INDEX TO ADMINISTRATIVE RECORD

2655 SHATTUCK AVENUE

USE PERMIT #ZP2024-0057

Prepared: June 23, 2025

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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

Figure 2: Site Plan/Ground Floor Plan



Figure 3: Landscaping Plan



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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.

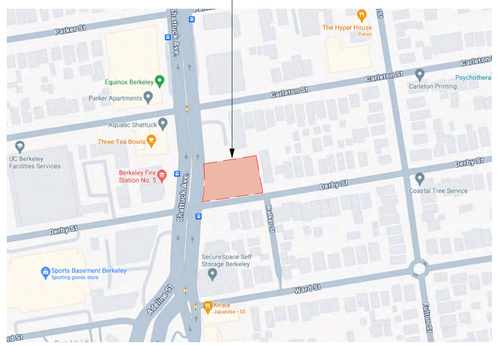
2655 SHATTUCK AVE.

2655 SHATTUCK AVE., BERKELEY, CA 94704

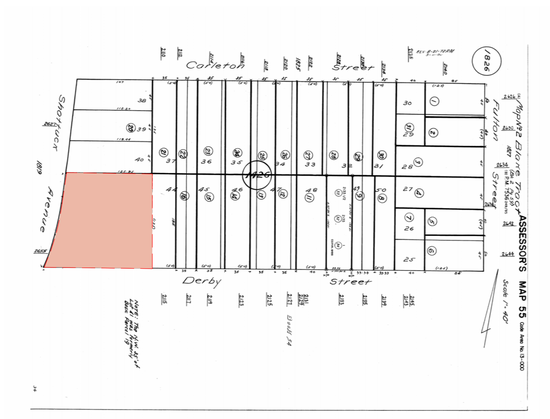
KDN01 - DRC REVIEW - 08/26/24



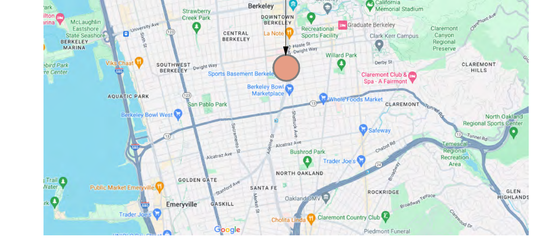
2655 SHATTUCK AVE.



5 VICINITY MAP



4 PARCEL MAP



6 PROJECT LOCATION

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:
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

CHARLES KAHN
charles@studiokda.com

TILL HOUTERMANS
till@studiokda.com

BRETT SPENCER
brett@studiokda.com

1 PROJECT CONTACTS

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-31827
07/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

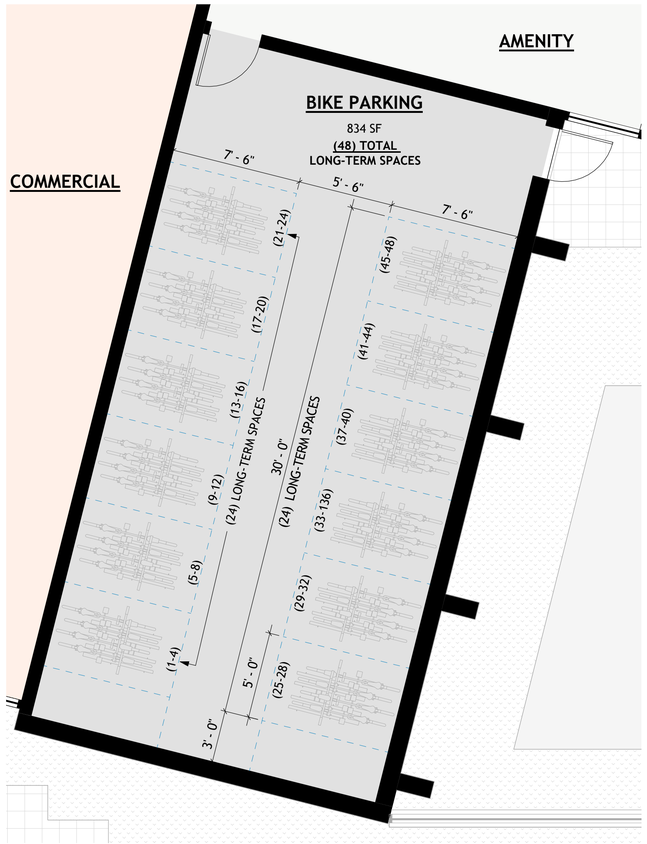
△	DATE	ISSUE RECORD
	5/15/24	DRC REVIEW
	8/26/24	DRC Review

PROJECT NO: KDN01

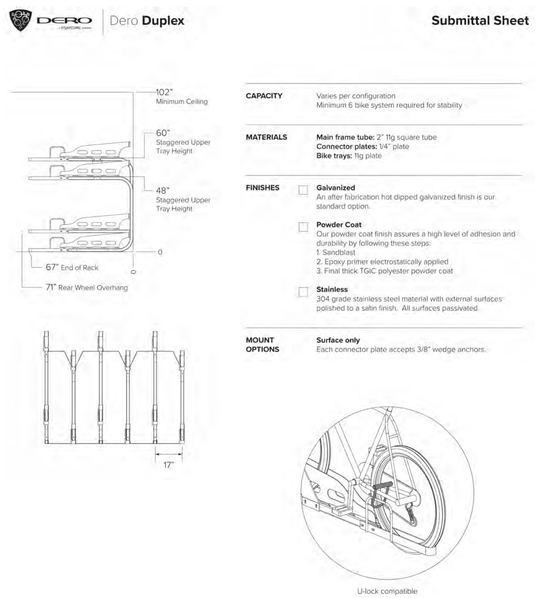
ISSUE DATE: 08/26/24

TITLE SHEET

G000

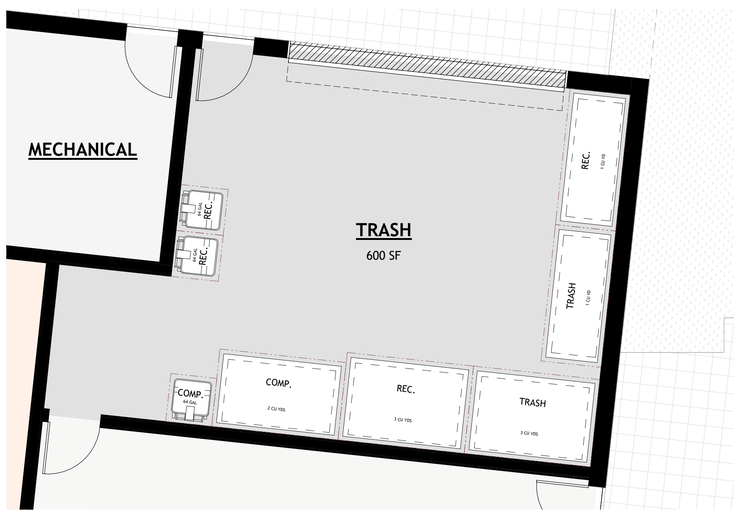


3 GROUND FLOOR PLAN
1/4" = 1'-0"



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

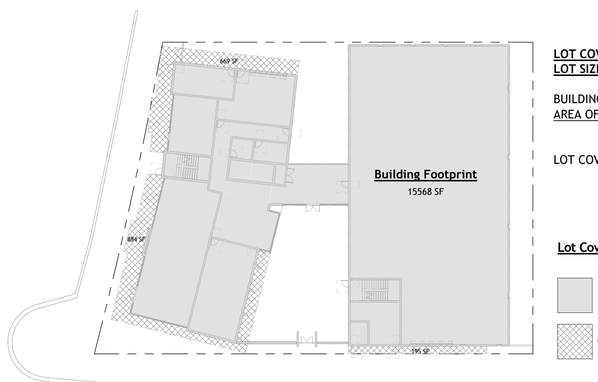
ZONING CODE INFORMATION						
SITE INFORMATION						
PROJECT ADDRESS:	2655 SHATTUCK AVE					
CROSS STREET:	DERBY ST.					
APN:	55-1826-18-2					
ZONING DISTRICT:	C-AC / SUBAREA SOUTH SHATTUCK / COMMERICAL (BTWN DWIGHT + DERBY)					
GENERAL PLAN AREA:	ADELINE CORRIDOR MIXED USE					
SPECIAL ZONING OVERLAYS:	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
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*	



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

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

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



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 DUNN
No. C-16027
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				
	Seventh	5,175				10
	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

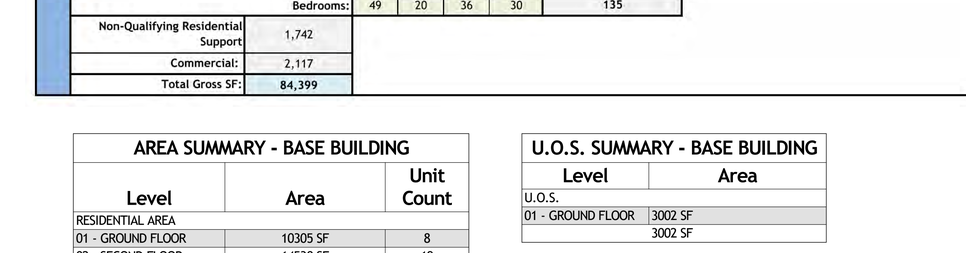
BASE PROJECT: LEGEND

COMMERCIAL

NON-QUALIFYING RESIDENTIAL AREA

RESIDENTIAL AREA

U.O.S.



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



4 LOT COVERAGE DIAGRAM - BASE PROJECT
NOT TO SCALE

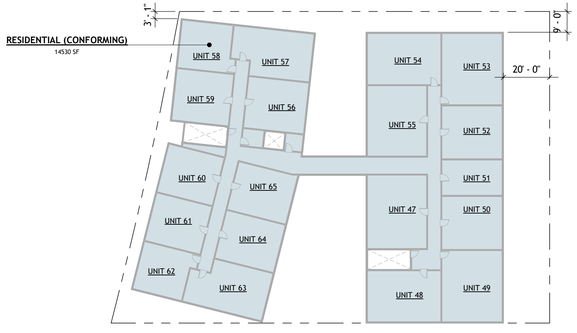
LOT COVERAGE SUMMARY:
LOT SIZE = 23,527 SF

BUILDING FOOTPRINT: 14,745 SF

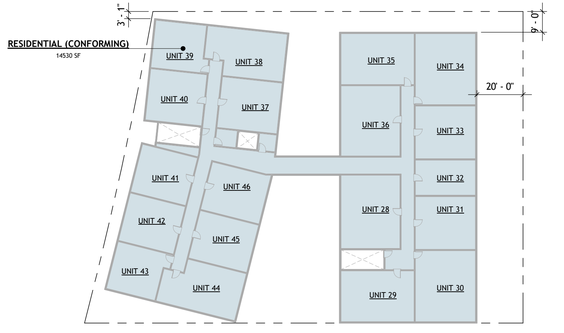
LOT COVERAGE = 14,745 / 23,527 = **63%**

LOT COVERAGE

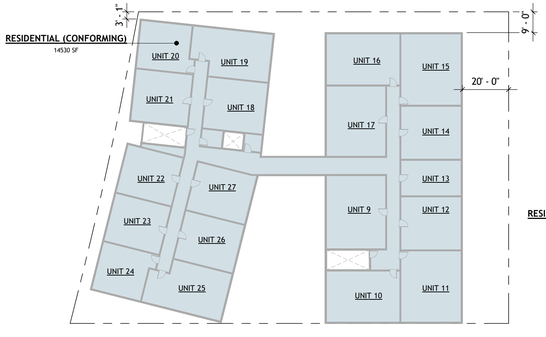
BUILDING FOOTPRINT



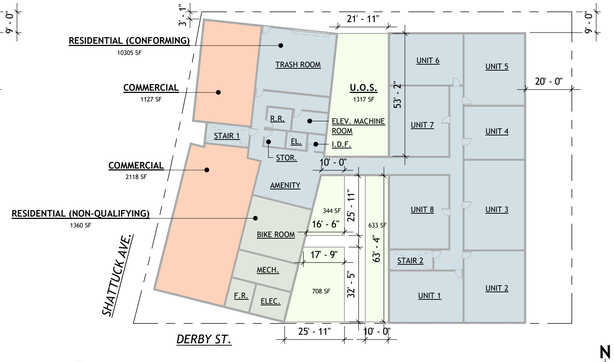
3 LEVEL 4
NOT TO SCALE



6 LEVEL 3
NOT TO SCALE



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

N

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LICENSED ARCHITECT
CHRISTINE FEIDELSON KAHN
No. C-016027
03/31/2025
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	Target SF:	80,843	5%	20.0%
14,530	second	14,785	14	5	4	0	Total SF:	80,540	6%	22.5%
14,530	third	14,785	14	5	4	0			7%	25.0%
14,530	fourth	14,785	14	5	4	0	Prop. Units:	97	8%	27.5%
	fifth	14,785	7	5	6	0			9%	30.0%
	sixth	7,250					Avg Unit SF:	830	10%	32.5%
	Seventh	5,175				10			11%	35.0%
	Eighth	5,765					Beds / SF:	597	12%	38.7%
53,895	TOTAL	80,540					Total		14%	46.3%
		Units:	49	20	18	10	97		15%	50.0%
		Bedrooms:	49	20	36	30	135			

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

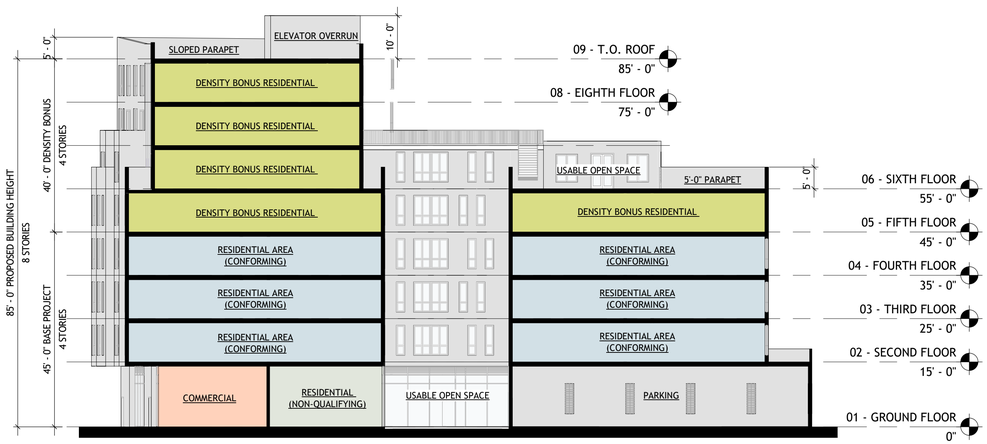
AREA SUMMARY - DENSITY BONUS

Level	Area	Unit Count
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

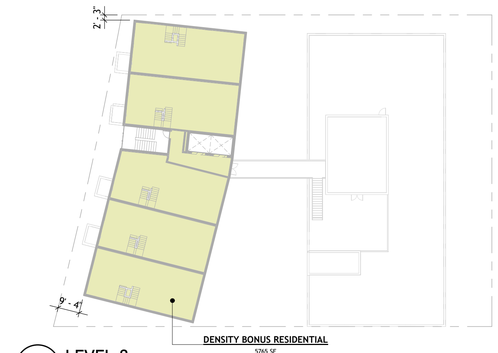
REFER TO SHEET G003 FOR DENSITY BONUS U.O.S. CALCULATIONS AND DIAGRAMS

DENSITY BONUS LEGEND

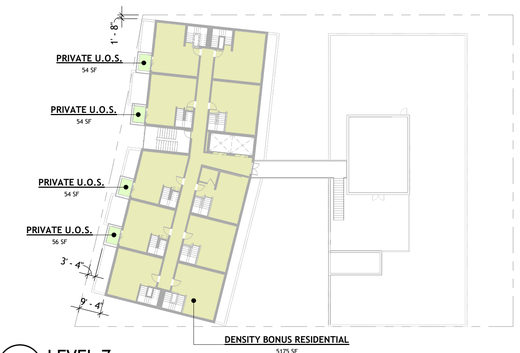
- COMMERCIAL
- DENSITY BONUS
- RESIDENTIAL AREA
- NON-QUALIFYING RESIDENTIAL AREA
- PARKING
- U.O.S.
- PRIVATE U.O.S.
- COMMERCIAL U.O.S.



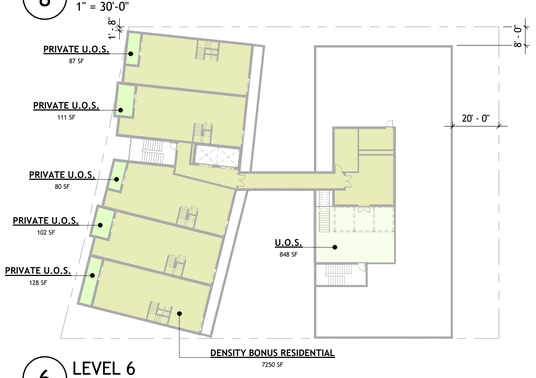
9 DENSITY BONUS PROPOSED SECTION
1/16" = 1'-0"



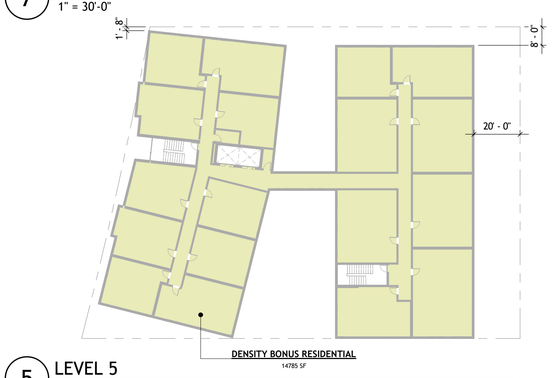
8 LEVEL 8
1" = 30'-0"



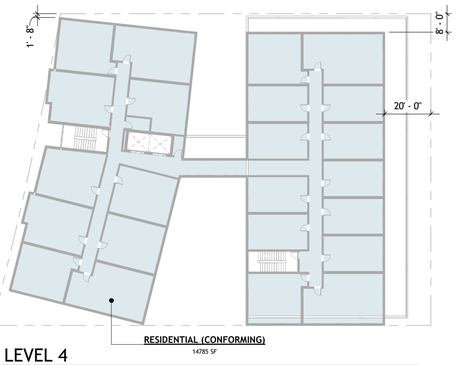
7 LEVEL 7
1" = 30'-0"



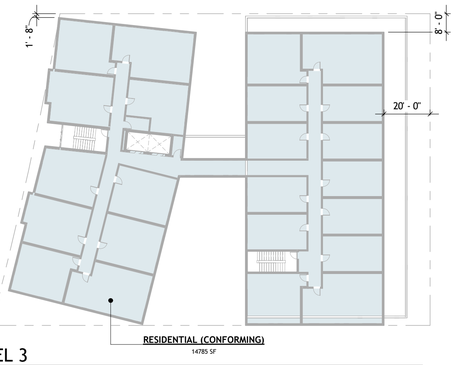
6 LEVEL 6
1" = 30'-0"



5 LEVEL 5
1" = 30'-0"



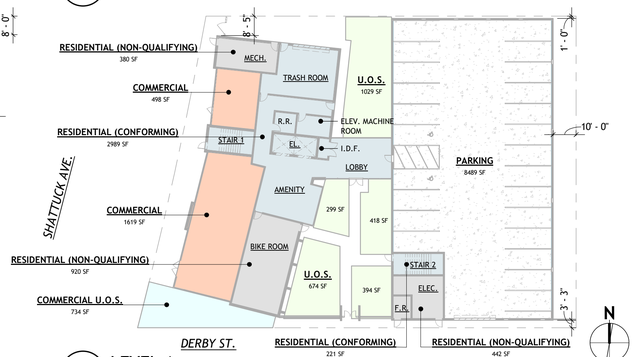
4 LEVEL 4
1" = 30'-0"



3 LEVEL 3
1" = 30'-0"



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

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LICENSED ARCHITECT
DIMMER FEIDELSON KAHN
No. C-018027
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

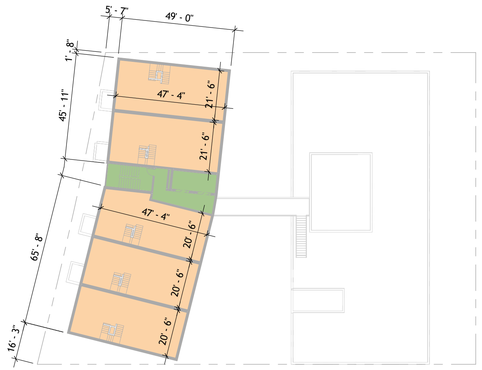
Base Project Floor	Residential Unit Floor Area (SF)	# of Residential Units
02 - SECOND FLOOR	11429 SF	23
03 - THIRD FLOOR	11419 SF	23
04 - FOURTH FLOOR	11419 SF	23
05 - FIFTH FLOOR	11571 SF	18
06 - SIXTH FLOOR	5150 SF	0
07 - SEVENTH FLOOR	3730 SF	10
08 - EIGHTH FLOOR	4978 SF	0
TOTAL:	59697 SF	97

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

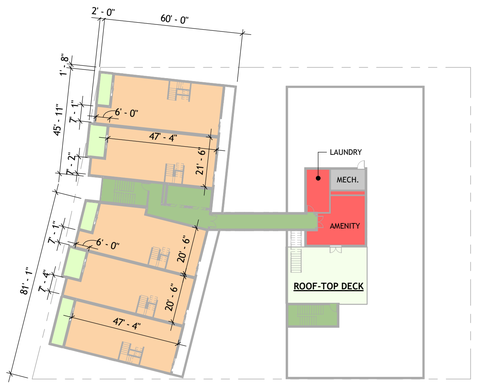
- COMMERCIAL
- RESIDENTIAL UNIT FLOOR AREA
- CIRCULATION
- AMENITY
- PARKING
- UTILITY
- P.O.P.O.S.
- U.O.S.
- PRIVATE U.O.S.



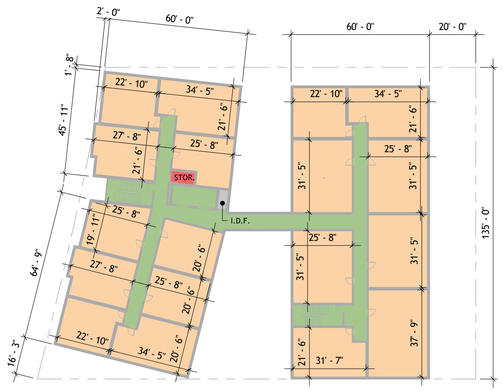
8 LEVEL 8
1" = 30'-0"



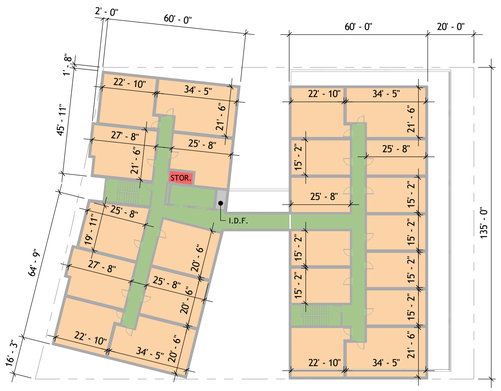
7 LEVEL 7
1" = 30'-0"



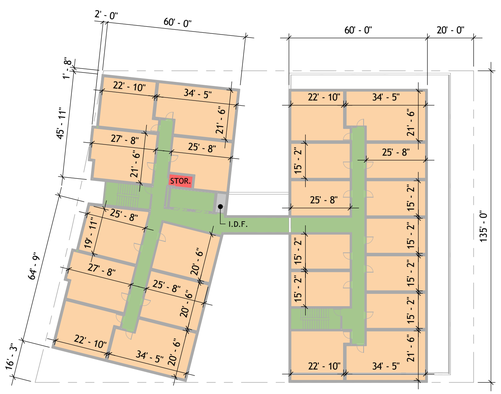
6 LEVEL 6
1" = 30'-0"



5 LEVEL 5
1" = 30'-0"



4 LEVEL 4
1" = 30'-0"



3 LEVEL 3
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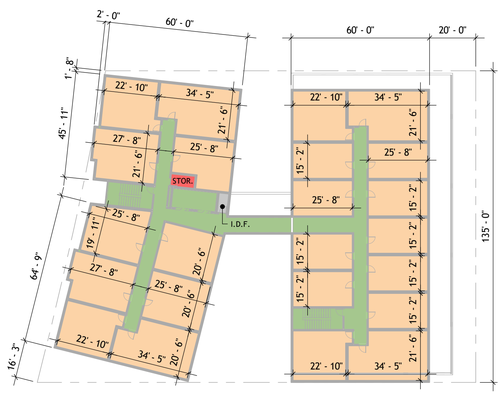
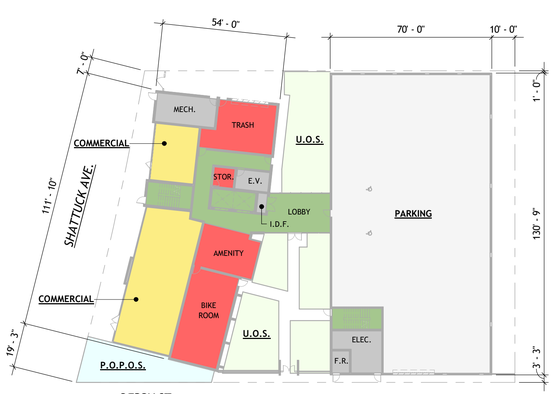


2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

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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

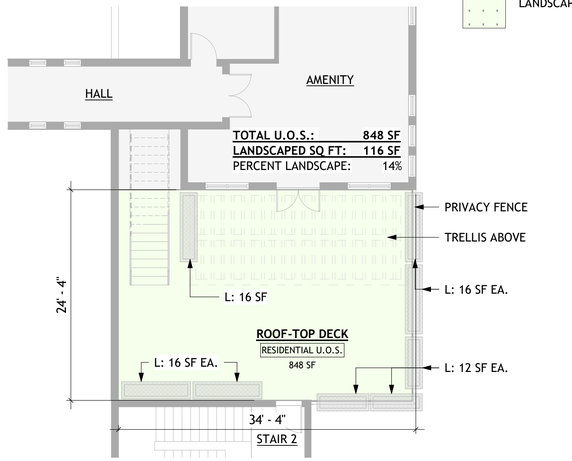
AFFORDABLE HOUSING COMPLIANCE PLAN

G002.C

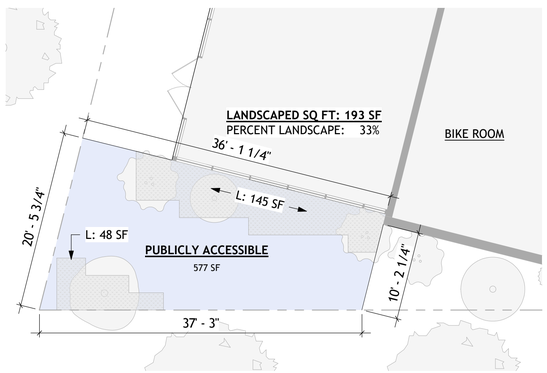
U.O.S. SUMMARY - DENSITY BONUS					
Floor	Total U.O.S. Per Floor	Public U.O.S. Hardscape (S.F.)	Public U.O.S. Landscape (S.F.)	Names/Locations	
1	2,718	1,425	1,293	Exterior Courtyard + Amenity Garden	
2	0	0	0	N/A	
3	0	0	0	N/A	
4	0	0	0	N/A	
5	0	0	0	N/A	
6	848	732	116	Roof-Top Deck	
7	0	0	0	N/A	
8	0	0	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

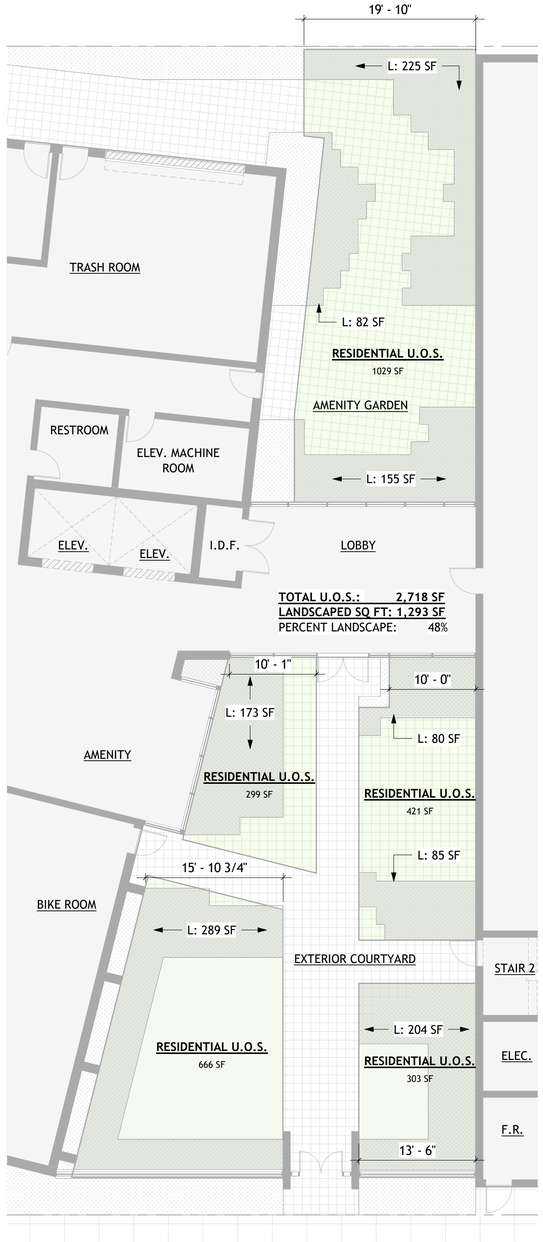
- NON - U.O.S
- PUBLICLY ACCESSIBLE U.O.S.
- RESIDENTIAL U.O.S.
- LANDSCAPED AREA



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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LICENSED ARCHITECT
CHARLES FEIDELSON KANE
No. C-16027
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

OPEN SPACE CALCULATIONS

G003



2 STREET CONTEXT ELEVATION - PROPOSED
NOT TO SCALE



1 STREET CONTEXT ELEVATION - EXISTING
NOT TO SCALE

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STATE OF CALIFORNIA

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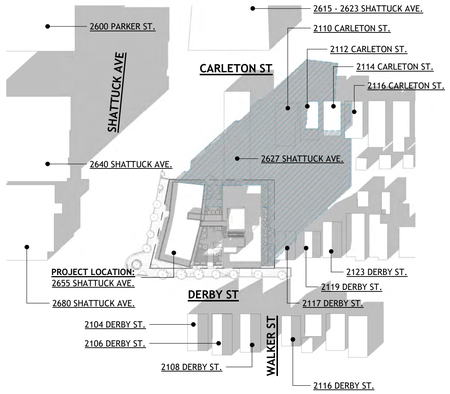
△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

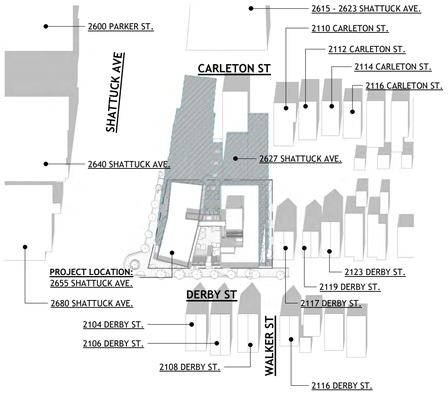
ISSUE DATE: 07/23/2024

STREET CONTEXT ELEVATIONS

G004



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



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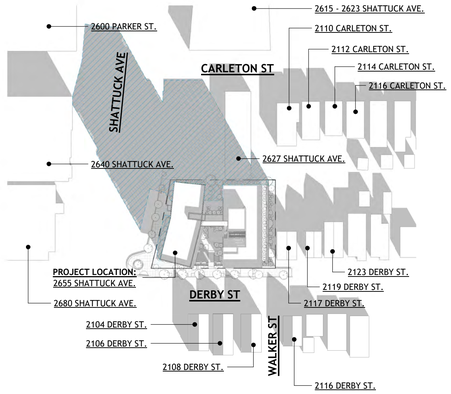

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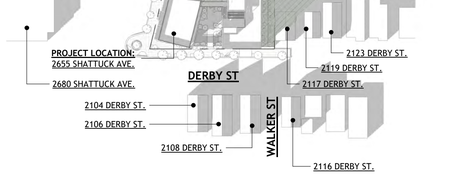

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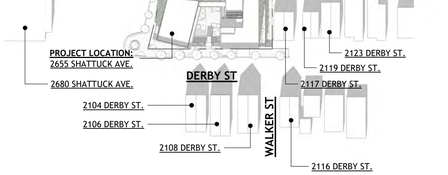

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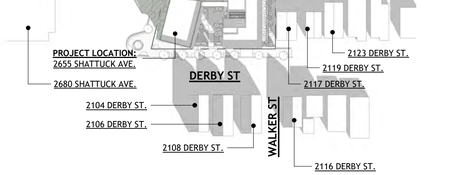

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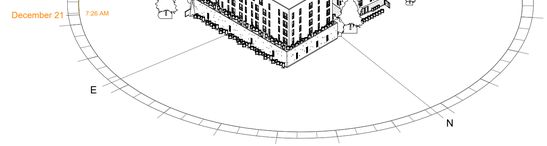
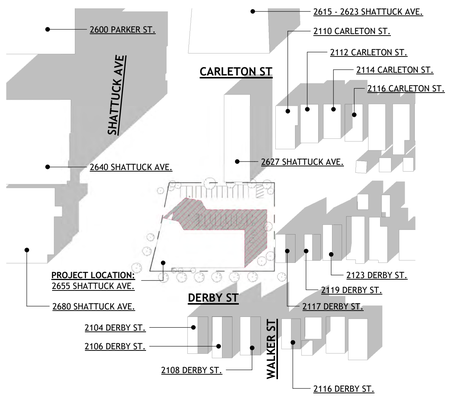


2 DECEMBER 21ST - SUN PATH
(SUNRISE - SUNSET)



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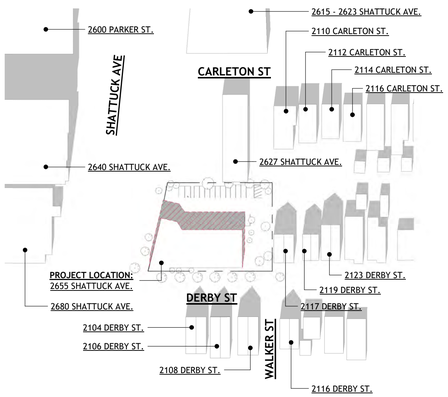

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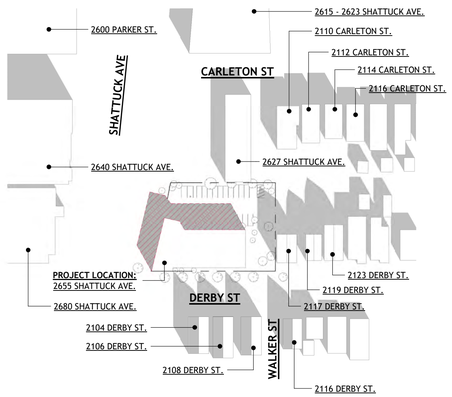

3 12/21 - 9:26 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

N

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No. C41807
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

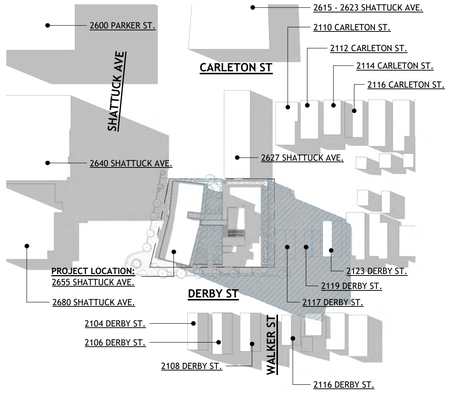
△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

SHADOW STUDIES - DECEMBER, 21ST

G020



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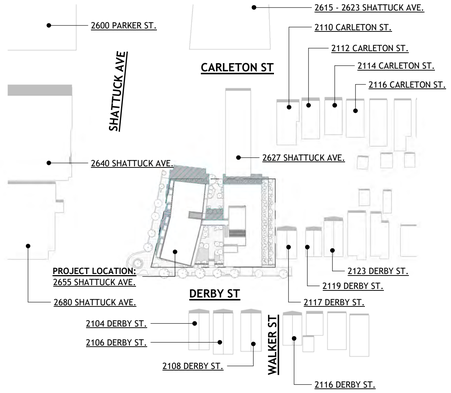
1" = 100'-0"



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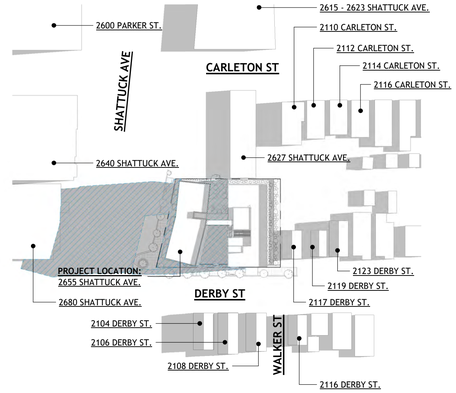

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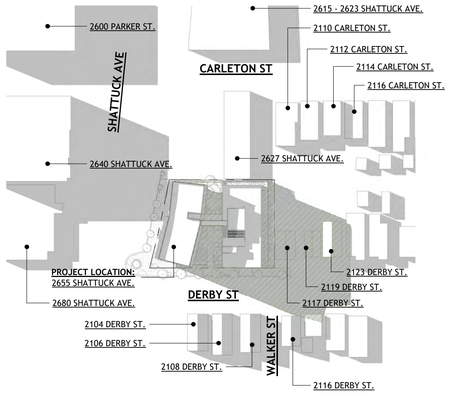

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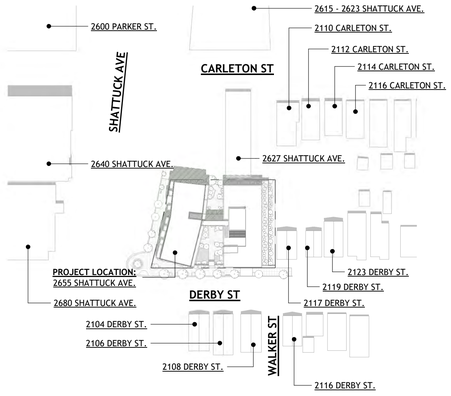

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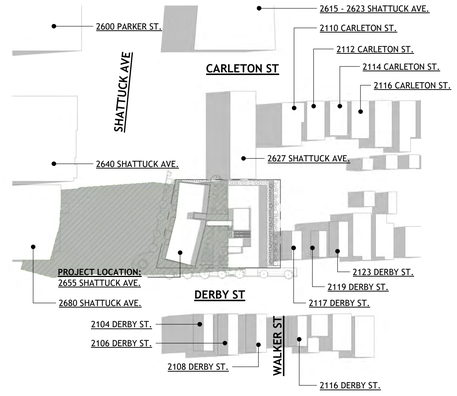

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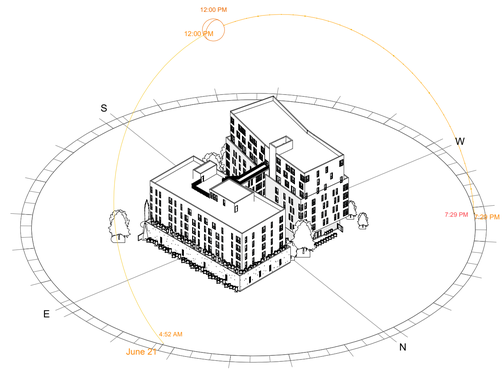
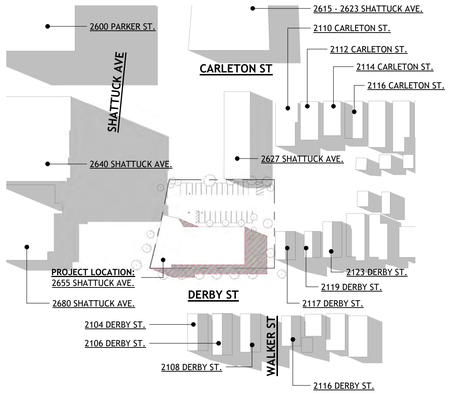


4 JUNE 21ST - SUN PATH
(SUNRISE - SUNSET)



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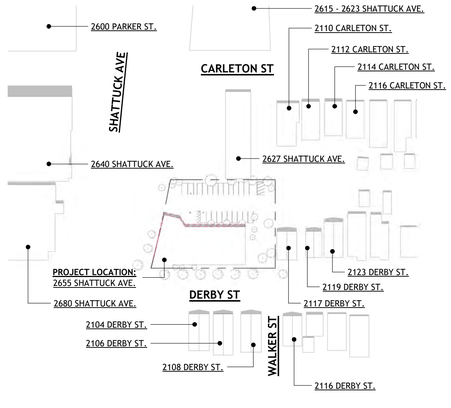
1" = 100'-0"



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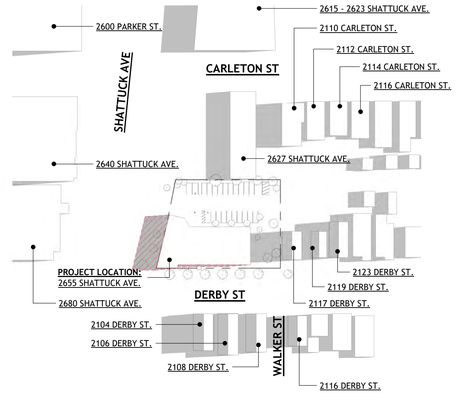

1 06/21 - 6:52 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

N

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EDWARD FRIEDMAN POON
No. C41807
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

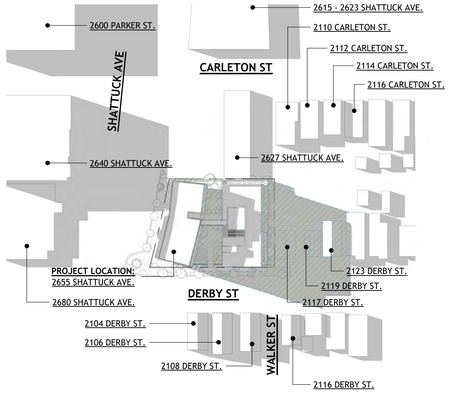
△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

SHADOW STUDIES - JUNE 21ST

G021



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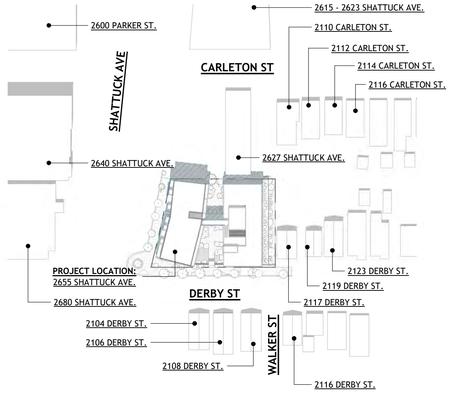

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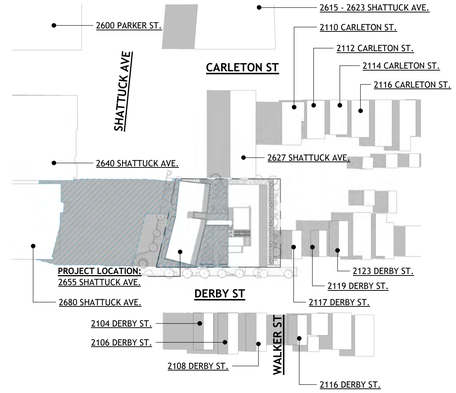

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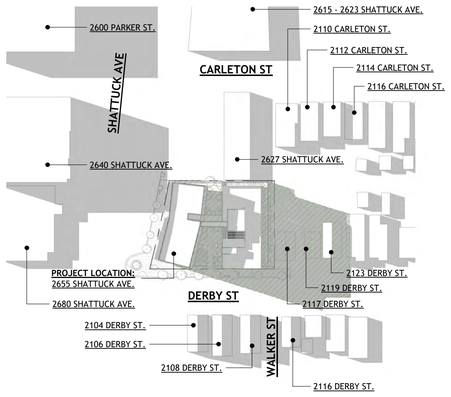

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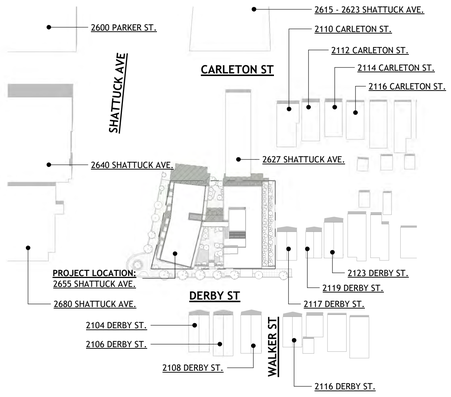

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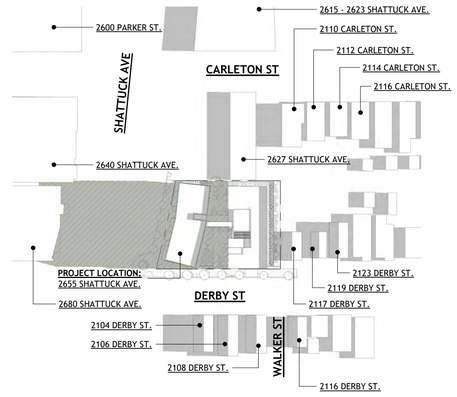

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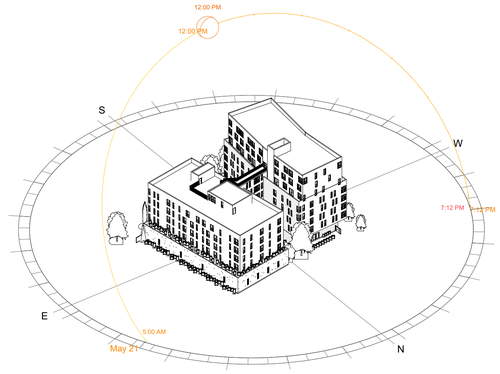

4 MAY 21ST - SUN PATH
(SUNRISE - SUNSET)

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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BERKELEY, CA 94704

LICENSED ARCHITECT
EDWARD FRIEDMAN PONG
No. C31807
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 - MAY 21ST

G022

GreenPointRated

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 (6), and Water (6); and meet the prerequisites CALGreen Mandatory, HI, 1, 2, 5, 6, 7.

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

Project Name: 2655 Shattuck Avenue
2655 Shattuck, Berkeley
Certified by:
GPR#:

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

POINTS REQUIRED (Minimum Points *Targeted Points)

Prereq Achieved	Community	Energy	IAQ/Health	Resources	Water
25	10.0	35	6	6	6
	2	35.0*	6.0*	6.0*	6.0*

MEASURES	Prereq Achieved	Possible Points: Community	Energy	IAQ/Health	Resources	Water	Notes
CALGreen							
Yes	**CALGreen Res (REQUIRED)**	R					
A. SITE							
No	**A1. Construction Footprint** (Up-Prescriptive/In-Your-Beyond-Local-Ordinance OR 40% of Site Undeveloped and Unimbuilded)				1		
	A2. Job Site Construction Waste Diversion						
TBD	A2.1 75% C&D Waste Diversion **(including** Alternative Daily Cover)					3	
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1	
Yes	**A3. Recycled Content Base Material** (Minimum 25% 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**	R			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	10	1				
No	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Amount Runoff Onsite)	R				3	
B. FOUNDATION							
No	**B1. Low Carbon Concrete** (Minimum of 30%)	R				3	
No	**B2. Radon-Resistant Construction**	R			2		
No	**B3. Foundation Drainage System**	R				2	
No	**B4. Sealed Crawlspace**	R			1		
	B5. Structural Pest Controls						
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	R				1	
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	R				1	
C. LANDSCAPE							
10.00%	Enter the landscape area percentage. Points capped at 3 for less than 10%						
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 Interference)	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					2	
TBD	C4.2 Turf on a Small Percentage of Landscaped Area					2	
No	**C5. Trees to Moderate Building Temperature** (at least 50% of West Facing Glazing and Walls Shaded)	1	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)	R				2	
	C8. Rainwater Harvesting System						
No	C8.1 Rainwater Harvesting System with 300 Gallon Storage Capacity	2				1	
No	C8.2 Rainwater to Flush Toilets or Meet 50% of Landscape Irrigation Demand	5				3	
No	**C9. Recycled Wastewater Irrigation System**	2				1	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	2				2	
TBD	**C11. Efficient Landscape Water Budget**					1	

Project Name: 2655 Shattuck Avenue
2655 Shattuck, Berkeley
Certified by:
GPR#:

MEASURES	Prereq Achieved	Possible Points: Community	Energy	IAQ/Health	Resources	Water	Notes
C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Hardscapes and Fencing	R				1	
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 20%	R				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**	R				1	
No	**C16. Maintenance Contract with Certified Professional** (Bay-Friendly Qualified Professional in Each I	R				1	
No	**C17. Community Garden**	R	R				
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
	D1. Optimal Value Engineering						
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	R		1		2	
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	R				1	
No	D1.3 Advanced Framing Measures	R				2	
	D2. Construction Material Efficiencies						
No	D2.1 Prefabricated Wall or Roof Framing (Pre-assembled) wall (and roof framing for at least 60% of chipers)	R				2	
	D2.2 Prefabricated Modular Units	R				6	
No	**D3. Engineered Beams and Headers**	R				1	
No	**D4. Insulated Headers**	R		1			
	D5. FSC-Certified Wood						
No	D5.1 Dimensional Lumber, Studs, and Timber	R				6	
No	D5.2 Panel Products	R				2	
	D6. Solid Wall Systems						
No	D6.1 At Least 90% of Floors	R				1	
No	D6.2 At Least 90% of Exterior Walls	R		1		1	
No	D6.3 At Least 90% of Roofs	R		1		1	
No	**D7. Energy Heels on Roof Trusses**	R		1			
No	**D8. Overhangs and Gutters**	R		1		1	
	D9. Reduced Pollution Entering the Home from the Garage						
No	D9.1 Detached or No Garage	R			2		
No	D9.2 Mitigation Strategies for Attached Garage	R			1		
	D10. Structural Pest and Rot Controls						
No	D10.1 All Wood Located At Least 12 Inches Above the Soil	R				1	
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	R				1	
No	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	R			1	1	
E. EXTERIOR							
No	**E1. Environmentally Preferable Decking**	R				1	
No	**E2. Flashing Installation Third-Party Verified**	R				2	
No	**E3. Rain Screen Wall System**	R				2	
Yes	**E4. Durable and Non-Combustible Cladding Materials**	R				1	
No	**E5. Durable and Fire Resistant Roofing Materials or Assembly**	R				1	
No	**E6. Vegetated Roof**	R	2	2			
No	**E7. Cool Roof**	R	1			1	
F. INSULATION							
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
Yes	F1.1 Walls and Floors	3.5			3.5		
Yes	F1.2 Ceilings	3.5			3.5		
	F2. Low-Emitting Insulation						
Yes	F2.1 Walls and Floors	3.5			3.5		
Yes	F2.2 Ceilings	3.5			3.5		
	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: 2655 Shattuck Avenue
2655 Shattuck, Berkeley
Certified by:
GPR#:

MEASURES	Prereq Achieved	Possible Points: Community	Energy	IAQ/Health	Resources	Water	Notes
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	
11/1 gpf	G2.3 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 Ultimate Flush Rate of ≤0.1 gpf	2				1	
No	**G3. Pre-Plumbing for Graywater System**	2				2	
No	**G4. Operational Graywater System**	6				4	
No	**G5. Thermostatic Shower Shut-Off Valve**	6				1	
Yes	**G6. Submeter Water for Tenants**	6				3	
H. HEATING, VENTILATION, AND AIR CONDITIONING							
	H1. All Electric or Sealed Combustion Units						
No	H1.1 Sealed Combustion Furnace or Heat Pump	5		1			
No	H1.2 Sealed Combustion or Heat Pump Water Heater	6		3			
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	6		1			
	H3. Effective Ductwork						
No	H3.1 Duct Mastic on Duct Joints and Seams	6		1			
No	H3.2 Pressure Balance the Ductwork System	6		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	6		1			
No	**H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality**						
Yes	H6.1 Meet ASHRAE Standard 62.2-2019 Ventilation Residential Standards	4	R	R	R	R	
No	H6.2 Advanced Ventilation Standards	5		2			
No	H6.3 Outdoor Air is Filtered and Tempered	5		1			
	H7. Effective Range Design and Installation						
No	H7.1 Effective Range Hood Ducting and Design	5		1			
No	H7.2 Automatic Range Hood Control	6		1			
No	**H8. High Efficiency HVAC Filter (MERV 16+)**	6		1			
Yes	**H9. Advanced Refrigerants** (low global warming potential refrigerants)	1		1			
I. RENEWABLE ENERGY							
0.00%	**I1. Onsite Renewable Generation (PV, Micro Hydro, and Wind)**			25			
	I2. Low Carbon Homes						
No	I2.1 Near Zero Energy Home (Must at least 80% of annual site energy use)	5		2			
No	I2.2 Near Zero Energy Home with Flexibility Strategies (Need to 1 and any strategies from I2)	5		2			
	I3. Energy Storage and Thermal Load Shifting						
No	I3.1 Battery Energy Storage System (BESS)	5		2			
No	I3.2 Ancillary Thermal Energy Storage System or Pre-Heating of Hot Water	5		1			
No	I3.3 Pre-Cooling Equipment for AC	5		1			
No	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**	6		4			
J. BUILDING PERFORMANCE AND TESTING							
No	**J1. Third-Party Verification of Quality of Insulation Installation**	6		1			
No	**J2. Supply and Return Air Flow Testing**	6		1	1		
No	**J3. Compartmentalization Test of Units** (Minimizes uncontrolled pathways that transfer air between units)	6		1	1		
No	**J4. All Electric or Combustion Appliance Safety Testing**	6			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.
6.00%	J5.1 All Electric Home Meets or Outperforms Title 24 Part 6 (Required)	R1		20+			EDR2s compliance margin from the Energy Use Summary (do not include renewables).
0.00%	J5.2 Non-Residential Spaces Outperform Title 24 (Low residential space 57 must do ≥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**	6		1			
No	**J8. ENERGY STAR® for Homes**	6		1			
No	**J9. EPA Indoor airPlus Certification**	6			3		
K. FINISHES							

GreenPointRated

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 (6), and Water (6); and meet the prerequisites CALGreen Mandatory, HI, 1, 2, 5, 6, 7.

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

Project Name: 2655 Shattuck Avenue
2655 Shattuck, Berkeley
Certified by:
GPR#:

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

POINTS REQUIRED (Minimum Points *Targeted Points)

Prereq Achieved	Community	Energy	IAQ/Health	Resources	Water
25	10.0	35	6	6	6
	2	35.0*	6.0*	6.0*	6.0*

MEASURES	Prereq Achieved	Possible Points: Community	Energy	IAQ/Health	Resources	Water	Notes
CALGreen							
Yes	**CALGreen Res (REQUIRED)**	R					
A. SITE							
No	**A1. Construction Footprint** (Up-Prescriptive/In-Your-Beyond-Local-Ordinance OR 40% of Site Undeveloped and Unimbuilded)				1		
	A2. Job Site Construction Waste Diversion						
TBD	A2.1 75% C&D Waste Diversion **(including** Alternative Daily Cover)					3	
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1	
Yes	**A3. Recycled Content Base Material** (Minimum 25% 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**	R			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	10	1				
No	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Amount Runoff Onsite)	R				3	
B. FOUNDATION							
No	**B1. Low Carbon Concrete** (Minimum of 30%)	R				3	
No	**B2. Radon-Resistant Construction**	R			2		
No	**B3. Foundation Drainage System**	R				2	
No	**B4. Sealed Crawlspace**	R			1		
	B5. Structural Pest Controls						
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	R				1	
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	R				1	
C. LANDSCAPE							
10.00%	Enter the landscape area percentage. Points capped at 3 for less than 10%						
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 Interference)	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					2	
TBD	C4.2 Turf on a Small Percentage of Landscaped Area					2	
No	**C5. Trees to Moderate Building Temperature** (at least 50% of West Facing Glazing and Walls Shaded)	1	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)	R				2	
	C8. Rainwater Harvesting System						
No	C8.1 Rainwater Harvesting System with 300 Gallon Storage Capacity	2				1	
No	C8.2 Rainwater to Flush Toilets or Meet 50% of Landscape Irrigation Demand	5				3	
No	**C9. Recycled Wastewater Irrigation System**	2				1	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	2				2	
TBD	**C11. Efficient Landscape Water Budget**					1	

Project Name: 2655 Shattuck Avenue
2655 Shattuck, Berkeley
Certified by:
GPR#:

MEASURES	Prereq Achieved	Possible Points: Community	Energy	IAQ/Health	Resources	Water	Notes
O9. Residents Are Offered Free or Discounted Transit Passes	2	2					
O10. Vandalism Deterrence Practices and Vandalism Management Plan	R				1		
O11. Smokefree Housing	R			R			
O12. Integrated Pest Management Plan	R			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							
P2.1 Tenant Improvement Requirements for Build-Outs	R			1		1	
P2.2 Commercial Loading Area Separated for Residential Area	R			1			
P2.3 Separate Mechanical and Plumbing Systems	R			1			
P3. Commissioning							
P3.1 Design Phase	R		1	1			
P3.2 Construction Phase	R		2	1			
P3.3 Post-Construction Phase	R		2	1			
P4. Building Enclosure Testing	R		1	1	1		

Summary						
Total Available Points in Specific Categories	387	49	104	60	37	57
Minimum Points Required in Specific Categories	120	2	29	6	6	6
Total Points Achieved	120.0	19.5	45.4	26.0	18.5	22.0

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 — RENARD FERDELSON EANES — No. C-16027 — 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



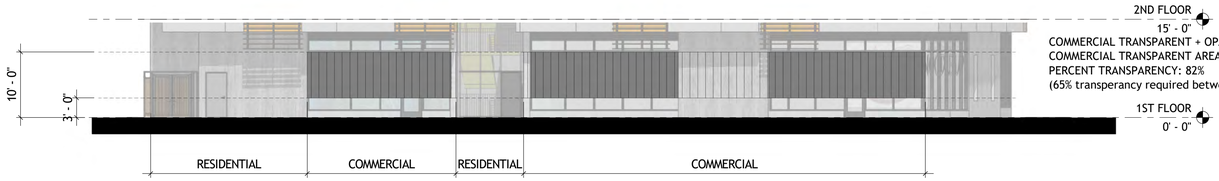
COMMERCIAL TRANSPARENT + OPAQUE AREA: 183 SF
COMMERCIAL TRANSPARENT AREA: 177 SF
PERCENT TRANSPARENCY: 97%
(65% transperancy required between 3' and 10' per BMC 23.204.150.f.2.(c)ii)

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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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
EDWARD FREDERICK KOH
No. C-31802
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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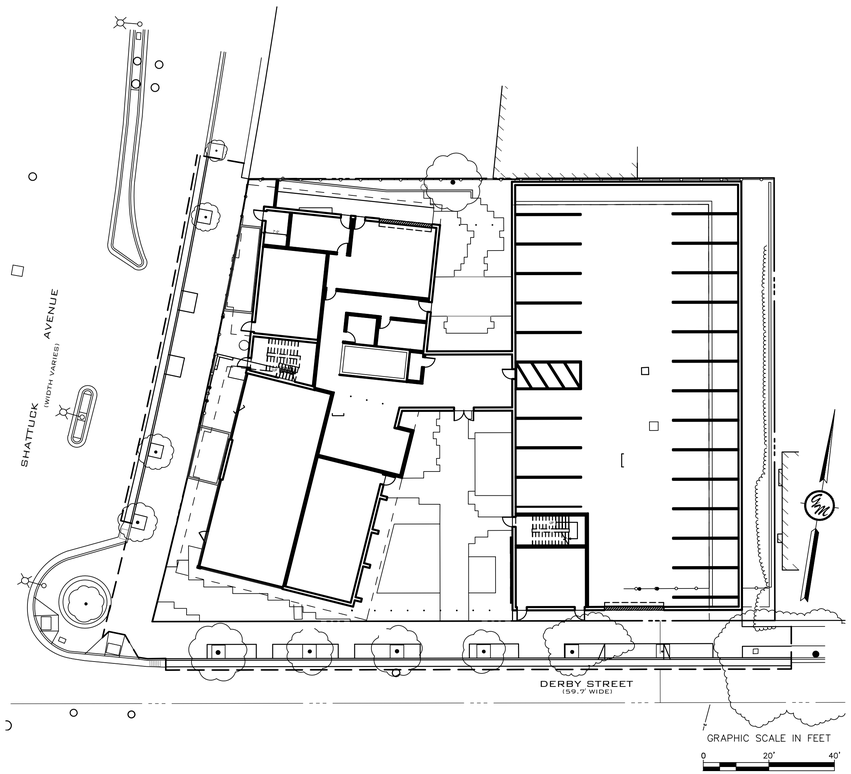
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1826-18-2



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:

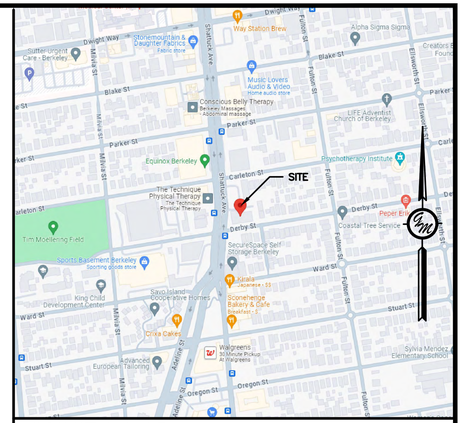
AS OF THE DATE OF THIS SURVEY A CURRENT TITE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR FOR EXAMINATION. THEREFORE, THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES ON OR APPURTENANT TO THE SURVEYED PROPERTY THAT EXIST OF RECORD BUT ARE NOT DELINEATED HEREON.

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: 510-581-6913 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER
JEFFERY R. MOORE
No. C062638
Exp. 12/31/2026
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

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JOSEPH MOORE
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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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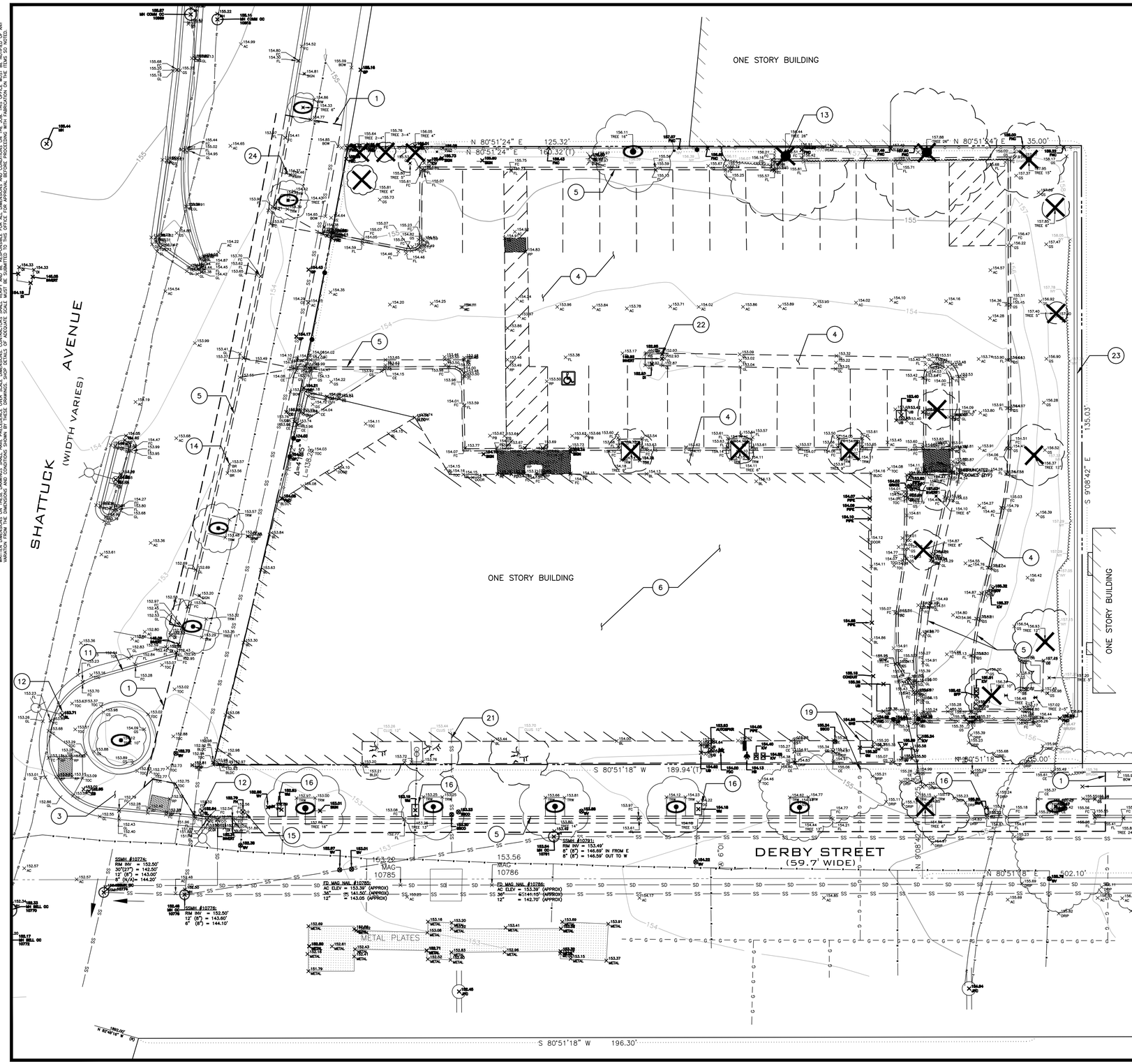

KEYNOTES: (#)

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

SITE PLAN

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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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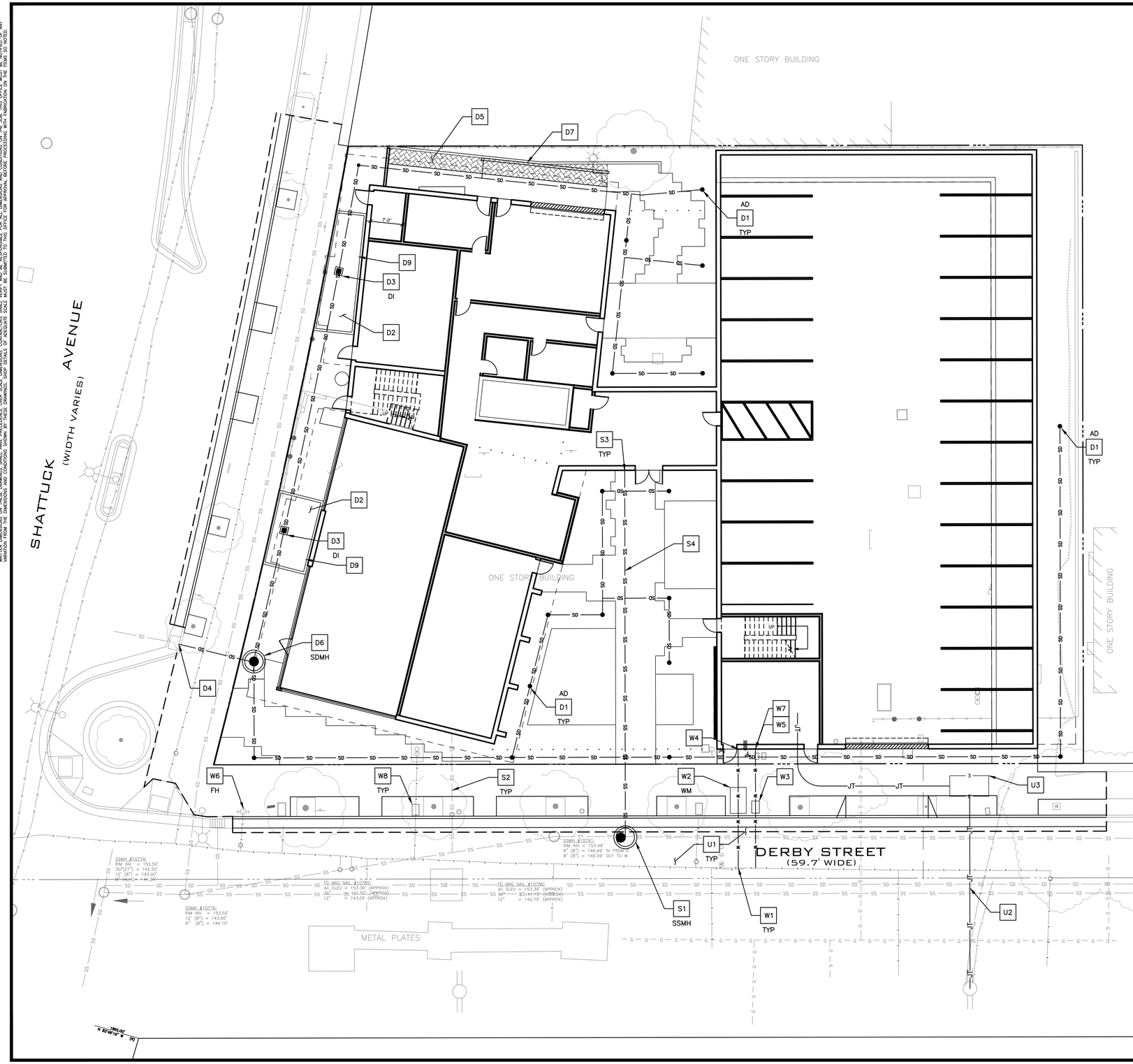

STORM DRAINAGE KEYNOTES D#

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

GRAPHIC SCALE IN FEET
0 10' 20'

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

UTILITY PLAN

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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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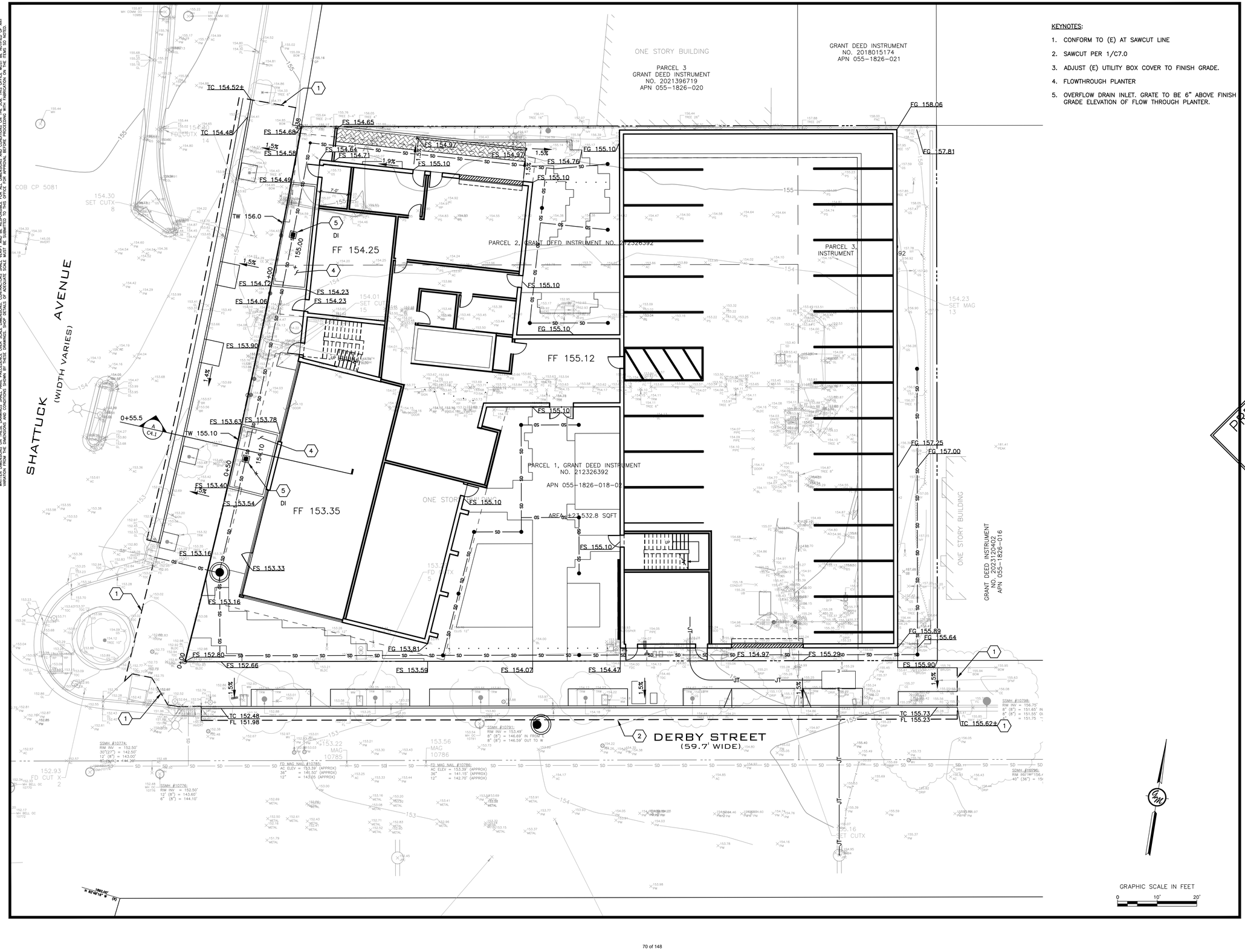

KEYNOTES:

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.

GRAPHIC SCALE IN FEET
0 10' 20'

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PRELIMINARY NOT FOR CONSTRUCTION
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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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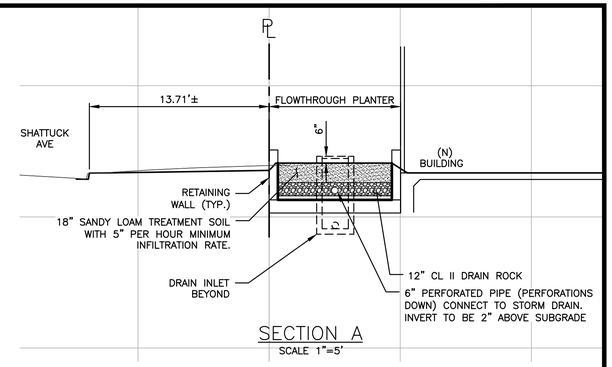

SECTION A
SCALE 1"=5'

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STATE OF CALIFORNIA

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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

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 SHOP DRAWINGS. THESE SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.



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'

GREENWOOD & MOORE INC
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Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER
GREENWOOD & MOORE INC
No. C072628
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

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
IIEVE 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.
)MPOST 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.

GED, 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
NG APPROVED TEST METHODS FOR
POST (TMECC). THE LAB REPORT

CD 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.
URE
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

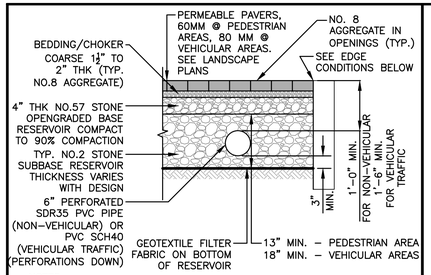
4 30%–55% OF DRY SOLIDS.
F FREE OF INERT INGREDIENTS,
E BY WEIGHT OR VOLUME.
PROVIDE PROOF OF PROCESS TO
R EXAMPLE, TURNED WINDROWS
AT LEAST 5 TURNINGS DURING

MPN/4 GRAMS OF TS, OR

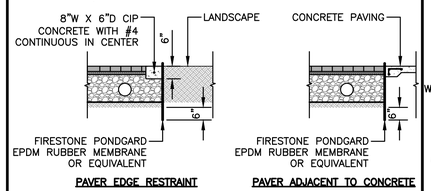
MERCURY, ETC.) PRODUCT MUST

PLIER WILL TEST ALL COMPOST
OR TO APPLICATION. SAMPLES
LLECTION PROCESS PROTOCOL.
E OBTAINED FROM THE U.S.
ORIAL HIGHWAY, SUITE 275,
431,
E SHALL BE SENT TO AN
THE COMPOST SUPPLIER

NOTES 9

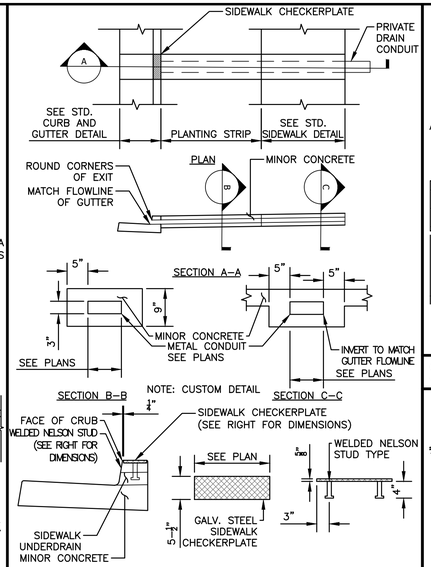


NOTES
1. ASTM NO.3 OR 4 STONE MAY BE SUBSTITUTED FOR NO.2 STONE
2. ASTM NO.89 OR 9 STONE MAY BE USED IN THE PAVERS OPENINGS
3. SPACE SUBDRAIN 10' MAX., SEE PLAN FOR LAYOUT
4. PAVERS CONSTRUCTED FROM NON–PERVIOUS CONCRETE SHALL HAVE 3/8" GAP BETWEEN PAVERS



1 1/2"=1'–0"

PERVIOUS PAVERS 8

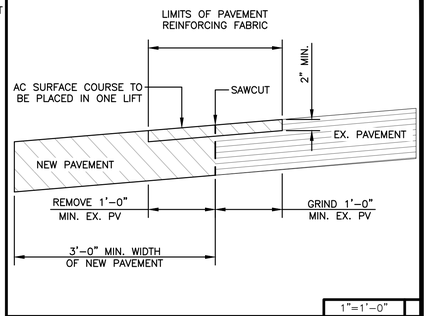


SIDEWALK UNDERDRAIN CHECKERPLATE SHALL BE GALVANIZED STEEL WITH AN EMBOSSED NONSKID PATTERN

SIDEWALK CHECKERPLATE DETAIL

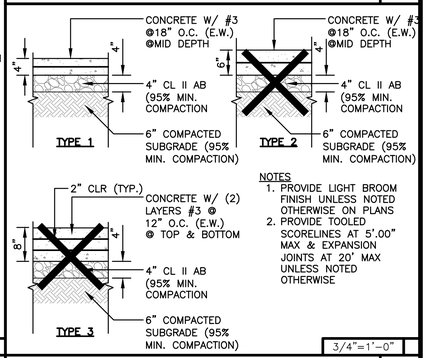
NOTES:
1. WHERE SIDEWALK UNDERDRAINS ARE INSTALLED AT LOCATIONS WHERE CURB, GUTTER, AND SIDEWALK IS EXISTING, REMOVE 24" OF CURB AND SIDEWALK SHALL BE SAWCUT AND REMOVED BETWEEN SCORELINES.
2. MULTIPLE PARALLEL SIDEWALK UNDERDRAINS SHALL HAVE 4" CLEAR BETWEEN EDGE OF PIPES.
3. FOR ADDITIONAL REQUIREMENTS,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

SIDEWALK DRAIN CONDUIT 5



1"=1'–0"

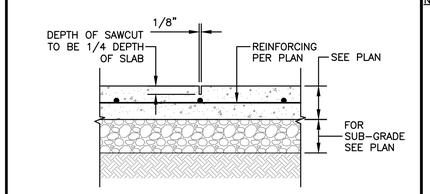
SAWCUT 1



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"

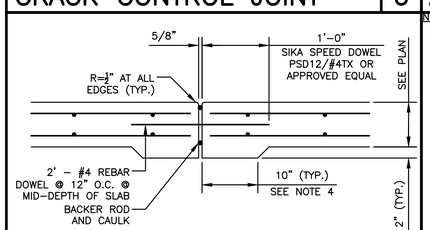
CONCRETE SLAB 2



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

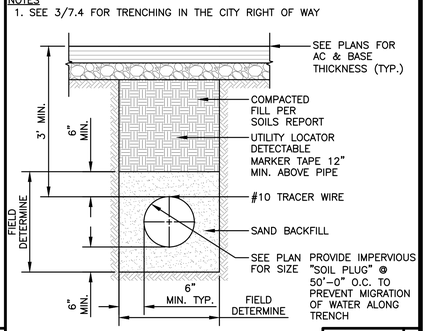


NOTES
1. PROVIDE CONSTRUCTION JOINTS AT 20' MAX. SPACING (BOTH DIRECTIONS) UNLESS NOTED OTHERWISE ON PLANS. SEE 5/CS.0 FOR CRACK CONTROL JOINTS
2. SEE SHOP DRAWINGS, BY OTHERS, FOR ALL CRACK CONTROL JOINTS AND CONSTRUCTION JOINTS IN DECORATIVE CONCRETE
3. CAULK ALL GAPS IN JOINTS W/ ELASTOMERIC SEALANT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

1 1/2"=1'–0"

EXPANSION JOINT 7

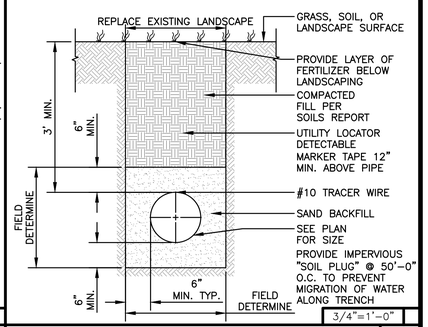
NOTES
1. SEE 3/7.4 FOR TRENCHING IN THE CITY RIGHT OF WAY



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

OR

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
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Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

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

PRELIMINARY PLANS
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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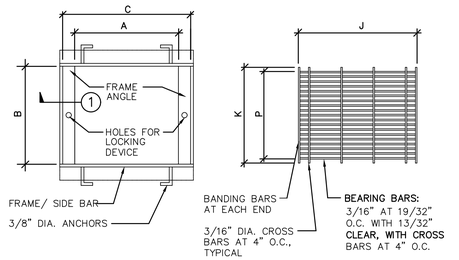
Central Precast

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

FRAMES						GRATE					
MODEL	A	B	C	BEARING ANGLE	SIDE BAR	J	K	P	BEARING BARS	BAND BAR	# BARS
	IN	IN	IN	IN	IN	IN	IN	IN	IN	IN	
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)

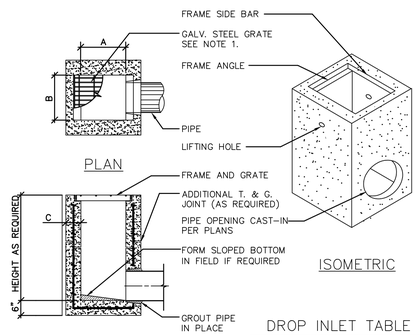
NOTES :

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.

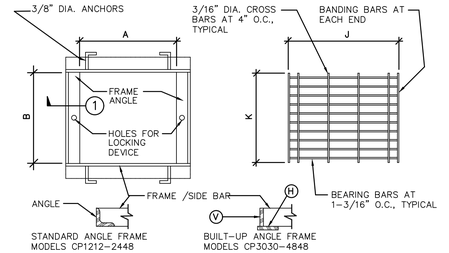
DROP INLET TABLE

MODEL No.	CPC MODEL NAME	A		B		C	
		IN	MM	IN	MM	IN	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

FRAMES							GRATES				
MODEL No.	CPC MODEL NAME	A	B	FRAME ANGLE	SIDE BAR	WEIGHT	J	K	BEARING BARS	BANDING BARS	WEIGHT
		IN	IN	IN	IN	LBS.	IN	IN	IN	IN	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 :

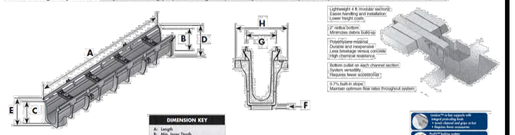
1. FRAMES AND GRATES ARE HOT–DIPPED GALVANIZED AFTER FABRICATION PER ASTM. SPEC. A–123.
2. FOR OPTIONAL GRATE LOCKING DEVICE SEE DWG. NO. LOCK, PAGE 1–7.

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. 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" or 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.



PART NUMBERS	WEIGHT (LBS)	FLOW RATE GPM	LPM	DIMENSIONS (INCHES) A	B	C	D	E	PRODUCT CLASS
DS-060N	7.452	75	284	48"	3.906	5.906	5.354	5.793	2526
DS-061	7.024	75	284	48"	3.906	6.154	5.604	6.173	2526
DS-061K	7.912	89	337	48"	4.554	6.354	5.852	6.553	2526
DS-062	7.929	89	337	48"	4.554	6.479	6.029	6.708	2526
DS-062G	8.269	103	390	48"	4.673	6.906	6.363	6.442	2526
DS-063	8.269	103	390	48"	4.673	6.906	6.363	6.442	2526
DS-064N	8.856	131	496	48"	5.362	6.362	6.756	7.111	2526
DS-066	8.968	131	496	48"	5.362	6.979	7.034	7.314	2526
DS-066	9.368	145	549	48"	5.679	6.914	7.370	7.483	2526
DS-067	9.741	159	602	48"	6.014	6.953	7.706	7.756	2526
DS-067K	10.113	173	655	48"	6.303	6.953	7.995	8.044	2526
DS-068	10.113	173	655	48"	6.303	6.956	8.042	8.122	2526
DS-098	10.464	187	708	48"	6.668	7.002	8.378	8.458	2526
DS-100	10.858	201	761	48"	7.002	7.368	8.714	8.794	2526
DS-100N	11.150	215	814	48"	7.358	7.368	8.716	9.127	2526
DS-101	11.543	229	867	48"	7.358	7.618	9.072	9.481	2526
DS-102	11.936	229	867	48"	7.654	8.033	9.369	9.466	2526
DS-105	11.871	243	920	48"	8.030	8.366	9.722	9.802	2526
DS-103N	12.271	257	973	48"	8.366	8.366	9.724	10.135	2526
DS-104	12.343	257	973	48"	8.368	8.702	10.058	10.138	2526
DS-105	12.736	271	1026	48"	8.704	8.702	10.414	10.493	2526
DS-106	13.086	313	1078	48"	9.038	9.274	10.750	10.814	2526
DS-106N	13.356	299	1132	48"	9.374	9.374	10.752	11.143	2526
DS-107	13.458	299	1152	48"	9.374	9.710	11.086	11.146	2526
DS-108	13.829	313	1185	48"	9.710	10.046	11.402	11.482	2526
DS-108	14.251	327	1238	48"	10.046	10.382	11.738	11.818	2526
DS-108N	14.571	341	1291	48"	10.382	10.718	12.074	12.154	2526
DS-110	14.643	355	1344	48"	10.718	11.054	12.410	12.490	2526
DS-111	14.945	355	1344	48"	10.718	11.054	12.410	12.490	2526
DS-112	15.316	368	1393	48"	11.054	11.390	12.746	12.826	2526
DS-112N	15.810	382	1446	48"	11.390	11.390	12.765	13.158	2526
DS-113	15.688	382	1446	48"	11.390	11.726	13.082	13.162	2526
DS-114	16.060	396	1499	48"	11.726	12.062	13.418	13.498	2526

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NDS WE PUT WATER IN ITS PLACE

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 ⅛"	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
1" 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

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OR APPROVED EQUAL 2

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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

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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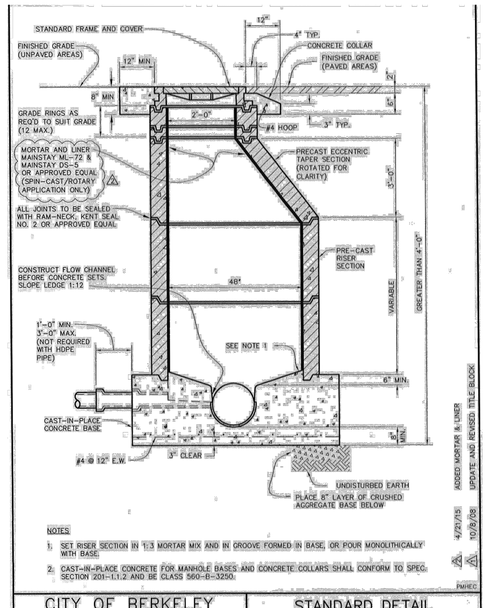
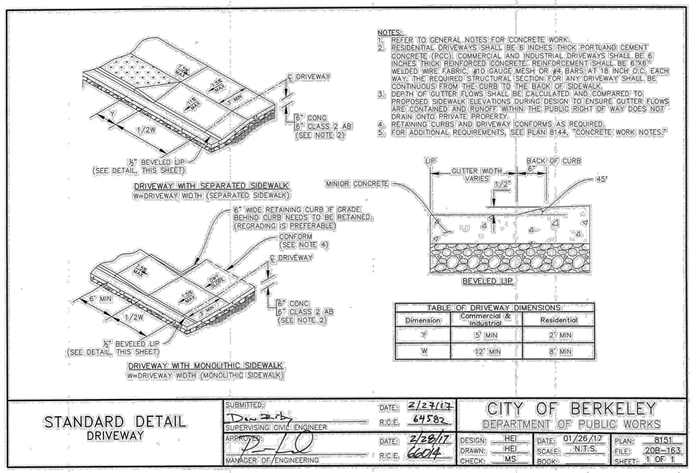
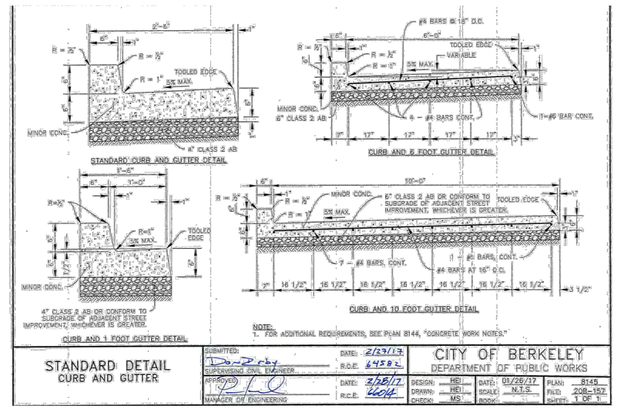


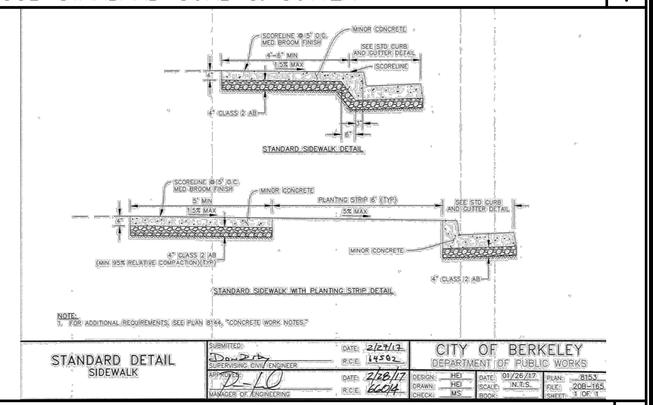
COB PRECAST MANHOLE 4



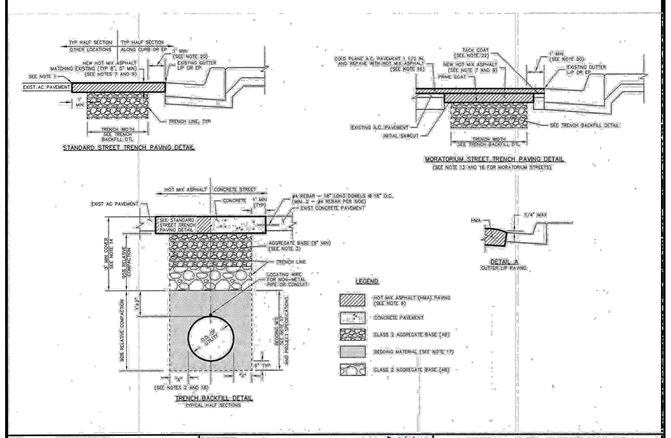
COB DRIVEWAY 5



COB STANDARD CURB & GUTTER 1



COB STANDARD SIDEWALK 2



COB TRENCH EXCAVATION 3

GREENWOOD & MOORE INC
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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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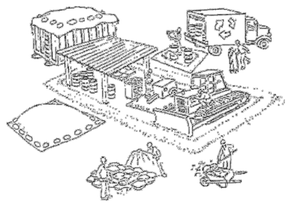
City of Berkeley's Pollution Prevention - It's Part of the Plan



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 contaminated 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
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:

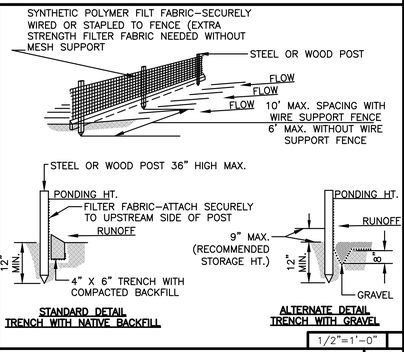
GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

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

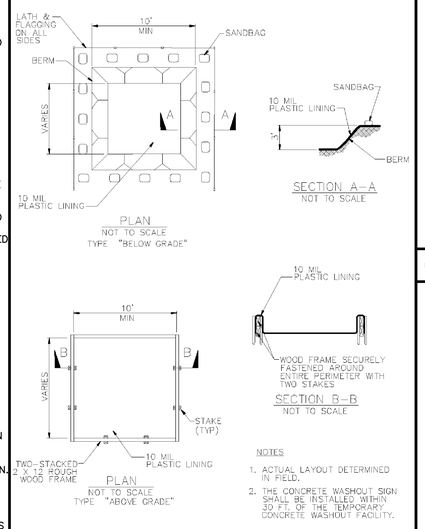
27. AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE 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

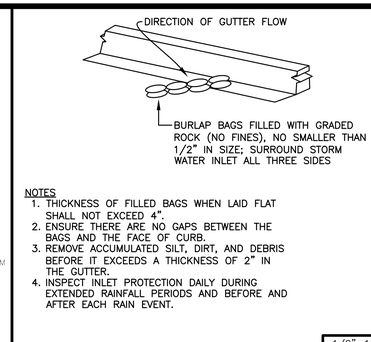


1/2"=1'–0"

SILT FERNCE | 9

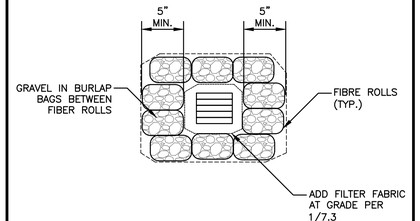


WM–8 CONCRETE WASTE MANAGEMENT | 7



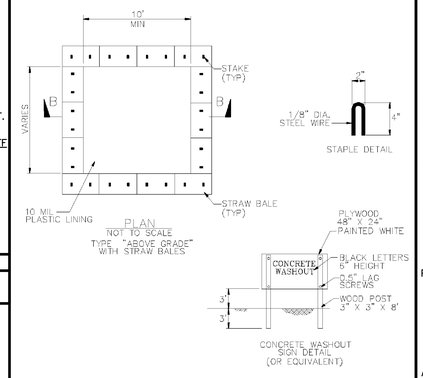
1/2"=1'–0"

GRAVEL BAG CHECK DAM | 4



1/2"=1'–0"

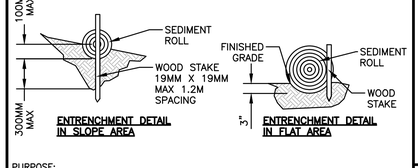
INLET PROTECTION (UNPAVED AREAS) | 5



CONCRETE WASTE MANAGEMENT WM–8 | 8

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.



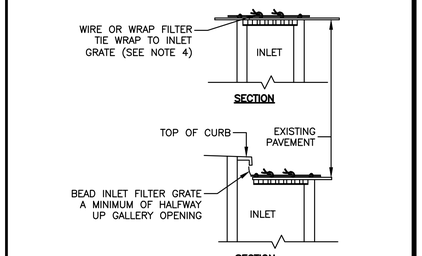
PURPOSE:
FIBER ROLLS (SEDIMENT LOGS OR WATTLES), COMPOSED OF BIO–DEGRADABLE FIBERS STUFFED IN A PHOTO–DEGRADEABLE OPEN WEAVE NETTING, ARE DESIGNED TO REDUCE SEDIMENT RUNOFF FROM DISTURBED SOILS INTO THE STORM DRAIN SYSTEM OR WATER–COURSES. FIBER ROLLS ARE POROUS AND ALLOW WATER TO FILTER THROUGH FIBERS 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"

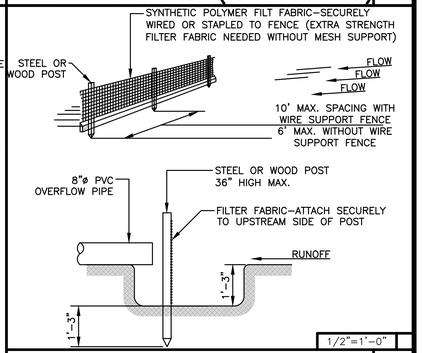
STRAW WATTLE | 6



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.

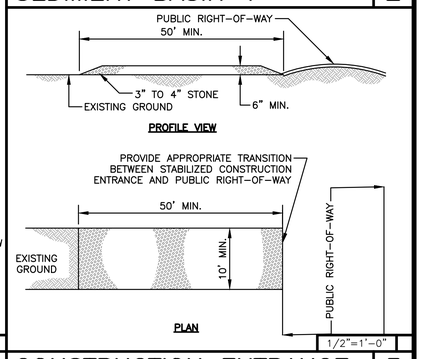
1/2"=1'–0"

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

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

PRELIMINARY PLANS
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

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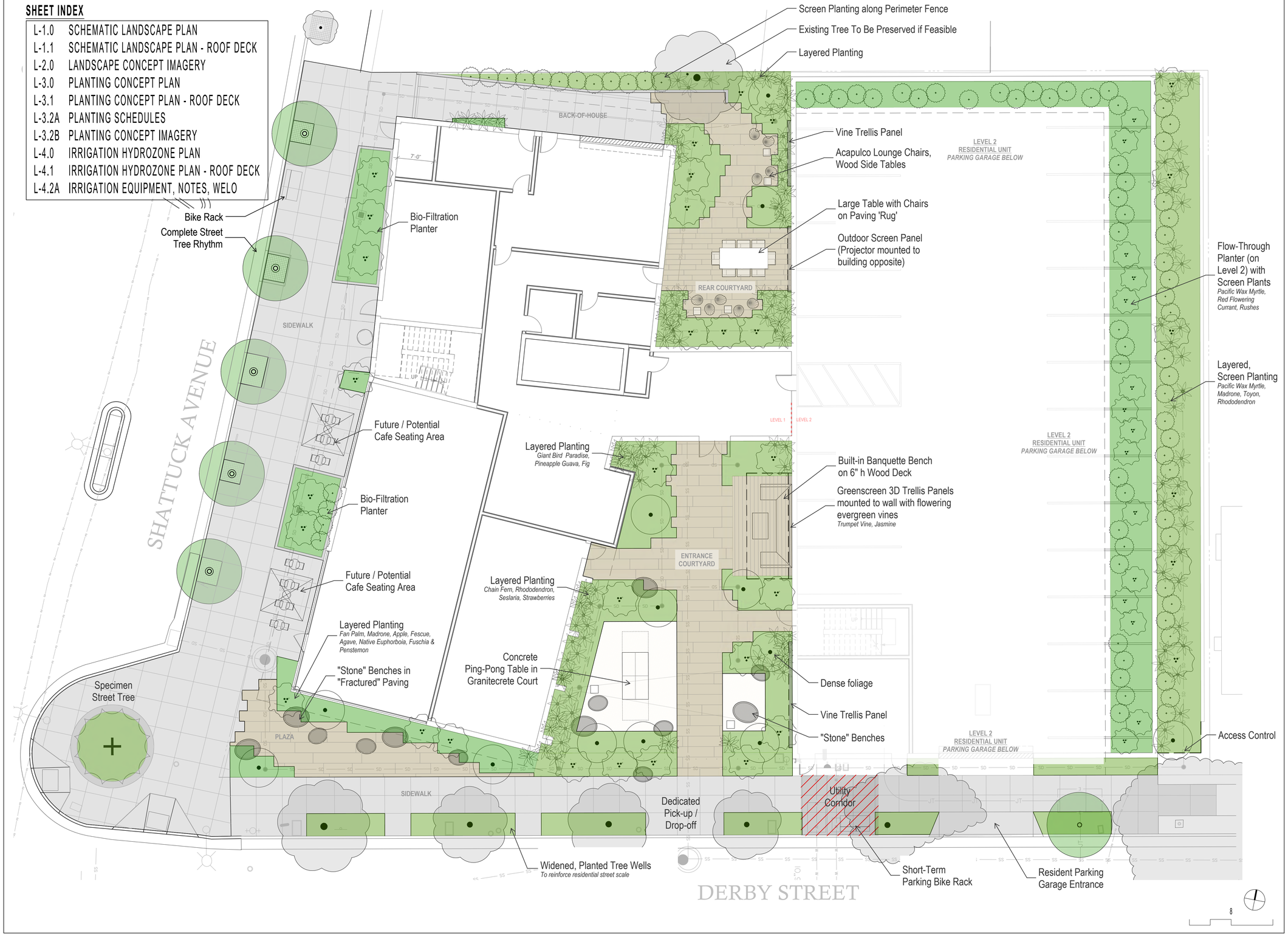
L-1.1	SCHEMATIC LANDSCAPE PLAN - ROOF DECK
L-2.0	LANDSCAPE CONCEPT IMAGERY
L-3.0	PLANTING CONCEPT PLAN
L-3.1	PLANTING CONCEPT PLAN - ROOF DECK
L-3.2A	PLANTING SCHEDULES
L-3.2B	PLANTING CONCEPT IMAGERY
L-4.0	IRRIGATION HYDROZONE PLAN
L-4.1	IRRIGATION HYDROZONE PLAN - ROOF DECK
L-4.2A	IRRIGATION EQUIPMENT,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



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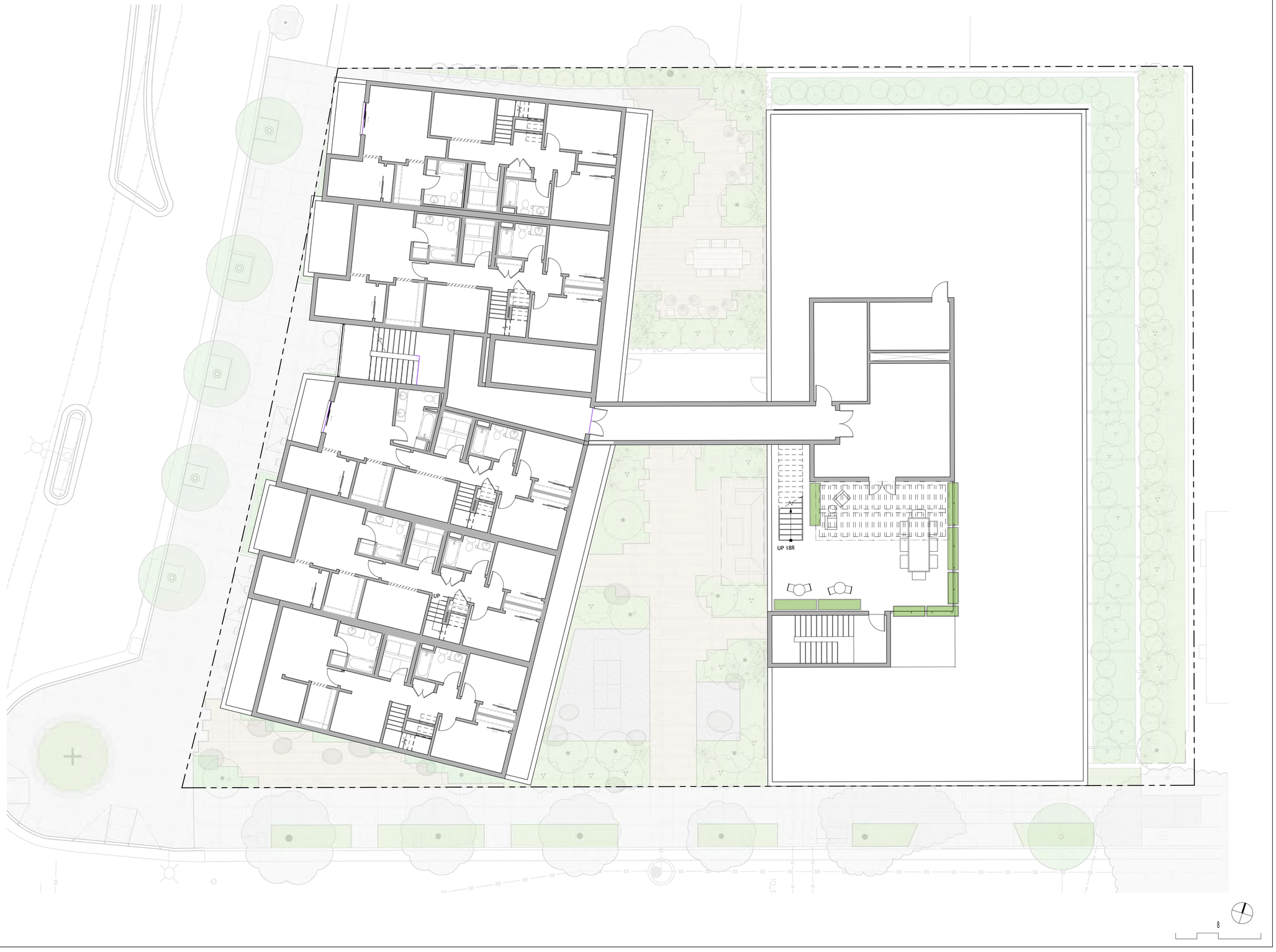
LANDSCAPE PLANS
2655 Shattuck Ave, Berkeley, CA

PHASE AGENCY SUBMITTAL
DATE 12-05-2024
REVISIONS

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

SCHEMATIC LANDSCAPE PLAN

L-1.0



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REVISIONS

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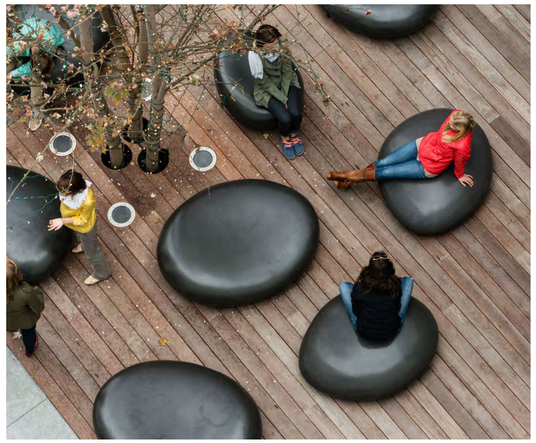
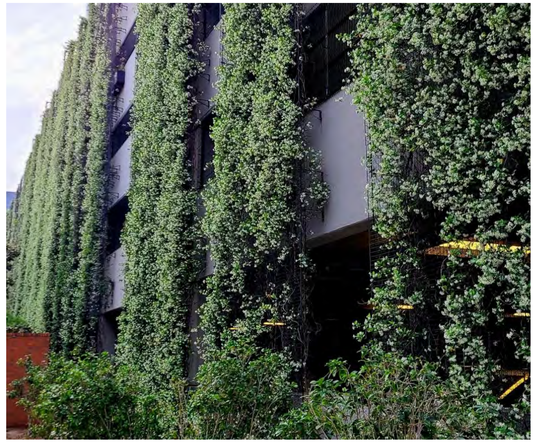
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

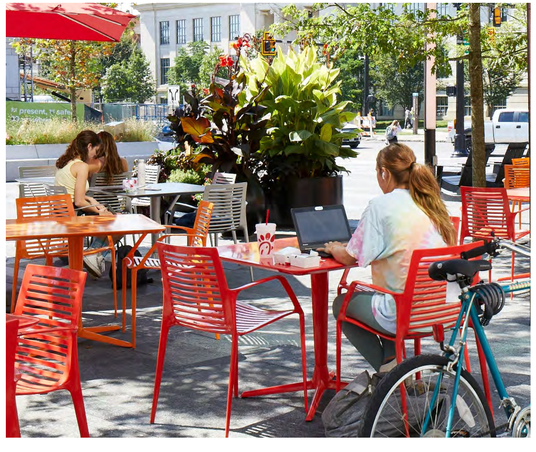
SCHEMATIC LANDSCAPE PLAN - ROOF DECK

L-1.1





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1.	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

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

PLANTING CONCEPT PLAN

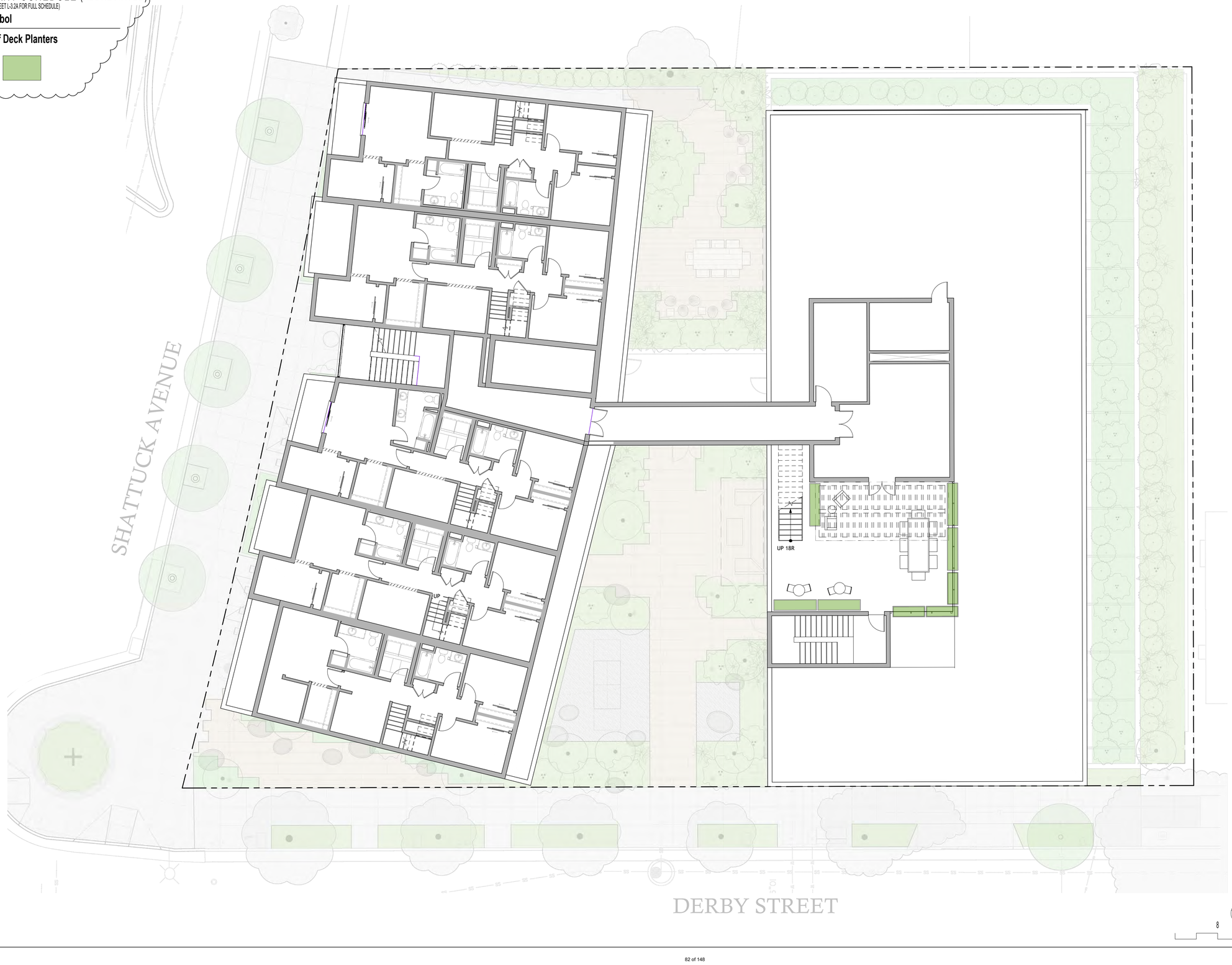
L-3.0

PLANT SCHEDULE (ABBREVIATED)

(SEE SHEET L-3.2A FOR FULL SCHEDULE)

Symbol

Roof Deck Planters



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

PLANTING CONCEPT PLAN - ROOF DECK

L-3.1

PLANT SCHEDULE

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

PHASE AGENCY SUBMITTAL
DATE 12-05-2024
REVISIONS

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

PLANTING SCHEDULES

L-3.2A











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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

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

PROPERTY LINE

MOUNT CONTROLLER TO EXTERIOR WALL

IRRIGATION POINT-OF-CONNECTION & BACKFLOW PREVENTER

SHATTUCK AVENUE

DERBY STREET

8

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PHASE AGENCY SUBMITTAL
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No.	Description	Date
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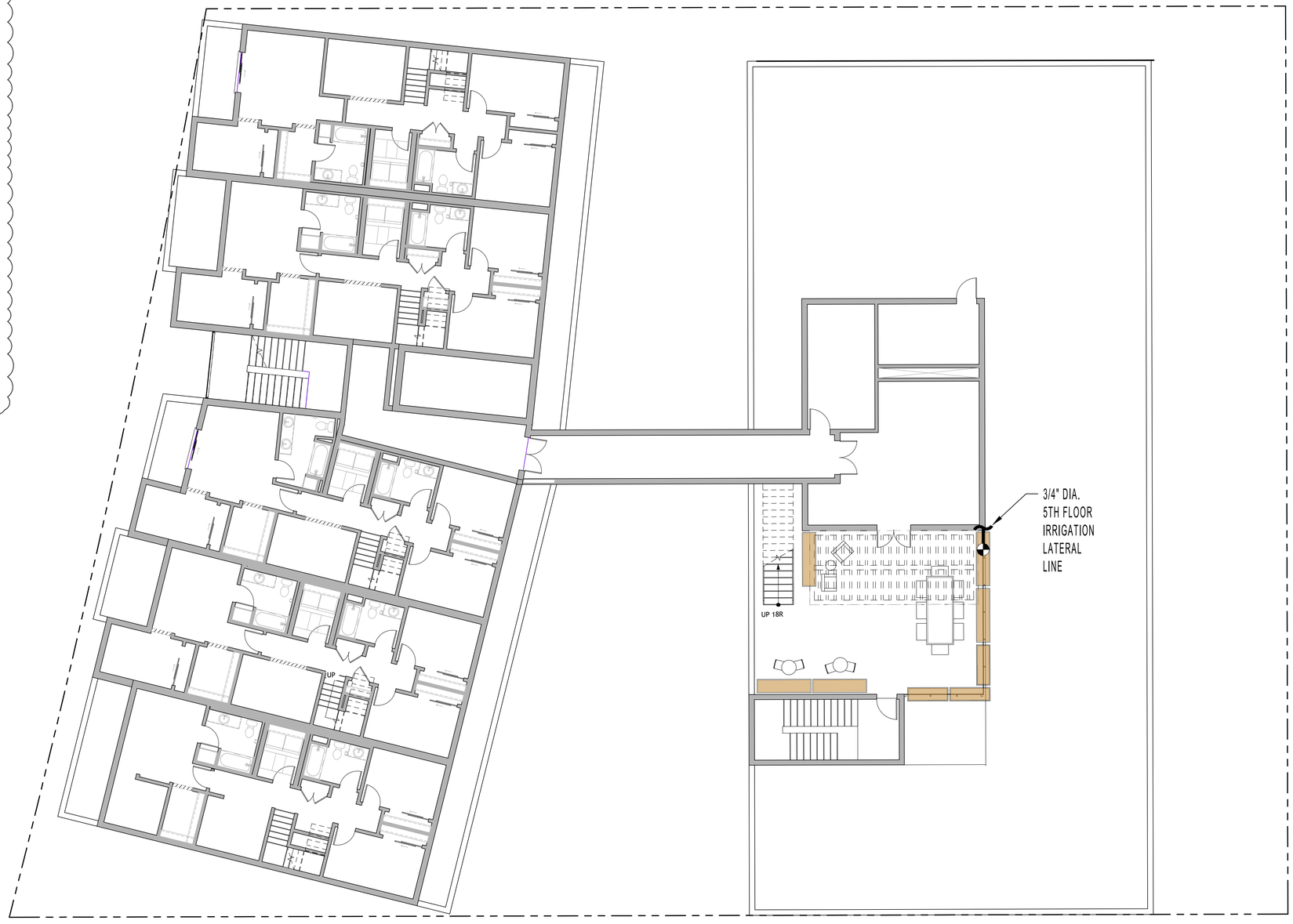
2	AGENCY RE-SUBMITTAL	12/05/2024

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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PHASE AGENCY SUBMITTAL
DATE 12-05-2024
REVISIONS

No.	Description	Date
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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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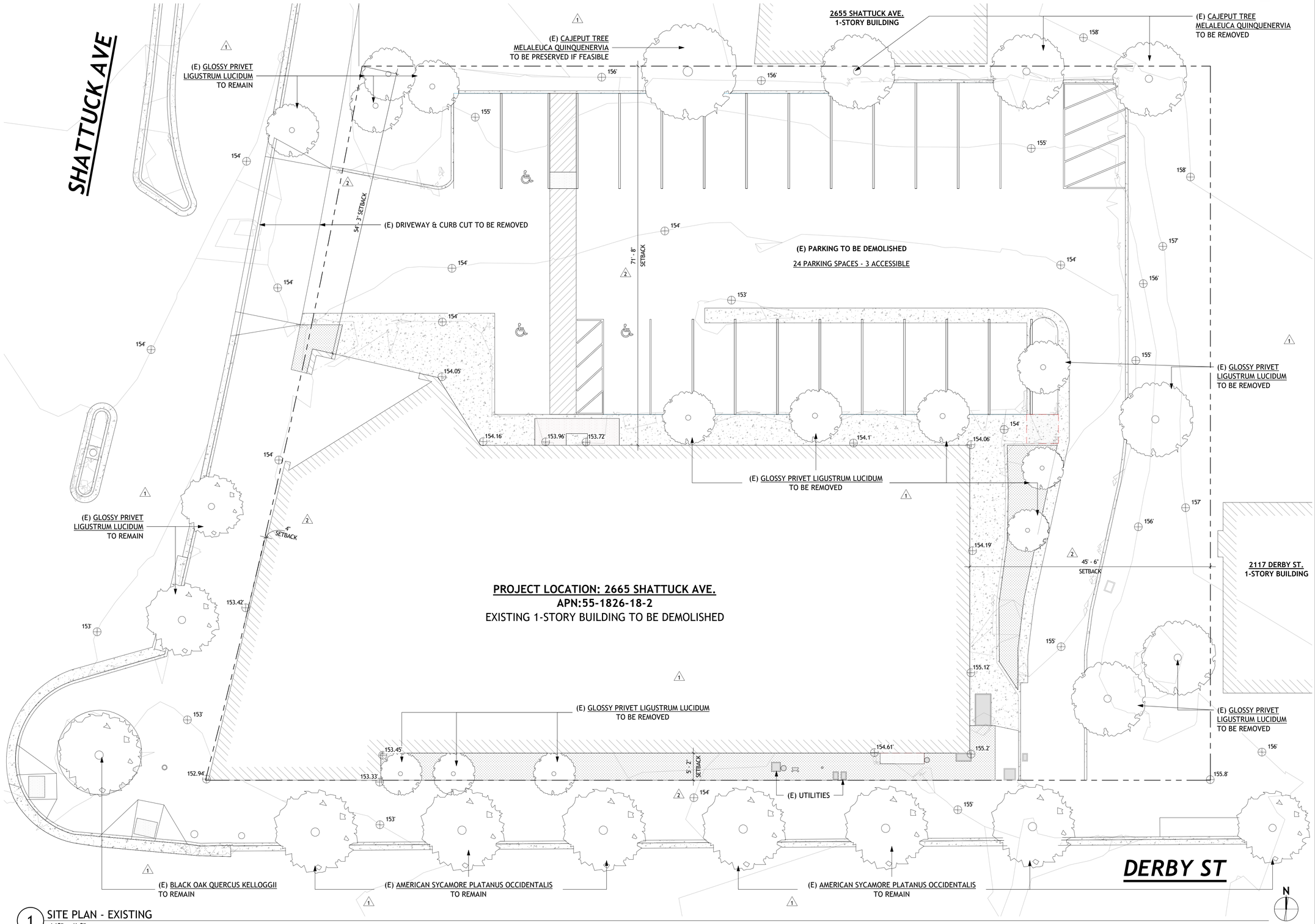
IRRIGATION EQUIPMENT, NOTES, WELO CALCS

L-4.2A



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

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BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEIDELSON KAHN
No. C-016027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

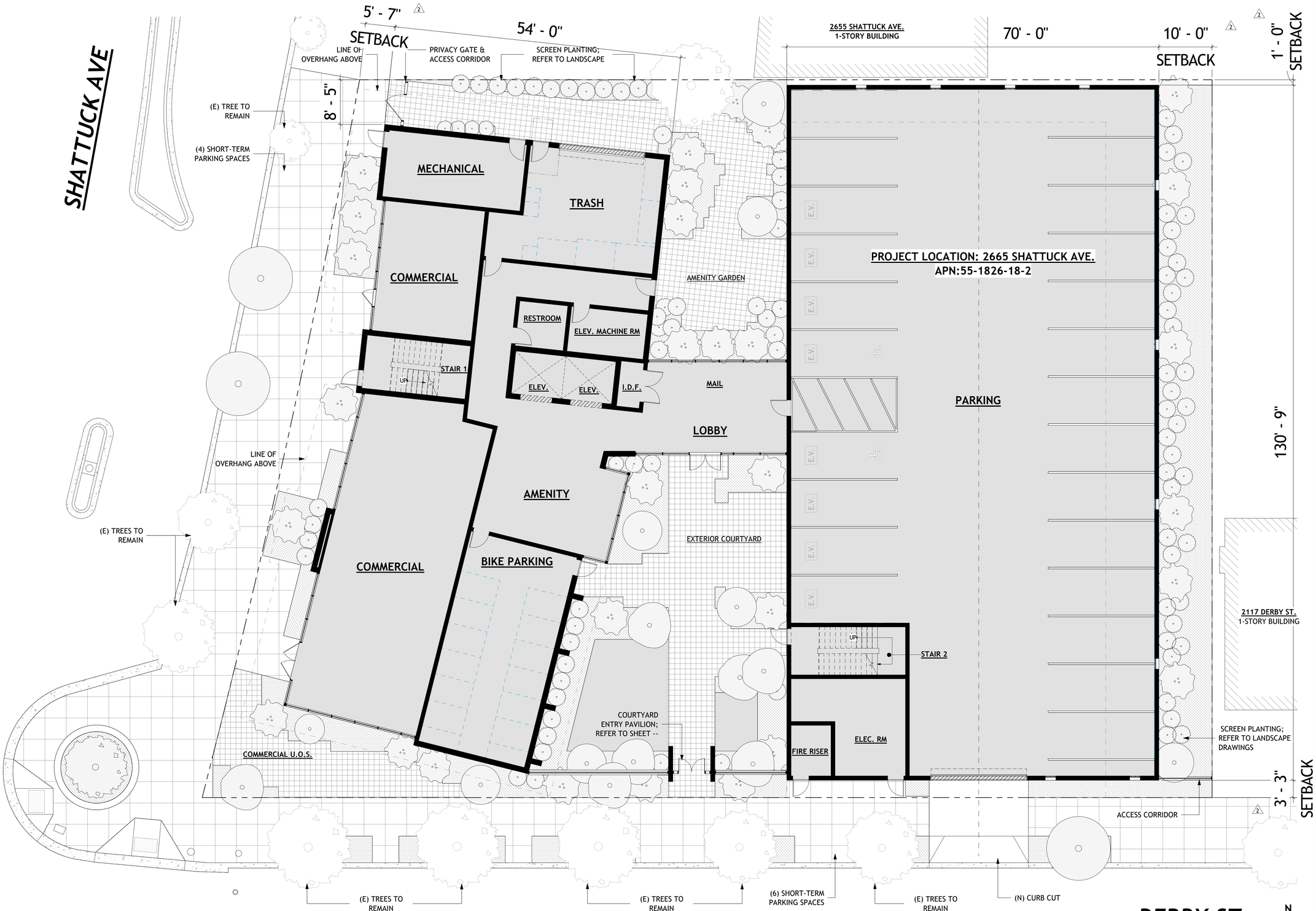
△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION
1	7/26/24	PLANNING RESPONSE 1
2	10/11/24	PLANNING RESPONSE 2

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

SITE PLAN - EXISTING

A100.A



1 SITE PLAN - PROPOSED
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	5/15/24	SB330 APPLICATION
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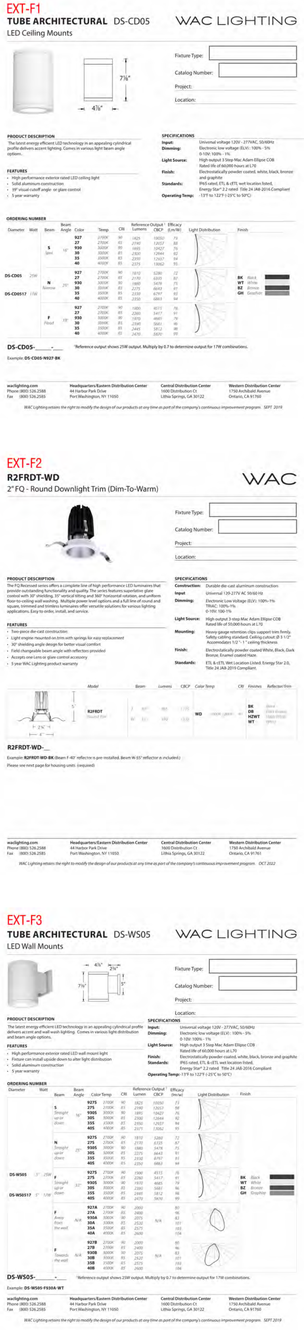
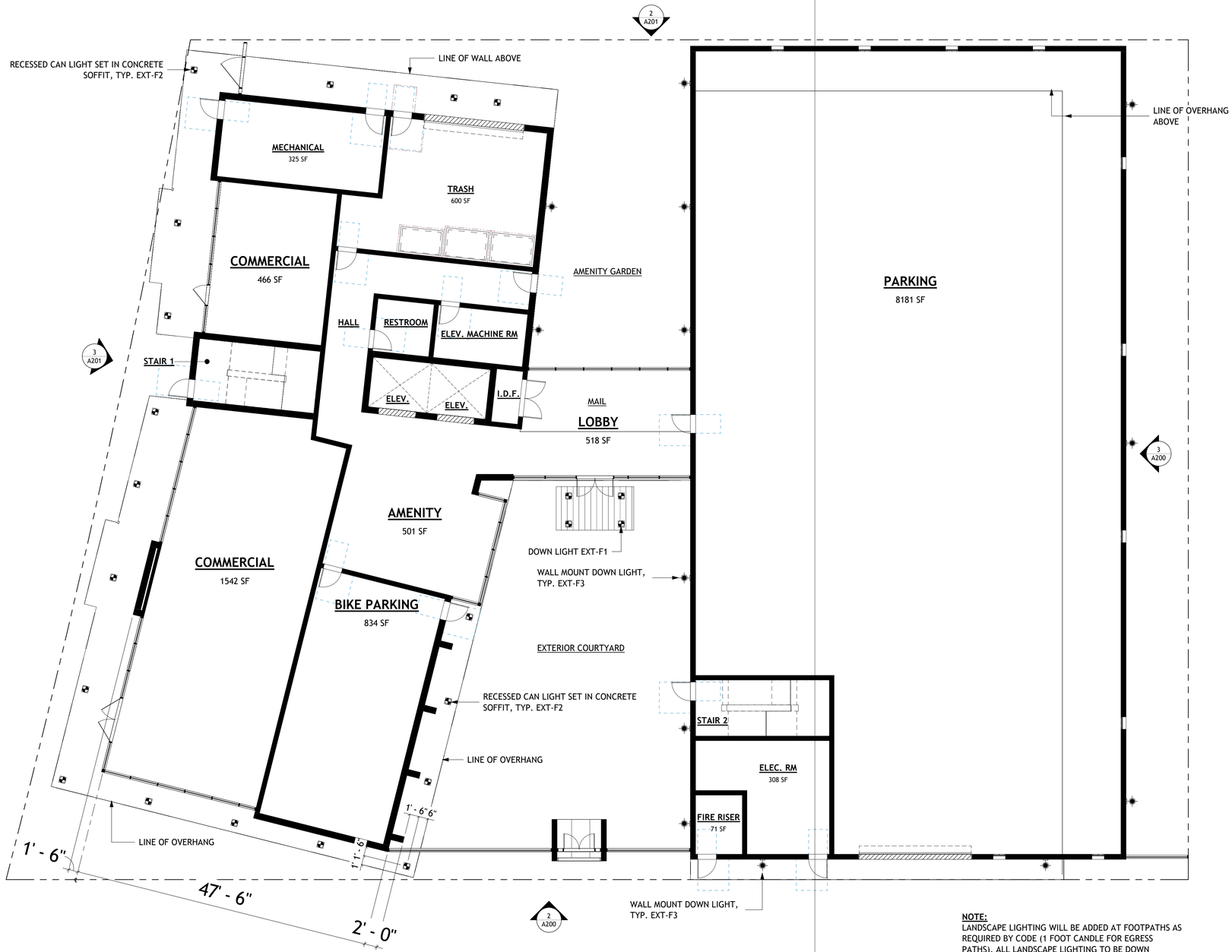
PROJECT NO: KDN01
ISSUE DATE: 07/23/2024
SITE PLAN - PROPOSED

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
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ISSUE DATE: 07/23/2024

PROPOSED LIGHTING PLAN - GROUND FLOOR

A100.C



Proposed Residential

- COMMERCIAL
- RESIDENTIAL SUPPORT
- UTILITY
- PARKING

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

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PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

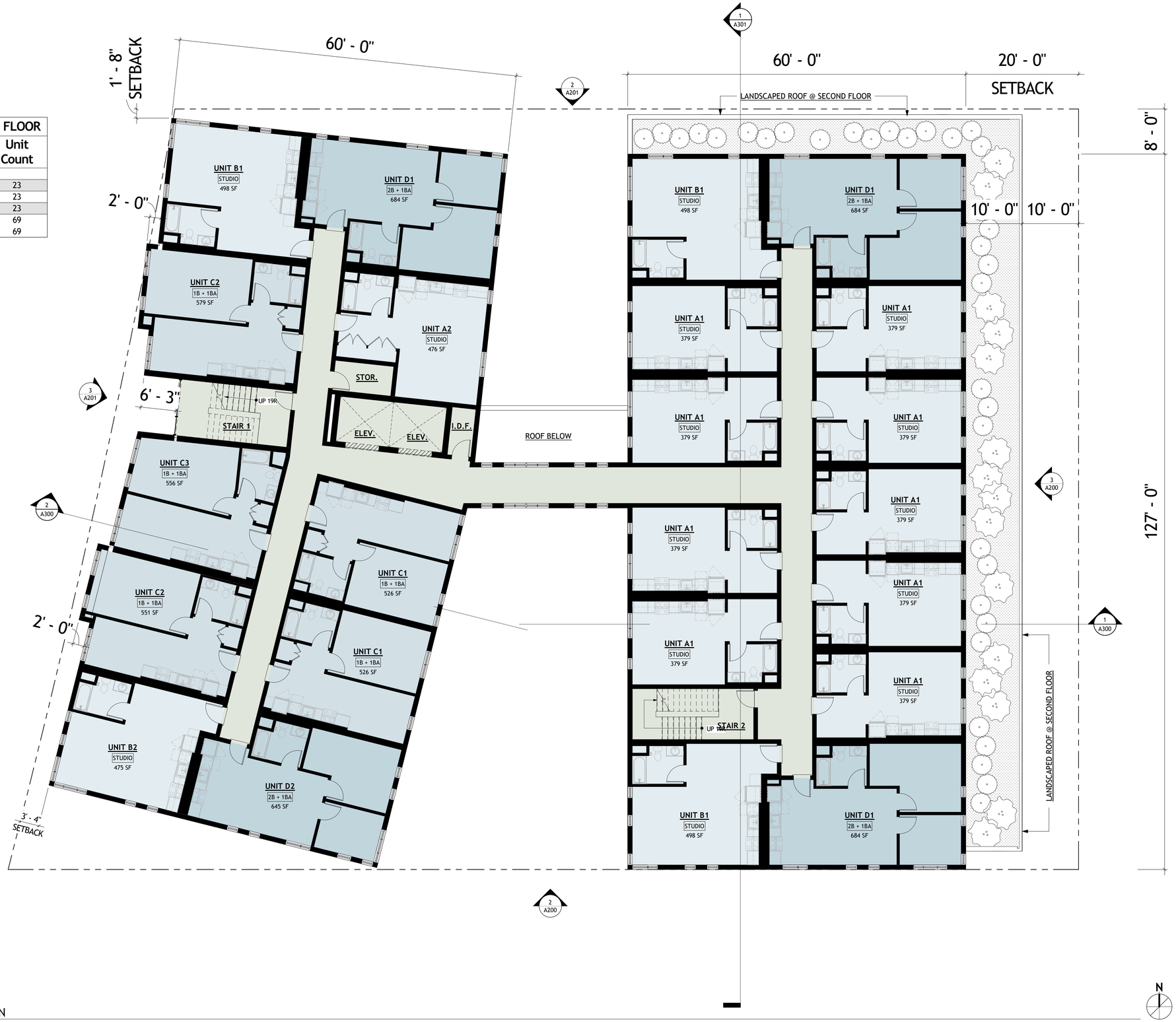
PROPOSED GROUND FLOOR PLAN

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"

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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

Proposed Residential

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



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

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PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

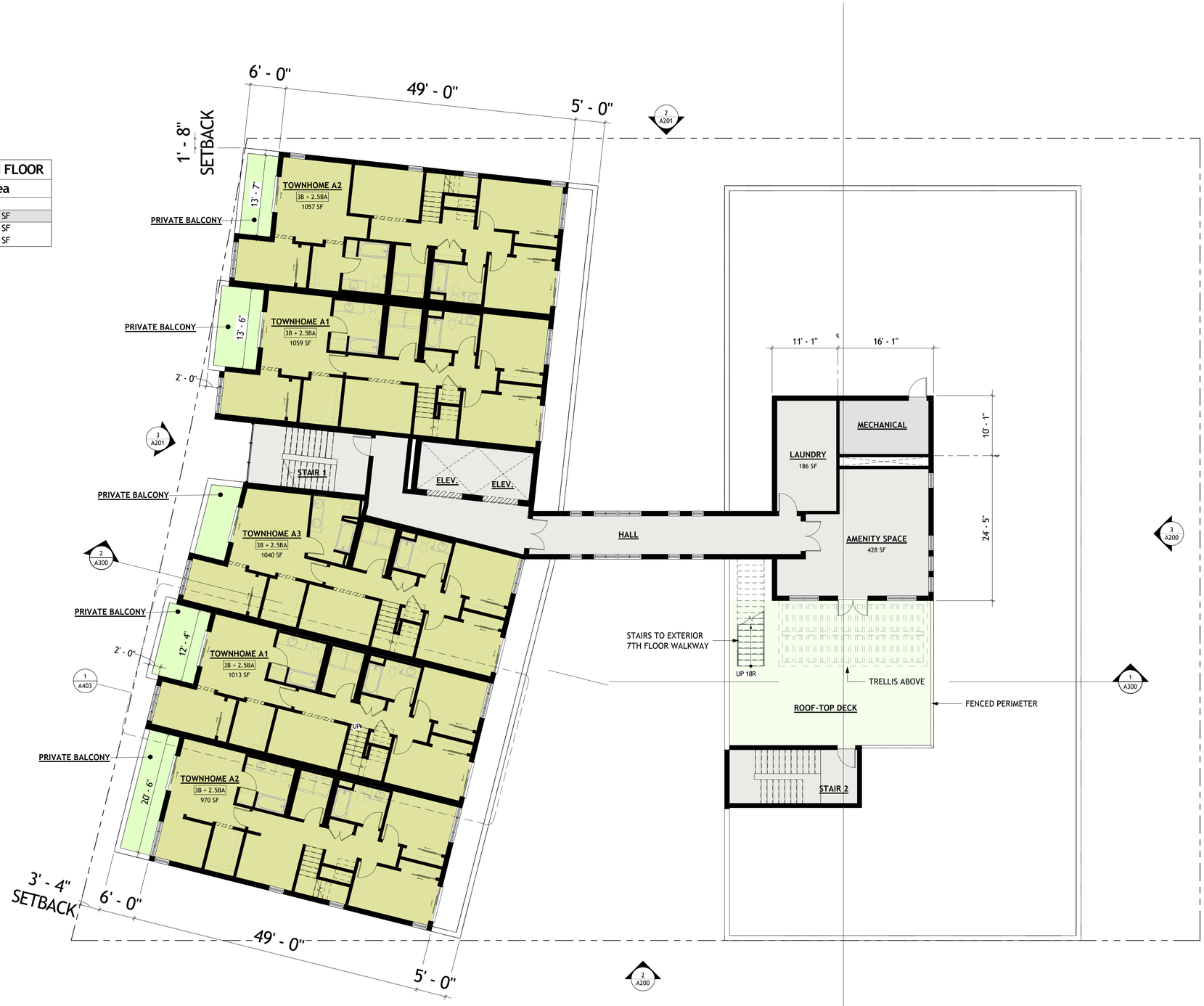
PROPOSED FIFTH FLOOR PLAN

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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BERKELEY, CA 94704

LICENSED ARCHITECT
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01/31/2025
REGISTRAL DATE
STATE OF CALIFORNIA

DRC REVIEW

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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 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
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No. C-16027
07/11/2025
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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 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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No. C-016027
01/31/2025
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STATE OF CALIFORNIA

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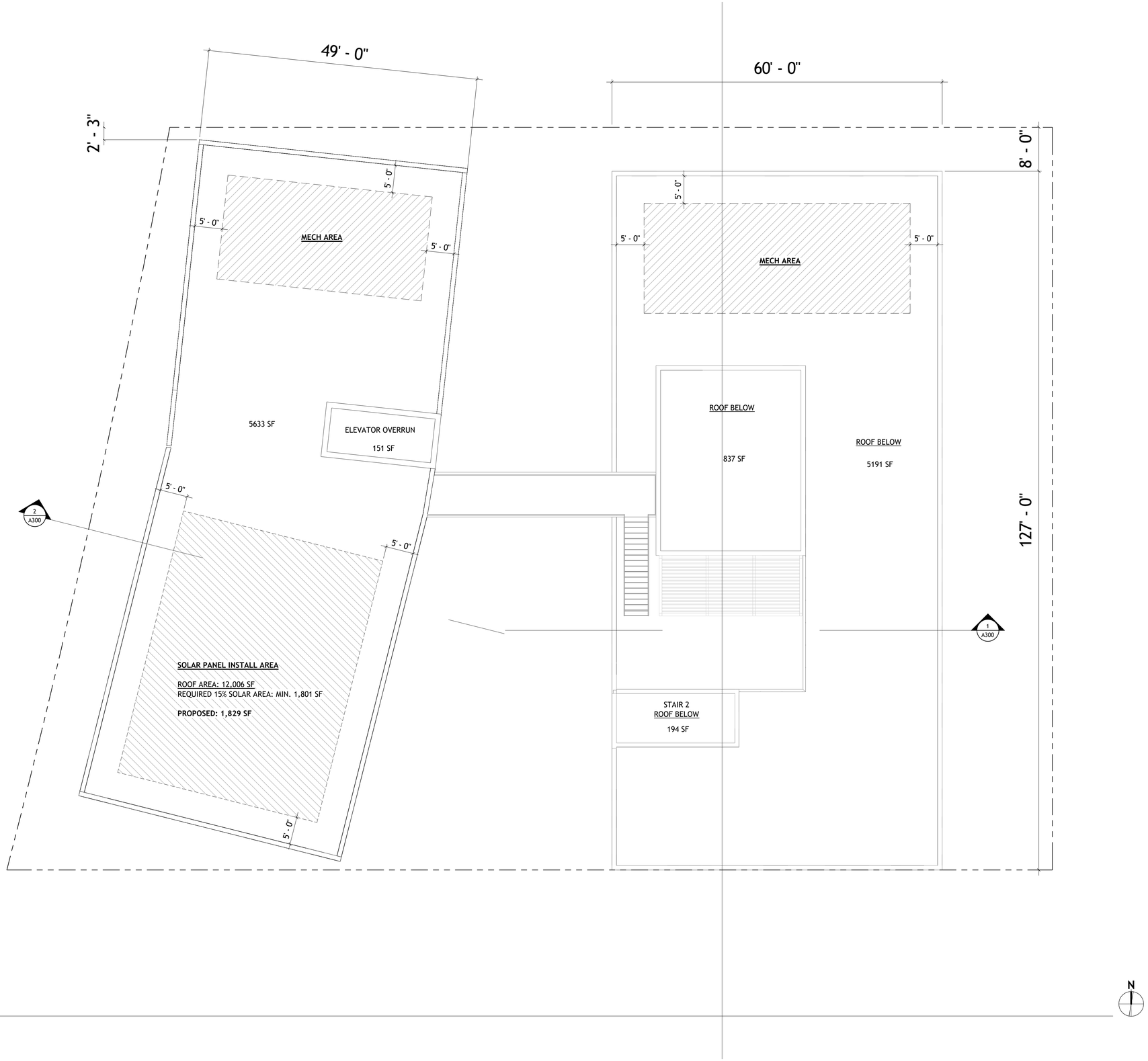
PROPOSED EIGHTH FLOOR PLAN

A106



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

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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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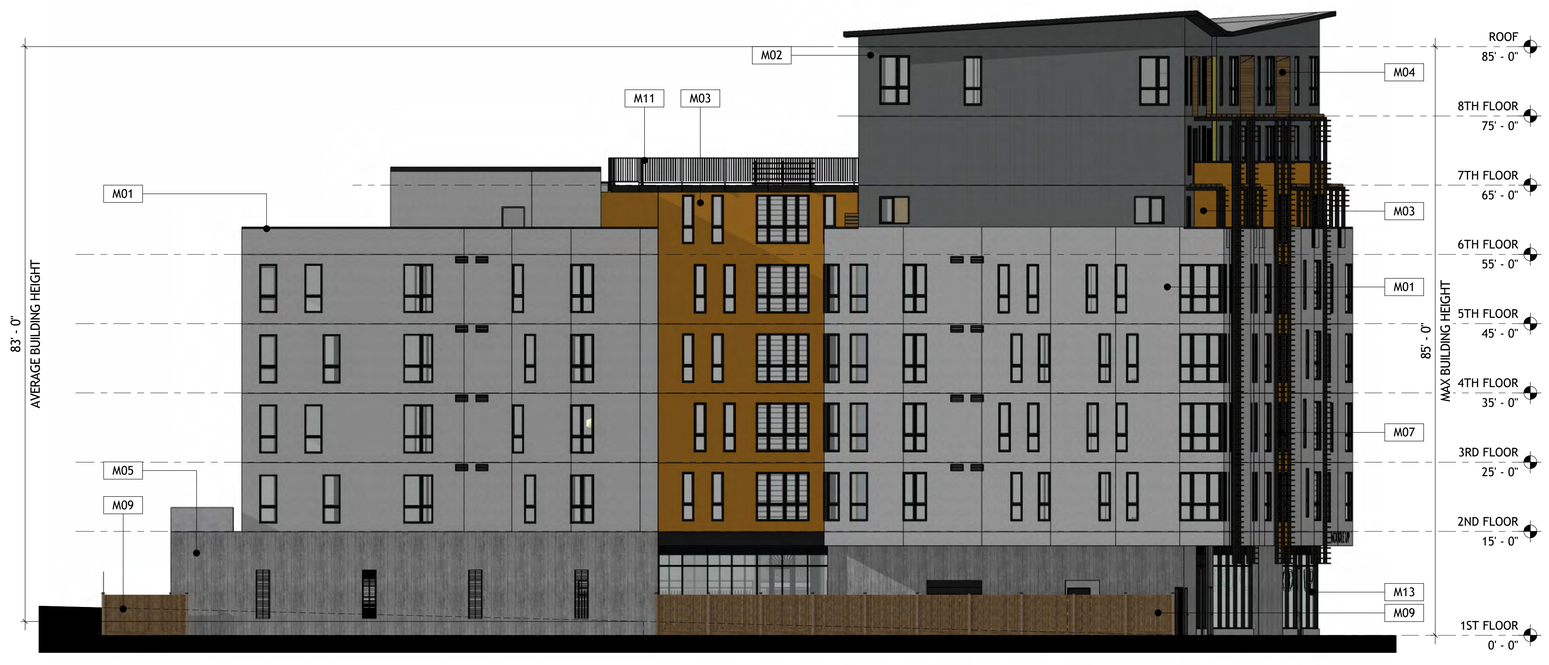
PROPOSED EXTERIOR ELEVATIONS & MATERIALS

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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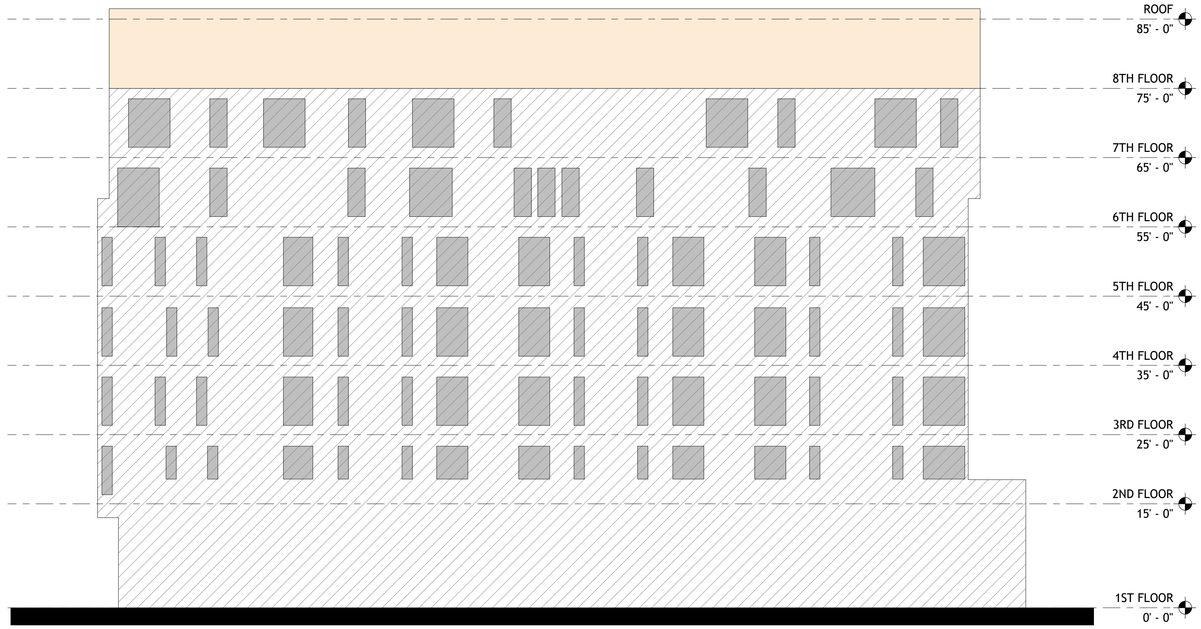
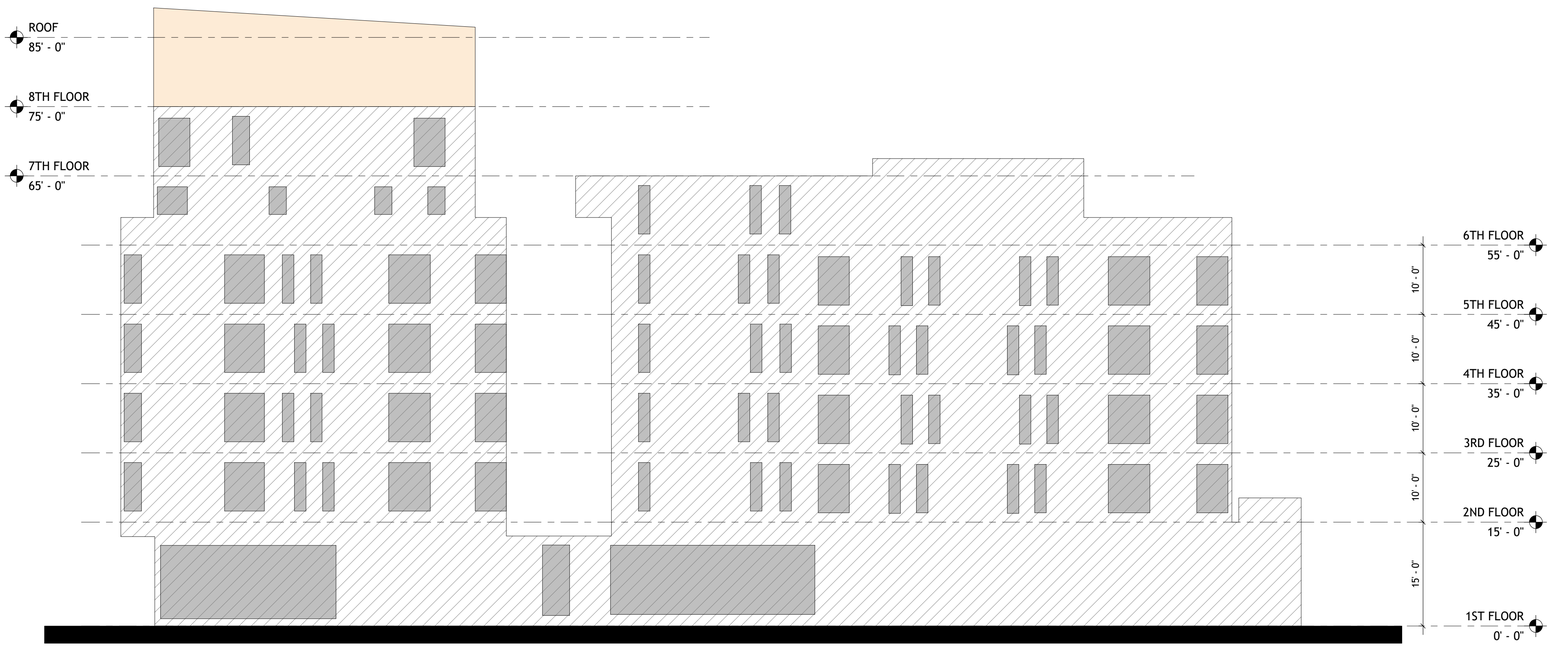
PROPOSED EXTERIOR ELEVATIONS & MATERIALS

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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No. C-31027
07/31/2025
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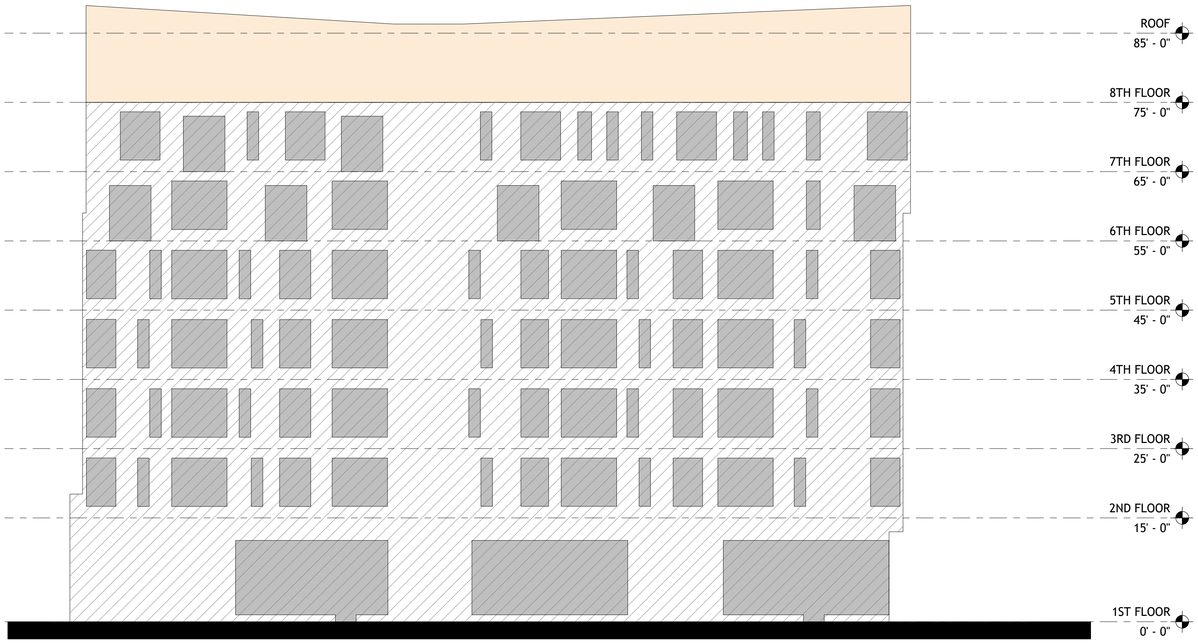
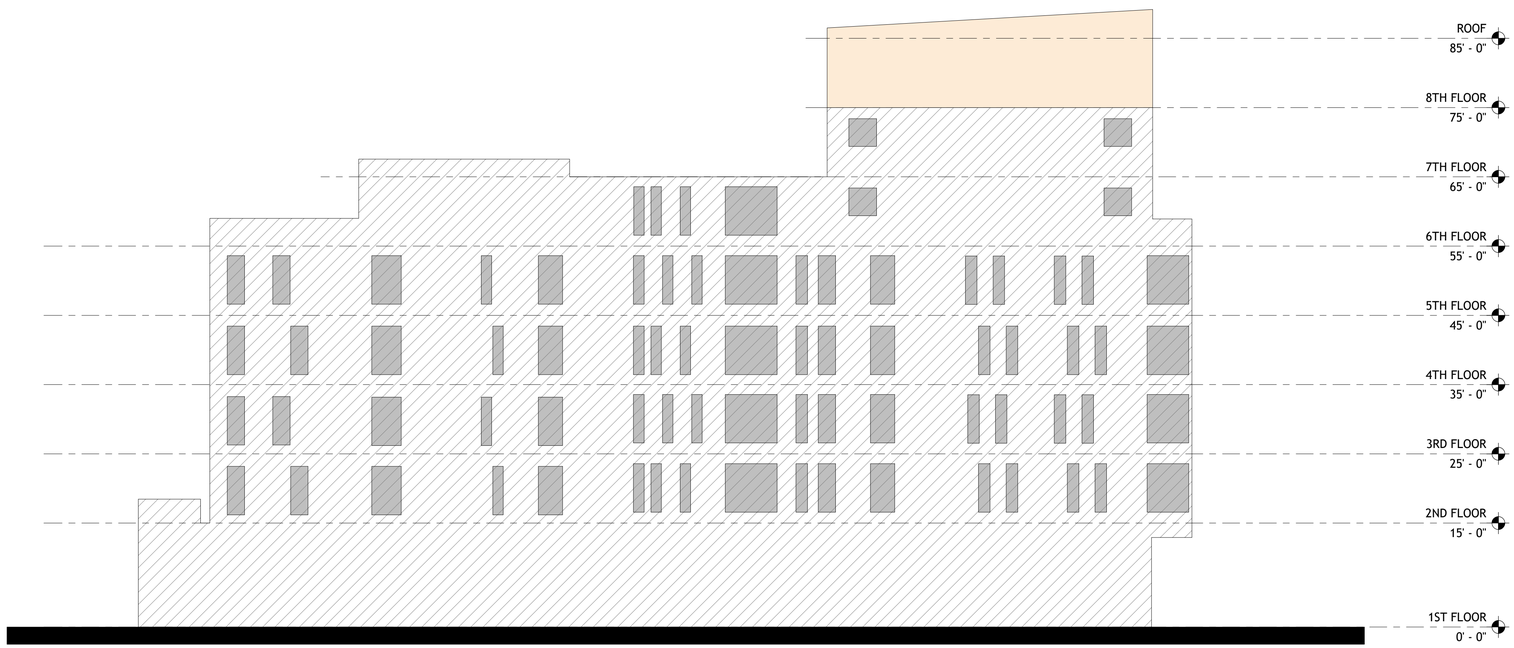
PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY

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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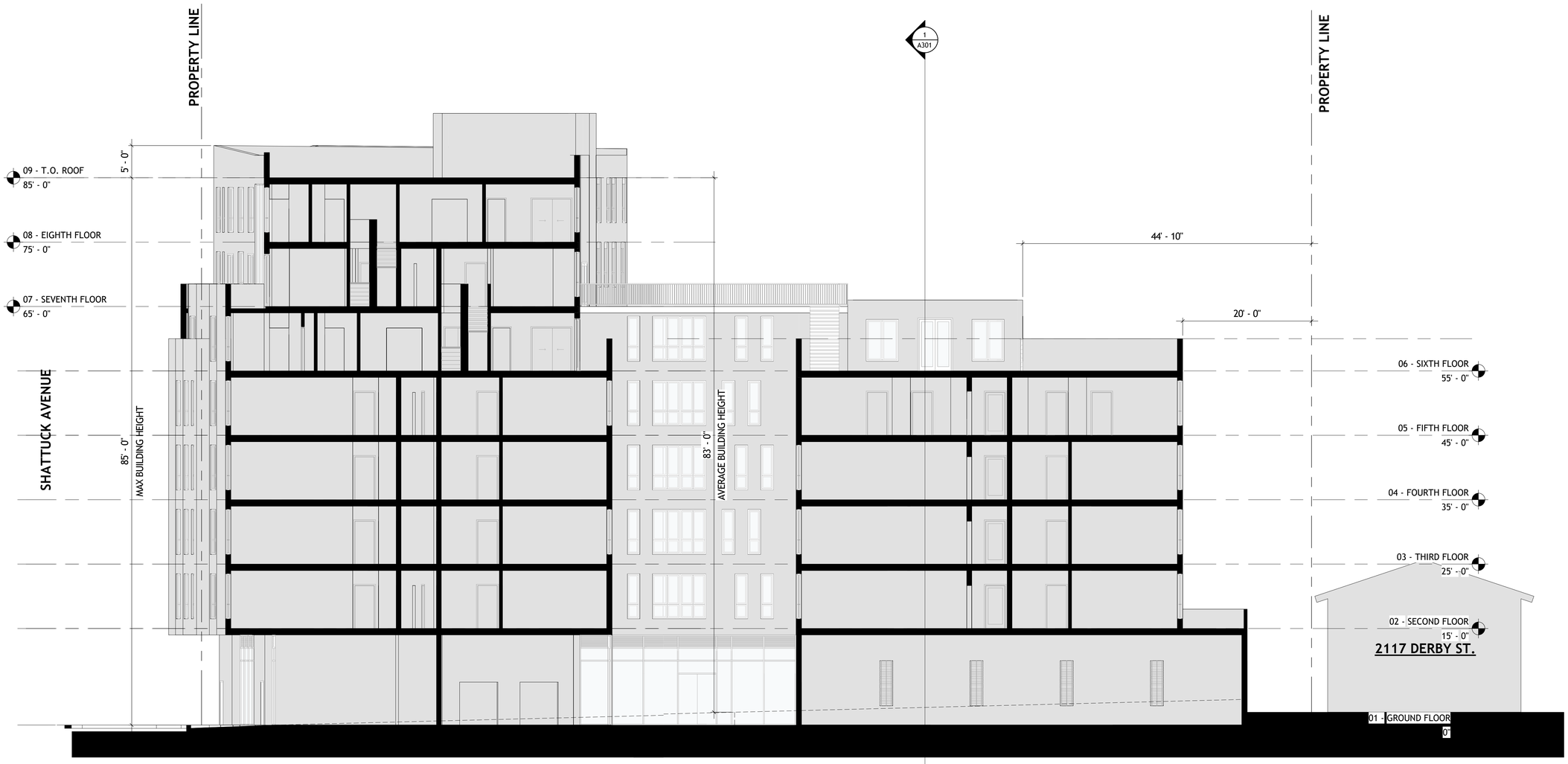
PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY

A203



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PROPOSED BUIDLING SECTION

A300



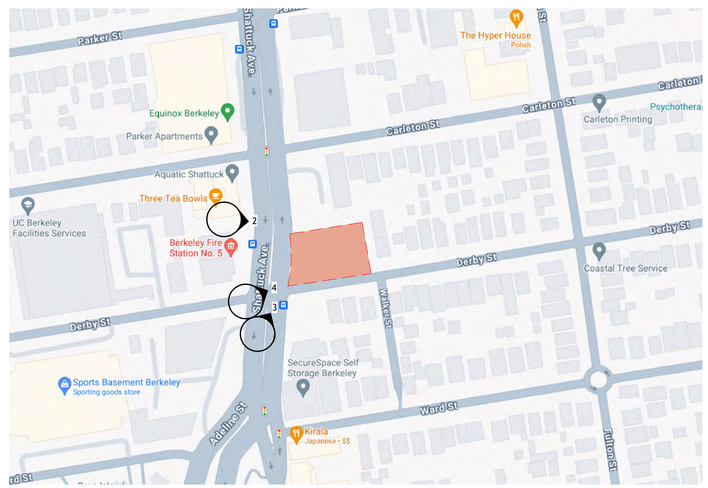
4 PERSPECTIVE 2 - CORNER OF SHATTUCK AVE. & DERBY ST. LOOKING NORTHEAST



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



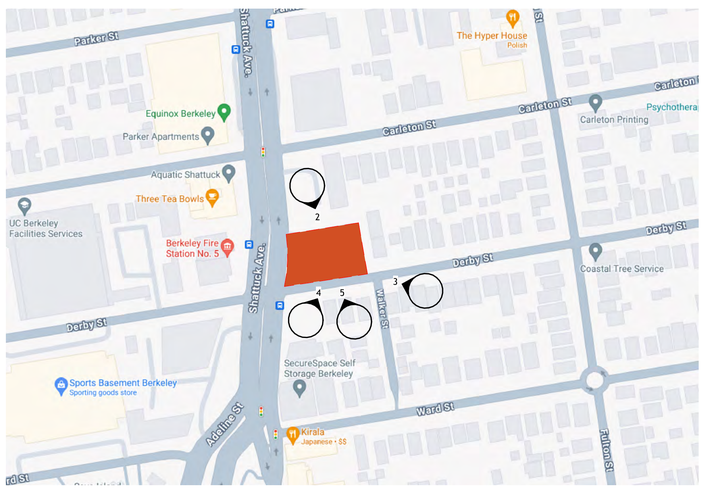
4 PERSPECTIVE 5 - ENTRY COURTYARD 2



3 PERSPECTIVE 6 - ENLARGED AMENITY GARDEN



2 PERSPECTIVE 6 - ENLARGED AMENITY GARDEN



1 KEY MAP

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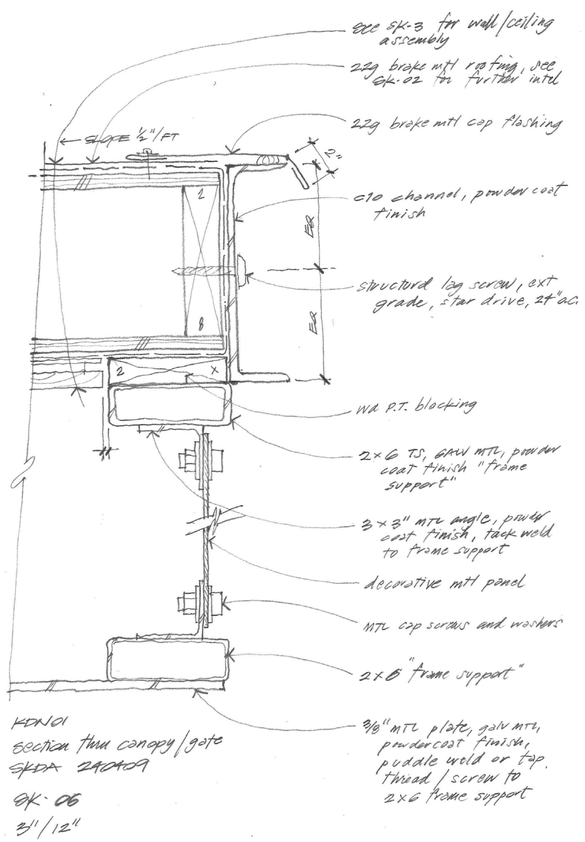
PERSPECTIVE VIEWS

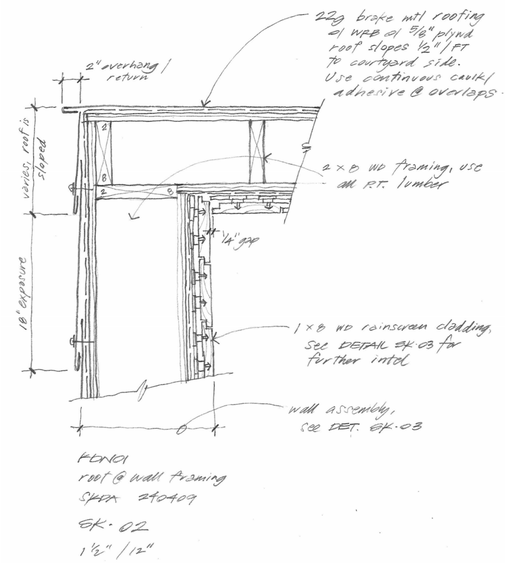
A401



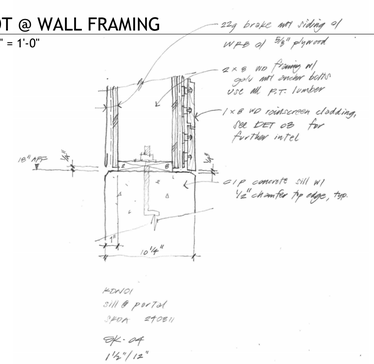
6 PERSPECTIVE 7 - ENLARGED ENTRY GATE



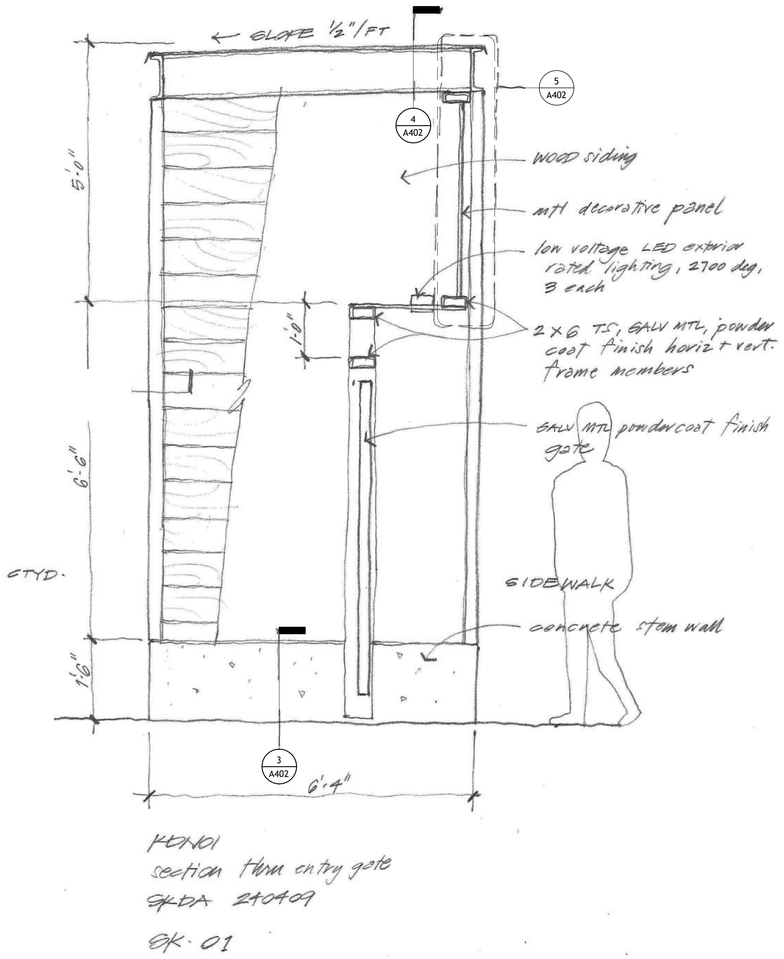
5 CROSS-SECTION 1- ENLARGED ENTRY GATE
3" = 1'-0"



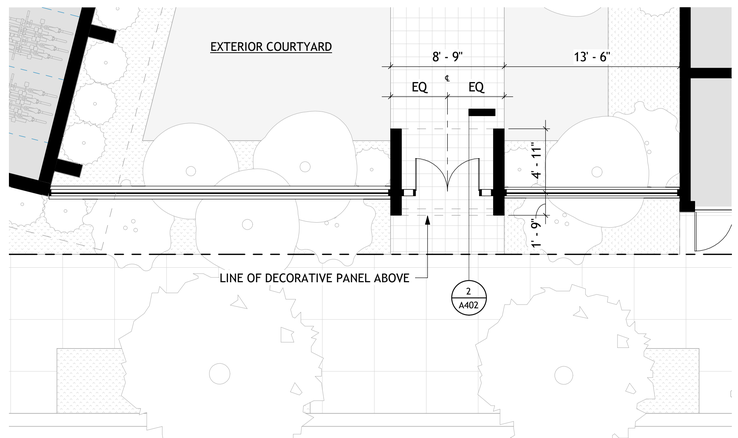
4 ROOT @ WALL FRAMING
1 1/2" = 1'-0"



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



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



DERBY ST

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

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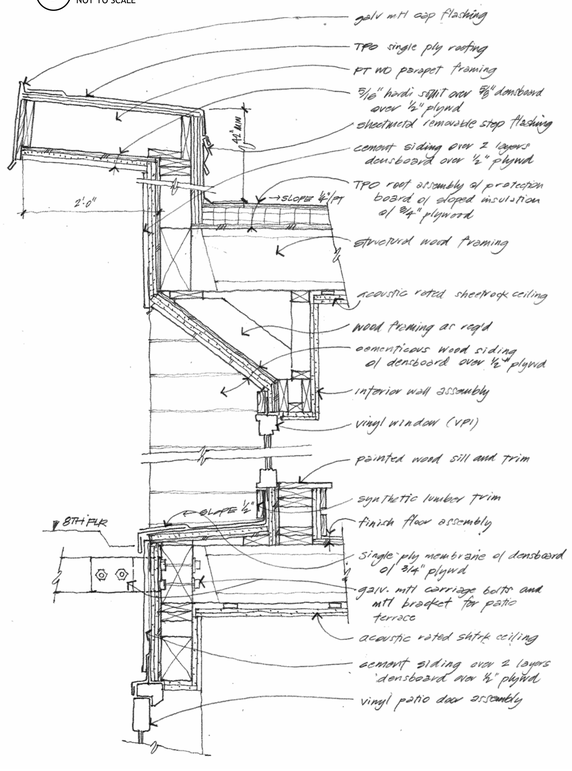
PERSPECTIVE VIEWS

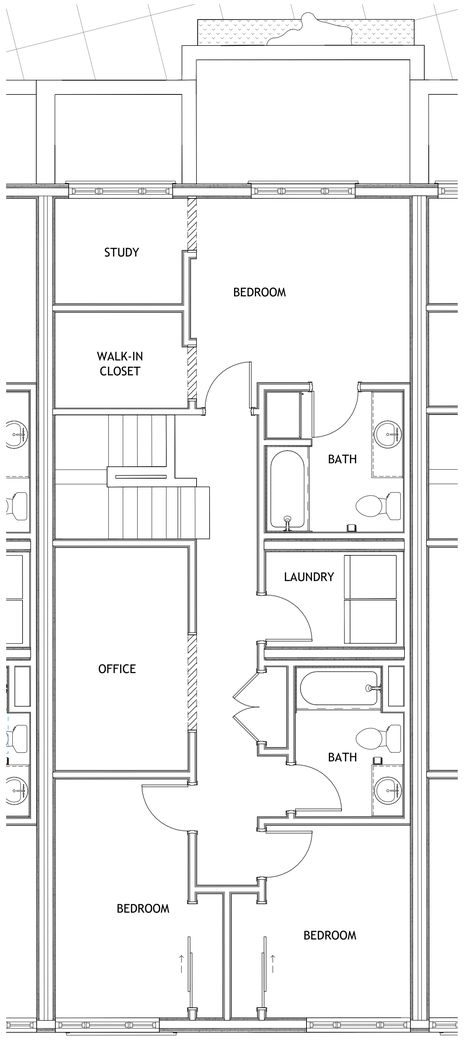
A402



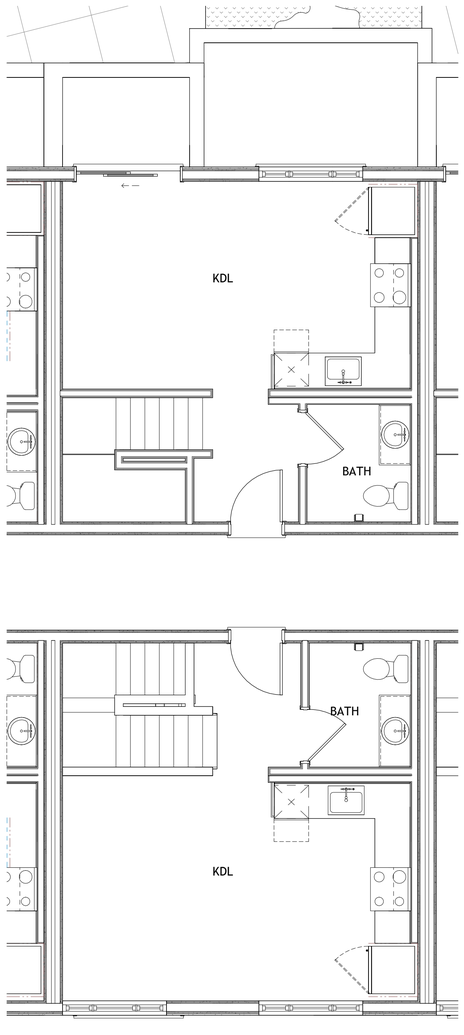
5 BRISE SOLEIL EXAMPLE
NOT TO SCALE



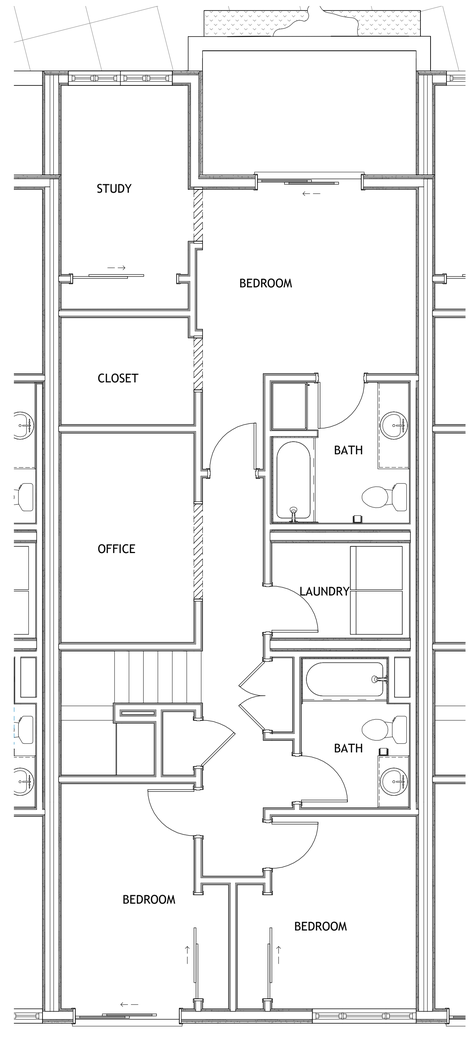
4 PARAPET, WINDOW, BRISE SOLEI DETAIL
1" = 1'-0"



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"

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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

studio KDA

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:	myyux?44zx5;|jq3;ttr 3zx4d=759>;79698Du|iBqKu7fKN=YNDO{8mr=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

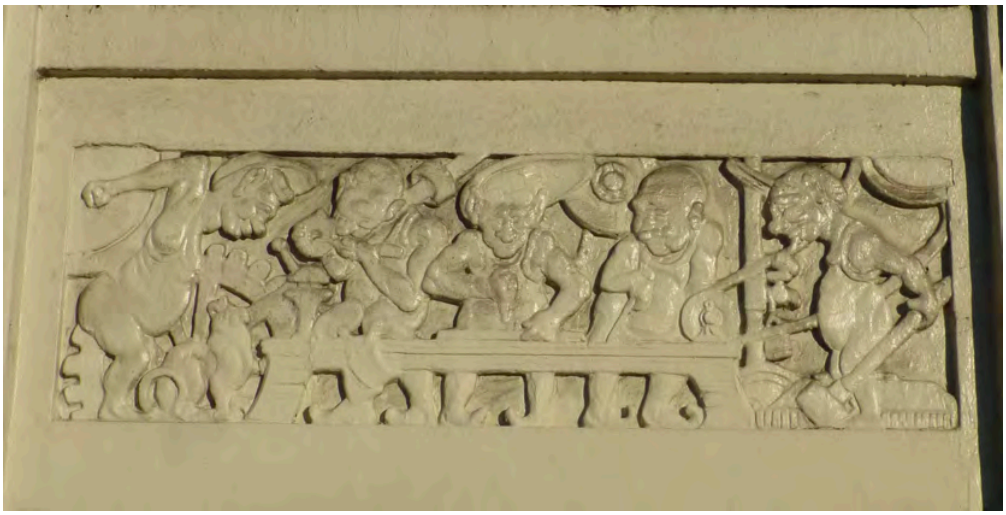
WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

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.

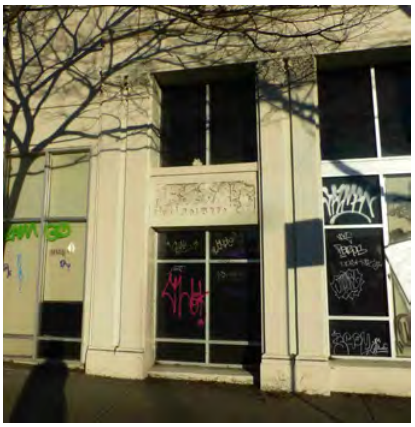
Sincerely,

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.

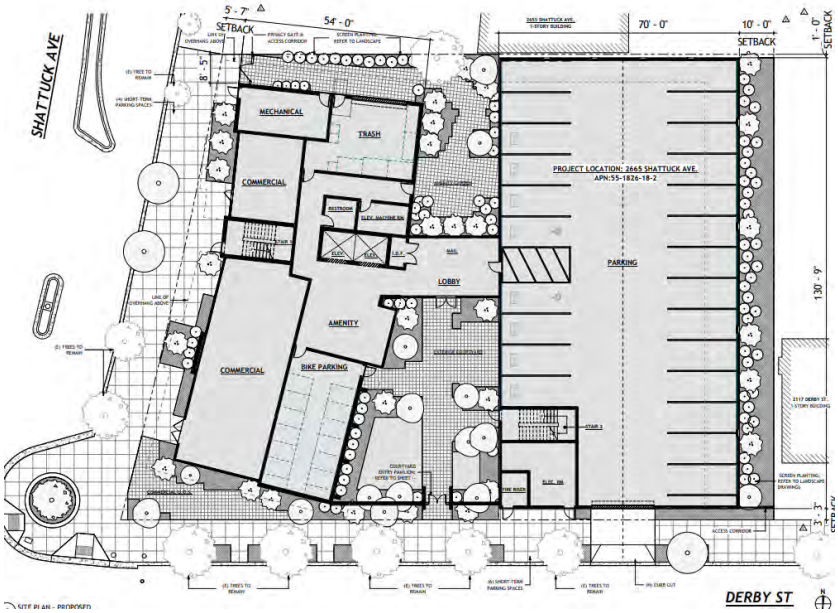
Regarding the location of the garage – The applicant did look into relocating the entrance to Shattuck Avenue but determined that it was not the best use of space on the site. Also, Shattuck Avenue is the busier roadway, for vehicular traffic and pedestrians, so reducing driveways on Shattuck is important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

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 2655 Shattuck: 3/13/25 ZAB

From: Marianne Sluis <mqsluis@mac.com>
Sent: Wednesday, March 5, 2025 3:54 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: 2655 Shattuck: 3/13/25 ZAB

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.

3/13/25 ZAB meeting
Re: 2655 Shattuck

Dear ZAB Committee Members,

This is the first project in the South Shattuck subarea to come before ZAB since the City implemented the Adeline/South Shattuck Strategic Plan and the resulting changes to zoning.

Affordable housing has been the priority of every South Berkeley area plan since the mid-1960s, so it's depressing that a building of this size and density can offer only 10 units affordable to very-low-income households. (The developer for 2701 Shattuck, across Derby from this project, invoked the dreaded claim of "affordable by design" before offering 510sf units—on the ground floor, next to the bus stop—for $5195/mo.)
I'm glad that at least one of the 3-bedroom units will be affordable.

Why not reduce parking spaces, to either include more affordable units or reduce the height near the east property line? An architect for the project told Design Review that the market has changed, and that parking is necessary for residents of the 10 townhouses. But while I appreciate that the project includes 3-bedroom units, Berkeley defines a townhouse as a *condo located in a separate building from any other dwelling unit* (BMC 23F.04.010). It's unlikely that those in the market for an actual townhouse will be renting these units.

AC Transit stops on the opposite corner, and it's a 15-minute walk to Ashby BART. We're in a Walker's Paradise! I lead a full, car-free life on this block. I hope the property owner will reconsider.

A Design Review committee member asked if the architects could make the central plaza smaller, in order to move the massing farther than 10' from the home to the east, but the answer was no. They'd never designed such a large plaza before.

I attended the architect's Zoom-only meeting with neighbors last May, and appreciate the changes made in response: retaining the bas reliefs; rearranging some units; moving the garage entrance closer to Shattuck. But I didn't notice some details of the plans until Design Review. Does the base project include an encroachment over the public right-of-way? If so, is that considered part of the allowable building envelope? (The encroachment didn't come up at DRC; it was noted in the staff report.)

Back in 2009, then-Planning Director Dan Marks denied an encroachment at 2711 Shattuck because BMC 16.18.030.G specifically prohibits "Construction, erection, installation or extension of a structure intended to be used for profit-

making enterprise…" In 2018, City Council kept this code language, revising it only to add language exempting wayfaring kiosks. Why is this specific protective language ignored now?

Public Works took over encroachment decisions circa 2011, but it's discretionary, not ministerial. Both Public Works and the BMC require posting at the site and giving the public a 2-week opportunity to comment before making the decision to approve or deny encroachments into, or over, the public right-of-way. Since this land belongs to the community, it's understandable that the Municipal Code prohibits encroachments for profit-making enterprises.

Perhaps Planning could require applicants to apply for encroachment permits with Public Works earlier in the process, instead of at the point when public participation is meaningless.

Thank you,

Marianne Sluis
2100 block of Derby

From: Linda Jensen Darling
To: Zoning Adjustments Board (ZAB)
Subject: Project at 2655 Shattuck
Date: Wednesday, March 12, 2025 6:00:53 PM

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.

On March 13, the Zoning Board will meet to approve an 8-story building at 2655 Shattuck; this 97-unit, 85-foot tall apartment building will be a disaster for the Derby Street neighbors. With little or no set-back, this tower will look into our windows, send traffic deep into Derby Street, shade our houses, and block our solar panels. In addition, this is a real estate speculation project across the street from 2700 Shattuck that has very few occupied units.

Of course we understand the need for more housing in Berkeley, but not at the cost of damaging the current neighborhood. Please listen thoughtfully to our neighbor's input during the meeting on March 13.

Todd and Linda Darling

From: Dean Metzger
To: Zoning Adjustments Board (ZAB)
Cc: Mary Oram; Chris Kroll; Shirley Dean; Meryl Seigal; Willie Phillips; Janis Ching; Paola Laverde; Dean Metzger
Subject: 2655 Shattuck Ave
Date: Wednesday, March 12, 2025 3:06:01 PM
Attachments: 2655 Shattuck Letter.doc

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.

Please give the ZAB members a copy of the attached letter.from the Berkeley Neighborhoods Council.

Shirley Dean

B N C
Berkeley Neighborhoods Council
P.O. Box 5108
Berkeley, CA 94705

Dedicated to improving the quality of life for all by creating
a unified neighborhood voice for promoting livability and resolving problems

Website:www.berkeleyneighborhoodscouncil.com
E-mail: bnc50@berkeleyneighborhoodscouncil.com

March 13, 2025

Zoning Adjustments Board
City of Berkeley

Kimberly Gaffney, Chair,
ZAB Commissioners

Subject: Proposed Development at 2655 Shattuck Avenue

Dear Chairperson Gaffney and Commissioners,

Berkeley Neighborhoods Council is writing to oppose the granting of a Use Permit for the density bonus project at 2655 Shattuck Ave as it is proposed. Our reasons for opposing this request are threefold and listed below.

First, the proposed design shifts vehicle access from the existing pull-out on Shattuck Avenue to the much more residential Derby Street. Years ago, the neighborhood fought for and won having the commercial space use the existing pull-out on Shattuck Avenue as the main entrance/exit to the building to reduce the impact on the neighbors. Reel Video and Davita Dialysis Clinic both managed quite well with this configuration. Increasing traffic on a residential street when there is already another option on Shattuck Avenue adds unnecessary negative impacts and safety considerations to a neighborhood already shouldering the burden of increased development.

Second, it is our understanding that the applicant is not currently the owner of the property in question, nor is there any kind of information as to when that ownership might occur. Granting a Use Permit to someone interested in the property, but without ownership standing, is paramount to speculation by the parties involved. The City of Berkeley should not recognize and approve such a situation for obvious reasons.

Third, we have an affordable housing crisis, and we must push developers to include the entire 20% below market rate units in their developments. This project proposes to provide the minimum 10% VLI units to gain the density bonus. Providing the additional 10% units to low to moderate income residents will help us meet our RHNA goals and house our workforce.

Berkeley Neighborhoods Council urges you to pursue a solution that will result in a safer development for existing and future residents and one that will actually address our affordable housing needs. Further, we suggest that the Planning Department undertake discussions on what basic policy and general guidelines might be adopted as other large scale developments are planned adjacent to smaller-scale residences.

Berkeley Neighborhood Council thanks you for your consideration of these remarks.

BNC Steering Committee

ITEM #: 4 ZAB DATE: _____

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC Dandy Stuart
(Project Address)

NAME Wahead Alsardi
(Please Print- to be sure we spell your name correctly)

SUPPORT ____ OPPOSITION X
(Optional)

RESIDENT X BUSINESS OWNER ____

OTHER _____

SIGNATURE: [signature]

PHONE 510 3601763 DATE 3/13/25
(In case we would like to contact you)

ITEM #: 4 ZAB DATE: 3-13-25

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2655
(Project Address)

NAME Todd Darling
(Please Print- to be sure we spell your name correctly)

SUPPORT ____ OPPOSITION X
(Optional)

RESIDENT X BUSINESS OWNER ____

OTHER _____

SIGNATURE: [signature]

PHONE 310 8285662 DATE 3-13-25
(In case we would like to contact you)

ITEM #: 4 ZAB DATE: _____

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2655 Shattuck
(Project Address)

NAME Todd Darling
(Please Print- to be sure we spell your name correctly)

SUPPORT ____ OPPOSITION X
(Optional)

RESIDENT X BUSINESS OWNER ____

OTHER _____

SIGNATURE: [signature]

PHONE 310 8285662 DATE 3/13/25
(In case we would like to contact you)

ITEM #: _____ ZAB DATE: 3/13/25

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2655 Shattuck Ave
(Project Address)

NAME Patricia Roll
(Please Print- to be sure we spell your name correctly)

SUPPORT ____ OPPOSITION ✓
(Optional)

RESIDENT ✓ BUSINESS OWNER ____

OTHER _____

SIGNATURE: Patricia Roll

PHONE 510-704-3863 DATE 3/13/25
(In case we would like to contact you)

ITEM #: ZP2024-0052 ZAB DATE: 3/13/25

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2655 Shattuck Apt
(Project Address)

NAME Lynn Cooper
(Please Print- to be sure we spell your name correctly)

SUPPORT ____ OPPOSITION X
(Optional)

RESIDENT X BUSINESS OWNER ____

OTHER ____

SIGNATURE: [signature]

PHONE ____ DATE ____
(In case we would like to contact you)

ITEM #: 4 ZAB DATE: ____

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2655 Shattuck
(Project Address)

NAME Eugenie Candau
(Please Print- to be sure we spell your name correctly)

SUPPORT ____ OPPOSITION X
(Optional)

RESIDENT X BUSINESS OWNER ____

OTHER ____

SIGNATURE: Eugenie Candau

PHONE 949-4844 DATE 13 Mar 2025
(In case we would like to contact you)

ITEM #: ____ ZAB DATE: 3/13/25

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2655 Shattuck
(Project Address)

NAME Janis Ching
(Please Print- to be sure we spell your name correctly)

SUPPORT ____ OPPOSITION X
(Optional)

RESIDENT X BUSINESS OWNER ____

OTHER ____

SIGNATURE: Janis Ching

PHONE ____ DATE ____
(In case we would like to contact you)

ITEM #: ____ ZAB DATE: ____

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC ____
(Project Address)

NAME Tom RATCLIFF
(Please Print- to be sure we spell your name correctly)

SUPPORT X OPPOSITION X
(Optional)

RESIDENT X BUSINESS OWNER ____

OTHER ____

SIGNATURE: ____

PHONE ____ DATE ____
(In case we would like to contact you)

ITEM #: 4 ZAB DATE: _____

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC Public Hearing - 2655 Shattuck (Project Address)

NAME Louise Rosenkrantz

(Please Print- to be sure we spell your name correctly)

SUPPORT _____ OPPOSITION ✓

(Optional)

RESIDENT ✓ BUSINESS OWNER _____

OTHER _____

SIGNATURE: Louise Rosenkrantz

PHONE 510-367-5856 DATE 3/13/2025

(In case we would like to contact you)

ITEM #: 4 ZAB DATE: _____

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC Derby + Shattuck (Project Address)

NAME Betsy Partridge

(Please Print- to be sure we spell your name correctly)

SUPPORT _____ OPPOSITION X

(Optional)

RESIDENT X BUSINESS OWNER _____

OTHER _____

SIGNATURE: Betsy Partridge

PHONE 510-517-9860 DATE 3/13/25

(In case we would like to contact you)

ITEM #: 4 ZAB DATE: 3/13/25

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2655 Shattuck (Project Address)

NAME Marianne Sluis

(Please Print- to be sure we spell your name correctly)

SUPPORT _____ OPPOSITION _____

(Optional)

RESIDENT ✓ BUSINESS OWNER _____

OTHER _____

SIGNATURE: Marianne Sluis

PHONE 510-704-9534 DATE 3/15/25

(In case we would like to contact you)

ITEM #: 4 ZAB DATE: 3/13/25

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC _____ (Project Address)

NAME Marianne Teleki

(Please Print- to be sure we spell your name correctly)

SUPPORT _____ OPPOSITION X

(Optional)

RESIDENT X BUSINESS OWNER _____

OTHER _____

SIGNATURE: _____

PHONE 510-468-0423 DATE 3/13/25

(In case we would like to contact you)

ITEM #: 4 ZAB DATE: 3/13/25

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2655 Shattuck
(Project Address)

NAME Elizabeth Ditmars
(Please Print- to be sure we spell your name correctly)

SUPPORT _____ OPPOSITION X
(Optional)

RESIDENT ✓ BUSINESS OWNER _____

OTHER _____

SIGNATURE: [signature]

PHONE 510-325-1514 DATE 3/13/25
(In case we would like to contact you)

ITEM #: 4 ZAB DATE: 3/13/25

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2655 Shattuck
(Project Address)

NAME Ivan Ditmars
(Please Print- to be sure we spell your name correctly)

SUPPORT _____ OPPOSITION X
(Optional)

RESIDENT ✓ BUSINESS OWNER _____

OTHER _____

SIGNATURE: [signature]

PHONE 510-926-1845 DATE 3-13-25
(In case we would like to contact you)

3457 Arlington Avenue, Ste. 104
Riverside, CA 92506
951-779-0787 (V)
www.QuickCaption.com

CITY OF BERKELEY

BERKELEY ZONING ADJUSTMENTS BOARD

MARCH 13, 2025

>> Y. DUFFY: AND THE APPROVAL IS APPEALABLE WITHIN THAT 14 DAYS.

>> CHAIR GAFFNEY THANK YOU. THAT IS APPEALABLE WITHIN THAT 14 DAYS. THAT'S A VERY IMPORTANT POINT. THANK, COMMISSIONER. WE ARE MOVING RIGHT ALONG. AND VERY EXCITINGLY WE HAVE SOMETHING ON THE ACTION CALENDAR TODAY. WE WILL REVIEW 2655 SHATTUCK. WE WILL START WITH THE STAFF PRESENTATION. STAFF, WHENEVER YOU ARE READY, TAKE IT AWAY.

>> CHAIR GAFFNEY ARE YOU THERE?

>> YES, WE HAVE SENIOR PLANNER GORDON.

>> SORRY, I WAS JUST UPGRADED TO A PANELIST AND MY ZOOM FROZE. I APOLOGIZE. SHARON, CAN YOU PLEASE PUT THE PRESENTATION UP, OR DO I NEED TO SHARE MY SCREEN ?*

>> CHAIR GAFFNEY: SORRY, WE ARE TRYING TO GET HER ON LINE RIGHT NOW. WE SEE YOU ON THERE. LOOKS LIKE YOU'RE UNMUTED.

>> CAN YOU SEE MY SCREEN?

>> CHAIR GAFFNEY: IT LOOKS LIKE YOU MIGHT EVEN BE TRYING TO SPEAK.

>> I AM.

>> CHAIR GAFFNEY: BECAUSE YOU'RE NOT MUTED RIGHT NOW. SOMEHOW WE CANNOT HEAR YOU, EVEN THOUGH YOU ARE UNMUTED. HANG TIGHT WITH US. THANK YOU, EVERYONE.

>> HELLO?

>> CHAIR GAFFNEY: SORRY, WE CANNOT TELL IF IT'S AN ISSUE ON OUR END OR YOUR END, SINCE WE HAVEN'T HAD ANYONE SPEAK YET ON ZOOM. BEAR WITH US, WHILE WE FIGURE THAT OUT.

>> CAN YOU HEAR ME NOW? CAN YOU HEAR ME NOW? HELLO?

>> CHAIR GAFFNEY: WE ARE LOOKING FOR SOME ALTERNATIVES, EVERYONE, AND ALSO TESTING THINGS OUT HERE IN THE BOARD ROOM.

>> CHAIR GAFFNEY: I DO SEE SOMEONE WITH THEIR HAND RAISED NOW. I WON'T BE RECOGNIZING ANYONE WITH THEIR HAND RAISED UNTIL WE OPEN UP PUBLIC COMMENT PERIOD. YOU CAN KEEP YOUR HAND UP, BUT I WON'T BE NECESSARILY CALLING ON ANYONE QUITE YET. CAN YOU TRY AND TALK?

>> HELLO. CAN YOU HEAR ME?

>> CHAIR GAFFNEY: I SEE YOU ON THERE. IT LOOKS LIKE YOU'RE TRYING.

>> I AM.

>> CHAIR GAFFNEY: I SEE YOUR LIGHTING UP GREEN, I THINK IT'S ON OUR END. BECAUSE YOU ARE LIGHTING UP AS IF YOU ARE SPEAKING.

>> HELLO, CAN YOU HEAR ME NOW? HELLO?

>> CHAIR GAFFNEY: WE STILL CAN'T HEAR YOU, I'M SORRY. WE'RE TRYING. WE CAN SEE YOU TRYING TO TALK.

>> HELLO, CAN YOU HEAR ME NOW?

>> CHAIR GAFFNEY: I HAVE MY MICROPHONE BACK. I JUST WANT TO LET YOU KNOW WE ARE FIGURING IT OUT. THANK YOU ALL FOR YOUR PATIENCE.

>> CAN YOU HEAR ME NOW? HELLO?

>> CHAIR GAFFNEY: ALL RIGHT. WE ARE BACK AND OUR LOVELY PRINCIPAL PLANNER SHARON GONG WILL BE GIVING THE PRESENTATION AS AN ALTERNATIVE, SO WE CAN KEEP THIS MOVING. THANK YOU ALL.

>> GOOD EVENING, EVERYONE. USE PERMITS ZP 2024-0057 IS A PROPOSAL TO DEMOLISH A ONE STORY, AND CONSTRUCT EIGHT STORY, 84,000 SQUARE FOOT MIXED USE BUILDING CONTAINING 97 DWELLING UNITS INCLUDING 10 VERY LOW-INCOME UNITS AND APPROXIMATELY 2,000 SQUARE FOOT OF COMMERCIAL SPACE IN A 5,000 SQUARE FOOT LOT. LOCATED AT THE NORTHEAST CORNER OF SHATTUCK AND DERBY STREET WITHIN THE ADELINE CORRIDOR DISTRICT. STUR ROUNDING PROPERTY TO THE NORTH, SOUTH AND WEST ARE ALSO WITHIN THE ADELINE COMMERCIAL DISTRICT. PROPERTIES TO THE SOUTH AND EAST WITH ZONED RESTRICTED TWO-FAMILY RESIDENTIAL. THE PROJECT 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. BERKELEY FIRE STATION #5 AND RESIDENTIAL APARTMENT USES. THE HOUSING PROJECT WAS RECENTLY CONSTRUCTED TO THE SOUTH OF THE SITE ACROSS DERBY AND THE SURROUNDING APARTMENT AND MIXED-USE BUILDINGS ARE BETWEEN 5-6 STORIES IN HEIGHT. EXISTING SINGLE-FAMILY HOMES RANGING FROM ONE TO TWO STORIES ARE TO THE EAST AND SOUTH AND ACROSS DERBY STREET. IT'S SERVED BY SEVERAL BUS LINES WITH STOPS ADJACENT AND NEARBY. IN THE ASHBY B.A.R.T. STATION IS LOCATED APPROXIMATELY HALF MILE TO THE SOUTH OF THE PROPERTY. HERE IS A RENDERING LOOKING EAST FROM SHATTUCK AVENUE. THE PROJECT PROPOSES AN 8 STORY MIXED USE BUILDING THAT IS 85 FEET IN HEIGHT ALONG SHATTUCK AND STEPPED DOWN TO 55 FEET IN HEIGHT AT THE REAR OF THE BUILDING. 97 DWELLING UNITS ARE PROPOSED INCLUDING 10 VERY LOW-INCOME QUALIFYING UNITS. THE PROJECT INCLUDES 4,700 SQUARE FEET OF USABLE OPEN SPACE INCLUDING COURTYARD, ROOFTOP DECK AND PRIVATE BALCONIES. BY PROVIDING 10 VERY LOW-INCOME UNITS THE PROJECT IS ELIGIBLE FOR A 50% DENSITY BONUS OR 33 ADDITIONAL UNITS. AND 32 IS BEEN TAKEN. THANKS. A NEIGHBORHOOD MEETING WAS HELD MAY 1ST, 2024 AND ATTENDED BY 17 MEMBERS OF THE PUBLIC. DISCUSSION ITEMS INCLUDED PARKING, NOISE FROM THE ROOFTOP EQUIPMENT, SHADOWS, DENSITY, PRESERVING EXISTING TREES. THE LOCATION OF THE DRIVEWAY ON

DERBY, PUBLIC OPEN SPACE AND THE PRESERVATION OF THE FACADE. THE PROJECT WENT TO THE D.R.C., DESIGN REVIEW COMMITTEE ON FEBRUARY 20, 2025. THREE COMMENT LETTERS WERE RECEIVED, INCLUDING TWO FROM NEARBY RESIDENTS. THE PRIMARY CONCERNS OF THE RESIDENTS INCLUDED THE LOCATION OF THE DRIVEWAY ON DERBY STREET AND IMPACTS OF THE BUILDING'S SHADOWS ON THEIR PROPERTIES. THERE WAS ALSO A LETTER DISCUSSING THE PRESERVATION OF THE EXISTING RELIEFS ON THE BUILDING WHICH ARE SHOWN ON THE SCREEN. THE D.R.C. RECOMMENDED TO PRESERVE AND DESIGN MODIFICATIONS TO REDUCE IMPACT ON NEARBY RESIDENTS INCLUDING STEPPING THE WALL HEIGHT ON THE REAR SIDE OF THE BUILDING DOWN. ADDING DETAILS, COLOR AND MATERIALS TO THE EAST AND SOUTH ELEVATIONS. MAKING THE GARDEN AMENITIES SPACE MORE ACTIVE AND PROTECTING EXISTING TREES ON THE PROPERTY TO THE EAST. THREE COMMENT LETTERS FROM NEARBY RESIDENTS AND BERKELEY NEIGHBORHOOD COUNCIL HAVE BEEN RECEIVED IN RESPONSE TO THE ZAB PUBLIC HEARING NOTICES. THE CONCERNS ARE SIMILAR TO THE PREVIOUS COMMENTS BUT ALSO INCLUDE REQUESTS TO ELIMINATE PARKING, ADD MORE AFFORDABLE UNITS AND HAVE CONCERNS THAT THE APPLICANT IS NOT THE PROPERTY OWNER AND THAT THE PROJECT IS SPECULATION. THE PROJECT IS ELIGIBLE FOR APPROVAL ACCORDING TO THE HOUSING ACCOUNTABILITY ACT. PURSUANT TO THE H.A.A. BECAUSE IT'S COMPLIANT WITH ZONING STANDARDS IT COULD NOT BE REDUCED UNLESS FINDINGS OF ADVERSE IMPACTS TO PUBLIC HEALTH AND SAFETY COULD BE MADE. SENATE BILL 330 LIMITS PUBLIC HEARINGS

TO FIVE HEARINGS. THIS IS THE THIRD PUBLIC HEARING FOR THIS PROJECT. THE CITY COULD HOLD TWO MORE BUT ONE IS RESERVED FOR APPEAL TO CITY COUNCIL. AT THIS TIME STAFF RECOMMENDS THAT THE ZAB APPROVE THE PROJECT.

>> CHAIR GAFFNEY: WONDERFUL. THANK YOU SO MUCH, PRINCIPAL PLANNER GONG. WE WILL START WITH ANY COMMISSIONER QUESTIONS FOR STAFF. DID ANY QUESTIONS ARISE? THERE WILL BE ANOTHER OPPORTUNITY FOR QUESTIONS, THIS IS NOT YOUR ONLY ONE. COMMISSIONER KASHANI?

>> A. KASHANI: THANK YOU. I HAVE THREE QUESTIONS. THERE'S A CONCERN RAISED BY NEIGHBORS THAT RECEIVED A LETTER ABOUT WHETHER THE APPLICANT HAS CONTROL OF THE PROPERTY. SO MY UNDERSTANDING IS WHEN AN APPLICATION IS SUBMITTED, THE OWNER OF THE RECORD HAS TO SIGN THE APPLICATION. EVEN IF IT IS APPLIED BY A THIRD PARTY. IS THAT THE CASE HERE?

>> WE DON'T HAVE LISA GORDON ONTO ANSWER QUESTIONS. OR DO WE?

>> CHAIR GAFFNEY: SHE IS ON THERE. I SEE HER AT LEAST.

>> COULD SHE BE THE PHONE NUMBER 916 --

>> CHAIR GAFFNEY: I SEE HER, LISA GORDON. SHE IS ON THE TOP OF OUR SCREEN RIGHT NOW. AND I ACTUALLY SEE HER UNMUTED. BUT WE MIGHT STILL BE HAVING THE ISSUES WE WERE HAVING BEFORE.

>> I HAVE A SUGGESTION. COMMISSIONER KASHANI, MY UNDERSTANDING IS THE SAME AS YOURS IS THE APPLICANT DOES NOT NEED TO BE THE OWNER BUT THERE WOULD BE SOMETHING IN THE FILE FROM THE OWNER

RELEASING THE WORK TO, IN THIS CASE THE ARCHITECT. WHILE WE'RE HAVING TECHNICAL DIFFICULTIES, MAYBE ONE OF THE PLANNERS COULD LOOK UP THE APPLICATION ONLINE AND SEE THE NAME OF THE OWNER THAT SIGNED THAT DOCUMENT. BUT THAT IS VERY STANDARD PRACTICE, THAT'S MY UNDERSTANDING AS WELL.

>> A. KASHANI: YEAH.

>> Y. DUFFY: ALSO, I THINK WE WOULD, IF I MAY, WE COULD ALSO, I THINK SOMETIMES IT'S NICE WHEN WE HAVE QUESTIONS FOR STAFF THAT THEY GET TIME TO ADDRESS IT ON THEIR OWN AND THEN THEY CAN COME BACK TO US. SO IF THERE ARE ANY OTHER QUESTIONS AT THIS TIME, WE CAN MAYBE, SOMETIMES THAT HELPS.

>> CHAIR GAFFNEY: NO, TOTALLY. AND OBVIOUSLY STAFF IS A LITTLE BUSY RIGHT NOW, THEY WILL BE TRYING TO FIGURE OUT HOW TO, WE WILL BE MOVING PUBLIC COMMENT TO ONLINE AS WELL. SO WE WILL NEED TO FIGURE THIS OUT AT SOME POINT. SHARON CAN ANSWER QUESTIONS RIGHT NOW. SO WE ARE... WE ARE FIGURING IT OUT. HOLD ON ONE SECOND.

>> CAN YOU HEAR ME NOW?

>> CHAIR GAFFNEY: NO. IT STILL MUST BE A BOARD ROOM ISSUE. RATHER THAN A... SEEMS LIKE OUR AUDIO IS STILL NOT WORKING.

>> I CAN HEAR MYSELF ON THE ZOOM.

>> WE DO HAVE, SHE HAS EMAILED US THE ANSWER TO THE QUESTION. SHE SAYS, YES, THE PROPERTY OWNER GIVES AUTHORIZATION.

>> CHAIR GAFFNEY: WONDERFUL.

>> A. KASHANI: GOOD, THANK YOU. I HAVE A FOLLOW-UP QUESTION. THERE'S ANOTHER CONCERN RAISED ABOUT THE LOCATION OF ACCESS OF VEHICLES [INDISCERNIBLE] [INTERFERENCE ON ZOOM] VEHICLES TURNING RIGHT OUT, COULD STAFF ANSWER THAT QUESTION? LEFT TURN, THANK YOU. ON DERBY.

>> LET'S JUST CLARIFY, SO, LET ME PULL UP THE PLANS. PULLING UP ON DERBY, YOU SAID TURNING, SO YOU SAID NO TURNING LEFT ON DERBY AND ONLY ALLOWING RIGHT TURNS ONTO DERBY? OKAY, WE ARE FIGURING OUT THAT ANSWER RIGHT NOW.

>> A. KASHANI: THANK YOU.

>> CHAIR GAFFNEY: YES.

>> A. KASHANI: ONE LAST QUESTION. THEY ALSO SAY WHY ONLY 10% AFFORDABLE? WHY DON'T WE DO 20%? IS THAT A STATE REQUIREMENT? ARE WE COMPLYING WITH STATE LAW? WE CANNOT REQUIRE 20%? THAT'S THE QUESTION.

>> D. SANDERSON: THE CITY COULD BUT THAT'S NOT STATE LAW. THE CITY COULD REQUIRE MORE INCLUSIONARY THAN STATE LAW. THAT'S WHAT STATE LAW SPECIFIES FOR DENSITY BONUS. SO THEY HAVE MET THE REQUIREMENT WITH THE 10% FOR DENSITY BONUS. IF THEY WANTED TO HAVE MORE THAN 10% THEY CERTAINLY COULD. THE CITY DOESN'T REQUIRE MORE THAN 10%. IT'S NOT SOMETHING, I DON'T THINK WE COULD HANDLE THAT NOW. BUT YOU KNOW THAT PERCENTAGE HAS CHANGED OVER TIME. YOU WILL SEE SOME PROJECTS THAT HAVE MORE. BUT THIS PROJECT, I THINK HAS ONLY PROPOSED THE 10%.

>> A. KASHANI: THANK YOU.

>> CHAIR GAFFNEY: COMMISSIONER THOMPSON?

>> M. THOMPSON: JUST TO FOLLOW-UP ON THAT, THE REPORT SAYS THAT THE PROJECT PROVIDES 15% BELOW MARKET RATE UNITS. BUT THE LETTER SAYS IT'S 10%. AND I'M JUST WONDERING IF THERE COULD BE A CLARIFICATION.

>> OKAY, I DO HAVE LISA ON THE PHONE HERE, SO MAYBE I COULD PUT HER UP TO THE MICROPHONE. OKAY, LISA, DO YOU WANT TO ANSWER?

>> THANK YOU, SORRY ABOUT THE AUDIO ISSUES. THE PROJECT PROVIDES 15% AFFORDABLE UNITS. THE OTHER 5%, TO MAKE UP THE CITY'S INCLUSIONARY REQUIREMENTS, THE CITY OF BERKELEY REQUIRES 20% IS PAID IN A FEE-FORM.

>> D. SANDERSON: COULD SHE REPEAT HOW MANY IS BEING PROVIDED AS UNITS? 15% IS UNITS AND THE OTHER 5% AS FEE?

>> YES.

>> D. SANDERSON: OKAY.

>> CHAIR GAFFNEY: WONDERFUL. THAT WAS GREAT. THANK YOU FOR THE CLARITY. AND WE HAD THAT OTHER QUESTION, WHICH WAS, IS THERE NO LEFT TURN ALLOWED AND ONLY RIGHT TURNS ALLOWED AND IS THAT WRITTEN IN THE CONDITIONS OF APPROVAL?

>> IT'S UNRESTRICTED TURNING MOVEMENTS FOR THAT PARKING GARAGE. SO THERE'S NOTHING IN THE CONDITIONS THAT WOULD RESTRICT LEFT TURNS.

>> CHAIR GAFFNEY: OKAY, IS THAT SOMETHING THAT WE, I GUESS WE

WILL LEAVE THAT UP FOR DEBATE LATER. WE WILL FIGURE THAT OUT.
SO. ANY MORE QUESTIONS FOR STAFF? COMMISSIONER SANDERSON?
>> D. SANDERSON: JUST TO SHOW YOU HOW ILL-EQUIPPED I AM AT USING A COMPUTER, I CANNOT FIND ON THE PLANS THE DRIVEWAY EXITING ON TO DERBY.
>> A SMALL DRIVEWAY, IT'S ABOUT 18-20 FEET. 35 FEET TO THE WEST OF THE EASTERN PROPERTY LINE.
>> D. SANDERSON: OKAY, I SEE IT NOW. AND THAT'S THE ONLY ENTRANCE? YOU HAVE A FRONT DOOR FOR PEDESTRIAN ENTRANCE, RIGHT?
>> CORRECT. THE PARKING GARAGE IS FOR THE RESIDENTIAL USES ONLY.
>> D. SANDERSON: ALL RIGHT.
>> CHAIR GAFFNEY: I HAVE ONE QUESTION RELATED TO PARKING. THIS ALSO MIGHT BE IN THE CONDITIONS OF APPROVAL. BUT I ALWAYS FORGET. IS THERE ANY PUBLIC TRANSIT INCENTIVES GIVEN TO THESE RESIDENTS?
>> YES, THE PROJECT WILL COMPLY WITH THE T.D.M. REQUIREMENTS IN THE CONDITIONS OF APPROVAL. LET ME CHECK THOSE OUT RIGHT NOW.
>> CHAIR GAFFNEY: WONDERFUL. THANK YOU SO MUCH. AND WE ARE WORKING AND WE CAN HEAR YOU ALL NOW. THIS IS EXCITING.
>> THIS IS EXCITING.
>> CHAIR GAFFNEY: WE HAVE ALWAYS BEEN ABLE TO FIGURE IT OUT. THANK YOU SO MUCH FOR CHECKING ON THAT. WHILE SHE IS LOOKING THAT UP, LOOKS LIKE WE ARE GETTING STAFF QUESTIONS. LET'S MOVE OVER TO THE APPLICANT PRESENTATION. I THINK WE ARE READY. THIS

IS NOT YOUR LAST CHANCE TO ASK STAFF. IT'S NOW TIME FOR THE APPLICANT PRESENTATION. FIVE MINUTES TO THE APPLICANT. YOU WILL GET THREE MINUTES OF REBUTTAL OR LATER, OR FIVE MINUTES, I FORGET. BUT RIGHT NOW, START WITH FIVE MINUTES HERE.

>> [OFF MIC] GOOD EVENING, COMMISSIONERS. BUDDY WILLIAMS, STUDIO KDA. THIS IS TILL HOUTERMANS. I WILL GIVE YOU LESS THAN FIVE MINUTES BECAUSE SHARON DID AN EXCELLENT JOB OF PRESENTING THE PROJECT. THEY CAN SEE. SO IN TERMS OF THE CONTEXT, THE PRIMARY ONES BEYOND WHAT SHARON TALKED ABOUT WAS THAT WE ARE ALONG THE HEAVY COMMERCIAL CORRIDOR OF SHATTUCK. AND WE PLACED THE COMMERCIAL ASPECTS OF PROGRAM ALONG SHATTUCK AVENUE. THAT ALSO LED TO PLANNING CODE AS WELL AS GOOD PRACTICE IS TO HAVE THE PARKING OFF THE SIDE OF THE PROPERTY. ON DERBY. BECAUSE WE HAVE MOST PEDESTRIANS ON SHATTUCK, WE DON'T WANT THE CARS CROSSING ACROSS ON SHATTUCK AVENUE. IT'S SAFER FOR PEDESTRIANS IF IT'S ON DERBY. THAT'S A FAIRLY TYPICAL PLANNING PRACTICE HERE IN THE CITY OF BERKELEY. THE OTHER INTERESTING PART ABOUT THIS SITE, GO AHEAD? IS THAT THE SHAPE OF IT TO THE WEST HAS THIS ANGULAR PIECE TO IT. AND SO GIVEN THAT -- I CAN DO IT FROM HERE. IS THAT GIVEN THE ANGULAR PIECE OF THE SITE THAT JUTS OUT TO THE WEST, IT ALLOWED US TO BREAK, AND ALSO THE SQUARE SITE, NOT A SKINNY SITE WE WOULD NORMALLY LOAD TO THE STREET. THIS ALLOWED US TO CREATE TWO SEPARATE BUILDING PROGRAMS. AND WHAT'S NIFTY ABOUT THAT IS THE COMMERCIAL AND TALLER SECTION GOES WEST ALONG

SHATTUCK. AND THEN THE FIVE STORY GOES TOWARDS THE EAST ALONG DERBY AND THE RESIDENTIAL NEIGHBORHOOD. SO WE HAVE THAT NATURAL STEPPING OF THE BUILDING AS WE GO OFF THE HEAVIER COMMERCIAL STREET TOWARDS THE RESIDENTIAL NEIGHBORHOOD. WHAT'S ALSO NIFTY ABOUT THAT AND SOMEWHAT UNIQUE FOR PROJECTS IN BERKELEY, IT ALLOWED US TO CREATE THIS ENTRY COURTYARD, WHICH IS OFF THE BIKE ROOM, OFF THE MAIL ROOM, OFF THE GARAGE, IN BETWEEN THE TWO SECTIONS. SOUTH FACING ENTRY COURTYARD. NICE GATEWAY AND THE WALK-IN RIGHT INTO THE KNUCKLE OF THE BUILDING, WHICH IS CIRCULATION ENTRY MAIL AND WAITING FOR YOUR UBER. WHAT'S ALSO NIFTY ABOUT ME, GOING TO ONE MORE POINT FOR OUR LESS THAN FIVE MINUTES, IS THAT WE HAVE CONDITIONAL ONE, TWO BEDROOMS AND STUDIOS BUT WE ALSO HAVE THIS SKIP-STEP TOWNHOME TYPE UNITS ON THE TOP FLOOR ON THE WEST SIDE. THE THING ABOUT SKIP STEP, IF WE LOOK AT, IS THIS FLOOR 6? I CAN'T READ THAT. IS THAT WE DON'T HAVE A HALLWAY DOWN THE MIDDLE OF THE BUILDING. THAT'S ONLY ON THE 7TH FLOOR. SO YOU ARE GOING UP ON THE 7TH FLOOR AND YOU CAN GO DOWN TO YOUR UNIT FOR A FULL FLOOR, NO HALLWAY, OR YOU CAN GO UP TO THE 8TH FLOOR AND DO THE SAME THING WITH NO HALLWAY. IT'S NIFTY BECAUSE WHAT YOU TYPICALLY SEE ON A TOWN HOUSE, PUT IT ON HIGH ON THE COMMERCIAL AND SHATTUCK SIDE OF THE PROJECT, IT'S ALSO WHERE THE BEST VIEWS ARE AS WELL. THAT'S SOMEWHAT UNIQUE, WE HAVE 10 THREE-BEDROOMS WHICH IS ROUGHLY HEAVY THIS CLOSE TO CAMPUS. SO THAT'S PARTLY WHY WE ARE EXCITED ABOUT IT, IT'S AN

UNUSUAL MIX THAT'S HAPPENING. THOSE ARE THE MAIN POINTS I WANTED TO MAKE IN A FEW MINUTES.

>> CHAIR GAFFNEY: ALL RIGHT. WONDERFUL. THANK YOU SO MUCH. WE WILL MOVE OVER TO ANY COMMISSIONER QUESTIONS FOR THE APPLICANT? COMMISSIONER SANDERSON?

>> D. SANDERSON: I THINK I SAW IN THE STAFF REPORT, BUT YOU CAN'T FIND IT NOW, WHETHER THE COURTYARD IS PUBLIC? IT'S PRIVATE?

>> PRIVATE.

>> D. SANDERSON: YOU DON'T HAVE ANY PUBLIC OPEN SPACE?

>> WE HAVE PUBLIC OPEN SPACE, BUT [OFF MIC] IF YOU LOOK AT THE SITE PLAN --

>> CAN YOU SPEAK INTO THE MICROPHONE?

>> TO ANSWER, OVER HERE AT THE SOUTHWEST CORNER, OFF OF HOPEFULLY WOULD BE CAFE IN THAT RETAIL COMMERCIAL SPACE, WE DIDN'T BUILD ALL THE WAY TO THE PROPERTY LINE. WE PULLED BACK AWAY FROM THE PROPERTY LINE IN THAT SOUTHWEST CORNER. AND THAT IS PART OF THE PUBLIC OPEN SPACE.

>> CHAIR GAFFNEY: THANK YOU. COMMISSIONER?

>> COULD I ADD ONE MORE POINT? THANK YOU. THERE'S SOME MURALS TALKED ABOUT IN L.P.C. SO WHAT WE SHOWED WAS A SLIDE, WHICH I CAN SHOW HERE AGAIN. WE THOUGHT IT WAS A GOOD IDEA. IT'S SO HARD TO SEE. THEY DIDN'T LIKE THE IDEA OF PUTTING THEM ON THE ENTRY GATE. BUT WE WANT TO INCORPORATE THOSE REALLY NIFTY ART PANELS

THAT WERE PART OF THE EXISTING BUILDING INTO THE NEW PROJECT. IDEALLY IT'S ON SHATTUCK, MAYBE INSET IN THE CONCRETE WALL AND A PLAQUE PLACED, AND THAT'S A NICE WAY TO SAVE WHAT IS ONE OF THE NICER ASPECTS OF THE EXISTING BUILDING.

>> CHAIR GAFFNEY: THANK YOU. COMMISSIONER DUFFY?

>> Y. DUFFY: I HAVE A QUESTION. I THINK THERE ARE REALLY EXCITING ASPECTS TO THIS PROJECT AND UNIQUE PIECES WHERE EVERYONE COULD BENEFIT. ONE OF THEM BEING THE PUBLIC OPEN SPACE ON THE CORNER, WHICH WE DON'T OFTEN SEE. ACTUALLY, SHATTUCK AND ADELINE BOTH HAVE A HISTORY OF HAVING THESE KIND OF BULB OUT CORNERS WHERE PEOPLE CAN GATHER. I THINK THEY ARE OFTEN KIND OF VACANT BUT THEY ARE PART OF THE URBAN DESIGN AND FABRIC AS YOU GO DOWN THE BOULEVARD, WHICH IS GREAT. TO SEE THE BUILDING NOT JUST BUILT TO THE CORNER, EVEN THOUGH TECHNICALLY, YOU ARE ALLOWED TO, IS EXCITING. MY QUESTION IS AROUND THE MAINTENANCE OF THAT OPEN PUBLIC SPACE. AND WHAT ARE YOUR INTENTIONS OF THE MAINTENANCE OF THE PRIVATELY-OWNED OPEN SPACE, DO YOU HAVE AN AGREEMENT WITH THE CITY?

>> WE DON'T, BUT THE MANAGEMENT OF THE BUILDING AS THEY GET INTO THE DRAWINGS. I KNOW THERE'S ALSO THAT TREE WELL THERE IN THE CORNER TOO. IT'S A CONCRETE PLANTER. WE HAVE BEEN TELLING OUR CLIENT, LOOK, YOU SHOULD ALSO GO TO D.P.W. AND HIT THEM UP TO MAKE THAT A BETTER SPOT. THAT TREE IN THERE IS OKAY, BUT IT MAY BE YOU ADD PART OF YOUR LANDSCAPING MONEY YOU SPEND AT THAT

SOUTHWEST CORNER, THAT 10-FOOT ROUND CONCRETE PLANTER WITH A PLACE TO SIT. THE IMAGES WE SHOWED ARE, YEAH, THIS GUY RIGHT HERE. BETWEEN THE TWO OF THOSE, THAT COULD BE A PRETTY NIFTY SPACE. ESPECIALLY AS WE PLANT UP THIS SOUTHWEST EDGE, BUT LEAVE SPACE FOR TABLES AND THE LIKE, IF IT EVER GOES TO A CAFE OR A GYM OR WHATEVER COMES INTO THE COMMERCIAL SPACE.

>> CHAIR GAFFNEY: ALL RIGHT. WONDERFUL. COMMISSIONER, VICE CHAIR YUNG, OR NO, DID YOU HAVE ANOTHER QUESTION, CHAIR DUFFY, OR COMMISSIONER DUFFY, SORRY.

>> Y. DUFFY: YEAH, I MEAN, I REALLY DO HAVE A QUESTION AROUND, AND MAYBE THIS IS SOMETHING ONCE YOU GET INTO BUILDING PERMIT, BUT AROUND THE CONTROL AND MAINTENANCE OF THE PUBLIC REALM THERE. I KNOW THAT COULD BE AN ISSUE, AND I THINK IT'S IMPORTANT TO ADDRESS AHEAD OF TIME. I ASSUME AS AN ESTEEMED LOCAL ARCHITECT, YOUR FIRM, YOU KNOW WHAT TO DO. I'M JUST CHECKING BECAUSE IT'S VERY EXCITING AND IT'S IMPORTANT TO MAKE IT RIGHT.

>> YES, AND WE HAVE TO OF COURSE, THE CLIENT MAKING SURE THEY ARE TAKING CARE OF IT WITH D.P.W. AND MAKE SURE IT WORKS FOR BOTH.

>> CHAIR GAFFNEY: VICE CHAIR YUNG?

>> VICE CHAIR YUNG: JUST GOING BACK TO ADDRESSING SOME OF THE COMMENTS WE RECEIVED, COULD YOU TALK TO YOUR PROJECT'S -- SO SOMEONE SAID LIMITING LEFT TURNS, I BELIEVE ON DERBY STREET. BUT MY UNDERSTANDING IS THAT IS IN THE PUBLIC RIGHT OF WAY. COULD

YOU TALK ABOUT YOUR PROJECT'S ABILITY TO ALTER TRAFFIC PATTERNS OUTSIDE OF THE PARCEL?

>> COULD WE DO WHAT? COULD WE TALK? COULD WE DISCUSS THAT?

>> VICE CHAIR YUNG: IS IT POSSIBLE FOR YOUR PROJECT TO RESTRICT LEFT TURNS INTO THE DRIVEWAY FROM DERBY.

>> IT WOULD BE POSSIBLE, NOT DESIRABLE, BUT POSSIBLE.

>> CHAIR GAFFNEY: SORRY, YOU HAVE TO GO TO THE MICROPHONE.

>> I ACTUALLY DON'T KNOW IT'S POSSIBLE FOR US. WE COULD CERTAINLY SAY NO LEFT TURN IN OUR GARAGE. BUT WE CAN'T, YOU ARE ON TRAFFIC, YOU ARE ON TRANSPORTATION, MAYBE NOT TRAFFIC. I DON'T KNOW THAT WE HAVE THE RIGHT TO DIRECT WHAT TRAFFIC, HOW PEOPLE DRIVE ON THE STREETS OF BERKELEY.

>> D. SANDERSON: YOU HAVE THE RIGHT AND THE BOARD HAS THE RIGHT TO MAKE A CONDITION OF APPROVAL THAT WHEN PEOPLE EXIT YOUR GARAGE, THEY CAN ONLY TURN RIGHT. WE HAVE DONE THAT ON NUMEROUS PROJECTS. IT HAS A MIXED REPUTATION. FOR PEOPLE WHO WOULD BE TURNING ONTO DERBY FROM SHATTUCK, THEY WOULD BE, AT LEAST WOULD HAVE TO GO LEFT INTO THE GARAGE. BUT THAT'S OFTEN A CONCERN OF NEIGHBORS NOT WANTING PEOPLE DRIVING THROUGH THEIR NEIGHBORHOODS.

>> THAT MAKES SENSE.

>> D. SANDERSON: IF THE BOARD IS CONSIDERING THAT, IT'S SOMETHING THAT WE HAVE REQUIRED ON OTHER PROJECTS.

>> CHAIR GAFFNEY: THANK YOU FOR THAT CLARIFICATION. I REMEMBER

THAT'S SOMETHING WE HAVE DONE. COMMISSIONER SANDERSON, DID YOU HAVE A QUESTION AS WELL?

>> D. SANDERSON: ON THIS LITTLE TRIANGLE ON OF THE NORTHWEST CORNER, THAT'S YOUR PROPERTY. LOOKS LIKE THERE'S SEATING THERE, ARE YOU GOING TO PUT MORE PERMANENT SEATING TO MAKE IT MORE COMFORTABLE?

>> SO FAR THE LANDSCAPE PLANS DO NOT SHOW PERMANENT. IT SHOWS PLANTING MATERIAL AND HARD SCAPE IN THAT CORNER. I THINK IT GOES TO WHAT IS PROGRAMMED IN THAT COMMERCIAL SPACE, AS TO VIABILITY OR DESIRABILITY OF PERMANENT SEATING PLACES. ARE WE SHOWING THE BIG SCULPTURAL ROCK THING IN THE LANDSCAPE?

>> [OFF MIC] NO, IT IS NOT.

>> D. SANDERSON: OKAY, THANK YOU.

>> CHAIR GAFFNEY: COMMISSIONER KASHANI?

>> A. KASHANI: THANK YOU, I WANT TO FOLLOW-UP ON THE NO-LEFT TURN FROM THE GARAGE. I THINK IT'S PRUDENT TO MAKE THAT CONDITION TO LIMIT THE IMPACT OF VEHICLES ONTO THE RESIDENTIAL NEIGHBORHOOD.

>> D. SANDERSON: WE COULD DISCUSS.

>> CHAIR GAFFNEY: THANK YOU, WE WILL DISCUSS THAT, WHEN WE DO COMMISSIONER COMMENTS. I THINK THAT'S A GREAT THING TO TALK ABOUT. DO WE HAVE ANY MORE QUESTIONS? YES, COMMISSIONER DUFFY?

>> Y. DUFFY: I HAVE ONE. KNOWING THE DENSITY BONUS AND WHAT TECHNICALLY YOU ARE ALLOWED TO DO BY PROVIDING THIS ABUNDANCE OF

HOUSING WE ALL NEED, ARE YOU REQUIRED TO STEP THE BUILDING, TO SPLIT THE BUILDING AND STEP THE BUILDING LIKE THAT? THE QUESTION THEN IS, I SEE YOU SHAKING YOUR HEAD NO. TECHNICALLY THEN, LEGALLY, YOU WOULD BE ABLE TO DO A BUILDING THAT IS FLAT ON TOP AND JUST AS TALL. IS THAT RIGHT? FROM A MASSING PERSPECTIVE? MAYBE MY SECOND QUESTION IS, IS IT VOLUNTARY THAT YOU ARE STEPPING THE BUILDING DOWN?

>> THE ANSWER IS, THE BUILDING ON THE EAST SIDE OF THE STREET, OR THE EAST SIDE OF THE PROPERTY COULD BE WITHIN FIVE FEET OF THE PROPERTY LINE, EIGHT STORIES TALL. BY RIGHT. WITH NO DISCUSSION.

>> Y. DUFFY: THANK YOU.

>> CHAIR GAFFNEY: ALL RIGHT. THANK YOU, COMMISSIONERS. ARE WE, ANY MORE QUESTIONS BEFORE WE MOVE TO PUBLIC COMMENT? IT LOOKS LIKE NOT, SO APPLICANT, YOU ARE GOOD TO SIT DOWN NOW. YOU WILL HAVE A CHANCE FOR REBUTTAL AFTER PUBLIC COMMENT. IT'S NOW THE PUBLIC COMMENT PORTION OF THE EVENING. SO LET ME EXPLAIN A LITTLE HOW THIS GOES BECAUSE WE HAVE A FAIR AMOUNT OF COMMENTERS TODAY WHICH IS VERY EXCITING. IF YOU HAVEN'T ALREADY TURNED YOUR GREEN CARD, WHICH LOOKS LIKE A LOST YOU HAVE. COME HERE AND SUBMIT A GREEN CARD TO ME. IF YOU ARE ONLINE, RAISE YOUR HAND SO I CAN GET A GOOD IDEA HOW MANY PEOPLE ARE SPEAKING. LOOKS LIKE WE HAVE ABOUT 9-10 PEOPLE IN PERSON. WE ONLY HAVE ONE SO FAR ON THE COMPUTER. SO RIGHT NOW I AM GOING TO STILL HOLD IT TO TWO

MINUTES PER COMMENT. THAT BEING SAID I REALLY WANT TO BE STRICT ON REALLY LIMITING IT TO TWO MINUTES, IN ALL FAIRNESS. WE WILL HAVE A TIMER ON THE SCREEN. I'M GOING TO REMIND EVERYONE AT 1:30 AND JUST GIVE YOU A BRIEF, HEY YOU HAVE 30 SECONDS. AND REMIND AT TWO MINUTES, IF YOU COULD WRAP UP THE LAST THING YOU SAY, I JUST WANT TO MAKE IT FAIR FOR EVERYONE. SO WE ARE REALLY GOING TO TRY TO WORK STRICTLY WITHIN THOSE TWO MINUTES. WE ARE GOING TO START OFF NOW WITH EUGENIE KANADU. WHEN HE GETS THERE? OKAY, PERFECT. ALL RIGHT. IVAN DITMUS. COME ON UP. YOU HAVE TWO MINUTES. WE WON'T START THE TIMER UNTIL YOU ARE HERE, TURN ON YOUR MICROPHONE. IT'S A LITTLE GUY WITH -- PERFECT, I WILL REMIND YOU AT 1:30 AND 2 MINUTES.

>> SORRY, I DON'T KNOW WHICH BUTTON IT IS.

>> CHAIR GAFFNEY: GUY WITH A LITTLE FACE, IT SHOULD BE ON THE MICROPHONE.

>> THE GUY'S FACE?

>> Y. DUFFY: WE CAN HEAR YOU.

>> OKAY, GREAT.

>> CHAIR GAFFNEY: SORRY.

>> HI, I'M ONE OF THE NEIGHBORS JUST TO THE EAST, AND I THINK A LOT OF PEOPLE ARE GOING TO TALK ABOUT DIFFERENT ASPECTS OF THE PROJECT BUT I WANTED TO FOCUS ON SOMETHING THAT WAS BROUGHT UP AT THE DESIGN REVIEW, WHICH I GUESS GETS TO YOUR POINT ABOUT THE FACT IT COULD BE RIGHT UP TO THE BUILDING, WHICH I GUESS THAT'S

A MATTER OF RIGHT. I WOULD ASK THE DESIGNERS AND YOU GUYS TO CONSIDER REQUESTING THAT THEY STEP IT DOWN FURTHER THAN IT IS. IT'S A REALLY LIKE TALL STRAIGHT GRAY WALL THAT IS JUST GOING TO LOOK OUT INTO SO MANY PEOPLE'S PRIVATE SPACES AND BACKYARDS. AND REALLY CHANGE THE CHARACTER OF THE NEIGHBORHOOD. SO, WAYS THAT WE HAVE ALL THOUGHT ABOUT DOING THAT ARE ELIMINATING OR REDUCING THE SIZE OF THIS KIND OF DEAD ZONE THAT IS TO THE RIGHT OF THE KIND OF, OR TO THE NORTH OF THE PASSAGE WAY THAT'S GOING TO BE THIS REALLY DARK LIKE CAVERNOUS AREA THAT WILL BE SHADOWED ON ALL SIDES BY 5-8 STORIES ONCE THAT AUTO LOT IS BUILT UP. SO THAT SPACE SEEMS RELATIVELY UNLIKELY TO BE USED AND COULD BE PUT TO BETTER USE BY PUTTING UNITS THERE AND USING THE INCREASED NUMBER OF UNITS TO STEP THE BUILDING DOWN, OR SOMETHING ALONG THOSE LINES. IF THAT'S NOT ON THE TABLE, I THINK THE CURRENT DESIGN OF THE BUILDING IS JUST THIS SORT OF LIKE FLAT GRAY WALL AND THERE'S NO REAL EFFORT TO PUT IN ANY KIND OF LIKE INTEREST OR LESS OPPRESSIVE DESIGNS, SO I WOULD REALLY LIKE TO REQUEST SOME KIND OF LIKE MITIGATION OF THAT, REALLY KIND OF BRUTAL APPEARANCE. I GUESS I'VE GOT 20 SECONDS LEFT, SO I WILL CEDE THOSE, IF THAT'S POSSIBLE.

>> CHAIR GAFFNEY: THANK YOU SO MUCH FOR YOUR COMMENTS. ALL INCREDIBLY IMPORTANT. WE WILL KEEP MOVING RIGHT ALONG, ELIZABETH DITMARS? YOU HAVE TWO MINUTES, AS SOON AS YOU ARE READY.

>> IS IT ON? OKAY. I'M ALSO DIRECTLY TO THE EAST. SO IT WOULD

COMPLETELY WRECK MY LITTLE PARADISE THAT I'VE BEEN ENJOYING FOR 30 YEARS. BUT I'M JUST ONE PERSON. BUT IT WILL AFFECT THE WHOLE NEIGHBORHOOD, I THINK. I VERY MUCH AGREE WITH WHAT MY SON IVAN JUST SAID. BUT I ALSO WANT TO ASK ABOUT THE SHATTUCK STREET AND I KNOW WE HAVE ARGUED AGAINST POSSIBLE ENTRANCE OF VEHICLES THERE. BUT WHAT WOULD BE LEFT THAT IS PROTECTING THE ENTRANCE RIGHT NOW TO THE DEVIDA BUILDING ARE PIECES AND EXTRA PART OF SHATTUCK THERE THAT'S PROTECTED. IT'S LIKE AN EXTRA LANE THAT IS NOT THE MAIN SHATTUCK LANE. I WONDER IF THE BUILDING COULD USE THAT IN ANY WAY TO MAYBE SHIFT THE WHOLE THING A LITTLE BIT. I'M JUST CURIOUS ABOUT WHAT HAPPENED TO THAT STREET THAT HAS GOT AN EXTRA LANE THAT IT WON'T BE USING ANY MORE. I DON'T KNOW IF THAT'S CLEAR ENOUGH. IF YOU CAN UNDERSTAND WHAT I'M REFERRING TO.

>> CHAIR GAFFNEY: WE WILL DEFINITELY DEBATE THAT DURING PUBLIC COMMENT PERIOD, OR SORRY, DURING OUR COMMISSIONER COMMENT PERIOD, SO.

>> ALL RIGHT. OKAY.

>> CHAIR GAFFNEY: THANK YOU SO MUCH. ALL RIGHT, THANK YOU, EVERYONE FOR STAYING ON TIME SO FAR. WE WILL GO WITH MARY ANNE SOLIS? MARY ANNE? HI, MARY ANNE, HELLO.

>> I WILL BE BRIEF, I SENT A LETTER THAT GOT LOST SOMEWHERE IN PLANNING, SO IT SAT FOR A WEEK. I HOPE YOU GOT IT. SOME OF MY CONCERNS HAD TO DO WITH INCREASED AFFORDABLE HOUSING. I THINK

MOST ARE AWARE WE HAD A MULTI-YEAR PROCESS AROUND THE CORRIDOR AND SHATTUCK. ONE OF THE PRIORITIES IS AFFORDABLE HOUSING. AND THE ENTIRE ZONING CODE WAS CHANGED TO INCENTIVIZE AFFORDABLE UNITS. IT'S BEEN A PRIORITY IN SOUTH SHATTUCK SINCE THE 1960S. IT'S VERY DISAPPOINTING TO SEE FEW UNITS IN AN AREA THAT WAS SPECIFICALLY DESIGNED FOR MORE AFFORDABLE HOUSING. SO THE 85 FEET THAT'S BEEN DISCUSSED WAS SUPPOSED TO BE IN RETURN FOR 24% AFFORDABLE HOUSING. AND IT'S IRONIC THAT THE STATE DENSITY BONUS ACTUALLY PROVIDES FEWER UNITS THAN IF THE CITY WAS ALLOWED TO DO ITS OWN ZONING. I FIND THIS TO BE A TRAVESTY PERSONALLY. ALSO THE SETBACKS, SAME THING, IT'S SUPPOSED TO BE TEN FOOT SETBACK AND 20 FOOT AT THE SECOND STORY, WHICH IS EXACTLY WHAT THIS DEVELOPER HAS DONE. WE APPRECIATE HE HAS AT LEAST DONE THAT MUCH. WE ARE AWARE IT COULD BE WORSE BUT THAT'S NOT THE WAY TO APPROACH LAND USE OF OUR CITY. I ALSO BELIEVE WE SHOULD BE LOOKING AT ENCROACHMENTS. I MENTIONED THAT, I REALIZE THIS IS NOW A PUBLIC WORKS ISSUE. BUT I DON'T UNDERSTAND WHY THEY CAN ENCROACH INTO THE PUBLIC RIGHT OF WAY, EVEN IF IT'S IN THE AIR AND THE PUBLIC IS NOT ALLOWED TO PARTICIPATE IN THAT UNTIL AFTER THE PROJECT HAS BEEN APPROVED. IF YOU READ MY LETTER I EXPLAIN THAT IN MORE DETAIL. I'M HAPPY TO SPEAK WITH ANYBODY ABOUT THIS. MY PHONE NUMBER IS AVAILABLE, IF ANYONE WANTS TO CALL ME, I WOULD LOVE TO BRING THIS TO CITY COUNCIL, BECAUSE I BELIEVE THIS LAND IS IN THE PUBLIC TRUST. IT'S HELD IN THE PUBLIC TRUST BY

THE CITY. AND I DON'T BELIEVE THAT WE SHOULD BE GIVING THAT AWAY, AND I DON'T UNDERSTAND WHY THIS PROJECT IS ALLOWED TO, YOU KNOW, JUST KIND OF -- THIS IS SOMETHING THAT I REALLY FEEL STRONGLY ABOUT, BECAUSE WE HAVE VERY LITTLE PUBLIC OPEN SPACE IN OUR NEIGHBORHOOD.

>> CHAIR GAFFNEY: YOU ARE OUT OF TIME.

>> THANK YOU. PLEASE READ MY LETTER, I APPRECIATE YOUR TIME.

>> CHAIR GAFFNEY: SORRY, WHAT WAS YOUR NAME?

>> LOUISE, TOOK A TERRIBLE SPILL AND STILL HERE.

>> CHAIR GAFFNEY: YOU HAVE A FULL TWO MINUTES, IF YOU WOULD LIKE TO SPEAK.

>> I CAN SLOW DOWN. I'M VERY PASSIONATE ABOUT A FEW THINGS. AFFORDABLE HOUSING, OPEN SPACE, IN OUR COMMUNITY. REALLY I AM. SO, YEARS AGO, THE CITY PLANNER AT THE TIME, DAN MARKS DENIED, HE TOLD SOMEONE IN OUR NEIGHBORHOOD THAT 2711 SHATTUCK YOU CANNOT ENCROACH IN THE PUBLIC RIGHT OF WAY, EVEN OVER THE SIDEWALK. BECAUSE THIS IS LAND THAT IS OWNED BY THE PUBLIC. AND WE HAVE TO DECIDE, WE ARE GIVING OUR VALUE TO ANOTHER BUILDING, TO A FOR-PROFIT ENTERPRISE AND THE ZONING CODE SAYS THAT IS NOT ALLOWED, PERIOD. FOR A FOR-PROFIT BUSINESS. NOW THE CITY IS SAYING WE JUST DON'T PAY ATTENTION TO THAT ZONING CODE. WE WERE ALWAYS TOLD LANGUAGE MATTERS IN THE ZONING CODE. AND IF THERE'S A CONFLICT, THE MOST PROTECTED, THE LEAST PERMISSIVE SHOULD APPLY. AND THAT'S NOT HAPPENING HERE. SO I DON'T UNDERSTAND HOW

THIS PROJECT IS ALLOWED TO DO THAT AS PART OF ITS ALLOWABLE BUILDING ENVELOPE WITHOUT A PUBLIC PROCESS FIRST. BECAUSE THAT ZONING CODE ALSO REQUIRES A TWO-WEEK PERIOD FOR THE, IN THIS CASE THE PUBLIC WORKS, TO DO A DISCRETIONARY DECISION. THEY ARE SUPPOSED TO BRING IT TO THE PUBLIC, WE ARE SUPPOSED TO WEIGH IN AND THEN THEY MAKE THE DECISION. NOW THIS IS GOING TO HAPPEN AFTER THIS PROJECT HAS BEEN APPROVED. TO ME THAT'S A SHAM. HOW IS THE PUBLIC SUPPOSED TO PARTICIPATE IF IT'S ALREADY A GIVEN. I FIND THAT TO BE REALLY JUST NOT ACCEPTABLE. SO I HOPE YOU LOOK INTO THAT. I APPRECIATE YOUR TIME. I WON'T DISCUSS ANYTHING ELSE BUT I APPRECIATE YOUR TIME.

>> CHAIR GAFFNEY: THANK YOU SO MUCH, MARY ANNE AND LOUISE FOR CEDING YOUR TIME. ALL RIGHT. AND ACTUALLY WE HAVE ANOTHER MARIAN, THIS IS MARIAN TELEKE. COME ON UP.

>> GOOD EVENING. CAN YOU HEAR ME? I DON'T HAVE ANYTHING AS DETAILED AS THE OTHER MARIAN. BUT I WANTED TO SPEAK TO, I'M NOT OPPOSED, LIKE MANY PEOPLE HERE TO HAVING A BUILDING ON THAT CORNER. I'M NOT OPPOSED TO HAVING, IT SOUNDS LIKE, IT LOOKS LIKE IT COULD BE A BEAUTIFUL BUILDING. I LOVE THE IDEA OF THE ARTWORK, THE PUBLIC SPACE, THE POSSIBLE CAFE. I'M NOT OPPOSED TO THAT. WE ARE THE FIFTH HOUSE ABOVE SHATTUCK ON THE SAME SIDE OF THIS BUILDING IF IT WERE TO BE BUILT. WE HAVE BEEN THERE FOR 30 YEARS, WE ARE A ONE-STORY HOUSE LIKE MOST OF THE HOUSES. SO MOST OF OUR LIGHT WILL BE TAKEN BECAUSE OF THE HEIGHT OF THE

BUILDING. RIGHT NOW I CAN LOOK OUT OF MY WINDOWS AND SEE THE SKY. I DON'T MEAN TO SOUND DRAMATIC BUT I DON'T THINK THAT'S GOING TO HAPPEN IF I HAVE A BUILDING 85 FEET UP. SO I AM ASKING THAT THE HEIGHT OF THE BUILDING BE REDUCED TO AT LEAST WHAT THE BUILDING ACROSS THE STREET IS. THAT IS ALREADY THE HIGHEST BUILDING THAT WE'VE HAD IN OUR NEIGHBORHOOD. I UNDERSTAND THE DOWNTOWN AREA IS EXPANDING. SO IT MAKES SENSE TO HAVE SOMETHING PERHAPS AT THAT HEIGHT. BUT NOT HIGHER. SO I'M JUST VERY OPPOSED TO THAT. WE HAVE ADULT DAUGHTERS. THEY ARE GOING TO INHERIT THE HOUSE ONE DAY. THEY MAY HAVE KIDS ONE DAY. WHAT IS THE NEIGHBORHOOD GOING TO LOOK LIKE? JUST A FEW MONTHS IF THIS IS BUILT, REALLY? TRAFFIC, PARKING, OF COURSE. PEOPLE HAVE ALL TALKED ABOUT THAT. I'M DEFINITELY IN SUPPORT OF NO LEFT TURN ON DERBY WHEN VEHICLES ARE LEAVING THE PARKING AREA. THERE'S ALREADY SPEED BUMPS THERE, BUT THERE'S LOTS OF ANIMALS, THERE'S LOTS OF TRAFFIC ALREADY. SO I'M REALLY OPPOSED TO THE HEIGHT OF THE BUILDING. I THINK THAT WOULD SOLVE A LOT OF ISSUES THAT WERE BROUGHT UP HERE TODAY.

>> CHAIR GAFFNEY: WONDERFUL. PERFECTLY ON TIME. THANK YOU SO MUCH, MARY ANNE. WE ARE GOING TO GO TO BETSY PARTRIDGE NOW. THANK YOU, YOU GOT YOUR TWO MINUTES.

>> OKAY. HI. AS YOU CAN SEE, I HAVE A WONDERFUL NEIGHBORHOOD. LOVE YOU GUYS! WE ARE A CLOSE NEIGHBORHOOD. AND I TOTALLY GET IT, WE NEED MORE PLACES TO LIVE. BUT HONESTLY, TO HEAR THE

DEVELOPER TALK ABOUT THE NIFTY VIEW FROM THE TOP FLOOR WHEN I WILL BE LOSING MY NIFTY NEIGHBORHOOD IS VERY IRRITATING. YOU KNOW. IT IS A HUGE BUILDING THEY WANT TO PUT IN. AND THE TRAFFIC. IT'S JUST EXTREMELY FRUSTRATING THAT THERE'S NOT SOME MODERATION IN HOW MUCH THE DEVELOPERS GET TO MAKE AT OUR EMOTIONAL COST OF OUR NEIGHBORHOOD. WE HAVE A LOT OF OLD PEOPLE, WE HAVE A LOT OF KIDS COMING UP. WE HAVE ANIMALS. WE DO HANG OUT WITH EACH OTHER AND LOVE EACH OTHER. IF WE GET THAT TRAFFIC COMING UP OUR ROAD, IN ADDITION TO THIS LOOMING BUILDING, IT'S GOING TO BE A DETRIMENT TO ALL OF US. SO I ASK YOU TO PLEASE MAKE SURE THAT SIGN GOES UP SO THE TRAFFIC HAS TO TURN RIGHT WHEN THEY LEAVE THE PARKING AREA. AND PLEASE CONSIDER MAKING THE VOLUME LOWER DOWN. THANK YOU.

>> CHAIR GAFFNEY: WONDERFUL. THANK YOU SO MUCH, BETSY. ALL RIGHT. WE ARE GOING TO GO WITH JAMIS? JANIS, YES, IT IS. I APOLOGIZE FOR BEING TERRIBLE AT READING NAMES.

>> THANK YOU VERY MUCH FOR LETTING ME SPEAK, I'M JANICE WITH THE BERKELEY NEIGHBORHOODS COUNCIL. AND WE SENT IN A LETTER. AS YOU CAN HEAR THE NEIGHBORS ARE BEING ASKED TO BEAR A HEAVY BURDEN OF THIS DEVELOPMENT. THIS IS NOT THE ONLY ONE. THERE ARE MANY, MANY PROJECTS ALONG SHATTUCK. ALL THE WAY FROM THIS PROJECT, 27 -- I MEAN, I DON'T HAVE TO NAME THEM ALL. BUT THERE ARE MANY. WHAT CAN YOU GIVE THE NEIGHBORS IN RETURN FOR BEARING THIS BURDEN OF HAVING SO MUCH HOUSING? IT'S A HUGE CUMULATIVE IMPACT. THESE ARE

A COUPLE OF THE THINGS YOU SHOULD REALLY BE THINKING ABOUT. THE PARKER ACROSS THE STREET, THEY HAVE THEIR PARKING ENTRANCE AND EXIT ON CARLETON. THEY AREN'T ALLOWED TO TURN IN THE NEIGHBORHOOD. THANK YOU, COMMISSIONER SANDERSON FOR BRINGING THAT UP. THE BULB OUT, THE AQUATIC ACROSS THE STREET, ONE OF THE CONDITIONS OF APPROVAL THEY WILL CARE FOR THE BULB OUT. THEY BUILT A SWALE, THEY DID A NICE JOB. THIS COULD BE A REQUIREMENT. THE LOADING ZONE. THE NEIGHBORS, YEARS, DECADES AGO, FOUGHT TO HAVE THE ENTRANCE AND EGRESS AT THE DEVIDA DIALYSIS. THERE'S A PULL-OUT ON SHATTUCK AND THEIR DRIVEWAY HAS GONE BACK AND FORTH TO SHATTUCK FOR DECADES TO THESE COMMERCIAL ENTITIES. THAT WAS REAL VIDEO AND DE VIDA DIALYSIS. THAT WAS POSSIBLE. I DON'T KNOW WHY THAT'S NOT POSSIBLE NOW. ALSO THEY TALKED ABOUT A VERY NICE COURTYARD TO WAIT FOR THEIR UBER. WHERE IS THE UBER PICKING UP? WHAT IS THE LOADING ZONE FOR THIS PROPERTY, AND HOW IS THAT NOT GOING TO IMPACT THE NEIGHBORHOODS? WHAT CAN YOU DO TO MITIGATE THAT? THE AFFORDABLE UNITS. THE CITY DOES REQUIRE 20% AFFORDABLE. THEY ALLOW YOU TO FEE OUT PART OF THAT. AND I REALLY FEEL WE HAVE TO STOP THAT AND YOU ARE HEARING IT FROM SOUTH SHATTUCK.

>> CHAIR GAFFNEY: YOU ARE AT YOUR TWO MINUTES, PLEASE WRAP UP YOUR LAST SENTENCE. PERFECT, SOUNDS GOOD. YOU HAVE TWO MORE MINUTES. THANK YOU.

>> THANK YOU. THE 15% AFFORDABLE UNITS THEY ARE SAYING THEY

HAVE, WHAT THEY SAID IS THEY ARE PROVIDING 10 VERY LOW-INCOME UNITS AND THERE'S 97 TOTAL. WHAT IS THE BASE PROJECT? THEY DIDN'T GIVE A VERY GOOD PRESENTATION TO THE NEIGHBORS WHAT THE BASE PROJECT WAS, THEY ARE BASING THE STATE DENSITY BONUS ON, IS THIS 10 UNITS 15%? I'M NOT SURE HOW THAT CALCULATION COMES OUT. BUT THAT'S ANOTHER VERY IMPORTANT THING TO THINK ABOUT. THE PART ABOUT THE OWNER THAT THE DEVELOPER DOESN'T OWN THE PROPERTY, I WANT TO POINT OUT THAT 2902 ADELINE, WHICH WAS THE AU POTTERY PROJECT, THAT PROJECT WAS APPROVED EIGHT YEARS AGO, IT CAME TO YOU GUYS. THE DEVELOPER DIDN'T OWN THE PROPERTY. IT IS NOW EIGHT YEARS LATER, DO YOU KNOW WHAT'S ON THAT LOT? AN EMPTY LOT. YOU KNOW WHAT WAS THERE, IF THEY JUST TOOK OUT A BUILDING PERMIT THIS YEAR. SO FOR SEVEN YEARS THE NEIGHBORS DEALT WITH A DERELICT, EMPTY LOT WITH OVERGROWN EVERYTHING. PEOPLE BREAKING IN AND LIVING IN THE HOUSES THAT WERE THERE. AND ONLY WHEN WE WENT TO OUR CITY COUNCIL MEMBER AND HAD HIM THREATEN EMINENT DOMAIN AS A DERELICT LOT, DID THEY MOW IT DOWN AND CLEAR IT. SO YOU KNOW, THERE IS A LOT OF FEAR IN THE NEIGHBORS THAT THEY DON'T TRUST WHAT IS BEING DONE BECAUSE WE'VE SEEN IT, HISTORICALLY. SO I JUST WANTED TO POINT ALL OF THAT OUT. I THINK I COVERED ALL MY POINTS. BUT YEAH, WHERE IS THE LOADING ZONE IT GOING TO BE? AND TRY TO GET AS MANY AFFORDABLE UNITS AS WE CAN. THANK YOU.

>> CHAIR GAFFNEY: AWESOME. THANK YOU SO MUCH, JANICE. AND THANK

YOU SO MUCH, LYNN. ALL RIGHT, WE ARE GETTING DOWN ON SCREEN CARDS, WE HAVE NOW TOM RATCLIFFE.

>> HELLO, I THINK ONE OF THE CURSES OF LIVING IN A PLACE A LONG TIME, A LOT OF CHANGE HAPPENS INCREMENTALLY. THE FROG IN THE POT PROBLEM. MY FATHER WAS RESPONSIBLE FOR THE MURALS WHICH THEY ARE TALKING ABOUT SAVING, THAT'S WONDERFUL. MY WIFE BETSY AND I LIVE DOWN ABOUT FOUR HOUSES. THE AVERAGE RESIDENT, THIS IS KIND OF LIKE THE CALIFORNIA ROCK FISH, THE POPULATIONS STAY. WE STOP FISHING THEM BECAUSE IT TURNS OUT THAT THEY DON'T REPRODUCE VERY FAST. AND WE HAVE A VERY, VERY EMBEDDED NEIGHBORHOOD, LIKE MANY NEIGHBORHOODS IN BERKELEY. SO WHEN WE HAVE THIS PROCESS, YOU GUYS ARE REALLY PROFESSIONAL AND I APPRECIATE THE ATTITUDE AND ATTENTION AND EVERYTHING YOU BRING TO THIS. BUT WE HAVE A SITUATION NOW, I REMEMBER AS A CHILD, WE USED TO GO TO CITY COUNCIL MEETINGS AND WE WOULD STAND UP FOR WHAT WE WANT AND PEOPLE WOULD LISTEN. AND WE'RE NOT IN THAT SPACE ANYMORE. WE GET TO SEE WHAT COMES OUR WAY AND WE JUST HOPE IT'S NOT TOO BAD. THEY HAVE MADE SOME ACCOMMODATIONS, I APPRECIATE WHAT THEY ARE DOING. THIS THING IS HUGE. AND WHEN YOU LOOK AT HOW IT'S BACKING UP ON BETSY AND IVAN'S HOUSE, IT'S RIDICULOUS. WE THOUGHT 2701 WAS BAD. AND THEN THIS THING IS GOING TO BE LIKE, NOW WE ARE REALLY SUNK. ANYWAY, I KNOW YOU ARE DOING WHAT YOU CAN DO, I APPRECIATE THAT. BUT I'M SAYING THE FROG IN THE POT. THAT'S ALL OF US. YOU GUYS, TOO.

>> CHAIR GAFFNEY: THANK YOU SO MUCH. ALL RIGHT. WE ARE GETTING DOWN TO OUR LAST -- IS TODD DARLING HERE YET? HE IS. I HAVE ONE CARD FOR TODD, ACTUALLY TWO CARDS FOR TODD, CAN ONLY HAVE ONE, I DON'T KNOW IF THAT WAS SOMEONE ELSE CEDING THEIR TIME. WE CAN ONLY HAVE HIM SPEAK ONCE. WE HAD SOMEONE CEDE THEIR TIME, THAT IS EUGENE, SO YOU CAN HAVE FOUR TOTAL MINUTES.

>> BEFORE I START, I WANT TO CORRECT SOMETHING, THIS HAS ONLY BEEN TWO PUBLIC MEETINGS, THIS IS THE SECOND. THE FIRST NOTICE WAS FOR THE D.R.C. SO THIS IS ONLY THE SECOND ONE. THIS IS NUMBER TWO. ALSO, I WOULD LIKE TO ACKNOWLEDGE ALL MY NEIGHBORS AND HAVE THEM STAND UP.

>> CHAIR GAFFNEY: WE WILL HAVE TO START THE TIME. BUT HELLO, EVERYONE. THANK YOU ALL FOR COMING SO MUCH. YOU HAVE FOUR MINUTES. WE WILL START THE CLOCK. RESET THAT FOR FOUR.

>> THIS PROJECT IS COMPLETELY OUT OF SCALE WITH THE NEIGHBORHOOD. IT PRESENTS AN ENVIRONMENTAL BLIGHT IN TERMS OF SUNLIGHT, AIR, PRIVACY, TRAFFIC AND NOISE. IT DEGRADES THE LIVES OF DOZENS OF PEOPLE. INCLUDING THE POTENTIAL INHABITANTS. THE REASON THIS PROJECT IS IN THIS STATE IS BECAUSE OF THE DENSITY BONUS, BUT THE PROCESS HAS NOT BEEN PUBLIC OR SEEN BY THE PUBLIC. WE EMAILED JORDAN KLEIN AND OTHERS IN DECEMBER 2023. WE ASKED TO BE KEPT ABREAST OF EVERY STEP, ESPECIALLY VIEWING THE BASE PROJECT. THIS NEVER HAPPENED. WE FOUND OUT ABOUT THIS ONLY IN 2025 WHEN THERE WAS A D.R.C. ANNOUNCEMENT FOR A MEETING A

COUPLE DAYS LATER. SO, THIS HEARING IS PREMATURE. AND UNLESS WE ARE BROUGHT INTO THE PROCESS, WE ASSUME YOU ARE HIDING SOMETHING IN TERMS OF THE BONUS. THIS APPEARS TOO COZY. BECAUSE WE HAVE NOT BEEN SHOWN, YOU NEED TO PROVE TO US, THERE'S NOT SOME MALFEASANCE, BECAUSE WE HAVE SEEN THAT ALREADY IN THE DENSITY BONUS ON 2701 SHATTUCK, THAT WE FOUND OUT TOO LATE. THIS PROPERTY HAS ALREADY BEEN, THE DRIVEWAY ON THIS PROPERTY HAS ALREADY BEEN DECIDED BY THE CITY, REFERRED TO BY THE VIDEO STORE, AND DIALYSIS. THE CITY OF BERKELEY HAS PAID FOR A PROTECTED LANE. IT'S BEEN THERE FOR A LONG TIME. THERE'S A TWO-WAY DRIVEWAY ALREADY CUT INTO THAT SIDEWALK. THERE'S BEEN A DIALYSIS BUSINESS FUNCTIONING THERE FOR YEARS AND BEFORE THAT, A VIDEO FOR YEARS. THERE'S NO REASON TO PROJECT THE NOISE, TRAFFIC AND DANGER ONTO DERBY STREET, DIRECTLY ACROSS FROM WALKER STREET WHERE THERE ARE A LOT OF KIDS WHO LIVE. DERBY STREET IS A THOROUGHFARE FOR PEDESTRIANS AND BICYCLISTS GOING TO AND FROM BERKELEY HIGH SCHOOL AS WELL AS OTHER PLACES IN THE CITY. SO PUTTING 100-UNIT BUILDING'S DRIVEWAY ONTO OUR NARROW DERBY, WHEN THERE'S AN EXISTING SOLUTION TO THIS PROBLEM THAT'S ALREADY BOUGHT AND PAID FOR. AND YOU ARE IGNORING IT. AND BY THE WAY, AS FAR AS TRAFFIC GOES, I HAVE SEEN THOSE CITY PEOPLE OUT MEASURING THE TRAFFIC FOR THE FOOT TRAFFIC. IN TERMS OF THE PLANS FOR THIS BUILDING, THE PLACEMENT OF THE COURTYARD ASSUMES IT'S SADLY GOING TO BE A REALLY DANK SPOT PROBABLY GOOD FOR THE GROWTH OF

MOLD AND MOSS. WHY NOT TAKE THIS COURTYARD AND PUT IT ON THE CORNER, THERE BY OPENING UP THE SPACE ON THE CORNER, WHICH WILL SHADE THE SOUTH SIDE OF DERBY LESS, WHICH WILL BE SUNNIER, WHICH WILL BE MUCH MORE AMENABLE TO PEOPLE ACTUALLY USING IT. THE SECOND THING IS THE AMOUNT OF COMMERCIAL SPACE, THERE ARE ACRES AND ACRES AND ACRES OF COMMERCIAL SPACE ON FIRST FLOORS VACANT THROUGHOUT THIS CITY. WE COULD HOUSE ALL THE HOMELESS TEN TIMES OVER IF WE PUT THEM IN THE COMMERCIAL SPACE. A CAFE, NOT A BAD THING, WE WOULD ALL GO THERE, BUT EVERYTHING ELSE, NOT NEEDED. HOW MANY GYMS DO WE NEED? IN TERMS OF THE PLANNING, BERKELEY DOESN'T NEED ANY MORE HAMSTER CAGES. THE NUMBER OF TECH WORKERS ARRIVING EN MASS HAS DROPPED BECAUSE OF A.I. IN FACT, THEY ARE LEAVING. WE ARE FACING A DEMOGRAPHIC CLIFF BECAUSE LOWERING BIRTHRATE, THE NUMBER OF STUDENTS WHO COME TO CAL AND THE REST OF THE UNIVERSITIES IN CALIFORNIA IS DROPPING. AND WILL CONTINUE TO DROP FOR 20 YEARS. SO WE HAVE TOO MANY DORM ROOMS. WE NEED BUILDINGS FOR FAMILIES. FAMILIES DON'T LIVE IN AN 8-STORY BUILDING. YOU AREN'T GOING TO TEACH YOUR KID HOW TO PLAY BASEBALL IN AN 8-STORY BUILDING.

>> CHAIR GAFFNEY: YOU ARE OUT OF TIME. WRAP UP YOUR LAST SENTENCE.

>> TWO MORE MINUTES?

>> CHAIR GAFFNEY: WE HAVE NO MORE GREEN CARDS. THAT'S YOUR TIME.

>> I'M NOT DONE, I'M SORRY.

>> CHAIR GAFFNEY: NOPE, THAT'S HOW THAT WORKS, WE WILL HAVE TO SHUT OFF YOUR MIC. THAT'S NOT FAIR.

>> SO OUR NEIGHBORHOOD HAS A GREATER --

>> CHAIR GAFFNEY: WE CAN'T LET YOU DO THAT.

>> I'M SORRY, MA'AM.

>> CHAIR GAFFNEY: NO, I'M BEING VERY SERIOUS ON THIS, THAT'S NOT HOW THAT WORKS. NO, WE CAN'T LET YOU. NO, THAT'S UNFAIR, I'M SORRY.

>> [OFF MIC]

>> CHAIR GAFFNEY: ALL RIGHT. NO, YOU HAVE TO GO SIT DOWN. YOU HAVE TO GO SIT DOWN. YOU REALLY GOT TO GO SIT DOWN. THIS ISN'T, NO. NO, THANK YOU, YOU HAVE TO SIT DOWN. WE HAVE TO REMAIN FAIR. THAT IS NOT FAIR TO ANYONE. THANK YOU FOR ALL OF YOUR COMMENTS BUT WE ARE GOING TO STICK TO TWO MINUTES. BECAUSE WE HAVE PLENTY OF PEOPLE ONLINE THAT WILL BE SPEAKING. WE ARE ALL DONE WITH IN-PERSON COMMENTS. AND WE ARE NOW GOING TO MOVE TO ONLINE. WE LOOK, RIGHT NOW ONLINE, PLEASE RAISE YOUR HAND, I NEED TO KNOW HOW MANY PEOPLE ARE ON. WE WILL STILL STICK TO THE TWO MINUTES. WE HAVE FIVE PEOPLE ON. WE WILL START FROM THE TOP OF THE LIST. FROM THE TOP IT LOOKS LIKE WE ARE GOING TO ROLFBELL. I WILL TELL YOU WHEN YOU HAVE 30 MINUTES LEFT. YOU HAVE TWO MINUTES. THANK YOU FOR BEING RESPECTFUL OF THE TIME. YOU SHOULD BE ALLOWED TO TALK NOW.

>> DID I GET THE UNMUTE CORRECT?

>> CHAIR GAFFNEY: YOU GOT IT RIGHT. WE CAN HEAR YOU, AND WE WILL START YOUR TIMER NOW. THANK YOU SO MUCH.

>> DO WE KNOW IF THE FUNDING IS IN PLACE FOR THIS PROJECT? OR WHETHER OR NOT THIS IS JUST SOMEONE ASKING FOR DEVELOPER RIGHTS? WHILE INTEREST RATES ARE TOO HIGH TO MOVE FORWARD? OR IS THIS GOING TO BE A PROJECT THAT IS EMINENT, AND I CEDE THE REST OF MY TIME TO TODD DARLING.

>> CHAIR GAFFNEY: I DON'T BELIEVE WE CAN ANSWER THAT QUESTION NOW, WE ARE STILL IN PUBLIC COMMENTS. SO SINCE YOU HAVE ABOUT A MINUTE AND A HALF LEFT, WE WILL CEDE THAT TO TODD DARLING AT THE END. WE ARE GOING TO GO THROUGH ALL THE PEOPLE ONLINE FIRST SINCE THEY HAVE BEEN PATIENTLY WAITING. THANK YOU, ROLFBELL, WE WILL CEDE YOUR TIME TO TODD DARLING AT THE END. WE WILL GO TO KAREN P. NOW, YOU WILL HAVE TWO MINUTES TO TALK. IF YOU UNMUTE YOURSELF.

>> OKAY, ONE QUESTION BEFORE YOU START MY TIMER. THERE'S SOMEONE WHO IS GOING TO CEDE THEIR TIME TO ME. SO HOW DO WE DO THAT? IT'S MY HUSBAND MARK P.

>> CHAIR GAFFNEY: I SEE A MARK P., IF YOU LOWER YOUR HAND I WILL ASSUME YOU ARE CEDING YOUR TIME TO KAREN. THAT MEANS KAREN, YOU WILL HAVE FOUR MINUTES RIGHT NOW.

>> THANK YOU VERY MUCH. I ATTENDED THE MAY MEETING HELD BY THE PROJECT DEVELOPMENT TEAM. I REALLY APPRECIATED THAT. I HAVE SEVERAL COMMENTS WHICH IS WHY MY HUSBAND CEDED TIME. I WILL

START WITH THE HAPPY ONE, THE CAFE. EVERYONE IS IN FAVOR OF THE CAFE. HERE IS WHAT OUR EXPERIENCE HAS BEEN, I THINK WE NEED TO LEARN FROM RIGHT NOW. THAT THE BUILDING THAT WENT UP ACROSS -- SO FIRST OF ALL, I LIVE ON CARLETON STREET ON THE SOUTH SIDE. SO I AM PART OF THE BLOCK. WHICH IS OUR BEAUTIFUL QUIET BACKYARDS. WE HAVE A CLOSE NEIGHBORHOOD ALSO ON CARLETON STREET. WE ARE JUST ONE STREET OVER FROM DERBY. WE ARE ONE STREET NORTH OF DERBY, SO PEOPLE COULD BE CLEAR. AND WE ARE ON THE EAST SIDE OF SHATTUCK. SO WE ARE PART OF THIS BEAUTIFUL, LOVELY QUIET BLOCK. WE ARE A HUGE OPPORTUNITY ZONE AND SEVERAL BUILDINGS HAVE GONE UP, THE AQUATIC IS THE ONE I'M TALKING ABOUT. WE GOT TO HAVE INPUT, US NEIGHBORS WENT DOWN AND SAID GEE WE WOULD LO* REALLY LOVE TO HAVE A CAFE. THEY PUT THE SPACE IN AND THERE'S NO CAFE. IN DISCUSSIONS I'VE HAD, IT TURNS OUT THERE'S NO, THE EQUIPMENT FOR COOKING IS NOT IN PLACE IN THAT BUILDING. THERE'S VENTING, OR I DON'T KNOW WHAT IT'S CALLED. EXHAUST, SOME EXTRA SYSTEM THAT HAS TO GO IN IF YOU ARE ACTUALLY ABLE TO COOK. THAT'S ONE OF THE REASONS I HAVE SPOKEN TO A NUMBER OF OUR LOCAL RESTAURANTS OR CAFES TO SAY, HEY, MAYBE YOU WANT TO HAVE ANOTHER LOCATION? WE WOULD COME, AS THE PREVIOUS NEIGHBOR SAID, WE ARE A CLOSE NEIGHBORHOOD. WE DO NOT HAVE A LOT OF GOOD PLACES TO HANG OUT. WE HAVE SCONE HENGE BUT THIS IS BERKELEY, IT'S BEAUTIFUL. AND WE WOULD LOVE TO USE THAT OUTDOOR SEATING. SO IS THERE SOME WAY THAT THERE COULD BE A REQUIREMENT TO INCLUDE THAT EQUIPMENT

IN THAT RETAIL SPACE? I HEARD SOME MENTION IT MIGHT BE A GYM OR SOMETHING. GEE. IF THE CITY COULD BE A PART OF MAKING THAT HAPPEN AS A STEP TOWARD MAKING WHAT WE DON'T HAVE IN THE NEIGHBORHOOD. I WILL JUST ADDRESS THE GARAGE. IT DIDN'T COME UP BEFORE THAT THERE MIGHT BE A LEFT-TURN ONLY, SO THIS CAUGHT ME BY SURPRISE, AND PROBABLY ALL OF MY CARLETON STREET NEIGHBORS BY SURPRISE. IF THERE'S NO LEFT TURN FROM THE GARAGE GOING EAST ON DERBY, IT MEANS ALL OF THE EASTBOUND TRAFFIC EXITING THIS NEW DEVELOPMENT WILL TURN RIGHT ON SHATTUCK AND THEN RIGHT ON CARLETON STREET. AND WE ARE JUST A LITTLE NEIGHBORHOOD STREET TOO. AND IN FACT, WE HAVE THE FACILITY ACROSS THE STREET, CISCO FOOD DELIVERY, AND TRANSIT AND A LIGHT AT OUR STREET, BECAUSE THE PARKER, WHICH WAS REFERRED TO AND THE AQUATIC, BOTH GARAGES EXIT, YOU GUESSED IT, ONTO CARLETON STREET. SO WE ALREADY HAVE A HUGE AMOUNT OF EASTBOUND TRAFFIC THAT HAS INCREASED BECAUSE OF THE LIGHT. AND WE HAVE THE BIKES AND SCHOOL KIDS BECAUSE OF THE LIGHTS. THERE AREN'T THAT MANY LIGHTS. SO HAVING ALL, THE TRAFFIC FROM THIS DEVELOPMENT EXIT AND GO AROUND THE BLOCK AND EAST TO CARLETON STREET, JUST ISN'T FAIR. WE ALL HAVE TO DEAL WITH THE FACT THESE BUILDINGS ARE GOING UP. AND AS A FINAL POINT, THE TWO LOTS AT THE BASE OF CARLETON ON THE EAST SIDE OF CARLETON AND SHATTUCK, THEY ARE STILL VACANT. I'M SORRY, WHAT?

>> CHAIR GAFFNEY: JUST WRAP IT UP. YOU ARE OUT OF TIME.

>> THAT'S FOUR MINUTES ALREADY.

>> CHAIR GAFFNEY: YOU HAVE.

>> OH MY. SO THOSE NEW BUILDINGS ARE GOING TO ALSO EXIT ONTO CARLETON STREET. SO WE ARE JUST GETTING HAMMERED AND WE WILL BE GETTING MORE OF THAT IN THE FUTURE. SO KEEP THAT IN MIND WHEN YOU THINK ABOUT THAT, THANK YOU.

>> CHAIR GAFFNEY: THANK YOU SO MUCH, KAREN. I DON'T MEAN TO CUT PEOPLE OFF.

>> I WISH I COULD SEE THE TIMER, SORRY.

>> CHAIR GAFFNEY: THANK YOU SO MUCH. WE WILL, THE COMMISSIONERS WILL BE DEBATING ALL OF THIS AS WELL AS HEARING AGAIN FROM THE APPLICANT. WE ARE STILL GOING WITH PUBLIC COMMENT. SO LET'S SEE. ROLFBELL, YOU STILL HAVE YOUR HAND UP BUT YOU CANNOT BE CALLED ON AGAIN. KELLY HAMMARGREN?

>> CHAIR GAFFNEY: LET ME TRY TO MUTE YOU, KAREN.

>> I'M SO SORRY.

>> CHAIR GAFFNEY: WE'RE GOOD. OKAY, KELLY, IT'S YOUR TURN, TWO MINUTES.

>> WHATEVER TIME IS LEFT, GIVE TO SOMEONE ELSE. I DON'T HAVE A LOT TO SAY. OKAY, IN THE BERKELEY MUNICIPAL CODE IS 23.404.060. THIS IS POST-DECISION PROVISIONS. SO I WOULD ASK THAT, AS A CONDITION OF APPROVAL, THAT YOU INSTRUCT, GIVE INSTRUCTIONS THAT THE CITY WILL ENFORCE THE LAPSE PERMIT EXPIRATION. SO THAT IS OUR EXISTING MUNICIPAL CODE, 23.404.060. SO IF THE BUILDING PERMIT IS NOT EXERCISED WITHIN ONE YEAR, THE APPROVAL OF THIS

BUILDING CAN BE DECLARED LAPSED. AND THERE'S A PROCESS FOR THAT IN OUR BERKELEY MUNICIPAL CODE. SO THAT IS WHAT I WOULD ASK AND THAT'S IT. I HOPE THAT'S CLEAR.

>> CHAIR GAFFNEY: THAT IS CLEAR. WE HEARD YOU, KELLY. THAT IS VERY GOOD INFORMATION, THANK YOU FOR PROVIDING THAT TO US. YOU ARE ALWAYS A WEALTH OF KNOWLEDGE. ALL RIGHT, THEN. LET'S SEE, KELLY YOU ARE ALL DONE. KAREN P., YOU ARE ALSO DONE. LOOKS LIKE WE HAVE ONE MORE HAND UP ONLINE AND WE WILL HAVE A COUPLE MORE GREEN CARDS IN PERSON. SO ONLINE, LET'S SEE, IT'S LORASOJEDA. I WILL ALLOW YOU TO TALK. APOLOGIES IF THAT'S NOT HOW TO SAY THAT.

>> CAN YOU HEAR ME?

>> CHAIR GAFFNEY: YES, INDEED WE CAN. YOU HAVE TWO MINUTES.

>> THANKS. I'M A RESIDENT OVER ON CARLETON STREET AND I REALLY APPRECIATE THE ECHO CHAMBER FROM THE NEIGHBORHOOD TO OUR EXISTING RESIDENTS. HEIGHT AND VOLUME IN RECENT DEVELOPMENTS FROM THE PARKER TO AQUATIC TO THE NEW PROPERTIES OVER AT DERBY AND SHATTUCK ON THE SOUTHEAST SIDE HAVE BEEN SCALED DOWN. THE IMPACT ON THE NEIGHBORHOOD, OR PARTICULARLY THE IMMEDIATE NEIGHBORS IS, I DON'T WANT TO SAY OVERLOOKED. BUT IT TAKES A BACK SEAT TO THE INTEREST OF THE DEVELOPERS OFTEN. THAT SAID, DERBY CREEK RUNS THROUGH OUR NEIGHBORHOOD, NATURALLY. HOW IS THE IMPRINT OF THE NEW DEVELOPMENT GOING TO IMPACT THE WATER TABLE RISING? THOSE ARE QUESTIONS I HAVE. WITH REGARD TO SHADOWS, THE IMPACT OF THE TIME OF DAY THE SHADOWS ARE CAST IS DIFFERENT FROM

THE WEST SIDE AS IT IS FROM THE EAST SIDE. AND THAT'S WHY LIGHT IS SO IMPORTANT TO US ON THE EAST SIDE OF SHATTUCK. WE ARE LOSING, YOU KNOW, DAYLIGHT. WE ARE LOSING POTENTIALLY HAVING TO RETHINK HOW WE USE OUR OUTDOOR SPACE. IT EXTENDS FROM THE SOUTHWEST CORNER OF DERBY AND SHATTUCK TO THE NORTHEAST SIDE OF OUR PROPERTY ON CARLETON STREET. AND I APPRECIATE WHAT KAREN WAS SAYING BEFORE. WE ARE THE IMMEDIATE RESIDENT OFF OF THOSE TWO PROPERTIES. THE ONE BEING DEVELOPED FROM DE VIDA AND THE HONDA LOT. SO I REALLY THINK THAT A LOT HAS TO BE RECONSIDERED. AND I ENCOURAGE THE BODY TO OPPOSE THIS PLAN.

>> CHAIR GAFFNEY: YOU GOT TO WRAP IT UP, ONE LAST SENTENCE AND THEN, OR ARE YOU ALL GOOD ON THAT? ALL RIGHT. THANK YOU FOR YOUR COMMENT. WHEN I SAY LAST COMMENT YOU ARE WELCOME TO FINISH YOUR SENTENCE. I HATE INTERRUPTING. BUT I WILL TRY TO REMIND EVERYONE AT TWO MINUTES. THANK YOU ALL FOR YOUR COMMENTS. IT LOOKS LIKE WE ARE DONE ONLINE. THAT SAID, WE HAVE MORE GREEN CARDS. WE AREN'T FULLY DONE YET. LOOKS LIKE EVERYONE WHO HAS THEIR HAND UP ONLINE HAS ALREADY SPOKEN. THANK YOU, ALL. WE WILL MOVE TO THE LAST COUPLE. LOOKS LIKE WE HAVE THREE MORE GREEN CARDS, TWO PEOPLE WHO HAVEN'T SPOKEN AND TODD WHO WILL HAVE CEDED TIME TO HIM. FIRST WE WILL GO WITH JAHENT? TODD IS UP TO 1:30 PLUS 2. LET'S SEE, AND SO AFTER THAT WE HAVE PATRICIA ROLL. OKAY, ALL RIGHT. SO MEANS I HAVE A TOTAL OF ABOUT 5:30 KIND OF CEDED FOR HIM. THOSE ARE THE LAST TWO. SO TODD, YOU DO HAVE FIVE MINUTES

AND 30 SECONDS. I WOULD ASK YOU BE RESPECTFUL AND STAY AT THOSE 5:30.

>> I'M ALWAYS RESPECTFUL. I WANT TO START OFF, CONTINUE BY SAYING, WE ARE SHADOWED BY 2701 SHATTUCK. THAT HAD A DENSITY BONUS. WE FOUGHT IT. WE FOUGHT THE DENSITY BONUS TO THE END. DID GET THEM TO SHUFFLE THINGS AROUND. THAT THING HAS BEEN AROUND FOR A YEAR. IT'S STILL 80% VACANT. DO YOU GUYS KNOW THE VACANCY RATE OF THE OTHER BUILDINGS ON SHATTUCK? VACANCY RATE IS HIGH, BECAUSE I THINK THEY ARE BUILDING THINGS THAT PEOPLE DON'T WANT, BECAUSE IT'S NOT PARTICULARLY LIVABLE. THIS PROJECT IS A SLAP IN THE FACE OF THE NEIGHBORHOOD. THERE'S A NET ENERGY SUCK AND NOT CLIMATE RESILIENT. THE HUMAN CLIMATE PANEL HAS DETERMINED THAT ONLY A FIVE STORY BUILDING COULD BE CLIMATE RESILIENT. ANYTHING TALLER THAN FIVE STORIES IS NOT. THE CLIMATE REPORT FROM U.N. NOTES THIS WILL HAVE AN IMPACT ON DENSITY OF CITIES. THIS IS A SERIOUS MATTER. WE WANT YOU TO VOTE NO ON THIS PROJECT BECAUSE OF THE NUMBER OF ADVERSE IMPACTS. AND THE FACT THAT THIS PROJECT DOES NOT ADHERE TO THE CONDITIONS OF THE STATE DENSITY BONUS. WE WOULD LIKE YOU TO VOTE FOR THE BERKELEY OF RESIDENTS AND NOT THE SPECULATORS. I'VE JUST RETURNED FROM NORTH DAKOTA, FROM A TRIAL BETWEEN ETP, DAKOTA ACCESS PIPELINE AND GREENPEACE. I'VE BEEN IN A PLACE WHERE THERE'S A LOT OF REGULATORY CAPTURE. CALIFORNIA ISN'T IMMUNE, SACRAMENTO HAS BEEN CAPTURED BY REAL ESTATE AND FINANCE. WE NEED YOU TO STAND UP FOR US, BECAUSE THE PEOPLE IN

SACRAMENTO ARE NOT. THIS HOUSING DENSITY BONUS IS AN OVERLAY ON WHAT WE GET TO DO. YOU CANNOT SAY THAT PLANNING AND ARCHITECTURE DOES NOT AFFECT CULTURE. CULTURE IS PART OF THIS PLANNING PROCESS. SO THIS GENTRIFICATION IS CHANGING BERKELEY. IT'S NOT AFFORDABLE. IT'S NOT FOR FAMILIES. IT'S UNLIVABLE. IT'S TOO BIG. SO IN REVIEW, I WOULD LIKE THERE TO BE A PUBLIC REVIEW OF THE DENSITY BONUS PROCESS. WE WOULD ALL LIKE THAT, NOT JUST ME. I SHOULDN'T SAY I. WE, THE NEIGHBORHOOD, WOULD LIKE A PUBLIC REVIEW OF THE DENSITY BONUS. WE WOULD LIKE TO HAVE NO DRIVEWAY ON DERBY. WE WOULD LIKE TO HAVE THE DRIVEWAY PUT ON SHATTUCK WHERE THERE'S ALREADY ONE BUILT. WE DON'T WANT ANY COMMERCIAL ON THE FIRST FLOOR EXCEPT FOR THE CAFE. REALIGN THE COURTYARD IN A WAY THE WHOLE MASSING COULD COME DOWN AND MORE USABLE, ON THE CORNER. LOWER THE HEIGHT. MORE AFFORDABLE UNITS AND I WOULD INSIST THE SHADE THIS BUILDING CASTS IS AN ADVERSE EFFECT. THESE ARE ALL ADVERSE EFFECTS. THIS ALL AFFECTS OUR LIVES, PROPERTY VALUES AND THE SAFETY OF OUR CHILDREN IN THIS NEIGHBORHOOD. AND I CEDE THE REST OF MY TIME TO MY NEIGHBOR JAHIN.

>> HELLO AND THANK YOU FOR OPENING THE GAP FOR THE NEIGHBORHOOD TO SPEAK UP AND TO SHARE SOME OF WHAT THEY THINK OF THE NEW DEVELOPMENT IN BERKELEY. AND I SHOULD SAY DOWNTOWN SHATTUCK NOW, OR DOWNTOWN DERBY. WE ARE IMPACT BY THOSE BUILDING BECAUSE THE NEIGHBORHOOD, THE WHOLE NEIGHBORHOOD BEING CHANGED FROM LIVING NEIGHBORHOOD, HOUSES NEIGHBORHOOD, SMALL NEIGHBORHOOD TO A BIG

CITY. SO WE ARE LIVING RIGHT NOW IN A BIG CITY. WE HAVE LESS PARKING OUTSIDE RIGHT NOW. AND WE DON'T HAVE EVEN THE BUILDING YET. AND ALSO, ON SHATTUCK AVENUE, IT'S VACANT. SO A LOT OF BUILDINGS ARE GOING TO BE THE SAME. NEXT, NEXT, NEXT. AND ALL THE HOMES VALUE, IT'S GOING TO BE DROPPING FOR SURE. BUT ALSO THE LIFE OF THE CITY ITSELF. AND THE RESIDENTS. THEY WALK, THEY USE THEIR BIKE. THE CHILDREN THEY PLAY ON THE GROUND. SOMETIMES THEY DO A BLOCK PARTY. THEY WILL NOT BE ABLE TO DO IT ANYMORE. AND ALSO DERBY STREET IS A VERY IMPORTANT STREET RIGHT NOW BECAUSE IT CONNECTS TO TELEGRAPH. IF THIS BUILDING COMES I THINK IT WILL BE VERY, VERY DIFFICULT FOR THE TRAFFIC ON DERBY. IT'S THE ONLY STREET, CLEARLY NICE TO TELEGRAPH WITHOUT BIG SPACES. WE WOULD LIKE THE CITY TO CONSIDER THAT A LOT OF PEOPLE NEED HOMES. YES. BUT ARE THOSE PEOPLE GOING TO LIVE IN THOSE BUILDING? I DON'T THINK SO. I MEAN, THIS IS REALITY. I MEAN WHO ELSE GOING TO AFFORD TO LIVE IN THIS BUILDING? I THINK WE SHOULD THINK HOW TO MAKE BERKELEY A BETTER CITY, TO FIND SPACE FOR EVERYBODY. THANK YOU.

>> CHAIR GAFFNEY: THANK YOU SO MUCH. ALL RIGHT. WELL THAT DOES END. WE HAVE NO MORE GREEN CARDS. AND WE HAVE NO MORE PEOPLE ONLINE. SO THAT WILL AT LEAST CONCLUDE THE PUBLIC COMMENT PORTION. THAT BEING SAID, THE PUBLIC HEARING IS STILL OPEN. THE APPLICANT NOW HAS, FOR MY KNOWLEDGE, THREE MINUTES OR FIVE MINUTES? TWO MINUTES. TWO MINUTES. YOU HAVE TWO MINUTES. YES,

TWO MINUTES. PERFECT, YES. SO YEAH, THE APPLICANT, YOU HAVE TWO MINUTES TO COME UP. THERE WAS OBVIOUSLY A LOT OF DIFFERENT QUESTIONS AND THINGS TO COMMENT ON. AFTER THEY HAVE THEIR TWO MINUTE REBUTTAL, WE WILL THEN GET ANOTHER CHANCE TO CONTINUE TO ASK SOME QUESTIONS, SO THE PUBLIC HEARING STILL WILL NOT BE CLOSED.

>> HI, CAN YOU HEAR ME?

>> CHAIR GAFFNEY: YEAH.

>> I DON'T KNOW IF I COULD ANSWER ALL THOSE QUESTIONS BUT I CAN ANSWER A COUPLE OF THEM. THE PERCENTAGE OF BONUS DENSITY IS BASED ON THE BASE BUILDING, THAT'S WHY IT LOOKS LIKE WE ARE DOING 10% BECAUSE YOU ARE CALCULATING IT OFF 97 BUT THE 10 IS TAKEN OFF THE 63. WE AREN'T ENCROACHING ON THE PROPERTY LINE. I DON'T KNOW WHAT THE ENCROACHMENT. IT MIGHT LOOK LIKE IT BECAUSE WE ARE GIVING SOME OF OUR PROPERTY TO THE SIDEWALK. SO IT MIGHT LOOK LIKE THAT'S THE SIDEWALK BUT IT'S ACTUALLY OUR PROPERTY LINE WHERE THE BUILDING, IT'S THE OTHER WAY AROUND. SO WE'RE ACTUALLY NOT ENCROACHING ON IT. I THINK IT'S AN INCREDIBLY GOOD POINT THOUGH YOU MAKE ABOUT THE PUBLIC HAVING A RIGHT ABOUT ENCROACHMENT. IT'S A GOOD POINT BUT UNFORTUNATELY NOT VALID IN THIS CASE, OR FORTUNATELY, FROM MY POINT OF VIEW, I GUESS. I DON'T KNOW IF THERE'S OTHER QUESTIONS YOU WANT TO BRING ME UP AND TRY TO ANSWER. THOSE ARE TWO I COULD THINK OF RIGHT NOW THAT CAME UP. THE PARKING THING, I'VE HEARD IT BOTH WAYS. YES THERE

IS A DRIVEWAY THERE, BUT THERE ARE A LOT OF ADVERSE EFFECTS, FROM THE PLANNING OF THE SPACE TO TAKE THE FRONT, WHERE YOU NEED TO HAVE COMMERCIAL AND UTILITIES AND HAVE GARBAGE TRUCKS, THE TRASH ROOM WILL BE ON DERBY. WE HAVE ALSO HAD OTHER PROJECTS WHERE WE TRIED TO PUT IT ON THE BIGGER RIGHT OF WAY AND HAVE BEEN TOLD NOT TO DO IT. WHAT WERE SOME OF THE OTHER? MAYBE I WILL GO AWAY AND IF YOU WANT TO ASK US QUESTIONS.

>> CHAIR GAFFNEY: PERFECT, THAT SOUNDS GOOD. I'M SURE THERE WILL BE QUESTIONS. WE AREN'T GOING TO CLOSE THE PUBLIC HEARING YET. NOW I WILL OPEN UP TO THE BOARD ON ANY QUESTIONS FOR THE APPLICANT OR CITY STAFF BEFORE WE CLOSE THE PUBLIC HEARING. THE PUBLIC JUST KNOWLEDGE, WE CAN OPEN THE PUBLIC HEARING AGAIN IF WE CLOSE IT BUT IT'S NICE TO GET ALL THE QUESTIONS OUT NOW BEFORE WE DELIBERATE. SO YES, ANYONE WANT TO KICK US OFF? I KNOW WE HAVE A LOT TO TALK ABOUT. COMMISSIONER SANDERSON?

>> D. SANDERSON: YOU KNOW, I THINK NOW MAY BE THE TIME TO EXPLAIN THE PREDICAMENT THE CITY IS IN. BECAUSE THE STATE OF CALIFORNIA DIDN'T BUILD NEARLY ENOUGH HOUSING FOR ALL THE PEOPLE, THE STATE LAWS HAVE CHANGED DRAMATICALLY. SO WE CANNOT DENY A BUILDING IF THE ONLY REASON TO DENY IT IS BECAUSE IT'S TOO DENSE, IT'S TOO BIG. SO YOU ARE ON THE RIGHT TRACK OF SAYING, CAN YOU REARRANGE IT. MAYBE YOU DON'T NEED THAT OPEN SPACE THERE. THERE'S ANOTHER WAY TO TREAT THE VOLUME. BUT WE AREN'T ALLOWED, NO MATTER HOW SYMPATHETIC WE ARE WITH YOUR

CONCERNS, AND I'M ESPECIALLY CONCERNED ABOUT THE LACK OF PARKS IN YOUR NEIGHBORHOOD. THAT WE CAN'T DENY THIS PROJECT IF THE ISSUE FOR DENIAL IS TO REDUCE THE DENSITY OR REDUCE THE MASSING. SO THAT HAS TAKEN A LOT OF OUR AUTHORITY, EVERY LOCAL GOVERNMENT'S AUTHORITY AWAY. SO, WE STRUGGLE WITH, WE ARE VERY SYMPATHETIC TO YOUR CONCERNS. THESE ARE ISSUES, I USED TO BE A PLANNER FOR THE CITY OF BERKELEY. THESE WERE THE KIND OF ISSUES WE USED TO BE ABLE TO ADD CONDITIONS OF APPROVAL FOR. OR MAKE CHANGES IN. THE ZAB WAS MUCH MORE ACTIVE IN THOSE DAYS. BUT NOW OUR HANDS ARE TIED BY STATE LAW. AND THE LAW WAS GOOD INTENTIONED. BUT IT HAS LIMITED THE LOCAL CONTROL OVER BIG BUILDINGS. SO, WITH THAT SAID, I DO WANT TO RAISE QUESTIONS ABOUT THE MASSING OF THE BUILDING. I'M VERY AWARE OF HOW YOUR NEIGHBORHOOD FEELS ABOUT THE BIG BUILDINGS GOING UP. AND I THINK YOU HAVE A POINT, A VERY STRONG POINT. IN THIS CASE, THE ONLY WAY WE COULD REDUCE THE MASSING OF THIS BUILDING IS TO REARRANGE IT ON THIS PARCEL. AND YOU KNOW THAT WOULD BE A COMPLETE REDRAWING OF THIS PROJECT. I'M JUST GOING TO STATE WHAT THE OPTIONS ARE. THE LEFT TURN, NO LEFT TURN IS A COMMON FEATURE IN NEW PROJECTS IN BERKELEY AND HAS BEEN FOR MANY YEARS. AND IT IS ENFORCED. AND THE ISSUE IS THAT TRANSPORTATION WON'T LET US PUT MAJOR ACCESS ROADS OFF OF SHATTUCK. THEY DON'T WANT PEOPLE TURNING IN AND TURNING OUT IN A LARGE VOLUME OFF OF SHATTUCK. SO THESE ENTRANCES HAVE, IF YOU LOOK AT THE PROJECTS THROUGH SAY

SAN PABLO, YOU WILL SEE THE ENTRANCE AS EXITS GO OFF SIDE STREETS. THERE ARE PROS AND CONS OF MANY OF THESE ISSUES. SO AS FAR AS THE CAFE EQUIPMENT, I HAVE SOME FRIENDS IN YOUR NEIGHBORHOOD. I KNOW THE STORY OF THE PARKER, YOU WERE PROMISED A CAFE AND YOU DIDN'T GET IT. WE CAN CONSIDER A CONDITION OF APPROVAL TO REQUIRE THE EQUIPMENT, I THINK. WE ARE GOING TO HAVE TO DIG AROUND A BIT TO SEE IF WE HAVE THE AUTHORITY. WE USUALLY CAN'T TELL SOMEONE WHAT KIND OF BUSINESS TO PUT IN THEIR COMMERCIAL SPACE. THEY HAVE TO HAVE SOME COMMERCIAL SPACE IN ORDER FOR IT TO BE A MIXED-USE PROJECT. SO THAT'S SOMETHING WE NEED TO THINK ABOUT. I KNOW WE HAVE DONE THE OPPOSITE. THAT LITTLE CAFE ACROSS FROM THE MIDDLE SCHOOL, WE PUT A CONDITION YEARS AGO THAT THEY COULD NOT HAVE COOKING EQUIPMENT. SO WHETHER WE COULD DO IT THE OTHER WAY, I DON'T KNOW. I KNOW THE NEIGHBORS NEED SOMEPLACE TO GATHER. SO WE WILL HAVE TO STRUGGLE WITH WAYS THAT WE CAN HELP THAT. AND I DON'T HAVE ALL THE ANSWERS NOW. WE HAVE A LOT OF THINGS STIRRING IN OUR HEADS THAT WE HADN'T THOUGHT ABOUT BEFORE, THANKS TO YOUR COMMENTS. SO I THINK THAT'S ALL I HAVE TO SAY AT THE MOMENT.

>> CHAIR GAFFNEY: ALL RIGHT. THOSE WERE VERY, VERY HELPFUL COMMENTS. LET'S TRY TO STICK TO QUESTIONS. BUT ALL OF THAT VERY MUCH NEEDED TO BE SAID. LET'S GET MORE QUESTIONS, THEN WE WILL CLOSE THE PUBLIC HEARING AND WE WILL GO TO COMMENTS. THANK YOU, COMMISSIONER SANDERSON AND THAT IS TRUE AND WHAT WE TRULY

STRUGGLE WITH HERE ON THE ZONING BOARD. ANY OTHER QUESTIONS? COMMISSIONER DUFFY, JUST TO KICK US OFF.

>> Y. DUFFY: JUST FOR THE RECORD, I READ THIS IN THE PACKET BUT I WANT TO DOUBLE CHECK, THERE WAS A DESIGN REVIEW PUBLIC HEARING FOR THIS, CORRECT? THIS IS A QUESTION FOR STAFF.

>> YES, THERE WAS. DESIGN REVIEW AND ALSO AN L.P.C. MEETING.

>> Y. DUFFY: THANK YOU. AND THE OUTCOME OF THAT DESIGN REVIEW MEETING VOTE? TO APPROVE WAS WHAT?

>> WAS TO APPROVE, BUT TO ADD THE CONDITION THAT THE RELIEFS BE PRESERVED WITH A RECOMMENDATION THEY BE PLACED ON SHATTUCK. AND THEN ALSO THE RECOMMENDATIONS THAT YOU SAW IN THE POWERPOINT SLIDE REGARDING WORKING WITH THE DESIGN, PARTICULARLY ON THE EAST AND SOUTH SIDE TO ADD DETAILS, MATERIAL, COLOR, AND POSSIBLY LOOK INTO THE STEP BACK. BUT EVERYTHING THAT WAS DETAILED ON THAT SLIDE.

>> Y. DUFFY: THANK YOU, AND THE VOTE WAS UNANIMOUS, IS THAT RIGHT?

>> RIGHT.

>> Y. DUFFY: THANK YOU VERY MUCH.

>> CHAIR GAFFNEY: ALL RIGHT, THANK YOU. COMMISSIONER KASHANI?

>> A. KASHANI: THANK YOU. A NUMBER OF QUESTIONS HAVE BEEN RAISED. I HAVE QUESTIONS FOR THE STAFF AND MAYBE FOR THE APPLICANT. FIRST ONE IS REGARDING ENCROACHMENT. THE APPLICANT SAYS THERE IS NO ENCROACHMENT. MY READING OF THE PLAN SHOW THERE

IS NO ENCROACHMENT. CAN STAFF CONFIRM THAT?

>> THERE APPEARS TO BE A SMALL ENCROACHMENT ON UPPER FLOORS ON TWO SMALL CORNERS OF THE BUILDING IF YOU LOOK AT THE PLANS ON THE NORTHWEST PORTION, THEY SLIGHTLY ENCROACH. ENCROACHMENT INTO THE RIGHT OF WAY IS SOMETHING THAT WE DO LOOK AT WHEN THE PLANS ARE SUBMITTED FOR THE USE PERMIT. WE ROUTE THE PLANS TO THE PUBLIC WORKS DEPARTMENT, SPECIFICALLY TO VINCENT CHIN. WE USUALLY PROVIDE A COMMENT TO THE APPLICANT TO REACH OUT TO THE PUBLIC WORKS DEPARTMENT ABOUT THE VIABILITY OF THAT ENCROACHMENT. AND IT IS SOMETHING WE LOOK AT IN THE ENTITLEMENT PHASE BEFORE IT'S APPROVED THROUGH THE ENCROACHMENT PROCESS.

>> A. KASHANI: THANK YOU, STAFF. YOU SAID VERY SMALL OR SLIGHTLY ENCROACHMENT. WHAT DOES THAT MEAN? HOW MUCH ENCROACHMENT IS THERE?

>> IT LOOKS LIKE INCHES.

>> A. KASHANI: INCHES?

>> YEAH.

>> A. KASHANI: OKAY, THANK YOU. MY NEXT QUESTION IS THE STAFF HAS DETERMINED THAT THERE IS NO DETRIMENT, THIS PROJECT SHOWS NO DETRIMENT ON THE NEIGHBORHOOD. NEIGHBORS CLAIM THAT THERE IS. WHAT IS THE STAFF'S RESPONSE?

>> THE STAFF REPORT INCLUDES A FINDING FOR NON-DETRIMENT. THE STAFF REPORT FINDING IS THAT THE PROJECT WILL NOT BE A DETRIMENT TO THE SURROUNDING NEIGHBORHOOD. A LOT OF THAT IS BECAUSE,

ESPECIALLY ALONG SHATTUCK, THE AREA IS BECOMING MORE DENSE. IT IS AN URBAN AREA WHERE TALLER BUILDINGS ARE MORE COMMON. THE SHADOW STUDIES AND IMPACTS REGARDING SHADOWS ARE SOMEWHAT SUBJECTIVE, SO IT'S DIFFICULT TO SAY OBJECTIVELY SPEAKING, THERE WILL BE AN IMPACT BASED ON THE SHADOWS. FOR SOME OF THE PROPERTIES LOCATED TO THE EAST OF THE SIDE, WE ARE SHOWING SOME SHADOW IMPACTS IN THE AFTERNOON DURING THE DECEMBER, DECEMBER STARTS AROUND 2:30 FOR SHADOW IMPACTS. AND IN MAY AND JUNE, IT'S AROUND 5:30, BUT THE REST OF THE DAY THERE'S NO SHADOW IMPACTS.

>> A. KASHANI: THANK YOU. MY NEXT QUESTION IS ONE OF THE SPEAKERS MENTIONED THAT THEY RECEIVED ONLY TWO NOTICES. I UNDERSTAND THE SPONSOR HELD A NEIGHBORHOOD MEETING, THE PROJECT WENT TO D.R.C. AND TO L.P.C. AND TO HERE. SO THIS IS AT LEAST FOUR MEETINGS FOR NOTICES, IS THAT CORRECT?

>> THE NEIGHBORHOOD MEETING IS NOTICED BY THE APPLICANT. AND THERE ARE PROCEDURES FOR THAT NOTICE. SO THAT WAS IN MAY 2024. THE L.P.C. MEETING WAS ON FEBRUARY 6, 2025. AND THERE'S NO PUBLIC NOTICING NECESSARILY WITH THAT MEETING. THE D.R.C. MEETING IS NOTICED WITH SIGNS ON THE PROPERTY, SO THEY WOULD HAVE SEEN THE SIGN. AND THEN THE ZAB MEETING IS PUBLICLY NOTICED WITH MAILING AND ONSITE NOTICING.

>> A. KASHANI: THANK YOU. THE NEXT QUESTION I HAVE IS SOMEONE SAID THERE'S TOO MUCH COMMERCIAL SPACE. A LOT OF VACANT COMMERCIAL SPACE EVERYWHERE, NOT JUST IN BERKELEY. IS IT WITHIN

OUR PURVIEW TO TELL AN APPLICANT, DEVELOPER THAT THEY SHOULD HAVE SMALLER COMMERCIAL SPACE OR LARGER, OR IS THAT DRIVEN BY ECONOMICS?

>> IT'S PRIMARILY DRIVEN BY ECONOMICS, THIS PROJECT IS DEMOLISHING OVER 8,000 SQUARE FEET OF COMMERCIAL TO REPLACE IT WITH THE MIXED-USE BUILDING. THE NEW MIXED-USE BUILDING WILL PROVIDE 2,117 SQUARE FEET OF COMMERCIAL AREA. THE CITY CAN'T REALLY DICTATE SPECIFICALLY WHAT WOULD GO IN THAT COMMERCIAL LOCATION, OTHER THAN WHAT'S ALREADY IN YOUR ZONING CODE. AND YOUR ZONING CODE LISTS THE ALLOWED USES THAT COULD GO IN THERE. WITH THE VARIOUS PERMIT REQUIREMENTS.

>> A. KASHANI: THANK YOU. I HAVE TWO MORE QUESTIONS. ONE SPEAKER MENTIONED A SECTION OF THE D.M.C. REGARDING THE AUTOMATIC REVOCATION OF THE ZONING PERMIT. BECAUSE THAT'S NOT MY EXPERIENCE. COULD SOMEONE EXPLAIN WHAT THAT MEANS? MAYBE COMMISSIONER SANDERSON?

>> D. SANDERSON: I WOULD SAY THAT --

>> Y. DUFFY: STAFF COULD DO IT.

>> YES, I COULD SPEAK TO THAT. YES, THERE IS A PROVISION IN THE ZONING CODE FOR THE CITY TO BE ABLE TO LAPSE A PERMIT AFTER IT'S BEEN EXERCISED. HOWEVER, IT IS AN ACTIVE LAPSING, THE CITY HAS TO MAKE A DECISION TO LAPSE A PERMIT, AND THAT RARELY HAPPENS.

>> A. KASHANI: AND THE REASON, MY UNDERSTANDING IT RARELY HAPPENS IS BECAUSE WE KNOW WE NEED MORE HOUSING, SO WHEN A

PROJECT GOES THROUGH THIS PROCESS AND GETS APPROVAL, WE ALLOW, IF THEY ARE NOT ABLE TO BUILD IT, WE ALLOW THEM MORE TIME TO GET THERE. WHEN SOMEONE MENTIONED A PROJECT, IT TOOK EIGHT YEARS BUT THEY FINALLY STARTED BUILDING. THAT HAPPENS BECAUSE WE NEED THE HOUSING. FINALLY, 80% VACANCY AT 2701 SHATTUCK, I DON'T KNOW IF THAT'S FACTUALLY CORRECT. WE ARE PART OF THE CYCLE WE HAVE MORE SUPPLY THAN DEMAND. SOMETIMES DEVELOPERS ARE TOO GREEDY, THEY START ASKING FOR VERY HIGH RENTS AND AFTER A WHILE THEY REALIZE THEY CAN'T GET THOSE RENTS, THE RENTS WILL COME DOWN AND THE BUILDINGS GET RENTED. AND WHAT HAPPENS, THESE EVEN HIGH RENTS THAT GET RENTED, IT MEANS PEOPLE WHO ARE AT LOWER RENT-PAYING HOUSING, THEY MOVE UP AND THEY MAKE THAT OTHER HOUSING THAT IS MORE AFFORDABLE AVAILABLE TO OTHER PEOPLE. AND REGARDING, FINALLY REGARDING CAFE EQUIPMENT, I DON'T BELIEVE WE CAN CONDITION THAT SPACE BE APPROVED WITH EQUIPMENT IN IT. I DON'T THINK IT'S WITHIN OUR PURVIEW. THANK YOU.

>> CHAIR GAFFNEY: ALL RIGHT. THANK YOU. I ACTUALLY HAVE ONE QUESTION. IS THERE A LOADING ZONE IN THIS PROJECT FOR, IS THERE A LOADING ZONE, I KNOW THERE'S THAT INTERESTING PART OF SHATTUCK THAT DOES KIND OF SPLIT OFF. WHAT IS THAT BEING USED FOR? AND IS THERE A LOADING ZONE FOR UBERS, FOOD DELIVERY, MAIL?

>> THERE IS NO LOADING ZONE IDENTIFIED ON THE SITE PLAN. BUT THERE IS ABOUT FOUR PARKING SPACES IN THAT AREA AROUND SHATTUCK PAST THAT TREE WELL.

>> CHAIR GAFFNEY: THOSE PARKING SPACES ARE REMAINING BECAUSE THEY AREN'T ON THE PROPERTY?

>> YEAH.

>> CHAIR GAFFNEY: YEAH, OKAY. THANK YOU. COMMISSIONER DUFFY? WE WILL DO COMMISSIONER THOMPSON FIRST. ACTUALLY, ALL RIGHT. COMMISSIONER SANDERSON.

>> D. SANDERSON: I JUST WANT TO FOLLOW-UP ON HER QUESTIONS. THE PARKING SPACES ON SHATTUCK ARE METERED, I ASSUME?

>> I DON'T KNOW IF THEY ARE METERED FOR SURE, THEY ARE PARALLEL SPACES ON SHATTUCK.

>> D. SANDERSON: OFTEN WHEN WE GET A PROJECT, THE APPLICANT HAS ALREADY SPOKEN TO PUBLIC WORKS ABOUT PROVISIONS FOR TREATMENT OF LIKE DROP OFF AND PICK UP ZONES. SO I'M ASSUMING THAT HASN'T HAPPENED YET WITH THIS PROJECT? THEY HAVE NOT DESIGNATED A DROP OFF AND PICK UP ZONE, CORRECT?

>> CORRECT, THEY HAVE NOT. AND IT DOES LOOK LIKE THERE'S A PARKING PAY STATION ON SHATTUCK RIGHT IN FRONT OF THE BUILDING.

>> D. SANDERSON: OKAY. SO IT'S NOT METERED, YOU ARE GOING TO GET A LITTLE THING TO PUT IN YOUR WINDSHIELD. Okay, THANK YOU. S

>> CHAIR GAFFNEY: NOW TO COMMISSIONER THOMPSON, THANK YOU.

>> M. THOMPSON: CAN SOMEONE EXPLAIN THE 5% FEE INSTEAD OF GOING TO THE FULL 20% ON THE AFFORDABLE HOUSING? AND YEAH, JUST WHAT, IT SEEMS LIKE THAT'S AN OPTION AND WHAT DOES THAT OPTION MEAN, IS MY QUESTION.

>> SO IN THE INCLUSIONARY ORDINANCE, -- REQUIRED TO PROVIDE 20% OF THE PROJECT AS AFFORDABLE. HALF OF IT IS SUPPOSED TO BE VERY LOW INCOME, HALF OF IT IS SUPPOSED TO BE LOW INCOME. HOWEVER, THEY CAN FEE OUT. SO NORMALLY IN A DENSITY BONUS PROJECT, THEY WILL PROVIDE HOWEVER MANY BELOW MARKET RATE UNITS TO GET THE DENSITY BONUS AND THAT COUNTS TOWARD THE INCLUSIONARY HOUSING REQUIREMENT. AND SO THAT, THEY GET CREDIT FOR THAT. SO WHAT'S LEFT OVER AFTER THEY PROVIDE 15% VLI IS THE 5%. AND NORMALLY DEVELOPERS WILL PAY THAT IN A FEE.

>> M. THOMPSON: JUST TO FOLLOW-UP, THAT'S A ONE-TIME FEE AND IF THEY HAVE THE UNIT AT AN AFFORDABLE AMOUNT, THAT WOULD BE LESS FOR THE FORESEEABLE FUTURE, IS THAT THE ADVANTAGE TO PAY IT ONCE?

>> I'M NOT SURE HOW THE FINANCES WORK OUT. BUT YEAH, THE FEE IS ONE TIME.

>> CHAIR GAFFNEY: COMMISSIONER PALMATIER?

>> CAN STAFF SPECIFY WHERE THE FUNDING PAYING THIS ADDITIONAL IN-LIEU FEE GOES TO?

>> THE FEE GOES TO THE AFFORDABLE HOUSING TRUST FUND. FOR THE CITY.

>> CHAIR GAFFNEY: COMMISSIONER DUFFY?

>> Y. DUFFY: THESE ARE THE TRICKIEST WHEN WE ARE DEALING WITH DENSITY ON A BUSY CORRIDOR AND A LOW-DENSITY SET OF PROPERTIES IN TIGHT NEIGHBORHOODS AT THE REAR PROPERTY LINE. IT'S ALWAYS

BEEN TRICKY KNOWING WITH BONUS DENSITY LAW YOU CAN DO A BIG BOX. THERE ARE MANY CASES THERE ARE PROPERTIES LINED UP ALONG THE REAR PROPERTY LINE. MY QUESTION FOR STAFF TO CLARIFY ON THE SITE PLAN, HOW MANY PROPERTIES ARE TOUCHING THE REAR PROPERTY LINE?

>> ONE.

>> Y. DUFFY: OKAY, THANK YOU.

>> CHAIR GAFFNEY: ALL RIGHT. DOES ANYONE HAVE ANY OTHER QUESTIONS? WE ALSO HAVE A CAPTIONER BREAK COMING UP IN 4 MINUTES. WE ARE GETTING REALLY CLOSE. SEEMS WE ARE DONE WITH QUESTIONS. SO WE CAN OPEN IT UP AGAIN IF QUESTIONS ARISE. THIS ISN'T YOUR ONLY TIME. BUT I GUESS IF WE ARE ALL GOOD ON QUESTIONS. WE HAVE TO DO A ROLL CALL VOTE FOR CLOSING THE PUBLIC HEARING. I WILL MAKE A MOTION TO CLOSE THE PUBLIC HEARING. DO I HAVE A SECOND FROM ANYONE? COMMISSIONER KASHANI SECONDED THAT AND WE CAN DO A VOICE VOTE. THIS WILL CLOSE THE PUBLIC PORTION WHERE WE WON'T ASK STAFF OR THE APPLICANT QUESTIONS ANYMORE AND WE WILL DELIBERATE AMONGST OURSELVES. SO YEAH, ROLL CALL VOTE NOW, SORRY, VOICE VOTE.

>> I THINK YOU JUST ASK --

>> CHAIR GAFFNEY: SORRY, THAT'S ME. ALL THOSE IN FAVOR SAY AYE. ALL THOSE IN FAVOR SAY NAY. YOU KNOW WHAT I MEAN. THE PUBLIC HEARING IS CLOSED. SHOULD WE DO THE CAPTIONER BREAK NOW? CAN WE DO IT THREE MINUTES EARLY OR WAIT UNTIL 9:00? WE ARE GOING TO DO IT NOW. WE WILL COME BACK AT 9:07. WE WILL HAVE A 10-MINUTE

CAPTIONER BREAK. YEAH, SEE YOU ALL BACK IN TEN MINUTES. [BREAK]

>> CHAIR GAFFNEY: ALL RIGHT. THERE WE GO. NOW I'M BACK. ALL RIGHT, EVERYONE, WE WILL SLOWLY GET SETTLED BACK AGAIN. AND GET TO COMMUNITY COMMENTS. COMMISSIONER COMMENTS, SORRY. WE'RE GOING TO GET TO COMMISSIONER COMMENTS. ALL RIGHT. IF EVERYONE CAN GET BACK TO THEIR SEAT AND SETTLED. AND COMMISSIONER SANDERSON WILL BE HERE IN A SECOND. WE ARE ONTO THE COMMENT PORTION. WHO WOULD LIKE TO KICKOFF THE DISCUSSION? VICE CHAIR YUNG?

>> VICE CHAIR YUNG: HI, EVERYONE. WELCOME BACK. I JUST WANTED TO SHARE A FEW COMMENTS TO FRAME THE CONVERSATION. I WANT TO RECOGNIZE AND REALLY JUST MENTION HOW MUCH THE CONCERNS ARE RECOGNIZED BY US. THIS PROJECT, AND GENERALLY THE CHANGE WE ARE HOPING TO SEE IS HUGE. IT'S A BIG DEAL GOING FROM A SINGLE STORY UNDER UTILIZED COMMERCIAL SPACE TO A TALL FIVE-PLUS STORY BUILDING. AND THIS IS, AS A BOARD THAT SEES LARGE MULTI-FAMILY PERMITS ACROSS THE CITY, WHAT WE SEE IS, WHEN A PROJECT IS PROPOSED IN A NEIGHBORHOOD, IT CREATES WHAT PLANNERS CALL DISAMENITIES. NEGATIVE IMPACTS. TRAFFIC. REDUCTION OF WHATEVER OPEN SPACE. AND IT'S A LEGITIMATE IMPACT. I DON'T WANT TO TAKE THOSE CONCERNS LIGHTLY. I ALSO WANT TO MENTION, AS HAS BEEN MENTIONED, WE ARE WORKING UNDER A VERY, VERY DIFFERENT LEGAL PARADIGM RIGHT NOW. OUR ABILITY TO CONDITION THE PROJECT AT LOWER DENSITIES WITH SUBJECTIVE STANDARDS, LOWER HEIGHTS, OR

DENY THE PROJECT IS HEAVILY, HEAVILY HAMSTRUNG AND THOSE ACTIONS ARE BY AND LARGE ILLEGAL. THE HOUSING ACCOUNTABILITY ACT MAKES IT SO WE CANNOT DENY THE PROJECT AT THE DENSITY PROPOSED IF IT MEETS ALL OBJECTIVE STANDARDS UNLESS WE CAN MAKE FINDINGS OF DENIAL RELATED TO HEALTH AND SAFETY WHICH ARE NOT AVAILABLE WITH THIS PROJECT. THE HOUSING CRISIS ACT SAYS IT'S ONLY SUBJECT TO ALL THE STANDARDS THAT EXISTED WHEN THE APPLICATION WAS SUBMITTED TO THE CITY. THE HOUSING CRISIS ACT ALSO LIMITS THE CITY TO FIVE PUBLIC HEARINGS, AT THAT FIFTH ONE THE CITY MUST EITHER APPROVE OR DENY THE PROJECT. THE STATE DENSITY BONUS LAW ALLOWS THE DEVELOPER, IN EXCHANGE FOR CERTAIN PERCENTAGES, BELOW MARKET RATE UNITS TO RECEIVE DENSITY BONUSES IN CONCESSIONS AND WAIVERS THAT ARE USED TO CONCEDE AWAY CERTAIN STANDARDS THE CITY IMPOSES. THIS DEVELOPER ISN'T USING ANY OF THOSE CONCESSIONS OR WAIVERS THEY ARE ALLOWED. THEY ARE USING ANOTHER, SOMETHING CALLED A WAIVER THAT THE DENSITY BONUS ALLOWS THEM TO. WE CAN ALSO NOT DENY THE WAIVER UNLESS WE MAKE FINDINGS OF HEALTH AND SAFETY, WHICH ARE NOT AVAILABLE TO US NOW. THESE LAWS, THE HOUSING CRISIS ACT, PASSED BY NANCY SKINNER, SHE USED TO BE ON THE BERKELEY CITY COUNCIL. THE HOUSING ACCOUNTABILITY ACT IS RECENTLY STRENGTHENED JANUARY 1ST OF THIS YEAR, BY BUFFY WICKS, ANOTHER ONE OF OUR STATE ASSEMBLY MEMBER REPRESENTATIVES. THESE ARE PEOPLE WE ELECT, THEY REPRESENT US. AND THEY KNOW THEIR COMMUNITY IS THE EPICENTER OF THE HOUSING SHORTAGE AND THEY ARE

AT THE FOREFRONT OF A DIRECTION IT. SO THESE ARE THE LAWS THAT CREATE THE CONTEXT. I'LL LIMIT MY COMMENTS TO JUST SAY I'M REALLY, REALLY PLEASED WITH THE CONDITION IMPOSED BY THE DESIGN REVIEW COMMITTEE. YOU KNOW, OUR ABILITY TO CONDITION THE PROJECT WITH SUBJECTIVE STANDARDS THAT AREN'T IN PLACE DURING VESTING, THAT'S AN OPEN QUESTION. AND I THINK THAT HAVING BEEN ESTABLISHED, THE D.R.C., WHEN IT DOES IMPOSE CONDITIONS OF APPROVAL AT FINAL DESIGN REVIEW ARE VERY REASONABLE, REALLY DONE WITH WELL TASTE AND I THINK THAT THE DECISION TO PRESERVE THE FRIESE WAS A REALLY WELL INFORMED ONE. I WANT TO GIVE KUDOS TO THE PLANNER ASSIGNED TO THIS AS A CONTRACT PLANNER. I'M REALLY IMPRESSED HOW DEEPLY YOU KNOW THE CITY OF BERKELEY'S CODES. YEAH, I'LL CONCLUDE MY COMMENTS THERE.

>> CHAIR GAFFNEY: THANK YOU, VICE CHAIR YUNG. ANYONE WANT TO START A FOLLOW-UP TO THAT? I KNOW SOMEONE WANTS TO TALK.

>> S. ALLEN: I WILL MAKE A MOTION TO APPROVE THE PROJECT WITH ONE ADDITIONAL CONDITION OF APPROVAL. THAT IS SUBJECT TO THE REVIEW OF THE CITY TRAFFIC ENGINEER. ANY AUTOS EXITING THE GARAGE WILL BE RESTRICTED TO A RIGHT-TURN ONLY. THAT'S MY MOTION. I WILL SECOND ALL THE TABLE SETTING THAT MY COLLEAGUES HAVE DONE AROUND STATE HOUSING ACCOUNTABILITY ACT, DENSITY BONUS, THE POSITIONS, THE LAWS THAT WE ARE SUBJECT TO AT THIS TIME. AND APPRECIATE ALI KASHANI'S QUESTION AND BUTTONING UP SOME OF THE OUTSTANDING COMMENTS AND QUESTIONS WE HEARD THIS

EVENING THAT WE OFTEN HEAR ON PROJECTS OF THIS SCALE THAT ABUT SINGLE FAMILY NEIGHBORHOODS.

>> CHAIR GAFFNEY: THANK YOU, COMMISSIONER ALLEN. I WILL EXPLAIN HOW THIS WORKS, WE HAVE A MOTION ON THE TABLE, IT DOESN'T HAVE A SECOND YET. EVEN IF IT DOES, THIS IS OUR TIME TO TALK ABOUT THE MOTION, DISCUSS THE MOTION, MAKE FRIENDLY AMENDMENTS DEPENDING IF COMMISSIONER ALLEN IS FRIENDLY TO THOSE, OR ALTERNATIVE MOTIONS. JUST BECAUSE THERE'S A MOTION ON THE TABLE THERE CAN STILL BE PLENTY MORE TO TALK ABOUT. I WILL OPEN THAT STILL UP.

>> D. SANDERSON: I WILL SECOND THE MOTION.

>> CHAIR GAFFNEY: THERE IS A SECOND NOW BY COMMISSIONER SANDERSON. ONCE AGAIN, THIS IS STILL THE TIME TO STILL TALK ABOUT IT. DOES ANYBODY HAVE ANY COMMENTS ON THE MOTION?

>> A. KASHANI: I DO.

>> CHAIR GAFFNEY: COMMISSIONER KASHANI.

>> A. KASHANI: THIS WEEK CALIFORNIA SELECT COMMITTEE ON REFORM CAME OUT. THE FINAL REPORT CAME OUT. IT MENTIONS PERMITTING AS IT EXISTS IN CALIFORNIA IS INHIBITING PRODUCTION OF HOUSING. WE HAVE TWO AND A HALF MILLION OF HOUSING UNIT SHORTAGE IN CALIFORNIA. WHICH HAS CREATED 200,000 HOMELESS PEOPLE IN CALIFORNIA. AND THE MORE HOUSING WE APPROVE AND BUILD, THE MORE SUPPLY WE CREATE, THE MORE PRESSURE WE PUT ON PRICES TO GO DOWN. AND AS PRICES GO DOWN, HOUSING OPENS UP FOR ALL LEVELS. AND WITH THAT, I WOULD LIKE TO SUPPORT THIS MOTION AND WILL VOTE YES FOR

IT.

>> CHAIR GAFFNEY: THANK YOU. DOES ANYBODY ELSE HAVE ANY COMMENTS ON THE MOTION? COMMISSIONER DUFFY?

>> Y. DUFFY: JUST A QUICK COMMENT ON THE MOTION, AND IF THERE'S ANY MORE DISCUSSION, MAYBE MORE. ONE THING TO NOTE ON THE CONDITION OF APPROVAL REGARDING THE RIGHT TURN. IN THE MMRP FOR THE ADELINE CORRIDOR SPECIFIC PLAN, WHICH THIS PROJECT IS HELD TO, THERE IS A SIGNAL WARRANT STUDY AND SIGNALIZATION SORT OF PIECE THAT TALKS ABOUT MAKING SURE THAT, I ACTUALLY CAN'T SUMMARIZE THE WHOLE THING. BUT IT IS ABOUT STUDYING TRAFFIC EITHER COMING ONTO SHATTUCK OR AWAY FROM SHATTUCK FROM FUTURE PROJECTS. SO I DO THINK THE TRAFFIC ISSUE HAS BEEN BROUGHT UP AND ACTUALLY COULD BE ADDRESSED IN ITEM T2 OF THE MMRP. IN OUR PACKET.

>> CHAIR GAFFNEY: YOU WEREN'T NECESSARILY REQUESTING TO REMOVE IT, YOU AREN'T SUGGESTING ANY FRIENDLY AMENDMENTS, YOU ARE JUST BRINGING IT TO OUR ATTENTION.

>> Y. DUFFY: I WILL BRING IT TO OUR ATTENTION THAT THE SPECIFIC CONDITION PROPOSED MIGHT ACTUALLY IMPEDE UPON THE WORK OF THE MMRP AND THE TRAFFIC STUDY THAT IS REQUIRED AS PART OF THE NEW DEVELOPMENTS. I CAN TELL YOU THE PAGE. SO PAGE 14 OF 148, IT SAYS ON THE BOTTOM HERE. AND IT'S ITEM 4, ATTACHMENT 4. PAGE 8 OF 9. SO IN THE UPPER RIGHT-HAND CORNER, THE LITTLE RED.

>> S. ALLEN: IS THERE A PDF PAGE?

>> Y. DUFFY: LET ME FIND THAT, THAT'S EVEN BETTER. YEP, 114. ITEM 114. IT SAYS CITY OF BERKELEY, UPPER RIGHT CORNER IN RED, ITEM 4, ATTACHMENT 4, PAGE 8 OF 9.

>> S. ALLEN: I WOULD LIKE TO KEEP THE CONDITION OF APPROVAL BUT CROSS-REFERENCE THAT MITIGATION MEASURE. SO IT'S SUBJECT TO THE REVIEW OF THE TRAFFIC ENGINEER INCLUDING REVIEW OF TRANSPORTATION AND TRAFFIC MITIGATION MEASURES FROM THE ADELINE CORRIDOR ENVIRONMENTAL IMPACT REPORT. INCLUDING REVIEW OF TRANSPORTATION AND TRAFFIC MITIGATION MEASURES FROM THE ADELINE CORRIDOR ENVIRONMENTAL IMPACT REPORT, AUTOS EXITING THE GARAGE WILL BE RESTRICTED TO RIGHT-TURN ONLY. SO IF THE ENGINEER COMES BACK AND SAYS THAT'S NOT WORK, WITH OUR FUTURE UNDERSTANDING OF WHAT THIS CORRIDOR WILL BE, THEN HE OR SHE WOULD NOT IMPLEMENT THAT.

>> D. SANDERSON: I'M COMFORTABLE LEAVING THE CONDITION IN AND IF THERE'S A CONFLICT, THEY WILL HAVE TO WORK IT OUT.

>> S. ALLEN: I WILL ADD, IT'S 41 CARS. AND LET'S MAKE UP, A PERCENTAGE OF 70% OF THE PEOPLE DRIVE TO WORK, EVEN THOUGH THEY LIVE SO CLOSE TO B.A.R.T. AND ALL LEAVING BETWEEN 7:30 AND 8:30, IT BECOMES 30 CARS THAT ARE GOING THROUGH. I FEEL LIKE IT'S --

>> D. SANDERSON: IT'S NOT ENOUGH TO MAKE A DIFFERENCE.

>> A.

>> S. ALLEN: IT'S NOT ENOUGH TO MAKE A DIFFERENCE BUT I WILL LET THE TRAFFIC ENGINEER DECIDE.

>> D. SANDERSON: SHATTUCK IS MEANT FOR HEAVY TRAFFIC AND DERBY STREET IS NOT. I THINK IT'S THE LEAST WE CAN DO FOR THE NEIGHBORS. IN SOME WAYS I DON'T LIKE IT BECAUSE IT'S VERY RESTRICTIVE AND I WOULD LIKE PEOPLE TO GO THE WAY THEY NEED TO GO IN THE MOST EFFICIENT WAY. BUT I STILL BACK THE CONDITION.
>> Y. DUFFY: THANK YOU. IS THERE ANYONE ON THE BOARD WHO HAS ANYTHING TO SAY?
>> CHAIR GAFFNEY: COMMISSIONER THOMPSON? NO?
>> S. PALMATIER: I GUESS MY CONCERN MAKING THIS A CONDITION OF APPROVAL WOULD BE, SO WERE THE ENGINEER TO FIND THAT IT DID NOT IN FACT IMPEDE THE FLOW OF TRAFFIC ON SHATTUCK AVENUE, RIGHT, BUT IT WAS FOUND FROM A PERSPECTIVE OF, IN ADDITION TO THE NEIGHBORS WHO HAVE ILLUSTRATED THEIR CONCERNS ABOUT INCREASED TRAFFIC, I'M OF THE PERSPECTIVE TOO WE ARE OBLIGATED TO BE THINKING OF THE TRAFFIC PATTERNS OF THOSE WHO WILL BE LIVING IN THESE UNITS. SO IF WE ARE RESTRICTING THEIR TRAFFIC AND THEIR TRAFFIC PATTERNS AND THEIR FLOW, AND IF THEY GENUINELY NEED TO BE TURNING LEFT TO GET TO THEIR DESTINATION, I'M JUST TRYING TO WEIGH THE FACT, IF WE ARE PLACING RESTRICTIONS ON FUTURE RESIDENTS, AND AS YOU MENTIONED, IT'S 40 OR SO CARS, I WOULD BE INTERESTED TO HEAR THAT THE ENGINEER WOULD FIND A SUBSTANTIAL EFFECT THAT WOULD CHANGE OUR DECISION, I GUESS IS WHAT I'M TRYING TO SAY. SO WITH THAT, WE WOULD BE PLACING A BURDEN ON FUTURE RESIDENTS OF THEIR ABILITY TO NAVIGATE AROUND THE SITE.

>> D. SANDERSON: I UNDERSTAND THE CONCERN. BUT I THINK AT THIS POINT, WHEN THEY MOVE IN, THEY ARE GOING TO KNOW THE RULES. AND BERKELEY HAS A PRETTY LOW RATE OF CAR OWNERSHIP. SO IT'S NOT THE KIND OF PLACE WHERE YOU ARE GOING TO HAVE 120 CARS IN A GARAGE. AND THEY ARE GOING TO MOVE IN AND THEY ARE GOING TO KNOW THE RESTRICTIONS AND WHAT THEY CAN DO AND WHAT THEY CAN'T DO. THE NEIGHBORS ARE ALREADY HERE. I HAVEN'T SEEN A TRAFFIC STUDY THAT DEMONSTRATES HOW MANY CARS ARE GOING TO GO THROUGH THE NEIGHBORHOOD. MY CONCERN IS I'M NOT SURE HOW MANY, IF IT'S NECESSARY. BECAUSE THERE JUST AREN'T THAT MANY CARS IN THIS PARKING GARAGE. SO YOU KNOW? SO IT WOULD BE GOING FORWARD WITH THE CONDITION, PRIMARILY TO SHOW SUPPORT FOR THE NEIGHBORS, EVEN THOUGH I'M NOT CONVINCED THAT NUMBER OF CARS IS GOING TO BE NOTICEABLE. SO IT MAY NOT BE TECHNICALLY NECESSARY, BUT WE DON'T HAVE THE TIME TO GO DO THE ANALYSIS TONIGHT TO FIGURE IT OUT. BUT I THINK, COMMISSIONER ALLEN'S COMMENT ON THE NUMBER OF CARS YOU'RE GOING TO SEE GOING IN AND OUT IS GOING TO BE PRETTY SMALL. BUT ANYWAY.

>> S. PALMATIER: I WILL RESPOND, I AGREE WITH COMMISSIONER SANDERSON. I DON'T IMAGINE THE NUMBER OF CARS, I WANT TO BE SENSITIVE TO THE CONCERNS AND AGREE THE NUMBER OF CARS MAY NOT BE A SUBSTANTIAL CHANGE IN THE TRAFFIC PATTERNS ON DERBY STREET.

>> CHAIR GAFFNEY: ALL RIGHT. DOES ANYBODY ELSE HAVE ANY COMMENTS ON THAT, OR SOMETHING ELSE? COMMISSIONER THOMPSON, YOU ARE

WELCOME TO SPEAK ON SOMETHING ELSE TOO.

>> M. THOMPSON: WELL, I DON'T KNOW IF THERE'S ANYTHING WE CAN DO, BUT I THINK I DO FEEL UNCOMFORTABLE WITH THE 5% FEE INSTEAD OF THE AFFORDABLE HOUSING. IT JUST SEEMS LIKE, YOU KNOW, BIG PROJECT, BIG CHANGE AND I WOULD LIKE TO STICK WITH WHAT THE LAW SAYS THAT WE CAN DO FOR THE PEOPLE. I THINK THE TURN OUT OF THE DRIVEWAY IS A THING THAT WE COULD DO TO HELP THE NEIGHBORS. I WOULD LIKE TO HELP THE COMMUNITY AND STICK WITH OUR LAW THAT SAYS WE WILL PROVIDE AFFORDABLE HOUSING AT THIS PERCENTAGE, RATHER THAN A FEE, WHICH SEEMS LIKE IT WOULD HELP THE DEVELOPER MORE THAN IT WOULD HELP THE COMMUNITY. JUST COMMENTS.

>> CHAIR GAFFNEY: YEAH. COMMISSIONER SANDERSON?

>> D. SANDERSON: I THINK IT'S SOMETHING WORTH CONSIDERING BUT UNTIL THE LOCAL ZONING IS CHANGED WE DON'T HAVE THAT AUTHORITY TONIGHT. BUT I KNOW THERE ARE OTHER PEOPLE BESIDES YOU WHO ARE CONSIDERING THAT. SO WE'LL SEE WHAT HAPPENS.

>> CHAIR GAFFNEY: COMMISSIONER DUFFY?

>> Y. DUFFY: IF I MAY. THIS IS A VERY LONG DISCUSSION THAT WE'VE HAD ABOUT, IN MANY CITIES AND ESPECIALLY IN BERKELEY ABOUT HOW WE PROVIDE AFFORDABLE HOUSING AND WHETHER IT'S REQUIRED TO BE ON SITE AND HOW MUCH ONSITE. AND THEN IF YOU DON'T REQUIRE IT ONSITE, AND YOU PAY INTO THE AFFORDABLE HOUSING TRUST FUND, HOW VALUABLE IS IT TO PUT ALL OF THAT MONEY INTO A TRUST FUND THAT THEN ALSO BUILDS AFFORDABLE HOUSING SOMEWHERE? SO THERE HAVE

BEEN STUDIES ABOUT THE VALUE OF BOTH. OF ONSITE AFFORDABLE HOUSING AND IF IT'S NOT PROVIDED YOU PAY FOR IT ANYWAY AND THE CITY GETS TO CHOOSE WHERE IT MIGHT BETTER FIT. BECAUSE THERE ARE CASES WHERE, WITH THE AFFORDABLE HOUSING TRUST FUND WHEN YOU HAVE A LARGER FUND LIKE THAT, THE CITY THEN HAS MORE CONTROL OVER HOW IT MIGHT BETTER VALUE, POTENTIALLY, THAT'S THE GOAL, IS THAT IT MIGHT BETTER BENEFIT THE PUBLIC. SO IT'S NOT NECESSARILY A WAY, A LOOPHOLE. IT'S ACTUALLY JUST AN OPTION. AND OPTIONS ARE GOOD. AND OPTIONS ARE THE LAW. THAT'S NOT SOMETHING WE GET TO DECIDE THIS EVENING. BUT THAT OPTION THAT THEY PAY FOR WHATEVER THEY DON'T PROVIDE IS THE LAW. SO WE DON'T GET TO CHOOSE THAT TONIGHT.

>> CHAIR GAFFNEY: THAT'S VERY GREAT KNOWLEDGE.

>> A. KASHANI: I WANT TO FOLLOW-UP ON YOUR COMMENTS. THE HOUSING TRUST FUND IS USED BY NONPROFIT DEVELOPERS TO LEVERAGE STATE AND FEDERAL FUNDS. AND TYPICALLY, THE CITY SHARES ABOUT A THIRD OF THE MONEY THAT THEY RAISE. SO IT ACTUALLY IS LEVERAGED VERY HEAVILY. SO ALL THE 100% AFFORDABLE PROJECTS, WE USE THE LOCAL FUNDS TO LEVERAGE THAT. WITH REGARDS TO THE NEW COMMISSIONER'S COMMENTS, I THINK WE ARE PUTTING CONDITIONS ON THE FUTURE RESIDENTS OF THESE BUILDINGS. AND WE ARE DOING THAT IN AN EFFORT TO BALANCE THE SAFETY OF THE NEIGHBORHOOD. THE KIDS WHO RIDE THEIR BIKES TO SCHOOL. AND THE FUTURE RESIDENTS. THAT'S THE BALANCING ACT THAT I SEE WE ARE DOING. AND I'M COMFORTABLE WITH

THAT.

>> CHAIR GAFFNEY: ALL RIGHT, THANK YOU, EVERYONE. DOES ANYBODY ELSE HAVE ANY MORE COMMENTS BEFORE WE TAKE A VOTE? I'M FEELING VERY COMFORTABLE TO TAKE A VOTE PERSONALLY. AND I WANT TO THANK EVERYONE FOR THEIR COMMENTS AND INSTITUTIONAL KNOWLEDGE. I FEEL VERY COMFORTABLE WITH THE CONDITION WE HAVE PUT ON THIS. AND I APPRECIATE EVERYONE SPEAKING ON THE BACK STORY OF HOW OUR HANDS ARE TIED. AND KIND OF THE WAYS WE ARE ABLE TO, WHAT CONDITIONS WE ARE ABLE TO DO AND WHAT WE AREN'T, SO YEAH, APPRECIATE ALL YOU GUYS. IS THERE ANY MORE FINAL COMMENTS BEFORE WE TAKE A VOTE? LOOKS LIKE NOT. SO WE'RE READY FOR A ROLL CALL VOTE.

>> OKAY. SO WE HAVE A MOTION FROM COMMISSIONER ALLEN AND A SECOND FROM COMMISSIONER SANDERSON TO APPROVE THE PROJECT WITH THE ADDITION OF A CONDITION OF APPROVAL, AND IT SHOULD READ, SUBJECT TO THE REVIEW OF THE CITY'S TRANSPORTATION ENGINEER, INCLUDING THE TRANSPORTATION MITIGATION MEASURES IN THE ADELINE CORRIDOR PLAN E.I.R., AND MMRP, CARS EXITING THE GARAGE ON DERBY STREET SHOULD BE RESTRICTED TO RIGHT-TURN ONLY. WHEN I CALL YOUR NAME, PLEASE STATE YOUR VOTE. COMMISSIONER KASHANI?

>> YES.

>> COMMISSIONER DUFFY?

>> YES.

>> CHAIR GAFFNEY?

>> YES.

>> COMMISSIONER THOMPSON?

>> ABSTAIN.

>> COMMISSIONER PALMATIER?

>> YES.

>> COMMISSIONER ALLEN?

>> YES.

>> VICE CHAIR YUNG?

>> YES.

>> COMMISSIONER SANDERSON?

>> YES.

>> THANK YOU. ALL RIGHT.

>> CHAIR GAFFNEY: THE MOTION PASSES. YOU WILL HAVE USE PERMIT 14 DAYS AFTER THE MAILING OUT OF THE LETTER, OH MY GOODNESS. NOTICE OF DECISION. BUT IT IS APPEALABLE FOR THE NEXT 14 DAYS AFTER THE NOTICE OF DECISION IS MAILED. SO IT IS APPEALABLE TO CITY COUNCIL. ALL RIGHT. THANK YOU, ALL. THAT WAS, YEAH, THANK YOU ALL FOR SUCH A GOOD DEBATE. WE ARE PRETTY CLOSE TO THE END HERE. WE JUST HAVE ONE FINAL BUSINESS MATTER. DESIGN REVIEW COMMITTEE, BUT WE HAVE ACTUALLY NOT HAD A COMMITTEE MEETING. AND COMMISSIONER THOMPSON AND I WILL REPORT BACK FROM D.R.C. NEXT TIME WE SEE YOU. AND ACTUALLY, MAYBE YOU ARE ABSENT. NEVER MIND, HE IS ABSENT. I WILL REPORT BACK AND HE WILL BE MISSED. SO NO DESIGN REVIEW, BUT DO WE HAVE ANY STAFF COMMUNICATIONS FOR TODAY? NO. NO STAFF COMMUNICATIONS? ANY COMMISSIONER HAVE ANY

COMMISSIONER COMMUNICATIONS? ANYONE ELSE HAVE ANY FINAL THINGS TO SAY? NO?

>> D. SANDERSON: THIS IS PERSONAL. BUT I'M A GRANDMOTHER NOW.

>> CHAIR GAFFNEY: AWW.

>> D. SANDERSON: MY FIRST GRANDCHILD.

>> CHAIR GAFFNEY: OH MY GOSH, HUGE CONGRATS! GRANDMA COMMISSIONER SANDERSON NOW. ALSO, IT'S THE LUNAR ECLIPSE IN LIKE 30 MINUTES OR SOMETHING. THERE'S A FULL LUNAR ECLIPSE HAPPENING ABOUT NOW, IN ABOUT AN HOUR. Its MOON WILL BE COMPLETELY, OR THE SUN WILL BE COMPLETELY SHADOWING THE MOON, IT MIGHT BE CLOUDY OUTSIDE, I HAVE NO IDEA BUT INDEED THE MOON IS SUPPOSED TO BE QUITE RED. ANYWAYS, ALL FUN. ANYONE ELSE HAVE ANYTHING TO SAY? MOTION TO ADJOURN, IF NO ONE ELSE DOES.

>> Y. DUFFY: SECOND.

>> CHAIR GAFFNEY: WE DO A FULL ROLL CALL FOR THIS.

>> YES, WE DO HAVE A MOTION TO ADJOURN. AND A SECOND FROM, I'M SORRY, I MISSED THAT ONE. COMMISSIONER DUFFY. OKAY. AND WHEN I CALL YOUR NAME, PLEASE STATE YOUR VOTE.

>> COMMISSIONER KASHANI?

>> YES.

>> COMMISSIONER DUFFY?

>> YES.

>> CHAIR GAFFNEY?

>> YES.

>> COMMISSIONER JOHNSON?

>> YES.

>> COMMISSIONER PALMATIER?

>> YES.

>> COMMISSIONER ALLEN?

>> YES.

>> VICE CHAIR YUNG?

>> YES.

>> AND COMMISSIONER SANDERSON?

>> YES.

>> CHAIR GAFFNEY: THE MEETING IS ADJOURNED. [9:33 P.M.]

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DRC Design Presentation

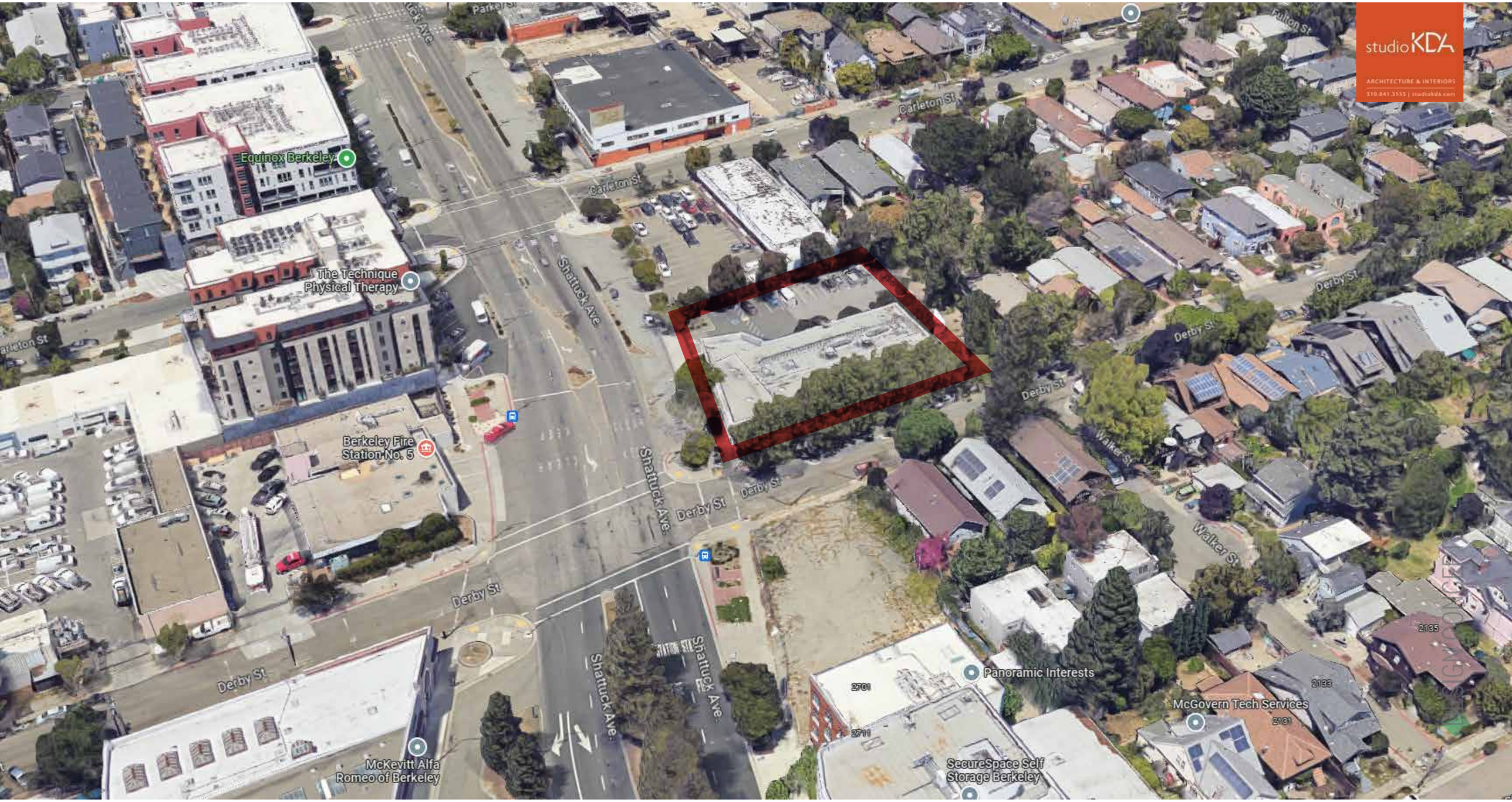
Design Issues for Discussion:

01 Massing02 Neighborhood Context03 Building Design04 Open Space Design05 Color and Materials

Proposed Project:

- 97 dwelling units, for rent (135 bedrooms)- 84,339 total square feet- 2,117 square feet of commercial- 8/5 stories- 41 parking spaces- 48 bike parking spaces- 10 below market rate units for very low income

02 Neighborhood Context



AERIAL LOOKING NORTH-EAST



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NOVEMBER 9, 2023







CONTEXT





2701 Shattuck has been approved again in South Berkeley. Image: HDO Architect Planners







2701 Shattuck. Image: HDO Architect Planners







NEIGHBORING BUILDING CONTEXT

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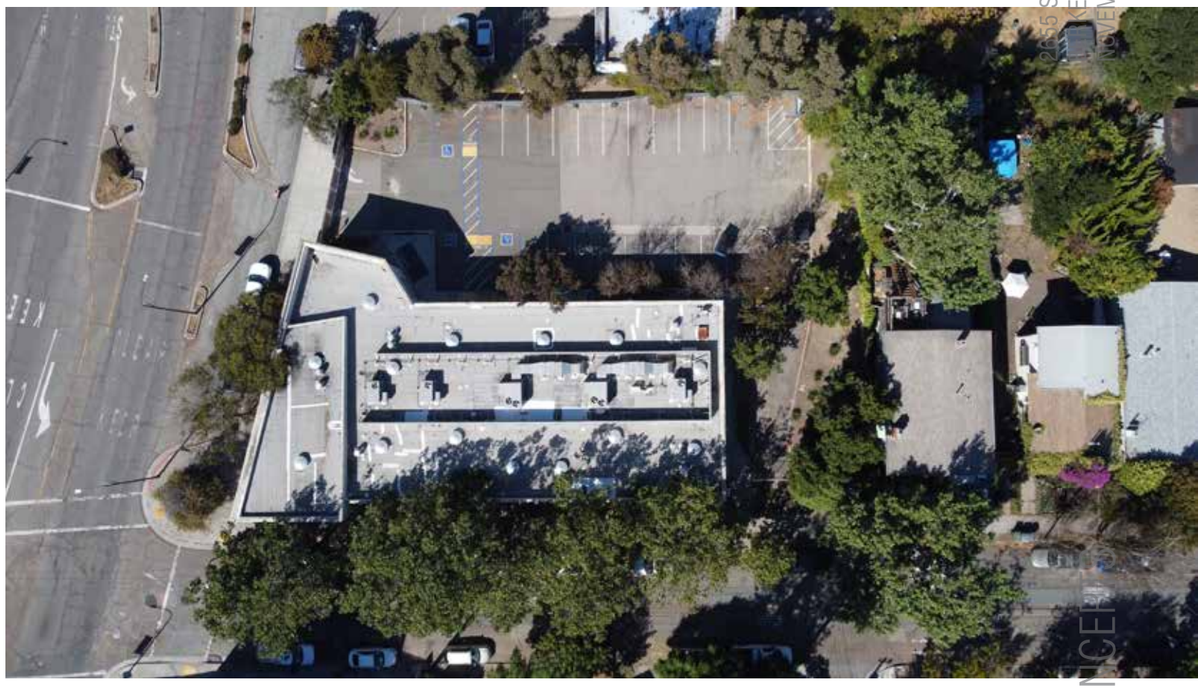


AERIALS

01+03 Massing + Building Design

Design is for a multifamily building adjacent to a primary thoroughfare as well as low density residential (R-2) neighborhood.

Initial ideas for the expression of the building include:

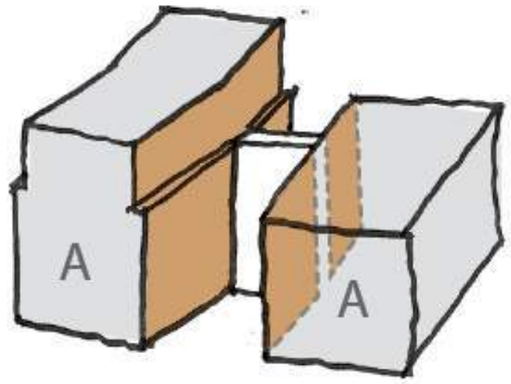
1. The shape of the site lends itself well to having a “2 bar” site layout whereby two independent buildings are set on a roughly north/south axis at the edges of the site and a common entry courtyard is created along the quieter residential street between the two wings. The two independent buildings would be physically connected with a hallway / horizontal circulation element.

2. Because the two buildings have been separated from each other the “inside” of the buildings that face the courtyard could have a different texture/color than the other building elevations (similar to cutting a fruit in half and exposing the insides).

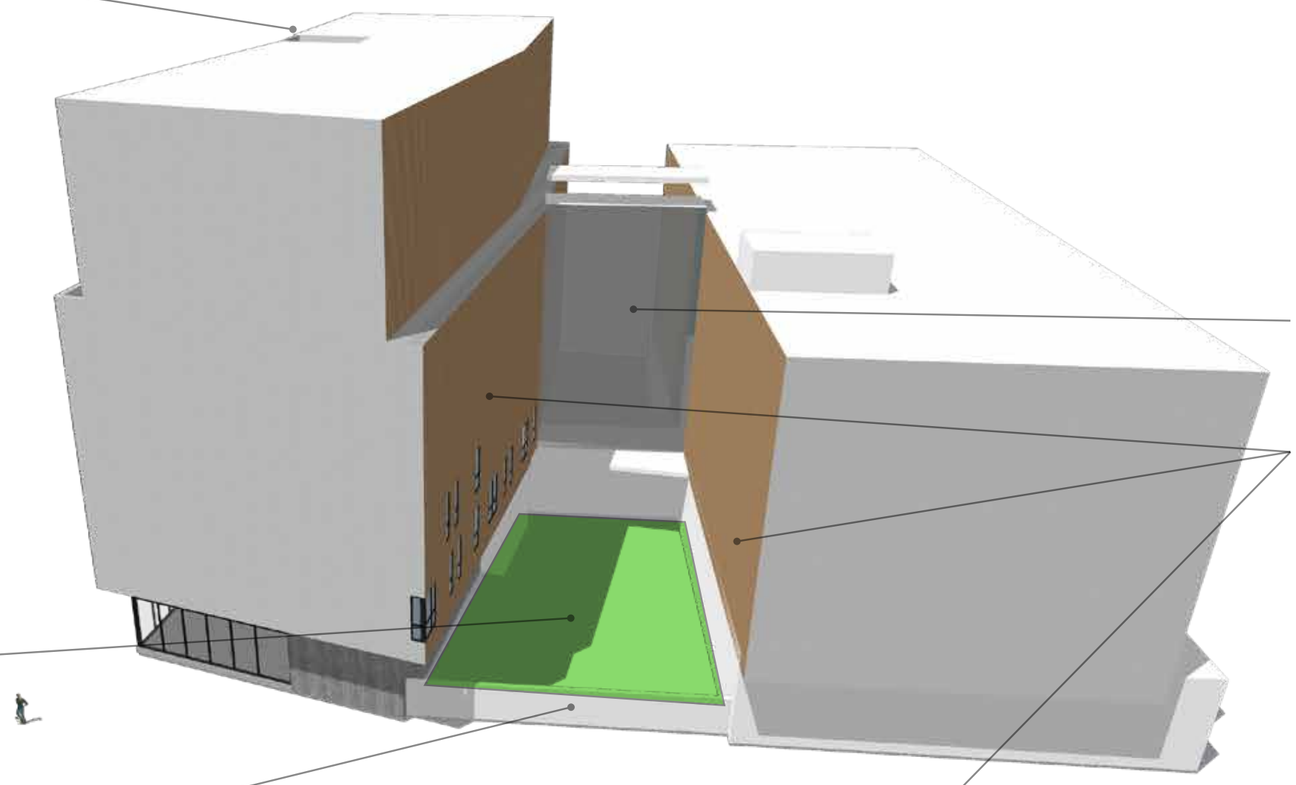
3. The building wing facing Shattuck could be bent, to conform to the irregular shaped lot, which gives visual interest along Shattuck and provides for a bigger entry courtyard on Derby Street.

The 8 story west elevation would have a commercial program that faces the public street of Shattuck Ave. whilst the 5 story apartment homes to the east are set back 10’ or more from the single family neighbors.

DESIGN STATEMENT



BEND IN WALL PLANE BREAKS
DOWN THE SCALE OF THE BLDG



GLASS HALLWAY CONNECTOR
OVER ENTRYWAY

"CUT AWAY" ELEVATION MATERIAL

ENTRY COURTYARD
(BEND IN WALL PLANE MAKES
FOR A BIGGER COURTYARD

SECURITY GATE/ENTRANCE

DERBY ELEVATION





TEXTURED MATERIAL
ON THE INSIDE



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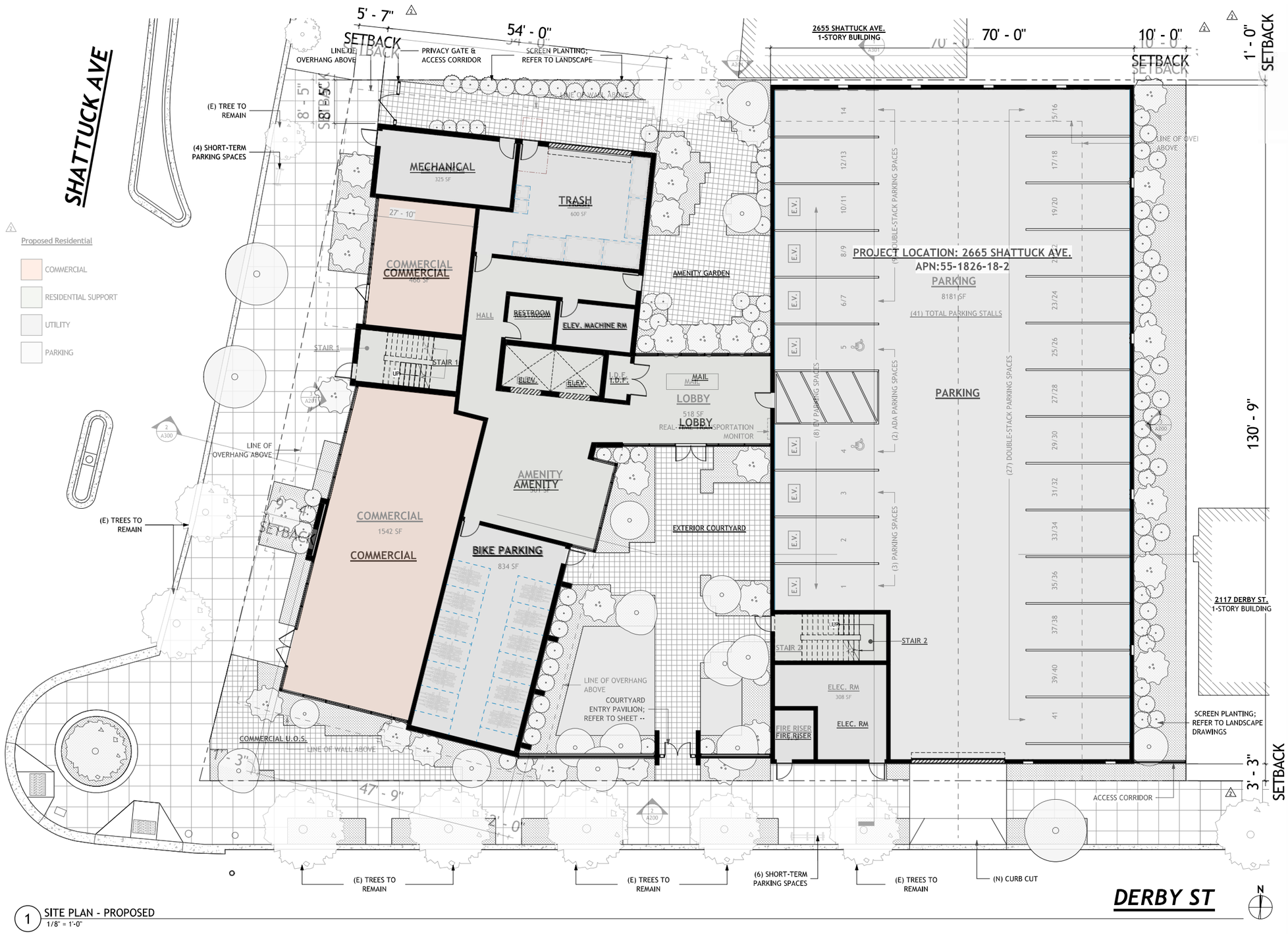
SHATTUCK AVE
Proposed Residential
COMMERCIAL
RESIDENTIAL SUPPORT
UTILITY
PARKING
5' - 7"
SETBACK
LINE OF OVERHANG ABOVE
PRIVACY GATE & ACCESS CORRIDOR
54' - 0"
SCREEN PLANTING; REFER TO LANDSCAPE
2655 SHATTUCK AVE.
1-STORY BUILDING
70' - 0"
10' - 0"
SETBACK
1' - 0"
SETBACK
(E) TREE TO REMAIN
(4) SHORT-TERM PARKING SPACES
8' - 5"
MECHANICAL
325 SF
TRASH
600 SF
27' - 10"
COMMERCIAL
466 SF
AMENITY GARDEN
HALL
RESTROOM
ELEV. MACHINE RM
STAIR 1
ELEV.
ELEV.
I.P.F.
T.D.F.
MAIL
LOBBY
518 SF
REAL-TIME TRANSPORTATION MONITOR
PROJECT LOCATION: 2655 SHATTUCK AVE.
APN:55-1826-18-2
PARKING
8181 SF
(41) TOTAL PARKING STALLS
(8) EV PARKING SPACES
(2) ADA PARKING SPACES
(3) PARKING SPACES
(27) DOUBLE-STACK PARKING SPACES
E.V.
14
12/13
10/11
8/9
6/7
5
4
3
2
1
15/16
17/18
19/20
21/22
23/24
25/26
27/28
29/30
31/32
33/34
35/36
37/38
39/40
41
LINE OF OVERHANG ABOVE
LINE OF OVERHANG ABOVE
LINE OF OVERHANG ABOVE

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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DRC REVIEW

Δ	DATE	ISSUE RECORD
	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

Proposed Residential

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



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

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DRC REVIEW

Δ	DATE	ISSUE RECORD
	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"

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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

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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DRC REVIEW

Δ	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION
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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2655 SHATTUCK AVE.,
BERKELEY, CA 94704

DRC REVIEW

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

PROJECT NO: KDN01

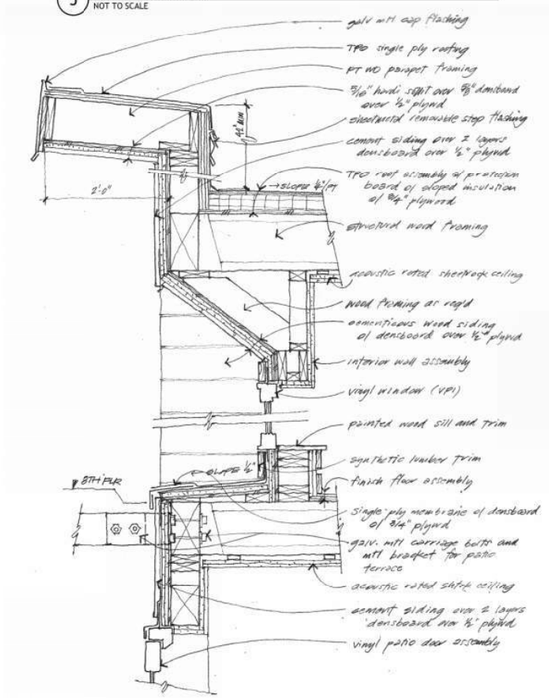
ISSUE DATE: 07/23/2024

PROPOSED EIGHTH FLOOR PLAN

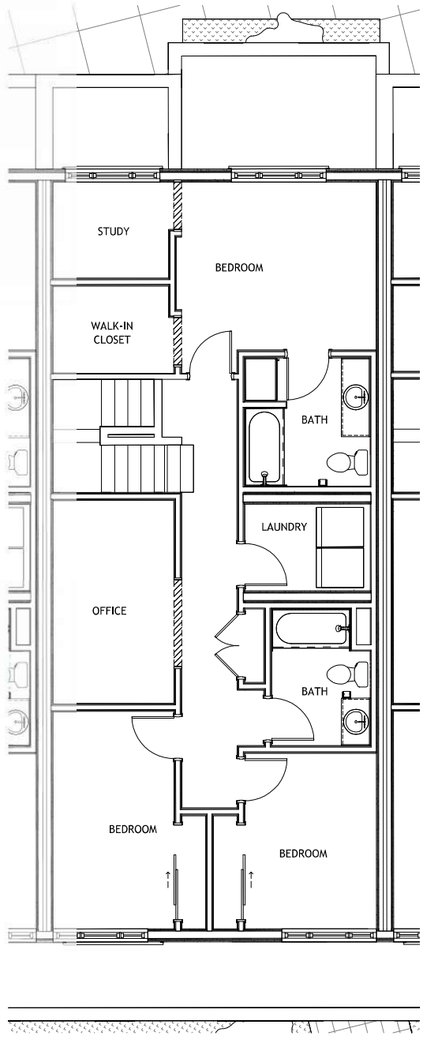
A106



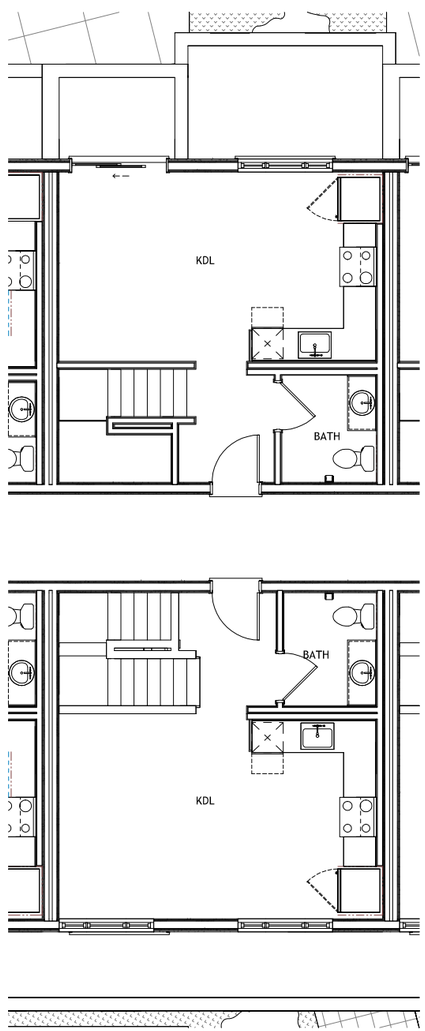
5 BRISE SOLEIL EXAMPLE
NOT TO SCALE



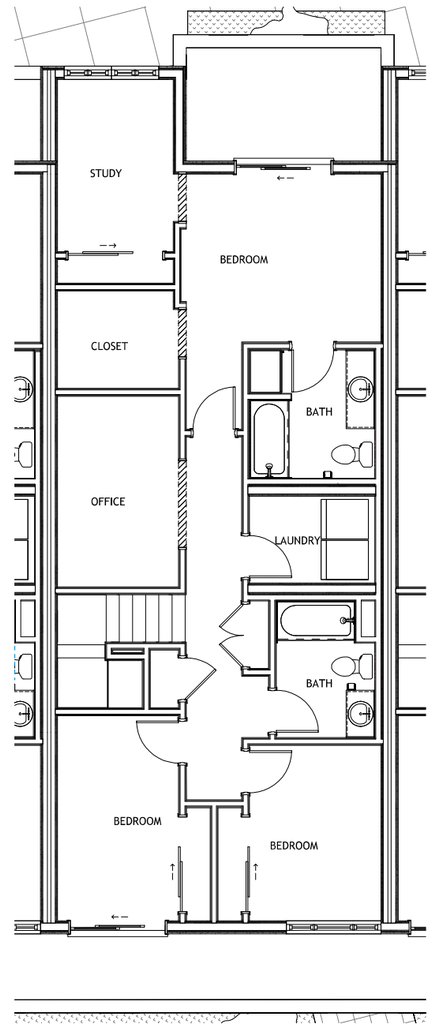
4 PARAPET, WINDOW, BRISE SOLEI DETAIL
1" = 1'-0"



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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DRC REVIEW

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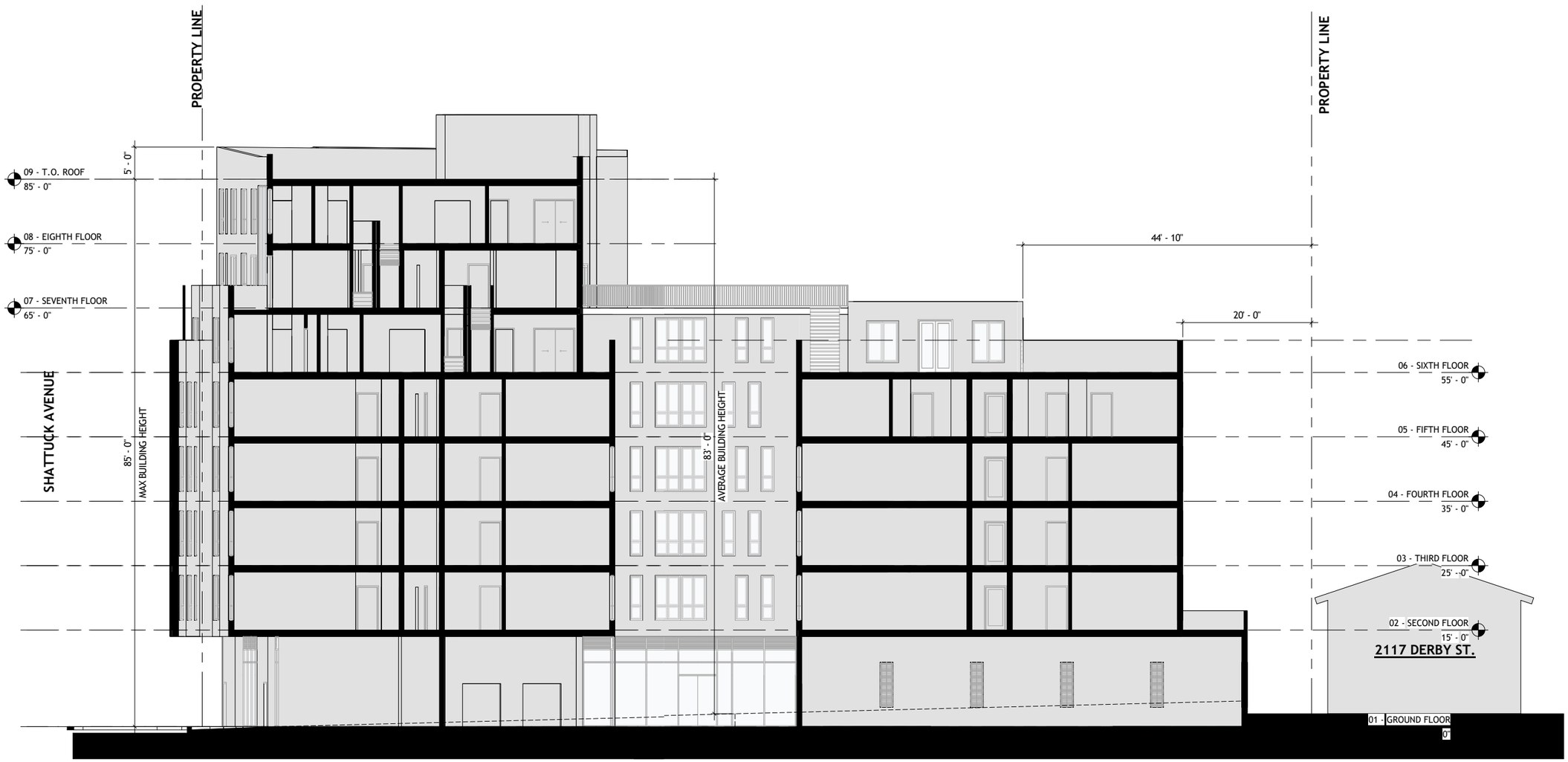
	5/15/24	SB330 APPLICATION
2	10/11/24	PLANNING RESPONSE 2

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

ENLARGED TOWNHOME PLAN

△2 A403



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LICENSED ARCHITECT
CHARLES PEIRELSON KAHN
No. C-31602
01/31/2025
RENEWAL
DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 05/15/2024

PROPOSED BUIDLING SECTION

A300

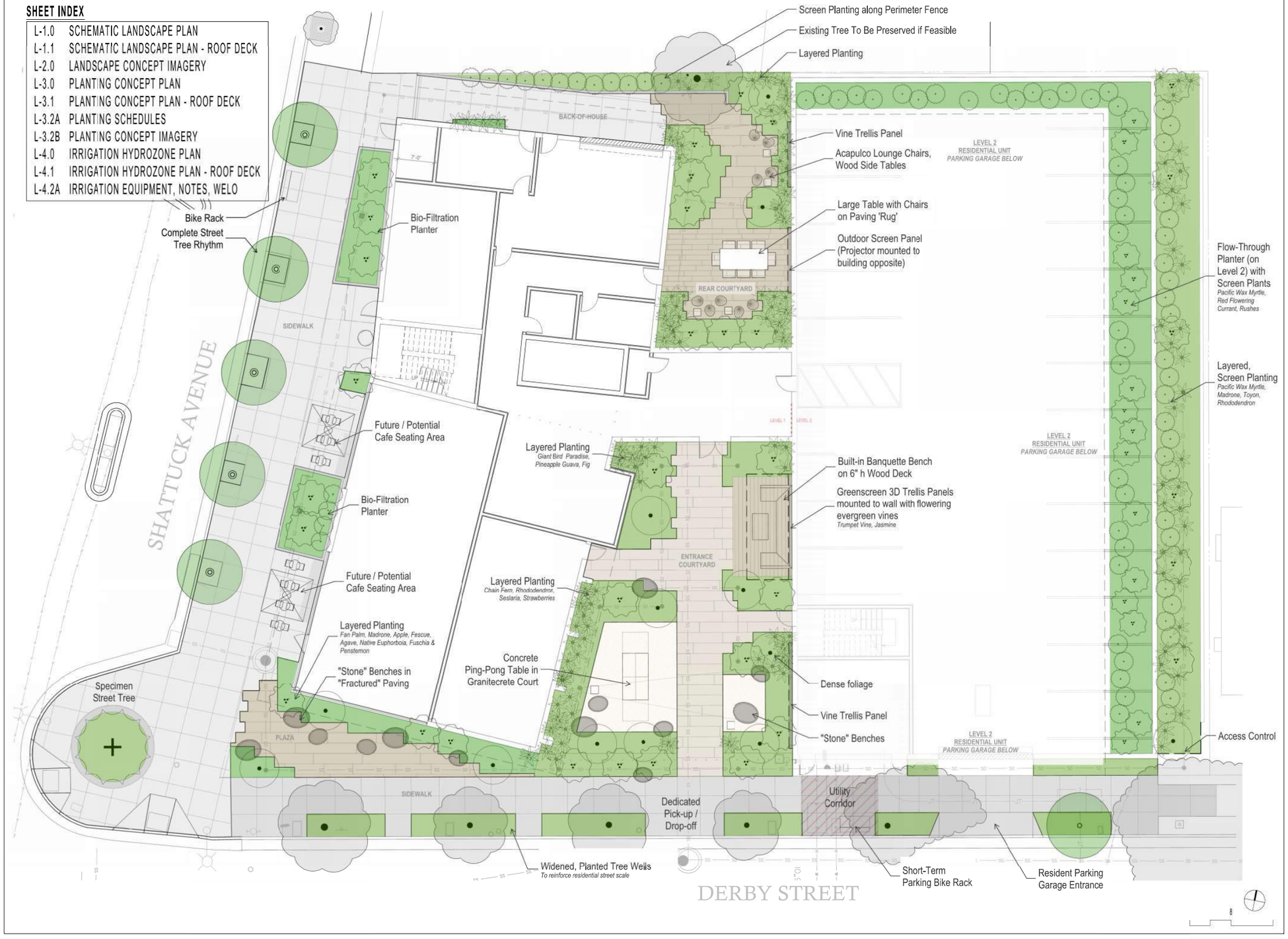


VIEW TO THE WEST AT 80’ ELEVATION (8TH FLOOR)

04 Open Space Design

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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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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PHASE AGENCY SUBMITTAL
DATE 12-05-2024
REVISIONS

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

LANDSCAPE CONCEPT IMAGERY

L-2.0

05 Color and Materials



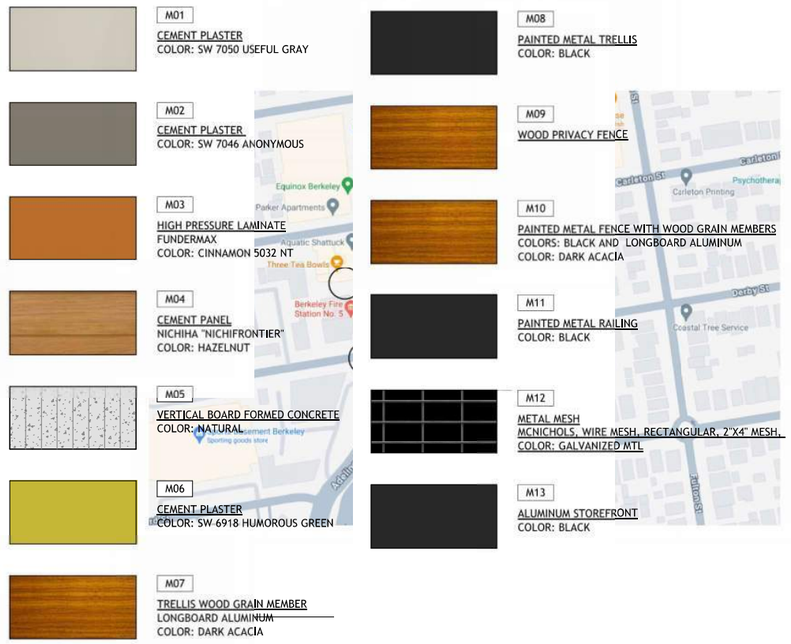
4 PERSPECTIVE 2 - CORNER OF SHATTUCK AVE. & DERBY ST. LOOKING NORTHEAST



2 PERSPECTIVE 1 - SHATTUCK AVE. LOOKING SOUTHEAST



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



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DRC REVIEW

Δ	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

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

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

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DRC REVIEW

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PROJECT NO: KDN01

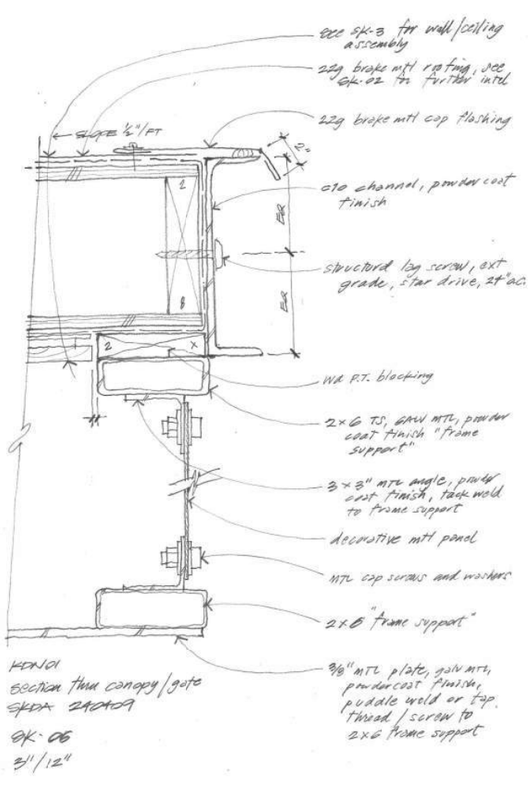
ISSUE DATE: 07/23/2024

PERSPECTIVE VIEWS

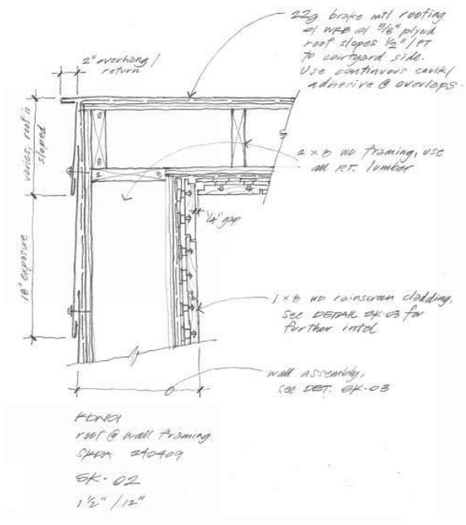
A401



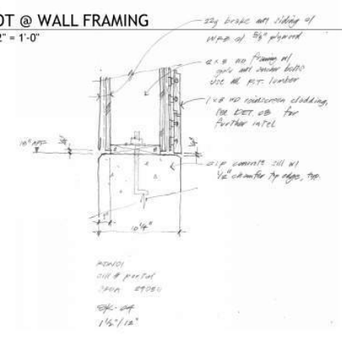
6 PERSPECTIVE 7 - ENLARGED ENTRY GATE



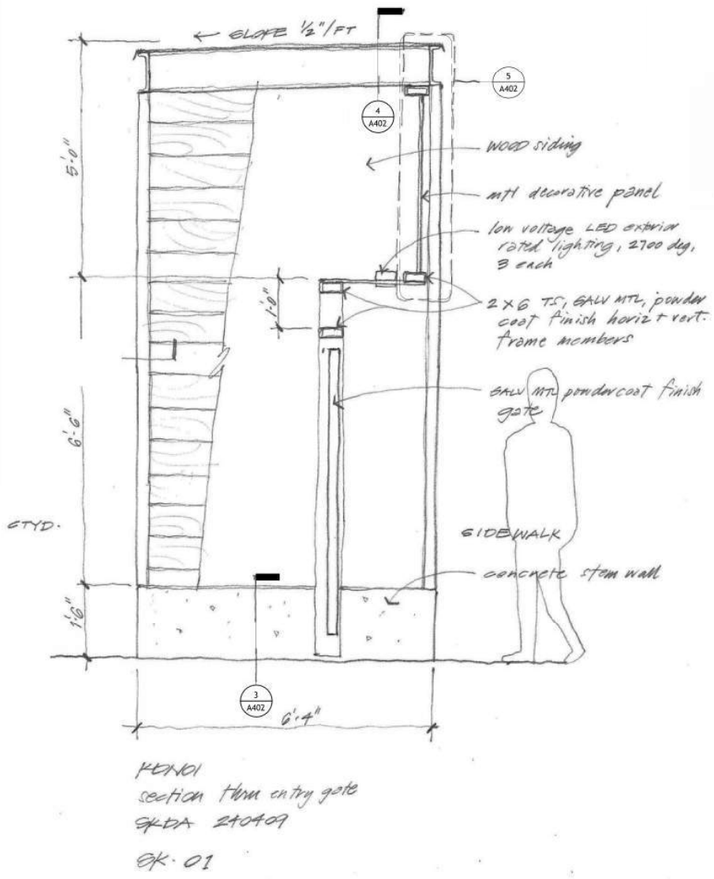
5 CROSS-SECTION 1- ENLARGED ENTRY GATE
3" = 1'-0"



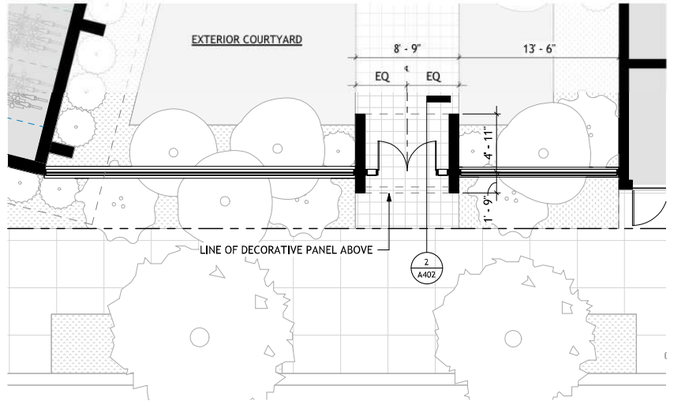
4 ROOT @ WALL FRAMING
1 1/2" = 1'-0"



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



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



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

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DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

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

PERSPECTIVE VIEWS

A402

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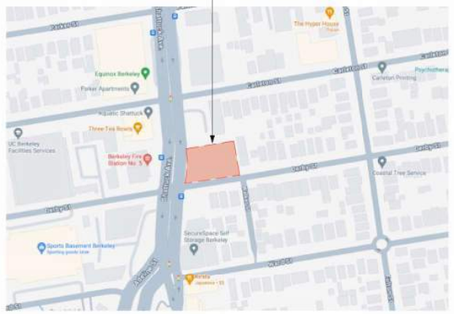
KDN01 - DRC REVIEW - 01/21/25



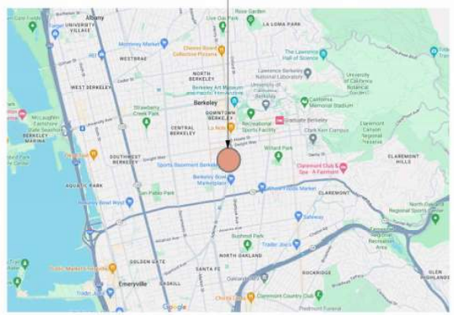


6 PROJECT LOCATION

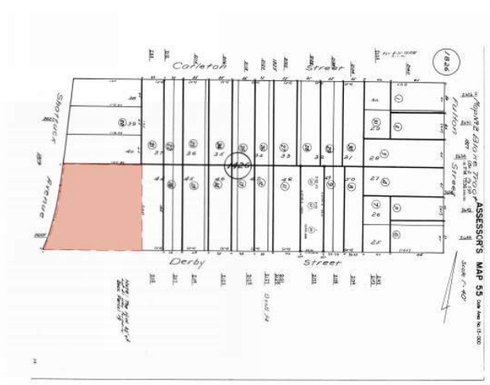
RESIDENTIAL UNIT MIX:					
UNIT TYPE:	STUDIO	1-BD	2-BD	3-BD	TOTAL:
LEVEL 1	0	0	0	0	0
LEVEL 2	14	5	4	0	23
LEVEL 3	14	5	4	0	23
LEVEL 4	14	5	4	0	23
LEVEL 5	7	5	6	0	18
LEVEL 6					
LEVEL 7	0	0	0	10	10
LEVEL 8					
TOTAL UNITS:	49	20	18	10	97
TOTAL BEDRMS:	49	20	36	30	135

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



5 VICINITY MAP



4 PARCEL MAP

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
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TILL HOUTERMANS
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BRETT SPENCER
brett@studiokda.com

1 PROJECT CONTACTS

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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DRC REVIEW

△	DATE	ISSUE RECORD
	1/21/25	DRC REVIEW
	5/15/24	DRC REVIEW
	8/26/24	DRC Review

PROJECT NO: KDN01

ISSUE DATE: 01/21/25

TITLE SHEET

G000



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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DRC REVIEW

Δ	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

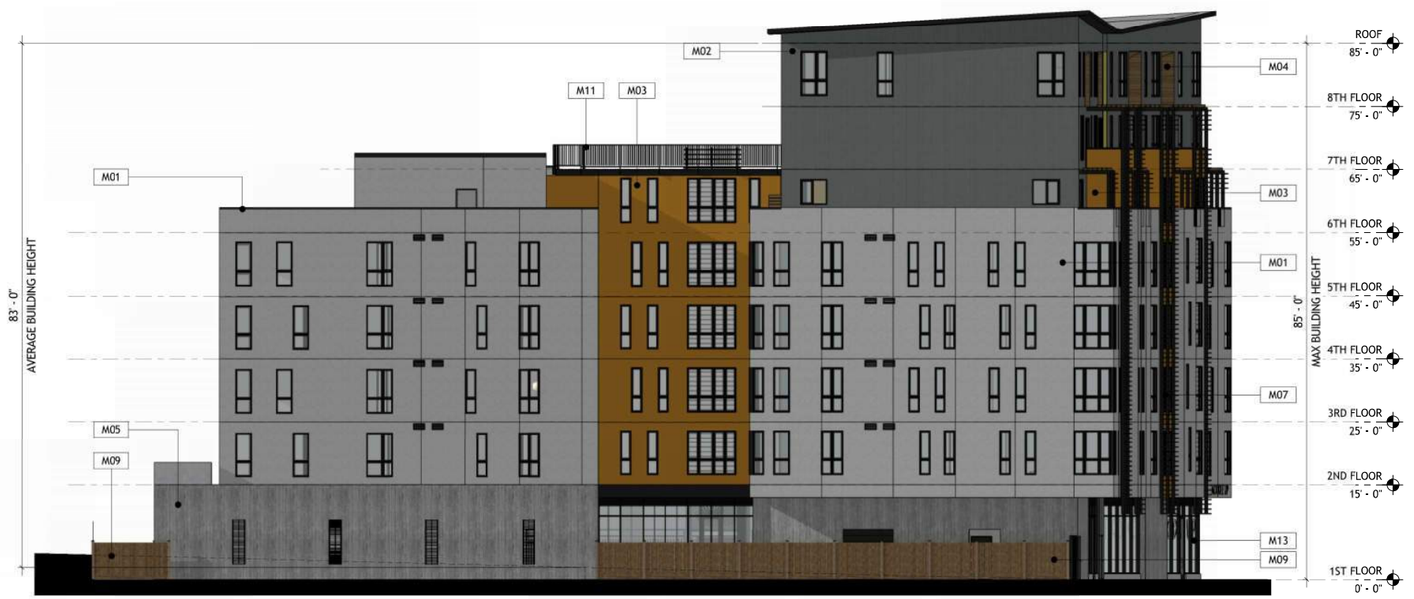
ISSUE DATE: 07/23/2024

PROPOSED EXTERIOR ELEVATIONS & MATERIALS

A200



3 WEST ELEVATION
1" = 10'-0"



2 NORTH ELEVATION
1" = 10'-0"

M01
CEMENT PLASTER
COLOR: SW 7050 USEFUL GRAY

M02
CEMENT PLASTER
COLOR: SW 7046 ANONYMOUS

M03
HIGH PRESSURE LAMINATE
FUNDERMAX
COLOR: CINNAMON 5032 NT

M04
CEMENT PANEL
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

studioKDA
510.841.3555 | studiokda.com
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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

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

PROPOSED EXTERIOR ELEVATIONS & MATERIALS

A201

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:	myyux?44zx5;|jq3jttr 3zx4c4=759>;79698Du|iBqKu7fKN1=YNDO{8mr=9N\ <R Jr SWzxc6
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.

Attachment 1A.1

APPLICATION CITY OF BERKELEY LAND USE PLANNING

ZONING PROJECT APPLICATION

planning@berkeleyca.gov • Phone (510) 981-7410, TDD (510) 981-7450

Planning and Development
1947 Center St, 2nd Floor
Berkeley, CA 94704

Zoning Project Application

APPLICATION TYPE? CHECK ALL THAT APPLY:

- ☐ Administrative Use Permit(s)
- ☑ Use Permit(s)
- ☐ Variance(s)
- ☐ Telecommunications Use Permit
- ☐ Modification to an Administrative Use Permit or Use Permit

PROJECT INFORMATION

Project Address(es):

2655 Shattuck Avenue
Berkeley, CA
94704

Unit(s)/Suite(s) #:

Assessor Parcel Number(s):

55-1826-18-2

Project Description:
(include applicable demolition/removal, proposed use(s) total square feet of new/addition, height, number of units and very-low income units, and parking)

The proposed project will remove an existing 1 story commercial building and build a a new 8-story mixed use residential / commercial building. The new building will have 83,479 gross square feet and be 85 feet tall. There will be a total of 97 units 10 of which will be very low income. The project will have 41 on-site automobile parking spaces and 48 on site bike parking spaces.

☐ **DEDICATED CONSULTANT REVIEW REQUESTED FOR USE PERMIT? (Check box if requested)**

Dedicated Consultant Review involves a competitive bid process to select an outside consultant, and is only available for Use Permits, substantial modifications to a Use Permit, Variances. Consultant costs are in addition to Use Permit fees already paid.

PROPERTY OWNER'S NAME:

S.H. Kay, LLC (Yochai Kidron)

Owner's Property Address:

1442A Walnut st #349, Berkeley, CA 94709

Phone Number::

510-928-5148

Email:

kidron1@comcast.net

APPLICANT'S NAME:

S.H. Kay, LLC (Yochai Kidron)

Applicant's Property Address:

1442A Walnut st #349, Berkeley, CA 94709

Phone Number::

510-928-5148

Email:

kidron1@comcast.net AND till@studiokda.com

GENERAL INFORMATION

All new uses, structures, and modifications to structures in the City of Berkeley are required to be in conformancde with the Zoning Ordinance, Title 23 of the Berkeley Municipal Code.

Additional information about zoning permits:

Types of Zoning Permits

How to Submit a Zoning Project Application

Supplemental Land Use applications, forms, and instructions

Zoning Project Submittal Requirements (must accompany this application)

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION

PROJECT INFORMATION:

Does your project require staff-level or committee-level design review?

✓ **YES** **NO**

Does your project include demolition of a nonresidential building, or demolition or substantial changes to any building that is 40 or more years old?

YES ✓ **NO**

Is your project vested by a preliminary housing development pre-application under SB 330?

✓ **YES,** Pre-Application #PLN20 2023 - 0086

NO

Does your project utilize State Density Bonus?

✓ **YES** **NO**

Does your project include on-site below market rate units (affordable housing)?

✓ **YES** **NO**

DRAWINGS PROTECTED BY COPYRIGHT STATEMENT

Effective January 1, 2023, (State Government Code, Section 65103.5 (e), SB 1214), if an official copy of architectural drawings are submitted to the Land Use Division of the Planning and Development Department as part of a zoning permit application, the design professional (or the owner of the copyright if different from the design professional) may submit a separate "site plan" or "massing diagram" for posting online or for distribution to the public.

If a separate "site plan" or "massing diagram" is not submitted in addition to the official architectural plans, permission is deemed granted to the Land Use Division to post online or to provide to the public copies of the architectural drawings without the restrictions that would otherwise apply.

A massing diagram and a site plan are defined as follows per Government Code Section 65103.5 (f): "Massing diagram" means a document that displays the three-dimensional form of a building and describes the general profile, bulk, setbacks, and size of the building, but does not contain specific architectural detail.

"Site plan" means a document for a project that is drawn to scale and displays all of the following: property lines, setback lines, topographic lines, easements, drainage, utilities, lighting, driveways, surrounding streets and traffic flow, parking lots and parking spaces, landscaped areas, setback distance between buildings and property lines, outline of existing and proposed buildings and structures, distance between buildings, and ground sign location.

PLEASE CHECK ONE OF THE FOLLOWING (required):

❑ **My application includes a separate "site plan" or "massing diagram," defined in Government Code Section 65103.5(f), for posting online or for distribution to the public.**

☑ **Permission is granted to make publicly available the submitted architectural drawings without restriction to posting online or distribution to the public.**

Under penalty of perjury, I certify that:

(1) the application materials are true and complete to the best of my knowledge; and
(2) if provided, the attached paper and electronic copies of this application are the same; and
(3) I agree to pay all expenses associated with this application

(*Owner's signature, or signed letter authorizing applicant to apply on owner's behalf, is required for all applications)

APPLICANT'S SIGNATURE:

Printed Name: Yochai Kidron Date: 5/15/24

OWNER'S SIGNATURE:

Printed Name: Yochai Kidron Date: 5/15/24

Attachment 4D-2

PHASE 1 - ENVIRONMENTAL SITE ASSESSMENT

2655 Shattuck Avenue, Berkeley, California, 94075

PREPARED ON BEHALF OF:

Mr. Joe Kidron (S.H. Kay, LLC)

1442A Walnut Street #349

Berkeley, California, 94709

PREPARED BY:

WORLDWIDE WATER SOLUTIONS

3401 PEBBLE BEACH CIRCLE

FAIRFIELD, CALIFORNIA, 94534

Report Created by John Esparza of WWWS
04/03/2024

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1.0 INTRODUCTION

Mr. Joe Kidron (S.H. Kay, LLC) retained WORLDWIDE WATER SOLUTIONS (WWWS) to conduct a Phase I Environmental Site Assessment (ESA) of APN 055-1826-018-02 located at 2655 Shattuck Avenue, in Berkeley, California, 94705. This report will refer to the parcel as "the subject property or the subject site." It includes a paved parking area in the northern portion of the subject site. This Phase I ESA was prepared by WORLDWIDE WATER SOLUTIONS per the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-21).

2.0 PURPOSE AND SCOPE

2.1 Purpose

This Phase I ESA aimed to identify, to the extent feasible according to the processes prescribed herein, Recognized Environmental Conditions (RECs) in connection with the subject property. This Phase I ESA is required by the City of Berkeley as part of their building permit process.

2.2 Scope of Services

The scope of work for this assessment was per the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment (ESA) Process (ASTM Designation: E1527-21). These methodologies represent good commercial and customary practices for conducting a Phase I ESA of real property for identifying recognized environmental conditions. This Phase I ESA consisted of the following tasks:

- Review of Alameda County Environmental Health Department Records
- Interviews with past property owners, current property occupants, regulators, and users of the Phase I ESA
- Site Reconnaissance
- Review of Federal, State, and local environmental database records
- Review of historical city directories and Sanborn Fire Insurance Maps
- Preparation of a report summarizing findings, opinions, and conclusions.

This assessment's scope of work meets the ASTM Standard E1527-21. The ASTM Standard E1527-21 includes Section 13, Non-scope Considerations such as lead-based paint, asbestos, water quality testing, and mold, that are not part of the required ASTM Standard E1527-21 unless the client specifically requests otherwise.

2.3 Significant Assumptions

WORLDWIDE WATER SOLUTIONS assumed that all information about the Subject Property provided in interviews and historical data obtained from standard sources was as accurate and complete as possible. General guidance regarding PCB-containing materials requires one to assume the presence of PCBs if the item in question was manufactured before 1979. Until tested by a certified inspection firm

and proven otherwise, general guidance regarding asbestos and lead-based paint requires one to assume the presence of asbestos or lead-based paint for any home, childcare facility, or school built before 1978.

2.4 Limitations and Exceptions

This report has been prepared following generally accepted environmental methodologies referred to in ASTM 1527-21 and contains all the inherent limitations. No other warranties, expressed or implied, are made regarding the professional services provided under the terms of our contract and included in this report.

The conclusions of this report are based partly on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not explicitly investigated (see the last paragraph for areas not investigated). Should such an event occur, WORLDWIDE WATER SOLUTIONS must be notified to determine if modifications to our conclusions are necessary.

In part, the services performed and outlined in this report were based on visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of WORLDWIDE WATER SOLUTIONS TRAINING LLC (CAL INC).

This report's objective was to assess the site's environmental conditions within our contract's context and existing environmental regulations within the applicable jurisdiction. Our contract for services was not included in evaluating the compliance of past or future owners with applicable local, provincial, and federal government laws and regulations.

This report describes our observations relating to the environmental media's condition at the site. It should be noted that compounds or materials other than those described could be present in the site environment. The 2017 Preliminary Title Report is attached to this Phase I ESA report.

The site was vacant during the site reconnaissance, and all areas of the subject site were accessible. See Appendix 2.

2.5 Special Terms and Conditions

There were no special terms or contractual conditions for this assessment.

2.6 User Reliance

This report may be distributed and relied upon by Mr. Joe Kidron (S.H. Kay, LLC) and its successors. Reliance on the information and conclusions in this report by any other person or entity is not authorized without WORLDWIDE WATER Solutions' written consent.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property comprises three parcels totaling approximately 0.59 acres with APN 055-1826-018-02 located at 2655 Shattuck Avenue in Berkeley, California, 94704. See Exhibit "A" in the attached 27 October 2017 Preliminary Title Report for the legal description of the subject property; the estate title is vested in S.H. KAY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. A Site Vicinity Map is provided in Appendix 1. The EDR Radius Map Report is found under Appendix 4; the reader can also find a copy of the Preliminary Title Report under Appendix 4.

3.2 Site and Vicinity General Characteristics

2655 Shattuck Avenue is used as a freestanding professional office building with parking. The office building is +/- 8,815 SF. The date of construction of the buildings is unknown, and based on an interview with the current property owner, significant improvements were made circa 2012 by DaVita Dialysis, the last tenant to occupy the subject site. Historical records indicate the site has been developed and occupied since 1933. The subject site is generally located in a high-density residential area with apartment buildings, dwellings, and a fire station in the area. The subject site is zoned C-AC, Adeline Corridor Mixed. See Section 13.

3.3 Current Use(s) of the Property

At the time of the site reconnaissance, the subject property was vacant and not in use. The most recent use of the subject property was as a Dialysis Center. The title to the said estate is vested in S.H. KAY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (Appendix 4).

3.4 Structures, Roads, and Other Improvements on the Site

At the time of the site reconnaissance, the approximately 0.59-acre subject property was improved with one commercial office building (+/- 8,815 SF) and associated parking spaces at 2655 Shattuck Avenue. The age of the buildings is unknown, and in 2012, a significant remodel was performed by DaVita Dialysis, the last tenant to occupy the subject site. The building contained remnants of DaVita Dialysis's recent operations, including office space, patient spaces, and wastewater treatment systems. In general, site utilities were gas and electric-powered. Shattuck Avenue provided access to the subject site.

3.5 Current Uses of Adjoining Properties

At the time of the site reconnaissance, the property adjacent to and south of the subject site was under construction for a multi-story apartment building. The property adjacent to and east of the subject property is a dwelling. A vacant lot is located adjacent to and north of the subject site. Apartment buildings and Fire Station No. 5 are adjacent to and west of the subject site. A review of public databases searched by EDR did not find records likely to indicate recognized environmental conditions (RECs) in connection with the adjoining properties (Appendix 2).

4.0 USER-PROVIDED INFORMATION

The following sections summarize information that was gathered to address questions regarding Landowner Liability Protection as defined in 40 Code of Federal Regulations (CFR), Section 112. Mr. Joe

Kidron, the user of this Phase I ESA, was interviewed on 10 April 2024. Information for this section is included in Appendix 5, Interview Documentation.

4.1 Environmental Liens or Activity and Use Limitations

Mr. Kidron stated that he was not aware of any environmental liens or activity use limitations associated with the subject site.

4.2 Specialized Knowledge

Mr. Kidron stated that he did own property in the area at Dwight Way and Alvia and sold it in 2018 and it was now a six-story Senior living facility.

4.3 Commonly Known or Reasonably Ascertainable Information

Mr. Kidron stated he was not aware of any chemical releases or spills that may have occurred at the subject site. He stated he was not aware of any USTs at the subject site.

4.3 Obvious Indicators of the presence or likely presence of contamination

Mr. Kidron indicated that he did not know of any obvious indicators of the presence of contamination at the subject site.

4.4 Purchase Price and Fair Market Value

Not applicable. No sale or exchange of the subject property is involved. Renovation of the subject property only.

5.0 RECORDS REVIEW

The purpose of the records review was to obtain and review records that will help identify recognized environmental conditions in connection with the subject property. Some records reviewed pertain not only to the property but also to properties within an additional approximate minimum search distance to help assess the likelihood of problems from migrating hazardous substances or petroleum products. Unless stated otherwise, the approximate minimum search distances used below were as specified in ASTM Standard 1527-21, Section 8.2.1. See Appendix 4 for a complete copy of the records review report and of other records cited in this section.

5.1 Standard Environmental Records

A computerized radius search of State and Federal, environmental record databases, was performed to investigate sites with known adverse environmental conditions that have the potential to impact the subject property and surrounding vicinity. The search was performed according to ASTM Standard E1527-21 using an electronic database search conducted by Environmental Data Resources Incorporated (EDR). The results of the search, including maps, are presented in *The EDR Radius Map Report with GeoCheck.* See Appendix 4.

The subject property, located at 2655 Shattuck Avenue in Berkeley, California, was identified under seven different site names in the SPILLS 90, HWTS, HAZNET, and FINDS, databases searched by EDR. The site name for the SPILLS 90 record is listed as ‘Unkown’. The 6/11/1997 record shows status as “Active” and

the facility as "Construction Site". No other details are provided. The second site name listed is "Mekatron Foreign Car Service C" in the HWTS and HAZNET databases searched by EDR. The EPA ID is listed as CAL000035384 and the owner was cited as "Pope Brian". Record cited "DEACT 12/20/1994 Moved Left No F". The HAZNET also cited "DEACT 12/20/1994 Moved Left No F" and disposal method as "R01-Recycler" with California Waste Code "135- Unspecified aqueous solution". The next entry cited a Mr. Jim Hartman as the site name with EPA ID CAC000981160 and for databases HWTS and HAZNET. In the HWTS database the inactive date was listed as 10/25/2000. In the HAZNET database a 1994 and 1995 record show waste code 223-Unspecified oil containing waste with 2000 gallons listed as waste quantity. The fourth entry cited "Berkeley Dialysis/Davita Inc" under site name in the FINDS database. The FRS detail report showed EPA Registry ID as 110065463144. The fifth entry listed "1X Harman, Edrie" under site name in the HWTS database. The inactive date is shown as 10/25/2000. The sixth entry also cites Jim Hartman under site name for the HWTS and HAZNET databases. The 1996 HAZNET database list 221-Waste oil and mixed oil at 110 gallons and the 1997 record list 223 Unspecified oil containing waste at 5,000 gallons. No UST or ASTs are cited. The final entry for the subject site is listed as Mekatron under site name in the HWTS database. It lists the inactive date as 6/30/1998. In summary, the records found for the subject site show waste and waste oil disposal activities were properly permitted and the site was inactive circa June 1998. No obvious records of a release or ongoing enforcement activities were identified.

There are over seventy-five records identified within 1,000 of the subject site. The closest surrounding site identified in the EDR Radius Map report was in the EDR Historical Auto database for a Robbins C A site at 2701 Shattuck Avenue; A 1928 record lists Robbins C A and type as Automobile Repairing and Service Station. A 1943 record cites Carpenter B A and type as Gasoline and Oil Service Stations. The next nearest surrounding site was identified at 2680 Shattuck Avenue as Fire Station #5. The site was identified in the historical UST database with diesel listed as the type of fuel. See Appendix 3.

Orphan Site Summary: Two Orphan sites were identified during the records search. The sites included Miles Laboratory Cutter at 4th St. and Parker, a site listed as "Berkeley Santa Fe Trackbed to Park" with the site address cited as "Blake to Ward Along Action STRE".

5.2 Additional Environmental Record Sources

5.2.1 Geo-Tracker

A review of the State Water Resources Control Board Geo-Tracker database did not identify the subject site. Nine LUST sites listed as 'completed – case closed' were identified within 1,000 feet of the subject site. See section 13, References for the Geo-Tracker link.

5.2.2 Vapor Encroachment Screening

Following ASTM Standard E2600-22, a Tier 1 Vapor Encroachment Screen was conducted on the subject site. Using information collected in this Phase I ESA, minimum search distances to identify areas of concern at and near the subject site were applied as outlined in ASTM standard E2600-22. The conclusion from the Tier 1 screening is a Vapor Encroachment Condition does not exist at the subject property (Appendix 3).

5.2.3 Sanborn Fire Insurance Maps

A Certified Sanborn Map Report for the subject property is included in Appendix 3. Collections searched included the Library of Congress, University Publications of America, and EDR's Private Collection. The report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched, and fire insurance maps covering the subject property were found for the years 1894, 1903, 1911, 1950 and 1980. In summary, the 1894 Sanborn Map does not show the subject site; the area south of Carlton Street is not shown as developed in 1894. Several dwellings are shown north of Carlton Street and the subject site. The 1903 Sanborn Map shows the subject site as developed with a one dwelling located in the northwest part of the subject site; no other features are shown on the subject site. One dwelling shown adjacent and north of the subject site. The area adjacent and east of the subject site is shown as vacant, undeveloped land. The 1911 Sanborn Map shows one dwelling, a stable and one small structure located in the central part of the site, eastern boundary. The 1950 Sanborn Map shows 'Used Cars" in the northern part of the subject site and three adjoining structures marked as "Auto Service Rep'G", "Auto Rep'G" and "Show rm". Dwellings are shown adjacent east, and south of the subject site. Used Cars are shown adjacent and north, west, and south of the subject site. The 1980 Sanborn Map shows the previously identified three adjoining structures as "ONE – C" which indicates all three structures are occupied by the same commercial company. Used Cars are identified adjacent and north and south of the subject site. Adjacent and west of the subject site is "Fire Dept. Sta. No. 5". Dwellings are identified adjacent and south and east of the subject site (Appendix 3).

5.2.4 City of Berkeley

The City of Berkeley, Planning Department, Toxics Department, and Fire Department were contacted to determine what public records they had for the subject site including any USTs, Fire Inspections/responses, or elevator permit records. In summary, the Fire Department responded by providing two inspection summary sheets. A total of 14 inspections were recorded at the facility covering the periods 4/1/2010 – 9/1/2023. No violations were found during that period. The second record included a Violation History. On 5/26/2023 a yearly inspection/test identified Davita Dialysis as the owner and cited "The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Service personnel shall meet the qualification requirements of NFPA 72 for inspection, testing, and maintenance shall be maintained." The violation status was cited as "Violation Pending Resolution". See Appendix 4.

5.2.5 Reserved

5.2.6 City Directory

City Directory records were reviewed for the following years: 1920, 1925, 1926, 1928, 1932, 1933, 1938, 1940, 1943, 1945, 1946, 1950, 1951, 1954, 1955, 1956, 1959, 1960, 1962, 1965, 1975, 1980, 1986, 1991, 1992, 1995, 2000, 2005, 2006, 2010, 2014, 2017, and 2020. The subject site was first listed in the 1933 directory as "Hourtane Jos E (KATH S) Autos". The 1950 directory lists the subject site as "Runnels Motor Co" & "Runnels TAL Auto". The 1955 directory cites the subject site as "Norwitt British Cars Main Ofc". 1962 shows the subject site listed as "BMC Motor Cars Distrs Ltd British Motr Car". 1975 through the 1995 directory cites "MetaTrok", "MetkaTron Service" and "Pet Food Express". The 2000 through 2010 shows "The Reel Store", "Reel Store" and "Reel Video" at the subject site. The final listed directory

shows that from 2015 to 2020 “Davita” and “DA Vita Berkeley Dialysis” occupied the subject site (Appendix 3).

5.2.7 Reserved.

5.3 Physical Setting Source(s)

The following USGS 7.5 Minute Topographic Maps, 2018, were reviewed to determine the physical setting of the Property: Oakland, West, CA 2021. The topographic gradient of the subject property is generally west, and southwest. The subject property is approximately one hundred sixty-two feet above sea level. The subject site soil is identified as Tierra, a loam Class D soil, with very slow infiltration rates. Soils are generally clayey, have a high water table, or are shallow to an impervious layer. The subject site was identified on Flood Plain Panel 06001C0057G in the FEMA FIRM flood database. No federal USGS wells were identified within 1 mile of the subject site. One federal water supply well was identified within a ½-1 radius. Several State of CA groundwater wells were identified within 1/8 mile of the subject site. In general, groundwater flow direction was cited as West, Southwest. Maximum depth to groundwater ranged from 16.70 feet to 8.60 feet below ground surface. See the EDR report under Appendix 4.

5.4 Historical Use Information on the Property

The objective of consulting historical sources is to develop a history of the previous uses of the property to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. Using a combination of historical topographic maps, historical aerial photographs, county records, and interviews, all uses of the subject property, back to the property's first developed use, were identified. The 1933 city directory lists the subject property as “Hourtane Jos E (Kath S) Autos. The 1950 Sanborn map shows the subject site improved with two buildings with one identified as “Used Cars” & “Auto RepG” and the second building as “Auto Service RepG” and a third area shown as “Show Rm.”. 1950 through 1995 City Directory shows several auto-related uses including Norwitt British Cars main office, BMC Motor Cars Distributors, Ltd., British motor company and MetaTrok a truck parts supplier. Pet Food Express is also cited 1995 at the subject site. 2000-2020 show the Reel Store and Reel Video. Finally, the 2015-2020 city directory cites DaVita at the subject site.

5.5 Historical Use Information on Adjoining Properties

The objective of consulting historical sources is to develop a history of the previous uses of the surrounding properties to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the subject property. Using a combination of historical topographic maps, historical aerial photographs, and city directory records, uses of the adjoining properties were identified. The past uses of the adjoining properties included vacant land, dwellings, fire station No. 5, and a used car lot.

6.0 SITE RECONNAISSANCE

The purpose of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property.

6.1 Methodology and Limiting Conditions

Mr. John R. Esparza, REPA # 263280, inspected the subject property on April 10th, 2024. Mr. Esparza started the inspection at approximately 1:55 p.m. and ended the inspection at approximately 3:05 p.m. Except for one locked room, Mr. Esparza had access to all areas. Mr. Esparza walked along and inspected the exterior and inspected the interior of the building located onsite. The periphery of the subject property was viewed from all adjacent public thoroughfares (Shattuck Avenue). Mr. Esparza randomly walked across the subject site, moving, in general, from the southern property boundary to the northern boundary. Mr. Esparza also walked along and noted the uses of the adjoining properties and randomly drove around the surrounding area observing property uses.

6.2 General Site Setting

6.2.1 Current Use(s) of the Property

At the time of the site reconnaissance, the subject property was vacant and not in use. See Site Photographs, Appendix 2.

6.2.2 Past Use(s) of the property

As identified during records review and interviews, past uses of the subject property included a used car lot and auto repair service, a truck part supplier, a video rental store, and most recently a DaVita Dialysis Center (see Appendix 2).

6.2.3 Current Use(s) of Adjoining Properties

At the time of the site reconnaissance, the property adjacent to and south of the subject site included a ongoing construction site for a multi-level apartment building and single-family dwellings. The property adjacent to and east of the subject property included dwellings. A vacant used car lot is located adjacent to and north of the subject site. Fire station No. 5 and apartment buildings were located adjacent to and west of the subject site. A review of regulator records did not locate records likely to indicate recognized environmental conditions (RECs) in connection with the adjoining properties (Appendix 2).

6.2.4 Past Use(s) of Adjoining Properties

The past uses of the adjoining properties included a used car lot and auto repair service building, dwellings, and Fire Station No. 5. Except for use as a used auto lot and repair service and a dwelling where crude oil was often used to heat homes, no other past uses were identified during the records review and to the extent possible, during the site reconnaissance, were identified that would indicate the presence of recognized environmental conditions in connection with the adjoining properties (Appendix 3). No apparent crude oil fill ports were observed during the site reconnaissance (Appendix 2)

6.2.5 Current or Past Uses in the Surrounding Area

In general, past uses of the area surrounding the subject site included dwellings and commercial properties including a variety of small businesses, restaurants, and gas stations.

6.2.6 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The topographic gradient of the subject property is generally west, and southwest. The subject property is approximately one hundred forty-nine feet above sea level. The subject site was identified on Flood

Plain Panel 06001C0057G in the FEMA FIRM flood database. The Geologic Age Identification Category for the subject site and surrounding area is a Stratified Sequence. The dominant soil composition in the general area of the subject property is known as Tierra a class D loam with very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer. Several groundwater wells were identified within ½ to 1 mile from the subject site. Several State of CA groundwater wells were identified within 1/8 mile of the subject site. In general, groundwater flow direction was cited as West, Southwest. Maximum depth to groundwater ranged from 16.70 feet to 8.60 feet below ground surface. See the EDR report under Appendix 4. The State of California database regarding regional Radon levels was searched. For Alameda County, the average activity for a first-floor Living Area tested was 0.776 pCi/L. The federal EPA Radon Zone rating for Alameda County is 2. Zone 2 is defined as an indoor average radon level >/=2 pCi/L & </= 4 pCi/L (see Appendix 4).

6.2.7 General Description of Structures

At the time of the site reconnaissance, the subject property was improved with one commercial office building and associated parking spaces. The age of the buildings was unknown and a major renovation was conducted in 2012 by DaVita Dialysis. Records review and site reconnaissance identified the local municipal sewer system associated with the building at 2655 Shattuck Avenue. In general, all HVAC systems for the buildings use electricity and/or natural gas to power their system, including heating, and cooling.

6.2.8 Roads

The public thoroughfare adjoining the subject property is Shattuck Avenue. Shattuck Avenue provided access to the subject site (Appendix 2).

6.2.9 Potable Water Supply

The records review indicated that the Municipal Water District supplies drinking water to the subject site. The 2023 Annual Water Quality review suggested that the water supply system met or surpassed federal and state water quality standards. See https://www.ewg.org/tapwater/system.php?pws=IL0310180.

6.2.10 Sewage Disposal System

The records review revealed that the City of Berkeley Municipality sewer department supplies sewage disposal services to the subject site. The age of the system is unknown. See Appendix 4.

6.3 Interior and Exterior Observations

6.3.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses

Small quantities of miscellaneous buffer solutions associated with use as a Dialysis center were identified during the site reconnaissance. No apparent crude oil burner fill port connected with providing heat to the site's historical use as a used auto lot or the historical presence of tanks, were identified during the site reconnaissance. No obvious signs of a former used car lot or auto repair service station were identified during the site reconnaissance. No records of a gasoline service station, including typical equipment employed, were identified in the records review or during the site reconnaissance.

6.3.2 Storage Tanks

Determining the presence of Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs) is considered essential in assessing potential contamination sources. Visual inspection and the review of tank registration records were used to determine the possible existence of past and present storage tanks at and around the subject property. The EDR database review did not identify any ASTs or USTs on the subject site. The site reconnaissance did not identify any USTs or obvious indicators of USTat the subject site. No obvious signs of a release or spill were observed (Appendix 2).

6.3.3 Odors

No strong, pungent, petroleum odor was encountered during the site reconnaissance at the subject site (Appendix 2).

6.3.4 Pools of Liquid

During the site reconnaissance, no pools of liquid were observed.

6.3.5 Drums

No 55-gallon drums connected with the use of the subject property, as a Professional Office Building/Dialysis Center, were identified during the site reconnaissance and records review (Appendix 2).

6.3.6 Hazardous Substances and Petroleum Products Containers not in connection with Identified Uses

No hazardous substances or petroleum products containers not in connection with identified uses as a Professional Office Building and dialysis center, were encountered during the site reconnaissance (Appendix 2).

6.3.7 Unidentified Substance Containers

No unidentified substances were visually or physically observed on the subject site during the site reconnaissance (Appendix 2). There were small miscellaneous containers of buffer solution in the building at 2655 Shattuck Avenue. In general, the containers appear to be empty. See Appendix 2 for photos of the items. In general, as observed during the site reconnaissance, the various containers were in poor to fair condition; no obvious signs of a release were observed.

6.3.8 PCBs

No electrical pole transformers were observed on the subject site. One pad-mounted transformer was observed in the SE corner of the subject site. The transformer was in good condition with no obvious signs of a spill or release. No other electrical equipment expected to contain PCBs was observed on the subject site during WORLDWIDE WATER SOLUTIONS's site reconnaissance (Appendix 2).

6.4 Interior Observations

6.4.1 Heating/Cooling

Visual observation indicated the building at 2655 Shattuck Avenue is heated and cooled by an HVAC system powered by municipal electricity and natural gas. See Appendix 2.

6.4.2 Stains or Corrosion

No significant signs of corrosion of floors, walls, or ceilings were visually and physically observed during the site reconnaissance (Appendix 2).

6.4.3 Drains and Sumps

Associated with past use as a Dialysis Center, multiple floor drains were observed during the site reconnaissance. Each floor drain was individually inspected and no obvious signs of a release or corrosion were observed. Remnants of a wastewater treatment system were also observed. See Appendix 2.

6.5 Exterior Observations

6.5.1 Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed on the subject site (Appendix 4).

6.5.2 Stained Soil or Pavement

No oil staining was observed on the pavement or soil at the subject site (Appendix 2).

6.5.3 Stressed Vegetation

No areas of stressed vegetation were visually or physically observed on the subject property (Appendix 2).

6.5.4 Solid Waste

The site reconnaissance identified commercial waste disposal services. No mounds or depressions that may be filled or graded by non-natural causes or filled with a fill of unknown origin, suggesting trash, construction debris, demolition debris, or other solid waste disposal, were observed on the subject property or noted during the records review or interviews (Appendix 2).

6.5.5 Wastewater

No active discharge of wastewater was observed during the site reconnaissance. No obvious sheens or strong odors were encountered during the site visit. Remnants of a wastewater treatment system, including UV light, were observed during the site reconnaissance (Appendix 2). A public records request regarding any wastewater permits associated with the subject site is ongoing.

6.5.6 Wells

Historical records and the site reconnaissance did not identify any wells on the subject site (Appendix 4).

6.5.7 Septic Systems

Records review and the site reconnaissance did not identify any septic systems on the subject site.

7.0 INTERVIEWS

The purpose of the interview is to obtain information indicating recognized environmental conditions in connection with the property. Copies of the interview documentation can be found in Appendix 5.

7.1 Interviews with Past and Present Owners and Occupants

7.1.1 Current Property Owner (CC Property Management, LLC)

Mr. Joe Kidron Property Owner, was interviewed on 10 April 2024. In summary, Mr. Kidron was not aware of any environmental liens or environmental cleanups occurring at the subject property. Mr. Kidron stated he was not aware of any obvious indicators of a release or threatened release at the subject site. He stated that operations at DaVita Dialysis were at a very high standard for cleanliness and compliance with regulations and permits. He was not aware of any tanks or other equipment at the site. See Appendix 5.

7.2 Interviews with State and Local Government Officials

7.2.1 City of Berkeley, Fire Department (2655 Shattuck Ave)

Record request #24-546 was answered by the City of Berkeley Fire Department. The Fire Department responded by providing two inspection summary sheets. A total of 14 inspections were recorded at the facility covering the periods 4/1/2010 – 9/1/2023. No violations were found during that period. The second record included a Violation History. On 5/26/2023 a yearly inspection/test cited "The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Service personnel shall meet the qualification requirements of NFPA 72 for inspection, testing, and maintenance shall be maintained." The violation status was cited as "Violation Pending Resolution". (Appendix 5).

7.2.2 Reserved

8.0 FINDINGS

- Records review and historical research indicate that the past uses of the subject property included a used car lot and auto repair service, a truck parts supplier, a video rental store, and DaVita Dialysis center.
- From 1933 to 1995 City Directory files show the subject site with multiple auto-related sales and service tenants at 2655 Shattuck Avenue. 2000-2010 a video rental store occupied the subject site. The 1950 Sanborn map shows the subject site as "Used Cars" and "Auto RepG". 2015-2020 City Directories show the site as DaVita.
- Records review and the site reconnaissance indicate the subject property is currently vacant and not in use. The most recent past use is by DaVita Dialysis as a dialysis center.
- Records review and the site reconnaissance indicate the past uses of the subject site as a used auto lot and auto repair service. No obvious signs of past use as a used auto lot and auto repair service were identified during the site reconnaissance.
- Records review and the site reconnaissance indicate the past uses of the adjoining properties, including vacant urban land, dwellings, a used auto lot and auto repair service, and Fire Station No. 5. Past uses identified during the records review and to the extent possible during the site reconnaissance, were not identified that would indicate the presence of recognized environmental conditions in connection with the adjoining properties.
- A review of the State Water Resources Control Board Geo-Tracker database did not identify the subject site.
- A Vapor Encroachment Tier 1 Screen of areas of potential concern at and near the subject site indicated that a Vapor Encroachment Condition (VEC) does not exist at the subject site.

- The records review indicated the subject property is in US EPA Radon Zone 2.
- The site reconnaissance did not identify any obvious potential sources or signs of a release or spills on the subject site.
- The records review did not identify any obvious signs of a release or spills on the subject site.
- We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of 2655 Shattuck Avenue in Berkeley, CA (the subject site). Any exceptions to, or deletions from, this practice are described in section 2.4 of this report. This assessment has revealed no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject site.

9.0 OPINION

It is the professional opinion of the environmental professional (EP) that the conditions identified in the findings section of this report have no impact on the subject property and that the impact of some conditions, as discussed below, cannot be fully assessed based on the data discovered and available under this Phase I ESA. No data gaps significantly affected the E.P.'s ability to identify recognized environmental conditions associated with the subject property.

It is the E.P.'s professional opinion that the citation of a used auto lot and auto repair services does not constitute a recognized environmental condition. There were no obvious signs of the presence or likely presence of actual auto fueling or auto repair operations found during the site reconnaissance. The records review and the EP's site reconnaissance did not observe any obvious UST or fill ports that are typically associated with USTs. It is the E.P.'s professional opinion that past use as a dialysis center does not constitute a recognized environmental condition. There were no obvious signs of a release and if the current situation was brought to the attention of a regulatory official, it would not likely trigger a notice of violation.

It is the E.P.'s professional opinion that the outstanding Fire Department Violation discovered during the records review requires immediate resolution. See section 5.2.4 and Appendix 4.

10.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the Property located at 2655 Shattuck Avenue in Berkeley, California. Any exceptions to, or deletions from, this practice are described in Section 11 of this report. This assessment revealed no recognized environmental conditions at the subject site.

11.0 DEVIATIONS

Except for the limitations and exceptions discussed in Section 2.4, this Phase I ESA complies with the ASTM Standard 1527-21.

12.0 ADDITIONAL SERVICES

No additional services beyond the scope of the ASTM Standard 1527-21 were conducted as part of this assessment.

13.0 REFERENCES

The following documents, maps, or other publications may have been used in the preparation of this report.

- American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-21).
- Environmental Data Resources, Inc. 2023. The EDR Radius Map Report with GeoCheck, 2023.
- Environmental Data Resources, Inc. 2023. Certified Sanborn Map Report, 2023.
- GeoTracker:https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=2655+shattuck+ave+berkeley+ca
- American Society for Testing and Materials Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM E2600-22).
- City of Berkeley Zoning Map, 2023: https://berkeley.maps.arcgis.com/apps/webappviewer/index.html?id=2c7dfafbb1f64e159f4fdf28a52f51c6&showLayers=Berkeley%20Parcels;Planning%20and%20Building#

14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312.

I have the specific qualifications based on education, training, and experience to assess a *property* of the subject property's nature, history, and setting. I have developed and performed the appropriate inquiries according to the standards and practices outlined in 40 CFR Part 312.

Date: ____26 April 2024_____

Signature:

X John Esparza

John Esparza
REPA

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

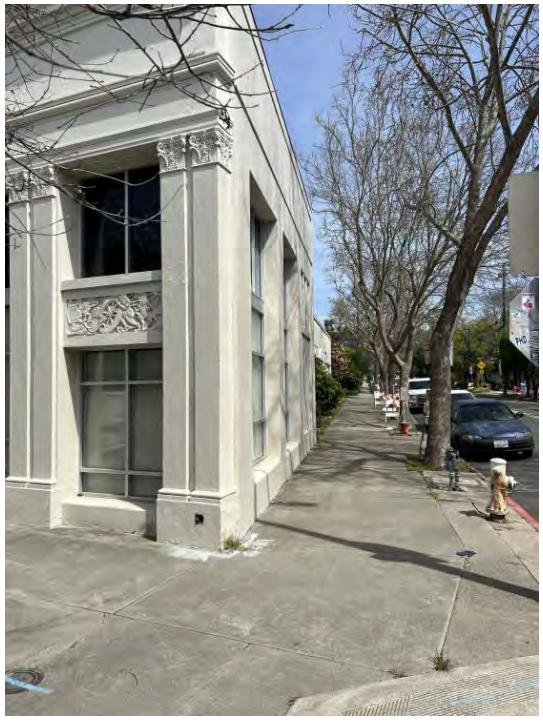
Mr. John Richard Esparza is a Registered Environmental Property Assessor (REPA No. 263280). He is qualified and registered as a REPA by the National Registry of Environmental Professionals. The qualifications of Mr. Esparza, who conducted the site reconnaissance and interviews, are provided in Appendix 7.

APPENDIX 1 SITE VICINITY MAP

APPENDIX 2 SITE PHOTOGRAPHS



2655 Shattuck Ave., Western Boundary



2655 Shattuck Southern Boundary



2655 Shattuck Ave., Southern Boundary



2655 Shattuck Ave., Northern Boundary



2655 Shattuck Ave., Eastern Boundary



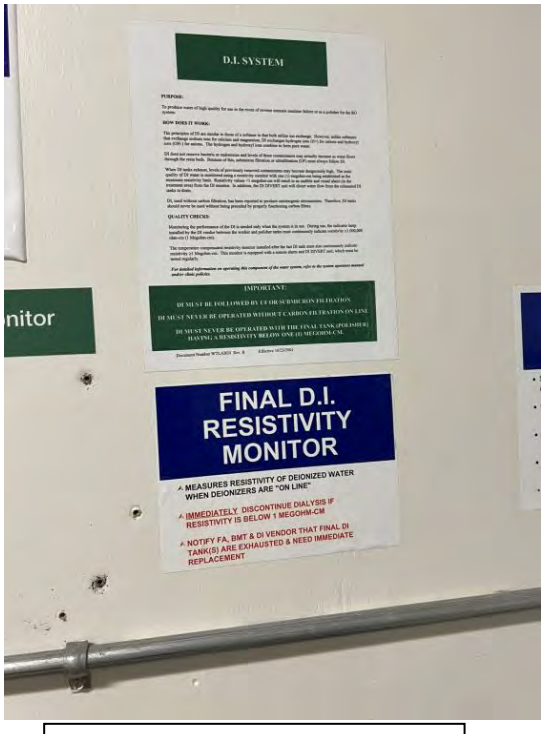
2655 Shattuck Ave., Former Use



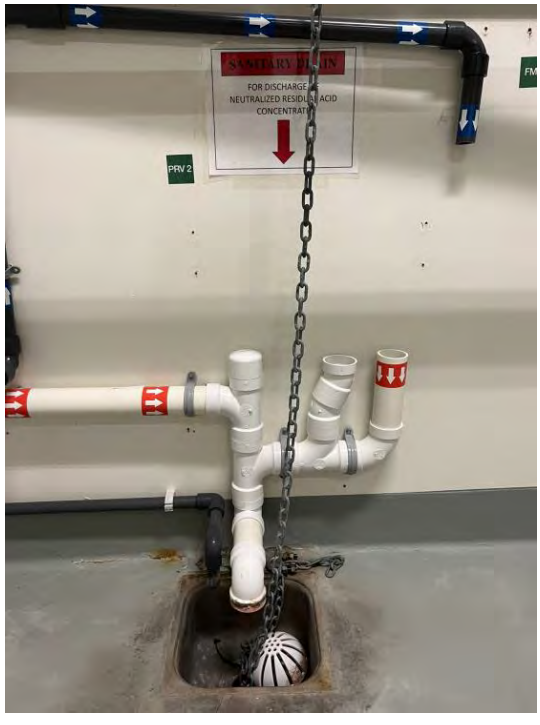
2655 Shattuck Ave., Front Entrance



2655 Shattuck Ave., UV Light Treatment System



2655 Shattuck Ave., D.I. Resistivity Monitor



2655 Shattuck Ave., Sanitary Discharge (neutralized residual acid)



2655 Shattuck Ave., Floor Drain, Buffer chlorine solution bottles (empty)



2655 Shattuck Ave., BioHazard Container (trash, no biohazard waste)

APPENDIX 3 HISTORICAL RESEARCH DOCUMENTATION

APPENDIX 4 REGULATORY RECORDS DOCUMENTATION

APPENDIX 5 INTERVIEW DOCUMENTATION

User Questionnaire

Date of Interview: 10 April 2024

Name: Joe Kidron, Current Owner

Landowner Liability Protection Related Questions

(1) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Did a search of recorded land title records identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law?

Mr. Kidron answered 'no' to the question.

(2) Did a search of recorded land title records identify any activity and land use limitations such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? (40 CFR 312.26).

Mr. Kidron answered 'no' to the question.

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Mr. Kidron stated that he did own property in the area at Dwight Way and Alvia and sold it in 2018 and it was now a six-story Senior living facility.

(4) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Not applicable. No sale is involved. The Phase I ESA is a requirement enforced by the City of Berkeley, planning, and building departments.

(5) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

(a) Do you know the past uses of the property?

Mr. Kidron stated that when he bought the property, in 2012, it was used by Reel Video, a video rental store. He stated that DaVita Dialysis moved in in 2012 and did a major remodel. Mr. Kidron stated he did not know of any other past uses of the property.

(b) Do you know of specific chemicals that are present or once were present at the property?

Mr. Kidron answered 'no' to the question.

(c) Do you know of spills or other chemical releases that have taken place at the property?

Mr. Kidron answered 'no' to the question.

(d) Do you know of any environmental cleanups that have taken place at the property?

Mr. Kidron answered 'no' to the question.

(6) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). Based on your knowledge and experience related to the property, are there any indicators that point to the presence or likely presence of releases at the property?

Mr. Kidron stated there were absolutely no indicators of the presence or likely presence of a release at the subject site. Mr. Kidron stated that the last tenant was a dialysis center with very high standards and in fact, was so clean it was equipped with a positive airflow system to ensure no germs entered the facility. He stated that he was not aware of any USTs located at the subject site.

Record of Interview
2655 Shattuck Avenue, Berkeley, CA

Date of Interview (email): 11/3/2023

Name: C McClellan

Title: Toxics Management Division, www.cityofberkeley.info, (510) 981 - 7460

Documents have been released for record request #23-1246 along with the following message:

Good Morning Mr. Esparza,
This is in response to your November 2, 2023, Public Records Act request for:

[2655 Shattuck Ave. Berkeley CA 94705
Any fire inspection records for this address? **Yes**
Any fire incident reports? **Yes**
Thank you in advance for your attention to this request.]
It wasn't clear whether or not you were ***requesting documents***, or just wanted answers to your questions. Additionally, there were no dates provided. Please see the attached in response to your questions.
The Fire Department has completed its search for responsive documents and as a courtesy has attached them to this letter. With this response, staff have completed their work to process and respond to your Public Records Act request.
If you have any questions concerning your request, please feel free to contact me at cmcclellan@berkeleyca.gov.

- 2655 Shattuck Avenue Fire Inspections as of 11-2-23.pdf
- 2655 Shattuck Avenue Fire Incident Report #2012-010560.pdf-redacted.pdf-redacted.pdf

APPENDIX 6 SPECIAL CONTRACTUAL CONDITIONS

There were no special terms or contractual conditions for this assessment.

APPENDIX 7 QUALIFICATIONS

Mr. John Richard Esparza is a Registered Environmental Property Assessor (REPA No. 263280). REPA No. 263280 expires on April 27, 2025. The National Registry of Environmental Professionals qualifies and registers REPAs. Mr. Esparza possesses over ten years of relevant full-time work experience and meets the U.S. EPA definition of an "Environmental Professional." Mr. Esparza holds a baccalaureate in Science (Chemistry) from the University of California, Davis.

Stormwater Requirements Checklist

Municipal Regional Stormwater Permit (MRP 2.0)
Stormwater Controls for Development Projects

City of Berkeley
Public Works Dept.
Engineering Division

C.3.i Project Information

rm applies to development projects creating and/or replacing ≥ 2500 ft² to < 10,000 ft² of impervious surface which are not Land Use Categories projects (auto service facilities, retail gasoline outlets, restaurants, and uncovered parking lots). This so applies to detached single-family home projects, which create and /or replace ≥ 2500 ft² of impervious surface. Interior eling projects and routine maintenance or repair projects such as roof or exterior wall surface replacement and pavement cing within the existing footprint are exempt from C.3.i stormwater requirement.

ter Project Data

Project Name: S.H. KAY, LLC.

Project Address (include cross street): 2655 SHATTUCK AVENUE, BERKELEY, CA 94709 CROSS STREET - DERBY STREET

Project APN: 55-1826-18-3 I.A.4 Project Watershed[1]: POTTER & DERBY CREEKS

Applicant Name: Joe Kidron I.A.6 Date Submitted: 5/17/2024

Applicant Address: 1442 WALNUT STREET, SUITE #349, BERKELEY, CA 94709

Applicant Phone: (510) 928-5148 I.A.9 Applicant Email Address: kidron1@comcast.net

0 Development type: (check all that apply) ☐ Residential ☐ Commercial ☐ Industrial ☒ Mixed-Use ☐ Streets, Roads, etc.

☒ 'Redevelopment' as defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred[2]

☐ 'Special land use categories' as defined by MRP: (1) auto service facilities[3], (2) retail gasoline outlets, (3) restaurants[3], (4) uncovered parking area (stand-alone or part of a larger project)

1 Project Description[4]: (Also note any past or future phases of the project.) ~~COMPLETE DEMOLITION OF EXISTING BUILDING AND SITE ITEMS. CONSTRUCTION OF NEW MIXED USE COMMERICAL/RESIDENTIAL APARTMENT BUILDING~~

2 Total Area of Site: 0.54 acres I.A.13 Slope on Site: VARIES %

4 Total Area of land disturbed during construction (include clearing, grading, excavating and stockpile area: 0.54 acres.

ter the amount of impervious and pervious surface[1] created and/or replaced by the project.

Table of Impervious and Pervious Surfaces

ype of Impervious Surface	a Pre-Project Impervious Surface (sq.ft.)	b Existing Impervious Surface to be Replaced[7] (sq.ft.)	C New Impervious Surface to be Created[7] (sq.ft.)	d Post-project pervious surface (sq.ft.)
oof area(s) – excluding any portion of the roof that is egetated ("green roof")	8,210	0	15,529	4,959
mpervious[5] sidewalks, patios, paths, driveways	1,718	0	3,035	
mpervious[5] uncovered parking[6]	9,129	0	0	
treets (public)		0	0	
treets (private)		0	0	
Totals:	19,057	0	18,564	
Area of Existing Impervious Surface to remain in place		0		
Total New Impervious Surface *(sum of totals for columns b and c):*		18,564		

tershed is defined by the maps from the Alameda County Flood Control District at http://acfloodcontrol.org/resources/explore-watersheds

[2] Roadway projects that replace existing impervious surface are subject to C.3 requirements only if one or more lanes of travel are added.

[3] Standard Industrial Classification (SIC) codes are in Section 2.3 of the C.3 Technical Guidance (download at www.cleanwaterprogram.org)

[4] Project description examples: 5-story office building, industrial warehouse, residential with five 4-story buildings for 200 condominiums, etc.

[5] Per the MRP, pavement that meets the following definition of pervious pavement is NOT an impervious surface. Pervious pavement is defined as pavement that stores and infiltrates rainfall at a rate equal to immediately surrounding unpaved, landscaped areas, or that stores and infiltrates the rainfall runoff volume described in Provision C.3.d.

[6] Uncovered parking includes top level of a parking structure.

[7] "Replace" means to install new impervious surface where existing impervious surface is removed. "Create" means to install new impervious surface where there is currently no impervious surface.

I.C. Identify C.6 Construction-Phase Stormwater Requirements

		Yes	No
I.C.1	Does the project disturb 1.0 acre (43,560 sq.ft.) or more of land? (See Item I.A.14). *If Yes, obtain coverage under the state's Construction General Permit at https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp. Submit to the municipality a copy of your Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP) before a grading or building permit is issued.*	☐	☒
I.C.2	Is the site a "High Priority Site" that disturbs less than 1.0 acre (43,560 sq.ft.) of land? (Municipal staff will make the final determination.) "High Priority Sites" are sites having any of the following criteria: ▪ that require a grading permit, ▪ are adjacent to a creek, ▪ or are otherwise high priority for stormwater protection during construction (see MRP 2.0 Provision C.6.e.ii.(2)(c))	☐	☒
I.C.3	Is the site a "Hillside Site" that disturbs 5,000 sq.ft. or more, but less than 1.0 acre (43,560 sq.ft.) of land? (Municipal staff will make the final determination.) ▪ "Hillside Sites" are located on hillsides, as indicated on a jurisdictional map of hillside development areas or as indicated by meeting jurisdictional hillside development criteria. ▪ If no map or criteria exist, then Hillside Sites are sites with a slope of 15% or more (see I.A.13 above and MRP 2.0 Provision C.6.e.ii.(2)(b)).	☐	☒

➢ NOTE TO APPLICANT: All projects require appropriate stormwater best management practices (BMPs) during construction. Refer to the Section II to identify appropriate construction BMPs.

➢ NOTE TO MUNICIPAL STAFF: If the answer is "Yes" to I.E.1, I.E.2, OR I.E.3, refer this project to construction site inspection staff to be added to their list of projects that require stormwater inspections at least monthly during the wet season (October 1 through April 30) and other times of the year as appropriate.

X

II. Implementation of C.3.i Stormwater Requirements

II.A. Select Appropriate Site Design Measures

Starting December 1, 2012, projects that create and/or replace 2,500 - 10,000 sq.ft. of impervious surface, and stand-alone single family homes that create/replace 2,500 sq.ft. or more of impervious surface, **must include one or more of the following Site Design Measures a through f**, and are encouraged to implement the other Site Design Measures as practicable. See attached fact sheets for guidance on rain barrels / cisterns, vegetated areas and permeable surfaces, and attached sheets on recommended Source Control Measures and Construction BMPs.

II.A.1 Is the site design measure included in the project plans?

Yes	No	Plan Sheet No.	
☐	☒		a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
☒	☐	C6.0,A102,A40	b. Direct roof runoff onto vegetated areas.
☒	☐		c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
☐	☒		d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
☒	☐		e. Construct sidewalks, walkways, and/or patios with pervious surfaces. Use the specifications in the C3 Technical Guidance (Version 4.1) or for small projects see the BASMAA Pervious Paving Factsheet. For these documents and others go to www.cleanwaterprogram.org and click on “Resources.”
☐	☒		f. Construct bike lanes, driveways, and/or uncovered parking lots with pervious surfaces. Use the specifications in the C3 Technical Guidance (Version 4.1) or for small projects see the BASMAA Pervious Paving Factsheet. For these documents and others go to the program website at: www.cleanwaterprogram.org and click on “Resources.”
☐	☒		g. Minimize land disturbance and impervious surface (especially parking lots).
☒	☐		h. Maximize permeability by clustering development and preserving open space.
☒	☐		i. Use micro-detention, including distributed landscape-based detention.
☐	☒		j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
☒	☐		k. Self-treating area (see Section 4.1 of the C.3 Technical Guidance)
☒	☐		l. Self-retaining area (see Section 4.2 of the C.3 Technical Guidance)
☒	☐		m. Plant or preserve interceptor trees (Section 4.5, C.3 Technical Guidance)

II.B. C.3.i projects are encouraged to implement the following Source Control Measure as practicable.

Are these features in project?		Features that require source control measures	Source control measures (Refer to Local Source Control List for detailed requirements)	Is source control measure included in project plans?		
Yes	No			Yes	No	Plan Sheet No.
☒	☐	Storm Drain	Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.	☒	☐	
☒	☐	Floor Drains	Plumb interior floor drains to sanitary sewer[8] [or prohibit].	☒	☐	
☒	☐	Parking garage	Plumb interior parking garage floor drains to sanitary sewer.[9]	☒	☐	
☒	☐	Landscaping	▪ Retain existing vegetation as practicable. ▪ Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. ▪ Minimize use of pesticides and quick-release fertilizers. ▪ Use efficient irrigation system; design to minimize runoff.	☒	☐	
☐	☒	Pool/Spa/Fountain	Provide connection to the sanitary sewer to facilitate draining.[9]	☐	☒	
☐	☒	Food Service Equipment (non-residential)	Provide sink or other area for equipment cleaning, which is: ▪ Connected to a grease interceptor prior to sanitary sewer discharge. [9] ▪ Large enough for the largest mat or piece of equipment to be cleaned. ▪ Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area.	☐	☒	
☒	☐	Refuse Areas	▪ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. ▪ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.[9]	☒	☐	
☐	☒	Outdoor Process Activities [9]	Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer.[9]	☐	☒	
☐	☒	Outdoor Equipment/ Materials Storage	▪ Cover the area or design to avoid pollutant contact with stormwater runoff. ▪ Locate area only on paved and contained areas. ▪ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer[9], and contain by berms or similar.	☐	☒	
☐	☒	Vehicle/ Equipment Cleaning	▪ Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer[9], and sign as a designated wash area. ▪ Commercial car wash facilities shall discharge to the sanitary sewer.[9]	☐	☒	
☐	☒	Vehicle/ Equipment Repair and Maintenance	▪ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ▪ No floor drains unless pretreated prior to discharge to the sanitary sewer. [9] ▪ Connect containers or sinks used for parts cleaning to the sanitary sewer. [9]	☐	☒	
☐	☒	Fuel Dispensing Areas	▪ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. ▪ Canopy shall extend at least 10 ft in each direction from each pump and drain away from fueling area.	☐	☒	
☐	☒	Loading Docks	▪ Cover and/or grade to minimize run-on to and runoff from the loading area. ▪ Position downspouts to direct stormwater away from the loading area. ▪ Drain water from loading dock areas to the sanitary sewer.[9] ▪ Install door skirts between the trailers and the building.	☐	☒	
☒	☐	Fire Sprinklers	Design for discharge of fire sprinkler test water to landscape or sanitary sewer.[9]	☒	☐	
☒	☐	Miscellaneous Drain or Wash Water	▪ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.[9] ▪ Roof drains shall drain to unpaved area where practicable. ▪ Drain boiler drain lines, roof top equipment, all washwater to sanitary sewer [9].	☒	☐	
☐	☒	Architectural Copper	▪ Discharge rinse water to sanitary sewer [9], or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper."	☐	☒	

[8] Any connection to the sanitary sewer system is subject to sanitary district approval.
[9] Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

II.C Implement Construction Best Management Practices (BMPs) where applicable.

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

DESIGN REVIEW APPLICATION

For: ____ Preliminary Design Review (PDR) ____ Signs and Awnings
____ Final Design Review (FDR) ____ Modification: PDR or FDR
____ Staff Level Design Review (DRSL)

Intake Planner _____

Project Address: 2655 Shattuck Avenue, Berkeley, CA 94704 Zone: C-AC (Subarea south Shattuck)

Project Description: The proposed project will remove an existing 1 story commercial building and build a a new 8-story mixed use residential / commercial building. The new building will have 83,479 gross square feet and be 85 feet tall. There will be a total of 97 units 10 of which will be very low income. The project will have 41 on-site automobile parking spaces and 48 on site bike parking spaces.

Date Building Permit/Sign Permit/Use Permit or Zoning Permit was applied for: 5/15/24

Associated Use Permit number: TBD

For exterior changes to existing buildings, other than signs and awnings, the estimated construction cost is $ na (this is a new ground up project)

- **Property Owner Name** (Print) S.H. Kay, LLC (Yochai Kidron)

  Owner's Mailing Address: 1442A Walnut st #349, Berkeley, CA 94709

  Daytime Phone # 510-928-5148 E-mail: kidron1@comcast.net AND till@studiokda.com

- **Applicant Name** (Print) ☒ **SAME as Above**:

  Applicant's Mailing Address: _____

  Daytime Phone # _____ E-mail: _____

Under penalties of perjury, I certify that the information above and in any attachments hereto, is true and accurate to the best of my knowledge.

Applicant Signature: _____ Date: 5/15/24

Owner's Signature: _____ Date: 5/15/24

PLANNING & DEVELOPMENT
Land Use Planning Division, 1947 Center Street, 2nd floor, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420
Email: Planning@CityofBerkeley.info

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

Attachment 1A.2

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

PROJECT INFORMATION

Project Address(es):

2655 Shattuck Avenue
Berkeley, CA
94704

Unit(s)/Suite(s) #:

Assessor Parcel Number(s):

55-1826-18-2

The Zoning Project Submittal Requirements packet describes all of the materials required to submit a complete Zoning Project Application to the Land Use Division of the Planning and Development Department.

The checklist on pages 1-2 of this packet must be completed, signed, and submitted with the Application. You must initial each Section and check each box that corresponds to an item submitted for review.

Staff will verify that the minimum submittal requirements have been included within 30 days of receiving an application submittal, per Government Code Section 65943 (30-Day Review Period). Applications that are missing the materials will be deemed incomplete and not accepted for permit processing review. During the permit processing review, you may be required to clarify, amplify, correct, or supplement the information listed in the submittal requirements per Government Code Section 65944 (Agency Acceptance of Applications).

Section 1 is a checklist of materials required for all projects. Sections 2-7 are checklists of materials that may be required based on the project type or location.

Each submittal requirement on the checklist is described further in this packet, starting on page 3. Each description identifies whether an item is required, and indicates how to prepare each document, drawing, material, and/or report. Hyperlinked forms and instructions are also online under Land Use at **https://berkeleyca.gov/construction-development/permits-design-parameters/permit-types/permit-forms**.

All documents, reports and plans must be provided in digital format, unless requested in hard copy. Printed plans are required prior to public meetings and/or hearings. See the **Guide to Submitting a Zoning Project Application** for details on how to submit, review timing, and digital plans and document.

☐ SECTION 1 - REQUIRED FOR ALL PROJECTS

- ☑ **A. Completed Application**
  - ☑ **1. Zoning Project Application Form** SEE ATT. 1A1 -UNDER SEPARATE COVER
  - ☑ **2. Completed Copy of This Zoning Project Submittal Requirements Checklist (Pages 1-2)** SEE ATT. 1A.2 (THIS DOCUMENT)
- ☑ **B. Applicant Statement/Waiver Request** SEE ATT. 1B
- ☐ **C. Payment of Application Fees**
- ☑ **D. Hazardous Waste and Substance Statement** SEE ATT. 1D
- ☑ **E. Tabulation Form** SEE ATT. 1E
- ☑ **F. Pre-Application Yellow Poster** SEE ATT. 1F
- ☑ **G. Pre-Application Neighborhood Contact** SEE ATT. 1G

APPLICANT'S INITIALS

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

☐ SECTION 2 - PLANS REQUIRED FOR ALL DEVELOPMENT PROJECTS INVOLVING NEW STRUCTURES, ADDITIONS, DEMOLITIONS, OR EXTERIOR ALTERATIONS

PLAN SET (I.E. ARCHITECTURAL DRAWINGS)

- ☑ A. Site Plan SEE A100A - A100B
- ☑ B. Landscape and Usable Open Space Plan SEE L1.0 - L5.0; G003
- ☑ C. Lot Coverage Diagram G001
- ☑ D. Floor Plans SEE A101 - A107
- ☑ E. Building Elevations SEE A200 - A201
- ☑ F. Street Strip Elevation SEE G004 - G005
- ☑ G. Section Drawings SEE A300
- ☑ H. Boundary and/or Topographic Survey SEE C1.0
- ☑ I. Grading Plan SEE C4.0

APPLICANT'S INITIALS

Y.K

☐ SECTION 3 - SUPPORTING DOCUMENTS, STUDIES, GRAPHICS, AND DEPICTIONS

- ☑ A. Site Photographs SEE G006
- ☑ B. Shadow Study SEE G020 - G022
- ☐ C. Story Pole Plan
- ☐ D. Arborist Report
- ☐ E. Structural Evaluation
- ☐ F. Parking Survey
- ☑ G. Transportation Demand Management SEE ATT. 3G
- ☑ H. Photo Simulations SEEG005 - G006
- ☑ I. Public Art Declaration SEE ATT. 3i
- ☑ J. Bird Safe Requirements SEE ATT 3J AND A202 + A203

APPLICANT'S INITIALS

Y.K

☐ SECTION 4 - ENVIRONMENTAL REVIEW

- ☐ A. Creek Protection Documentation DOES NOT APPLY SEE ATT. 4A
- ☐ B. Historic Resource Evaluation DOES NOT APPLY SEE ATT. 4B
- ☐ C. Geotechnical and Seismic Hazard Investigation DOES NOT APPLY SEE ATT. 4C
- ☑ D. Phase I or Phase II Site Assessment SEE ATT. 4D-1 in this document and ATT. 4D-2, PHASE 1 REPORT, UNDER SEPARATE COVER
- ☐ E. Transportation Impact Study DOES NOT APPLY SEE ATT. 4E
- ☐ F. State General Construction Permit
- ☑ G. Stormwater Requirements Checklist UNDER SEPARATE COVER

APPLICANT'S INITIALS

Y.K

☐ SECTION 5 - REQUIRED FOR HOUSING DEVELOPMENT PROJECTS SUBJECT TO AFFORDABLE HOUSING REQUIREMENTS

- ☑ A. Affordable Housing Compliance Plan (Preliminary) SEE ATT. 5A AND G002.C
- ☑ B. Anti-Discrimination Housing Policies SEE ATT. 5B
- ☑ C. Density Bonus Eligibility Statement SEE ATT. 5C
- ☐ D. Area of Potential Effects (APE) Statement

APPLICANT'S INITIALS

Y.K

☐ SECTION 6 - LANDSCAPE AND GREEN BUILDING REQUIREMENTS

- ☑ A. WELO Landscape Requirements SEE LANDSCAPE NOTES ON SHEET L3.0B
- ☑ B. Berkeley Energy Code and Berkeley Green Code SEE G030
- ☐ C. Green Building Requirements

APPLICANT'S INITIALS

Y.K

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

☐ SECTION 7 - RELATED LAND USE PLANNING DIVISION APPLICATIONS

- ☑ **A. Design Review Application** UNDER SEPARATE COVER
- ☐ **B. Structural Alteration Permit**
- ☐ **C. Zoning Use Questionnaire**
- ☐ **D. Home Occupation Questionnaire - Class II and III**

APPLICANT'S INITIALS

_____

APPLICANT'S SIGNATURE:

Printed Name: S.H. Kay, LLC (Yochai Kidron)

Date: 5/15/24

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 1 - REQUIRED FOR ALL PROJECTS	
☑	A. **ZONING PROJECT APPLICATION PACKET** 1. **Zoning Project Application Form** 2. **Zoning Project Submittal Requirements** (Checklist on pages 1 and 2)
☑	B. **APPLICANT STATEMENT/REQUEST TO WAIVE A SUBMITTAL REQUIREMENT** **Submit** a written statement (in a separate document) that briefly describes the proposed project and how it satisfies the findings required by the Zoning Ordinance, as well as any request to waive a submittal requirement. For applications to modify a prior permit, **submit** the following information 1. Describe the proposed changes from the approved project 2. Clearly list and describe all changes from the approved project and the basis for the change
☐	C. **PAYMENT OF LAND USE PLANNING APPLICATION FEES** **Submit** required fees to the cashier in the Permit Service Center or pay through the Online Permit Portal. Review of your application will not begin until the fees are paid in full. **If supplemental technical studies are required, a Peer Review deposit will be required (e.**g., Traffic Impact Analysis, Geotechnical Report, Arborist Report).
☑	D. **HAZARDOUS WASTE AND SUBSTANCES STATEMENT** — **Required for all projects,** pursuant to Government Code Section 65928.
☑	E. **TABULATION FORM** **Required for all projects.** **Submit** the form as a separate document, completely filling out each column, using the applicable development standards of the Zoning Ordinance as a guide.
☑	F. **PRE-APPLICATION YELLOW POSTER** **Required for all Projects** **Install** the poster prior to submittal, and submit color photos that clearly show the poster installed at the front of the site and that clearly show the sign content. Yellow Poster Instructions Small Project Sample Poster and fillable PDF template Large Project Sample Poster and fillable PDF template (Large poster required for projects that include four or more stories, State Density Bonus, Floor Area Ratio greater than 2.0, or more than 10,000 square feet gross floor area.)

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 1 - REQUIRED FOR ALL PROJECTS

☑ **G. PRE-APPLICATION NEIGHBORHOOD CONTACT AND OUTREACH INSTRUCTIONS**

Required for the following projects:

- **All projects located in a Residential District, and all non-residential projects that abut a Residential District are required to contact all abutting and confronting residential occupants and residential property owners to advise them of the proposed development prior to submitting a zoning project application.**
- **All projects of community or neighborhood interest, which consist of the following:**
  i. Any project in a Residential District that would create 6 or more bedrooms on a parcel within ½ mile of the UC Campus (or the area confined by Grant Avenue on the west, Derby Street on the south, and Rose Street on the north), or
  ii. Any project in a Non-Residential District that includes three or more stories, State Density Bonus, Floor Area Ratio greater than 2.0, or more than 10,000 square feet gross floor area.
  iii. Are required to contact all property owners, residents, and neighborhood organizations within 300 feet of the project site to advise them of the proposed development.
- **All residential projects that propose to alter an existing dwelling unit or eliminate a dwelling unit that is subject to the Rent Ordinance (BMC Chapter 13.76) through demolition, including elimination of a dwelling unit through** conversion, are required to provide all sitting tenants notice of the application no later than the date the application is submitted to the City.

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 2 - PLANS REQUIRED FOR ALL DEVELOPMENT PROJECTS INVOLVING NEW STRUCTURES, ADDITIONS, DEMOLITIONS, OR EXTERIOR ALTERATIONS

☑ **PLAN SET** (I.E. ARCHITECTURAL DRAWINGS) – **GENERAL REQUIREMENTS**

1. **All plans (items A – I) must be included in a single plan set, fully dimensioned, and include:**
   - — Name of person preparing plans (licensed architect required for certain projects, see Item 3 below)
   - — Dates of preparation and revision
   - — Project address
   - — Graphic scale (see Item 2 below for minimum scales)
   - — North arrow
   - — Legend describing all symbols and notations
   - — Building Code construction and occupancy types

   Notes: For applications to modify a prior permit, the plans must clearly show the approved and modified project, and you must "cloud" all changes from the approved project.

   For plan resubmittals during review, provide the date of revision on all sheets and "cloud" all changes to previous information. Plan resubmittals must include the full plan set, not individual plan sheets. Staff cannot collate or update your plans for you.

2. **Electronic Plans Requirements:**

   See the **Zoning Project Application Guide to Submitting** for digital plans and document standards.

   Note that these plans are often released to the public on paper no larger than 8½" x 11", and that you must format your plans so that all images and text are legible at this size.

   Hard copy plan sets may be required by the project planner, if necessary to facilitate project review.

   Design Review Committee, Landmarks Preservation Commission, and Use Permit applications only, 12 copies of 11" x 17" or 12" x 18" plan sets must be submitted at least two weeks prior to the public meeting or hearing.

3. **Architect or Engineer Required for Certain Projects**
   Plans that require preparation by a licensed California architect or engineer under the California Architects Practice Act (Business and Professions Code Sections 5537 and 6737) shall bear the architect or engineer's stamp and signature on each sheet. **This requirement may be waived for projects involving only minor alterations or repairs; consult with a planner. For further information, visit www.cab.ca.gov**

4. **Change of Use**
   Applications that ***only*** propose to **change the type of activity or use** occurring within the building must submit the following site-related information:

   — **Site Plan** showing the following:
   - a. Property lines and lot dimensions
   - b. Existing and proposed building footprint(s), dimensions, setbacks (required, existing and proposed), and projections such as eaves, balconies and bays. Show all buildings , including garages, sheds, etc.
   - c. Driveways and parking spaces with dimensions, location of handicapped parking spaces, bicycle racks, and security gates.

   — **Floor Plans** showing the following:
   - d. All floors, including mezzanines, basements, and attics
   - e. Use of all rooms (existing and proposed), per the California Building Code
   - f. For buildings with multiple commercial tenant spaces, label the use of each tenant space within the subject building

   Note: *For changes to existing buildings, provide separate plans for existing and proposed conditions, or if changes are limited, used dashed lines for demolished features and solid lines for new features.*

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 2 - PLANS REQUIRED FOR ALL DEVELOPMENT PROJECTS INVOLVING NEW STRUCTURES, ADDITIONS, DEMOLITIONS, OR EXTERIOR ALTERATIONS

☑ **A. SITE PLAN**

Required for all projects.

The Site Plan must show the following:

- Property lines and lot dimensions
- Existing and proposed building footprint(s) (dimensioned), setbacks (required, existing and proposed), and projections such as eaves, balconies, and bays. Show all accessory structures, such as garages, sheds, etc.
- Delineation of proposed additions, if any, with shading, hatching or another appropriate method
- Any portions of neighboring buildings within 20 feet of property lines, including the building-to-building separation (measured in feet)
- Pathway(s) from the residential structure to the public right of way
- Driveways and parking spaces with dimensions, location of ADA spaces, and security gates
- Trash/solid waste storage area
- Bicycle racks (short-term bicycle parking) subject to the Berkeley Bicycle Plan – Appendix F – Facility Design Toolbox
- Utility meters / boxes / equipment for all wet and dry utilities – including above-ground and under-ground, in conformance with utility company standards, including on the site and in the public right of way (subject to approval by the Public Works Department).
- Decks, patios, hot tubs, and all unenclosed accessory structures

Note: The City of Berkeley Community GIS Portal is an online resource indicating site features and characteristics listed above, which are required to be shown on the Site Plan

☑ **B. LANDSCAPE AND USABLE OPEN SPACE PLAN**

Required for all projects

The Landscape Plan must show the following:

- Fully dimension all areas that qualify as existing and proposed Usable Open Space, in compliance with the applicable zoning district development standard and BMC Section 23.304.090; and
- Any existing landscaping to remain and to be removed
- All proposed landscaping, including all existing and proposed trees, including street trees (indicate species, trunk diameter, drip line), hedge rows, and ground cover
- All paved areas and surface treatments
- Fences and retaining walls (materials and height)
- Significant natural features such as creeks (indicate banks or culvert outline), and prominent landforms.

☑ **C. LOT COVERAGE DIAGRAM AND CALCULATIONS**

Required for all residential Projects (or the residential portion of a mixed-use project).

- **Submit** the Lot Coverage Diagram and calculations, using the Site Plan as a base map, which must show the fully dimensioned diagrams to depict existing and proposed lot coverage in compliance with the applicable zoning district development standard and BMC Section 23.106.020.

☑ **D. FLOOR PLANS**

Required for all projects

The Floor Plan (s) must show the following

- All floors, including mezzanines, basements, and attics
- Trash room pursuant to Public Works Department requirements
- Long-Term Bicycle parking, showing location of lockers or racks suitable for secure locks and subject to the Berkeley Bicycle Plan – Appendix F – Facility Design Toolbox
- Use of all rooms (existing and proposed), per the California Building Code
- For changes to existing buildings, provide separate plans for existing and proposed conditions, or if changes are limited, use dashed lines for demolished features and solid lines for new features.

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 2 - REQUIRED FOR ALL DEVELOPMENT PROJECTS INVOLVING NEW STRUCTURES, ADDITIONS, DEMOLITIONS, OR EXTERIOR ALTERATIONS

☑ **E. BUILDING ELEVATIONS**

Required for all projects.

The Elevations must show the following:

- All exterior features and openings, including finishes and materials
- Existing and proposed building height (as defined in BMC Sections 23.106.090), see Instructions linked below), finished floor elevations, and existing and finished grades (within five feet of the building).
- Adjacent features such as fences, landscaping, and other buildings and property lines.
- For changes to existing buildings, provide separate elevations for existing and proposed conditions, or if changes are limited, used dashed lines for demolished features and solid lines for new features.

Height Instructions –Average Building Height*

(Residential districts, except R-S, R-SMU, and R-BMU)

Height Instructions –Maximum Building Height*

(Hillside Overlay, R-S, R-SMU, and R-BMU, Commercial, and Manufacturing districts)

*In the Hillside Overlay ("H"), both average and maximum building height apply.

☑ **F. STREET STRIP ELEVATION**

Required for any new main buildings.

Submit a street elevation exhibit showing existing conditions on the parcel and the proposed project in elevation view; include at least two (2) parcels on either side of the subject parcel on a single sheet. Minimum scale is 1/8" = 1'.

☑ **G. SECTION DRAWINGS**

Required for the following projects:

- **New main buildings in the "H" District.**
- **Additions exceeding 14 feet in average height in the "H" District.**

Submit drawings that show adjacent uphill or downhill buildings where views may be affected. Minimum scale is 1/8" = 1'. Show existing and proposed finished grades.

☑ **H. BOUNDARY AND/OR TOPOGRAPHIC SURVEY**

Required for the following projects:

- **Any new main building.**
- **Expansions of a building footprint or the creation of accessory building/structures less than two feet from, or within, a required setback.**

Submit a survey meeting the following requirements:

1. Wet-stamped, signed by a licensed CA surveyor or appropriately licensed civil engineer
2. Minimum scale of 1/10" = 1'
3. All property lines, curb and sidewalk, spot elevations, existing structures, building dimensions, and setbacks to all property lines
4. For projects in the "H" District, survey must be no more than five years old and must show contour lines with minimum 5-foot intervals.

☑ **I. CONCEPTUAL GRADING PLAN**

Required for projects with more than 50 cubic yards of cut and/or fill.

Submit a survey meeting the following requirements:

1. Prepared by a licensed surveyor, architect or engineer
2. Estimated quantities and locations of cut and fill
3. Existing and final elevations

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 3 - SUPPORTING DOCUMENTS, STUDIES, GRAPHICS, AND DEPICTIONS

☑ **A. SITE PHOTOGRAPHS**

Required for all projects.

Submit one set of exterior photos, that meet the following requirements:

1. Use captions or a key indicating the location (perspective) of each photo.
2. Provide an adequate number of photos to show entire project site and all adjacent buildings for context. Where possible, take wide-angle shots showing project site and adjacent buildings together.

☑ **B. SHADOW STUDY**

Required for the following projects:

- **Buildings exceeding 14 feet in average height, located in or adjacent to a residential (R) district (excluding ADUs)**
- **Additions exceeding 14 feet in average height on sites adjacent to a residential use**
- **Projects in either the C-T or C-DMU District, requiring a Use Permit to increase the maximum building height/number of stories**

Shadow Study Instructions

☐ **C. STORY POLE PLAN**

Required for the following projects:

- **New main buildings exceeding 14 feet in average height in the "H" District (excluding ADUs)**
- **Additions exceeding 14 feet in average height in the "H" District**

Story Pole Instructions

☐ **D. ARBORIST REPORT**

Required for projects involving any construction activity (including excavation, trenching, demolition, paving, storage of materials, and parking of vehicles) within the drip line of a Coast Live Oak (quercus agrifolia) tree with a circumference of at least 18 inches at 4 feet above the ground (or at least 26 inches aggregate circumference for a multi-stemmed tree). Submit

1. A report by a certified arborist assessing the project's impacts on the affected tree(s) (tree may be located either on- or off-site) and recommending preservation measures both during and after construction, as applicable.
2. Deposit of $460 for the first two hours of peer review of report (additional funds may be required for more complicated projects or site visits)

Tree Protection Instructions

Coast Live Oak Tree Ordinance

☐ **E. STRUCTURAL EVALUATION**

Required for any project that is not a demolition, but is removing between 25 and 49 percent of a main building's exterior wall and between 25 and 49 percent of a main building's roof framing (including in-kind replacement of existing framing), in order to confirm the feasibility of retaining the remaining portions of any wall and roof.

A Structural Evaluation is not required for projects requesting a Use Permit for demolition.

Submit a demolition diagram that indicates the percentage of each wall and roof that is proposed to be replaced or removed, as well as a report by an independent, fully credentialed structural engineer that evaluates whether, in the operator's opinion, retention of structural elements not proposed for removal is actually feasible.

☐ **F. PARKING SURVEY**

Required for projects requesting a waiver of any required off-street vehicular parking spaces pursuant to the Zoning Ordinance, located in a Commercial or Manufacturing District (C, M, MM, or MU) .

Parking Survey Instructions

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 3 - SUPPORTING DOCUMENTS, STUDIES, GRAPHICS, AND DEPICTIONS

☑ **G. TRANSPORTATION DEMAND MANAGEMENT (TDM) AND BICYCLE PARKING SUPPLEMENTAL APPLICATION**

Required projects creating five or more new dwelling units or Group Living Accommodation rooms

TDM required for projects creating 10 or more dwelling units outside of the C-DMU. (Not required for projects where 50 percent of total units are affordable, ADUs, projects located in ES-R, or projects on properties in the Hillside overlay on narrow streets 26-feet wide or less.)

Bicycle parking required for projects creating five or more new dwelling units and/or Group Living Accommodation rooms.

TDM Program and Bicycle Parking Supplemental Application

☑ **H. PHOTO SIMULATIONS**

Required for a project creating any of the following:

- **Wireless telecommunications projects**
- **A "Large Scale Development Project," which consists of project located in a non-residential district that proposes any of the following:**
  - Density Bonus under Section 65919 of California State Law,
  - Three or more stories in height,
  - Floor Area Ratio more than 2.00, or
  - 10,000 square feet or more of gross floor area.

Photo Simulation Instructions

☑ **I. PUBLIC ART DECLARATION**

Required for any of the following projects:

- **A new commercial or industrial building**
- **A project that creates five or more dwelling units**
- **An addition of more than 10,000 square feet to any commercial or industrial building**

Public Art Allocation Declaration form

☑ **J. BIRD SAFE REQUIREMENTS**

Required for any of the following projects:[1]

Nonresidential projects: New construction/addition

Nonresidential Projects: New or replacement windows on existing buildings, unless all facades are Lower Hazard Facades

Residential and Mixed-Use Projects: New construction/addition of 10,000 sq. ft. or more AND more than 35 feet average height

Residential Mixed-Use Projects: New or replacement windows on existing buildings of 10,000 sq. ft. or more AND more than 35 ft. average height unless all facades are Lower Hazard Facades

- **Complete Bird Safe Building Requirements Attestation**
- **For projects that include Lower Hazard Facades, diagrams and calculations that show the percentage of façade area consisting of transparent or reflective material, such as windows or High-Risk Features (as defined in BMC Section 23.304.150)**

[1] Certain projects are exempt. See BMC 23.304.150

See Bird Safe Building Requirements Information and Submittal Checklist.

SECTION 4 - ENVIRONMENTAL REVIEW

☐ **A. CREEK PROTECTION DOCUMENTATION**

Required for any project within 40 feet of the centerline of an open creek, and/or within 25 feet of a culverted creek, that is protected by the Creeks Ordinance

Creek Protection Instructions

Note: Applies even if a protected creek or culvert has not yet been identified by the City.

☐ **B. HISTORIC RESOURCE EVALUATION**

Required for:

- **Demolition of a non-residential building 40 or more years old, subject to referral to the Landmarks Preservation Commission in accordance with BMC Section 23.326**
- **Demolition/Substantial Change of any building 40 or more years old subject to environmental review pursuant to CEQA**

Submit: State of California Department of Parks and Recreation (DPR) 523 forms. Evaluation(s) to include references to development history documentation (including but not limited to photographs, building permits, Sanborn maps, and directory listings); completed by a qualified historian, architectural historian or historic architect. Provide supplemental information in accordance with the Landmarks Preservation Ordinance criteria (BMC Section 3.24.110).

Waiver for residential additions/alterations: The Environmental Review Officer may waive this requirement for residential addition and alteration proposals after determining that the project complies with preservation standards and environmental practices OR that qualified sources other than an HRE can provide the relevant information.

California guidelines (Instructions for Recording Historical Features)

☐ **C. GEOTECHNICAL AND SEISMIC HAZARD INVESTIGATIONN**

Required for all development projects intended for human occupancy located in a State-designated Seismic Hazard Zone, as defined by the California Seismic Hazards Mapping Act and Alquist-Priolo Earthquake Fault Zoning Act, as shown on the State's Environmental Constraints Map.

Exemptions:

For projects located in any State-designated Seismic Hazard Zone (PRC 2693, i.e. liquefaction, landslide, and earthquake shaking):

- Single-family wood-frame or steel-frame dwellings to be built on parcels of land for which geologic reports have been approved pursuant to an approved subdivision map;
- A single-family wood-frame or steel-frame dwelling not exceeding two stories when that dwelling is not part of a development of four or more dwellings; or
- Alterations or additions to any structure within a seismic hazard zone which do not exceed either 50 percent of the value of the structure or 50 percent of the existing floor area of the structure.

If located in the Alquist-Priolo Fault Zone (PRC 2621.6 and 2621.7):

- Single-family wood-frame or steel-frame dwellings to be built on parcels of land for which geologic reports have been approved pursuant to an approved subdivision map;
- A single-family wood-frame or steel-frame dwelling not exceeding two stories when that dwelling is not part of a development of four or more dwellings; and
- Alterations or additions to any structure if the value of the alteration or addition does not exceed 50 percent of the value of the structure; or
- Conversion of an existing apartment complex into a condominium

Submit the following:

1. Geotechnical report satisfying the California Building Code and requirements of Special Publication 117A (for landslide and liquefaction zones) and/or California Geological Survey Note 49 (for fault zones); and
2. Deposit of $1,500 for peer review of report (additional funds may be required for more complicated projects.

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 4 - ENVIRONMENTAL REVIEW

☑ **D. PHASE I OR II SITE ASSESSMENT**

Required for any project that includes the following:

— **Excavation of 5 or more feet below grade**
— **A site with a history of soil and/or groundwater contamination (see the Hazardous Waste and Substances Statement)**
— **A site within an Environmental Management Area (see Community GIS Portal)**

Submit: A recent Page I and/or Phase II Site Assessment (less than 2 years old)

Note: Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary in order to determine the appropriate environmental review pathway under CEQA. If the Phase II indicates the exceedance of Environmental Screening Levels, clearance from one of the following agencies must be submitted prior to final action on a zoning permit application:

- San Francisco Bay Regional Water Quality Control Board (RWQCB)
- Department of Toxic Substances Control (DTSC)
- Alameda County Department of Environmental Health's Local Oversight Program (LOP)

Contact the Toxics Management Division (510) 981-7460 for more information.

☐ **E. TRANSPORTATION IMPACT STUDY**

Required for projects that do not meet at least one of the City's screening criteria for determining if detailed VMT or vehicular parking analysis is necessary.

Consult with the Transportation Division for a copy of the screening criteria and thresholds at (510) 981-7010

☐ **F. STATE GENERAL CONSTRUCTION PERMIT**

Required for projects disturbing one acre or more of soil (or less than one acre if part of a larger development plan that disturbs one acre or more).

Submit a copy of the Notice of Intent (NOI) submitted for the State General Construction Permit, and Storm Water Pollution Prevention Plan (SWPPP) prior to building permit issuance.

Construction Stormwater General Permits

☑ **G. STORMWATER REQUIREMENTS CHECKLIST**

Required for projects creating or replacing 2,500 square feet or more of impervious surface, including single-family dwellings. Includes new buildings, additions, and alterations to existing roofs that affect drainage; does not include maintenance/re-surfacing of existing impervious surfaces.

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 5 - REQUIRED FOR PROJECTS SUBJECT TO AFFORDABLE HOUSING REQUIREMENTS

☑ **A. AFFORDABLE HOUSING COMPLIANCE PLAN (PRELIMINARY)**

Required for Housing Development Projects with more than 5,000 square feet of residential unit floor area

Submit following:

1. Completed Affordable Housing Compliance Plan

2. Affordable Housing Compliance Plan Sheet(s) (in the plan set)

- Residential Unit Floor Area Diagrams (BMC Section 23.328.020 Definitions)
- On-site Below Market Rate unit calculations
- In-Lieu Fee calculations

See BMC 23.328 Inclusionary Housing and the Affordable Housing Compliance Plan Application for additional information.

☑ **B. ANTI-DISCRIMINATION HOUSING POLICIES**

Required for a project creating any of the following:

— **Five or more new dwelling units and/or five or more live/work units**

— **New dwelling units and/or live/work units on lots whose size and zoning designation is such to allow construction of five or more dwelling units**

— **One to four (new dwelling units and/or five or more live/work units, which are added to an existing one to four-unit property developed after August 14, 1986, and the resulting number of units totals five or more**

— **Additional condominium units, resulting in five or more condominium units converted and/or created after August 14, 1986 on the site**

Submit a written statement answering the following questions and provide the requested documentation, if applicable:

– Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30 percent of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in states or jurisdictions outside of California?

– If the answer to (1) is yes, which?

– If the answer to (1) is yes, does the applicant or sponsor, as defined in (1), have policies in individual states that prohibit discrimination based on sexual orientation, gender identity, and/or gender expression in the sale, lease, or financing of any dwelling units enforced on every property in the state or states where the applicant or sponsor has an ownership or financial interest?

– If the answer to (1) is yes, does the applicant or sponsor, as defined in (1), have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property?

– If the answer to (3) or (4) is yes, please provide a copy of that policy or policies as part of this application.

The Land Use Division will not accept an application as complete unless the applicant provides a response to this section. The processing of and recommendations or determinations made by the Land Use Division regarding an application will be unaffected by the applicant's response to this section.

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 5 - REQUIRED FOR PROJECTS SUBJECT TO AFFORDABLE HOUSING REQUIREMENTS

☑ **C. DENSITY BONUS ELIGIBILITY STATEMENT**

Required for projects requesting a density bonus pursuant to Government Code Section 65915

Submit the following information:

1. A written statement that includes the following information:

a. Number of "base project" units

b. Number and percent of affordable units and level of affordability

c. Percent density bonus requested and allowed pursuant to Government Code Section 65915

d. Waivers or modifications of development standards necessary to physically accommodate "density bonus" units (e.g., increased height or FAR, reduced setbacks or parking, etc.)

e. Explanation of why each waiver or modification is needed to accommodate "density bonus" units

f. If the project is requesting an incentive or concession, describe each incentive or concession being requested in addition to (or instead of) waivers or modifications necessary to accommodate density bonus

2. Plans showing a "base project" that complies with all applicable Zoning Ordinance requirements. For staff to effectively review your density bonus project, a combination of diagrams, compliance tables and calculation tables must be included in the project plan set:

a. Base Project and Proposed Project diagrams, per floor

b. Base Project and Proposed Project development standards compliance tables

c. Residential floor area calculations and diagrams (per floor; can be combined with Base Project and Proposed Project diagrams)

d. Maximum allowable residential density calculation table

e. Usable open space and lot coverage diagrams and calculations

f. Base Project, Density Bonus, and Proposed Project residential floor area table

Your project planner can provide examples of preferred diagram and table formats.

State Density Bonus - Procedures

☐ **D. AREA OF POTENTIAL EFFECTS (APE) STATEMENT**

Required for projects seeking federal funds (either directly or through the City of Berkeley Housing Trust Fund).

Submit a statement identifying the project's "Area of Potential Effects" as defined in federal regulations (36 CFR Part 800). Contact the Housing Department at (510) 981-5400 for more information and requirements.

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 6 - LANDSCAPE AND GREEN BUILDING REQUIREMENTS

☑ **A. WELO LANDSCAPE REQUIREMENTS**

Required for projects with either:

- **500 square feet or more of new, or**
- **2,500 square feet or more of renovated irrigated area.**

These projects must comply with water efficient landscaping as specified in the Model Water Efficient Landscape Ordinance (MWELO) and East Bay Municipal Utility District (EBMUD) Water Efficiency Review: Section 31 Regulations and MWELO Compliance, and all applicable measures in the Bay Friendly Basics checklist.

Submit WELO-compliant landscape documentation including a planting, grading, and irrigation plan. Water budget calculations are also required for landscapes of 2,500 square feet or more. The reference evapotranspiration rate (ETo) for Berkeley is 41.8.

See Green Building requirements.

☑ **B. BERKELEY ENERGY CODE AND BERKELEY GREEN CODE**

Required for newly constructed buildings (buildings that have never before been used or occupied for any purpose).

Submit the following:

1. A statement, and corresponding features on plans, that 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. Note that for building permit submittal, quantitative values for appliance fuel efficiency must 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.

Note: Carefully consider the Building Code prior to submitting a Use Permit application. Per the standard Conditions of Approval for all development projects, only the Zoning Adjustments Board may approve a modification to the use or structure for which the Permit is issued, except that the Zoning Officer may approve changes that do not expand, intensify, or substantially change the use or building.

The California Energy Design Assistance (CEDA) Program provides free energy design assistance, financial incentives, and operational energy savings to new commercial, public, multifamily (4 stories or more), industrial, and agricultural buildings. CEDA application must occur while a project is in early design phases.

See Green Building requirements.

☐ **C. GREEN BUILDING REQUIREMENTS**

Required for newly constructed buildings and additions of more than 20,000 square feet for projects located in the Commercial-Downtown Mixed-Use District (C-DMU).

Submit a completed LEED Checklist / Scorecard (typically for commercial projects), showing that the proposed project is on track for LEED Gold certification or above, or a completed GreenPoint Rated (GPR) Checklist (for residential and most mixed-use projects), showing that the proposed project is on track for GPR Silver certification or above.

See Green Building requirements.

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 7 - RELATED LAND USE PLANNING DIVISION APPLICATIONS	
☑	**A. DESIGN REVIEW APPLICATION** **Required** for: — **Projects with new construction and/or exterior changes in non-residential districts** — **Mixed use, and community and institutional projects in R-3 within the Southside Plan Area** — **Commercial, mixed-use, and community and institutional projects in R-4, R-S and R-SMU Districts** — **Other projects as required by the Zoning Officer** **Submit** separate Design Review application form per the Design Review Submittal Requirements.
☐	**B. STRUCTURAL ALTERATIONS SUBMITTAL** **Required** for exterior alterations to designated City Landmarks, Structures of Merit, and structures within a Historic District (and interior alterations to such structures if publicly owned). **Submit** separate Structural Alteration Permit application, per the Structural Alteration Permit & Design Review Submittal Requirements.
☐	**C. ZONING USE QUESTIONNAIRE** **Required** for projects that establish a new business or create a new commercial space with the tenant/operator already selected.
☐	**D. HOME OCCUPATION QUESTIONNAIRE – CLASS II AND III** **Required** for Class II or Class III Home Occupations that establish a new home-based business. **Submit** a Zoning Permit Application (Section 1.A, above), and fill out the Class II and III Home Occupation Questionnaire.

Attachment 1B

2655 Shattuck Avenue, Berkeley, CA 94704

Applicant Statement

May 15, 2024



Project Overview

The proposed project is an 8-story mixed-use building at 2655 Shattuck Avenue on the corner of Shattuck Avenue and Derby Street, in the C-AC District Subarea South Shattuck. The existing single story commercial building will be demolished. A historic analysis was made and the building and was determined to less than 30 years old and have no historical resource potential. The proposed project will provide (97) new residential units, including (49) studio apartments, (20) 1-bedroom apartments, (18) 2-bedroom apartments, and (10) 3-bedroom apartments. The ground floor will include 2 commercial spaces along Shattuck Avenue, a residential lobby, useable open space, and bike and automobile parking. The fifth floor will include a common outdoor roof deck terrace and indoor amenity and common laundry space accessible to all residents.

The design of the building addresses the scale of the residential neighborhood to the east by dividing the mass of the building into primary parts, an 8-story mass on Shattuck that steps down to a 5-story mass to the east adjoining the residentially zoned district. The two commercial spaces fronting Shattuck provide a transparent storefront and a plaza at the corner of the site. Planters and landscaping at the base of the

building add greenery to the pedestrian experience. Derby Street is the quieter side street, and the design of the building responds by including the residential entrance set away from Shattuck Avenue by way of an exterior south facing courtyard centered between the two masses of the building. The western facing façade is covered by a bris solei to help mitigate solar heat gain. The common area roof deck is on the wester portion of the eastern building to help shield sound from the adjoining residential neighborhood.

The project will provide 15% of the units at the Very Low Below Market Rate and will seek a 50% density bonus increase with waivers for stories (8 proposed, 4 permitted), height (85' proposed, 45' permitted), lot coverage (74% proposed, 70% permitted), FAR (3.5 proposed, 2.5 permitted), and units per acre (180 proposed, 120 permitted.)

Project Benefits

The mixed-use project achieves the purposes put forward by the Adeline Corridor Specific Plan per BMC23.204.150 in the following ways:

- Provides housing for people to live.
- Provides commercial spaces where people can potentially shop and dine.
- Provide affordable housing.
- Provide safe public places a corner "plaza."
- Provide planting and street furniture at the sidewalk level to enhance the pedestrian experience.
- Provides mixed use consistent with purposes of the district.
- Addresses the scale of the adjacent residential district by stepping the massing down and maximizing setbacks.

The project replaces an underdeveloped site and will bring new inhabitant to the aera who will, in addition to the new commercial spaces, contribute to the vitality of the area. The project benefits the community as it strengthens the residential concentration in the district, preserves the mixed-use fabric, supports local businesses, that will enhance safety in the area.

The bicycle and pedestrian-oriented project will support many mass transit options near the site, including bus stops along Shattuck and Adeline for the AC transit F and 18 lines and the Ashby BART Station, only 0.5 miles away.

The project will help continue to revitalize the Shattuck / Adeline corridor with a concentration of commercial and residential activity and will positively protect and improve the neighborhood's quality of life.

Attachment 1D

PLANNING & DEVELOPMENT
Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.7474 Email: Planning@cityofberkeley.info

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to the Permit Streamlining Act (PSA), a development permit application may not be accepted as complete unless and until the applicant has submitted a signed statement indicating whether the proposed project site or any alternative site(s) is on the lists of hazardous waste sites compiled pursuant to Government Code Section 65962.5 by the California Secretary for Environmental Protection.

Data lists / maps are available at the following websites (check multiple lists and categories):

http://www.calepa.ca.gov/SiteCleanup/CorteseList/

https://www.envirostor.dtsc.ca.gov/public/

Applicant's Information:

Name: S.H. Kay, LLC (Yochai Kidron)

Street Address: 1442A Walnut st #349,

City, State, Zip Code: Berkeley, CA 94709

Phone Number: 510-928-5148 Email: kidron1@comcast.net

Project Information:

Address: 2655 Shattuck Ave.

City, State, Zip Code: Berkeley, CA 94704

Assessor's book, page, and parcel number: 55-1826-18-2

Specify any list that the site appears on:

Regulatory identification number:

Date of list:

Site Use (if known):

Past: Dialysis Center Present: Vacant

Proposed: Residential / commercial mixed use

Submittals (check all that are available):

X Phase I Report __Phase II Report __Closure Letter __Other:

See attachment 4D-2 (phase 1 report) under separate cover

Applicant's verification:

Signature: Date: 5/15/24

Attachment 1E

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

TABULATION FORM

Project Address: 2655 Shattuck Avenue Date: 5/15/24

Applicant's Name: S.H. Kay, LLC (Yochai Kidron)

Zoning District: C-AC / SUBAREA SOUTH SHATTUCK

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

		Existing	Proposed	Permitted/ Required[1]
Units, Parking Spaces & Bedrooms				
Number of Dwelling Units	(#)	0	97	65
Number of Parking Spaces	(#)	24	38	na
Number of Bedrooms (R-1, R-1A, R-2, R-2A, and R-3 only)	(#)	na	na	na
Yards and Height				
Front Yard Setback	(Feet)	0	0	0
Side Yard Setbacks: (facing property)	Left: (Feet)	81'-0"	1'-6"	0
	Right: (Feet)	1'-0"	0	0
Rear Yard Setback	(Feet)	40	20'-0"	10@35 /20@45
Building Height*	(# Stories)	1	8	4
Average*	(Feet)	20'-0"	83'-0"	45'-0"
Maximum*	(Feet)	20'-0"	85'-0"	45'-0"
Areas				
Lot Area	(Square-Feet)	23,527	23,527	na
Gross Floor Area* Total Area Covered by All Floors	(Square-Feet)	8185	83479	58830
Building Footprint* Total of All Structures	(Square-Feet)	8185	17316	16469
Lot Coverage* Residential districts only (Building Footprint/Lot Area)	(%)	35	74%	70%
Useable Open Space*	(Square-Feet)	na	4292	3880
Floor Area Ratio* Non-Residential districts only (Except ES-R)		35%	3.5	2.5

*See Glossary – BMC Chapter 23.502.

Revised: 12/21

[1] See development standards for the Zoning District, per the Berkeley Municipal Code, Chapters 23.202 and 23.204

Attachment 1F

PROPOSED PROJECT



PROJECT INFORMATION

2655 Shattuck Avenue

The proposed project at 2655 Shattuck Avenue would replace the existing commercial building with a new 8 story mixed use residential / commercial development. The project seeks to utilize the state density bonus and will provide some below market rate units.

APPLICANT INFORMATION

Studio KDA
1810 Sixth Street Berkeley, CA 94710
510-841-3555

For more information check the Planning Department Web Page:
www.cityofberkeley.info/planning
or call 510-981-7410

Public Notices:



YELLOW POSTER ON SHATTUCK LOOKING SOUTH EAST



YELLOW POSTER ON DERBY LOOKING NORTH WEST

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;|jq3jttr 3zx4c4=759>;79698Du|iBqKu7fKN1=YNDO{8m r=9N\ <R Jr SWzxc6
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.

studioKDA

Maria Reinstein <maria@studiokda.com>

click2mail.com: New Order # 14024447052

1 message

Click2Mail Customer Support <support@click2mail.com>
To: Studio KDA <maria@studiokda.com>

Mon, Apr 8, 2024 at 3:24 PM

New Order

#14024447052

Click 2 Mail

Dear Studio KDA,

Thank you for your order from click2mail.com. Below is a copy of your invoice.

You can check the status of your order at any time

Order History

or

by logging into your account.

Thank you again for your business.

Billing Information:

Studio KDA
Studio KDA
1810 sixth street
Berkeley California 94710
United States
T: 510-841-3555

Payment Method:

Credit Card

Credit Card

Credit Card Type	Visa
Credit Card Number	XXXX-1061

Complete In progress Attention

Items	Requested Fulfillment Date	Quantity	Subtotal	Status
Letter, #10 env, addrs back page SKU: LT44-P ***Job id:*** 24852908 ***Document Name:*** KND01_Neighborhood_Flyer ***Mailinglist Name:*** 2655 Shattuck KND01 ***product_type*** Letter 8.5 x 11 ***paper_type*** White 24# ***print_color*** Full Color ***envelope*** #10 Double Window ***print_options*** Printing both sides ***mail_class*** First Class ***production_time*** Next Day ***personalizing*** Yes ***isCom*** NO	2024-04-09	338	$449.91	processing
	Subtotal	$449.91		
	Grand Total	**$449.91**		

Thanks again!

Click2Mail Customer Support

If you have any questions about your account or any other matter, please feel free to contact us at **support@click2mail.com** or by phone at **(866) 665-2787**. Click2Mail Customer Support is available **Monday - Friday from 9am 8pm EST.**

View our **terms and conditions** For more details write to us at **support@click2mail.com**

Attachment 3G

INFORMATION & SUBMITTAL CHECKLIST

CITY OF BERKELEY **LAND USE DIVISION**
TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM AND BICYCLE PARKING SUPPLEMENTAL APPLICATION

planning@cityofberkeley.info • Phone (510) 981-7410, TDD (510) 981-7450

Planning and Development
1947 Center St, 2nd Floor
Berkeley, CA 94704

Development projects outside of the C-DMU that will result in the creation of 10 or more new dwelling units and/or Group Living Accommodation rooms may be required to include Transportation Demand Management (TDM) measures.

Development projects that will result in the creation of five or more new dwelling units and/or Group Living Accommodation (GLA) rooms may be required to include bicycle parking.

Information about the City of Berkeley's TDM requirements can be found at the links below:

TDM in all districts except C-DMU
BMC 23.334

Bicycle parking
BMC 23.322.090

PROJECT INFORMATION

Project Address: 2655 Shattuck Ave. Berkeley, CA 94704

Assessor Parcel Number: 55-1826-18-2

Zoning Project Number: TBD

PROJECT CHARACTERISTICS

Total Residential Units (provide maximum estimate, if not known): 97

Please check the option which applies to the proposed project:

- ☐ **The project is located in the C-DMU zoning district (If yes, STOP; see C-DMU TDM measures (BMC 23.322.060)**
- ☐ **More than 50 percent of units are deed-restricted affordable housing (If yes, STOP: TDM Not Required)**
- ☐ **The project includes one to four new dwelling units and/or GLA rooms (If yes, STOP: TDM Not Required)**
- ☐ **The project includes five to nine new dwelling units and/or GLA rooms (If yes, see TDM Measure 4 ONLY)**
- ☒ **The Project includes 10 or more new dwelling units and/or GLA rooms (See TDM Measures 1-4)**
- ☐ **The project includes 10 or more new dwelling units and/or GLA rooms AND is located in the Southside Plan Area (If yes, see TDM Measures 1, 3 and 4 ONLY)**

INFORMATION & SUBMITTAL CHECKLIST CITY OF BERKELEY **LAND USE DIVISION**

TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM AND BICYCLE PARKING SUPPLEMENTAL APPLICATION

TDM MEASURE 1: REAL-TIME TRANSPORTATION INFORMATION MONITORS

Pursuant to **BMC Section 23.334.030(C)** projects subject to this requirement that contain 10 or more dwelling units and/or Group Living Accommodation rooms are required to provide at least one operating real-time transportation monitor in a common area where it is readily viewable by residents and guests. Monitors that are viewable from the adjacent sidewalk by passing pedestrians are encouraged. The location of monitors must be indicated on submitted plans.

- I acknowledge this requirement (or N/A) YK

TDM MEASURE 2: TRANSIT PASSES

Pursuant to **BMC Section 23.334.030(B)**, projects subject to this requirement are required to offer free monthly transit passes, or a Clipper Card credit equivalent, to project residents, for a period of ten years from the issuance of the project's first certificate of occupancy.

Types of Passes
A "free monthly transit pass" is an **AC Transit Adult Local 31 Day**, Easy Pass, or equivalent.
"Clipper Card credit equivalent" equals the cost of the "free monthly transit pass" offered to the resident, as noted above, at the time the free monthly transit pass would be distributed.

Rentals:
A unit owner shall offer a tenant the option to receive a monthly transit pass at the initial lease signing and on every subsequent annual anniversary of the initial lease. A tenant may request to opt-in to a previously-declined offer, per instructions provided by the landlord. The landlord will have 30-days from the request or lease signing to provide passes to tenants.

Ownership:
A unit owner will be offered a monthly transit pass by the building manager upon taking possession of their unit. An owner may request to opt-in to a previously-declined offer with at least 30 days' notice.

Notice
A notice describing these transportation benefits shall be posted in a location or locations visible to residents.

Number of Passes Required:

For projects of 10-99 dwelling units or Group Living Accommodation rooms:

- Group Living Accommodation rooms will receive one pass
- Studios will receive one pass
- Units with one bedroom will receive one pass
- Units with two or more bedrooms will receive two passes

For projects of 100 or more dwelling units or Group Living Accommodation Rooms:

- Group Living Accommodation rooms will receive one pass
- Studios will receive one pass
- Units with one bedroom will receive one pass
- Units with two or more bedrooms will receive one pass per bedroom.

- I acknowledge this requirement YK

INFORMATION & SUBMITTAL CHECKLIST CITY OF BERKELEY **LAND USE DIVISION**

TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM AND BICYCLE PARKING SUPPLEMENTAL APPLICATION

TDM MEASURE 3: UNBUNDLED PARKING

Pursuant to **BMC Section 23.334.030(A)**, projects subject to this requirement are required to unbundle their parking from the rental or sale of a residential unit. Unbundled parking is sold or rented separately from units to reduce the cost of housing for those who don't need or want parking.

For rental units, parking spaces must be rented through a lease addendum separate and distinct from the lease for the residential unit. For ownership projects, parking spaces must be sold separately from residential units. In rental units or ownership units, parking spaces must be offered in a manner that the total cost of a housing unit and a parking space is more than a housing unit without a parking space. Parking spaces not rented or sold to residents may be rented or sold to nonresidents. All building residents must be offered an available space before it can be rented or sold to a nonresident. Building residents are not entitled to a parking space if all parking spaces are rented or sold.

- I acknowledge this requirement (or N/A) YK

TDM MEASURE 4: BICYCLE PARKING

Pursuant to **BMC Section 23.322.090(A)(2)**, projects that contain five or more dwelling units or Group Living Accommodation rooms are required to provide off-street bicycle parking spaces.

The location of bicycle parking spaces, with each rack accounted for, must be indicated on submitted plans.

- I acknowledge this requirement (or N/A) YK

ADDITIONAL REQUIREMENTS FOR ALL TDM MEASURES AND BICYCLE PARKING

Pursuant to **BMC Sections 23.322.090** and **23.334.040**, the following additional requirements are included in the TDM Program:

- All applicable TDM Measures will be included as Conditions of Approval for the proposed project.
- The property owner shall allow at least two site visits by Land Use Planning staff to confirm compliance with required real-time transportation information monitors and bicycle parking. One visit will be before the issuance of the first certificate of occupancy and one visit will occur one year after the issuance of the first certificate of occupancy. The property owner shall allow additional site visits that may be required to verify compliance.
- The property owner shall submit an ongoing monitoring and reporting statement annually to the Zoning Officer, starting one year after the issuance of the first certificate of occupancy. The City may agree to receive ongoing monitoring and reporting statements on a less frequent basis after three years of documented compliance.
- It is the responsibility of the property owner to ensure that any new property owner, or new property management company, be familiar with the requirements of the TDM program and bicycle parking requirements.
- The property owner will be subject to fines for failure to comply with the TDM program. Fines will be assessed on a per unit basis.
  - I acknowledge this requirement (or N/A) YK

INFORMATION & SUBMITTAL CHECKLIST CITY OF BERKELEY **LAND USE DIVISION**

TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM AND BICYCLE PARKING SUPPLEMENTAL APPLICATION

Under penalty of perjury, I certify that:
(1) the application materials are true and complete to the best of my knowledge; and
(2) any paper and electronic copies of this application are the same.
(*Owner's signature, or signed letter authorizing applicant to apply on owner's behalf, is required for all applications)

Applicant Signature:	Owner Signature:
Printed Name: Yochai Kidron	Printed Name: Yochai Kidron
Date: 5/15/24	Date: 5/15/24

Attachment 3i

PUBLIC ART ON PRIVATE DEVELOPMENT PROGRAM
Allocation Declaration

Civic Arts Program
Office of Economic Development
City Manager's Office

(For Use by Applicant Only)

Project Address:	Project Title:
2655 Shattuck Avenue	2655 Shattuck
Description of Project:	Total Building Permit Valuation:
Residential / comm.mixed use	19,070,694
Point of Contact (Name & Title):	Organization Name & Mailing Address:
Yochai Kidron	S.H. Kay, LLC
Telephone:	Email:
510-928-5148	kidron1@comcast.net + till@studiokda.com

Declaration

I certify that I am the property owner, authorized agent of the property owner or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this declaration. I declare that I shall comply with the requirements of City of Berkeley Municipal Code Section 23C.23.050 in the manner indicated below:

- ☐ Placement of artwork(s) on the premises valued at 1.75% of the total building permit valuation for the development. [1.75% = $_____]
- ☐ A combination: include on-site publicly accessible artwork valued at less than 1.75%, with an amount equal to 80% of the difference in value paid to the City as an in-lieu fee.
- ☑ Depositing into the City's Public Art Fund, payment of an in-lieu fee equal to 0.8% of the total building permit valuation for the development. [0.8% = 152,565]

Applicant Signature: _____ **Date:** 5/15/24

(For Use by City of Berkeley Only)

☐ Apply an in-lieu fee of 0.8% equaling $ 152,565	Authorized Signature, Title, Date:
☐ Approved for Public Art Plan	Authorized Signature, Title, Date:
☐ Apply Administrative Fee (5%) for On-Site Publicly Accessible Art	Authorized Signature, Title, Date:

2180 Milvia Street, 5th Floor, Berkeley, CA 94704 | https://www.cityofberkeley.info/Public_Art_on_Private_Development_Program.aspx
TEL: 510-981-7533 | Email: civicarts@cityofberkeley.info

Attachment 3J

ATTESTATION FORM

BIRD SAFE BUILDING REQUIREMENTS

planning@berkeleyca.gov • Phone (510) 981-7410, TDD (510) 981-7450
Planning and Development, 1947 Center St, 2nd Floor, Berkeley, CA 94704

GENERAL INFORMATION

The City Council adopted new requirements for Bird Safe Buildings, effective July 27, 2023, to reduce bird mortality from collisions with windows and other transparent or reflective buildings or building features.

Bird Safe Requirements apply to *building permits* that include new or replaced windows or contain transparent or reflective materials.

MORE INFORMATION

Berkeley Municipal Code (BMC) Section 23.304.150

BIRD SAFE BUILDING REQUIREMENTS

All regulated transparent or reflective materials located between the ground and 75 feet above grade must meet Bird Safe Building requirements.

With the exception of exempt projects, any High-Risk Feature, as defined in BMC Section 23.304.150 shall meet Bird Safe Building Requirements, regardless of distance from grade.

☒ I acknowledge this requirement (or N/A) YCK

BIRD SAFE BUILDING COMPLIANCE OPTION

Pursuant to BMC Section 23.304.150, any regulated transparent or reflective material must meet at least one of the following compliance options. Construction plans must provide confirmation of compliance with applicable requirements at the time of application for the building permit. Details on each compliance path can be found on *Bird Safe Building Requirements Information and Submittal Checklist:*

Option 1: American Bird Conservancy Threat Factor Rating of 30 or less;

Option 2: Patterned Glazing Treatment that meets the specifications included in BMC Section 23.304.150; or

Option 3: External Screen, Shutter or Shading Device permanently installed on the exterior of the building that meets the specifications included in BMC Section 23.304.150.

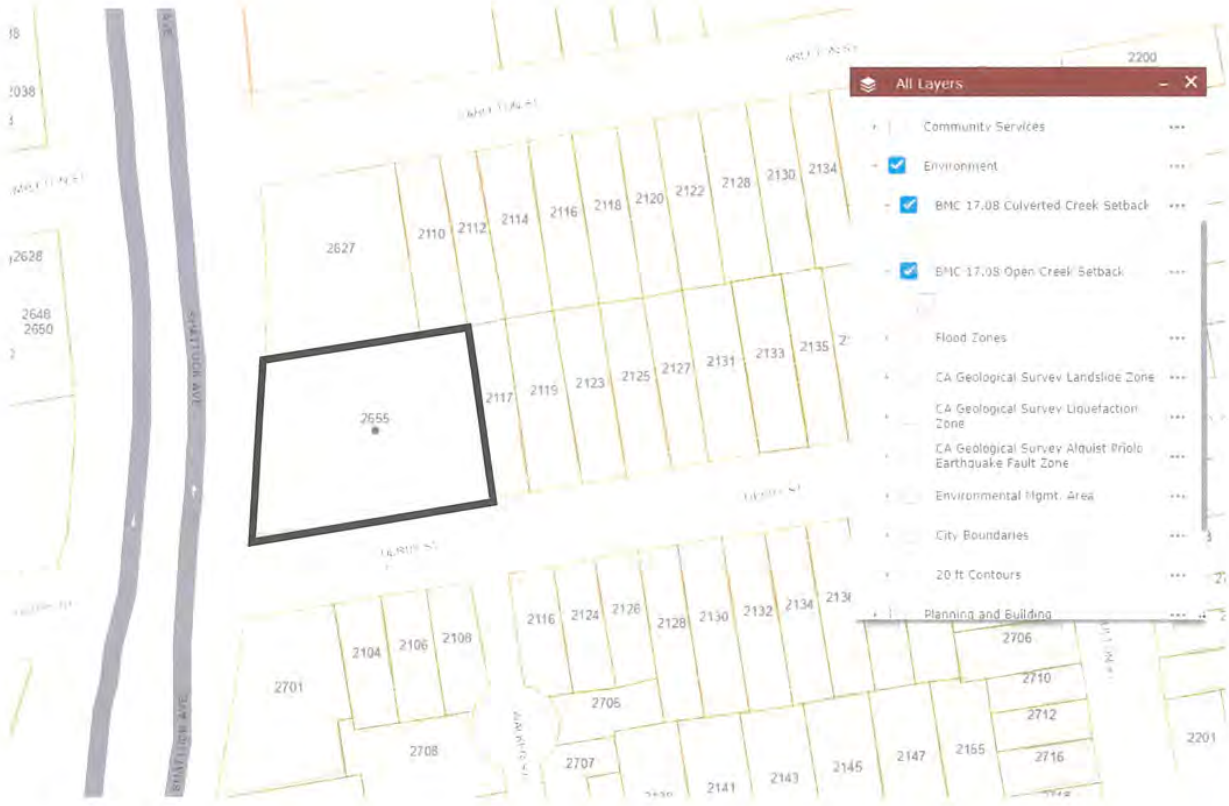
☒ I acknowledge these requirements (or N/A) YCK

Attachment 4A

Creek ordinance is not applicable to project site

Access the Creek Map on the City of Berkeley Geographic Information Systems (GIS) Web portal (http://www.cityofberkeley.info/ppop), following these steps:

1. Enter the street address or APN (Tax Assessor's Parcel Number) in the search bar at the right of the webpage;
2. Select the following layers from the Layer List drop-down menu at the left of the webpage:
    a. Environment heading, click the 'plus' symbol to expand the drop-down list.
    b. Three BMC 17.08 Creek layers: Creeks, Culverted Creek Setback, and Open Creek Setback.
3. Select the Legend symbol at the bottom of the webpage to determine which type of creek is on or near your property.
4. Select the Print symbol at the bottom of the webpage to save a screenshot of the map.



Attachment 4B

PRESERVATION
ARCHITECTURE

May 2, 2024

2655 Shattuck Ave., Berkeley
Historic Resource Considerations

The following addresses historical and historic architectural considerations regarding the extant commercial building at the southwest corner of Shattuck Ave. and Derby St. in Berkeley, for the property owner's information, use and consultation with the City of Berkeley. Towards which, the present documentation efforts have included the review of City of Berkeley permit records, a research visit to UC Berkeley's Environmental Design Library (EDL), collection of available records from the Berkeley Architectural Heritage Association (BAHA), deed research at the Alameda County Assessor, historic directories, newspaper and map searches (@SFPL.org and BPL.org), as well as general historical and architectural research.

The existing building at 2655 Shattuck Ave. was permitted as a new commercial building in 1996-97, so is at present less than 30 years of age. Under the California Environmental Quality Act (CEQA) and specific to the criteria for potential inclusion on the National Register of Historic Places (NR) and California Register of Historical Resources (CR), built resources less than 50 years of age (typically 45 years of age for jurisdictional planning purposes) are generally not NR or CR eligible. While there is an allowance for the evaluation and listing of more recent resources, such resources must be of *exceptional* importance while it must also be shown that sufficient time has passed in order to understand potential historical importance.[1] As stated in NR evaluation criteria: "Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest…".[2]

Consequently, the subject property and its building are not historic resource eligible. Nonetheless, relevant historical and architectural factors are addressed below and in order to clarify the property's potential historical status.

Summary Description and History

The subject property (current APN 55-1862-18-2) consists of 3 original parcels, lots 41-43, of the Map No.2 of the Blake Tract (figs.1-2). The parcel measures 135 feet wide and, given the curve of Shattuck Av., from approximately 161 to 190 feet deep, north to south, respectively.

2655 Shattuck is a single-story commercial building designed and constructed in 1996-1997 (figs.3-6). This recent building replaced a 1923 automotive sales and services building that housed auto uses until 1990, then retail pet supplies from 1990 to c1996. When that former garage building was removed for its replacement, its front (west) and a portion of its south side facades were retained and attached to the new store building constructed as a retail video story, which use in turn remained until c2010 and was thereafter converted to a clinic.

The former, 1923 garage building was designed for Cochran McCarron and by Walter Ratcliff, Jr., thus the modicum of architectural character of the retained concrete facade at the west front – whereas the extent of the retained side facade has none. While some retention was employed in the

[1] U.S. Dept of the Interior, National Park Service; *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*; 1995, pp.41-43); and California Office of Historic Preservation, *Technical Assistance Series #6 - California Register and National Register: A Comparison*; n.d., p.3.
[2] *NR Bulletin 15*, p.41.

446 17th Street #302 Oakland 94612
510 418 0285 mhulbert@earthlink.net

1997 building, there is no evidence of any formal historical consideration at the time, so the retention was an elective architectural treatment in part in response to the neighborhood protesting the incursion of a Hollywood Video store (Elaine Herscher, "Berkeley Balks at Hollywood Video," *S.F. Chronicle,* Feb. 3, 1997; p.A11). Moreover, the retention was limited to the concrete facade and all storefronts were infilled with contemporary assemblies. Further, the retained facades were appended without historic architectural consideration such as framing or backgrounding the facades. Though an "ornamental" cornice tops the 1997 entry corner, otherwise, the new design was minimally informed by the retained construction – retention of the facades was apparently added to the 1997 project over the course of design rather than from the outset.

In any event, the extant building dates to 1997 and for which, other than a site plan, no drawings have been located. The store was designed for property owner W. L. Butler of Oakland by TSH Architects of San Mateo and for Hollywood Video. Prior to opening, in the face of political angst and including a threatened boycott, Hollywood Video chose to not proceed, so the store was leased to another video retailer (Elaine Herscher, "Video Chain Backs Off Berkeley Site – Space will be leased to mail-order tape rental," *S.F. Chronicle,* April 29, 1997; p.A13).

Of light metal and/or wood frame construction, the extant building's exterior walls are plastered and simply designed with a basic rhythm of shallow bays separated by flat pilasters, the inset rear amd south side bays blank, the latter infilled with some metal grills, the frontward and north side bays infilled with aluminum storefront windows. Other than the retained facades, the only architectural characteristic of the building is its open, angled entry corner capped by a rudimentary cornice. Each of the other walls have a simple rectangular cap. Its roof is flat/low-slope.

Such a very recent and largely generic commercial building is without historical or historic architectural potential under both the National and California registers. Architecturally, the building at 2655 Shattuck is another work of miscellaneous 20th century architecture along the Shattuck Ave. corridor – its retained façade easily overlooked so of negligible interest.

The identified architect of this 1997 commercial building was TSH Architects, the initials apparently being those of architect Tim Haley. TSH/Tim Haley do not arise in key architectural resources, including the *AIA Historical Index*, the *Pacific Coast Architectural Database* or, most importantly, the *Avery Index to Architectural Periodicals* (at present, a Tim Haley is a practicing architect with the Alameda, CA architectural firm MBHarch).

Evaluation

As noted above, as the building is less than 30 years of age and without potential exceptional qualities or values, neither has its contemporary development or architectural period been comprehended, under CEQA, 2655 Shattuck Ave. is not historic resource eligible.

Under the City of Berkeley's *Landmarks Preservation Ordinance (LPO)* and its Landmark/Structure of Merit criteria (per BMC section 3.24.110), there is no specific age threshold or criteria – though no resources of any such recent age have been so designated while the subject 1997 building is, again, predominately generic 1990s commercial design and construction. Its one unique characteristic is the retained front facade – the retained side facade is not of architectural interest – and which was designed by an historically important Berkeley architect, Ratcliff. However, there are a wide range of designated Berkeley landmarks in recognition of Ratcliff (28 by this author's count and undoubtedly

still others yet which must meet a high standard). Relative to which, this extant front facade is but a fragment so, relative to Ratcliff's oeuvre, is not preservation-worthy. Nor, yet again, was it given historical consideration previous to or at the time of the 1997 project (unlike another former, 1923 auto sales building that stands across Shattuck at 2600-2620, which was given consideration in the course of redevelopment when the far more substantive facades of which were intentionally and successfully retained).

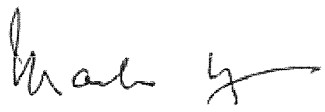
Per *LPO* Landmark/Structure of Merit criteria, the extant 1997 commercial building at 2655 Shattuck Ave.:

- Is not associated with historic social, cultural or economic developments of the City (LPO Section A.2).
- Is not worth preserving for usefulness as an educational force (LPO Section A.3).
- Does not embody or express the history of Berkeley, Alameda County, etc. (LPO Section A.4).
- Is not a "first, last, only or most significant architectural property of its type in the region" (LPO Sec.A.1.a).
- Is not prototypical or outstanding, nor is the existing building with its retained façade individually notable work of architecture or construction (LPO Sec.A.1.b and A.1.c).
- Is not worthy of preservation as part of the neighborhood, block, street frontage, or as part of a group of buildings that includes landmarks (LPO Sec.B.1).
- Is not contemporary with a designated landmark within the neighborhood (LPO Sec.B.2.a1) thus not equivalent or compatible in size, scale, style, materials or design to a nearby landmark (LPO Sec.B.2b)..
- Is not contemporary with an historic period or event of significance to the City (LPO Sec.B.2.a2).
- Is a negligible example of 1990s architectural design, its retained façade unexceptional (LPO Sec.B.2c).
- Has no identifiable historical significance to the City of Berkeley and/or to the neighborhood, etc. (LPO Sec.B.2d).

Consequently, the property and building at 2655 Shattuck Ave. are not potentially eligible as a City of Berkeley Landmark or Structure of Merit.

In conclusion, the subject property and building have no historic resource potential under federal, state or local jurisdiction. Neither, based on its indistinct commercial character, does the building appear to have the potential to acquire importance or value in the future.

Signed:



Mark Hulbert
Preservation Architect & Historic Resource Consultant

attached: figs.1-6 (pp.4-6)



Fig.1 – 2655 Shattuck Ave. (highlighted) - Aerial (Google Earth 2024, north is up)

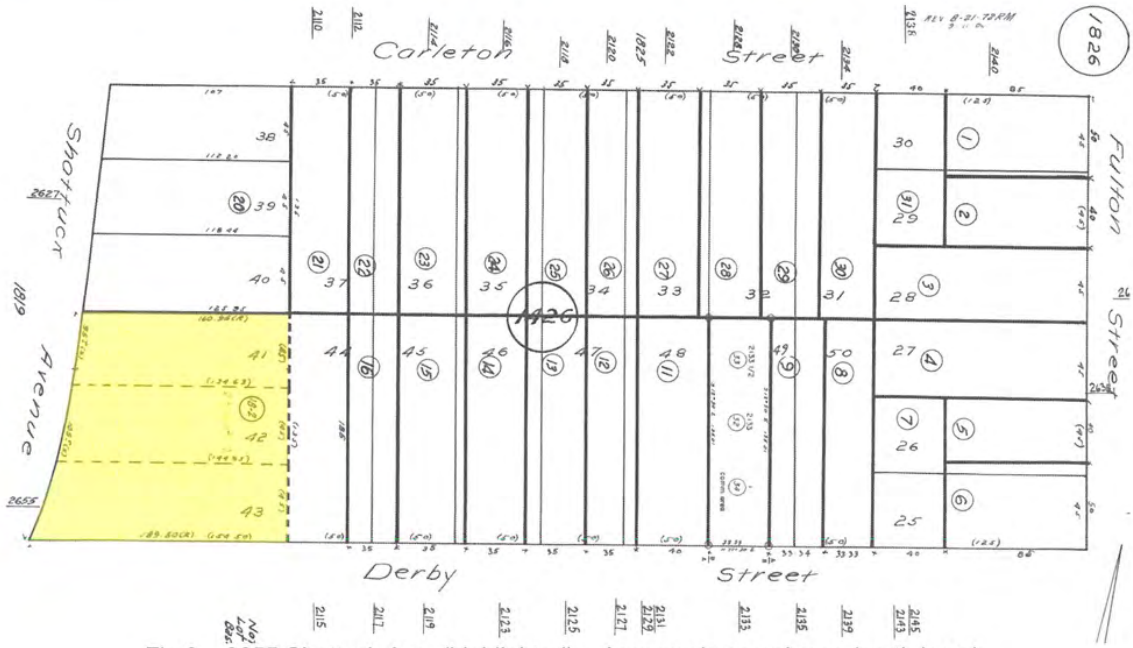


Fig.2 – 2655 Shattuck Ave. (highlighted) – Assessor's parcel map (north is up)



Fig.3 – 2655 Shattuck Ave. – North side and front (west) from Shattuck Ave. (Google Earth, 2024)





Figs.4-5 – 2655 Shattuck Ave. – Front (west) at left and south side at right (figs.4-6, MH 2024)

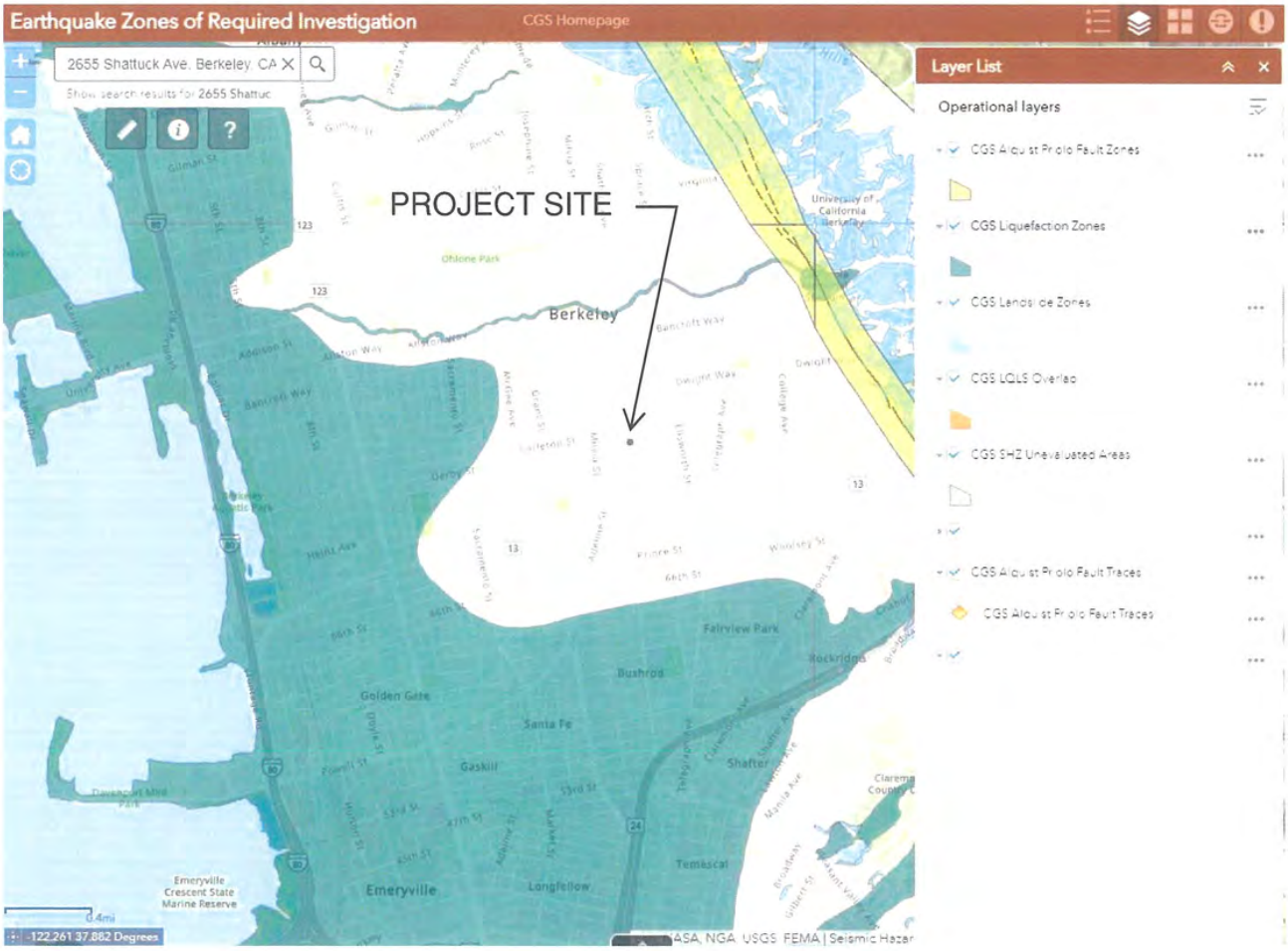


Fig.6 – 2655 Shattuck Ave. – Rear (east)

Attachment 4C

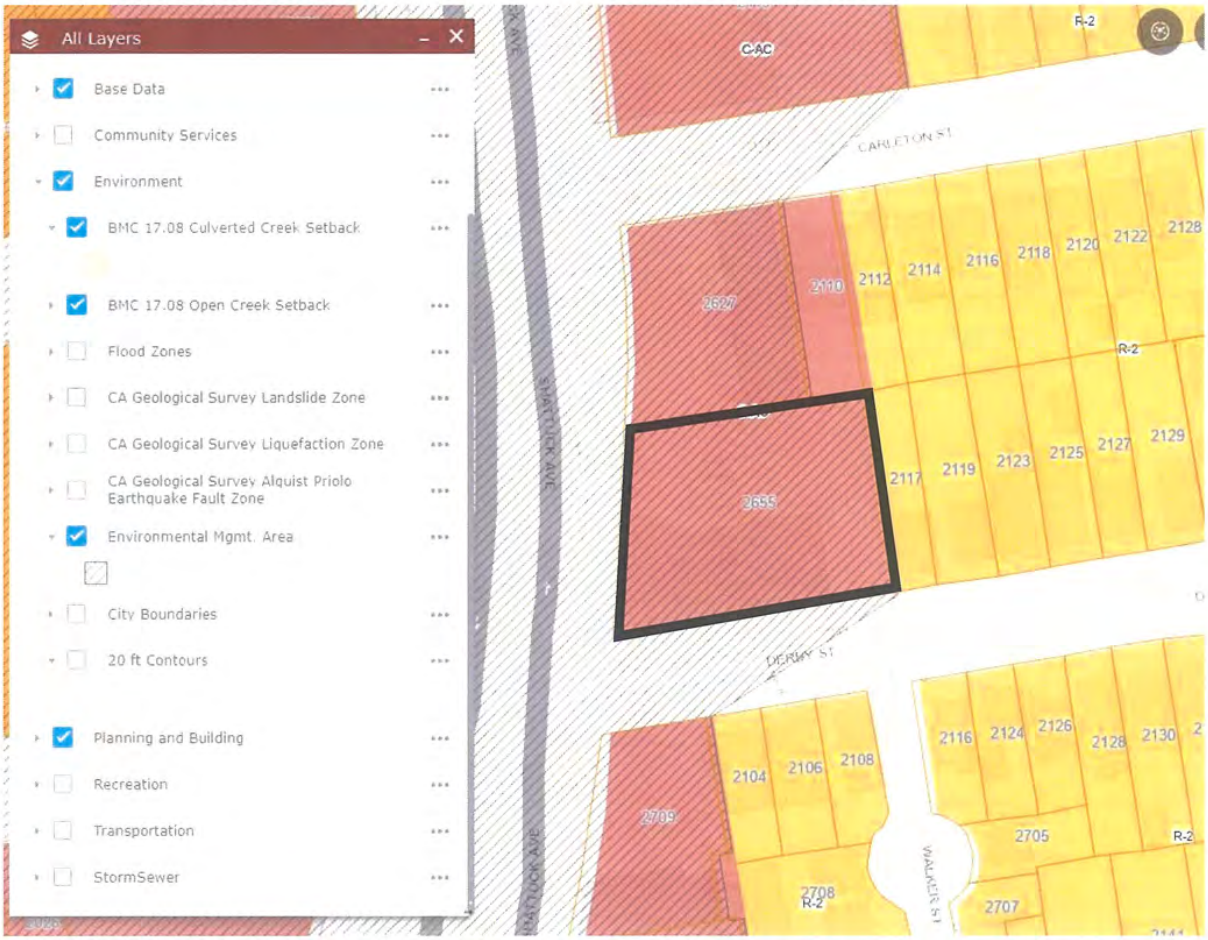
Project site IS not in any of the following zones:
- Alquist Priolo Fault Zones
- Liquefaction Zones
- Landslide Zones

source:
https://maps.conservation.ca.gov/cgs/EQZApp/app/



Attachment
4D-1

SITE IS WITHIN AN ENVIRONMENTAL MANAGEMENT AREA - PHASE 1 REPORT REQUIRED SEE ATTACHEMENT 4D-2 (PHASE 1 REPORT) UNDER SEPARATE COVER

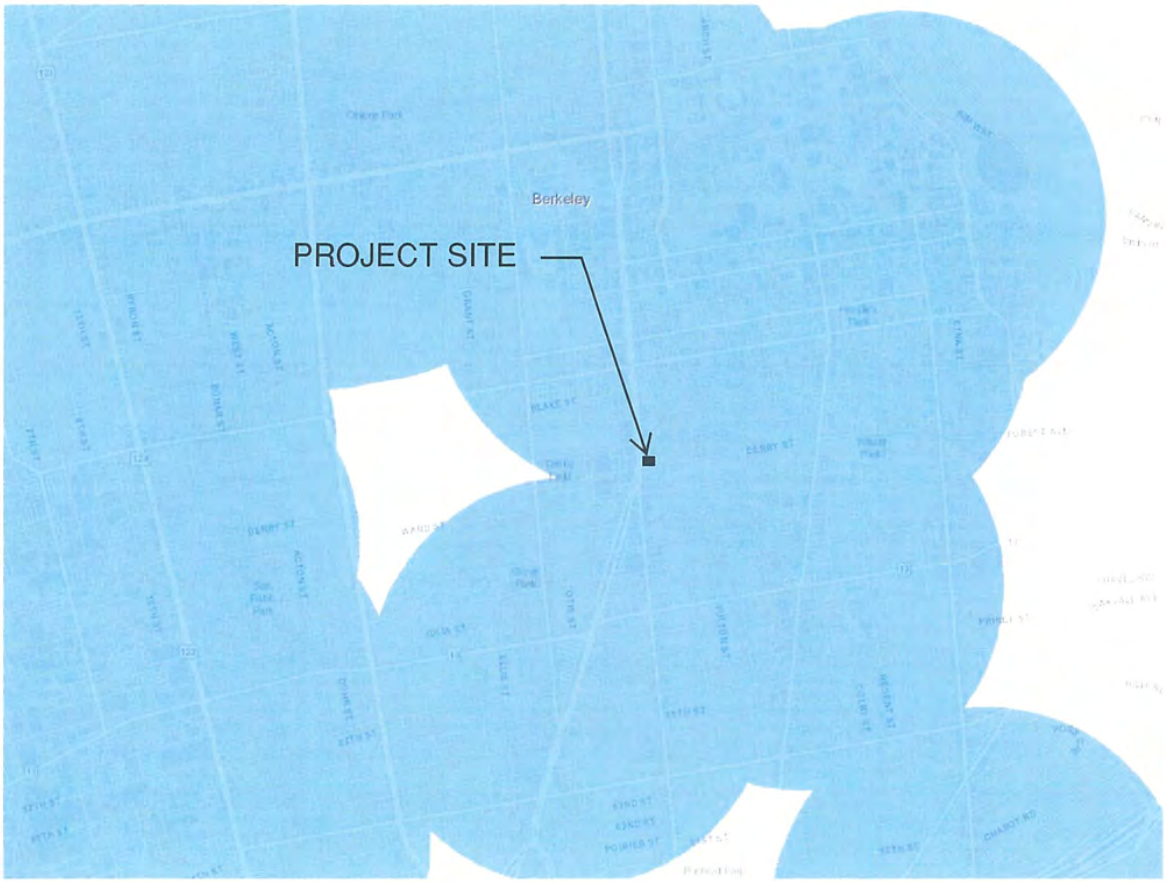


Attachment 4E

TRANSIT PRIORITY MAP

The area in blue designates a geographic area within ½-mile of a major transit stop. The project site falls within this area and thereby satisfies one of the city's screening criteria. A transportation impact study is not required.

Data source:
https://opendata.mtc.ca.gov/maps/edit?content=MTC%3A%3Atransit-priority-areas-2021-1



Transit Priority Areas (2021)

Attachment 5A

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

Affordable Housing Compliance Plan Form

You are required to submit an Affordable Housing Compliance Plan (AHCP) for Housing Development Projects[4] that are subject to the affordable housing requirements of BMC Chapter 23.328, Inclusionary Housing. The AHCP is an enforceable commitment that identifies the number and type of affordable, or Below Market rate (BMR) units, the amount of In-Lieu Fees, and/or the parcels of land (or portions thereof) that will be provided and/or paid by the applicant to comply with those requirements.

The Department of Planning and Development's Land Use Division and the Department of Health, Housing, and Community Services use the information from this form and the related sheets to confirm which provisions of the City's affordable housing requirements apply to your project, and if the project complies.

Please complete the entire form. If a section doesn't apply, enter "n/a." If selecting the option to provide an alternative unit size mix or option to dedicate land, please complete the entire AHCP form and staff will contact you to discuss approval for these discretionary options.

You may be asked to revise this form to reflect the approved project during the permit review process and/or required plan sheets.

The Preliminary AHCP is required with a Zoning Permit or Zoning Certificate application. It is intended to provide estimates to the Applicant and City, and inform conditions of approval on discretionary zoning permits. See the **applicable pre-application and/or zoning submittal requirements** to determine if a Preliminary AHCP is needed for your project.

The Final AHCP is required with the first building permit application for construction, and will include the total fee amount due for projects electing to pay an In-Lieu Fee. The In-Lieu Fee can be paid any time prior to the issuance of the project's Certificate of Occupancy or Temporary Certificate of Occupancy (as applicable).

INDICATE AFFORDABLE HOUSING COMPLIANCE PLAN (AHCP) TYPE (CHECK ONE)

☑ Preliminary Affordable Housing Requirements (Land Use Entitlement)

☐ Final Affordable Housing Requirements (Building Permit)

1. PROJECT AND APPLICANT INFORMATION

Project Name:

2655 Shattuck

Project Address:

2655 Shattuck Ave.
Berkeley, CA
94704

Zoning Project Number:

TBD

Building Permit Number (Final AHCP only):

TBD

Applicant Name:

S.H. Kay, LLC (Yochai Kidron)

Applicant Email:

kidron1@comcast.net AND till@studiokda.com

NOTES

[4] **HOUSING DEVELOPMENT PROJECT** means a development project, including a Mixed-Use Residential project **(as defined in 23.502.020(M)(13)**, 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 **(BMC 23.328.020(E))**.

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

2. PROJECT SUMMARY INFORMATION –
THIS INFORMATION IS USED TO ESTIMATE THE TOTAL NUMBER OF REQUIRED BMR UNITS

Does the project use Density Bonus?

✓ YES NO

Total Density Bonus Units

97

Does the Demolition Ordinance (BMC 23.326) apply to the project?

✓ YES NO

Total units to be demolished

0

Total affordable replacement units required

0

(separate calculation required, Gov. Code §65589.5)

Total units replaced (affordable and market-rate)

0

Total Residential Unit Floor Area[5] (square feet)
(Entire proposed project)

59698

Total Residential Units
(Base Project only for density bonus projects)

65

Total BMR Units required (20% of B)

13

Total BMR Units Proposed

50% AMI (Very-Low Income)	10
80% AMI (Lower Income)	0
TOTAL BMR Units	10

Other Compliance Option
(alternative unit size mix or option to dedicate land)

YES ✓ NO

Indicate Project Type (Check One) Ownership ✓ Rental

3. PLEASE INDICATE HOW THE PROJECT WILL FULFILL THE AFFORDABLE HOUSING REQUIREMENTS

3.A. PROVISION OF ON-SITE

The following provisions apply:

- BMR units cannot exceed three bedrooms
- At least 50 percent of the required Affordable Units in the Housing Development Project must be designated as affordable to Very-Low Income Households (round up for fractional numbers).
    - Up to a maximum requirement of 10 percent of the total units in the Housing Development Project if the project provides more Affordable Units than are required by BMC Chapter 23.328

Please complete the table by noting the number of units in each category.

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**

[5] See BMC 23.328.020 Definitions

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

3.B. OPTION TO PAY AN IN-LIEU FEE

Housing Development Projects may provide less than the required number of on-site BMR units and pay a proportionately reduced In-Lieu Fee, calculated as follows:

The Fee Per Square Foot
multiplied by
the **Total Residential Unit Floor Area**
of a Housing Development Project,
multiplied by
the **Percentage of the Applicable Requirement Remaining** after accounting for any on-site Affordable Units provided.

Projects that do not provide any Affordable Units on-site will have an applicable requirement multiplier of one.

The in-lieu fee for Density Bonus Projects is calculated using the base project residential unit floor area only:

The Base Project Residential Unit Floor Area (BP RUFA)
is equal to:
the Final Residential Unit Floor Area (FP RUFA)
divided by
One plus the Density Bonus percentage taken (DB %)
BP RUFA = FP RUFA / (1+DB%)

AFFORDABLE HOUSING FEE DUE

Per Square Foot Fee
based on Total Residential Unit Floor Area, see Fee Schedule on Page 1) (Base Project only for density bonus projects)

56.25

X

Total Residential Unit Floor Area (square feet)
(Base Project only for density bonus projects)

39799

X

In Lieu Fee percentage calculation*:
(Affordable Units required – affordable units provided) / Affordable Units required)

(*projects that provide no on-site Affordable Units have a multiplier of 1)

23%

TOTAL FEE DUE

$514,899.56

EXAMPLE CALCULATIONS:
50,000 square foot 100-unit project providing 15 Affordable Units

Total Residential Unit Floor Area[5] (square feet)
RUFA (Base Project RUFA only for density projects)

50,000 square feet

Total Residential Units
(Base Project only for density bonus projects)

100

Total BMR Units required (20% of B)

20

Total BMR Units Proposed

50% AMI (Very Low Income)	8
80% AMI (Lower Income)	7
TOTAL BMR Units	15

Per Square Foot Fee
based on Total Residential Unit Floor Area
(Base Project only for density bonus projects)

$56.25

X

Total Residential Unit Floor Area (square feet)
(Base Project only for density bonus projects)

50,000 square feet

X

In Lieu Fee percentage calculation*
(Affordable Units required – affordable units provided) / Affordable Units required)

(*projects that provide no on-site Affordable Units have a multiplier of 1)

25%
((20-15)/20 = 0.25)

TOTAL FEE DUE

$703,125

[5] See BMC 23.328.020 Definitions

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

SECTION 4 REQUIRED PLAN SHEETS (LAND USE ENTITLEMENT PLANS AND BUILDING PERMIT PLANS)

REQUIRED AHCP PLAN SHEETS

In addition to completing this form, the land use entitlement and building permit plans for your housing development project must demonstrate compliance with the applicable affordable housing provisions. If your project includes a discretionary zoning permit, the entitlement plans must include a Preliminary AHCP plan sheet(s), and all building permits for construction must include a Final AHCP plan sheet(s).

What needs to be in the plans to demonstrate compliance with the City's affordable housing regulations?

The applicable AHCP plan sheets with the applicable information (listed below) must be in sequential pages near the beginning of your plan set and labeled as "Preliminary or Final Affordable Housing Compliance Plan Sheet." Having this information together in the plans will make locating the information easier during project and plan review, and provide transparency to the public. A sample plan set page is attached for reference (see Exhibit A). You will receive corrections from your zoning reviewer if information is not displayed properly in the plan set.

ALL PROJECTS: APPLICABILITY AND REQUIREMENTS OF BMC CHAPTER 23.328 INCLUSIONARY HOUSING

- Residential unit floor area diagrams* showing the floor area that is included and excluded from calculation. Diagrams must be consistent with and separate from the architectural floor plans and include:
  - Schematic diagrams of each floor or level, including mezzanines
  - Indicate floor area by use with shading, color, and/or callouts
  - Dimension all areas of the project that qualify as residential unit floor area, and provide the square footage of each area
  - Tabulation of the total residential unit floor area according to the diagrams
- Calculation of the number of required and proposed BMR units (Base Project only for density bonus)
- Calculation of 100% In-Lieu fee (provide even if on-site units are proposed)

* Diagrams should reflect the whole project (base and bonus), and provide a calculation of the Base Project Residential Unit Floor Area (RUFA) for projects that utilize state density bonus. *(See page 5)*

ON-SITE BELOW MARKET RATE (BMR) UNITS (ALL OR COMBINATION)

Any on-site BMR units
(BMC 23.328.030(A) Requirement to Construct Affordable Units

- Unit summary table by floor of BMR and market-rate units, with bedroom counts
- Alternate mix of unit types, if applicable
  - Calculations for 20 percent of residential unit floor area (must be a mix of affordable units that are either two- or three-bedrooms)

IN-LIEU FEE (ALL OR COMBINATION)

Payment in-lieu of providing some or all required affordable units on-site (BMC Section 23.328.030(B) Option to Pay In-Lieu)

In-Lieu Fee per Resolution No. 70,698-N.S. calculated as follows: the fee per square foot multiplied by the total Residential Unit Floor Area of a Housing Development Project, multiplied by the percentage of the applicable requirement remaining after accounting for any on-site Affordable Units provided. Projects that do not provide any Affordable Units on-site will have an applicable requirement multiplier of one. *(See page 5)*

The In-Lieu Fee per square foot is based on the residential unit floor area of the project (base project only if utilizing State Density Bonus provisions). *(See page 5)*

STAFF ADMINISTRATION USE ONLY

This Affordable Housing Compliance Plan (AHCP) is certified in compliance with BMC Chapter 23.328, Inclusionary Housing.

LAND USE
Preliminary/Final AHCP
Name, Title:

Signature: Date:

HHCS
Preliminary/Final AHCP
Regulatory Agreement executed (due prior to issuance of first building permit for construction:
Yes No Not Applicable
In Lieu Fee payment complete (due prior to first occupancy):
Yes No Not Applicable

Name, Title:

Signature: Date:

Attachment 5B

2655 Shattuck Ave, Berkeley, CA 94704

Applicant Anti-Discriminatory Housing Statement:

Question:

Does the applicant or sponsor including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30 percent of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in states or jurisdictions outside of California?

Answer:

No.

Applicant:
S.H Kay, LLC (Yochai Kidron)
1442A Walnut St. #349
Berkeley, CA 94709

Attachment 5C

studioKDA

Density Bonus Eligibility Statement

Density Bonus:

We propose a Density Bonus project under California State law. The following statistics reference floor plans and diagrams shown in the submitted set on sheet G002.A and G002.B. In the plans we have outlined a Base Project whose design is closely modeled on the proposed floor plans.

Required Statements:

1) Base Project – 65 Units. Base project is compliant with lot coverage requirements, FAR of 2.5, 4 stories, Height of 45', unit per acre count, and meets all setback requirements. See G001 (zoning code table) and G050 (base building plans and calculations.)

   a) We proposed (10) Very Low-Income Units (15% of 65 = 9.75, rounded up)

   b) We are requesting a 50% density bonus increase.

   c) We request the following waivers:

      i) Increase number of stories from 4 to 8
      ii) Increase height from 45' to 85'
      iii) Increase lot area from 70% to 74%
      iv) Increase FAR from 2.5 to 3.5
      v) Increase number of units per acre from 120 to 180

   d) In order to comply with height and story limit the project would have to loose the top 4 floors and their associated units. To meet the lot coverage and FAR requirements the project would be reduced by approximately 26,600 SF which equates to the loss of approximately 32 units using the average unit size of 830 SF per unit. To meet the maximum number of units per acre requirement the project would lose 32 units.

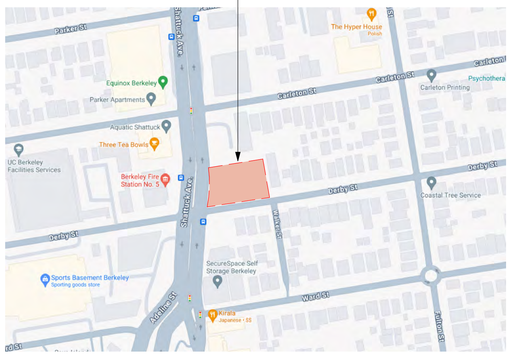
2) See zoning code table on G001 for comparison of base and proposed project. See G002.A for base project plans and calculations. See G002.B for proposed density bonus project and calculations.

2655 SHATTUCK AVE.

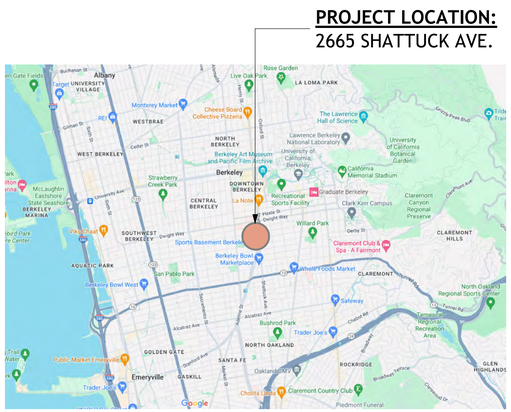
2655 SHATTUCK AVE., BERKELEY, CA 94704

KDN01 - DRC REVIEW - 05/15/2024

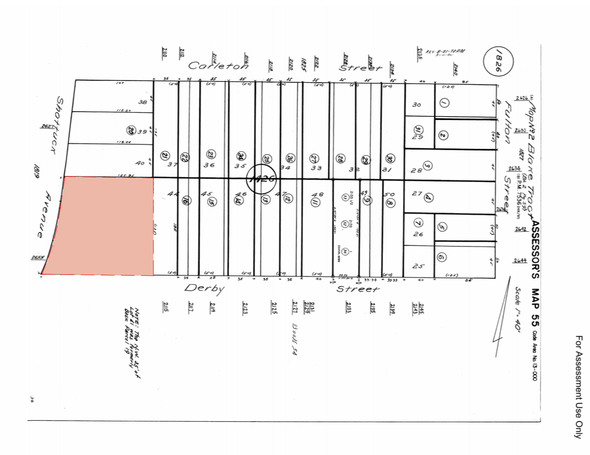




6 PROJECT LOCATION



5 VICINITY MAP



4 PARCEL MAP

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:
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

CHARLES KAHN
charles@studiokda.com

TILL HOUTERMANS
till@studiokda.com

BRETT SPENCER
brett@studiokda.com

1 PROJECT CONTACTS

SHEET LIST

Sheet Number	Sheet Name	5/17/24 DRC REVIEW
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	○
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	○
C7.0	DETAILS	○
C7.1	DRAINAGE DETAILS	○

SHEET LIST

Sheet Number	Sheet Name	5/17/24 DRC REVIEW
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	•
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	•

SHEET LIST

Sheet Number	Sheet Name	5/17/24 DRC REVIEW
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	•
A400	PERSPECTIVE VIEWS	•
A401	PERSPECTIVE VIEWS	•
A402	PERSPECTIVE VIEWS	•

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FRIEDERICH KAHN
No. C-21027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

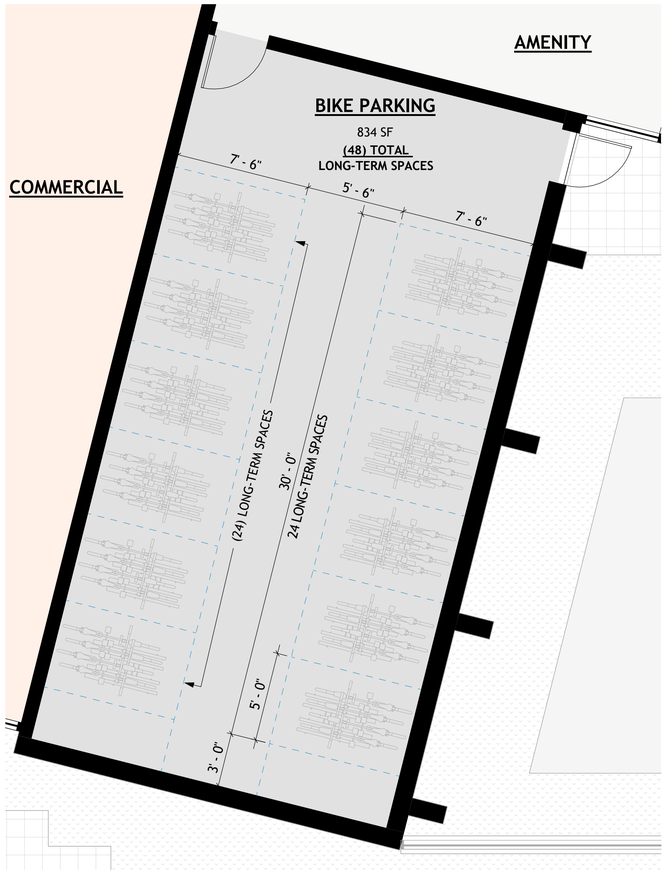
△	DATE	ISSUE RECORD
	5/15/24	DRC REVIEW

PROJECT NO: KDN01

ISSUE DATE: 05/15/2024

TITLE SHEET

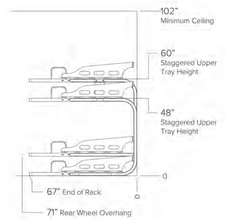
G000



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

DERO | Dero **Duplex**

Submittal Sheet



CAPACITY Varies per configuration
Minimum 6 bike system required for stability

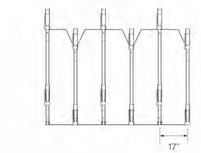
MATERIALS
Main frame tube: 2" 11g square tube
Connector plates: 1/4" plate
Bike trays: 11g plate

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.



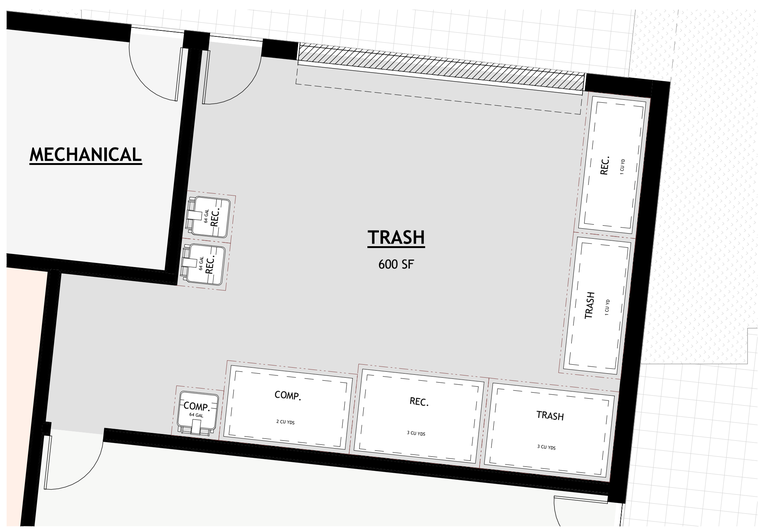


U-lock compatible

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

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'		
SIDE YARD SETBACK (NORTH):	81'	0'	3'	1'-6"		
STREET SIDE SETBACK (SOUTH):	1'	0'	0'	0'		
REAR YARD SETBACK (ABBUTTING RES.):	40'	10' @ 35' 20' @ 45'	20'	20'		
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	57,843	83,479		
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	3.5		REQUEST WAIVER
USABLE OPEN SPACE (UOS) - SF:	N/A	3,880	2,600	4,292	*40 SF / UNIT*	
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		
FAÇADE TRANSPARENCY						
COMMERICAL TRANSPARENCY:	N/A	65% MIN.	N/A	1	*927 SF (Glazing) / 1,508 SF (Façade)*	
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*	



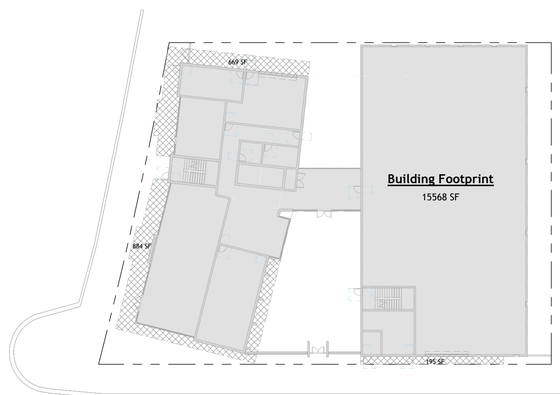
2 GROUND FLOOR PLAN
1/4" = 1'-0"

2655 SHATTUCK AVE.
Waste, Recycling, & Compost Calculation

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

Container Calculation

Container Info		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



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 FRIEDLSON KAHN
No. C-18027
03/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	DRC REVIEW

PROJECT NO: KDN01

ISSUE DATE: 05/15/2024

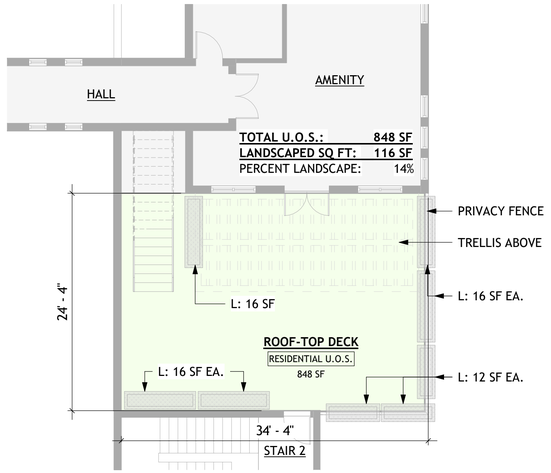
ZONING CODE INFORMATION

G001

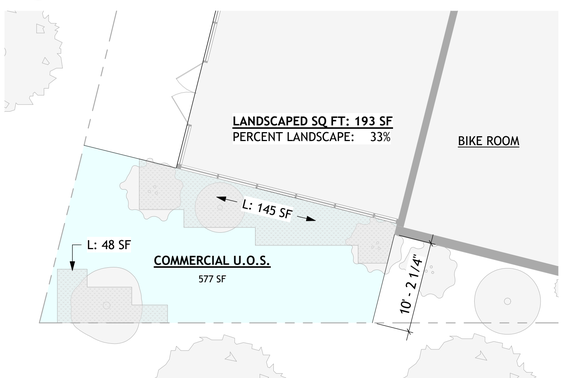
U.O.S. SUMMARY - DENSITY BONUS						
Floor	Total U.O.S.	Public U.O.S. Hardscape (S.F.)	Public U.O.S. Landscape (S.F.)	Private U.O.S. (S.F.)	Names/Locations	
1	2,718	1,425	1,293	0	Exterior Courtyard + Amenity Garden	
2	0	0	0	0	N/A	
3	0	0	0	0	N/A	
4	0	0	0	0	N/A	
5	0	0	0	0	N/A	
6	1,356	1,240	116	508	Roof-Top Deck + Private Balconies	
7	218	218	0	218	Private Balconies	
8	0	0	0	0	N/A	
Residential:	4,292	2,883	1,409	726	*3,880*	*SF Required (40 SF / Unit)*
			40%		*1,409*	*SF Landscape Required (40% of UOS)*
Commercial:	577	384	193	0	*42*	*SF Required (1 SF / 50 SF)*
			33%			

USABLE OPEN SPACE

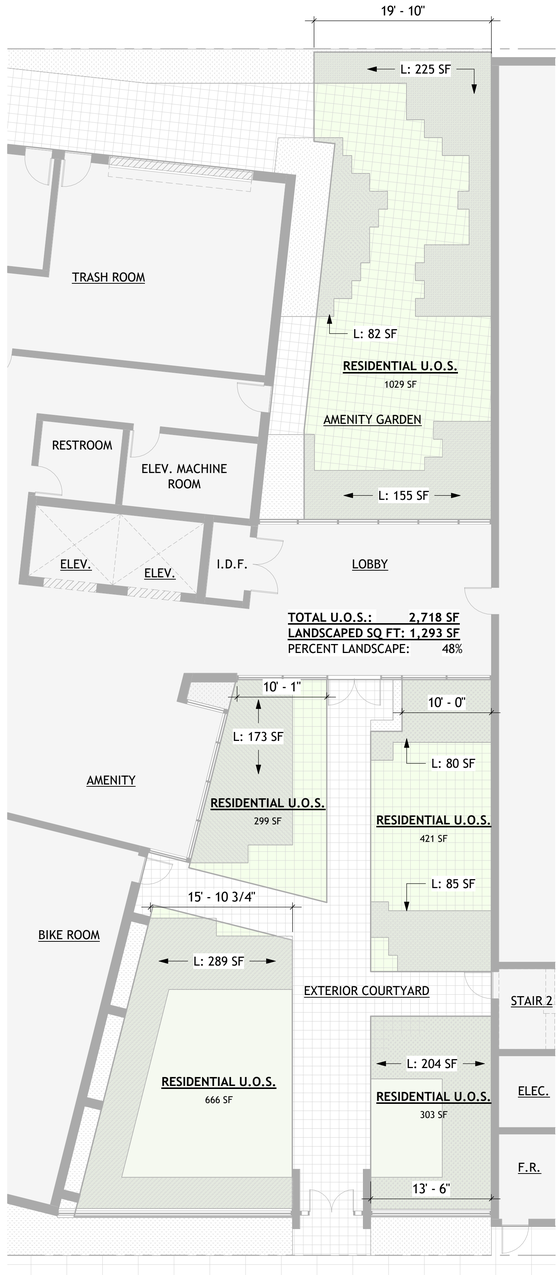
- COMMERCIAL U.O.S.
- NON-U.O.S.
- PRIVATE U.O.S.
- RESIDENTIAL U.O.S.



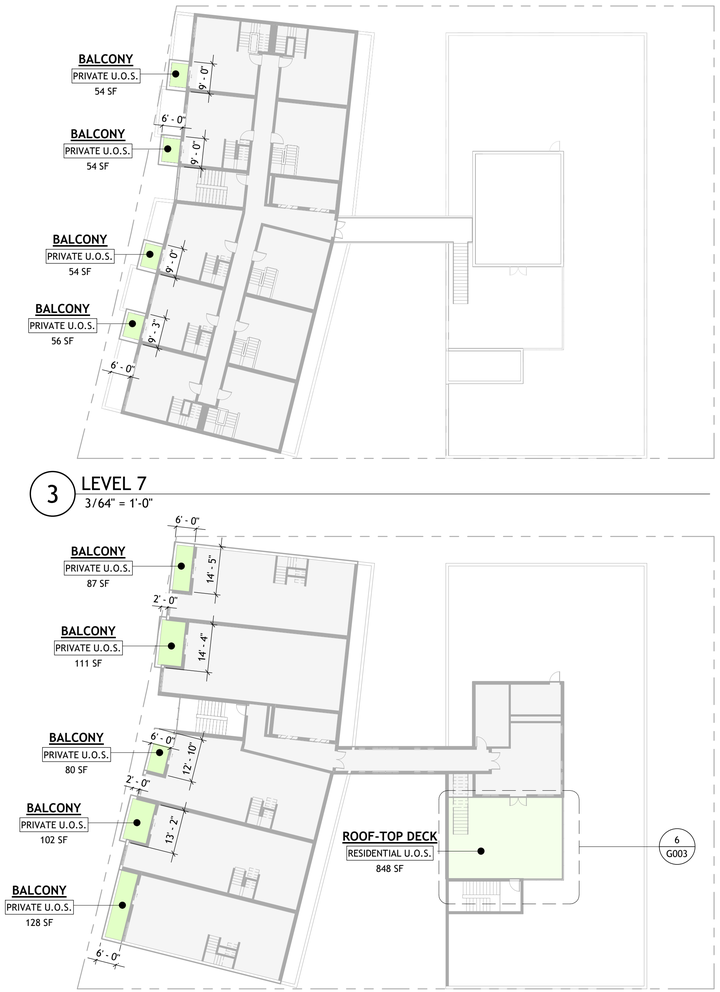
6 LEVEL 6 - ENLARGED ROOF-TOP DECK
1/8" = 1'-0"



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



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



3 LEVEL 7
3/64" = 1'-0"

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



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

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2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FRIEDERSDORF
No. C-31827
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	DRC REVIEW

PROJECT NO: KDN01

ISSUE DATE: 05/15/2024

OPEN SPACE CALCULATIONS

G003



2 STREET CONTEXT ELEVATION - PROPOSED
NOT TO SCALE



1 STREET CONTEXT ELEVATION - EXISTING
NOT TO SCALE

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

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	DRC REVIEW

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ISSUE DATE: 05/15/2024

STREET CONTEXT ELEVATIONS

G004

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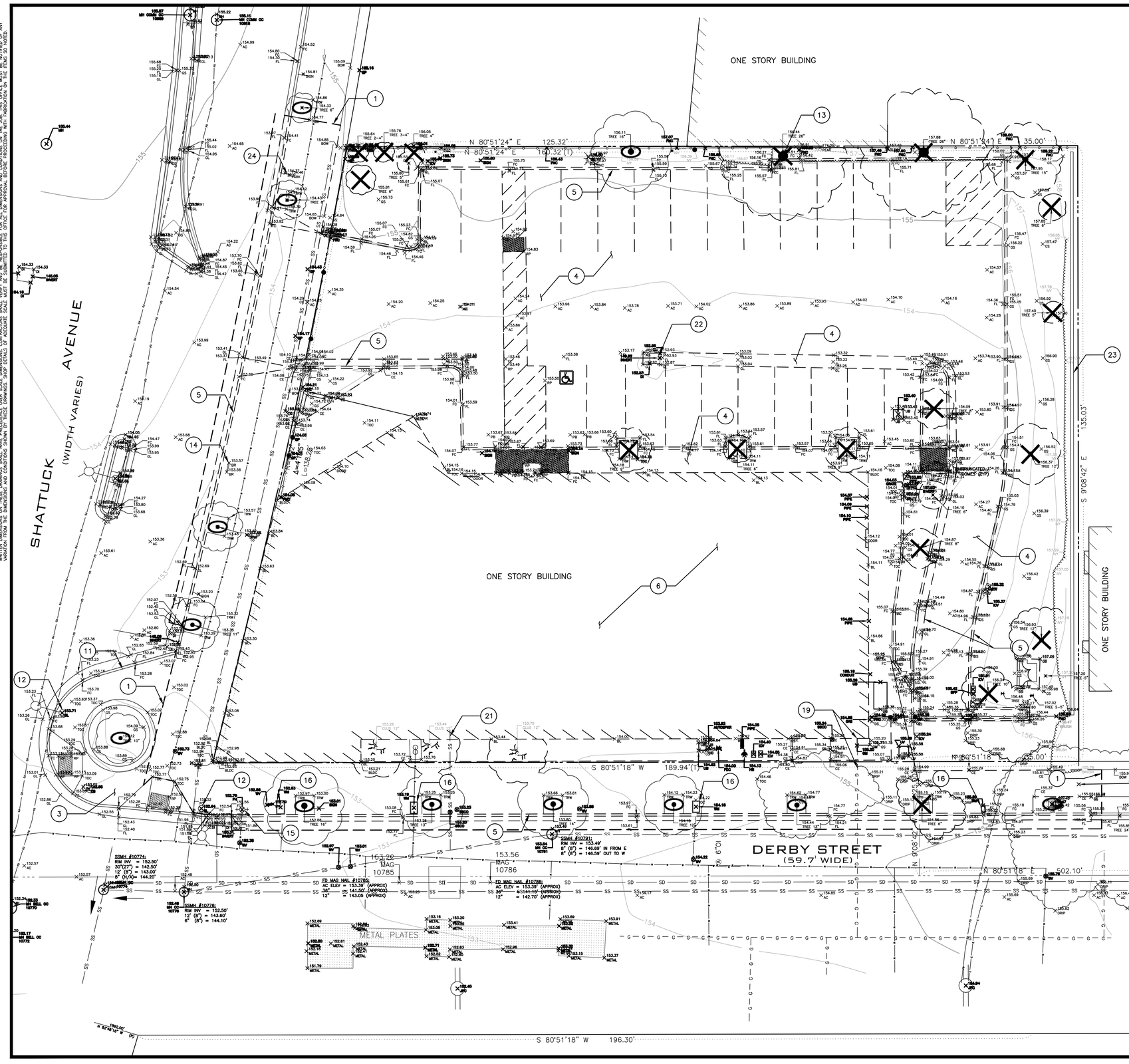


KEYNOTES: (#)

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'

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

PRELIMINARY
NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
NICHOLAS R. MOORE
No. C043628
EXP. 03/31/2026
CIVIL
STATE OF CALIFORNIA

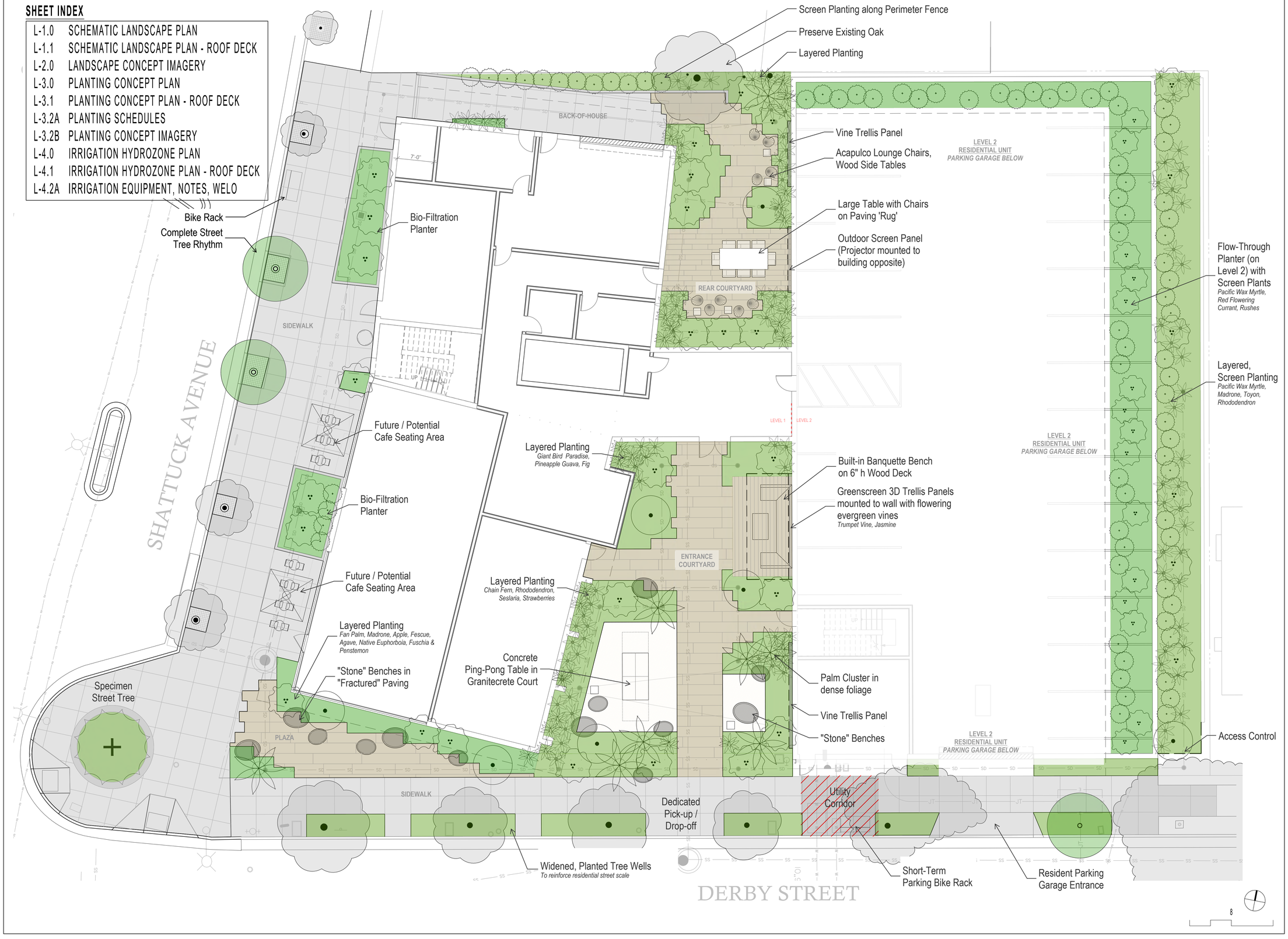
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1826-18-2

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

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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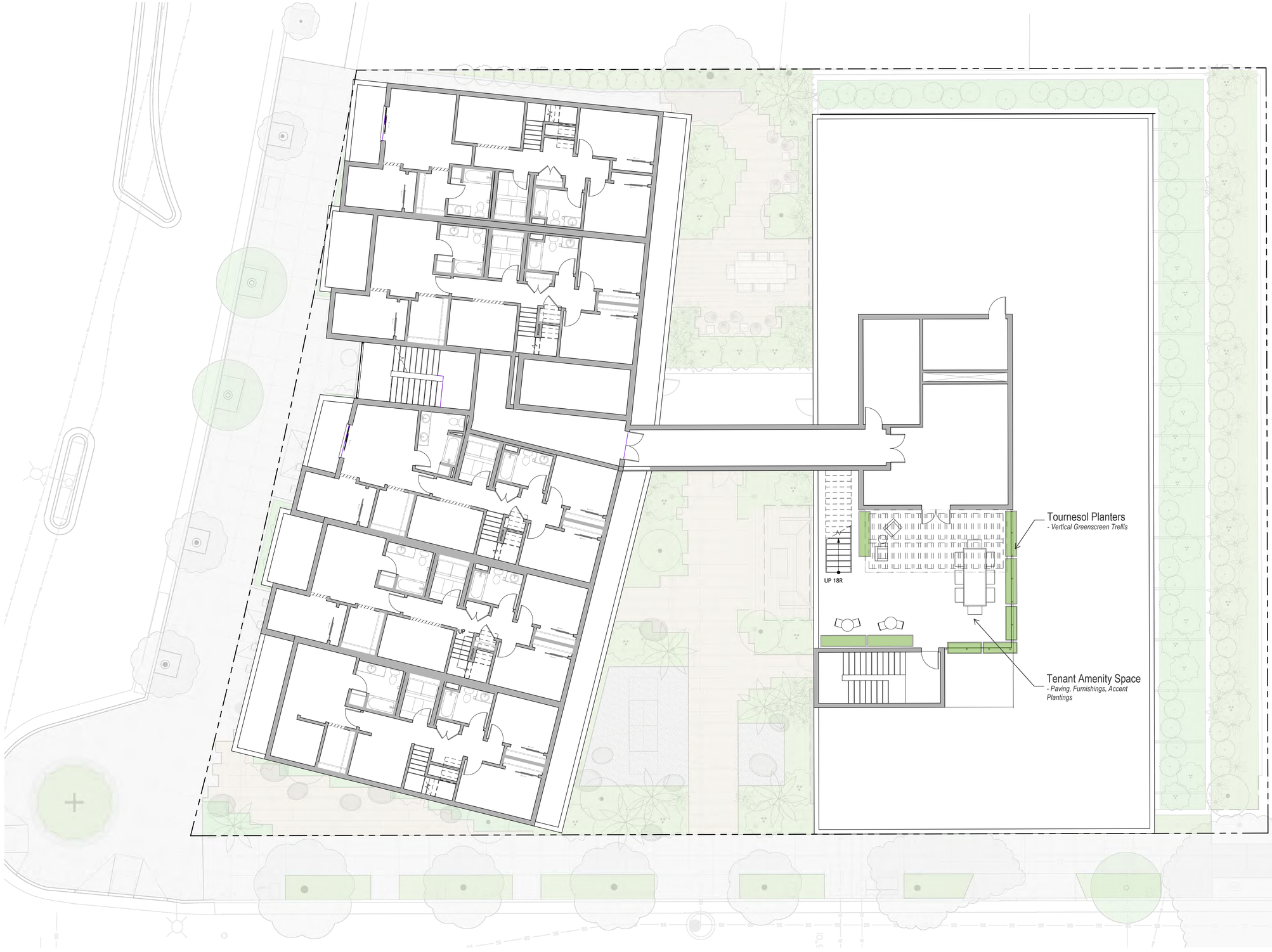
2655 Shattuck Ave, Berkeley, CA

PHASE AGENCY SUBMITTAL
DATE 05-15-24
REVISIONS

No.	Description	Date

SCHEMATIC LANDSCAPE PLAN

L-1.0



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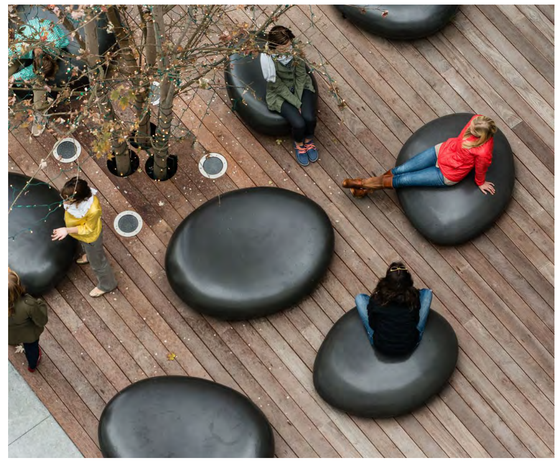
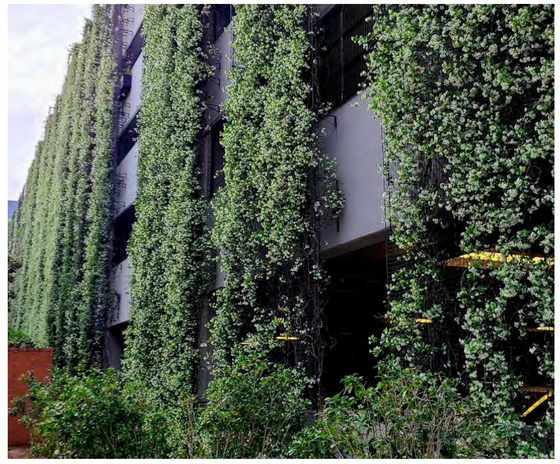
No.	Description	Date

SCHEMATIC LANDSCAPE PLAN - ROOF DECK

L-1.1





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No.	Description	Date

LANDSCAPE CONCEPT IMAGERY

L-2.0



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LANDSCAPE PLANS

2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 05-15-24
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No.	Description	Date

PLANTING CONCEPT PLAN

L-3.0



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LANDSCAPE PLANS
2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 05-15-24
REVISIONS

No.	Description	Date

PLANTING CONCEPT PLAN - ROOF DECK

L-3.1

8

PLANT SCHEDULE

Symbol	Common Name	*Botanical Name*	Quantity	Size	Wucols	Notes
Existing Tree to Remain						
Trees						
	Medium Accent Trees			24" Box Min.	M / L	-
	Pineapple Guava	*Feijoa sellowiana*				
	'Mission' Edible Fig	*Ficus carica*				
	Madrone	*Arbutus menziesii*				
	Mexican Fan Palm	*Washingtonia robusta*				
	Vine Maple	Acer circinatum				
	Palms					
	Mexican Fan Palm	*Washingtonia robusta*		24" Box Min.	L	-
	Foliage Accent					
	Giant Bird-of-Paradise	*Strelitzia nicolai*		#20/25 or 24" Box	M / L	-
	New Zealand Flax	*Phormium tenax*				
	Mediterranean Fan Palm	*Chamaerops humilis*				
	Fern Pine	*Podocarpus henkellii*				
	Evergreen Rhododendron	*Rhododendron var.*				
Hedge and Screening						
	Bay laurel	*Laurus nobilis*		#15 Min.	L	Columns
	Japanese privet	*Ligustrum japonicum 'Texanum'*			M	Columns
	Fern Pine	*Podocarpus henkelii*			M	Columns
	Pacific Wax Myrtle	*Myrica california*			M	Columns
	Toyon	*Heteromeles arbutifolia*			L	
Vines						
	Trumpet Vine	*Campsis radicans*		#15 Min.	L	At Vine Trellis Panels
	Jasmine	*Trachelospermum jasminoides*			M	
	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	
	Cleveland sage	*Salvia clevelandii**				
	Wall Germander	*Teucrium chamaedrys*				
	Pine Muhly	*Muhlenbergia dubia*				
	Deer Grass	*Muhlenbergia rigens*				
Streetscape - Derby Frontage						
	Groundcover Rosemary	*Rosmarinus p. 'Huntington Carpet'*				
	Magenta Rockrose	*Cistus 'Sunset'*				
	Upright Rosemary	*Rosmarinus o. 'Tuscan Blue'*				
	Groundcover Manzanita	*Arctostaphylos 'Emerald Carpet'**				
	California Fescue	*Festuca californica**				
East Perimeter Buffer						
	Pacific Wax Myrtle	*Myrica california*		#15 Min.	M	
	Toyon	*Heteromeles arbutifolia*				
	Rhododendron	*Rhododendron spp.*				
	Madrone	*Arbutus spp.*				
	'Eve Case' Coffeeberry	*Rhamnus californica 'Eve Case'*				

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.)						
Bio Treatment Planters						
	Pacific Wax Myrtle	*Myrica california*		#1	L	Staked at Fence / Wall
	Red Flowering Currant	*Ribes sanguineum*				
	Berkeley Sedge	*Carex tumulicola**				
	Meadow Sedge	*Carex pansa**				
Courtyards						
	Giant Chain Fern	*Woodwardia fimbriata**		#1	M	
	Rhododendron	*Rhododendron spp.*				
	Greenlee Moor Grass	*Sesleria 'Greenlee'*				
	Cut-leaf Philodendron	*Philodendron 'Xanadu'*				
	Tree Philodendron	*Philodendron selloum*				
	Western Sword Fern	*Polystichum fimbriata*				
	Japanese Tassel Fern	*Polystichum polyploides*				
	Cast-Iron Plan	*Aspidistra elatior*				
	Bromeliad spp,	*Bromeliad vars.*				
	Natal Lily	*Clivia miniata*				
	Lily-of-the-Nile	*Agapanthus africanus*				
	Lilyturf	*Liriope muscari*				
	Cranesbill	*Geranium 'Rozanne'*				
	Evergreen Huckleberry	*Vaccinium ovatum*				
	'Eve Case' Coffeeberry	*Rhamnus californica 'Eve Case'*				
	Manzanita species	*Arctostaphylos var.*				
	Purple Heart	*Tradescantia purpurea*				
	Sweet Woodruff	*Gallium odoratum*				
	Carpet Bugle	*Ajuga reptans*				
	Mondo Grass	*Ophiopogon japonicus*				
	Alpine Strawberry	*Fragaria vesca*				
	Yerba Buena	*Satureja douglasii*				
	Bear's Breeches	*Acanthus mollis*				
	Japanese forest grass	*Hakonechloa macra*				
	Sedge species	*Carex var.*				
Roof Deck Planters						
	Bay laurel	*Laurus nobilis*		#1	L	
	Japanese privet	*Texanum'* Ligustrum japonicum '				
	Fern Pine	Podocarpus henkelii				
	Textile Bamboo	Bambusa textilis				

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 WITH SOIL TESTING.

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www.122westdesign.com
510.992.3122

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

PHASE AGENCY SUBMITTAL
DATE 05-15-24
REVISIONS

No.	Description	Date

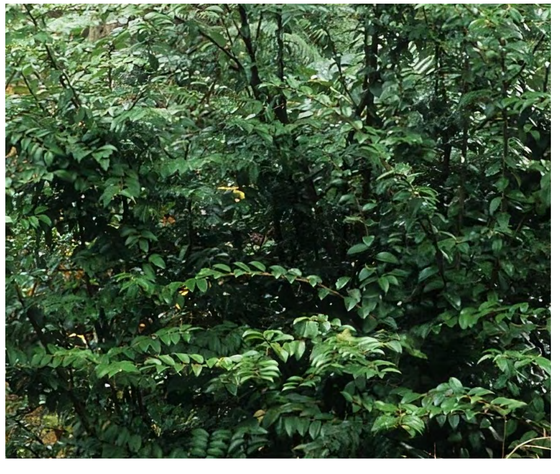
PLANTING SCHEDULES

L-3.2A





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LANDSCAPE PLANS
2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 05-15-24
REVISIONS

No.	Description	Date

PLANTING CONCEPT IMAGERY

L-3.2B



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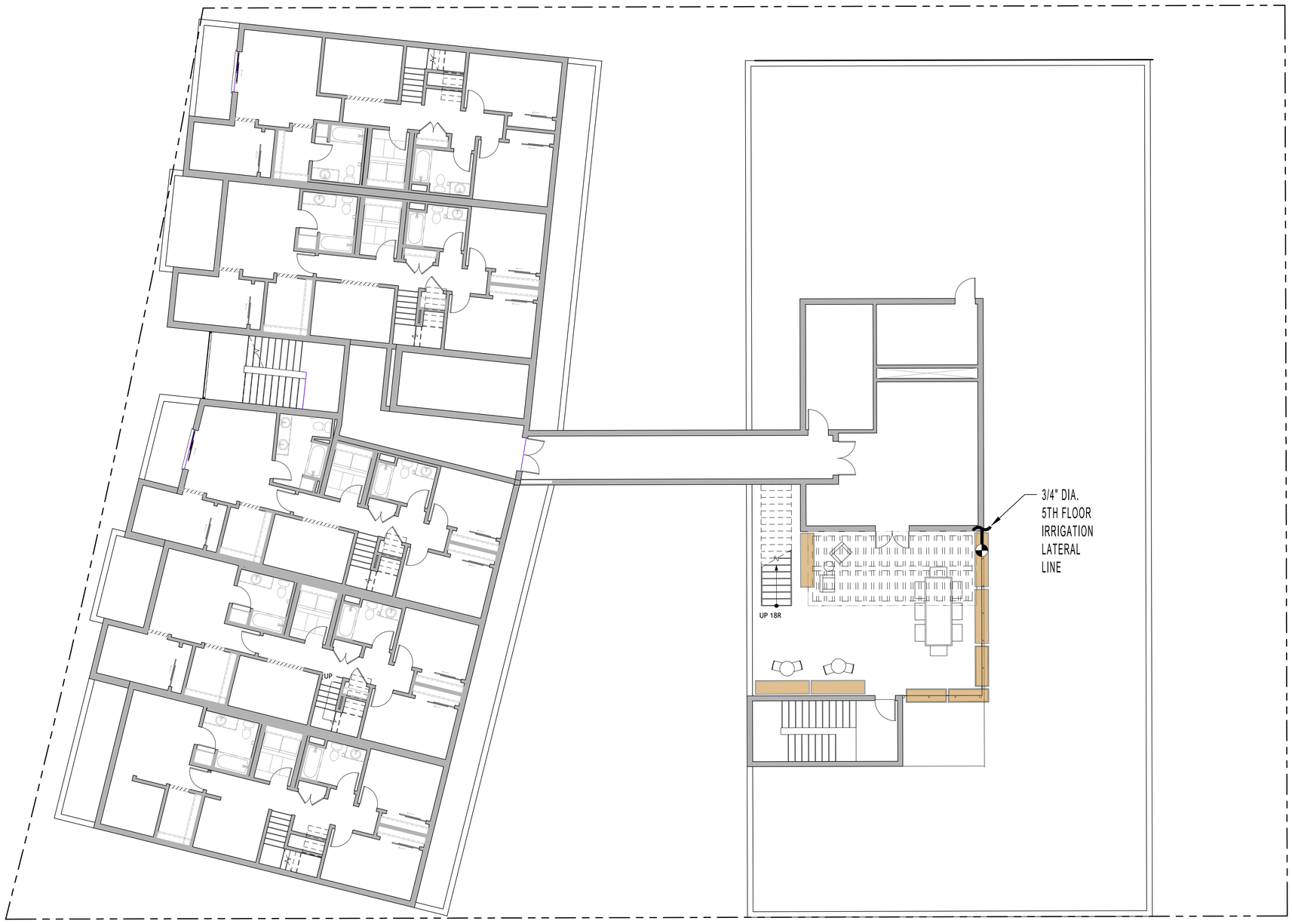
2655 SHATTUCK AVE
LANDSCAPE PLANS
2655 Shattuck Ave, Berkeley, CA

PHASE AGENCY SUBMITTAL
DATE 05-15-24
REVISIONS

No.	Description	Date

IRRIGATION HYDROZONE PLAN

L-4.0



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

PHASE AGENCY SUBMITTAL
DATE 05-15-24
REVISIONS

No.	Description	Date

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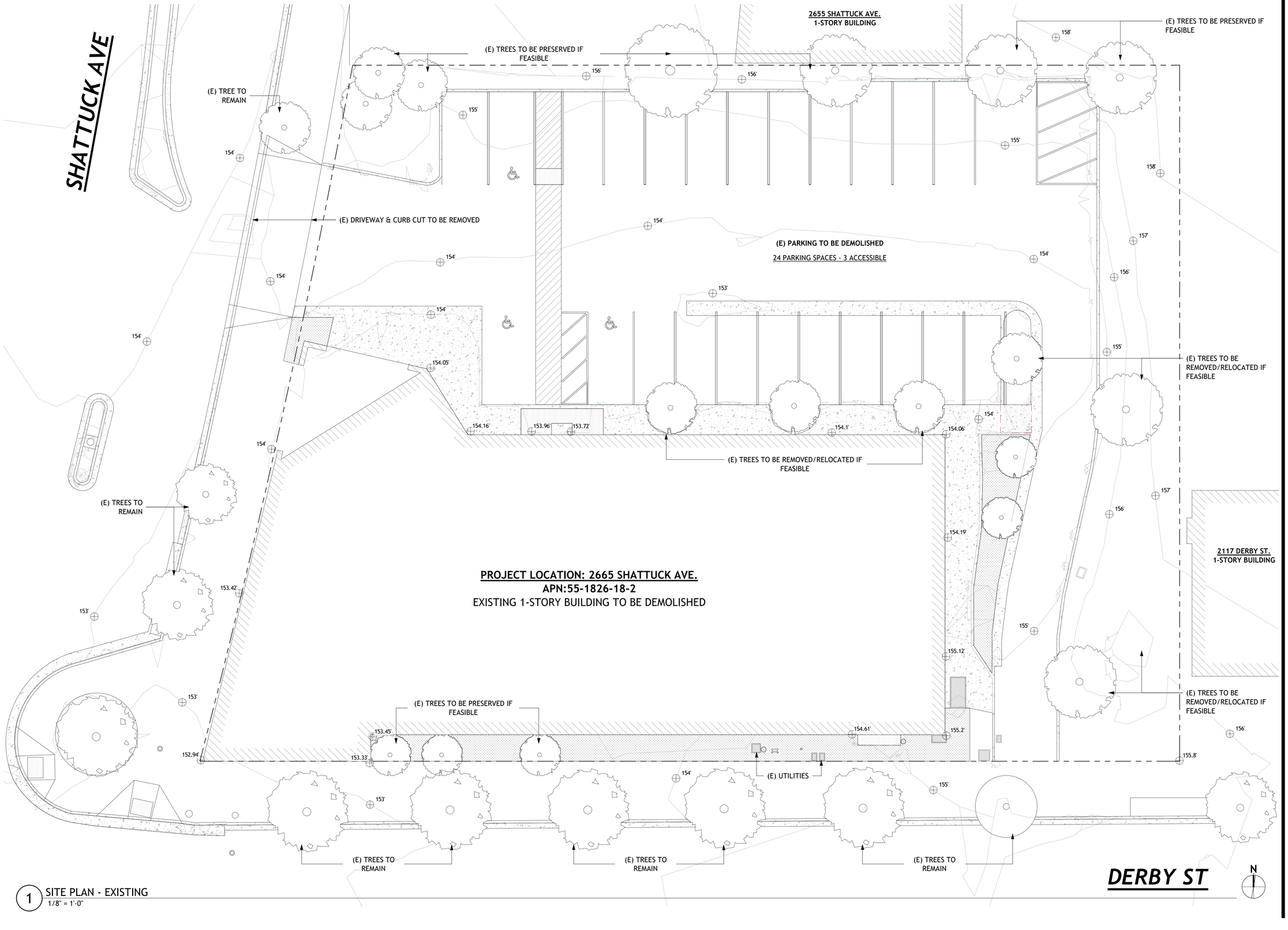
2655 SHATTUCK AVE
LANDSCAPE PLANS
2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 05-15-24
REVISIONS

No.	Description	Date

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
CHARLES FEIDELSON KANE
No. C-31027
10/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	DRC REVIEW

PROJECT NO: KDN01

ISSUE DATE: 05/15/2024

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 KAHN
No. C-31607
07/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

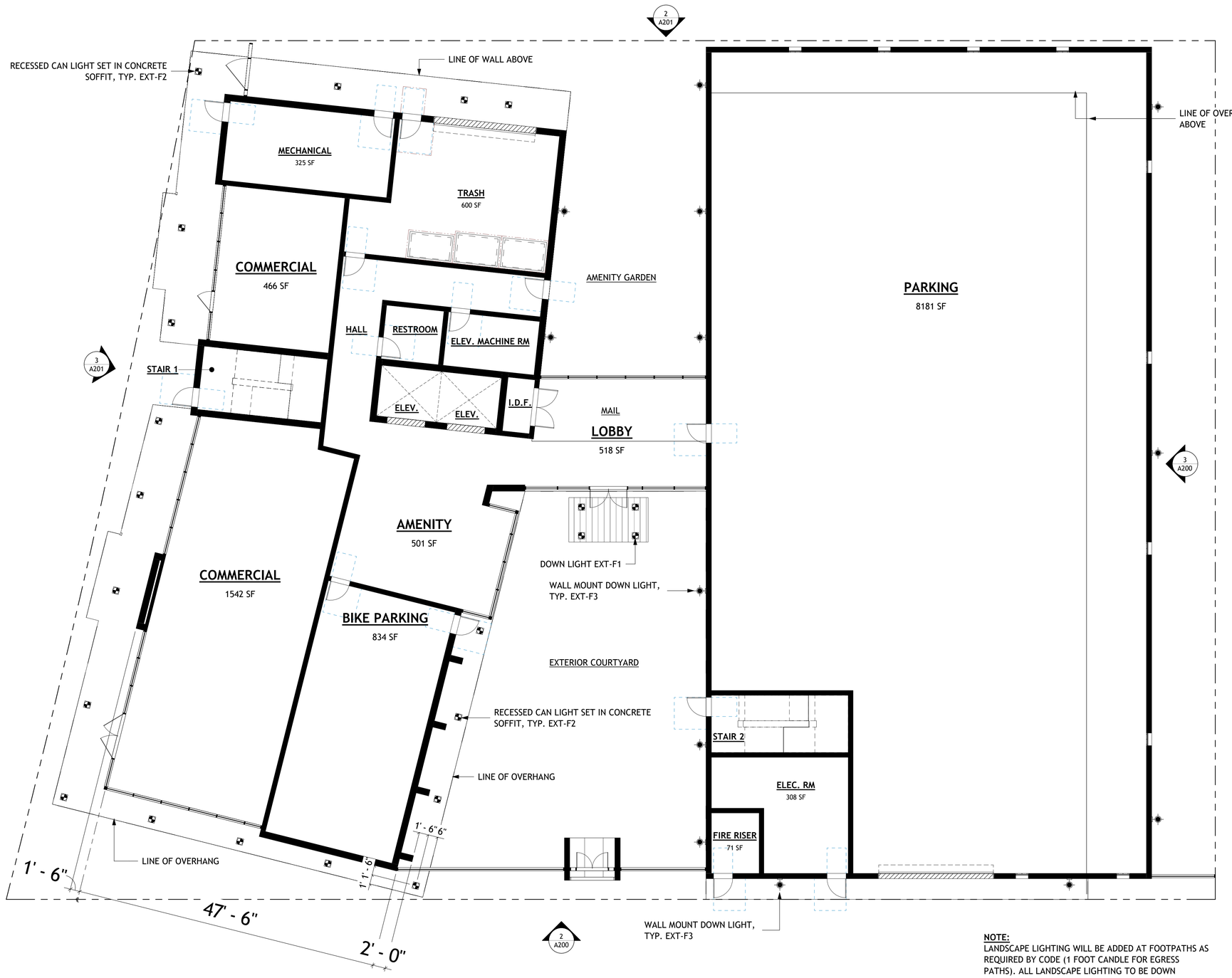
DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	DRC REVIEW

PROJECT NO: KDN01
ISSUE DATE: 05/15/2024

SITE PLAN - PROPOSED

A100.B



EXT-F1

TUBE ARCHITECTURAL DS-CD05

LED Ceiling Mounts

WAC LIGHTING



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
- 39° 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 Angle		Kelvin Color Temp		CRI	Reference Output[1] Lumens	Efficacy CBCP	(Lm/W)	Light Distribution	Finish
DS-CD05	10W	S	Spot	10°	927	2700K	90	1422	10059	73	BK Black
					930	3000K	90	1502	10627	77	WT White
					935	3500K	90	1580	11177	81	BZ Bronze
					940	4000K	90	1658	11728	85	GH Graphite
					950	5000K	90	1691	11964	87	
		N	Narrow	25°	927	2700K	90	1422	10059	73	
					930	3000K	90	1502	10627	77	
					935	3500K	90	1580	11177	81	
					940	4000K	90	1658	11728	85	
					950	5000K	90	1691	11962	87	
DS-CD05	15W	N	Narrow	25°	927	2700K	90	1810	12801	72	
					930	3000K	90	1910	13507	76	
					935	3500K	90	1980	14010	79	
					940	4000K	90	2073	14665	82	
					950	5000K	90	2113	14943	84	
DS-CD05-11	11W	F	Flood	35°	927	2700K	90	1308	9255	74	
					930	3000K	90	1380	9765	78	
					935	3500K	90	1449	10247	82	
					940	4000K	90	1525	10782	86	
					950	5000K	93	1556	11002	88	

DS-CD05-____-____

[1]Reference 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
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 programs. SEPT 2019

EXT-F2

R2FRDT-WD

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

WAC



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

The FQ Recessed series offers a complete line of high performance LED luminaires that provide outstanding functionality and quality. The series features superlative glare control with 30° shielding, 35° vertical tilting and 360° horizontal rotation, and uniform wall washing. Choose from 2" and 3" aperture 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 reads ecrewed
- 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
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 extended clips support trim firmly. Safety cabling standard. Ceiling cutout: Ø 3 ½"
Accommodates 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	40°	1000	2800	3 CCTs	MD	BK DB H2WT WT	Black / Dark Bronze / White

R2FRDT-WD-__

Example: **R2FRDT-WD-S6** (Beam F-40° reflector is pre-installed, Beam W-55° reflector is included.)

Please see next page for housing and J- (required)

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

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

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Lithia Springs, GA 30122

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1750 Archibald Avenue:
Ontario, CA 91761

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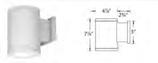
EXT-F3

TUBE ARCHITECTURAL DS-WS05

LED Wall Mounts

WAC LIGHTING



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
- Sealed 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	Watt	Beam Angle		Color Temp		CRI	Reference Output[1] Lumen	Efficacy CBCP	(Lm/W)	Light Distribution	Finish
DS-WS05	5"	S	Straight-up/-down	15°	927	2700K	90	1182	10559	73	BK Black
					930	3000K	90	1249	11267	77	WT White
					935	3500K	90	1314	11847	81	BZ Bronze
					940	4000K	90	1379	12427	85	GH Graphite
		N	Straight-up/-down	25°	927	2700K	90	1310	11812	72	
					930	3000K	90	1383	12470	76	
					935	3500K	90	1456	13128	80	
					940	4000K	90	1527	13767	84	
DS-WS05-S	5"	F	Straight-up/-down	33°	927	2700K	90	1180	10641	73	
					930	3000K	90	1247	11243	77	
					935	3500K	90	1312	11827	81	
					940	4000K	90	1376	12405	85	
		F	Away From Wall	165°	927A	2700K	90	1040	9378	64	
					27A	2700K	85	2405	21682	149	
					930A	3000K	90	2075	18708	129	
					30A	3000K	85	2528	22795	157	
					35A	3500K	85	2573	23200	159	
					40A	4000K	85	2695	24301	167	
		F	Towards /Up wall	165°	927B	2700K	90	1040	9378	64	
					27B	2700K	85	2405	21682	149	
					930B	3000K	90	2075	18708	129	
					30B	3000K	85	2528	22795	157	
					35B	3500K	85	2573	23200	159	
					40B	4000K	85	2695	24301	167	

DS-WS05-____-____

[1]Reference 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

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 programs. SEPT 2019

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.

N

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

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△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 05/15/2024

PROPOSED LIGHTING PLAN - GROUND FLOOR

A100.C



Base Residential

- COMMERCIAL
- RESIDENTIAL SUPPORT
- UTILITY
- PARKING

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

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	5/15/24	DRC REVIEW

PROJECT NO: KDN01

ISSUE DATE: 05/15/2024

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
Grand total	44355 SF	69

Base Residential

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



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

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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

Base Residential

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



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

N

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ISSUE DATE: 05/15/2024

PROPOSED FIFTH FLOOR PLAN

A103

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

Base 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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ISSUE DATE: 05/15/2024

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

Base Residential

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



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

N

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ISSUE DATE: 05/15/2024

PROPOSED SEVENTH FLOOR PLAN

A105

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

Base Residential

3B + 2.5BA

RESIDENTIAL SUPPORT



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

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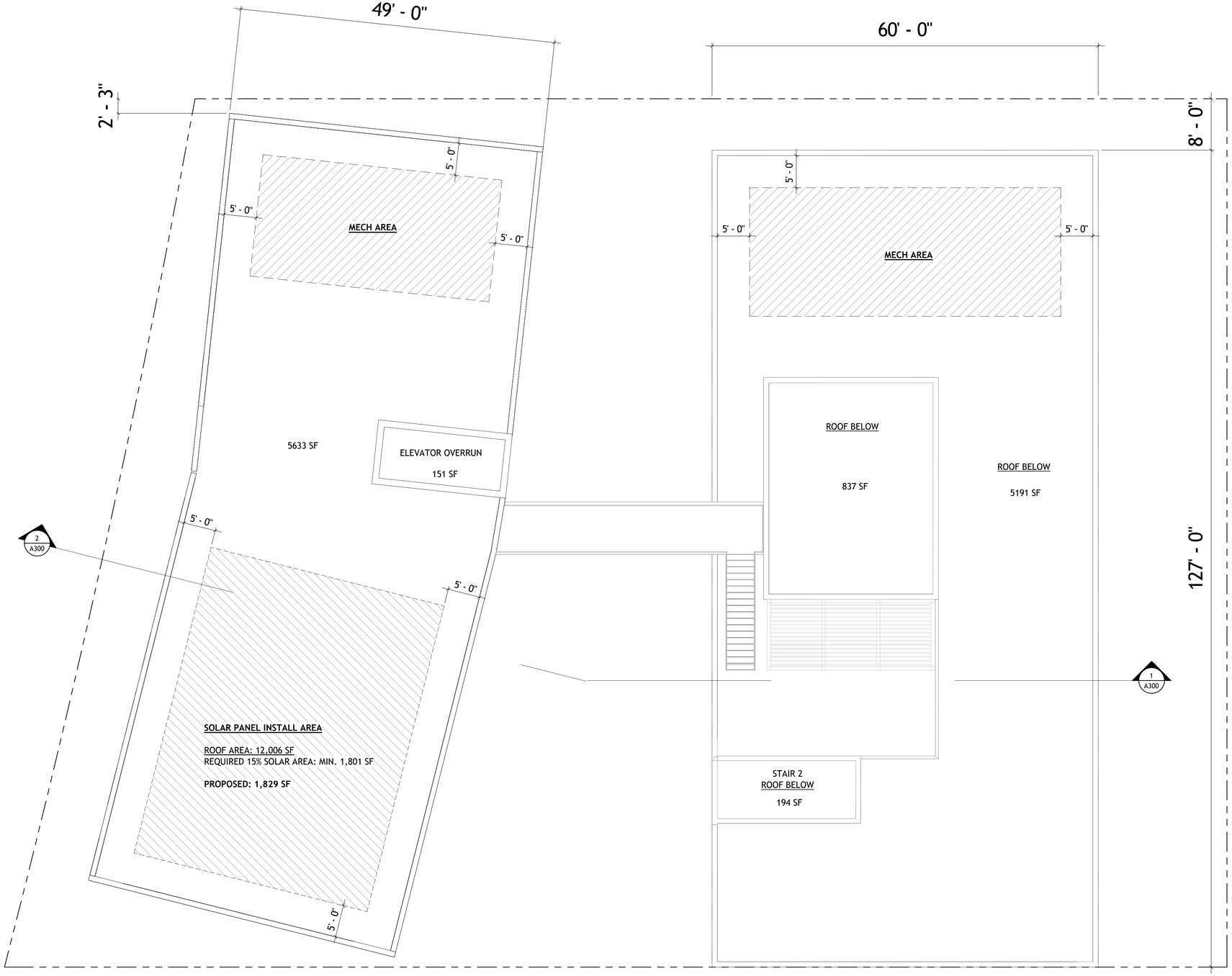
PROPOSED EIGHTH FLOOR PLAN

A106



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

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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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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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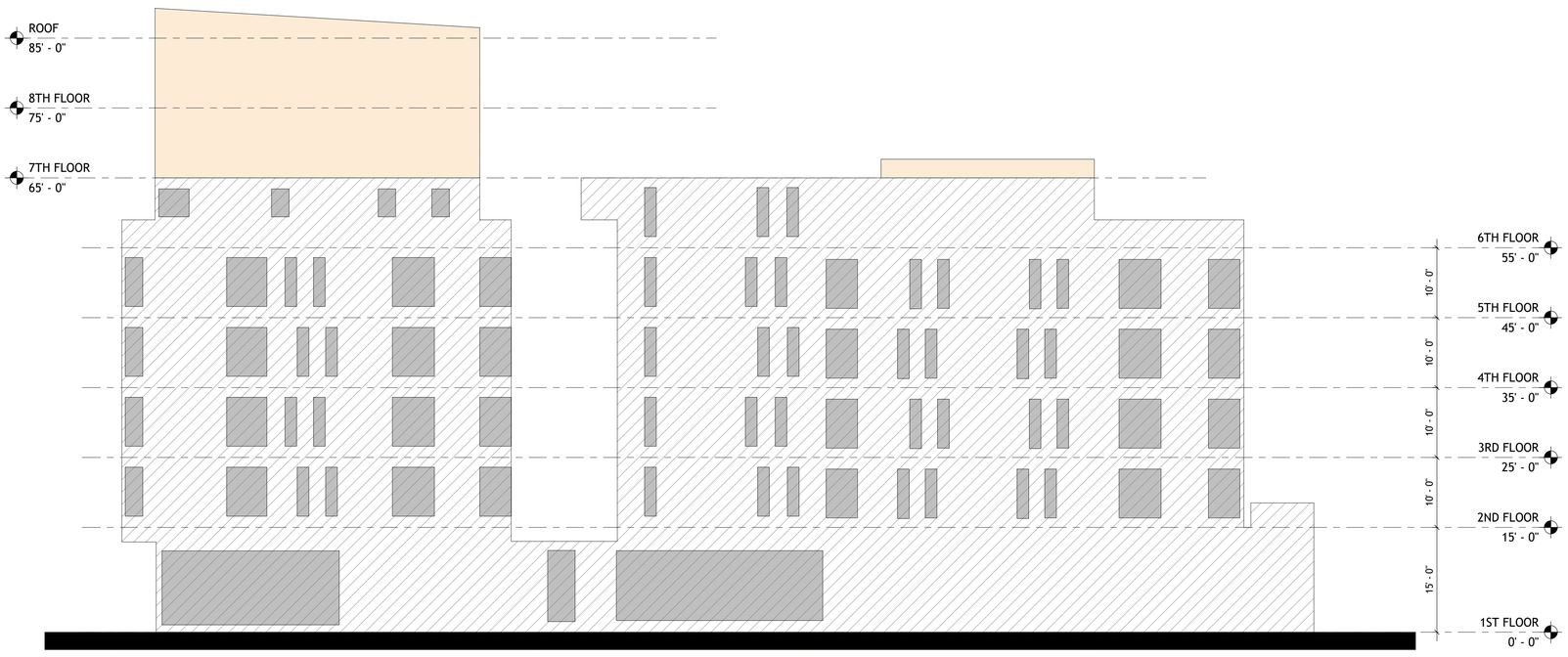
PROPOSED EXTERIOR ELEVATIONS & MATERIALS

A201



3 EAST ELEVATION
1" = 10'-0"



2 SOUTH ELEVATION
1" = 10'-0"

EAST ELEVATION:
TOTAL GLAZING AREA: 1,357 SF
TOTAL FACADE AREA: 8,284 SF

1,357 SF / 8,284 SF x 100 = 17%

SOUTH ELEVATION:
TOTAL GLAZING AREA: 2,051 SF
TOTAL FACADE AREA: 9,604 SF

2,051 SF / 9,604 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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01/31/2025
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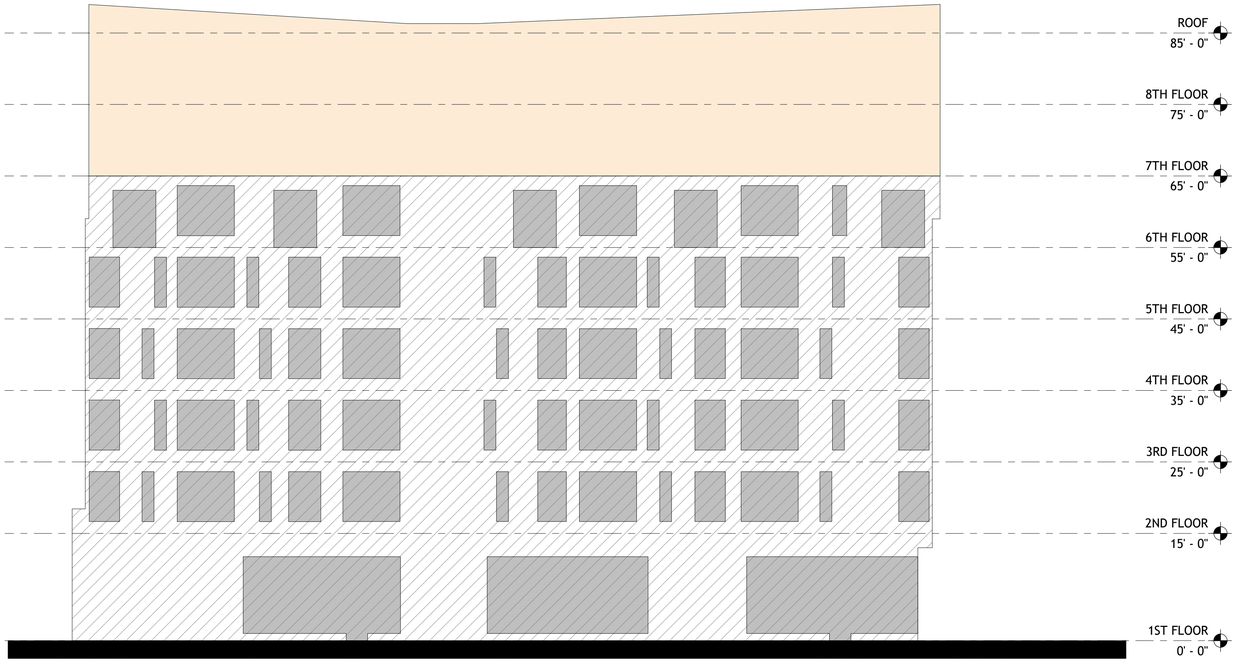
PROJECT NO: KDN01

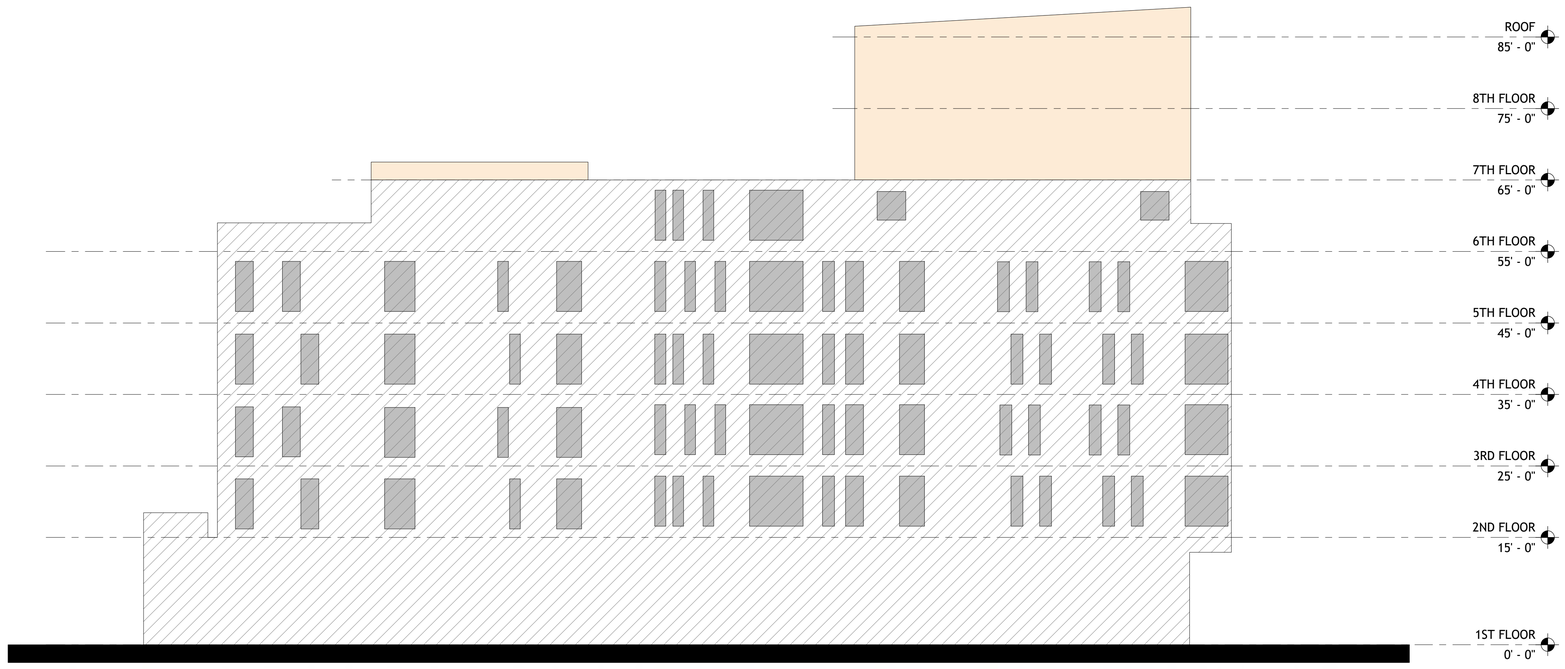
ISSUE DATE: 05/15/2024

PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY

A202



3 WEST ELEVATION
1" = 10'-0"



2 NORTH ELEVATION
1" = 10'-0"

WEST ELEVATION:
TOTAL GLAZING AREA: 2,941 SF
TOTAL FACADE AREA: 7,710 SF

2,051 SF / 9,604 SF x 100 = 21%

NORTH ELEVATION:
TOTAL GLAZING AREA: 1,422 SF
TOTAL FACADE AREA: 9,164 SF

1,422 SF / 9,164 SF x 100 = 16%

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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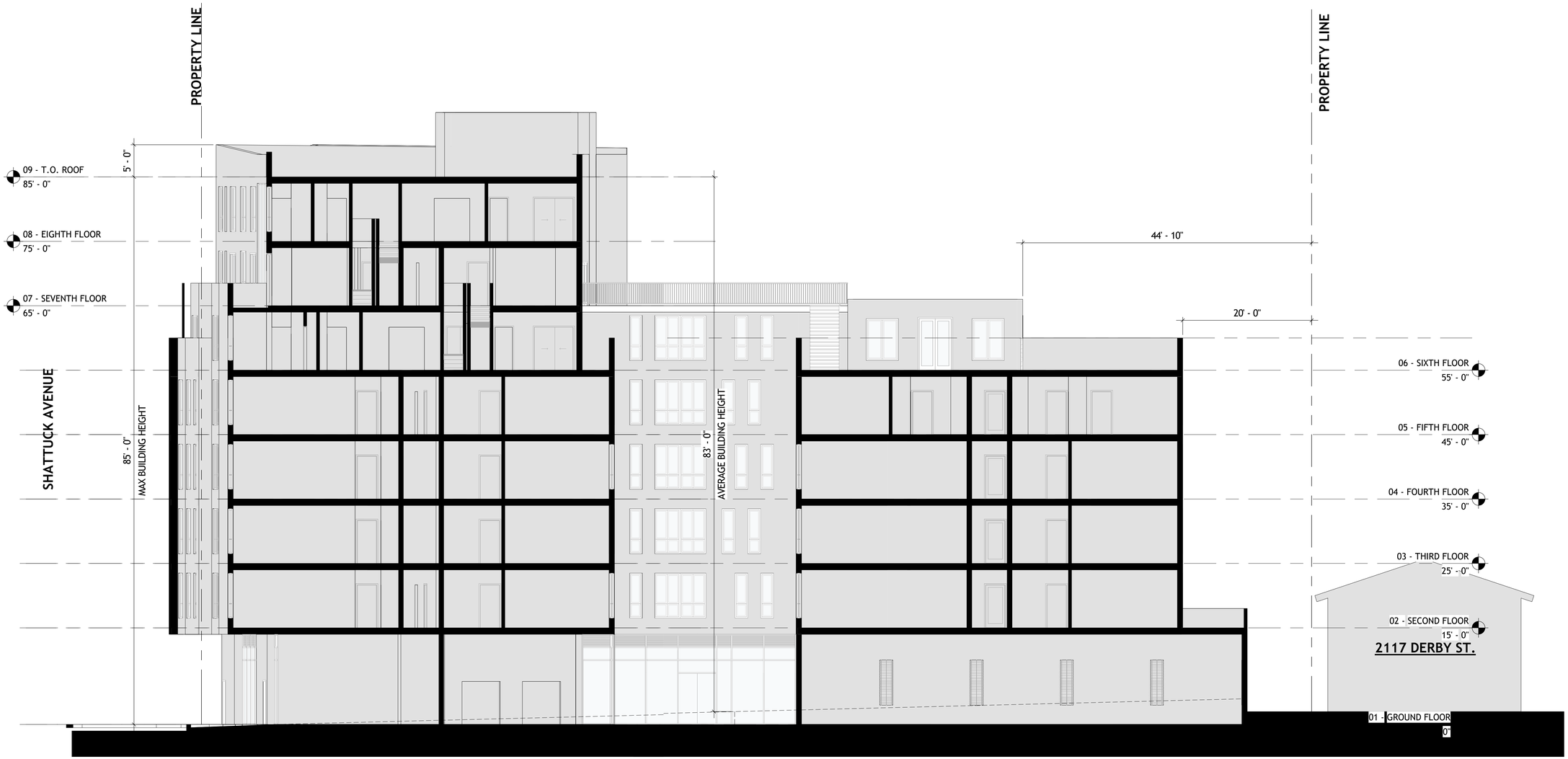
PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY

A203



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PROPOSED BUIDLING SECTION

A300



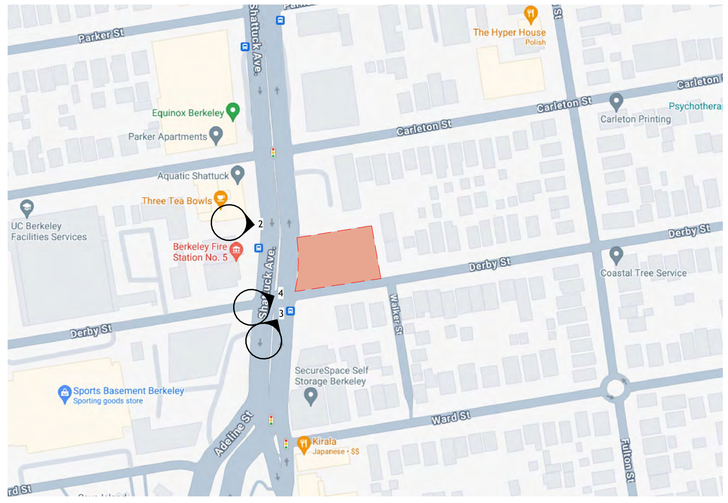
4 PERSPECTIVE 2 - CORNER OF SHATTUCK AVE. & DERBY ST. LOOKING NORTHEAST



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



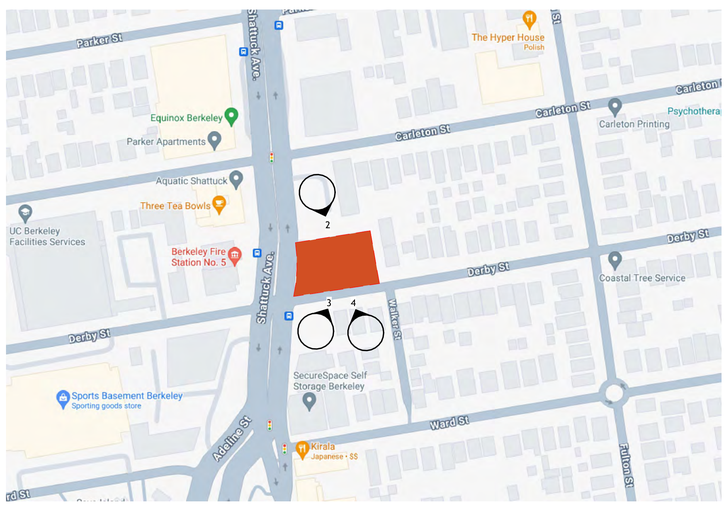
4 PERSPECTIVE 4 - ENTRY COURTYARD 1



2 PERSPECTIVE 6 - ENLARGED AMENITY GARDEN



3 PERSPECTIVE 5 - ENTRY COURTYARD 2



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PROJECT NO: KDN01

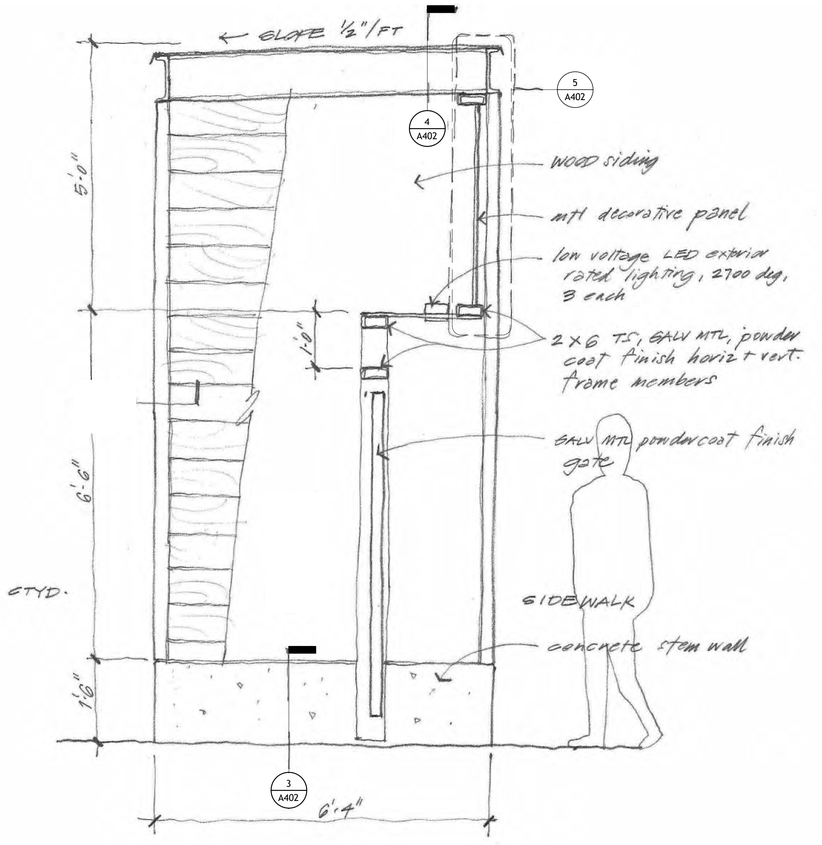
ISSUE DATE: 05/15/2024

PERSPECTIVE VIEWS

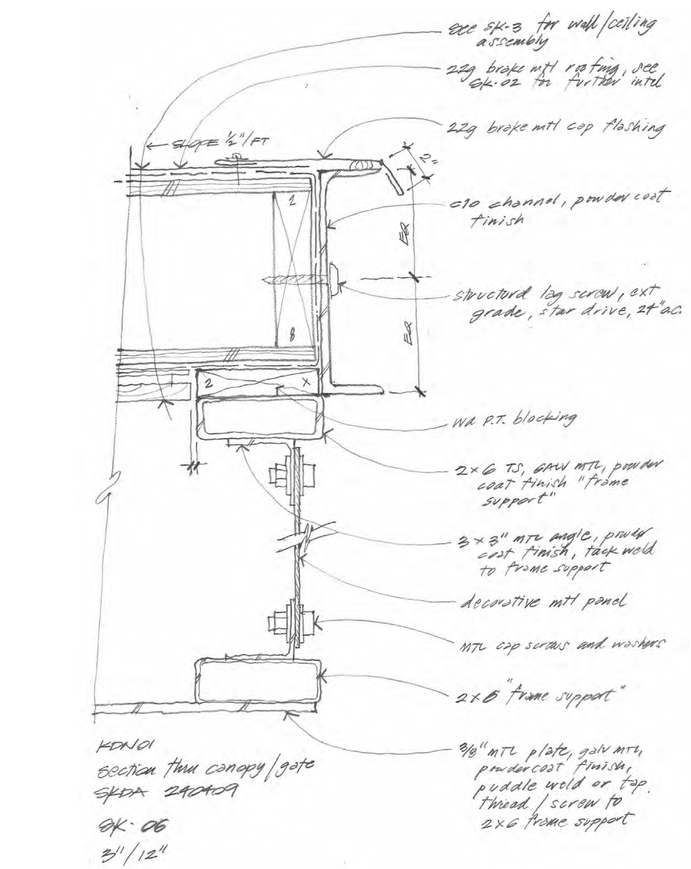
A401



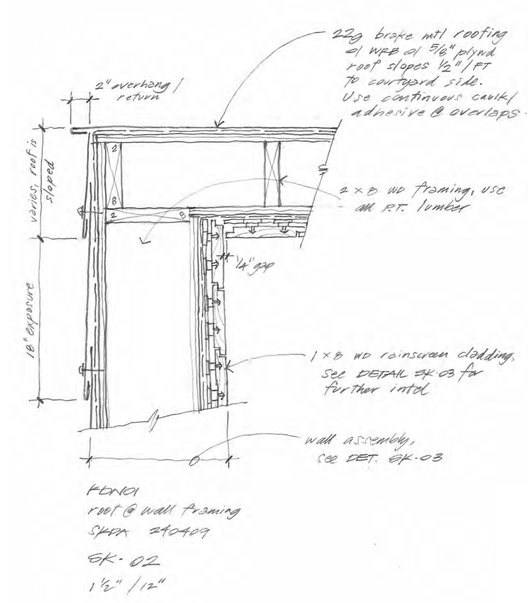
6 PERSPECTIVE 7 - ENLARGED ENTRY GATE



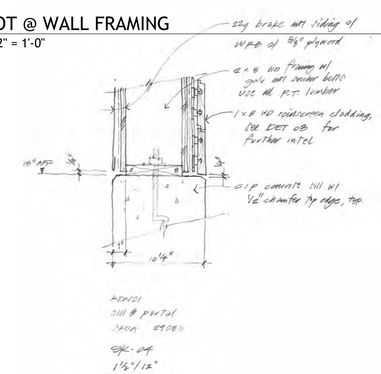
2 CROSS-SECTION @ ENTRY PORTAL
3/4" = 1'-0"



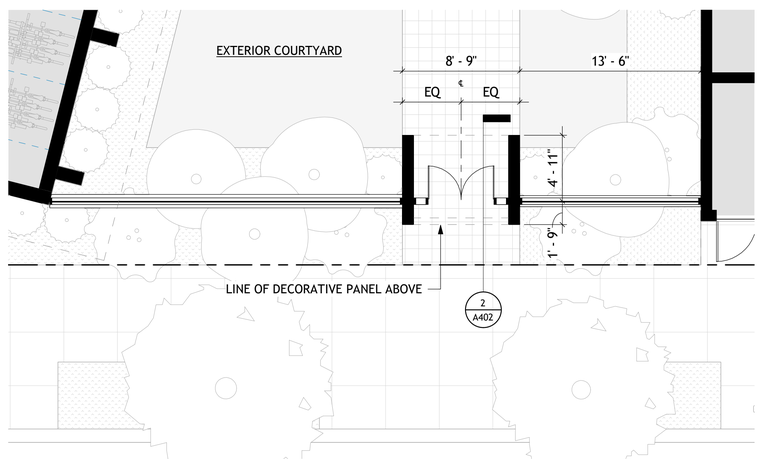
5 CROSS-SECTION 1- ENLARGED ENTRY GATE
3" = 1'-0"



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



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



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

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2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEIDELSON
No. C-31607
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	DRC REVIEW

PROJECT NO: KDN01

ISSUE DATE: 05/15/2024

PERSPECTIVE VIEWS

A402

Attachment 4B

PRESERVATION
ARCHITECTURE

May 2, 2024

2655 Shattuck Ave., Berkeley
Historic Resource Considerations

The following addresses historical and historic architectural considerations regarding the extant commercial building at the southwest corner of Shattuck Ave. and Derby St. in Berkeley, for the property owner's information, use and consultation with the City of Berkeley. Towards which, the present documentation efforts have included the review of City of Berkeley permit records, a research visit to UC Berkeley's Environmental Design Library (EDL), collection of available records from the Berkeley Architectural Heritage Association (BAHA), deed research at the Alameda County Assessor, historic directories, newspaper and map searches (@SFPL.org and BPL.org), as well as general historical and architectural research.

The existing building at 2655 Shattuck Ave. was permitted as a new commercial building in 1996-97, so is at present less than 30 years of age. Under the California Environmental Quality Act (CEQA) and specific to the criteria for potential inclusion on the National Register of Historic Places (NR) and California Register of Historical Resources (CR), built resources less than 50 years of age (typically 45 years of age for jurisdictional planning purposes) are generally not NR or CR eligible. While there is an allowance for the evaluation and listing of more recent resources, such resources must be of *exceptional* importance while it must also be shown that sufficient time has passed in order to understand potential historical importance.[1] As stated in NR evaluation criteria: "Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest…".[2]

Consequently, the subject property and its building are not historic resource eligible. Nonetheless, relevant historical and architectural factors are addressed below and in order to clarify the property's potential historical status.

Summary Description and History

The subject property (current APN 55-1862-18-2) consists of 3 original parcels, lots 41-43, of the Map No.2 of the Blake Tract (figs.1-2). The parcel measures 135 feet wide and, given the curve of Shattuck Av., from approximately 161 to 190 feet deep, north to south, respectively.

2655 Shattuck is a single-story commercial building designed and constructed in 1996-1997 (figs.3-6). This recent building replaced a 1923 automotive sales and services building that housed auto uses until 1990, then retail pet supplies from 1990 to c1996. When that former garage building was removed for its replacement, its front (west) and a portion of its south side facades were retained and attached to the new store building constructed as a retail video story, which use in turn remained until c2010 and was thereafter converted to a clinic.

The former, 1923 garage building was designed for Cochran McCarron and by Walter Ratcliff, Jr., thus the modicum of architectural character of the retained concrete facade at the west front – whereas the extent of the retained side facade has none. While some retention was employed in the

[1] U.S. Dept of the Interior, National Park Service; *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*; 1995, pp.41-43); and California Office of Historic Preservation, *Technical Assistance Series #6 - California Register and National Register: A Comparison*; n.d., p.3.
[2] *NR Bulletin 15*, p.41.

446 17th Street #302 Oakland 94612
510 418 0285 mhulbert@earthlink.net

1997 building, there is no evidence of any formal historical consideration at the time, so the retention was an elective architectural treatment in part in response to the neighborhood protesting the incursion of a Hollywood Video store (Elaine Herscher, "Berkeley Balks at Hollywood Video," *S.F. Chronicle,* Feb. 3, 1997; p.A11). Moreover, the retention was limited to the concrete facade and all storefronts were infilled with contemporary assemblies. Further, the retained facades were appended without historic architectural consideration such as framing or backgrounding the facades. Though an "ornamental" cornice tops the 1997 entry corner, otherwise, the new design was minimally informed by the retained construction – retention of the facades was apparently added to the 1997 project over the course of design rather than from the outset.

In any event, the extant building dates to 1997 and for which, other than a site plan, no drawings have been located. The store was designed for property owner W. L. Butler of Oakland by TSH Architects of San Mateo and for Hollywood Video. Prior to opening, in the face of political angst and including a threatened boycott, Hollywood Video chose to not proceed, so the store was leased to another video retailer (Elaine Herscher, "Video Chain Backs Off Berkeley Site – Space will be leased to mail-order tape rental," *S.F. Chronicle,* April 29, 1997; p.A13).

Of light metal and/or wood frame construction, the extant building's exterior walls are plastered and simply designed with a basic rhythm of shallow bays separated by flat pilasters, the inset rear amd south side bays blank, the latter infilled with some metal grills, the frontward and north side bays infilled with aluminum storefront windows. Other than the retained facades, the only architectural characteristic of the building is its open, angled entry corner capped by a rudimentary cornice. Each of the other walls have a simple rectangular cap. Its roof is flat/low-slope.

Such a very recent and largely generic commercial building is without historical or historic architectural potential under both the National and California registers. Architecturally, the building at 2655 Shattuck is another work of miscellaneous 20th century architecture along the Shattuck Ave. corridor – its retained façade easily overlooked so of negligible interest.

The identified architect of this 1997 commercial building was TSH Architects, the initials apparently being those of architect Tim Haley. TSH/Tim Haley do not arise in key architectural resources, including the *AIA Historical Index*, the *Pacific Coast Architectural Database* or, most importantly, the *Avery Index to Architectural Periodicals* (at present, a Tim Haley is a practicing architect with the Alameda, CA architectural firm MBHarch).

Evaluation

As noted above, as the building is less than 30 years of age and without potential exceptional qualities or values, neither has its contemporary development or architectural period been comprehended, under CEQA, 2655 Shattuck Ave. is not historic resource eligible.

Under the City of Berkeley's *Landmarks Preservation Ordinance (LPO)* and its Landmark/Structure of Merit criteria (per BMC section 3.24.110), there is no specific age threshold or criteria – though no resources of any such recent age have been so designated while the subject 1997 building is, again, predominately generic 1990s commercial design and construction. Its one unique characteristic is the retained front facade – the retained side facade is not of architectural interest – and which was designed by an historically important Berkeley architect, Ratcliff. However, there are a wide range of designated Berkeley landmarks in recognition of Ratcliff (28 by this author's count and undoubtedly

still others yet which must meet a high standard). Relative to which, this extant front facade is but a fragment so, relative to Ratcliff's oeuvre, is not preservation-worthy. Nor, yet again, was it given historical consideration previous to or at the time of the 1997 project (unlike another former, 1923 auto sales building that stands across Shattuck at 2600-2620, which was given consideration in the course of redevelopment when the far more substantive facades of which were intentionally and successfully retained).

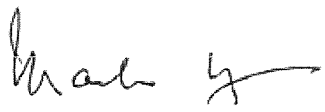
Per *LPO* Landmark/Structure of Merit criteria, the extant 1997 commercial building at 2655 Shattuck Ave.:

- Is not associated with historic social, cultural or economic developments of the City (LPO Section A.2).
- Is not worth preserving for usefulness as an educational force (LPO Section A.3).
- Does not embody or express the history of Berkeley, Alameda County, etc. (LPO Section A.4).
- Is not a "first, last, only or most significant architectural property of its type in the region" (LPO Sec.A.1.a).
- Is not prototypical or outstanding, nor is the existing building with its retained façade individually notable work of architecture or construction (LPO Sec.A.1.b and A.1.c).
- Is not worthy of preservation as part of the neighborhood, block, street frontage, or as part of a group of buildings that includes landmarks (LPO Sec.B.1).
- Is not contemporary with a designated landmark within the neighborhood (LPO Sec.B.2.a1) thus not equivalent or compatible in size, scale, style, materials or design to a nearby landmark (LPO Sec.B.2b)..
- Is not contemporary with an historic period or event of significance to the City (LPO Sec.B.2.a2).
- Is a negligible example of 1990s architectural design, its retained façade unexceptional (LPO Sec.B.2c).
- Has no identifiable historical significance to the City of Berkeley and/or to the neighborhood, etc. (LPO Sec.B.2d).

Consequently, the property and building at 2655 Shattuck Ave. are not potentially eligible as a City of Berkeley Landmark or Structure of Merit.

In conclusion, the subject property and building have no historic resource potential under federal, state or local jurisdiction. Neither, based on its indistinct commercial character, does the building appear to have the potential to acquire importance or value in the future.

Signed:



Mark Hulbert
Preservation Architect & Historic Resource Consultant

attached: figs.1-6 (pp.4-6)

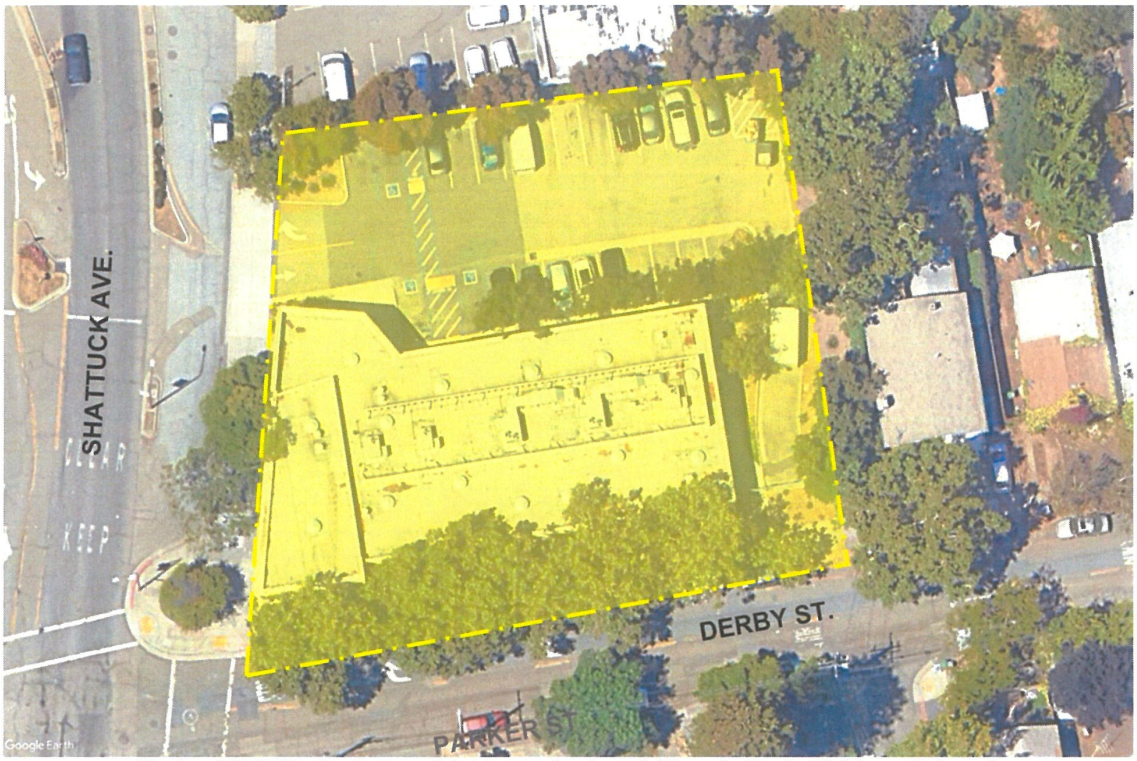


Fig.1 – 2655 Shattuck Ave. (highlighted) - Aerial (Google Earth 2024, north is up)

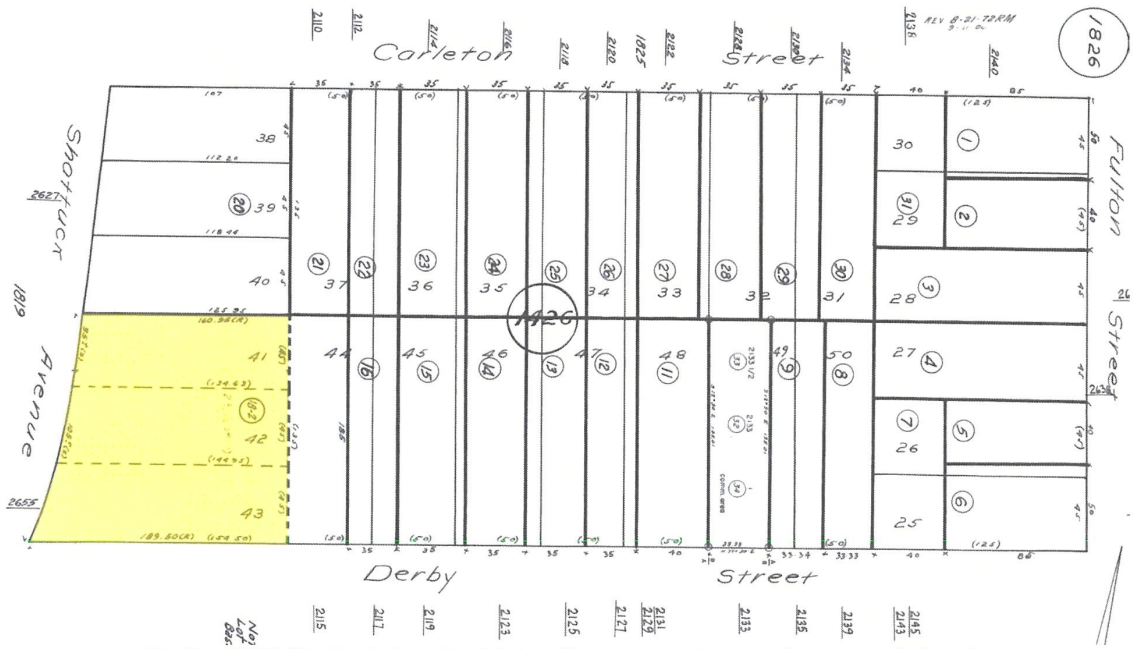


Fig.2 – 2655 Shattuck Ave. (highlighted) – Assessor's parcel map (north is up)



Fig.3 – 2655 Shattuck Ave. – North side and front (west) from Shattuck Ave. (Google Earth, 2024)





Figs.4-5 – 2655 Shattuck Ave. – Front (west) at left and south side at right (figs.4-6, MH 2024)



Fig.6 – 2655 Shattuck Ave. – Rear (east)

Attachment 5A

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

Affordable Housing Compliance Plan Form

You are required to submit an Affordable Housing Compliance Plan (AHCP) for Housing Development Projects[4] that are subject to the affordable housing requirements of BMC Chapter 23.328, Inclusionary Housing. The AHCP is an enforceable commitment that identifies the number and type of affordable, or Below Market rate (BMR) units, the amount of In-Lieu Fees, and/or the parcels of land (or portions thereof) that will be provided and/or paid by the applicant to comply with those requirements.

The Department of Planning and Development's Land Use Division and the Department of Health, Housing, and Community Services use the information from this form and the related sheets to confirm which provisions of the City's affordable housing requirements apply to your project, and if the project complies.

Please complete the entire form. If a section doesn't apply, enter "n/a." If selecting the option to provide an alternative unit size mix or option to dedicate land, please complete the entire AHCP form and staff will contact you to discuss approval for these discretionary options.

You may be asked to revise this form to reflect the approved project during the permit review process and/or required plan sheets.

The Preliminary AHCP is required with a Zoning Permit or Zoning Certificate application. It is intended to provide estimates to the Applicant and City, and inform conditions of approval on discretionary zoning permits. See the **applicable pre-application and/or zoning submittal requirements** to determine if a Preliminary AHCP is needed for your project.

The Final AHCP is required with the first building permit application for construction, and will include the total fee amount due for projects electing to pay an In-Lieu Fee. The In-Lieu Fee can be paid any time prior to the issuance of the project's Certificate of Occupancy or Temporary Certificate of Occupancy (as applicable).

INDICATE AFFORDABLE HOUSING COMPLIANCE PLAN (AHCP) TYPE (CHECK ONE)

☑ Preliminary Affordable Housing Requirements (Land Use Entitlement)

☐ Final Affordable Housing Requirements (Building Permit)

1. PROJECT AND APPLICANT INFORMATION

Project Name:

2655 Shattuck

Project Address:

2655 Shattuck Ave.
Berkeley, CA
94704

Zoning Project Number:

TBD

Building Permit Number (Final AHCP only):

TBD

Applicant Name:

S.H. Kay, LLC (Yochai Kidron)

Applicant Email:

kidron1@comcast.net AND till@studiokda.com

NOTES

[4] **HOUSING DEVELOPMENT PROJECT** means a development project, including a Mixed-Use Residential project **(as defined in 23.502.020(M)(13)**, 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 **(BMC 23.328.020(E))**.

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

2. PROJECT SUMMARY INFORMATION –
THIS INFORMATION IS USED TO ESTIMATE THE TOTAL NUMBER OF REQUIRED BMR UNITS

Does the project use Density Bonus?

☑ YES ☐ NO

Total Density Bonus Units

97

Does the Demolition Ordinance (BMC 23.326) apply to the project?

☑ YES ☐ NO

Total units to be demolished

0

Total affordable replacement units required

0

(separate calculation required, Gov. Code §65589.5)

Total units replaced (affordable and market-rate)

0

A. Total Residential Unit Floor Area[5] (square feet)
(Entire proposed project)

59698

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

E. Other Compliance Option
(alternative unit size mix or option to dedicate land)

☐ YES ☑ NO

Indicate Project Type (Check One) ☐ Ownership ☑ Rental

3. PLEASE INDICATE HOW THE PROJECT WILL FULFILL THE AFFORDABLE HOUSING REQUIREMENTS

3.A. PROVISION OF ON-SITE

The following provisions apply:

- BMR units cannot exceed three bedrooms
- At least 50 percent of the required Affordable Units in the Housing Development Project must be designated as affordable to Very-Low Income Households (round up for fractional numbers).
    - Up to a maximum requirement of 10 percent of the total units in the Housing Development Project if the project provides more Affordable Units than are required by BMC Chapter 23.328

Please complete the table by noting the number of units in each category.

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**

[5] See BMC 23.328.020 Definitions

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

3.B. OPTION TO PAY AN IN-LIEU FEE

Housing Development Projects may provide less than the required number of on-site BMR units and pay a proportionately reduced In-Lieu Fee, calculated as follows:

The Fee Per Square Foot
multiplied by
the **Total Residential Unit Floor Area**
of a Housing Development Project,
multiplied by
the **Percentage of the Applicable Requirement Remaining** after accounting for any on-site Affordable Units provided.

Projects that do not provide any Affordable Units on-site will have an applicable requirement multiplier of one.

The in-lieu fee for Density Bonus Projects is calculated using the base project residential unit floor area only:

The Base Project Residential Unit Floor Area (BP RUFA)
is equal to:
the Final Residential Unit Floor Area (FP RUFA)
divided by
One plus the Density Bonus percentage taken (DB %)
BP RUFA = FP RUFA / (1+DB%)

AFFORDABLE HOUSING FEE DUE

Per Square Foot Fee
based on Total Residential Unit Floor Area, see Fee Schedule on Page 1) (Base Project only for density bonus projects)

56.25

X

Total Residential Unit Floor Area (square feet)
(Base Project only for density bonus projects)

39799

X

In Lieu Fee percentage calculation*:
(Affordable Units required – affordable units provided) / Affordable Units required)

(*projects that provide no on-site Affordable Units have a multiplier of 1)

23%

TOTAL FEE DUE

$514,899.56

EXAMPLE CALCULATIONS:
50,000 square foot 100-unit project providing 15 Affordable Units

A **Total Residential Unit Floor Area[5] (square feet)**
RUFA (Base Project RUFA only for density projects)

50,000 square feet

B **Total Residential Units**
(Base Project only for density bonus projects)

100

C **Total BMR Units required (20% of B)**

20

D **Total BMR Units Proposed**

50% AMI (Very Low Income)	8
80% AMI (Lower Income)	7
TOTAL BMR Units	15

Per Square Foot Fee
based on Total Residential Unit Floor Area
(Base Project only for density bonus projects)

$56.25

X

Total Residential Unit Floor Area (square feet)
(Base Project only for density bonus projects)

50,000 square feet

X

In Lieu Fee percentage calculation*
(Affordable Units required – affordable units provided) / Affordable Units required)

(*projects that provide no on-site Affordable Units have a multiplier of 1)

25%
((20-15)/20 = 0.25)

TOTAL FEE DUE

$703,125

[5] See BMC 23.328.020 Definitions

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

SECTION 4 REQUIRED PLAN SHEETS (LAND USE ENTITLEMENT PLANS AND BUILDING PERMIT PLANS)

REQUIRED AHCP PLAN SHEETS

In addition to completing this form, the land use entitlement and building permit plans for your housing development project must demonstrate compliance with the applicable affordable housing provisions. If your project includes a discretionary zoning permit, the entitlement plans must include a Preliminary AHCP plan sheet(s), and all building permits for construction must include a Final AHCP plan sheet(s).

What needs to be in the plans to demonstrate compliance with the City's affordable housing regulations?

The applicable AHCP plan sheets with the applicable information (listed below) must be in sequential pages near the beginning of your plan set and labeled as "Preliminary or Final Affordable Housing Compliance Plan Sheet." Having this information together in the plans will make locating the information easier during project and plan review, and provide transparency to the public. A sample plan set page is attached for reference (see Exhibit A). You will receive corrections from your zoning reviewer if information is not displayed properly in the plan set.

ALL PROJECTS: APPLICABILITY AND REQUIREMENTS OF BMC CHAPTER 23.328 INCLUSIONARY HOUSING

- Residential unit floor area diagrams* showing the floor area that is included and excluded from calculation. Diagrams must be consistent with and separate from the architectural floor plans and include:
  - Schematic diagrams of each floor or level, including mezzanines
  - Indicate floor area by use with shading, color, and/or callouts
  - Dimension all areas of the project that qualify as residential unit floor area, and provide the square footage of each area
  - Tabulation of the total residential unit floor area according to the diagrams
- Calculation of the number of required and proposed BMR units (Base Project only for density bonus)
- Calculation of 100% In-Lieu fee (provide even if on-site units are proposed)

* Diagrams should reflect the whole project (base and bonus), and provide a calculation of the Base Project Residential Unit Floor Area (RUFA) for projects that utilize state density bonus. *(See page 5)*

ON-SITE BELOW MARKET RATE (BMR) UNITS (ALL OR COMBINATION)

Any on-site BMR units
(BMC 23.328.030(A) Requirement to Construct Affordable Units

- Unit summary table by floor of BMR and market-rate units, with bedroom counts
- Alternate mix of unit types, if applicable
  - Calculations for 20 percent of residential unit floor area (must be a mix of affordable units that are either two- or three-bedrooms)

IN-LIEU FEE (ALL OR COMBINATION)

Payment in-lieu of providing some or all required affordable units on-site (BMC Section 23.328.030(B) Option to Pay In-Lieu)

In-Lieu Fee per Resolution No. 70,698-N.S. calculated as follows: the fee per square foot multiplied by the total Residential Unit Floor Area of a Housing Development Project, multiplied by the percentage of the applicable requirement remaining after accounting for any on-site Affordable Units provided. Projects that do not provide any Affordable Units on-site will have an applicable requirement multiplier of one. *(See page 5)*

The In-Lieu Fee per square foot is based on the residential unit floor area of the project (base project only if utilizing State Density Bonus provisions). *(See page 5)*

STAFF ADMINISTRATION USE ONLY

This Affordable Housing Compliance Plan (AHCP) is certified in compliance with BMC Chapter 23.328, Inclusionary Housing.

LAND USE
Preliminary/Final AHCP
Name, Title:

Signature: Date:

HHCS
Preliminary/Final AHCP
Regulatory Agreement executed (due prior to issuance of first building permit for construction:
☐ Yes ☐ No ☐ Not Applicable
In Lieu Fee payment complete (due prior to first occupancy):
☐ Yes ☐ No ☐ Not Applicable
Name, Title:

Signature: Date:

Attachment 3i

PUBLIC ART ON PRIVATE DEVELOPMENT PROGRAM
Allocation Declaration

Civic Arts Program
Office of Economic Development
City Manager's Office

(For Use by Applicant Only)

Project Address:	Project Title:
2655 Shattuck Avenue	2655 Shattuck
Description of Project:	Total Building Permit Valuation:
Residential / comm.mixed use	19,070,694
Point of Contact (Name & Title):	Organization Name & Mailing Address:
Yochai Kidron	S.H. Kay, LLC
Telephone:	Email:
510-928-5148	kidron1@comcast.net + till@studiokda.com

Declaration

I certify that I am the property owner, authorized agent of the property owner or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this declaration. I declare that I shall comply with the requirements of City of Berkeley Municipal Code Section 23C.23.050 in the manner indicated below:

- ☐ Placement of artwork(s) on the premises valued at 1.75% of the total building permit valuation for the development. [1.75% = $_____]
- ☐ A combination: include on-site publicly accessible artwork valued at less than 1.75%, with an amount equal to 80% of the difference in value paid to the City as an in-lieu fee.
- ☑ Depositing into the City's Public Art Fund, payment of an in-lieu fee equal to 0.8% of the total building permit valuation for the development.[0.8% = 152,565]

Applicant Signature: _____ **Date:** 5/15/24

(For Use by City of Berkeley Only)

☐ Apply an in-lieu fee of 0.8% equaling $ 152,565	Authorized Signature, Title, Date:
☐ Approved for Public Art Plan	Authorized Signature, Title, Date:
☐ Apply Administrative Fee (5%) for On-Site Publicly Accessible Art	Authorized Signature, Title, Date:

2180 Milvia Street, 5th Floor, Berkeley, CA 94704 | https://www.cityofberkeley.info/Public_Art_on_Private_Development_Program.aspx
TEL: 510-981-7533 | Email: civicarts@cityofberkeley.info

Internal

Planning and Development Department
Land Use Planning Division

Till Houtermans
Studio KDA
1810 Sixth Street
Berkeley, CA 94710

Sent via email to:
till@studiokda.com

Re: Application Status Incomplete No. 1– Zoning Permit #ZP2024-0057 for 2655 Shattuck

Dear Till Houtermans,

Thank you for the Zoning Permit application submittal received on May 20, 2024, for an Use Permit to demolish an existing commercial building and construct a 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. The application has been evaluated for completeness with the submittal checklist and application guidelines.

Pursuant to the Permit Streamlining Act (Government Code Chapter 4.5 Title 7), the application has been deemed incomplete as of June 12, 2024. Please prepare and resubmit the following required information, as described in the Zoning Project Application Submittal Requirements:

1. **Site Plan** – On the Site plan include the species of the existing trees on the site. For existing Coast Live Oak trees, provide an associated Arborist Report.

2. **Pre Application Neighborhood Contact**
   - Provide the list of addresses to whom notice was provided/ mailed to
   - Verify that the "Click 2 Mail" service is a certified mail service and verify that notice was either delivered or that an delivery attempt was made

Advisory comments – Application Processing Review.
During the course of review, the project planner may request that the applicant correct, clarify, amplify, or otherwise supplement the details provided in the application according to the Zoning Project Application Submittal Requirements. This may result in revisions to the information provided with your submittal, additional fees for zoning permits, CEQA review costs, and other processes/reviews, as needed based on the City's adopted fee schedule.

Next Steps

Please submit responses to **all** requested items at once, and not incrementally. Please be aware that under SB330 (Government Code Section 65941.1(a)(d)(2)), the applicant must submit the information in this incomplete letter within 90 days of the date of this letter. If the applicant does not submit this information within the 90 days period (**September 10, 2024**), then the preliminary application shall expire and have

no further force or effect. Please use this BOX link for your project and email me when you've uploaded. Once revised information is submitted, staff will review for application completeness within 30 days.

If you have any questions about the requested information, please reach out to me directly. Thank you in advance for your cooperation.

Sincerely,

Katrina Lapira (she/her)
Associate Planner
klapira@berkeleyca.gov

DATE: **July 26, 2024**

TO: **Katrina Lapira, Associate Planner**

FROM: **Till Houtermans (Studio KDA)**

SUBJECT: **Response to Incomplete Letter No. 1**
Project #: ZP2024-0057
Address: 2566 Shattuck

Dear Katrina,

Thank you for your review of the project application for 2655 Shattuck Avenue. This letter and attached materials are in response to the incomplete emailed on June 12, 2024.

Comment / ***Response***

1. Site Plan – On the Site plan include the species of the existing trees on the site. For existing Coast Live Oak trees, provide an associated Arborist Report.

Response: Existing tree names have been added to sheet A100.A, Site Plan (see revision cloud #1). Additionally, please see letter from Landscape Architect noting that there are no Live Oak trees on the project site (240726_2655 Shattuck Ave_Oak Tree Statement.pdf). The only Live Oak is a Black Oak and is located on city property in the city designated circular planter at the corner of Derby and Shattuck Avenue. See attached letter and revised site plan.

2. Pre-Application Neighborhood Contact

o Provide the list of addresses to whom notice was provided/ mailed to

o Verify that the "Click 2 Mail" service is a certified mail service and verify that notice was either delivered or that a delivery attempt was made

Response: Addresses for mailing were provide by city staff via an excel file include in this response for reference. Additionally, see included tracking document titled "TrackingDataClick2MailOrder24852908.pdf," for the addresses the flyer was sent to, along with the status of delivery, see column titled "Scan Status."

Thank you,

Till Houtermans

July 18, 2024

DRCP2024-0005

Project: 2655 Shattuck Avenue
Subject: DRC Completeness Review – Existing Tree Assessment, Oak Tree Statement

Landscape Architect
Christian D. Macke, Principal, PLA #6220
CMacke@122westdesign.com
707.242.1939

Dear Ms. Burns,

This letter is to confirm that there are no Oak tree species (*Quercus spp.*) on the property that are proposed to be removed.

The only Oak that may be affected by this development is a Black Oak (*Quercus kelloggii*) and is located in the city-designated circular planter at the corner of Derby and Shattuck Avenue. This tree is proposed to remain in place. However, it is noted that the tree appears to be in poor health with dieback at the ends of branches and overall lacking in vigor.

Sincerely,

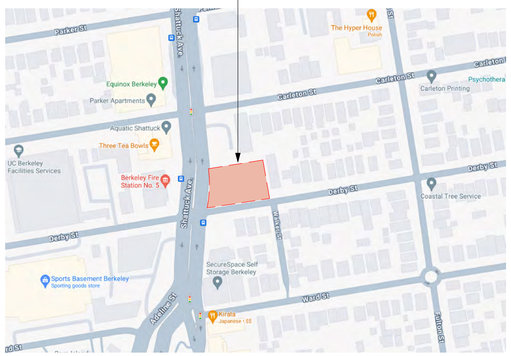
Christian D. Macke
Landscape Architect, PLA #6220

2655 SHATTUCK AVE.

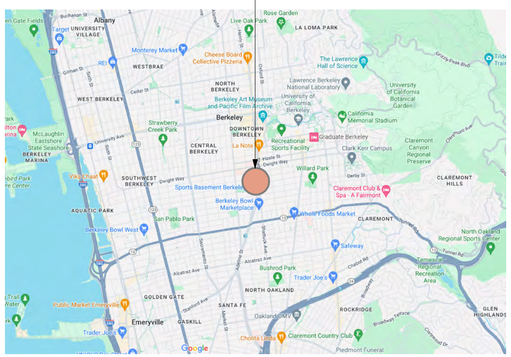
2655 SHATTUCK AVE., BERKELEY, CA 94704

KDN01 - SB330 ENTITLEMENT APPLICATION - 07/23/2024

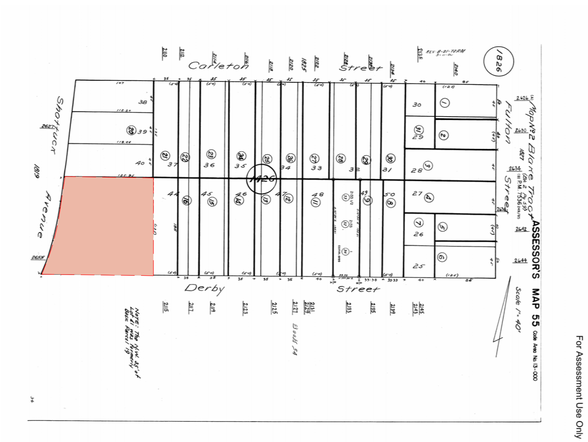




6 PROJECT LOCATION



5 VICINITY MAP



4 PARCEL MAP

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

JOE KIDRON
kidron1@comast.net

CIVIL:
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1 PROJECT CONTACTS

SHEET LIST

Sheet Number	Sheet Name	5/15/24 SB330 ENTITLEMENT APP
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	•
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 ENTITLEMENT APP
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	•
A100.C	PROPOSED LIGHTING PLAN - GROUND FLOOR	•
A101	PROPOSED GROUND FLOOR PLAN	•

SHEET LIST

Sheet Number	Sheet Name	5/15/24 SB330 ENTITLEMENT APP
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	•
A400	PERSPECTIVE VIEWS	•
A401	PERSPECTIVE VIEWS	•
A402	PERSPECTIVE VIEWS	•

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

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

SB330 ENTITLEMENT APPLICATION

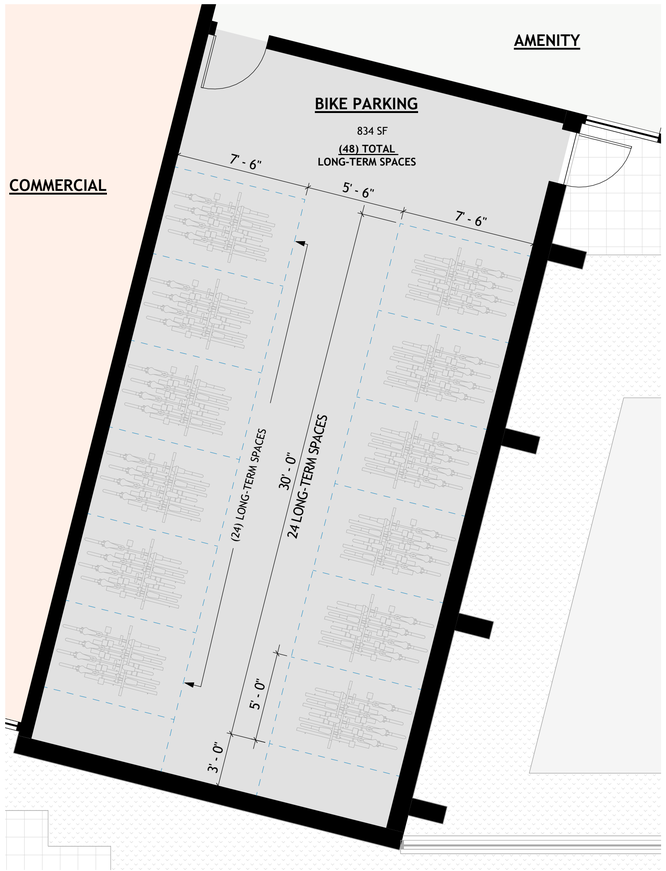
△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

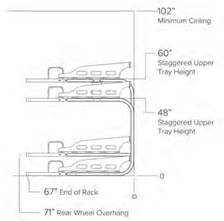
TITLE SHEET

G000



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

DERO | Dero Duplex — Submittal Sheet

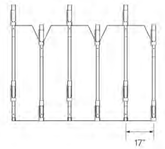


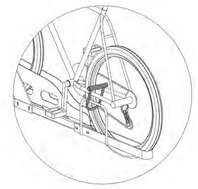
CAPACITY Varies per configuration
Minimum 6 bike system required for stability

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.



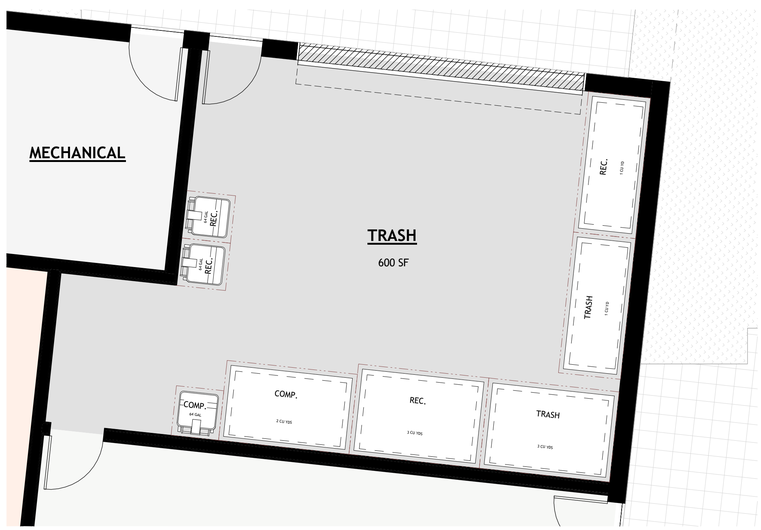


U-lock compatible

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

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		
SIDE YARD SETBACK (NORTH):	81'	0	3'	1'-6"		
STREET SIDE SETBACK (SOUTH):	1'	0	0	0		
REAR YARD SETBACK (ABBUTTING RES.):	40'	10' @ 35' 20' @ 45'	20'	20'		
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	57,843	83,479		
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	3.5		REQUEST WAIVER
USABLE OPEN SPACE (UOS) - SF:	N/A	3,880	2,600	4,292	*40 SF / UNIT*	
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		
FAÇADE TRANSPARENCY						
COMMERICAL TRANSPARENCY:	N/A	65% MIN.	N/A	1	*927 SF (Glazing) / 1,508 SF (Façade)*	
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*	



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

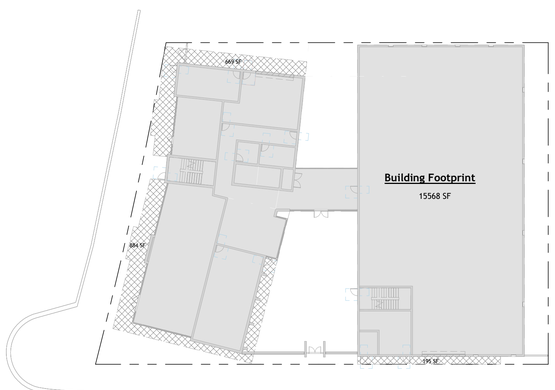
2655 SHATTUCK AVE.
Waste, Recycling, & Compost Calculation

Units	97
Bedrooms	135
Excess Capacity Factor	1
	135

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

Container Calculation

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



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 KANE
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

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%

Residential Support:	822
Commercial:	2,117
Total Gross SF:	83,479

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

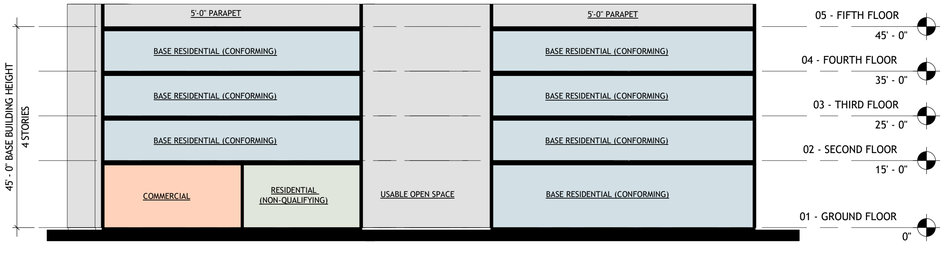
Level	Area
U.O.S.	
01 - GROUND FLOOR	2963 SF
	2963 SF

USABLE OPEN SPACE SUMMARY:

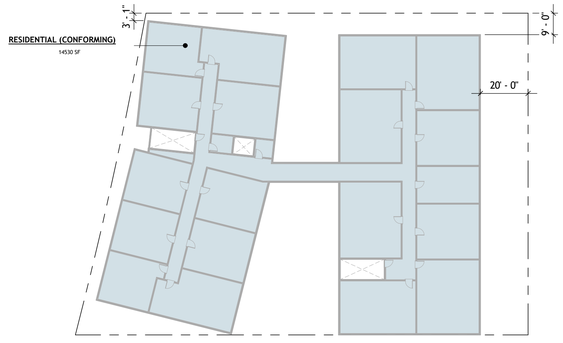
UOS REQUIRED: 40 SF / UNIT
40 SF x 65 UNITS = 2,600 SF
TOTAL PROPOSED: 2,963 SF

BASE PROJECT: LEGEND

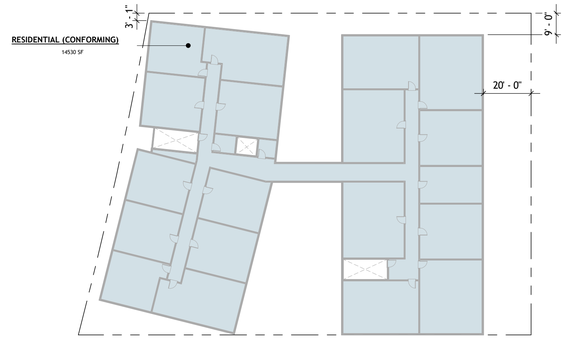
- COMMERCIAL
- NON-QUALIFYING RESIDENTIAL AREA
- RESIDENTIAL AREA
- U.O.S.



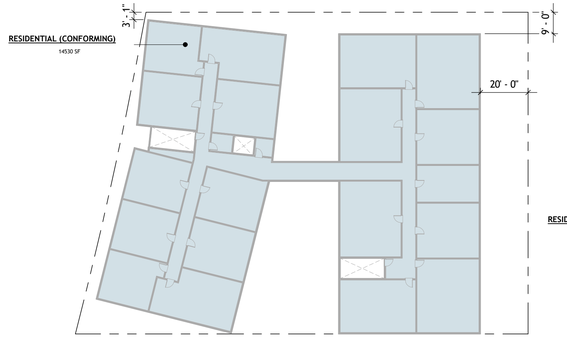
5 BASE PROJECT SECTION
1/16" = 1'-0"



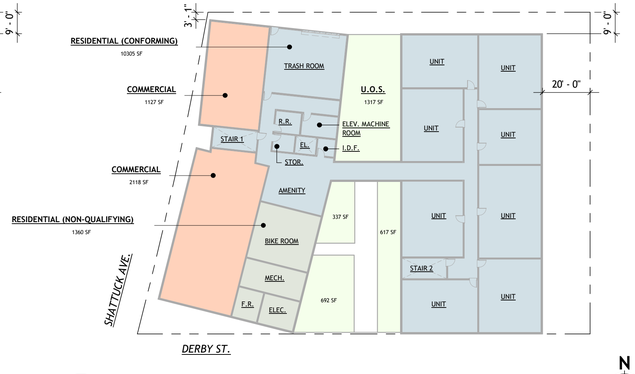
4 LEVEL 4
1" = 30'-0"



3 LEVEL 3
1" = 30'-0"



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
DANIEL FEIDELSON KANE
No. C-31802
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

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	

Residential Support:	822
Commercial:	2,117
Total Gross SF:	83,479

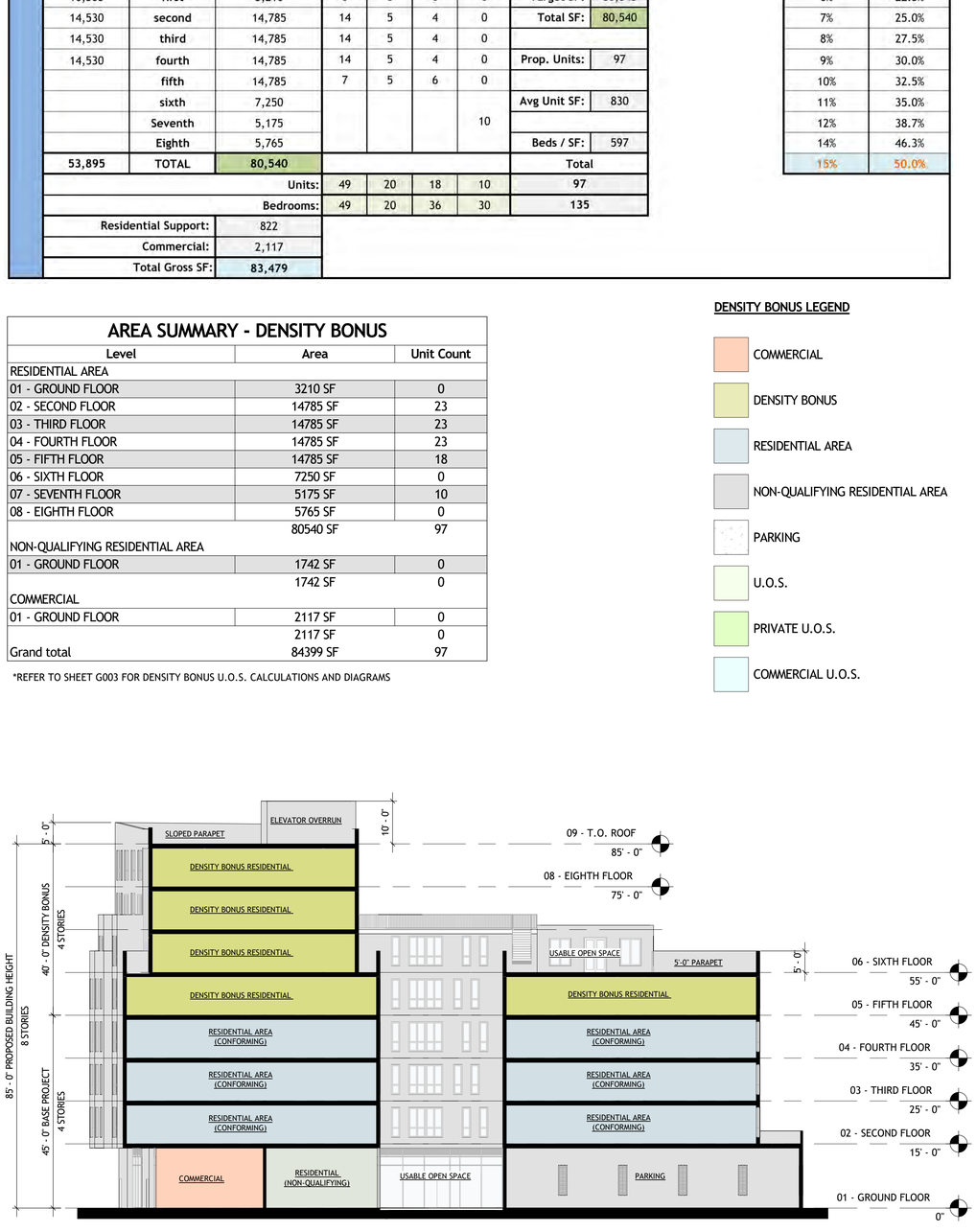
AREA SUMMARY - DENSITY BONUS

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.



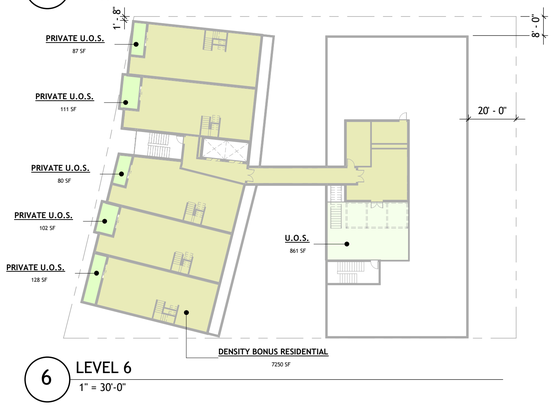
9 DENSITY BONUS PROPOSED SECTION
1/16" = 1'-0"



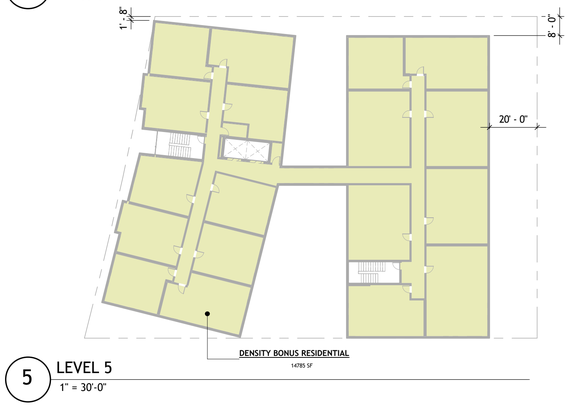
8 LEVEL 8
1" = 30'-0"



7 LEVEL 7
1" = 30'-0"



6 LEVEL 6
1" = 30'-0"



5 LEVEL 5
1" = 30'-0"



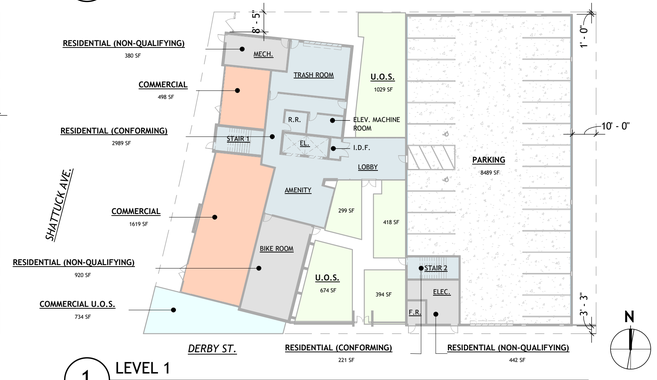
4 LEVEL 4
1" = 30'-0"



3 LEVEL 3
1" = 30'-0"



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

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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

DENSITY BONUS CALCULATIONS & DIAGRAM

G002.B

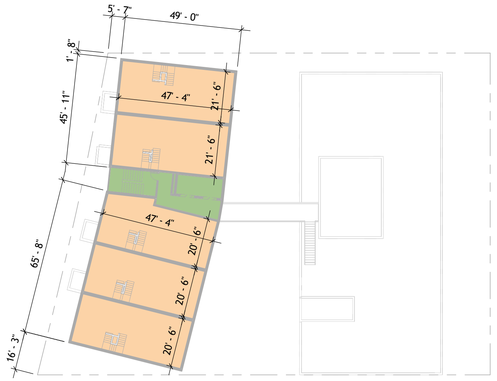
Base Project Floor	Residential Unit Floor Area (SF)	# of Residential Units
02 - SECOND FLOOR	11429 SF	23
03 - THIRD FLOOR	11419 SF	23
04 - FOURTH FLOOR	11419 SF	23
05 - FIFTH FLOOR	11571 SF	18
06 - SIXTH FLOOR	5150 SF	0
07 - SEVENTH FLOOR	3731 SF	10
08 - EIGHTH FLOOR	4978 SF	0
TOTAL:	59698 SF	97

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

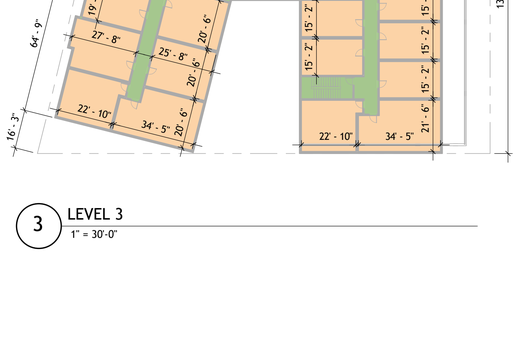
- COMMERCIAL
- RESIDENTIAL UNIT FLOOR AREA
- CIRCULATION
- AMENITY
- PARKING
- UTILITY
- P.O.P.O.S.
- U.O.S.
- PRIVATE U.O.S.



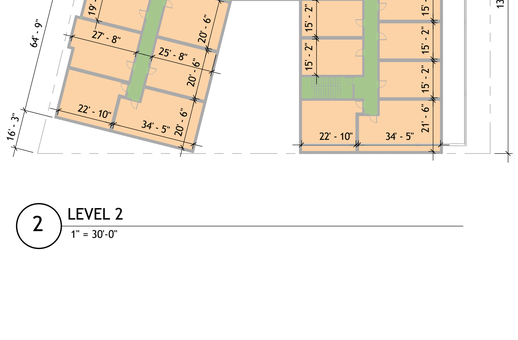
8 LEVEL 8
1" = 30'-0"



7 LEVEL 7
1" = 30'-0"



6 LEVEL 6
1" = 30'-0"



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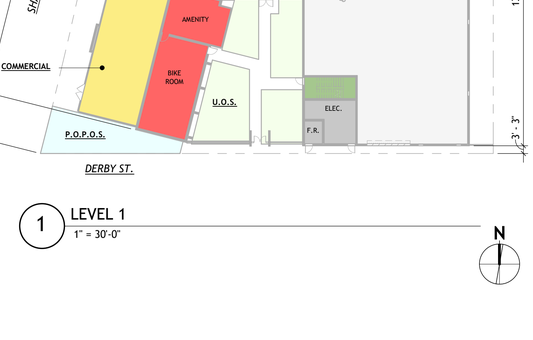
1" = 30'-0"



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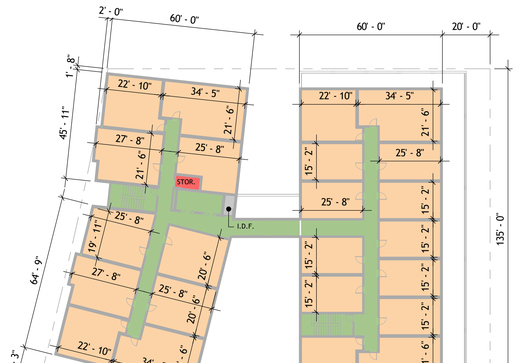

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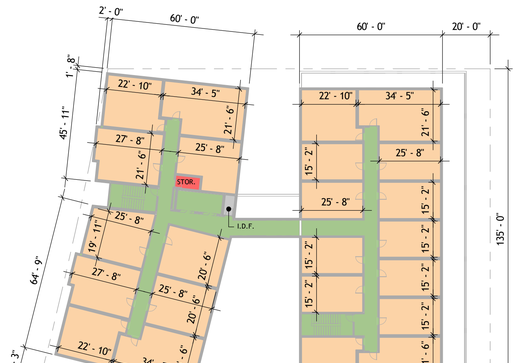

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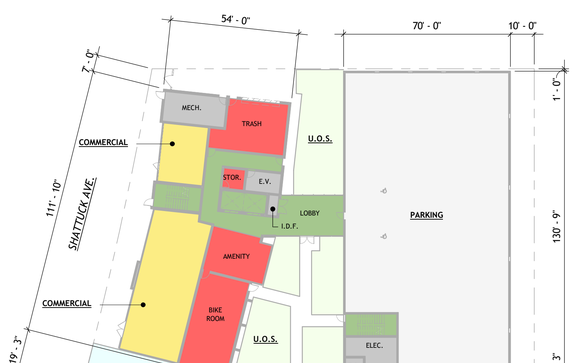

1 LEVEL 1
1" = 30'-0"

N

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STATE OF CALIFORNIA

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	5/15/24	SB330 APPLICATION

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

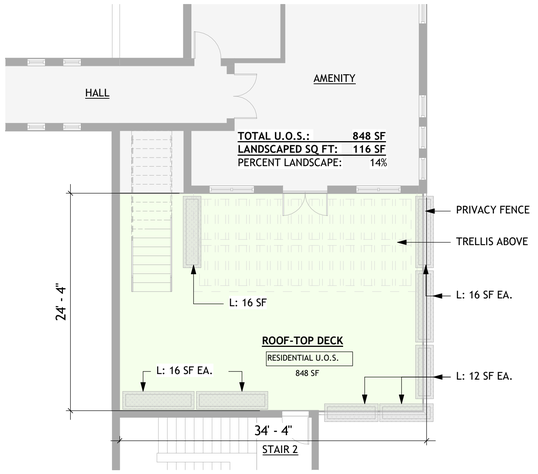
AFFORDABLE HOUSING COMPLIANCE PLAN

G002.C

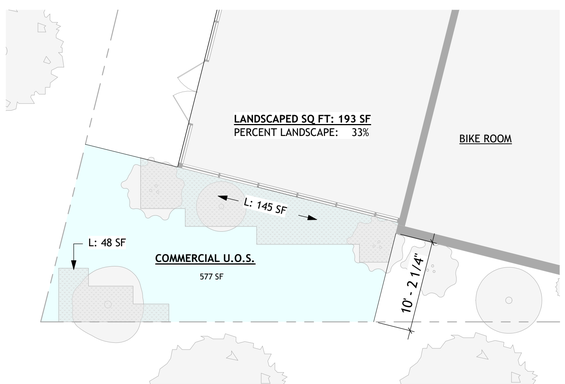
U.O.S. SUMMARY - DENSITY BONUS						
Floor	Total U.O.S.	Public U.O.S. Hardscape (S.F.)	Public U.O.S. Landscape (S.F.)	Private U.O.S. (S.F.)	Names/Locations	
1	2,718	1,425	1,293	0	Exterior Courtyard + Amenity Garden	
2	0	0	0	0	N/A	
3	0	0	0	0	N/A	
4	0	0	0	0	N/A	
5	0	0	0	0	N/A	
6	1,356	1,240	116	508	Roof-Top Deck + Private Balconies	
7	218	218	0	218	Private Balconies	
8	0	0	0	0	N/A	
Residential:	4,292	2,883	1,409	726	*3,880*	*SF Required (40 SF / Unit)*
			40%		*1,409*	*SF Landscape Required (40% of UOS)*
Commercial:	577	384	193	0	*42*	*SF Required (1 SF / 50 SF)*
			33%			

USABLE OPEN SPACE

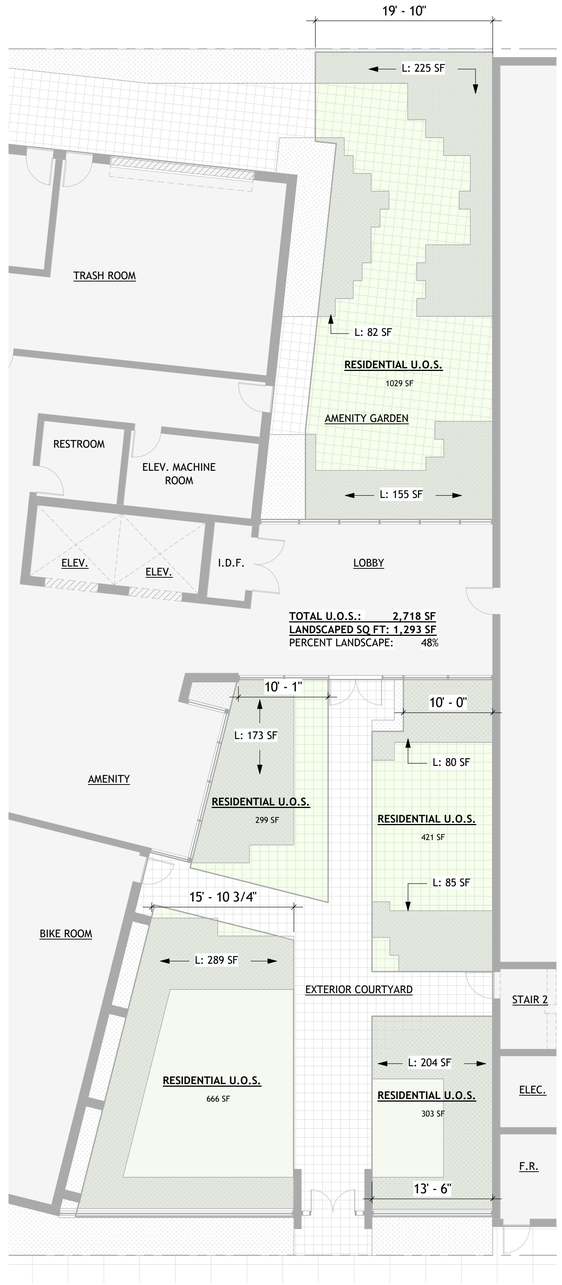
- COMMERCIAL U.O.S.
- NON-U.O.S.
- PRIVATE U.O.S.
- RESIDENTIAL U.O.S.



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"



3 LEVEL 7
3/64" = 1'-0"

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



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

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△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

OPEN SPACE CALCULATIONS

G003



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

2 STREET CONTEXT ELEVATION - PROPOSED
NOT TO SCALE



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

1 STREET CONTEXT ELEVATION - EXISTING
NOT TO SCALE

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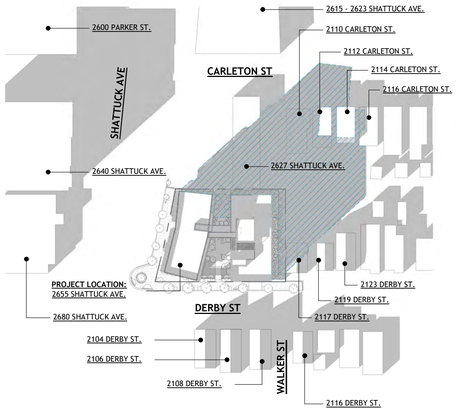
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

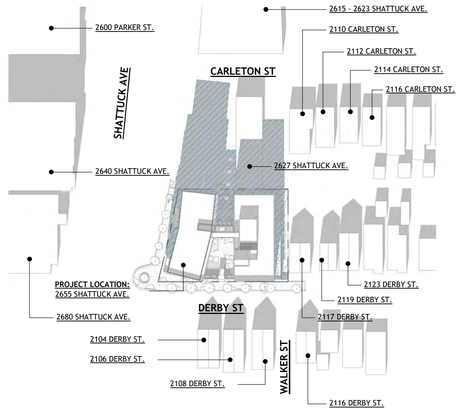
ISSUE DATE: 07/23/2024

STREET CONTEXT ELEVATIONS

G004



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



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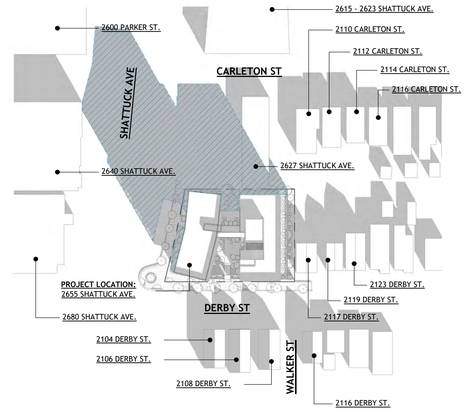

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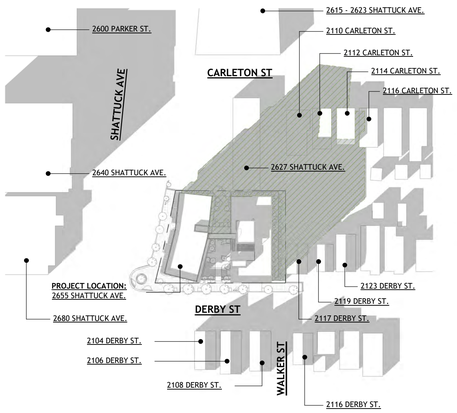

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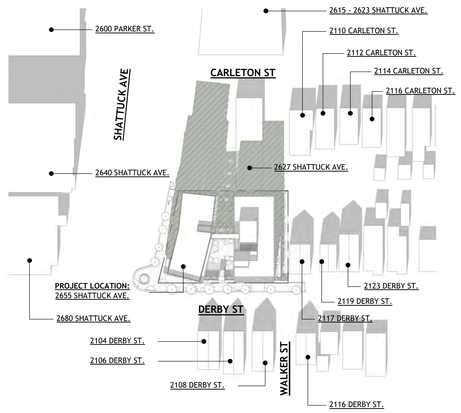

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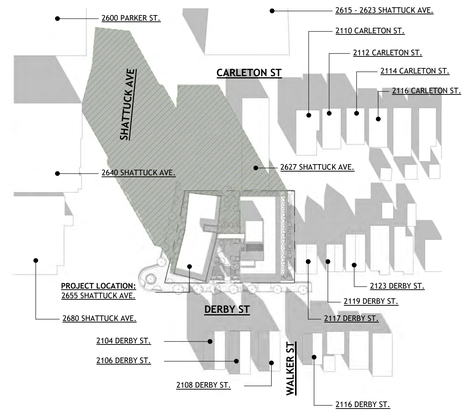

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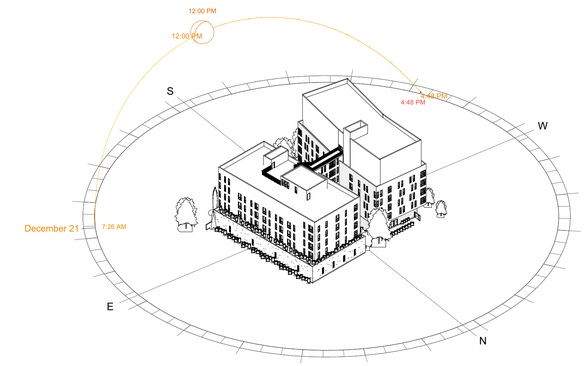
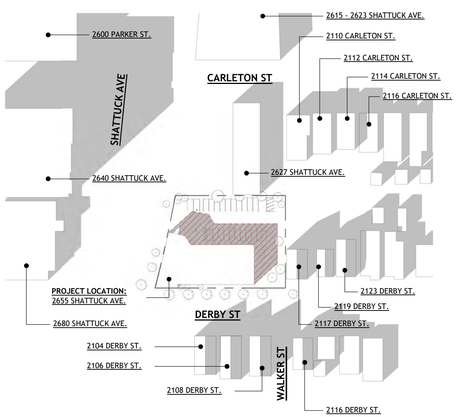


2 DECEMBER 21ST - SUN PATH
(SUNRISE - SUNSET)



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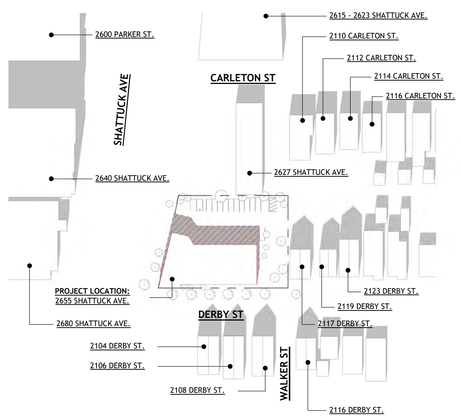

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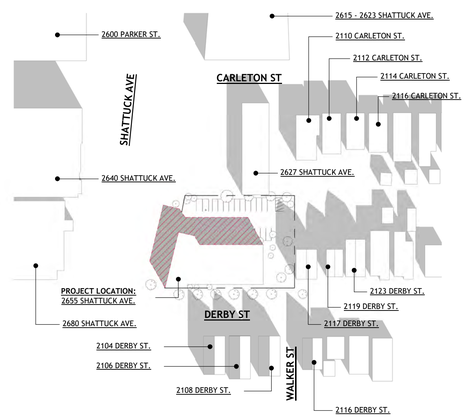

3 12/21 - 9:26 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

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STATE OF CALIFORNIA

DRC REVIEW

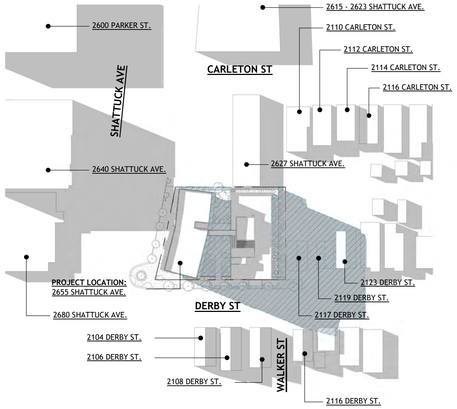
△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

SHADOW STUDIES - DECEMBER, 21ST

G020



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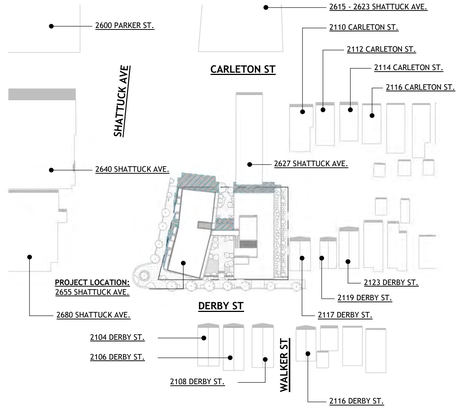

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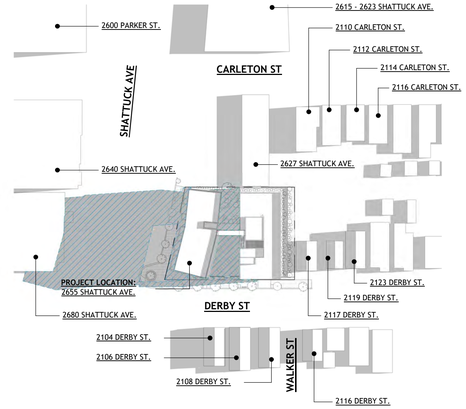

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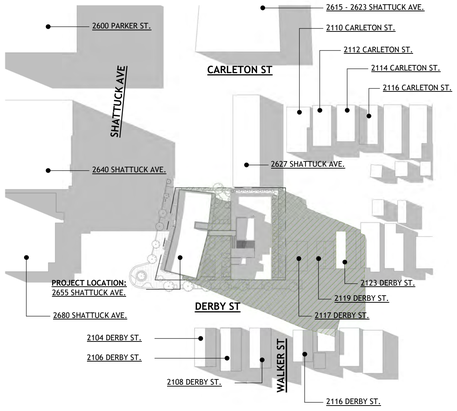

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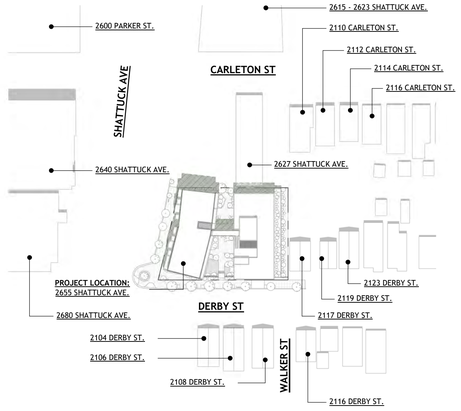

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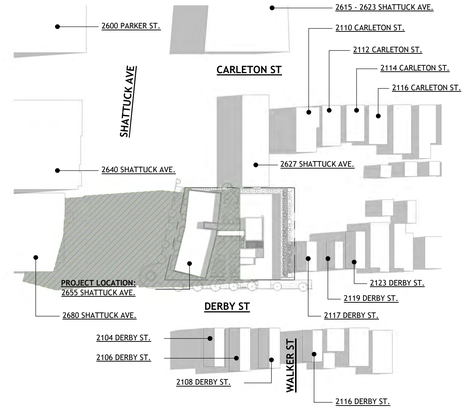

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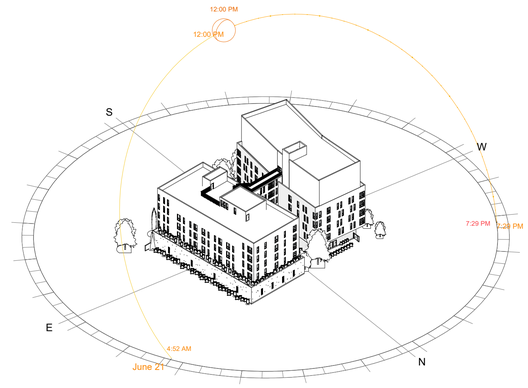
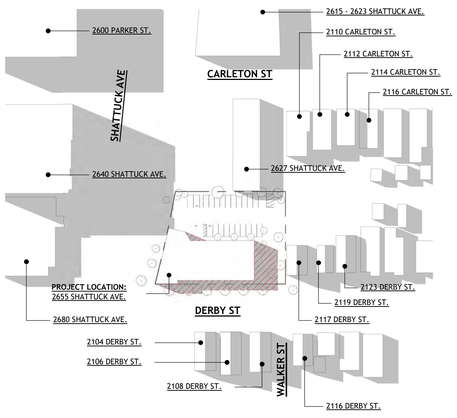


4 JUNE 21ST - SUN PATH
(SUNRISE - SUNSET)



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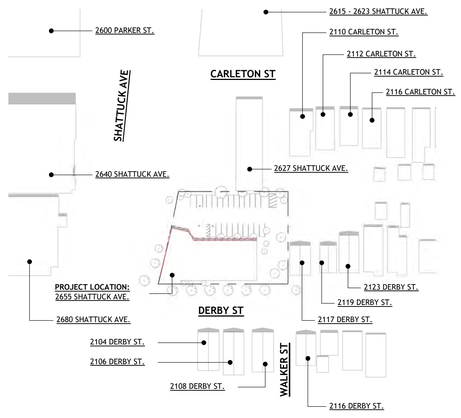

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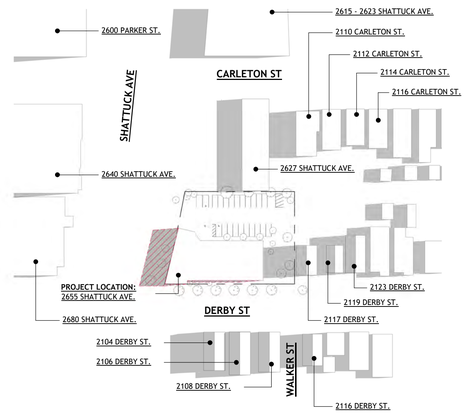

1 06/21 - 6:52 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

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2655 SHATTUCK AVE.,
BERKELEY, CA 94704

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

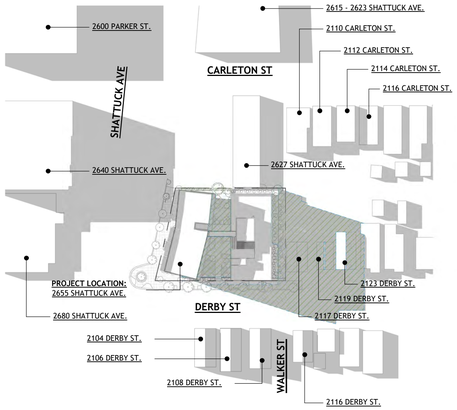
DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

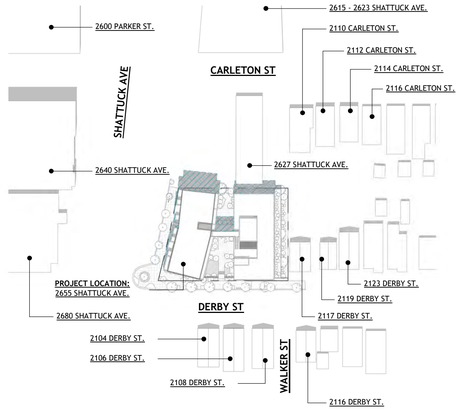
PROJECT NO: KDN01
ISSUE DATE: 07/23/2024

SHADOW STUDIES - JUNE 21ST

G021



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



9 5/21 - 12:00 PM - COMBINED
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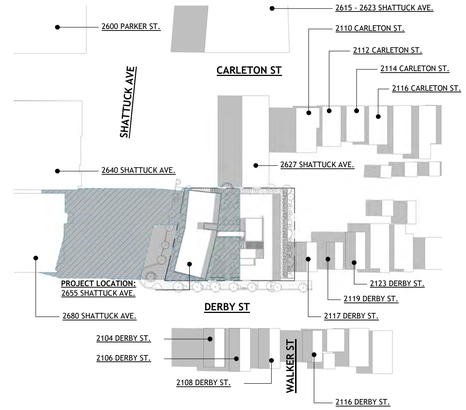

8 5/21 - 7:00 AM - COMBINED
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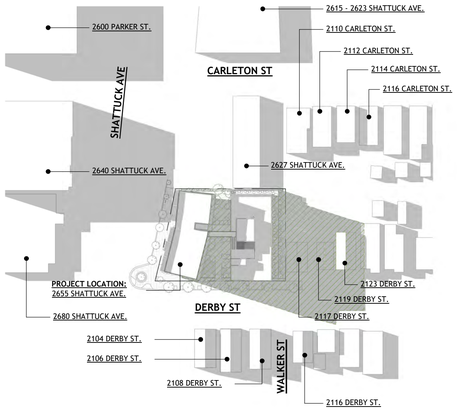
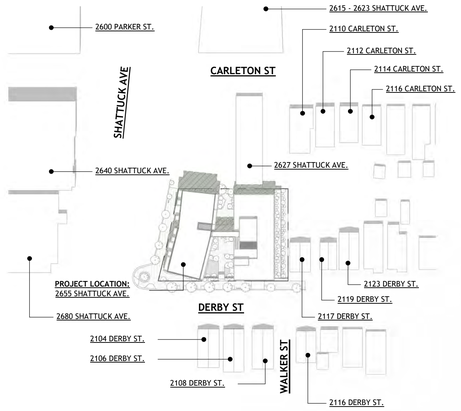
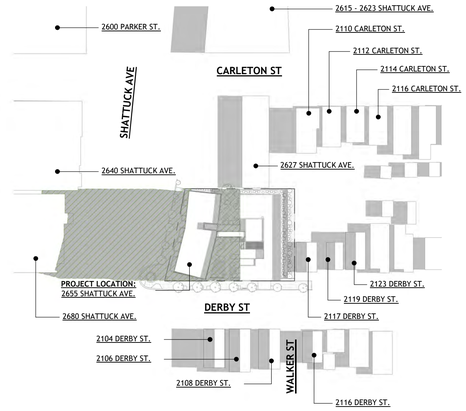


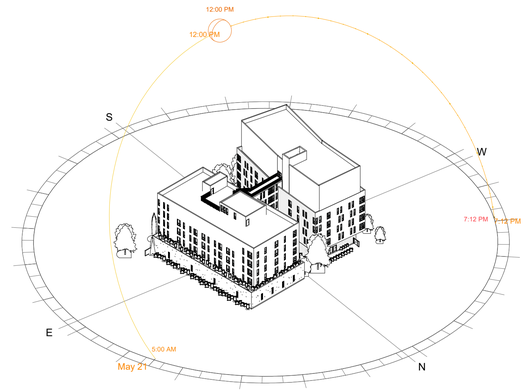
7 5/21 - 5:12 PM - PROPOSED
1" = 100'-0"



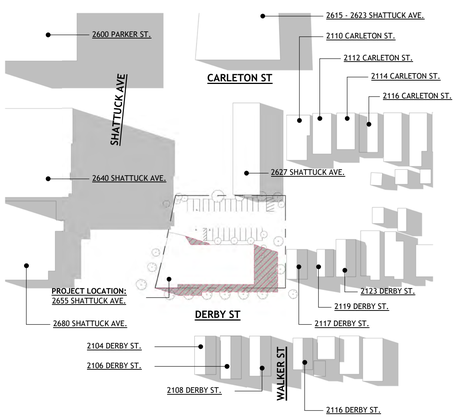
5 5/21 - 12:00 PM - PROPOSED
1" = 100'-0"



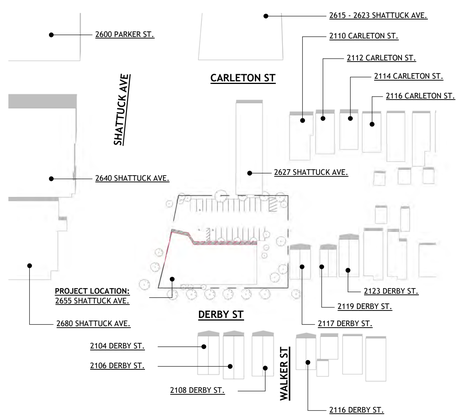
6 5/21 - 7:00 AM - PROPOSED
1" = 100'-0"



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



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



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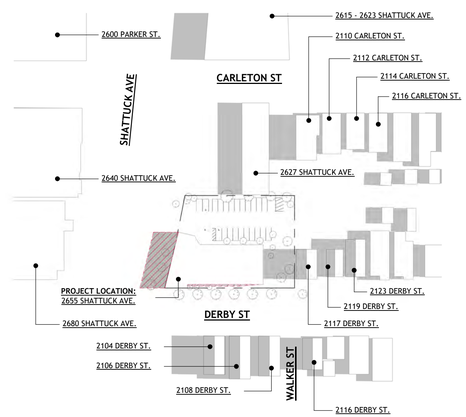
1" = 100'-0"



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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SHADOW STUDIES - MAY 21ST

G022

NEW HOME RATING SYSTEM, VERSION 9.1

GreenPointRATED

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 (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, HE.1, JS.1, JS. O1

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

Project Name: 2655 Shattuck Avenue
2655 Shattuck Avenue;
Berkeley
94704

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

POINTS REQUIRED (Minimum Points / Targeted Points)

Points Achieved	Community	Energy	IAQ/Health	Resources	Water
0	2	25	6	6	6
120.0	10.5	45.0	29.0	14.5	22.5

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	CALGreen							
Yes	**CALGreen Res** (REQUIRED)	Y						
	A. SITE							
No	**A1. Construction Footprint** (50x Prescriptive Tier Square/Lizear Ordinance OR 40% of Site Undeveloped and Unbuilt/Net)	0						
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 70% C&D Waste Diversion (**including** Alternative Daily Cover)							
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	Y						
Yes	**A3. Recycled Content Base Material** (Minimum 20% Post-Consumer Content)	Y						
Yes	**A4. Heat Island Effect Reduction (Non-Roof)**	Y						
Yes	**A5. Construction Environmental Quality Management Plan including Flush-Out**	Y						
	A6. Stormwater Control: Prescriptive Path							
Yes	A6.1 Permeable Paving Material	Y						
Yes	A6.2 Filtration and/or Bio-Retention Features	Y						
Yes	A6.3 Non-Leaching Roofing Materials	Y						
No	A6.4 Smart Stormwater Street Design	N						
No	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Annual Runoff Onsite)	0						
	B. FOUNDATION							
No	**B1. Low Carbon Concrete** (Minimum of 30%)	0						
No	**B2. Radon-Resistant Construction**	0						
No	**B3. Foundation Drainage System**	0						
No	**B4. Sealed Crawlspace**	0						
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0						
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0						
	C. LANDSCAPE							
10.00%	Enter the landscape area percentage. Points capped at 3 for less than 10%.							
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	Y						
Yes	**C2. Three Inches of Organic Mulch in Planting Beds**	Y						
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	Y						
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	Y						
Yes	C3.3 Drought Tolerant, California Native, or Other Appropriate Species	Y						
	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 50% of West-Facing Glazing and Walls Shaded)	N						
Yes	**C6. High-Efficiency Irrigation System**	Y						
No	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil** (with Soil Testing)	N						
	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**	Y						
TBD	**C11. Efficient Landscape Water Budget**							

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	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			2			
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	Y			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	0	0	0	0	0	
No	H6.2 Advanced Ventilation Standards	0			0			
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 refrigerants)	Y			1			
	I. RENEWABLE ENERGY							
6.00%	**I1. Onsite Renewable Generation (PV, Micro Hydro, and Wind)**			25				
	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 (Must list 1 and two 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 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	1		
No	**J3. Compartmentalization of Units** (Minimum unconnected pathways for indoor air (indudes/only 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
8.00%	J5.1 All Electric Home Meets or Outperforms Title 24 Part 6 (Required)	47		25+				EDR2e compliance margin from the Energy Use Summary (do not include renewables)
6.00%	J5.3 Non-Residential Spaces Outperform Title 24 (Lists renewable spaces 'in' must be ≥20% of residential SF)			15				
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst** (Required)	Y						
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							

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units (Solidscrete hard surface at entrances and permanent assembly for shoe storage)	0			1			
No	K1.2 Entryways to Buildings (Solidscrete hard surface at entrances and built-in, permanent walk-off mat or grill)	0			1			
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	Y			2			
Yes	**K3. Low-VOC Caulks and Adhesives**	Y			1			
	K4. Environmentally Preferable Materials for Interior Finish							
No	K4.1 Cabinets	0				3		
No	K4.2 Interior Trim	0				2		
No	K4.3 Shelving	0				1		
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)					1		
No	K9.2 Durable Cabinet Hardware (Ball bearing drawer slides, two dimensional metal hinges)					1		
Attr.	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**	0				1		
	L. FLOORING							
275%	**L1. Environmentally Preferable Flooring**	3				3		
Yes	**L3. Durable Flooring** (All flooring is hard surfaces)	Y			1	1		
No	**L4. Thermal Mass Flooring**	0		1				
	M. APPLIANCES AND LIGHTING							
Yes	**M1. ENERGY STAR® Dishwasher**	Y					1	
	M2. Efficient Clothes Washing and Drying							
Yes	M2.1 CEE-Rated or ENERGY STAR® Clothes Washer	Y		1			2	
No	M2.2 ENERGY STAR® Dryer	0		2				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
<25 cubic feet	**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 (Composi, recycle, and landfill)					1		
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	Y		2				
Yes	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	Y		2				
Tier 1	**M6. Electric Vehicle Charging Stations and Infrastructure**	Y		2	2			
Yes	**M7. Central Laundry**	Y					3	
Yes	**M8. Gearless Elevator**	Y	1					
Yes	**M9. Gas Infrastructure Removed for Major Alterations**	Y			4			
TBD	**M10. All-Electric Commercial Kitchen**				4			
	N. COMMUNITY							
	N1. Smart Development							
Yes	N1.1 Infill Site	Y	1				1	
No	N1.2 Designated Brownfield Site	0	1				1	
>30	N1.3 Conserve Resources by Increasing Density	3		0			3	
TBD	N1.4 Cluster Homes for Land Preservation		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							

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resources	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	Y			1			
	P3. Commissioning							
No	P3.1 Design Phase	0		1	1			
No	P3.2 Construction Phase	0		2	1			
No	P3.3 Post-Construction Phase	0		2	1			
Yes	**P4. Building Enclosure Testing**	Y		1	1	1		

Summary

	Total Available Points in Specific Categories	487	49	104	80	97	57
	Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved		120.0	10.5	45.0	29.0	14.5	22.5

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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LICENSED ARCHITECT — JAMES FEIDELSON — No. C-41602 — 01/31/2025 RENEWAL DATE — STATE OF CALIFORNIA

DRC REVIEW

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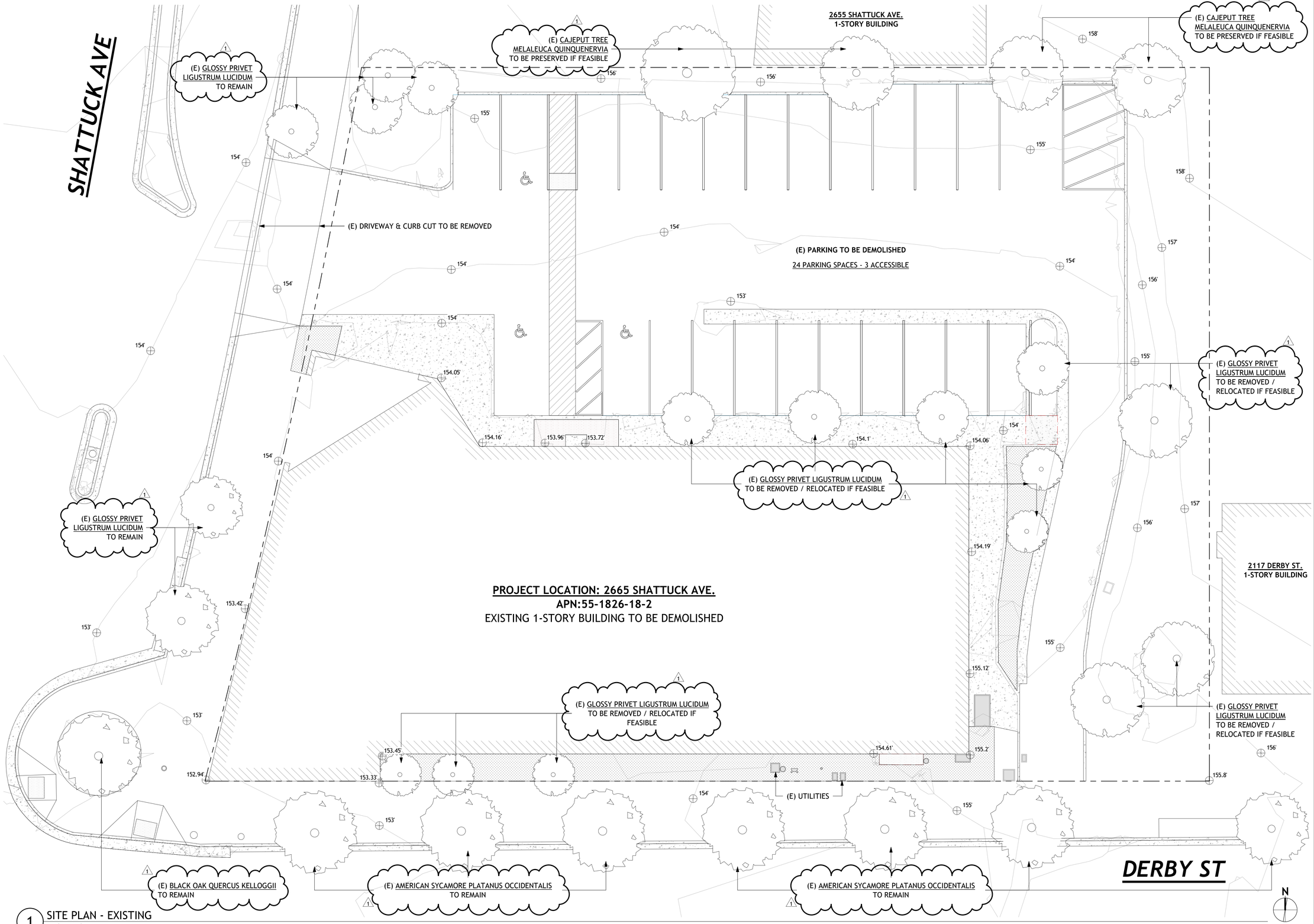
PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

GREEN POINT HOME CHECKLIST

G030



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

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LICENSED ARCHITECT
CHARLES FEIDELSON KANE
No. C-31027
01/31/2025
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SB330 ENTITLEMENT APPLICATION

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

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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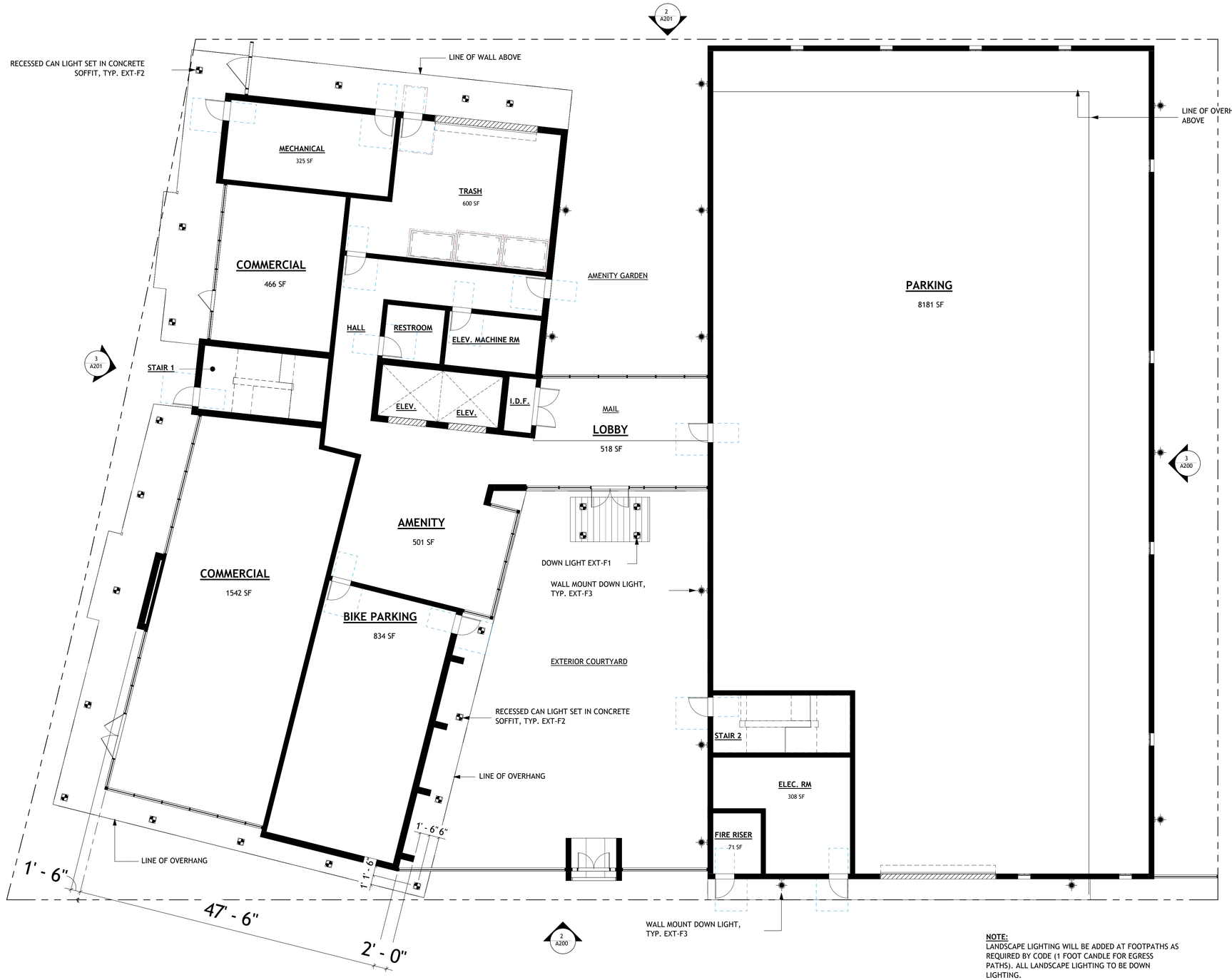
SITE PLAN - PROPOSED

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
- 39° visual cutoff angle or glare control
- 5-year warranty

SPECIFICATIONS

Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV) 100% - 5% & TRIAC 100% - 1%
Light Source: High output 3 Step Mac Adam Ellipse COB Rated life of 50,000 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: 131°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam Angle	Color	Temp	CRI	Reference Output[1] Lumens	CBCP	Efficacy Lm/W	Light Distribution	Finish
DS-CD05 / DS-CD05I7	5 (5W)	S (Spot 15°)	927	2700K	90	1821	18050	73		BK Black WT White BZ Bronze GH Graphite
			930	3000K	90	2190	21707	88		
			927	2700K	90	1821	18050	73		
			930	3000K	90	2190	21707	88		
			835	3500K	85	2293	22727	92		
			840	4000K	85	2375	23542	95		
	9 (9W)	N (Spot 25°)	927	2700K	90	1810	5180	72		
			930	3000K	90	2169	6205	87		
			835	3500K	85	2293	6562	92		
			840	4000K	85	2375	6797	95		
		F (Flood 40°)	927	2700K	90	1808	4515	70		
			930	3000K	90	2089	5217	81		
			835	3500K	85	2206	5512	86		
			840	4000K	85	2284	5707	89		

DS-CD05-____-____

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

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

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

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EXT-F2

R2FRDT-WD

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

WAC



Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION

The FQ Recessed series offers a complete line of high performance LED luminaires that provide outstanding functionality and quality. The series features superlative glare control with 30° shielding, 85° vertical tilting and 360° horizontal rotation, and uniform wall washing. Available in 2", 3" and 4" aperture and radiance 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 extention 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	CRCP	Color Temp	CRI	Finishes	Reflector/Trim
R2FRDT	15° 25° 40°	1000 1000 1000	21 21 21	WD	90	BK DB SDWT WT	Clear / Haze Specular / White

R2FRDT-WD-___

Example: **R2FRDT-WD-BK** (Beam if 40° reflector is pre-installed. Beam (9-15° reflector is included.)

Please see next page for housing unit(s) (required)

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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 distributions
- Durable aluminum construction
- 5-year warranty

SPECIFICATIONS

Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV) 100% - 5% & 100-100% - 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: 131°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam Angle	Color Temp	CRI	Reference Output[1] Lumens	CBCP	Efficacy Im/Watt	Light Distribution	Finish
DS-WS05 / DS-WS05I7	5" 2700K	S (Straight up or down 15°)	927	2700K	90	1060	4313	95		BK Black WT White BZ Bronze GH Graphite
			930	3000K	90	1060	4313	95		
			927	2700K	90	1060	4313	95		
			930	3000K	90	1060	4313	95		
			835	3500K	85	2080	3417	91		
			840	4000K	85	2130	4883	75		
		N (Straight up or down 25°)	927	2700K	90	1060	4313	95		
			930	3000K	90	1930	4883	75		
			835	3500K	85	2080	3417	91		
			840	4000K	85	2130	3680	90		
		F (Wash, Asymmetrical 40° Flat wall)	927A	2700K	90	2470	4630	99		
			930A	3000K	90	2440		86		
			927A	2700K	90	2460		96		
			930A	3000K	90	2475	Num	83		
			35A	3500K	85	2528		103		
			40A	4000K	85	2575		103		
			927B	2700K	90	2060		86		
		F (Wash, Asymmetrical 40° Flat wall)	27B	2700K	85	2400		96		
			930B	3000K	90	2073		83		
			35B	3500K	85	2528		103		
			40B	4000K	85	2575		103		
			40B	4000K	85	2600		104		

DS-WS05-____-____

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

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

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CHARLES FEIDELSON KANTZ
No. C-31027
01/31/2025
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STATE OF CALIFORNIA

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PROPOSED LIGHTING PLAN - GROUND FLOOR

A100.C



Base Residential

- COMMERCIAL
- RESIDENTIAL SUPPORT
- UTILITY
- PARKING

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

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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
Grand total	44355 SF	69

Base Residential

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



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

N

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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

Base Residential

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



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

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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

Base 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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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

Base Residential

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



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

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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

Base Residential

3B + 2.5BA

RESIDENTIAL SUPPORT



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

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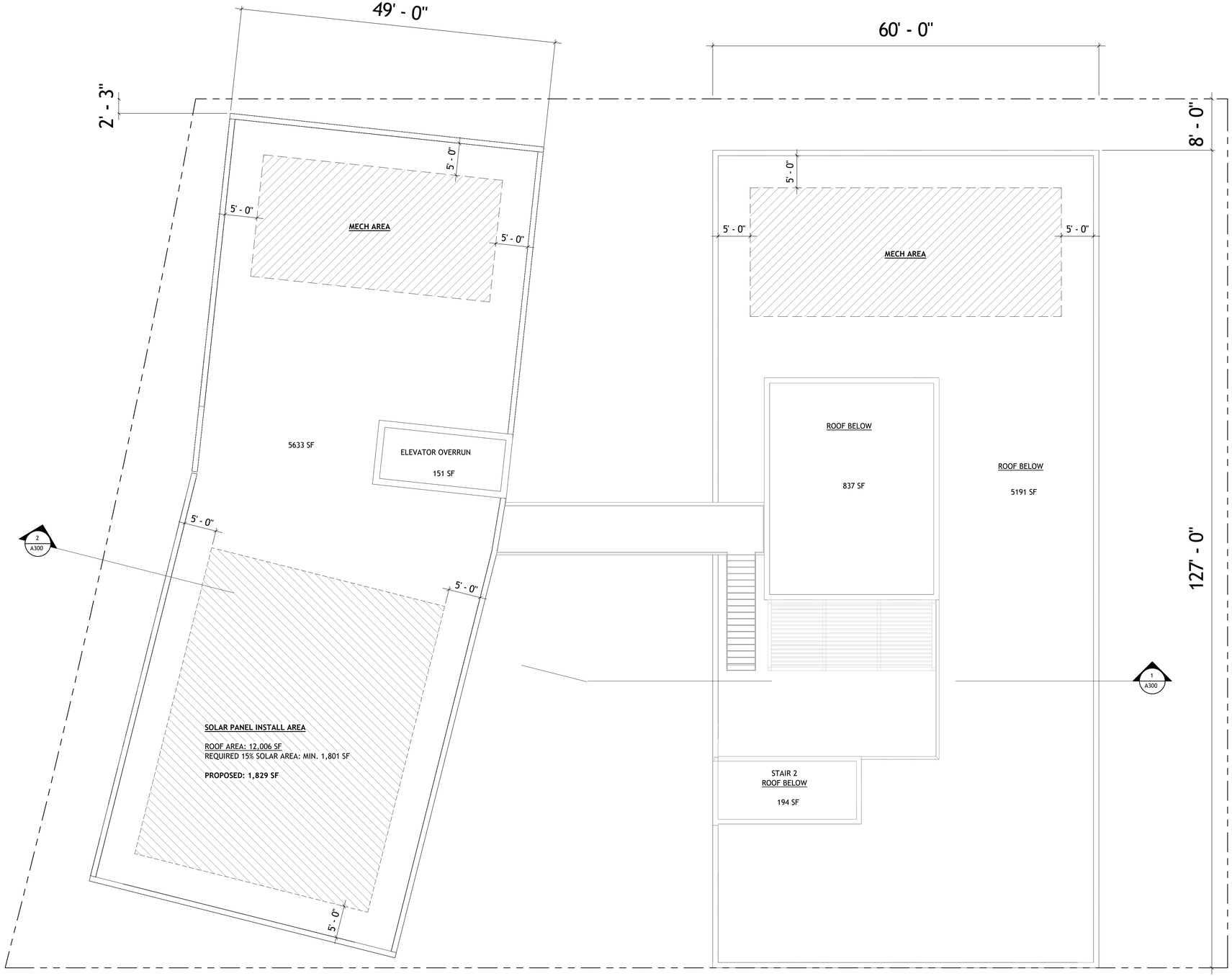
PROPOSED EIGHTH FLOOR PLAN

A106



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

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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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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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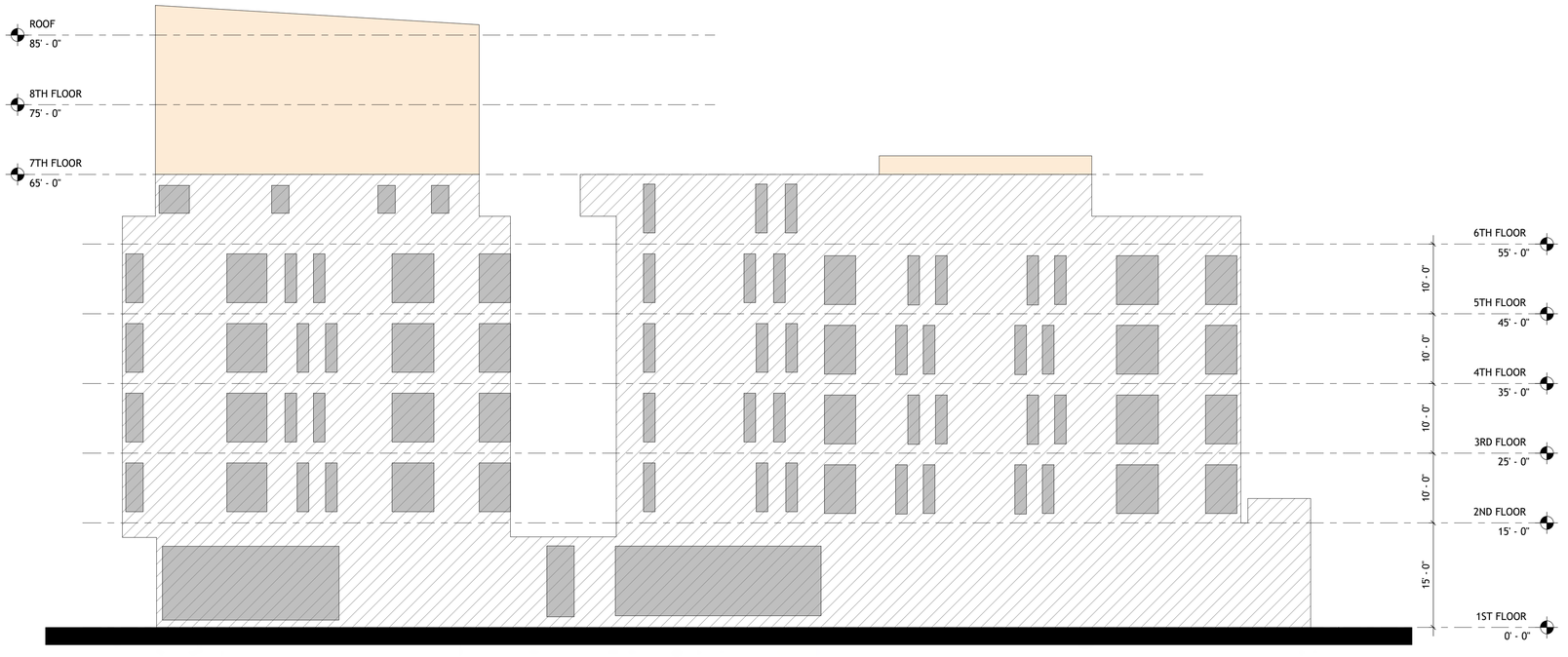
PROPOSED EXTERIOR ELEVATIONS & MATERIALS

A201



3 EAST ELEVATION
1" = 10'-0"



2 SOUTH ELEVATION
1" = 10'-0"

EAST ELEVATION:
TOTAL GLAZING AREA: 1,357 SF
TOTAL FACADE AREA: 8,284 SF

1,357 SF / 8,284 SF x 100 = 17%

SOUTH ELEVATION:
TOTAL GLAZING AREA: 2,051 SF
TOTAL FACADE AREA: 9,604 SF

2,051 SF / 9,604 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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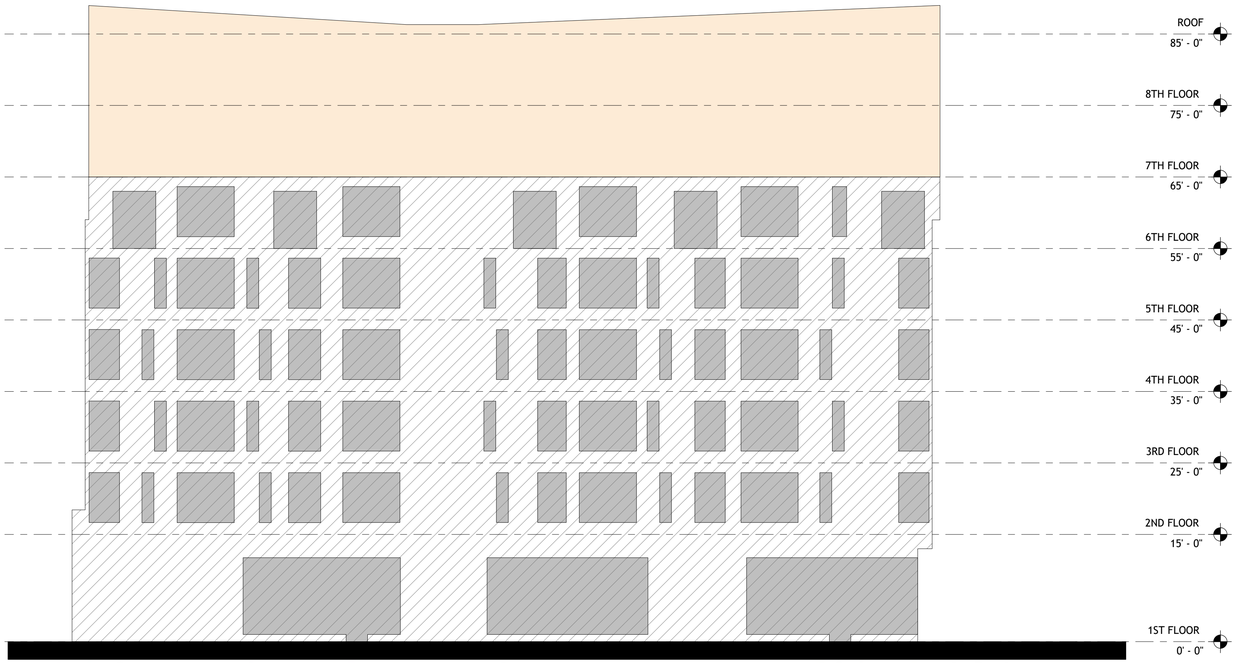
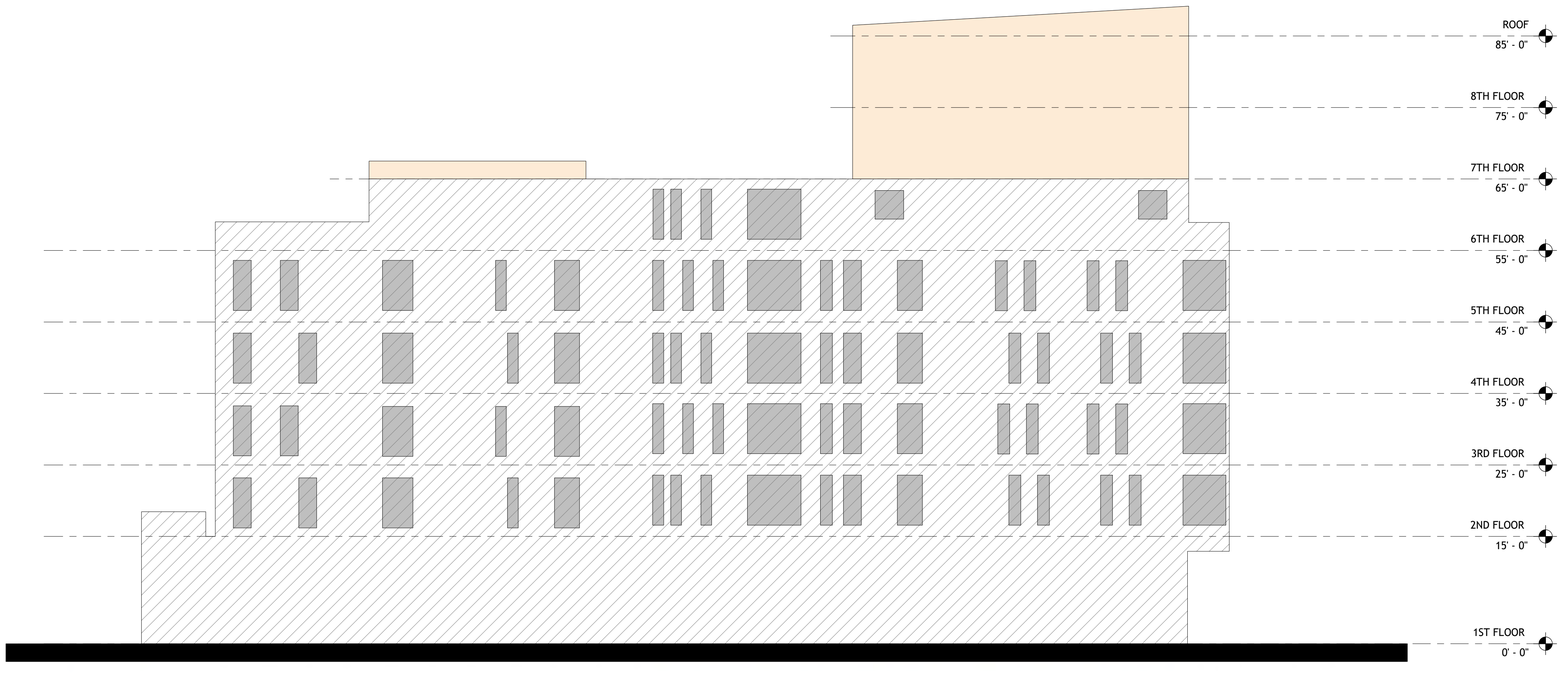
PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY

A202



3 WEST ELEVATION
1" = 10'-0"



2 NORTH ELEVATION
1" = 10'-0"

WEST ELEVATION:
TOTAL GLAZING AREA: 2,941 SF
TOTAL FACADE AREA: 7,710 SF

2,051 SF / 9,604 SF x 100 = 21%

NORTH ELEVATION:
TOTAL GLAZING AREA: 1,422 SF
TOTAL FACADE AREA: 9,164 SF

1,422 SF / 9,164 SF x 100 = 16%

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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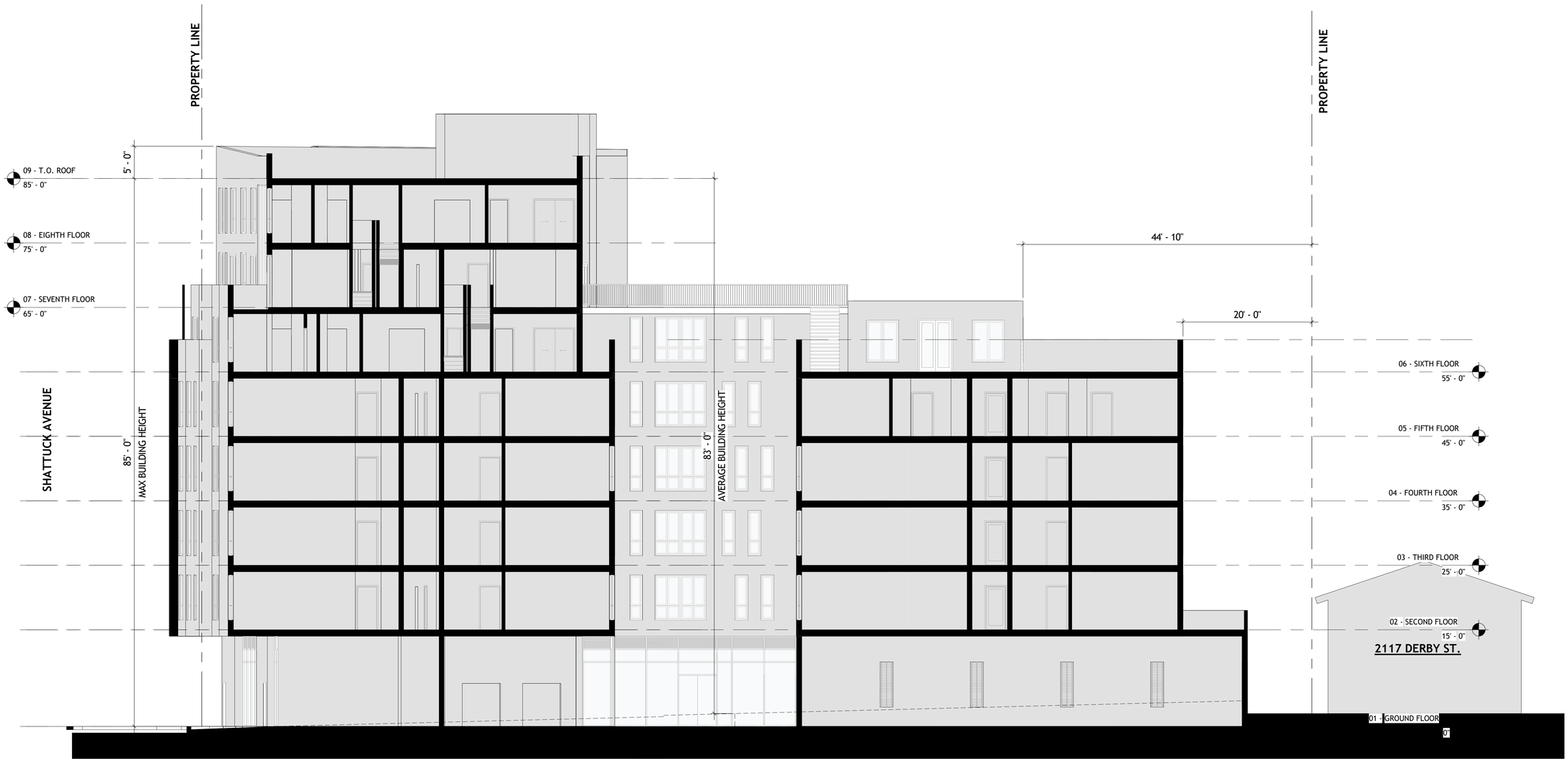
PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY

A203



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PROPOSED BUILDING SECTION

A300



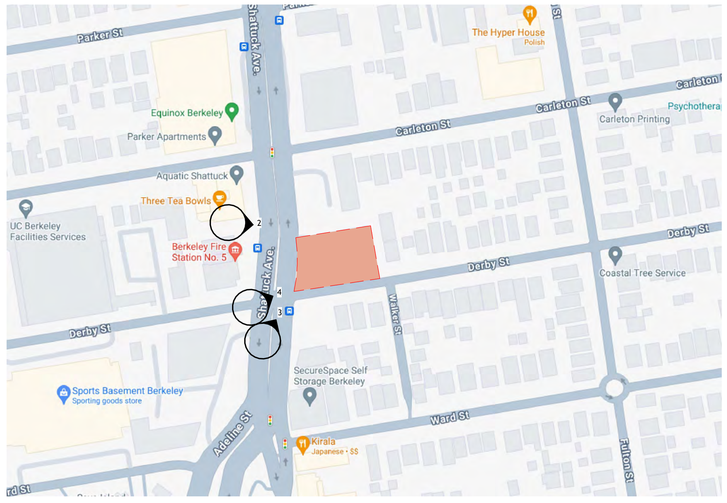
4 PERSPECTIVE 2 - CORNER OF SHATTUCK AVE. & DERBY ST. LOOKING NORTHEAST



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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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
DENNIS FEIDELSON KANG
No. C-31807
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

PERSPECTIVE VIEWS

A400



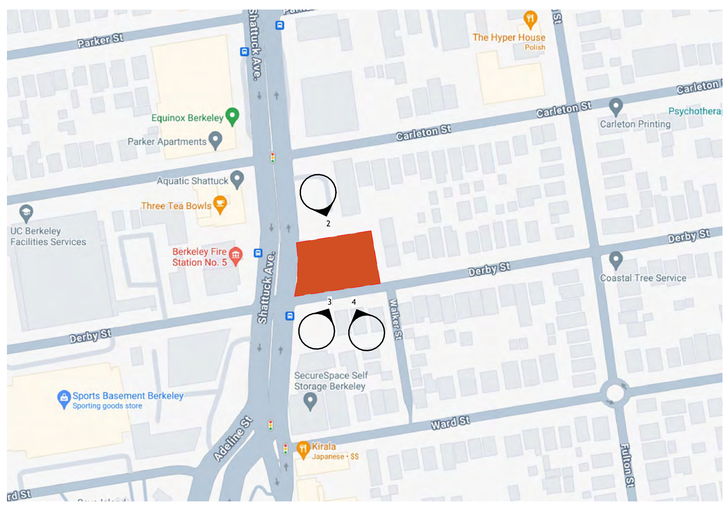
4 PERSPECTIVE 4 - ENTRY COURTYARD 1



2 PERSPECTIVE 6 - ENLARGED AMENITY GARDEN



3 PERSPECTIVE 5 - ENTRY COURTYARD 2



1 KEY MAP

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

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

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

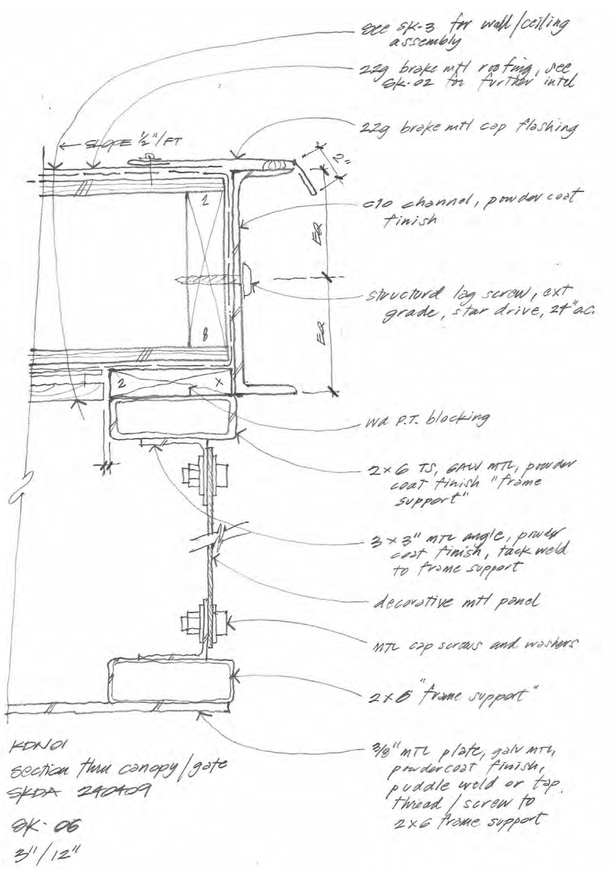
ISSUE DATE: 07/23/2024

PERSPECTIVE VIEWS

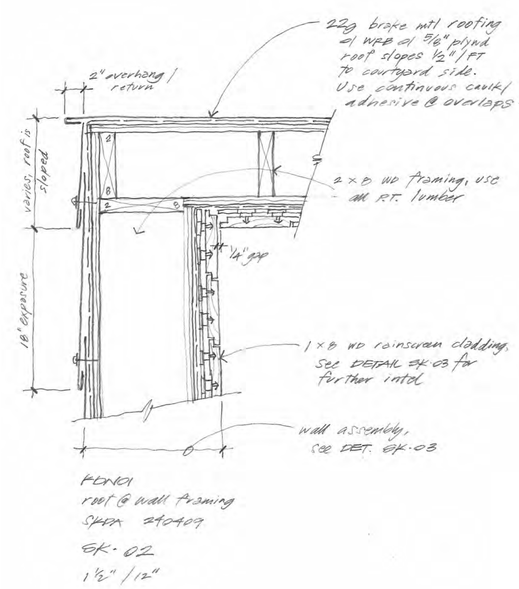
A401



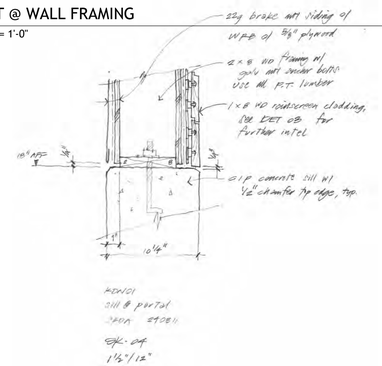
6 PERSPECTIVE 7 - ENLARGED ENTRY GATE



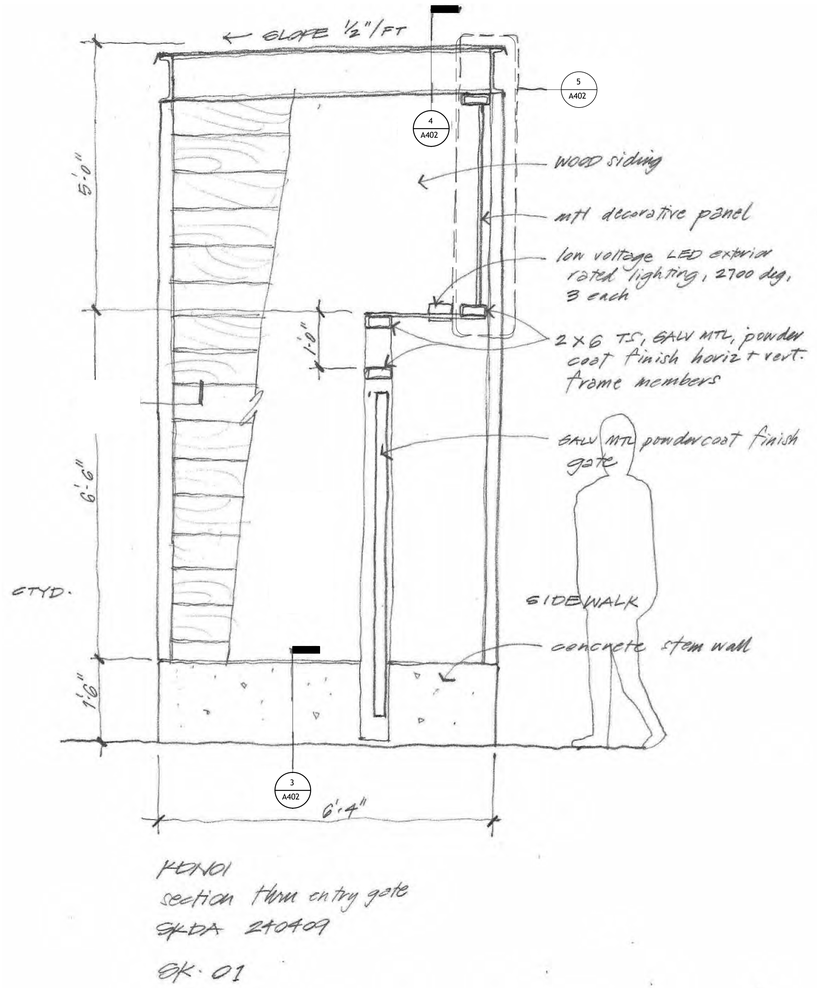
5 CROSS-SECTION 1- ENLARGED ENTRY GATE
3" = 1'-0"



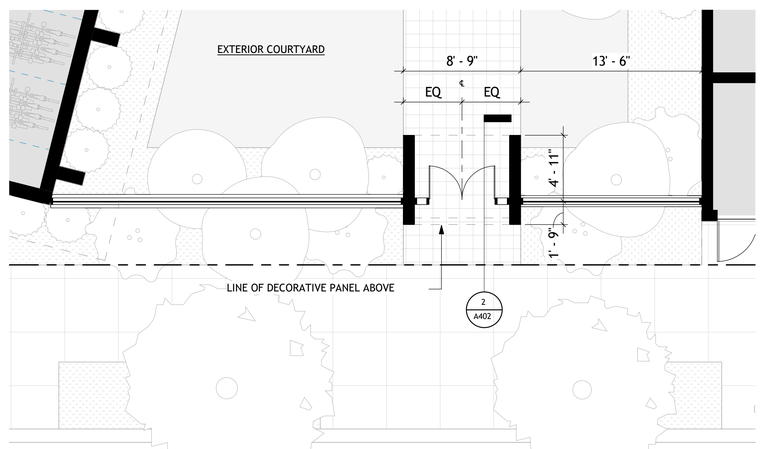
4 ROOT @ WALL FRAMING
1 1/2" = 1'-0"



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



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



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

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
DENNIS FEIDELSON SMITH
No. C-16027
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

PERSPECTIVE VIEWS

A402

Click2Mail MOL Pro Tracing Data

For Click2Mail Order #24852908

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
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00270200802200642414	OCCUPANT(s) 2640 Shattuck Ave Apt 214 Berkeley CA 94704-3261 UNITED STATES				

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
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00270200802200642202	BALDERSTON JONATHAN & SHIOZAKI LINDA TRS 2128 Derby St Berkeley CA 94705-1053 UNITED STATES				
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00270200802200642201	NICHOLSON JACKIE L 2128 Carleton St Berkeley CA 94704-3214 UNITED STATES				
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00270200802200642200	TELEKI MARIANNE 2127 Derby St Berkeley CA 94705-1059 UNITED STATES				
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00270200802200642321	OCCUPANT(s) 2038 Parker St Unit 320 Berkeley CA 94704-3272 UNITED STATES				

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00270200802200642293	OCCUPANT(s) 2038 Parker St Unit 220 Berkeley CA 94704-3270 UNITED STATES				
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00270200802200642292	OCCUPANT(s) 2038 Parker St Unit 219 Berkeley CA 94704-3270 UNITED STATES				
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Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
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00270200802200642176	KAWAKAMI PETER ETAL 1035 San Pablo Ave Ste 12 Albany CA 94706-2277 UNITED STATES				
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00270200802200642179	2700 SHATTUCK LLC 1600 Shattuck Ave Ste 218 Berkeley CA 94709-1601 UNITED STATES				
00270200802200642179		Standard	USPS Indicated Delivered	04/15/24 10:16 EDT	94709
00270200802200642178	S H KAY LLC 1442A Walnut St PMB 349 Berkeley CA 94709-1405 UNITED STATES				
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00270200802200642177	REGENTS OF THE UNIVERSITY OF CALIFORNIA 1111 Franklin St FL 6 Oakland CA 94607-5201 UNITED STATES				
00270200802200642177		Standard	Arrived at Recipient PO	04/14/24 22:10 EDT	94615
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00270200802200642183	SIMMONS MICHAEL G & LUCERO FRANCES V 2104 Derby St Berkeley CA 94705-1058 UNITED STATES				
00270200802200642183		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94705
00270200802200642182	K & M SOUTH BERKELEY LLC 2025 4th St Berkeley CA 94710-1912 UNITED STATES				
00270200802200642182		Standard	USPS Indicated Delivered	04/15/24 09:46 EDT	94710
00270200802200642181	2721 SHATTUCK AVE LLC 19191 S Vt Ave Ste 680 Torrance CA 90502-1140 UNITED STATES				
00270200802200642181		Standard	Arrived at Recipient PO	04/30/24 21:36 EDT	94615
00270200802200642180	WONG JEANNE Y TR 1715 Solano Ave Ste A Berkeley CA 94707-2220 UNITED STATES				
00270200802200642180		Standard	USPS Indicated Delivered	04/15/24 09:39 EDT	94707
00270200802200642187	STURTEVANTSTUART RONALD & KATHERINE TRS 2114 Carleton St Berkeley CA 94704-3214 UNITED STATES				
00270200802200642187		Standard	USPS Indicated Delivered	04/15/24 10:59 EDT	94704
00270200802200642186	ELLIK CHARLES L & BETANCOURT FELICIA M 2112 Carleton St Berkeley CA 94704-3214 UNITED STATES				
00270200802200642186		Standard	USPS Indicated Delivered	04/15/24 10:59 EDT	94704
00270200802200642185	CANDAU EUGENIE TR 2108 Derby St Berkeley CA 94705-1058 UNITED STATES				

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
00270200802200642185		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94705
00270200802200642184	DARLING CURTIS T & LINDA J TRS 2106 Derby St Berkeley CA 94705-1058 UNITED STATES				
00270200802200642184		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94705
00270200802200642189	BAY AREA COMMUNITY LAND TRUST 2116 Derby St Berkeley CA 94705-1053 UNITED STATES				
00270200802200642189		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642188	WATSON MILFORD H TR 2116 Carleton St Berkeley CA 94704-3214 UNITED STATES				
00270200802200642188		Standard	USPS Indicated Delivered	04/15/24 10:59 EDT	94704
00270200802200642190	DITMARS ELIZABETH VANNES TR 2117 Derby St Berkeley CA 94705-1059 UNITED STATES				
00270200802200642190		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94705
00270200802200642194	MCGOVERN TIMOTHY M & OLEARY ELLIN M TRS 2121 Ward St Berkeley CA 94705-1015 UNITED STATES				
00270200802200642194		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642193	JWDGTC TRUST 2120 Carleton St Berkeley CA 94704-3214 UNITED STATES				
00270200802200642193		Standard	USPS Indicated Delivered	04/15/24 10:59 EDT	94704
00270200802200642192	HEILEMAN NANCY L TR 2119 Derby St Berkeley CA 94705-1059 UNITED STATES				
00270200802200642192		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94705
00270200802200642191	WILSON TASHA RACHEL TR 2118 Carleton St Berkeley CA 94704-3214 UNITED STATES				
00270200802200642191		Standard	USPS Indicated Delivered	04/15/24 10:59 EDT	94704
00270200802200642198	GOUDY MARK R & RIDDLE ELIZABETH P 2125 Derby St Berkeley CA 94705-1059 UNITED STATES				
00270200802200642198		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94705
00270200802200642197	LEGG DOUGLAS B & GOLDMAN NINA M TRS 2125 Carleton St Berkeley CA 94704-3213 UNITED STATES				
00270200802200642197		Standard	USPS Indicated Delivered	04/15/24 14:06 EDT	94704
00270200802200642196	BROWN DOUGLAS M & GAIL M TRS 2124 Derby St Berkeley CA 94705-1053 UNITED STATES				
00270200802200642196		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642195	KASSIER CHARLES & MARY A TRS 2123 Carleton St Berkeley CA 94704-3213 UNITED STATES				
00270200802200642195		Standard	USPS Indicated Delivered	04/15/24 14:06 EDT	94704
00270200802200642510	Bananas Inc. 5232 Claremont Ave Oakland CA 94618-1033 UNITED STATES				
00270200802200642510		Standard	USPS Indicated Delivered	04/15/24 09:20 EDT	94618
00270200802200642199	DUNHAM RUTH TR 2126 Derby St Berkeley CA 94705-1053 UNITED STATES				
00270200802200642199		Standard	Arrived at Recipient PO	04/22/24 04:10 EDT	94999
00270200802200642503	West Street (2300 Block) Association 2345 West St Berkeley CA 94702 UNITED STATES				
00270200802200642503			USPS Indicated Delivered	04/15/24 11:31 EDT	94702
00270200802200642502	Tyler-California-King Neighborhood Group 3012 King St Berkeley CA 94703-2420 UNITED STATES				
00270200802200642502		Standard	USPS Indicated Delivered	04/15/24 10:14 EDT	94703
00270200802200642501	Milvia-King Alliance 1731 Milvia St Berkeley CA 94709-2143 UNITED STATES				
00270200802200642501		Standard	USPS Indicated Delivered	04/15/24 10:15 EDT	94709
00270200802200642500	LeConte Neighborhood Association 2538 Fulton St Berkeley CA 94704 UNITED STATES				
00270200802200642500			USPS Indicated Delivered	04/15/24 13:26 EDT	94704

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
00270200802200642507	Shattuck-Blake Merchants 2518 Shattuck Ave Berkeley CA 94704-2722 UNITED STATES				
00270200802200642507		Standard	USPS Indicated Delivered	04/15/24 10:24 EDT	94704
00270200802200642506	Fulton-Russell Neighborhood Organization 2934 Fulton St Berkeley CA 94705-1861 UNITED STATES				
00270200802200642506		Standard	USPS Indicated Delivered	04/15/24 09:30 EDT	94705
00270200802200642505	Fulton Neighbors (Derby-Ward) 2711 Fulton St Berkeley CA 94705-1002 UNITED STATES				
00270200802200642505		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642504	South Shattuck Neighbors 2133 Derby St Berkeley CA 94705-1059 UNITED STATES				
00270200802200642504		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94705
00270200802200642509	Urban Creeks Council 861 Regal Rd Berkeley CA 94708-1307 UNITED STATES				
00270200802200642509		Standard	USPS Indicated Delivered	04/15/24 10:05 EDT	94708
00270200802200642508	University of California, Facilities Ser Ae Building Room 300 University of Cal Berkeley CA 94720-1382 UNITED STATES				
00270200802200642508		Standard	Arrived at Recipient PO	04/14/24 17:11 EDT	94615
00270200802200642400	OCCUPANT(s) 2640 Shattuck Ave Berkeley CA 94704 UNITED STATES				
00270200802200642400			USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642513	Studio KDA Attn: Till Houtermans 1810 6th St Berkeley CA 94710-2003 UNITED STATES				
00270200802200642513		Standard	USPS Indicated Delivered	04/15/24 10:52 EDT	94710
00270200802200642512	Adams Broadwell Joseph & Cardoza 601 Gateway Blvd Ste 1000 South San Francisco CA 94080-7037 UNITED STATES				
00270200802200642512		Standard	USPS Indicated Delivered	04/15/24 10:28 EDT	94080
00270200802200642511	Berkeley Central Library 2090 Kittredge St Berkeley CA 94704-1427 UNITED STATES				
00270200802200642511		Standard	USPS Indicated Delivered	04/15/24 10:37 EDT	94704
00270200802200642370	OCCUPANT(s) 2119 Carleton St Apt B Berkeley CA 94704-3234 UNITED STATES				
00270200802200642370		Standard	USPS Indicated Delivered	04/15/24 14:06 EDT	94704
00270200802200642491	OCCUPANT(s) 2708 Walker St Apt 5 Berkeley CA 94705-1038 UNITED STATES				
00270200802200642491		Standard	Arrived at Recipient PO	05/03/24 00:48 EDT	94615
00270200802200642490	OCCUPANT(s) 2708 Walker St Apt 4 Berkeley CA 94705-1038 UNITED STATES				
00270200802200642490		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642253	OCCUPANT(s) 2038 Parker St Unit 119 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642253		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642374	OCCUPANT(s) 2122 Carleton St Berkeley CA 94704-3214 UNITED STATES				
00270200802200642374		Standard	Arrived at Recipient PO	04/26/24 02:03 EDT	94615
00270200802200642495	OCCUPANT(s) 2709 Shattuck Ave Berkeley CA 94705-1008 UNITED STATES				
00270200802200642495		Standard	Arrived at Recipient PO	04/26/24 02:01 EDT	94615
00270200802200642252	OCCUPANT(s) 2038 Parker St Unit 118 Berkeley CA 94704-3268 UNITED STATES				
00270200802200642252		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642373	OCCUPANT(s) 2121 Carleton St Berkeley CA 94704-3213 UNITED STATES				
00270200802200642373		Standard	USPS Indicated Delivered	04/15/24 14:06 EDT	94704

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
00270200802200642494	OCCUPANT(s) 2708 Walker St Apt 8 Berkeley CA 94705-1038 UNITED STATES				
00270200802200642494		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642251	OCCUPANT(s) 2038 Parker St Unit 117 Berkeley CA 94704-3268 UNITED STATES				
00270200802200642251		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642372	OCCUPANT(s) 2119 Carleton St Apt D Berkeley CA 94704-3234 UNITED STATES				
00270200802200642372		Standard	USPS Indicated Delivered	04/15/24 14:06 EDT	94704
00270200802200642493	OCCUPANT(s) 2708 Walker St Apt 7 Berkeley CA 94705-1038 UNITED STATES				
00270200802200642493		Standard	Arrived at Recipient PO	05/11/24 02:26 EDT	94615
00270200802200642250	OCCUPANT(s) 2038 Parker St Unit 116 Berkeley CA 94704-3268 UNITED STATES				
00270200802200642250		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642371	OCCUPANT(s) 2119 Carleton St Apt C Berkeley CA 94704-3234 UNITED STATES				
00270200802200642371		Standard	USPS Indicated Delivered	04/15/24 14:06 EDT	94704
00270200802200642492	OCCUPANT(s) 2708 Walker St Apt 6 Berkeley CA 94705-1038 UNITED STATES				
00270200802200642492		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642257	OCCUPANT(s) 2038 Parker St Unit 123 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642257		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642378	OCCUPANT(s) 2131 Carleton St Berkeley CA 94704-3213 UNITED STATES				
00270200802200642378		Standard	USPS Indicated Delivered	04/16/24 10:07 EDT	94704
00270200802200642499	Dwight-Shattuck Association 1215 10th St Berkeley CA 94710-1508 UNITED STATES				
00270200802200642499		Standard	USPS Indicated Delivered	04/15/24 10:01 EDT	94710
00270200802200642256	OCCUPANT(s) 2038 Parker St Unit 122 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642256		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642377	OCCUPANT(s) 2129 Derby St # A Berkeley CA 94705-1059 UNITED STATES				
00270200802200642377		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94705
00270200802200642498	Daughters for Social / Economic Change PO Box 2203 Berkeley CA 94702-0203 UNITED STATES				
00270200802200642498		Standard	Arrived at Recipient PO	05/07/24 19:04 EDT	94615
00270200802200642255	OCCUPANT(s) 2038 Parker St Unit 121 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642255		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642376	OCCUPANT(s) 2129 Derby St Berkeley CA 94705-1059 UNITED STATES				
00270200802200642376		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94705
00270200802200642497	Adeline-Ashby Merchants Association 3021 Adeline St Berkeley CA 94703-2504 UNITED STATES				
00270200802200642497		Standard	USPS Indicated Delivered	04/15/24 10:11 EDT	94703
00270200802200642254	OCCUPANT(s) 2038 Parker St Unit 120 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642254		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642375	OCCUPANT(s) 2123 Derby St Berkeley CA 94705-1059 UNITED STATES				
00270200802200642375		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94705
00270200802200642496	OCCUPANT(s) 2721 Shattuck Ave Berkeley CA 94705-1008 UNITED STATES				

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
00270200802200642496		Standard	USPS Indicated Delivered	04/15/24 10:59 EDT	94705
00270200802200642249	OCCUPANT(s) 2038 Parker St Unit 115 Berkeley CA 94704-3268 UNITED STATES				
00270200802200642249		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642248	OCCUPANT(s) 2038 Parker St Unit 114 Berkeley CA 94704-3268 UNITED STATES				
00270200802200642248		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642369	OCCUPANT(s) 2119 Carleton St Apt A Berkeley CA 94704-3234 UNITED STATES				
00270200802200642369		Standard	USPS Indicated Delivered	04/15/24 14:06 EDT	94704
00270200802200642247	OCCUPANT(s) 2038 Parker St Unit 113 Berkeley CA 94704-3268 UNITED STATES				
00270200802200642247		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642368	OCCUPANT(s) 2119 Carleton St # 3 Berkeley CA 94704 UNITED STATES				
00270200802200642368			USPS Indicated Delivered	04/15/24 14:06 EDT	94704
00270200802200642489	OCCUPANT(s) 2708 Walker St Apt 3 Berkeley CA 94705-1038 UNITED STATES				
00270200802200642489		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642260	OCCUPANT(s) 2038 Parker St Unit 126 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642260		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642381	OCCUPANT(s) 2137 Ward St Berkeley CA 94705-1039 UNITED STATES				
00270200802200642381		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642380	OCCUPANT(s) 2135 Ward St # B Berkeley CA 94705-1039 UNITED STATES				
00270200802200642380		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642264	OCCUPANT(s) 2038 Parker St Unit 151 Berkeley CA 94704-3274 UNITED STATES				
00270200802200642264		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642385	OCCUPANT(s) 2138 Derby St Apt 3 Berkeley CA 94705-1079 UNITED STATES				
00270200802200642385		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642263	OCCUPANT(s) 2038 Parker St Unit 150 Berkeley CA 94704-3274 UNITED STATES				
00270200802200642263		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642384	OCCUPANT(s) 2138 Derby St Apt 2 Berkeley CA 94705-1079 UNITED STATES				
00270200802200642384		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642262	OCCUPANT(s) 2038 Parker St Unit 128 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642262		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642383	OCCUPANT(s) 2138 Derby St Apt 1 Berkeley CA 94705-1079 UNITED STATES				
00270200802200642383		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642261	OCCUPANT(s) 2038 Parker St Unit 127 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642261		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642382	OCCUPANT(s) 2138 Derby St Berkeley CA 94705 UNITED STATES				
00270200802200642382			USPS Indicated Delivered	04/15/24 13:04 EDT	94705
00270200802200642268	OCCUPANT(s) 2038 Parker St Unit 155 Berkeley CA 94704-3274 UNITED STATES				
00270200802200642268		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
00270200802200642389	OCCUPANT(s) 2141 Ward St # D Berkeley CA 94705-1039 UNITED STATES				
00270200802200642389			USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642267	OCCUPANT(s) 2038 Parker St Unit 154 Berkeley CA 94704-3274 UNITED STATES				
00270200802200642267		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642388	OCCUPANT(s) 2141 Ward St # C Berkeley CA 94705-1039 UNITED STATES				
00270200802200642388		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642266	OCCUPANT(s) 2038 Parker St Unit 153 Berkeley CA 94704-3274 UNITED STATES				
00270200802200642266		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642387	OCCUPANT(s) 2141 Ward St # B Berkeley CA 94705-1039 UNITED STATES				
00270200802200642387		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642265	OCCUPANT(s) 2038 Parker St Unit 152 Berkeley CA 94704-3274 UNITED STATES				
00270200802200642265		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642386	OCCUPANT(s) 2141 Ward St # A Berkeley CA 94705-1039 UNITED STATES				
00270200802200642386			USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642259	OCCUPANT(s) 2038 Parker St Unit 125 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642259		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642258	OCCUPANT(s) 2038 Parker St Unit 124 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642258		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642379	OCCUPANT(s) 2135 Ward St # A Berkeley CA 94705-1039 UNITED STATES				
00270200802200642379		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642271	OCCUPANT(s) 2038 Parker St Unit 158 Berkeley CA 94704-3274 UNITED STATES				
00270200802200642271		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642392	OCCUPANT(s) 2146 Derby St Berkeley CA 94705-1053 UNITED STATES				
00270200802200642392		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642270	OCCUPANT(s) 2038 Parker St Unit 157 Berkeley CA 94704-3274 UNITED STATES				
00270200802200642270		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642391	OCCUPANT(s) 2145 Ward St # A Berkeley CA 94705-1039 UNITED STATES				
00270200802200642391		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642390	OCCUPANT(s) 2143 Ward St Berkeley CA 94705-1039 UNITED STATES				
00270200802200642390		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642275	OCCUPANT(s) 2038 Parker St Unit 202 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642275		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642396	OCCUPANT(s) 2625 Shattuck Ave Berkeley CA 94704 UNITED STATES				
00270200802200642396			Arrived at Recipient PO	04/18/24 23:12 EDT	94615
00270200802200642274	OCCUPANT(s) 2038 Parker St Unit 201 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642274		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642395	OCCUPANT(s) 2623 Shattuck Ave Berkeley CA 94704-3222 UNITED STATES				

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
00270200802200642395		Standard	Arrived at Recipient PO	04/18/24 23:12 EDT	94615
00270200802200642273	OCCUPANT(s) 2038 Parker St Unit 160 Berkeley CA 94704-3274 UNITED STATES				
00270200802200642273		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642394	OCCUPANT(s) 2621 Shattuck Ave Berkeley CA 94704 UNITED STATES				
00270200802200642394			Arrived at Recipient PO	04/18/24 23:12 EDT	94615
00270200802200642272	OCCUPANT(s) 2038 Parker St Unit 159 Berkeley CA 94704-3274 UNITED STATES				
00270200802200642272		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642393	OCCUPANT(s) 2600 Shattuck Ave Berkeley CA 94704-3223 UNITED STATES				
00270200802200642393		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94704
00270200802200642279	OCCUPANT(s) 2038 Parker St Unit 206 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642279		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642278	OCCUPANT(s) 2038 Parker St Unit 205 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642278		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642399	OCCUPANT(s) 2635 Shattuck Ave Berkeley CA 94704 UNITED STATES				
00270200802200642399			Arrived at Recipient PO	04/18/24 23:12 EDT	94615
00270200802200642277	OCCUPANT(s) 2038 Parker St Unit 204 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642277		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642398	OCCUPANT(s) 2628 Shattuck Ave Berkeley CA 94704-3236 UNITED STATES				
00270200802200642398		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642276	OCCUPANT(s) 2038 Parker St Unit 203 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642276		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642397	OCCUPANT(s) 2627 Shattuck Ave Berkeley CA 94704 UNITED STATES				
00270200802200642397			Arrived at Recipient PO	04/18/24 23:12 EDT	94615
00270200802200642269	OCCUPANT(s) 2038 Parker St Unit 156 Berkeley CA 94704-3274 UNITED STATES				
00270200802200642269		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642282	OCCUPANT(s) 2038 Parker St Unit 209 Berkeley CA 94704-3270 UNITED STATES				
00270200802200642282		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642281	OCCUPANT(s) 2038 Parker St Unit 208 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642281		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642280	OCCUPANT(s) 2038 Parker St Unit 207 Berkeley CA 94704-3269 UNITED STATES				
00270200802200642280		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642286	OCCUPANT(s) 2038 Parker St Unit 213 Berkeley CA 94704-3270 UNITED STATES				
00270200802200642286		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642285	OCCUPANT(s) 2038 Parker St Unit 212 Berkeley CA 94704-3270 UNITED STATES				
00270200802200642285		Standard	Arrived at Recipient PO	04/18/24 23:12 EDT	94615
00270200802200642284	OCCUPANT(s) 2038 Parker St Unit 211 Berkeley CA 94704-3270 UNITED STATES				
00270200802200642284		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
00270200802200642283	OCCUPANT(s) 2038 Parker St Unit 210 Berkeley CA 94704-3270 UNITED STATES				
00270200802200642283		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642289	OCCUPANT(s) 2038 Parker St Unit 216 Berkeley CA 94704-3270 UNITED STATES				
00270200802200642289		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642288	OCCUPANT(s) 2038 Parker St Unit 215 Berkeley CA 94704-3270 UNITED STATES				
00270200802200642288		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642287	OCCUPANT(s) 2038 Parker St Unit 214 Berkeley CA 94704-3270 UNITED STATES				
00270200802200642287		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642330	OCCUPANT(s) 2038 Parker St Unit 401 Berkeley CA 94704-3272 UNITED STATES				
00270200802200642330		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642451	OCCUPANT(s) 2640 Shattuck Ave Apt 503 Berkeley CA 94704-3279 UNITED STATES				
00270200802200642451		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642450	OCCUPANT(s) 2640 Shattuck Ave Apt 502 Berkeley CA 94704-3279 UNITED STATES				
00270200802200642450		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642213	BEAN SALLY L TR 2135 Derby St Berkeley CA 94705-1059 UNITED STATES				
00270200802200642213		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94705
00270200802200642334	OCCUPANT(s) 2038 Parker St Unit 405 Berkeley CA 94704-3272 UNITED STATES				
00270200802200642334		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642455	OCCUPANT(s) 2640 Shattuck Ave Apt 507 Berkeley CA 94704-3279 UNITED STATES				
00270200802200642455		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642212	THOMPSON GARY T & STARK ELEANOR TRS 2134 Derby St Berkeley CA 94705-1053 UNITED STATES				
00270200802200642212		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642333	OCCUPANT(s) 2038 Parker St Unit 404 Berkeley CA 94704-3272 UNITED STATES				
00270200802200642333		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642454	OCCUPANT(s) 2640 Shattuck Ave Apt 506 Berkeley CA 94704-3279 UNITED STATES				
00270200802200642454		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642211	PERTSCHUK MARK A & KAREN 2134 Carleton St Berkeley CA 94704-3214 UNITED STATES				
00270200802200642211		Standard	USPS Indicated Delivered	04/15/24 10:59 EDT	94704
00270200802200642332	OCCUPANT(s) 2038 Parker St Unit 403 Berkeley CA 94704-3272 UNITED STATES				
00270200802200642332		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642453	OCCUPANT(s) 2640 Shattuck Ave Apt 505 Berkeley CA 94704-3279 UNITED STATES				
00270200802200642453		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642210	AMIANDA JOHANNA A & COOK IAN C 2133 Ward St Berkeley CA 94705-1039 UNITED STATES				
00270200802200642210		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642331	OCCUPANT(s) 2038 Parker St Unit 402 Berkeley CA 94704-3272 UNITED STATES				
00270200802200642331		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642452	OCCUPANT(s) 2640 Shattuck Ave Apt 504 Berkeley CA 94704-3279 UNITED STATES				

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
00270200802200642452		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642206	MORE JOAN A TR 2131 Ward St Berkeley CA 94705-1039 UNITED STATES				
00270200802200642206		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642327	OCCUPANT(s) 2038 Parker St Unit 326 Berkeley CA 94704-3272 UNITED STATES				
00270200802200642327		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642448	OCCUPANT(s) 2640 Shattuck Ave Apt 416 Berkeley CA 94704-3278 UNITED STATES				
00270200802200642448		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642205	BEDORTHA BRUCE W & RENARD CHERYL D 2131 Derby St Berkeley CA 94705-1059 UNITED STATES				
00270200802200642205		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94705
00270200802200642326	OCCUPANT(s) 2038 Parker St Unit 325 Berkeley CA 94704-3272 UNITED STATES				
00270200802200642326		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642447	OCCUPANT(s) 2640 Shattuck Ave Apt 415 Berkeley CA 94704-3278 UNITED STATES				
00270200802200642447		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642204	RATCLIFF THOMAS T & PARTRIDGE ELIZABETH 2130 Derby St Berkeley CA 94705-1053 UNITED STATES				
00270200802200642204		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642325	OCCUPANT(s) 2038 Parker St Unit 324 Berkeley CA 94704-3272 UNITED STATES				
00270200802200642325		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642446	OCCUPANT(s) 2640 Shattuck Ave Apt 414 Berkeley CA 94704-3278 UNITED STATES				
00270200802200642446		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642203	MCCARTHY JOHN P & YOLISH STEPHANIE 2130 Carleton St Berkeley CA 94704-3214 UNITED STATES				
00270200802200642203		Standard	USPS Indicated Delivered	04/15/24 10:59 EDT	94704
00270200802200642324	OCCUPANT(s) 2038 Parker St Unit 323 Berkeley CA 94704-3272 UNITED STATES				
00270200802200642324		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642445	OCCUPANT(s) 2640 Shattuck Ave Apt 413 Berkeley CA 94704-3278 UNITED STATES				
00270200802200642445		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642209	SHIMURA CHARLOTTE TR 2133 Derby St Berkeley CA 94705-1059 UNITED STATES				
00270200802200642209		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94705
00270200802200642208	BROWN THOMAS J & MAHMUD AYESHA S 2133 1/2 Derby St Berkeley CA 94705-1059 UNITED STATES				
00270200802200642208		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94705
00270200802200642329	OCCUPANT(s) 2038 Parker St Unit 328 Berkeley CA 94704-3272 UNITED STATES				
00270200802200642329		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642207	BRENEMAN ERICA V & HOOFT MICHAELA E 2132 Derby St Berkeley CA 94705-1053 UNITED STATES				
00270200802200642207		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642328	OCCUPANT(s) 2038 Parker St Unit 327 Berkeley CA 94704-3272 UNITED STATES				
00270200802200642328		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642449	OCCUPANT(s) 2640 Shattuck Ave Apt 501 Berkeley CA 94704-3279 UNITED STATES				
00270200802200642449		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
00270200802200642220	GLOBAL ALLIANCE FOR PROGRESS LLC 2253 Ward St Berkeley CA 94705-1027 UNITED STATES				
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00270200802200642341	OCCUPANT(s) 2038 Parker St Unit 412 Berkeley CA 94704-3273 UNITED STATES				
00270200802200642341		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642462	OCCUPANT(s) 2640 Shattuck Ave Apt 514 Berkeley CA 94704-3279 UNITED STATES				
00270200802200642462		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642340	OCCUPANT(s) 2038 Parker St Unit 411 Berkeley CA 94704-3273 UNITED STATES				
00270200802200642340		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642461	OCCUPANT(s) 2640 Shattuck Ave Apt 513 Berkeley CA 94704-3279 UNITED STATES				
00270200802200642461		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642460	OCCUPANT(s) 2640 Shattuck Ave Apt 512 Berkeley CA 94704-3279 UNITED STATES				
00270200802200642460		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642224	2228 UNION STREET INVESTORS 364 41st St Oakland CA 94609-2652 UNITED STATES				
00270200802200642224		Standard	USPS Indicated Delivered	04/15/24 10:17 EDT	94609
00270200802200642345	OCCUPANT(s) 2038 Parker St Unit 416 Berkeley CA 94704-3273 UNITED STATES				
00270200802200642345		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642466	OCCUPANT(s) 2640 Shattuck Ave Apt 602 Berkeley CA 94704-3280 UNITED STATES				
00270200802200642466		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642223	KOTELNIKOFF MARIAN S TR 33 Linda Ave # 3304B Oakland CA 94611 UNITED STATES				
00270200802200642223			USPS Indicated Delivered	04/15/24 10:05 EDT	94611
00270200802200642344	OCCUPANT(s) 2038 Parker St Unit 415 Berkeley CA 94704-3273 UNITED STATES				
00270200802200642344		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642465	OCCUPANT(s) 2640 Shattuck Ave Apt 601 Berkeley CA 94704-3280 UNITED STATES				
00270200802200642465		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642222	SOLBERG GREG G & PONGRACE LISA A TRS 2707 Walker St Berkeley CA 94705-1013 UNITED STATES				
00270200802200642222		Standard	En Route	04/20/24 22:36 EDT	94615
00270200802200642343	OCCUPANT(s) 2038 Parker St Unit 414 Berkeley CA 94704-3273 UNITED STATES				
00270200802200642343		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642464	OCCUPANT(s) 2640 Shattuck Ave Apt 516 Berkeley CA 94704-3279 UNITED STATES				
00270200802200642464		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642221	PARKERSHATTUCK OWNER LLC 25 Enterprise # 305 Aliso Viejo CA 92656 UNITED STATES				
00270200802200642221			USPS Indicated Delivered	04/15/24 12:36 EDT	92656
00270200802200642342	OCCUPANT(s) 2038 Parker St Unit 413 Berkeley CA 94704-3273 UNITED STATES				
00270200802200642342		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642463	OCCUPANT(s) 2640 Shattuck Ave Apt 515 Berkeley CA 94704-3279 UNITED STATES				
00270200802200642463		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642217	WELLUM DIANA J TR 2139 Ward St Berkeley CA 94705-1039 UNITED STATES				

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00270200802200642338		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642459	OCCUPANT(s) 2640 Shattuck Ave Apt 511 Berkeley CA 94704-3279 UNITED STATES				
00270200802200642459		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642216	SLUIS JANET & MARIANNE 2139 Derby St Berkeley CA 94705-1059 UNITED STATES				
00270200802200642216		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94705
00270200802200642337	OCCUPANT(s) 2038 Parker St Unit 408 Berkeley CA 94704-3273 UNITED STATES				
00270200802200642337		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642458	OCCUPANT(s) 2640 Shattuck Ave Apt 510 Berkeley CA 94704-3279 UNITED STATES				
00270200802200642458		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642215	GINSBERG MONA 2136 Derby St Berkeley CA 94705-1053 UNITED STATES				
00270200802200642215		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642336	OCCUPANT(s) 2038 Parker St Unit 407 Berkeley CA 94704-3273 UNITED STATES				
00270200802200642336		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642457	OCCUPANT(s) 2640 Shattuck Ave Apt 509 Berkeley CA 94704-3279 UNITED STATES				
00270200802200642457		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642214	GOMEZ ALVARO & ANUPAMA TRS 2135 Ward St Berkeley CA 94705-1039 UNITED STATES				
00270200802200642214		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642335	OCCUPANT(s) 2038 Parker St Unit 406 Berkeley CA 94704-3272 UNITED STATES				
00270200802200642335		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642456	OCCUPANT(s) 2640 Shattuck Ave Apt 508 Berkeley CA 94704-3279 UNITED STATES				
00270200802200642456		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642219	FRYDMAN DANIEL TR 2145 Ward St Berkeley CA 94705-1039 UNITED STATES				
00270200802200642219		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642218	BELL ROLF & COHEN LAURA R TRS 2141 Ward St Berkeley CA 94705-1039 UNITED STATES				
00270200802200642218		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642339	OCCUPANT(s) 2038 Parker St Unit 410 Berkeley CA 94704-3273 UNITED STATES				
00270200802200642339		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642231	MOSLEH MOHAMED H & MOSLEH KAYLA & LISA T 9401 Fox Den Ct Elk Grove CA 95758-1318 UNITED STATES				
00270200802200642231		Standard	USPS Indicated Delivered	04/15/24 14:33 EDT	95758
00270200802200642352	OCCUPANT(s) 2038 Parker St Unit 423 Berkeley CA 94704-3273 UNITED STATES				
00270200802200642352		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642473	OCCUPANT(s) 2640 Shattuck Ave Apt 610 Berkeley CA 94704-3280 UNITED STATES				
00270200802200642473		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642230	YASUDA GEN & KARI TRS & YASUDA GEN TR 8712 Don Carol Dr El Cerrito CA 94530-2735 UNITED STATES				
00270200802200642230		Standard	USPS Indicated Delivered	04/15/24 14:17 EDT	94530

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
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00270200802200642472	OCCUPANT(s) 2640 Shattuck Ave Apt 609 Berkeley CA 94704-3280 UNITED STATES				
00270200802200642472		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642350	OCCUPANT(s) 2038 Parker St Unit 421 Berkeley CA 94704-3273 UNITED STATES				
00270200802200642350		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642471	OCCUPANT(s) 2640 Shattuck Ave Apt 608 Berkeley CA 94704-3280 UNITED STATES				
00270200802200642471		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642470	OCCUPANT(s) 2640 Shattuck Ave Apt 607 Berkeley CA 94704-3280 UNITED STATES				
00270200802200642470		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642235	OCCUPANT(s) 2038 Parker St Unit 101 Berkeley CA 94704-3268 UNITED STATES				
00270200802200642235		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642356	OCCUPANT(s) 2038 Parker St Unit 427 Berkeley CA 94704-3274 UNITED STATES				
00270200802200642356		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642477	OCCUPANT(s) 2640 Shattuck Ave Apt 615 Berkeley CA 94704-3280 UNITED STATES				
00270200802200642477		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642234	OCCUPANT(s) 2038 Parker St Berkeley CA 94704 UNITED STATES				
00270200802200642234			USPS Indicated Delivered	04/15/24 12:02 EDT	94704
00270200802200642355	OCCUPANT(s) 2038 Parker St Unit 426 Berkeley CA 94704-3274 UNITED STATES				
00270200802200642355		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642476	OCCUPANT(s) 2640 Shattuck Ave Apt 613 Berkeley CA 94704-3280 UNITED STATES				
00270200802200642476		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642233	OCCUPANT(s) 2000 Carleton St Berkeley CA 94720 UNITED STATES				
00270200802200642233			Arrived at Recipient PO	04/14/24 16:41 EDT	94615
00270200802200642354	OCCUPANT(s) 2038 Parker St Unit 425 Berkeley CA 94704-3274 UNITED STATES				
00270200802200642354		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642475	OCCUPANT(s) 2640 Shattuck Ave Apt 612 Berkeley CA 94704-3280 UNITED STATES				
00270200802200642475		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642232	LEWIS H C TR PO Box 498 Berkeley CA 94701-0498 UNITED STATES				
00270200802200642232		Standard	Arrived at Recipient PO	04/15/24 04:01 EDT	94615
00270200802200642353	OCCUPANT(s) 2038 Parker St Unit 424 Berkeley CA 94704-3273 UNITED STATES				
00270200802200642353		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642474	OCCUPANT(s) 2640 Shattuck Ave Apt 611 Berkeley CA 94704-3280 UNITED STATES				
00270200802200642474		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642228	HOSHIDE NORMA Y TR 6571 Saroni Dr Oakland CA 94611-2340 UNITED STATES				
00270200802200642228		Standard	USPS Indicated Delivered	04/15/24 09:41 EDT	94611
00270200802200642349	OCCUPANT(s) 2038 Parker St Unit 420 Berkeley CA 94704-3273 UNITED STATES				

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
00270200802200642349		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642227	CITY OF BERKELEY 555 California St Ste 5000 San Francisco CA 94104-1701 UNITED STATES				
00270200802200642227		Standard	USPS Indicated Delivered	04/15/24 09:14 EDT	94104
00270200802200642348	OCCUPANT(s) 2038 Parker St Unit 419 Berkeley CA 94704-3273 UNITED STATES				
00270200802200642348		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642469	OCCUPANT(s) 2640 Shattuck Ave Apt 605 Berkeley CA 94704 UNITED STATES				
00270200802200642469			Arrived at Recipient PO	04/14/24 15:39 EDT	94615
00270200802200642226	CARLETON PROPERTIES LLC 524 Callan Ave San Leandro CA 94577-4610 UNITED STATES				
00270200802200642226		Standard	USPS Indicated Delivered	04/15/24 09:59 EDT	94577
00270200802200642347	OCCUPANT(s) 2038 Parker St Unit 418 Berkeley CA 94704-3273 UNITED STATES				
00270200802200642347		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642468	OCCUPANT(s) 2640 Shattuck Ave Apt 604 Berkeley CA 94704-3280 UNITED STATES				
00270200802200642468		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642225	CARSON TAMAR & MAYA TRS 510 62nd St Oakland CA 94609-1210 UNITED STATES				
00270200802200642225		Standard	USPS Indicated Delivered	04/15/24 09:42 EDT	94609
00270200802200642346	OCCUPANT(s) 2038 Parker St Unit 417 Berkeley CA 94704-3273 UNITED STATES				
00270200802200642346		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642467	OCCUPANT(s) 2640 Shattuck Ave Apt 603 Berkeley CA 94704-3280 UNITED STATES				
00270200802200642467		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642229	2701 SHATTUCK BERKELEY LLC 7917 Festival Ct Cupertino CA 95014-4115 UNITED STATES				
00270200802200642229		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	95014
00270200802200642480	OCCUPANT(s) 2650 Shattuck Ave Berkeley CA 94704-3236 UNITED STATES				
00270200802200642480		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642242	OCCUPANT(s) 2038 Parker St Unit 108 Berkeley CA 94704-3268 UNITED STATES				
00270200802200642242		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642363	OCCUPANT(s) 2117 Derby St # A Berkeley CA 94705-1059 UNITED STATES				
00270200802200642363		Standard	USPS Indicated Delivered	04/15/24 11:03 EDT	94705
00270200802200642484	OCCUPANT(s) 2701 Shattuck Ave Berkeley CA 94705-1008 UNITED STATES				
00270200802200642484		Standard	Arrived at Recipient PO	04/26/24 02:01 EDT	94615
00270200802200642241	OCCUPANT(s) 2038 Parker St Unit 107 Berkeley CA 94704-3268 UNITED STATES				
00270200802200642241		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642362	OCCUPANT(s) 2117 Carleton St Berkeley CA 94704 UNITED STATES				
00270200802200642362			Arrived at Recipient PO	04/18/24 23:12 EDT	94615
00270200802200642483	OCCUPANT(s) 2700 Shattuck Ave Berkeley CA 94705-1009 UNITED STATES				
00270200802200642483		Standard	Arrived at Recipient PO	04/26/24 02:01 EDT	94615
00270200802200642240	OCCUPANT(s) 2038 Parker St Unit 106 Berkeley CA 94704-3268 UNITED STATES				
00270200802200642240		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
00270200802200642361	OCCUPANT(s) 2115 Carleton St Berkeley CA 94704-3213 UNITED STATES				
00270200802200642361		Standard	USPS Indicated Delivered	04/15/24 14:06 EDT	94704
00270200802200642482	OCCUPANT(s) 2680 Shattuck Ave Berkeley CA 94704-3236 UNITED STATES				
00270200802200642482		Standard	USPS Indicated Delivered	04/15/24 10:31 EDT	94704
00270200802200642360	OCCUPANT(s) 2113 Carleton St Berkeley CA 94704 UNITED STATES				
00270200802200642360			Arrived at Recipient PO	05/02/24 00:05 EDT	94615
00270200802200642481	OCCUPANT(s) 2655 Shattuck Ave Berkeley CA 94704-3237 UNITED STATES				
00270200802200642481		Standard	Arrived at Recipient PO	04/18/24 23:12 EDT	94615
00270200802200642246	OCCUPANT(s) 2038 Parker St Unit 112 Berkeley CA 94704-3268 UNITED STATES				
00270200802200642246		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642367	OCCUPANT(s) 2119 Carleton St Apt 2 Berkeley CA 94704-3234 UNITED STATES				
00270200802200642367		Standard	USPS Indicated Delivered	04/15/24 14:06 EDT	94704
00270200802200642488	OCCUPANT(s) 2708 Walker St Apt 2 Berkeley CA 94705-1038 UNITED STATES				
00270200802200642488		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642245	OCCUPANT(s) 2038 Parker St Unit 111 Berkeley CA 94704-3268 UNITED STATES				
00270200802200642245		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642366	OCCUPANT(s) 2119 Carleton St Apt 1 Berkeley CA 94704-3234 UNITED STATES				
00270200802200642366		Standard	USPS Indicated Delivered	04/15/24 14:06 EDT	94704
00270200802200642487	OCCUPANT(s) 2708 Walker St Apt 1 Berkeley CA 94705-1038 UNITED STATES				
00270200802200642487		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642244	OCCUPANT(s) 2038 Parker St Unit 110 Berkeley CA 94704-3268 UNITED STATES				
00270200802200642244		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642365	OCCUPANT(s) 2119 Carleton St Berkeley CA 94704 UNITED STATES				
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00270200802200642486	OCCUPANT(s) 2708 Walker St Berkeley CA 94705 UNITED STATES				
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00270200802200642243	OCCUPANT(s) 2038 Parker St Unit 109 Berkeley CA 94704-3268 UNITED STATES				
00270200802200642243		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642364	OCCUPANT(s) 2117 Derby St # B Berkeley CA 94705-1059 UNITED STATES				
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00270200802200642485	OCCUPANT(s) 2705 Walker St Berkeley CA 94705-1013 UNITED STATES				
00270200802200642485		Standard	USPS Indicated Delivered	04/15/24 12:34 EDT	94705
00270200802200642239	OCCUPANT(s) 2038 Parker St Unit 105 Berkeley CA 94704-3268 UNITED STATES				
00270200802200642239		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642238	OCCUPANT(s) 2038 Parker St Unit 104 Berkeley CA 94704-3268 UNITED STATES				
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00270200802200642359	OCCUPANT(s) 2110 Carleton St Berkeley CA 94704-3214 UNITED STATES				

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
00270200802200642359		Standard	USPS Indicated Delivered	04/15/24 10:59 EDT	94704
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00270200802200642358	OCCUPANT(s) 2064 Carleton St Berkeley CA 94720 UNITED STATES				
00270200802200642358			Arrived at Recipient PO	04/24/24 19:36 EDT	94615
00270200802200642479	OCCUPANT(s) 2648 Shattuck Ave Berkeley CA 94704-3236 UNITED STATES				
00270200802200642479		Standard	Arrived at Recipient PO	04/18/24 23:12 EDT	94615
00270200802200642236	OCCUPANT(s) 2038 Parker St Unit 102 Berkeley CA 94704-3268 UNITED STATES				
00270200802200642236		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642357	OCCUPANT(s) 2038 Parker St Unit 428 Berkeley CA 94704-3274 UNITED STATES				
00270200802200642357		Standard	USPS Indicated Delivered	04/15/24 10:49 EDT	94704
00270200802200642478	OCCUPANT(s) 2640 Shattuck Ave # 616 Berkeley CA 94704 UNITED STATES				
00270200802200642478			USPS Indicated Delivered	04/15/24 10:31 EDT	94704

Report Generated on : May 13, 2024

Internal

Planning and Development Department
Land Use Planning Division

Till Houtermans
Studio KDA
1810 Sixth Street
Berkeley, CA 94710

Sent via email to:
till@studiokda.com

Re: Application Status Complete – Zoning Permit #ZP2024-0057 for 2655 Shattuck

Dear Till Houtermans,

Thank you for the Zoning Permit application resubmittal received on July 29, 2024, for an Use Permit to demolish an existing commercial building and construct a 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. The application has been evaluated for completeness with the submittal checklist and application guidelines.

Pursuant to the Permit Streamlining Act (Government Code Chapter 4.5 Title 7), the application has been deemed **complete** as of August 19, 2024. The following required information was addressed in your last resubmittal:

1. **Site Plan** – On the Site plan include the species of the existing trees on the site. For existing Coast Live Oak trees, provide an associated Arborist Report.

   Comment addressed. Note – during the application processing stage of review, staff will share your plans with the City's consulting arborist to provide feedback on tree protection measures for existing trees within the public- right- of- way.

2. **Pre Application Neighborhood Contact**
   - Provide the list of addresses to whom notice was provided/ mailed to
   - Verify that the "Click 2 Mail" service is a certified mail service and verify that notice was either delivered or that an delivery attempt was made

   Comment addressed.

Advisory comments – Application Processing Review.
During the course of review, the project planner may request that the applicant correct, clarify, amplify, or otherwise supplement the details provided in the application according to the Zoning Project Application Submittal Requirements. This may result in revisions to the information provided with your submittal, additional fees for zoning permits, CEQA review costs, and other processes/reviews, as needed based on the City's adopted fee schedule.

Next Steps

Internal

The project planner will contact you within 30 days of the date of this letter with the California Environmental Quality Act (CEQA) recommendation, corrections or additional information needed to complete the review and processing of the application, and additional zoning permits that are needed for your project (including fees).

If you have any questions about the requested information, please reach out to me directly. Thank you in advance for your cooperation.

Sincerely,

Katrina Lapira (she/her)
Associate Planner
klapira@berkeleyca.gov

2655 SHATTUCK AVE.

2655 SHATTUCK AVE., BERKELEY, CA 94704

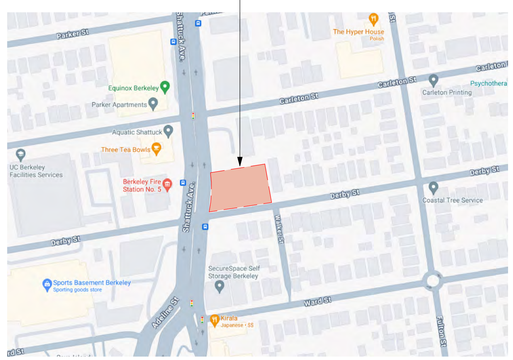
KDN01 - DRC REVIEW - 08/26/24



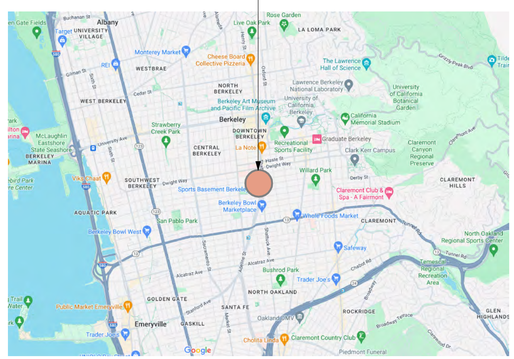
RESIDENTIAL UNIT MIX:					
UNIT TYPE:	STUDIO	1-BD	2-BD	3-BD	TOTAL:
LEVEL 1	0	0	0	0	0
LEVEL 2	14	5	4	0	23
LEVEL 3	14	5	4	0	23
LEVEL 4	14	5	4	0	23
LEVEL 5	7	5	6	0	18
LEVEL 6					
LEVEL 7	0	0	0	10	10
LEVEL 8					
TOTAL UNITS:	49	20	18	10	97
TOTAL BEDRMS:	49	20	36	30	135

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.

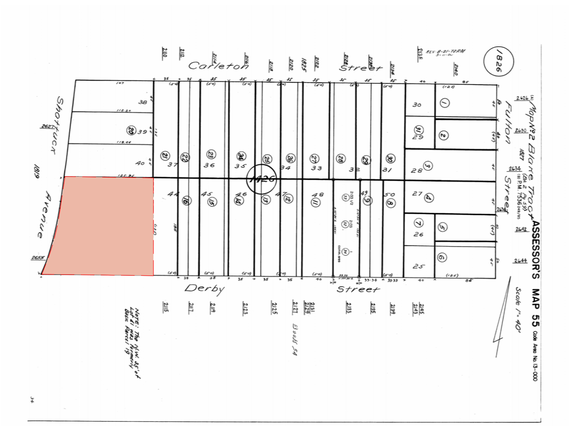
6 PROJECT LOCATION



2 PROJECT DESCRIPTION



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

CHARLES KAHN
charles@studiokda.com

TILL HOUTERMANS
till@studiokda.com

BRETT SPENCER
brett@studiokda.com

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	○	•	•	

For Assessment Use Only

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510.841.3555 | studiokda.com

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

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

DRC REVIEW

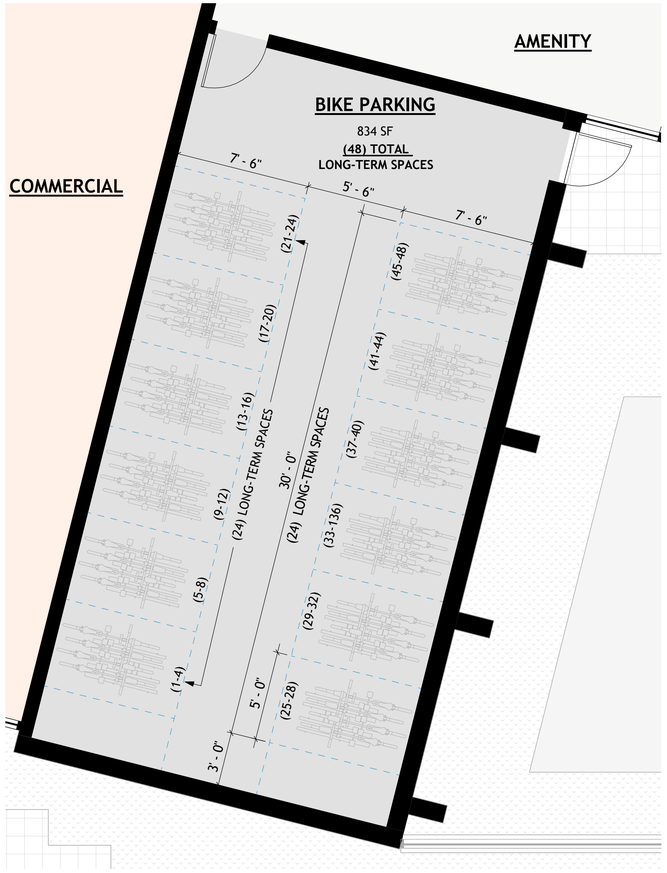
△	DATE	ISSUE RECORD
	5/15/24	DRC REVIEW
	8/26/24	DRC Review

PROJECT NO: KDN01

ISSUE DATE: 08/26/24

TITLE SHEET

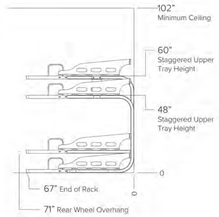
G000



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

DERO | Dero **Duplex**

Submittal Sheet



CAPACITY Varies per configuration
Minimum 6 bike system required for stability

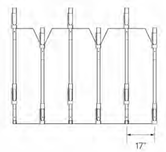
MATERIALS
Main frame tube: 2" 11g square tube
Connector plates: 1/4" plate
Bike trays: 11g plate

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.



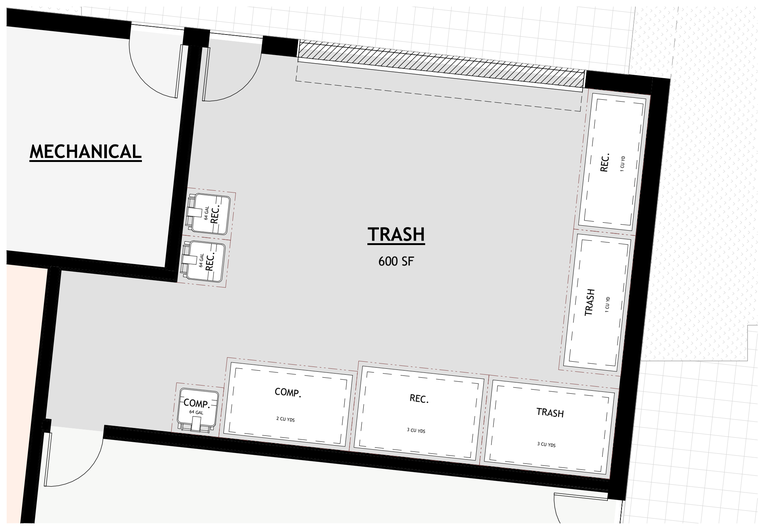


U-lock compatible

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

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
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					*SEE G031 FOR CALCULATIONS*	
WEST ELEVATION	N/A	30% MIN.	N/A	58%		
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*	

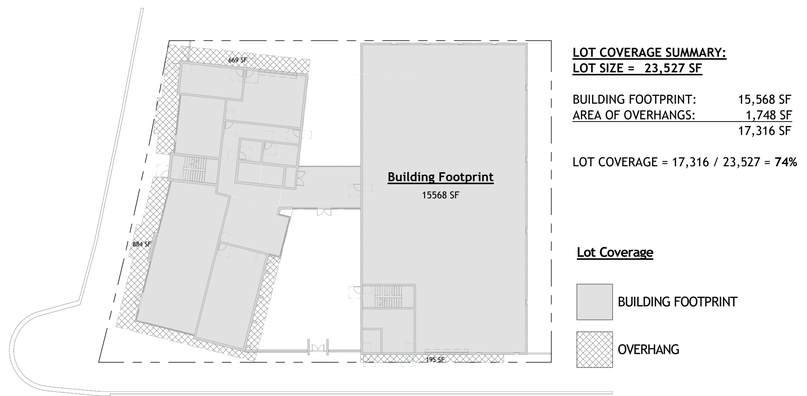


2 GROUND FLOOR PLAN
1/4" = 1'-0"

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

Container Calculation

Container Info		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



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 FRIEDLSON KAHN
No. C-18027
RENEWAL DATE 01/31/2025
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				
	Seventh	5,175				10
	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

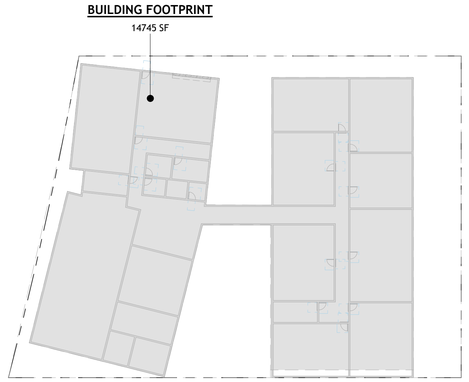
Level	Area
U.O.S.	
01 - GROUND FLOOR	3002 SF
	3002 SF

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.



4 LOT COVERAGE DIAGRAM - BASE PROJECT
NOT TO SCALE

LOT COVERAGE SUMMARY:
LOT SIZE = 23,527 SF

BUILDING FOOTPRINT: 14,745 SF

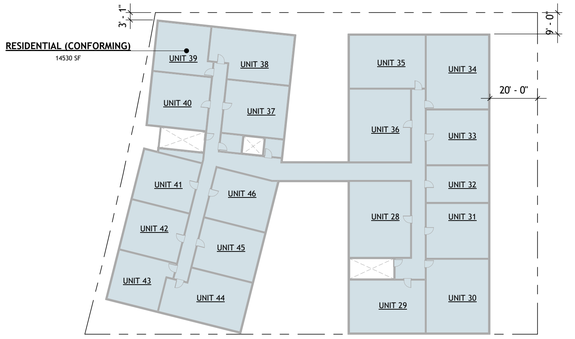
LOT COVERAGE = 14,745 / 23,527 = **63%**

LOT COVERAGE

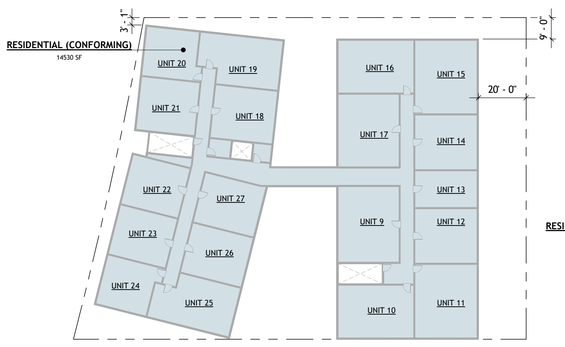
BUILDING FOOTPRINT



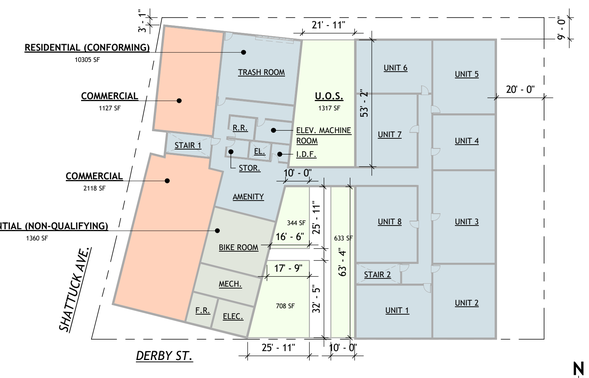
3 LEVEL 4
NOT TO SCALE



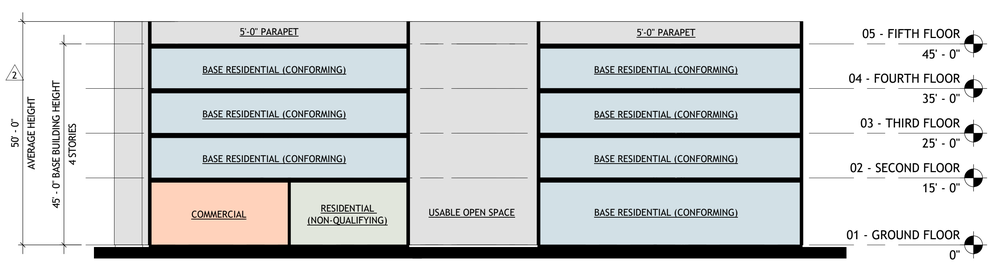
6 LEVEL 3
NOT TO SCALE



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"



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

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2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
DARREN FRIEDLESON KAHN
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

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)
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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				
	Seventh	5,175				10
	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

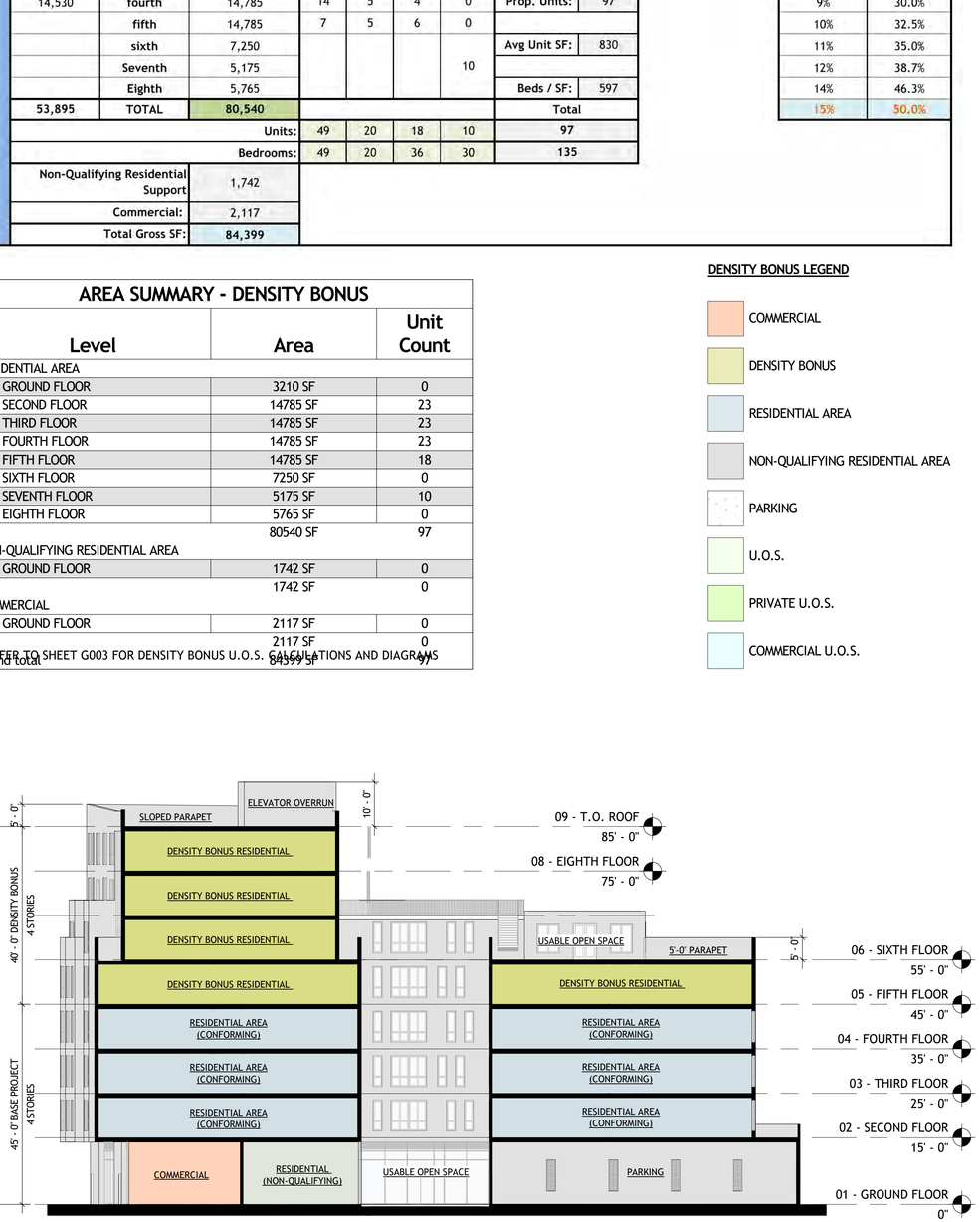
AREA SUMMARY - DENSITY BONUS

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

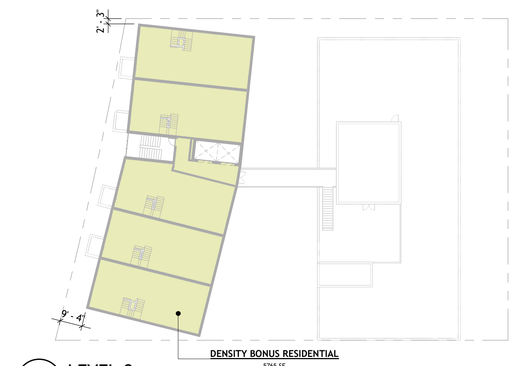
*REFER TO SHEET G003 FOR DENSITY BONUS U.O.S. CALCULATIONS AND DIAGRAMS

DENSITY BONUS LEGEND

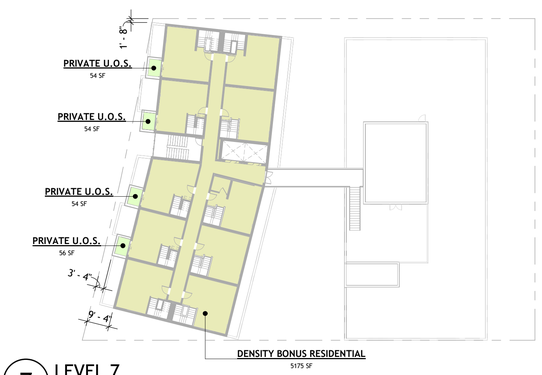
- COMMERCIAL
- DENSITY BONUS
- RESIDENTIAL AREA
- NON-QUALIFYING RESIDENTIAL AREA
- PARKING
- U.O.S.
- PRIVATE U.O.S.
- COMMERCIAL U.O.S.



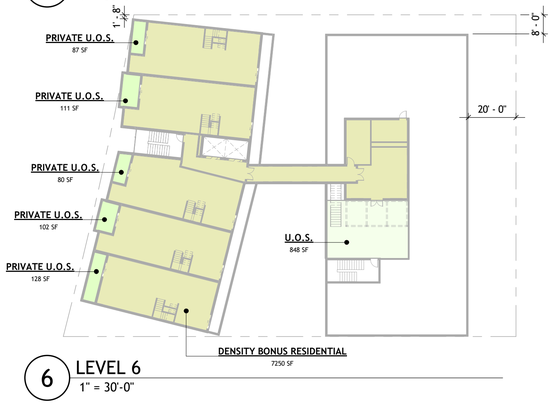
9 DENSITY BONUS PROPOSED SECTION
1/16" = 1'-0"



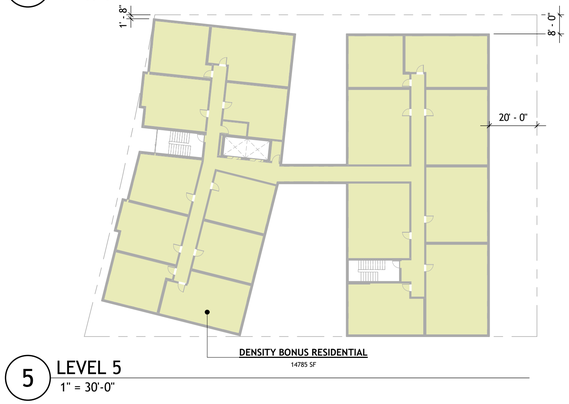
8 LEVEL 8
1" = 30'-0"



7 LEVEL 7
1" = 30'-0"



6 LEVEL 6
1" = 30'-0"



5 LEVEL 5
1" = 30'-0"



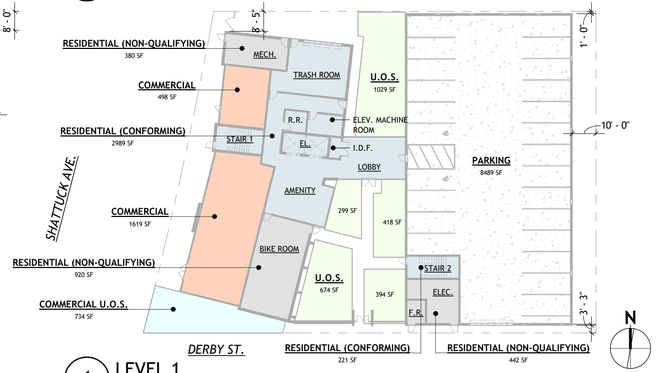
4 LEVEL 4
1" = 30'-0"



3 LEVEL 3
1" = 30'-0"



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT DANIELLE FEIDELSON KAHN No. C-36007 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

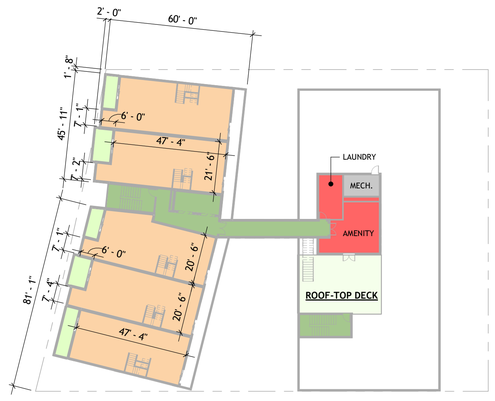
- COMMERCIAL
- RESIDENTIAL UNIT FLOOR AREA
- CIRCULATION
- AMENITY
- PARKING
- UTILITY
- P.O.P.O.S.
- U.O.S.
- PRIVATE U.O.S.



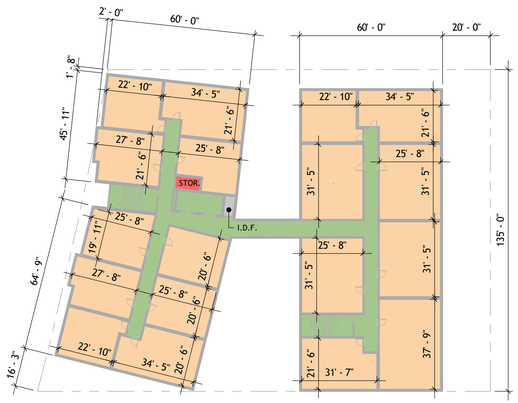
8 LEVEL 8
1" = 30'-0"



7 LEVEL 7
1" = 30'-0"



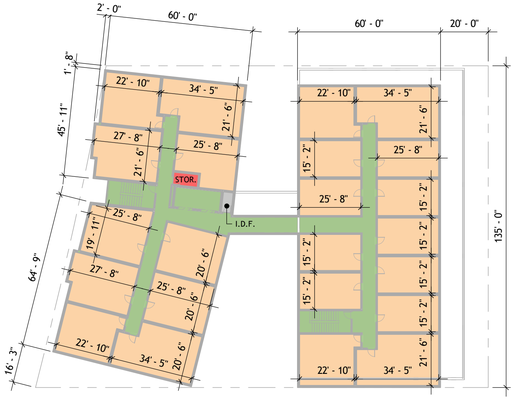
6 LEVEL 6
1" = 30'-0"



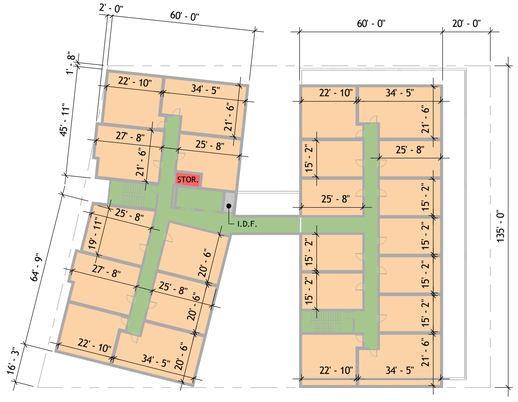
5 LEVEL 5
1" = 30'-0"



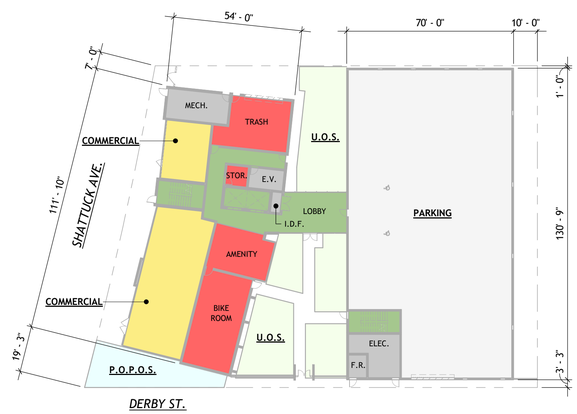
4 LEVEL 4
1" = 30'-0"



3 LEVEL 3
1" = 30'-0"



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

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2655 SHATTUCK AVE.

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BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEIDELSON KANE
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

AFFORDABLE HOUSING COMPLIANCE PLAN

G002.C

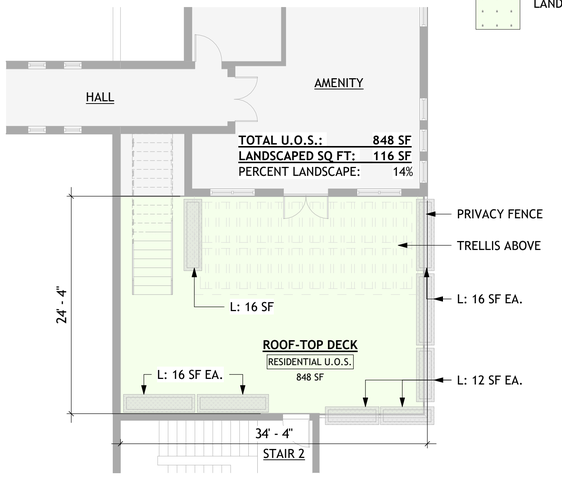
U.O.S. SUMMARY - DENSITY BONUS					
Floor	Total U.O.S. Per Floor	Public U.O.S. Hardscape (S.F.)	Public U.O.S. Landscape (S.F.)	Names/Locations	
1	2,718	1,425	1,293	Exterior Courtyard + Amenity Garden	
2	0	0	0	N/A	
3	0	0	0	N/A	
4	0	0	0	N/A	
5	0	0	0	N/A	
6	848	732	116	Roof-Top Deck	
7	0	0	0	N/A	
8	0	0	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				

△2

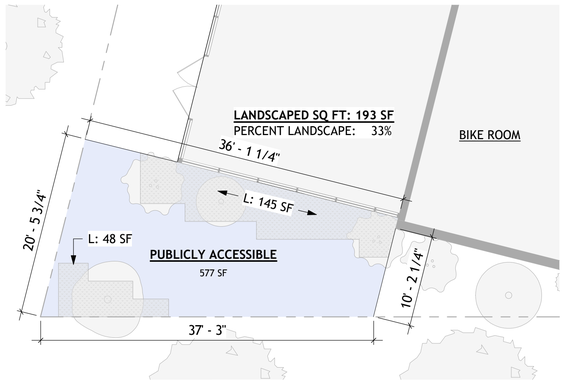
△2

USABLE OPEN SPACE

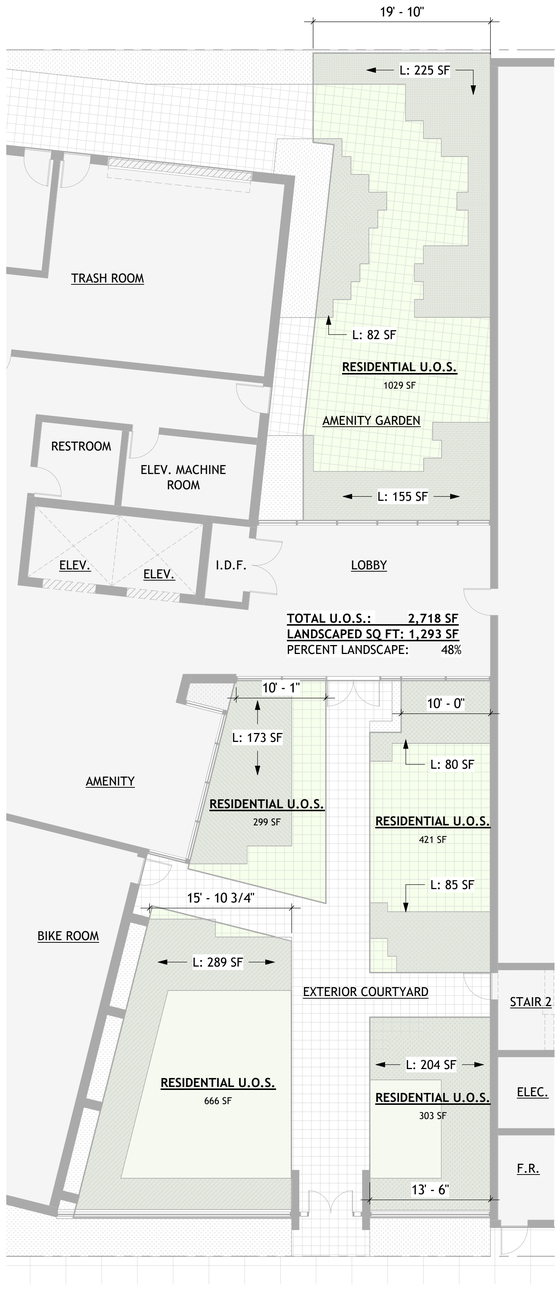
- NON - U.O.S
- PUBLICLY ACCESSIBLE U.O.S.
- RESIDENTIAL U.O.S.
- LANDSCAPED AREA



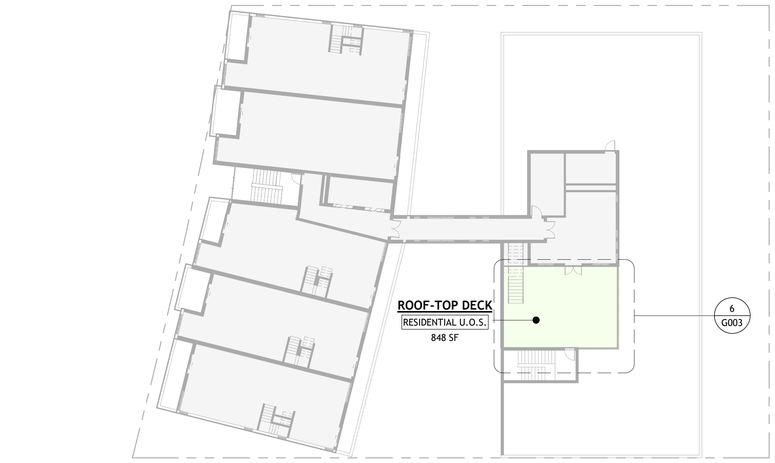
6 LEVEL 6 - ENLARGED ROOF-TOP DECK
1/8" = 1'-0"



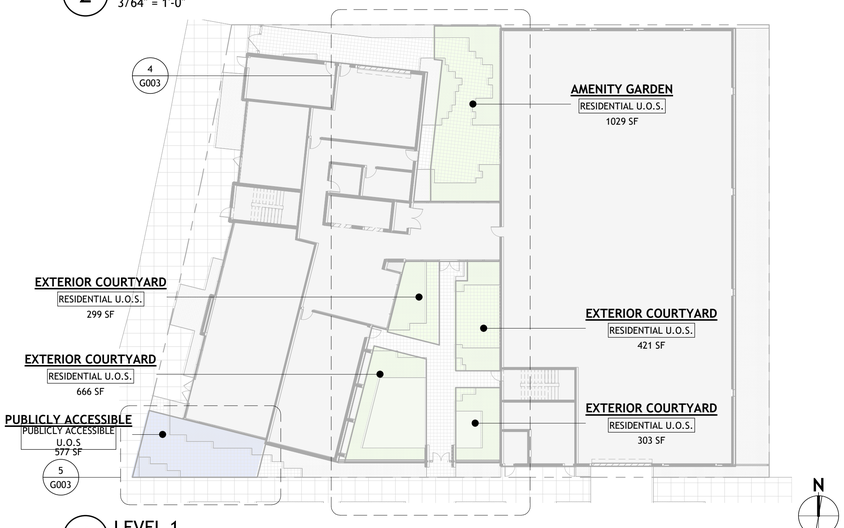
5 LEVEL 1 - ENLARGED COMMERCIAL PLAZA
1/8" = 1'-0"



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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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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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

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

DRC REVIEW

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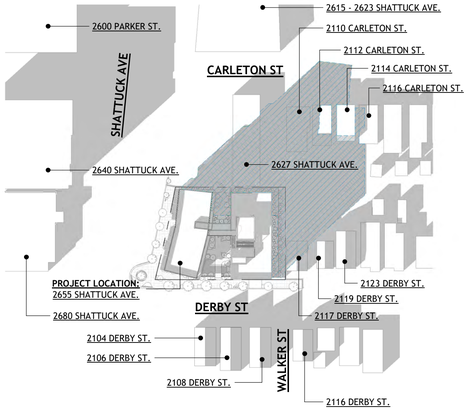
STREET CONTEXT ELEVATIONS

G004



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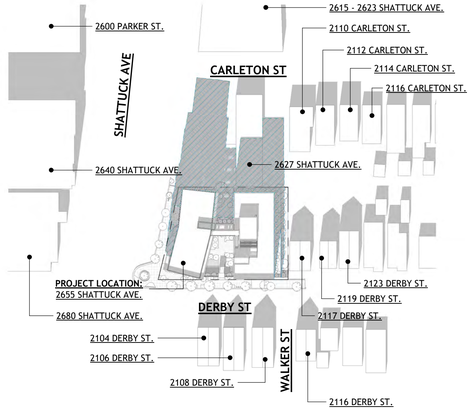

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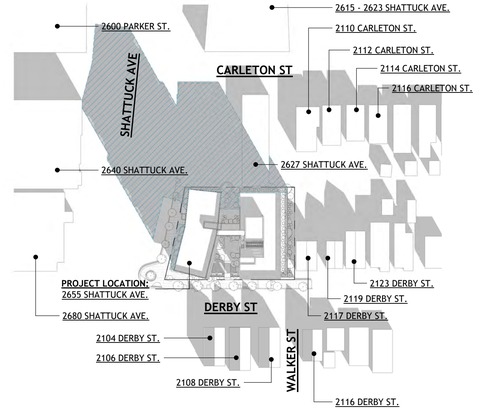

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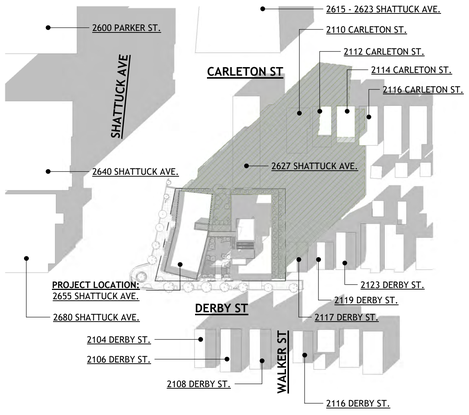

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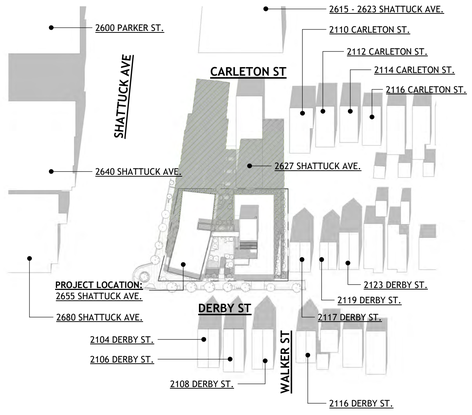

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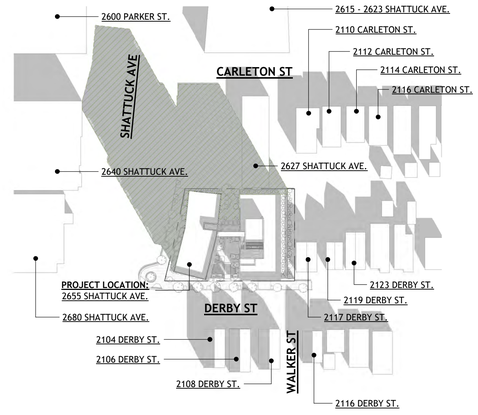

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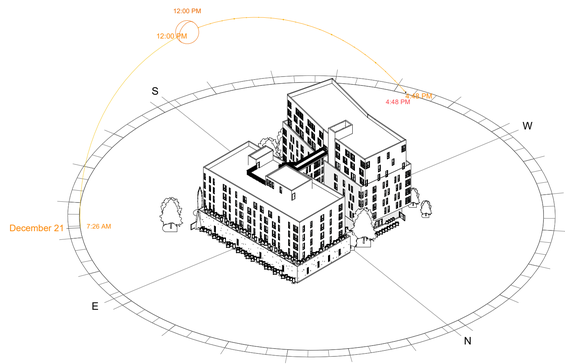
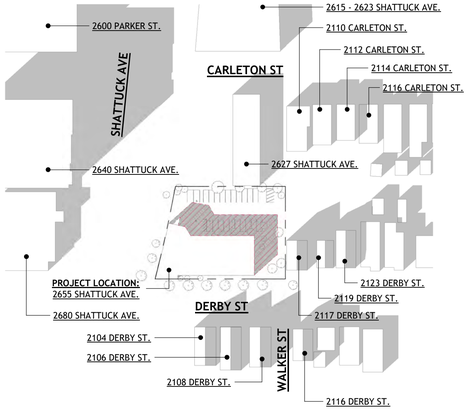


2 DECEMBER 21ST - SUN PATH
(SUNRISE - SUNSET)



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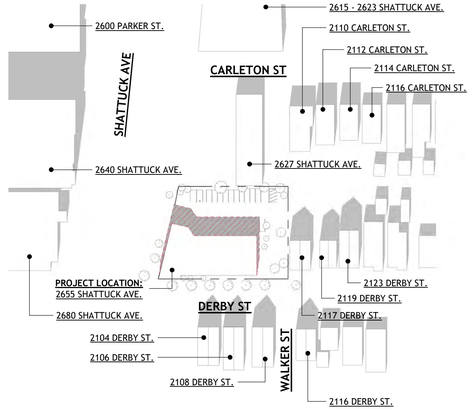

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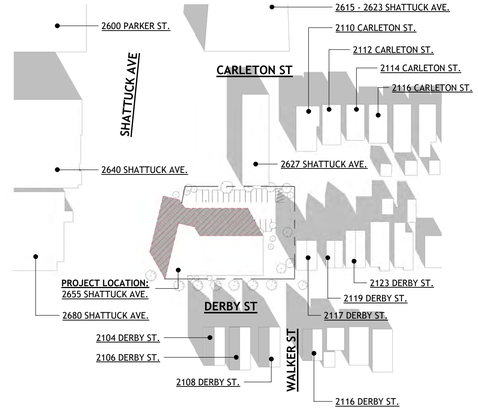

3 12/21 - 9:26 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

N

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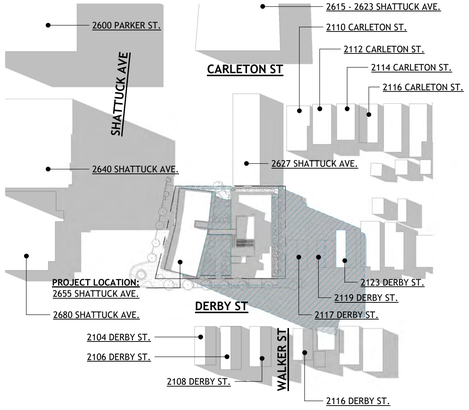
SHADOW STUDIES - DECEMBER, 21ST

G020



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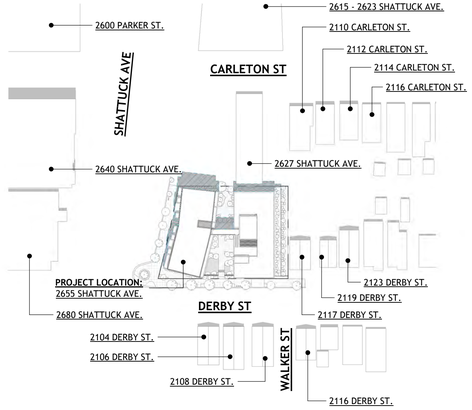

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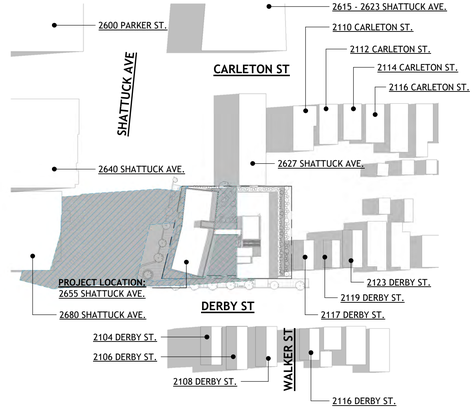

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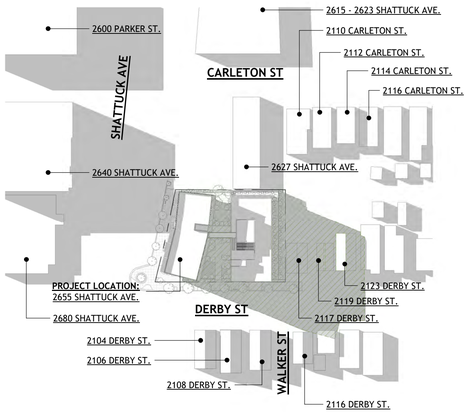

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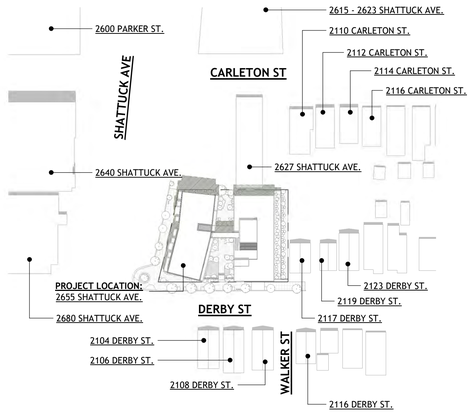

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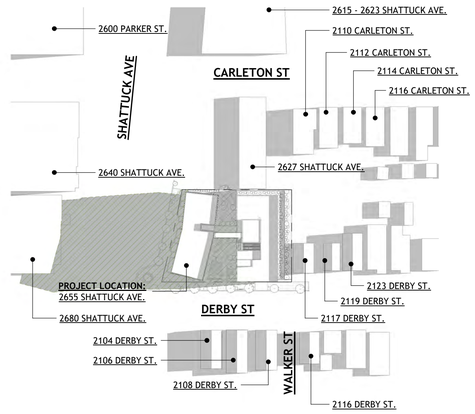

6 06/21 - 6:52 AM - PROPOSED
1" = 100'-0"

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

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

1 06/21 - 6:52 AM - EXISTING
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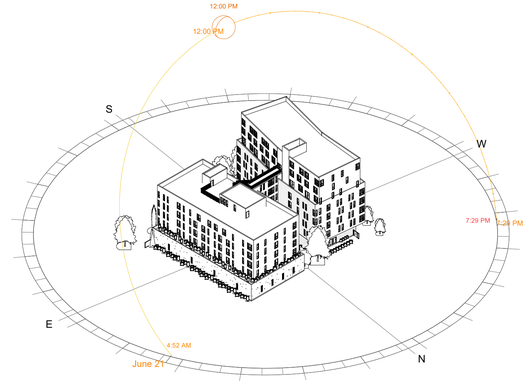

4 JUNE 21ST - SUN PATH
(SUNRISE - SUNSET)

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

N

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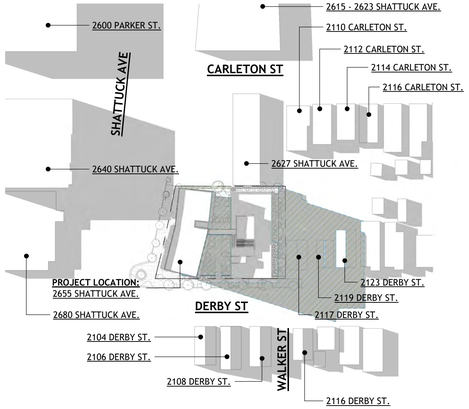
SHADOW STUDIES - JUNE 21ST

G021



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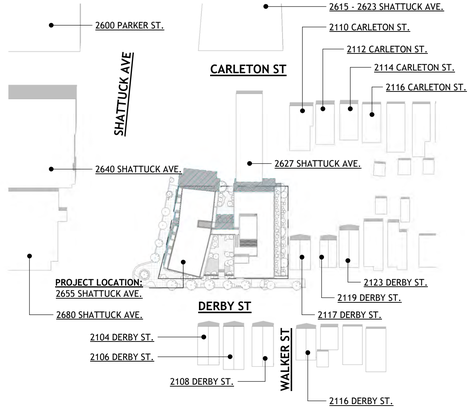

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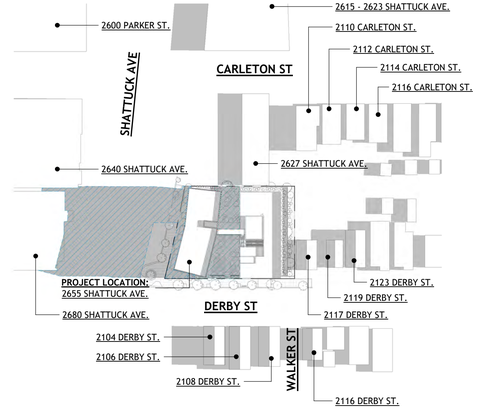

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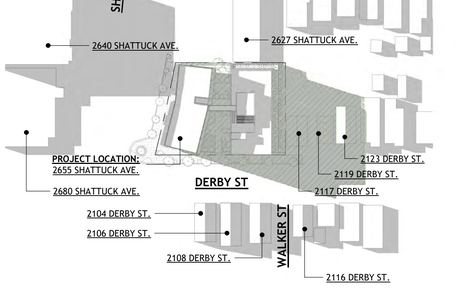

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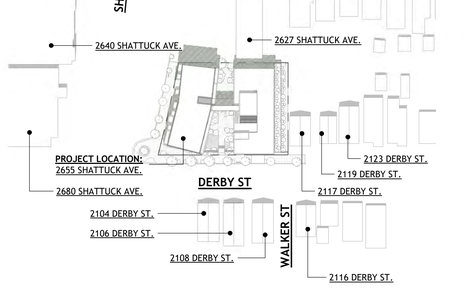

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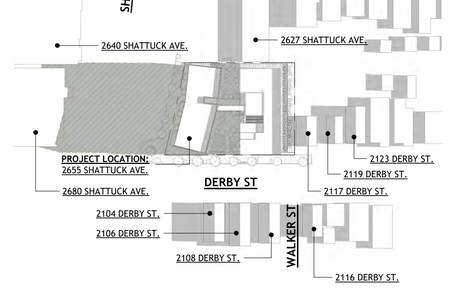

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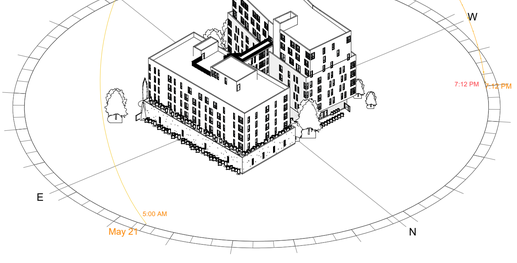
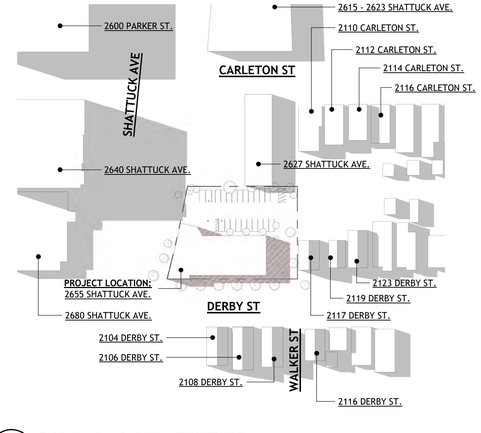


4 MAY 21ST - SUN PATH
(SUNRISE - SUNSET)



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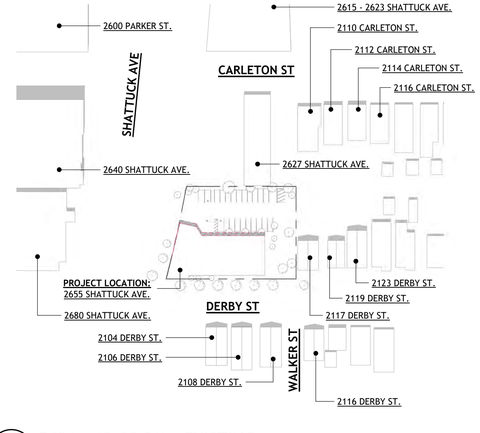

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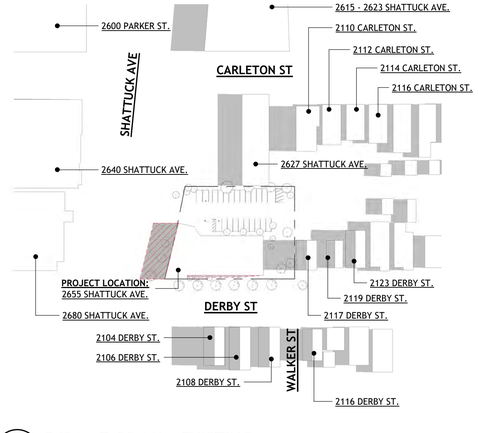

1 5/21 - 7:00 AM - EXISTING
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EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

N

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SHADOW STUDIES - MAY 21ST

G022

NEW HOME RATING SYSTEM, VERSION 9.1

GreenPointRated

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 (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, HE-1, JE-1, JE-01.

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 (Minimum Points / Largest Penalty)

Community	Energy	IAQ/Health	Resources	Water
0	33	6	24.0	6
0	14.5	2	14.5	2

Project Name: 2655 Shattuck Avenue
2655 Shattuck Avenue;
Berkeley;
94704

Applic. Addressed	MEASURES	Community	Energy	IAQ/Health	Resources	Water	Notes
	CALGreen						
Yes	**CALGreen Res** (REQUIRED)						
	A. SITE						
50.0%	**A1. Construction Footprint** (50th Percentile Plan Bound-Local Ordinance OR 40% of Est Undeveloped and Unconstructed)				1		
	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 25% 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	1	1				
No	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Amount Runoff Omits)	3				3	
	B. FOUNDATION						
No	**B1. Low Carbon Concrete** (Minimum of 35%)	2			2		
No	**B2. Radon-Resistant Construction**	2		2			
N/A	**B3. Foundation Drainage System**	2			2		
No	**B4. Sealed Crawlspace**	1		1			
	B5. Structural Pest Controls						
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1			1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 38 Inches from the Foundation	1			1		
	C. LANDSCAPE						
10.00%	Enter the landscape-area percentage. Points capped at 3.5 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					2	
TBD	C4.2 Turf on a Small Percentage of Landscaped Area					2	
No	**C5. Trees to Moderate Building Temperature** (at least 50% of West-Facing Glazing and Walls Shaded)	1	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)	2				2	
	C8. Rainwater Harvesting System						
No	C8.1 Rainwater Harvesting System with 300 Gallon Storage Capacity	1				1	
No	C8.2 Rainwater to Flush Toilets or Meet 50% of Landscape Irrigation Demand	3				3	
No	**C9. Recycled Wastewater Irrigation System**	1				1	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	2				2	
TBD	**C11. Efficient Landscape Water Budget**	1				1	

Project Name: 2655 Shattuck Avenue
2655 Shattuck Avenue;
Berkeley;
94704

Applic. Addressed	MEASURES	Community	Energy	IAQ/Health	Resources	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 or Equiv.)	0				1	
No	**C17. Community Garden**	0	0				
	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 80% 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	D6.1 Dimensional Lumber, Studs, and Timber	0				6	
No	D5.2 Panel Products	0				2	
	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				0.1	
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: 2655 Shattuck Avenue
2655 Shattuck Avenue;
Berkeley;
94704

Applic. Addressed	MEASURES	Community	Energy	IAQ/Health	Resources	Water	Notes
	G2 Install Water-Efficient Fixtures						
No	G2.1 WaterSense Showerheads 1.75 gpm	0				1	
No	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm	0				1	
1/1.1 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28 gpf OR 1.1 gpf	0				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**	0				2	
	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	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 refrigerants)	1					
	I. RENEWABLE ENERGY						
6.66%	**I1. Onsite Renewable Generation (PV, Micro Hydro, and Wind)**		25				
	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 two strategies from 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 FIELD 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	1		
No	**J3. Compartmentalization of Units** (Minimum two pressurized 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
8.66%	J5.1 All Electric Home Meets or Outperforms Title 24 Part 6 (Required)	N1		25+			EDR2s compliance margin from the Energy Use Summary (do not include renewables)
6.66%	J5.2 Non-Residential Spaces Outperform Title 24 (n/a if no nonresidential spaces OR must be ≥20% of residential SF)			15			
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst** (Required)	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			3		
	K. FINISHES						

Project Name: 2655 Shattuck Avenue
2655 Shattuck Avenue;
Berkeley;
94704

Applic. Addressed	MEASURES	Community	Energy	IAQ/Health	Resources	Water	Notes
	K1. Entryways Designed to Reduce Tracked-In Contaminants						
No	K1.1 Entryways to Individual Units (Scrape/wipe/mat surface at entrances and (washable) basement) for when dropped	0			1		
No	K1.2 Entryways to Buildings (Scrape/wipe hard surface at entrances and (built-in, plan-based) 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				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)					1	
No	K9.2 Durable Cabinet Hardware (Ball-bearing drawer slides, (wo)precious metal hinges)					1	
N/A	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**	0				1	
	L. FLOORING						
1775%	**L1. Environmentally Preferable Flooring**	3				3	
Yes	**L3. Durable Flooring** (All flooring is hard surface)	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						
ISO	M2.1 CEE-Rated or ENERGY STAR® Clothes Washer	0	1			2	
No	M2.2 ENERGY STAR® Dryer	0	2				
No	M2.3 Solar Dryer/ Laundry Lines	0	0.5				
>20 cubic feet	**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 Trash Chutes in Multifamily Building (Composting, recycling, and garbage)					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						
Yes	**N1. Smart Development**						
No	N1.1 Infill Site	5	1			1	
No	N1.2 Designated Brownfield Site	0	1			1	
>40	N1.3 Conserve Resources by Increasing Density	0	2		2		
TBD	N1.4 Cluster Homes for Land Preservation	0	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						

Project Name: 2655 Shattuck Avenue
2655 Shattuck Avenue;
Berkeley;
94704

Applic. Addressed	MEASURES	Community	Energy	IAQ/Health	Resources	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						
No	P3.1 Design Phase	0		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	267	49	104	50	37	27
Minimum Points Required in Specific Categories	50	2	29	6	6	6
Total Points Achieved	120.0	15.5	82.5	39.0	18.5	12.0

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 JAMES FRIDERICH No. C-31927 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



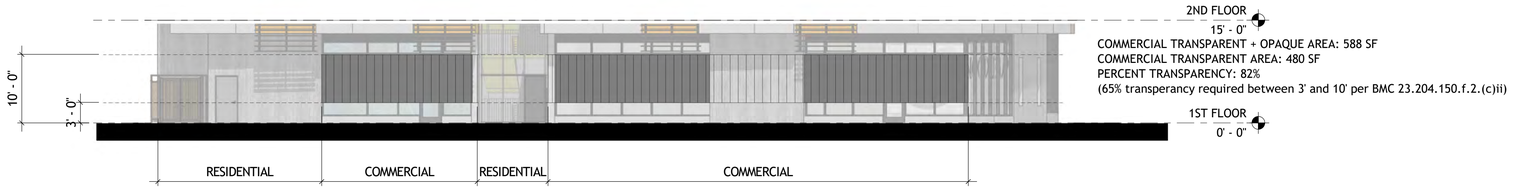
COMMERCIAL TRANSPARENT + OPAQUE AREA: 183 SF
COMMERCIAL TRANSPARENT AREA: 177 SF
PERCENT TRANSPARENCY: 97%
(65% transperancy required between 3' and 10' per BMC 23.204.150.f.2.(c)ii)

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"



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

LEGEND:

TRANSPARENT + OPAQUE AREA

TRANSPARENT AREA

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
DONALD FEIDELSON KOH
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

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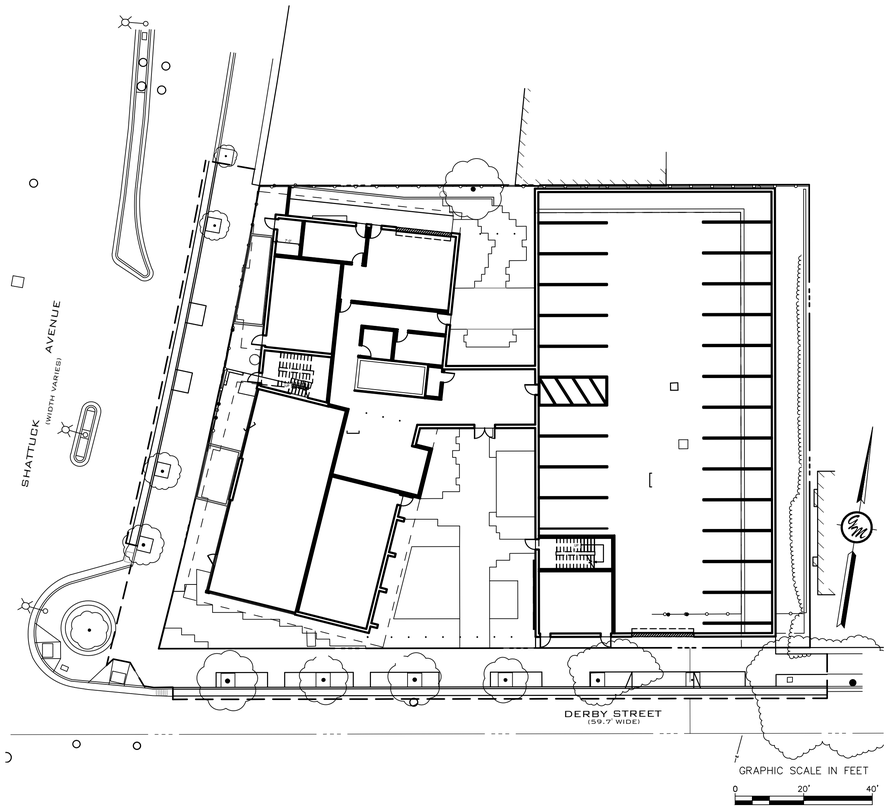
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1826-18-2



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:

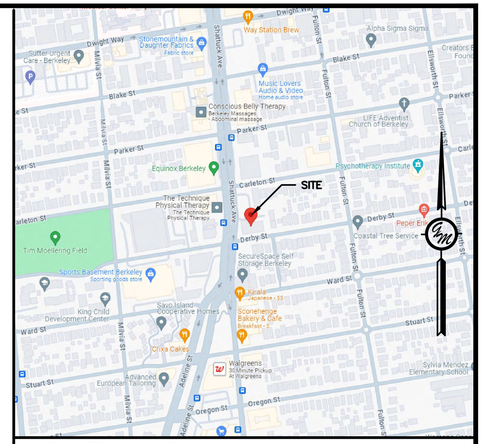
AS OF THE DATE OF THIS SURVEY A CURRENT TITE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR FOR EXAMINATION. THEREFORE, THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES ON OR APPURTENANT TO THE SURVEYED PROPERTY THAT EXIST OF RECORD BUT ARE NOT DELINEATED HEREON.

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 BERKLEY 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: 510-581-6913 www.greenwoodmoore.com

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
JEFFERY MOORE
No. C043628
Exp. 03/31/2025
CIVIL
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

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
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PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
ANDREW R. MOORE
No. C043628
Exp. 09/30/2025
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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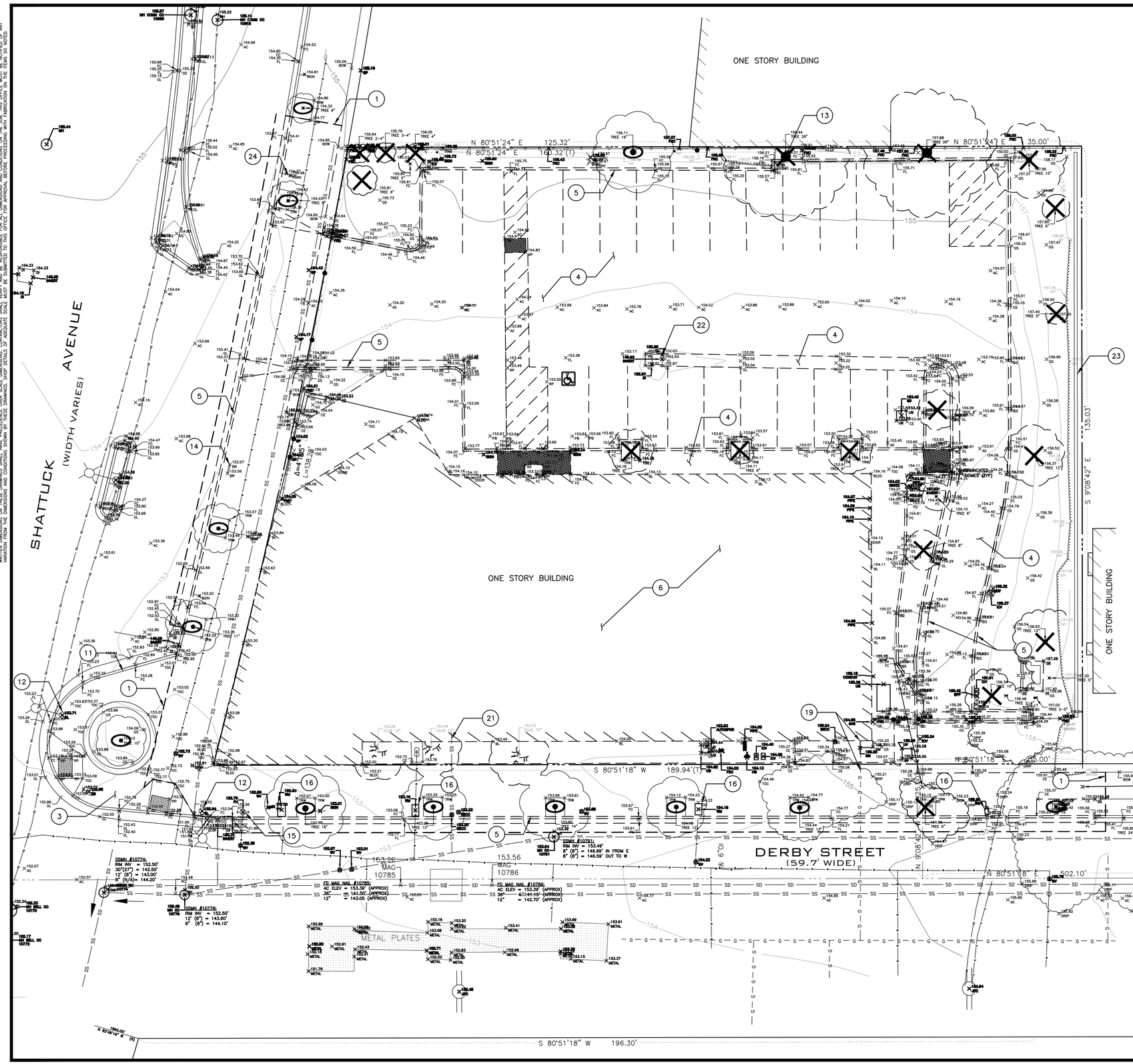

KEYNOTES: (#)

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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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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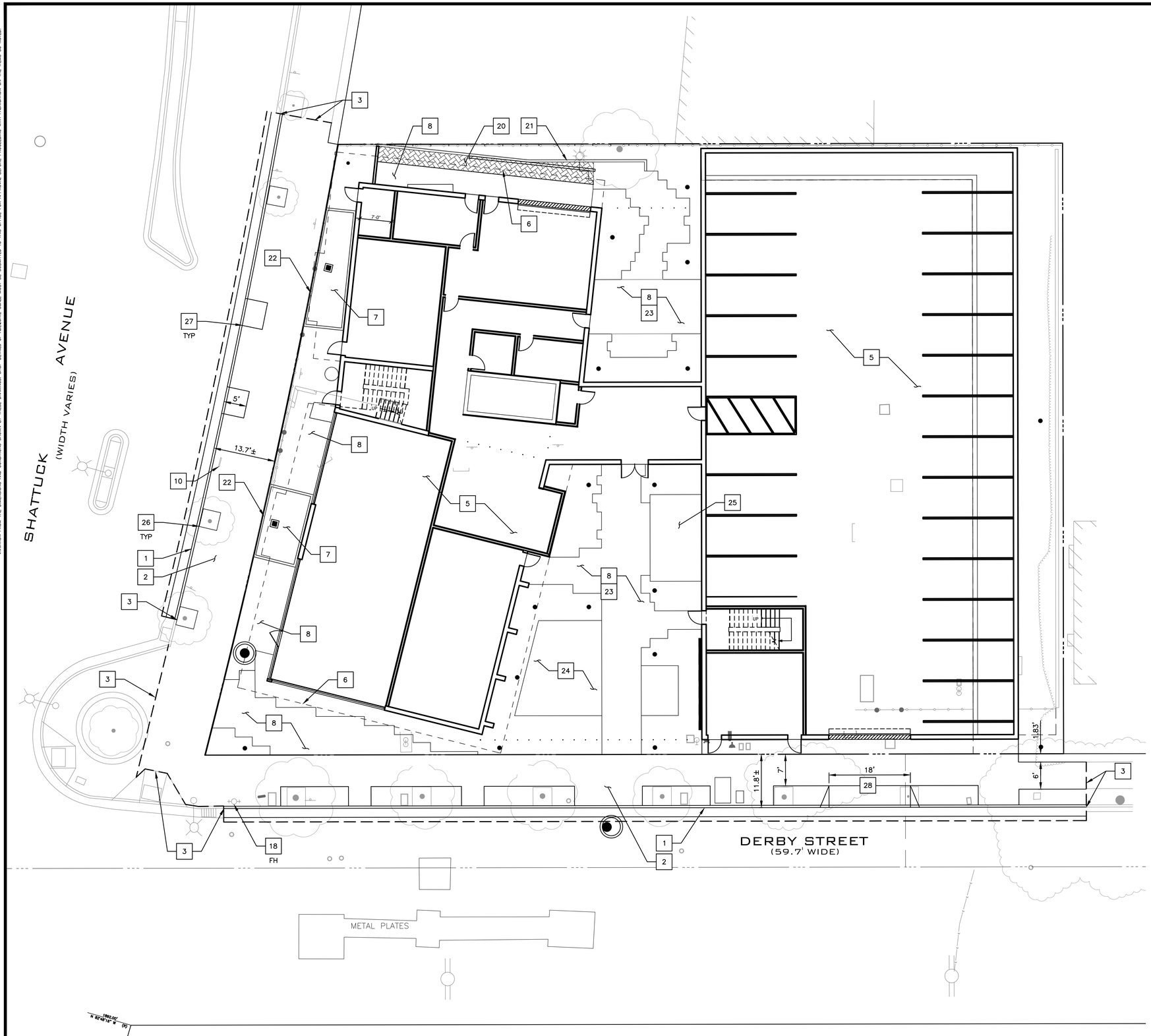

KEYNOTES #

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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REGISTERED PROFESSIONAL ENGINEER
REGISTERED R. MOORE
No. C042628
Exp. 03/31/2026
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

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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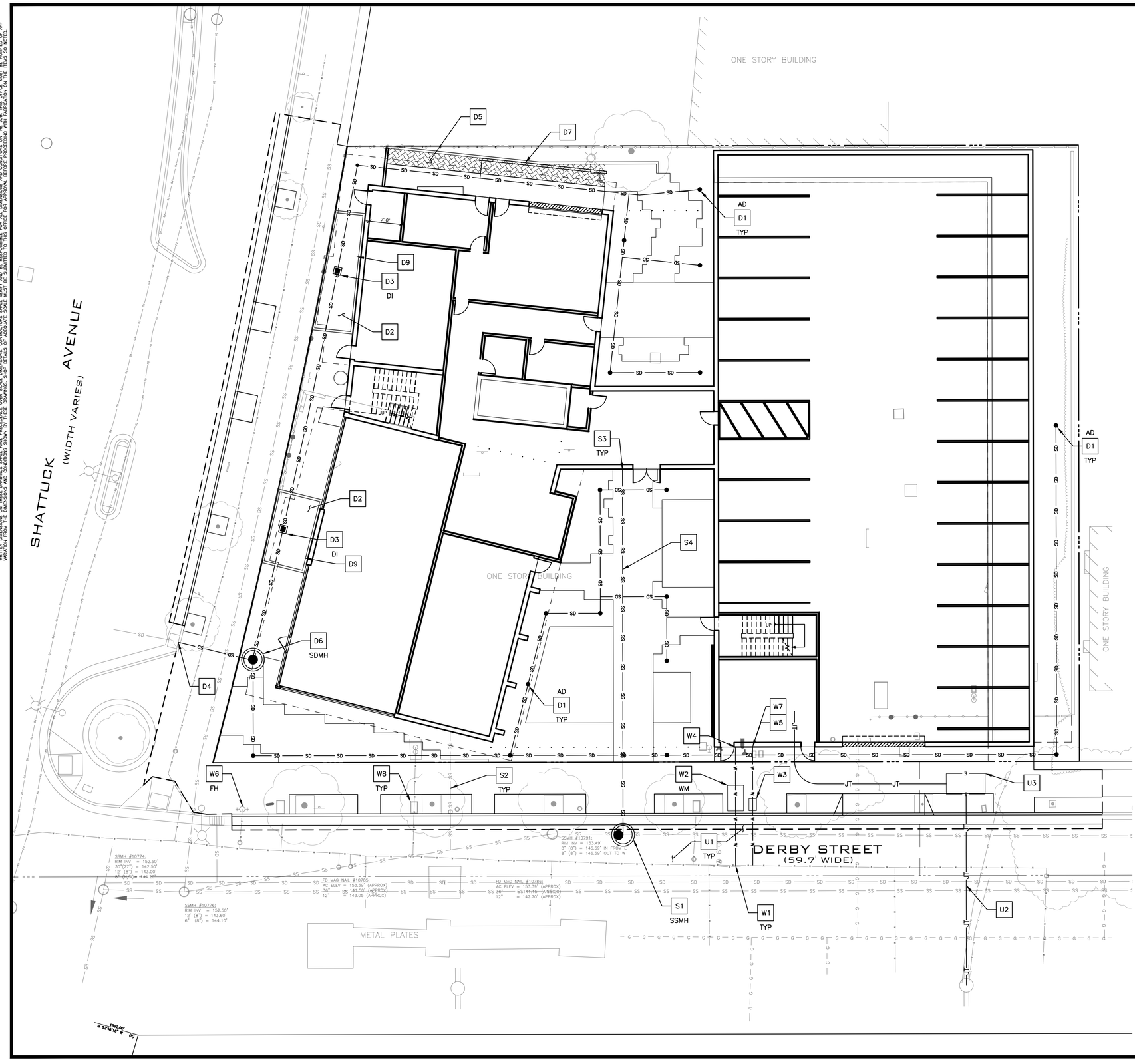

GRAPHIC SCALE IN FEET
0 10' 20'

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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PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
NICHOLAS A. MOORE
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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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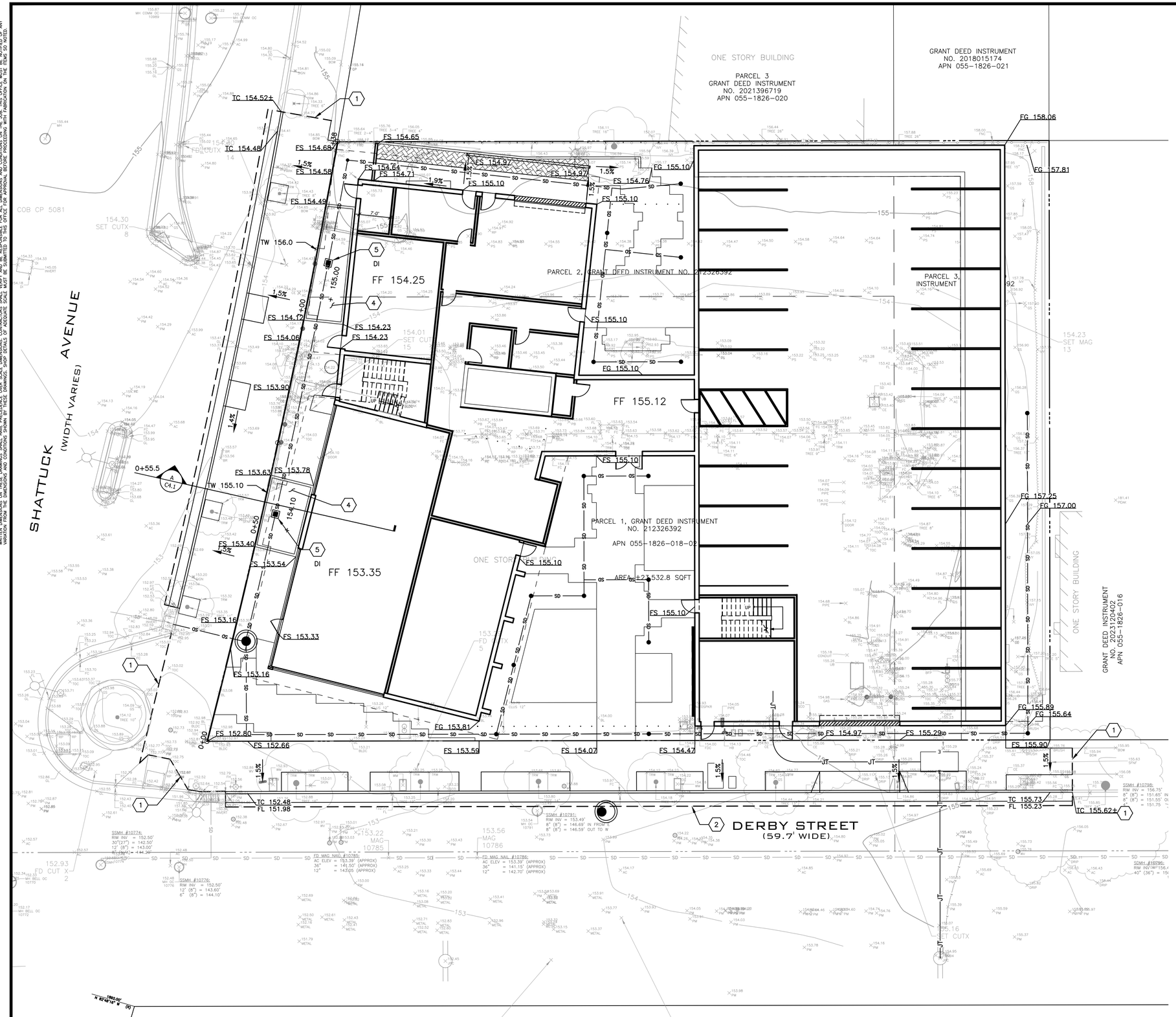

KEYNOTES:

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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REGISTERED PROFESSIONAL ENGINEER
REGISTERED R. MOORE
No. C042628
Exp. 03/31/2026
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

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

GRADING PLAN

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SCALE:	1"=10'
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PHASE NO.	XX
SHEET NO.	C4.0

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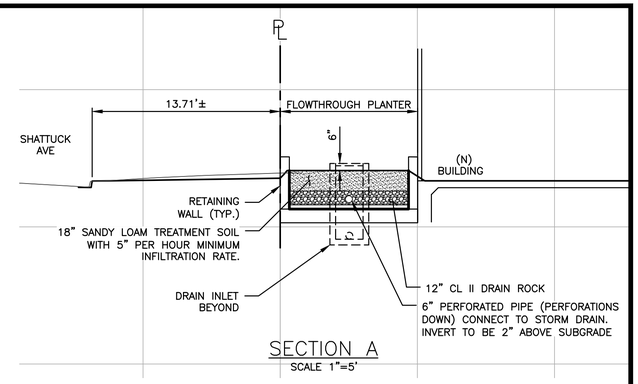

SECTION A
SCALE 1"=5'

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REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. MOORE
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EXP. 09/30/2025
CIVIL
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PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1826-18-2

SECTIONS

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DRAWN BY:	STAFF
SCALE:	AS SHOWN
DATE	05/17/2024
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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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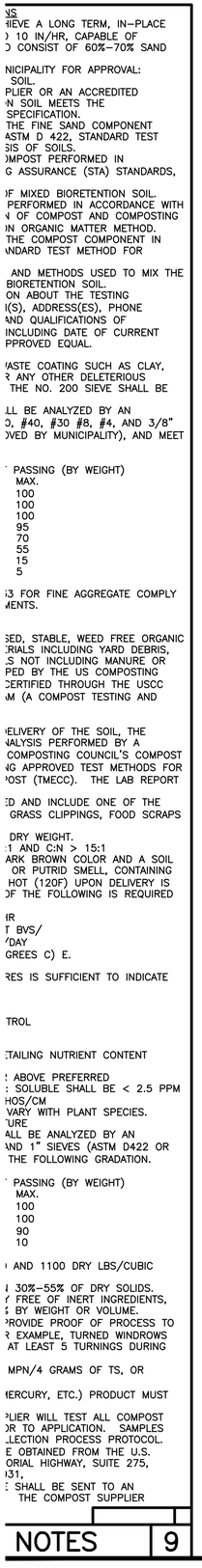
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
VIJAYAKUMAR MOORE
No. CIV 73628
EXP. 03/31/2025
CIVIL
STATE OF CALIFORNIA

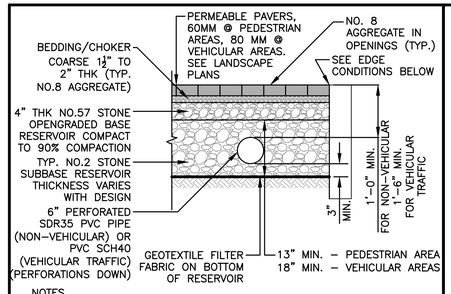
PRELIMINARY PLANS
2855 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1826-18-2

STORMWATER CONTROL PLAN

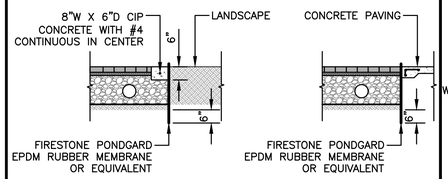
CHECKED BY: XXX
DRAWN BY: STAFF
SCALE: 1"=10'
DATE: 05/17/2024
PROJECT NO. 2024.018
PHASE NO. XX
SHEET NO. C5.0



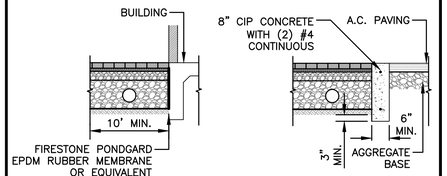
NOTES 9



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



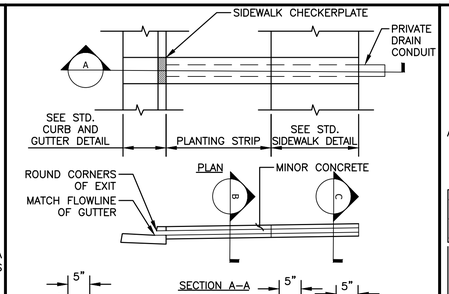
PAVER EDGE RESTRAINT | PAVER ADJACENT TO CONCRETE



PAVER ADJACENT TO BUILDING | PAVER ADJACENT TO AC

1 1/2"=1'-0"

PERVIOUS PAVERS 8

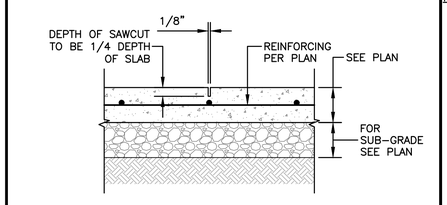


SIDEWALK UNDERDRAIN CHECKERPLATE SHALL BE GALVANIZED STEEL WITH AN EMBOSSED NONSKID PATTERN

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."

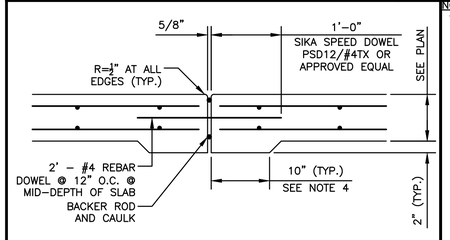
SIDEWALK DRAIN CONDUIT 5



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"

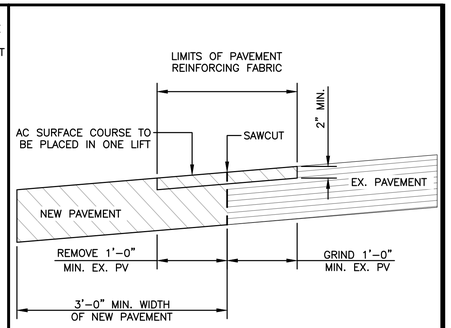
CRACK CONTROL JOINT 6



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

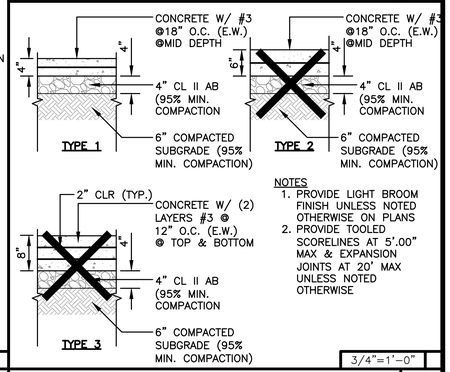
1 1/2"=1'-0"

EXPANSION JOINT 7



1"=1'-0"

SAWCUT 1

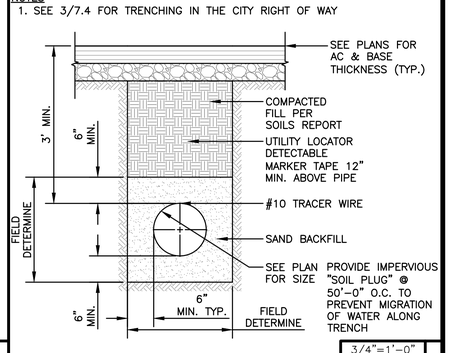


NOTES
1. PROVIDE LIGHT BROOM FINISH UNLESS NOTED OTHERWISE ON PLANS
2. PROVIDE TOOLED SCORELINES AT 5'.00" MAX & EXPANSION JOINTS AT 20' MAX UNLESS NOTED OTHERWISE

3/4"=1'-0"

CONCRETE SLAB 2

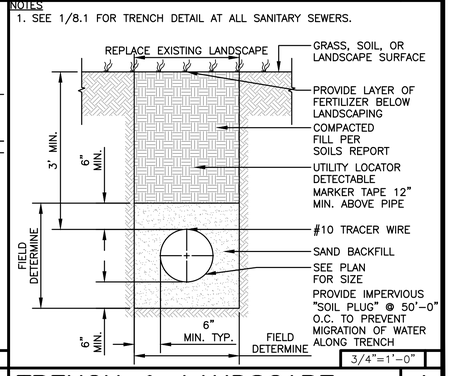
NOTES
1. SEE 3/7.4 FOR TRENCHING IN THE CITY RIGHT OF WAY



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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Central Precast

Title: "ADA" WHEEL CHAIR PROOF FRAME AND GRATE DETAIL FOR DROP INLETS | Date: 05/15/03 | Dwg. No. CM | Rev. — — — | 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
CP1212 H				2X1–1/2	2x1/4				1–3/4x3/16	1–1/2x3/16	
CP1818 S	18–3/8	18–3/8	21	1–1/2X1–1/2	1–1/2x1/4				1–1/4x3/16	1x3/16	31
CP1818 H				2X1–1/2	2x1/4	20–5/8	18–1/8	18	1–3/4x3/16	1–1/2x3/16	
CP1824 S	18–3/8	24–3/8	21	1–1/2X1–1/2	1–1/2x1/4				1–1/4x3/16	1x3/16	31
CP1824 H				2X1–1/2	2x1/4	20–5/8	18–1/8	18	1–3/4x3/16	1–1/2x3/16	
CP2424 S	24–3/8	24–3/8	27	1–1/2X1–1/2	1–1/2x1/4				1–1/4x3/16	1x3/16	41
CP2424 H				2–1/2X1–1/2	2–1/2x1/4	26–3/4	24–1/8	23–15/16	2–1/4x3/16	2x3/16	

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

DETAIL – 1

FRAME PLAN

MODEL No.	CPC MODEL NAME	A IN	B IN	FRAME ANGLE IN	SIDE BAR IN	WEIGHT LBS.
CP1212	EK	12–3/8	12–3/8	1–1/2x1–1/2X3/16	1–1/2x1/4	10
CP1818	CK	18–5/16	18–5/16	1–1/2x1–1/4x1/8	1–1/4 L	7
CP1824	1K*	18–5/16	24–3/8	1–1/2x1–1/2x3/16	1–1/2X1/4	7
CP2424	2K	24–3/8	24–3/8			20
CP2430	3K	24–3/8	30–3/8			23
CP2436	1L	24–3/8	36–3/8			25
CP2448	3L	24–3/8	48–3/8			38
CP3030	5K	30–3/8	30–3/8			24
CP3636	1M	36–3/8	36–3/8	1–3/4x1–3/4X3/16	1–3/4x1/4	29
CP3648	3M	36–3/8	48–3/8	1–3/4x1–3/4X3/16	1–3/4x1/4	42
CP4848	1R	48–3/8	48–3/8	2x1–1/2X3/16	2x1/4	46

GRATE PLAN

J IN	K IN	BEARING BARS IN	BANDING BARS IN	WEIGHT LBS.
14–11/16	12–1/8	1–1/4X3/16	1–3/16	13
20–5/8	18–1/8	1X3/16	3/4x3/16	20
20–5/8	24–1/8	1X3/16	3/4x3/16	20
26–11/16	24–1/8	1X3/16X3/18	3/4x3/16	44
26–11/16	30–1/8			54
26–11/16	36–1/8			65
26–11/16	48			88
32–11/16	30–1/8			78
39–11/16	36–1/8	1–1/2X3/16	1–1/4x1/16	96
39–11/16	48	1–1/2X3/16	1–1/4x1/16	128
50–11/16	48	1–3/4X3/16	1–1/2x1/16	227

NOTES :

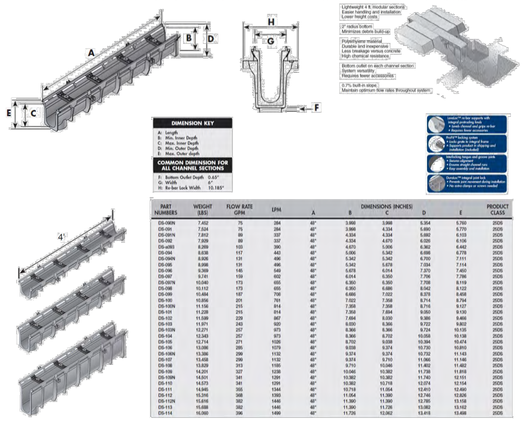
1. FRAMES AND GRATES ARE HOT–DIPPED GALVANIZED AFTER FABRICATION PER ASTM. SPEC. A–123.
2. FOR OPTIONAL GRATE LOCKING DEVICE SEE DWG. NO. LOCK, PAGE 1–7.

OR APPROVED EQUAL | 4

NDS WE PUT WATER IN ITS PLACE
TECHNICAL SPECIFICATIONS

DURA SLOPE™ CHANNEL DRAINS

Specifications: NDS Dura Slope™ is a 6¾" wide, 48" long trench drain system with a built-in slope of 0.7%. Each channel section is molded of gray structural foam polyethylene with UV inhibitors and has a 4" inside diameter with a 2" radius bottom. The system consists of 4-foot channel sections including 24 pre-sloped channel sections and 9 neutral channel sections. The sloped channel sections enable the system to extend to a length of 96 feet with a continuous slope. Add neutral channels to extend the system run to an excess of 132 feet. By incorporating central collection through the use of the catch basin assembly, the Dura Slope™ trench drain system can be extended to lengths up to 266 feet. Dura Slope™ channels are designed with the pre-installed ProFit™ locking system, which maintains structural integrity during installation and locking devices for the grating. LevelLoc™ integral re-bar supports are located at 24" intervals along each side of the channel and contain an internal protruding knob designed to grip #3 or #4 re-bar (⅜"ø or 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.



PART NUMBERS	WEIGHT (LBS)	FLOW RATE GPM	GPH	DIMENSIONS (INCHES) A	B	C	D	E	PRODUCT CLASS
DS-090N	7.452	75	284	45°	3.959	3.959	5.504	5.793	2525
DS-135	7.524	75	284	45°	3.969	4.334	5.892	6.270	2525
DS-090N	7.812	89	337	45°	4.934	4.334	5.892	6.103	2525
DS-092	7.939	89	337	45°	4.334	4.670	6.009	6.106	2525
DS-w093	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	6.696	6.779	2525
DS-090N	8.606	131	496	45°	5.342	5.342	6.700	7.111	2525
DS-095	8.973	145	549	45°	5.678	5.678	7.025	7.452	2525
DS-096	9.369	145	549	45°	5.678	6.014	7.373	7.452	2525
DS-097	9.741	159	602	45°	6.014	6.350	7.706	7.786	2525
DS-097N	10.040	173	655	45°	6.350	6.350	7.708	8.119	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	8.379	8.458	2525
DS-100	10.858	201	761	45°	7.022	7.358	8.714	8.794	2525
DS-101	11.230	215	814	45°	7.358	7.694	9.050	9.130	2525
DS-130	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	12.715	271	1026	45°	8.702	9.038	10.394	10.474	2525
DS-106	13.086	285	1079	45°	9.038	9.374	10.730	10.810	2525
DS-106N	13.386	299	1132	45°	9.374	9.374	10.730	11.143	2525
DS-107	13.458	299	1132	45°	9.374	9.710	11.066	11.146	2525
DS-108	13.830	313	1185	45°	9.710	10.046	11.402	11.482	2525
DS-109	14.201	327	1238	45°	10.046	10.382	11.738	11.818	2525
DS-110	14.573	341	1291	45°	10.382	10.718	12.074	12.154	2525
DS-110	14.573	341	1291	45°	10.382	10.718	12.074	12.154	2525
DS-111	14.945	355	1344	45°	10.718	11.054	12.410	12.490	2525
DS-112	15.316	368	1393	45°	11.054	11.390	12.746	13.826	2525
DS-112N	15.616	382	1446	45°	11.390	11.390	12.765	13.158	2525
DS-113	15.688	382	1446	45°	11.390	11.726	13.062	13.502	2525
DS-114	16.060	396	1499	45°	11.726	12.062	13.410	13.498	2525

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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 x 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 x 20 x 2½" Use to secure grates in applications that utilize DS-200 DI Frame	Steel
6¼" 1"	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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SHEET NO.: C7.1

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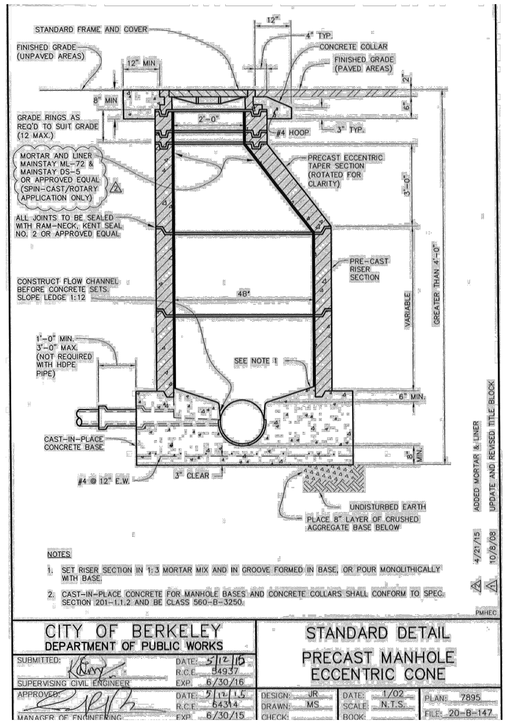
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.



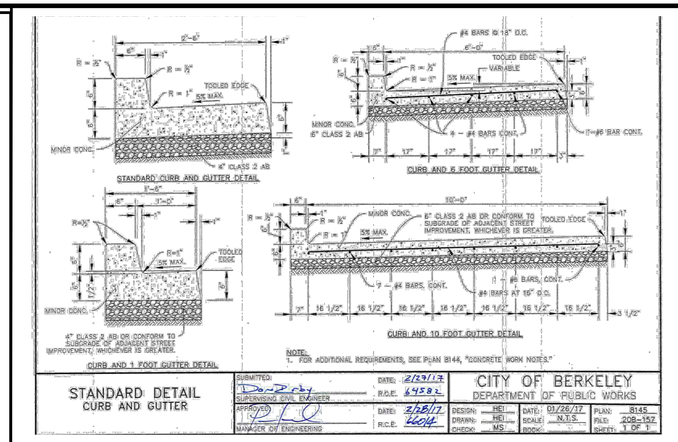
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

STANDARD DETAIL
PRECAST MANHOLE ECCENTRIC CONE

SUBMITTED: DATE: 5/12/15
SUPERVISING CIVIL ENGINEER R.C.E. 64937 EXP. 6/30/16
APPROVED: DATE: 5/12/15
MANAGER OF ENGINEERING R.C.E. 64314 EXP. 6/30/15

DESIGN: JR DRAWN: MS CHECK: DATE: 1/02 SCALE: N.T.S. BOOK: PLAN: 7895 FILE: 20-B-147

COB PRECAST MANHOLE 4



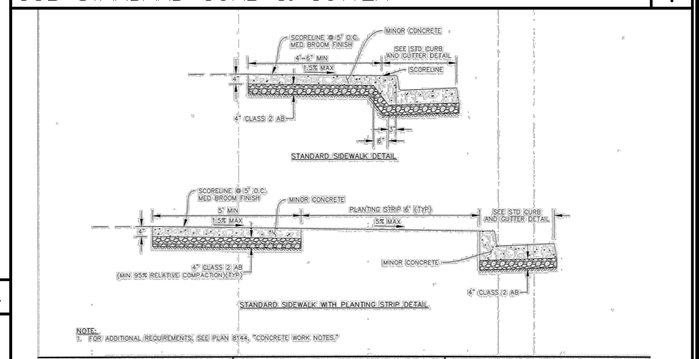
STANDARD DETAIL
CURB AND GUTTER

SUBMITTED: DATE: 2/27/17
SUPERVISING CIVIL ENGINEER R.C.E. 64582
APPROVED: DATE: 2/28/17
MANAGER OF ENGINEERING R.C.E. 6014

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

DESIGN: HEI DRAWN: HEI CHECK: MS DATE: 01/26/17 SCALE: N.T.S. BOOK: PLAN: 8145 FILE: 20B-157 SHEET: 1 OF 1

COB STANDARD CURB & GUTTER 1



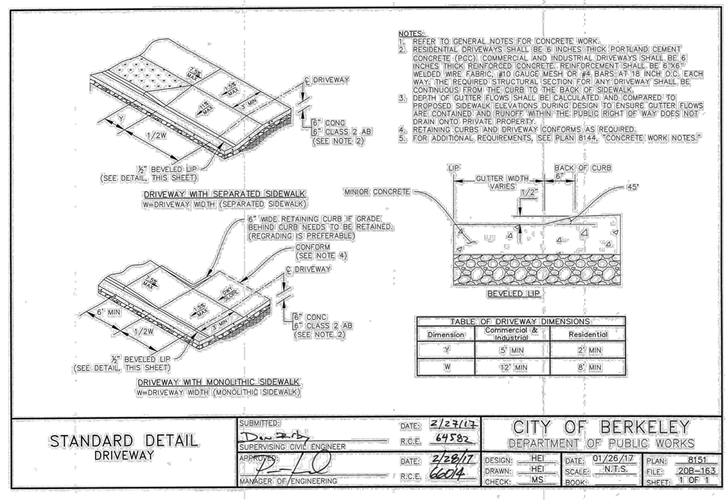
STANDARD DETAIL
SIDEWALK

SUBMITTED: DATE: 2/27/17
SUPERVISING CIVIL ENGINEER R.C.E. 64582
APPROVED: DATE: 2/28/17
MANAGER OF ENGINEERING R.C.E. 6014

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

DESIGN: HEI DRAWN: HEI CHECK: MS DATE: 01/26/17 SCALE: N.T.S. BOOK: PLAN: 8153 FILE: 20B-165 SHEET: 1 OF 1

COB STANDARD SIDEWALK 2



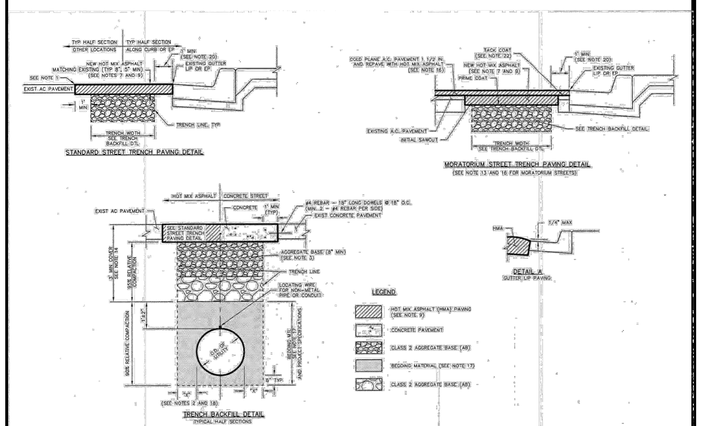
STANDARD DETAIL
DRIVEWAY

SUBMITTED: DATE: 2/27/17
SUPERVISING CIVIL ENGINEER R.C.E. 64582
APPROVED: DATE: 2/28/17
MANAGER OF ENGINEERING R.C.E. 6014

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

DESIGN: HEI DRAWN: HEI CHECK: MS DATE: 01/26/17 SCALE: N.T.S. BOOK: PLAN: 8151 FILE: 20B-163 SHEET: 1 OF 1

COB DRIVEWAY 5



STANDARD DETAIL
TRENCH EXCAVATION AND SURFACE RESTORATION

SUBMITTED: DATE: 7/6/16
SUPERVISING CIVIL ENGINEER R.C.E. 64582
APPROVED: DATE: 7/6/16
MANAGER OF ENGINEERING R.C.E. 6014

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

DESIGN: HEI DRAWN: HEI CHECK: DATE: 06/2016 SCALE: BOOK: PLAN: 8136 FILE: 20-B-155 SHEET: 1 OF 2

COB TRENCH EXCAVATION 3

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 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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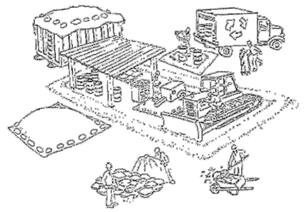
City of Berkeley's Pollution Prevention - It's Part of the Plan



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

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

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

PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1828-18-2

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:

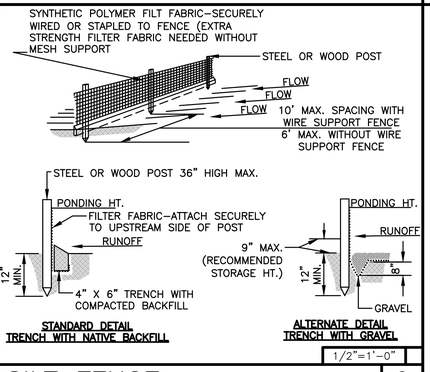
GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

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



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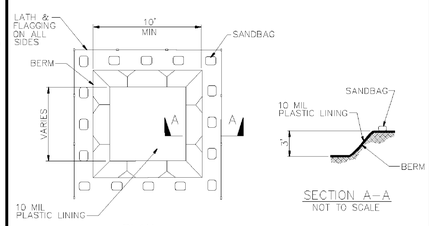
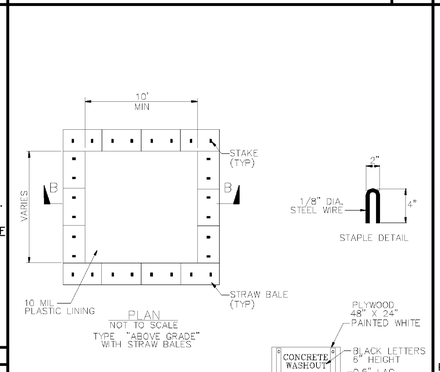
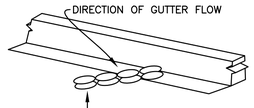
SILT FENCE | 9



WM–8 CONCRETE WASTE MANAGEMENT | 7



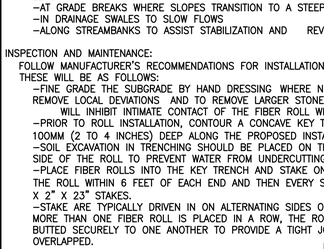
CONCRETE WASTE MANAGEMENT WM–8 | 8



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

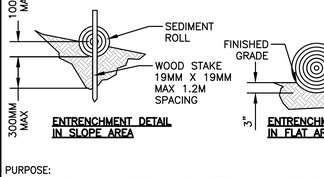


1/2"=1'–0"

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.



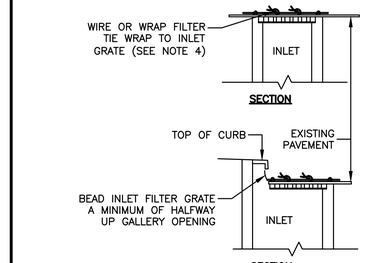
PURPOSE:
FIBER ROLLS (SEDIMENT LOGS OR WATTLES), COMPOSED OF BIO–DEGRADABLE FIBERS STUFFED IN A PHOTO–DEGRADEABLE OPEN WEAVE NETTING, ARE DESIGNED TO REDUCE SEDIMENT RUNOFF FROM DISTURBED SOILS INTO THE STORM DRAIN SYSTEM OR WATER–COURSES. FIBER ROLLS ARE POROUS AND ALLOW WATER TO FILTER THROUGH FIBERS 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"

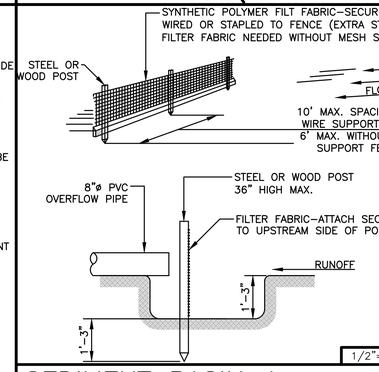
STRAW WATTLE | 6



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.

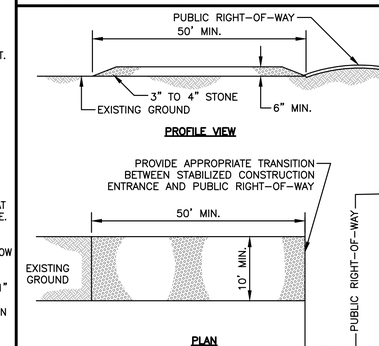
1/2"=1'–0"

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

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

PRELIMINARY PLANS
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
Giant Bird Paradise, Pineapple Guava, Fig
Built-in Banquette Bench on 6" h Wood Deck
Greenscreen 3D Trellis Panels mounted to wall with flowering evergreen vines
Trumpet Vine, Jasmine
Layered Planting
Chain Fern, Rhododendron, Seslaria, Strawberries
Layered Planting
Fan Palm, Madrone, Apple, Fescue, Agave, Native Euphorboia, Fuschia & Penstemon
"Stone" Benches in "Fractured" Paving
Concrete Ping-Pong Table in Granitecrete Court
Specimen Street Tree
Dense foliage
Vine Trellis Panel
"Stone" Benches
Access Control
Utility Corridor
Dedicated Pick-up / Drop-off
Widened, Planted Tree Wells
To reinforce residential street scale
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*
LEVEL 1
LEVEL 2
7'-0"
SHATTUCK AVENUE
DERBY STREET

8

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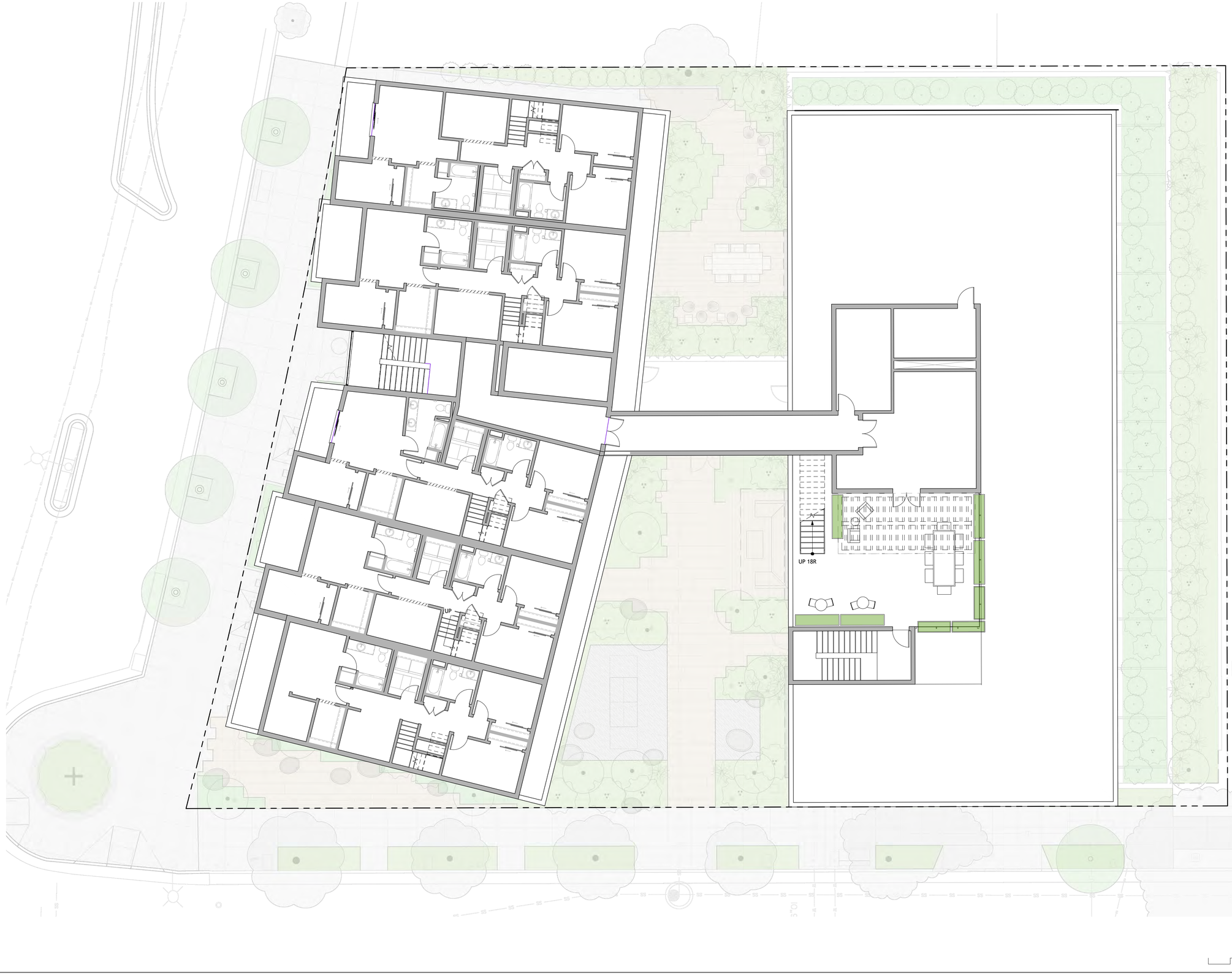
SCHEMATIC LANDSCAPE PLAN

L-1.0



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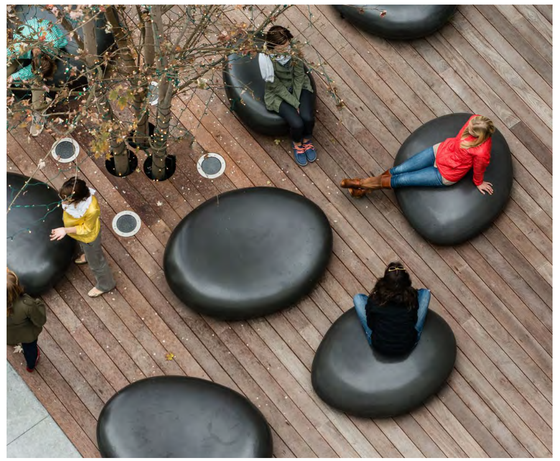
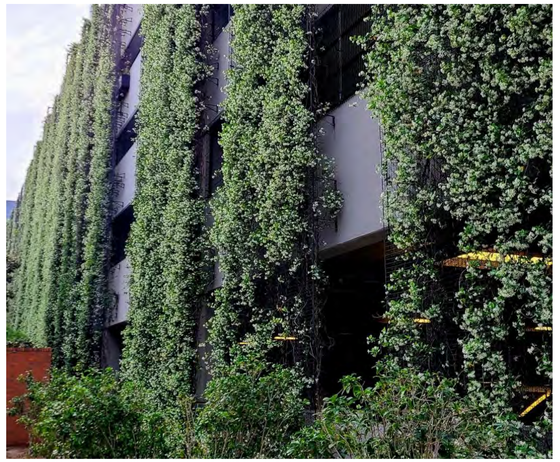
SCHEMATIC LANDSCAPE PLAN - ROOF DECK

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

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PLANTING CONCEPT PLAN

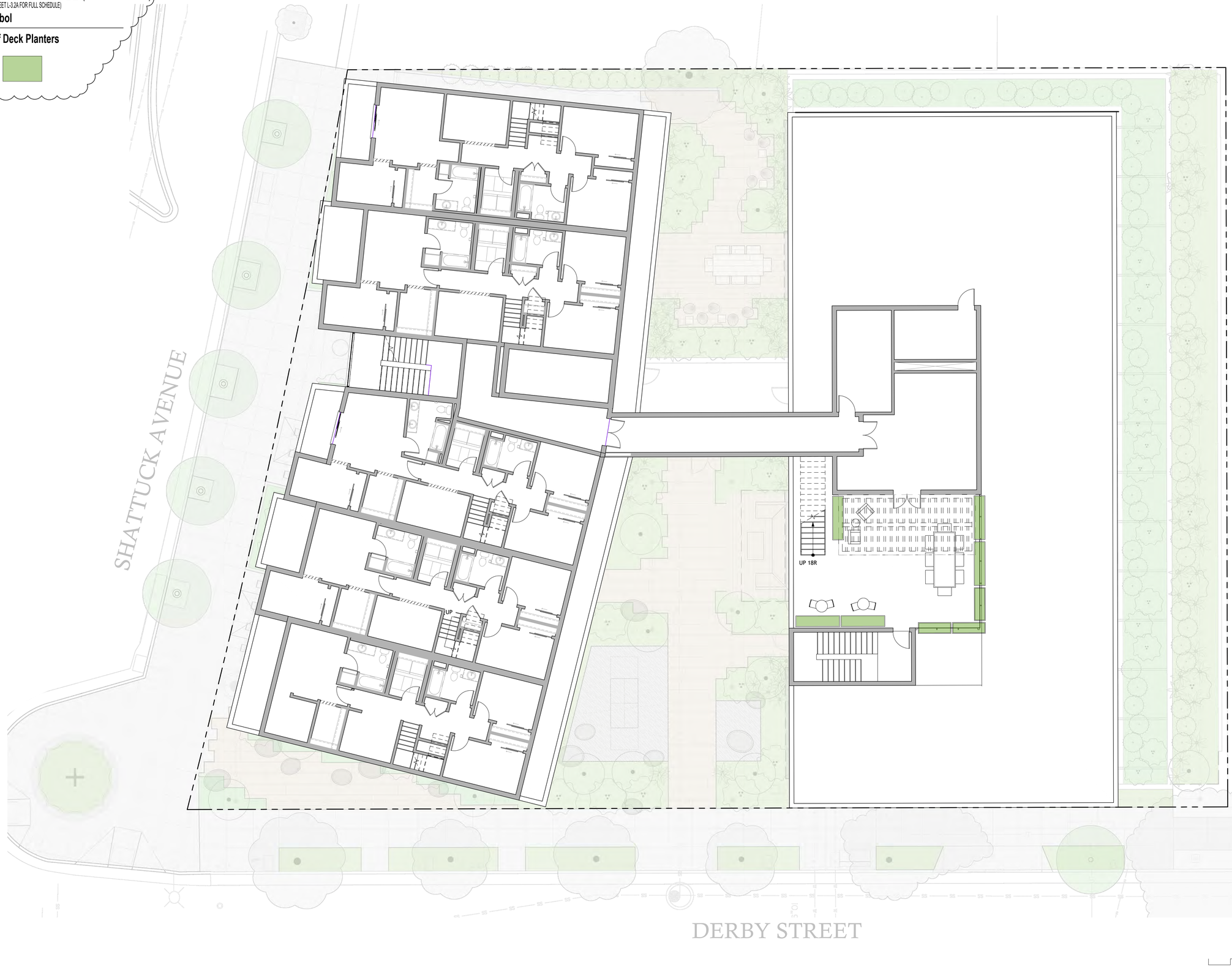
L-3.0

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 henkelii*			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				#1	L	Pollinator
	Dwarf Yeddo Hawthorn	*Rhaphiolepis umbellata 'Minor'*				Native Pollinator
	Cleveland sage	*Salvia clevelandii**				Pollinator
	Wall Germander	*Teucrium chamaedrys*				Native
	Pine Muhly	*Muhlenbergia dubia*				Native
Streetscape - Derby Frontage	Deer Grass	*Muhlenbergia rigens*				Pollinator
	Groundcover Rosemary	*Rosmarinus p. 'Huntington Carpet'*				Pollinator
	Magenta Rockrose	*Cistus 'Sunset'*				Pollinator
	Upright Rosemary	*Rosmarinus o. 'Tuscan Blue'*				Native Pollinator
	Groundcover Manzanita	*Arctostaphylos 'Emerald Carpet'**				Native
	California Fescue	*Festuca californica**				

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 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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LANDSCAPE PLANS
2655 Shattuck Ave, BERKELEY, CA

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REVISIONS

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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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2655 SHATTUCK AVE
LANDSCAPE PLANS

2655 Shattuck Ave, Berkeley, CA

PHASE AGENCY SUBMITTAL
DATE 12-05-2024
REVISIONS

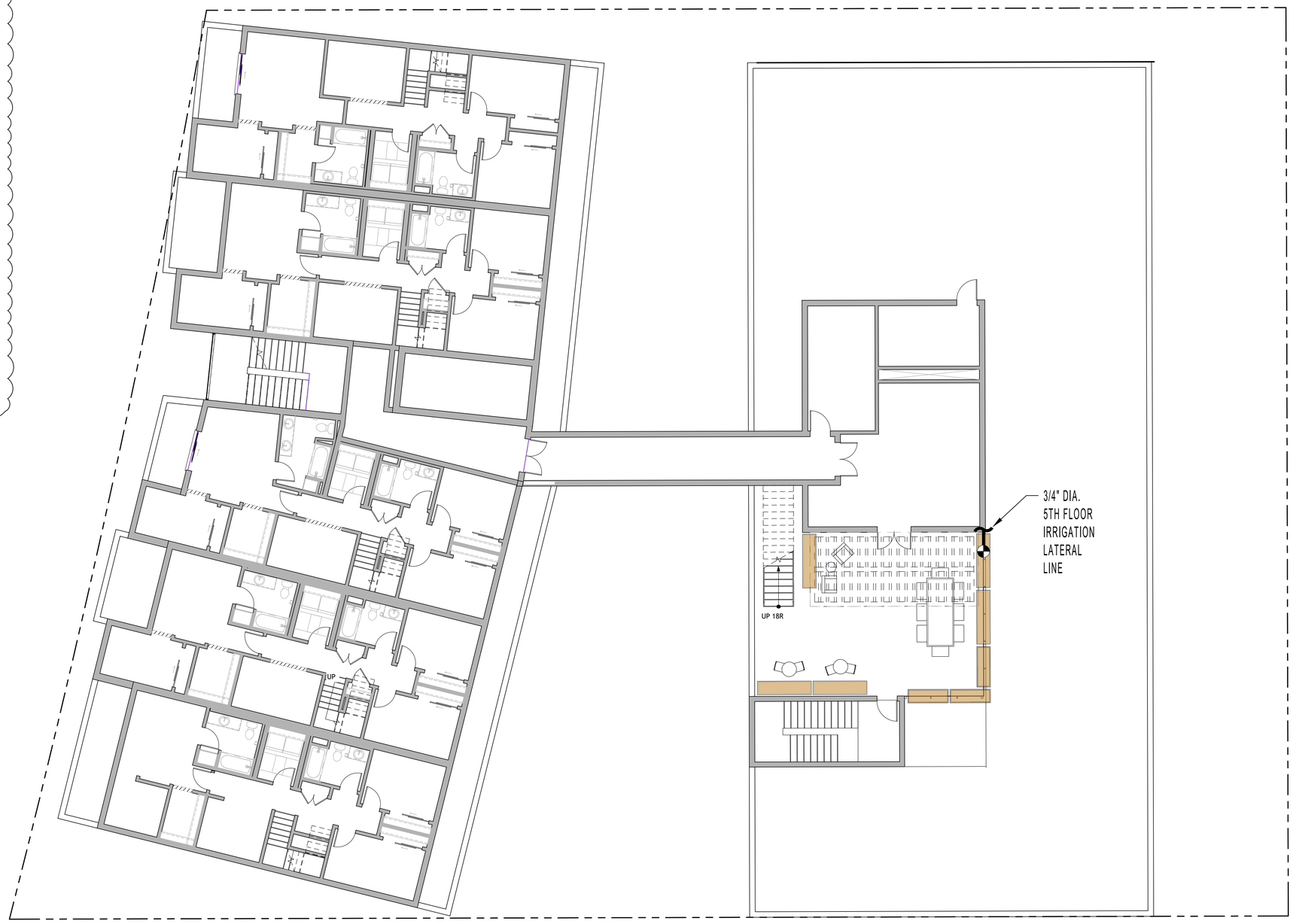
No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

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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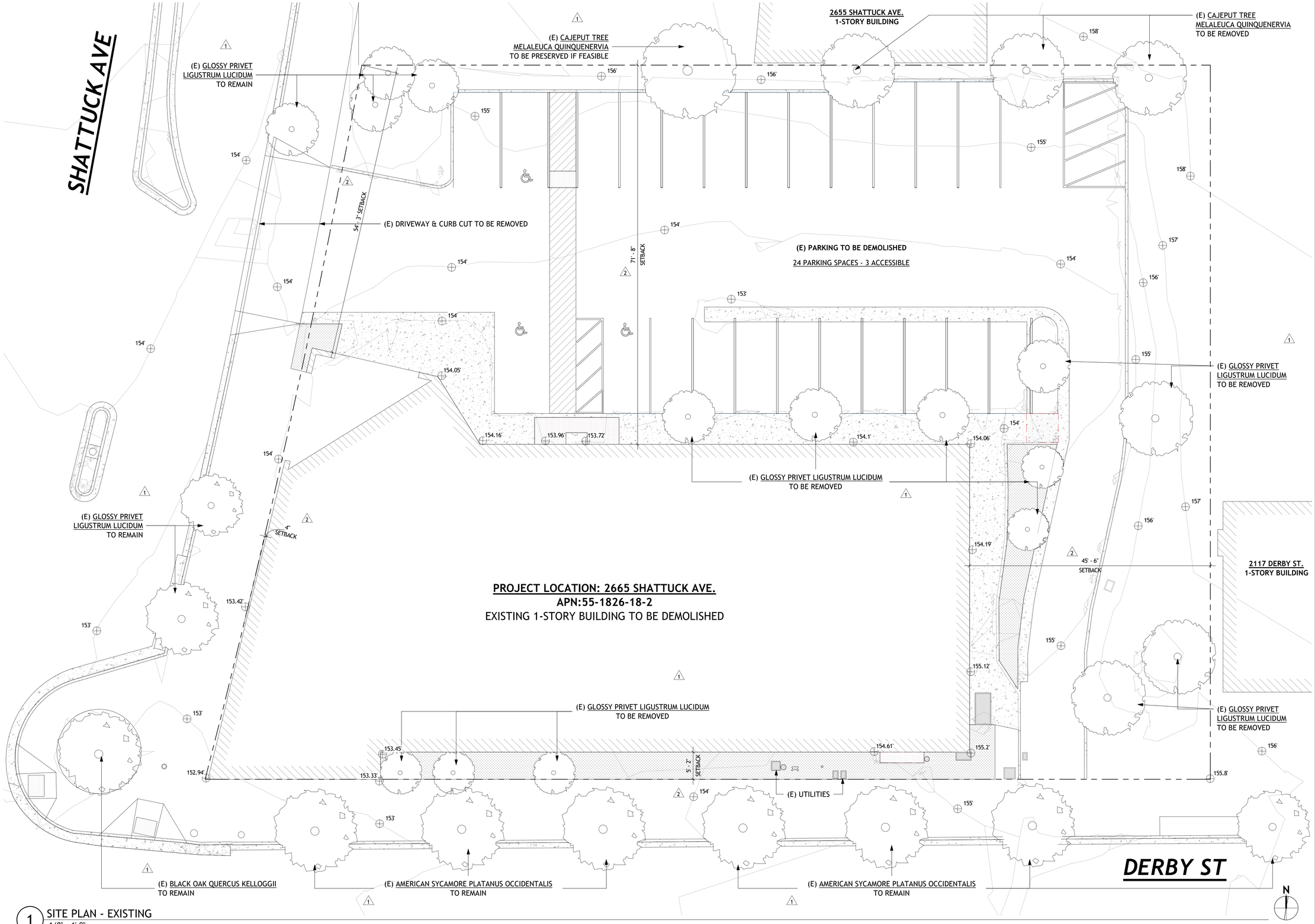
2655 Shattuck Ave, BERKELEY, CA

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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CHARLES FEIDELSON KANE
No. C-31027
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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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

EXT-F1

TUBE ARCHITECTURAL DS-CD05

LED Ceiling Mounts

WAC LIGHTING



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
- 39° visual cutoff angle or glare control
- 5 year warranty

SPECIFICATIONS

Input:	Universal voltage 120V - 277VAC, 50/60Hz
Dimming:	Electronic low voltage (ELV): 100% - 5% & 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 & ETL 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 Output Lumens	CBCP	Efficacy (lm/W)	Light Distribution	Finish
DS-CD05 4" DS-CD017 3"	10W	S Spot	10°	927	2700K	90	1000	10000	100		BK Black WT White BZ Bronze GH Graphite
				927	2700K	90	1810	5280	72		
				930	3000K	90	1880	5640	75		
				935	3500K	90	2220	6750	89		
				940	4000K	90	2330	6963	94		
		N Narrow	25°	927	2700K	90	1800	4515	70		
				930	3000K	90	1880	5417	73		
				935	3500K	90	2220	6660	86		
				940	4000K	90	2330	6986	91		
		F Flood	35°	927	2700K	90	1800	4515	70		
				930	3000K	90	1880	5417	73		
				935	3500K	90	2220	6660	86		
				940	4000K	90	2330	6986	91		

DS-CD05-____-____

Example: **DS-CD05-9027-BK**

*Reference output shows 2SW output. Multiply by 0.7 to determine output for 1TW 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 2019

EXT-F2

R2FRDT-WD

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

WAC



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

The FQ Pioneered series offers a complete line of high performance LED luminaires that provide outstanding functionality and quality. The series features superlative glare control with 30° shielding, 25° 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, recessed and trimless housings 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 Dimming:	Universal 120-277V AC 50/60 Hz Electronic Low Voltage (ELV) 100% 1% 0-10V 100% 1% Tr-DIM 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	15° 25° 36° 46° 60°	480lm 720lm 1080lm 1440lm	1700 1300 1000 800	WD 3000K 3500K	90	BK DB HZWT WT	Alzak Clear/Diffuse Haze/Diffuse Matte

R2FRDT-WD-__

Example: **R2FRDT-WD-BK** (Beam F-60° reflector H (pre-installed, Beam W-55° reflector (s included.)

Please see next page for housing units (required)

waclighting.com
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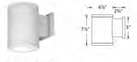
EXT-F3

TUBE ARCHITECTURAL DS-WS05

LED Wall Mounts

WAC LIGHTING



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% & 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 Output Lumen	CBCP	Efficacy (lm/w)	Light Distribution	Finish
DS-WS05 3" DS-WS0517 5"	15W	S Straight up or down	10°	927S	2700K	90	1000	10000	100	
				930S	3000K	90	1880	5417	73	
				935S	3500K	90	2220	6660	86	
				940S	4000K	90	2330	6986	91	
		N Straight up or down	25°	927S	2700K	90	1800	4515	70	
				930S	3000K	90	1880	5417	73	
				935S	3500K	90	2220	6660	86	
				940S	4000K	90	2330	6986	91	
		F Straight up or down	35°	927S	2700K	90	1800	4515	70	
				930S	3000K	90	1880	5417	73	
				935S	3500K	90	2220	6660	86	
				940S	4000K	90	2330	6986	91	
		F Sweep (for wall)	60°	927A	2700K	90	2040	N/A	80	
				27A	2700K	90	2400		96	
				30A	3000K	90	2400		96	
				35A	3500K	90	2520		101	
				40A	4000K	90	2575		103	
							2605		104	
		F Sweep (for wall)	60°	927B	2700K	90	2000		80	
				27B	2700K	90	2400		96	
				930B	3000K	90	2475		99	
				35B	3500K	90	2520		101	
				40B	4000K	90	2600		104	

DS-WS05-____-____

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

*Reference output shows 2SW output. Multiply by 0.7 to determine output for 1TW combinations.

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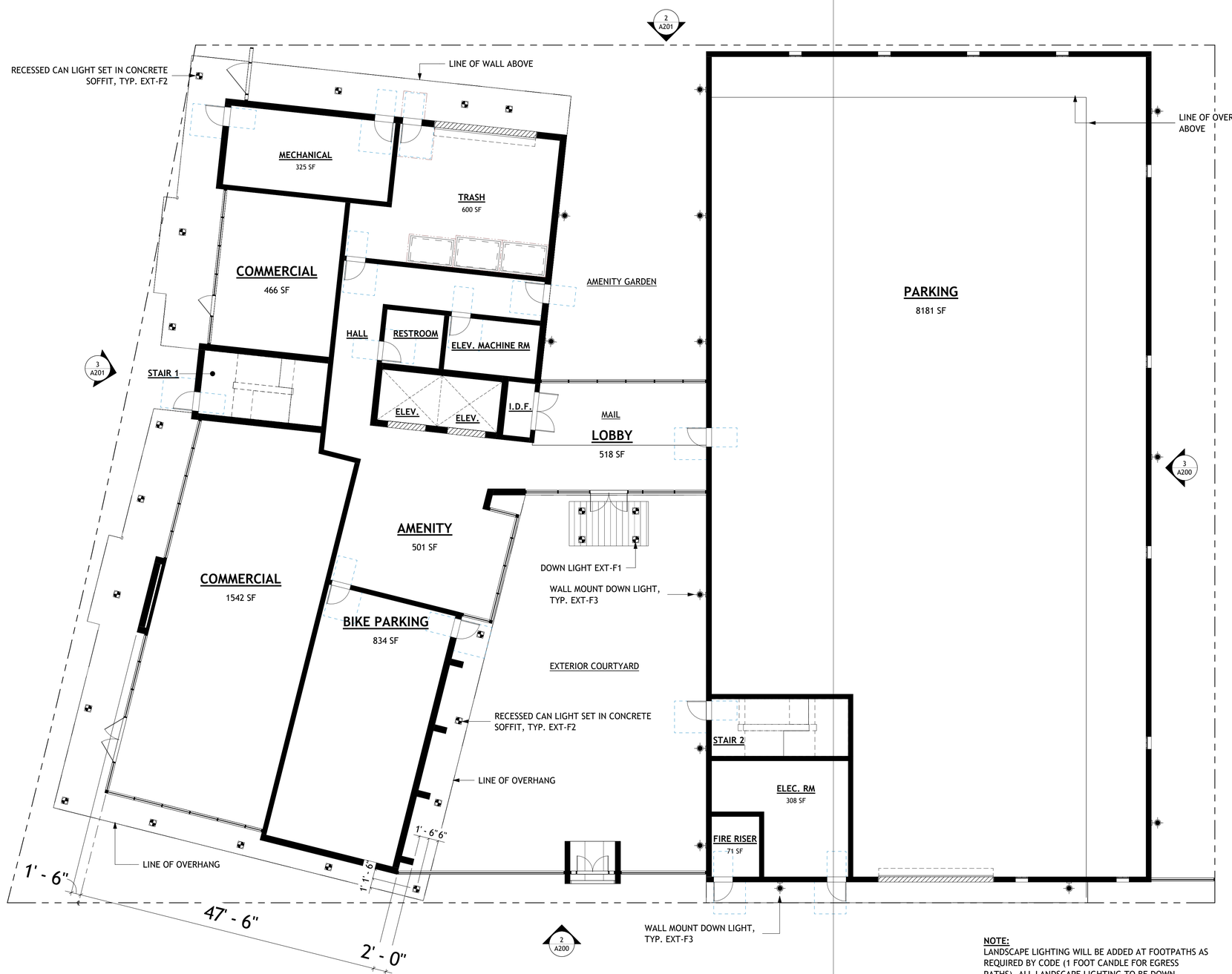

NOTE:
LANDSCAPE LIGHTING WILL BE ADDED AT FOOTPATHS AS REQUIRED BY CODE (1 FOOT CANDLE FOR EGRESS PATHS). ALL LANDSCAPE LIGHTING TO BE DOWN LIGHTING.

N

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

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BERKELEY, CA 94704

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No. C-16027
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

A100.C



2 Proposed Residential

- COMMERCIAL
- RESIDENTIAL SUPPORT
- UTILITY
- PARKING

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

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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

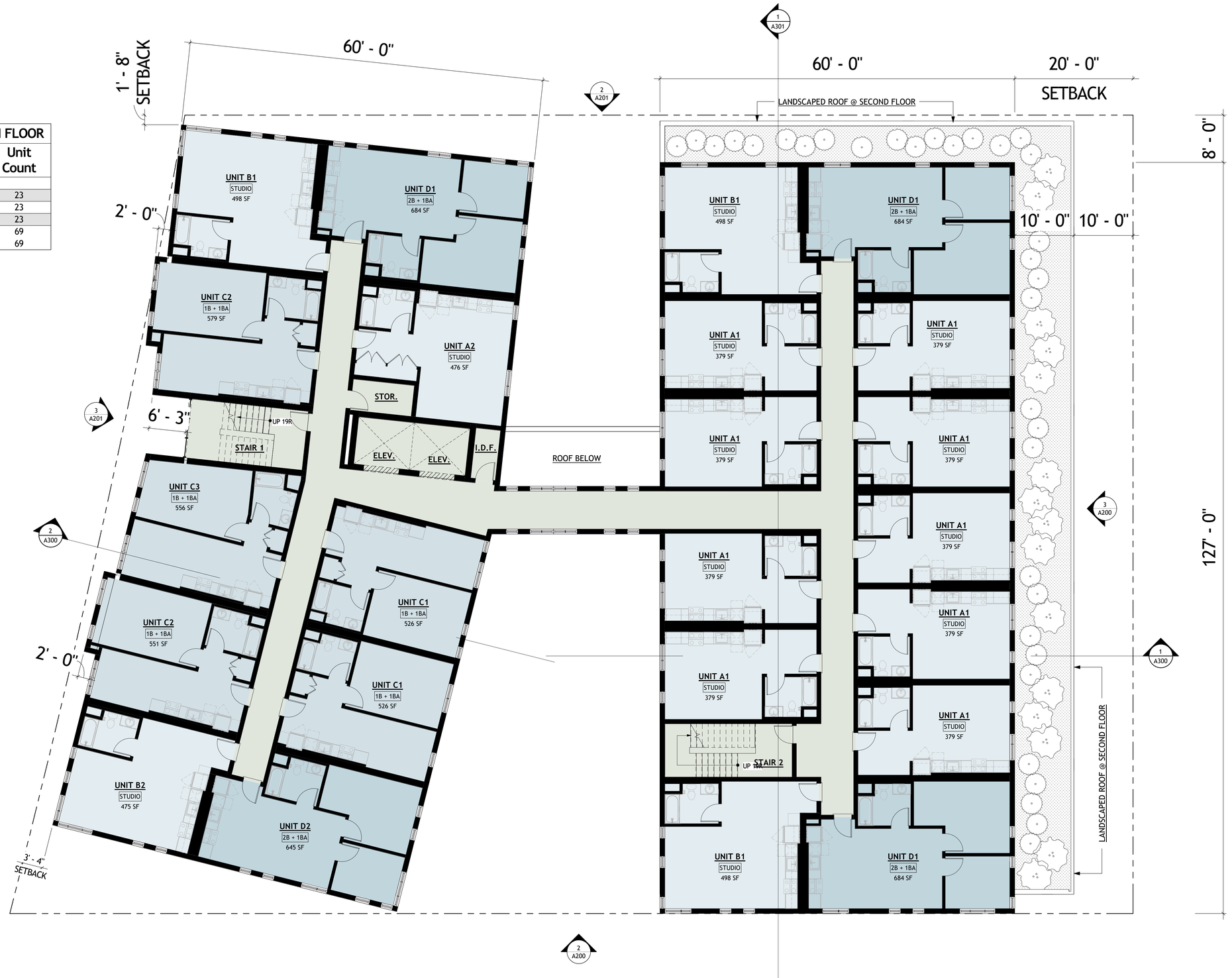
PROPOSED GROUND FLOOR PLAN

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
DANIELLE FEIDELSON KAHN
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

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

Proposed Residential

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



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

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No. C-018027
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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"

N

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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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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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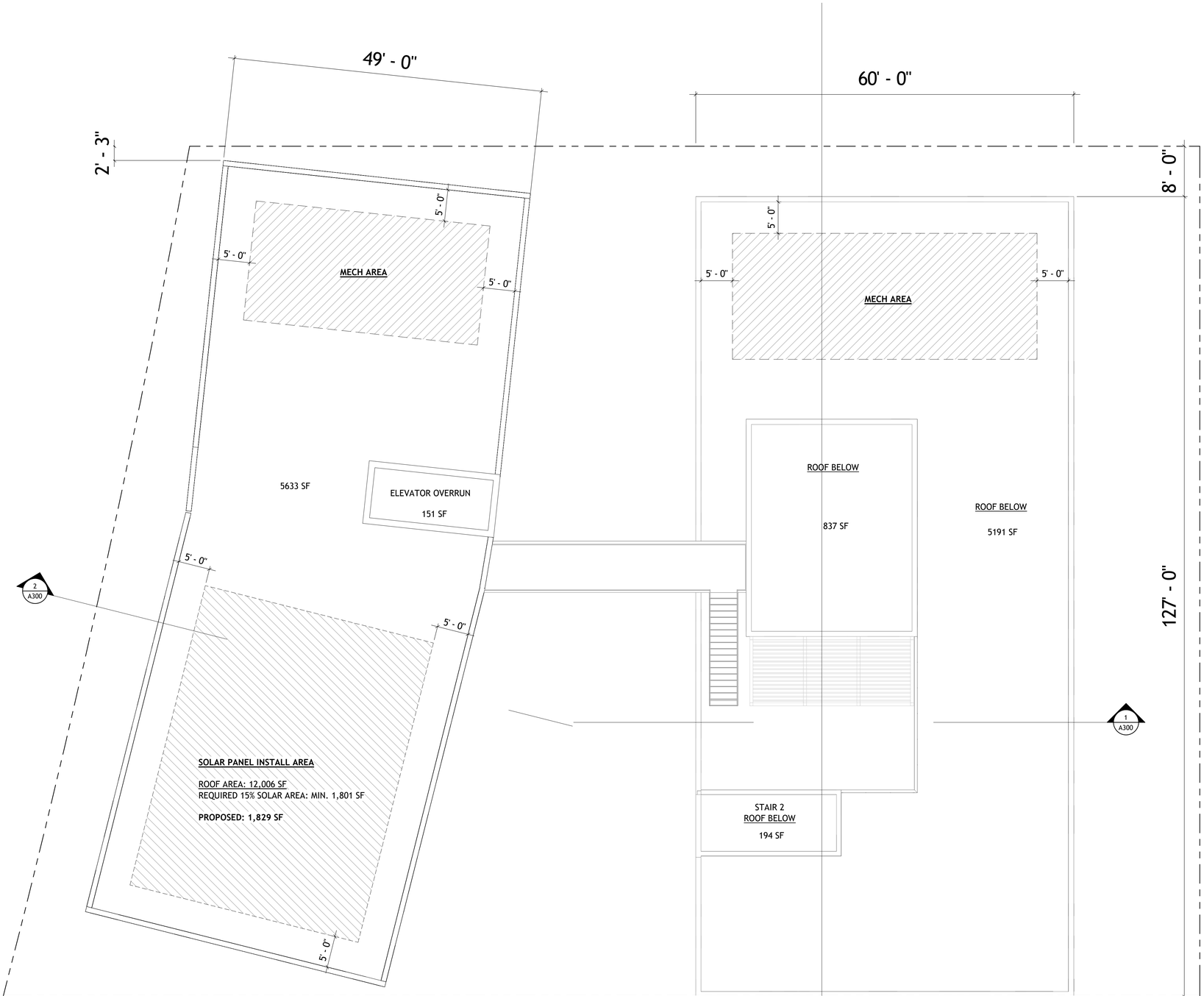
PROPOSED EIGHTH FLOOR PLAN

A106



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

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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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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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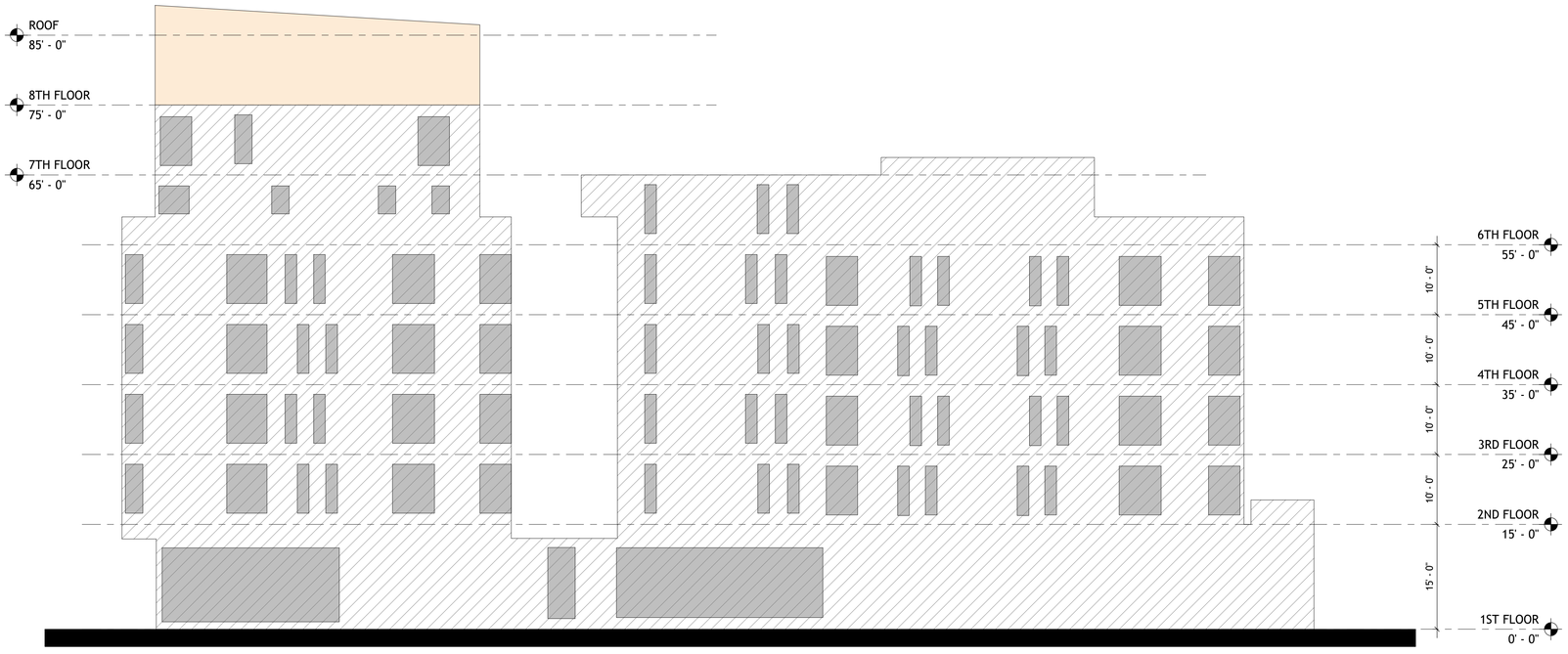
PROPOSED EXTERIOR ELEVATIONS & MATERIALS

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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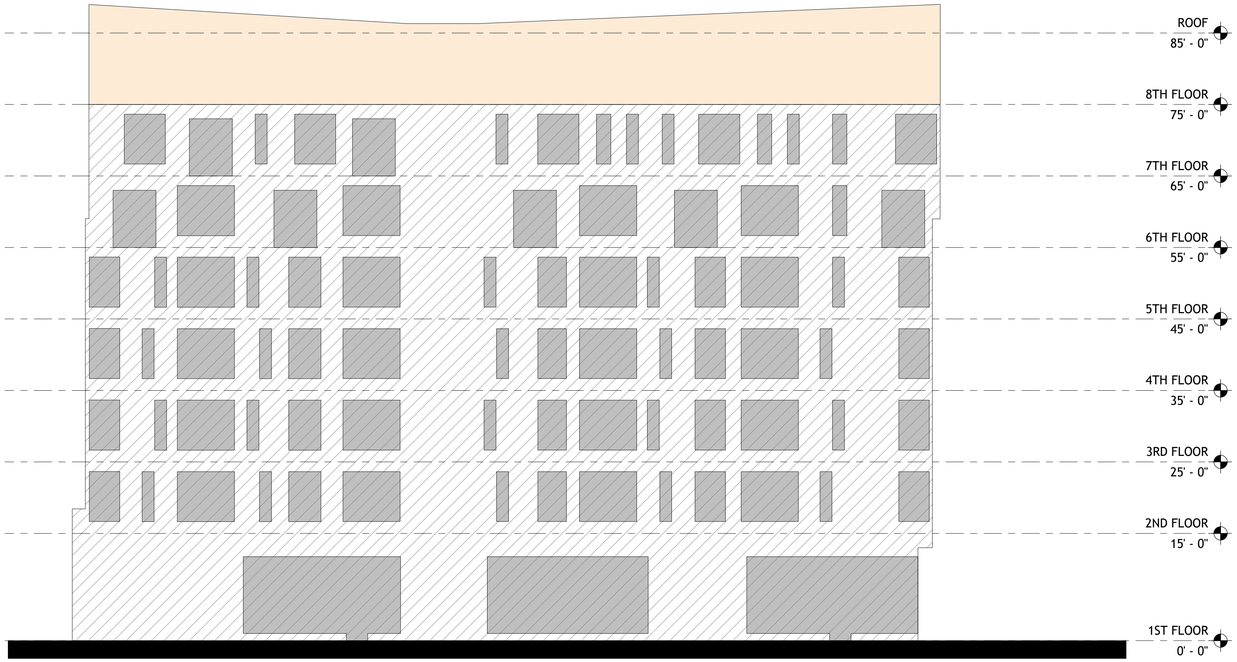
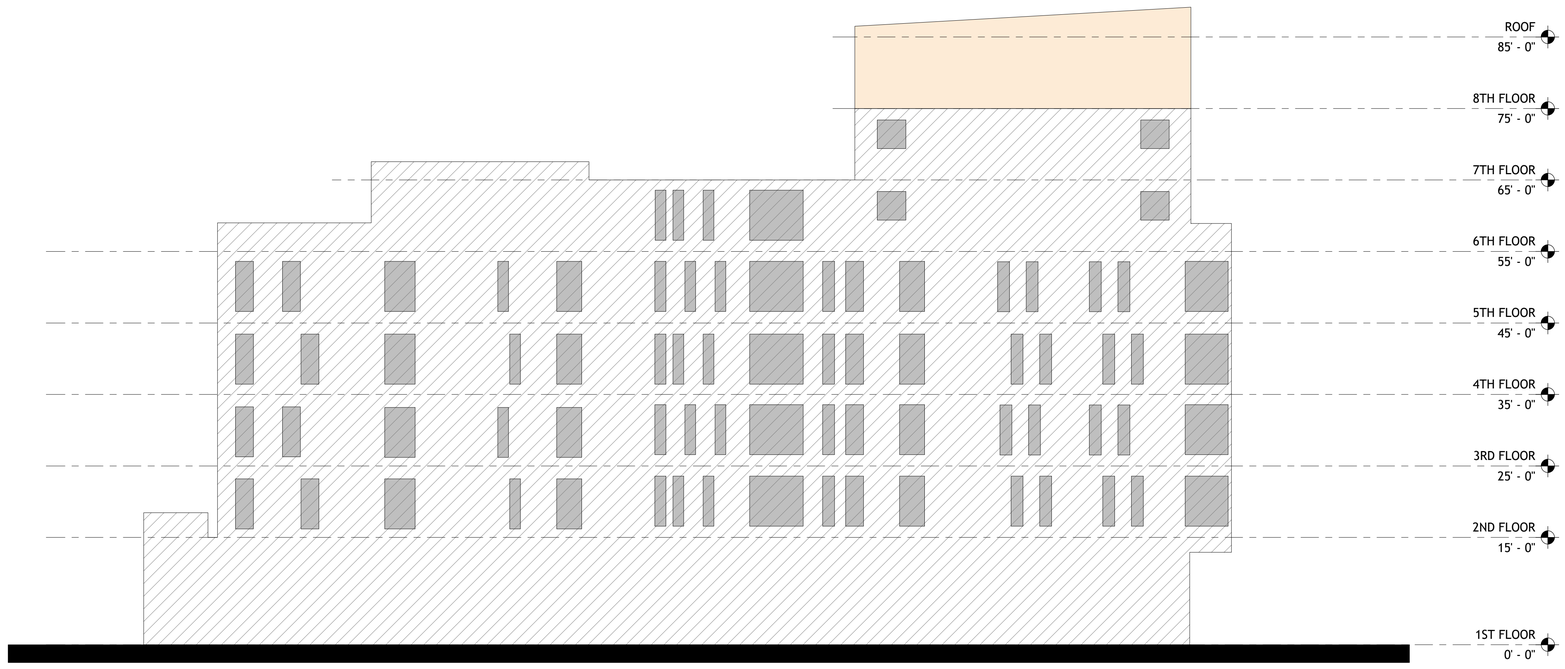
PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY

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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No. C-16027
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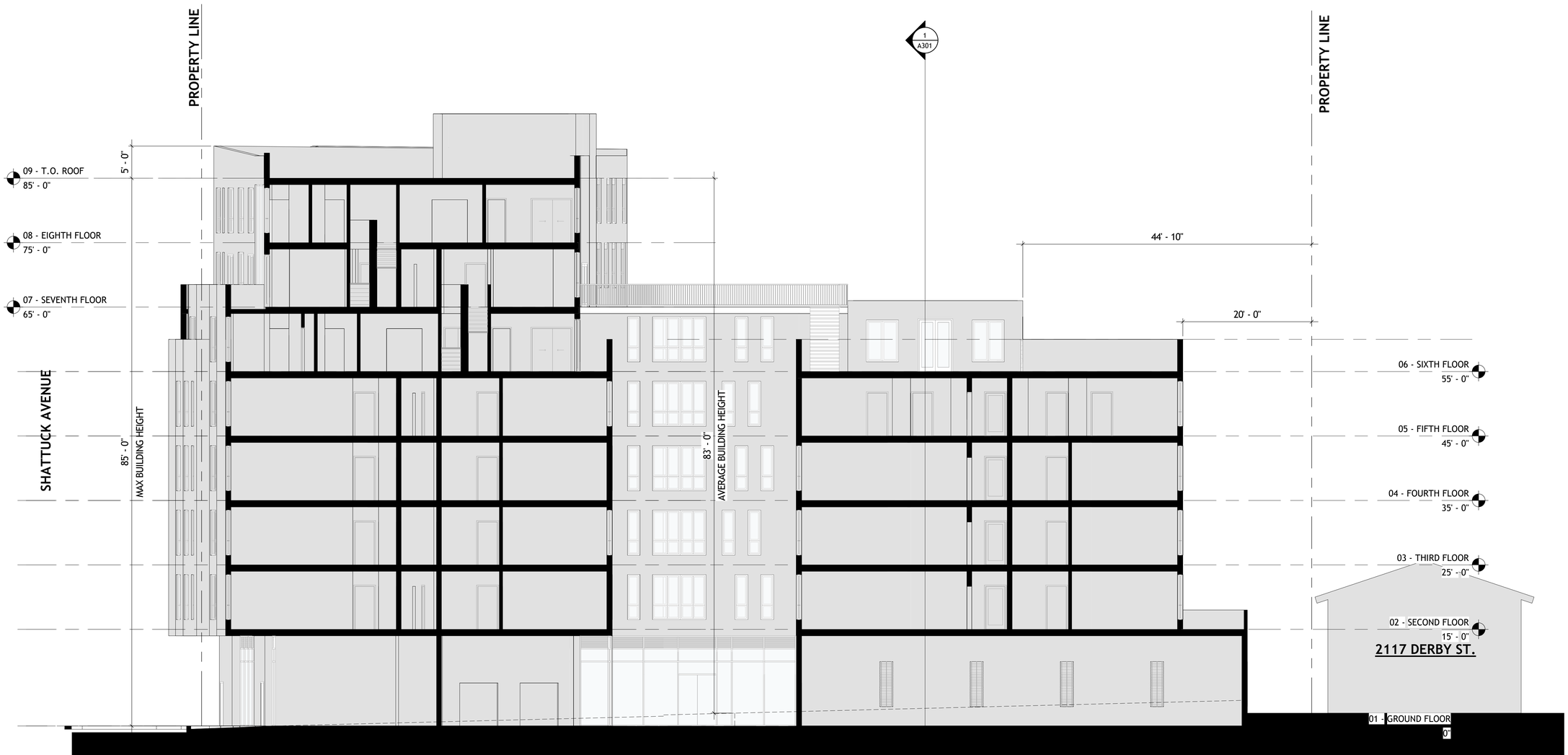
PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY

A203



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PROPOSED BUIDLING SECTION

A300



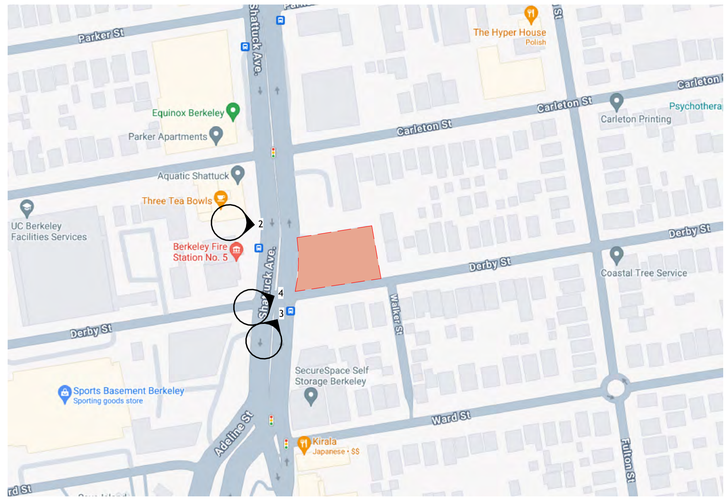
4 PERSPECTIVE 2 - CORNER OF SHATTUCK AVE. & DERBY ST. LOOKING NORTHEAST



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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JAMES FEIDELSON
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PERSPECTIVE VIEWS

A400



5 PERSPECTIVE 4 - ENTRY COURTYARD 1



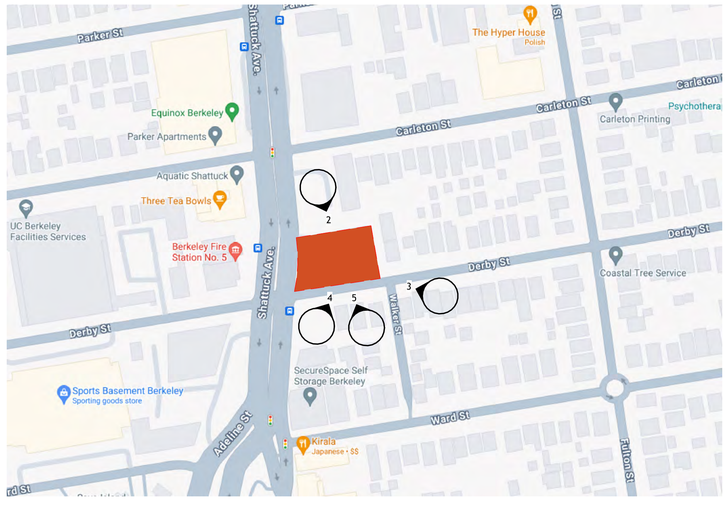
4 PERSPECTIVE 5 - ENTRY COURTYARD 2



3 PERSPECTIVE 6 - ENLARGED AMENITY GARDEN



2 PERSPECTIVE 6 - ENLARGED AMENITY GARDEN



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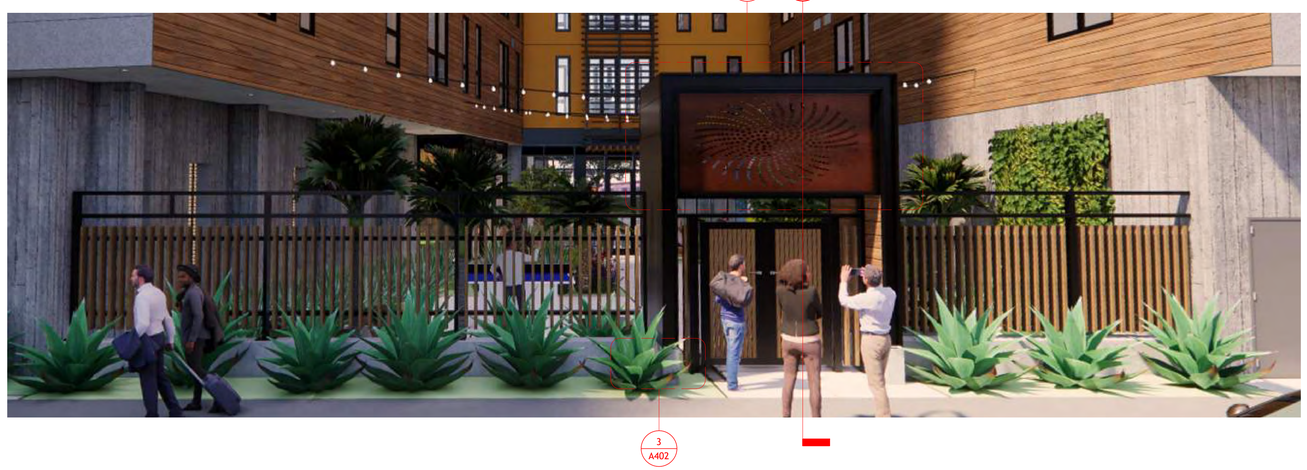
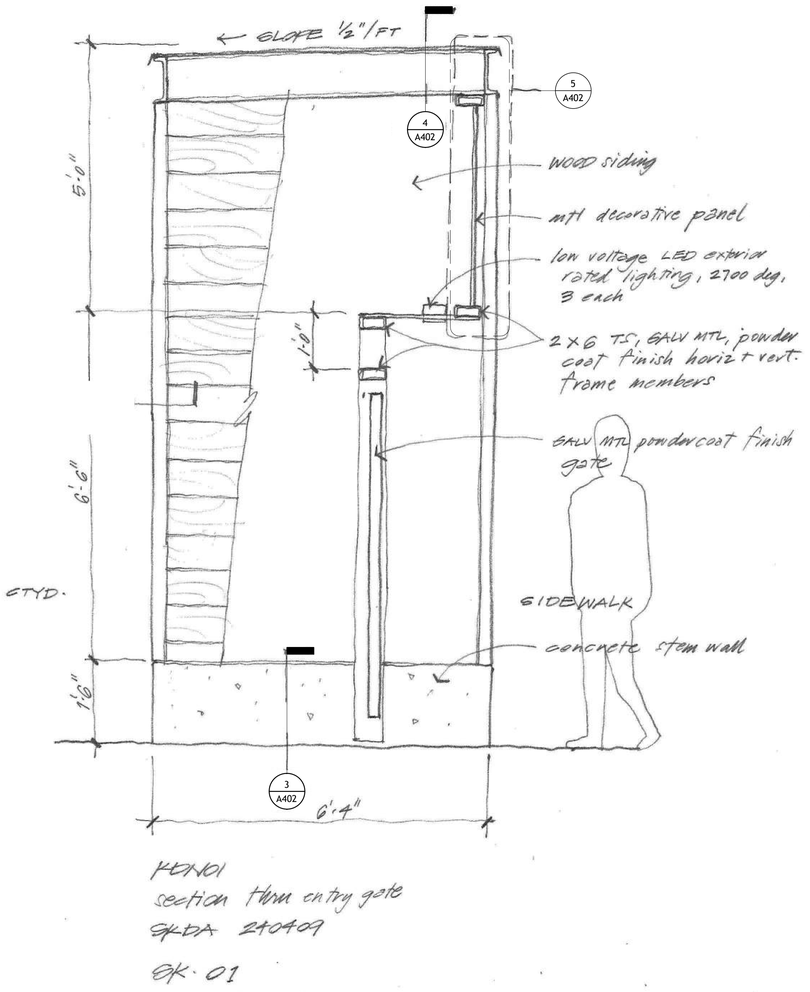
PERSPECTIVE VIEWS

A401

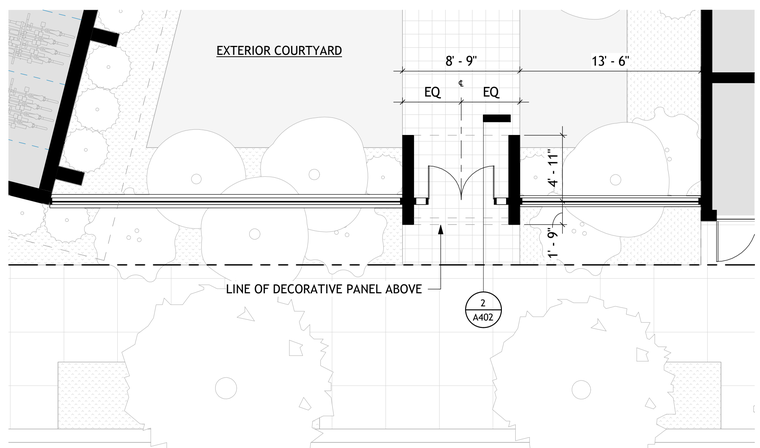


6 PERSPECTIVE 7 - ENLARGED ENTRY GATE

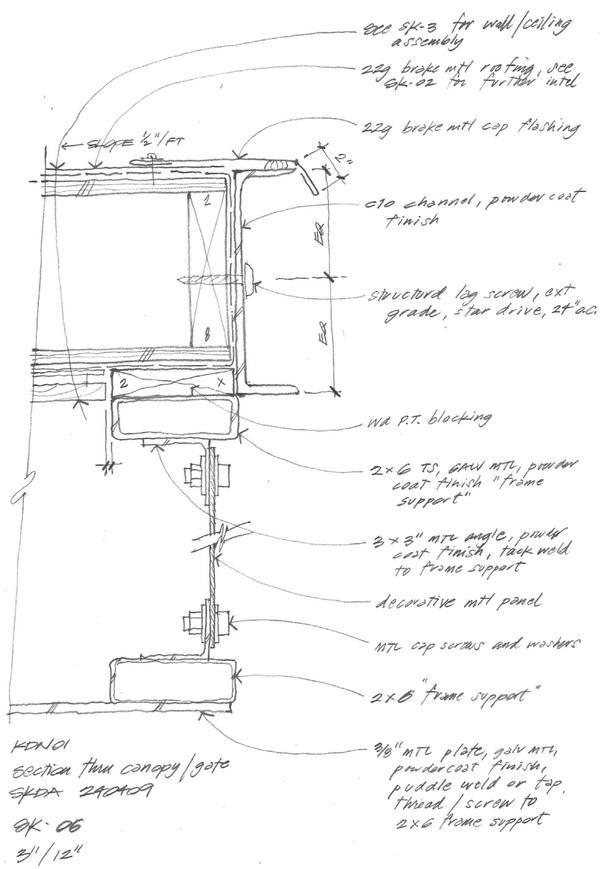


KDN01
section thru entry gate
SKDA 240409
EK-01

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

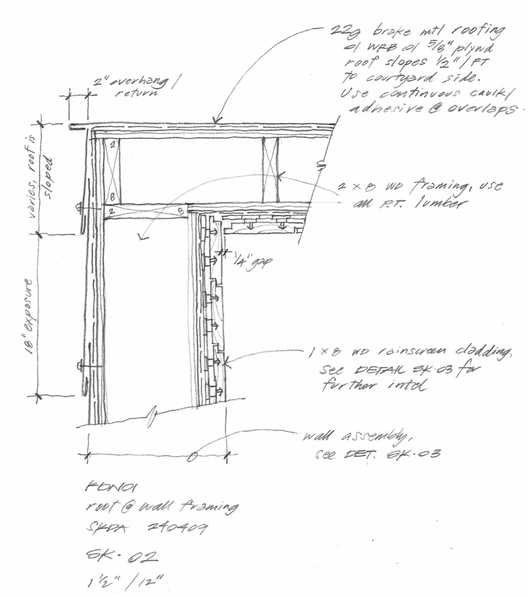


1 ENLARGED ENTRY GATE
3/16" = 1'-0"



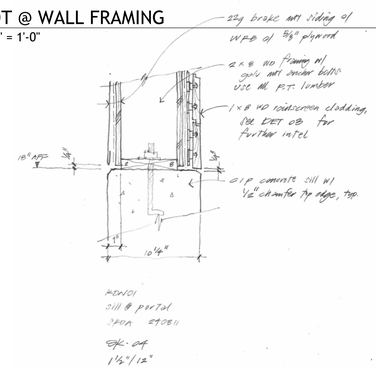
KDN01
section thru canopy/gate
SKDA 240409
EK-06
3" / 12"

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



KDN01
roof @ wall framing
SKDA 240409
EK-02
1½" / 12"

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



KDN01
sill @ portal
SKDA 240411
EK-04
1½" / 12"

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

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LICENSED ARCHITECT
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No. C-31027
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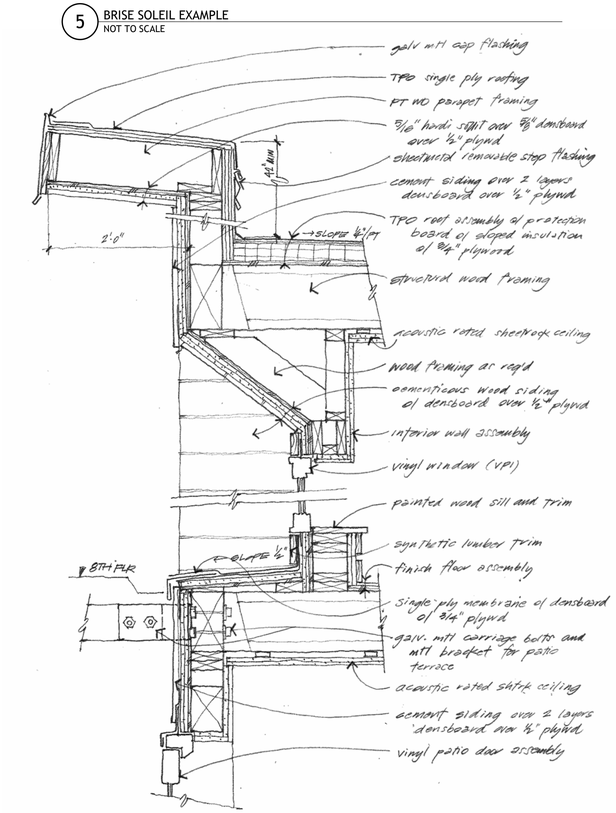
PERSPECTIVE VIEWS

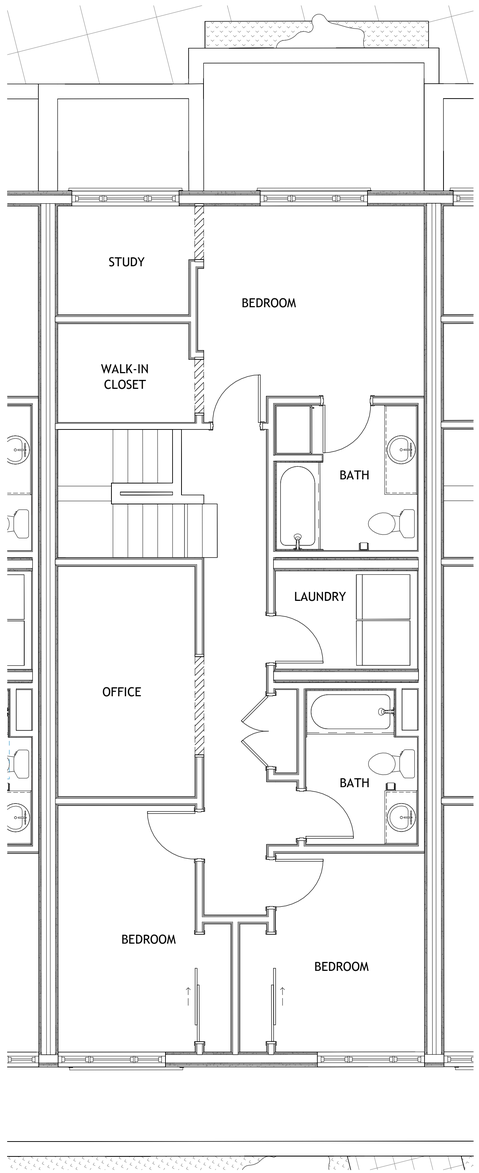
A402



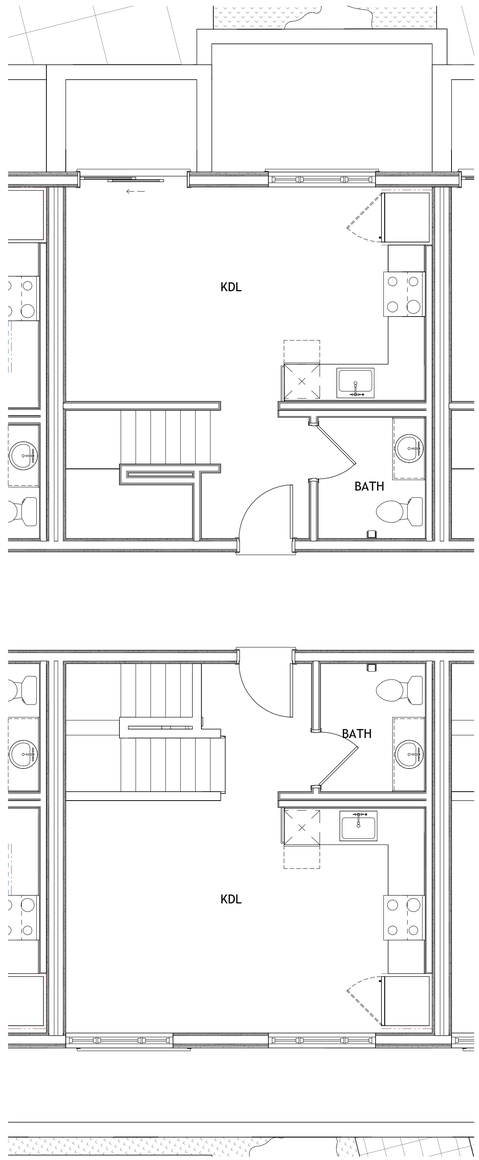
5 BRISE SOLEIL EXAMPLE
NOT TO SCALE



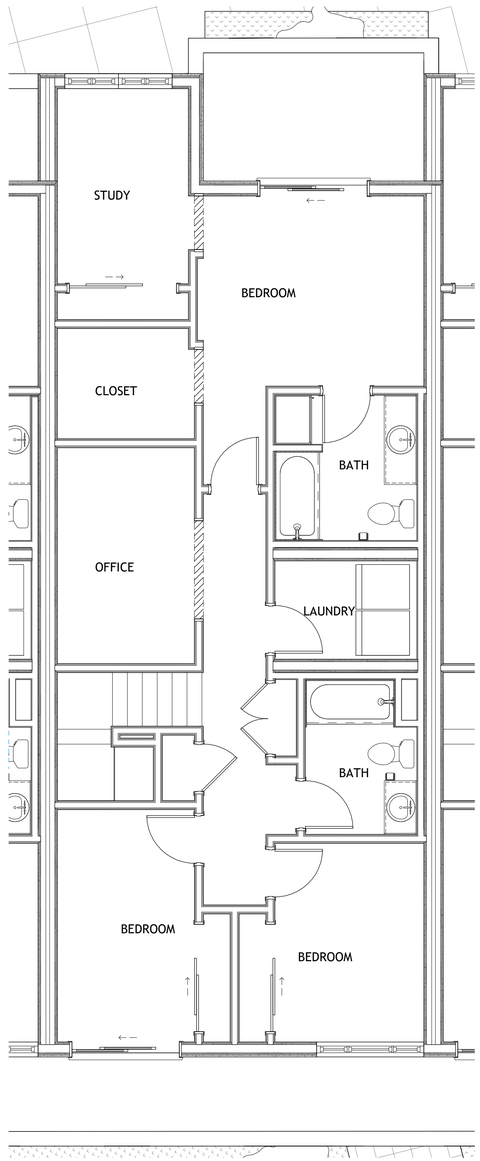
4 PARAPET, WINDOW, BRISE SOLEI DETAIL
1" = 1'-0"



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"

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510.841.3555 | studiokda.com
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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
JAMES FEIDELSON
No. C-31627
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

studioKDA

Till Houtermans <till@studiokda.com>

RE: 2655 Shattuck Avenue DRCP2024-0005 Complete

1 message

Burns, Anne M <ABurns@berkeleyca.gov> Thu, Sep 5, 2024 at 1:49 PM
To: Till Houtermans <till@studiokda.com>
Cc: "Lapira, Katrina" <KLapira@berkeleyca.gov>

Hello, Till: We were able to go through your most recent design review submittal (submitted to Box on September 3, 2024) and want to thank you for the additional information. We are able to deem this Preliminary Design Review application complete and will work with Katrina to schedule this on an upcoming DRC agenda that best works with the Use Permit process.

I do have a few recommendations that I would like you to consider before this project comes before the DRC – see below, and of course, if you have any questions on these, please reach out. Thank you. – Anne (510) 981-7415

- Thank you for adding the rendering looking west from Derby on Sht. A401, but I am wondering about the proposed height of some of the plants in the east perimeter buffer and whether any of those plants could be seen from this vantage point. I would also like you to think about any simple accent colors or details that may be possible on that east elevation that may be visible from Derby or the adjacent residential rear yards.

- I did see the proposed percentage of native plants on Sht. L3.2A, and am wondering about the 50% native plants and if that could be increased. Please discuss this with your landscape architect as they may have good reasons for keeping it at that percentage or they may have a couple of alternate plants they could propose.

- We see the North-south building section, but recommend adding windows where possible.

From: Burns, Anne M
Sent: Wednesday, June 19, 2024 6:49 PM
To: 'Till Houtermans' <till@studiokda.com>
Cc: Lapira, Katrina <KLapira@berkeleyca.gov>
Subject: 2655 Shattuck Avenue DRCP2024-0005 Completeness Review

Hello, Till: We've been reviewing your design review application for the above address and want to thank you for your detailed and thoughtful design to date. There is some additional information that we'll need before we can continue our review. Please see the list below and do not hesitate to reach out with any questions that you or your team may have.

- We did not see an applicant's statement. If you are still working on it, please add detailed information on the building and landscape design concepts. If I missed it, you can submit the additional design concept information separately.

- Additional rendering of the project from Derby looking northwest. There are significant street trees on Derby, but there may be a vantage point that can show the adjacent structures to the east and your project.

- We see where the access to the townhomes are from the 7th floor (middle level) but would like more information on which living spaces are located on the interior walls of these townhome unit plans. While Design Review is primarily looking at the design from its external context, we also look for any interior plan issues that may affect the exterior. A long time city goal is that all habitable spaces in residential units have access to natural light.

- We see your East – West Building Section, but please add one in the North – South direction as well, and add adjacent structure(s) where applicable.

- East – West Section (A300) does not show windows in the eastern exterior wall. This section would convey more information with those windows shown, unless there a good reason why they were omitted.

- Landscape Plan – thank you for the preliminary plant palette, but please note whether a specific selection is native, and the percentage of native plants proposed overall. We have had a special request from the Design Review Committee to note where specific plants are a good pollinator and for which insects.

- We ask that you work with our Land Use Planning consultant, Darya Barar, as well as Public Works as you continue to finalize your street tree and overall streetscape improvement plans. Darya's email follows: dbarar@Bartlett.com

- On Sheet A100.A, existing trees are noted to be preserved or in some cases to be removed or relocated if possible. We see the Proposed Sheet A100.B directly following and would like more information on how any retention or relocation will be possible.

- We appreciate the details provided for the main entrance portal, but also recommend including any other details showing storefront windows, residential windows (including any operability), parapets, material and color transitions, and any architectural elements that help to show the quality and scale of the proposed design.

- Sheet A203, the tan color shown for building height over 75' appears to be over 65' on the diagram; confirm this information and correct if needed.

- Colors and materials – provide more detailed information of the proposed materials, including photos of material samples and successful installations. As we have gone back to in-person meetings,

we are looking forward to seeing a color and material board presented to the Design Review Committee.

- Design Guidelines - we will refer to our Citywide Design Guidelines in our staff report when this project comes to the DRC, as well as any specific performance standards required in the Zoning Ordinance for the Adeline Corridor. If we have any additional questions as we look at these, we'll reach out to you.

I'm copying Katrina on this e-mail so that we continue to be coordinated with your Use Permit application. Please forward any resubmittal directly to me for Design Review so that I can begin review as soon as possible, but I will continue to circle back with Katrina to make sure that we are consistent with any recommendations or requirements from Zoning and that we are coordinating our schedules. Thank you, Till. – Anne (510) 981-7415

Internal

Planning and Development Department
Land Use Planning Division

Till Houtermans
Studio KDA
1810 Sixth Street
Berkeley, CA 94710

Sent via email to:
till@studiokda.com

Re: Application Processing – California Environmental Quality Act (CEQA) and Additional Information Required –Use Permit #ZP2024-0057 for 2655 Shattuck Avenue

Dear Till Houtermans,

Thank you for the Zoning Permit application submittal deemed complete on August 19, 2024, for a Use Permit to demolish 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. The application has been evaluated for the level of environmental review required and readiness for final action according to the submittal checklist and application guidelines.

Required Zoning Permit(s)

Based on my review of the complete application, the following zoning permits are 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
- Design Review under Application DRCP2024-0005

State Density Bonus – Concessions and Waivers

The following concessions and/or waivers are being requested:

- 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(E)(1)) to increase units per acre from 120 to 180

Level of Review Under the California Environmental Quality Act

Under the California Environmental Quality Act (CEQA), staff determines whether an environmental impact report, a negative declaration, or a mitigated negative declaration will be required, depending on the type of project. This determination will be made within 30 days of an application being deemed complete. If a project is exempt from CEQA, staff recommends an exemption determination to the Zoning Officer or the Zoning Adjustments Board (ZAB).

Staff does not have enough information to support a Categorical Exemption, and an Initial Study may be required. Once the City receives the technical reports listed below, staff can assess whether the project could be exempt from the provisions of CEQA.

CEQA Review Items

1. Air Quality Assessment – Projects that include the demolition per BMC Section 23.502.020(D)(2) of a building are required to submit an air quality assessment to confirm that the project is categorically exempt from CEQA. Provide an air quality assessment.

Action Items – Corrections, Clarifications, and/or Supplemental Information Required

1. Fees - Only the primary permit fee was assessed during the completeness review. Please see the attached invoices for the additional zoning permits and/or reviews, noted above, that are required for your project. These fees must be paid prior to scheduling or taking final action on the application. There are two options for payment: electronically through the Berkeley's Online Permit Portal, or at the Permit Service Center during normal business hours, Monday – Thursday (cashier closed 12:30-1:30pm).

2. Arborist Review – There are mature street trees in the public right of way that will be impacted as a result of the proposed project. Once the invoice for the arborist review is paid, staff will route your project to the City's consulting arborist for review. Note- the associated invoice is for two hours of the consulting arborist's time. Additional time will be invoiced for as needed.

3. Existing Site Plan – Provide a site plan that shows existing conditions. Amend applicable setback / project information as needed.

4. Zoning Information Table –

    - Include a section/ row that notes the provided commercial open space.
    - Include a section that notes how the project satisfies the permitted ground floor use (commercial) requirement per BMC Section 23.204.150(B)(3). (Note- the proposed project currently meets the requirement.)

5. Lot Coverage Diagram – On sheet G001 provide/ show the lot coverage for the base project.

6. Base Project Information –

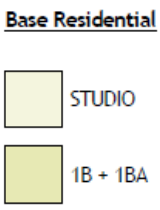
- *Base side setback (north)* – the side setback (north) shown on Zoning Information Table and diagram on sheet G002.A show different values. Correct the diagram / Table for internal consistency.
- *Base level diagrams* – Label the units (number) on the Level diagrams on sheet G002.A.
- *Base average height* – Label the average height on the Base Project Section.
- *Base gross floor area* – Correct inconsistencies between the Zoning Information Table and table on sheet G002.A.
- *Base useable open space*-
  - Correct inconsistencies between the Zoning Information Table, diagram and table on sheet G002.A.
  - Dimension designated usable open space areas on the Level 1 diagram on sheet G002.A

7. Proposed Project Information –
   - *Proposed side setback (north)* – the side setback shown on Zoning Information Table and diagram on sheet G002.A show different values. Correct the diagram / Table for internal consistency.
   - *Project gross floor area* - Correct inconsistencies between the Zoning Information Table and table on sheet G002.A.

8. Existing Site Plan (Sheet A100.A) – Label existing setbacks.

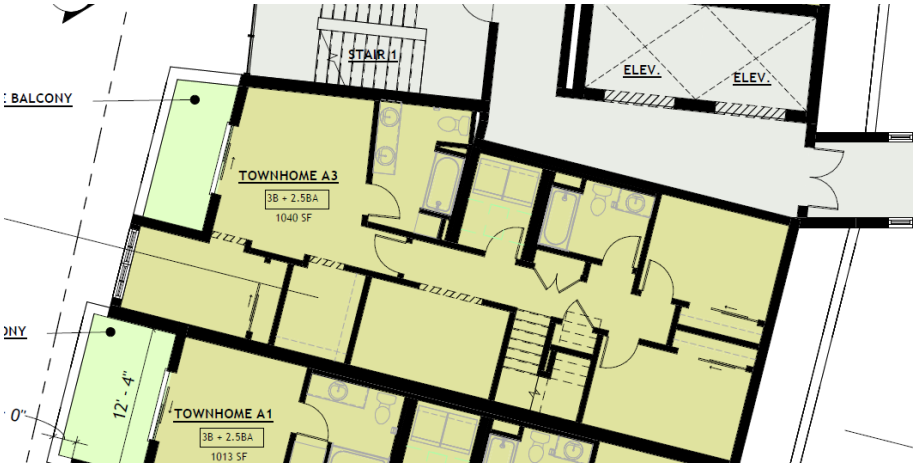
9. Proposed Site Plan (Sheet A100.B) – Label proposed setbacks.

10. Nomenclature on Proposed Sheets – Clarify or remove the heading "base residential" on proposed floor plan sheets.



11. Proposed Ground Floor Plan (Sheet A101)
    - Correct the proposed rear setback shown on the Zoning Information Table from 20 feet to 10 feet.
    - Number the proposed parking spaces.
    - Number the proposed bike parking spaces

12. Use of Areas (Townhomes) – It appears there are more than three bedrooms in the townhomes. Clarify the use of areas in the townhomes.



13. Useable open space (Sheet G003) –
    - There is no requirement for commercial open space in the C-AC zoning district. Per BMC Section 23.204.150(E), each square-foot of open space that is designated as publicly accessible open space shall be counted as two square-feet of required on-site open space. Amend your calculations and diagrams accordingly.
    - Instead of commercial useable open space, label this area as "public open space".
    - The diagrams for the useable open space only shade the hardscaped area as green, but the entire area – both the hardscaped and landscaped area count towards useable open space. Amend your diagrams and calculations or provide clarification in the "key" provided.
    - Dimension the roof-top deck on Level 6.
    - The area for the roof-top deck on Level 6 is not consistent throughout the plan set. Amend and correct the total for this area.
    - Since the balconies are not the same size, dimension the length and width of all the balconies on Level 6.
    - Dimension the area designated as commercial/ public useable open space.
    - Only 200 square feet out of the 508 square feet of private useable open space may be factored into the overall amount of useable open space because the required amount for useable open space for the 5 units is 200 square feet. Private useable open space in excess of this amount may not be counted towards the useable open space requirement because it is not accessible to other units. Amend your calculations/ diagrams accordingly.

14. Preliminary Affordable Housing Compliance Plan (AHCP_ – Based on the provided numbers, the total RUFA is incorrect on the preliminary AHCP plan sheet. The total is 59,697 square feet. Amend the plan sheet and the associated fee calculations.

15. Water Efficiency Landscape Ordinance (WELO) – The following comment is from the Green Building Program Manager, Kurt Hurley (khurley@berkeleyca.gov), Green Building Program

Specialist. Please contact him directly if you have any questions regarding the following comments –

- *The plans you provided do not include either the Civil drawings or the Landscaping sheets indicated in the coversheet index. Provide these sheets so that I may conduct my review to confirm compliance with WELO requirements.*

16. Stormwater – The following comment is from Public Works staff, Vincent Chen (vchen@berkeleyca.gov). Please contact him directly if you have any questions regarding the following comments –

    - *The checklist that was provided (C.3.i) is not the right one to use. Since the impervious surface will be greater than 5,000 square feet the applicant has to use the attached form.*

17. Design Review Comments – Design Review planning staff Anne Burns (aburns@berkeleyca.gov) will contact you separately with design comments on your use permit application.

Project Review

Now that your Use Permit application is deemed complete and is being reviewed, I will work to finish my analysis of this project, and prepare the staff report and recommendations for consideration by the ZAB at the public hearing.

Advisory comments – Application Processing Review

During the course of review, the project planner may request that the applicant correct, clarify, amplify, or otherwise supplement the details provided in the application according to the Zoning Project Application Submittal Requirements. This may result in revisions to the information provided with your submittal, additional fees for zoning permits, CEQA review costs, and other processes/reviews, as needed based on the City's adopted fee schedule.

Next Steps

Please submit responses to **all** requested items at once, and not incrementally. Be sure to include a written response and pay the attached invoice. Please use this BOX link for your project and email me when you've uploaded. Once revised information is submitted, staff will review the application within 30 days.

If you have any questions about the requested information, please reach out to me directly. Thank you in advance for your cooperation.

Sincerely,



Katrina Lapira (she/her)
Associate Planner

klapira@berkeleyca.gov

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

I. Applicability C.3 Stormwater Requirements

All projects must complete Section I.

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

I.A.1 Project Name:			
I.A.2 Project Address (include cross street)			
I.A.3 Project APN(s)			
I.A.4 Project Watershed[1]			
I.A.5 Applicant Name			
I.A.6 Date Submitted			
I.A.7 Applicant Address			
I.A.8 Applicant Phone		I.A.9 Applicant E-mail Address	
I.A.10 Development Type (check all that apply)	☐ Residential ☐ Commercial ☐ Industrial ☐ Mixed-Use ☐ Streets, Roads, etc. ☐ Detached Single Family Home ☐ Redevelopment[2]		
I.A.11 Project Description (Include any past or future phase of the project)			
I.A.12 Total Project Area		I.A.13 % Slope on Site	
I.A.14 Total Land Disturbance Area (Include all areas to be cleared, excavated, graded, and borrow and stockpile areas)			

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

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

Type of Impervious Surface[3]	a Pre-Project Impervious Area (sq ft)	b Existing Impervious Area to be Replaced (sq ft[4])	c New Impervious Area to be Created (sq ft)	d Post-Project Pervious Area (sq ft)
a. Impervious roof area(s)[5]				NA
b. Impervious sidewalks, patios, paths, driveways[6]				
c. Uncovered impervious parking[7]				
d. Streets (public)				
e. Streets (private)				
Totals				

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

Permit Service Center
Building and Safety Division
1947 Center St. 3rd Floor
Berkeley, CA 94704

INVOICE

Date: 09/18/24

Invoice #: 579328

Record #: ZP2024-0057

Address: 2655 SHATTUCK AVE

Bill to:

UPPH: 2655 SHATTUCK AVENUE
YOCHAI KIDRON
1442A WALNUT ST # 349
BERKELEY CA 94709-1405

Date Assessed	Invoiced Fee Item		Fee	Paid	Balance
9/18/2024	Community Planning Fee CPF1		$225.00	$0.00	$225.00
9/18/2024	UPPH: Additional AUP/Use Permit (on same project) UPPH060		$1,500.00	$0.00	$1,500.00
		Totals:	$1,725.00	$0.00	$1,725.00

Permit Service Center
Building and Safety Division
1947 Center St. 3rd Floor
Berkeley, CA 94704

INVOICE

Date: 09/18/24

Invoice #: 579336

Record #: ZP2024-0057

Address: 2655 SHATTUCK AVE

Bill to:

UPPH: 2655 SHATTUCK AVENUE
YOCHAI KIDRON
1442A WALNUT ST # 349
BERKELEY CA 94709-1405

Date Assessed	Invoiced Fee Item		Fee	Paid	Balance
9/18/2024	MISC: Arborist/Tree Review MISC030		$500.00	$0.00	$500.00
		Totals:	$500.00	$0.00	$500.00

PRESERVATION ARCHITECTURE

May 2, 2024 rev. October 25, 2024

2655 Shattuck Ave., Berkeley
City of Berkeley Historical Evaluation

The following addresses historical and historic architectural considerations regarding the extant commercial building at 2655 Shattuck Ave., for the property owner's information, use and consultation with the City of Berkeley. Towards which, the present documentation efforts have included the review of City of Berkeley permit records, a research visit to UC Berkeley's Environmental Design Library (EDL), collection of available records from the Berkeley Architectural Heritage Association (BAHA), deed research at the Alameda County Assessor, historic directories, newspaper and map searches (@SFPL.org and BPL.org), as well as general historical and architectural research. The following first summarizes the subject resource then proceeds to the City of Berkeley evaluation.

This historical effort has been updated based on current planning comments (emailed on Oct. 17, 2024 from Berkeley Planning to project architects) that state that planning has "determined that the existing building is more than forty years old. The 1995 ZAB staff report notes that the pet food store building will be renovated, and the façade will be retained, while the auto repair shop will be demolished. The 1995 City Council report also states that the existing pet store building will be incorporated into the new video store."

The subject parcel (APN 55-1862-18-2) is located at the southwest corner of Shattuck Ave. and Derby St. in Berkeley and houses a single-story commercial building with an open lot to its north (figs.1-3).

Evaluation Summary

Per the current planning comments along with additional research and investigation, this updated evaluation acknowledges that additional older structure remains. However, while there are additional fragments of the "pet food store building," that structure was the former auto showroom that was not an independent building but was, per the 1950 Sanborn map, the frontward structure of the overall automotive building, the two front façades of which remain (figs.4-6). The only other visible evidence of a remnant structure is at the roof, where two parapet walls enclosing a raised roof stand (fig.7). As one of course has to be on the roof or in the air to perceive those minor and non-architectural remains, they do not constitute evidence of a surviving building for any purposes, including historical or cultural, as they are imperceptible as well as inconceivable from any public way.

As previously concluded, evidence of what remains of the former auto showroom structure is, of course, limited to the retained corner façades, which façades constitute a fraction of a former building. While those façades were retained, the two former entrance ways and each of the large window openings were infilled with off-the-shelf storefront windows. In so doing, the original front entrances are today unrecognizable as such. It is also understood that the original frontward structure had another façade segment at its north, yet which was removed along with the rest of the original building in 1996-97.

Thus, altogether, surviving portions of that small frontward structure include the two frontward façade segments along with sideward and rearward wall segments that are only visible as parapet walls and a raised roof section at the roof, yet do not carry down into the interior to create sensible interior

446 17th Street #302 Oakland 94612
510 418 0285 mhulbert@earthlink.net

forms or spaces. Moreover, the former showroom was a small portion of the former overall automotive building, only fragments of which have been retained, the only salient fragments the two front façade segments. While retained, there was, in the planning process, no acknowledgement or attempt of historical recognition.

In sum, the area of the partially retained corner was less than 15% of its directly associated 1923 automotive building and less than 10% of the overall demolished structure inclusive of the 1927 north side wing.

To reiterate the bases for the previous findings, while 1995 planning records indicate the former showroom was to be retained, yet which plan did not accurately represent the then extant building or its final and extant design, a subsequent 1996 demolition permit on file at the City was approved for the removal of the overall building excepting the two front facades, which approved demolition permit application indicated to “DEMO ENTIRE SITE EXCEPT SOUTH & WEST FACADES OF PET FOOD SUPPLY STORE” (figs.8-9). That description on the approved permit application was supported by a site plan on which the south and west facades at the southwest corner of the building were keyed and with the key note “(E) BUILDING FAÇADE TO REMAIN” (fig.10). Based thereon, a demolition permit was approved by the City in September 1996 and with nine city authorizations, including the Landmarks Commission (fig.11).

Evidently, there was inconsistency between the 1995 planning and 1996 building records as well as the proposed and final project. Nonetheless, there is unequivocal evidence that the obscure rooftop and whatever interior structure that remains do not constitute a building or convey potential historical interest. Evidence of what remains of an older building is, again, limited to the retained corner façades, which façades were a fraction of a former automotive building.

Summary Description and History

The subject property consists of 3 original parcels, lots 41-43, of the Map No.2 of the Blake Tract. The parcel measures 135 feet wide and, given the curve of Shattuck Av., from approximately 161 to 190 feet deep, north to south, respectively.

2655 Shattuck is a single-story commercial building designed and constructed in 1996-1997. This recent building replaced a 1923 automotive sales and services building with a 1927 addition that housed auto uses until 1990, then retail pet supplies from 1990 to c1996. When that former garage building was removed for its replacement, its front (west) and a portion of its south side facades were retained and attached to the new store building constructed as a retail video story, which use in turn remained until c2010, was thereafter converted to a clinic that closed in 2022 and the building has since been vacant.

The former, 1923 garage building was designed for Cochran McCarron and by Walter Ratcliff, Jr., thus the modicum of architectural character of the retained concrete facade at the west front – whereas the extent of the retained side facade has none. Those façade segments were part of the small (1,275 s.f.) showroom structure at the front of the 1923 automotive building. While other parts were retained, the only visible evidence of which is at the roof, where two parapet walls enclosing a separate roof area stand yet which do not sensibly translate to interior forms or spaces. While some retention was employed in the 1996-97 building, there is no evidence of any formal historical consideration at the time, so the retention was an elective architectural treatment in part in response

to the neighborhood protesting the incursion of a Hollywood Video store (Elaine Herscher, “Berkeley Balks at Hollywood Video,” *S.F. Chronicle,* Feb. 3, 1997; p.A11). Moreover, the retention was limited to the concrete facade while the two original front entries and all show windows were infilled with off the shelf storefront assemblies. Further, the retained facades were appended without historic architectural consideration such as framing or backgrounding the facades. Though an ornamental cornice tops the 1997 entry corner, otherwise, the new design was minimally informed by the retained construction.

In any event, the subject building dates to 1996-97 and for which, other than a site plan, no drawings have been located. The store was designed for property owner W. L. Butler of Oakland by TSH Architects of San Mateo and for Hollywood Video. Prior to opening, in the face of political angst and including a threatened boycott, Hollywood Video chose to not proceed, so the store was leased to another video retailer (Elaine Herscher, “Video Chain Backs Off Berkeley Site – Space will be leased to mail-order tape rental,” *S.F. Chronicle,* April 29, 1997; p.A13).

The extant building (figs.3,4-5,8-9) is of light metal and/or wood frame construction, its exterior walls plastered and simply designed with a basic rhythm of shallow bays separated by flat pilasters, the inset rear and south side bays blank, the latter infilled with some metal grills, the entrance and north side bays infilled with standard aluminum storefronts, as are the bays at retained frontward façades. Other than the retained concrete facades – the front (west) façade ornamentation consisting of cast paired-pilasters with bases and caps, plaques over former entries (cartooning auto mechanics at work), and horizontal entablature trim and cornice – the only architectural characteristic of the building is its open, angled entry corner capped by a cornice that mimics the cornice atop the retained front façade. Each of the other walls have a simple rectangular cap. Its roof is flat with, as noted, two parapet wall segments and a raised roof section at the southwest corner.

Architecturally, the building at 2655 Shattuck is another work of miscellaneous 20th century architecture along the Shattuck Ave. corridor – its retained front façade easily overlooked so of negligible interest.

The identified architect of this 1997 commercial building was TSH Architects, the initials apparently being those of architect Tim Haley. TSH/Tim Haley do not arise in key architectural resources, including the *AIA Historical Index*, the *Pacific Coast Architectural Database* or, most importantly, the *Avery Index to Architectural Periodicals* (at present, a Tim Haley is a practicing architect with the Alameda, CA architectural firm MBHarch).

Evaluation

Under the City of Berkeley’s *Landmarks Preservation Ordinance (LPO)* and its Landmark/Structure of Merit criteria (per BMC section 3.24.110), there is no specific age threshold or criteria – though no resources of any such recent age have been so designated while the subject 1996-97 building is, again, predominately generic 1990s commercial design and construction. Its one characteristic is the retained front facade – the retained side facade is not of architectural interest – and which was designed by an historically important Berkeley architect, Walter Ratcliff, Jr.. However, there are a wide range of designated Berkeley landmarks in recognition of Ratcliff (28 by this author’s count and undoubtedly still others yet which must meet a high standard). Relative to which, this extant front facade is but a fragment so, relative to Ratcliff’s oeuvre, is not preservation-worthy. Nor, yet again, was it given historical consideration previous to or at the time of the 1996-97 project (unlike another

former, 1923 auto sales building that stands across Shattuck at 2600-2620, which was given consideration in the course of redevelopment when the far more substantive facades of which were intentionally and successfully retained).

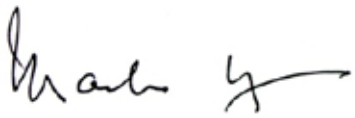
Per *LPO* Landmark/Structure of Merit criteria, the extant 1996-97 commercial building at 2655 Shattuck Ave.:

- Is not associated with historic social, cultural or economic developments of the City (LPO Section A.2).
- Is not worth preserving for usefulness as an educational force (LPO Section A.3).
- Does not embody or express the history of Berkeley, Alameda County, etc. (LPO Section A.4).
- Is not a “first, last, only or most significant architectural property of its type in the region” (LPO Sec.A.1.a).
- Is not prototypical or outstanding, nor is the existing building with its retained façade individually notable work of architecture or construction (LPO Sec.A.1.b and A.1.c).
- Is not worthy of preservation as part of the neighborhood, block, street frontage, or as part of a group of buildings that includes landmarks (LPO Sec.B.1).
- Is not contemporary with a designated landmark within the neighborhood (LPO Sec.B.2.a1) thus not equivalent or compatible in size, scale, style, materials or design to a nearby landmark (LPO Sec.B.2b)..
- Is not contemporary with an historic period or event of significance to the City (LPO Sec.B.2.a2).
- Is a negligible example of 1990s architectural design, its retained façade unexceptional (LPO Sec.B.2c).
- Has no identifiable historical significance to the City of Berkeley and/or to the neighborhood, etc. (LPO Sec.B.2d).

Consequently, the property and building at 2655 Shattuck Ave. are not potentially eligible as a City of Berkeley Landmark or Structure of Merit.

In conclusion, the subject property and building have no historic potential. Neither, based on its indistinct commercial character, does the building appear to have the potential to acquire importance or value in the future. Further, as what was in the mid-20th century a swath of properties along Shattuck Ave. south of downtown that housed automotive sales and service uses and buildings, yet which automotive context is highly disintegrated, 2655 Shattuck is not a part of a grouping of resources with any identified or identifiable historic district potential.

Signed:



Mark Hulbert
Preservation Architect & Historic Resource Consultant

attached: figs.1-13 (pp.5-9)



Fig.1 – 2655 Shattuck Ave. (highlighted) - Aerial (Google Earth 2024, north is up)

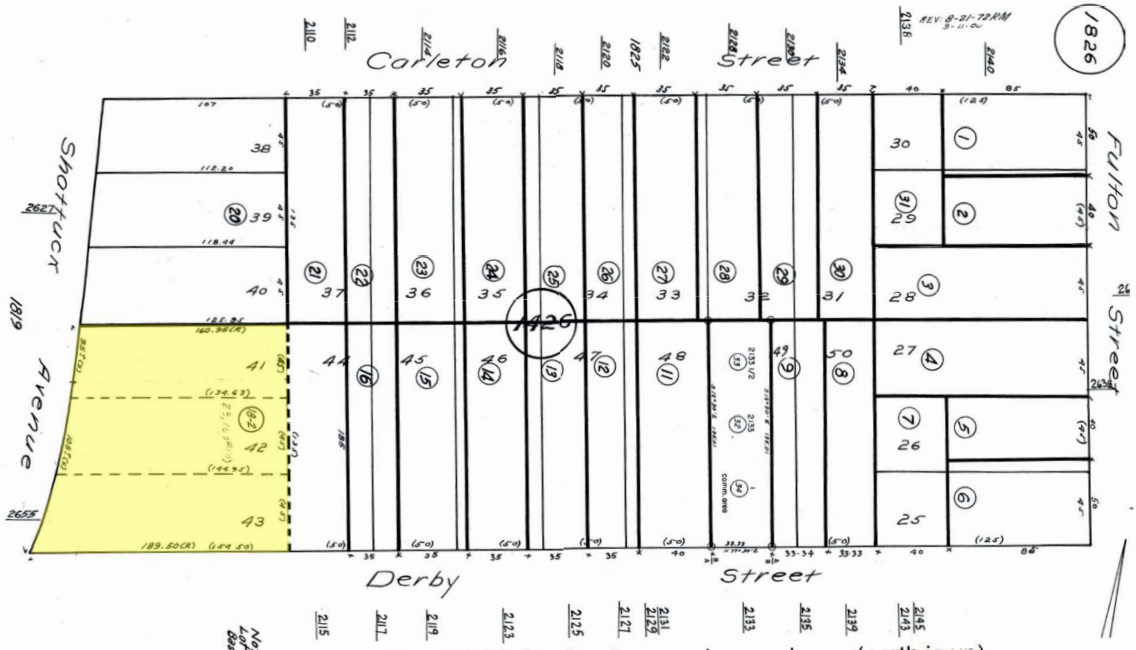


Fig.2 – 2655 Shattuck Ave. (highlighted) – Assessor's parcel map (north is up)



Fig.3 – 2655 Shattuck Ave. – Part north side and front (west) (MH, 2024)

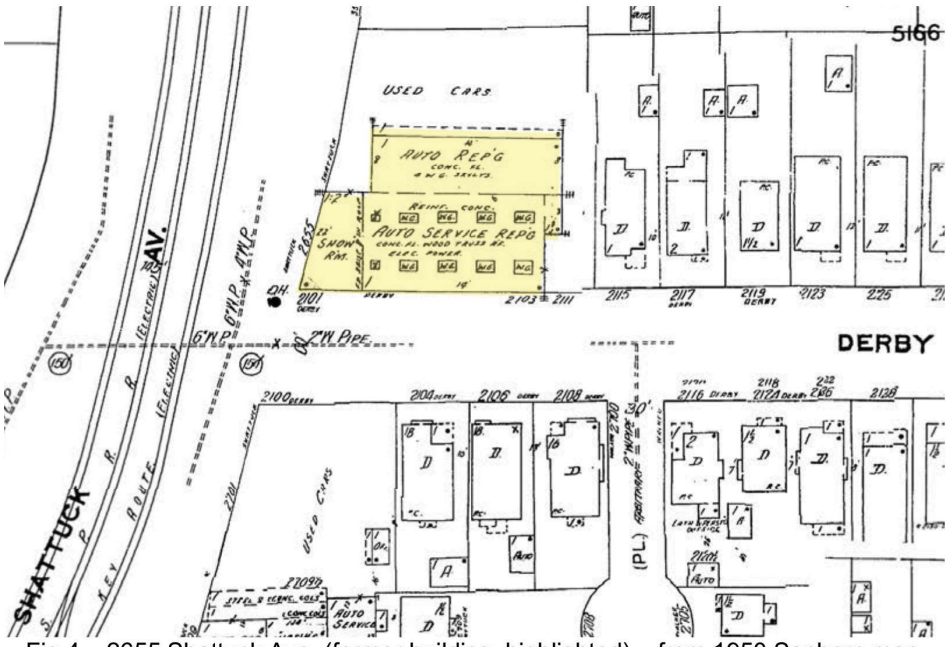
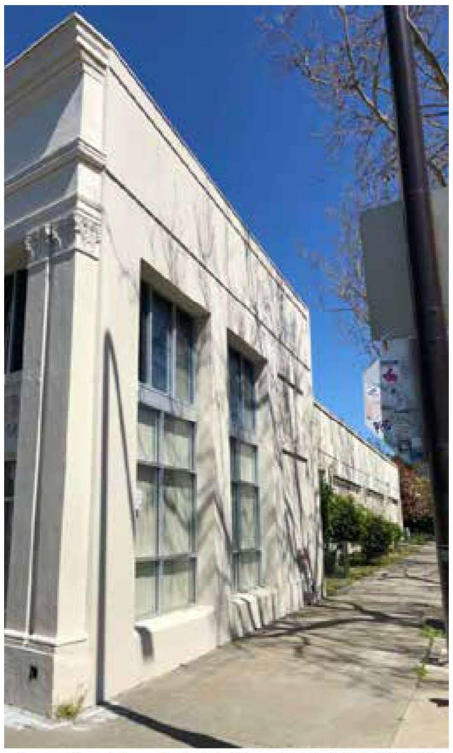


Fig.4 – 2655 Shattuck Ave. (former building, highlighted) – from 1950 Sanborn map

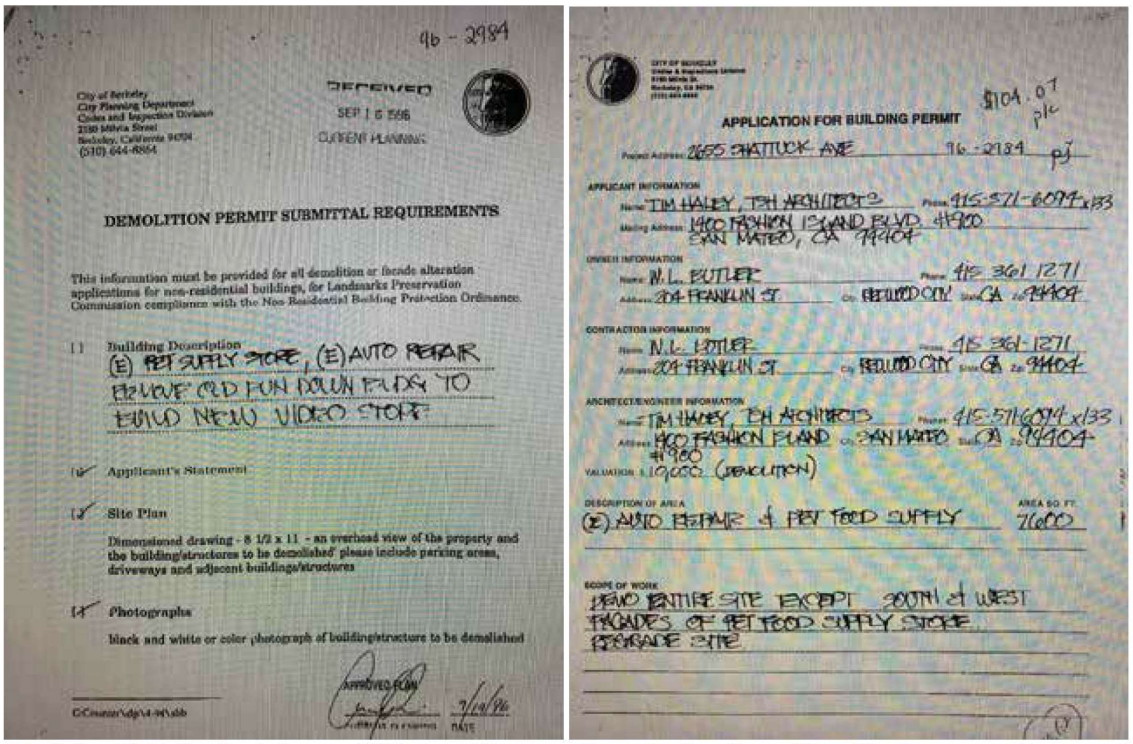




Figs.5-6 – 2655 Shattuck Ave. – Front (west) at left and south side at right (figs.5-7, MH 2024)



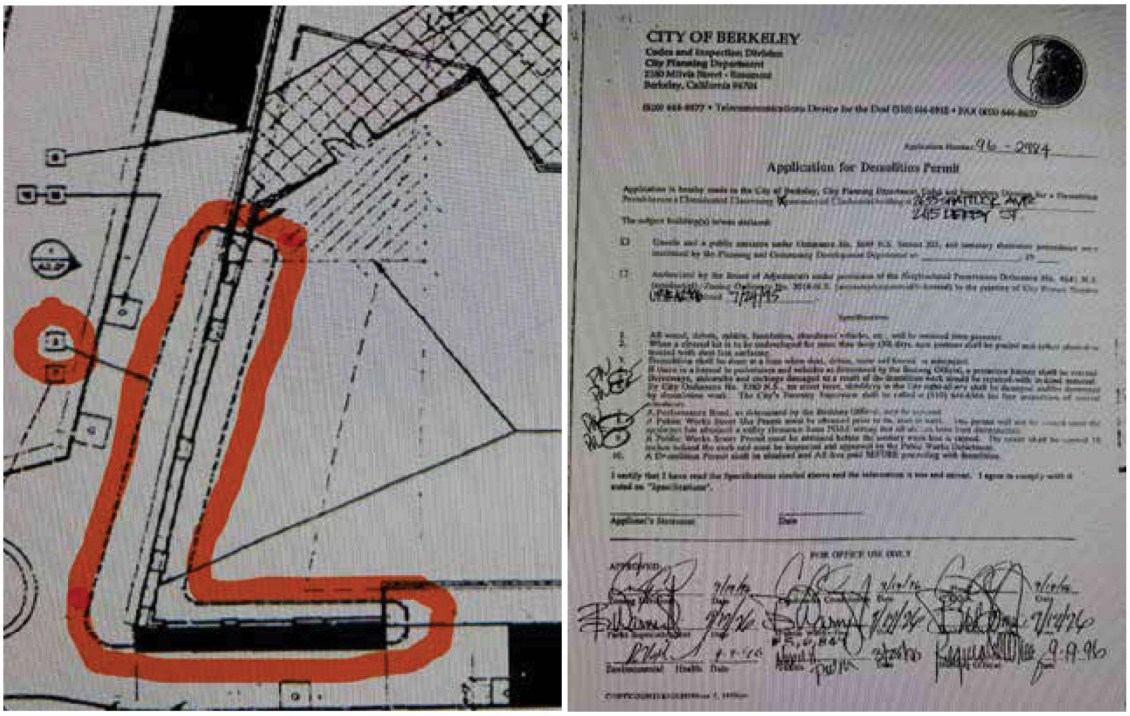
Fig.7 – 2655 Shattuck Ave. – Part roof at southwest building corner (looking south)



DEMOLITION PERMIT SUBMITTAL REQUIREMENTS

APPLICATION FOR BUILDING PERMIT

Fig.8-9 – 2655 Shattuck Ave. – 1996 demolition permit application (from City of Berkeley permit records)



CITY OF BERKELEY

Application for Demolition Permit

Fig.10-11 – 2655 Shattuck Ave. – part plan from permit site plan indicating revised building plan and extent of existing façade to remain at left; 1996 demolition permit approval at rifght from City of Berkeley permit records)



Fig.12 – 2655 Shattuck Ave. – Rear (east) (figs.12-13, MH 2024)



Fig.13 – 2655 Shattuck Ave. – North side

State of California ☐ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code | Reviewer | Date

Page 1 **of** 5 ***Resource Name or #:** 2655 Shattuck Ave.
P1. Other Identifier: None

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Alameda **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Oakland West **Date** 2021 **Township & Range** --
c. Address 2655 Shattuck Ave. City Berkeley Zip 94705
d. UTM: Zone __, _____ mE/ _____ mN
e. Other Locational Data: Assessor's Parcel Number 54-1862-18-2

***P3a. Description:**
The subject parcel consists of 3 original parcels, lots 41-43, of the Map No.2 of the Blake Tract. The parcel measures 135 feet wide and, given the curve of Shattuck Av., from approximately 161 to 190 feet deep, north to south, respectively. 2655 Shattuck is a single-story commercial building designed and constructed in 1996-1997. This recent building replaced a 1923 automotive sales and services building along ands 1927 addition that housed auto uses until 1990, thereafter retail pet supplies. When that former building was removed for its replacement, its front (west) and a portion of its south side facades were retained and attached to the new store building constructed as a retail video story, which use in turn remained until c2010 and was thereafter converted to a clinic. (cont. on p.3)

P5a. Photograph



Fig.1 – 2655 Shattuck Ave., part north side and front (east)

***P3b. Resource Attributes:**
HP6: 1-3 story commercial building
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:
fig.1,3-4)MH,2024;
fig.2)Google Earth,2024;
fig.5)1950 Sanborn map
***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1996-97 (from permit)
***P7. Owner and Address:**
S.H. Kay, LLC
1442A Walnut St., #349
Berkeley, CA 94709
***P8. Recorded by:**
Mark Hulbert
446 17th St. #302
Oakland, CA 94612
P9. Date Recorded:
October 24, 2024
***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** None
***Attachments:** ☐NONE ☐Location Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List): _____

State of California ☐ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2655 Shattuck Ave., Berkeley ***NRHP Status Code**
Page 2 **of** 5

B1. Historic Name: 2655 Shattuck Ave.
B2. Common Name: --
B3. Original Use: Commercial B4. Present Use: vacant
***B5. Architectural Style:** Contemporary commercial

***B6. Construction History:**
The former, 1923 garage building was designed for Cochran McCarron and by Walter Ratcliff, Jr. – thus the modicum of architectural character of the retained concrete facade at the west front – whereas the extent of the retained side facade has none. Those façade segments were part of the small (1,275 s.f.) showroom structure at the front of the 1923 automotive building. While other structural parts were retained when then current building was developed in 1996-97, the only visible evidence of such is at the roof, where two parapet walls enclosing a separate roof area stand yet which do not sensibly translate to interior forms or spaces. (cont. on p.3)

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** None
B9a. Architect: TSH Architects b. Builder: unidentified
***B10. Significance: Theme** -- **Area**
Period of Significance -- **Property Type** -- **Applicable Criteria** --

As summarized below, the subject property and building have no identifiable historic significance. Under 30 years of age, this 1996-97 commercial building does not generally qualify for historical evaluation per the California Register (CR) criteria. While there are allowances for the evaluation and recognition of recent resources (under the guidance of the National Register evaluation *Criteria Consideration G: Properties that have achieved significance within the past 50 years*), as demonstrated herein, the 2655 Shattuck Ave. property and building do not embody or express any requisite *exceptional* importance. (cont. on p.4)

B11. Additional Resource Attributes:
***B12. References:**
Alameda County/Oakland directories (@loc.org, sfpl.org, bpl.org); Sanborn maps – 1950 (@sfpl.org) & c1980 (from City of Berkeley); City of Berkeley permit records; Berkeley Architectural Heritage Association (BAHA) archives; *NR Bulletin 15: How To Apply The National Register Criteria For Evaluation*.
B13. Remarks:
***B14. Evaluator:** Mark Hulbert Preservation Architect
***Date of Evaluation:** October 24, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Fig.2 – 2655 Shattuck Ave., Berkeley

State of California - The Resources Agency Primary#
DEPARTMENT OF PARKS AND RECREATION HRI #
Trinomial

CONTINUATION SHEET

Property Name: 2655 Shattuck Ave., Berkeley
Page 3 of 5

Description (cont. from p.1)

Of light metal and/or wood frame construction, the extant building's exterior walls are plastered and simply designed with a basic rhythm of shallow bays separated by flat pilasters, the inset rear and south side bays blank, the latter infilled with some metal grills, the entrance and north side bays and theretained frontward façade bays infilled with aluminum storefronts. Other than the retained concrete facades, the front façade ornamentation consists of cast pilasters with bases and caps, cast plaques (over what were former entries), horizontal entablature trim and cornice (fig.3). The only other architectural characteristic of the building is its open, angled entry corner capped by a cornice that mimics the cornice atop the retained front façade. Each of the other walls have a simple rectangular cap. Its roof is flat/low-slope with, as noted, two parapet wall segments and a raised roof section at the southwest corner (fig.4).



Figs.3-4 – 2655 Shattuck, part front (east) facade (left) and parapets at roof (right)

Construction History (cont. from p.2)

The previous auto sales, service and repair building at 2655 Shattuck was depicted in the 1950 Sanborn map (fig.5).

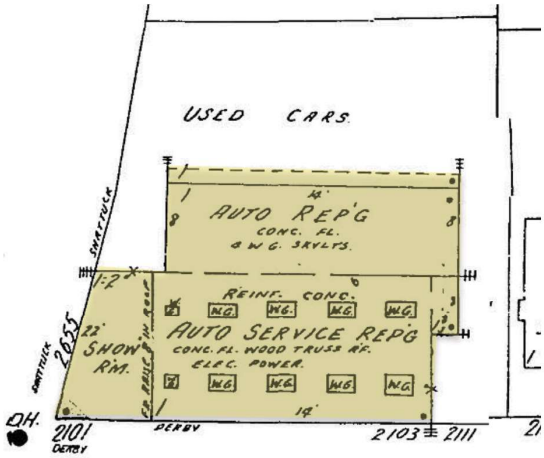


Fig.5 – 2655 Shattuck Ave. (highlighted), from 1950 Sanborn map

Construction History (cont. from p.3)

The extant building dates to 1996-97 and for which, other than a site plan, no drawings have been located. The store was designed for property owner W. L. Butler of Oakland by TSH Architects of San Mateo and for Hollywood Video. Prior to opening, in the face of political angst and including a threatened boycott, Hollywood Video chose to not proceed, so the store was leased to another video retailer (Elaine Herscher, "Video Chain Backs Off Berkeley Site – Space will be leased to mail-order tape rental," *S.F. Chronicle,* April 29, 1997; p.A13).

Based on permits and directories, the range of users included:

years	*user*
1923-?	Cochran McCarron auto sales/service
1956-61	Tal Runnels auto service
1964-72	British Motors auto sales
1972-90	Mekatron auto repair
1990-96	Pet Food Supply
1998-2018	Reel video store
2018-22	Davita clinic

In addition to signage and reroofing permits, other building permit applications include:

year	*work*	*owner-tenant/architect-engineer/contractor*
1923	New garage	Cochran McCarron/Walter Ratcliff, Jr./Walter Murch
1927	Addition to existing garage	H.O. Harrison Co./--/--
1945	Alter garage	Lars Svensgard/--/Tal Runnels
1948	Add storage garage	Tal Runnels /--/--
1966	Alter service and parts office	BMC Ltd./--/--
1974	Alter building and site	Mekatron/--/--
1990	Tank removal	Mekatron/--/--
1994	Emergency roof shoring	Edrie C. Hartman/--/--
1996	Building demolition	W.L. Butler/TSH Architects/--

Significance (cont. from p.2)

Historic Context

There is, at present, no identifiable historical context associated with the existing, commercial property and its building as these built resources are less than 30 years of age.

Associated Persons

The 2655 automotive garage building at 2655 Shattuck Ave. was associated with its original and early property owner, Cochran McCarron, who was involved in auto sales and services in Berkeley during the 1920s. As summarized, a range of subsequent property owners operated the facility from the 1920s until the building's removal and replacement in 1996-97, which was for then property owner W. L. Butler.

Architect

The identified architect of this 1997 commercial building was TSH Architects, the initials those of architect Tim Haley (at present, a Tim Haley is a practicing architect with the Alameda, CA architectural firm MBHarch). TSH/Tim Haley do not arise in key architectural resources, including the *AIA Historical Index*, the *Pacific Coast Architectural Database* or, most importantly, the *Avery Index to Architectural Periodicals*. (cont. on p5)

Significance (cont. from p.4)

Evaluation

Per the *California Register of Historical Resources* (CR) evaluation criteria:

Criterion 1 – There is, at present, no identifiable historical context or events associated with the existing, commercial property and its building as these built resources are less than 30 years of age and *unexceptional*. Consequently, 2655 Shattuck Ave. is not eligible for listing on the CR under *CR criterion 1.*

Criterion 2 – The former, 1923 automotive garage building at 2655 Shattuck Ave. was associated with its original and early property owner, Cochran McCarron, who was involved in auto sales and services in Berkeley during the 1920s. As summarized, a range of subsequent property owners operated the facility from the 1920s until the building's removal and replacement in 1996-97, which was for then property owner W. L. Butler. Again, given the very recent age of the subject resource, there are no identifiable persons of *exceptional* importance associated with the subject commercial property and building. Therefore, 2655 Shattuck Ave. is not eligible for the CR under *CR criterion 2.*

Criterion 3 – 2655 Shattuck Ave. houses a very recent and largely generic commercial building without any historical or historic architectural potential. Architecturally, the subject building is another work of miscellaneous, late-20th century architecture along the Shattuck Ave. corridor – in which setting its retained front façade was altered and is easily overlooked so is of negligible architectural interest while other remaining rooftop fragments of an earlier structure have no design or construction interest.

Of very recent design and construction, the subject building is without any potential *exceptional* interest.

Further, while the retained front façade has ornamental features, including cast plaques, those retained features do not embody any *exceptional* artistic intent or artistry. Therefore, 2655 Shattuck Ave. has no identifiable design or construction significance under *CR criterion 3*.

Criterion 4 – Relative to potential historic architectural resources, the subject property has not yielded and at this juncture, beyond the contents of this report, does not appear to have any potential to yield additional information of any historical importance, so the subject property is not eligible under *CR criterion 4.*

Conclusion – As summarized herein, the 2655 Shattuck Ave. property and building do not embody or express any requisite importance – no less *exceptional* importance – so lack potential historical significance per the California Register criteria.

2024

Internal

2655 Shattuck – Application Processing Notice

Use Permit #ZP2024-0057

Planning and Development Department

Land Use Planning Division

Till Houtermans
Studio KDA
1810 Sixth Street
Berkeley, CA 94710

Sent via email to:
till@studiokda.com

Re: Application Processing – California Environmental Quality Act (CEQA) and Additional Information Required –Use Permit #ZP2024-0057 for 2655 Shattuck Avenue

Dear Till Houtermans,

Thank you for the Zoning Permit application submittal deemed complete on August 19, 2024, for a Use Permit to demolish 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. The application has been evaluated for the level of environmental review required and readiness for final action according to the submittal checklist and application guidelines.

Required Zoning Permit(s)

Based on my review of the complete application, the following zoning permits are 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
- Design Review under Application DRCP2024-0005

State Density Bonus – Concessions and Waivers

The following concessions and/or waivers are being requested:

- 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(E)(1)) to increase units per acre from 120 to 180

Internal

1947 Center Street, Berkeley, CA 94704 Tel: 510.981.7410 TDD: 510.981.7474 Fax: 510.981.7420
Email: planning@berkeleyca.gov

Level of Review Under the California Environmental Quality Act

Under the California Environmental Quality Act (CEQA), staff determines whether an environmental impact report, a negative declaration, or a mitigated negative declaration will be required, depending on the type of project. This determination will be made within 30 days of an application being deemed complete. If a project is exempt from CEQA, staff recommends an exemption determination to the Zoning Officer or the Zoning Adjustments Board (ZAB).

Staff does not have enough information to support a Categorical Exemption, and an Initial Study may be required. Once the City receives the technical reports listed below, staff can assess whether the project could be exempt from the provisions of CEQA.

CEQA Review Items

1. Air Quality Assessment – Projects that include the demolition per BMC Section 23.502.020(D)(2) of a building are required to submit an air quality assessment to confirm that the project is categorically exempt from CEQA. Provide an air quality assessment.

Response: See attached Air Quality Assessment Report.

Action Items – Corrections, Clarifications, and/or Supplemental Information Required

1. Fees - Only the primary permit fee was assessed during the completeness review. Please see the attached invoices for the additional zoning permits and/or reviews, noted above, that are required for your project. These fees must be paid prior to scheduling or taking final action on the application. There are two options for payment: electronically through the Berkeley's Online Permit Portal, or at the Permit Service Center during normal business hours, Monday – Thursday (cashier closed 12:30-1:30pm).

2. Arborist Review – There are mature street trees in the public right of way that will be impacted as a result of the proposed project. Once the invoice for the arborist review is paid, staff will route your project to the City's consulting arborist for review. Note- the associated invoice is for two hours of the consulting arborist's time. Additional time will be invoiced for as needed.

Response: Fees have been paid.

3. Existing Site Plan – Provide a site plan that shows existing conditions. Amend applicable setback / project information as needed.

Response: Per response to comment #8 below, setbacks distances from existing buildings to property lines have been added to A100.A. Additionally, notes regarding existing on site trees have been revised per response to Design Review Comments.

4. Zoning Information Table –

- Include a section/ row that notes the provided commercial open space.

Response: Per comment #13 below, commercial usable open space is not required in C-AC. A row has been added for "public open space" in the zoning information table and diagrams and table on G003 have been updated.

- Include a section that notes how the project satisfies the permitted ground floor use (commercial) requirement per BMC Section 23.204.150(B)(3). (Note- the proposed project currently meets the requirement.)

Response: Please see the row added to the zoning information table under areas, labeled "commercial depth", noting the depth of the commercial frontage per BMC 23.204.150(B)(3).

5. Lot Coverage Diagram – On sheet G001 provide/ show the lot coverage for the base project.

Response: Please see the base project lot coverage diagram added to 4/G002.A

6. Base Project Information –
   - *Base side setback (north)* – the side setback (north) shown on Zoning Information Table and diagram on sheet G002.A show different values. Correct the diagram / Table for internal consistency.

Response: the zoning information table has been updated to reflect the correct value. Setbacks have been added for all floors on G002.A.

   - *Base level diagrams* – Label the units (number) on the Level diagrams on sheet G002.A.

Response: Unit numbers have been added to G002.A

   - *Base average height* – Label the average height on the Base Project Section.

Response: The average height has been added to 5/G002.A

   - *Base gross floor area* – Correct inconsistencies between the Zoning Information Table and table on sheet G002.A.

Response: The base gross floor area on the zoning table has been updated to match the table on sheet G002.A

   - *Base useable open space*-
     - Correct inconsistencies between the Zoning Information Table, diagram and table on sheet G002.A.

Response: The zoning information table has been updated to match the base project usable open space diagramed and calculated on G002.A

     - Dimension designated usable open space areas on the Level 1 diagram on sheet G002.A

Response: Dimensions have been added to the usable open space areas on level 1

7. Proposed Project Information –
   - *Proposed side setback (north)* – the side setback shown on Zoning Information Table and diagram on sheet G002.A show different values. Correct the diagram / Table for internal

consistency.

Response: The zoning information table has been updated to note what level the setback is referencing. The zoning information table notes the smallest setback, which does not always occur on the ground floor. Setbacks have been added for all floors on G002.B.

Project gross floor area - Correct inconsistencies between the Zoning Information Table and table on sheet G002.A.

Response: The proposed project gross floor area has been updated on the zoning information table and the table on sheet G002.B

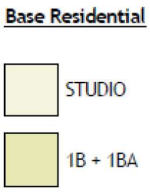
8. Existing Site Plan (Sheet A100.A) – Label existing setbacks.

Response: Existing setbacks have been added to sheet A100.A.

9. Proposed Site Plan (Sheet A100.B) – Label proposed setbacks.

Response: Proposed setbacks have been added to A100.B. Please note that setbacks vary from floor to floor. The smallest setback is what is noted in the zoning information table.

10. Nomenclature on Proposed Sheets – Clarify or remove the heading "base residential" on proposed floor plan sheets.



Response: The heading has been updated to state "Proposed Residential"

11. Proposed Ground Floor Plan (Sheet A101)
    - Correct the proposed rear setback shown on the Zoning Information Table from 20 feet to 10 feet.

Response: The proposed rear setback had been corrected on the zoning information table

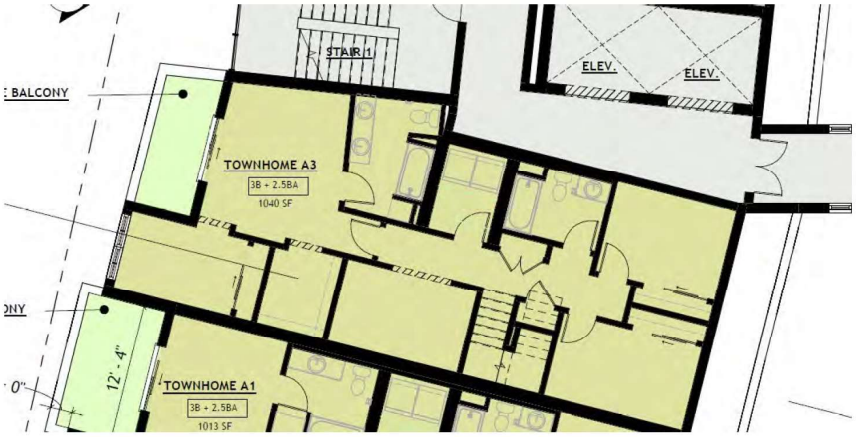
    - Number the proposed parking spaces.

Response: The proposed parking spaces have been numbered on A101

    - Number the proposed bike parking spaces

Response: The proposed bike parking spaces have been numbered on 3/G001

12. Use of Areas (Townhomes) – It appears there are more than three bedrooms in the townhomes. Clarify the use of areas in the townhomes.



Response: Please see the added enlarged townhome plans on sheet A403 noting the use of each room.

13. Useable open space (Sheet G003) –
    - There is no requirement for commercial open space in the C-AC zoning district. Per BMC Section 23.204.150(E), each square-foot of open space that is designated as publicly accessible open space shall be counted as two square-feet of required on-site open space. Amend your calculations and diagrams accordingly.

Response: Our open space calculations and diagrams have been updated to remove the commercial open space designation and replace it with publicly accessible open space.

- Instead of commercial useable open space, label this area as "public open space".

Response: The commercial usable open space has been relabeled as publicly accessible usable open space.

- The diagrams for the useable open space only shade the hardscaped area as green, but the entire area – both the hardscaped and landscaped area count towards useable open space. Amend your diagrams and calculations or provide clarification in the "key" provided.

Response: The usable open space key has been updated to include the hatch for the landscaped area.

- Dimension the roof-top deck on Level 6.

Response: Dimensions of the roof top deck UOS are included on the enlarged roof top deck plan 6/G003

- The area for the roof-top deck on Level 6 is not consistent throughout the plan set. Amend and correct the total for this area.

Response: The area for the roof deck on level 6 on 6/G002 .B has been updated to match the area of the roof deck on 6/G003

- Since the balconies are not the same size, dimension the length and width of all the

balconies on Level 6.

Response: The balconies have been removed from the Usable Open Space calculations.

- Dimension the area designated as commercial/ public useable open space.

Response: Dimensions for this area have been added to the enlarged plan 5/G003

- Only 200 square feet out of the 508 square feet of private useable open space may be factored into the overall amount of useable open space because the required amount for useable open space for the 5 units is 200 square feet. Private useable open space in excess of this amount may not be counted towards the useable open space requirement because it is not accessible to other units. Amend your calculations/ diagrams accordingly.

Response: All private usable open space has been removed from the usable open space calculations

14. Preliminary Affordable Housing Compliance Plan (AHCP_ – Based on the provided numbers, the total RUFA is incorrect on the preliminary AHCP plan sheet. The total is 59,697 square feet. Amend the plan sheet and the associated fee calculations.

Response: The total RUFA on the preliminary AHCP plans sheet has been updated to show the correct total of 59,697 SF.

15. Water Efficiency Landscape Ordinance (WELO) – The following comment is from the Green Building Program Manager, Kurt Hurley (khurley@berkeleyca.gov), Green Building Program Specialist. Please contact him directly if you have any questions regarding the following comments –

    - *The plans you provided do not include either the Civil drawings or the Landscaping sheets indicated in the coversheet index. Provide these sheets so that I may conduct my review to confirm compliance with WELO requirements.*

Response: Please see the civil and landscape drawings included with this resubmittal.

16. Stormwater – The following comment is from Public Works staff, Vincent Chen (vchen@berkeleyca.gov). Please contact him directly if you have any questions regarding the following comments –

    - *The checklist that was provided (C.3.i) is not the right one to use. Since the impervious surface will be greater than 5,000 square feet the applicant has to use the attached form.*

Response: Please see the corrected stormwater checklist attached.

17. Design Review Comments – Design Review planning staff Anne Burns (aburns@berkeleyca.gov) will contact you separately with design comments on your use permit application.

PLEASE NOTE THAT COMMENTS REGARDING LPC REQUIREMENTS ARE BEING DIRECTLY COORDINATED WITH ALLISON RIEMER AND REQUESTED DOCUMENTS HAVE BEEN UPLOADED TO THE BOX LINK FOLDER.

Internal

Project Review

Now that your Use Permit application is deemed complete and is being reviewed, I will work to finish my analysis of this project, and prepare the staff report and recommendations for consideration by the ZAB at the public hearing.

Advisory comments – Application Processing Review

During the course of review, the project planner may request that the applicant correct, clarify, amplify, or otherwise supplement the details provided in the application according to the Zoning Project Application Submittal Requirements. This may result in revisions to the information provided with your submittal, additional fees for zoning permits, CEQA review costs, and other processes/reviews, as needed based on the City's adopted fee schedule.

Next Steps

Please submit responses to **all** requested items at once, and not incrementally. Be sure to include a written response and pay the attached invoice. Please use this BOX link for your project and email me when you've uploaded. Once revised information is submitted, staff will review the application within 30 days.

If you have any questions about the requested information, please reach out to me directly. Thank you in advance for your cooperation.

Sincerely,
Katrina Lapira (she/her)
Associate Planner

klapira@berkeleyca.gov



Air Quality Technical Report

for the

2655 Shattuck Avenue Development Project

Prepared By:

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October 11, 2024

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LIST OF ABBREVIATIONS

°C	degrees Celsius
µg/m^3	micrograms per cubic meter
AB	Assembly Bill
AQAP	air quality attainment plan
BAAQMD	Bay Area Air Quality Management District
BART	Bay Area Rapid Transit
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CARB	California Air Resources Board
CCAA	California Clean Air Act
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
City	City of Berkeley
CO	carbon monoxide
cy	cubic yards
diesel PM	exhaust from diesel engines
EPA	U.S. Environmental Protection Agency
HAP	hazardous air pollutant
km	kilometers
lb/day	pounds per day
NAAQS	national ambient air quality standards
NO_2	nitrogen dioxide
NO_x	oxides of nitrogen
OEHHA	Office of Environmental Health Hazard and Assessment
PM	particulate matter
PM_{10}	respirable particulate matter with aerodynamic diameter of 10 micrometers or less
$PM_{2.5}$	fine particulate matter with aerodynamic diameter of 2.5 micrometers or less
ppb	parts per billion
ppm	parts per million
project	proposed mixed-use building development
ROG	reactive organic gases
sq ft	square feet; square foot
SFBAAB	San Francisco Bay Area Air Basin
SO_2	sulfur dioxide
TAC	toxic air contaminants
tons/year	tons per year
VMT	vehicle miles traveled

1 INTRODUCTION

This report has been prepared as a technical analysis for the proposed multi-use building development (project) at 2655 Shattuck Avenue in the City of Berkeley (City), Alameda County. The report includes a quantitative analysis of air quality impacts associated with the project, consistent with guidance and methodology from the Bay Area Air Quality Management District's (BAAQMD's) 2022 CEQA Guide (BAAQMD 2022) and per the request of the City. Further, the analysis is consistent with applicable California Environmental Quality Act (CEQA) Appendix G Checklist questions pertaining to air quality and all current State laws. The report includes a brief project description, applicable regulatory and existing environment, analysis methods, significance thresholds, and an impact analysis discussion.

2 PROJECT DESCRIPTION

The site's redevelopment will include the demolition of the existing vacant building occupying 2655 Shattuck Avenue, a 1-story 8,185 square foot (sf) commercial building, to allow the development of a new 8-story, 83,479 sf mixed-use building. The building would contain approximately 2,117 sf of retail space on the ground floor with 97 units of multi-family rental housing. The ground floor will include commercial space as well as 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, one– and two-bedroom units, and three-bedroom townhouse units. Of the 97 units, 10 would be for very low-income residents.

2.1 PROJECT CONSTRUCTION

The site is currently developed, consisting of an 8,185 sf commercial building which would be demolished. It is estimated that construction activities would commence at the beginning of 2026 and last for 2 years. 2028 would be the first year of project operation (the first full calendar year following the cessation of construction activities). Demolition activities would commence first and anticipated to require about 2 months to complete.

Construction activities would include the use of equipment such as backhoes, dump trucks, skid steers, rubber-tired dozers, graders, pavers, rollers, cranes, welders, and generators. As required by BAAQMD, applicable basic dust control practices would apply to all construction activities of the project. Standard construction best practices that would be implemented during construction include the following:

- During all active construction activity, all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day or as otherwise needed to control dust.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- 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 when necessary. The use of dry power sweeping is prohibited.
- 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.
- 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.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- Post a publicly visible sign with the telephone number and person to contact as the Responsible Entity regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

3 REGULATORY SETTING

3.1 FEDERAL

The U.S. Environmental Protection Agency (EPA) is charged with implementing national air quality programs. EPA's air quality mandates are drawn primarily from the federal Clean Air Act (CAA), which was enacted in 1970. Congress made the most recent major amendments to the CAA in 1990.

3.1.1 Criteria Air Pollutants

The CAA required the EPA to establish national ambient air quality standards (NAAQS) for six common air pollutants found all over the United States, referred to as criteria air pollutants and precursors. EPA has established primary and secondary NAAQS for the following criteria air pollutants: ozone, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), respirable particulate matter with an aerodynamic diameter of 10 micrometers or less (PM_{10}), fine particulate matter with an aerodynamic diameter of 2.5 micrometers or less ($PM_{2.5}$), and lead. Regulatory updates to the NAAQS have occurred since 2016. The most recent standards for NAAQS and the California Ambient Air Quality Standards (CAAQS) are summarized below in Table 1. Notably, the EPA updated the 8-hour ozone NAAQS in 2015 to 0.070 parts per million (ppm) (EPA 2022a). The primary standards protect public health and the secondary standards protect public welfare.

Table 1 National and California Ambient Air Quality Standards

Pollutant	Averaging Time	CAAQS[a,b]	NAAQS[c] Primary[b,d]	NAAQS[c] Secondary[b,e]
Ozone	1-hour	0.09 ppm (180 µg/m³)	–[e]	Same as primary standard
	8-hour	0.070 ppm (137 µg/m³)	0.070 ppm (147 µg/m³)	Same as primary standard
Carbon monoxide (CO)	1-hour	20 ppm (23 mg/m³)	35 ppm (40 mg/m³)	Same as primary standard
	8-hour	9 ppm[f] (10 mg/m³)	9 ppm (10 mg/m³)	Same as primary standard
Nitrogen dioxide (NO_2)	Annual arithmetic mean	0.030 ppm (57 µg/m³)	53 ppb (100 µg/m³)	Same as primary standard
	1-hour	0.18 ppm (339 µg/m³)	100 ppb (188 µg/m³)	—
	24-hour	0.04 ppm (105 µg/m³)	—	—
Sulfur dioxide (SO_2)	3-hour	—	—	0.5 ppm (1300 µg/m³)
	1-hour	0.25 ppm (655 µg/m³)	75 ppb (196 µg/m³)	—
Respirable particulate matter (PM_{10})	Annual arithmetic mean	20 µg/m³	—	Same as primary standard
	24-hour	50 µg/m³	150 µg/m³	Same as primary standard
Fine particulate matter ($PM_{2.5}$)	Annual arithmetic mean	12 µg/m³	9 µg/m³	15.0 µg/m³
	24-hour	—	35 µg/m³	Same as primary standard
Lead [f]	Calendar quarter	—	1.5 µg/m³	Same as primary standard
	30-Day average	1.5 µg/m³	—	—
	Rolling 3-Month Average	–	0.15 µg/m³	Same as primary standard
Hydrogen sulfide	1-hour	0.03 ppm (42 µg/m³)	No national Standards	No national Standards
Sulfates	24-hour	25 µg/m³	No national Standards	No national Standards

Pollutant	Averaging Time	CAAQS[a,b]	NAAQS[c] Primary[b,d]	NAAQS[c] Secondary[b,e]
Vinyl chloride[f]	24-hour	0.01 ppm (26 µg/m^3)	No national Standards	No national Standards
Visibility-reducing particulate matter	8-hour	Extinction of 0.23 per km	No national Standards	No national Standards

Notes: CAAQS = California ambient air quality standards; NAAQS = national ambient air quality standards; µg/m^3 = micrograms per cubic meter; km = kilometers; ppb = parts per billion; ppm = parts per million.

a. California standards for ozone, carbon monoxide, SO_2 (1- and 24-hour), NO_2, particulate matter, and visibility-reducing particles are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

b. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based on a reference temperature of 25 degrees Celsius (°C) and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

c. National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic means) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration in a year, averaged over three years, is equal to or less than the standard. The PM_{10} 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m^3 is equal to or less than one. The $PM_{2.5}$ 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. Environmental Protection Agency for further clarification and current federal policies.

d. National primary standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

e. National secondary standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

f. The California Air Resources Board has identified lead and vinyl chloride as toxic air contaminants with no threshold of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

Sources: EPA 2022a, CARB 2016.

The sources of criteria air pollutants and their respective acute and chronic health impacts are described in Table 2.

Table 2 Sources and Health Effects of Criteria Air Pollutants

Pollutant	Sources	Acute[1] Health Effects	Chronic[2] Health Effects
Ozone	secondary pollutant resulting from reaction of ROG and NO_X in presence of sunlight. ROG emissions result from incomplete combustion and evaporation of chemical solvents and fuels; NO_X results from the combustion of fuels	increased respiration and pulmonary resistance; cough, pain, shortness of breath, lung inflammation	permeability of respiratory epithelia, possibility of permanent lung impairment
Carbon monoxide (CO)	incomplete combustion of fuels; motor vehicle exhaust	headache, dizziness, fatigue, nausea, vomiting, death	permanent heart and brain damage
Nitrogen dioxide (NO_2)	combustion devices; e.g., boilers, gas turbines, and mobile and stationary reciprocating internal combustion engines	coughing, difficulty breathing, vomiting, headache, eye irritation, chemical pneumonitis or pulmonary edema; breathing abnormalities, cough, cyanosis, chest pain, rapid heartbeat, death	chronic bronchitis, decreased lung function
Sulfur dioxide (SO_2)	coal and oil combustion, steel mills, refineries, and pulp and paper mills	irritation of upper respiratory tract, increased asthma symptoms	insufficient evidence linking SO_2 exposure to chronic health impacts
Respirable particulate matter (PM_{10}), Fine particulate matter ($PM_{2.5}$)	fugitive dust, soot, smoke, mobile and stationary sources, construction, fires and natural windblown dust, and formation in the atmosphere by condensation and/or transformation of SO_2 and ROG	breathing and respiratory symptoms, aggravation of existing respiratory and cardiovascular diseases, premature death	alterations to the immune system, carcinogenesis

Pollutant	Sources	Acute[1] Health Effects	Chronic[2] Health Effects
Lead	metal processing	reproductive/ developmental effects (fetuses and children)	numerous effects including neurological, endocrine, and cardiovascular effects

Notes: NOx = oxides of nitrogen; ROG = reactive organic gases.

[1] "Acute" refers to effects of short-term exposures to criteria air pollutants, usually at fairly high concentrations.

[2] "Chronic" refers to effects of long-term exposures to criteria air pollutants, usually at lower, ambient concentrations.

Source: EPA 2022b.

3.1.2 Toxic Air Contaminants

Toxic air contaminants (TACs) are a defined set of airborne pollutants that may pose a present or potential hazard to human health. A TAC is an air pollutant that may cause or contribute to an increase in mortality or serious illness or that may pose a hazard to human health. TACs are usually present in minute quantities in the ambient air; however, their high toxicity or health risk may threaten public health even at low concentrations.

TACs are emitted by a wide range of sources, from industrial plants to motor vehicles. The health effects associated with TACs are quite diverse and generally are assessed locally rather than regionally. TACs can cause long-term health effects, such as cancer, birth defects, neurological damage, asthma, bronchitis, genetic damage, or short-term acute effects, such as eye-watering, respiratory irritation (a cough), running nose, throat pain, and headaches.

For evaluation purposes, TACs are separated into carcinogens and noncarcinogens based on the nature of the physiological effects associated with exposure to the pollutant. Carcinogens are assumed to have no safe threshold below which health impacts would not occur. This contrasts with criteria air pollutants, for which acceptable levels of exposure can be determined and for which the ambient standards have been established (Table 1). Cancer risk from TACs is expressed as excess cancer cases per 1 million exposed individuals, typically over a lifetime of exposure.

EPA regulates HAPs through its National Emission Standards for Hazardous Air Pollutants. The standards for a particular source category require the maximum degree of emission reduction that EPA determines to be achievable, known as the Maximum Achievable Control Technology standards. These standards are authorized by Section 112 of the 1970 CAA, and the regulations are published in 40 CFR Parts 61 and 63.

3.2 STATE

The California Air Resources Board (CARB) is responsible for coordinating and overseeing state and local air pollution control programs in California and for implementing the California Clean Air Act (CCAA). The CCAA, which was adopted in 1988, required CARB to establish CAAQS.

3.2.1 Criteria Air Pollutants

CARB has established CAAQS for sulfates, hydrogen sulfide, vinyl chloride, visibility-reducing particulate matter, and the above-mentioned criteria air pollutants. In some cases, the CAAQS are more stringent than the NAAQS. Differences in the standards are generally explained by the health effects studies considered during the standard-setting process and the interpretation of the studies. In addition, the CAAQS incorporate a margin of safety to protect sensitive individuals.

The CCAA requires that all local air districts in the state endeavor to attain and maintain the CAAQS by the earliest date practical. The CCAA specifies that local air districts should focus particular attention on reducing the emissions from stationary emission sources and provides air districts with the authority to implement indirect source and transportation control measures.

3.2.2 Toxic Air Contaminants

TACs in California are regulated primarily through the Tanner Air Toxics Act (Assembly Bill [AB] 1807, Chapter 1047, Statutes of 1983) and the Air Toxics Hot Spots Information and Assessment Act of 1987 (AB 2588, Chapter 1252, Statutes of 1987). AB 1807 sets forth a formal procedure for CARB to designate substances as TACs. Research, public participation, and scientific peer review are required before CARB can designate a substance as a TAC. To date, CARB has identified more than 200 TACs and adopted EPA's list of hazardous air pollutants (HAPs) as TACs. Most recently, particulate matter (PM) exhaust from diesel engines (diesel PM) was added to CARB's list of TACs.

3.3 LOCAL

3.3.1 Bay Area Air Quality Management District

BAAQMD maintains and manages air quality conditions in the San Francisco Bay Area Air Basin (SFBAAB), including Alameda County, through a comprehensive program of planning, regulation, enforcement, technical innovation, and promotion of the understanding of air quality issues. The clean air strategy of BAAQMD includes the preparation of plans and programs for the attainment of the NAAQS and CAAQS, adoption and enforcement of rules and regulations, and issuance of permits for stationary sources. BAAQMD also inspects stationary sources, responds to citizen complaints, monitors ambient air quality and meteorological conditions, and implements other programs and regulations required by the CAA and CCAA.

The CCAA requires that all local air districts in the state endeavor to achieve and maintain the CAAQS in their region by the earliest practical date. The CCAA specifies that local air districts should focus attention on reducing the emissions from transportation and area-wide emission sources and provides districts with the authority to regulate indirect sources. To achieve the CAAQS, BAAQMD prepares and updates air quality plans regularly. The air quality plans published by BAAQMD and other local air districts in the state are incorporated into California's SIP Strategy and meet CAA requirements.

3.3.2 2017 Clean Air Plan: Spare the Air, Cool the Climate

The most recently adopted air quality plan for the San Francisco Bay Area Air Basin (SFBAAB) is the 2017 Clean Air Plan. To fulfill State ozone planning requirements, the 2017 control strategy includes all feasible measures to reduce emissions of ozone precursors (ROG and NO_X) and reduce the transport of ozone and its precursors to neighboring air basins. In addition, the 2017 Clean Air Plan builds upon and enhances BAAQMD's efforts to reduce emissions of fine particulate matter (i.e., $PM_{2.5}$) and TACs. The 2017 Clean Air Plan does not include control measures that apply directly to individual development projects. Instead, the control strategy includes measures related to stationary sources, transportation, energy, buildings, agriculture, natural and working lands, waste management, water, and super-greenhouse gas pollutants (BAAQMD 2017).

The 2017 Plan focuses on two paramount goals (BAAQMD 2017):

- Protect air quality and health at the regional and local scale by attaining all state and national air quality standards and eliminating disparities among Bay Area communities in cancer health risk from TACs;
- and protect the climate by reducing Bay Area GHG emissions to 40 percent below 1990 levels by 2030, and 80 percent below 1990 levels by 2050.

4 EXISTING ENVIRONMENTAL SETTING

The project site is located in the City of Berkeley, Alameda County, within the SFBAAB. Air quality in the project area is regulated by EPA, CARB, and the BAAQMD. Each agency develops rules, regulations, and/or policies to comply with

applicable legislation. EPA and CARB have set ambient air quality standards for certain air pollutants to protect public health and welfare. If an area has not achieved the NAAQS or CAAQS for any criteria pollutant, EPA and CARB classify it as a nonattainment area for the respective criteria pollutant. A nonattainment area is required to have an air quality attainment plan (AQAP) to attain and maintain the required standards. These plans are typically developed by the local air district which for the proposed action is BAAQMD. The attainment status of criteria air pollutants for Alameda County is shown below in Table 3.

Table 3 Attainment Status Designations for Alameda County

Pollutant	National Designation	State Designation
Ozone	Nonattainment	Nonattainment
PM_{10}	Attainment	Nonattainment
$PM_{2.5}$	Nonattainment	Nonattainment
CO	Attainment	Attainment
NO_2	Attainment	Attainment
SO_2	Attainment	Attainment
Lead (Particulate)	Attainment	Attainment

Notes: CO = carbon monoxide; NO_2 = nitrogen dioxide; $PM_{2.5}$ = fine particulate matter; PM_{10} = respirable particulate matter; SO_2 = sulfur dioxide.

Sources: EPA 2023, CARB 2022.

5 APPLICABLE STANDARDS OF ANALYSIS

The air quality analysis prepared for this project is intended to serve the purpose of satisfying CEQA requirements by providing the necessary analysis to support the preparation of an exemption. The following criteria were used to meet these requirements.

5.1 BAY AREA AIR QUALITY MANAGEMENT DISTRICT

BAAQMD sets thresholds of significance to evaluate air quality and GHG impacts under CEQA. BAAQMD's air quality thresholds of significance are tied to achieving or maintaining attainment designations with the NAAQS and CAAQS. BAAQMD's project level thresholds, which are scientifically substantiated, are numerical concentrations of criteria air pollutants considered to be protective of human health. Projects that do not exceed thresholds would not contribute to the nonattainment of the CAAQS and subsequently the NAAQS or result in increases in health-related impacts associated with increases in criteria air pollutants or ozone precursors. Applicable thresholds are shown below in Table 4.

Table 4 Standards of Analysis

Pollutant	Construction	Operations
Criteria Air Pollutants and Precursors	Average Daily (lb/day)	Average Daily Emissions (lb/day)
ROG	54	54
NOx	54	54
PM_{10} (exhaust)	82	82
$PM_{2.5}$ (exhaust)	54	54
$PM_{10}/PM_{2.5}$ (fugitive dust)	BMPs	None
Local CO	None	9.0 ppm (8-hour average), 20.0 ppm (1-hour average)
Risk and Hazards for new sources and receptors (Individual Project)	Same as Operational	Increased Cancer Risk of > 10.0 in a million Increased non-cancer risk of > 1.0 Hazard Index (Chronic/Acute) Ambient $PM_{2.5}$ increase: > 0.3 µg/m^3 annual average

Pollutant	Construction	Operations
Risk and Hazards for new sources and receptors (Cumulative Threshold)	Same as Operational	Cancer: > 100 in a million (from all sources) Non-cancer: > 10.0 Chronic Hazard Index (from all sources) $PM_{2.5}$: >0.8 µg/m^3 annual average (from all sources)
Odors	None	5 confirmed complaints per year averaged over three years

Notes: ROG=reactive organic compounds; NOx=oxides of nitrogen; PM_{10}=respirable particulate matter; $PM_{2.5}$=fine particulate matter; CO=carbon monoxide; BMPs=best management practices; lb/day=pounds per day; ppm=parts per million; µg/m^3=micrograms per cubic meter.

Source: BAAQMD 2022.

5.2 THRESHOLDS OF SIGNIFICANCE

The project site is in Alameda County, which is under the jurisdiction of BAAQMD. BAAQMD adopted significance to assist lead agencies in evaluating and mitigating air quality impacts under CEQA. The BAAQMD thresholds, which are incorporated in the 2022 CEQA Air Quality Guidelines, establish the levels at which emissions of ozone precursors (ROG and NOx), PM, local carbon monoxide, and TACs would cause significant air quality impacts. Impacts are evaluated based on CEQA Guidelines Appendix G questions and BAAQMD significance criteria. Appendix G of the State CEQA Guidelines includes the following criteria for assessing an air quality impact:

a) Would the project conflict with or obstruct the implementation of the applicable air quality plan?

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Based on the CEQA Appendix G questions and adopted BAAQMD thresholds, the project would result in a significant air quality impact if it would:

- cause daily average construction-generated criteria air pollutant or precursor emissions to exceed 54 pounds per day (lb/day) for ROG and NO_X, 82 lb/day for PM_{10} exhaust, and 54 lb/day for $PM_{2.5}$ exhaust, or substantially contribute to emission concentrations (e.g., PM_{10}, $PM_{2.5}$) that exceed applicable NAAQS or CAAQS;
- cause daily average long-term criteria air pollutant or precursor emissions to exceed 54 lb/day or 10 tons per year (tons/year) of ROG and NO_X, 82 lb/day or 15 tons/year for PM_{10} exhaust, and 54 lb/day or 10 tons/year for $PM_{2.5}$ exhaust, or substantially contribute to emission concentrations (e.g., PM_{10}, $PM_{2.5}$) that exceed the applicable NAAQS or CAAQS;
- not implement BAAQMD's Basic Construction Mitigation Measures for dust emissions (e.g., PM_{10} and $PM_{2.5}$);
- result in long-term operational local mobile-source CO emissions that would violate or contribute substantially to concentrations that exceed the 1-hour CAAQS of 20 parts per million (ppm) or the 8-hour CAAQS of 9 ppm;
- expose sensitive receptors to a substantial incremental increase in TAC emissions that exceed 10 in one million for carcinogenic risk (i.e., the risk of contracting cancer) and/or a noncarcinogenic hazard index of 1.0 or greater and/or a chronic or acute hazard index of 1; or
- result in other emissions (such as those leading to odors) adversely affecting a substantial number of people (i.e., five confirmed complaints per year averaged over 3 years).

6 METHODS AND ASSUMPTIONS

All methods and emissions models are consistent with BAAQMD's 2022 CEQA Guide. Notably, while the 2022 CEQA Guide provides screening tables to evaluate project-generated emissions, the screening tables are not appropriate for use when projects propose demolition activities. Therefore, in accordance with the recommended approach in this scenario, project construction and operational emissions were quantified. Detailed methods are described below.

Construction

Short-term construction-related emissions of criteria air pollutants and precursors were calculated using the California Emissions Estimator Model (CalEEMod) Version 2022.1.1.28 computer program (CAPCOA 2022). Construction modeling was based on project-specific information (e.g., construction schedule, building size/type), as well as reasonable assumptions based on typical construction activities. The existing structure on the project site would be demolished. Emissions from demolition were estimated using the existing structure's sf, which was input into CalEEMod.

Model defaults were used for construction equipment type and quantity. In accordance with BAAQMD-requirements, basic dust control practices were applied in-model as these practices are required for all projects. See the Project Description above for a complete list of dust measures that would be implemented during construction. See Attachment A for further details on modeling inputs and assumptions. Regarding TACs, CO, and odors, these impacts were evaluated qualitatively.

Operations

Operational emissions of criteria air pollutants and precursors were estimated using project-specific information, where available, and default values in CalEEMod based on the project's location and land use. Mobile-source emissions were modeled in CalEEMod, using default trip generation rates. However, project-specific design features such as all-electric design, onsite bike parking, and the integration of affordable and below-market-rate housing were modeled in the mitigation portion of CalEEMod. While these are project features and not mitigation under CEQA, these design features are included in CalEEMod's mitigation module; thus, the resultant mitigated model output represents the proposed project. These project design features were incorporated in the CalEEMod run by including reduction measures, T-4, T-14,T-34, and E-15. T-4 incorporates emission reductions by providing affordable and below-market-rate housing because 10 percent of the units provide below-market-rate housing. T-14 serves as a qualitative measure to account for the inclusion of EV chargers in project design. T-34 incorporates emission reductions from providing onsite bike parking. Measure E-15 modifies selected land uses to be all-electric and consume no natural gas (in the case of the project, all land uses would be all-electric). Notably, CalEEMod requires that the emissions reductions from these measures be incorporated under the "mitigated" scenario in the model's output. However, because these features are included as part of the project's design, they're associated reductions are not considered mitigation. Specific model assumptions and inputs for these calculations can be found in Attachment A. Regarding TACs, CO, and odors, these impacts were evaluated qualitatively.

7 IMPACT ANALYSIS

Impact 1- Project-Generated Criteria Air Pollutants and Ozone Precursors

Construction

Construction-related activities would generate emissions of ROG, NO_X, PM_{10}, and $PM_{2.5}$ associated with off-road equipment use, material delivery, hauling trips, worker commute trips, and other miscellaneous activities (e.g., application of architectural coatings). Fugitive dust emissions of PM_{10} and $PM_{2.5}$ would be associated primarily with the initial demolition and site preparation/grading phases. PM_{10} and $PM_{2.5}$ are also contained in exhaust from off-road equipment and on-road vehicles. Emissions of ozone precursors, ROG and NO_X, would be associated primarily with

construction equipment and on-road mobile exhaust. The application of architectural coatings results in off-gas emissions of ROG.

The project is expected to be built out over an approximate 2-year construction period beginning as early as January 2026 and completed by December 2027. The BAAQMD CEQA Guide provides screening tables to evaluate the magnitude of criteria air pollutants and ozone precursors. The tables were derived using various land use types/sizes and adopted thresholds of significance, and default conservative values in CalEEMod. Thus, generally, projects that are similar or smaller in size than the values in the screening tables, would not result in an adverse impact to air quality. The project proposes to construct 97 residential units, a 41-space above-ground parking garage, and approximately 2,100 sf of commercial space. Applying the "apartment" or "condo-townhouse" land use from Table 4-1 included in Chapter 4, "Screening for Criteria Air Pollutants And Precursors" of the BAAQMD CEQA Guide, the screening size for the apartment land use is 416 units. The screening threshold for the commercial space would be 452,000 sf, and there is not a screening level for parking land uses. The residential and commercial uses would be substantially smaller than the most applicable screening sizes, and adverse air quality impacts would not be anticipated from these uses. However, because parking garages are not included in the screening table, and due to the need to demolish existing structures, BAAQMD and the City recommend that a more detailed evaluation be conducted.

Based on project-specific information, including building type and size, location, and proposed onsite amenities, emissions modeling was conducted using CalEEMod. Model defaults were used for construction phasing and duration to provide a conservative estimate of emissions. As mentioned above, BAAQMD basic dust control practices were applied in-model as these practices are required of all projects. See Attachment A for further details on modeling inputs and assumptions. Table 5 below provides a summary of air quality emissions related to construction of the proposed project.

Table 5 Estimated Construction Emissions (Average Daily)

Construction Emissions	ROG	NO_X	PM_{10} Exhaust	PM_{10} Total[1]	$PM_{2.5}$ Exhaust	$PM_{2.5}$ Total[1]
2026 Average Daily Emissions (lb/day)	<1	4	<1	1	<1	<1
2027 Average Daily Emissions (lb/day)	2	3	<1	1	<1	<1
BAAQMD Construction Threshold (daily)	54	54	82	N/A	54	N/A
Exceeds Threshold?	No	No	N/A	No	N/A	No

Notes: BAAQMD=Bay Area Air Quality Management District; ROG = reactive organic gases; NOx = oxides of nitrogen; CO = carbon monoxide; $PM_{2.5}$ = fine particulate matter; PM_{10} = respirable particulate matter; lb/day = pounds per day.

[1] Total = Total of exhaust and fugitive emissions of PM. Note that thresholds are for exhaust portions of PM; thus, exhaust emissions are lower than reported totals. See Attachment A, CalEEMod outputs for a breakdown by pollutant type.

Source: Modeled by Ascent, 2024.

As shown above, construction emissions would not exceed adopted BAAQMD thresholds of significance for any criteria air pollutant or ozone precursor. Note that thresholds for PM_{10}/$PM_{2.5}$ are for exhaust portions of PM; thus, because total PM_{10}/$PM_{2.5}$ emissions are presented above (and are below exhaust thresholds) the exhaust portions of these pollutants would be even less than shown above. See Attachment A, CalEEMod outputs for a breakdown of pollutant type.

The BAAQMD's project thresholds are intended to maintain or achieve attainment designations in the SFBAAB for the CAAQS and NAAQS. Thus, because the project does not exceed the thresholds, it would not contribute to the region's nonattainment status.

Operations

Project operations would generate long-term operational emissions of ROG, NO_X, PM_{10}, and $PM_{2.5}$. Criteria air pollutants and precursors would result from mobile-source emissions related to vehicle trips to and from the project site, area sources associated with landscaping equipment, and energy-related emissions (i.e., indirect emissions from

electricity generation). As described above, modeling was conducted using project-specific information (e.g., building size/type, location, operational year) and model defaults.

Project-specific trip generation or vehicle miles traveled (VMT) data were unavailable; therefore, model defaults were used, which tend to be conservative compared to site-specific VMT estimates. However, project design features that affect VMT and trip generation (i.e., below-market rate units, onsite bike parking) were accounted for in the CalEEMod modeling; thus, operational VMT and associated emissions reflect the proposed project. Model input and outputs are included in Attachment A and results are summarized below in Table 6.

Table 6 Estimated Operational Emissions (Average Daily)

Emissions Source	ROG (lb/day)	NOx (lb/day)	PM_{10} Exhaust (lb/day)	PM_{10} Total (lb/day)	$PM_{2.5}$ Exhaust (lb/day)	$PM_{2.5}$ Total (lb/day)
Mobile	1.5	1	<1	2	<1	1
Area	2	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Total Emissions	**3.5**	**1**	**<1**	**2**	**<1**	**<1**
BAAQMD Operations Threshold (daily)	**54**	**54**	**82**	**N/A**	**54**	**N/A**
Exceeds Threshold?	**No**	**No**	**No**	**N/A**	**No**	**N/A**

Notes: ROG = reactive organic gases; NOx = oxides of nitrogen; CO = carbon monoxide; $PM_{2.5}$ = fine particulate matter; PM_{10} = respirable particulate matter; lb/day = pounds per day; BAAQMD = Bay Area Air Quality Management District.

[1] Total = Total of exhaust and fugitive emissions of PM. See Attachment A for a breakdown of exhaust, fugitive, and total PM emissions.

Source: Modeled by Ascent, 2024

Project operational emissions would not exceed adopted BAAQMD thresholds of significance for any criteria air pollutant or ozone precursor. As was reflected in the operational modeling for the project, project-specific design features such as project development that includes bicycle parking and all-electric design, would reduce operational emissions. BAAQMD's project thresholds are intended to maintain or achieve attainment designations in the SFBAAB for the CAAQS and NAAQS. Thus, because the project does not exceed the thresholds it would not contribute to the nonattainment status of the region. Further, the project would not include natural gas infrastructure and would be located close to existing transit services. These features serve to reduce onsite emissions sources as well and trip generation, VMT, and mobile-source emissions, consistent with the primary objectives of the 2017 Clean Air Plan.

The project's construction and operational emissions of criteria air pollutants and ozone precursors would not exceed adopted thresholds of significance and would not contribute to the nonattainment status of the region or conflict with the implementation of the 2017 Clean Air Plan.

Applicable Conditions of Approval

During all construction activities, the construction contractors shall comply with the following standard dust practices:

- During all active construction activity, all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day or as otherwise needed to control dust.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- 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 when necessary. The use of dry power sweeping is prohibited.
- 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.
- 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.

- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number and person to contact as the Responsible Entity regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Impact 2- Toxic Air Contaminants

Construction-related activities would result in temporary, intermittent emissions of diesel PM (the TAC of primary concern from construction activities) and fugitive dust from the exhaust of off-road, heavy-duty diesel equipment used for construction activities (e.g., demolition, building construction); on-road truck travel; and other miscellaneous activities. On-road diesel-powered haul trucks traveling to and from the construction areas to deliver materials and equipment are less of a concern because they would not stay on the site for long periods. The project would adhere to standard dust suppression practices during construction activities, limiting fugitive dust emissions, and the project does not involve substantial earthwork (e.g., 50,000 cy or more) for extended periods (e.g., 1 or more years). Therefore, overall, TAC emissions from the project would not be substantial.

When evaluating TAC concentrations and associated health risks, the primary factors influencing risk exposure include the relative mass of emissions generated, duration of exposure to such emissions at receptor locations, and proximity of sources to receivers. Health risk increases with increased exposure duration, and pollutant concentrations reduce with increasing distance from the source.

Construction of the project would result in temporary, short-term project-generated emissions of diesel particulate matter (diesel PM), ROG, NO_X, CO, and PM_{10} from the exhaust of off-road, heavy-duty diesel equipment for project construction and demolition activities, hauling trips, paving, and other miscellaneous activities. For construction activity, Diesel PM is the primary TAC of concern. The potential cancer risk from inhaling Diesel PM outweighs the potential for all other health impacts (i.e., non-cancer chronic risk, short-term acute risk) and health impacts from other TACs (CARB n.d.). Based on the emission modeling conducted, the average onsite construction-related daily emissions of exhaust PM_{10}, considered a surrogate for Diesel PM and includes emissions of exhaust $PM_{2.5}$, would be less than 1 pound per day (see Attachment A for detailed model outputs and assumptions). The nearest receptor to the project site is a single-family residence 25 feet east of the project site. Off-road heavy-duty diesel equipment would be limited to the construction phase of 2 years. When considering TACs, stationary sources are the primary sources of concern because they pose a greater chance of exposing receptors to long-term TAC emissions. As dose is a function of the concentration of a substance or substances in the environment and the duration of exposure to the substance, dose is therefore positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for any exposed receptor. Therefore, the risks estimated for an exposed individual are higher if a fixed exposure occurs over a longer period of time. The Office of Environmental Health Hazard Assessment (OEHHA) recommends a minimum exposure duration of 30 years be assumed for health risk assessments (HRAs) when considering the exposure of residents to pollutants, as a project's potential cancer risk is most often associated with long-term exposure to stationary sources of TACs during a project's operational phase. Therefore, given the low level of diesel PM on-site and the relatively short duration of activities, TAC exposure from construction activities would not be considered substantial. Thus, given the temporary nature of the construction phase and low concentration of Diesel PM (less than 1 pound per day), exposure of receptors would be limited in duration and minimal in dose. This impact would be less than significant.

The project would construct 97 residential units, which would not include any major stationary TAC sources or natural gas infrastructure (reducing onsite TAC emissions). Thus, because project-generated TAC sources would not be substantial, they would likewise not contribute considerably to the cumulative risk levels in the vicinity of the project.

Project-generated TAC exposure would not result in a new major source that could exceed project-level or cumulative risk thresholds at any nearby existing receptor.

Impact 3- Emissions that Generate Odors

Construction of the project would result in minor odors from using heavy-duty diesel equipment. These odors would be intermittent and temporary, as they only occur during construction. Construction activities would be subject to BAAQMD Regulation 8, Rule 3, Architectural Coatings, and Rule 15, Emulsified Asphalt, which reduce odors from VOCs. Therefore, construction is not anticipated to result in substantial odors.

The BAAQMD identifies land uses typically associated with potential odor impacts, including coffee roasters, industrial uses, waste and compost facilities, and wastewater treatment plants. The project would include 97 residential units with associated onsite amenities (e.g., onsite community areas, walkways), a parking garage and commercial space, none of which would include long-term odor sources.

The proposed project would not introduce new odor sources to the project area. The use of heavy-duty diesel equipment during construction would be intermittent and short-term and would not result in substantial odors. As a result, the project would not result in substantial odor impacts to both existing and future sensitive receptors.

Impact 4- Carbon Monoxide Emissions

BAAQMD's CEQA Guide provides preliminary screening criteria to aid lead agencies in assessing whether implementing a project could result in CO emissions exceeding the significance thresholds. BAAQMD's CEQA guide provides a screening threshold that states that project-generated traffic that would increase traffic volumes at affected intersections to more than 44,000 vehicles per hour would potentially result in a CO impact and would, therefore, require further analysis. This threshold was developed to account for the significantly higher traffic volumes which occur in the Bay Area. Total vehicle trip generation from the proposed project would be approximately 436 daily one-way vehicle trips on the busiest days of the week (i.e., weekdays). Therefore, the number of vehicles traveling through any one intersection at any given time would be far fewer than 44,000 vehicles per hour. Thus, a CO hotspot would not result from project implementation. Moreover, CO emissions have historically decreased due to the advent of catalytic converters and progressively more stringent fuel economy standards. Therefore, impacts related to CO hotspots are dismissed and no further analysis has been prepared.

8 CONCLUSION

Project-generated emissions of criteria air pollutants and ozone precursors would not exceed BAAQMD thresholds. Further, the project would not result in new odor sources, substantial traffic leading to CO hotspots, new major stationary TAC sources or substantial non-stationary TAC emissions. Project-generated TAC emissions would not exceed BAAQMD cancer risk or health hazard thresholds (i.e., 10 chances in one million for cancer risk, Health Hazard Index of 1.0 for acute/chronic risk, or substantial $PM_{2.5}$ concentrations), or the cumulative risk thresholds (i.e., 100 chances in one million for cancer, Health Hazard Index of 10.0 for acute/chronic risk, or substantial $PM_{2.5}$ concentrations). The project would not result in adverse impacts to air quality.

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CARB. *See* California Air Resources Board.

EPA. *See* U.S. Environmental Protection Agency.

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Attachment A

Emissions Modeling Detailed Report

2655 Shattuck Ave Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	2655 Shattuck Ave
Construction Start Date	1/1/2026
Operational Year	2028
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.90
Precipitation (days)	44.2
Location	2655 Shattuck Ave., Berkeley, CA 94704, USA
County	Alameda
City	Berkeley
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1528
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.28

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Mid Rise	97.0	Dwelling Unit	0.30	83,479	1,409	—	274	—

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Strip Mall	2.10	1000sqft	0.00	2,117	0.00	—	—	—
Enclosed Parking with Elevator	41.0	Space	0.00	8,181	193	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-10-A	Water Exposed Surfaces
Construction	C-10-B	Water Active Demolition Sites
Construction	C-10-C	Water Unpaved Construction Roads
Construction	C-11	Limit Vehicle Speeds on Unpaved Roads
Transportation	T-4	Integrate A ordable and Below Market Rate Housing
Transportation	T-14*	Provide Electric Vehicle Charging Infrastructure
Transportation	T-34*	Provide Bike Parking
Energy	E-15	Require All-Electric Development

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.86	0.73	5.34	9.75	0.01	0.19	0.70	0.89	0.18	0.17	0.34	—	2,248	2,248	0.08	0.08	3.14	2,278
Mit.	0.86	0.73	5.34	9.75	0.01	0.19	0.70	0.89	0.18	0.17	0.34	—	2,248	2,248	0.08	0.08	3.14	2,278
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	25.5	25.5	9.21	9.93	0.02	0.42	5.37	5.79	0.39	2.58	2.97	—	2,203	2,203	0.08	0.08	0.08	2,230
Mit.	25.5	25.5	9.21	9.93	0.02	0.42	2.13	2.55	0.39	1.02	1.40	—	2,203	2,203	0.08	0.08	0.08	2,230
% Reduced	—	—	—	—	—	—	60%	56%	—	61%	53%	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.99	1.91	3.78	6.25	0.01	0.14	0.54	0.68	0.13	0.16	0.28	—	1,422	1,422	0.05	0.05	0.80	1,439
Mit.	1.99	1.91	3.78	6.25	0.01	0.14	0.46	0.60	0.13	0.12	0.25	—	1,422	1,422	0.05	0.05	0.80	1,439
% Reduced	—	—	—	—	—	—	15%	12%	—	23%	13%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.36	0.35	0.69	1.14	< 0.005	0.02	0.10	0.12	0.02	0.03	0.05	—	235	235	0.01	0.01	0.13	238
Mit.	0.36	0.35	0.69	1.14	< 0.005	0.02	0.08	0.11	0.02	0.02	0.04	—	235	235	0.01	0.01	0.13	238
% Reduced	—	—	—	—	—	—	15%	12%	—	23%	13%	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.86	0.73	5.34	9.75	0.01	0.19	0.70	0.89	0.18	0.17	0.34	—	2,248	2,248	0.08	0.08	3.14	2,278
2027	0.83	0.70	5.06	9.56	0.01	0.17	0.70	0.87	0.16	0.17	0.32	—	2,230	2,230	0.08	0.08	2.86	2,259
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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2026	1.24	1.05	9.21	9.93	0.02	0.42	5.37	5.79	0.39	2.58	2.97	—	2,203	2,203	0.08	0.08	0.08	2,230
2027	25.5	25.5	5.13	9.28	0.01	0.17	0.70	0.87	0.16	0.17	0.32	—	2,186	2,186	0.08	0.08	0.07	2,213
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.58	0.49	3.78	6.25	0.01	0.14	0.54	0.68	0.13	0.16	0.28	—	1,422	1,422	0.05	0.05	0.80	1,439
2027	1.99	1.91	3.33	5.92	0.01	0.11	0.42	0.53	0.10	0.10	0.20	—	1,377	1,377	0.05	0.05	0.76	1,393
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.11	0.09	0.69	1.14	< 0.005	0.02	0.10	0.12	0.02	0.03	0.05	—	235	235	0.01	0.01	0.13	238
2027	0.36	0.35	0.61	1.08	< 0.005	0.02	0.08	0.10	0.02	0.02	0.04	—	228	228	0.01	0.01	0.13	231

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.86	0.73	5.34	9.75	0.01	0.19	0.70	0.89	0.18	0.17	0.34	—	2,248	2,248	0.08	0.08	3.14	2,278
2027	0.83	0.70	5.06	9.56	0.01	0.17	0.70	0.87	0.16	0.17	0.32	—	2,230	2,230	0.08	0.08	2.86	2,259
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.24	1.05	9.21	9.93	0.02	0.42	2.13	2.55	0.39	1.02	1.40	—	2,203	2,203	0.08	0.08	0.08	2,230
2027	25.5	25.5	5.13	9.28	0.01	0.17	0.70	0.87	0.16	0.17	0.32	—	2,186	2,186	0.08	0.08	0.07	2,213
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.58	0.49	3.78	6.25	0.01	0.14	0.46	0.60	0.13	0.12	0.25	—	1,422	1,422	0.05	0.05	0.80	1,439
2027	1.99	1.91	3.33	5.92	0.01	0.11	0.42	0.53	0.10	0.10	0.20	—	1,377	1,377	0.05	0.05	0.76	1,393
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.11	0.09	0.69	1.14	< 0.005	0.02	0.08	0.11	0.02	0.02	0.04	—	235	235	0.01	0.01	0.13	238
2027	0.36	0.35	0.61	1.08	< 0.005	0.02	0.08	0.10	0.02	0.02	0.04	—	228	228	0.01	0.01	0.13	231

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.46	4.30	1.40	17.0	0.03	0.04	2.48	2.52	0.04	0.63	0.67	46.8	3,251	3,297	4.89	0.15	8.37	3,473
Mit.	4.37	4.23	1.14	16.5	0.03	0.02	2.40	2.42	0.02	0.61	0.63	46.8	2,882	2,928	4.86	0.15	8.10	3,101
% Reduced	2%	2%	18%	3%	8%	47%	4%	4%	50%	4%	6%	—	11%	11%	1%	3%	3%	11%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.81	3.68	1.53	11.1	0.03	0.03	2.48	2.52	0.03	0.63	0.66	46.8	3,084	3,131	4.91	0.16	0.81	3,303
Mit.	3.72	3.60	1.27	10.6	0.02	0.02	2.40	2.41	0.02	0.61	0.62	46.8	2,720	2,767	4.88	0.16	0.81	2,937
% Reduced	2%	2%	17%	4%	9%	52%	4%	4%	54%	4%	6%	—	12%	12%	1%	3%	1%	11%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.98	3.84	1.41	12.9	0.03	0.04	2.28	2.32	0.03	0.58	0.61	46.8	2,960	3,007	4.89	0.15	3.78	3,178
Mit.	3.89	3.77	1.16	12.4	0.02	0.02	2.20	2.22	0.02	0.56	0.57	46.8	2,601	2,648	4.86	0.14	3.66	2,816
% Reduced	2%	2%	18%	3%	9%	51%	4%	4%	53%	4%	6%	—	12%	12%	1%	3%	3%	11%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.73	0.70	0.26	2.35	< 0.005	0.01	0.42	0.42	0.01	0.11	0.11	7.75	490	498	0.81	0.02	0.63	526
Mit.	0.71	0.69	0.21	2.26	< 0.005	< 0.005	0.40	0.40	< 0.005	0.10	0.10	7.75	431	438	0.81	0.02	0.61	466
% Reduced	2%	2%	18%	3%	9%	51%	4%	4%	53%	4%	6%	—	12%	12%	1%	3%	3%	11%

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2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.87	1.76	1.12	10.9	0.03	0.02	2.48	2.50	0.02	0.63	0.65	—	2,732	2,732	0.13	0.13	7.76	2,781
Area	2.56	2.53	0.06	5.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.6	16.6	< 0.005	< 0.005	—	16.6
Energy	0.03	0.01	0.22	0.09	< 0.005	0.02	—	0.02	0.02	—	0.02	—	489	489	0.06	< 0.005	—	492
Water	—	—	—	—	—	—	—	—	—	—	—	6.90	13.1	20.0	0.71	0.02	—	42.8
Waste	—	—	—	—	—	—	—	—	—	—	—	39.9	0.00	39.9	3.99	0.00	—	140
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.61	0.61
Total	4.46	4.30	1.40	17.0	0.03	0.04	2.48	2.52	0.04	0.63	0.67	46.8	3,251	3,297	4.89	0.15	8.37	3,473
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.81	1.69	1.31	11.0	0.03	0.02	2.48	2.50	0.02	0.63	0.65	—	2,582	2,582	0.15	0.14	0.20	2,627
Area	1.98	1.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.01	0.22	0.09	< 0.005	0.02	—	0.02	0.02	—	0.02	—	489	489	0.06	< 0.005	—	492
Water	—	—	—	—	—	—	—	—	—	—	—	6.90	13.1	20.0	0.71	0.02	—	42.8
Waste	—	—	—	—	—	—	—	—	—	—	—	39.9	0.00	39.9	3.99	0.00	—	140
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.61	0.61
Total	3.81	3.68	1.53	11.1	0.03	0.03	2.48	2.52	0.03	0.63	0.66	46.8	3,084	3,131	4.91	0.16	0.81	3,303
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.68	1.57	1.17	9.82	0.02	0.02	2.28	2.30	0.02	0.58	0.59	—	2,450	2,450	0.13	0.13	3.17	2,494
Area	2.27	2.25	0.03	2.94	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.16	8.16	< 0.005	< 0.005	—	8.19
Energy	0.03	0.01	0.22	0.09	< 0.005	0.02	—	0.02	0.02	—	0.02	—	489	489	0.06	< 0.005	—	492
Water	—	—	—	—	—	—	—	—	—	—	—	6.90	13.1	20.0	0.71	0.02	—	42.8
Waste	—	—	—	—	—	—	—	—	—	—	—	39.9	0.00	39.9	3.99	0.00	—	140

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Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.61	0.61
Total	3.98	3.84	1.41	12.9	0.03	0.04	2.28	2.32	0.03	0.58	0.61	46.8	2,960	3,007	4.89	0.15	3.78	3,178
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.31	0.29	0.21	1.79	< 0.005	< 0.005	0.42	0.42	< 0.005	0.11	0.11	—	406	406	0.02	0.02	0.52	413
Area	0.41	0.41	0.01	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.35	1.35	< 0.005	< 0.005	—	1.36
Energy	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	81.0	81.0	0.01	< 0.005	—	81.5
Water	—	—	—	—	—	—	—	—	—	—	—	1.14	2.17	3.31	0.12	< 0.005	—	7.09
Waste	—	—	—	—	—	—	—	—	—	—	—	6.61	0.00	6.61	0.66	0.00	—	23.1
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10
Total	0.73	0.70	0.26	2.35	< 0.005	0.01	0.42	0.42	0.01	0.11	0.11	7.75	490	498	0.81	0.02	0.63	526

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.80	1.70	1.08	10.5	0.03	0.02	2.40	2.41	0.02	0.61	0.62	—	2,635	2,635	0.12	0.12	7.49	2,683
Area	2.56	2.53	0.06	5.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.6	16.6	< 0.005	< 0.005	—	16.6
Energy	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	217	217	0.03	< 0.005	—	219
Water	—	—	—	—	—	—	—	—	—	—	—	6.90	13.1	20.0	0.71	0.02	—	42.8
Waste	—	—	—	—	—	—	—	—	—	—	—	39.9	0.00	39.9	3.99	0.00	—	140
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.61	0.61
Total	4.37	4.23	1.14	16.5	0.03	0.02	2.40	2.42	0.02	0.61	0.63	46.8	2,882	2,928	4.86	0.15	8.10	3,101
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.74	1.63	1.26	10.6	0.02	0.02	2.40	2.41	0.02	0.61	0.62	—	2,491	2,491	0.15	0.14	0.19	2,535
Area	1.98	1.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Energy	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	217	217	0.03	< 0.005	—	219
Water	—	—	—	—	—	—	—	—	—	—	—	6.90	13.1	20.0	0.71	0.02	—	42.8
Waste	—	—	—	—	—	—	—	—	—	—	—	39.9	0.00	39.9	3.99	0.00	—	140
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.61	0.61
Total	3.72	3.60	1.27	10.6	0.02	0.02	2.40	2.41	0.02	0.61	0.62	46.8	2,720	2,767	4.88	0.16	0.81	2,937
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.62	1.52	1.12	9.46	0.02	0.02	2.20	2.21	0.01	0.56	0.57	—	2,363	2,363	0.13	0.12	3.05	2,406
Area	2.27	2.25	0.03	2.94	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.16	8.16	< 0.005	< 0.005	—	8.19
Energy	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	217	217	0.03	< 0.005	—	219
Water	—	—	—	—	—	—	—	—	—	—	—	6.90	13.1	20.0	0.71	0.02	—	42.8
Waste	—	—	—	—	—	—	—	—	—	—	—	39.9	0.00	39.9	3.99	0.00	—	140
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.61	0.61
Total	3.89	3.77	1.16	12.4	0.02	0.02	2.20	2.22	0.02	0.56	0.57	46.8	2,601	2,648	4.86	0.14	3.66	2,816
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.30	0.28	0.21	1.73	< 0.005	< 0.005	0.40	0.40	< 0.005	0.10	0.10	—	391	391	0.02	0.02	0.51	398
Area	0.41	0.41	0.01	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.35	1.35	< 0.005	< 0.005	—	1.36
Energy	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	35.9	35.9	0.01	< 0.005	—	36.2
Water	—	—	—	—	—	—	—	—	—	—	—	1.14	2.17	3.31	0.12	< 0.005	—	7.09
Waste	—	—	—	—	—	—	—	—	—	—	—	6.61	0.00	6.61	0.66	0.00	—	23.1
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10
Total	0.71	0.69	0.21	2.26	< 0.005	< 0.005	0.40	0.40	< 0.005	0.10	0.10	7.75	431	438	0.81	0.02	0.61	466

3. Construction Emissions Details

3.1. Demolition (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

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Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.53	0.44	4.09	5.58	0.01	0.13	—	0.13	0.12	—	0.12	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	—	0.20	0.20	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.47	0.64	< 0.005	0.02	—	0.02	0.01	—	0.01	—	98.0	98.0	< 0.005	< 0.005	—	98.4
Demolition	—	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.09	0.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.2	16.2	< 0.005	< 0.005	—	16.3
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.32	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	78.8	78.8	< 0.005	< 0.005	0.01	79.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.19	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	154	154	0.01	0.02	0.01	162
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.13	9.13	< 0.005	< 0.005	0.02	9.26
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	17.7	17.7	< 0.005	< 0.005	0.02	18.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.51	1.51	< 0.005	< 0.005	< 0.005	1.53
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.93	2.93	< 0.005	< 0.005	< 0.005	3.08

3.2. Demolition (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Off-Road Equipment	0.53	0.44	4.09	5.58	0.01	0.13	—	0.13	0.12	—	0.12	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	—	0.13	0.13	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.47	0.64	< 0.005	0.02	—	0.02	0.01	—	0.01	—	98.0	98.0	< 0.005	< 0.005	—	98.4
Demolition	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.09	0.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.2	16.2	< 0.005	< 0.005	—	16.3
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.32	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	78.8	78.8	< 0.005	< 0.005	0.01	79.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.01	< 0.005	0.19	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	154	154	0.01	0.02	0.01	162
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.13	9.13	< 0.005	< 0.005	0.02	9.26
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	17.7	17.7	< 0.005	< 0.005	0.02	18.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.51	1.51	< 0.005	< 0.005	< 0.005	1.53
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.93	2.93	< 0.005	< 0.005	< 0.005	3.08

3.3. Site Preparation (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.52	0.44	3.74	5.54	0.01	0.19	—	0.19	0.17	—	0.17	—	858	858	0.03	0.01	—	861
Dust From Material Movement	—	—	—	—	—	—	0.53	0.53	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Off-Roa Equipment	0.01	< 0.005	0.04	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.41	9.41	< 0.005	< 0.005	—	9.44
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.56	1.56	< 0.005	< 0.005	—	1.56
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.01	0.16	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	39.4	39.4	< 0.005	< 0.005	< 0.005	40.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.43	0.43	< 0.005	< 0.005	< 0.005	0.44
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.07	0.07	< 0.005	< 0.005	< 0.005	0.07
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.52	0.44	3.74	5.54	0.01	0.19	—	0.19	0.17	—	0.17	—	858	858	0.03	0.01	—	861
Dust From Material Movement	—	—	—	—	—	—	0.21	0.21	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	< 0.005	0.04	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.41	9.41	< 0.005	< 0.005	—	9.44
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—

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Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.56	1.56	< 0.005	< 0.005	—	1.56
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.01	0.16	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	39.4	39.4	< 0.005	< 0.005	< 0.005	40.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.43	0.43	< 0.005	< 0.005	< 0.005	0.44
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.07	0.07	< 0.005	< 0.005	< 0.005	0.07
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

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3.5. Grading (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.22	1.02	9.19	9.69	0.02	0.42	—	0.42	0.39	—	0.39	—	1,714	1,714	0.07	0.01	—	1,720
Dust From Material Movement	—	—	—	—	—	—	5.31	5.31	—	2.57	2.57	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.02	0.20	0.21	< 0.005	0.01	—	0.01	0.01	—	0.01	—	37.6	37.6	< 0.005	< 0.005	—	37.7
Dust From Material Movement	—	—	—	—	—	—	0.12	0.12	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Off-Road Equipment	< 0.005	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.22	6.22	< 0.005	< 0.005	—	6.24
Dust From Material Movement	—	—	—	—	—	—	0.02	0.02	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.24	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	59.1	59.1	< 0.005	< 0.005	0.01	59.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.30	1.30	< 0.005	< 0.005	< 0.005	1.32
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.22	0.22	< 0.005	< 0.005	< 0.005	0.22
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Grading (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

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Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.22	1.02	9.19	9.69	0.02	0.42	—	0.42	0.39	—	0.39	—	1,714	1,714	0.07	0.01	—	1,720
Dust From Material Movement	—	—	—	—	—	—	2.07	2.07	—	1.00	1.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.02	0.20	0.21	< 0.005	0.01	—	0.01	0.01	—	0.01	—	37.6	37.6	< 0.005	< 0.005	—	37.7
Dust From Material Movement	—	—	—	—	—	—	0.05	0.05	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.22	6.22	< 0.005	< 0.005	—	6.24

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Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.24	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	59.1	59.1	< 0.005	< 0.005	0.01	59.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.30	1.30	< 0.005	< 0.005	< 0.005	1.32
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.22	0.22	< 0.005	< 0.005	< 0.005	0.22
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.59	0.49	4.81	6.91	0.01	0.19	—	0.19	0.17	—	0.17	—	1,304	1,304	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.59	0.49	4.81	6.91	0.01	0.19	—	0.19	0.17	—	0.17	—	1,304	1,304	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.33	0.28	2.72	3.91	0.01	0.11	—	0.11	0.10	—	0.10	—	738	738	0.03	0.01	—	740
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.50	0.71	< 0.005	0.02	—	0.02	0.02	—	0.02	—	122	122	< 0.005	< 0.005	—	123
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Worker	0.25	0.22	0.16	2.68	0.00	0.00	0.61	0.61	0.00	0.14	0.14	—	628	628	0.01	0.02	2.31	638
Vendor	0.02	0.01	0.38	0.17	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03	—	316	316	0.01	0.05	0.83	331
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.24	0.21	0.21	2.35	0.00	0.00	0.61	0.61	0.00	0.14	0.14	—	583	583	0.01	0.03	0.06	591
Vendor	0.02	0.01	0.40	0.17	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03	—	316	316	0.01	0.05	0.02	330
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.12	0.10	1.29	0.00	0.00	0.34	0.34	0.00	0.08	0.08	—	332	332	0.01	0.01	0.56	337
Vendor	0.01	0.01	0.22	0.09	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	—	179	179	0.01	0.03	0.20	187
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.24	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	54.9	54.9	< 0.005	< 0.005	0.09	55.7
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	29.6	29.6	< 0.005	< 0.005	0.03	30.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.59	0.49	4.81	6.91	0.01	0.19	—	0.19	0.17	—	0.17	—	1,304	1,304	0.05	0.01	—	1,309

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Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.59	0.49	4.81	6.91	0.01	0.19	—	0.19	0.17	—	0.17	—	1,304	1,304	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.33	0.28	2.72	3.91	0.01	0.11	—	0.11	0.10	—	0.10	—	738	738	0.03	0.01	—	740
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.50	0.71	< 0.005	0.02	—	0.02	0.02	—	0.02	—	122	122	< 0.005	< 0.005	—	123
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.25	0.22	0.16	2.68	0.00	0.00	0.61	0.61	0.00	0.14	0.14	—	628	628	0.01	0.02	2.31	638
Vendor	0.02	0.01	0.38	0.17	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03	—	316	316	0.01	0.05	0.83	331
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Worker	0.24	0.21	0.21	2.35	0.00	0.00	0.61	0.61	0.00	0.14	0.14	—	583	583	0.01	0.03	0.06	591
Vendor	0.02	0.01	0.40	0.17	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03	—	316	316	0.01	0.05	0.02	330
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.12	0.10	1.29	0.00	0.00	0.34	0.34	0.00	0.08	0.08	—	332	332	0.01	0.01	0.56	337
Vendor	0.01	0.01	0.22	0.09	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	—	179	179	0.01	0.03	0.20	187
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.24	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	54.9	54.9	< 0.005	< 0.005	0.09	55.7
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	29.6	29.6	< 0.005	< 0.005	0.03	30.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.57	0.48	4.56	6.90	0.01	0.17	—	0.17	0.15	—	0.15	—	1,304	1,304	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Off-Road Equipment	0.57	0.48	4.56	6.90	0.01	0.17	—	0.17	0.15	—	0.15	—	1,304	1,304	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.34	0.28	2.72	4.12	0.01	0.10	—	0.10	0.09	—	0.09	—	779	779	0.03	0.01	—	781
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.50	0.75	< 0.005	0.02	—	0.02	0.02	—	0.02	—	129	129	0.01	< 0.005	—	129
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.24	0.21	0.14	2.50	0.00	0.00	0.61	0.61	0.00	0.14	0.14	—	617	617	0.01	0.02	2.09	626
Vendor	0.02	0.01	0.36	0.16	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03	—	309	309	0.01	0.05	0.77	324
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.23	0.20	0.19	2.21	0.00	0.00	0.61	0.61	0.00	0.14	0.14	—	572	572	0.01	0.03	0.05	580
Vendor	0.02	0.01	0.38	0.16	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03	—	310	310	0.01	0.05	0.02	324
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

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Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.12	0.10	1.28	0.00	0.00	0.35	0.35	0.00	0.08	0.08	—	344	344	0.01	0.01	0.54	349
Vendor	0.01	0.01	0.22	0.10	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	—	185	185	0.01	0.03	0.20	193
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.23	0.00	0.00	0.06	0.06	0.00	0.02	0.02	—	56.9	56.9	< 0.005	< 0.005	0.09	57.7
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	30.6	30.6	< 0.005	< 0.005	0.03	32.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Building Construction (2027) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.57	0.48	4.56	6.90	0.01	0.17	—	0.17	0.15	—	0.15	—	1,304	1,304	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.57	0.48	4.56	6.90	0.01	0.17	—	0.17	0.15	—	0.15	—	1,304	1,304	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

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Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.34	0.28	2.72	4.12	0.01	0.10	—	0.10	0.09	—	0.09	—	779	779	0.03	0.01	—	781
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.50	0.75	< 0.005	0.02	—	0.02	0.02	—	0.02	—	129	129	0.01	< 0.005	—	129
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.24	0.21	0.14	2.50	0.00	0.00	0.61	0.61	0.00	0.14	0.14	—	617	617	0.01	0.02	2.09	626
Vendor	0.02	0.01	0.36	0.16	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03	—	309	309	0.01	0.05	0.77	324
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.23	0.20	0.19	2.21	0.00	0.00	0.61	0.61	0.00	0.14	0.14	—	572	572	0.01	0.03	0.05	580
Vendor	0.02	0.01	0.38	0.16	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03	—	310	310	0.01	0.05	0.02	324
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.12	0.10	1.28	0.00	0.00	0.35	0.35	0.00	0.08	0.08	—	344	344	0.01	0.01	0.54	349
Vendor	0.01	0.01	0.22	0.10	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	—	185	185	0.01	0.03	0.20	193
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.02	0.02	0.02	0.23	0.00	0.00	0.06	0.06	0.00	0.02	0.02	—	56.9	56.9	< 0.005	< 0.005	0.09	57.7
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	30.6	30.6	< 0.005	< 0.005	0.03	32.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.58	0.48	4.15	5.31	0.01	0.17	—	0.17	0.15	—	0.15	—	823	823	0.03	0.01	—	826
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.24	0.31	< 0.005	0.01	—	0.01	0.01	—	0.01	—	47.4	47.4	< 0.005	< 0.005	—	47.5
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Off-Road Equipment	0.01	0.01	0.04	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.84	7.84	< 0.005	< 0.005	—	7.87
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.04	0.52	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	135	135	< 0.005	0.01	0.01	137
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.84	7.84	< 0.005	< 0.005	0.01	7.96
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.30	1.30	< 0.005	< 0.005	< 0.005	1.32
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Paving (2027) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.58	0.48	4.15	5.31	0.01	0.17	—	0.17	0.15	—	0.15	—	823	823	0.03	0.01	—	826
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.24	0.31	< 0.005	0.01	—	0.01	0.01	—	0.01	—	47.4	47.4	< 0.005	< 0.005	—	47.5
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.04	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.84	7.84	< 0.005	< 0.005	—	7.87
Paving	0.00	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.04	0.52	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	135	135	< 0.005	0.01	0.01	137
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.84	7.84	< 0.005	< 0.005	0.01	7.96
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.30	1.30	< 0.005	< 0.005	< 0.005	1.32
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.11	0.83	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134

Architectural Coating	25.3	25.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.68	7.68	< 0.005	< 0.005	—	7.71
Architectural Coatings	1.46	1.46	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.27	1.27	< 0.005	< 0.005	—	1.28
Architectural Coatings	0.27	0.27	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.04	0.44	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	114	114	< 0.005	0.01	0.01	116
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

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Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.63	6.63	< 0.005	< 0.005	0.01	6.72
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.10	1.10	< 0.005	< 0.005	< 0.005	1.11
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Architectural Coating (2027) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.11	0.83	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	25.3	25.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Off-Roa Equipment	0.01	0.01	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.68	7.68	< 0.005	< 0.005	—	7.71
Architectural Coatings	1.46	1.46	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.27	1.27	< 0.005	< 0.005	—	1.28
Architectural Coatings	0.27	0.27	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.04	0.44	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	114	114	< 0.005	0.01	0.01	116
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.63	6.63	< 0.005	< 0.005	0.01	6.72
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.10	1.10	< 0.005	< 0.005	< 0.005	1.11
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	1.58	1.49	0.93	9.03	0.02	0.01	2.04	2.05	0.01	0.52	0.53	—	2,245	2,245	0.11	0.11	6.37	2,285
Strip Mall	0.29	0.27	0.19	1.87	< 0.005	< 0.005	0.45	0.45	< 0.005	0.11	0.12	—	487	487	0.02	0.02	1.39	495
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.87	1.76	1.12	10.9	0.03	0.02	2.48	2.50	0.02	0.63	0.65	—	2,732	2,732	0.13	0.13	7.76	2,781
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	1.53	1.43	1.09	9.14	0.02	0.01	2.04	2.05	0.01	0.52	0.53	—	2,121	2,121	0.13	0.12	0.17	2,160
Strip Mall	0.28	0.26	0.22	1.83	< 0.005	< 0.005	0.45	0.45	< 0.005	0.11	0.12	—	460	460	0.02	0.02	0.04	468

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Enclose Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.81	1.69	1.31	11.0	0.03	0.02	2.48	2.50	0.02	0.63	0.65	—	2,582	2,582	0.15	0.14	0.20	2,627
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.26	0.24	0.18	1.50	< 0.005	< 0.005	0.34	0.35	< 0.005	0.09	0.09	—	335	335	0.02	0.02	0.43	342
Strip Mall	0.05	0.04	0.03	0.29	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	70.1	70.1	< 0.005	< 0.005	0.09	71.3
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.31	0.29	0.21	1.79	< 0.005	< 0.005	0.42	0.42	< 0.005	0.11	0.11	—	406	406	0.02	0.02	0.52	413

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	1.51	1.42	0.89	8.64	0.02	0.01	1.95	1.96	0.01	0.49	0.51	—	2,148	2,148	0.10	0.10	6.10	2,187
Strip Mall	0.29	0.27	0.19	1.87	< 0.005	< 0.005	0.45	0.45	< 0.005	0.11	0.12	—	487	487	0.02	0.02	1.39	495
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.80	1.70	1.08	10.5	0.03	0.02	2.40	2.41	0.02	0.61	0.62	—	2,635	2,635	0.12	0.12	7.49	2,683

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Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	1.46	1.37	1.04	8.75	0.02	0.01	1.95	1.96	0.01	0.49	0.51	—	2,030	2,030	0.12	0.11	0.16	2,067
Strip Mall	0.28	0.26	0.22	1.83	< 0.005	< 0.005	0.45	0.45	< 0.005	0.11	0.12	—	460	460	0.02	0.02	0.04	468
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.74	1.63	1.26	10.6	0.02	0.02	2.40	2.41	0.02	0.61	0.62	—	2,491	2,491	0.15	0.14	0.19	2,535
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.25	0.23	0.17	1.44	< 0.005	< 0.005	0.33	0.33	< 0.005	0.08	0.09	—	321	321	0.02	0.02	0.41	327
Strip Mall	0.05	0.04	0.03	0.29	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	70.1	70.1	< 0.005	< 0.005	0.09	71.3
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.30	0.28	0.21	1.73	< 0.005	< 0.005	0.40	0.40	< 0.005	0.10	0.10	—	391	391	0.02	0.02	0.51	398

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	185	185	0.03	< 0.005	—	187
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	10.1	10.1	< 0.005	< 0.005	—	10.2
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	16.9	16.9	< 0.005	< 0.005	—	17.0
Total	—	—	—	—	—	—	—	—	—	—	—	—	212	212	0.03	< 0.005	—	214
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	185	185	0.03	< 0.005	—	187
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	10.1	10.1	< 0.005	< 0.005	—	10.2
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	16.9	16.9	< 0.005	< 0.005	—	17.0
Total	—	—	—	—	—	—	—	—	—	—	—	—	212	212	0.03	< 0.005	—	214
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	30.6	30.6	< 0.005	< 0.005	—	30.9
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	1.67	1.67	< 0.005	< 0.005	—	1.69

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Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	2.79	2.79	< 0.005	< 0.005	—	2.82
Total	—	—	—	—	—	—	—	—	—	—	—	—	35.1	35.1	0.01	< 0.005	—	35.4

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	186	186	0.03	< 0.005	—	188
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	10.1	10.1	< 0.005	< 0.005	—	10.2
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	16.9	16.9	< 0.005	< 0.005	—	17.0
Total	—	—	—	—	—	—	—	—	—	—	—	—	213	213	0.03	< 0.005	—	215
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	186	186	0.03	< 0.005	—	188
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	10.1	10.1	< 0.005	< 0.005	—	10.2

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Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	16.9	16.9	< 0.005	< 0.005	—	17.0
Total	—	—	—	—	—	—	—	—	—	—	—	—	213	213	0.03	< 0.005	—	215
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	30.8	30.8	< 0.005	< 0.005	—	31.1
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	1.67	1.67	< 0.005	< 0.005	—	1.69
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	2.79	2.79	< 0.005	< 0.005	—	2.82
Total	—	—	—	—	—	—	—	—	—	—	—	—	35.2	35.2	0.01	< 0.005	—	35.6

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.03	0.01	0.22	0.09	< 0.005	0.02	—	0.02	0.02	—	0.02	—	274	274	0.02	< 0.005	—	274
Strip Mall	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

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Total	0.03	0.01	0.22	0.09	< 0.005	0.02	—	0.02	0.02	—	0.02	—	278	278	0.02	< 0.005	—	278
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.03	0.01	0.22	0.09	< 0.005	0.02	—	0.02	0.02	—	0.02	—	274	274	0.02	< 0.005	—	274
Strip Mall	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.03	0.01	0.22	0.09	< 0.005	0.02	—	0.02	0.02	—	0.02	—	278	278	0.02	< 0.005	—	278
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	45.3	45.3	< 0.005	< 0.005	—	45.4
Strip Mall	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.64	0.64	< 0.005	< 0.005	—	0.64
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	46.0	46.0	< 0.005	< 0.005	—	46.1

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Apartme Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Enclose d Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartme nts Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Enclose d Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartme nts Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.64	0.64	< 0.005	< 0.005	—	0.64
Enclose d Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.64	0.64	< 0.005	< 0.005	—	0.64

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.83	1.83	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.15	0.15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.59	0.55	0.06	5.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.6	16.6	< 0.005	< 0.005	—	16.6
Total	2.56	2.53	0.06	5.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.6	16.6	< 0.005	< 0.005	—	16.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.83	1.83	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.15	0.15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.98	1.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Consumer Product	0.33	0.33	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.05	0.05	0.01	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.35	1.35	< 0.005	< 0.005	—	1.36
Total	0.41	0.41	0.01	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.35	1.35	< 0.005	< 0.005	—	1.36

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.83	1.83	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.15	0.15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.59	0.55	0.06	5.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.6	16.6	< 0.005	< 0.005	—	16.6
Total	2.56	2.53	0.06	5.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.6	16.6	< 0.005	< 0.005	—	16.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Consumer	1.83	1.83	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.15	0.15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.98	1.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.33	0.33	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.05	0.05	0.01	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.35	1.35	< 0.005	< 0.005	—	1.36
Total	0.41	0.41	0.01	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.35	1.35	< 0.005	< 0.005	—	1.36

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	6.60	12.5	19.1	0.68	0.02	—	41.0

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Strip Mall	—	—	—	—	—	—	—	—	—	—	—	0.30	0.56	0.86	0.03	< 0.005	—	1.85
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.01	0.01	< 0.005	< 0.005	—	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	6.90	13.1	20.0	0.71	0.02	—	42.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	6.60	12.5	19.1	0.68	0.02	—	41.0
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	0.30	0.56	0.86	0.03	< 0.005	—	1.85
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.01	0.01	< 0.005	< 0.005	—	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	6.90	13.1	20.0	0.71	0.02	—	42.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1.09	2.07	3.17	0.11	< 0.005	—	6.78
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	0.05	0.09	0.14	0.01	< 0.005	—	0.31
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	1.14	2.17	3.31	0.12	< 0.005	—	7.09

4.4.2. Mitigated

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Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	6.60	12.5	19.1	0.68	0.02	—	41.0
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	0.30	0.56	0.86	0.03	< 0.005	—	1.85
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.01	0.01	< 0.005	< 0.005	—	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	6.90	13.1	20.0	0.71	0.02	—	42.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	6.60	12.5	19.1	0.68	0.02	—	41.0
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	0.30	0.56	0.86	0.03	< 0.005	—	1.85
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.01	0.01	< 0.005	< 0.005	—	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	6.90	13.1	20.0	0.71	0.02	—	42.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1.09	2.07	3.17	0.11	< 0.005	—	6.78
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	0.05	0.09	0.14	0.01	< 0.005	—	0.31

Enclose Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	1.14	2.17	3.31	0.12	< 0.005	—	7.09

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	38.7	0.00	38.7	3.87	0.00	—	135
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.19	0.00	1.19	0.12	0.00	—	4.16
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	39.9	0.00	39.9	3.99	0.00	—	140
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	38.7	0.00	38.7	3.87	0.00	—	135
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.19	0.00	1.19	0.12	0.00	—	4.16

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Enclosed	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	39.9	0.00	39.9	3.99	0.00	—	140
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	6.41	0.00	6.41	0.64	0.00	—	22.4
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	0.20	0.00	0.20	0.02	0.00	—	0.69
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	6.61	0.00	6.61	0.66	0.00	—	23.1

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	38.7	0.00	38.7	3.87	0.00	—	135
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.19	0.00	1.19	0.12	0.00	—	4.16
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	39.9	0.00	39.9	3.99	0.00	—	140

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Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	38.7	0.00	38.7	3.87	0.00	—	135
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.19	0.00	1.19	0.12	0.00	—	4.16
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	39.9	0.00	39.9	3.99	0.00	—	140
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	6.41	0.00	6.41	0.64	0.00	—	22.4
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	0.20	0.00	0.20	0.02	0.00	—	0.69
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	6.61	0.00	6.61	0.66	0.00	—	23.1

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.60	0.60
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.61	0.61
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.60	0.60
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.61	0.61
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Apartments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.60	0.60
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.61	0.61
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.60	0.60
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.61	0.61
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

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Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/1/2026	2/27/2026	5.00	42.0	—
Site Preparation	Site Preparation	3/2/2026	3/5/2026	5.00	4.00	—
Grading	Grading	3/6/2026	3/17/2026	5.00	8.00	—
Building Construction	Building Construction	3/18/2026	11/1/2027	5.00	424	—
Paving	Paving	11/2/2027	11/30/2027	5.00	21.0	—
Architectural Coating	Architectural Coating	12/1/2027	12/29/2027	5.00	21.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41

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Site Preparation	Tractors/Loaders/Back	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Back hoes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Back hoes	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Tractors/Loaders/Back hoes	Diesel	Average	1.00	7.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Back hoes	Diesel	Average	2.00	6.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Back hoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Back hoes	Diesel	Average	1.00	7.00	84.0	0.37

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Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	11.7	LDA,LDT1,LDT2
Demolition	Vendor	—	8.40	HHDT,MHDT
Demolition	Hauling	2.24	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	11.7	LDA,LDT1,LDT2
Grading	Vendor	—	8.40	HHDT,MHDT

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Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	74.0	11.7	LDA,LDT1,LDT2
Building Construction	Vendor	12.1	8.40	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	11.7	LDA,LDT1,LDT2
Paving	Vendor	—	8.40	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	14.8	11.7	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.40	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	11.7	LDA,LDT1,LDT2
Demolition	Vendor	—	8.40	HHDT,MHDT
Demolition	Hauling	2.24	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT

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Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	11.7	LDA,LDT1,LDT2
Grading	Vendor	—	8.40	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	74.0	11.7	LDA,LDT1,LDT2
Building Construction	Vendor	12.1	8.40	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	11.7	LDA,LDT1,LDT2
Paving	Vendor	—	8.40	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	14.8	11.7	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.40	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

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Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	169,045	56,348	3,176	1,059	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	8,158	—
Site Preparation	—	—	2.00	0.00	—
Grading	—	—	6.00	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%
Strip Mall	0.00	0%
Enclosed Parking with Elevator	0.00	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00	204	0.03	< 0.005
2027	0.00	204	0.03	< 0.005

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5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	528	476	397	183,094	2,888	2,607	2,171	1,002,126
Strip Mall	93.1	88.3	42.9	31,106	632	599	291	211,121
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	505	456	380	175,240	2,764	2,495	2,078	959,135
Strip Mall	93.1	88.3	42.9	31,106	632	599	291	211,121
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
169044.975	56,348	3,176	1,059	—

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5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	330,911	204	0.0330	0.0040	853,995
Strip Mall	18,090	204	0.0330	0.0040	12,064
Enclosed Parking with Elevator	30,200	204	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	332,579	204	0.0330	0.0040	0.00
Strip Mall	18,090	204	0.0330	0.0040	12,064
Enclosed Parking with Elevator	30,200	204	0.0330	0.0040	0.00

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5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	3,444,552	19,565
Strip Mall	155,552	0.00
Enclosed Parking with Elevator	0.00	2,193

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	3,444,552	19,565
Strip Mall	155,552	0.00
Enclosed Parking with Elevator	0.00	2,193

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	71.8	—
Strip Mall	2.21	—
Enclosed Parking with Elevator	0.00	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	71.8	—
Strip Mall	2.21	—
Enclosed Parking with Elevator	0.00	—

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5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

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5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

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5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	7.10	annual days of extreme heat
Extreme Precipitation	7.50	annual days with precipitation above 20 mm

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Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	2	0	0	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A

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Extreme Precipitation	2	1	1	3
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	3.12
AQ-PM	41.0
AQ-DPM	74.2
Drinking Water	4.21
Lead Risk Housing	81.1
Pesticides	0.00
Toxic Releases	57.7
Traffic	28.8
Effect Indicators	—

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CleanUp Sites	9.59
Groundwater	65.3
Haz Waste Facilities/Generators	83.2
Impaired Water Bodies	0.00
Solid Waste	0.00
Sensitive Population	—
Asthma	38.5
Cardio-vascular	29.0
Low Birth Weights	2.14
Socioeconomic Factor Indicators	—
Education	18.8
Housing	81.3
Linguistic	31.3
Poverty	67.0
Unemployment	36.4

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	44.43731554
Employed	71.97484922
Median HI	25.02245605
Education	—
Bachelor's or higher	93.58398563
High school enrollment	100
Preschool enrollment	95.7141024
Transportation	—

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Auto Access	7.76337739
Active commuting	98.7039651
Social	—
2-parent households	30.21942769
Voting	60.52867958
Neighborhood	—
Alcohol availability	18.22148082
Park access	81.35506224
Retail density	96.21455152
Supermarket access	94.25125112
Tree canopy	51.86706018
Housing	—
Homeownership	16.25818042
Housing habitability	47.82497113
Low-inc homeowner severe housing cost burden	37.73899654
Low-inc renter severe housing cost burden	63.54420634
Uncrowded housing	74.48992686
Health Outcomes	—
Insured adults	64.54510458
Arthritis	22.3
Asthma ER Admissions	52.0
High Blood Pressure	24.4
Cancer (excluding skin)	19.8
Asthma	46.1
Coronary Heart Disease	34.0
Chronic Obstructive Pulmonary Disease	59.8
Diagnosed Diabetes	55.5
Life Expectancy at Birth	56.1

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Cognitively Disabled	36.6
Physically Disabled	22.7
Heart Attack ER Admissions	87.0
Mental Health Not Good	74.9
Chronic Kidney Disease	45.1
Obesity	66.6
Pedestrian Injuries	77.3
Physical Health Not Good	67.2
Stroke	26.0
Health Risk Behaviors	—
Binge Drinking	71.2
Current Smoker	82.7
No Leisure Time for Physical Activity	71.9
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	94.5
Elderly	13.4
English Speaking	70.5
Foreign-born	31.1
Outdoor Workers	79.8
Climate Change Adaptive Capacity	—
Impervious Surface Cover	21.8
Traffic Density	56.6
Traffic Access	87.4
Other Indices	—
Hardship	38.5
Other Decision Support	—

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2016 Voting	65.8

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	26.0
Healthy Places Index Score for Project Location (b)	81.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	land use types and sizes adjusted based on info provided in site plan
Construction: Construction Phases	construction schedule adjusted off-model to reflect estimated 2 year construction period.
Construction: Architectural Coatings	VOC limits adjusted to reflect BAAQMD Regulation 8 Rule 3
Operations: Hearths	no fireplaces or stoves proposed
Operations: Architectural Coatings	VOC content limit adjusted to reflect BAAQMD Regulation 8 Rule 3
Operations: Energy Use	project would be all-electric by design - accounted for under "measures" tab,

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

KDN01 - DRC REVIEW - 08/26/24



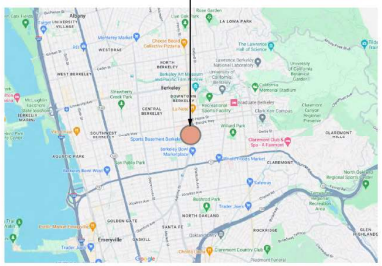


6 PROJECT LOCATION

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



5 VICINITY MAP

OWNER:
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1442A WALNUT ST' #349,
BERKELEY, CA 94709

JOE KIDRON
kidron1@comast.net

CIVIL:
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Castro Valley, CA 94546

TEL:(510) 581-2772

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

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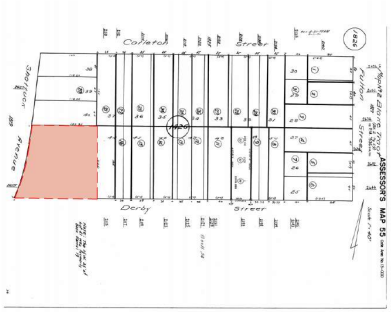
1 PROJECT CONTACTS



4 PARCEL MAP

SHEET LIST				
Sheet Number	Sheet Name	5/15/24 SB330 ENT. APP	8/26/24 DRC REVIEW	10/11/24 PLAN. REV. #2
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	•	•	•
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	•		•
C7.0	DETAILS	•	•	•

SHEET LIST				
Sheet Number	Sheet Name	5/15/24 SB330 ENT. APP	8/26/24 DRC REVIEW	10/11/24 PLAN. REV. #2
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 DECC	•	•	•
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	•	•	•
A100.C	PROPOSED LIGHTING PLAN - GROUND FLOOR	•	•	•
A101	PROPOSED GROUND FLOOR PLAN	•	•	•
A102	PROPOSED SECOND - FOURTH FLOOR PLAN	•	•	•
A103	PROPOSED FIFTH FLOOR PLAN	•	•	•

SHEET LIST				
Sheet Number	Sheet Name	5/15/24 SB330 ENT. APP	8/26/24 DRC REVIEW	10/11/24 PLAN. REV. #2
A104	PROPOSED SIXTH FLOOR PLAN	•	•	•
A105	PROPOSED SEVENTH FLOOR PLAN	•	•	•
A106	PROPOSED EIGHTH FLOOR PLAN	•	•	•
A107	PROPOSED ROOF PLAN	•	•	•
A200	PROPOSED EXTERIOR ELEVATIONS & MATERIALS	•	•	•
A201	PROPOSED EXTERIOR ELEVATIONS & MATERIALS	•	•	•
A202	PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY	•	•	•
A203	PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY	•	•	•
A300	PROPOSED BUILDING SECTION	•	•	•
A301	PROPOSED BUILDING SECTION	○	•	
A400	PERSPECTIVE VIEWS	•	•	•
A401	PERSPECTIVE VIEWS	•	•	•
A402	PERSPECTIVE VIEWS	•	•	•
A403	ENLARGED TOWNHOME PLAN	○	•	•

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

DRC REVIEW

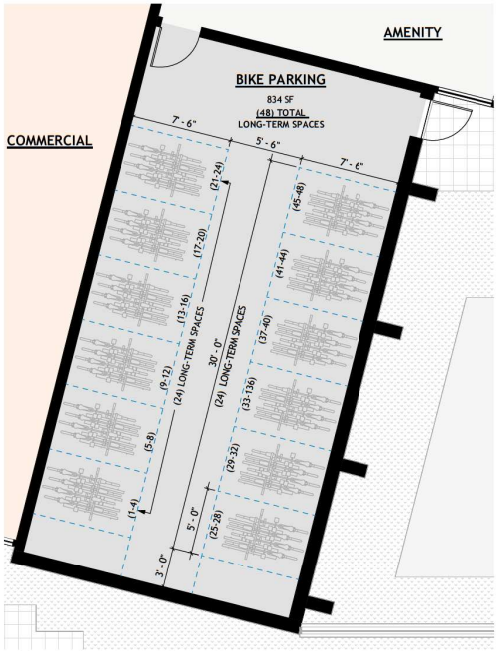
△	DATE	ISSUE RECORD
	1/15/24	DRC REVIEW
	1/26/24	DRC Review

PROJECT NO: KDN01

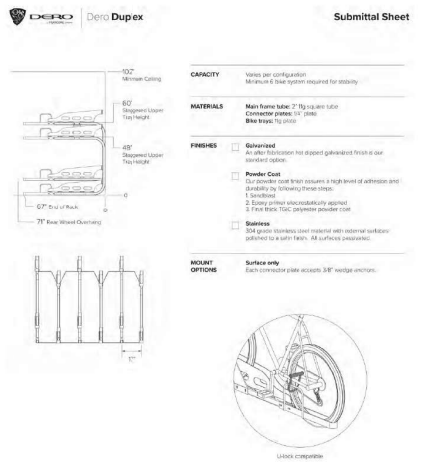
ISSUE DATE: 08/26/24

TITLE SHEET

G000

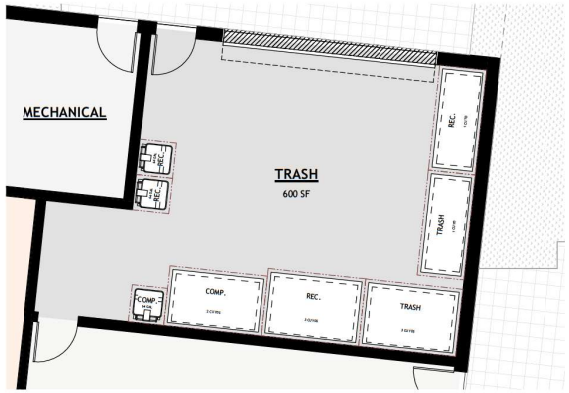


3 GROUND FLOOR PLAN
1/4" = 1'-0"



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

ZONING CODE INFORMATION						
SITE INFORMATION						
PROJECT ADDRESS:	2655 SHATTUCK AVE					
CROSS STREET:	DERBY ST.					
APN:	51-1826-18-2					
ZONING DISTRICT:	C-AC / SUBAREA SOUTH SHATTUCK / COMMERICAL (BTWN DWIGHT + DERBY)					
GENERAL PLAN AREA:	AVENUE 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		
ENVIRONMENTAL 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	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	0	1' (LVL 1)		
STREET SIDE SETBACK (SOUTH):	1'	0	0	0 (LVLS 2-5)		
REAR YARD SETBACK (ABS.TTING RES.):	40'	10' @ 35' 20' @ 45'	20'	10' (LVL 1)		REQUEST WAIVER
BUILDING STORIES:	1	4	4	5		REQUEST WAIVER
MAXIMUM BUILDING HEIGHT:	20'	45'	45'	85'		REQUEST WAIVER
AVERAGE MAXIMUM HEIGHT:	18	N/A	43	83'		
AREAS						
LOT AREA - SF:	23,527		23,527	23,527		
GROSS FLOOR AREA - SF:	8,185	58,830	58,500	84,399		
BUILDING FOOTPRINT - SF:	8,185	16,469	15,568	15,316		
LOT COVERAGE - %	35%	70%	66%	65%		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		
COMMERCIAL DEPTH:	135'	30'	30'	27.410'		REQUEST WAIVER
USABLE OPEN SPACE (UOS) - SF:	N/A	3800 SF	4,000	4,910	65 SF MIN. PER UNIT AND 80 SQ/003 FOR ROOF	
PUBLIC USABLE OPEN SPACE - SF:	0	N/A	0	577	SEE TABLE ON G002 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		
FACADE TRANSPARENCY						
COMMERICAL TRANSPARENCY:	N/A	65% MIN.	N/A	1	927 SF (Glazing) / 1,508 SF (Façade)	
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	

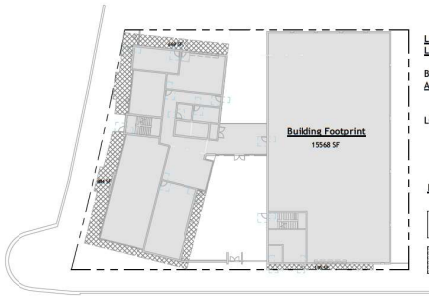


2 GROUND FLOOR PLAN
1/4" = 1'-0"

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

Container Calculation

Container Info		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



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

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

DRC REVIEW

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

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	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					Avg Unit SF:	830
	Seventh	5,175				10		
	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 - 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

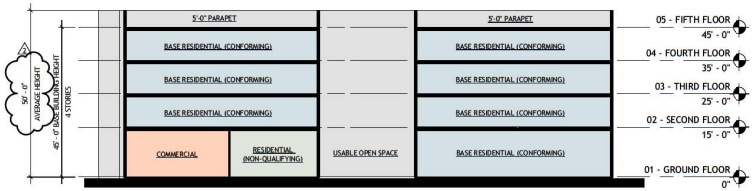
Level	Area
U.O.S.	
01 - GROUND FLOOR	3002 SF
	3002 SF

USABLE OPEN SPACE SUMMARY:

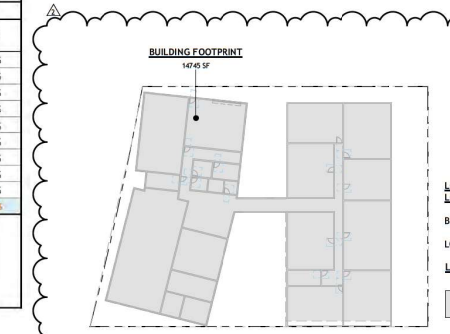
UOS REQUIRED: 40 SF / UNIT
40 SF x 65 UNITS = 2,600 SF
TOTAL PROPOSED: 3,002 SF

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

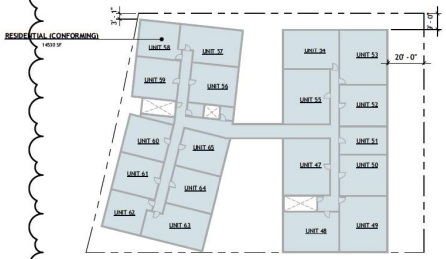
LOT COVERAGE SUMMARY:
LOT SIZE = 23,527 SF

BUILDING FOOTPRINT: 14,745 SF

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

LOT COVERAGE

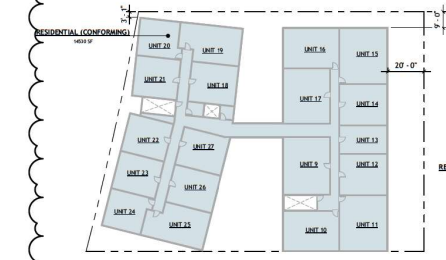
BUILDING FOOTPRINT



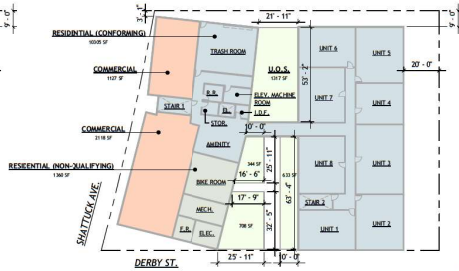
3 LEVEL 4
NOT TO SCALE



6 LEVEL 3
NOT TO SCALE



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

N

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DRC REVIEW

△	DATE	ISSUE RECORD
1	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					Avg Unit SF:	830
	Seventh	5,175				10		
	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%	37.7%
14%	46.3%
15%	50.0%

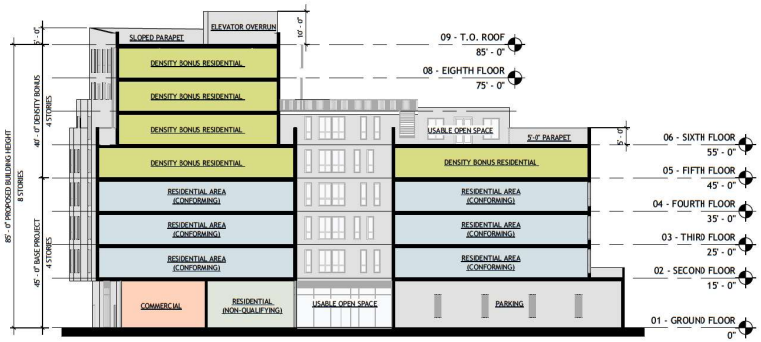
AREA SUMMARY - DENSITY BONUS

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

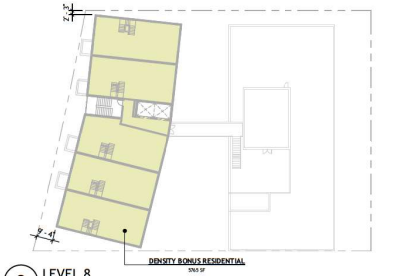
*REFER TO SHEET G003 FOR DENSITY BONUS U.O.S. CALCULATIONS AND DIAGRAMS

DENSITY BONUS LEGEND

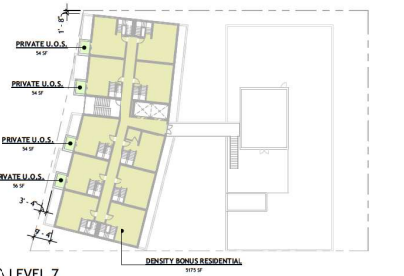
- COMMERCIAL
- DENSITY BONUS
- RESIDENTIAL AREA
- NON-QUALIFYING RESIDENTIAL AREA
- PARKING
- U.O.S.
- PRIVATE U.O.S.
- COMMERCIAL U.O.S.



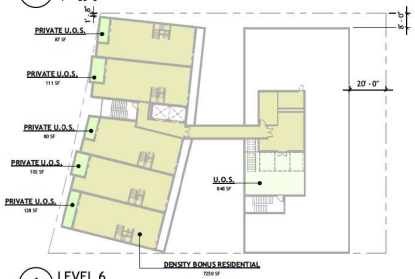
9 DENSITY BONUS PROPOSED SECTION
1/16" = 1'-0"



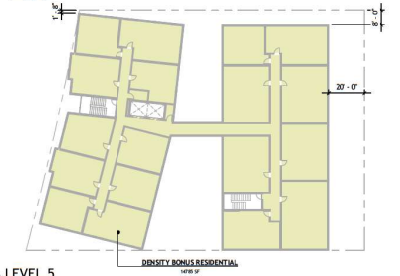
8 LEVEL 8
1" = 30'-0"



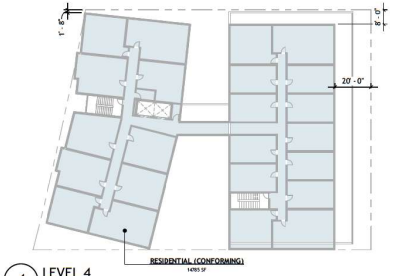
7 LEVEL 7
1" = 30'-0"



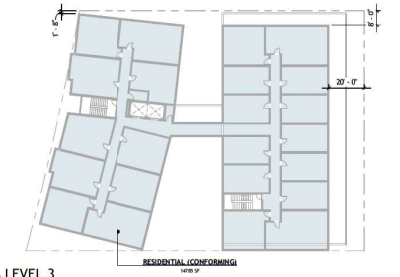
6 LEVEL 6
1" = 30'-0"



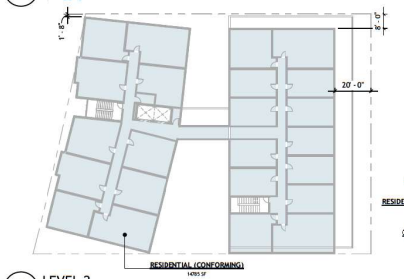
5 LEVEL 5
1" = 30'-0"



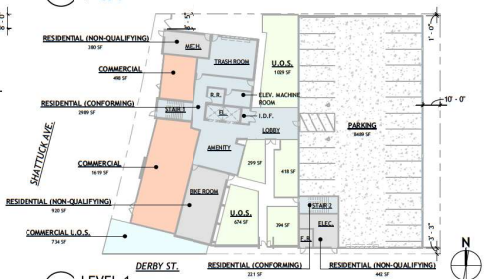
4 LEVEL 4
1" = 30'-0"



3 LEVEL 3
1" = 30'-0"



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

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2655 SHATTUCK AVE.,
BERKELEY, CA 94704

DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

DENSITY BONUS CALCULATIONS & DIAGRAM

G002.B

ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 646 of 893

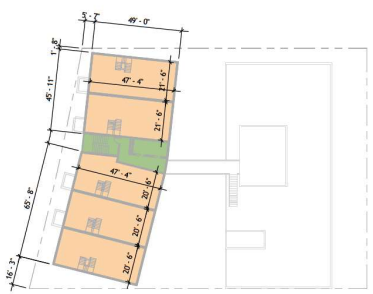
Base Project Floor	Residential Unit Floor Area (SF)	# of Residential Units
02 - SECOND FLOOR	11429 SF	23
03 - THIRD FLOOR	11419 SF	23
04 - FOURTH FLOOR	11419 SF	23
05 - FIFTH FLOOR	11571 SF	18
06 - SIXTH FLOOR	5150 SF	0
07 - SEVENTH FLOOR	3730 SF	10
08 - EIGHTH FLOOR	4978 SF	0
TOTAL:	59697 SF	97

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

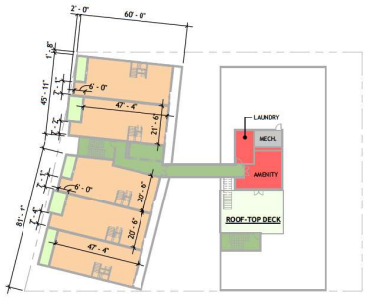
- COMMERCIAL
- RESIDENTIAL UNIT FLOOR AREA
- CIRCULATION
- AMENITY
- PARKING
- UTILITY
- P.O.P.O.S.
- U.O.S.
- PRIVATE U.O.S.



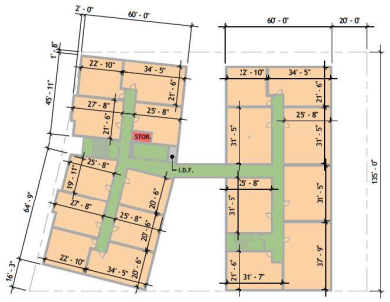
8 LEVEL 8
1" = 30'-0"



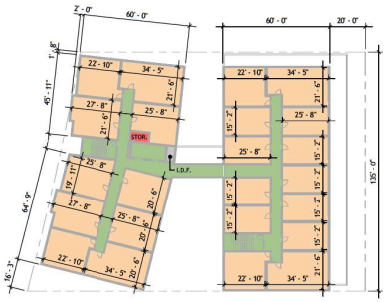
7 LEVEL 7
1" = 30'-0"



6 LEVEL 6
1" = 30'-0"



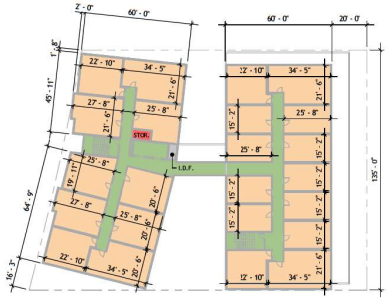
5 LEVEL 5
1" = 30'-0"



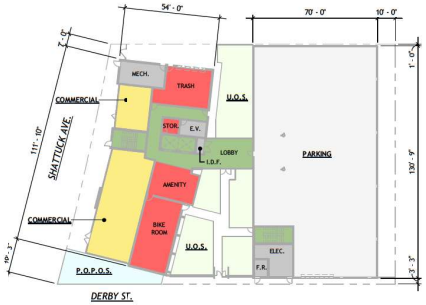
4 LEVEL 4
1" = 30'-0"



3 LEVEL 3
1" = 30'-0"



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

N

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEIGELSON KAHN
No. C-18077
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

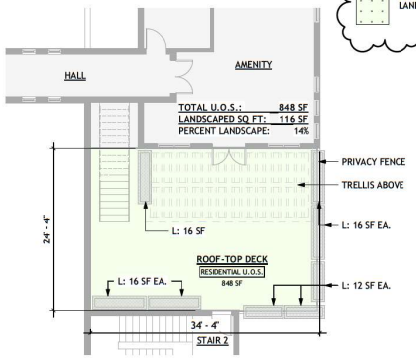
G002.C

U.O.S. SUMMARY - DENSITY BONUS

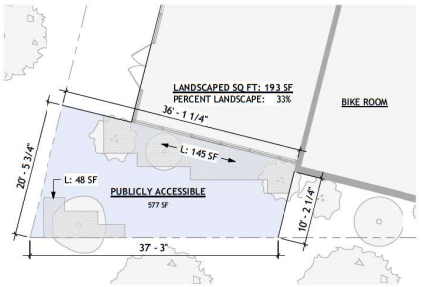
Floor	Total U.O.S. Per Floor	Public U.O.S. Hardscape (S.F.)	Public U.O.S. Landscape (S.F.)	Names/Locations
1	2,718	1,425	1,293	Exterior Courtyard + Amenity Garden
2	0	0	0	N/A
3	0	0	0	N/A
4	0	0	0	N/A
5	0	0	0	N/A
6	848	732	116	Roof-Top Deck
7	0	0	0	N/A
8	0	0	0	N/A
Non-publicly accessible UOS	3,566	2,157	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

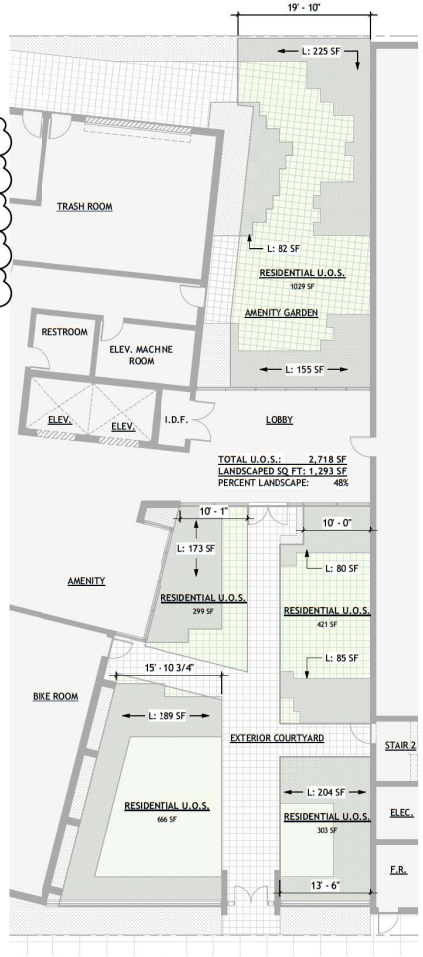
- NON - U.O.S
- PUBLICLY ACCESSIBLE U.O.S.
- RESIDENTIAL U.O.S.
- LANDSCAPED AREA



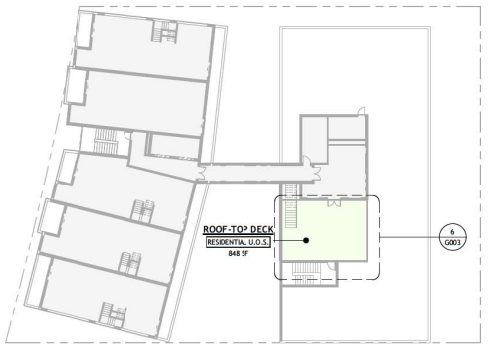
6 LEVEL 6 - ENLARGED ROOF-TOP DECK
1/8" = 1'-0"



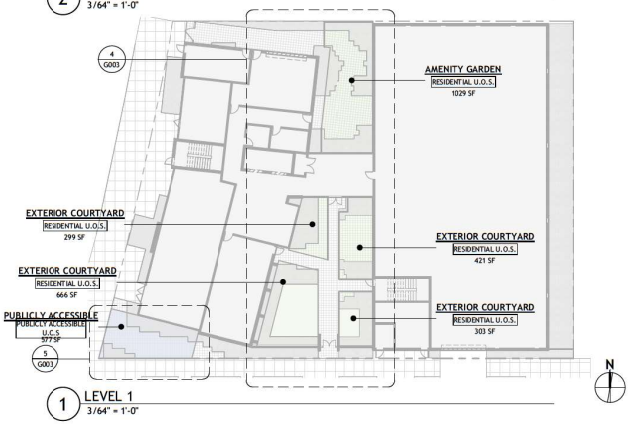
5 LEVEL 1 - ENLARGED COMMERCIAL PLAZA
1/8" = 1'-0"



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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BERKELEY, CA 94704

DRC REVIEW

△	DATE	ISSUE RECORD
	5.15.24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

OPEN SPACE CALCULATIONS

G003



2 STREET CONTEXT ELEVATION - PROPOSED
NOT TO SCALE



1 STREET CONTEXT ELEVATION - EXISTING
NOT TO SCALE

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2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FRIEDLEIN KAHN
No. C-[illegible]
09/23/2025
REVISED DATE
STATE OF CALIFORNIA

DRC REVIEW

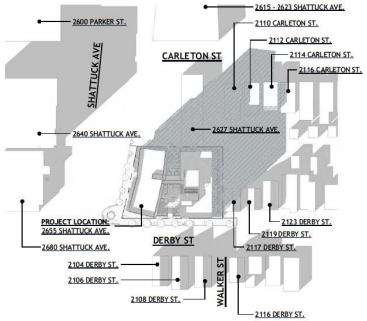
△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

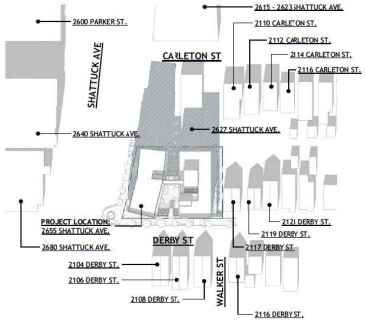
ISSUE DATE: 07/23/2024

STREET CONTEXT ELEVATIONS

G004



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



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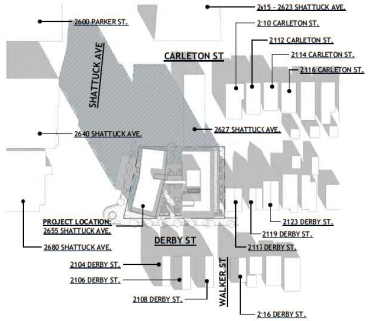
1" = 100'-0"



5 12/21 - 9:26 AM - COMBINED
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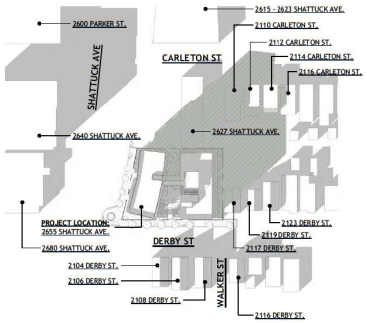

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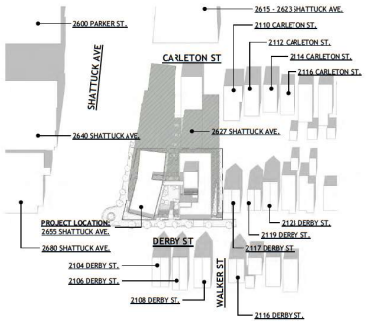

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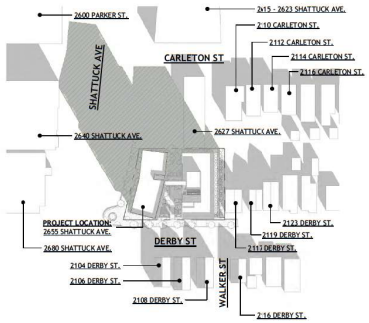
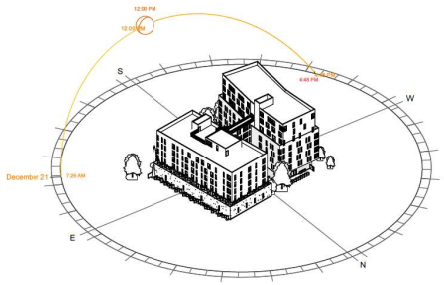
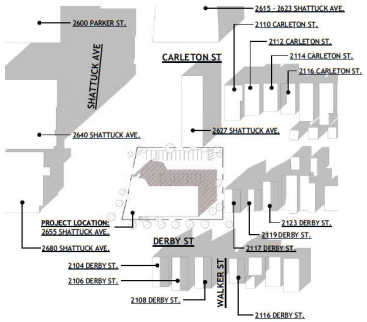


4 12/21 - 9:26 AM - PROPOSED
1" = 100'-0"



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



9 12/21 - 2:48 PM - EXISTING
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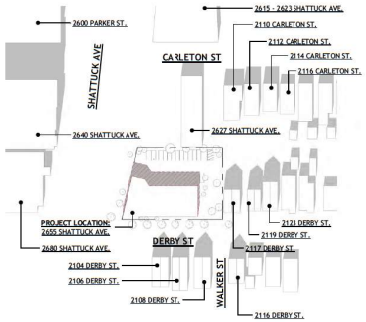

6 12/21 - 12:00 PM - EXISTING
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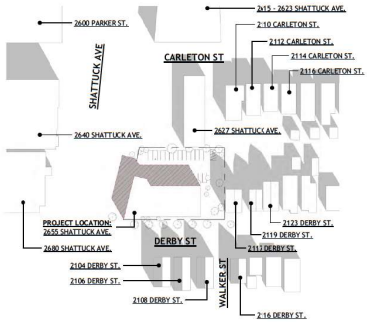

3 12/21 - 9:26 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

N

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BERKELEY, CA 94704

LICENSED ARCHITECT
No. C-
07/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

Δ	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

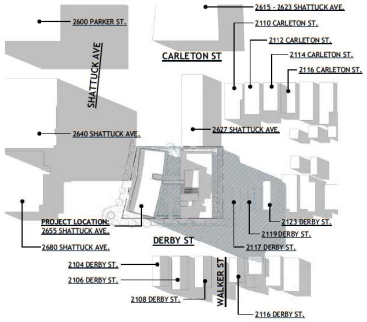
PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

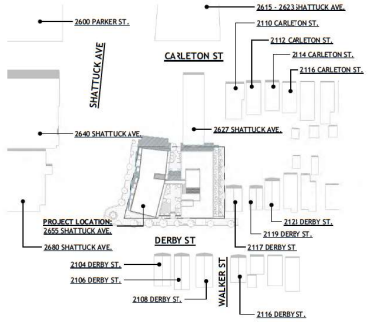
SHADOW STUDIES - DECEMBER, 21ST

G020

ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 649 of 893



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



9 06/21 - 12:00 PM - COMBINED
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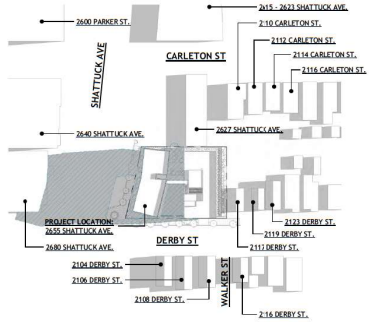

8 06/21 - 6:52 AM - COMBINED
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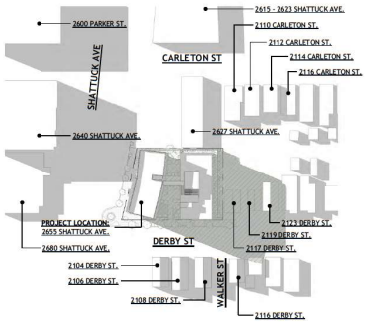

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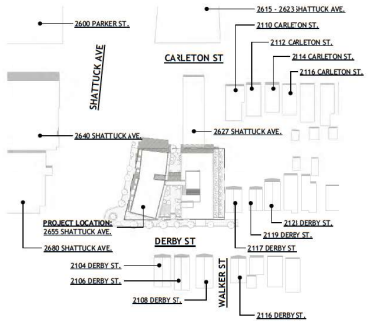

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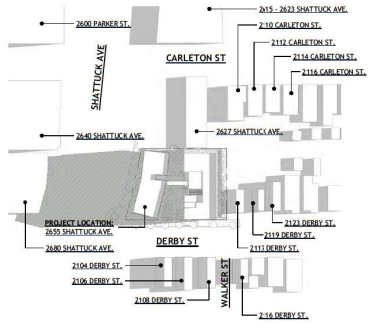

6 06/21 - 6:52 AM - PROPOSED
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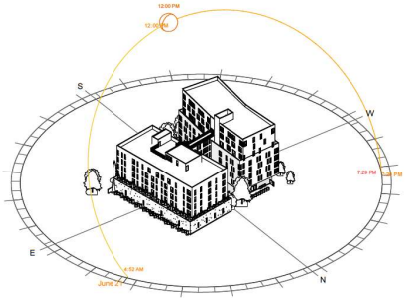
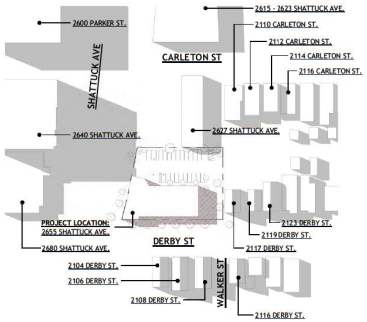


4 JUNE 21ST - SUN PATH
(SUNRISE - SUNSET)



3 06/21 - 5:30 PM - EXISTING
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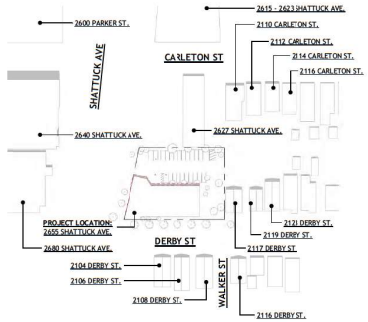

2 12/21 - 12:00 PM - EXISTING
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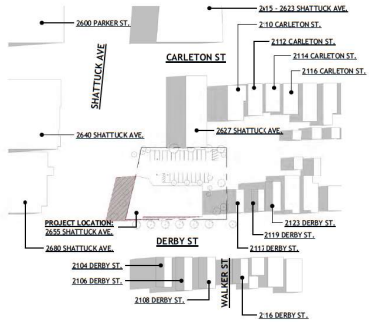

1 06/21 - 6:52 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

N

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2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
Roy Calvert
06/30/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

Δ	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

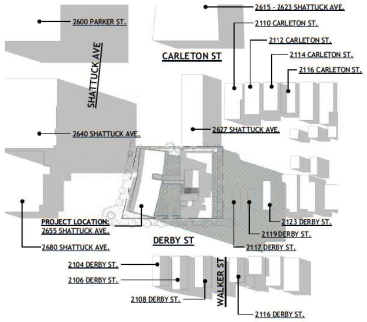
PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

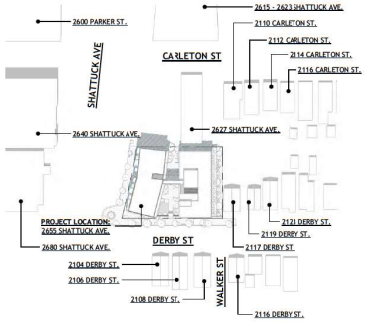
SHADOW STUDIES - JUNE 21ST

G021

ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 650 of 893



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



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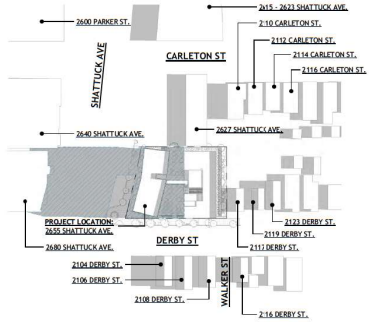
1" = 100'-0"



8 5/21 - 7:00 AM - COMBINED
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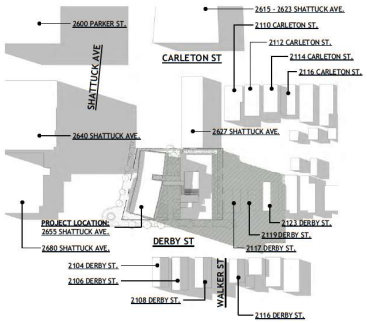
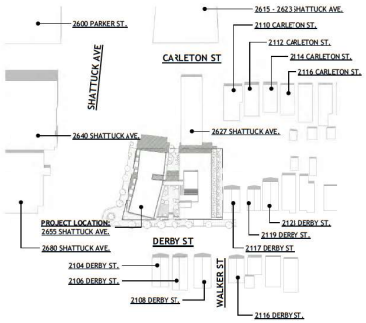


7 5/21 - 5:12 PM - PROPOSED
1" = 100'-0"



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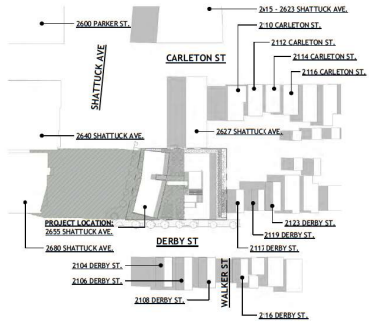

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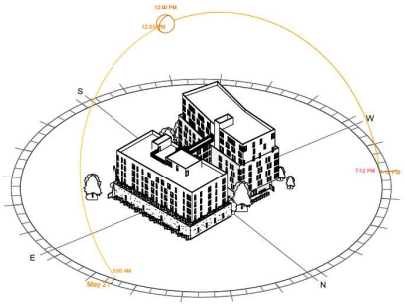
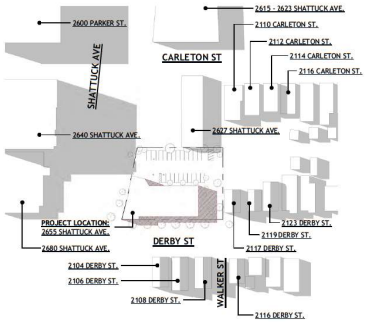
1" = 100'-0"



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



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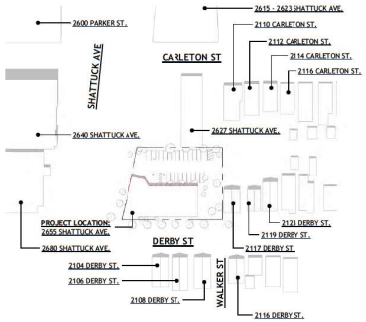

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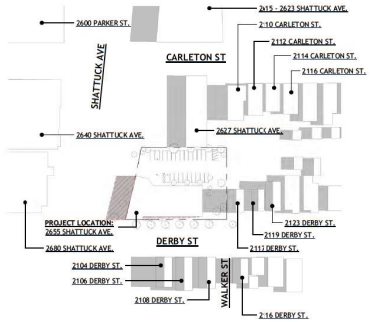

1 5/21 - 7:00 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

N

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BERKELEY, CA 94704

DRC REVIEW

△	DATE	ISSUE RECORD
	5.15.24	SB330 APPLICATION

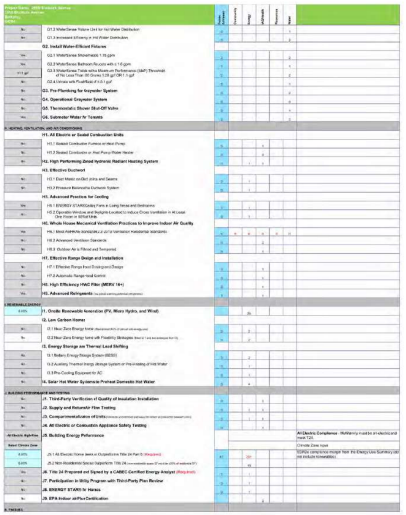
PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

SHADOW STUDIES - MAY 21ST

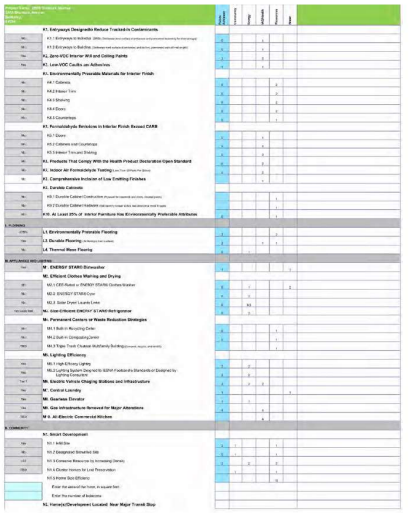
G022

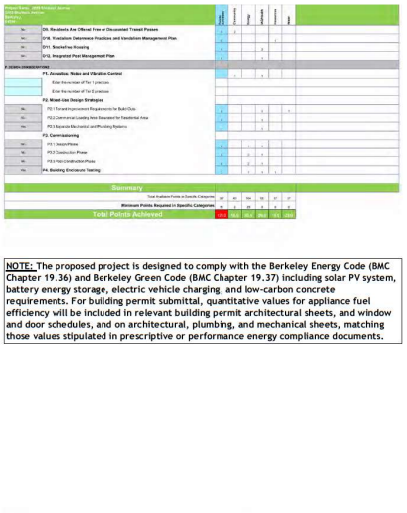












NOTE: The proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37) including solar PV system, battery energy storage, electric vehicle charging, and low-carbon concrete requirements. For building permit submittal, quantitative 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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510.841.3555 | studiokda.com

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704



DRC REVIEW

Δ	DATE	ISSUE RECORD
	5.15/24	SB30 APPLICATION

PROJECT NO: KDN01

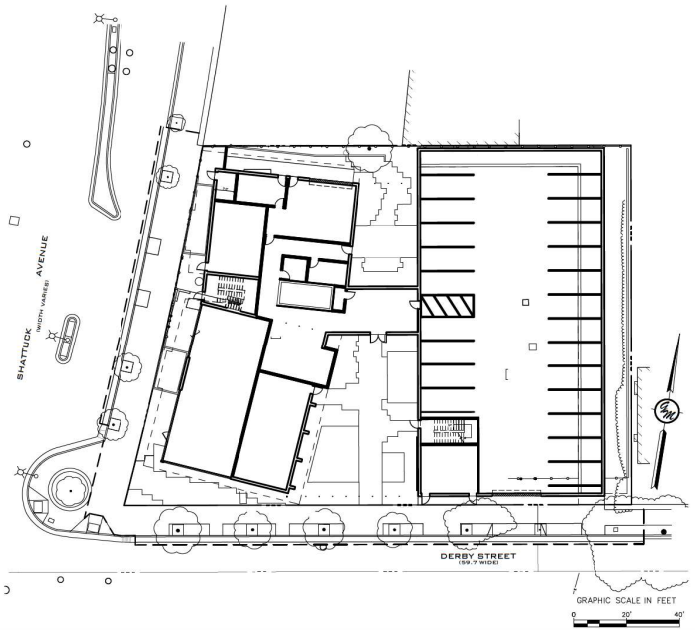
ISSUE DATE: 07/23/2024

GREEN POINT HOME CHECKLIST

G030

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY OR SHOWN ON THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THE OFFICE WHO PREPARED THEM 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 THE ARCHITECT AND/OR ENGINEER OF RECORD. ALL DIMENSIONS ON THESE DRAWINGS 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 RESILIENT SEALS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.

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°E'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:

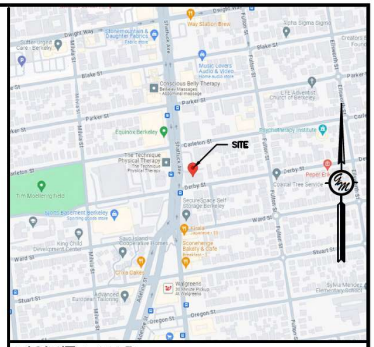
AS OF THE DATE OF THIS SURVEY A CURRENT TITE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR FOR EXAMINATION. THEREFORE, THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES ON OR APPURTENANT TO THE SURVEYED PROPERTY THAT EXIST OF RECORD BUT ARE NOT DELINEATED HEREON.

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 KOKON
S.H. KAY, LLC
1442 WAINUT 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
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Land Surveyors • Planners
3111 Castro Valley Blvd., Ste.200, Castro Valley, California, 94546
Tel 510-581-2772 Fax 510-581-6870 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER
JEFFERY MOORE
No. 16161
CIVIL
STATE OF CALIFORNIA

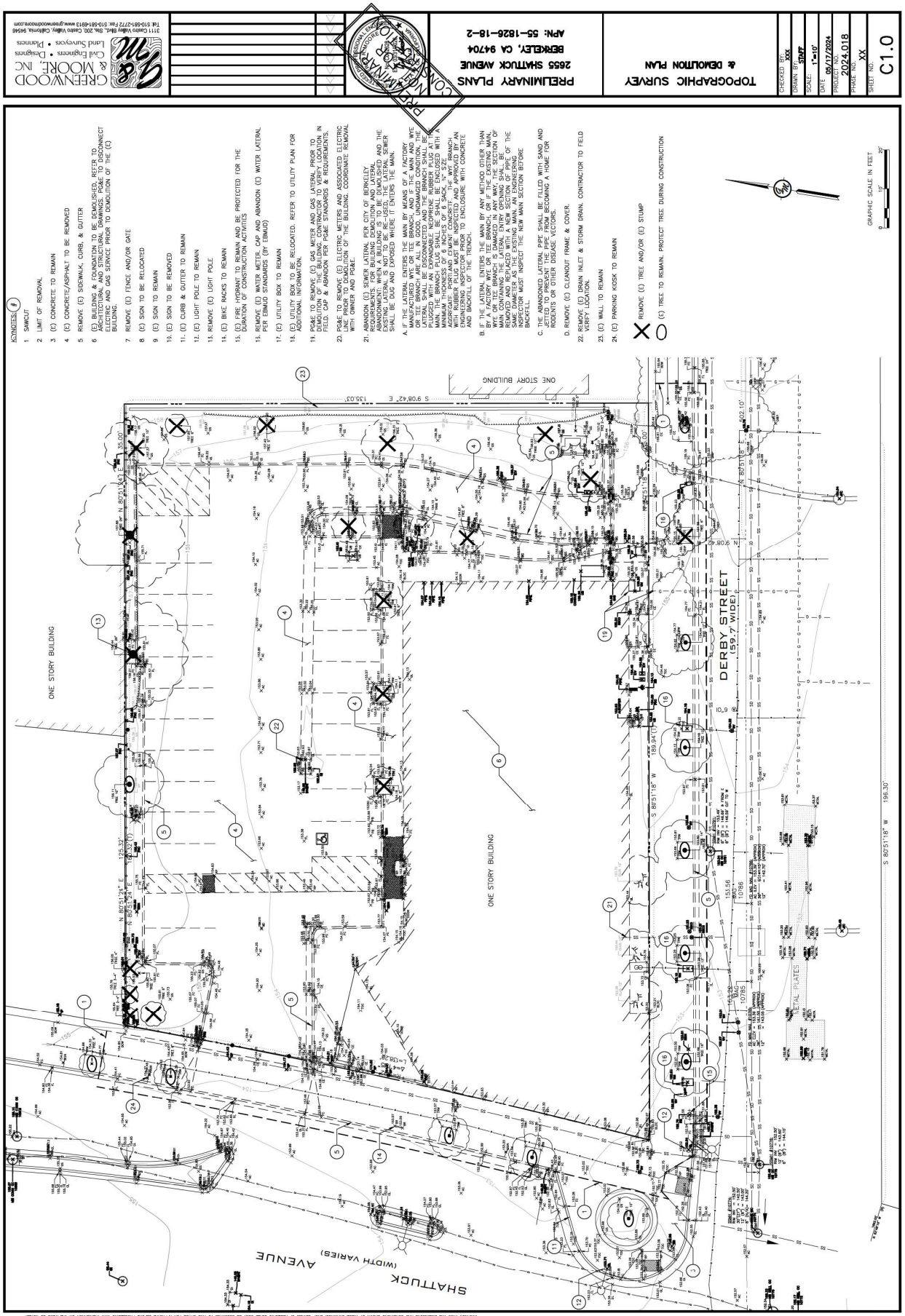
PRELIMINARY NOT FOR CONSTRUCTION

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

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 SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ASSEMBLY FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE JOB. THIS OFFICE MUST BE NOTIFIED TO NOTE



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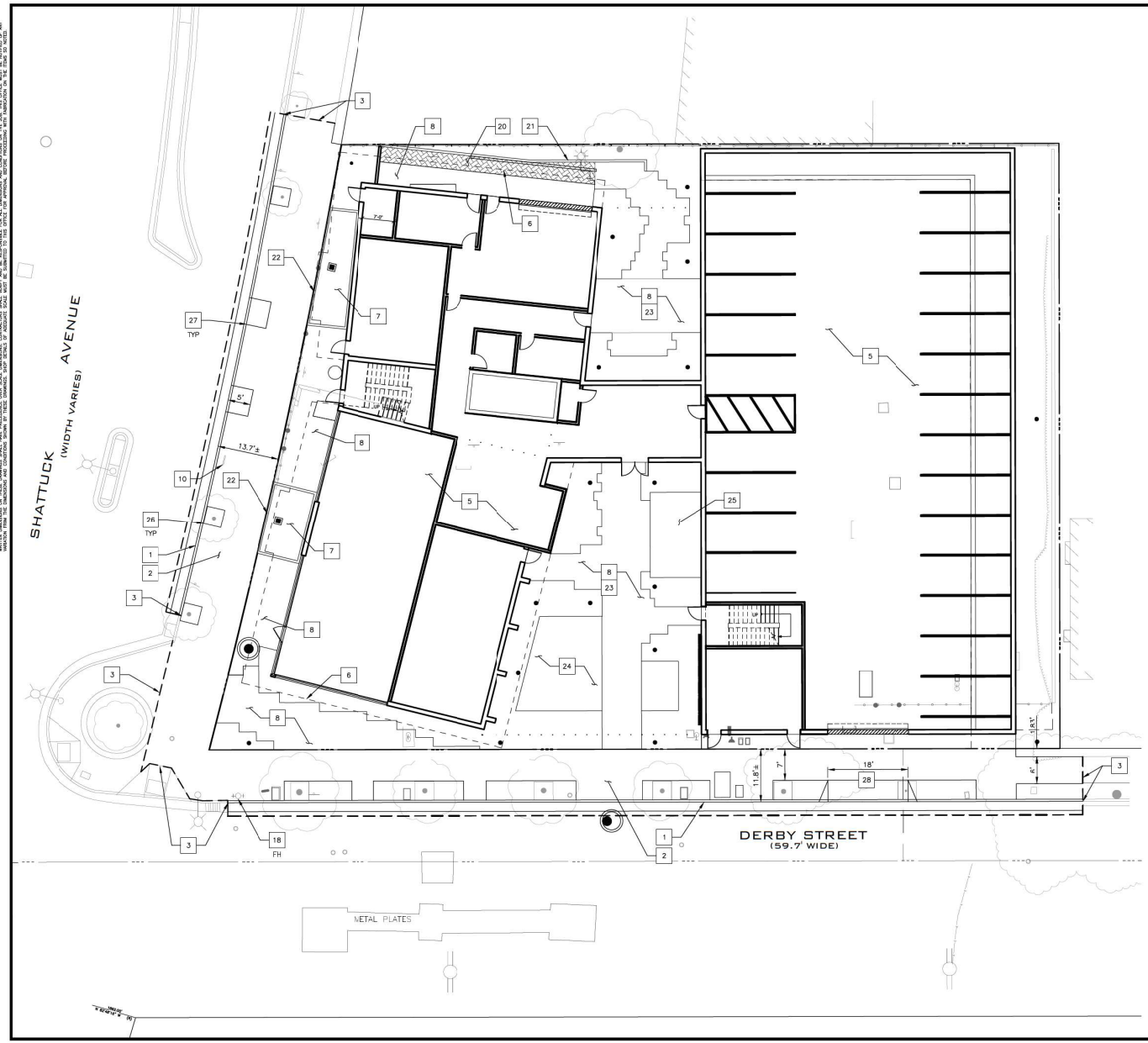

KEYNOTES #

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

PRELIMINARY NOT FOR CONSTRUCTION

GREENWOOD & MOORE, INC
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Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-881-2772 Fax: 510-881-6913 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER
NEIL R. MOORE
No. C 26628
Exp. 03/31/2026
CALIFORNIA

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

GREENWOOD & MOORE, INC
Civil Engineers • Planners
Land Surveyors • Planners
3111 Cherry Blvd., Ste. 200, Chico Valley, California, 96546
Tel: 510-581-2772 Fax: 510-581-4913 www.greenwoodmoore.com

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

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. APPROPRIATE 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 WITH A BUILDING TO BE DEMOLISHED, REMOVE LATERAL AT THE MAIN. A NEW LATERAL TO THE REMOVAL 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 IN GOOD CONDITION AS DETERMINED BY THE CITY, AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH A COUPLING AND A SCORED PLUG MADE OF THE SAME MATERIAL AND THICKNESS OF 6 INCHES OF 6 SACK, ½" SIZE AGGREGATE, PORTLAND CEMENT CONCRETE. THE WYE BRANCH SHALL BE CLEANED PRIOR TO INSTALLATION OF THE PLUG. THE PLUG SHALL BE PLACED IN THE 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 NOT IN GOOD CONDITION AS DETERMINED BY THE CITY, OR CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE REMOVED MAIN AND WITH A FACTORY WYE BRANCH. INSPECTION 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.
3. REMOVE (E) CLEANOUT FRAME & COVER.
4. SEWER TO BUILDING. VERIFY LOCATION, SIZE AND ELEVATION WITH PLUMBING PLANS
5. 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' FROM FINISHED GRADE AND LOCATED WITHIN 100 FEET FROM APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM FIRE APPARATUS SHALL HAVE UNOBSTRUCTED ACCESS TO THE BUILDINGS FOR OTHER APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM
   7.2. THE FDC SUPPLYING WATER TO THE STANDPIPE SYSTEM MUST HAVE A MINIMUM OF TWO 2½ INCH HOSE CONNECTIONS 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

GRAPHIC SCALE IN FEET
0 10' 20'

ONE STORY BUILDING
ONE STORY BUILDING
ONE STORY BUILDING
DERBY STREET (59.7' WIDE)
SHATTUCK AVENUE (WIDTH VARIES)
METAL PLATES

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DELIVERED 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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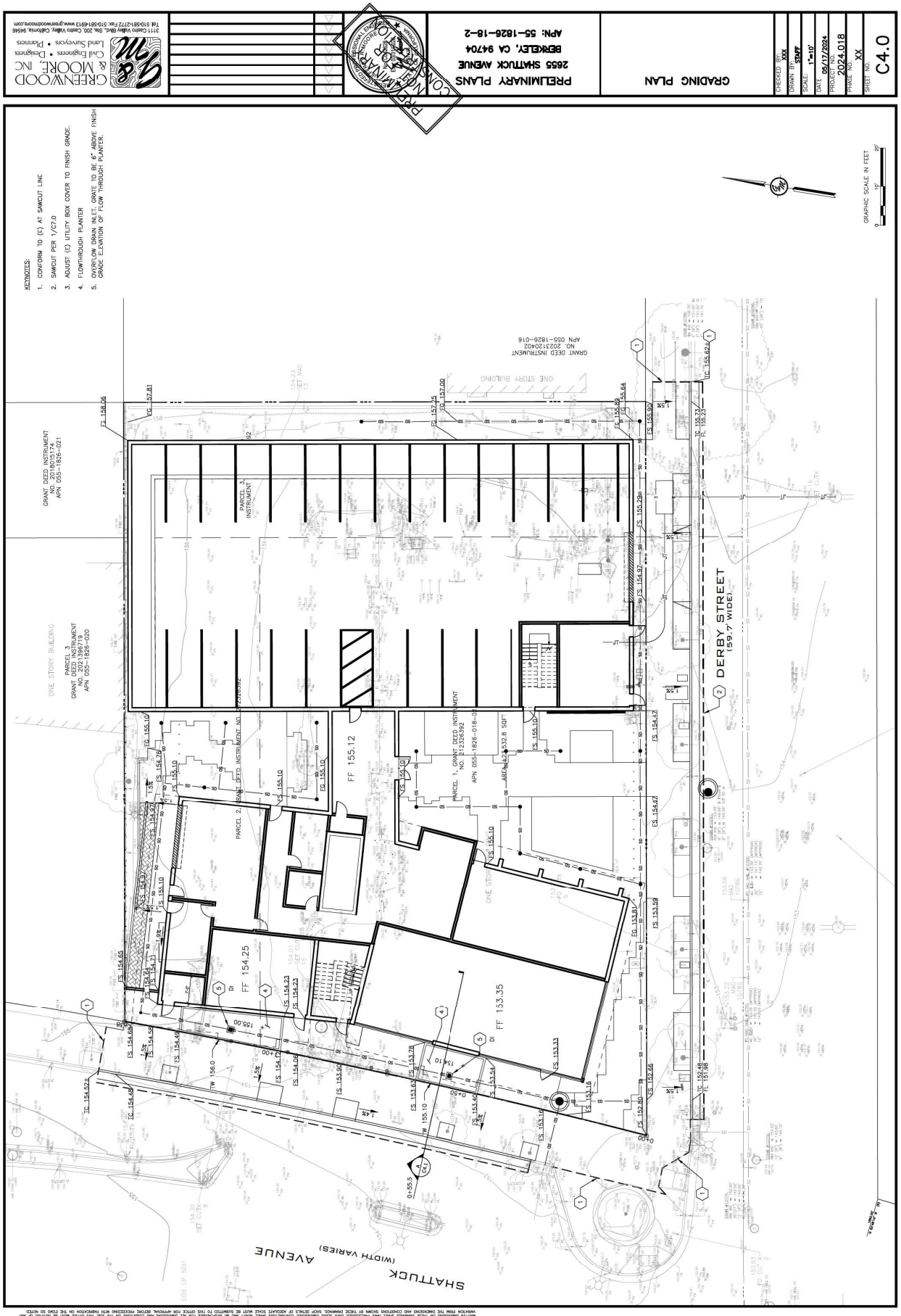

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1826-18-2
GRADING PLAN
CHECKED BY: XXX
DRAWN BY: STAFF
SCALE: 1"=10'
DATE: 05/17/2024
PROJECT NO. 2024.018
PHASE NO. XX
SHEET NO. C4.0
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
GRANT DEED INSTRUMENT NO. 2021201402 APN 055-1826-016
GRANT DEED INSTRUMENT NO. 2018015174 APN 055-1826-021
PARCEL 3 GRANT DEED INSTRUMENT NO. 2021396719 APN 055-1826-020
PARCEL 3 INSTRUMENT
PARCEL 2, GRANT DEED INSTRUMENT NO. 212326392
PARCEL 1, GRANT DEED INSTRUMENT NO. 212326392 APN 055-1826-018-01
ONE STORY BUILDING
FF 155.12
FF 154.25
FF 153.35
DERBY STREET (59.7' WIDE)
SHATTUCK AVENUE (WIDTH VARIES)

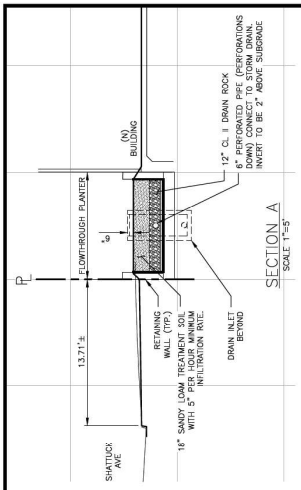
GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Cabrillo Valley Blvd., Ste. 200, Cabrillo Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

PRELIMINARY NOT FOR CONSTRUCTION

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

SECTIONS

CHECKED BY: XXX
DRAWN BY: STAFF
SCALE: AS SHOWN
DATE: 09/17/2024
PROJECT NO.: 2024.018
PHASE NO.: XX
SHEET NO.: C4.1



SECTION A
SCALE 1"=5'

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GREENWOOD & MOORE, INC
Civil Engineers • Planners
Land Surveyors • Planners
3111 Camino Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-8913 www.greenwoodmoore.com

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: 09/17/2024
PROJECT NO: 2024.018
PHASE NO: XX
SHEET NO: C5.0

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

GRAPHIC SCALE IN FEET
0 10' 20'

DERBY STREET
(59.7' WIDE)

SHATTUCK AVENUE
(WIDTH VARIES)

ONE STORY BUILDING

DMA 1
DMA 2
DMA 3
DMA 4
DMA 5
TCM-1
TCM-2

	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 2:1)
DMA 3	SRA	1,438	0	898	1.6
DMA 4	SRA	660	175	837	0.7

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 SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THIS JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ACCESSORY MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.

SE
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
IS OF SOILS.
MPOST PERFORMED IN
G ASSURANCE (STA) STANDARDS,

F MIXED BIORETENTION SOIL
PERFORMED IN ACCORDANCE WITH
OF COMPOST AND COMPOSTING
IN ORGANIC MATTER METHOD.
THE COMPOST COMPONENT IN
NDARD TEST METHOD FOR

AND METHODS USED TO MIX THE
BIORETENTION SOIL.
ON ABOUT THE TESTING
(S), ADDRESS(ES), PHONE
ND 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.

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

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

D AND INCLUDE ONE OF THE
GRASS CLIPPINGS, FOOD SCRAPS

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

IR
F BVS/
/DAY
GREES C) F.

RES IS SUFFICIENT TO INDICATE

TROL

TAILING NUTRIENT CONTENT

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

PASSING (BY WEIGHT)
MAX.
100
100
90
10

AND 1100 DRY LBS/CUBIC

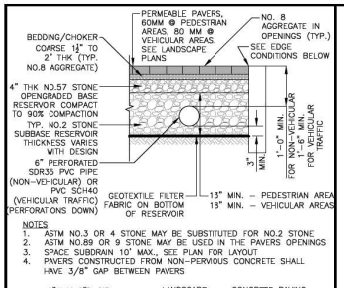
4 30%-55% OF DRY SOLIDS,
F FREE OF INERT INGREDIENTS,
% BY WEIGH OR VOLUME.
ROVIDE PROOF OF PROCESS TO
R EXAMPLE, TURNED WINDROWS
AT LEAST 5 TURNINGS DURING

MPN/4 GRAMS OF TS, OR

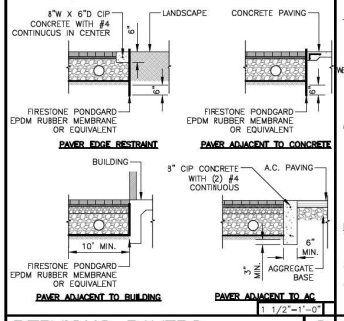
ERCURY, E.C.) PRODUCT MUST

PLIER WILL TEST ALL COMPOST
OR TO APPLICATION. SAMPLES
LECTION PROCESS PROTOCOL.
E OBTAINED FROM THE U.S.
ORIAL HIGHWAY, SUITE 275,
31,
: SHALL BE SENT TO AN
THE COMPOST SUPPLIER

NOTES 9

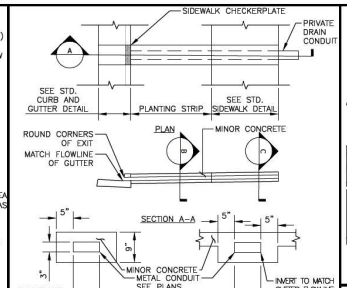


NOTES
1. ASTM NO.3 OR 4 STONE MAY BE SUBSTITUTED FOR NO.2 STONE
2. ASTM NO.89 OR 9 STONE MAY BE USED IN THE PAVERS OPENINGS
3. SPACE SUBDRAIN 10' MAX., SEE PLAN FOR LAYOUT
4. PAVERS CONSTRUCTED FROM NON-PERVIOUS CONCRETE SHALL HAVE 3/8" GAP BETWEEN PAVERS



1 1/2"=1'-0"

PERVIOUS PAVERS 8

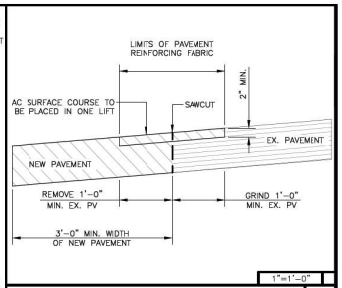


SIDEWALK UNDERDRAIN CHECKERPLATE SHALL BE GALVANIZED STEEL WITH AN EMBOSSED NONSKID PATTERN

SIDEWALK CHECKERPLATE DETAIL

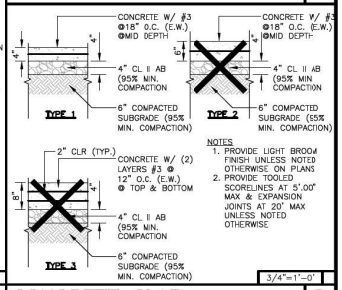
NOTES:
1. WHERE SIDEWALK UNDERDRAINS ARE INSTALLED AT LOCATIONS WHERE CURB, GUTTER, AND SIDEWALK IS EXISTING, REMOVE 24" OF CURB AND SIDEWALK SHALL BE SAWCUT AND REMOVED BETWEEN SCORELINES.
2. MULTIPLE PARALLEL SIDEWALK UNDERDRAINS SHALL HAVE 4" CLEAR BETWEEN EDGE OF PIPES.
3. FOR ADDITIONAL REQUIREMENTS,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

SIDEWALK DRAIN CONDUIT 5



1"=1'-0"

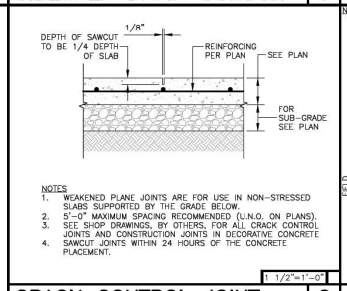
SAWCUT 1



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"

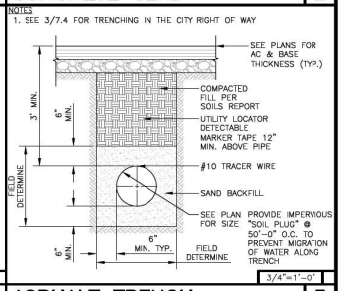
CONCRETE SLAB 2



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"

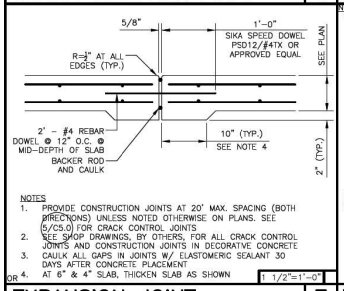
CRACK CONTROL JOINT 6



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

3/4"=1'-0"

ASPHALT TRENCH 3

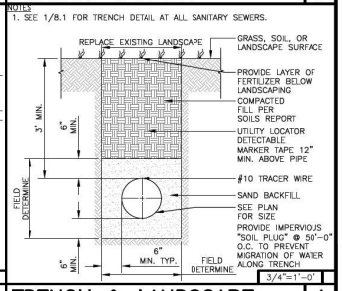


NOTES
1. PROVIDE CONSTRUCTION JOINTS AT 20' MAX. SPACING (BOTH DIRECTIONS) UNLESS NOTED OTHERWISE ON PLANS. SEE (5/C5.0) FOR CRACK CONTROL JOINTS
2. SEE SHOP DRAWINGS, BY OTHERS, FOR ALL CRACK CONTROL JOINTS AND CONSTRUCTION JOINTS IN DECORATIVE CONCRETE
3. CAULK ALL GAPS IN JOINTS W/ ELASTOMERIC SEALANT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

OR

1 1/2"=1'-0"

EXPANSION JOINT 7



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

3/4"=1'-0"

TRENCH & LANDSCAPE 4

GREENWOOD & MOORE INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Collins Valley Blvd., Ste.200, Cedro Valley, California, 94546
TEL 510.582.7727 FAX 510.582.6814 www.greenwoodmoore.com

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

PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1825-18-2

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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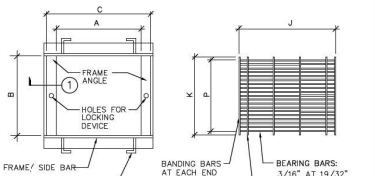
Central Precast

Title: "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	FRAMES B IN	FRAMES C IN	FRAMES BEARING ANGLE IN	FRAMES SIDE BAR IN	GRATE J IN	GRATE K IN	GRATE P IN	GRATE BEARING BARS IN	GRATE BAND BAR IN	GRATE # BARS
CP1212 S H	12–1/8	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	18–1/8	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	18–1/8	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	24–1/8	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 :

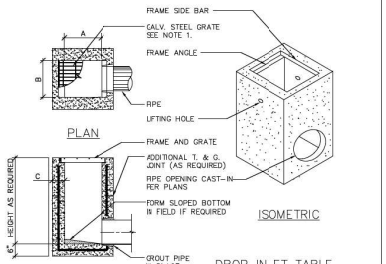
1. FRAME AND GRATES ARE HOT–DIPPED GALVANIZED AFTER FABRICATION PER ASTM SPEC A–123.
2. FOR OPTIONAL GRATE LOCKING DEVICE SEE DWG. NO. LOCK, PAGE 1–7.
3. DETAIL–1 SEE PAGES 1–8, 1–9.

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. "D–50" PAGE 1–8 AND "D–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 IN ET TABLE

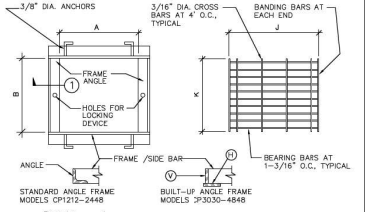
MODEL No.	OPT. MODEL NAME	A N	A MM	B IN	B MM	C IN	C MM
CP1212	EK	12	300	12	300	4	100
CP1818	CK	18	450	18	450	5	125
CP1824	1K*	18	450	24	600	5	125
CP2424	2K	24	600	24	600	5	125
CP2430	3K	24	600	30	750	5	125
CP3030	5K	30	750	30	750	6	150
CP2436	1L	24	600	36	900	6	150
CP3636	1M	36	900	36	900	6	150
CP2448	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.	OPT. MODEL NAME	FRAMES A IN	FRAMES B IN	FRAMES FRAME ANGLE IN	FRAMES SIDE BAR IN	FRAMES WEIGHT LBS.	GRATES J IN	GRATES K IN	GRATES BEARING BARS IN	GRATES BANDING BARS IN	GRATES 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	1–1/4x1/4	7	20–5/8	18–1/8	1X3/16	3/4x1/16	20
CP1824	1K*	18–5/16	24–3/8	1–1/2x1–1/2x3/16	1–1/2X3/4	7	20–5/8	24–1/8	1X3/16	3/4x1/16	20
CP2424	2K	24–3/8	24–3/8			20	26–11/16	24–1/8	1X3/16X3/16	3/4x1/16	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	3–1/4x1–3/4X3/16	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	3–1/4x1–3/4X3/16	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	48	50–11/16	48	1–3/4X3/16	1–1/2x1/16	227

NOTES :

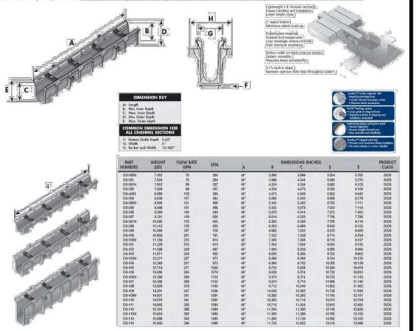
1. FRAMES AND GRATES ARE HOT–DIPPED GALVANIZED AFTER FABRICATION PER ASTM. SPEC. A–123.
2. FOR OPTIONAL GRATE LOCKING DEVICE SEE DWG. NO. LOCK, PAGE 1–7.

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 8 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 192 feet. By incorporating central collection through the use of this catch basin assembly, the Dura Slope™ trench drain system can be extended to lengths up to 206 feet. Dura Slope™ channels are designed with the pre-installed ProFit™ locking system, which maintains structural integrity during installation and locking devices for the grating. LevelLoc™ integral re-bar supports are located at 24" intervals along each side of the channel and contain an internal protruding knob designed to grip #3 or #4 re-bar (½" to ⅝"). The 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.



PART NUMBERS	WEIGHT LBS	FLOW RATE GPM	FPM	DIMENSION INCHES A	B	I	J	PRODUCT CLASS
06-005	7.42	75	39	47"	3.88	5.84	5.54	325
06-015	7.54	76	39	47"	3.88	6.04	5.80	325
06-025	7.66	77	40	47"	3.88	6.24	6.06	325
06-035	7.82	78	40	47"	4.04	6.75	6.58	325
06-045	8.09	100	52	47"	4.03	5.95	6.80	325
06-055	8.20	101	52	47"	4.03	6.15	6.06	325
06-065	8.32	101	52	47"	4.03	6.35	6.32	325
06-075	8.48	101	52	47"	4.03	6.55	7.09	325
06-085	8.59	101	52	47"	4.03	6.75	7.35	325
06-095	8.71	101	52	47"	4.03	6.95	7.61	325
06-105	8.82	149	80	47"	4.03	7.15	7.88	325
06-115	9.09	150	80	47"	4.03	7.35	8.14	325
06-125	9.21	150	80	47"	4.03	7.55	8.40	325
06-135	9.33	150	80	47"	4.03	7.75	8.66	325
06-145	9.44	150	80	47"	4.03	7.95	8.93	325
06-155	9.56	150	80	47"	4.03	8.15	9.19	325
06-165	9.68	150	80	47"	4.03	8.35	9.45	325
06-175	9.79	150	80	47"	4.03	8.55	9.71	325
06-185	9.91	150	80	47"	4.03	8.75	9.97	325
06-195	10.03	150	80	47"	4.03	8.95	10.24	325
06-205	10.14	150	80	47"	4.03	9.15	10.50	325
06-215	10.26	150	80	47"	4.03	9.35	10.76	325
06-225	10.38	150	80	47"	4.03	9.55	11.02	325
06-235	10.49	150	80	47"	4.03	9.75	11.28	325
06-245	10.61	150	80	47"	4.03	9.95	11.55	325
06-255	10.73	150	80	47"	4.03	10.15	11.81	325
06-265	10.84	150	80	47"	4.03	10.35	12.07	325
06-275	10.96	150	80	47"	4.03	10.55	12.33	325
06-285	11.08	150	80	47"	4.03	10.75	12.59	325
06-295	11.19	150	80	47"	4.03	10.95	12.86	325
06-305	11.31	150	80	47"	4.03	11.15	13.12	325
06-315	11.43	150	80	47"	4.03	11.35	13.38	325
06-325	11.54	150	80	47"	4.03	11.55	13.64	325

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 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-104 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
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" 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" x 2½" Use to secure grates in applications that utilize DS-200 DI Frame.	Steel
DS-200	Dura Slope Ductile Iron Frame Use with Dura Slope Grate (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: 510-537-2777 Fax: 510-537-4870 www.greenwoodmoore.com

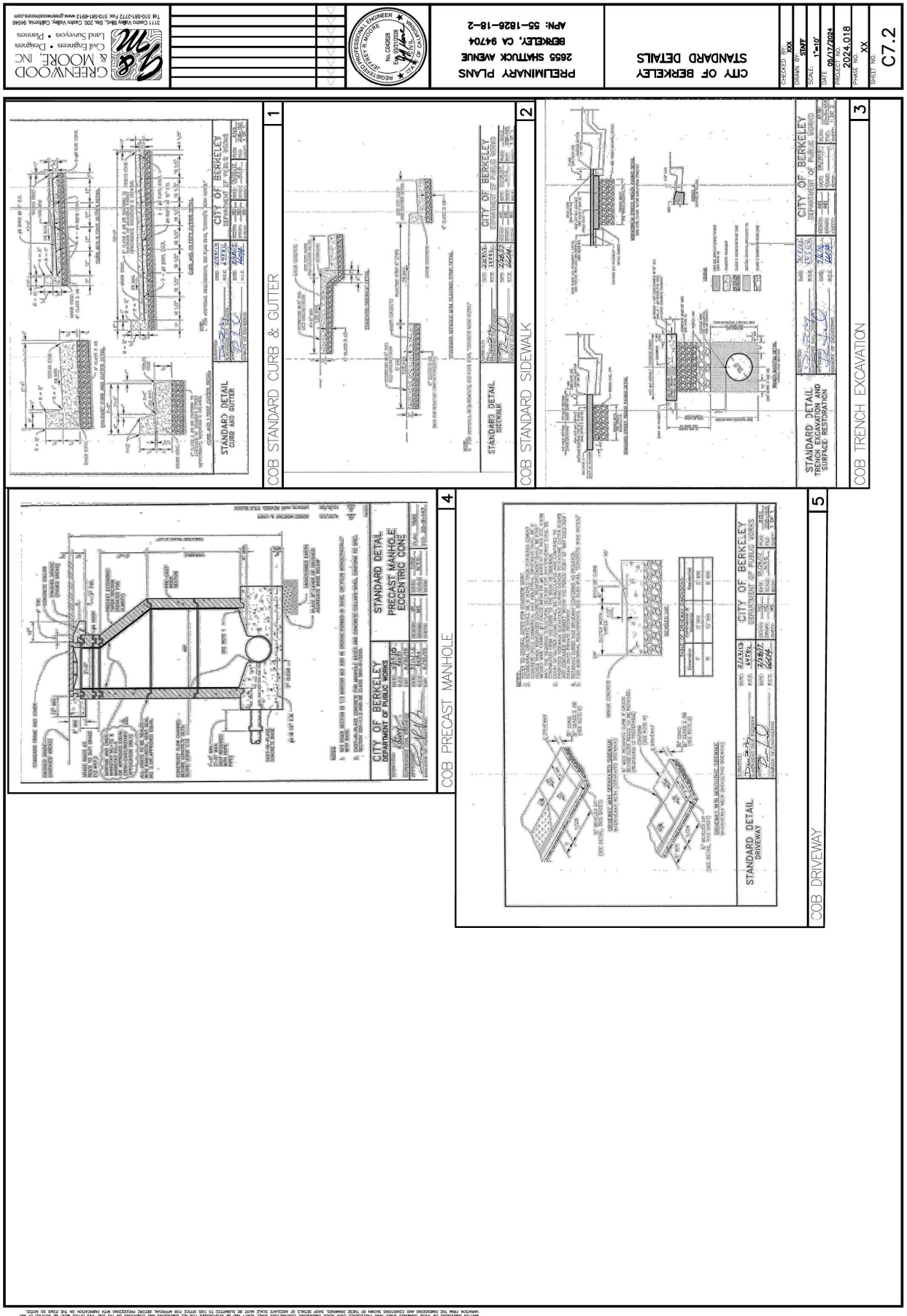
REGISTERED PROFESSIONAL ENGINEER JEFFREY R. MOORE No. C042628 Exp. 03/31/2026 CIVIL STATE OF CALIFORNIA

PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55–1828–18–2

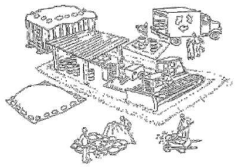
DRAINAGE DETAILS

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

ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 662 of 893


GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com
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
1
STANDARD DETAIL
CURB AND GUTTER
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
COB STANDARD CURB & GUTTER
2
STANDARD DETAIL
SIDEWALK
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
COB STANDARD SIDEWALK
3
STANDARD DETAIL
TRENCH EXCAVATION AND SURFACE RESTORATION
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
COB TRENCH EXCAVATION
4
STANDARD DETAIL
PRECAST MANHOLE
ECCENTRIC CONE
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
COB PRECAST MANHOLE
5
STANDARD DETAIL
DRIVEWAY
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
COB DRIVEWAY

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 approprate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

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

Construction Entrances and Perimeter

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

Vehicle and equipment maintenance & cleaning

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



Earthwork & contaminated soils

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



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

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

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THE OFFICE WHO CREATED, DEVISED AND DEVELOPED FOR USE IN AND IN CONNECTION WITH THE SPECIFIED PROJECT. NO OTHER USE, INCLUDING REPRODUCTION OR DISCLOSURE, WHETHER IN WHOLE OR IN PART, IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE OFFICE AND ANY RIGHTS THEREIN OTHERWISE ARISING UNDER LAW ARE RESERVED BY THE OFFICE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE PROOF OF ANY SUCH UNAUTHORIZED USE. ANY IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING NOT COVERED BY A WRITTEN AGREEMENT WITH THE OFFICE FOR THE SPECIFIED PROJECT ARE NOT TO BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER. 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 REBUILT COILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OF THE ITEMS SO NOTED.

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Tel: 510-537-2777 Fax: 510-537-4870 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
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 FERSON 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:

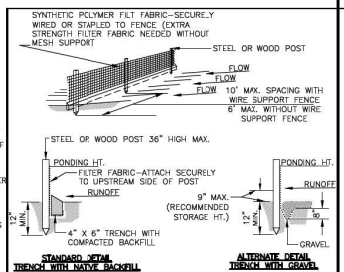
GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

25. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT 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

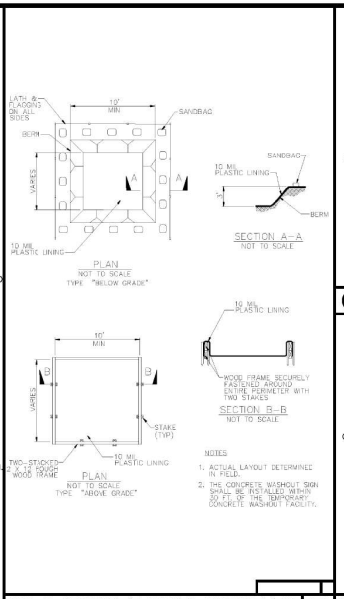
27. AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE 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 OR 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

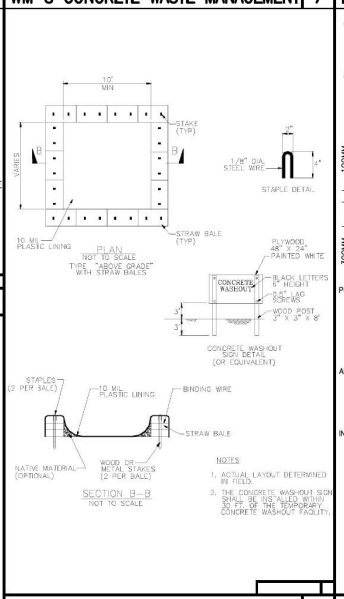


1/2"=1'-0"

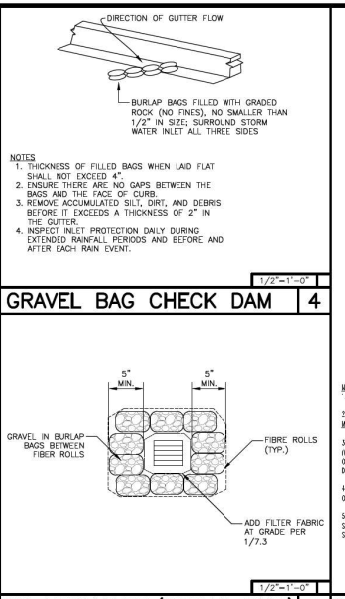
SILT FENCE | 9



WM–8 CONCRETE WASTE MANAGEMENT | 7



CONCRETE WASTE MANAGEMENT WM–8 | 8

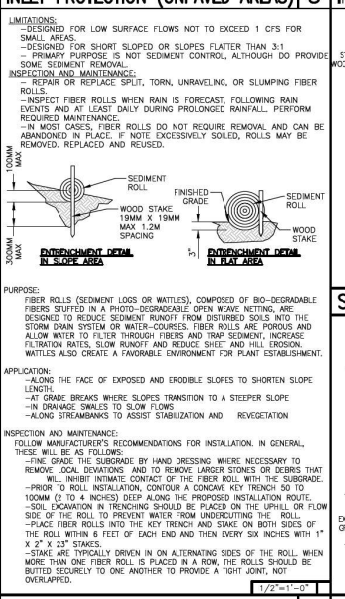


1/2"=1'-0"

GRAVEL BAG CHECK DAM | 4

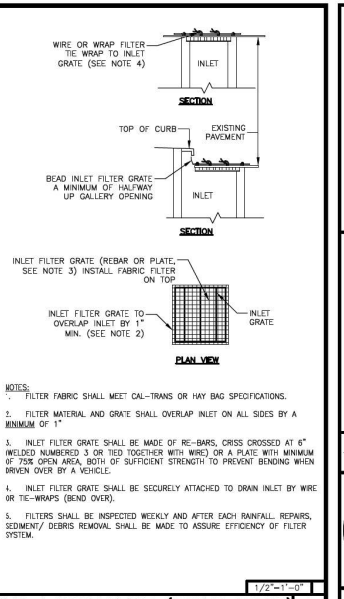
1/2"=1'-0"

INLET PROTECTION (UNPAVED AREAS) | 5



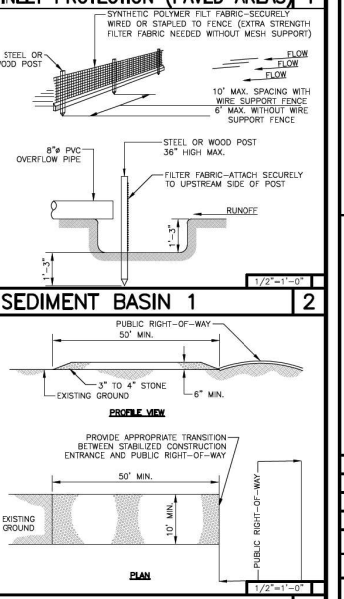
1/2"=1'-0"

STRAW WATTLE | 6



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 Castro Valley Blvd., Ste.200 Castro Valley, California, 94546
Tel: 510-581-2777 Fax: 510-581-6813 www.greenwoodmoore.com

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

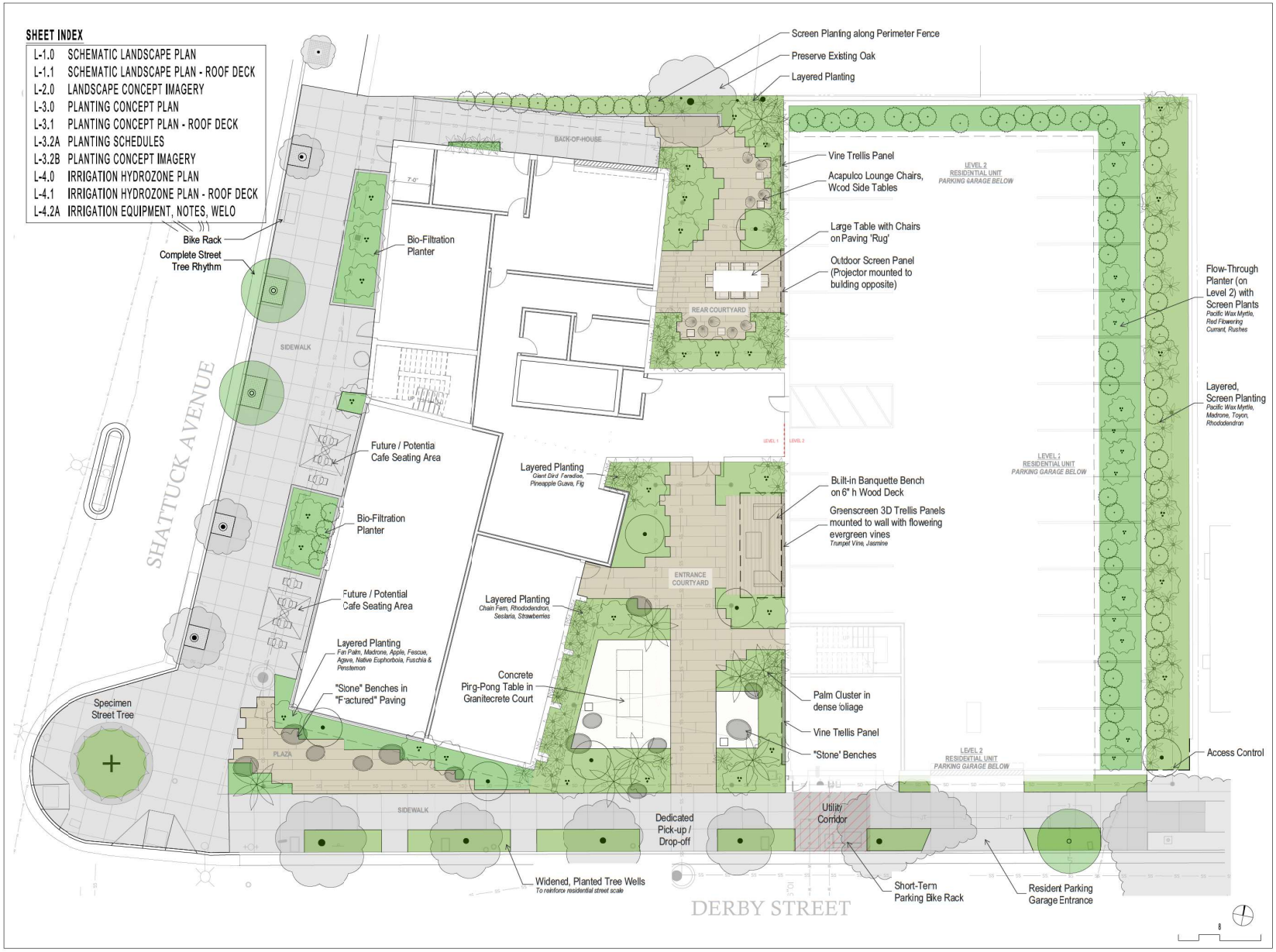
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55–1826–18–2

EROSION CONTROL DETAILS

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

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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LANDSCAPE PLANS
2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 05-15-24
REVISIONS

No.	Description	Date

SCHEMATIC LANDSCAPE PLAN

L-1.0

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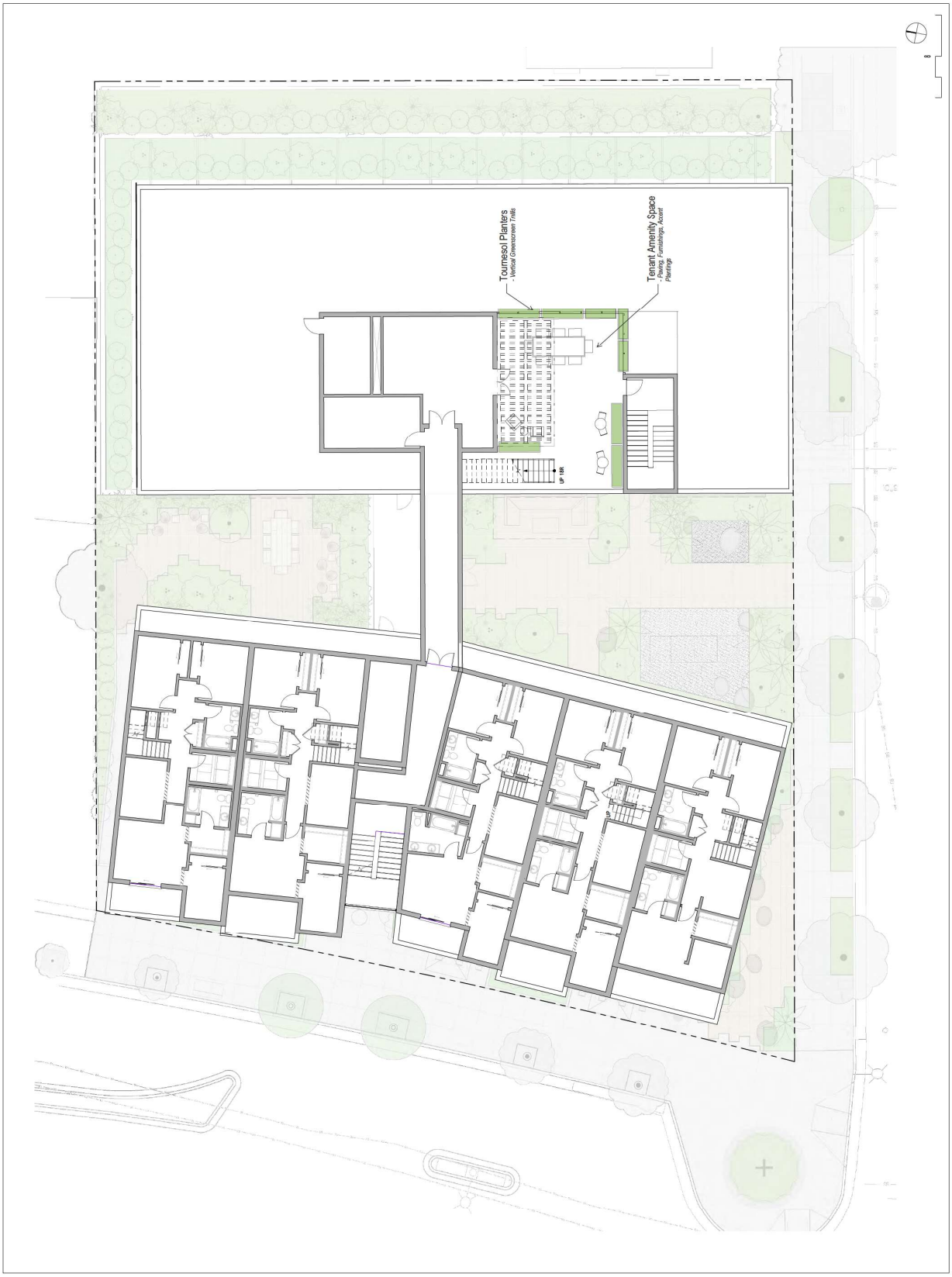
SCHEMATIC
LANDSCAPE PLAN - ROOF DECK

L-1.1



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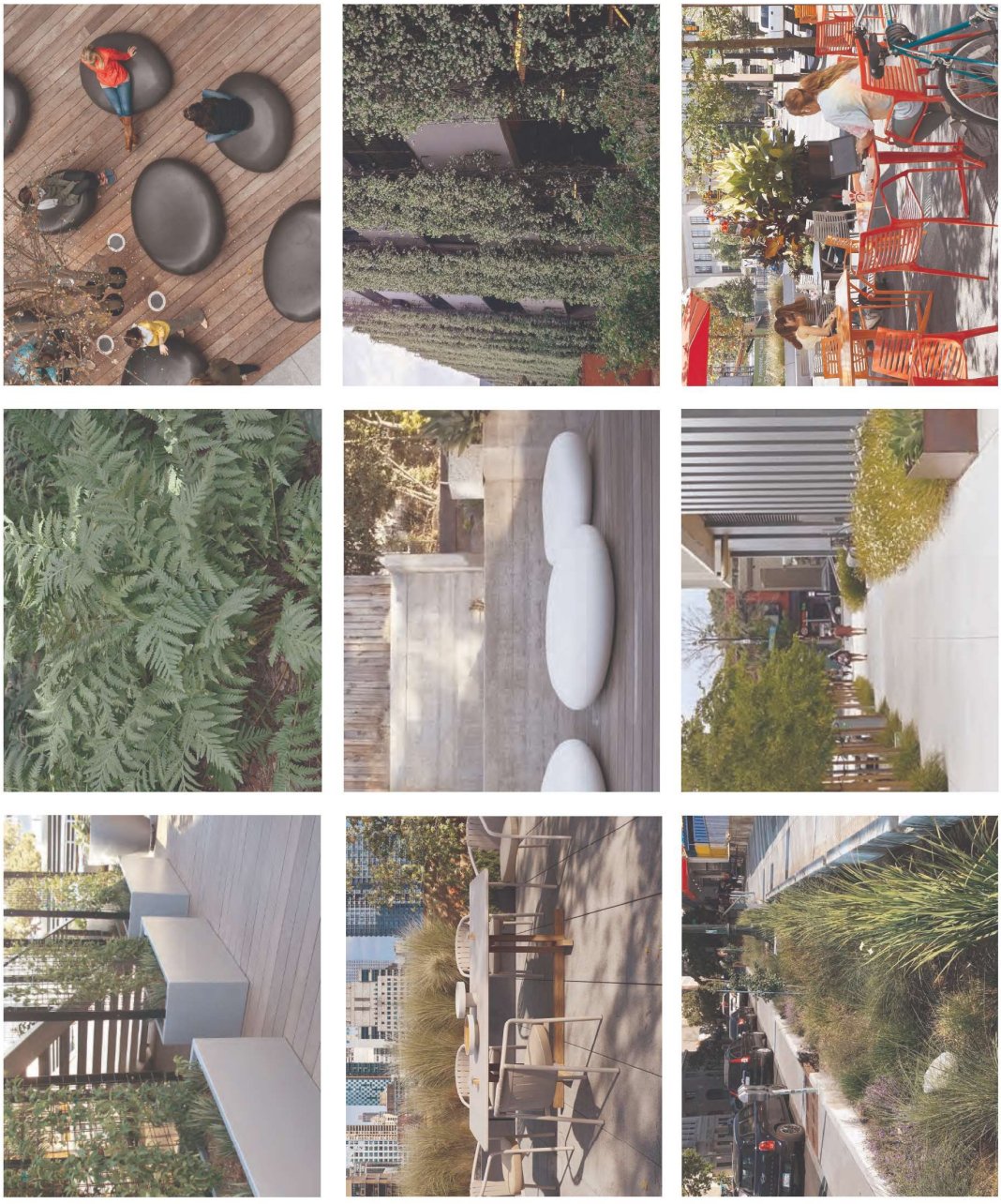
LANDSCAPE CONCEPT IMAGERY

L-2.0



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No.	Description	Date

PLANTING CONCEPT PLAN

L-3.0





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2655 SHATTUCK AVE
LANDSCAPE PLANS

2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 05-15-24
REVISIONS

No.	Description	Date

PLANTING CONCEPT
PLAN - ROOF DECK

L-3.1

PLANT SCHEDULE

Symbol	Common Name	Botanical Name	Quantity	Size	Wucols	Notes
Existing Tree to Remain						
Trees						
	Medium Accent Trees			24" Box Min.	M / L	-
	Pineapple Guava	*Feijoa sellowiana*				
	'Mission' Edible Fig	*Ficus carica*				
	Madrone	*Arbutus menziesii*				
	Mexican Fan Palm	*Washingtonia robusta*				
	Vine Maple	*Acer circinatum*				
	Palms					
	Mexican Fan Palm	*Washingtonia robusta*		24" Box Min.	L	-
	Foliage Accent					
	Giant Bird-of-Paradise	*Strelitzia nicolai*		#20/25 or 24" Box	M / L	-
	New Zealand Flax	*Phormium tenax*				
	Mediterranean Fan Palm	*Chamaerops humilis*				
	Fern Pine	*Podocarpus henkellii*				
	Evergreen Rhododendron	*Rhododendron var.*				
Hedge and Screening						
	Bay laurel	*Laurus nobilis*		#15 Min.	L	Columns
	Japanese privet	*Ligustrum japonicum 'Texanum'*			M	Columns
	Fern Pine	*Podocarpus henkellii*			M	Columns
	Pacific Wax Myrtle	*Myrica californ*ia			M	Columns
	Toyon	*Heteromeles arbutifolia*			L	
Vines						
	Trumpet Vine	*Campsis radicans*		#15 Min.	L	At Vine Trellis Panels
	Jasmine	*Trachelospermum jasminoides*			M	
	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	
	Cleveland sage	*Salvia clevelandii**				
	Wall Germander	*Teucrium chamaedrys*				
	Pine Muhly	*Muhlenbergia dubia*				
Streetscape - Derby Frontage	Deer Grass	*Muhlenbergia rigens*				
	Groundcover Rosemary	*Rosmarinus p. 'Huntington Carpet'*				
	Magenta Rockrose	*Cistus 'Sunset'*				
	Upright Rosemary	*Rosmarinus o. 'Tuscan Blue'*				
	Groundcover Manzanita	*Arctostaphylos 'Emerald Carpet'**				
	California Fescue	*Festuca californica**				
East Perimeter Buffer						
	Pacific Wax Myrtle	*Myrica californ*ia		#15 Min.	M	
	Toyon	*Heteromeles arbutifolia*				
	Rhododendron	*Rhododendron spp.*				
	Madrone	*Arbutus spp.*				
	'Eve Case' Coffeeberry	*Rhamnus californica 'Eve Case'*				

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.)						
Bio Treatment Planters						
	Pacific Wax Myrtle	*Myrica californ*ia		#1	L	Staked at Fence / Wall
	Red Flowering Currant	*Ribes sanguineum*				
	Berkeley Sedge	*Carex tumulicola**				
	Meadow Sedge	*Carex pansa**				
Courtyards						
	Giant Chain Fern	*Woodwardia fimbriata**		#1	M	
	Rhododendron	*Rhododendron spp.*				
	Greenlee Moor Grass	*Sesleria 'Greenlee'*				
	Cut-leaf Philodendron	*Philodendron 'Xanadu'*				
	Tree Philodendron	*Philodendron selloum*				
	Western Sword Fern	*Polystichum fimbriata*				
	Japanese Tassel Fern	*Polystichum polyploides*				
	Cast-Iron Plan	*Aspidistra elatior*				
	Bromeliad spp,	*Bromeliad vars.*				
	Natal Lily	*Clivia miniata*				
	Lily-of-the-Nile	*Agapanthus africanus*				
	Lilyturf	*Liriope muscari*				
	Cranesbill	*Geranium 'Rozanne'*				
	Evergreen Huckleberry	*Vaccinium ovatum*				
	'Eve Case' Coffeeberry	*Rhamnus californica 'Eve Case'*				
	Manzanita species	*Arctostaphylos var.*				
	Purple Heart	*Tradescantia purpurea*				
	Sweet Woodruff	*Gallium odoratum*				
	Carpet Bugle	*Ajuga reptans*				
	Mondo Grass	*Ophiopogon japonicus*				
	Alpine Strawberry	*Fragaria vesca*				
	Yerba Buena	*Satureja douglasii*				
	Bear's Breeches	*Acanthus mollis*				
	Japanese forest grass	*Hakonechloa macra*				
	Sedge species	*Carex var.*				
Roof Deck Planters						
	Bay laurel	*Laurus nobilis*		#1	L	
	Japanese privet	*Texanum'* Ligustrum japonicum '				
	Fern Pine	Podocarpus henkelii				
	Textile Bamboo	Bambusa textilis				

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 WITH SOIL TESTING.

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2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 05-15-24
REVISIONS

No.	Description	Date

PLANTING SCHEDULES

L-3.2A

ATTACHMENT 6 - ADMINISTRATIVE RECORD

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REVISIONS

No.	Description	Date

PLANTING
CONCEPT IMAGERY

L-3.2B



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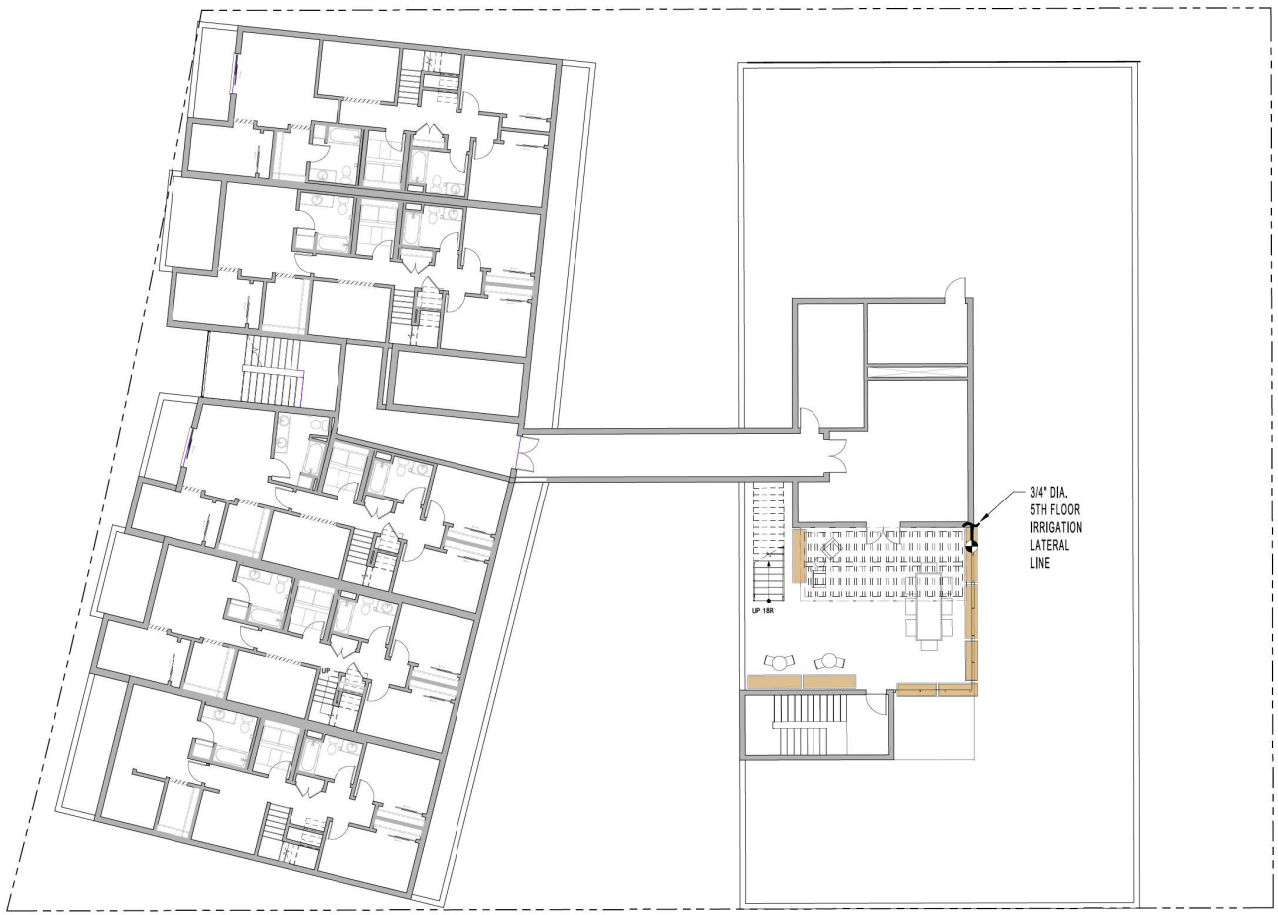
No.	Description	Date

IRRIGATION HYDROZONE PLAN

L-4.0





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PHASE AGENCY SUBMITTAL
DATE 05-15-24
REVISIONS

No.	Description	Date

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 FLOWMETER
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 MPT - 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 BEPROVIDED 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	63,332	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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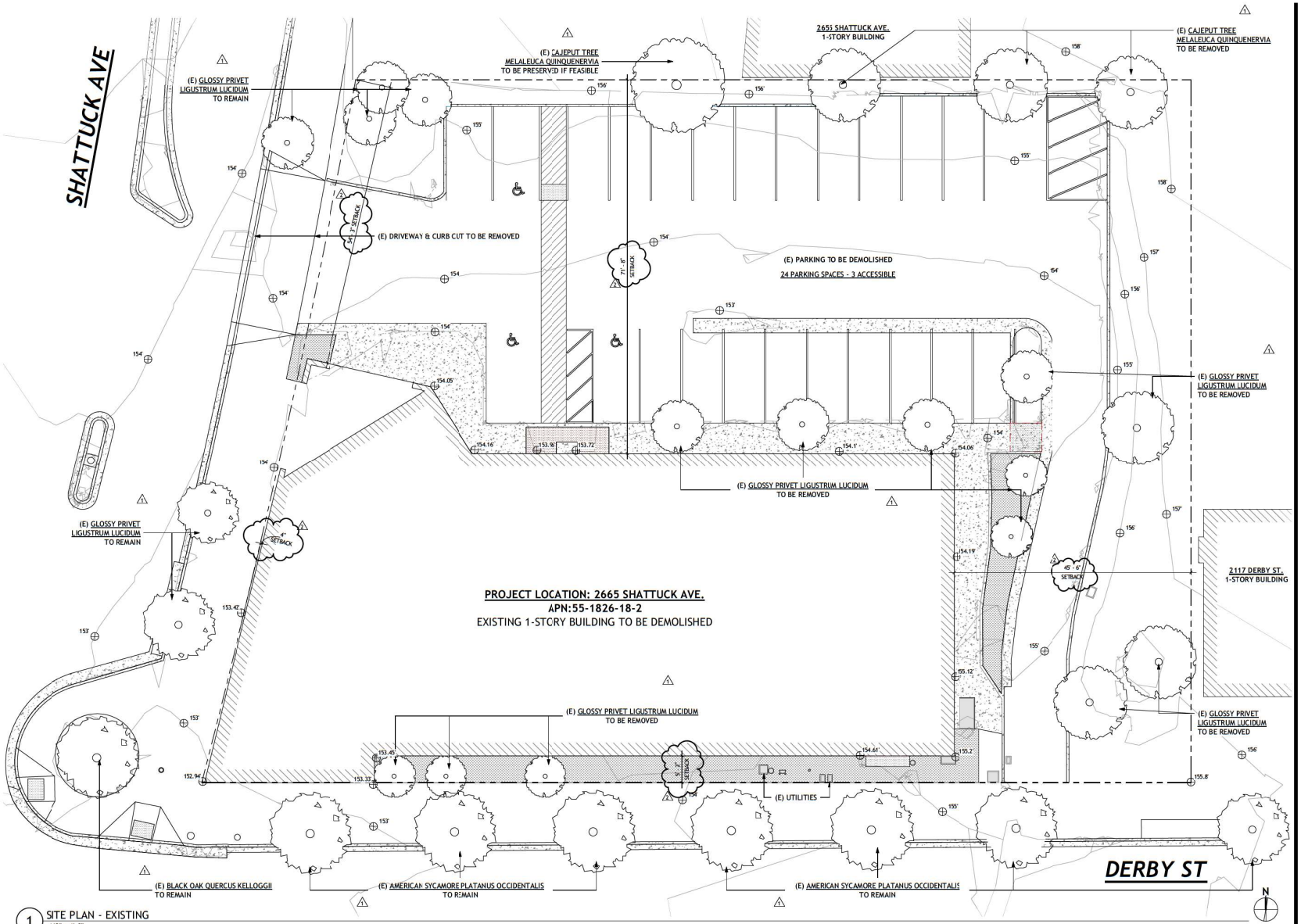
2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 05-15-24
REVISIONS

No.	Description	Date

IRRIGATION EQUIPMENT, NOTES, WELO CALCS

L-4.2A



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

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2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEDELSON KAHN
No. C-30077
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


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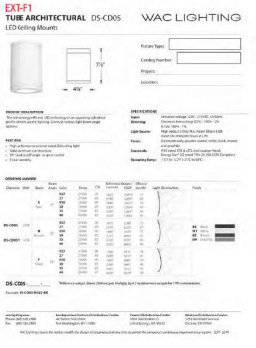
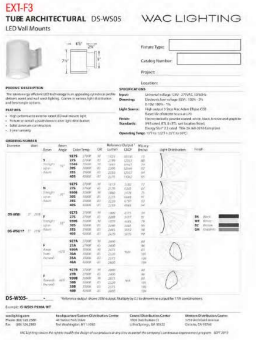
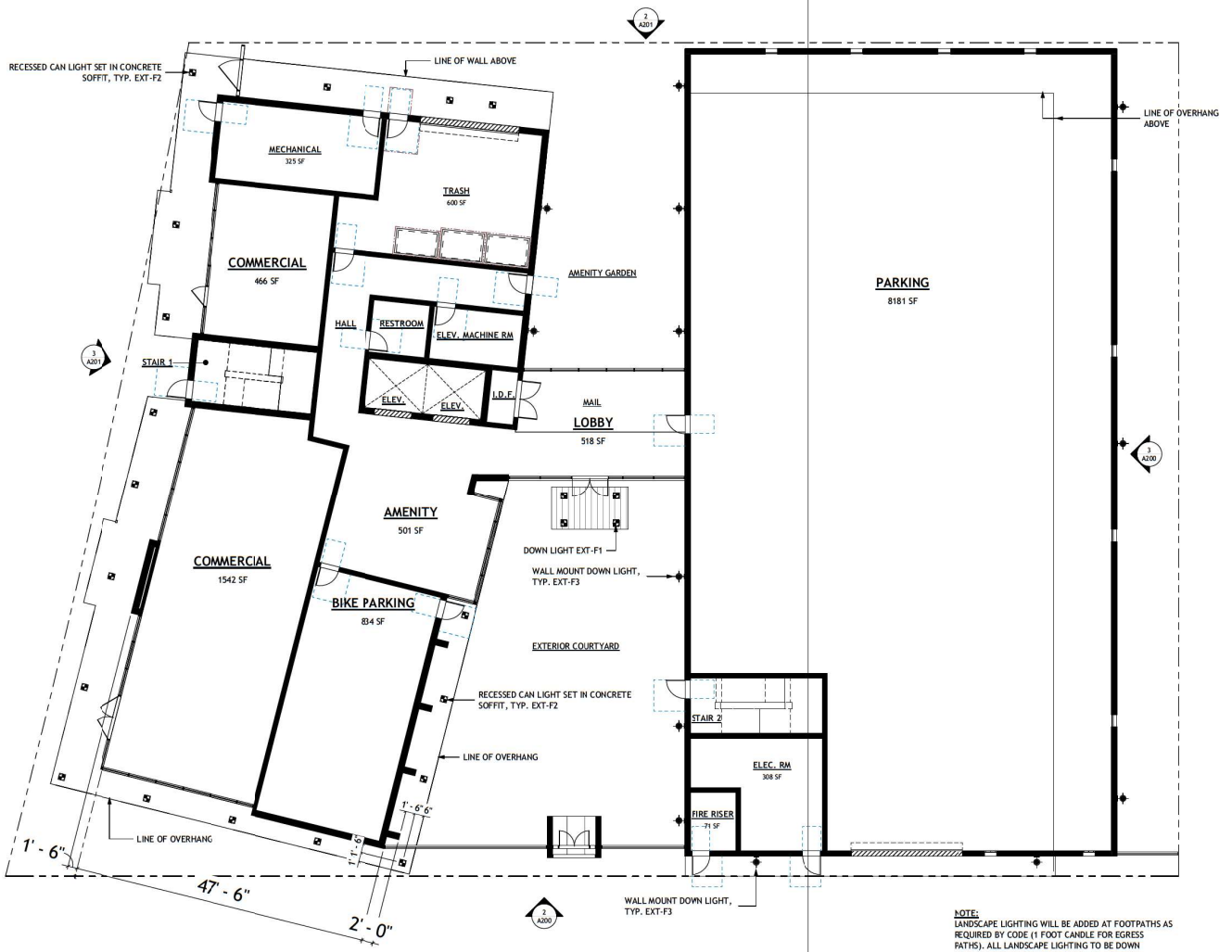
2655 SHATTUCK AVE.
2655 SHATTUCK AVE., BERKELEY, CA 94704
DRC REVIEW
SITE PLAN - PROPOSED
A100.B
DERBY ST
SHATTUCK AVE
PROJECT LOCATION: 2665 SHATTUCK AVE.
APN:55-1826-18-2
PARKING
LOBBY
AMENITY
TRASH
MECHANICAL
COMMERCIAL
BIKE PARKING
ELEC. RM
FIRE RISER
STAIR 2
STAIR 1
ELEV. MACHINE RM
RESTROOM
ELEV.
I.D.F.
MAIL
AMENITY GARDEN
EXTERIOR COURTYARD
COURTYARD ENTRY PAVILION; REFER TO SHEET --
COMMERCIAL U.O.S.
ACCESS CORRIDOR
SCREEN PLANTING; REFER TO LANDSCAPE DRAWINGS
2117 DERBY ST. 1-STORY BUILDING
2655 SHATTUCK AVE. 1-STORY BUILDING
SCREEN PLANTING; REFER TO LANDSCAPE
PRIVACY GATE & ACCESS CORRIDOR
LINE OF OVERHANG ABOVE
(N) CURB CUT
(E) TREES TO REMAIN
(6) SHORT-TERM PARKING SPACES
(E) TREE TO REMAIN
(4) SHORT-TERM PARKING SPACES
130' - 9"
70' - 0"
54' - 0"
8' - 5"
1' - 0"
10' - 0"
5' - 7"
3' - 3"
SETBACK
1 SITE PLAN - PROPOSED
1/8" = 1'-0"









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

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BERKELEY, CA 94704

DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED LIGHTING P.AN - GROUND FLOOR

A100.C

ATTACHMENT 6 - ADMINISTRATIVE RECORD


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2655 SHATTUCK AVE.
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DRC REVIEW
PROPOSED GROUND FLOOR PLAN
A101
DERBY ST
SHATTUCK AVE
135' - 0"
130' - 9"
160' - 11 1/2"
70' - 0"
54' - 0"
47' - 9"
2' - 0"
1' - 3"
9' - 4"
8' - 5"
5' - 7"
1' - 0"
3' - 3"
10' - 0"
SETBACK
PARKING
818' SF
(41) TOTAL PARKING STALLS
(27) DOUBLE-STACK PARKING SPACES
(9) DOUBLE-STACK PARKING SPACES
(2) ADA PARKING SPACES
(3) PARKING SPACES
(8) EV PARKING SPACES
ELEC. RM
308 SF
FIRE RISER
71 SF
STAIR 2
LOBBY
518 SF
MAIL
REAL-TIME TRANSPORTATION MONITOR
AMENITY GARDEN
EXTERIOR COURTYARD
TRASH
600 SF
ELEV. MACHINE RM
I.D.F.
ELEV.
RESTROOM
HALL
AMENITY
501 SF
BIKE PARKING
834 SF
MECHANICAL
325 SF
COMMERCIAL
466 SF
COMMERCIAL
1542 SF
STAIR 1
LINE OF OVERHANG ABOVE
LINE OF WALL ABOVE
(6) SHORT-TERM PARKING SPACES
(4) SHORT-TERM PARKING SPACES
Proposed Residential
COMMERCIAL
RESIDENTIAL SUPPORT
UTILITY
PARKING
GROUND FLOOR PLAN
1/8" = 1'-0"

ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 680 of 893

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
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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BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEIGELSON KAHN
No. C-[illegible]
01/31/2025
[illegible]
DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
1	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

Proposed Residential

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



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

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BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FRIEDLEIN KAHN
No. C-30077
09/23/2023
REGISTERED
DATE
STATE OF CALIFORNIA

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1	5/15/24	SB330 APPLICATION
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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

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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CHARLES FEDERICO KAHN
No. C-14077
01/31/2025
EXPIRES:
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2	10/11/24	PLANNING RESPONSE 2

PROJECT NO: KDN01

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

Proposed Residential

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



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

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

PROPOSED SEVENTH FLOOR PLAN

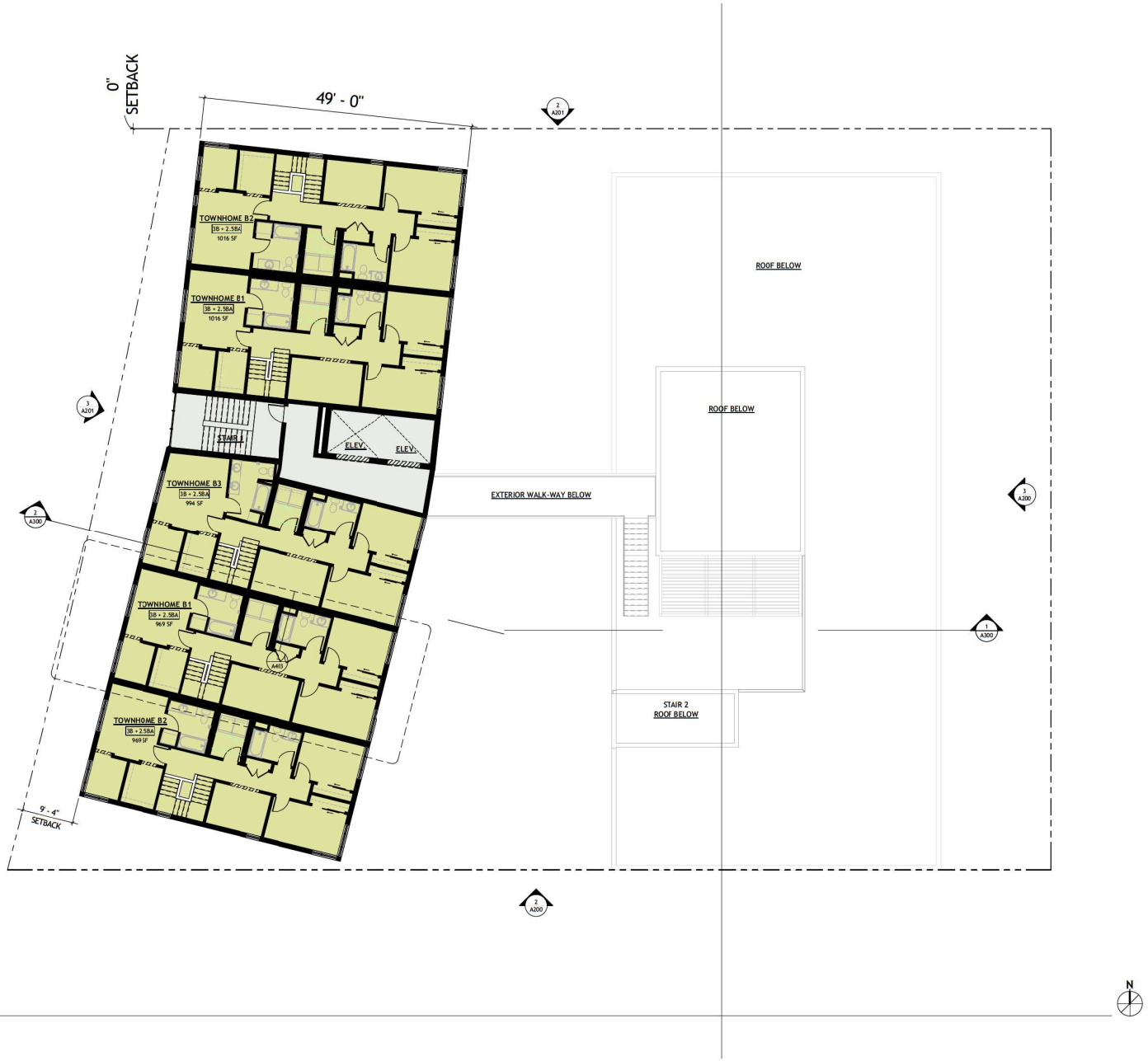
A105

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

Proposed Residential

3B + 2.5BA

RESIDENTIAL SUPPORT



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

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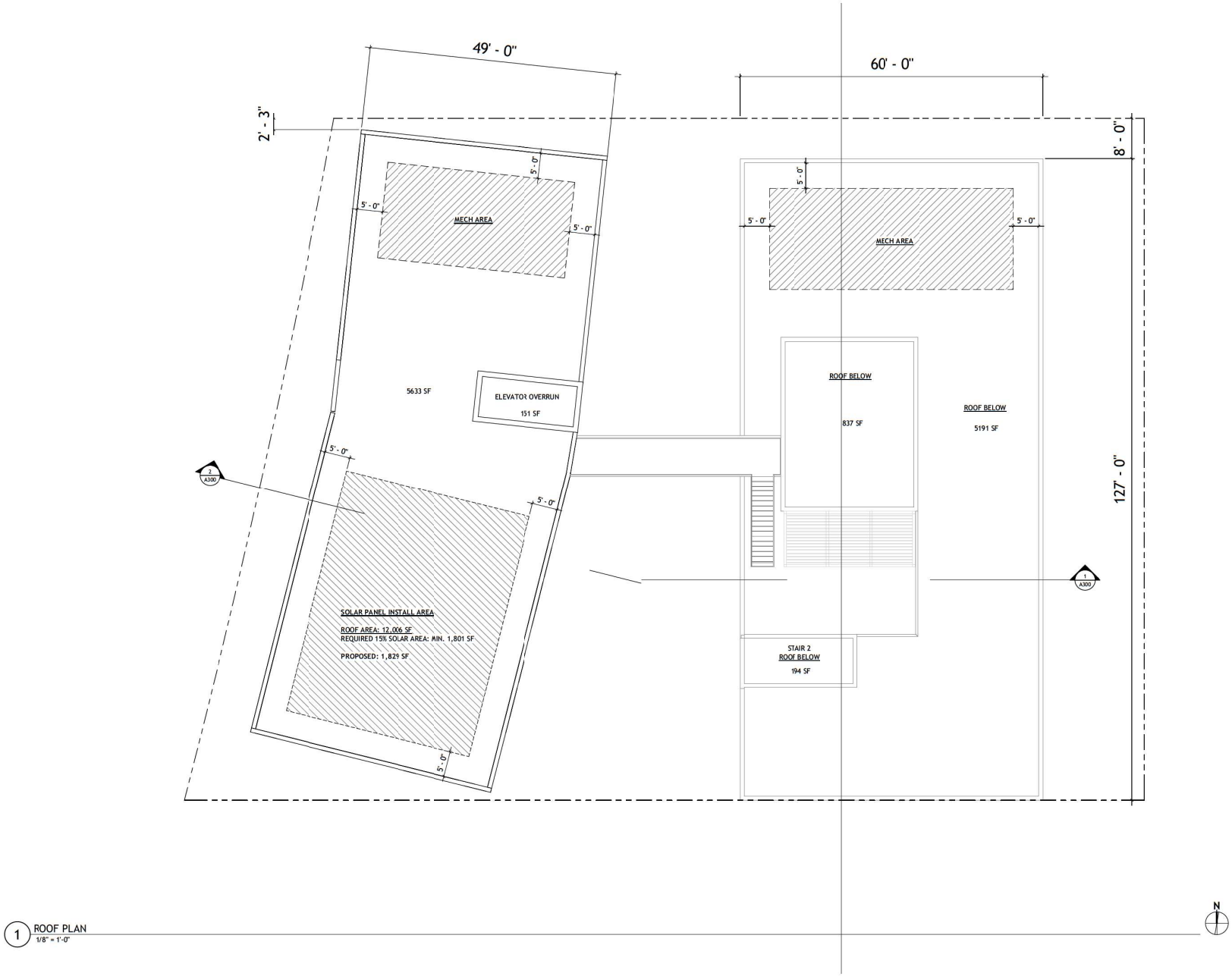
ISSUE DATE: 07/23/2024

PROPOSED EIGHTH FLOOR PLAN

A106



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

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BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEIGELSON KAHN
No. C-34077
01/31/2025
EXPIRES
DATE
STATE OF CALIFORNIA

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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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BERKELEY, CA 94704

REGISTERED ARCHITECT
JOSEPH CHRISTOPHER
No. C-34872
06/30/2025
RENEWAL DATE
STATE OF CALIFORNIA

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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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LICENSED ARCHITECT
Roy Cassidy
05/31/2025
DATE
STATE OF CALIFORNIA

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	5.15/24	SB330 APPLICATION

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ISSUE DATE: 07/23/2024

PROPOSED EXTERIOR ELEVATIONS & MATERIALS

A201

ATTACHMENT 6 - ADMINISTRATIVE RECORD
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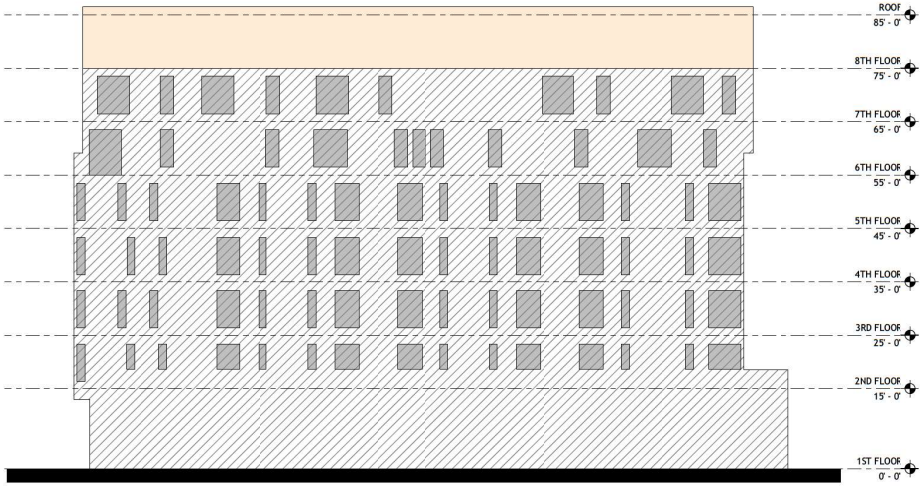
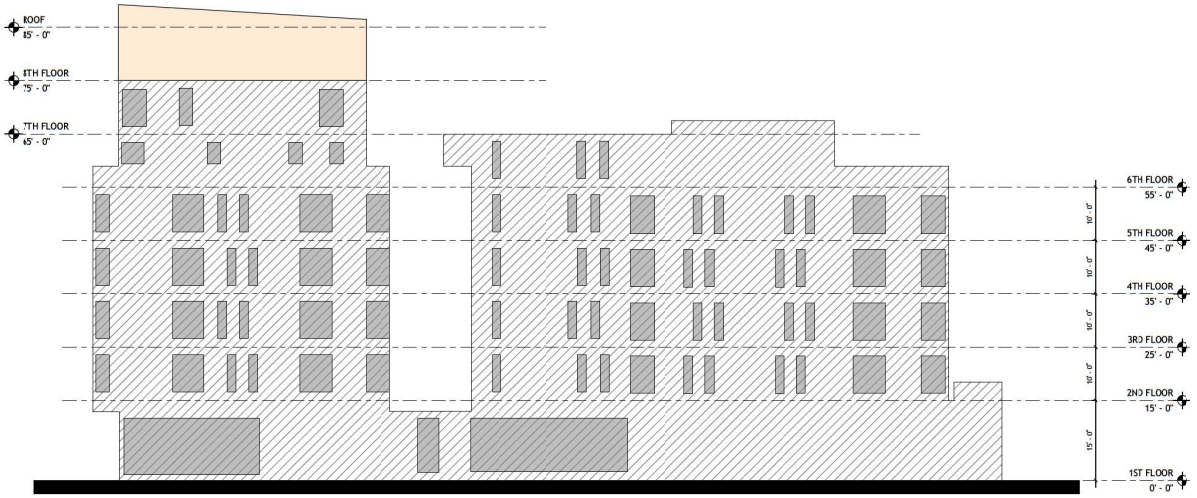


3 EAST ELEVATION
1" = 10'-0"



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 2).

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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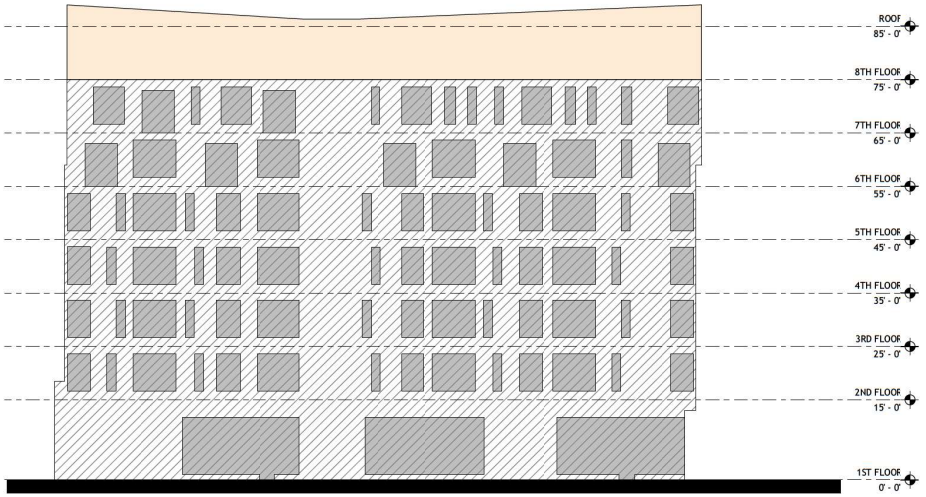
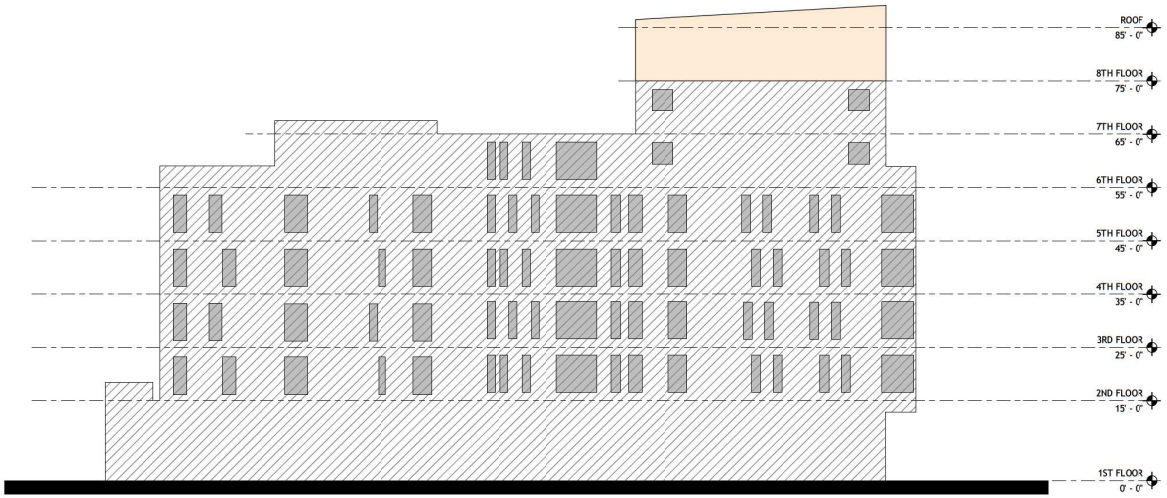
ISSUE DATE: 07/23/2024

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 2).

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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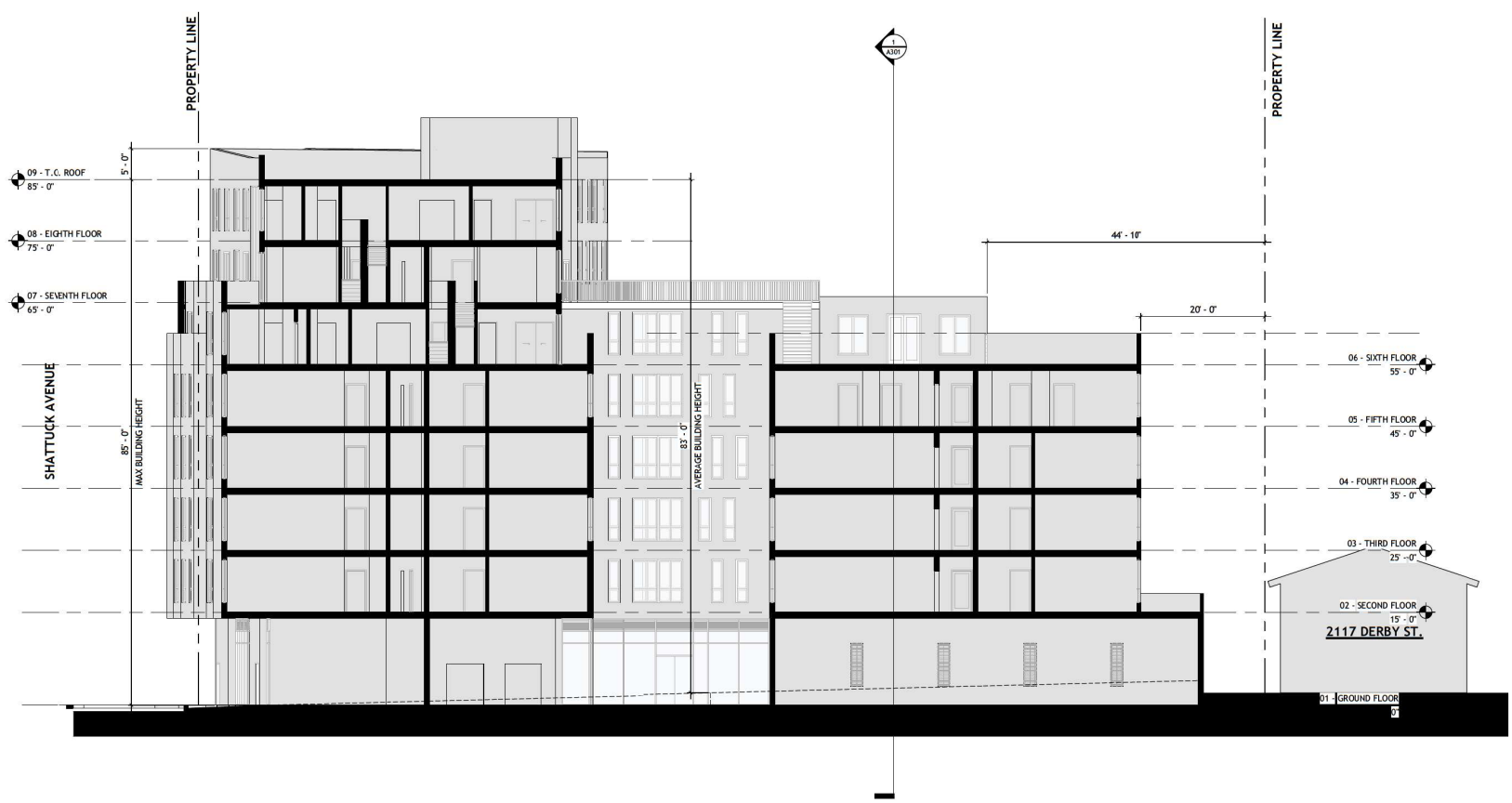
ISSUE DATE: 07/23/2024

PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY

A203



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BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEDELBAUM KAHN
No. C-31077
01/31/2025
EXPIRES
DATE
STATE OF CALIFORNIA

DRC REVIEW

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	5/15/24	SB330 APPLICATION

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ISSUE DATE: 07/23/2024

PROPOSED BUIDLING SECTION

A300



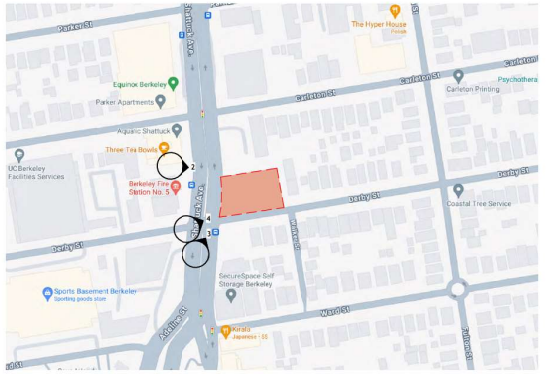
4 PERSPECTIVE 2 - CORNER OF SHATTUCK AVE. & DERBY ST. LOOKING NORTHEAST



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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CHARLES FUDGE KAHN
No. C-10777
09/15/2023
REGISTERED
DATE
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PERSPECTIVE VIEWS

A400



5 PERSPECTIVE 4 - ENTRY COURTYARD 1



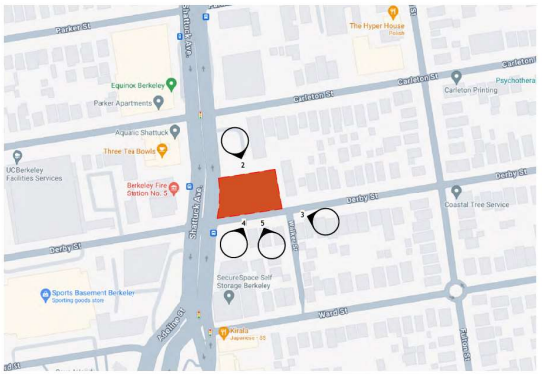
4 PERSPECTIVE 5 - ENTRY COURTYARD 2



3 PERSPECTIVE 6 - ENLARGED AMENITY GARDEN



2 PERSPECTIVE 6 - ENLARGED AMENITY GARDEN



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CHARLES FEIGELSON KAHN
No. C-10077
09/15/2023
REGISTERED
DATE
STATE OF CALIFORNIA

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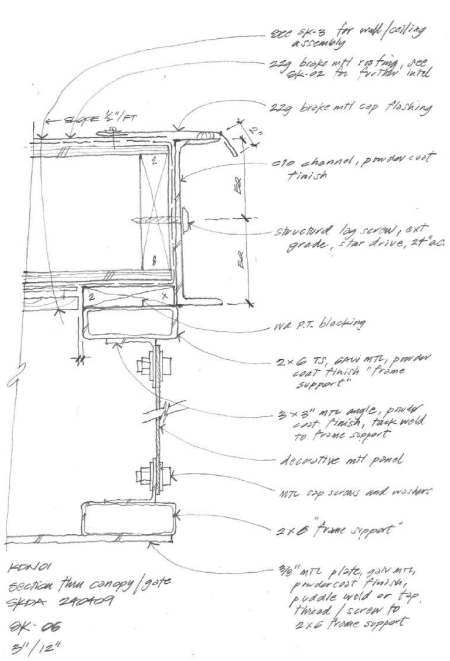
PERSPECTIVE VIEWS

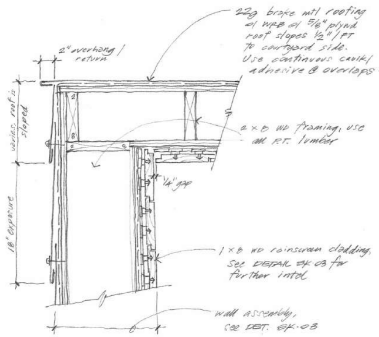
A401



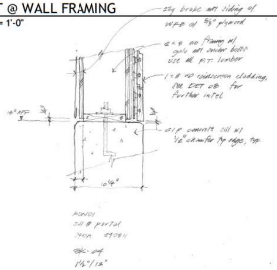
6 PERSPECTIVE 7 - ENLARGED ENTRY GATE



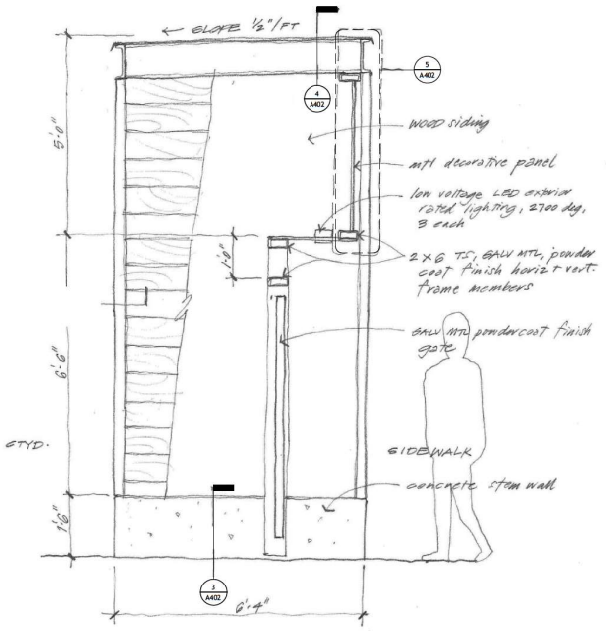
5 CROSS-SECTION 1- ENLARGED ENTRY GATE
3" = 1'-0"



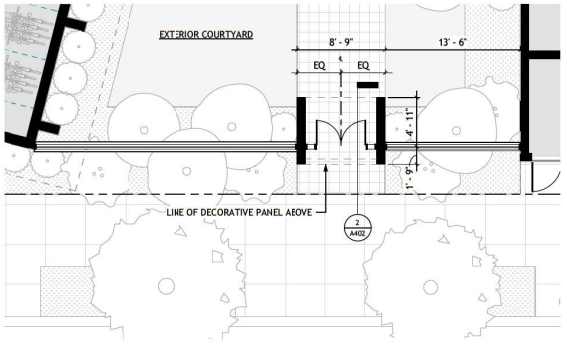
4 ROOT @ WALL FRAMING
1 1/2" = 1'-0"



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



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



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

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

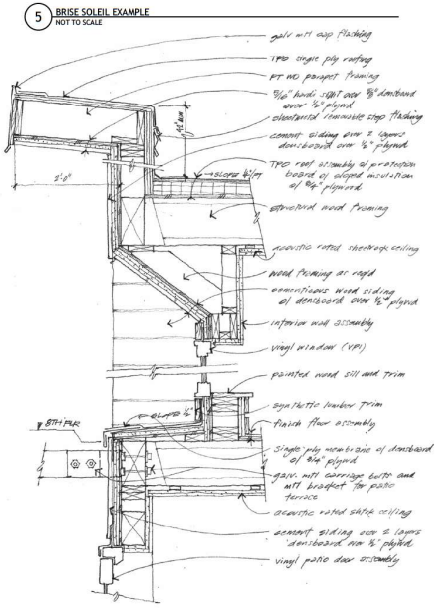
PROJECT NO: KDN01
ISSUE DATE: 07/23/2024

PERSPECTIVE VIEWS

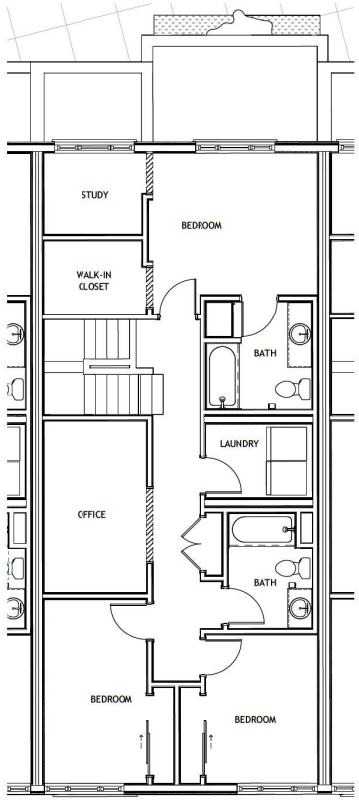
A402



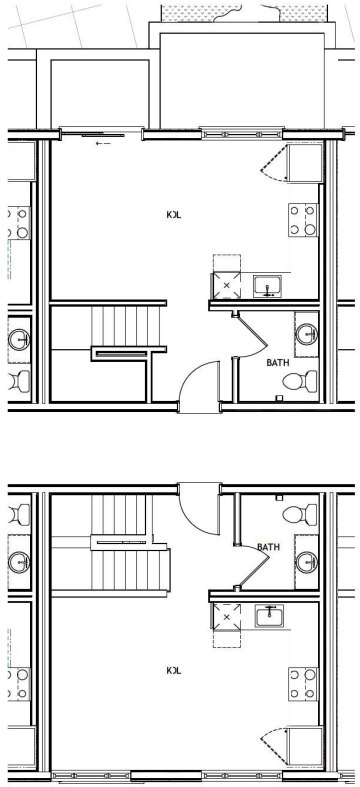
5 BRISE SOLEIL EXAMPLE
NOT TO SCALE



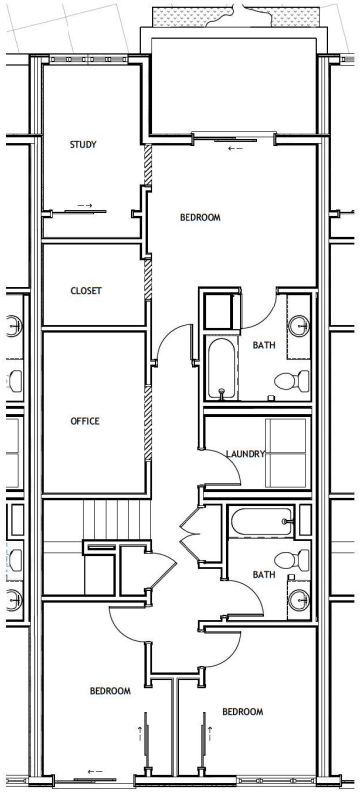
4 PARAPET, WINDOW, BRISE SOLEI DETAIL
1" = 1'-0"



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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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

DRC REVIEW

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

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

ENLARGED TOWNHOME PLAN

A403

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

I. Applicability C.3 Stormwater Requirements

All projects must complete Section I.

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

I.A.1 Project Name:	S.H. KAY, LLC.		
I.A.2 Project Address (include cross street)	2655 SHATTUCK AVENUE, BERKELEY, CA 94709 CROSS STREET - DERBY STREET		
I.A.3 Project APN(s)	55-1826-18-2		
I.A.4 Project Watershed[1]	POTTER & DERBY CREEKS		
I.A.5 Applicant Name	Joe Kidron		
I.A.6 Date Submitted	10/01/2024		
I.A.7 Applicant Address	1442 WALNUT STREET, SUITE #349, BERKELEY, CA 94709		
I.A.8 Applicant Phone	(510) 928-5148	I.A.9 Applicant E-mail Address	kidron1@comcast.net
I.A.10 Development Type (check all that apply)	☒ Residential ☐ Commercial ☐ Industrial ☒ Mixed-Use ☐ Streets, Roads, etc. ☐ Detached Single Family Home ☐ Redevelopment[2]		
I.A.11 Project Description (Include any past or future phase of the project)	COMPLETE DEMOLITION OF EXISTING BUILDING AND SITE ITEMS. CONSTRUCTION OF NEW MIXED USE COMMERICAL/RESIDENTIAL APARTMENT BUILDING		
I.A.12 Total Project Area	0.54 acres	I.A.13 % Slope on Site	VARIES (13% to 1.5%)
I.A.14 Total Land Disturbance Area (Include all areas to be cleared, excavated, graded, and borrow and stockpile areas)	0.54 acres		

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

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

Type of Impervious Surface[3]	a Pre-Project Impervious Area (sq ft)	b Existing Impervious Area to be Replaced (sq ft[4])	c New Impervious Area to be Created (sq ft)	d Post-Project Pervious Area (sq ft)
a. Impervious roof area(s)[5]	8,210	0	15,529	4,959
b. Impervious sidewalks, patios, paths, driveways[6]	1,718	0	3,035	
c. Uncovered impervious parking[7]	9,129	0	0	
d. Streets (public)	0	0	0	
e. Streets (private)	0	0	0	
Totals	19,057	0	18,564	

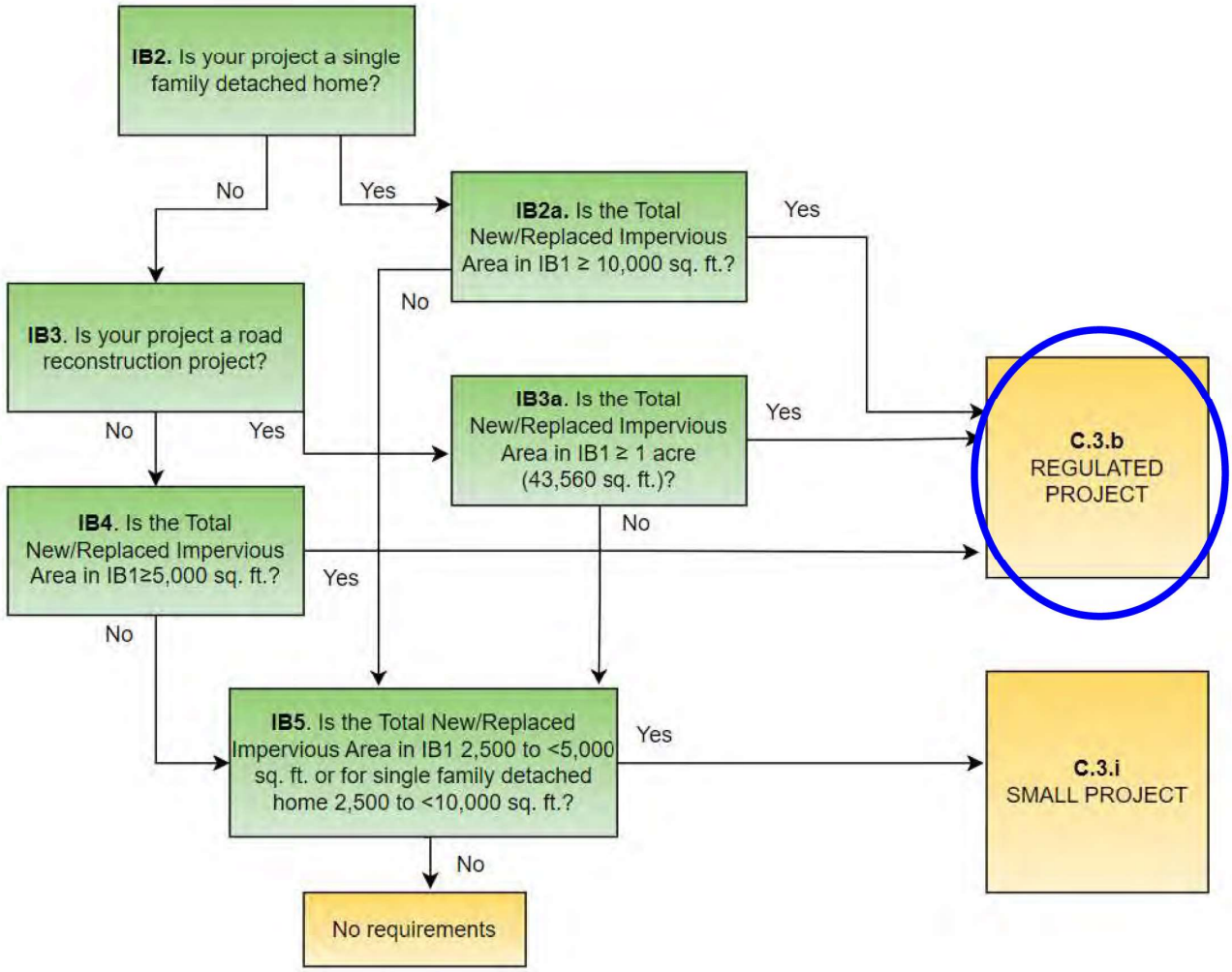
[1] Watershed is defined by the maps from the Alameda County Flood Control District at http://acfloodcontrol.org/resources/explore-watersheds
[2] As defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred.
[3] A surface covering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

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

Existing Impervious Area to remain in place		**NA**
Total New/Replaced Impervious Area *(sum columns b and c)*		18,564 sq. ft.

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

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



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

I.C. Pervious Pavement Systems			
I.C.1 Will your project install 3,000 sq ft or more of pervious pavement systems (not including private-use patios at residences)? If **YES, stormwater treatment system inspection requirements (C.3.h) apply.** (Municipal staff – add this site to your list of sites needing a final inspection at the end of construction and on-going O&M inspections.)	☐	☒	☐
I.D. Projects not regulated by C.3 If your project is not regulated by C.3.b or C.3.i you are not subject to stormwater treatment requirements, however you are encouraged to incorporate site design and source control measures. The municipality may determine that source controls and site design measures are required for your project, if so, you must complete Section II and if required by the municipality, complete Sections III.A and III.B.			
I.E. C.3.i Small Projects If your project is regulated by C.3.i you are considered a "Small Project" and must implement site design (See III.A) and source control requirements (See III.B). You are not required to implement stormwater treatment requirements. You must complete Sections II, III.A, and III.B.			
> **I.F. C.3.b Regulated Projects** If your project is a C.3.b regulated project, the project must include appropriate site design measures and source controls AND hydraulically-sized stormwater treatment measures. Hydromodification management may also be required. Complete Sections II, III, and V.			
II. Applicability C.6 Stormwater Requirements *All projects must complete Section II.*			
	Yes	No	
II.A Does the project disturb one acre or more of land? If YES you are required to obtain coverage under the State Construction Stormwater Permit, see https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html. You must submit your WDID number and Stormwater Pollution Prevention Plan to the municipality before a building or grading permit will be issued. You do not need to complete Section IV.	☐	☒	
II.B Does the project disturb less than one acre of land? If NO, you are subject to MRP C.6 requirements. Complete Section IV to identify best management practices (BMPs) that will be in the erosion control plan and implemented during construction.	☒	☐	
II.C. Priority Inspection Factors	☐	☐	
II.C.1 Is the project 1 acre or more?	☐	☒	
II.C.2 Does the project require a grading permit?	☒	☐	
II.C.3 Is the project adjacent to a creek or waterway?	☐	☒	
II.C.4 Is the project in a municipally defined hillside development area or meet local hillside criteria?	☐	☒	
II.C.5 Does the project site have a slope of >15% and disturb ≥ 5,000 sq ft?	☐	☒	
II.C.6 Does the project involve demolition of a structure subject to the PCBs Building Demolition requirements? If yes the completion of the PCBs Building Material Demolition is required.	☐	☒	
(Municipal staff – refer projects answering YES to any questions in section II.C to construction site inspection staff to be added to their list of projects that require stormwater inspections at least monthly during the wet season (October 1 through April 30) and other times of the year as appropriate.)			

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

III. Implementation of C.3 Stormwater Requirements

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

III.A Select Appropriate Site Design Measures

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

Site Design Measure	Plan Sheet #	Yes	No
a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.		☐	☒
b. Direct roof runoff onto vegetated areas.	C3.0	☒	☐
c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.	C4.0	☒	☐
d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.	C4.0	☒	☐
e. Construct sidewalks, walkways, and/or patios with pervious pavement systems.[8]	C2.0	☒	☐
f. Construct bike lanes, driveways, and/or uncovered parking lots with pervious pavement systems.[8]		☐	☒
g. Minimize land disturbance and impervious surface (especially parking lots).	C2.0	☒	☐
h. Maximize permeability by clustering development and preserving open space.	C2.0	☒	☐
i. Use micro-detention, including distributed landscape-based detention.		☐	☒
j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.		☐	☒
k. Self-treating area (see Chapter 5 of the *C.3 Technical Guidance*)	C3.0	☒	☐
l. Self-retaining area (see Chapter 5 of the *C.3 Technical Guidance*)	C2.0	☒	☐

III.B Select Appropriate Source Control Measures

C.3.b Regulated Projects must select and implement appropriate source control measures.
C.3.i Small Projects and projects not regulated by C.3 are encouraged to select and implement appropriate source control measures and those directed by the municipality.

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

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

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

Features in the project?		Features requiring source controls	Source control measures (Refer to Local Source Control List for detailed requirements)	Measure included in project plans?		
Yes	No			Yes	NO	Plan Sheet #
☐	☒	Refuse Areas	▪ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. ▪ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.[9]	☐	☒	A101
☐	☒	Outdoor Process Activities [10]	Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer.[9]	☐	☒	
☐	☒	Outdoor Equipment/ Materials Storage	▪ Cover the area or design to avoid pollutant contact with stormwater runoff. ▪ Locate area only on paved and contained areas. ▪ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer[9], and contain by berms or similar.	☐	☒	
☐	☒	Vehicle/ Equipment Cleaning	▪ Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer,[9] and sign as a designated wash area. ▪ Commercial car wash facilities shall discharge to the sanitary sewer.[9]	☐	☒	
☐	☒	Vehicle/ Equipment Repair and Maintenance	▪ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ▪ No floor drains unless pretreated prior to discharge to the sanitary sewer. [9] ▪ Connect containers or sinks used for parts cleaning to the sanitary sewer. [9]	☐	☒	
☐	☒	Fuel Dispensing Areas	▪ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. ▪ Canopy shall extend at least 10 ft in each direction from each pump and drain away from fueling area.	☐	☒	
☐	☒	Loading Docks	▪ Cover and/or grade to minimize run-on to and runoff from the loading area. ▪ Position downspouts to direct stormwater away from the loading area. ▪ Drain water from loading dock areas to the sanitary sewer.[9] ▪ Install door skirts between the trailers and the building.	☐	☒	
☒	☐	Fire Sprinklers	Design for discharge of fire sprinkler test water to landscape or sanitary sewer.[9]	☐	☒	
☐	☒	Miscellaneous Drain or Wash Water	▪ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.[9] ▪ Roof drains shall drain to unpaved area where practicable. ▪ Drain boiler drain lines, roof top equipment, all wash water to sanitary sewer. [9]	☐	☒	
☐	☒	Architectural Copper	Discharge rinse water to sanitary sewer [9] or collect and dispose properly offsite. See flyer *Requirements for Architectural Copper*.	☐	☒	

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

Stormwater Requirements Checklist
Municipal Regional Stormwater Permit (MRP 3)
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III.C Stormwater Treatment Measures

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

Yes	No	
☐	☒	**III.C.1 Is the project a Special Project?** (See Appendix J of the *C.3 Technical Guidance* for Special Project criteria.) If YES, complete the Special Projects Worksheet and consult with municipal staff about the need to prepare a discussion of the feasibility and infeasibility of 100% LID treatment. Indicate the type of non-LID treatment to be used, the hydraulic sizing method*, and percentage of the amount of runoff specified in Provision C.3.d that is treated.

		Non-LID Treatment	Hydraulic Sizing Method (See Note 1)	% of C.3. Amount of Runoff Treated
		☐ Media filter		
		☐ Tree well filter		

☒	☐	**III.C.2 Is the project using biotreatment to treat the C.3.d amount of runoff?** (See the *C.3 Technical Guidance* for information on infiltration and rainwater harvesting[11] and use of stormwater.) If YES, indicate the biotreatment measures to be used, and the hydraulic sizing method:

		Biotreatment Measures	Hydraulic sizing method (See Note 1)
		☒ Bioretention area	
		☐ Flow-through planter	
		☐ Other (specify):	

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

1. Volume based approaches – Refer to Provision C.3.d.i.(1):
   1(a) Urban Runoff Quality Management approach, or
   1(b) 80% capture approach (recommended volume-based approach).

2. Flow-based approaches – Refer to Provision C.3.d.i.(2):
   2(a) 10% of 50-year peak flow approach,
   2(b) Percentile rainfall intensity approach, or
   2(c) 0.2-Inch-per-hour intensity approach (this is recommended flow-based approach AND the basis for the 4% rule of thumb described in Section 7.1 of the C.3 Technical Guidance).

3. Combination hydraulic sizing approach -- Refer to Provision C.3.d.i.(3):
   If a combination flow and volume design basis was used, indicate which flow-based and volume-based criteria were used.

III.D Hydromodification Management (HM) Requirements

C.3.b Regulated Projects must complete this section

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

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

Stormwater Requirements Checklist
Municipal Regional Stormwater Permit (MRP 3)
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If YES, the project is exempt from HM requirements. Attach signed statement by qualified professional. Go to III.D.6 and check "NO." If NO, the project is subject to HM requirements. Attach map indicating project location. Go to Item G.6 and check "YES." **NOT APPLICABLE**	☐	☐

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

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

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

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

IV. Implementation of C.6 Construction Phase Requirements

All projects must complete Section IV.

IV.A Select Appropriate Construction Phase BMPs[12]

BMP	Plan Sheet #	Yes	No
Attach the municipality's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.	C7.3	☒	☐
Implement temporary erosion controls to stabilize all disturbed areas until permanent erosion controls are established.	C7.4	☒	☐
Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.	C7.3	☒	☐
Provide notes, specifications, or attachments describing: ▪ Construction, operation and maintenance of erosion and sediment controls, include inspection frequency; ▪ Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material; ▪ Specifications for vegetative cover and mulch, include methods and schedules for planting and fertilization; ▪ Provisions for temporary and/or permanent irrigation.	C7.4	☒	☐
Perform clearing and earth moving activities only during dry weather.	C0.1	☒	☐
Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.	C7.3	☒	☐
Protect all storm drain inlets in vicinity of site using drop inlet protection	C7.4	☒	☐
Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, erosion control blankets, covers for soil stock piles, etc.	C7.4	☒	☐
Divert on-site runoff around disturbed areas and construction materials; divert off-site runoff around the site (e.g., swales and dikes).	C7.3	☒	☐
Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.	C7.3	☒	☐
No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained for proper management and spill controls are in place.	C7.3	☒	☐
Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.	C7.3	☒	☐
Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs.		☐	☒
Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.	C7.4	☒	☐

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

Stormwater Requirements Checklist
Municipal Regional Stormwater Permit (MRP 3)
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V. Stormwater Treatment Measure and/HM Control Owner or Operator's Information *C.3.b Regulated Projects must complete Section V.*	
Name	Joe Kidron
Address	1442 WALNUT STREET, SUITE #349, BERKELEY, CA 94709
Phone	(510) 928-5148
Email	kidron1@comcast.net
➢ *Applicant must call for inspection and receive inspection within 45 days of installation of treatment measures and/or hydromodification management controls.*	
Name of Applicant Completing Form	Jeff Moore
Signature	
Date	10/01/2024

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Municipal Regional Stormwater Permit (MRP 3)
Stormwater Controls for Development Projects

VI. For Completion by Municipal Staff (This section is only applicable for C.3.b Regulated Projects)			
VI.1 Alternative Certification		**YES**	**NO**
Was the treatment system sizing and design reviewed by a qualified third-party professional that is not a member of the project team or agency staff?		☐	☐
Name of Reviewer:		☐	☐
VI.2 Confirm Operations and Maintenance (O&M) Submittal Complete for C.3.b Regulated Projects and HM Projects		☐	☐
VI.2.a Was the maintenance plan submitted?		☐	☐
VI.2.b Was the maintenance plan approved?		☐	☐
VI.2.c Was the maintenance agreement approved?		☐	☐
Date maintenance agreement was executed:			
VI.3 HM Controls (if required) Are the applicable items for HM compliance included in the plan submittal?			
Documentation for HM Compliance	**YES**	**NO**	**NA**
Site plans with pre- and post-project impervious surface areas, surface flow directions of entire site, locations of flow duration controls and site design measures per HM site design requirement	☐	☐	☐
Soils report or other site-specific document showing soil types at all parts of site	☐	☐	☐
If project uses the Bay Area Hydrology Model (BAHM), a list of model inputs.	☐	☐	☐
If project uses custom modeling, a summary of the modeling calculations with corresponding graph showing curve matching (existing, post-project, and post-project with HM controls curves), goodness of fit, and (allowable) low flow rate.	☐	☐	☐
If project uses the Impracticability Provision, a listing of all applicable costs and a brief description of the alternative HM project (name, location, date of start up, entity responsible for maintenance).	☐	☐	☐
If the project uses alternatives to the default BAHM approach or settings, a written description and rationale.	☐	☐	☐
➢ Municipal staff: Refer to the "Flow Duration Control Review Worksheet for HM Submittals" to review the documentation submitted for HM compliance.			

2024

Internal

2655 Shattuck – Application Processing Notice

Use Permit #ZP2024-0057

Planning and Development Department
Land Use Planning Division

November 27, 2024

Till Houtermans
Studio KDA
1810 Sixth Street
Berkeley, CA 94710

Sent via email to:
till@studiokda.com

Re: Application Processing – California Environmental Quality Act (CEQA) and Additional Information Required –Use Permit #ZP2024-0057 for 2655 Shattuck Avenue

Dear Till Houtermans,

Thank you for resubmitting exhibits and additional documentation on October 30, 2024 in regards to the Zoning Permit application submittal deemed complete on August 19, 2024. The Zoning Permit Application proposes a Use Permit to demolish 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), 2,117 square feet of commercial space. The application has been evaluated for the level of environmental review required and readiness for final action according to the submittal checklist and application guidelines.

Required Zoning Permit(s)
Based on my review of the complete application, the following zoning permits are required:

1. Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.326.070 to demolish non-residential buildings
2. Use Permit pursuant to BMC Section 23.204.020 to establish a mixed-use residential building
3. 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
4. Administrative Use Permit pursuant to BMC Section 23.304.050 for projections above the height limit
5. Design Review under Application DRCP2024-0005

State Density Bonus – Concessions and Waivers
The following concessions and/or waivers are being requested:

6. Waiver from BMC Section 23.204.150(E)(1)) to increase the FAR from 2.5 to 3.5
7. Waiver from BMC Section 23.204.150(E)(1)) to increase the stories from 4 to 8 stories
8. Waiver from BMC Section 23.204.150(E)(1)) to increase the height from 45 to 85 feet
9. Waiver from BMC Section 23.204.150(E)(1)) to increase lot coverage from 70 to 74 percent
10. Waiver from BMC Section 23.204.150(E)(1)) to increase units per acre from 120 to 180 (Although requested, this waiver is not necessary as the increase in units per acre is allowed by the Density Bonus itself)

Level of Review Under the California Environmental Quality Act
Under the California Environmental Quality Act (CEQA), staff determines whether an environmental

impact report, a negative declaration, or a mitigated negative declaration will be required, depending on the type of project. This determination will be made within 30 days of an application being deemed complete. If a project is exempt from CEQA, staff recommends an exemption determination to the Zoning Officer or the Zoning Adjustments Board (ZAB).

Staff's recommendation is that this project is eligible for a **Class 32 Infill Exemption** (CEQA Guidelines Section 15332). However, the final determination is made by the ZAB.

Action Items – Corrections, Clarifications, and/or Supplemental Information Required

1. Please clarify on the plans whether the project (for the Shattuck and Derby frontages) meets the following Design Standard requirement from BMC 23.204.150.F.2.(a)iii:
    - Facades shall provide at least 30 percent transparency between 3 and 10 feet above grade (doors and transparent windows) to allow maximum visual interaction between the sidewalk areas and building interiors. Dark or mirrored glass will not satisfy this requirement.

    The requirement above applies to the entire building, not just commercial portion of the building.

2. Please clarify on the plans whether the project (for the Shattuck and Derby frontages) meets the following Design Standard requirement from BMC 23.204.150.F.2.(c)ii:
    - Facades shall provide at least 65% transparency between 3 and 10 feet above grade (doors and transparent windows) to allow maximum visual interaction between sidewalk areas and the interior of office spaces. Dark or mirrored glass will not satisfy this requirement.

    The current exhibit set shows the following:

FAÇADE TRANSPARENCY					
COMMERICAL TRANSPARENCY:	N/A	65% MIN.	N/A	1	*927 SF (Glazing) / 1,508 SF (Façade)*
VEHICLE PARKING REQUIREMENTS					

Response to items #1 and #2 above: Please see the diagrams on G031 showing the percentage of the façade transparency on both the Shattuck and Derby frontages as well as the updated information added to the zoning code information table on G001.

3. Use of Areas (Townhomes) – Will the townhomes be for rent or for sale?

Response: the townhomes will be for rent.

4. Useable open space (Sheet G003) – The previous comment regarding useable open space was to reduce the amount contributed by the balconies, but the square footage of the balconies was completely eliminated. The plans can be revised to add 200 square feet of useable open space from the private balconies back to amount or we can note this in the staff report.

    Previous comment:
    Only 200 square feet out of the 508 square feet of private useable open space may be factored into the overall amount of useable open space because the required amount for useable open

space for the 5 units is 200 square feet. Private useable open space in excess of this amount may not be counted towards the useable open space requirement because it is not accessible to other units. Amend your calculations/ diagrams accordingly.

Response: Noted, however the usable open space coming from the balconies was removed as the balconies did not meet the 6' x 6' minimum requirement.

5. Kurt Hurley (khurley@berkeleyca.gov), Green Building Program Specialist has provided a comment letter dated November 22, 2024 and it is attached for your review. There are comments that should be addressed on the landscaping plans and notes for the site plan; although, some of the comments are applicable to the post-entitlement stage.

Response: Please see the response to Hurt Hurley's comments below

6. Vincent Chen from Public Works reviewed the updated stormwater checklist provided and confirmed that his comment from the September 18, 2024 letter was addressed.

Response: Noted.

7. The City's Landscaping Consultant review is pending and comments will be provided as soon as possible.

Response: Noted.

8. Design Review Comments – Design Review planning staff Anne Burns (aburns@berkeleyca.gov) will contact you separately with design comments on your use permit application. The project must complete the design review process, including meeting with the Design Review Committee, prior to ZAB action on the application.

Response: Design review comments have been addressed and DRC has deemed our application complete. See attached correspondence for reference. Per conversation with Anne Burns we are waiting for the DRC hearing to be scheduled in coordination with the ZAB hearing after our February LPC hearing.

Project Review

Now that your Use Permit application is deemed complete and is being reviewed, I will work to finish my analysis of this project, and prepare the staff report and recommendations for consideration by the ZAB at the public hearing.

Advisory comments – Application Processing Review

During the course of review, the project planner may request that the applicant correct, clarify, amplify, or otherwise supplement the details provided in the application according to the Zoning Project Application Submittal Requirements. This may result in revisions to the information provided with your submittal, additional fees for zoning permits, CEQA review costs, and other processes/reviews, as needed based on the City's adopted fee schedule.

Next Steps

Please submit responses to **all** requested items at once, and not incrementally. Be sure to include a written response and pay the attached invoice. Please use this BOX link for your project and email me when you've

Internal

uploaded. Once revised information is submitted, staff will review the application within 30 days.

If you have any questions about the requested information, please reach out to me directly. Thank you in advance for your cooperation.

Sincerely,

Lisa Gordon, Senior Contract Planner
(805) 324-7207

Land Use Notes

November 22nd, 2024
Notes from Kurt Hurley, Building and Safety, Green Building Program Manager
khurley@berkeleyca.gov

2655 Shattuck ZP2024-0057 Design Stage Comments

Land Use Representative: Lisa Gordon (Rincon)
Architects: Studio KDA
Civil: Greenwood & Moore, Inc. Landscape Architects:
122 West Design Owner: S.H. Kay, LLC
Application Submittal Date: 05/2024

Project Summary

This proposed project scope demolishes existing structures at 2655 Shattuck and constructs an 8-story, multifamily, mixed-use, 97 dwelling-unit structure with 41 parking spaces serving residential occupancies.

Green Building/Energy

- The building permit coversheet declaration pertaining to code compliance must reference the 2022 Mid-Cycle Energy and Green Code adopted by Berkeley City Council and effective July 1st, 2024.

- Quantitative values for appliance fuel efficiency (for addition and altered exiting systems), e.g. Space Conditioning Heat Pump SEER2 or Heat Pump Water Heater UEF, Manual J Heating and Cooling Load Calculations, insulation R-values, window U-Value (max) and window Solar Heat Gain Coefficient SHGC (min) must be included in relevant architectural sheets and window & door schedules, and on architectural, plumbing, and mechanical sheets, matching those values stipulated in prescriptive or performance energy compliance documents.

- Cement reductions in concrete mix design of at least 25% must be specified in structural sheets at building permit application based on the formula: [1 – ((cement/(cement + amendment))] x 100 = the % cement reduction. Cement used in concrete is the largest single material source of embodied emissions in buildings and is responsible for 8% of global emissions. Replacing cement with alternatives, such as fly ash, slag, silica fume, or rice hull ash, can reduce total emissions for concrete by 50%.

Response: It is our understanding that these comments pertain to a future building permit set. As we are currently applying for a use permit, it is our understanding that the application does not require changes. When a building permit is submitted, we will make sure these comments are addressed. Please confirm no further response is required for the entitlement drawing.

2022 Berkeley Green Code EV Charging Requirement

The current submission indicates 41 new vehicle parking spaces serving residential occupancies on Sheet G001.

For a building permit application on or after July 1, 2024 any change in scope resulting in new parking serving new residential occupancies must demonstrate:

[1] 20% of spaces as 'EV CAPABLE' with 1" raceway and 208/240V 40 ampere load capacity,
[2] 25% of spaces as 'EV READY' with 208/240V 20 ampere circuit and receptacle
[3] 5% of spaces as 'EV CHARGING STATIONS' with 208/240V 40 ampere supply equipment.

For a building permit application on or after July 1, 2024 any change in scope resulting in new parking serving new non-residential occupancies must demonstrate:

[1] 20% of spaces as 'EV CAPABLE' with 1" raceway and 208/240V 40 ampere load capacity,
[2] 10% of spaces as 'EV CHARGING STATIONS' with 208/240V 40 ampere supply equipment

Values are rounded up to the nearest whole integer.
Installed EV charging system components must comply with the requirements of CEC 625.

Response: It is our understanding that these comments pertain to a future building permit set. As we are currently applying for a use permit, it is our understanding that the application does not require changes. When a building permit is submitted, we will make sure these comments are addressed. Please confirm no further response is required for the entitlement drawing.

CEDA Design Assistance

The California Energy Design Assistance (CEDA) Program provides free energy design assistance and incentives for new construction and major alterations for commercial, public, multifamily (4+ stories), industrial, and agricultural projects. See this PG&E CEDA webpage as well as Willdan's CEDA webpage and area contact Jeff Glover, JGlover@willdan.com.

Response: Noted

Electric Service

Please Contact PG&E Express connect as soon as possible to understand any special considerations for project electrical service.

Response: Noted.

Internal

WELO: Landscaping/Water Efficiency

~~Landscaping must comply with the State's Model Water Efficient Landscape Ordinance (WELO), available at water.ca.gov/Programs/Water-Use-And-Efficiency, as revised in 2015.~~ SATISFIED SHEET L-4.2A

~~Demonstrate a compliant Estimated Total Water Use (ETWU) less than the Maximum Allowed Water Allowance (MAWA) using a minimum 41.8 ET_o for the City of Berkeley.~~ SATISFIED SHEET L-4.2A

Provide a color-coded landscaping hydrozone map matching the WUCOLS plant materials categories by collocating planting materials by WUCOLS water use category VL, L, M, or H and assigning a unique color for each. [CGBSC 4.304] APPEND SHEETS L-3.0 and L-4.0 WITH MATCHING WUCOLS COLOR LEGENDS FOR THE PLANTING REGIONS ALREADY SPECIFIED

Response: Abbreviated legends have been added to sheet L-3.0 & L-4.0

Specify minimum 3" mulch depth and compost application to achieve a minimum 6% organic matter in soil composition based on a MWELO specified soil analysis results for the site soil. [CGBSC 4.304] AMEND PLANTING NOTE 3 ON SHEET L-3.2A TO STIPULATE CITED QUANTITATIVE VALUE FOR ORGANIC MATTER %

Response: Note 3 on L-3.2A has been revised to read: ALL PLANTING AREAS TO RECEIVE 1" COMPOST TO TOP 6"-12" OF SOIL PER HORITCULTURAL SOILS TEST RECOMMENDATIONS.

Locate a rain sensor in the landscaping design whose signal is specified as compatible with the master control valve. [CGBSC 4.304] ON SHEET L-4.2A, SPECIFCY HUNTER RAIN SENSOR SIGNAL OUTPUT AS COMPATIBLE WITH SUPERIOR MASTER CONTROL VALVE SINCE EQUIPMENT IS NOT FROM SAME MFG

Response: Master Control Valve is independent of the Rain Sensor. The Rain sensor communicates with the irrigation controller, which are both Hunter brand. Please see Sheet L-4.2.

Update plans to demonstrate a complying

landscaping design

The following is needed:

- ~~Compliance with EBMUD Section 31: Water Efficiency Requirements~~
- ~~Bay Friendly Basics Landscape Checklist~~
- ~~WELO calculations (by building permit application), see Appendix B, Sample Water Efficient Landscape Worksheet, from (available as a Word document at https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency). The Reference Evapotranspiration (ETo) for Berkeley is 41.8.~~

Bird Safe Berkeley Municipal Code Section 23.304.150 effective 07/27/23

This multifamily project exceeds 10,000 GFA and 35 in Average Height feet and is a Covered Project. On each elevation, note the percentage of facade area consisting of transparent or reflective material, such as windows. Where Bird Safe Materials are required, please indicate the compliance option(s) selected (including all window schedule entries) and the product name(s), including threat factor rating where applicable, and material(s) used.

Response: Please see our elevation diagrams on A202 and A203 pertaining to bird safety.

MEMORANDUM

Planning and Development Department

DATE: December 3, 2024

TO: Lisa Gordon, Community Planner

FROM: Darya Barar, Consulting Urban Forester

SUBJECT: 2655 Shattuck Avenue – Arborist Plan Review

I reviewed 122 West's planting concept plan (dated May 15, 2024) for the proposed development at 2655 Shattuck Avenue. The plans show the demolition of the existing building(s) and construction of a new multi-story mixed-use building. Six London planes (*Platanus* × *hispanica*) were growing on Derby Street and three additional trees were in the right-of-way on Shattuck Ave.

The design proposes the removal of one of the London planes on Derby St. while preserving the remaining eight trees. I concur with this recommendation.

Tree Preservation Guidelines. Trees shall be protected using the Tree Preservation Specification shown below. If trees are damaged during construction the applicant will be responsible for replacement with like trees. If space is available for additional tree plantings, plant in accordance with Tree Planting Location Standards.

If tree pruning is necessary, please submit a Tree Pruning Permit.

Recommendations for Tree Preservation During Construction

- Tree Protection Zones: The calculated TREE PROTECTION ZONE is the area beneath the dripline of the tree. The specified TREE PROTECTION ZONE is the width of the parkway. No grading, excavation, construction or storage of materials shall occur within the specified TREE PROTECTION ZONE. No underground services including utilities, sub-drains, water or sewer shall be placed in the TREE PROTECTION ZONE.
- Tree protection: Add tree protection fencing to protect the exposed dripline within the parkway (Figure 1).
- Irrigation: add irrigation during construction to wet the soil in the parkway to a depth of 12 inches. Once soil is at field capacity, irrigation can be scaled back to replace the water lost through evapotranspiration (ET).
- Mulch: Add 4 – 6 inches of course organic mulch. The mulch should not come in contact with the trunk but should be 24 inches away from the trunk.
- Any root pruning that will occur within the parkway. All work in the area will require prior approval and shall be supervised by the Project Arborist. Roots should



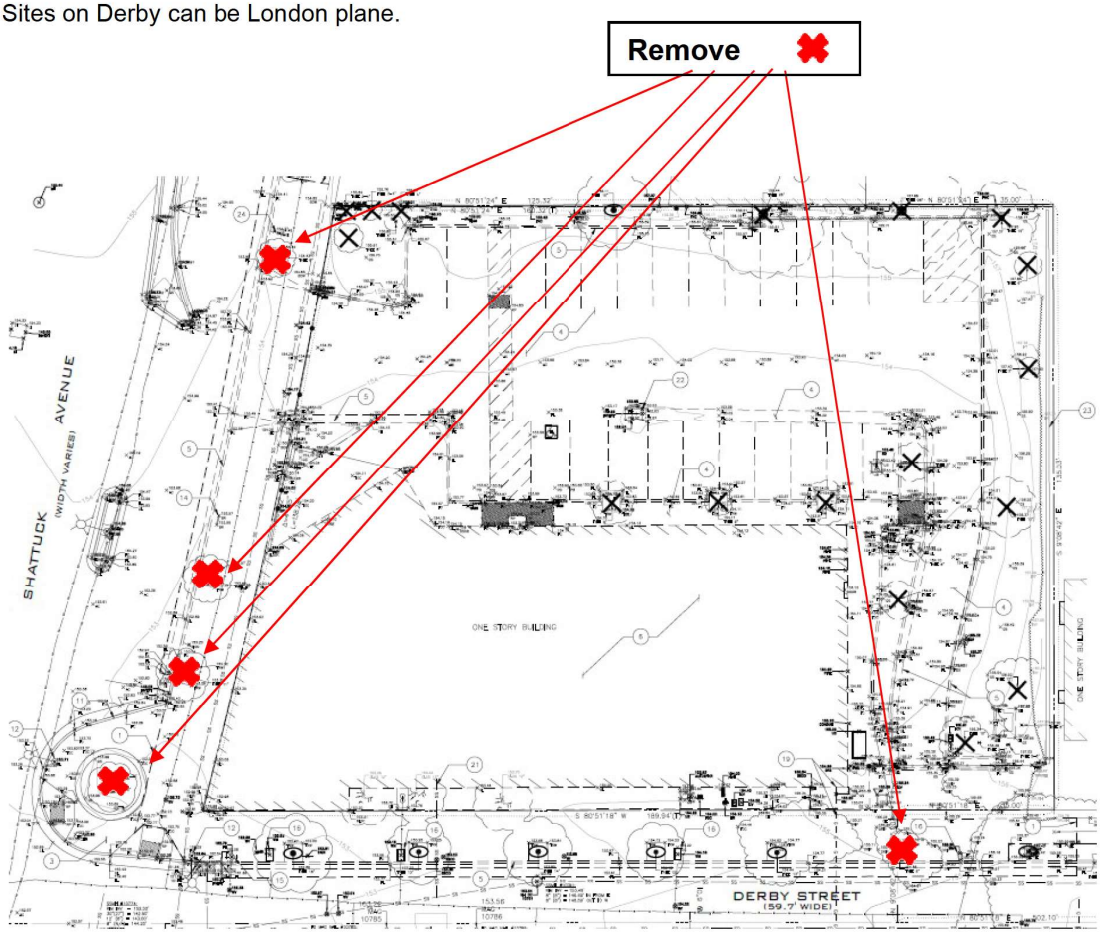
be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2 inches in diameter should be avoided.

Remove existing street trees on Shattuck Ave. Fill out and return a tree removal permit to me (dbarar@bartlett.com) prior to removal. Plant five trees and one tree in the bulb-out area. Please move tree close to bulb out farther north away from storm drain and bulb out tree.

Replacement Planting
Please review the City's tree-planting standards to confirm exact tree-planting locations. Plant trees in accordance with the American National Standards Institute (ANSI) A300 (Part 6)-2012, Planting and Transplanting which outlines items such as planting in planting pits twice the size of the root ball, leaving the tree 1 inch higher than natural grade, back filling the hole with native soil. Remove the nursery stake and replacing with a two-stake system that encourages tree movement. Trees should be planted in the 24-inch box size. No root barrier, pavers, or tree grates should be used. Please use flexi-pave in the tree wells.

I recommend planting a mix of the following species on Shattuck Ave.: Brisbane box (*Lophostemon confertus*), sour gum (*Nyssa sylvatica*), or sweetshade (*Hymenosporum flavum*). In the bulb out area plant either a silver leaf oak (*Quercus hypoleucoides*), Compton oak (*Quercus* × *comptoniae*) or island oak (*Quercus tomentella*). Species do not need to be the same for the three locations; a mix is preferred.

Sites on Derby can be London plane.



Response: Please note the following changes have been made based on your comments above:

List of Revisions to Landscape Drawings by Sheet:

L-3.0
- Street Tree locations & layout updated per City Arborist Recommendations
- Washingtonia robusta symbol removed from plans

L-3.2A
- Washingtonia robusta removed from plant schedule per City Arborist Recommendations
- Ligustrum japonicum 'Texanum' removed from plant schedule per City Arborist Recommendations
- Dodonaea viscosa 'Purpurea' option added to replace Ligustrum japonicum 'Texanum'
- Prunus caroliniana 'Monus' option added to replace Ligustrum japonicum 'Texanum'
- City Street Tree species options added per City Arborist Recommendations
- City Street Tree notes added to Plant Notes as note 7, 8 & 9 per City Arborist Recommendations

2655 SHATTUCK AVE.

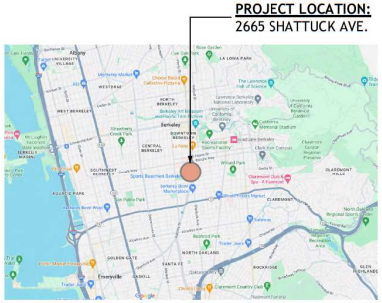
2655 SHATTUCK AVE.,
BERKELEY, CA 94704

KDN01 - DRC REVIEW - 08/26/24

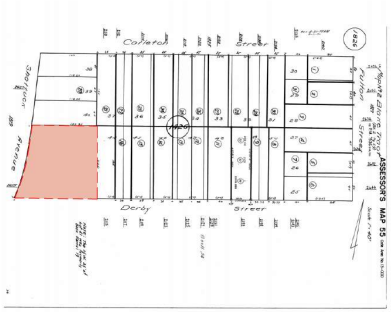




6 PROJECT LOCATION



5 VICINITY MAP



4 PARCEL MAP

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

JOE KIDRON
kidron1@comast.net

CIVIL:
GREENWOOD & MOORE INC.
3111 Castro Valley Blvd #100,
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

CHARLES KAHN
charles@studiokda.com

TILL HOUTERMANS
till@studiokda.com

BRETT SPENCER
brett@studiokda.com

1 PROJECT CONTACTS

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 LGHTING PLAN - GROUND FLOOR	•	•	•		
A101	PROPOSED GROUND FLOOR PLAN	•	•	•		
A102	PROPOSED SECOND - FOURTH FLOOR PLAN	•	•	•		
A103	PROPOSED FFTH FLOOR PLAN	•	•	•		
A104	PROPOSED SIXTH FLOOR PLAN	•	•	•		
A105	PROPOSED SEVENTH FLOOR PLAN	•	•	•		
A106	PROPOSED EGHTH 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 BJIDLING SECTION	•	•	•		
A301	PROPOSED BJIDLING 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

DRC REVIEW

△	DATE	ISSUE RECORD
	1/15/24	DRC REVIEW
	1/26/24	DRC Review

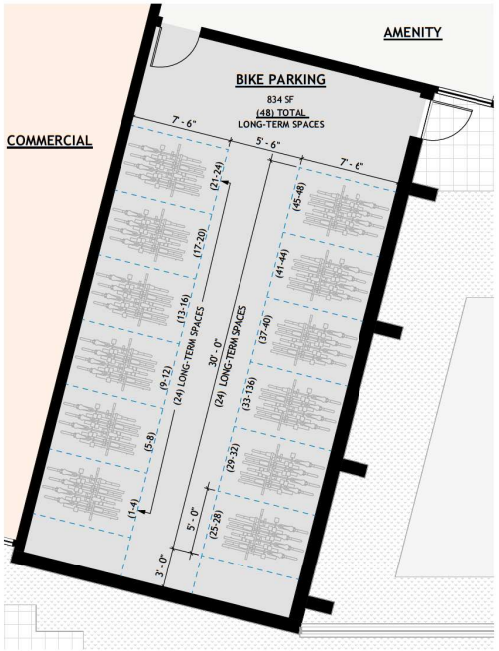
PROJECT NO: KDN01

ISSUE DATE: 08/26/24

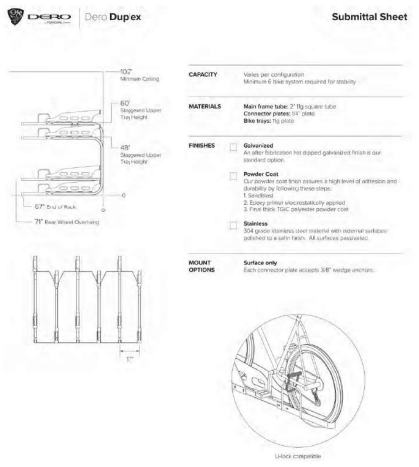
TITLE SHEET

G000

ATTACHMENT 6 - ADMINISTRATIVE RECORD

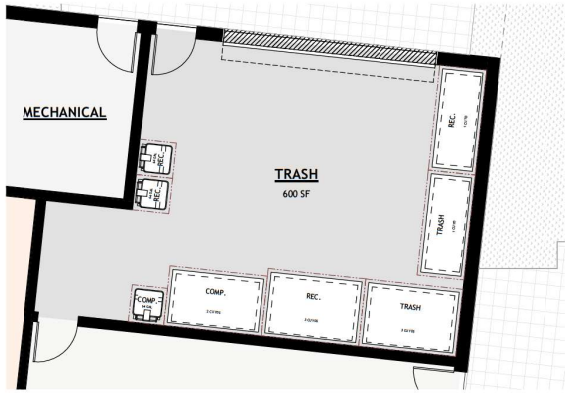


3 GROUND FLOOR PLAN
1/4" = 1'-0"



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

ZONING CODE INFORMATION						
SITE INFORMATION						
PROJECT ADDRESS:	2655 SHATTUCK AVE					
CROSS STREET:	DERBY ST.					
APN:	51-1826-18-2					
ZONING DISTRICT:	C-AC / SUBAREA SOUTH SHATTUCK / COMMERICAL (BTWN DWIGHT + DERBY)					
GENERAL PLAN AREA:	AJELINE CORRIDOR MIXED USE					
SPECIAL ZONING OVERLAYS:	NO					
ZONING ADJACENCIES:	NORTH	EAST	SOUTH	WEST		
	C-AC	R-2	C-AC + R-2	C-AC		
SEISMIC SAFETY						
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		
ENVIRONMENTAL 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	CHANGE 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	0	0 (LVLS 2-5)		
REAR YARD SETBACK (ABSUTTING RES.):	40'	10' @ 35' 20' @ 45'	20'	10' (LVL 1)		
BUILDING STORIES:	1	4	4	8		REQUEST WAIVER
MAXIMUM BUILDING HEIGHT:	20'	45'	45'	85'		
AVERAGE MAXIMUM HEIGHT:	18'	N/A	43'	83'		REQUEST WAIVER
AREAS						
LOT AREA - SF:	23,527		23,527	23,527		
GROSS FLOOR AREA - SF:	8,185	58,830	58,500	84,399		
BUILDING FOOTPRINT - SF:	8,185	16,469	14,910	17,316		
LOT COVERAGE - SF:	35%	70%	63%	74%		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		
COMMERCIAL DEPTH:	135'	30'	30'	27' - 90'		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	
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		
FACADE TRANSPARENCY						
GROUND FLOOR TRANSPARENCY					SEE G031 FOR CALCULATIONS	
WEST ELEVATION	N/A	30% MIN.	N/A	58%		
SOUTH ELEVATION	N/A	30% MIN.	N/A	34%		
COMMERCIAL 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	

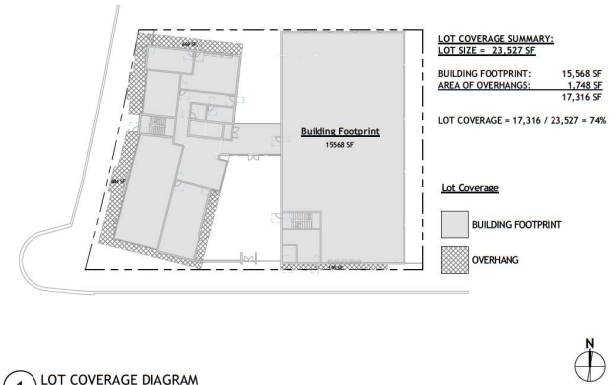


2 GROUND FLOOR PLAN
1/4" = 1'-0"

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

Container Calculation

Container Info		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



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

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2655 SHATTUCK AVE.

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LICENSED ARCHITECT
No. C-34870
06/30/2025
RENEW DATE
STATE OF CALIFORNIA

DRC REVIEW

Δ	DATE	ISSUE RECORD
1	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

ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 715 of 893

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					Avg Unit SF:	830
	Seventh	5,175				10		
	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 - 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

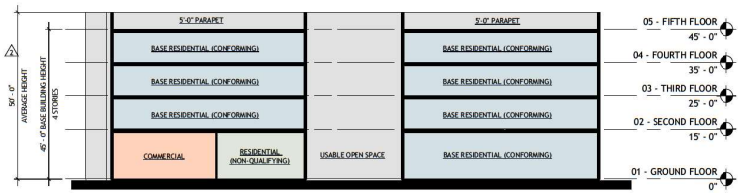
Level	Area
U.O.S.	
01 - GROUND FLOOR	3002 SF
	3002 SF

USABLE OPEN SPACE SUMMARY:

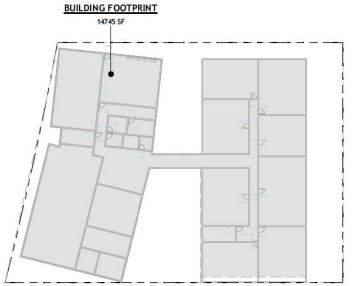
UOS REQUIRED: 40 SF / UNIT
40 SF x 65 UNITS = 2,600 SF
TOTAL PROPOSED: 3,002 SF

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

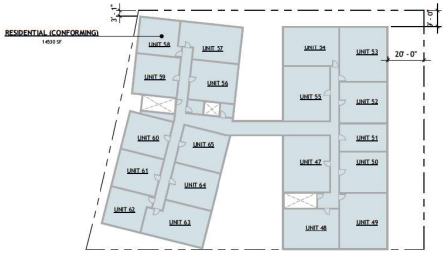
LOT COVERAGE SUMMARY:
LOT SIZE = 23,527 SF

BUILDING FOOTPRINT: 14,745 SF

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

LOT COVERAGE

BUILDING FOOTPRINT



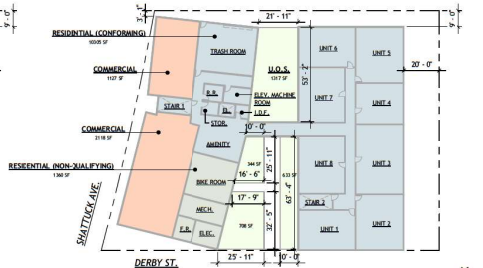
3 LEVEL 4
NOT TO SCALE



6 LEVEL 3
NOT TO SCALE



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

N

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BERKELEY, CA 94704

DRC REVIEW

△	DATE	ISSUE RECORD
1	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					Avg Unit SF:	830
	Seventh	5,175				10		
	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%	37.7%
14%	46.3%
15%	50.0%

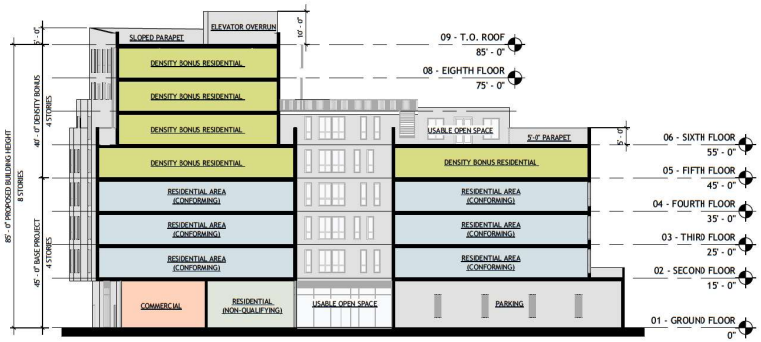
AREA SUMMARY - DENSITY BONUS

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

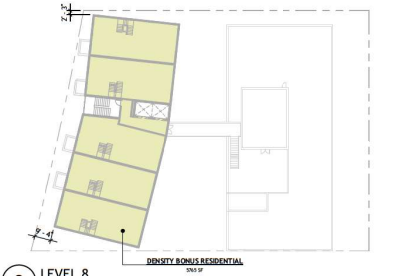
*REFER TO SHEET G003 FOR DENSITY BONUS U.O.S. CALCULATIONS AND DIAGRAMS

DENSITY BONUS LEGEND

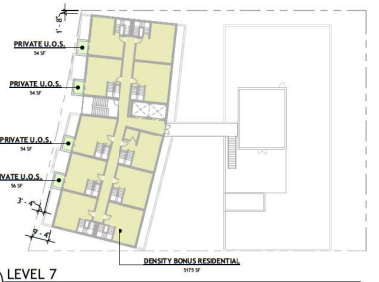
- COMMERCIAL
- DENSITY BONUS
- RESIDENTIAL AREA
- NON-QUALIFYING RESIDENTIAL AREA
- PARKING
- U.O.S.
- PRIVATE U.O.S.
- COMMERCIAL U.O.S.



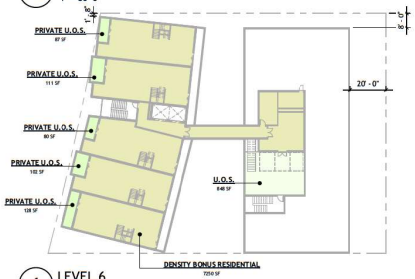
9 DENSITY BONUS PROPOSED SECTION
1 / 16" = 1'-0"



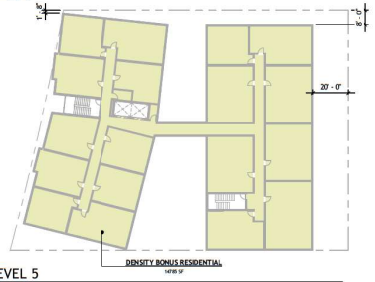
8 LEVEL 8
1" = 30'-0"



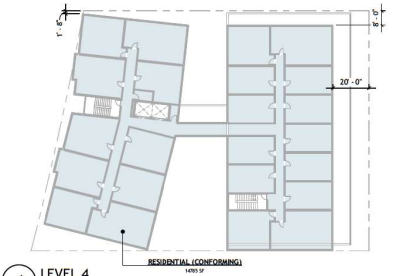
7 LEVEL 7
1" = 30'-0"



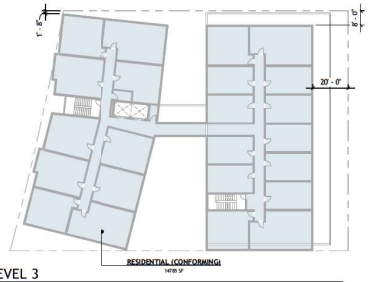
6 LEVEL 6
1" = 30'-0"



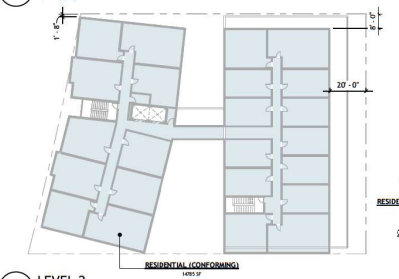
5 LEVEL 5
1" = 30'-0"



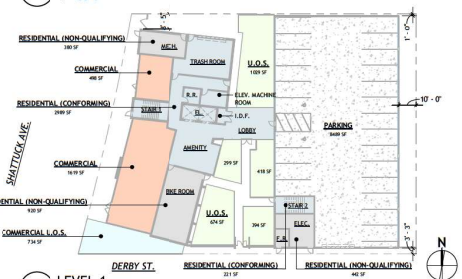
4 LEVEL 4
1" = 30'-0"



3 LEVEL 3
1" = 30'-0"



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

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DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

DENSITY BONUS CALCULATIONS & DIAGRAM

G002.B

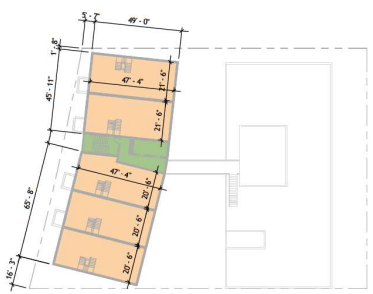
Base Project Floor	Residential Unit Floor Area (SF)	# of Residential Units
02 - SECOND FLOOR	11429 SF	23
03 - THIRD FLOOR	11419 SF	23
04 - FOURTH FLOOR	11419 SF	23
05 - FIFTH FLOOR	11571 SF	18
06 - SIXTH FLOOR	5150 SF	0
07 - SEVENTH FLOOR	3730 SF	10
08 - EIGHTH FLOOR	4978 SF	0
TOTAL:	59697 SF	97

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

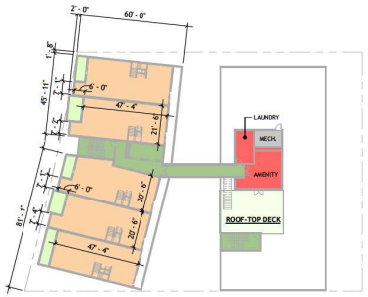
- COMMERCIAL
- RESIDENTIAL UNIT FLOOR AREA
- CIRCULATION
- AMENITY
- PARKING
- UTILITY
- P.O.P.O.S.
- U.O.S.
- PRIVATE U.O.S.



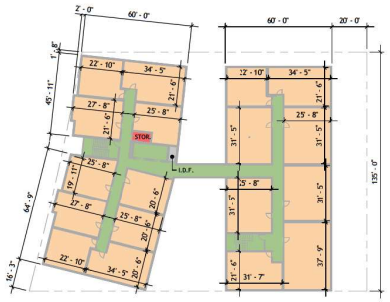
8 LEVEL 8
1" = 30'-0"



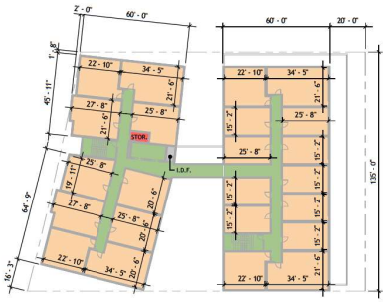
7 LEVEL 7
1" = 30'-0"



6 LEVEL 6
1" = 30'-0"



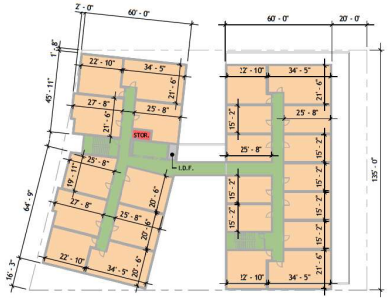
5 LEVEL 5
1" = 30'-0"



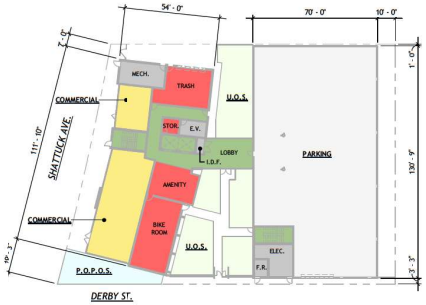
4 LEVEL 4
1" = 30'-0"



3 LEVEL 3
1" = 30'-0"



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

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			

△2

△2

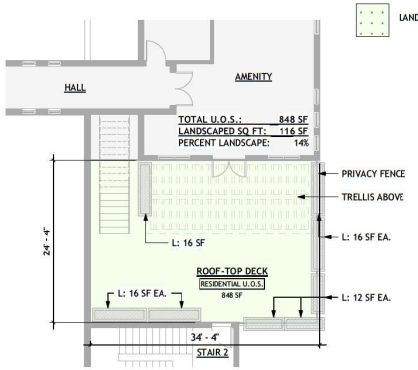
USABLE OPEN SPACE

NON - U.O.S

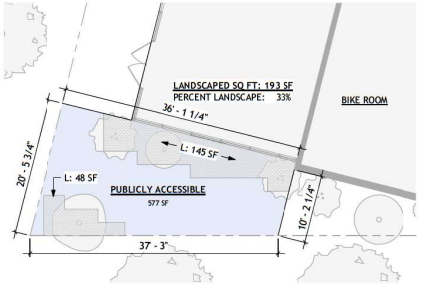
PUBLICLY ACCESSIBLE U.O.S.

RESIDENTIAL U.O.S.

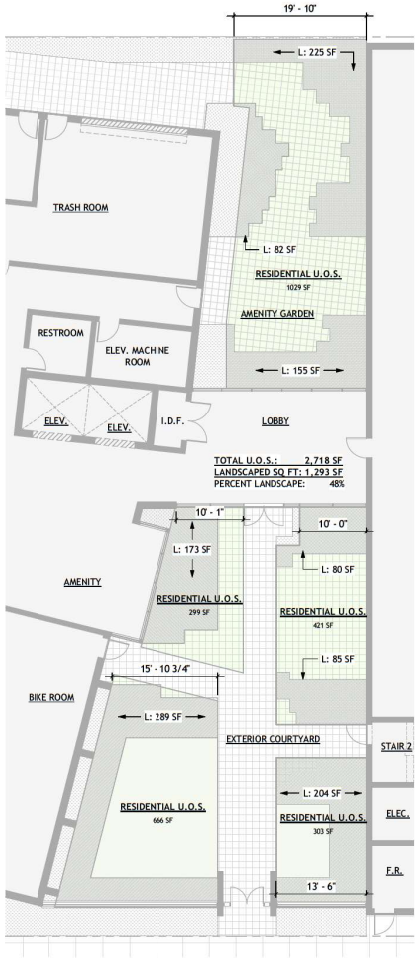
LANDSCAPED AREA



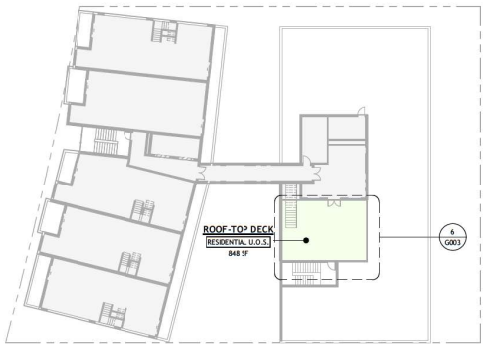
6 LEVEL 6 - ENLARGED ROOF-TOP DECK
1/8" = 1'-0"



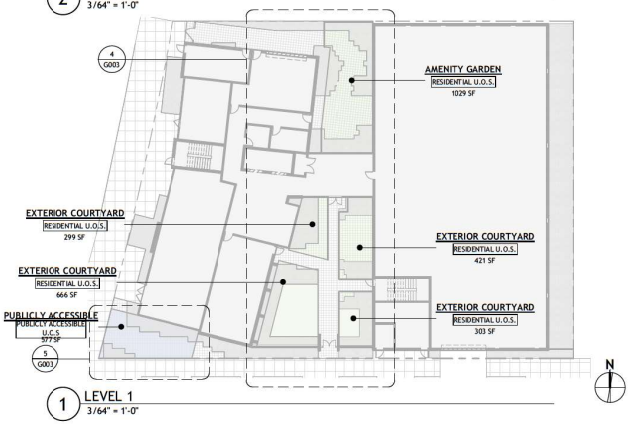
5 LEVEL 1 - ENLARGED COMMERCIAL PLAZA
1/8" = 1'-0"



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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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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DRC REVIEW

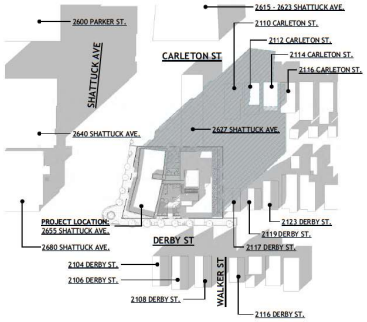
△	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

PROJECT NO: KDN01

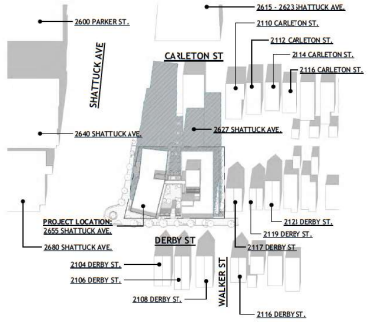
ISSUE DATE: 07/23/2024

STREET CONTEXT ELEVATIONS

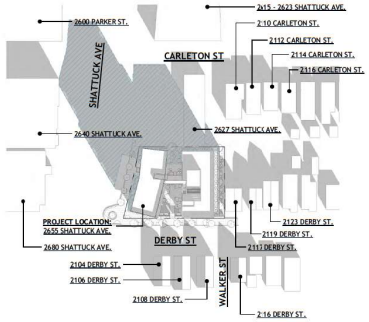
G004



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



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



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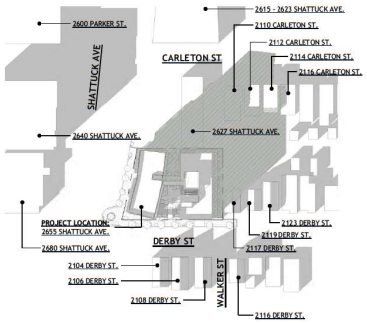
1" = 100'-0"



10 12/21 - 2:48 PM - PROPOSED
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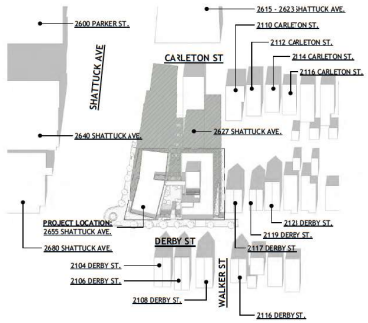

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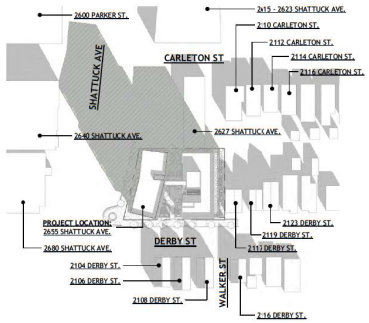
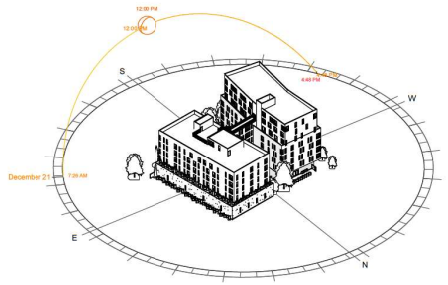
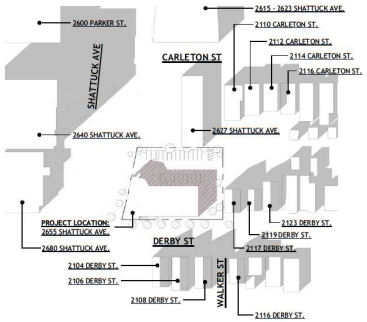
1" = 100'-0"



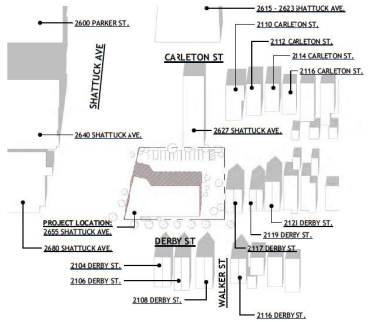
4 12/21 - 9:26 AM - PROPOSED
1" = 100'-0"



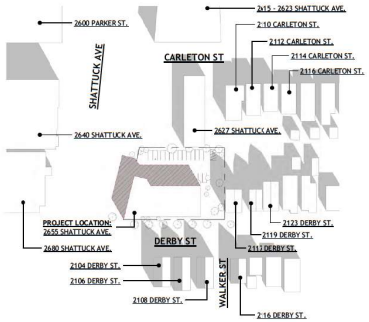
2 DECEMBER 21ST - SUN PATH
(SUNRISE - SUNSET)



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



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



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

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

N

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LICENSED ARCHITECT
Kyle Carpenter
06/30/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

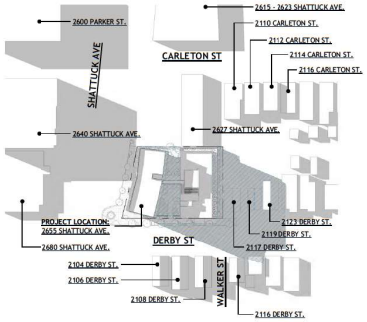
PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

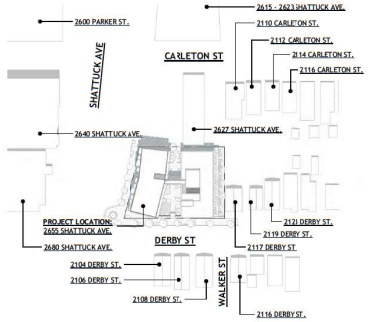
SHADOW STUDIES - DECEMBER, 21ST

G020

ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 721 of 893



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



9 06/21 - 12:00 PM - COMBINED
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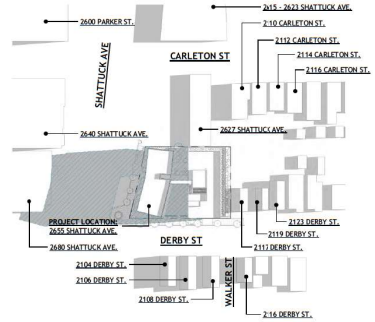

8 06/21 - 6:52 AM - COMBINED
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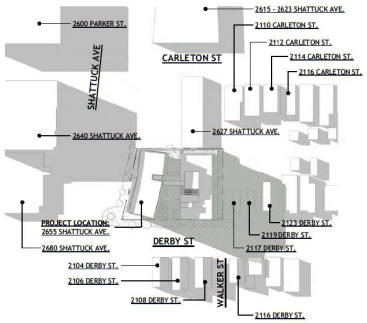

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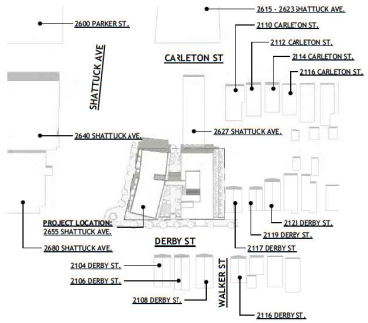

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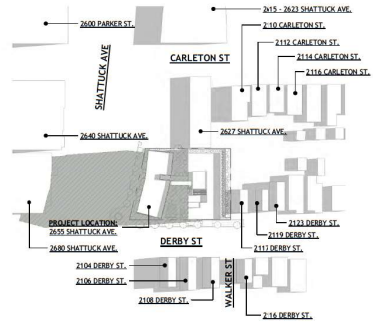

6 06/21 - 6:52 AM - PROPOSED
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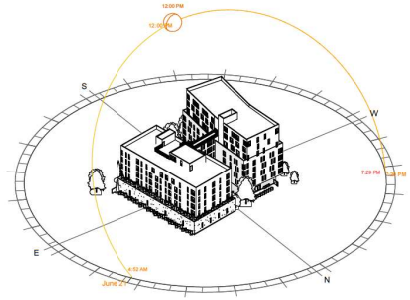
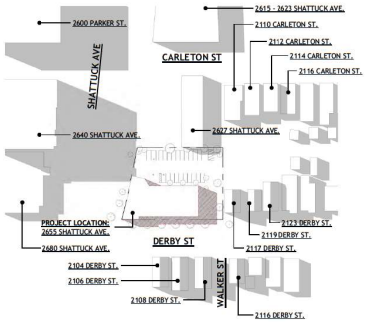


4 JUNE 21ST - SUN PATH
(SUNRISE - SUNSET)



3 06/21 - 5:30 PM - EXISTING
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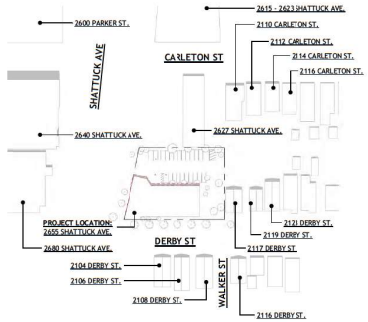

2 12/21 - 12:00 PM - EXISTING
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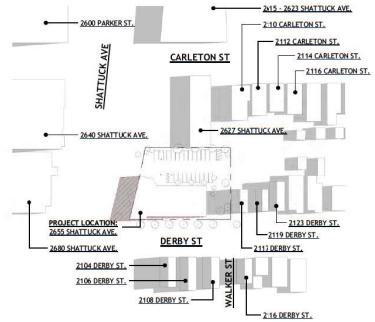

1 06/21 - 6:52 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

N

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BERKELEY, CA 94704

LICENSED ARCHITECT
Ryan Callaway
06/30/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

Δ	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

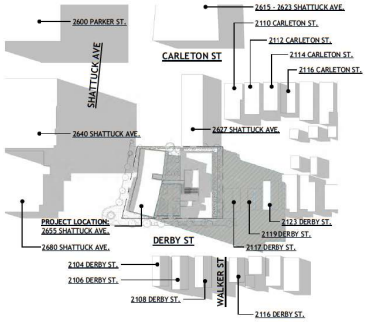
PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

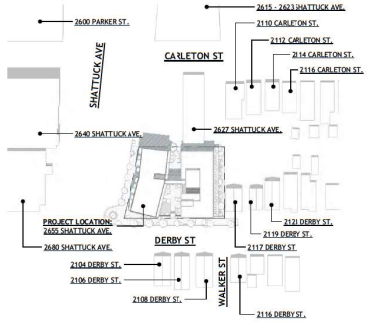
SHADOW STUDIES - JUNE 21ST

G021

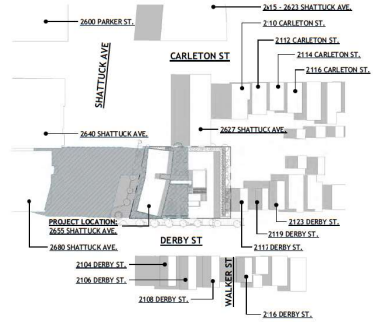
ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 722 of 893



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



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



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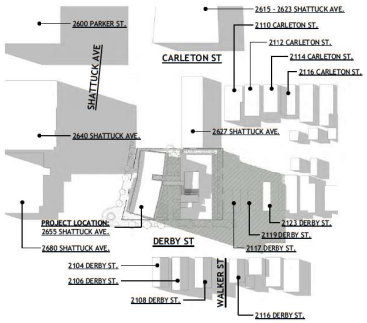
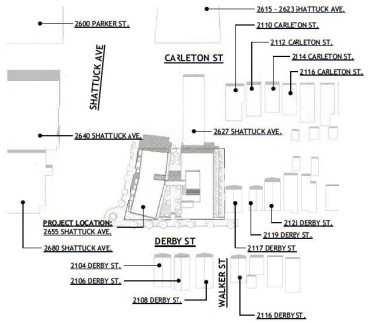


7 5/21 - 5:12 PM - PROPOSED
1" = 100'-0"



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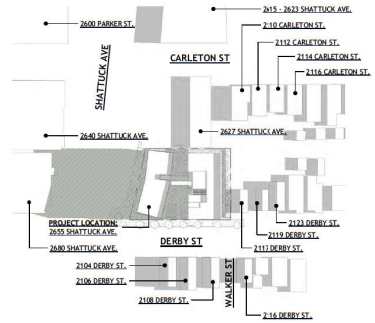

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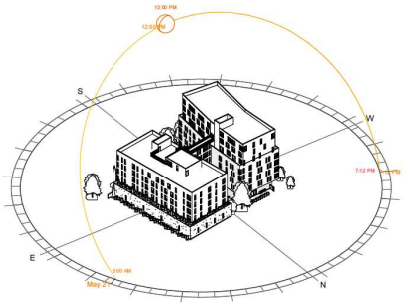
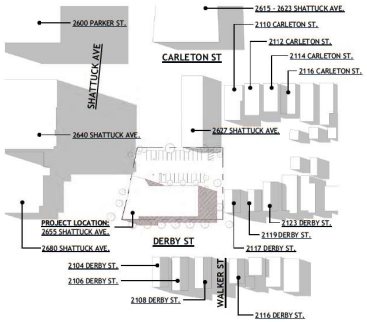
1" = 100'-0"



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



3 5/21 - 5:12 PM - EXISTING
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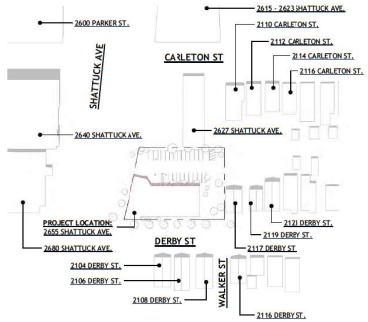

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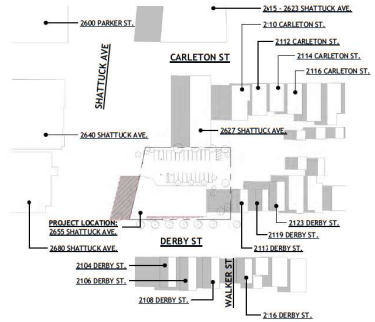

1 5/21 - 7:00 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

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BERKELEY, CA 94704

DRC REVIEW

△	DATE	ISSUE RECORD
	5.15.24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

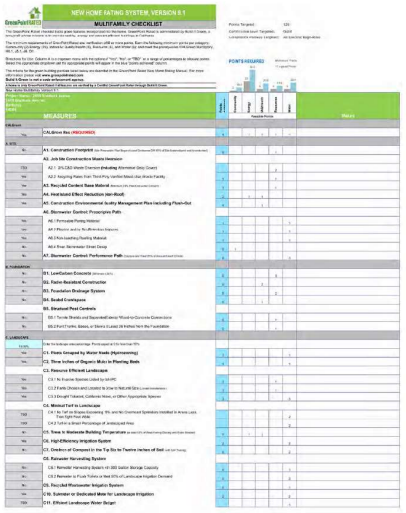
SHADOW STUDIES - MAY 21ST

G022


NEW HOME RATING SYSTEM, VERSION 6.1

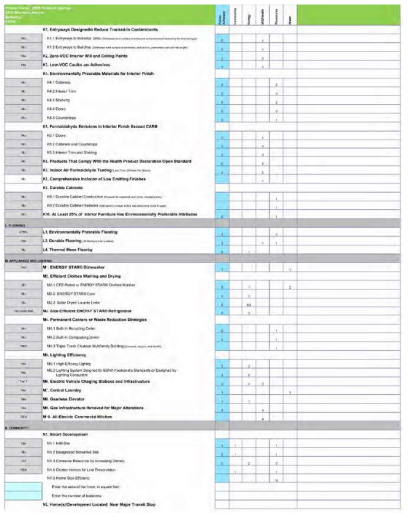
MULTIFAMILY CHECKLIST

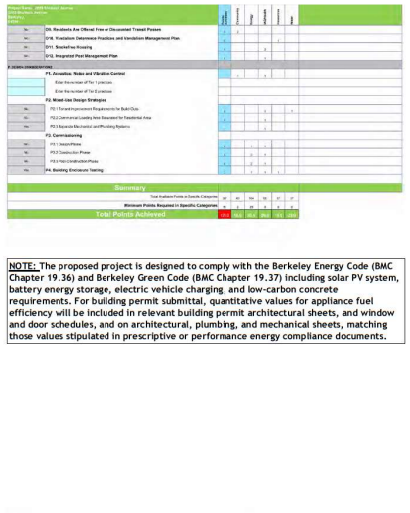



NEW HOME RATING SYSTEM, VERSION 6.1

MULTIFAMILY CHECKLIST







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



DRC REVIEW

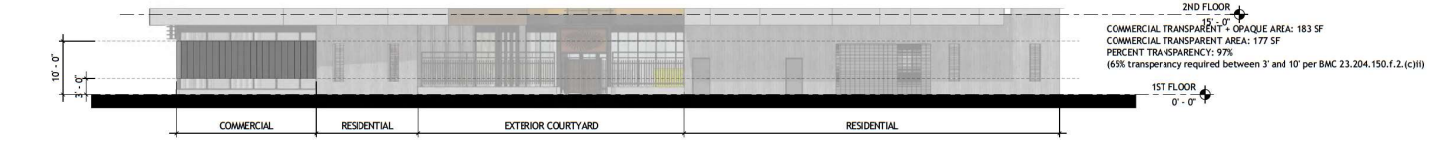
Δ	DATE	ISSUE RECORD
	5.15/24	SB30 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

GREEN POINT HOME CHECKLIST

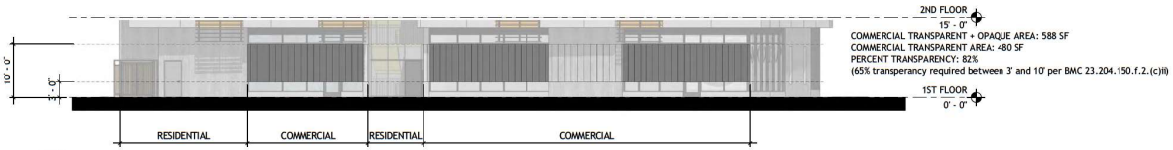
G030



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"

LEGEND:

TRANSPARENT + OPAQUE AREA

TRANSPARENT AREA



2 WEST ELEVATION
NOT TO SCALE



1 SOUTH ELEVATION
NOT TO SCALE

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEDERICO KAHN
No. C-30777
01/31/2025
REGISTERED
DATE
STATE OF CALIFORNIA

DRC REVIEW

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

PROJECT NO: KDN01

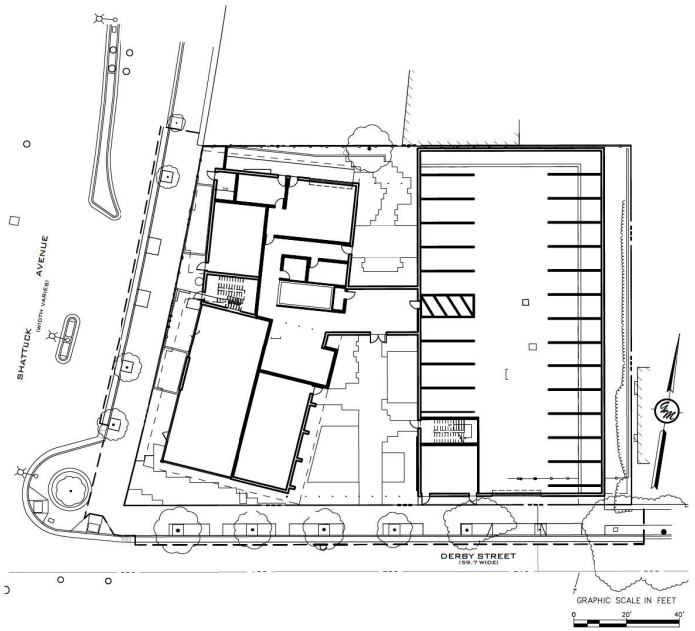
ISSUE DATE: 07/23/2024

FACADE TRANSPARENCY

G031

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY OR SHOWN ON THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THE OFFICE WHO PREPARED THEM 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 PRIOR WRITTEN PERMISSION OF THE OFFICE WHO PREPARED THEM.
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED 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 REBAR DRAWINGS SHALL MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.

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°E'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:

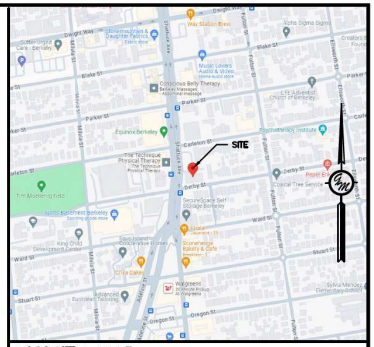
AS OF THE DATE OF THIS SURVEY A CURRENT TITE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR FOR EXAMINATION. THEREFORE, THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES ON OR APPURTENANT TO THE SURVEYED PROPERTY THAT EXIST OF RECORD BUT ARE NOT DELINEATED HEREON.

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 KOKON
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: 510-581-6913 www.greenwoodmoore.com

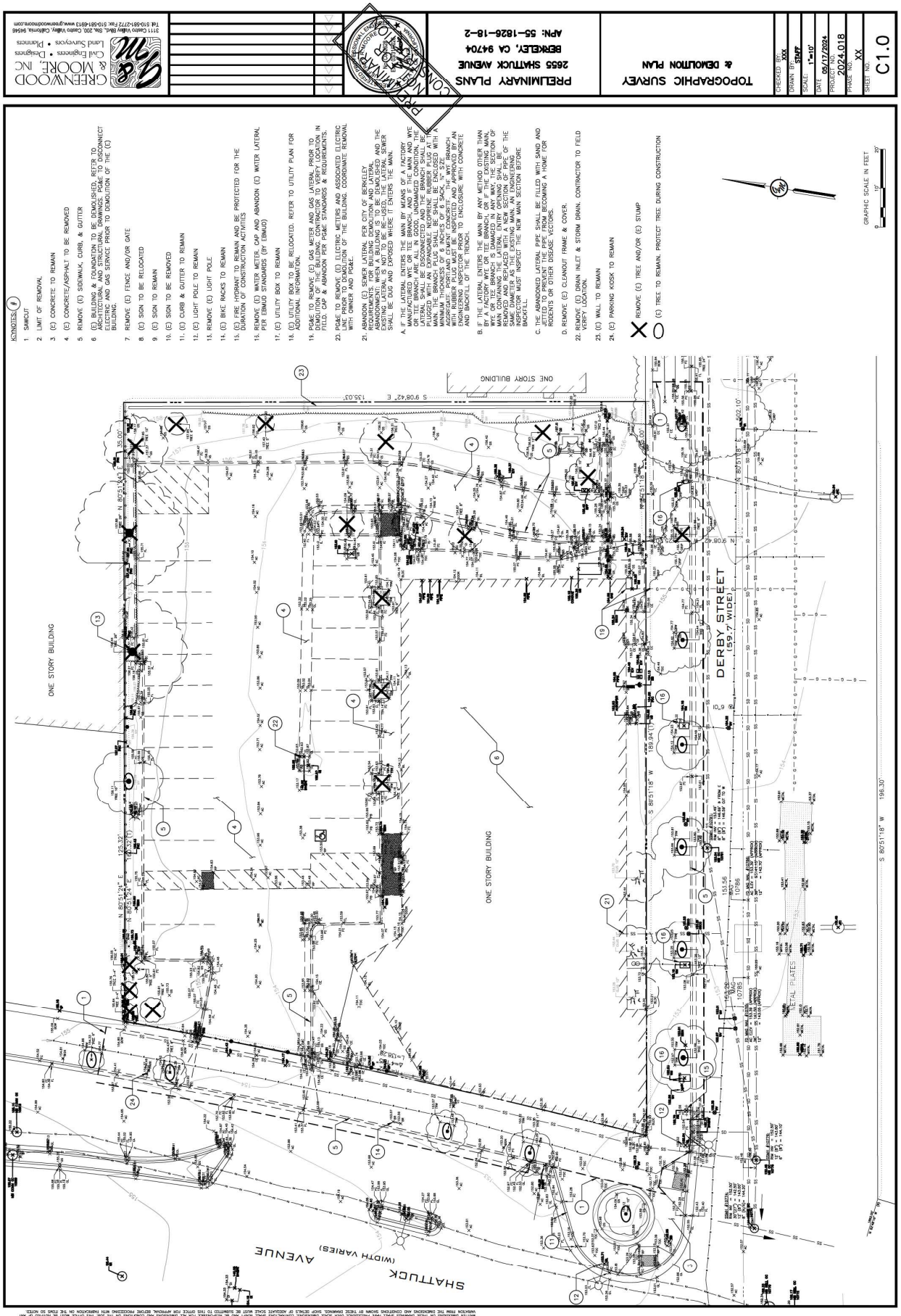
PRELIMINARY NOT FOR CONSTRUCTION

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

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 SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ASSEMBLY FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ASSEMBLY FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ASSEMBLY FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ASSEMBLY FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ASSEMBLY FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY


TOPOGRAPHIC SURVEY
& DEMOLITION PLAN
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1826-18-2
CONSTRUCTION
PRELIMINARY
NOT FOR
GREENWOOD & MOORE, INC
Civil Engineers • Planners
Land Surveyors • Planners
3111 Camino Valley Blvd., Ste. 200, Walnut Creek, California, 94596
Tel: 510-681-2772 Fax: 510-681-4913 www.greenwoodmoore.com
CHECKED BY: XXX
DRAWN BY: STAFF
SCALE: 1"=10'
DATE: 05/17/2024
PROJECT NO: 2024.018
PHASE NO: XX
SHEET NO: C1.0
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 & STRUCTURAL DRAWINGS FOR 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 WITH CONNECTION TO (E) BUILDING. COORDINATE REMOVAL WITH OWNER AND PG&E.
21. ABANDON (E) SEWER LATERAL PER CITY OF BERKELEY REQUIREMENTS. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENTS WHERE NO BUILDING IS TO BE CONSTRUCTED AND THE EXISTING LATERAL IS TO BE USED FOR THE NEW SEWER, THE LATERAL 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 IS NOT DAMAGED IN ANY WAY, THE ENTIRE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG A.I.P. MANUFACTURING, INC. OR EQUAL. THE PLUG SHALL BE HELD WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, ¾" SIZE CONCRETE AROUND THE PLUG. ALL OPENINGS SHALL BE SEALED WITH RUBBER PLUGS 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 MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE DAMAGED WYE, TEE OR PIPE SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE AND NEW WYE OR TEE BRANCH 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
REMOVE (E) TREE AND/OR (E) STUMP
(E) TREE TO REMAIN, PROTECT TREE DURING CONSTRUCTION
ONE STORY BUILDING
DERBY STREET (59.7' WIDE)
SHATTUCK AVENUE (WIDTH VARIES)
GRAPHIC SCALE IN FEET
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR 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, 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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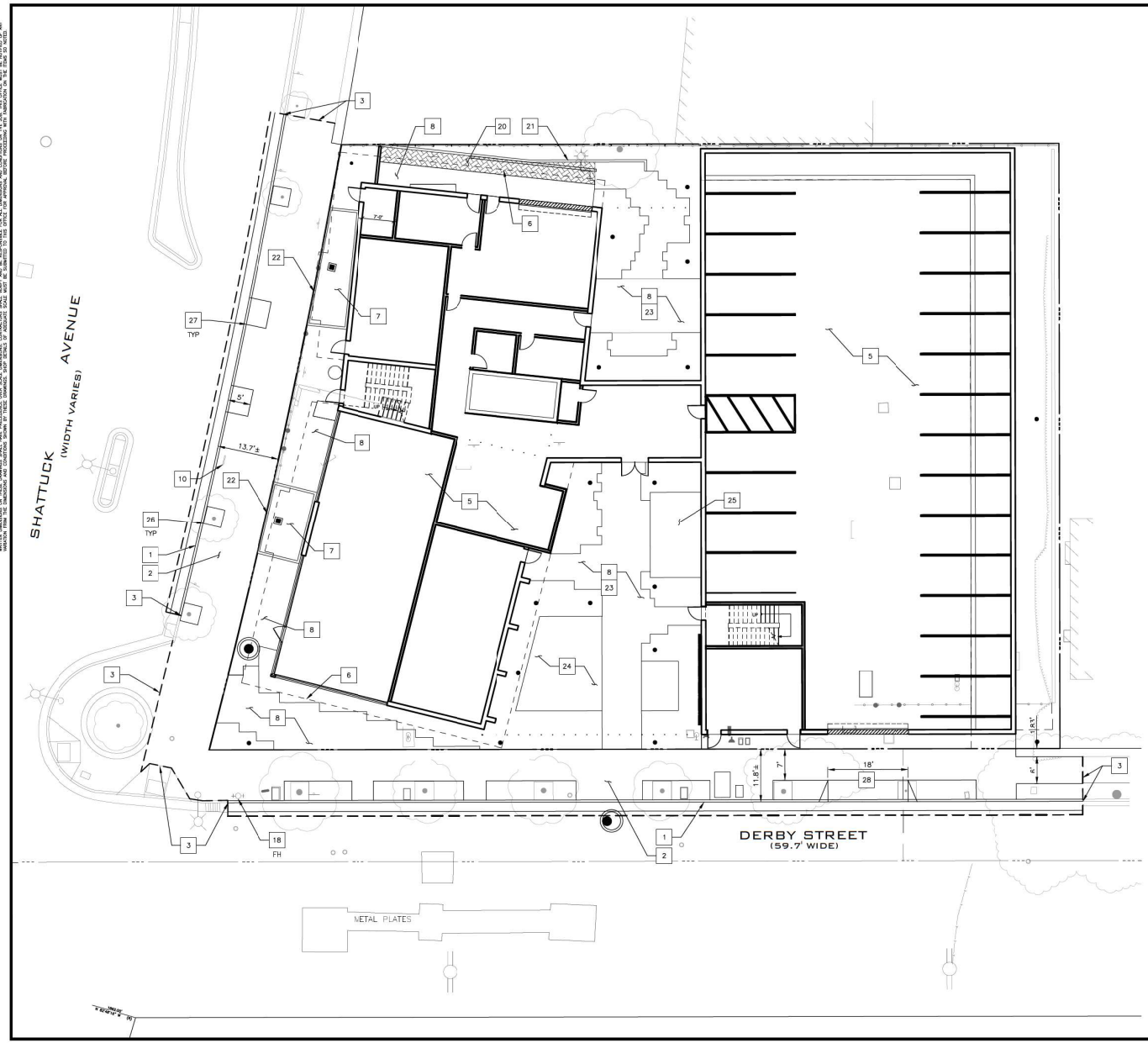

KEYNOTES #

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

GREENWOOD & MOORE, INC
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3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-881-2772 Fax: 510-881-6913 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
No. CN 2626
Exp. 03/31/2026
CALIFORNIA

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

GREENWOOD & MOORE, INC
Civil Engineers • Planners
Land Surveyors • Planners
3111 Cherry Blvd., Ste. 200, Santa Rosa, California, 95405
Tel: 510-881-2772 Fax: 510-881-4913 www.greenwoodmoore.com

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

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. APPROPRIATE 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 WITH A NEW BUILDING TO BE CONSTRUCTED, REMOVE LATERAL IN ITS ENTIRETY TO THE MAIN. ALTERNATIVELY, THE SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
3. 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 IN GOOD CONDITION AS DETERMINED BY THE CITY, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE CONNECTION SHALL BE SEALED WITH NON-SHRINK GROUT. 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 IN POOR CONDITION AS DETERMINED BY THE CITY, OR IF CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN AND INSTALLED WITH TWO WYE BRANCH FITTINGS OR 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.
4. REMOVE (E) CLEANOUT FRAME & COVER.
5. SEWER TO BUILDING. VERIFY LOCATION, SIZE AND ELEVATION WITH PLUMBING PLANS
6. 4" - 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' FROM FINISHED GRADE AND LOCATED WITHIN 3' FEET FROM APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM FIRE APPARATUS WITHOUT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS.
   7.2. THE FDC SUPPLYING WATER TO THE STANDPIPE SYSTEM MUST HAVE A MINIMUM OF TWO 2-1/2 INCH CONNECTIONS 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

GRAPHIC SCALE IN FEET
0 10' 20'

ONE STORY BUILDING
ONE STORY BUILDING
ONE STORY BUILDING
DERBY STREET (59.7' WIDE)
SHATTUCK AVENUE (WIDTH VARIES)
METAL PLATES

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR 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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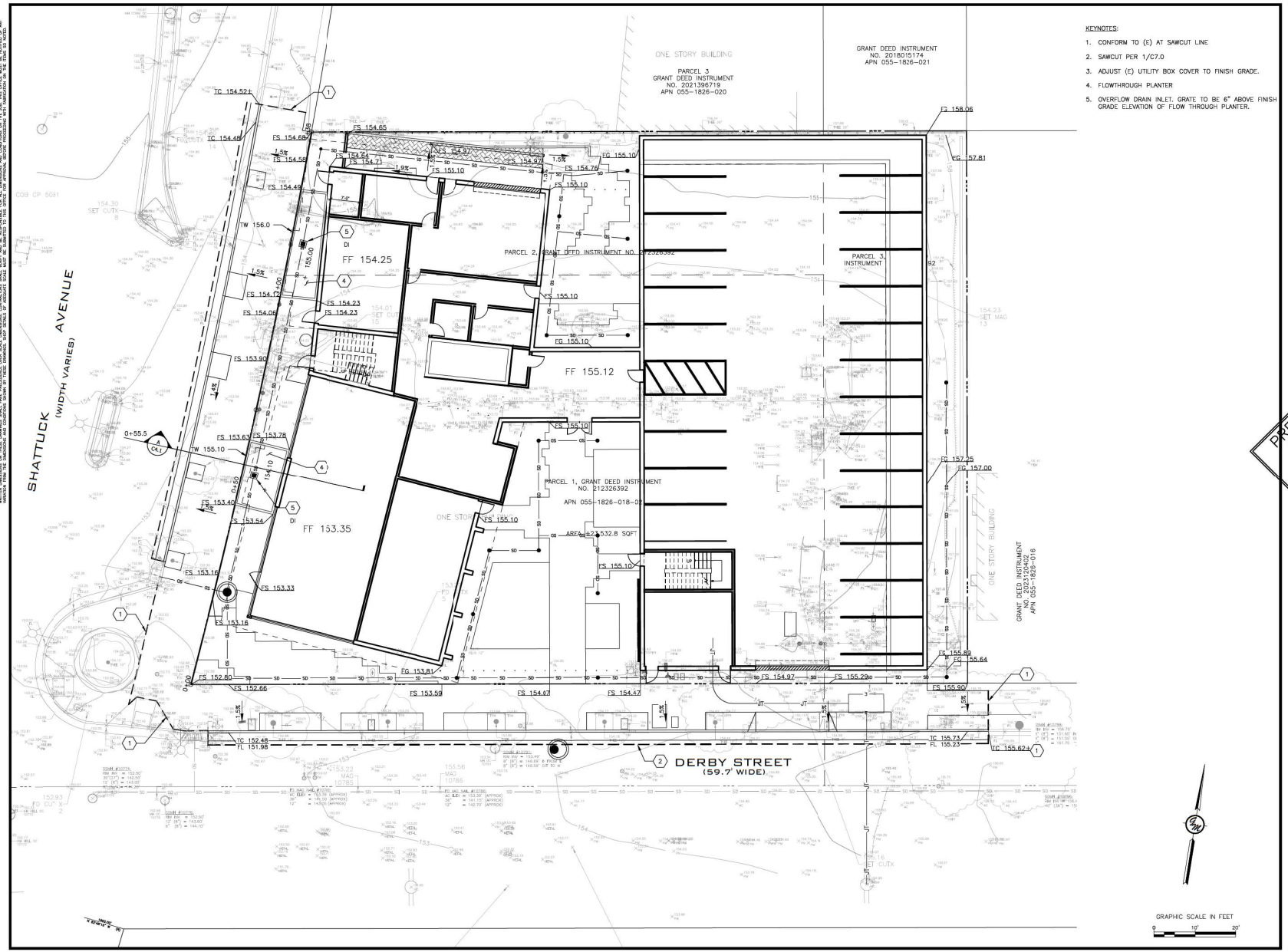

KEYNOTES:

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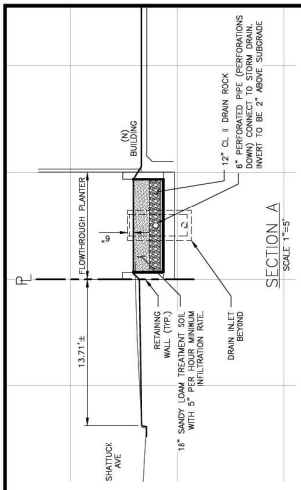
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1826-18-2

SECTIONS

CHECKED BY: XXX
DRAWN BY: STAFF
SCALE: AS SHOWN
DATE: 09/17/2024
PROJECT NO.: 2024.018
PHASE NO.: XX
SHEET NO.: C4.1



SECTION A
SCALE 1"=5'

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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: 09/17/2024
PROJECT NO.: 2024.018
PHASE NO.: XX
SHEET NO.: C5.0

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

GRAPHIC SCALE IN FEET
0 10' 20'

DERBY STREET
(59.7' WIDE)

SHATTUCK AVENUE
(WIDTH VARIES)

ONE STORY BUILDING

DMA 1
DMA 2
DMA 3
DMA 4
DMA 5
TCM-1
TCM-2

	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 1:1)
DMA 3	SRA	1,438	0	898	1.6
DMA 4	SRA	660	175	837	0.7

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SE
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
IS OF SOILS.
MPOST PERFORMED IN
G ASSURANCE (STA) STANDARDS,

F MIXED BIORETENTION SOIL
PERFORMED IN ACCORDANCE WITH
OF COMPOST AND COMPOSTING
IN ORGANIC MATTER METHOD.
THE COMPOST COMPONENT IN
NDARD TEST METHOD FOR

AND METHODS USED TO MIX THE
BIORETENTION SOIL.
ON ABOUT THE TESTING
(S), ADDRESS(ES), PHONE
ND 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.

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

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

D AND INCLUDE ONE OF THE
GRASS CLIPPINGS, FOOD SCRAPS

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

R
F BVS/
/DAY
GREES C) F.

RES IS SUFFICIENT TO INDICATE

TROL

TAILING NUTRIENT CONTENT

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

PASSING (BY WEIGHT)
MAX.
100
100
90
10

AND 1100 DRY LBS/CUBIC

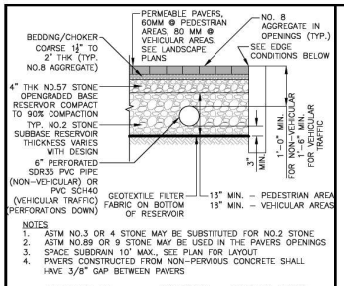
4 30%-55% OF DRY SOLIDS,
F FREE OF INERT INGREDIENTS,
BY WEIGH OR VOLUME.
ROVIDE PROOF OF PROCESS TO
E EXAMPLE, TURNED WINDROWS
AT LEAST 5 TURNINGS DURING

MPN/4 GRAMS OF TS, OR

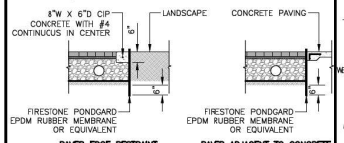
ERCURY, ETC.) PRODUCT MUST

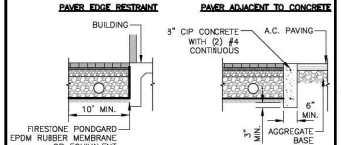
PLIER WILL TEST ALL COMPOST
OR TO APPLICATION. SAMPLES
LECTION PROCESS PROTOCOL.
E OBTAINED FROM THE U.S.
ORIAL HIGHWAY, SUITE 275,
31,
: SHALL BE SENT TO AN
THE COMPOST SUPPLIER

NOTES 9



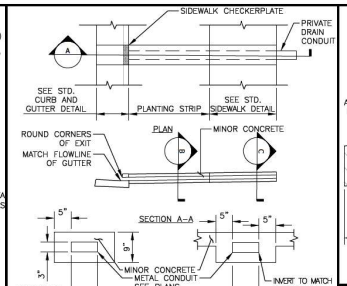
NOTES
1. ASTM NO.3 OR 4 STONE MAY BE SUBSTITUTED FOR NO.2 STONE
2. ASTM NO.89 OR 9 STONE MAY BE USED IN THE PAVERS OPENINGS
3. SPACE SUBDRAIN 10' MAX., SEE PLAN FOR LAYOUT
4. PAVERS CONSTRUCTED FROM NON-PERVIOUS CONCRETE SHALL HAVE 3/8" GAP BETWEEN PAVERS





1 1/2"=1'-0"

PERVIOUS PAVERS 8

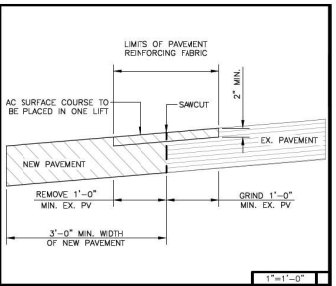


SIDEWALK UNDERDRAIN CHECKERPLATE SHALL BE GALVANIZED STEEL WITH AN EMBOSSED NONSKID PATTERN

SIDEWALK CHECKERPLATE DETAIL

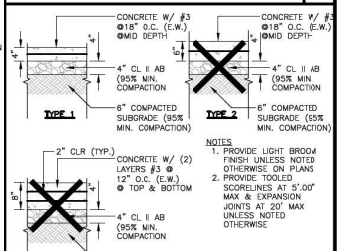
NOTES:
1. WHERE SIDEWALK UNDERDRAINS ARE INSTALLED AT LOCATIONS WHERE CURB, GUTTER, AND SIDEWALK IS EXISTING, REMOVE 24" OF CURB AND SIDEWALK SHALL BE SAWCUT AND REMOVED BETWEEN SCORELINES.
2. MULTIPLE PARALLEL SIDEWALK UNDERDRAINS SHALL HAVE 4" CLEAR BETWEEN EDGE OF PIPES.
3. FOR ADDITIONAL REQUIREMENTS,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

SIDEWALK DRAIN CONDUIT 5



1"=1'-0"

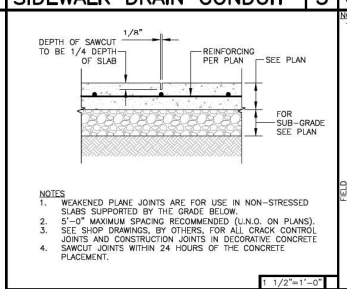
SAWCUT 1



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"

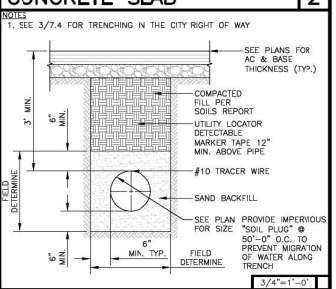
CONCRETE SLAB 2



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.

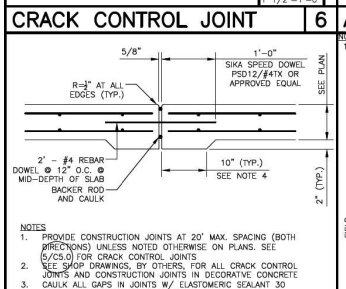
1 1/2"=1'-0"

CRACK CONTROL JOINT 6



3/4"=1'-0"

ASPHALT TRENCH 3

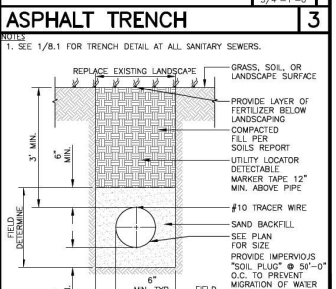


NOTES
1. PROVIDE CONSTRUCTION JOINTS AT 20' MAX. SPACING (BOTH DIRECTIONS) UNLESS NOTED OTHERWISE ON PLANS. SEE (5/C5.0) FOR CRACK CONTROL JOINTS
2. SEE SHOP DRAWINGS, BY OTHERS, FOR ALL CRACK CONTROL JOINTS AND CONSTRUCTION JOINTS IN DECORATIVE CONCRETE
3. CAULK ALL GAPS IN JOINTS W/ ELASTOMERIC SEALANT 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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REGISTERED PROFESSIONAL ENGINEER
OF FREY R. MOORE
No. C042628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1825-18-2

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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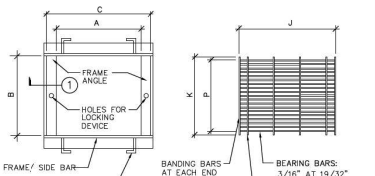
Central Precast

Title: "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	FRAMES B IN	FRAMES C IN	FRAMES BEARING ANGLE SIDE BAR IN	GRATE J IN	GRATE K IN	GRATE P IN	GRATE BEARING BARS IN	GRATE BAND BAR IN	# BARS
CP1212 S H	12–1/8	12–3/8	15	1–1/2x1/4	14–3/4	12–1/8	12–1/16	1–1/4X3/16	1x3/16	21
CP1818 S H	18–1/8	18–3/8	21	1–1/2X1–1/2 2X1–1/2	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	18–1/8	24–3/8	21	1–1/2X1–1/2 2X1–1/2	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	24–1/8	24–3/8	27	1–1/2X1–1/2 2–1/2X1–1/2	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 :

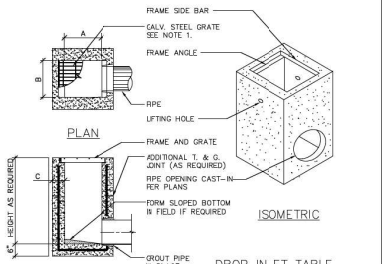
1. FRAME AND GRATES ARE HOT–DIPPED GALVANIZED AFTER FABRICATION PER ASTM SPEC A–123.
2. FOR OPTIONAL GRATE LOCKING DEVICE SEE DWG. NO. LOCK, PAGE 1–7.
3. DETAIL–1 SEE PAGES 1–8, 1–9.

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

DROP IN–ET TABLE

MODEL No.	GPC 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

NOTES :

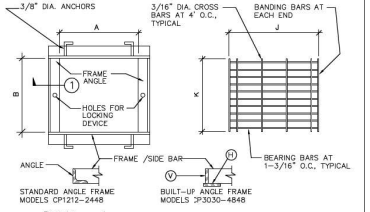
1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H20 TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST. SEE DRAWING "LOCK" ON PAGE 1–7. CLOSED–MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. "D–10" PAGE 1–6 AND "D–00" 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.

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.	GPC MODEL NAME	FRAMES A IN	FRAMES B IN	FRAMES FRAME ANGLE	FRAMES SIDE BAR	FRAMES WEIGHT LBS.	GRATES J IN	GRATES K IN	GRATES BEARING BARS	GRATES BANDING BARS	GRATES 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	1–1/4x.4	7	20–5/8	18–1/8	1X3/16	3/4x1/16	20
CP1824	1K*	18–5/16	24–3/8	1–1/2x1–1/2x3/16	1–1/2X3/16	7	20–5/8	24–1/8	1X3/16	3/4x1/16	20
CP2424	2K	24–3/8	24–3/8			20	26–11/16	24–1/8	1X3/16X3/16	3/4x1/16	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	3–1/4x1–3/4X3/16	1–3/4x1/4	29	39–11/16	36–1/8	1–1/4X3/16	1–1/4x1/16	96
CP3648	3M	36–3/8	48–3/8	3–1/4x1–3/4X3/16	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	48	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.

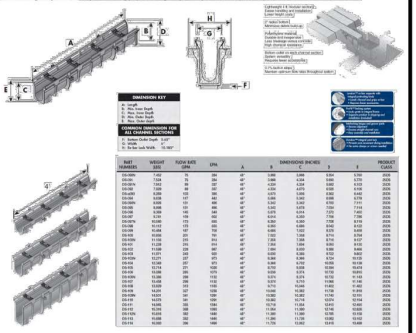
OR APPROVED EQUAL 4

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 192 feet. By incorporating central collection through the use of this catch basin assembly, the Dura Slope™ trench drain system can be extended to lengths up to 206 feet. Dura Slope™ channels are designed with the pre-installed ProFit™ locking system, which maintains structural integrity during installation and locking devices for the grating. LevelLoc™ integral re-bar supports are located at 24" intervals along each side of the channel and contain an internal protruding knob designed to grip #3 or #4 re-bar (½" to ⅝"). 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.



PART NUMBERS	WEIGHT LBS	FLOW RATE GPM	FPS	DIMENSION INCHES A	B	C	D	PRODUCT CLASS
06-005	7.62	75	35	47"	3.88	5.84	5.59	315
06-01	7.64	76	35	47"	3.88	6.04	5.80	315
06-015	7.66	77	36	47"	3.88	6.24	6.00	315
06-02	7.68	78	36	47"	4.04	6.43	6.18	315
06-025	8.09	103	35	47"	4.03	5.95	5.92	315
06-03	8.11	104	36	47"	4.03	6.15	6.12	315
06-035	8.53	131	35	47"	4.02	5.92	5.90	315
06-04	8.55	131	36	47"	4.02	6.13	7.09	315
06-045	8.98	161	35	47"	4.01	5.90	7.08	315
06-05	9.00	164	36	47"	4.01	6.10	7.08	315
06-0575	10.00	173	35	47"	4.00	6.00	7.08	315
06-06	10.02	173	36	47"	4.00	6.20	8.07	315
06-065	11.03	187	36	47"	3.99	7.02	8.05	315
06-07	11.05	201	36	47"	7.02	7.08	8.74	315
06-075	11.07	202	36	47"	7.02	7.28	8.94	315
06-08	11.09	215	36	47"	7.02	7.69	9.65	315
06-09	11.09	229	36	47"	7.00	8.09	9.86	315
06-095	11.11	230	36	47"	6.99	8.29	10.06	315
06-0575	10.00	173	35	47"	4.00	6.00	7.08	315
06-06	10.02	173	36	47"	4.00	6.20	8.07	315
06-065	11.03	187	36	47"	3.99	7.02	8.05	315
06-07	11.05	201	36	47"	7.02	7.08	8.74	315
06-075	11.07	202	36	47"	7.02	7.28	8.94	315
06-08	11.09	215	36	47"	7.02	7.69	9.65	315
06-09	11.09	229	36	47"	7.00	8.09	9.86	315
06-095	11.11	230	36	47"	6.99	8.29	10.06	315
06-10	12.13	244	36	47"	6.98	8.49	10.27	315
06-105	12.15	245	36	47"	6.97	8.69	10.47	315
06-11	12.17	259	36	47"	6.96	8.89	10.68	315
06-115	12.19	260	36	47"	6.95	9.09	10.88	315
06-12	13.20	274	36	47"	6.94	9.29	11.08	315
06-125	13.22	275	36	47"	6.93	9.49	11.28	315
06-13	13.24	289	36	47"	6.92	9.69	11.49	315
06-135	13.26	290	36	47"	6.91	9.89	11.69	315
06-14	14.27	304	36	47"	6.90	10.09	11.89	315
06-145	14.29	305	36	47"	6.89	10.29	12.09	315
06-15	14.31	319	36	47"	6.88	10.49	12.30	315
06-155	14.33	320	36	47"	6.87	10.69	12.50	315
06-16	15.34	334	36	47"	6.86	10.89	12.70	315
06-165	15.36	335	36	47"	6.85	11.09	12.90	315
06-17	15.38	349	36	47"	6.84	11.29	13.10	315
06-175	15.40	350	36	47"	6.83	11.49	13.31	315
06-18	16.41	364	36	47"	6.82	11.69	13.51	315
06-185	16.43	365	36	47"	6.81	11.89	13.71	315
06-19	16.45	379	36	47"	6.80	12.09	13.91	315
06-195	16.47	380	36	47"	6.79	12.29	14.11	315
06-20	17.48	394	36	47"	6.78	12.49	14.32	315
06-205	17.50	395	36	47"	6.77	12.69	14.52	315
06-21	17.52	409	36	47"	6.76	12.89	14.72	315
06-215	17.54	410	36	47"	6.75	13.09	14.92	315
06-22	18.55	424	36	47"	6.74	13.29	15.12	315
06-225	18.57	425	36	47"	6.73	13.49	15.33	315
06-23	18.59	439	36	47"	6.72	13.69	15.53	315
06-235	18.61	440	36	47"	6.71	13.89	15.73	315
06-24	19.62	454	36	47"	6.70	14.09	15.93	315
06-245	19.64	455	36	47"	6.69	14.29	16.13	315

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

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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
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" 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" x 2½" Use to secure grates in applications that utilize DS-200 DI Frame.	Steel
DS-200	Dura Slope Ductile Iron Frame Use with Dura Slope Drains (page 401). Dura Slope Catch Basins (page 42). To be used with DS-231 or DS-232 grates.	Black



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Lindsay, CA 93247
800-726-1994

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NDS WE PUT WATER IN ITS PLACE

OR APPROVED EQUAL 2

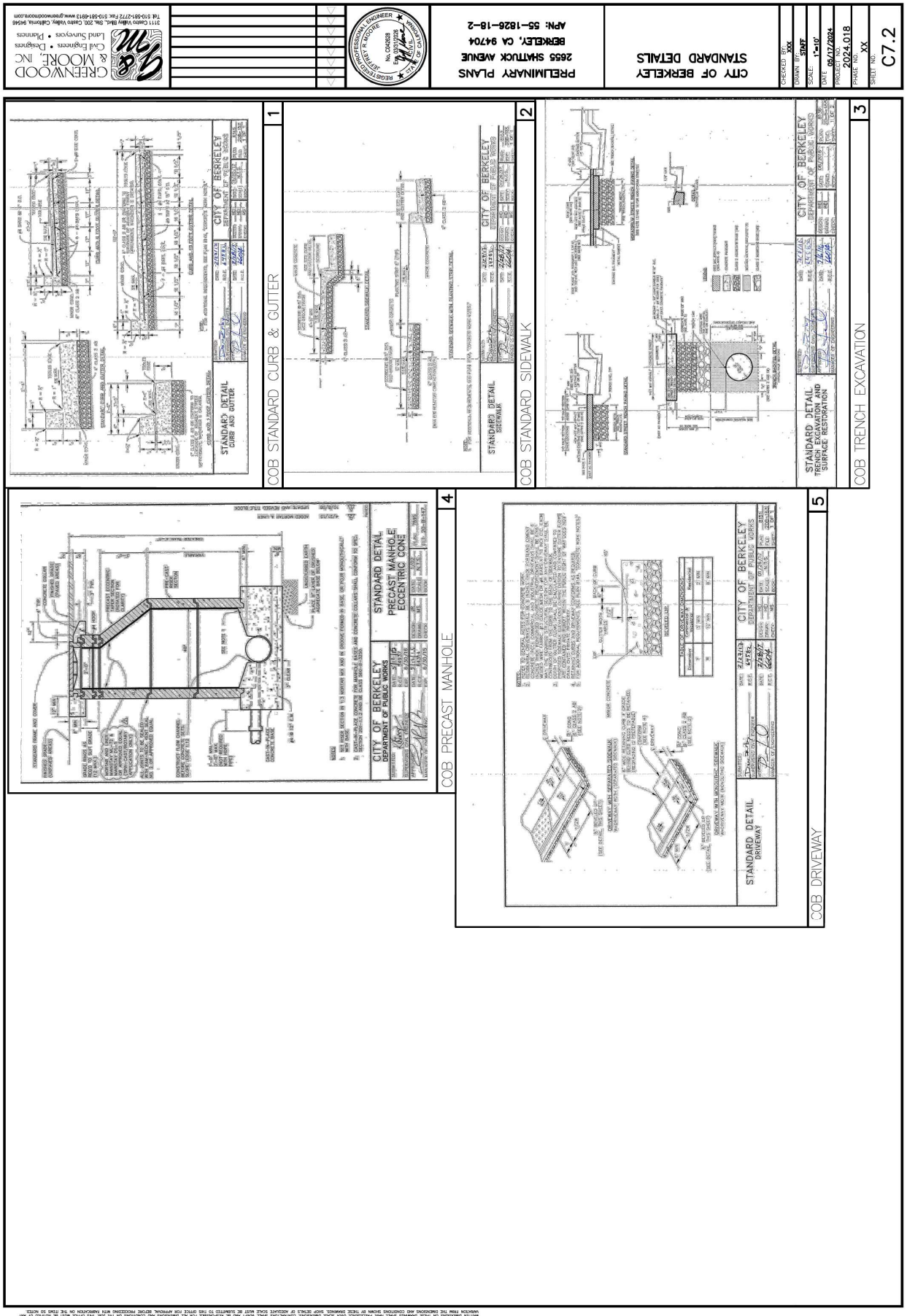
GREENWOOD & MOORE INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Cedro Valley Blvd., Ste.200, Cedro Valley, California, 94546
Tel: 510-581-2777 Fax: 510-581-6810 www.greenwoodmoore.com

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

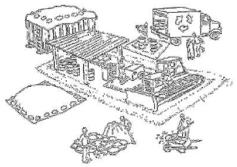
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55–1828–18–2

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


GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com
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
1
STANDARD DETAIL
CURB AND GUTTER
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
COB STANDARD CURB & GUTTER
2
STANDARD DETAIL
SIDEWALK
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
COB STANDARD SIDEWALK
3
STANDARD DETAIL
TRENCH EXCAVATION AND SURFACE RESTORATION
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
COB TRENCH EXCAVATION
4
STANDARD DETAIL
PRECAST MANHOLE
ECCENTRIC CONE
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
COB PRECAST MANHOLE
5
STANDARD DETAIL
DRIVEWAY
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
COB DRIVEWAY

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 approprate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

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

Construction Entrances and Perimeter

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

Vehicle and equipment maintenance & cleaning

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



Earthwork & contaminated soils

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



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

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

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THE 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 THE OFFICE. 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 REBAR SHALL MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OF THE ITEMS SO NOTED.

GREENWOOD & MOORE, INC
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Land Surveyors • Planners
3111 Cedro Valley Blvd., Ste.200, Cedro Valley, California, 94546
Tel: 510-537-2777 Fax: 510-537-4870 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
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 OR SHOWN ON THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THE 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 THE OFFICE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. 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 RESIDUAL SIZE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.

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 FERSON 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:

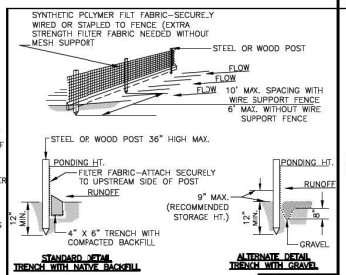
GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

25. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT 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

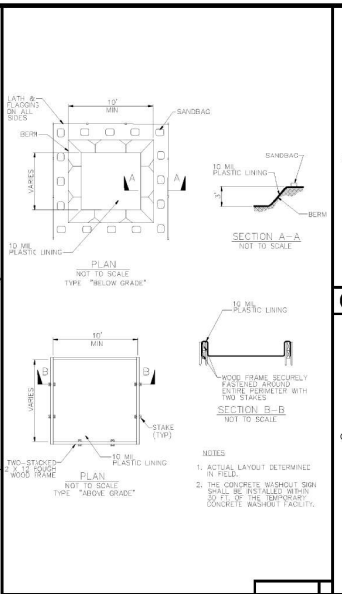
27. AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE 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 OR 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



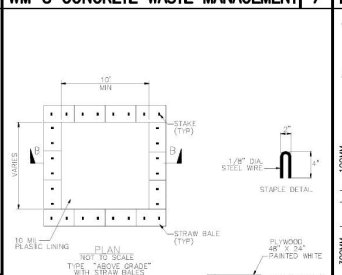
1/2"=1'-0"

SILT FENCE | 9

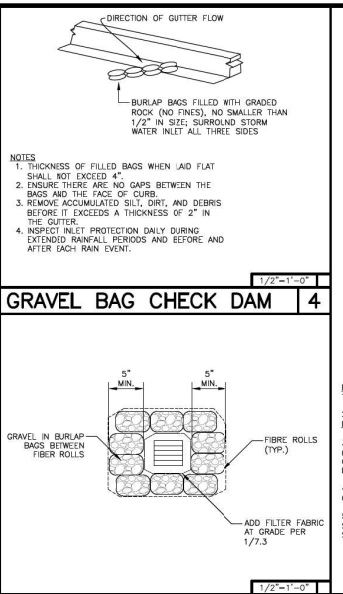


1/2"=1'-0"

WM–8 CONCRETE WASTE MANAGEMENT | 7



CONCRETE WASTE MANAGEMENT WM–8 | 8

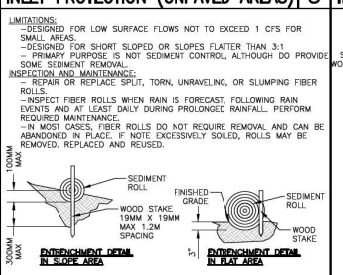


1/2"=1'-0"

GRAVEL BAG CHECK DAM | 4

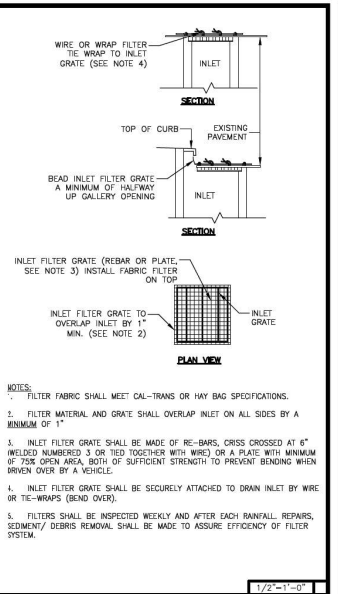
1/2"=1'-0"

INLET PROTECTION (UNPAVED AREAS) | 5



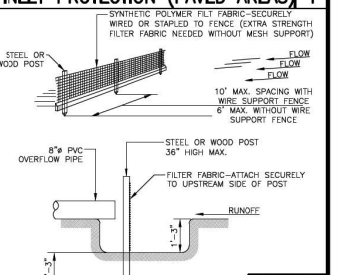
1/2"=1'-0"

STRAW WATTLE | 6



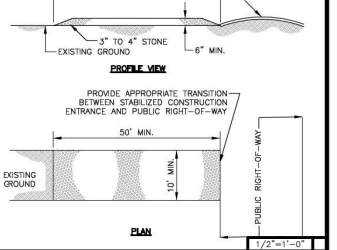
1/2"=1'-0"

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 Castro Valley Blvd., Ste.200 Castro Valley, California, 94546
Tel 510-581-2777 Fax 510-581-6813 www.greenwoodmoore.com

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

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

EROSION CONTROL DETAILS

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

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PHASE AGENCY SUBMITTAL
DATE 12-6-2024
REVISIONS

No.	Description	Date
1	AGENCY RESUBMITTAL	6/18/2024
2	AGENCY RESUBMITTAL	12/6/2024

SCHEMATIC LANDSCAPE PLAN

L-1.0



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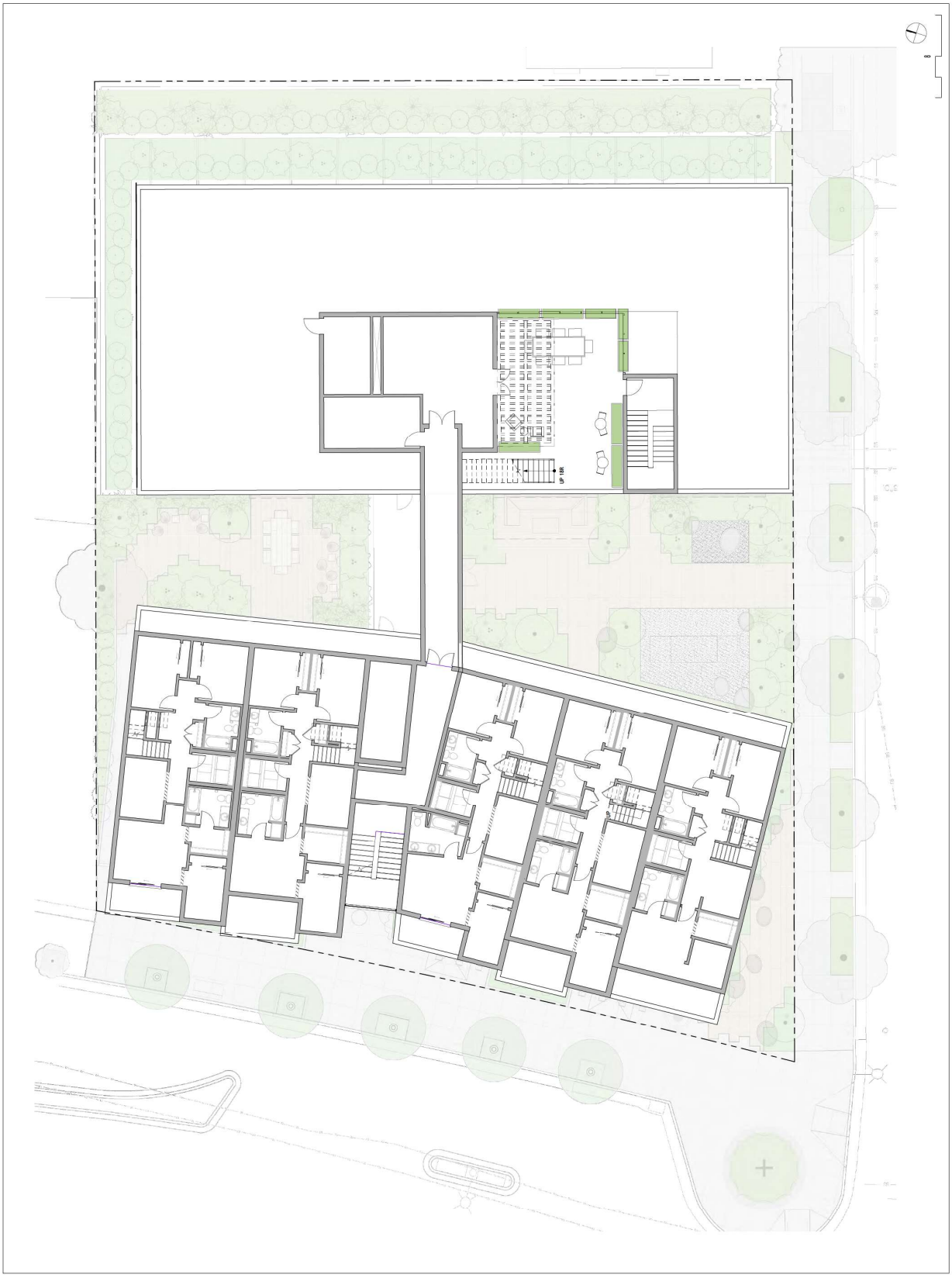
No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

SCHEMATIC
LANDSCAPE PLAN -
ROOF DECK

L-1.1













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LANDSCAPE CONCEPT IMAGERY

L-2.0



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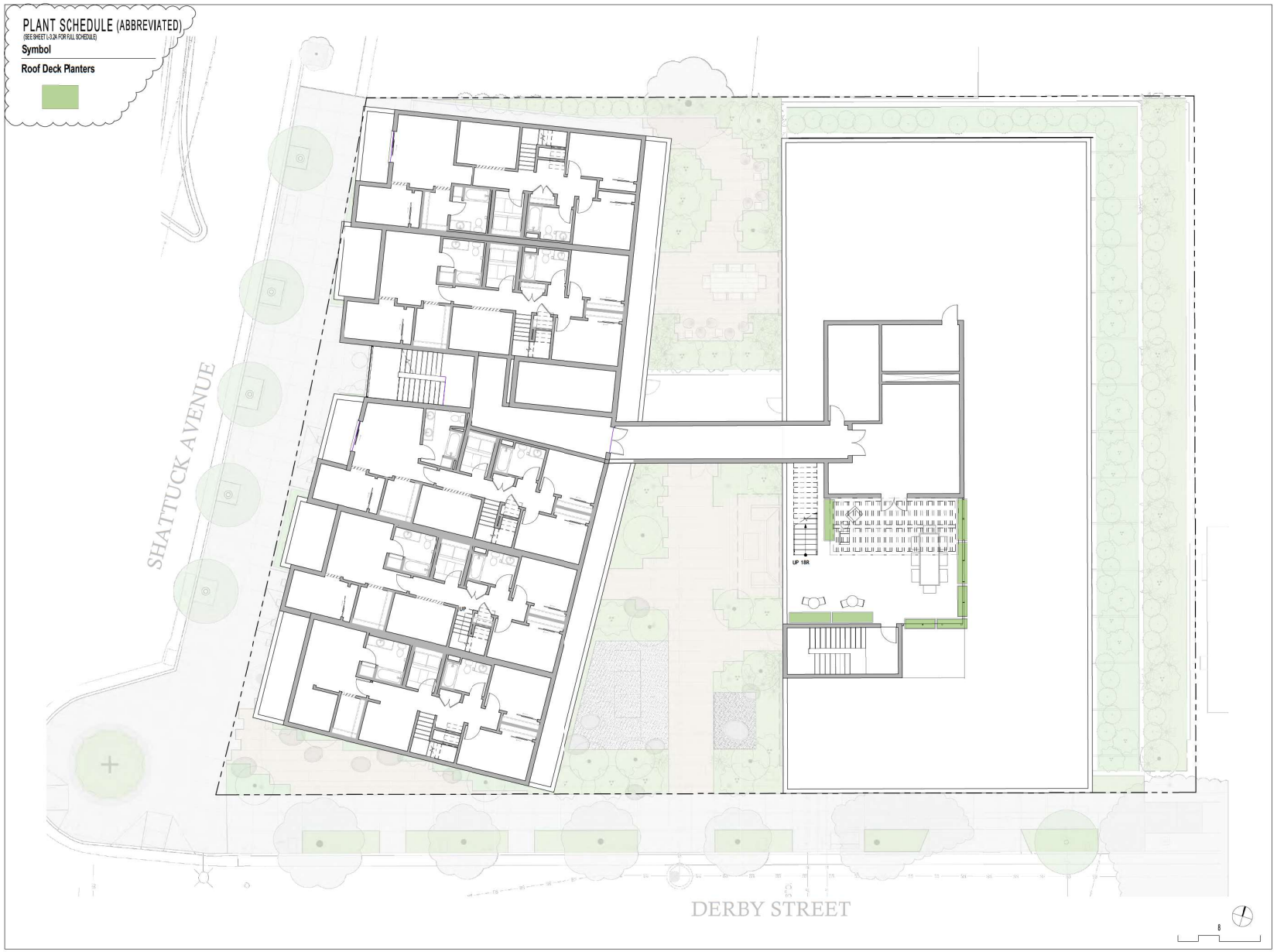
DATE 12-01-2024
REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/01/2024

PLANTING CONCEPT PLAN

L-3.0



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2655 SHATTUCK AVE LANDSCAPE PLANS

2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 12-01-2024
REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/03/2024

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	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 henkelii*			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 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 1)-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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2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 12-01-2024
REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/01/2024

PLANTING SCHEDULES

L-3.2A

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PHASE AGENCY SUBMITTAL
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REVISIONS

No.	Description	Date
1	AGENCY RESUBMITTAL	01/15/2024
2	AGENCY RESUBMITTAL	03/08/2024

PLANTING
CONCEPT IMAGERY

L-3.2B





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PHASE AGENCY SUBMITTAL
DATE 12-05-2024
REVISIONS

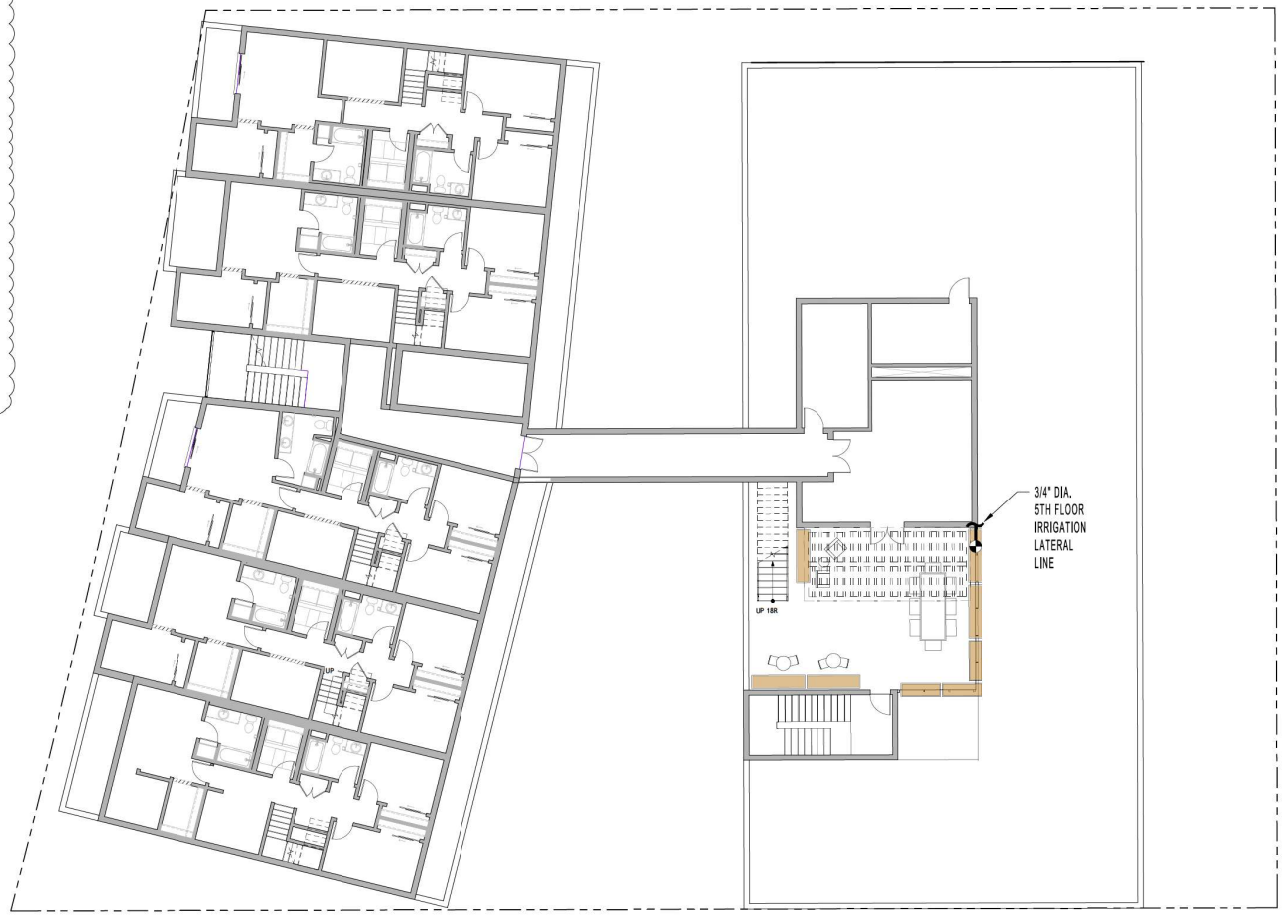
No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

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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PHASE AGENCY SUBMITTAL
DATE 12-01-2024
REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/01/2024

IRRIGATION HYDRCZONE PLAN - RCOF 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 FLOWMETER
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 MPT - 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 BEPROVIDED 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	63,332	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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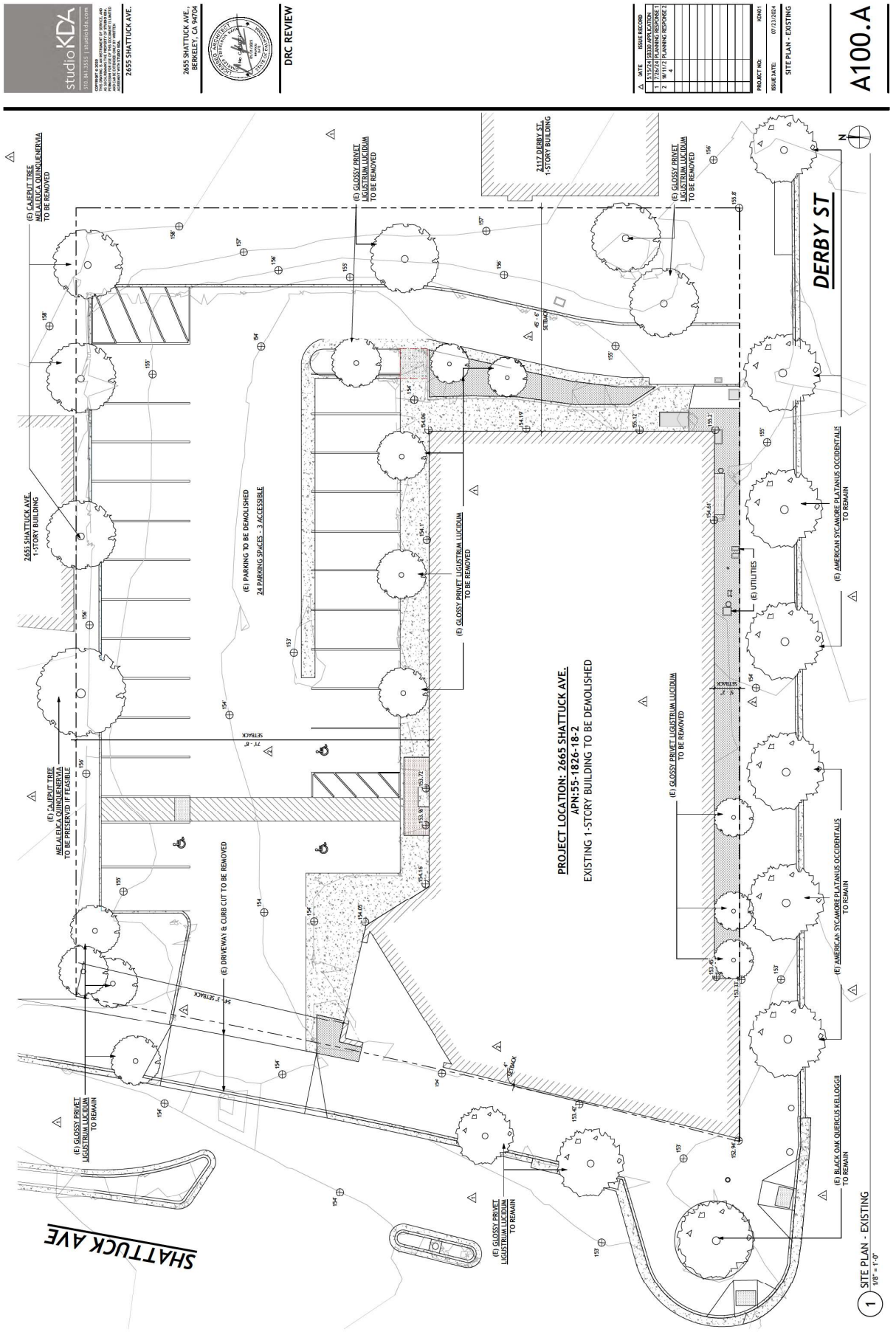
2655 SHATTUCK AVE
LANDSCAPE PLANS
2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 12-01-2024
REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/03/2024

IRRIGATION EQUIPMENT, NOTES, WELO CALCS

L-4.2A


studioKDA
2655 SHATTUCK AVE.
2655 SHATTUCK AVE., BERKELEY, CA 94704
DRC REVIEW
DATE
ISSUE RECORD
1 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
DERBY ST
SHATTUCK AVE
PROJECT LOCATION: 2665 SHATTUCK AVE.
APN:55-1826-18-2
EXISTING 1-STORY BUILDING TO BE DEMOLISHED
2117 DERBY ST. 1-STORY BUILDING
2655 SHATTUCK AVE. 1-STORY BUILDING
(E) CAJEPUT TREE MELALEUCA QUINQUENERVIA TO BE REMOVED
(E) CAJEPUT TREE MELALEUCA QUINQUENERVIA TO BE PRESERVED IF FEASIBLE
(E) GLOSSY PRIVET LIGUSTRUM LUCIDUM TO BE REMOVED
(E) GLOSSY PRIVET LIGUSTRUM LUCIDUM TO REMAIN
(E) PARKING TO BE DEMOLISHED
24 PARKING SPACES - 3 ACCESSIBLE
(E) DRIVEWAY & CURB CUT TO BE REMOVED
(E) UTILITIES
(E) AMERICAN SYCAMORE PLATANUS OCCIDENTALIS TO REMAIN
(E) BLACK OAK QUERCUS KELLOGGII TO REMAIN
SETBACK
1 SITE PLAN - EXISTING
1/8" = 1'-0"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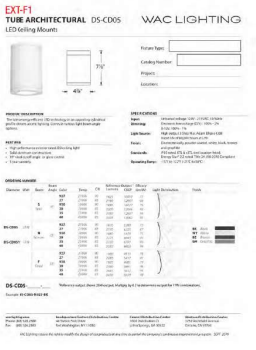
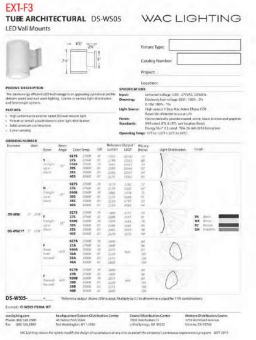
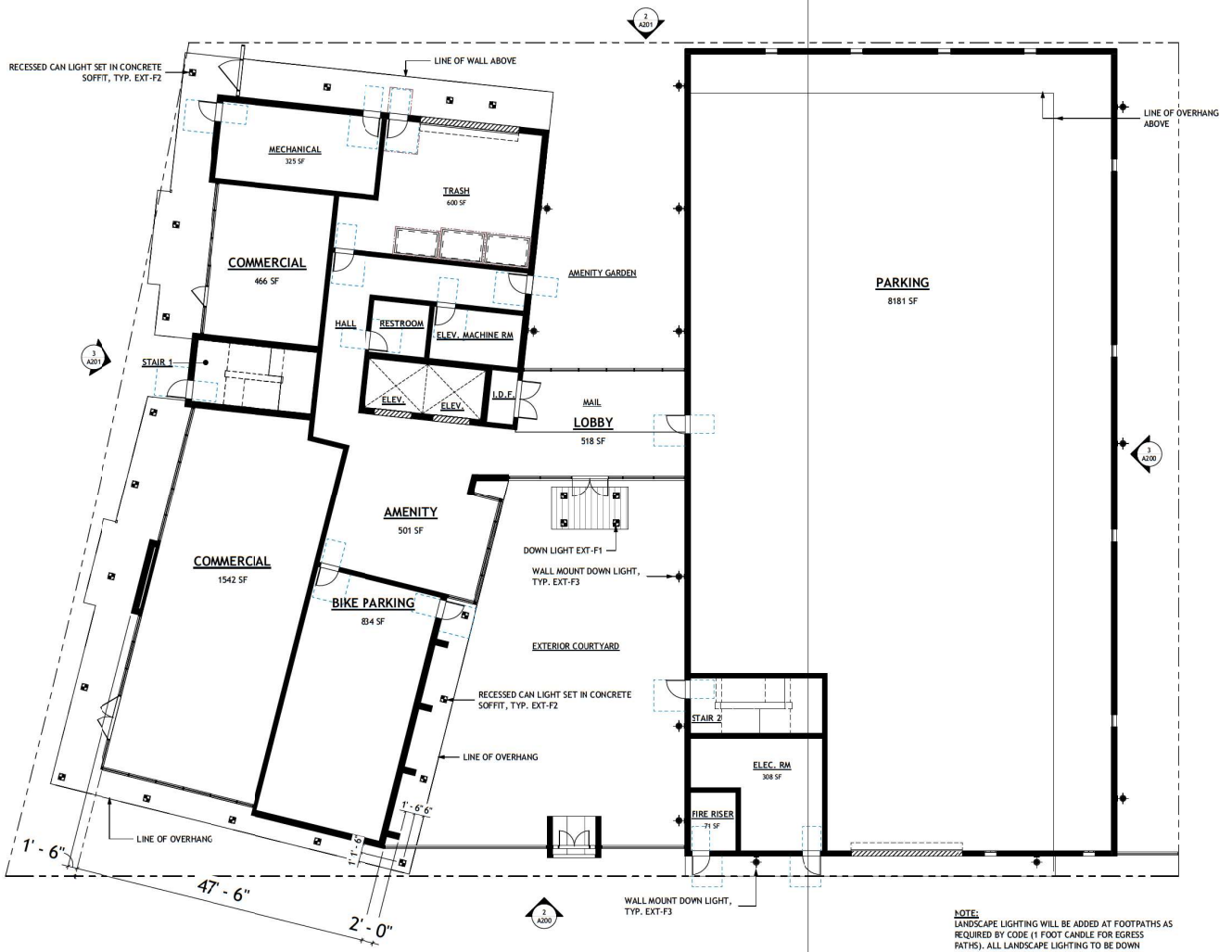
DRC REVIEW
DATE
ISSUE RECORD
5/15/24 SB330 APPLICATION
16/11/2 PLANNING RESPONSE 2
PROJECT NO: KDN01
ISSUE DATE: 07/23/2024
SITE PLAN - PROPOSED
A100.B
SETBACK
1' - 0"
130' - 9"
3' - 3"
10' - 0"
70' - 0"
54' - 0"
5' - 7"
8' - 5"
2117 DERBY ST. 1-STORY BUILDING
SCREEN PLANTING; REFER TO LANDSCAPE DRAWINGS
ACCESS CORRIDOR
DERBY ST
PROJECT LOCATION: 2665 SHATTUCK AVE.
APN:55-1826-18-2
PARKING
2655 SHATTUCK AVE. 1-STORY BUILDING
STAIR 2
ELEC. RM
FIRE RISER
(N) CURB CUT
(E) TREES TO REMAIN
(6) SHORT-TERM PARKING SPACES
AMENITY GARDEN
MAIL
LOBBY
EXTERIOR COURTYARD
COURTYARD ENTRY PAVILION; REFER TO SHEET --
TRASH
ELEV. MACHINE RM
I.D.F.
ELEV.
RESTROOM
AMENITY
BIKE PARKING
MECHANICAL
COMMERCIAL
STAIR 1
COMMERCIAL
SCREEN PLANTING; REFER TO LANDSCAPE
PRIVACY GATE & ACCESS CORRIDOR
LINE OF OVERHANG ABOVE
(E) TREE TO REMAIN
(4) SHORT-TERM PARKING SPACES
COMMERCIAL U.O.S.
SHATTUCK AVE
1 SITE PLAN - PROPOSED
1/8" = 1'-0"









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

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BERKELEY, CA 94704

DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED LIGHTING P.AN - GROUND FLOOR

A100.C

ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 751 of 893


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2655 SHATTUCK AVE.
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DRC REVIEW
PROPOSED GROUND FLOOR PLAN
A101
DERBY ST
SHATTUCK AVE
135' - 0"
130' - 9"
160' - 11 1/2"
70' - 0"
54' - 0"
47' - 9"
2' - 0"
1' - 3"
9' - 4"
8' - 5"
5' - 7"
1' - 0"
3' - 3"
10' - 0"
SETBACK
PARKING
818' SF
(41) TOTAL PARKING STALLS
(27) DOUBLE-STACK PARKING SPACES
(9) DOUBLE-STACK PARKING SPACES
(2) ADA PARKING SPACES
(3) PARKING SPACES
(8) EV PARKING SPACES
ELEC. RM
308 SF
FIRE RISER
71 SF
STAIR 2
LOBBY
518 SF
MAIL
REAL-TIME TRANSPORTATION MONITOR
AMENITY GARDEN
EXTERIOR COURTYARD
TRASH
600 SF
ELEV. MACHINE RM
I.D.F.
ELEV.
RESTROOM
HALL
AMENITY
501 SF
BIKE PARKING
834 SF
MECHANICAL
325 SF
COMMERCIAL
466 SF
COMMERCIAL
1542 SF
STAIR 1
LINE OF OVERHANG ABOVE
LINE OF WALL ABOVE
(6) SHORT-TERM PARKING SPACES
(4) SHORT-TERM PARKING SPACES
Proposed Residential
COMMERCIAL
RESIDENTIAL SUPPORT
UTILITY
PARKING
GROUND FLOOR PLAN
1/8" = 1'-0"

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
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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BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEDERICO KAHN
No. C-14077
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
1	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

Proposed Residential

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



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

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BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FRIEDLEIN KAHN
No. C-30077
09/31/2023
REGISTERED
DATE
STATE OF CALIFORNIA

DRC REVIEW

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1	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



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

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ISSUE DATE: 07/23/2024

PROPOSED SIXTH FLOOR PLAN

A104

ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 755 of 893

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

Proposed Residential

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



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

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1	5/15/24	SB330 APPLICATION
2	10/11/24	PLANNING RESPONSE 2

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED SEVENTH FLOOR PLAN

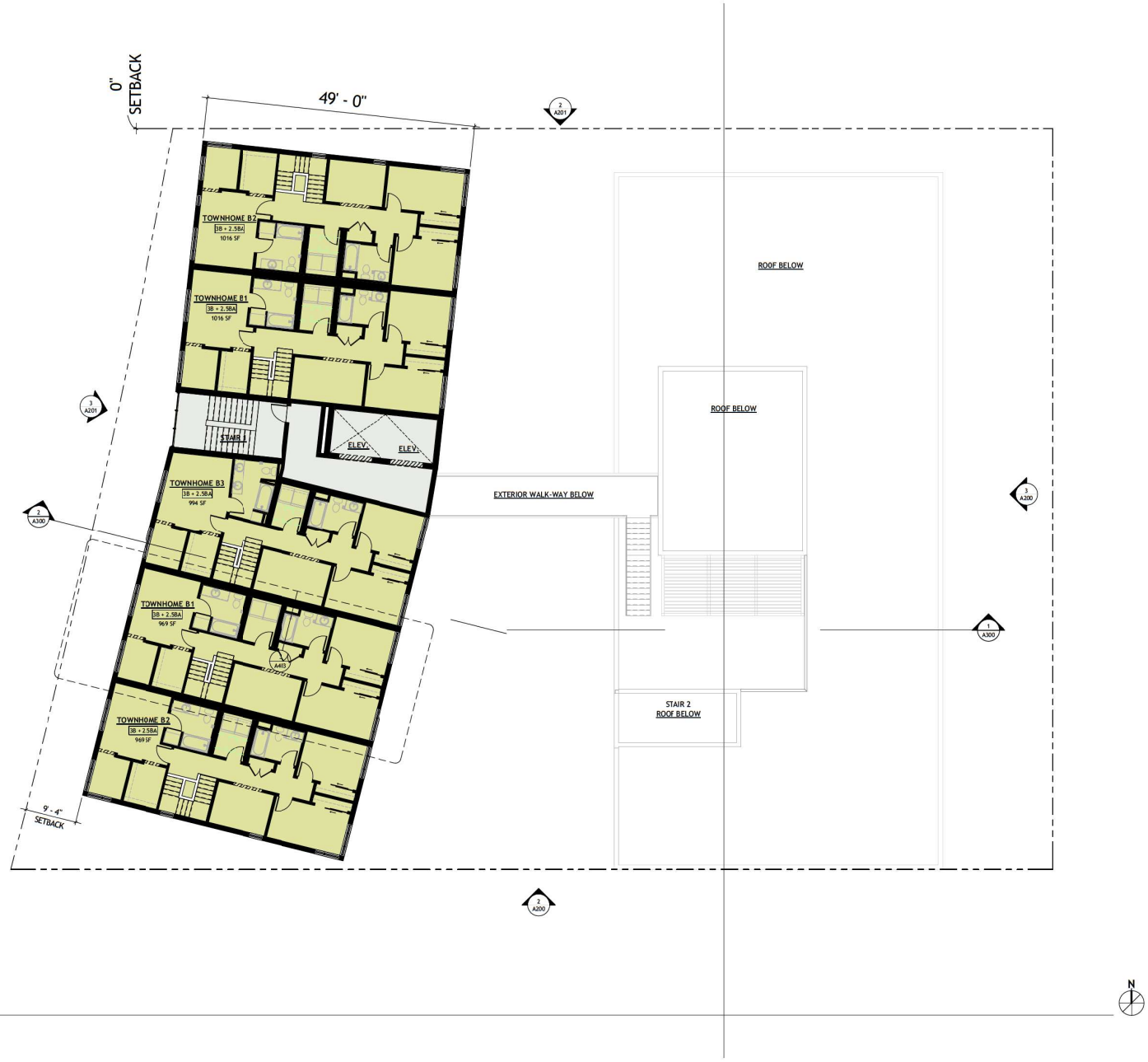
A105

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"

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BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEIGELSON KAHN
No. C-10077
09/18/2023
REGISTERED
DATE
STATE OF CALIFORNIA

DRC REVIEW

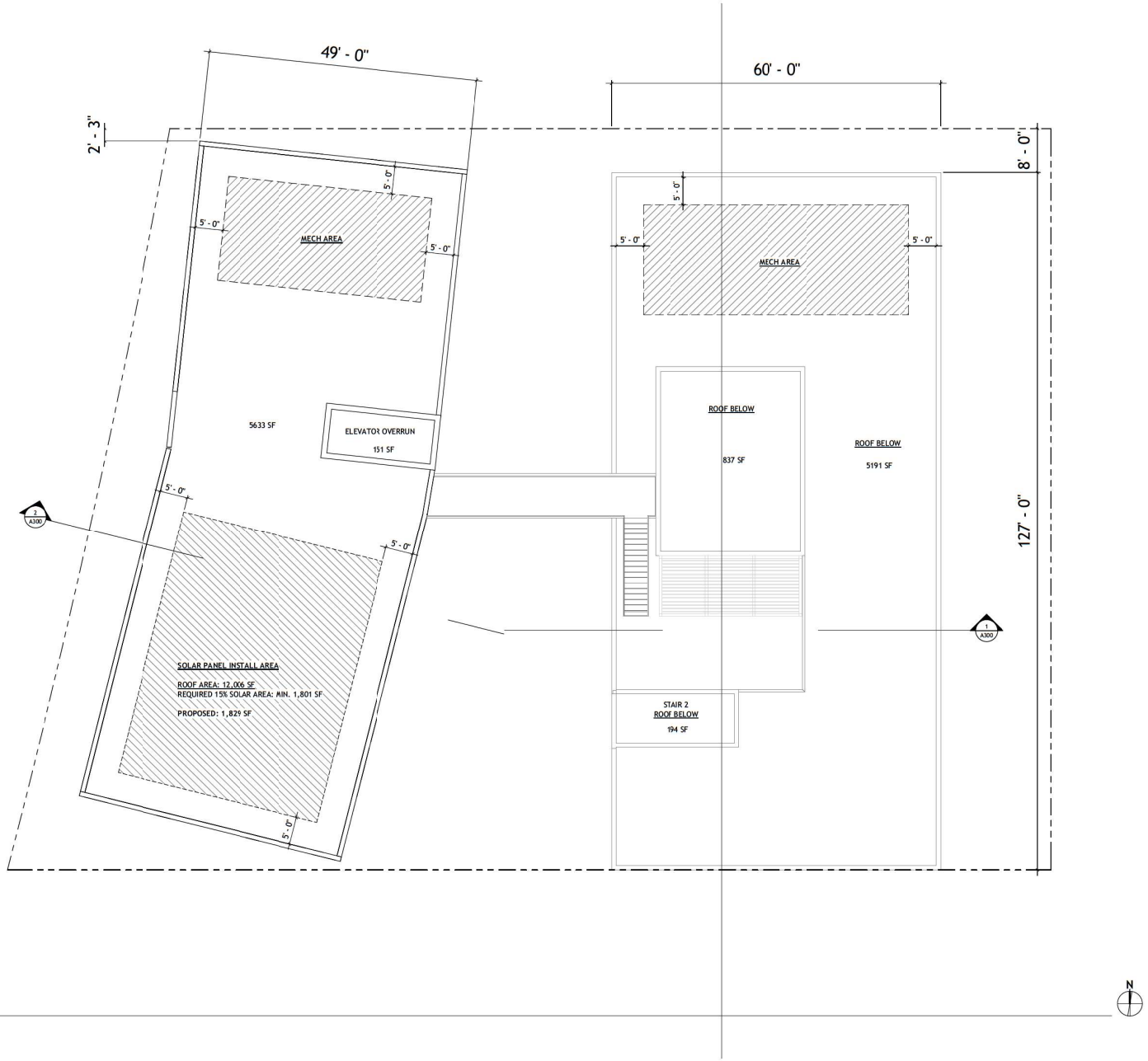
△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION
2	10/11/24	PLANNING RESPONSE 2

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED EIGHTH FLOOR PLAN

A106



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

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BERKELEY, CA 94704

DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED ROOF PLAN

A107

ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 758 of 893



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
CHARLES FEDERICO KAHN
No. C-14077
01/31/2025
REGISTERED
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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2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEIDELSON KAHN
No. C-14077
01/31/2025
EXPIRES
DATE
STATE OF CALIFORNIA

DRC REVIEW

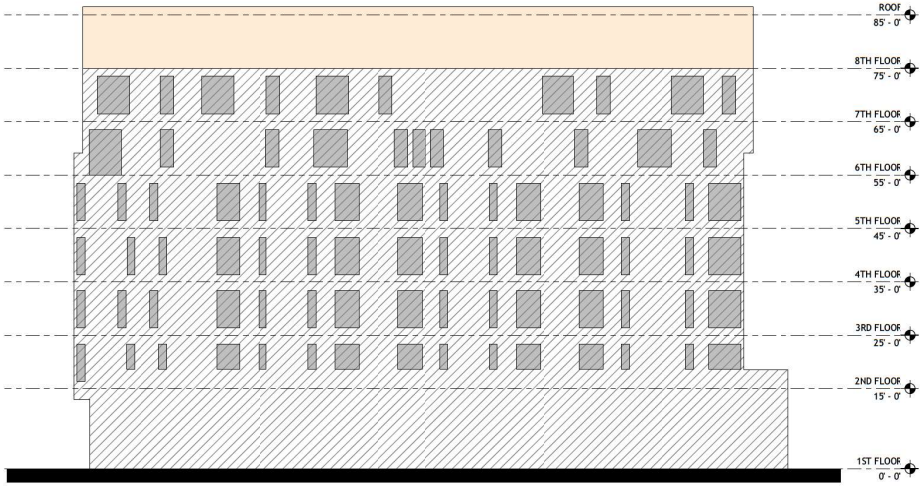
△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

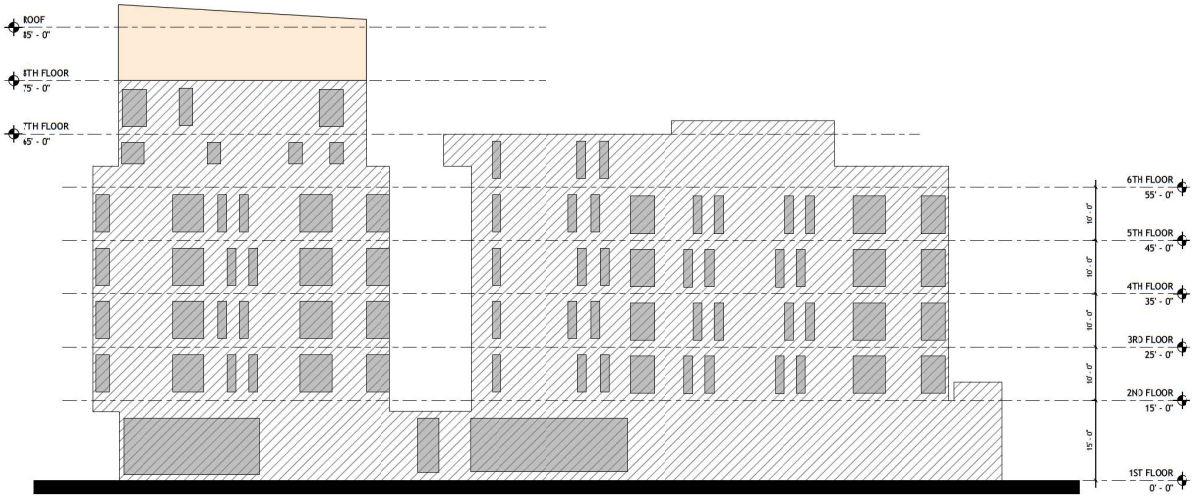
ISSUE DATE: 07/23/2024

PROPOSED EXTERIOR ELEVATIONS & MATERIALS

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 2).

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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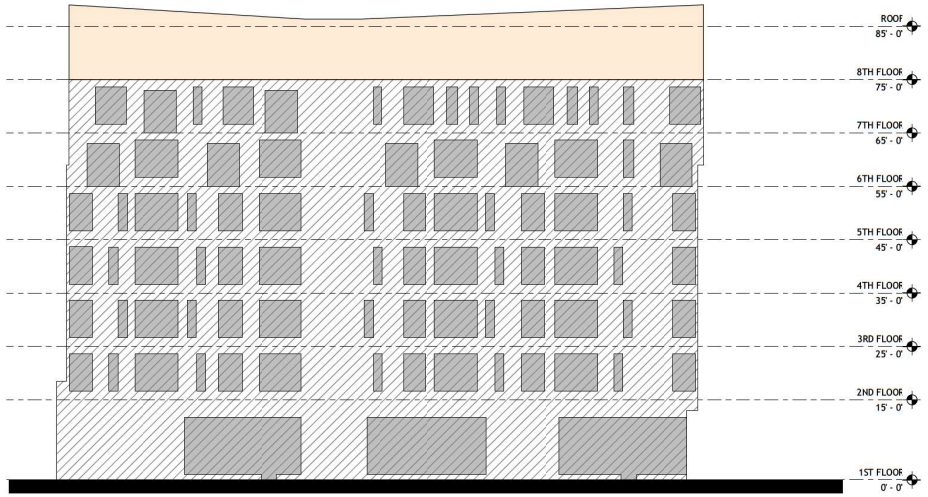
DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

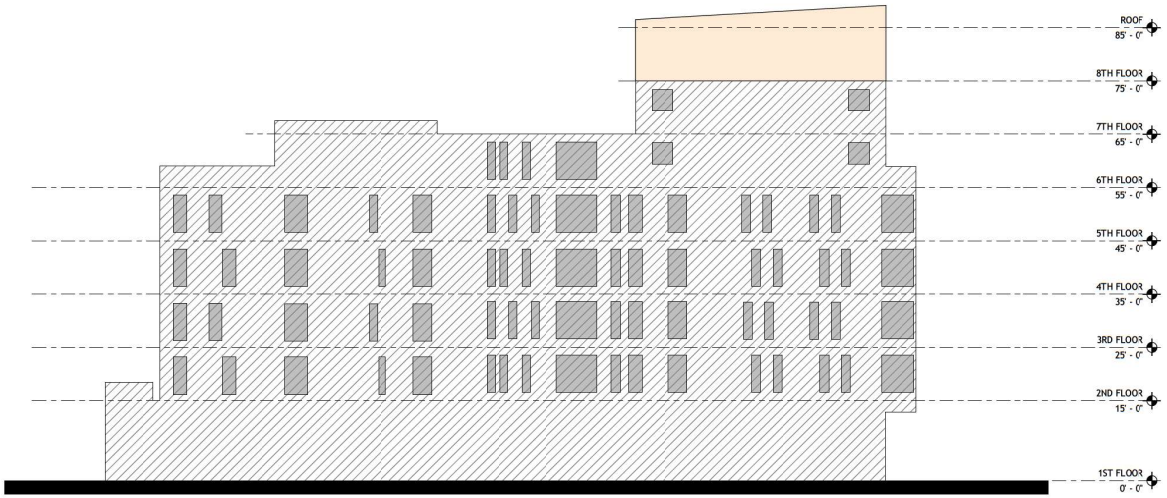
PROJECT NO: KDN01
ISSUE DATE: 07/23/2024

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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2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FRIEDLEIN KAHN
No. C-14097
09/23/2023
REVISED 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 - BIRD SAFETY

A203

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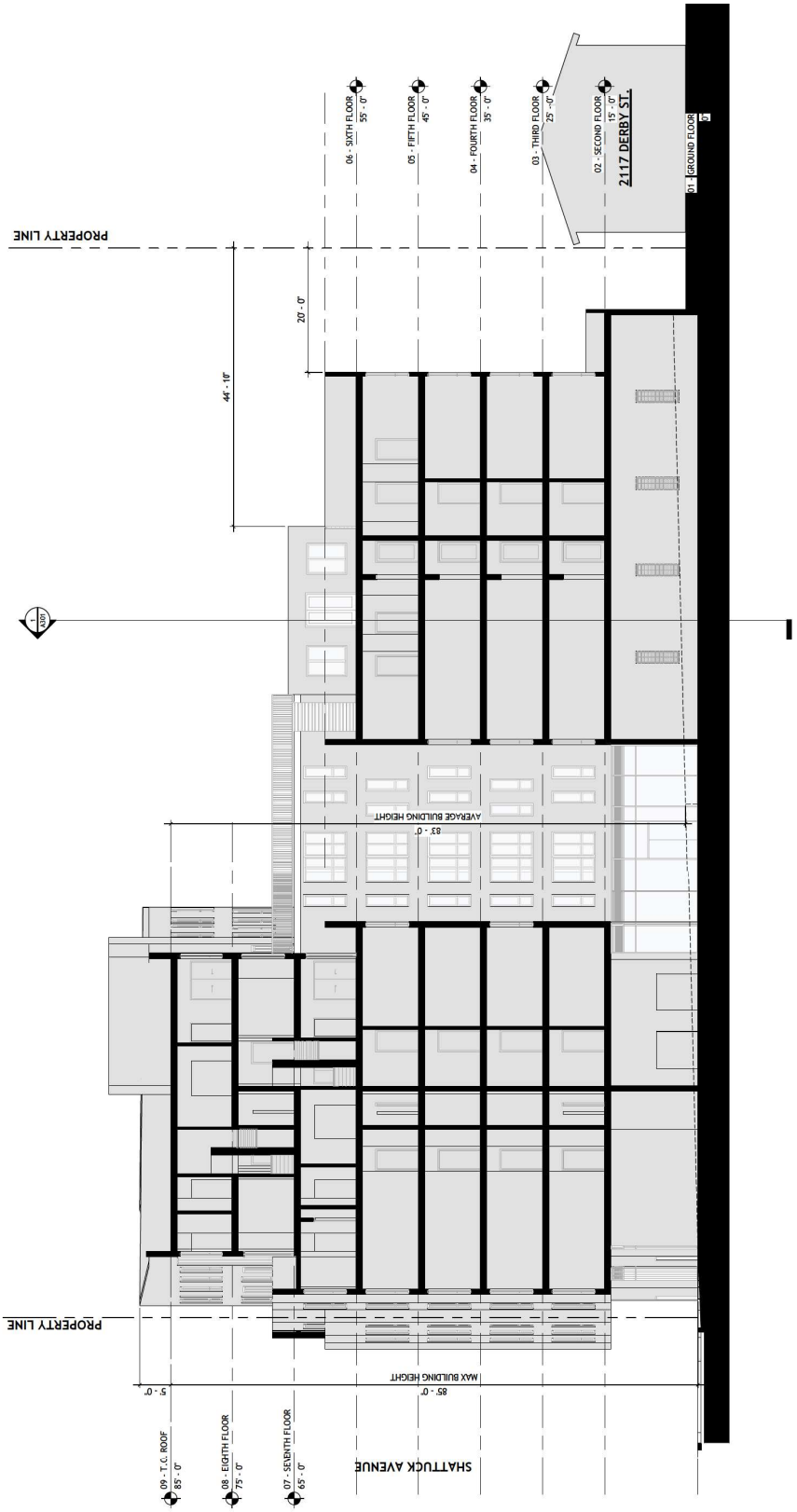
DRC REVIEW

△	DATE	ISSUE RECORD
	3/17/24	SB330 APPLICATION

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

PROPOSED BUILDING SECTION

A300





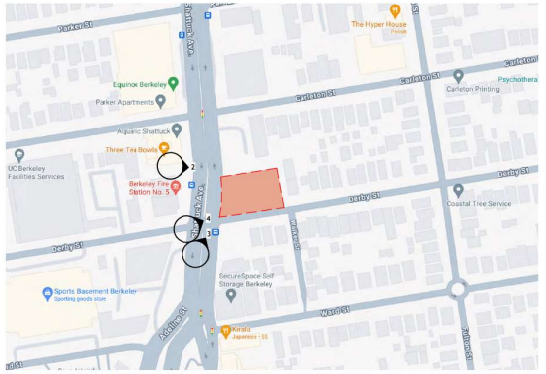
4 PERSPECTIVE 2 - CORNER OF SHATTUCK AVE. & DERBY ST. LOOKING NORTHEAST



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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DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PERSPECTIVE VIEWS

A400



5 PERSPECTIVE 4 - ENTRY COURTYARD 1



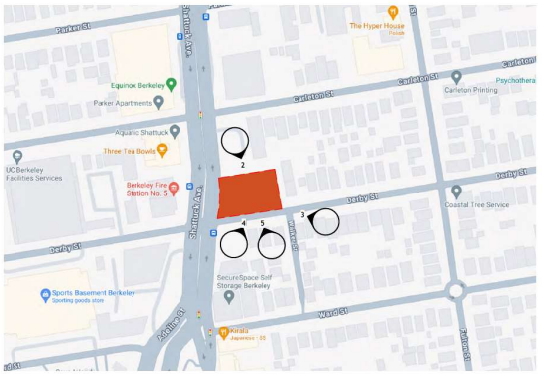
4 PERSPECTIVE 5 - ENTRY COURTYARD 2



3 PERSPECTIVE 6 - ENLARGED AMENITY GARDEN



2 PERSPECTIVE 6 - ENLARGED AMENITY GARDEN



1 KEY MAP

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BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEIGELSON KAHN
No. C-10077
09/25/2023
SIGNATURE
DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

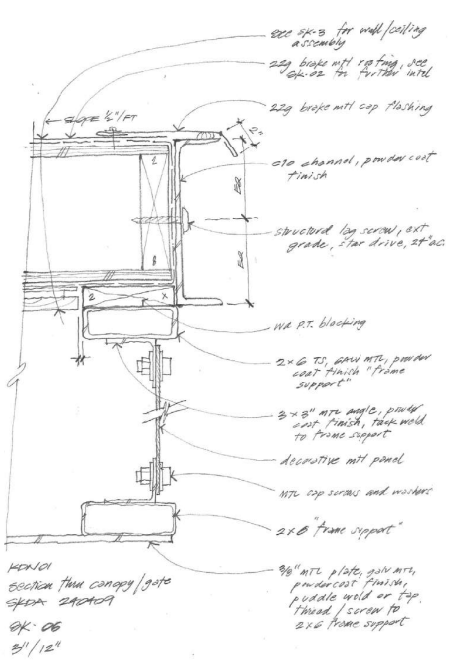
ISSUE DATE: 07/23/2024

PERSPECTIVE VIEWS

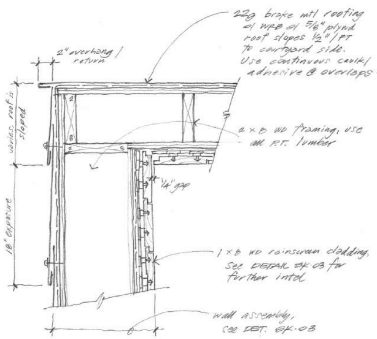
A401



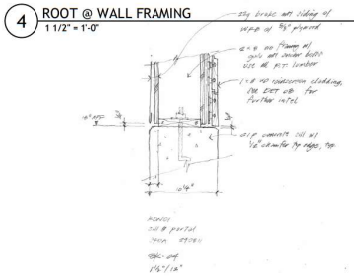
6 PERSPECTIVE 7 - ENLARGED ENTRY GATE



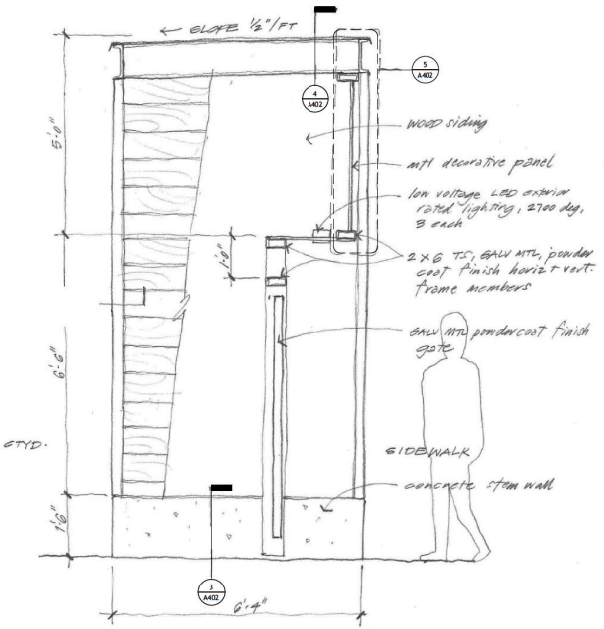
5 CROSS-SECTION 1- ENLARGED ENTRY GATE
3" = 1'-0"



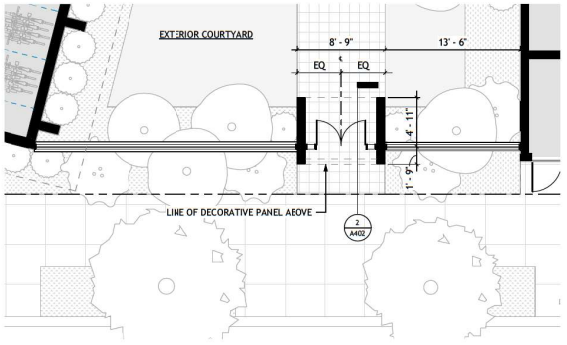
4 ROOF @ WALL FRAMING
1 1/2" = 1'-0"



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



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



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

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DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB30 APPLICATION

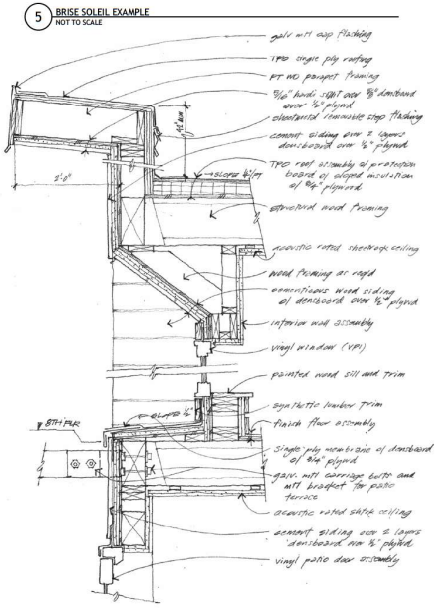
PROJECT NO: KDN01
ISSUE DATE: 07/23/2024

PERSPECTIVE VIEWS

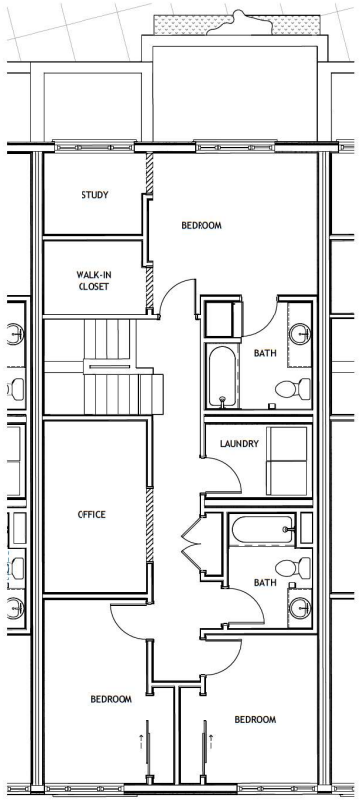
A402



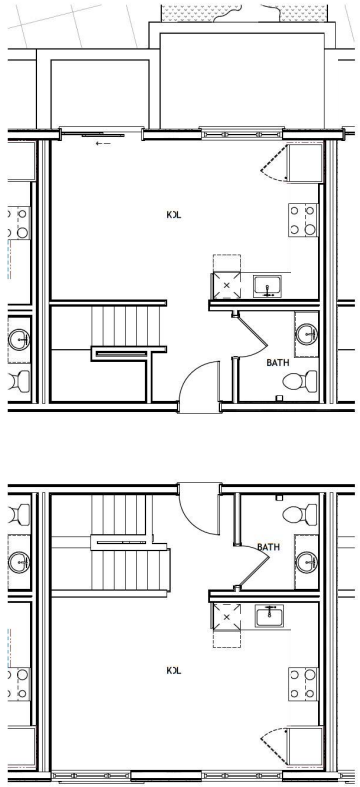
5 BRISE SOLEIL EXAMPLE
NOT TO SCALE



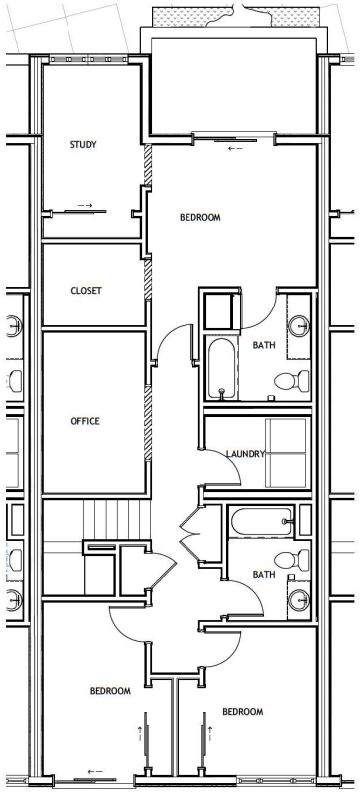
4 PARAPET, WINDOW, BRISE SOLEI DETAIL
1" = 1'-0"



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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DRC REVIEW

△	DATE	ISSUE RECORD
1	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

MEMORANDUM

Planning and Development Department

DATE: December 3, 2024

TO: Lisa Gordon, Community Planner

FROM: Darya Barar, Consulting Urban Forester

SUBJECT: 2655 Shattuck Avenue – Arborist Plan Review

I reviewed 122 West's planting concept plan (dated May 15, 2024) for the proposed development at 2655 Shattuck Avenue. The plans show the demolition of the existing building(s) and construction of a new multi-story mixed-use building. Six London planes (*Platanus* × *hispanica*) were growing on Derby Street and three additional trees were in the right-of-way on Shattuck Ave.

The design proposes the removal of one of the London planes on Derby St. while preserving the remaining eight trees. I concur with this recommendation.

Tree Preservation Guidelines. Trees shall be protected using the Tree Preservation Specification shown below. If trees are damaged during construction the applicant will be responsible for replacement with like trees. If space is available for additional tree plantings, plant in accordance with Tree Planting Location Standards.

If tree pruning is necessary, please submit a Tree Pruning Permit.

Recommendations for Tree Preservation During Construction

- Tree Protection Zones: The calculated TREE PROTECTION ZONE is the area beneath the dripline of the tree. The specified TREE PROTECTION ZONE is the width of the parkway. No grading, excavation, construction or storage of materials shall occur within the specified TREE PROTECTION ZONE. No underground services including utilities, sub-drains, water or sewer shall be placed in the TREE PROTECTION ZONE.
- Tree protection: Add tree protection fencing to protect the exposed dripline within the parkway (Figure 1).
- Irrigation: add irrigation during construction to wet the soil in the parkway to a depth of 12 inches. Once soil is at field capacity, irrigation can be scaled back to replace the water lost through evapotranspiration (ET).
- Mulch: Add 4 – 6 inches of course organic mulch. The mulch should not come in contact with the trunk but should be 24 inches away from the trunk.
- Any root pruning that will occur within the parkway. All work in the area will require prior approval and shall be supervised by the Project Arborist. Roots should



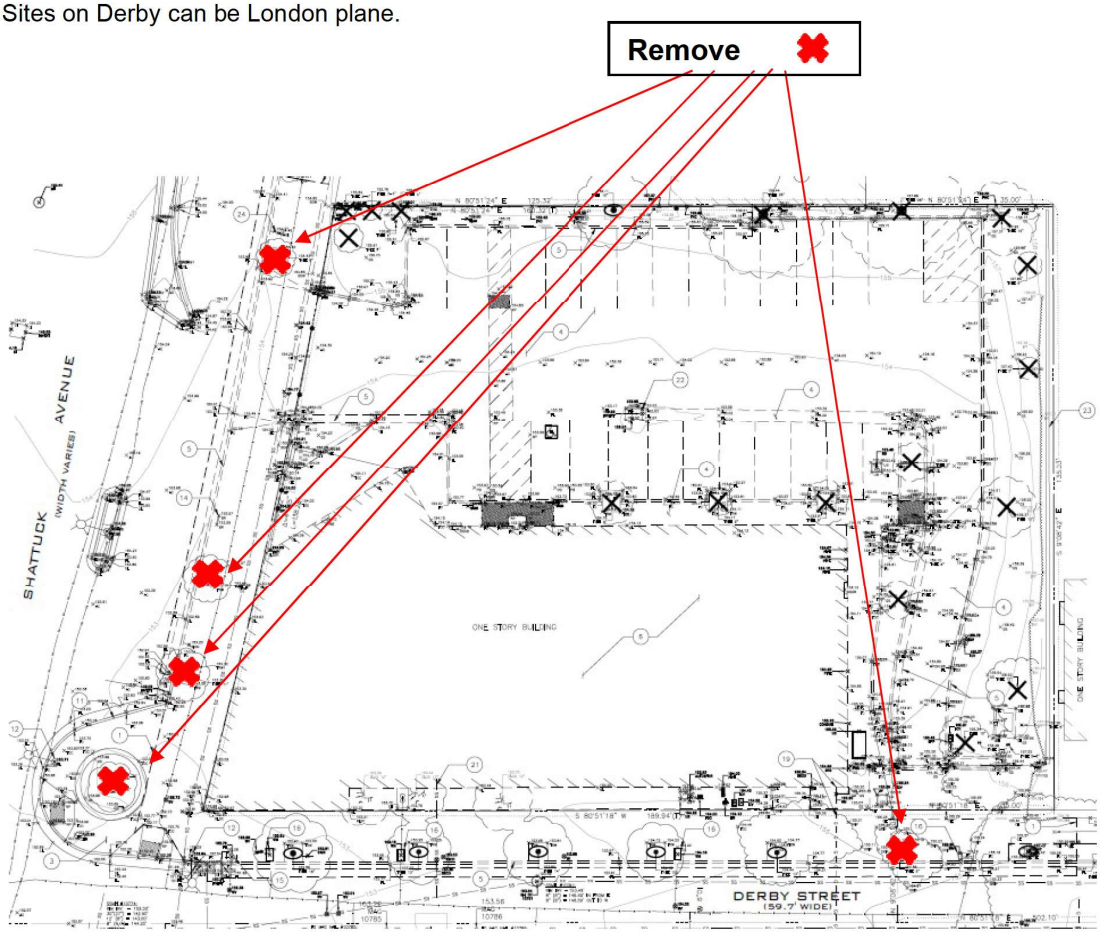
be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2 inches in diameter should be avoided.

Remove existing street trees on Shattuck Ave. Fill out and return a tree removal permit to me (dbarar@bartlett.com) prior to removal. Plant five trees and one tree in the bulb-out area. Please move tree close to bulb out farther north away from storm drain and bulb out tree.

Replacement Planting
Please review the City's tree-planting standards to confirm exact tree-planting locations. Plant trees in accordance with the American National Standards Institute (ANSI) A300 (Part 6)-2012, Planting and Transplanting which outlines items such as planting in planting pits twice the size of the root ball, leaving the tree 1 inch higher than natural grade, back filling the hole with native soil. Remove the nursery stake and replacing with a two-stake system that encourages tree movement. Trees should be planted in the 24-inch box size. No root barrier, pavers, or tree grates should be used. Please use flexi-pave in the tree wells.

I recommend planting a mix of the following species on Shattuck Ave.: Brisbane box (*Lophostemon confertus*), sour gum (*Nyssa sylvatica*), or sweetshade (*Hymenosporum flavum*). In the bulb out area plant either a silver leaf oak (*Quercus hypoleucoides*), Compton oak (*Quercus* × *comptoniae*) or island oak (*Quercus tomentella*). Species do not need to be the same for the three locations; a mix is preferred.

Sites on Derby can be London plane.



Response: Please note the following changes have been made based on your comments above:

List of Revisions to Landscape Drawings by Sheet:

L-3.0
- Street Tree locations & layout updated per City Arborist Recommendations
- Washingtonia robusta symbol removed from plans

L-3.2A
- Washingtonia robusta removed from plant schedule per City Arborist Recommendations
- Ligustrum japonicum 'Texanum' removed from plant schedule per City Arborist Recommendations
- Dodonaea viscosa 'Purpurea' option added to replace Ligustrum japonicum 'Texanum'
- Prunus caroliniana 'Monus' option added to replace Ligustrum japonicum 'Texanum'
- City Street Tree species options added per City Arborist Recommendations
- City Street Tree notes added to Plant Notes as note 7, 8 & 9 per City Arborist Recommendations

studioKDA

Till Houtermans <till@studiokda.com>

RE: 2655 Shattuck Avenue DRCP2024-0005 Complete

1 message

Burns, Anne M <ABurns@berkeleyca.gov> Thu, Sep 5, 2024 at 1:49 PM
To: Till Houtermans <till@studiokda.com>
Cc: "Lapira, Katrina" <KLapira@berkeleyca.gov>

Hello, Till: We were able to go through your most recent design review submittal (submitted to Box on September 3, 2024) and want to thank you for the additional information. We are able to deem this Preliminary Design Review application complete and will work with Katrina to schedule this on an upcoming DRC agenda that best works with the Use Permit process.

I do have a few recommendations that I would like you to consider before this project comes before the DRC – see below, and of course, if you have any questions on these, please reach out. Thank you. – Anne (510) 981-7415

- Thank you for adding the rendering looking west from Derby on Sht. A401, but I am wondering about the proposed height of some of the plants in the east perimeter buffer and whether any of those plants could be seen from this vantage point. I would also like you to think about any simple accent colors or details that may be possible on that east elevation that may be visible from Derby or the adjacent residential rear yards.

- I did see the proposed percentage of native plants on Sht. L3.2A, and am wondering about the 50% native plants and if that could be increased. Please discuss this with your landscape architect as they may have good reasons for keeping it at that percentage or they may have a couple of alternate plants they could propose.

- We see the North-south building section, but recommend adding windows where possible.

From: Burns, Anne M
Sent: Wednesday, June 19, 2024 6:49 PM
To: 'Till Houtermans' <till@studiokda.com>
Cc: Lapira, Katrina <KLapira@berkeleyca.gov>
Subject: 2655 Shattuck Avenue DRCP2024-0005 Completeness Review

Hello, Till: We've been reviewing your design review application for the above address and want to thank you for your detailed and thoughtful design to date. There is some additional information that we'll need before we can continue our review. Please see the list below and do not hesitate to reach out with any questions that you or your team may have.

- We did not see an applicant's statement. If you are still working on it, please add detailed information on the building and landscape design concepts. If I missed it, you can submit the additional design concept information separately.

- Additional rendering of the project from Derby looking northwest. There are significant street trees on Derby, but there may be a vantage point that can show the adjacent structures to the east and your project.

- We see where the access to the townhomes are from the 7th floor (middle level) but would like more information on which living spaces are located on the interior walls of these townhome unit plans. While Design Review is primarily looking at the design from its external context, we also look for any interior plan issues that may affect the exterior. A long time city goal is that all habitable spaces in residential units have access to natural light.

- We see your East – West Building Section, but please add one in the North – South direction as well, and add adjacent structure(s) where applicable.

- East – West Section (A300) does not show windows in the eastern exterior wall. This section would convey more information with those windows shown, unless there a good reason why they were omitted.

- Landscape Plan – thank you for the preliminary plant palette, but please note whether a specific selection is native, and the percentage of native plants proposed overall. We have had a special request from the Design Review Committee to note where specific plants are a good pollinator and for which insects.

- We ask that you work with our Land Use Planning consultant, Darya Barar, as well as Public Works as you continue to finalize your street tree and overall streetscape improvement plans. Darya's email follows: dbarar@Bartlett.com

- On Sheet A100.A, existing trees are noted to be preserved or in some cases to be removed or relocated if possible. We see the Proposed Sheet A100.B directly following and would like more information on how any retention or relocation will be possible.

- We appreciate the details provided for the main entrance portal, but also recommend including any other details showing storefront windows, residential windows (including any operability), parapets, material and color transitions, and any architectural elements that help to show the quality and scale of the proposed design.

- Sheet A203, the tan color shown for building height over 75' appears to be over 65' on the diagram; confirm this information and correct if needed.

- Colors and materials – provide more detailed information of the proposed materials, including photos of material samples and successful installations. As we have gone back to in-person meetings,

we are looking forward to seeing a color and material board presented to the Design Review Committee.

- Design Guidelines - we will refer to our Citywide Design Guidelines in our staff report when this project comes to the DRC, as well as any specific performance standards required in the Zoning Ordinance for the Adeline Corridor. If we have any additional questions as we look at these, we'll reach out to you.

I'm copying Katrina on this e-mail so that we continue to be coordinated with your Use Permit application. Please forward any resubmittal directly to me for Design Review so that I can begin review as soon as possible, but I will continue to circle back with Katrina to make sure that we are consistent with any recommendations or requirements from Zoning and that we are coordinating our schedules. Thank you, Till. – Anne (510) 981-7415

2024

Internal

2655 Shattuck – Application Processing Notice

Use Permit #ZP2024-0057

Planning and Development Department
Land Use Planning Division

November 27, 2024

Till Houtermans
Studio KDA
1810 Sixth Street
Berkeley, CA 94710

Sent via email to:
till@studiokda.com

Re: Application Processing – California Environmental Quality Act (CEQA) and Additional Information Required –Use Permit #ZP2024-0057 for 2655 Shattuck Avenue

Dear Till Houtermans,

Thank you for resubmitting exhibits and additional documentation on October 30, 2024 in regards to the Zoning Permit application submittal deemed complete on August 19, 2024. The Zoning Permit Application proposes a Use Permit to demolish 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), 2,117 square feet of commercial space. The application has been evaluated for the level of environmental review required and readiness for final action according to the submittal checklist and application guidelines.

Required Zoning Permit(s)
Based on my review of the complete application, the following zoning permits are required:

1. Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.326.070 to demolish non-residential buildings
2. Use Permit pursuant to BMC Section 23.204.020 to establish a mixed-use residential building
3. 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
4. Administrative Use Permit pursuant to BMC Section 23.304.050 for projections above the height limit
5. Design Review under Application DRCP2024-0005

State Density Bonus – Concessions and Waivers
The following concessions and/or waivers are being requested:

6. Waiver from BMC Section 23.204.150(E)(1)) to increase the FAR from 2.5 to 3.5
7. Waiver from BMC Section 23.204.150(E)(1)) to increase the stories from 4 to 8 stories
8. Waiver from BMC Section 23.204.150(E)(1)) to increase the height from 45 to 85 feet
9. Waiver from BMC Section 23.204.150(E)(1)) to increase lot coverage from 70 to 74 percent
10. Waiver from BMC Section 23.204.150(E)(1)) to increase units per acre from 120 to 180 (Although requested, this waiver is not necessary as the increase in units per acre is allowed by the Density Bonus itself)

Level of Review Under the California Environmental Quality Act
Under the California Environmental Quality Act (CEQA), staff determines whether an environmental

impact report, a negative declaration, or a mitigated negative declaration will be required, depending on the type of project. This determination will be made within 30 days of an application being deemed complete. If a project is exempt from CEQA, staff recommends an exemption determination to the Zoning Officer or the Zoning Adjustments Board (ZAB).

Staff's recommendation is that this project is eligible for a **Class 32 Infill Exemption** (CEQA Guidelines Section 15332). However, the final determination is made by the ZAB.

Action Items – Corrections, Clarifications, and/or Supplemental Information Required

1. Please clarify on the plans whether the project (for the Shattuck and Derby frontages) meets the following Design Standard requirement from BMC 23.204.150.F.2.(a)iii:
    - Facades shall provide at least 30 percent transparency between 3 and 10 feet above grade (doors and transparent windows) to allow maximum visual interaction between the sidewalk areas and building interiors. Dark or mirrored glass will not satisfy this requirement.

    The requirement above applies to the entire building, not just commercial portion of the building.

2. Please clarify on the plans whether the project (for the Shattuck and Derby frontages) meets the following Design Standard requirement from BMC 23.204.150.F.2.(c)ii:
    - Facades shall provide at least 65% transparency between 3 and 10 feet above grade (doors and transparent windows) to allow maximum visual interaction between sidewalk areas and the interior of office spaces. Dark or mirrored glass will not satisfy this requirement.

    The current exhibit set shows the following:

FAÇADE TRANSPARENCY					
COMMERICAL TRANSPARENCY:	N/A	65% MIN.	N/A	1	*927 SF (Glazing) / 1,508 SF (Façade)*
VEHICLE PARKING REQUIREMENTS					

Response to items #1 and #2 above: Please see the diagrams on G031 showing the percentage of the façade transparency on both the Shattuck and Derby frontages as well as the updated information added to the zoning code information table on G001.

3. Use of Areas (Townhomes) – Will the townhomes be for rent or for sale?

Response: the townhomes will be for rent.

4. Useable open space (Sheet G003) – The previous comment regarding useable open space was to reduce the amount contributed by the balconies, but the square footage of the balconies was completely eliminated. The plans can be revised to add 200 square feet of useable open space from the private balconies back to amount or we can note this in the staff report.

    Previous comment:
    Only 200 square feet out of the 508 square feet of private useable open space may be factored into the overall amount of useable open space because the required amount for useable open

space for the 5 units is 200 square feet. Private useable open space in excess of this amount may not be counted towards the useable open space requirement because it is not accessible to other units. Amend your calculations/ diagrams accordingly.

Response: Noted, however the usable open space coming from the balconies was removed as the balconies did not meet the 6' x 6' minimum requirement.

5. Kurt Hurley (khurley@berkeleyca.gov), Green Building Program Specialist has provided a comment letter dated November 22, 2024 and it is attached for your review. There are comments that should be addressed on the landscaping plans and notes for the site plan; although, some of the comments are applicable to the post-entitlement stage.

Response: Please see the response to Hurt Hurley's comments below

6. Vincent Chen from Public Works reviewed the updated stormwater checklist provided and confirmed that his comment from the September 18, 2024 letter was addressed.

Response: Noted.

7. The City's Landscaping Consultant review is pending and comments will be provided as soon as possible.

Response: Noted.

8. Design Review Comments – Design Review planning staff Anne Burns (aburns@berkeleyca.gov) will contact you separately with design comments on your use permit application. The project must complete the design review process, including meeting with the Design Review Committee, prior to ZAB action on the application.

Response: Design review comments have been addressed and DRC has deemed our application complete. See attached correspondence for reference. Per conversation with Anne Burns we are waiting for the DRC hearing to be scheduled in coordination with the ZAB hearing after our February LPC hearing.

Project Review

Now that your Use Permit application is deemed complete and is being reviewed, I will work to finish my analysis of this project, and prepare the staff report and recommendations for consideration by the ZAB at the public hearing.

Advisory comments – Application Processing Review

During the course of review, the project planner may request that the applicant correct, clarify, amplify, or otherwise supplement the details provided in the application according to the Zoning Project Application Submittal Requirements. This may result in revisions to the information provided with your submittal, additional fees for zoning permits, CEQA review costs, and other processes/reviews, as needed based on the City's adopted fee schedule.

Next Steps

Please submit responses to **all** requested items at once, and not incrementally. Be sure to include a written response and pay the attached invoice. Please use this BOX link for your project and email me when you've

Internal

uploaded. Once revised information is submitted, staff will review the application within 30 days.

If you have any questions about the requested information, please reach out to me directly. Thank you in advance for your cooperation.

Sincerely,

Lisa Gordon, Senior Contract Planner
(805) 324-7207

Land Use Notes

November 22nd, 2024

Notes from Kurt Hurley, Building and Safety, Green Building Program Manager
khurley@berkeleyca.gov

2655 Shattuck ZP2024-0057 Design Stage Comments

Land Use Representative: Lisa Gordon (Rincon)
Architects: Studio KDA
Civil: Greenwood & Moore, Inc. Landscape Architects:
122 West Design Owner: S.H. Kay, LLC
Application Submittal Date: 05/2024

Project Summary

This proposed project scope demolishes existing structures at 2655 Shattuck and constructs an 8-story, multifamily, mixed-use, 97 dwelling-unit structure with 41 parking spaces serving residential occupancies.

Green Building/Energy

- The building permit coversheet declaration pertaining to code compliance must reference the 2022 Mid-Cycle Energy and Green Code adopted by Berkeley City Council and effective July 1st, 2024.

- Quantitative values for appliance fuel efficiency (for addition and altered exiting systems), e.g. Space Conditioning Heat Pump SEER2 or Heat Pump Water Heater UEF, Manual J Heating and Cooling Load Calculations, insulation R-values, window U-Value (max) and window Solar Heat Gain Coefficient SHGC (min) must be included in relevant architectural sheets and window & door schedules, and on architectural, plumbing, and mechanical sheets, matching those values stipulated in prescriptive or performance energy compliance documents.

- Cement reductions in concrete mix design of at least 25% must be specified in structural sheets at building permit application based on the formula: [1 – ((cement/(cement + amendment))] x 100 = the % cement reduction. Cement used in concrete is the largest single material source of embodied emissions in buildings and is responsible for 8% of global emissions. Replacing cement with alternatives, such as fly ash, slag, silica fume, or rice hull ash, can reduce total emissions for concrete by 50%.

Response: It is our understanding that these comments pertain to a future building permit set. As we are currently applying for a use permit, it is our understanding that the application does not require changes. When a building permit is submitted, we will make sure these comments are addressed. Please confirm no further response is required for the entitlement drawing.

2022 Berkeley Green Code EV Charging Requirement

The current submission indicates 41 new vehicle parking spaces serving residential occupancies on Sheet G001.

For a building permit application on or after July 1, 2024 any change in scope resulting in new parking serving new residential occupancies must demonstrate:

[1] 20% of spaces as 'EV CAPABLE' with 1" raceway and 208/240V 40 ampere load capacity,
[2] 25% of spaces as 'EV READY' with 208/240V 20 ampere circuit and receptacle
[3] 5% of spaces as 'EV CHARGING STATIONS' with 208/240V 40 ampere supply equipment.

For a building permit application on or after July 1, 2024 any change in scope resulting in new parking serving new non-residential occupancies must demonstrate:

[1] 20% of spaces as 'EV CAPABLE' with 1" raceway and 208/240V 40 ampere load capacity,
[2] 10% of spaces as 'EV CHARGING STATIONS' with 208/240V 40 ampere supply equipment

Values are rounded up to the nearest whole integer.
Installed EV charging system components must comply with the requirements of CEC 625.

Response: It is our understanding that these comments pertain to a future building permit set. As we are currently applying for a use permit, it is our understanding that the application does not require changes. When a building permit is submitted, we will make sure these comments are addressed. Please confirm no further response is required for the entitlement drawing.

CEDA Design Assistance

The California Energy Design Assistance (CEDA) Program provides free energy design assistance and incentives for new construction and major alterations for commercial, public, multifamily (4+ stories), industrial, and agricultural projects. See this PG&E CEDA webpage as well as Willdan's CEDA webpage and area contact Jeff Glover, JGlover@willdan.com.

Response: Noted

Electric Service

Please Contact PG&E Express connect as soon as possible to understand any special considerations for project electrical service.

Response: Noted.

Internal

WELO: Landscaping/Water Efficiency

~~Landscaping must comply with the State's Model Water Efficient Landscape Ordinance (WELO), available at water.ca.gov/Programs/Water-Use-And-Efficiency, as revised in 2015.~~ SATISFIED SHEET L-4.2A

~~Demonstrate a compliant Estimated Total Water Use (ETWU) less than the Maximum Allowed Water Allowance (MAWA) using a minimum 41.8 ET_o for the City of Berkeley.~~ SATISFIED SHEET L-4.2A

Provide a color-coded landscaping hydrozone map matching the WUCOLS plant materials categories by collocating planting materials by WUCOLS water use category VL, L, M, or H and assigning a unique color for each. [CGBSC 4.304] APPEND SHEETS L-3.0 and L-4.0 WITH MATCHING WUCOLS COLOR LEGENDS FOR THE PLANTING REGIONS ALREADY SPECIFIED

Response: Abbreviated legends have been added to sheet L-3.0 & L-4.0

Specify minimum 3" mulch depth and compost application to achieve a minimum 6% organic matter in soil composition based on a MWELO specified soil analysis results for the site soil. [CGBSC 4.304] AMEND PLANTING NOTE 3 ON SHEET L-3.2A TO STIPULATE CITED QUANTITATIVE VALUE FOR ORGANIC MATTER %

Response: Note 3 on L-3.2A has been revised to read: ALL PLANTING AREAS TO RECEIVE 1" COMPOST TO TOP 6"-12" OF SOIL PER HORITCULTURAL SOILS TEST RECOMMENDATIONS.

Locate a rain sensor in the landscaping design whose signal is specified as compatible with the master control valve. [CGBSC 4.304] ON SHEET L-4.2A, SPECIFCY HUNTER RAIN SENSOR SIGNAL OUTPUT AS COMPATIBLE WITH SUPERIOR MASTER CONTROL VALVE SINCE EQUIPMENT IS NOT FROM SAME MFG

Response: Master Control Valve is independent of the Rain Sensor. The Rain sensor communicates with the irrigation controller, which are both Hunter brand. Please see Sheet L-4.2.

Update plans to demonstrate a complying

landscaping design

The following is needed:

- ~~Compliance with EBMUD Section 31: Water Efficiency Requirements~~
- ~~Bay Friendly Basics Landscape Checklist~~
- ~~WELO calculations (by building permit application), see Appendix B, Sample Water Efficient Landscape Worksheet, from (available as a Word document at https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency). The Reference Evapotranspiration (ETo) for Berkeley is 41.8.~~

Bird Safe Berkeley Municipal Code Section 23.304.150 effective 07/27/23

This multifamily project exceeds 10,000 GFA and 35 in Average Height feet and is a Covered Project. On each elevation, note the percentage of facade area consisting of transparent or reflective material, such as windows. Where Bird Safe Materials are required, please indicate the compliance option(s) selected (including all window schedule entries) and the product name(s), including threat factor rating where applicable, and material(s) used.

Response: Please see our elevation diagrams on A202 and A203 pertaining to bird safety.

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.

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.

Internal

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.

Internal

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.

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

ZONING ADJUSTMENTS BOARD
NOTICE OF PUBLIC HEARING

SUBJECT: **2655 SHATTUCK AVENUE**
USE PERMIT #ZP2024-0057

WHEN: **Thursday, March 13, 2025.**
Meeting starts at 7:00 pm.

WHERE: **Berkeley Unified School District Board Room, 1231 Addison Street, Berkeley** (Wheelchair Accessible) **with remote/hybrid option (via Zoom)**

«NAME1»
«NAME2»
«ADDRESS1» «ADDRESS2»

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

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«Next Record»«NAME1»
«NAME2»
«ADDRESS1» «ADDRESS2»

	PROJECT: 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. **CEQA RECOMMENDATION: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-fill Development Projects").**
Submit written comments: Land Use Division Attn: ZAB Secretary 1947 Center Street, Second Floor Berkeley, CA 94704 or via e-mail: **zab@berkeleyca.gov**	**All persons are welcome to attend the hearing virtually or in person. Comments may be made verbally at the public hearing and/or in writing before the hearing.** If your contact information is included in any communication to the Board, it will become part of the public record, and will be accessible on the City Website. All **application materials** are available by searching the address or permit number under the Zoning tab at https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx. **Draft agenda** posted online 14 days before the hearing. **Final agenda with Zoom link and staff reports** posted online six days before the hearing. 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. **Disability-related accommodation(s) requests** to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6418(V) or 981-6347(TDD) at least three business days before the meeting date.
Post and Mail Date: **February 27, 2025**	
NOTICE CONCERNING YOUR LEGAL RIGHTS: 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.	

	PROJECT: 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. **CEQA RECOMMENDATION: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-fill Development Projects").**
Submit written comments: Land Use Division Attn: ZAB Secretary 1947 Center Street, Second Floor Berkeley, CA 94704 or via e-mail: **zab@berkeleyca.gov**	**All persons are welcome to attend the hearing virtually or in person. Comments may be made verbally at the public hearing and/or in writing before the hearing.** If your contact information is included in any communication to the Board, it will become part of the public record, and will be accessible on the City Website. All **application materials** are available by searching the address or permit number under the Zoning tab at https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx. **Draft agenda** posted online 14 days before the hearing. **Final agenda with Zoom link and staff reports** posted online six days before the hearing. 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. **Disability-related accommodation(s) requests** to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6418(V) or 981-6347(TDD) at least three business days before the meeting date.
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NAME1	NAME2	ADDRESS1	ADDRESS2
SIMMONS MICHAEL G & LUCERO FRANCES V	2104 DERBY ST	BERKELEY CA	94705
DARLING CURTIS T & LINDA J TRS	2106 DERBY ST	BERKELEY CA	94705
CANDAU EUGENIE TR	2108 DERBY ST	BERKELEY CA	94705
BAY AREA COMMUNITY LAND TRUST	2116 DERBY ST	BERKELEY CA	94705
BROWN DOUGLAS M & GAIL M TRS	2124 DERBY ST	BERKELEY CA	94705
DUNHAM RUTH TR	2126 DERBY ST	BERKELEY CA	94705
BALDERSTON JONATHAN & SHIOZAKI LINDA TRS	2128 DERBY ST	BERKELEY CA	94705
RATCLIFF THOMAS T & PARTRIDGE ELIZABETH TRS	2130 DERBY ST	BERKELEY CA	94705
BRENEMAN ERICA V & HOOFT MICHAELA E	2132 DERBY ST	BERKELEY CA	94705
THOMPSON GARY T & STARK ELEANOR TRS	2134 DERBY ST	BERKELEY CA	94705
GINSBERG MONA	2136 DERBY ST	BERKELEY CA	94705
YASUDA GEN & KARI TRS & YASUDA GEN TR	8712 DON CAROL DR	EL CERRITO CA	94530
LANGER ANDREW H & ELLEN R TRS	2140 DERBY ST	BERKELEY CA	94705
MATZGER LUCIA TR	2147 WARD ST	BERKELEY CA	94705
FRYDMAN DANIEL TR	2145 WARD ST	BERKELEY CA	94705
KOTELNIKOFF MARIAN S TR	33 LINDA AVE, # 3304B	OAKLAND CA	94611
BELL ROLF & COHEN LAURA R TRS	2141 WARD ST	BERKELEY CA	94705
THOMAS VANORA K TR	291 STOAKES AVE	SAN LEANDRO CA	94577
GOMEZ ALVARO & ANUPAMA TRS	2135 WARD ST	BERKELEY CA	94705
SOLBERG GREG G & PONGRACE LISA A TRS	2902 BUENA VISTA WAY	BERKELEY CA	94708
THOMAS OWEN	2139 WARD ST	BERKELEY CA	94705
MOSLEH MOHAMED H & MOSLEH KAYLA & LISA TRS	9401 FOX DEN CT	ELK GROVE CA	95758
AMIANDA JOHANNA A & COOK IAN C	2133 WARD ST	BERKELEY CA	94705
MORE JOAN A TR	2131 WARD ST	BERKELEY CA	94705
MCGOVERN TIMOTHY M & OLEARY ELLIN M TRS	2121 WARD ST	BERKELEY CA	94705
2721 SHATTUCK AVE LLC	19191 S VERMONT	TORRENCE CA	90502
2228 UNION STREET INVESTORS	364 41ST ST	OAKLAND CA	94609
2701 SHATTUCK BERKELEY LLC	7917 FESTIVAL CT	CUPERTINO CA	95014
2700 SHATTUCK LLC	1600 SHATTUCK AVE	BERKELEY CA	94709
CITY OF BERKELEY	555 CALIFORNIA ST	SAN FRANCISCO CA	94104
REGENTS OF THE UNIVERSITY OF CALIFORNIA	1111 FRANKLIN ST	OAKLAND CA	94607
PARKERSHATTUCK OWNER LLC	25 ENTERPRISE	ALISO VIEJO CA	92656
CARLETON PROPERTIES LLC	524 CALLAN AVE	SAN LEANDRO CA	94577
LEGG DOUGLAS B & GOLDMAN NINA M TRS	2125 CARLETON ST	BERKELEY CA	94704
KASSIER CHARLES & MARY A TRS	2123 CARLETON ST	BERKELEY CA	94704
CARSON MAYA & TAMAR	2121 CARLETON ST	BERKELEY CA	94704
KAWAKAMI PETER ETAL	1035 SAN PABLO AVE	ALBANY CA	94706
GLOBAL ALLIANCE FOR PROGRESS LLC	2253 WARD ST	BERKELEY CA	94705
LEE JAMES	2634 FULTON ST	BERKELEY CA	94704

MESA MARQUE D & MYLENE D ETAL	2638 FULTON ST	BERKELEY CA	94704
NARAHARI PRANEETHA & NARASIMHA ETAL	2145 DERBY ST	BERKELEY CA	94705
SLUIS JANET & MARIANNE	2139 DERBY ST	BERKELEY CA	94705
BEAN SALLY L TR	2135 DERBY ST	BERKELEY CA	94705
BEDORTHA BRUCE W & RENARD CHERYL D	2131 DERBY ST	BERKELEY CA	94705
TELEKI MARIANNE	2127 DERBY ST	BERKELEY CA	94705
GOUDY MARK R & RIDDLE ELIZABETH P	2125 DERBY ST	BERKELEY CA	94705
HOSHIDE NORMA Y TR	6571 SARONI DR	OAKLAND CA	94611
HEILEMAN NANCY L TR	2119 DERBY ST	BERKELEY CA	94705
DITMARS ELIZABETH VANNES TR	2117 DERBY ST	BERKELEY CA	94705
S H KAY LLC	1442 A WALNUT ST	BERKELEY CA	94709
WONG JEANNE Y TR	1715 SOLANO AVE	BERKELEY CA	94707
ELLIK CHARLES L & BETANCOURT FELICIA M	2112 CARLETON ST	BERKELEY CA	94704
STURTEVANTSTUART RONALD & KATHERINE TRS	2114 CARLETON ST	BERKELEY CA	94704
WATSON MILFORD H TR	2116 CARLETON ST	BERKELEY CA	94704
WILSON TASHA RACHEL TR	2118 CARLETON ST	BERKELEY CA	94704
JWDGTC TRUST	2120 CARLETON ST	BERKELEY CA	94704
LEWIS H C TR	P.O. BOX 498	BERKELEY CA	94701
NICHOLSON JACKIE L	2128 CARLETON ST	BERKELEY CA	94704
MCCARTHY JOHN P & YOLISH STEPHANIE	2130 CARLETON ST	BERKELEY CA	94704
PERTSCHUK MARK A & KAREN	2134 CARLETON ST	BERKELEY CA	94704
GROVE WILLIAM T TR	2138 CARLETON ST	BERKELEY CA	94704
COMMON AREA OF PM 7536 32 & 33	2133 DERBY ST	BERKELEY CA	94705
K & M SOUTH BERKELEY LLC	2025 4TH ST	BERKELEY CA	94710
SHIMURA CHARLOTTE TR	2133 DERBY ST	BERKELEY CA	94705
BROWN THOMAS J & MAHMUD AYESHA S	2133 1/2 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 422	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 219	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 321	BERKELEY CA	94704
OCCUPANTS(S)	2113 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 128	BERKELEY CA	94704
OCCUPANTS(S)	2708 WALKER ST 4	BERKELEY CA	94705
OCCUPANTS(S)	2708 WALKER ST 7	BERKELEY CA	94705
OCCUPANTS(S)	2145 WARD ST	BERKELEY CA	94705
OCCUPANTS(S)	2640 SHATTUCK AV 505	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 412	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 117	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 205	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV	BERKELEY CA	94704
OCCUPANTS(S)	2141 WARD ST A	BERKELEY CA	94705

OCCUPANTS(S)	2145 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2136 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 308	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 416	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 125	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 302	BERKELEY CA	94704
OCCUPANTS(S)	2138 DERBY ST 1	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 215	BERKELEY CA	94704
OCCUPANTS(S)	2119 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 127	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 612	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 309	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 406	BERKELEY CA	94704
OCCUPANTS(S)	2634 FULTON ST 2	BERKELEY CA	94704
OCCUPANTS(S)	2708 WALKER ST 8	BERKELEY CA	94705
OCCUPANTS(S)	2640 SHATTUCK AV 604	BERKELEY CA	94704
OCCUPANTS(S)	2623 SHATTUCK AV	BERKELEY CA	94704
OCCUPANTS(S)	2133 WARD ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 403	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 407	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 305	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 328	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 503	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 154	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 203	BERKELEY CA	94704
OCCUPANTS(S)	2134 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2640 SHATTUCK AV 609	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 413	BERKELEY CA	94704
OCCUPANTS(S)	2119 CARLETON ST 3	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 507	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 126	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 215	BERKELEY CA	94704
OCCUPANTS(S)	2122 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2709 SHATTUCK AV	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 207	BERKELEY CA	94704
OCCUPANTS(S)	2634 FULTON ST 3	BERKELEY CA	94704
OCCUPANTS(S)	2708 WALKER ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 157	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 511	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 408	BERKELEY CA	94704

OCCUPANTS(S)	2038 PARKER ST 213	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 515	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 201	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 306	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 160	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 419	BERKELEY CA	94704
OCCUPANTS(S)	2126 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2650 SHATTUCK AV	BERKELEY CA	94704
OCCUPANTS(S)	2135 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 325	BERKELEY CA	94704
OCCUPANTS(S)	2119 CARLETON ST 1	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 424	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 423	BERKELEY CA	94704
OCCUPANTS(S)	2119 CARLETON ST C	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 307	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 314	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 406	BERKELEY CA	94704
OCCUPANTS(S)	2116 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2125 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2640 SHATTUCK AV 605	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 224	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 107	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 102	BERKELEY CA	94704
OCCUPANTS(S)	2119 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 603	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 323	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 409	BERKELEY CA	94704
OCCUPANTS(S)	2634 FULTON ST 1	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 211	BERKELEY CA	94704
OCCUPANTS(S)	2655 SHATTUCK AV	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 220	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 213	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 310	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 226	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 304	BERKELEY CA	94704
OCCUPANTS(S)	2119 CARLETON ST D	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 307	BERKELEY CA	94704
OCCUPANTS(S)	2635 SHATTUCK AV	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 405	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 427	BERKELEY CA	94704

OCCUPANTS(S)	2038 PARKER ST 426	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 119	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 310	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 416	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 118	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 403	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 311	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 116	BERKELEY CA	94704
OCCUPANTS(S)	2116 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2701 SHATTUCK AV	BERKELEY CA	94705
OCCUPANTS(S)	2131 WARD ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 319	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 123	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 124	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 409	BERKELEY CA	94704
OCCUPANTS(S)	2600 SHATTUCK AV	BERKELEY CA	94704
OCCUPANTS(S)	2123 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 151	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 411	BERKELEY CA	94704
OCCUPANTS(S)	2120 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2708 WALKER ST 2	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 122	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 313	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 425	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 305	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 607	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 206	BERKELEY CA	94704
OCCUPANTS(S)	2141 WARD ST C	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 115	BERKELEY CA	94704
OCCUPANTS(S)	2125 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 324	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 420	BERKELEY CA	94704
OCCUPANTS(S)	2135 WARD ST	BERKELEY CA	94705
OCCUPANTS(S)	2130 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 602	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 513	BERKELEY CA	94704
OCCUPANTS(S)	2680 SHATTUCK AV	BERKELEY CA	94704
OCCUPANTS(S)	2121 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2628 SHATTUCK AV	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 428	BERKELEY CA	94704

OCCUPANTS(S)	2640 SHATTUCK AV 509	BERKELEY CA	94704
OCCUPANTS(S)	2638 FULTON ST	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 502	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 206	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 216	BERKELEY CA	94704
OCCUPANTS(S)	2705 WALKER ST	BERKELEY CA	94705
OCCUPANTS(S)	2128 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 202	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 412	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 228	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 414	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 501	BERKELEY CA	94704
OCCUPANTS(S)	2143 WARD ST	BERKELEY CA	94705
OCCUPANTS(S)	2708 WALKER ST 6	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 404	BERKELEY CA	94704
OCCUPANTS(S)	2141 WARD ST B	BERKELEY CA	94705
OCCUPANTS(S)	2129 DERBY ST A	BERKELEY CA	94705
OCCUPANTS(S)	2640 SHATTUCK AV 214	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 110	BERKELEY CA	94704
OCCUPANTS(S)	2124 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2640 SHATTUCK AV 207	BERKELEY CA	94704
OCCUPANTS(S)	2648 SHATTUCK AV	BERKELEY CA	94704
OCCUPANTS(S)	2138 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2640 SHATTUCK AV 202	BERKELEY CA	94704
OCCUPANTS(S)	2135 WARD ST B	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 158	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 317	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 150	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 301	BERKELEY CA	94704
OCCUPANTS(S)	2117 DERBY ST B	BERKELEY CA	94705
OCCUPANTS(S)	2621 SHATTUCK AV	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 101	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 415	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 214	BERKELEY CA	94704
OCCUPANTS(S)	2115 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 410	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 204	BERKELEY CA	94704
OCCUPANTS(S)	2114 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 510	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 327	BERKELEY CA	94704

OCCUPANTS(S)	2000 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 159	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 316	BERKELEY CA	94704
OCCUPANTS(S)	2707 WALKER ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 155	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 156	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 201	BERKELEY CA	94704
OCCUPANTS(S)	2135 WARD ST A	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 322	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 209	BERKELEY CA	94704
OCCUPANTS(S)	2627 SHATTUCK AV	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 306	BERKELEY CA	94704
OCCUPANTS(S)	2708 WALKER ST 3	BERKELEY CA	94705
OCCUPANTS(S)	2117 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 312	BERKELEY CA	94704
OCCUPANTS(S)	2141 WARD ST D	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 223	BERKELEY CA	94704
OCCUPANTS(S)	2117 DERBY ST A	BERKELEY CA	94705
OCCUPANTS(S)	2131 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2064 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2634 FULTON ST	BERKELEY CA	94704
OCCUPANTS(S)	2110 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 311	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 506	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 413	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 212	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 313	BERKELEY CA	94704
OCCUPANTS(S)	2129 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2117 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 401	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 407	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 114	BERKELEY CA	94704
OCCUPANTS(S)	2138 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 401	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 225	BERKELEY CA	94704
OCCUPANTS(S)	2139 WARD ST	BERKELEY CA	94705
OCCUPANTS(S)	2640 SHATTUCK AV 508	BERKELEY CA	94704
OCCUPANTS(S)	2143.5 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 108	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 415	BERKELEY CA	94704

OCCUPANTS(S)	2140 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 610	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 153	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 410	BERKELEY CA	94704
OCCUPANTS(S)	2123 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2141 WARD ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 203	BERKELEY CA	94704
OCCUPANTS(S)	2127 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 418	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 512	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 615	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 601	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 304	BERKELEY CA	94704
OCCUPANTS(S)	2143 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 227	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 217	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 216	BERKELEY CA	94704
OCCUPANTS(S)	2112 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 315	BERKELEY CA	94704
OCCUPANTS(S)	2106 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2118 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 616	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 318	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 314	BERKELEY CA	94704
OCCUPANTS(S)	2708 WALKER ST 5	BERKELEY CA	94705
OCCUPANTS(S)	2640 SHATTUCK AV 315	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 210	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 221	BERKELEY CA	94704
OCCUPANTS(S)	2137 WARD ST	BERKELEY CA	94705
OCCUPANTS(S)	2119 CARLETON ST 2	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 402	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 204	BERKELEY CA	94704
OCCUPANTS(S)	2700 SHATTUCK AV	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 111	BERKELEY CA	94704
OCCUPANTS(S)	2132 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2133 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2134 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 312	BERKELEY CA	94704
OCCUPANTS(S)	2138 DERBY ST 3	BERKELEY CA	94705

OCCUPANTS(S)	2640 SHATTUCK AV 516	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 113	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 608	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 103	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 301	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 411	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 152	BERKELEY CA	94704
OCCUPANTS(S)	2139 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 109	BERKELEY CA	94704
OCCUPANTS(S)	2119 CARLETON ST A	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 302	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 210	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 208	BERKELEY CA	94704
OCCUPANTS(S)	2145 WARD ST A	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 222	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 212	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 316	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 421	BERKELEY CA	94704
OCCUPANTS(S)	2146 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2130 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2119 CARLETON ST B	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 303	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 209	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 326	BERKELEY CA	94704
OCCUPANTS(S)	2708 WALKER ST 1	BERKELEY CA	94705
OCCUPANTS(S)	2625 SHATTUCK AV	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 414	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 106	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 112	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 613	BERKELEY CA	94704
OCCUPANTS(S)	2121 WARD ST	BERKELEY CA	94705
OCCUPANTS(S)	2104 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2640 SHATTUCK AV 504	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 405	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 417	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 104	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 320	BERKELEY CA	94704
OCCUPANTS(S)	2131 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2721 SHATTUCK AV	BERKELEY CA	94705
OCCUPANTS(S)	2138 DERBY ST 2	BERKELEY CA	94705

OCCUPANTS(S)	2038 PARKER ST 408	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 218	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 309	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 205	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 303	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 121	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 402	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 611	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 208	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 211	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 308	BERKELEY CA	94704
OCCUPANTS(S)	2108 DERBY ST	BERKELEY CA	94705
OCCUPANTS(S)	2038 PARKER ST 120	BERKELEY CA	94704
OCCUPANTS(S)	2128 CARLETON ST	BERKELEY CA	94704
OCCUPANTS(S)	2038 PARKER ST 105	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 404	BERKELEY CA	94704
OCCUPANTS(S)	2640 SHATTUCK AV 514	BERKELEY CA	94704
Adeline-Ashby Merchants Association	3021 ADELINE ST	BERKELEY CA	94703
Daughters for Social / Economic Change	PO BOX 2203	BERKELEY CA	94701
Dwight-Shattuck Association	1215 TENTH ST	BERKELEY CA	94710
LeConte Neighborhood Association	2538 FULTON ST	BERKELEY CA	94704
Milvia-King Alliance	1731 MILVIA ST	BERKELEY CA	94709
Tyler-California-King Neighborhood Group	3012 KING STREET	BERKELEY CA	94703
Office of Economic Development	2120 MILVIA ST	BERKELEY CA	94704
West Street (2300 Block) Association	2345 WEST ST	BERKELEY CA	94702
South Shattuck Neighbors	2133 DERBY ST	BERKELEY CA	94705
Fulton Neighbors (Derby-Ward)	2711 FULTON ST	BERKELEY CA	94705
Fulton-Russell Neighborhood Organization	2934 FULTON ST	BERKELEY CA	94705
Shattuck-Blake Merchants	2518 SHATTUCK AVE	BERKELEY CA	94704
University of California, Facilities Services	A&E Building, Room 300 University of California Berkeley	BERKELEY CA	94720
Urban Creeks Council	861 REGAL RD	BERKELEY CA	94708
Office of the City Manager	2180 MILVIA ST 5TH FLOOR	BERKELEY CA	94704
Bananas Inc.	5232 CLAREMONT AVE	OAKLAND CA	94618
Berkeley Central Library	2090 KITTREDGE STREET	BERKELEY CA	94704
Adams Broadwell Joseph & Cardoza	601 GATEWAY BLVD. STE 1000	SOUTH SAN FRANCISCO CA	94080
Public Notice Journal	PO Box 330356	SAN FRANCISCO CA	94133

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.

ZONING ADJUSTMENTS BOARD

NOTICE OF DECISION

DATE OF BOARD DECISION: March 13, 2025
DATE NOTICE MAILED: March 18, 2025
APPEAL PERIOD EXPIRATION: April 1, 2025
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification)[1]: April 15, 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.

The Zoning Adjustments Board of the City of Berkeley, after conducting a public hearing, **APPROVED** the following permits:

A. 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

B. 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

[1] Pursuant to BMC Section 23.410.050(C), the City Council Certifications, the City Council may take an action to review ZAB's decision on a Use Permit or Variance. This action is called certification and has the same effect as an appeal. Any member of the City Council may initiate the certification process of a ZAB decision during the 14-day appeal period after the notice of the ZAB's decision is issued. However, the Council's deadline to certify a project is suspended or tolled when the Council is on recess. Therefore, in all cases where the 14-day appeal period is scheduled to end during a Council recess, the certification deadline is extended to and through the day before the next regularly scheduled City Council meeting following any recess. *Extension of the certification deadline has no effect on the appeal deadline.*

- 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

ZONING: C-AC – Adeline Corridor Commercial

APPLICANT: Studio KDA, Till Houtermans, 1810 Sixth Street, Berkeley, CA 94710

PROPERTY OWNER: S.H. Kay, LLC, 1442A Walnut Street, #349, Berkeley, CA 94709

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

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

	Yes	No	Abstain	Absent	Recused
KASHANI	X				
DUFFY	X				
GAFFNEY	X				
THOMPSON			X		
PALMATIER	X				
ALLEN	X				
YUNG	X				
SANDERSON	X				
VACANT					
BOARD VOTE:	**7**	**0**	**1**	**0**	**0**

ATTEST: Sharon Gong, Zoning Adjustments Board Secretary

PUBLICATION OF NOTICE:

Pursuant to BMC Section 23.404.050, this notice shall be mailed to the applicant at the mailing address stated in the application and to any person who requests such notification by filing a written request with the Zoning Officer on or before the date of the Board action. This notice shall also be filed with the City Clerk. In addition, the notice shall be forwarded to the Zoning Adjustments Board and to the Main Library. The notice shall also be posted at a bulletin board at the Zoning Counter. The City Clerk shall make the notice available to interested members of the Council and the public.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Sharon Gong, at (510) 981-7429 or sgong@berkeleyca.gov. All project application materials, including full-size plans, may be viewed online at: https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx. or in the Permit Service Center at the Zoning Counter at 1947 Center Street, Third Floor, during normal office hours.

TO APPEAL THIS DECISION (see Section 23.410 of the Berkeley Municipal Code):

To appeal a decision of the Zoning Adjustments Board to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
2. Submit the required appeal fee (checks and money orders payable to "City of Berkeley"):
   A. The fee for persons other than the applicant is $1,500. This fee may be reduced to $500 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less.
   B. The fee for all appeals by Applicants is $6,000.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown on page 1 (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the permit will be issued on the first business day following expiration of the appeal period, and the project may proceed at that time.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision 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 Zoning Adjustments Board at, or prior to, the public hearing.
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, your appeal of this decision must include the following information:
   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.

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.

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

March 13, 2025

SIGNATURE DATE

*Approve Findings and Conditions attached

2655 SHATTUCK AVE.

2655 SHATTUCK AVE., BERKELEY, CA 94704

KDN01 - DRC REVIEW - 08/26/24



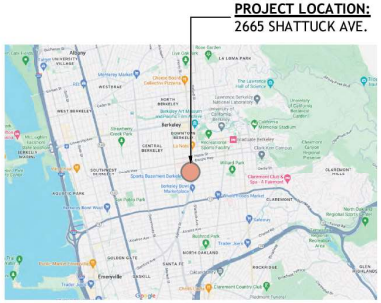
RESIDENTIAL UNIT MIX:					
UNIT TYPE:	STUDIO	1-BD	2-BD	3-BD	TOTAL:
LEVEL 1	0	0	0	0	0
LEVEL 2	14	5	4	0	23
LEVEL 3	14	5	4	0	23
LEVEL 4	14	5	4	0	23
LEVEL 5	7	5	6	0	18
LEVEL 6					
LEVEL 7	0	0	0	10	10
LEVEL 8					
TOTAL UNITS:	49	20	18	10	97
TOTAL BEDRMS:	49	20	36	30	135

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 TOWN-OUSE 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 6'H AND 8TH FLOORS.

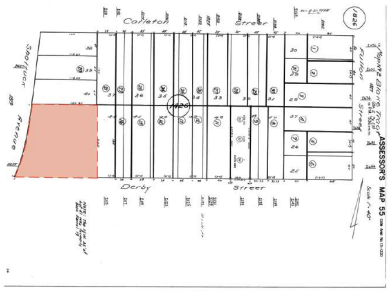
55 SHATTUCK AVE.



6 PROJECT LOCATION



5 VICINITY MAP



4 PARCEL MAP

2 PROJECT DESCRIPTION

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 #100,
Castro Valley, CA 94546

TEL:(510) 581-2772

BRIAN DORWARD
bdorward@greenwoodmoore.com

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122 WEST DESIGN
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1 PROJECT CONTACTS

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						
L'.0	SCHEMATIC LANDSCAPE PLAN	•	•	•		
L'.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 LGHTING PLAN - GROUND FLOOR	•	•	•		
A101	PROPOSED GROUND FLOOR PLAN	•	•	•		
A102	PROPOSED SECOND - FOURTH FLOOR PLAN	•	•	•		
A103	PROPOSED FFTH FLOOR PLAN	•	•	•		
A104	PROPOSED SXTH FLOOR PLAN	•	•	•		
A105	PROPOSED SEVENTH FLOOR PLAN	•	•	•		
A106	PROPOSED EGHTH 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 BJIDLING SECTION	•	•	•		
A301	PROPOSED BJIDLING 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

REGISTERED ARCHITECT — 04/01/2025 — STATE OF CALIFORNIA

DRC REVIEW

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

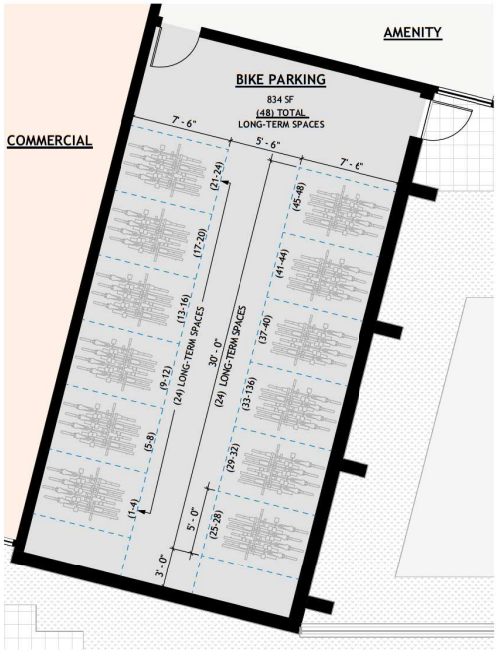
PROJECT NO: KDN01

ISSUE DATE: 08/26/24

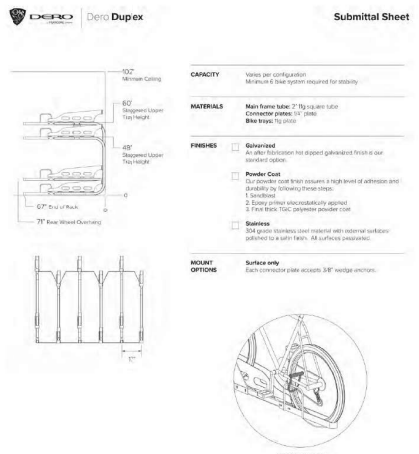
TITLE SHEET

G000

ATTACHMENT 6 - ADMINISTRATIVE RECORD

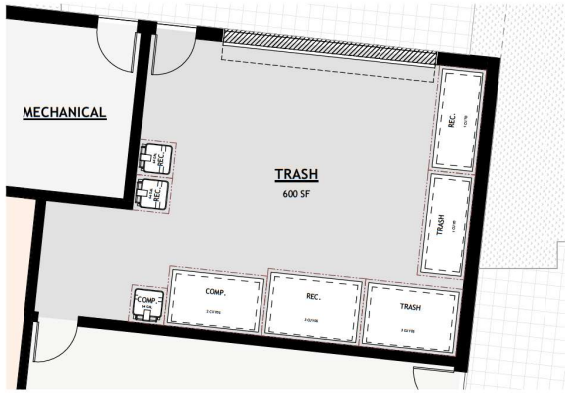


3 GROUND FLOOR PLAN
1/4" = 1'-0"



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

ZONING CODE INFORMATION						
SITE INFORMATION						
PROJECT ADDRESS:	2655 SHATTUCK AVE					
CROSS STREET:	DERBY ST.					
APN:	51-1826-18-2					
ZONING DISTRICT:	C-AC / SUBAREA SOUTH SHATTUCK / COMMERICAL (BTWN DWIGHT + DERBY)					
GENERAL PLAN AREA:	AJELINE CORRIDOR MIXED USE					
SPECIAL ZONING OVERLAYS:	NO					
ZONING ADJACENCIES:	NORTH	EAST	SOUTH	WEST		
	C-AC	R-2	C-AC + R-2	C-AC		
SEISMIC SAFETY						
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		
ENVIRONMENTAL 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	CHANGE REQUESTED BY STATE DENSITY BONUS WAIVER OR MODIFICATION
YARDS AND HEIGHT						
FRONT YARD SETBACK (WEST):	0	0	0	0 (LVLS 2-6)		
				1' (LVL 1)		
SIDE YARD SETBACK (NORTH):	81'	0	3-1"	0 (LVLS 2-5)		
STREET SIDE SETBACK (SOUTH):	1'	0	0			
REAR YARD SETBACK (ABSUTTING RES.):	40'	10' @ 35' 20' @ 45'	20'	10' (LVL 1)		
BUILDING STORIES:	1	4	4	8		REQUEST WAIVER
MAXIMUM BUILDING HEIGHT:	20'	45'	45'	85'		
AVERAGE MAXIMUM HEIGHT:	18'	N/A	43'	83'		REQUEST WAIVER
AREAS						
LOT AREA - SF:	23,527		23,527	23,527		
GROSS FLOOR AREA - SF:	8,185	58,830	58,500	84,399		
BUILDING FOOTPRINT - SF:	8,185	16,469	14,910	17,316		
LOT COVERAGE - SF:	35%	70%	63%	74%		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		
COMMERCIAL DEPTH:	133'	30'	30'	27' - 90'		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	
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		
FACADE TRANSPARENCY						
GROUND FLOOR TRANSPARENCY					SEE G031 FOR CALCULATIONS	
WEST ELEVATION	N/A	30% MIN.	N/A	58%		
SOUTH ELEVATION	N/A	30% MIN.	N/A	34%		
COMMERCIAL 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	

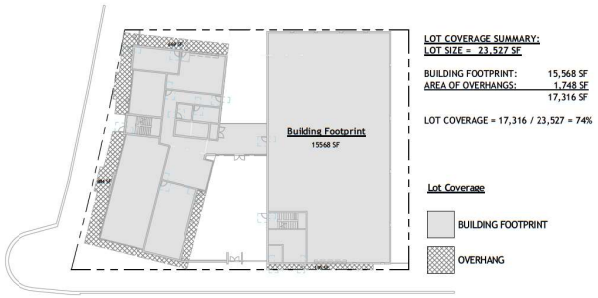


2 GROUND FLOOR PLAN
1/4" = 1'-0"

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

Container Calculation

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



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

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
No. C-34870
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
1	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	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					Avg Unit SF:	830
	Seventh	5,175				10		
	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 - 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

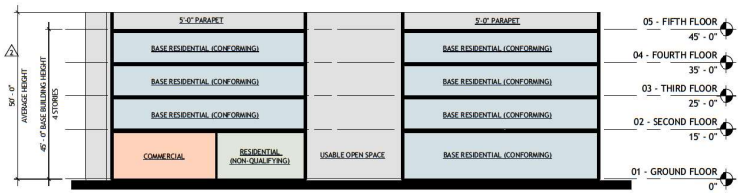
Level	Area
U.O.S.	
01 - GROUND FLOOR	3002 SF
	3002 SF

USABLE OPEN SPACE SUMMARY:

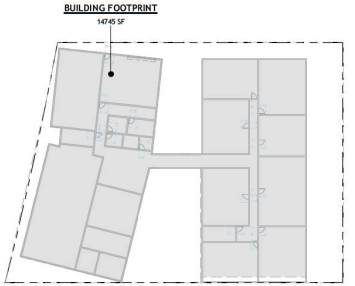
UOS REQUIRED: 40 SF / UNIT
40 SF x 65 UNITS = 2,600 SF
TOTAL PROPOSED: 3,002 SF

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

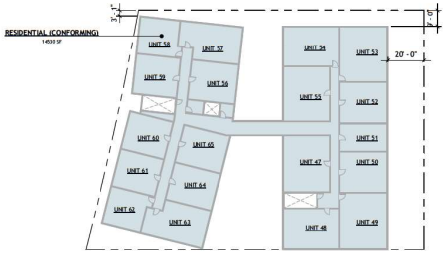
LOT COVERAGE SUMMARY:
LOT SIZE = 23,527 SF

BUILDING FOOTPRINT: 14,745 SF

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

LOT COVERAGE

BUILDING FOOTPRINT



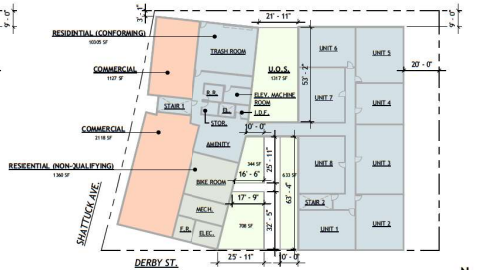
3 LEVEL 4
NOT TO SCALE



6 LEVEL 3
NOT TO SCALE



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

N

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

DRC REVIEW

△	DATE	ISSUE RECORD
1	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	# DB 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					Avg Unit SF:	830
	Seventh	5,175				10		
	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%

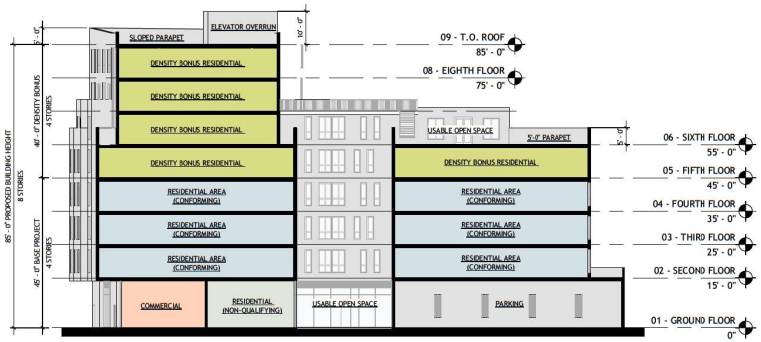
AREA SUMMARY - DENSITY BONUS

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

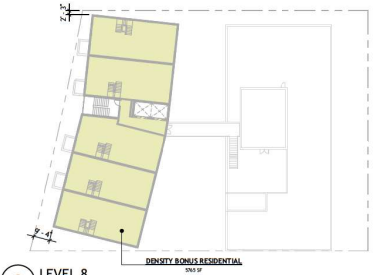
*REFER TO SHEET G003 FOR DENSITY BONUS U.O.S. CALCULATIONS AND DIAGRAMS

DENSITY BONUS LEGEND

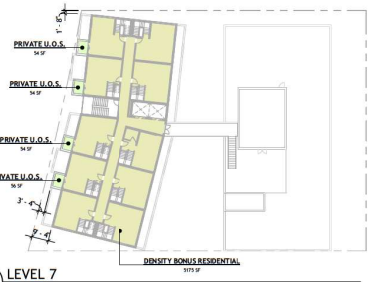
- COMMERCIAL
- DENSITY BONUS
- RESIDENTIAL AREA
- NON-QUALIFYING RESIDENTIAL AREA
- PARKING
- U.O.S.
- PRIVATE U.O.S.
- COMMERCIAL U.O.S.



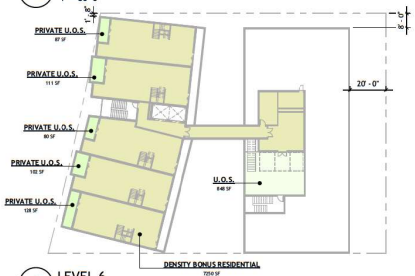
9 DENSITY BONUS PROPOSED SECTION
1 / 6" = 1'-0"



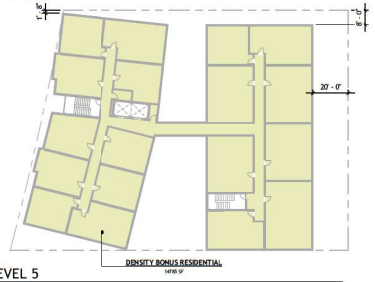
8 LEVEL 8
1" = 30'-0"



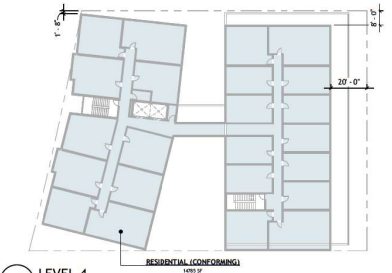
7 LEVEL 7
1" = 30'-0"



6 LEVEL 6
1" = 30'-0"



5 LEVEL 5
1" = 30'-0"



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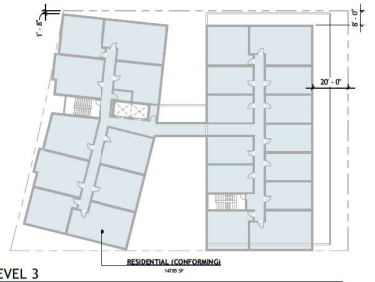

3 LEVEL 3
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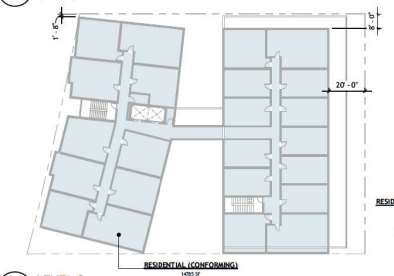
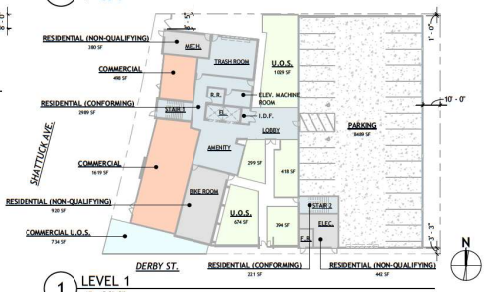


2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

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2655 SHATTUCK AVE.

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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

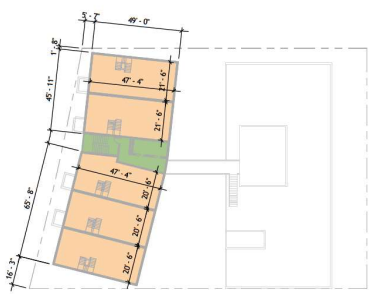
Base Project Floor	Residential Unit Floor Area (SF)	# of Residential Units
02 - SECOND FLOOR	11429 SF	23
03 - THIRD FLOOR	11419 SF	23
04 - FOURTH FLOOR	11419 SF	23
05 - FIFTH FLOOR	11571 SF	18
06 - SIXTH FLOOR	5150 SF	0
07 - SEVENTH FLOOR	3730 SF	10
08 - EIGHTH FLOOR	4978 SF	0
TOTAL:	59697 SF	97

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

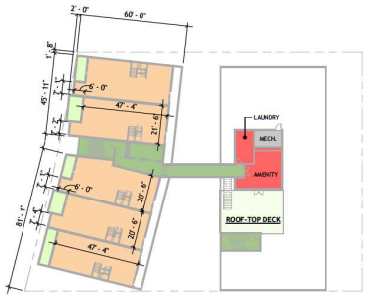
- COMMERCIAL
- RESIDENTIAL UNIT FLOOR AREA
- CIRCULATION
- AMENITY
- PARKING
- UTILITY
- P.O.P.O.S.
- U.O.S.
- PRIVATE U.O.S.



8 LEVEL 8
1" = 30'-0"



7 LEVEL 7
1" = 30'-0"



6 LEVEL 6
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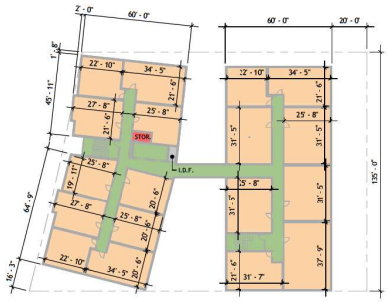

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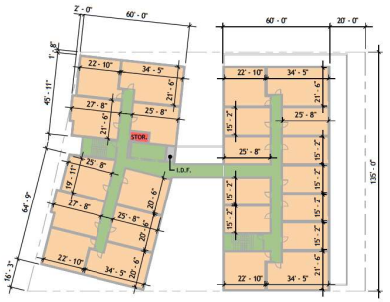
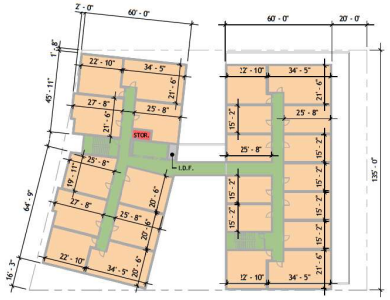


4 LEVEL 4
1" = 30'-0"



3 LEVEL 3
1" = 30'-0"



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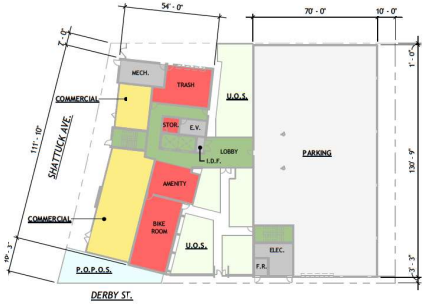

1 LEVEL 1
1" = 30'-0"

N

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DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

AFFORDABLE HOUSING COMPLIANCE PLAN

G002.C

ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 833 of 893

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			

△2

△2

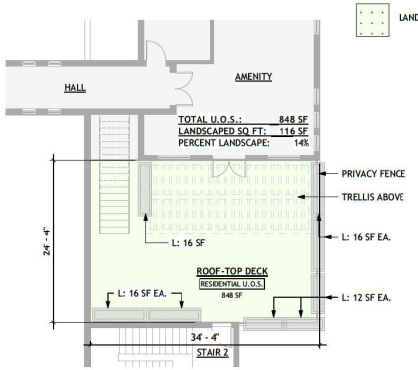
USABLE OPEN SPACE

NON - U.O.S

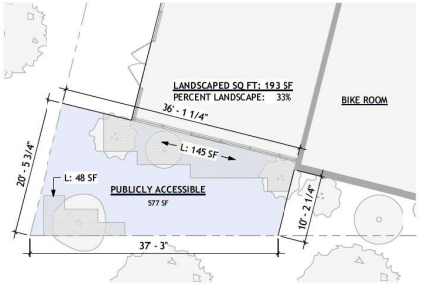
PUBLICLY ACCESSIBLE U.O.S.

RESIDENTIAL U.O.S.

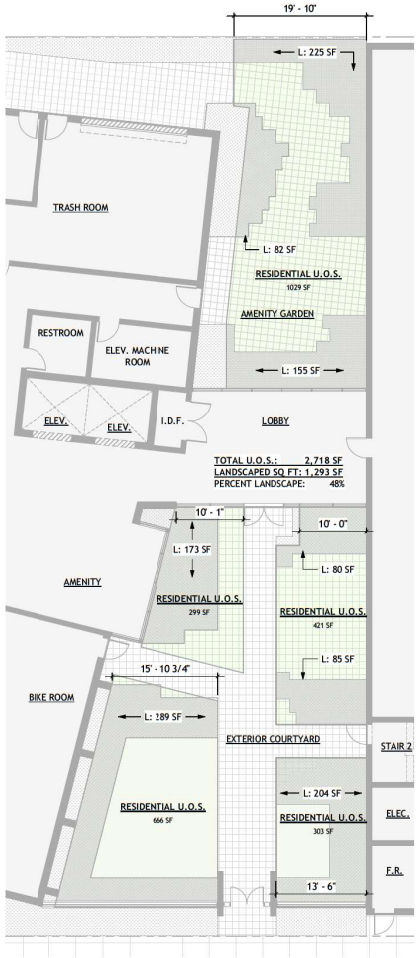
LANDSCAPED AREA



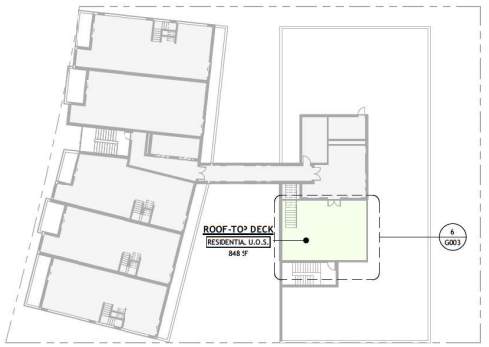
6 LEVEL 6 - ENLARGED ROOF-TOP DECK
1/8" = 1'-0"



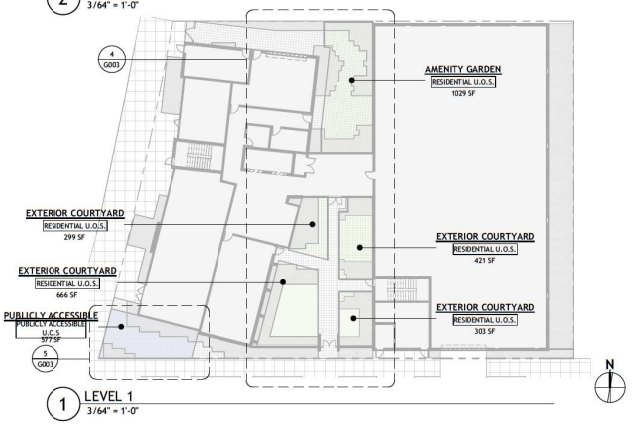
5 LEVEL 1 - ENLARGED COMMERCIAL PLAZA
1/8" = 1'-0"



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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DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

OPEN SPACE CALCULATIONS

G003

ATTACHMENT 6 - ADMINISTRATIVE RECORD
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2 STREET CONTEXT ELEVATION - PROPOSED
NOT TO SCALE



1 STREET CONTEXT ELEVATION - EXISTING
NOT TO SCALE

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LICENSED ARCHITECT
CHARLES FRIEDLEIN KAHN
No. C-18207
01/31/2025
REVISED DATE
STATE OF CALIFORNIA

DRC REVIEW

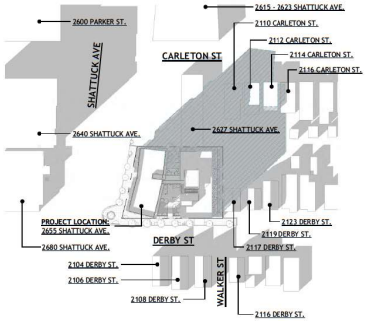
△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

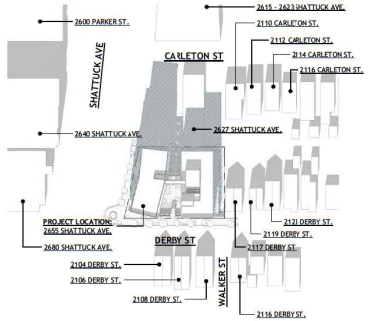
ISSUE DATE: 07/23/2024

STREET CONTEXT ELEVATIONS

G004



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



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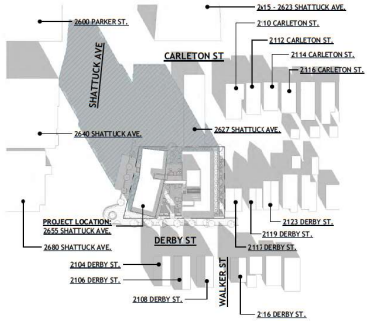

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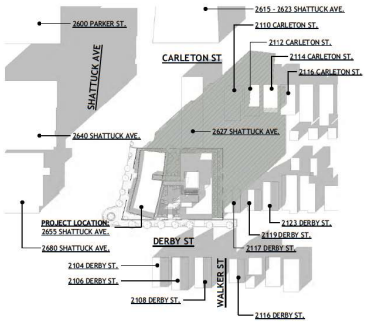

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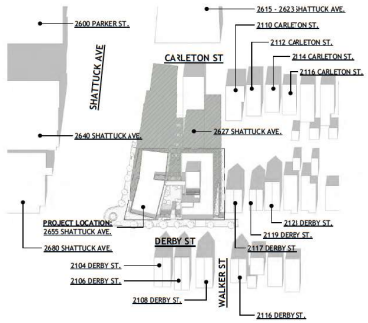

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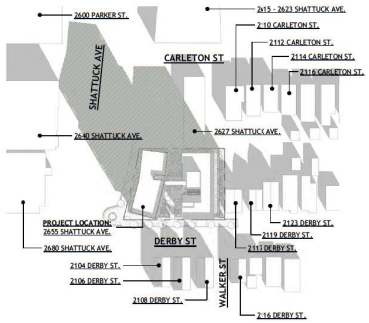

4 12/21 - 9:26 AM - PROPOSED
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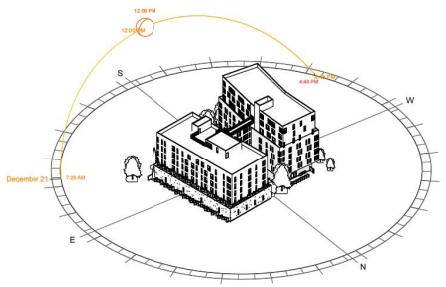
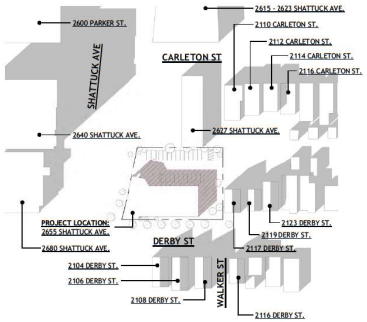


2 DECEMBER 21ST - SUN PATH
(SUNRISE - SUNSET)



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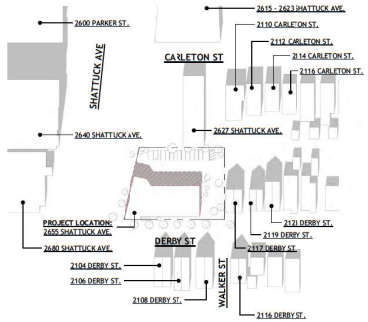

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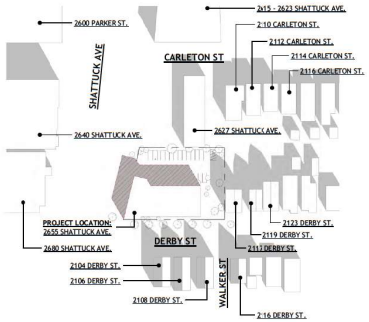

3 12/21 - 9:26 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

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LICENSED ARCHITECT
No. C-
05/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

Δ	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

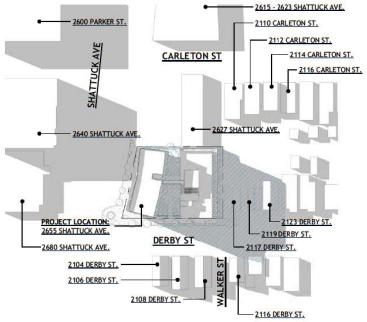
PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

SHADOW STUDIES - DECEMBER, 21ST

G020

ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 836 of 893



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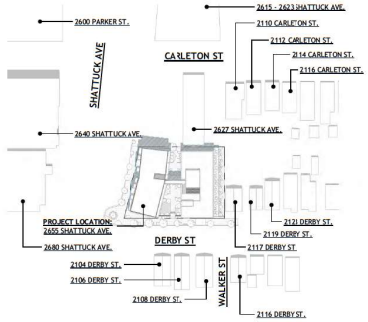

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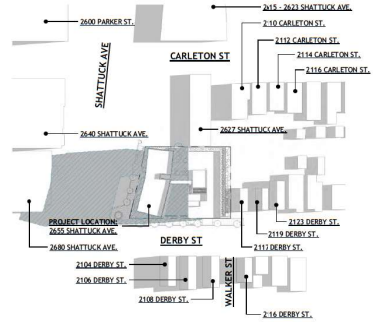

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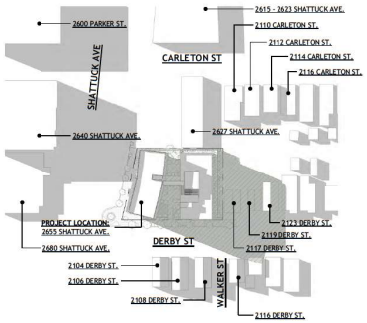

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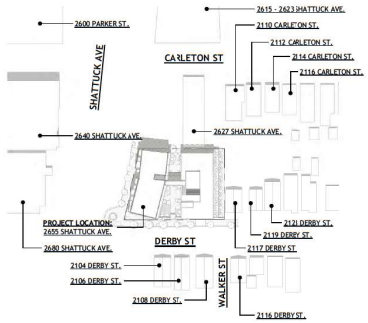

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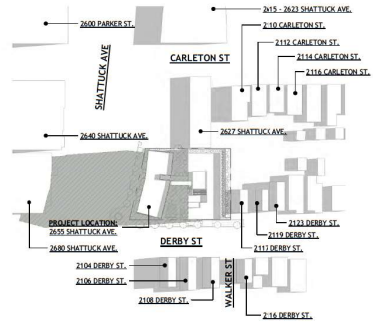

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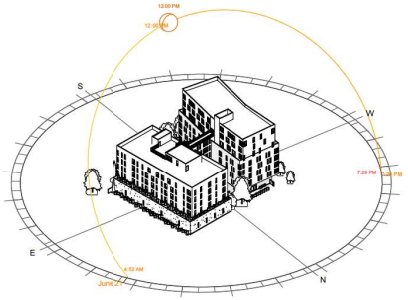
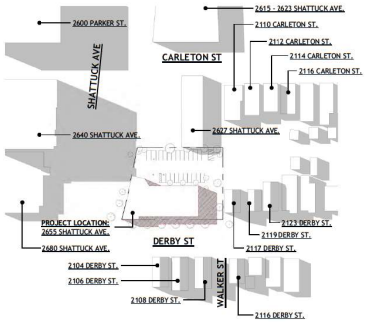


4 JUNE 21ST - SUN PATH
(SUNRISE - SUNSET)



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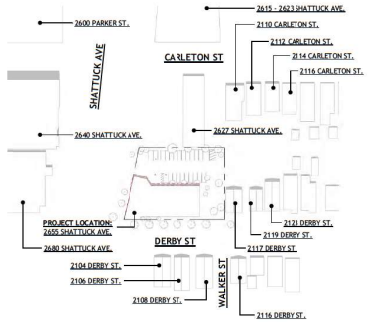

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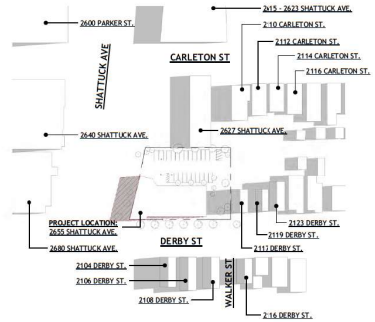

1 06/21 - 6:52 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

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LICENSED ARCHITECT
No. C-
06/30/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

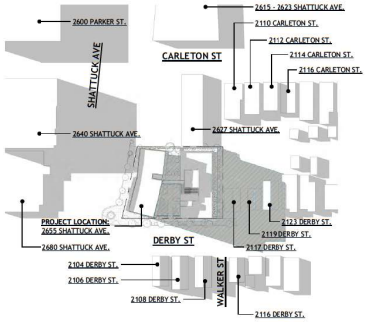
PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

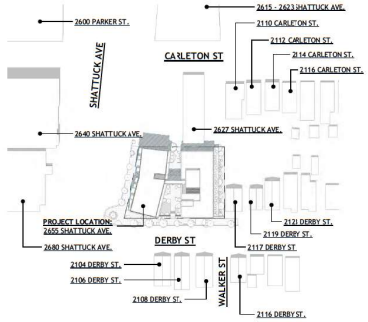
SHADOW STUDIES - JUNE 21ST

G021

ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 837 of 893



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



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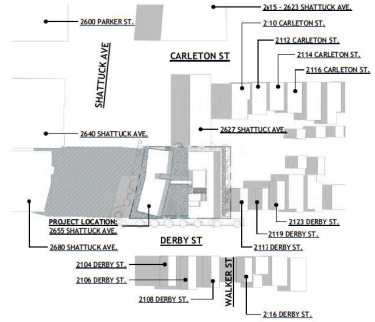

8 5/21 - 7:00 AM - COMBINED
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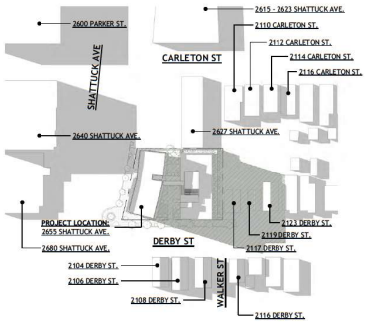
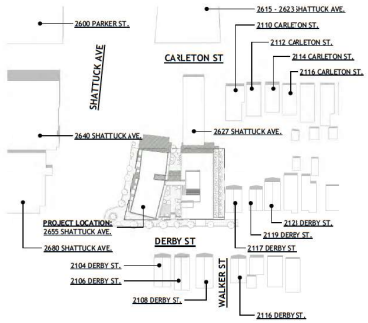
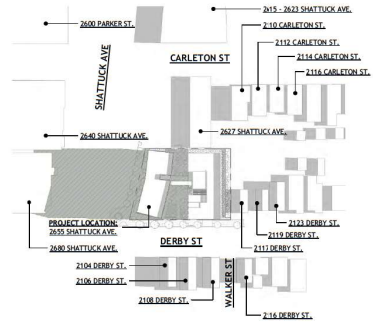


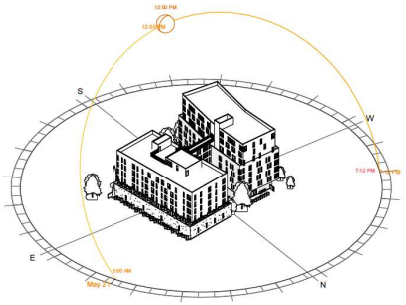
7 5/21 - 5:12 PM - PROPOSED
1" = 100'-0"



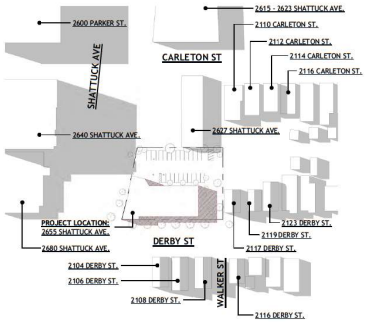
5 5/21 - 12:00 PM - PROPOSED
1" = 100'-0"



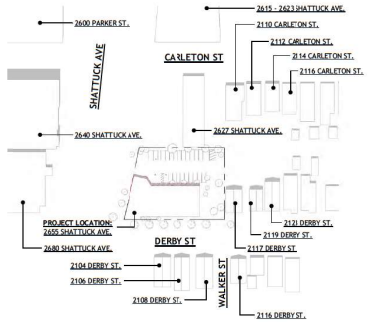
6 5/21 - 7:00 AM - PROPOSED
1" = 100'-0"



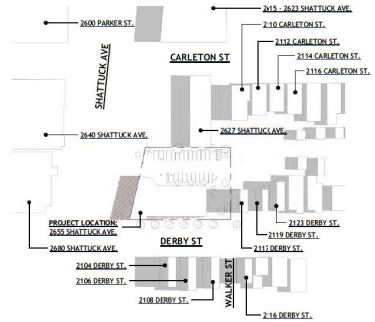
4 MAY 21ST - SUN PATH
(SUNRISE - SUNSET)



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

N

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
Ray Cabrera
06/30/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

Δ	DATE	ISSUE RECORD
	5.15.24	SB330 APPLICATION

PROJECT NO: KDN01

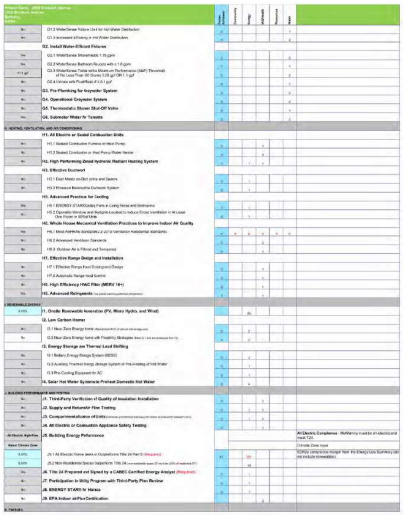
ISSUE DATE: 07/23/2024

SHADOW STUDIES - MAY 21ST

G022

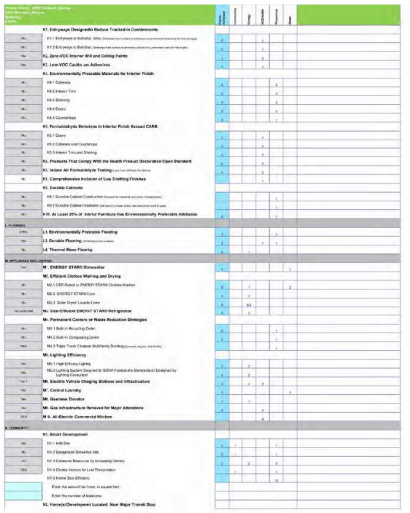
ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 838 of 893

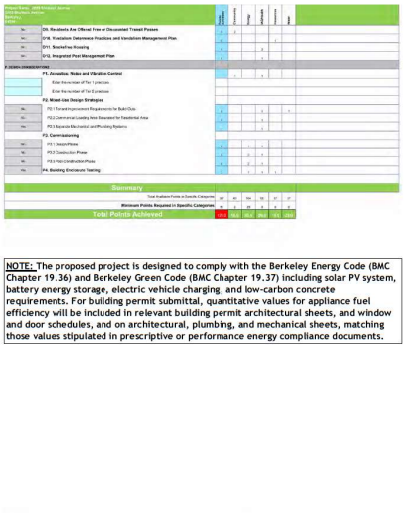

NEW HOME RATING SYSTEM, VERSION 6.1
MULTIFAMILY CHECKLIST




NEW HOME RATING SYSTEM, VERSION 6.1
MULTIFAMILY CHECKLIST







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



DRC REVIEW

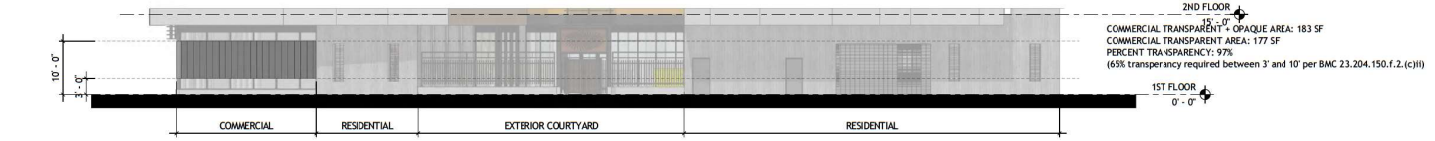
Δ	DATE	ISSUE RECORD
	5.15/24	SB30 APPLICATION

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"

LEGEND:

TRANSPARENT + OPAQUE AREA

TRANSPARENT AREA



2 WEST ELEVATION
NOT TO SCALE



1 SOUTH ELEVATION
NOT TO SCALE

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEDERICO KAHN
No. C-30777
01/31/2025
REGISTERED
DATE
STATE OF CALIFORNIA

DRC REVIEW

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

PROJECT NO: KDN01

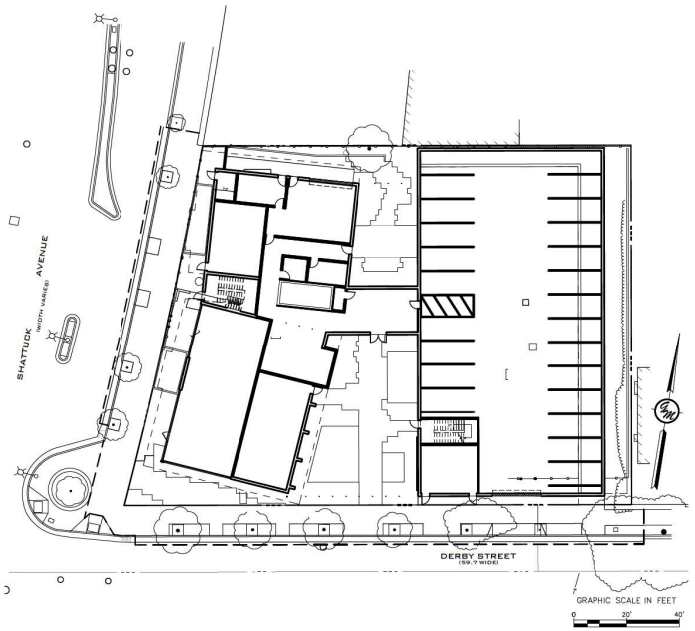
ISSUE DATE: 07/23/2024

FACADE TRANSPARENCY

G031

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY OR SHOWN ON THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THE OFFICE WHO PREPARED THEM 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 PRIOR WRITTEN PERMISSION OF THE OFFICE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED 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 REQUIRED SHALL MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEM SO NOTED.

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°E'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:

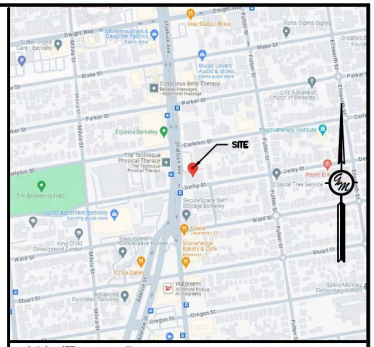
AS OF THE DATE OF THIS SURVEY A CURRENT TITE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR FOR EXAMINATION. THEREFORE, THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES ON OR APPURTENANT TO THE SURVEYED PROPERTY THAT EXIST OF RECORD BUT ARE NOT DELINEATED HEREON.

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 KOKON
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: 510-581-6870 www.greenwoodmoore.com

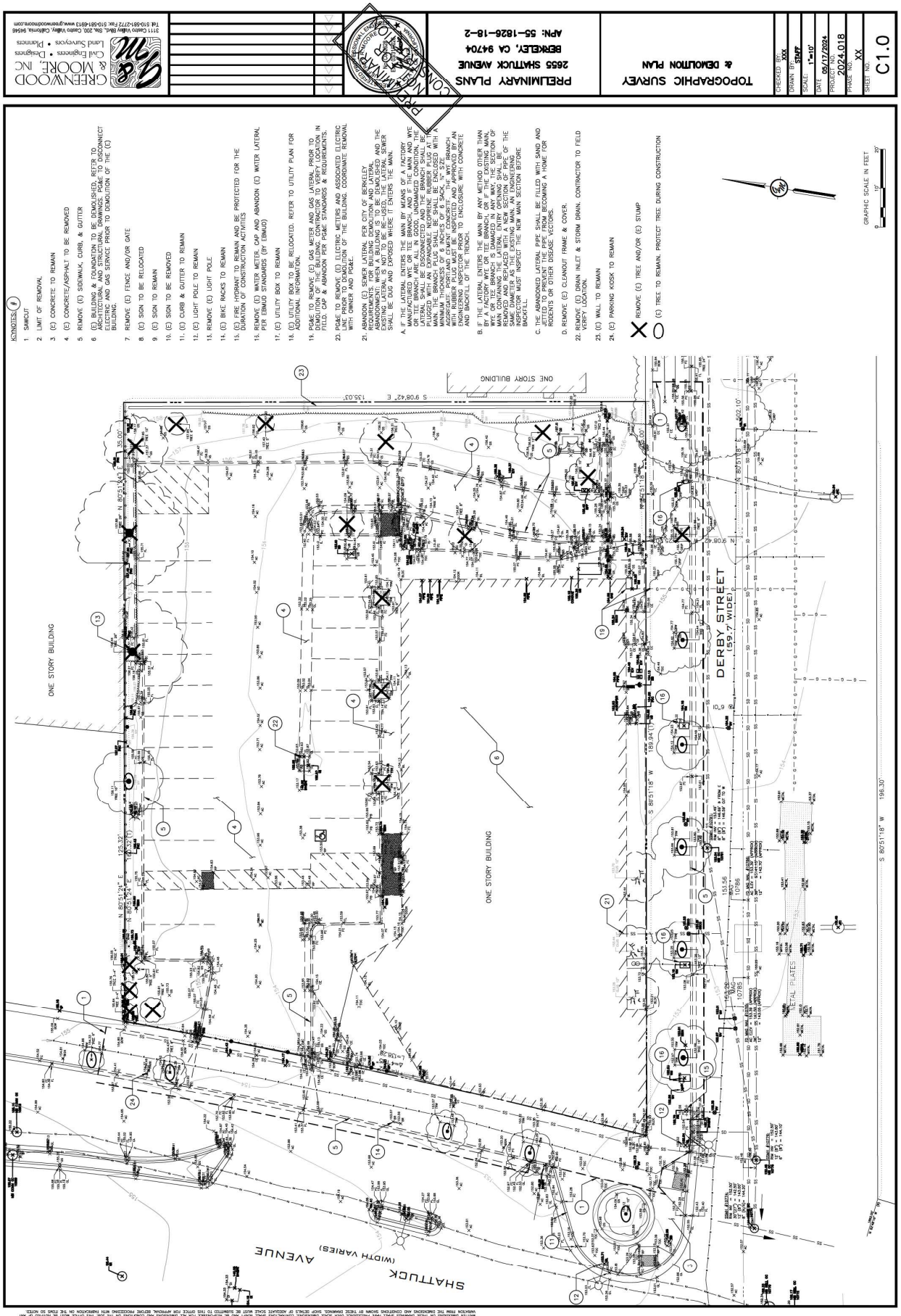
PRELIMINARY NOT FOR CONSTRUCTION

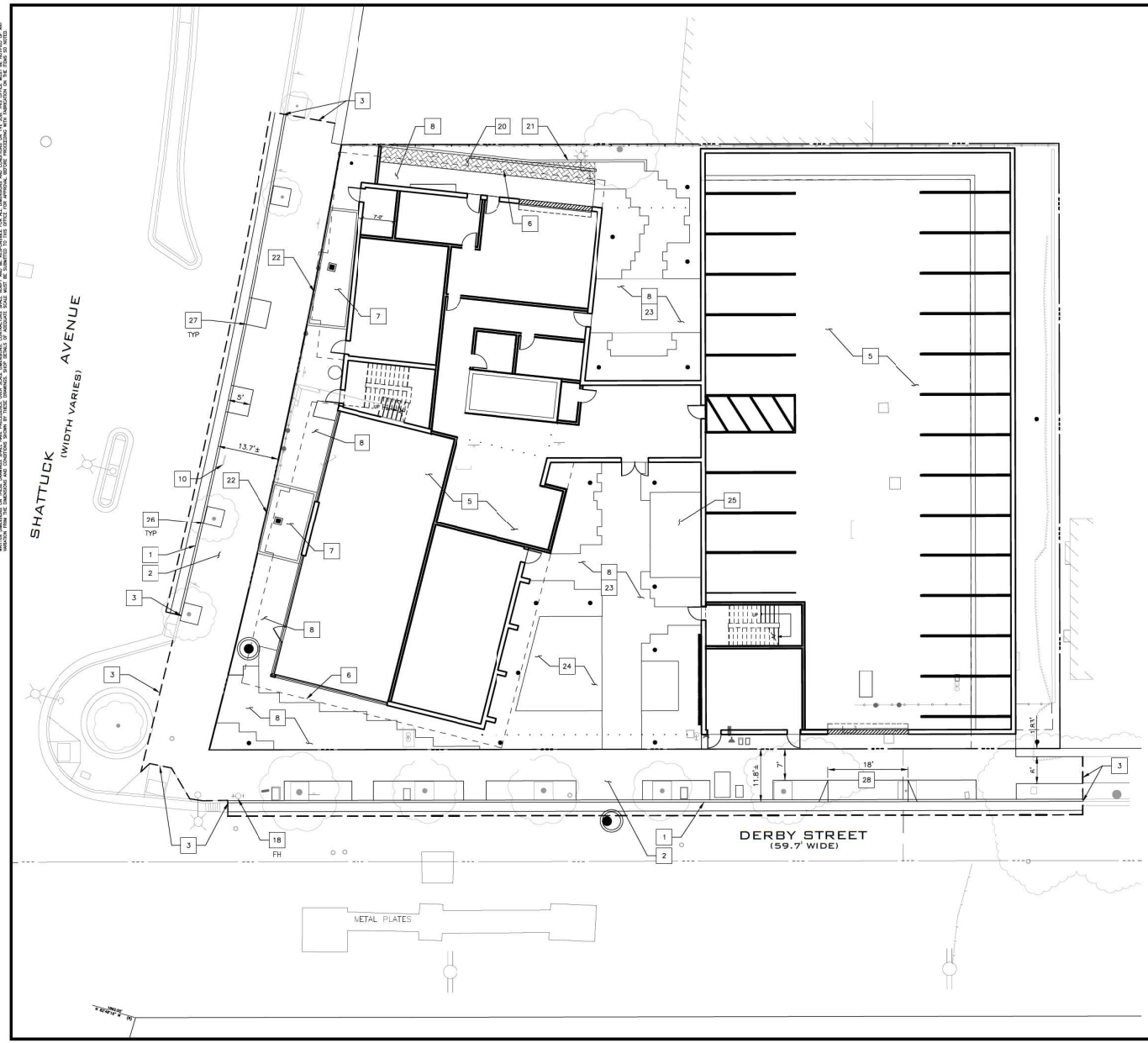
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1826-18-2

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

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 AND CONDITIONS SHOWN BY THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. SHOP DETAILS SHALL BE USED BY THE CONTRACTOR FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GREENWOOD & MOORE, INC. AND IN CONNECTION WITH THE SPECIFIED PROJECT. DRAWINGS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON,


TOPOGRAPHIC SURVEY & DEMOLITION PLAN
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1826-18-2
CONSTRUCTION
CHECKED BY: XXX
DRAWN BY: STAFF
SCALE: 1"=10'
DATE: 05/17/2024
PROJECT NO: 2024.018
PHASE NO: XX
SHEET NO: C1.0
GREENWOOD & MOORE, INC
Civil Engineers • Planners
Land Surveyors • Planners
3111 Camino Valley Blvd., Ste. 200, Walnut Creek, California, 94596
Tel: 510-681-2772 Fax: 510-681-4913 www.greenwoodmoore.com
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 & STRUCTURAL PLANS. COORDINATE PG&E 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 WITH CONDUIT 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 ABANDONMENTS WHERE NO BUILDING IS TO BE CONSTRUCTED AND THE EXISTING LATERAL IS NOT TO BE 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 IS UNDAMAGED IN ANY WAY, THE SECTION OF LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG A.I.P. MANUFACTURING, INC. OR EQUAL. THE PLUG SHALL BE HELD IN PLACE BY A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, ¾" SIZE CONCRETE. THE ENTIRE PLUG SHALL BE ENCASED IN CONCRETE. ALL WORKMANSHIP WITH RUBBER PLUGS 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 MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE DAMAGED BRANCH SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE. THE REPLACEMENT SECTION OF PIPE SHALL BE 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
REMOVE (E) TREE AND/OR (E) STUMP
(E) TREE TO REMAIN, PROTECT TREE DURING CONSTRUCTION
ONE STORY BUILDING
DERBY STREET (59.7' WIDE)
SHATTUCK AVENUE (WIDTH VARIES)
GRAPHIC SCALE IN FEET
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR 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, 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 SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THIS JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION THAT THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ASSEMBLY SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.



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

PRELIMINARY NOT FOR CONSTRUCTION

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-881-2772 Fax: 510-881-6913 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER
NEIL R. MOORE
No. C 26628
Exp. 03/31/2026
CALIFORNIA

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

GREENWOOD & MOORE, INC
Civil Engineers • Planners
Land Surveyors • Planners
3111 Cabot Valley Blvd., Ste. 200, Cabot Valley, California, 94546
Tel: 510-881-2772 Fax: 510-881-6913 www.greenwoodmoore.com

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

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. APPROPRIATE 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 WHERE A BUILDING IS TO BE DEMOLISHED, REMOVE ALL PIPING AND FITTINGS BACK TO THE MAIN. ANY ABANDONED SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
3. 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 IN GOOD CONDITION AS DETERMINED BY THE CITY, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE REMAINDER OF THE LATERAL SHALL BE FILLED WITH SAND AND CAPPED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, ½" SIZE AGGREGATE, PORTLAND CEMENT CONCRETE. THE WYE BRANCH SHALL BE LOCATED AND MARKED TO FACILITATE FUTURE CONNECTION. INSPECTION MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.
   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 NOT IN GOOD CONDITION AS DETERMINED BY THE CITY, OR CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN AND INSTALLED WITH A FACTORY WYE OR TEE BRANCH. 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.
4. REMOVE (E) CLEANOUT FRAME & COVER.
5. SEWER TO BUILDING. VERIFY LOCATION, SIZE AND ELEVATION WITH PLUMBING PLANS
6. 4" 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' FROM FINISHED GRADE AND LOCATED WITHIN 100 FEET FROM APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM FIRE APPARATUS WITH UNOBSTRUCTED ACCESS TO THE BUILDINGS FOR OTHER THE FDC SUPPLYING WATER TO THE STANDPIPE SYSTEM MUST
   7.2. HAVE THE CAPACITY TO SUPPLY THE MAXIMUM DEMAND 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

GRAPHIC SCALE IN FEET
0 10' 20'

ONE STORY BUILDING
ONE STORY BUILDING
ONE STORY BUILDING
METAL PLATES
DERBY STREET (59.7' WIDE)
SHATTUCK AVENUE (WIDTH VARIES)

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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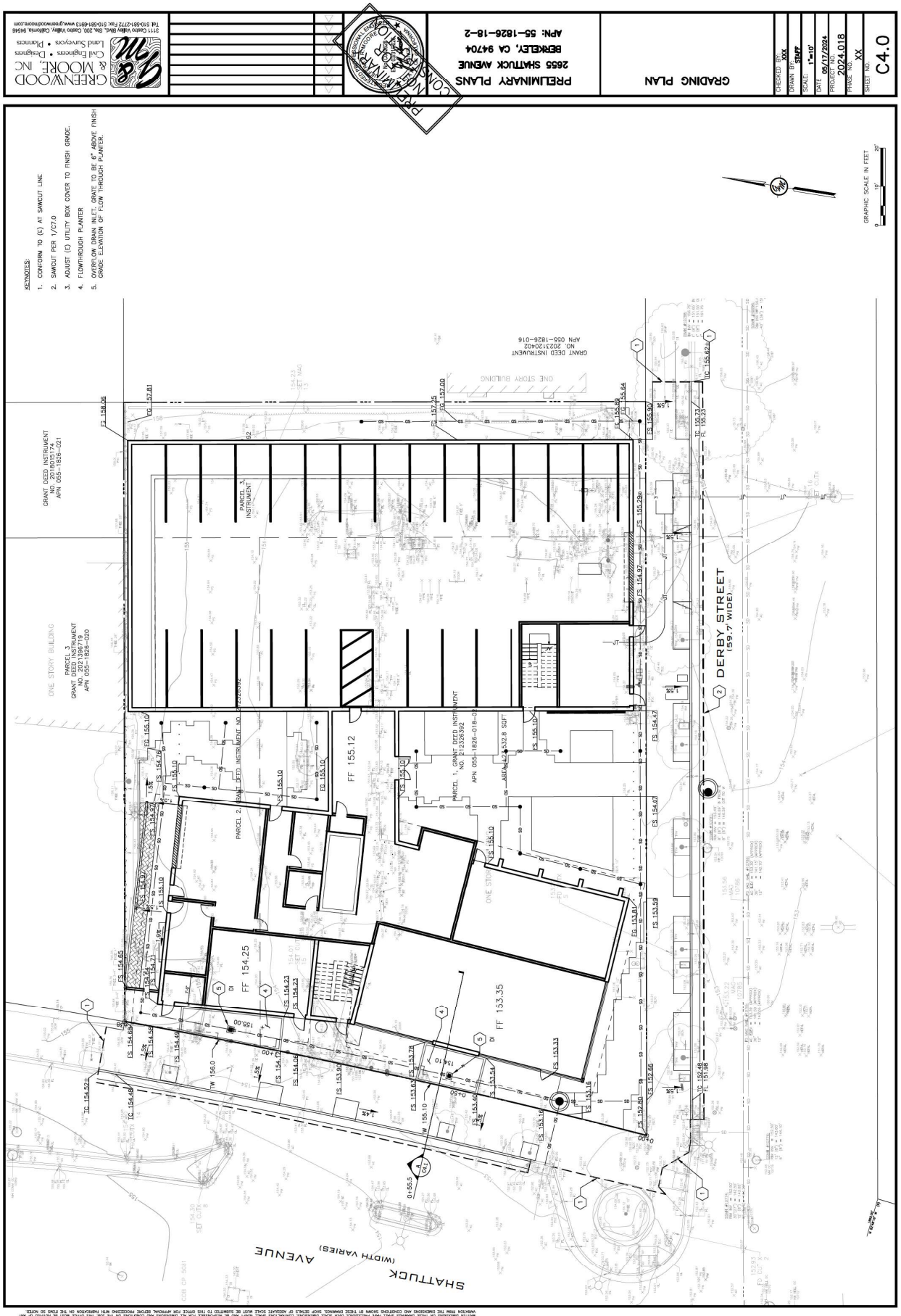
GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1826-18-2
GRADING PLAN
CHECKED BY: XXX
DRAWN BY: STAFF
SCALE: 1"=10'
DATE: 05/17/2024
PROJECT NO. 2024.018
PHASE NO. XX
SHEET NO. C4.0
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
GRANT DEED INSTRUMENT NO. 2021201402 APN 055-1826-016
GRANT DEED INSTRUMENT NO. 2018015174 APN 055-1826-021
PARCEL 3 GRANT DEED INSTRUMENT NO. 2021396719 APN 055-1826-020
PARCEL 3 INSTRUMENT
PARCEL 2, GRANT DEED INSTRUMENT NO. 212326392
PARCEL 1, GRANT DEED INSTRUMENT NO. 212326392 APN 055-1826-018-01
ONE STORY BUILDING
DERBY STREET (59.7' WIDE)
SHATTUCK AVENUE (WIDTH VARIES)
FF 155.12
FF 154.25
FF 153.35

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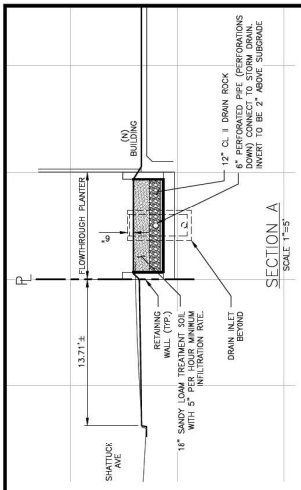
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1826-18-2

SECTIONS

CHECKED BY: XXX
DRAWN BY: STAFF
SCALE: AS SHOWN
DATE: 09/17/2024
PROJECT NO.: 2024.018
PHASE NO.: XX
SHEET NO.: C4.1



SECTION A
SCALE 1"=5'

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

STORMWATER CONTROL PLAN

CHECKED BY: XXX
DRAWN BY: STAFF
SCALE: 1"=10'
DATE: 09/17/2024
PROJECT NO: 2024.018
PHASE NO: XX
SHEET NO: C5.0

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

GRAPHIC SCALE IN FEET
0 10' 20'

DERBY STREET
(59.7' WIDE)

SHATTUCK AVENUE
(WIDTH VARIES)

ONE STORY BUILDING

DMA 1
DMA 2
DMA 3
DMA 4
DMA 5
TCM-1
TCM-2

	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 2:1)
DMA 3	SRA	1,438	0	898	1.6
DMA 4	SRA	660	175	837	0.7

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SE
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
IS OF SOILS.
MPOST PERFORMED IN
G ASSURANCE (STA) STANDARDS,

F MIXED BIORETENTION SOIL
PERFORMED IN ACCORDANCE WITH
OF COMPOST AND COMPOSTING
IN ORGANIC MATTER METHOD.
THE COMPOST COMPONENT IN
NDARD TEST METHOD FOR

AND METHODS USED TO MIX THE
BIORETENTION SOIL.
ON ABOUT THE TESTING
(S), ADDRESS(ES), PHONE
ND 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.

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

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

D AND INCLUDE ONE OF THE
GRASS CLIPPINGS, FOOD SCRAPS

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

R
F BVS/
/DAY
GREES C) F.

RES IS SUFFICIENT TO INDICATE

TROL

TAILING NUTRIENT CONTENT

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

PASSING (BY WEIGHT)
MAX.
100
100
90
10

AND 1100 DRY LBS/CUBIC

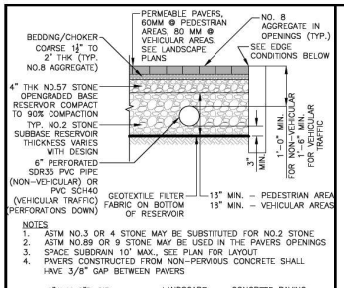
30%-55% OF DRY SOLIDS,
F FREE OF INERT INGREDIENTS,
BY WEIGHT OR VOLUME.
ROVIDE PROOF OF PROCESS TO
EXAMPLE, TURNED WINDROWS
AT LEAST 5 TURNINGS DURING

MPN/4 GRAMS OF TS, OR

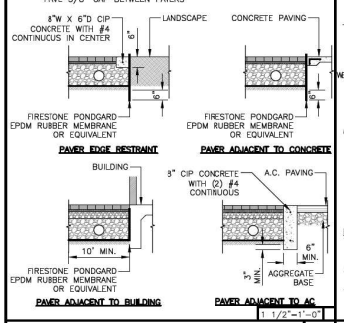
ERCURY, E.C.) PRODUCT MUST

PLIER WILL TEST ALL COMPOST
OR TO APPLICATION. SAMPLES
LECTION PROCESS PROTOCOL.
E OBTAINED FROM THE U.S.
ORIAL HIGHWAY, SUITE 275,
31,
SHALL BE SENT TO AN
THE COMPOST SUPPLIER

NOTES 9

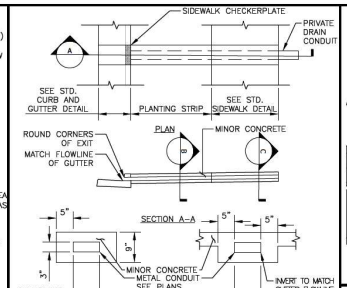


NOTES
1. ASTM NO.3 OR 4 STONE MAY BE SUBSTITUTED FOR NO.2 STONE
2. ASTM NO.89 OR 9 STONE MAY BE USED IN THE PAVERS OPENINGS
3. SPACE SUBDRAIN 10' MAX., SEE PLAN FOR LAYOUT
4. PAVERS CONSTRUCTED FROM NON-PERVIOUS CONCRETE SHALL HAVE 3/8" GAP BETWEEN PAVERS



1 1/2"=1'-0"

PERVIOUS PAVERS 8



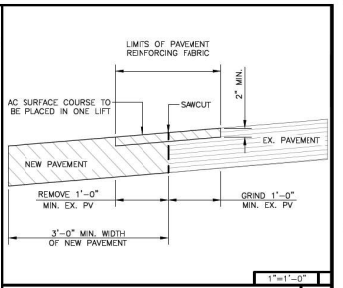
SIDEWALK UNDERDRAIN CHECKERPLATE SHALL BE GALVANIZED STEEL WITH AN EMBOSSED NONSKID PATTERN

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."

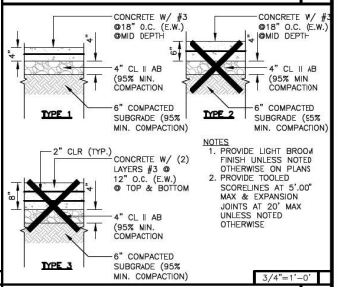
1 1/2"=1'-0"

SIDEWALK DRAIN CONDUIT 5



1"=1'-0"

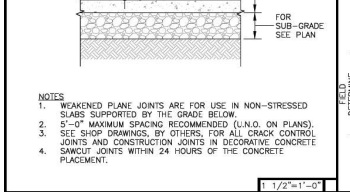
SAWCUT 1



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"

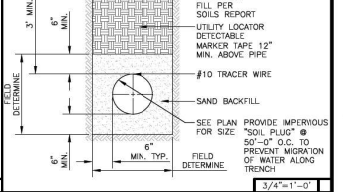
CONCRETE SLAB 2



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.

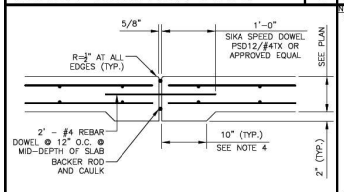
1 1/2"=1'-0"

CRACK CONTROL JOINT 6



3/4"=1'-0"

ASPHALT TRENCH 3

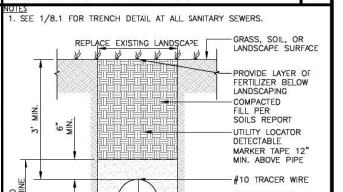


NOTES
1. PROVIDE CONSTRUCTION JOINTS AT 20' MAX. SPACING (BOTH DIRECTIONS) UNLESS NOTED OTHERWISE ON PLANS. SEE (5/C5.0) FOR CRACK CONTROL JOINTS
2. SEE SHOP DRAWINGS, BY OTHERS, FOR ALL CRACK CONTROL JOINTS AND CONSTRUCTION JOINTS IN DECORATIVE CONCRETE
3. CAULK ALL GAPS IN JOINTS W/ ELASTOMERIC SEALANT 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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REGISTERED PROFESSIONAL ENGINEER
OF FREY R. MOORE
No. C042628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1825-18-2

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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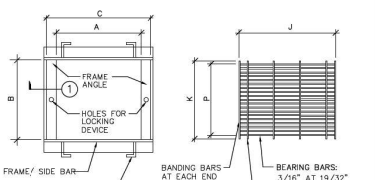
Central Precast

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

Date: 05/15/03 Dwg. No. CM

Rev. — — Page No. 1–10



FRAME PLAN GRATE PLAN

MODEL	FRAMES A IN	FRAMES B IN	FRAMES C IN	FRAMES BEARING ANGLE IN	FRAMES SIDE BAR IN	GRATE J IN	GRATE K IN	GRATE P IN	GRATE BEARING BARS IN	GRATE BAND BAR IN	# BARS
CP1212 S H	12–1/8	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	18–1/8	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	18–1/8	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	24–1/8	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 LOADING (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.

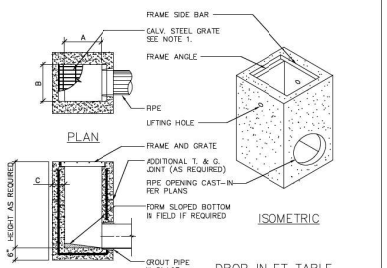
OR APPROVED EQUAL 7

Central Precast

Title: CUSTOM PRECAST CONCRETE DROP INLETS

Date: 05/15/03 Dwg. No. 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–50" 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 IN–ET TABLE

MODEL No.	GPC 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

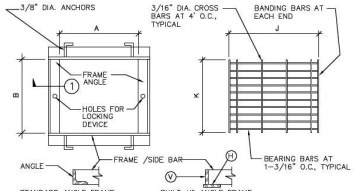
OR APPROVED EQUAL 6

Central Precast

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

Date: 05/15/03 Dwg. No. PG

Rev. 02/24/04 Page No. 1–8



DETAIL – 1

FRAME PLAN GRATE PLAN

MODEL No.	GPC MODEL NAME	FRAMES A IN	FRAMES B IN	FRAMES FRAME ANGLE IN	FRAMES SIDE BAR IN	FRAMES WEIGHT LBS.	GRATES J IN	GRATES K IN	GRATES BEARING BARS IN	GRATES BANDING BARS IN	GRATES 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	1–1/4x..	7	20–5/8	18–1/8	1X3/16	3/4x1/16	20
CP1824	1K*	18–5/16	24–3/8	1–1/2x1–1/2x3/16	1–1/2X3/4	7	20–5/8	24–1/8	1X3/16	3/4x1/16	20
CP2424	2K	24–3/8	24–3/8			20	26–11/16	24–1/8	1X3/16X3/16	3/4x1/16	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	3–1/4x1–3/4X3/16	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	3–1/4x1–3/4X3/16	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	48	50–11/16	48	1–1/4X3/16	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.

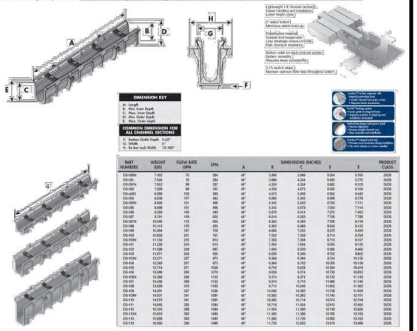
OR APPROVED EQUAL 4

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 192 feet. By incorporating central collection through the use of this catch basin assembly, the Dura Slope™ trench drain system can be extended to lengths up to 266 feet. Dura Slope™ channels are designed with the pre-installed ProFit™ locking system, which maintains structural integrity during installation and locking devices for the grating. LevelLoc™ integral re-bar supports are located at 24" intervals along each side of the channel and contain an internal protruding knob designed to grip #3 or #4 re-bar (½" to ⅝"). The 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.



PART NUMBERS	WEIGHT LBS	FLOW RATE GPM	SPPA	DIMENSION INCHES A	B	C	D	E	PRODUCT CLASS
DS-000	7.42	75	30	47"	3.88	3.84	5.54	5.59	3225
DS-010	7.54	75	30	47"	3.88	4.04	5.80	5.73	3225
DS-020	7.66	75	30	47"	3.88	4.24	6.06	5.88	3225
DS-030	7.82	88	35	47"	4.04	4.73	6.58	6.58	3225
DS-040	8.09	100	40	47"	4.03	5.06	6.82	6.82	3225
DS-050	8.25	113	45	47"	4.03	5.26	7.08	7.08	3225
DS-060	8.58	151	60	47"	5.42	5.42	6.92	7.11	3225
DS-070	8.98	151	60	47"	5.65	5.63	7.09	7.19	3225
DS-060	8.58	151	60	47"	5.42	5.42	6.92	7.11	3225
DS-070	8.98	151	60	47"	5.65	5.63	7.09	7.19	3225
DS-080	9.34	188	75	47"	5.65	5.84	7.35	7.46	3225
DS-090	9.50	188	75	47"	5.84	6.04	7.58	7.58	3225
DS-075	10.00	170	65	47"	6.00	6.00	7.58	8.19	3225
DS-085	10.16	170	65	47"	6.00	6.20	7.84	8.19	3225
DS-095	10.42	187	70	47"	6.00	7.02	8.25	8.69	3225
DS-105	10.58	251	70	47"	7.02	7.02	8.74	8.74	3225
DS-115	10.74	251	70	47"	7.02	7.22	9.00	8.94	3225
DS-125	11.08	263	75	47"	7.02	7.84	9.60	9.10	3225
DS-135	11.58	338	90	47"	7.00	8.00	9.90	9.60	3225
DS-145	11.74	338	90	47"	7.00	8.20	10.16	9.60	3225
DS-125	11.08	263	75	47"	7.02	7.84	9.60	9.10	3225
DS-135	11.58	338	90	47"	7.00	8.00	9.90	9.60	3225
DS-145	11.74	338	90	47"	7.00	8.20	10.16	9.60	3225
DS-155	12.00	338	110	47"	9.21	9.21	10.72	11.10	3225
DS-165	12.16	338	110	47"	9.21	9.41	10.98	11.10	3225
DS-175	12.50	338	110	47"	9.21	9.61	11.24	11.10	3225
DS-185	12.66	338	110	47"	9.21	9.81	11.50	11.10	3225
DS-195	12.82	338	110	47"	9.21	10.01	11.76	11.10	3225
DS-205	12.98	338	110	47"	9.21	10.21	12.02	11.10	3225
DS-215	13.05	338	110	47"	9.21	10.41	12.28	11.10	3225
DS-225	13.21	338	110	47"	9.21	10.61	12.54	11.10	3225
DS-235	13.37	338	110	47"	9.21	10.81	12.80	11.10	3225
DS-245	13.53	338	110	47"	9.21	11.01	13.06	11.10	3225
DS-255	13.69	338	110	47"	9.21	11.21	13.32	11.10	3225
DS-265	13.85	338	110	47"	9.21	11.41	13.58	11.10	3225
DS-275	14.01	338	110	47"	9.21	11.61	13.84	11.10	3225
DS-285	14.17	338	110	47"	9.21	11.81	14.10	11.10	3225
DS-295	14.33	338	110	47"	9.21	12.01	14.36	11.10	3225
DS-305	14.49	338	110	47"	9.21	12.21	14.62	11.10	3225
DS-315	14.65	338	110	47"	9.21	12.41	14.88	11.10	3225
DS-325	14.81	338	110	47"	9.21	12.61	15.14	11.10	3225
DS-335	14.97	338	110	47"	9.21	12.81	15.40	11.10	3225
DS-345	15.13	338	110	47"	9.21	13.01	15.66	11.10	3225
DS-355	15.29	338	110	47"	9.21	13.21	15.92	11.10	3225
DS-365	15.45	338	110	47"	9.21	13.41	16.18	11.10	3225
DS-375	15.61	338	110	47"	9.21	13.61	16.44	11.10	3225
DS-385	15.77	338	110	47"	9.21	13.81	16.70	11.10	3225
DS-395	15.93	338	110	47"	9.21	14.01	16.96	11.10	3225
DS-405	16.09	338	110	47"	9.21	14.21	17.22	11.10	3225
DS-415	16.25	338	110	47"	9.21	14.41	17.48	11.10	3225
DS-425	16.41	338	110	47"	9.21	14.61	17.74	11.10	3225
DS-435	16.57	338	110	47"	9.21	14.81	18.00	11.10	3225
DS-445	16.73	338	110	47"	9.21	15.01	18.26	11.10	3225
DS-455	16.89	338	110	47"	9.21	15.21	18.52	11.10	3225
DS-465	17.05	338	110	47"	9.21	15.41	18.78	11.10	3225
DS-475	17.21	338	110	47"	9.21	15.61	19.04	11.10	3225
DS-485	17.37	338	110	47"	9.21	15.81	19.30	11.10	3225
DS-495	17.53	338	110	47"	9.21	16.01	19.56	11.10	3225

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 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
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" x 1½" Use with Grate # DS-231, DS-232, DS-670, DS-226 and 660-665.	Steel
DS-225	Dura Slope Ductile Iron Frame Screws FH # ¼" x .20 x 2½" Use to secure grates in applications that utilize DS-200 DI Frame.	Steel
DS-200	Dura Slope Ductile Iron Frame Use with Dura Slope Drains (page 4D). Dura Slope Catch Basins (page 4E). 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

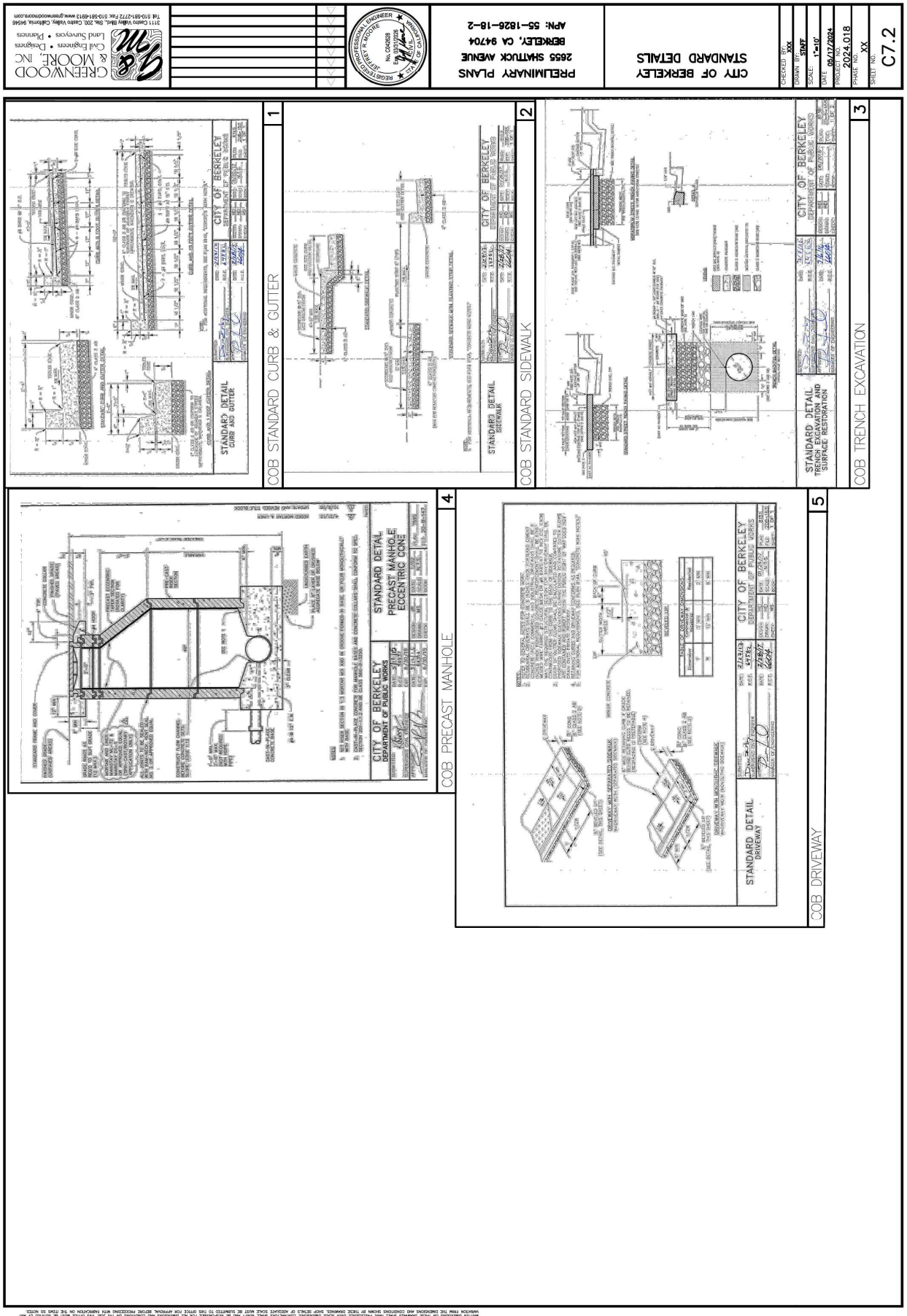
GREENWOOD & MOORE INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Cedro Valley Blvd., Ste.200, Cedro Valley, California, 94546
Tel: 510-581-2777 Fax: 510-581-6810 www.greenwoodmoore.com

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: 55–1828–18–2

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


GREENWOOD & MOORE, INC
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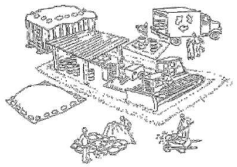
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1826-18-2
CITY OF BERKELEY
STANDARD DETAILS
CHECKED BY: XXX
DRAWN BY: STAFF
SCALE: 1"=10'
DATE: 05/17/2024
PROJECT NO. 2024.018
PHASE NO. XX
SHEET NO. C7.2
1
STANDARD DETAIL
CURB AND GUTTER
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
COB STANDARD CURB & GUTTER
2
STANDARD DETAIL
SIDEWALK
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
COB STANDARD SIDEWALK
3
STANDARD DETAIL
TRENCH EXCAVATION AND SURFACE RESTORATION
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
COB TRENCH EXCAVATION
4
STANDARD DETAIL
PRECAST MANHOLE
ECCENTRIC CONE
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
COB PRECAST MANHOLE
5
STANDARD DETAIL
DRIVEWAY
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
COB DRIVEWAY

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 approprate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

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

Construction Entrances and Perimeter

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

Vehicle and equipment maintenance & cleaning

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



Earthwork & contaminated soils

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



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

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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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 FERSON 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:

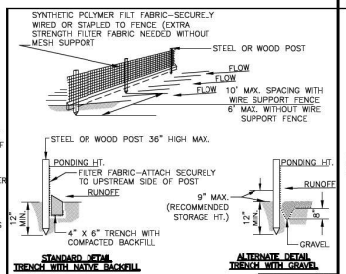
GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

25. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT 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

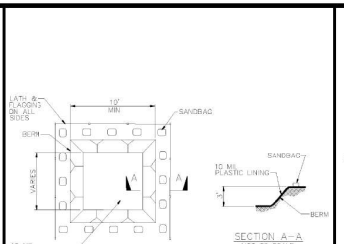
27. AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE 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 OR 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

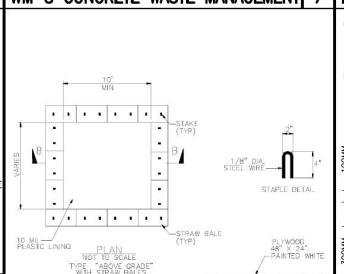


1/2"=1'–0"

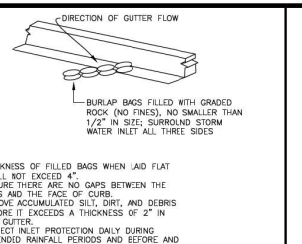
SILT FENCE | 9



WM–8 CONCRETE WASTE MANAGEMENT | 7

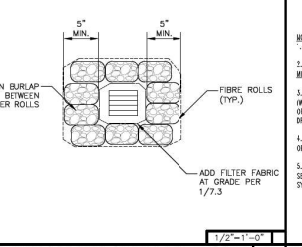


CONCRETE WASTE MANAGEMENT WM–8 | 8



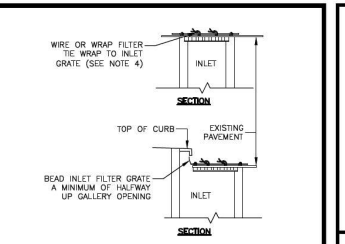
1/2"=1'–0"

GRAVEL BAG CHECK DAM | 4



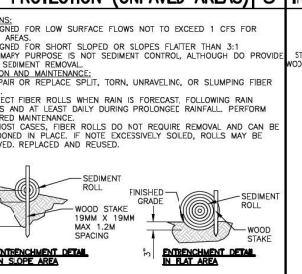
1/2"=1'–0"

INLET PROTECTION (UNPAVED AREAS) | 5



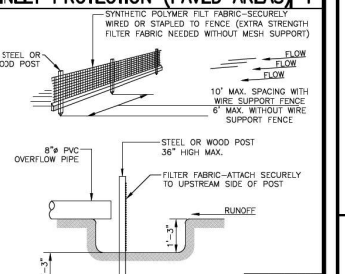
1/2"=1'–0"

INLET PROTECTION (PAVED AREAS) | 1



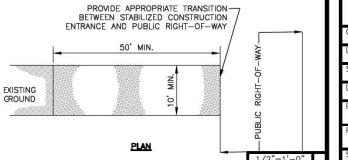
1/2"=1'–0"

STRAW WATTLE | 6



1/2"=1'–0"

SEDIMENT BASIN 1 | 2



1/2"=1'–0"

CONSTRUCTION ENTRANCE | 3

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Tel 510-581-2777 Fax 510-581-6813 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER
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No. C042628
Exp. 03/31/2026
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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

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DATE 12-6-2024
REVISIONS

No.	Description	Date
1	AGENCY RESUBMITTAL	6/18/2024
2	AGENCY RESUBMITTAL	12/6/2024

SCHEMATIC LANDSCAPE PLAN

L-1.0



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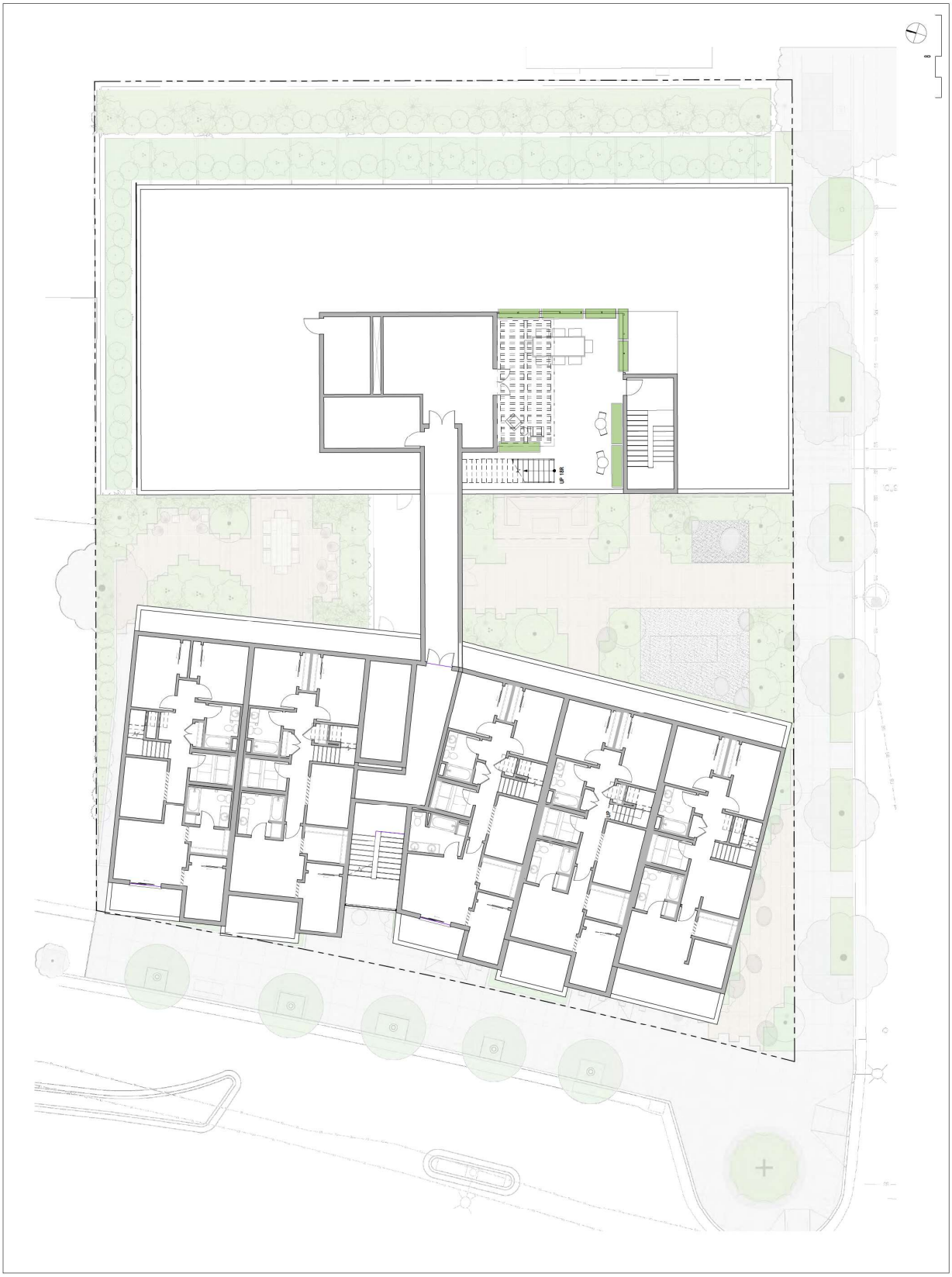
No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

SCHEMATIC
LANDSCAPE PLAN -
ROOF DECK

L-1.1



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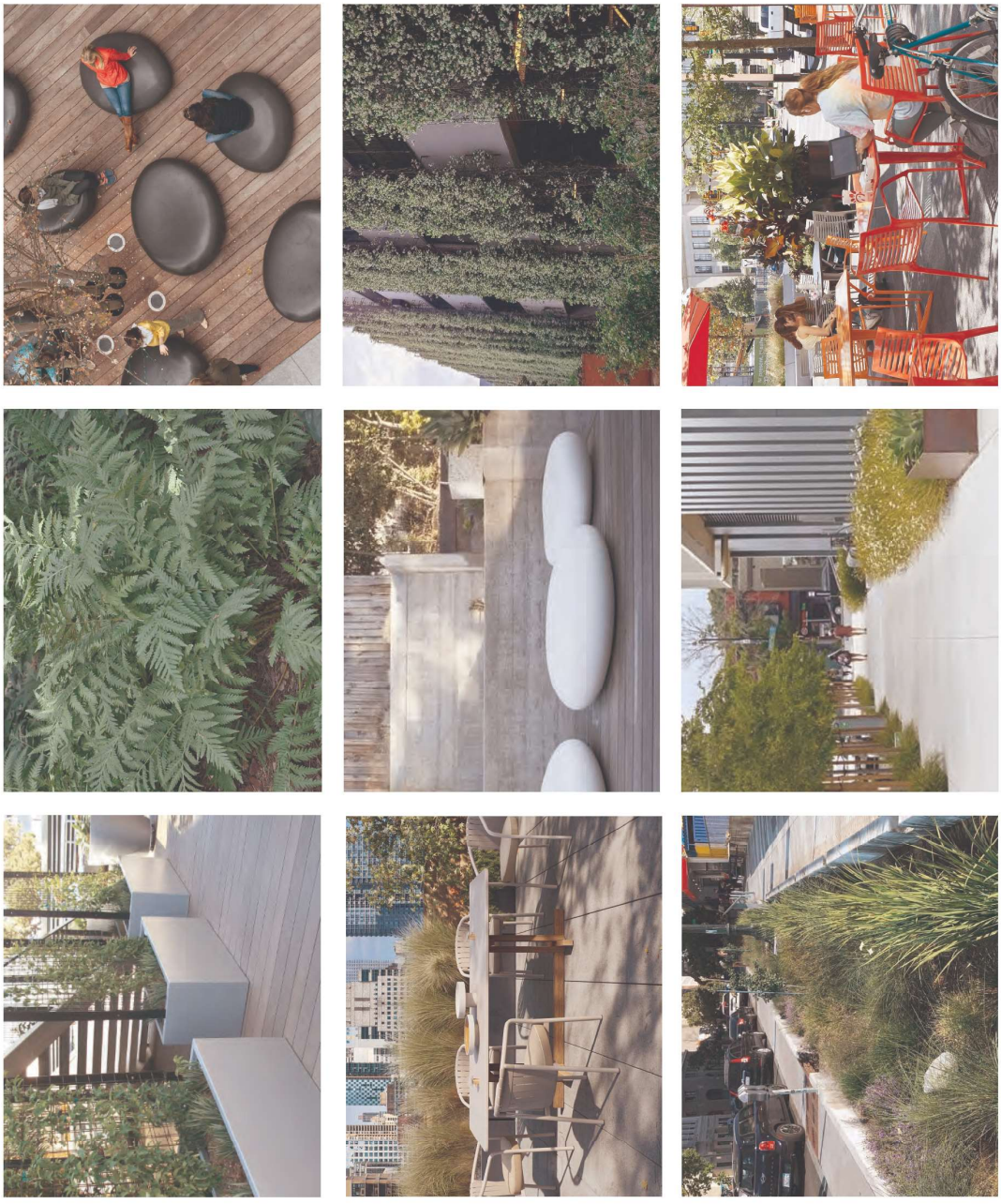
PHASE AGENCY SUBMITTAL
DATE 12-05-2024
REVISIONS

No.	Description	Date
1	AGENCY RESUBMITTAL	01/10/2024
2	AGENCY RESUBMITTAL	02/05/2024

LANDSCAPE CONCEPT IMAGERY

L-2.0





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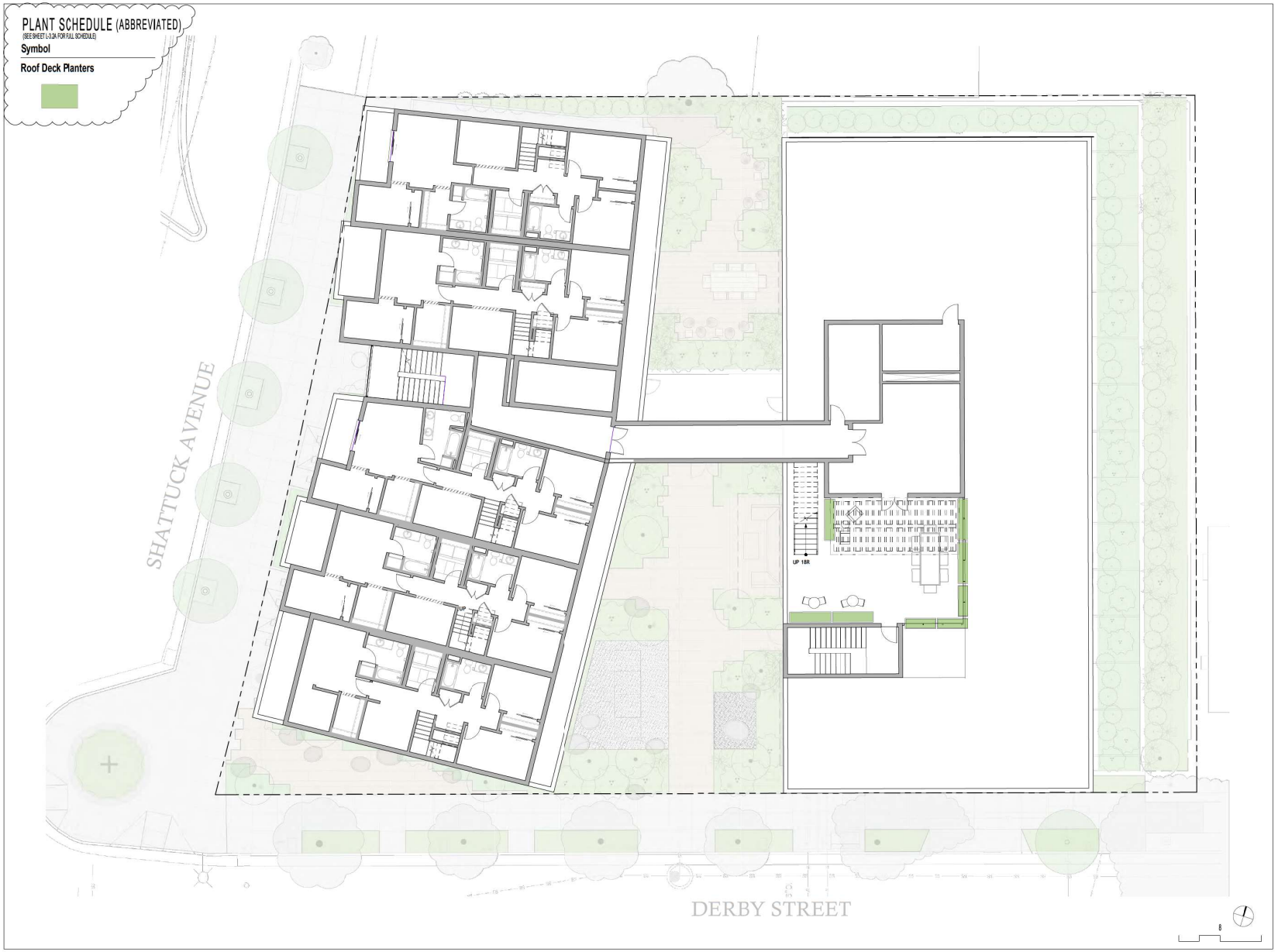
PHASE AGENCY SUBMITTAL
DATE 12-01-2024
REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/01/2024

PLANTING CONCEPT PLAN

L-3.0



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DATE 12-01-2024
REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/03/2024

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 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 henkelii*			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 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 1)-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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2655 SHATTUCK AVE
LANDSCAPE PLANS
2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 12-01-2024
REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/03/2024

PLANTING SCHEDULES

L-3.2A

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PHASE AGENCY SUBMITTAL
DATE 12-06-2024
REVISIONS

No.	Description	Date
1	AGENCY RESUBMITTAL	01/15/2024
2	AGENCY RESUBMITTAL	03/08/2024

PLANTING CONCEPT IMAGERY

L-3.2B





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2655 SHATTUCK AVE LANDSCAPE PLANS

2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 12-05-2024
REVISIONS

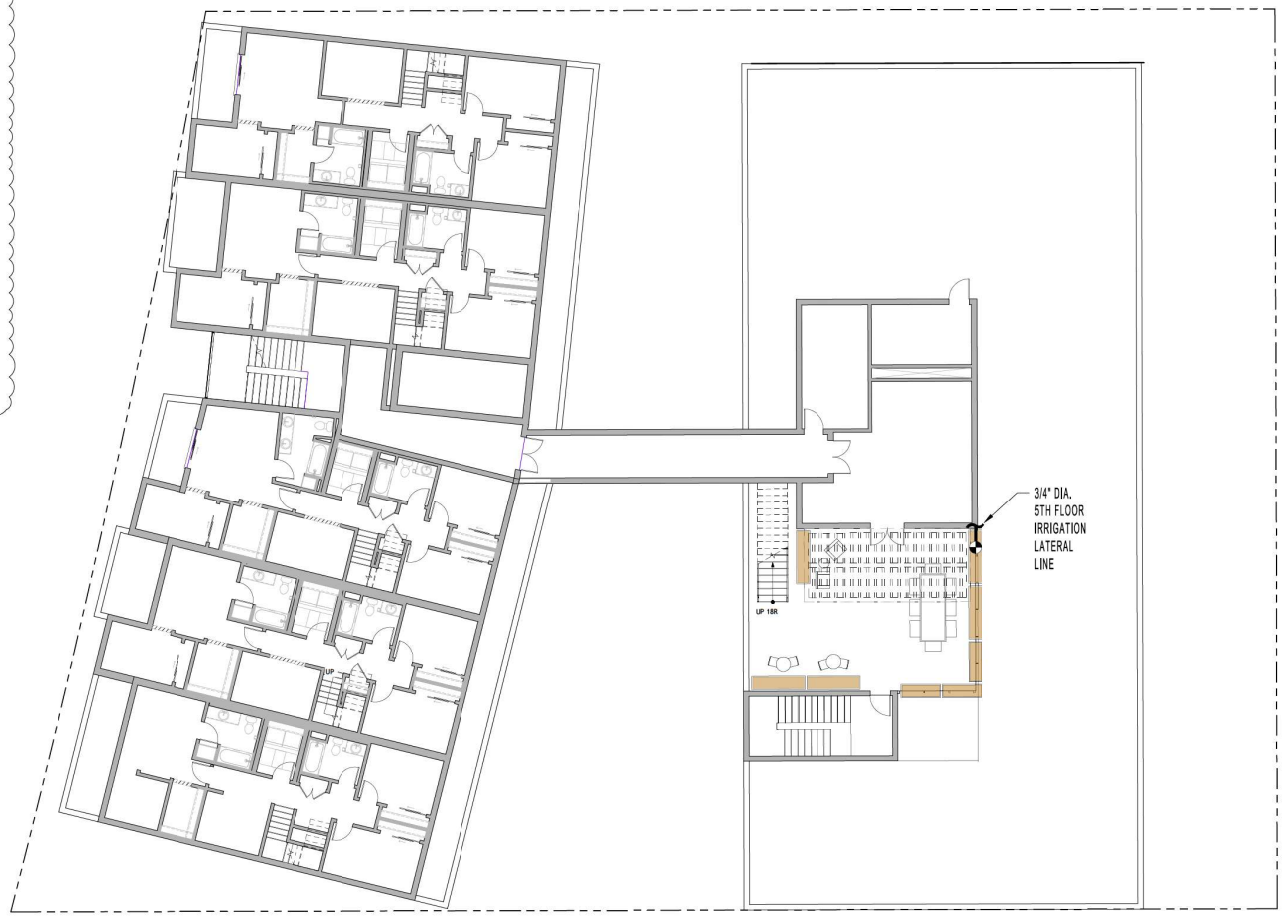
No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

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 12-01-2024
REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/01/2024

IRRIGATION
HYDRCZONE PLAN -
RCOF 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 FLOWMETER
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 MPT - 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 BEPROVIDED 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	63,332	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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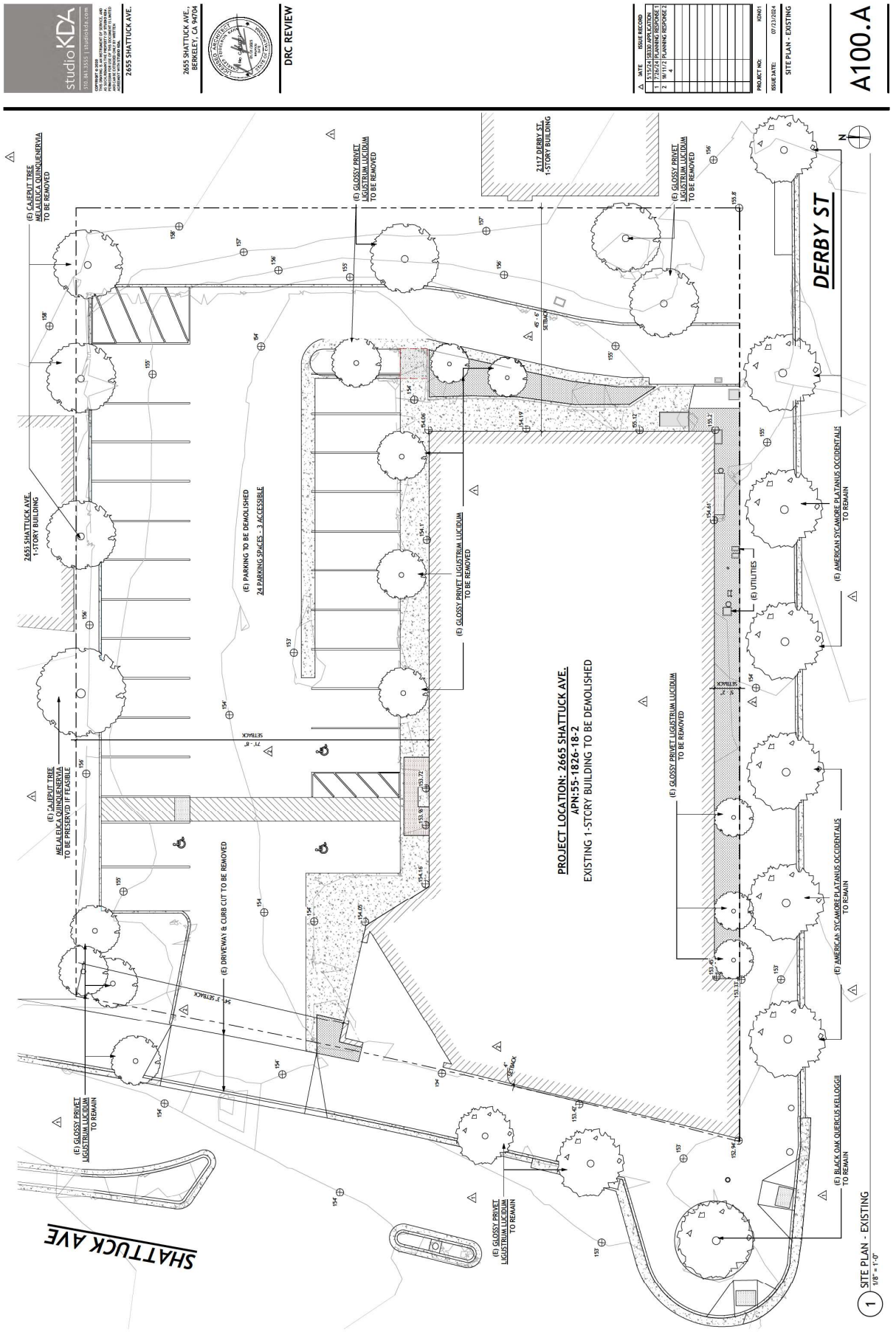
2655 SHATTUCK AVE
LANDSCAPE PLANS
2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 12-01-2024
REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/03/2024

IRRIGATION EQUIPMENT, NOTES, WELO CALCS

L-4.2A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2655 SHATTUCK AVE.
2655 SHATTUCK AVE., BERKELEY, CA 94704
DRC REVIEW
DATE
ISSUE RECORD
1 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
DERBY ST
SHATTUCK AVE
PROJECT LOCATION: 2665 SHATTUCK AVE.
APN:55-1826-18-2
EXISTING 1-STORY BUILDING TO BE DEMOLISHED
(E) CAJEPUT TREE MELALEUCA QUINQUENERVIA TO BE REMOVED
(E) GLOSSY PRIVET LIGUSTRUM LUCIDUM TO BE REMOVED
2117 DERBY ST. 1-STORY BUILDING
2655 SHATTUCK AVE. 1-STORY BUILDING
(E) PARKING TO BE DEMOLISHED
24 PARKING SPACES - 3 ACCESSIBLE
(E) CAJEPUT TREE MELALEUCA QUINQUENERVIA TO BE PRESERVED IF FEASIBLE
(E) DRIVEWAY & CURB CUT TO BE REMOVED
(E) UTILITIES
(E) AMERICAN SYCAMORE PLATANUS OCCIDENTALIS TO REMAIN
(E) BLACK OAK QUERCUS KELLOGGII TO REMAIN
SETBACK
1 SITE PLAN - EXISTING
1/8" = 1'-0"



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

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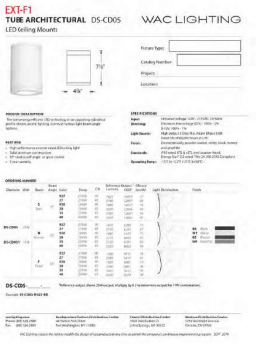
DRC REVIEW

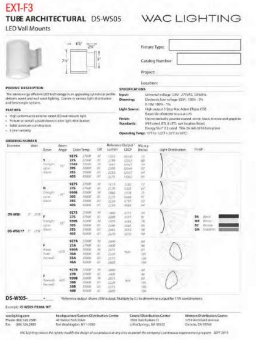
NO.	ISSUE RECORD
1	3/17/24 SB330 APPLICATION
2	10/17/24 PLANNING RESPONSE 2
3	
4	

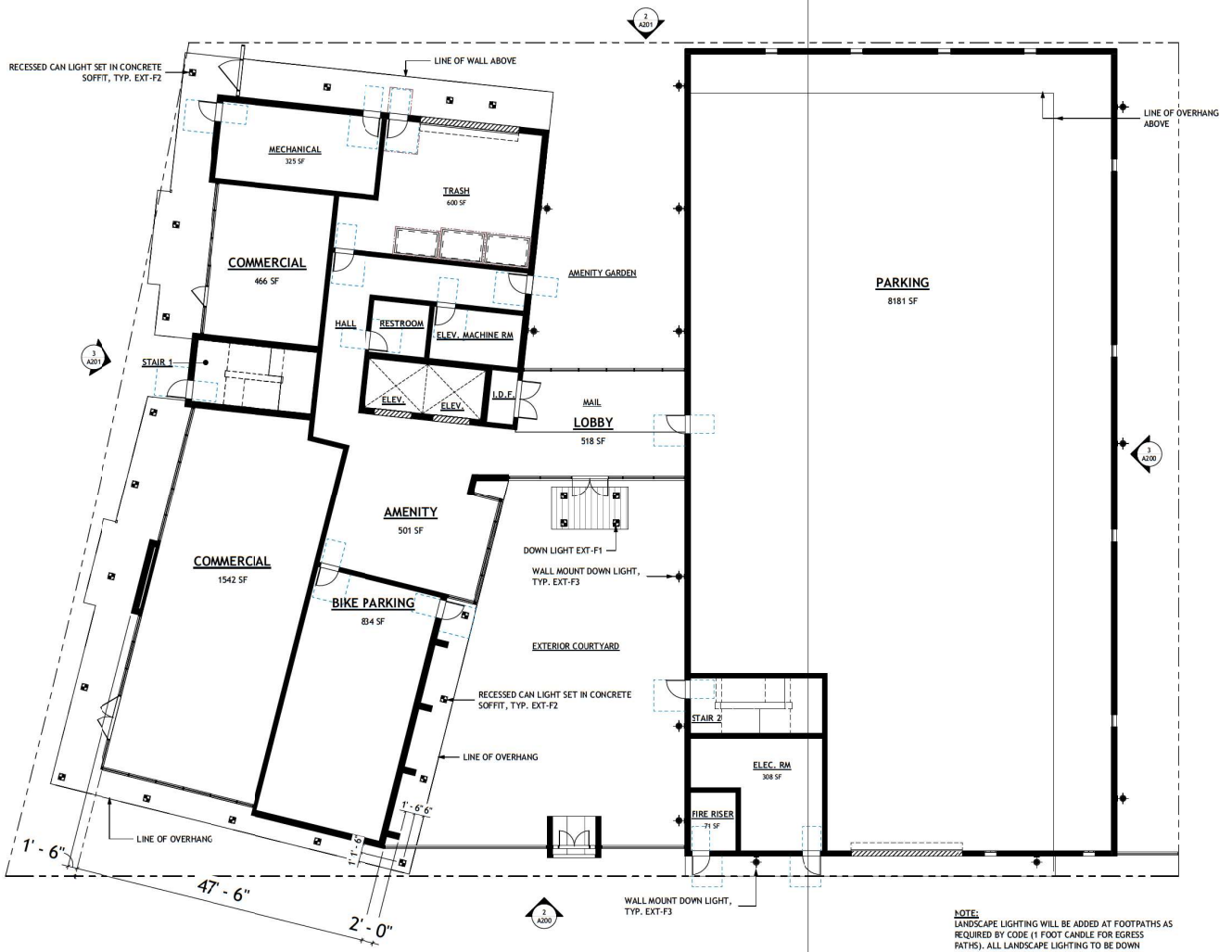
PROJECT NO: KDA01
ISSUE DATE: 07/23/2024
SITE PLAN - PROPOSED

A100.B









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

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DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED LIGHTING P.AN - GROUND FLOOR

A100.C

ATTACHMENT 6 - ADMINISTRATIVE RECORD


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DRC REVIEW
PROPOSED GROUND FLOOR PLAN
A101
DERBY ST
SHATTUCK AVE
135' - 0"
130' - 9"
3' - 3"
1' - 0"
10' - 0"
70' - 0"
160' - 11 1/2"
54' - 0"
5' - 7"
8' - 5"
9' - 4"
47' - 9"
2' - 0"
1' - 3"
SETBACK
LINE OF OVERHANG ABOVE
LINE OF WALL ABOVE
PARKING
818' SF
(41) TOTAL PARKING STALLS
(27) DOUBLE-STACK PARKING SPACES
(9) DOUBLE-STACK PARKING SPACES
(2) ADA PARKING SPACES
(3) PARKING SPACES
(8) EV PARKING SPACES
ELEC. RM
308 SF
FIRE RISER
71 SF
STAIR 2
STAIR 1
LOBBY
518 SF
MAIL
REAL-TIME TRANSPORTATION MONITOR
AMENITY GARDEN
EXTERIOR COURTYARD
TRASH
600 SF
ELEV. MACHINE RM
I.D.F.
ELEV.
RESTROOM
HALL
AMENITY
501 SF
BIKE PARKING
834 SF
MECHANICAL
325 SF
COMMERCIAL
466 SF
COMMERCIAL
1542 SF
27' - 10"
(6) SHORT-TERM PARKING SPACES
(4) SHORT-TERM PARKING SPACES
Proposed Residential
COMMERCIAL
RESIDENTIAL SUPPORT
UTILITY
PARKING
GROUND FLOOR PLAN
1/8" = 1'-0"

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DRC REVIEW

Δ	DATE	ISSUE RECORD
1	3/11/24	1ST DRB SUBMITTAL
2	10/17/24	PLANNING RESPONSE 2
3		
4		

PROJECT NO: 20401

ISSUE DATE: 07/23/2024

PROPOSED SECOND - FOURTH FLOOR PLAN

A102



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
Grand total	44355 SF	69
Proposed Residential		69

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

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

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

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 FRIEDLEIN KAHN
No. C-10077
09/31/2023
REGISTERED
DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
1	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

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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2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEDERICO KAHN
No. C-14077
01/31/2025
REGISTERED
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

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

Proposed Residential

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



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

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DRC REVIEW

△	DATE	ISSUE RECORD
1	5/15/24	SB330 APPLICATION
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PROJECT NO: KDN01
ISSUE DATE: 07/23/2024

PROPOSED SEVENTH FLOOR PLAN

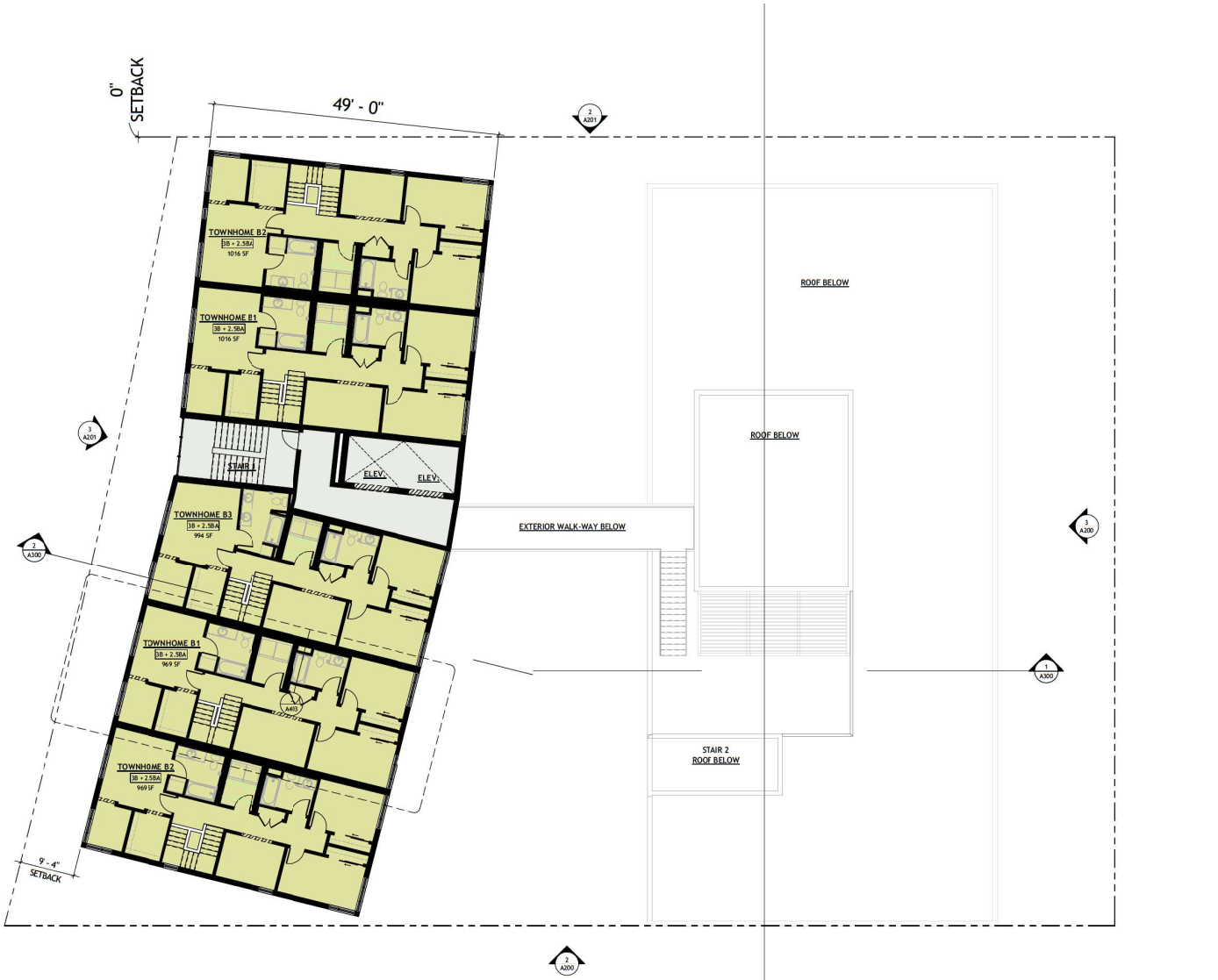
A105

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

Proposed Residential

3B + 2.5BA

RESIDENTIAL SUPPORT



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

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BERKELEY, CA 94704

DRC REVIEW

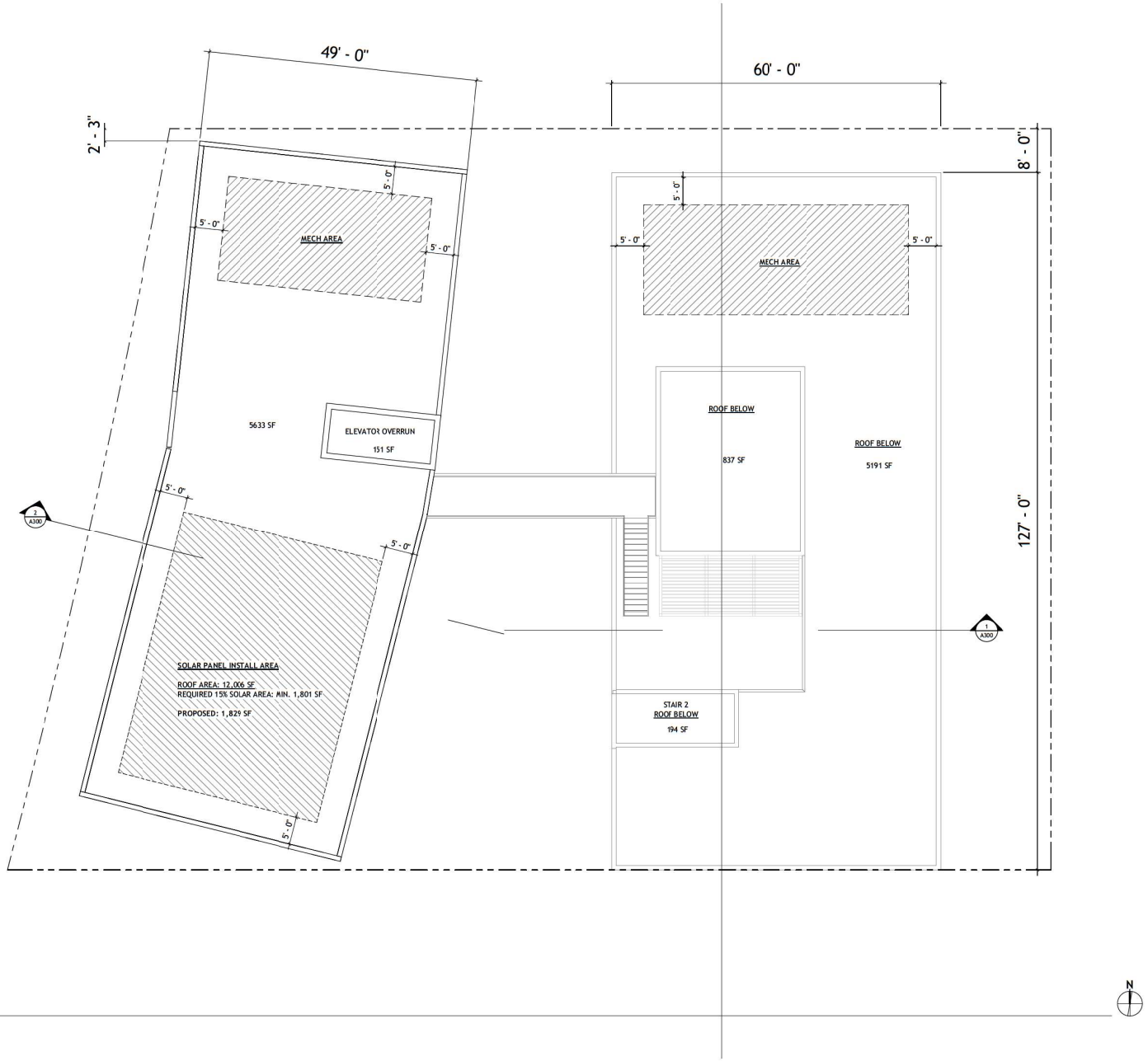
△	DATE	ISSUE RECORD
1	5/15/24	SB330 APPLICATION
2	10/11/24	PLANNING RESPONSE 2

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED EIGHTH FLOOR PLAN

A106



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

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BERKELEY, CA 94704

DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

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

PROPOSED ROOF PLAN

A107

ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 873 of 893



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.,
BERKELEY, CA 94704

REGISTERED ARCHITECT
JOHN CHRISTOPHER KRAFT
No. C-34872
06/30/2025
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

ATTACHMENT 6 - ADMINISTRATIVE RECORD
Page 874 of 893



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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BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEIDELSON KAHN
No. C-10077
01/31/2025
EXPIRES
DATE
STATE OF CALIFORNIA

DRC REVIEW

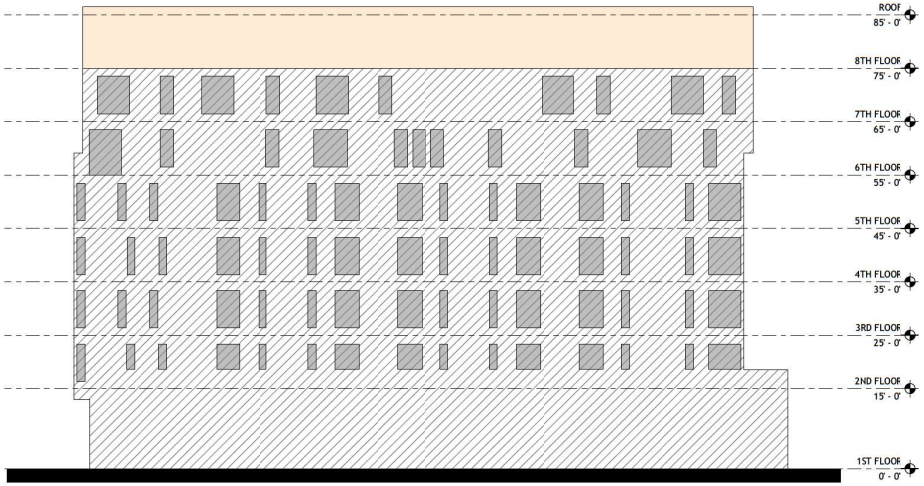
△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

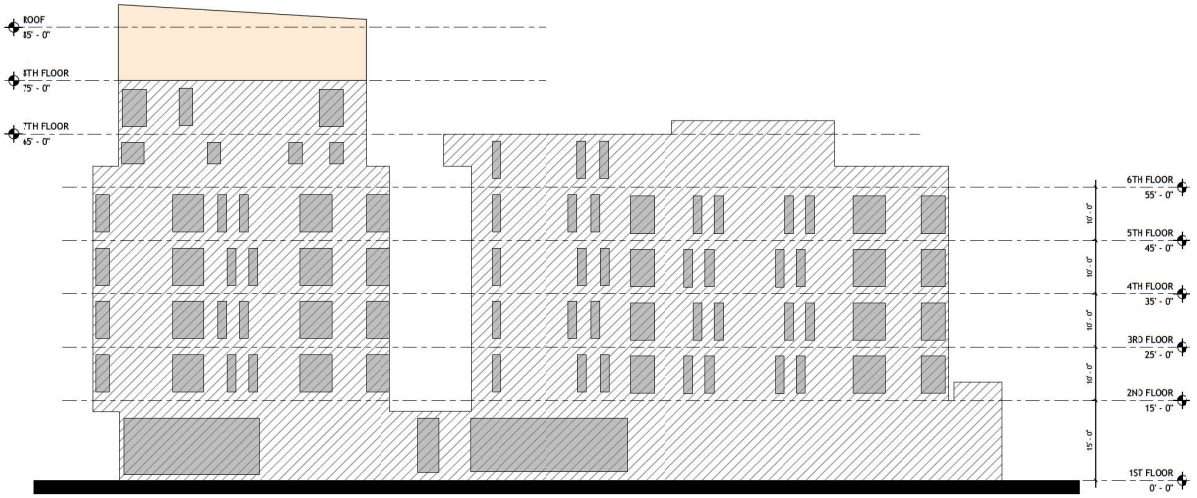
ISSUE DATE: 07/23/2024

PROPOSED EXTERIOR ELEVATIONS & MATERIALS

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 2).

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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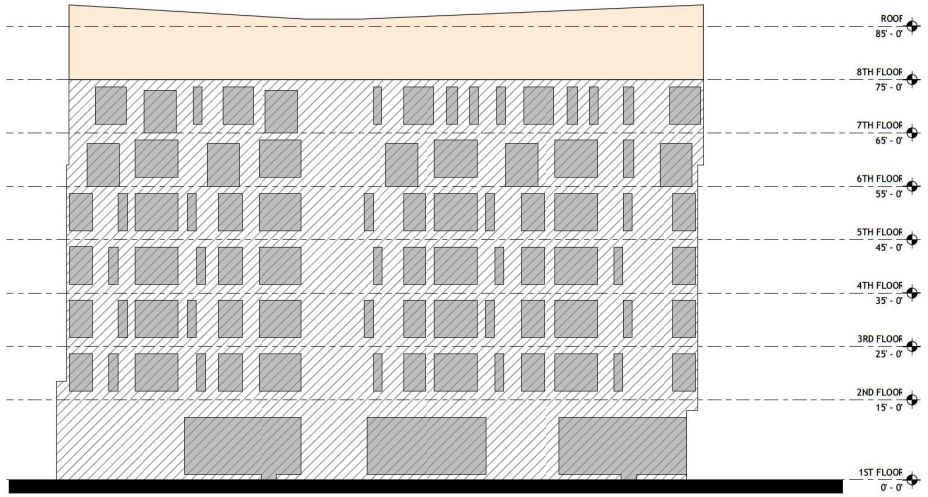
DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

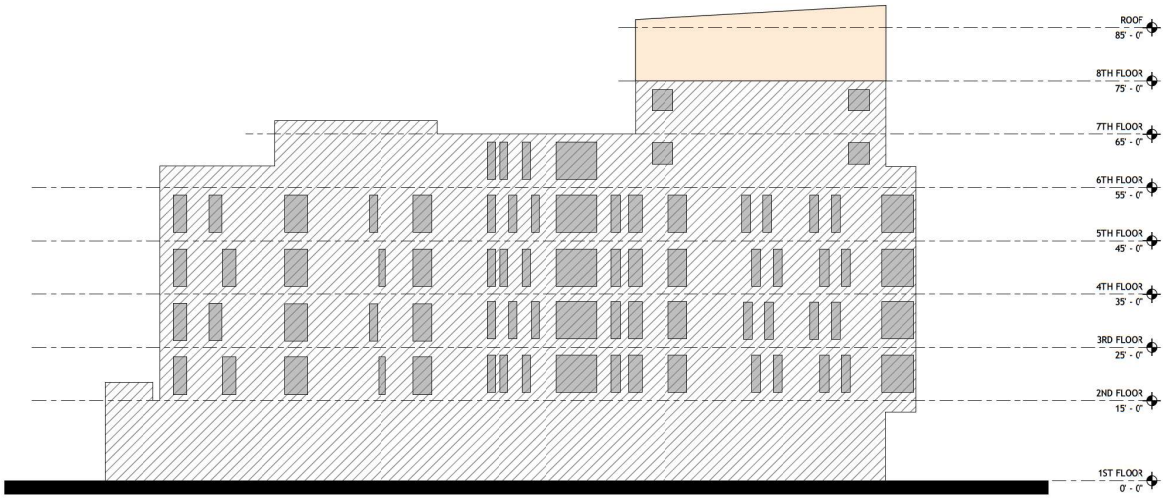
PROJECT NO: KDN01
ISSUE DATE: 07/23/2024

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 2).

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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DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB330 APPLICATION

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

PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY

A203

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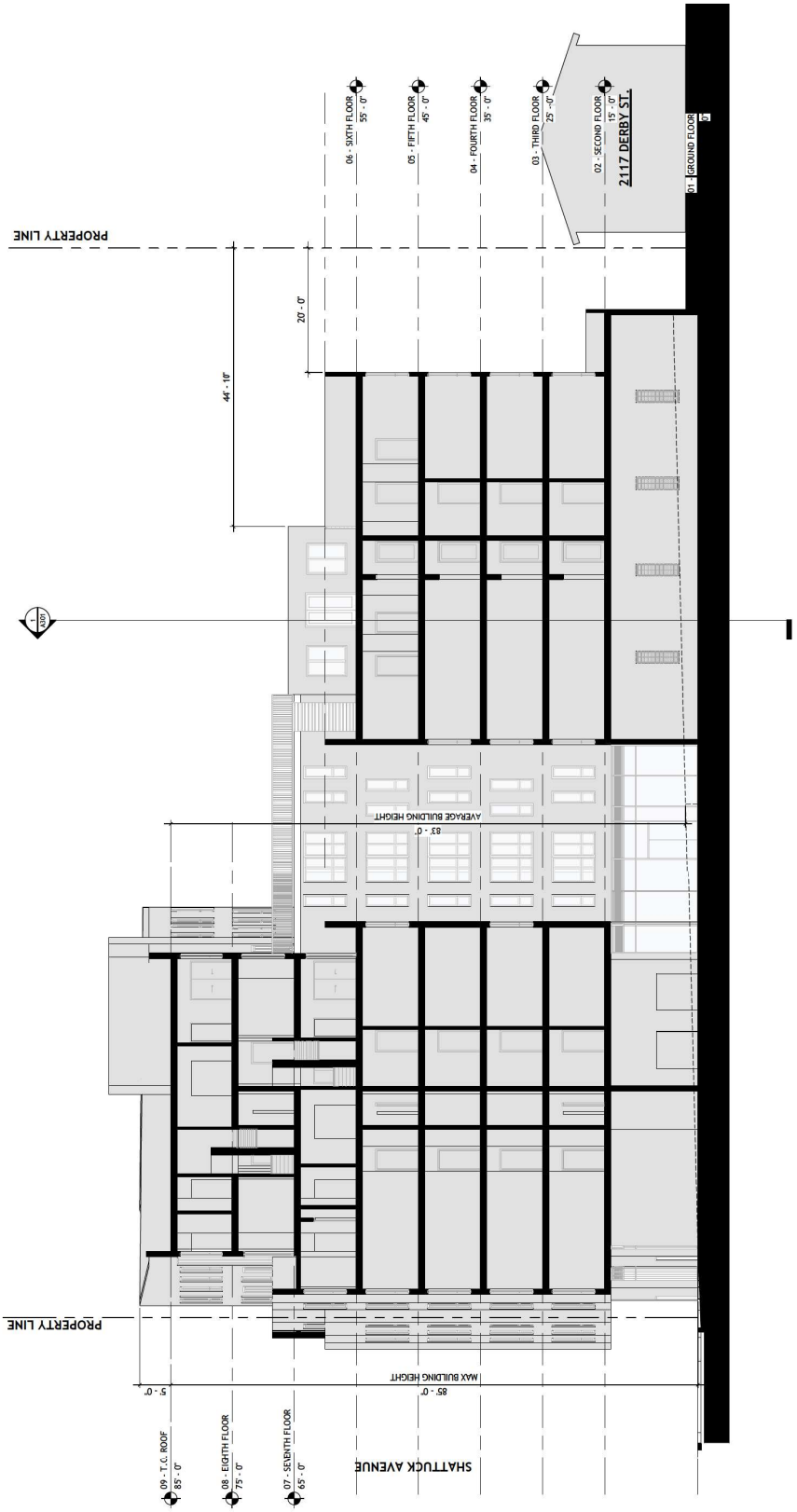
DRC REVIEW

△	NOTE	ISSUE RECORD
1	7/17/24	SB330 APPLICATION

PROJECT NO: KDN01
ISSUE DATE: 07/17/2024

PROPOSED BUILDING SECTION

A300





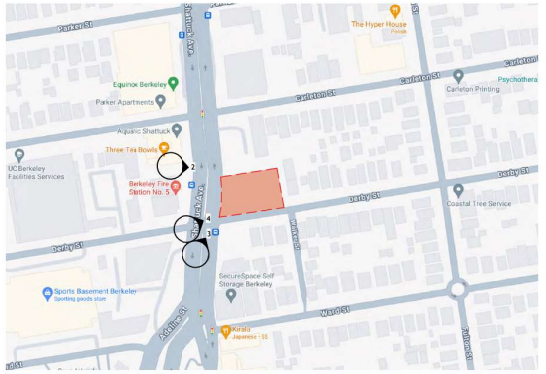
4 PERSPECTIVE 2 - CORNER OF SHATTUCK AVE. & DERBY ST. LOOKING NORTHEAST



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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BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FUDGE KAHN
No. C-10777
09/15/2023
REGISTERED
DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PERSPECTIVE VIEWS

A400



5 PERSPECTIVE 4 - ENTRY COURTYARD 1



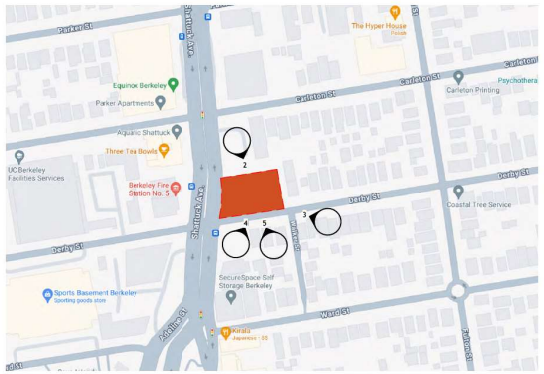
4 PERSPECTIVE 5 - ENTRY COURTYARD 2



3 PERSPECTIVE 6 - ENLARGED AMENITY GARDEN



2 PERSPECTIVE 6 - ENLARGED AMENITY GARDEN



1 KEY MAP

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2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FRIEDLEIN KAHN
No. C-10077
09/15/2023
EXPIRES
DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

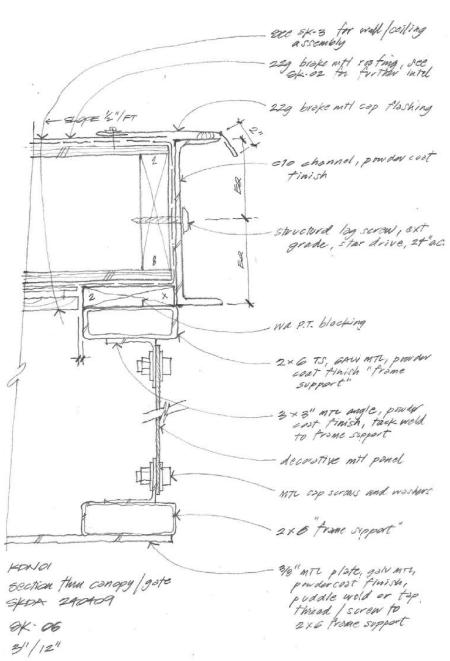
ISSUE DATE: 07/23/2024

PERSPECTIVE VIEWS

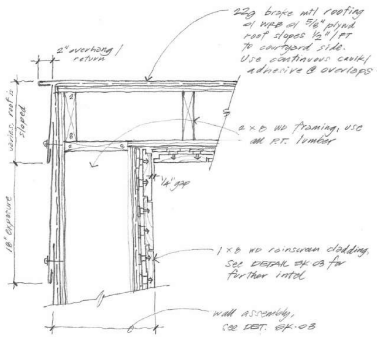
A401



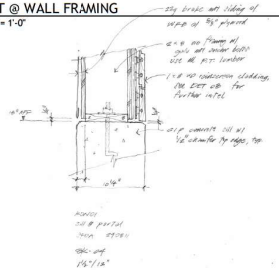
6 PERSPECTIVE 7 - ENLARGED ENTRY GATE



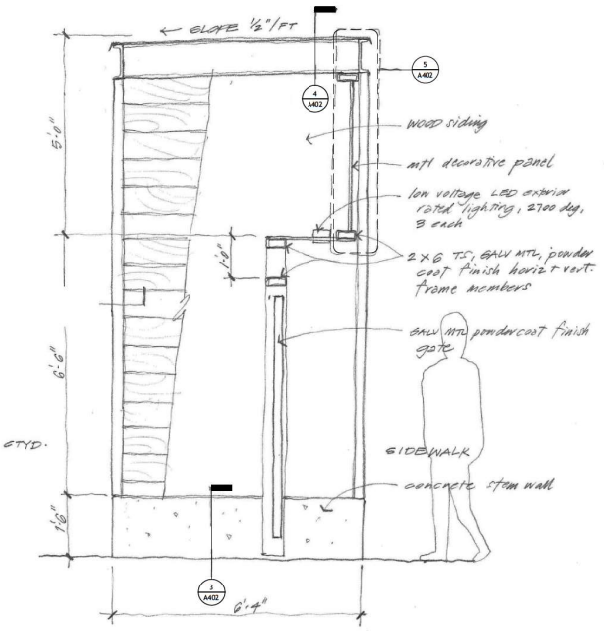
5 CROSS-SECTION 1- ENLARGED ENTRY GATE
3" = 1'-0"



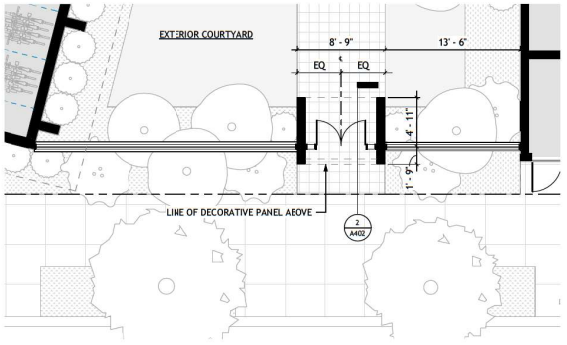
4 ROOF @ WALL FRAMING
1 1/2" = 1'-0"



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



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



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

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BERKELEY, CA 94704

DRC REVIEW

△	DATE	ISSUE RECORD
	5.15/24	SB30 APPLICATION

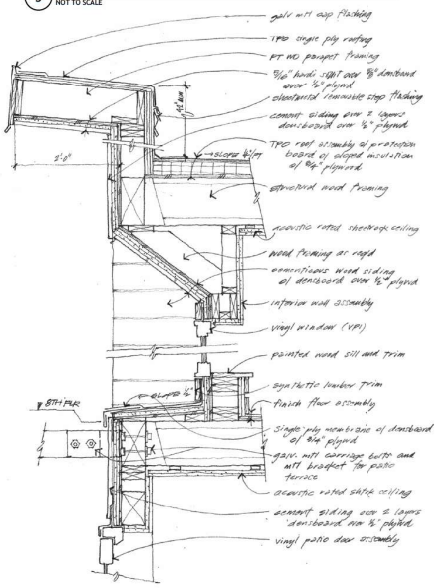
PROJECT NO: KDN01
ISSUE DATE: 07/23/2024

PERSPECTIVE VIEWS

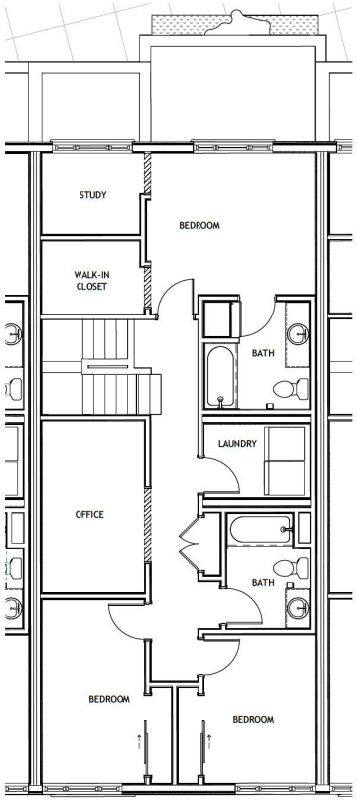
A402



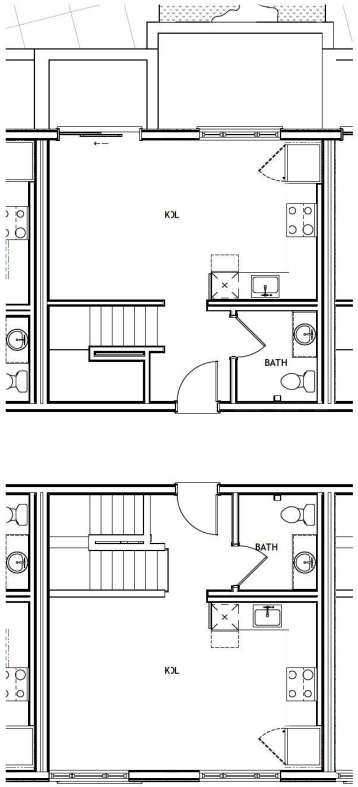
5 BRISE SOLEIL EXAMPLE
NOT TO SCALE



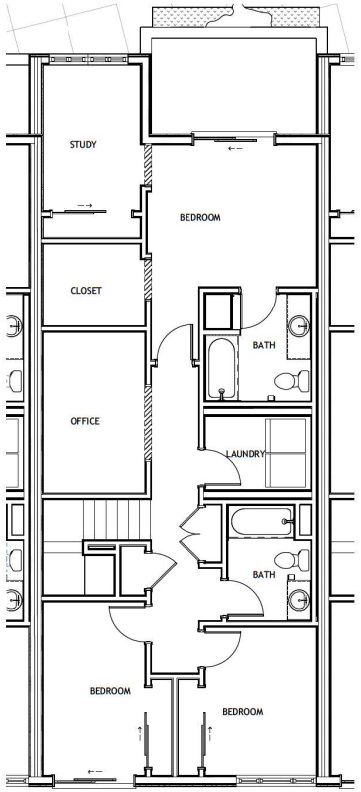
4 PARAPET, WINDOW, BRISE SOLEI DETAIL
1" = 1'-0"



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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BERKELEY, CA 94704

DRC REVIEW

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1	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

Planning and Development Department
Land Use Planning Division

PROOF OF SERVICE

DATE: March 18, 2025

TO: Whom It May Concern

FROM: Melinda Jacob, OSII

SUBJECT: **USE PERMIT #ZP2024-0057 – 2655 SHATTUCK AVENUE**

I, the undersigned, certify that I am employed in the City of Berkeley, County of Alameda, California; that I am over eighteen years of age; that I am not a party to the within action; and that my business address is 1947 Center Street, Berkeley, California 94704. On this date, I served the following documents:

ZONING ADJUSTMENTS BOARD NOTICE OF DECISION

On the parties stated below by placing true copies thereof in sealed envelope(s) addressed as shown below by the following means of service:

Studio KDA
Till Houtermans
1810 Sixth Street
Berkeley, CA 94710

S.H. Kay, LLC
1442A Walnut Street #349
Berkeley, CA 94709

☒ By First Class Mail - I am readily familiar with the City's practice for collecting and processing of correspondence for mailing. Under the practice, the correspondence is deposited with the U.S. Postal Service on the same day as collected, with First Class postage thereon fully prepaid, in Berkeley, California, for mailing to the addressee following ordinary business practices.

☐ By Personal Service - I caused each such envelope to be given to the City of Berkeley mail service person to personally deliver to the office of the addressee.

I declare under penalty of perjury that the foregoing is true and correct. Executed on March 18, 2025 at Berkeley, California.

Melinda A. Jacob

Melinda Jacob, OSII

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

City Clerk Department

April 10, 2025

Elizabeth Ditmars
2117 Derby St.
Berkeley, CA 94705

RE: 2655 Shattuck Avenue – Appeal ZAB Decision Use Permit # ZP#2024-0057

Dear Appellant:

This will acknowledge receipt of your appeal of the Zoning Adjustments Board decision of March 13, 2025, approving the following permits:

A. 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

B. 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

Your appeal has been referred to the Planning Department.

The Planning Department will transmit to Council a statement setting forth the reasons for the Zoning Adjustments Board decision. This report, as well as a copy of the appeal, will appear on the Council agenda of **July 22, 2025.**

This meeting of the Council will commence at 6:00 p.m. and will be held in the School District Board Room located at 1231 Addison Street. The meeting will be

conducted in a hybrid model with both in-person attendance and virtual participation. 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.

Pursuant to the City Council Rules of Procedure, this appeal will appear on the City Council's agenda as a public hearing. Time shall be provided for five-minute presentations each by the appellant and applicant. Where the appellant is not the applicant, the appellants collectively shall have five minutes to comment and the applicant shall have five minutes to comment. Where the appellant is the applicant, the applicant/appellant shall have five minutes to comment and the persons supporting the action of the board or commission on appeal shall have five minutes to comment.

After the conclusion of the five-minute comment periods, members of the public may comment on the appeal pursuant to the Rules of Procedure in effect for the Council meeting.

The Council will then deliberate and determine to do one of three things: 1) continue the public hearing; 2) based on the record of the Council's consideration and hearing, reverse or affirm, wholly or partly, or modify any decision, determination, condition or requirement of the Board's original action; or 3) remand the matter to the Board to reconsider the application, or any revisions thereto submitted after the Board's action.

Communications to the City Council that are received by the City Clerk pursuant to the following deadlines will be accepted and distributed as follows:

Submission Deadline	**Distributed**	**Packet**
July 7, 2025, by 5:00 p.m. (Monday)	Twelve days before the meeting (Thursday)	Agenda Packet
July 15, 2025, by 5:00 p.m. (Tuesday)	Five days before the meeting (Thursday)	Supplemental 1
July 21, 2025, 12:00 p.m. (Monday)	By 5:00 pm the day before the meeting (Monday)	Supplemental 2

Communications should be submitted directly to the City Clerk to ensure receipt by all Councilmembers. Electronic communications may be submitted to council@berkeleyca.gov for immediate distribution to the Mayor, each City Councilmember, and the City Clerk for inclusion in the official record. Please note that for communications submitted in hardcopy, if the communication includes maps or photos or any other material not reproducible on a copy machine, fifteen copies should be provided to the City Clerk.

Please note that Berkeley's Lobbyist Registration Act (Berkeley Municipal Code Chapter 2.09) is effective beginning on January 1, 2020. Information and resources regarding the Lobbyist Registration Act are available from the City's website at: https://berkeleyca.gov/your-government/lobbyist-registration

If you have any additional questions regarding this matter, please do not hesitate to contact me at (510) 981-6908.

A copy of the staff report and a City Council agenda will be available from this office upon request after 4:00 p.m. on Thursday, July 10, 2025 or can be viewed on our website at: https://berkeleyca.gov/your-government/city-council/city-council-agendas.

Sincerely,

Mark Numainville
City Clerk

cc: Jordan Klein, Director of Planning
Anne Hersch, Land Use Planning Manager
Sharon Gong, Staff Planner
Farimah Brown, City Attorney
Till Houtermans, Studio KDA (Applicant)
S.H. Kay, LLC (Owner)

NOTICE CONCERNING YOUR LEGAL RIGHTS: If you object to a decision by the City Council to approve or deny an appeal, the following requirements and restrictions apply: 1) Pursuant to Code of Civil Procedure Section 1094.6 and Government Code Section 65009(c)(1)(E), no lawsuit challenging a City decision to deny or approve a Zoning Adjustments Board decision may be filed and served on the City 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) Pursuant to Government Code Section 66020(d)(1), 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. 3) 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.

City Clerk Department

June 17, 2025

Elizabeth Ditmars
2117 Derby St.
Berkeley, CA 94705

RE: 2655 Shattuck Avenue – Appeal ZAB Decision Use Permit # ZP#2024-0057

Dear Appellant:

The appeal of the Landmarks Preservation Commission decision regarding 2655 Shattuck Avenue has been rescheduled to the City Council meeting of **Wednesday, July 23, 2025**.

This meeting of the Council will commence at 6:00 p.m. and will be held in the School District Board Room located at 1231 Addison Street. The meeting will be conducted in a hybrid model with both in-person attendance and virtual participation. 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.

Communications to the City Council that are received by the City Clerk pursuant to the following deadlines will be accepted and distributed as follows:

Submission Deadline	Distributed	Packet
July 9, 2025, by 5:00 p.m. (Wednesday)	Nine days before the meeting (Monday)	Agenda Packet
July 15, 2025, by 5:00 p.m. (Tuesday)	Six days before the meeting (Thursday)	Supplemental 1
July 22, 2025, 12:00 p.m. (Tuesday)	By 5:00 pm the day before the meeting (Tuesday)	Supplemental 2

Communications should be submitted directly to the City Clerk to ensure receipt by all Councilmembers. Electronic communications may be submitted to council@berkeleyca.gov for immediate distribution to the Mayor, each City

Councilmember, and the City Clerk for inclusion in the official record. Please note that for communications submitted in hardcopy, if the communication includes maps or photos or any other material not reproducible on a copy machine, fifteen copies should be provided to the City Clerk.

A copy of the staff report and a City Council agenda will be available from this office upon request after 4:00 p.m. on July 14, 2025 or can be viewed on our website at: berkeleyca.gov/council-agendas.

Sincerely,

Mark Numainville
City Clerk

cc: Jordan Klein, Director of Planning
Anne Hersch, Land Use Planning Manager
Farimah Brown, City Attorney
Sharon Gong, Staff Planner
Till Houtermans, Studio KDA (Applicant)
S.H. Kay, LLC (Owner)

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