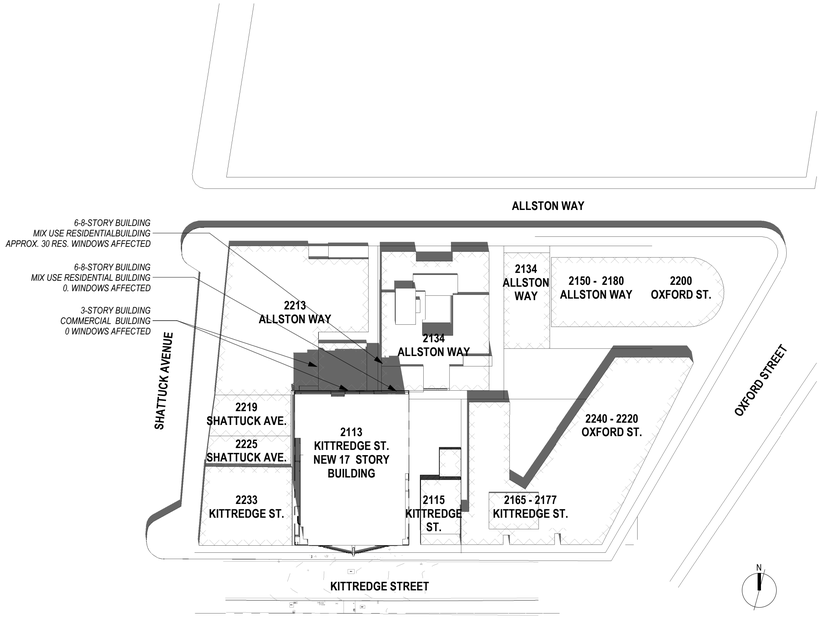

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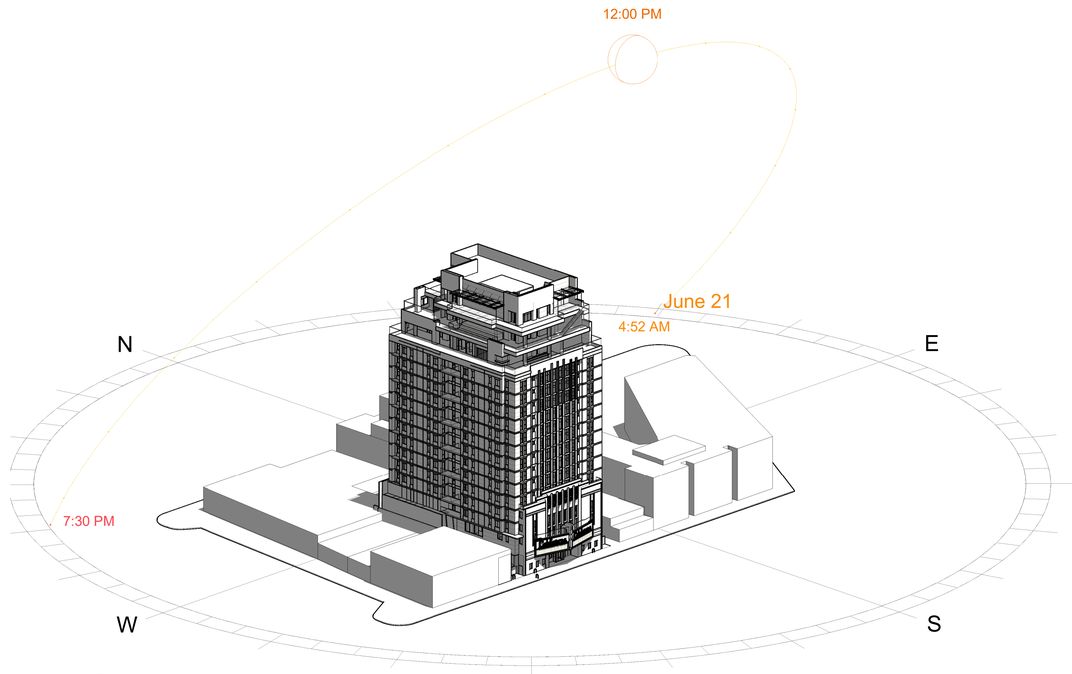
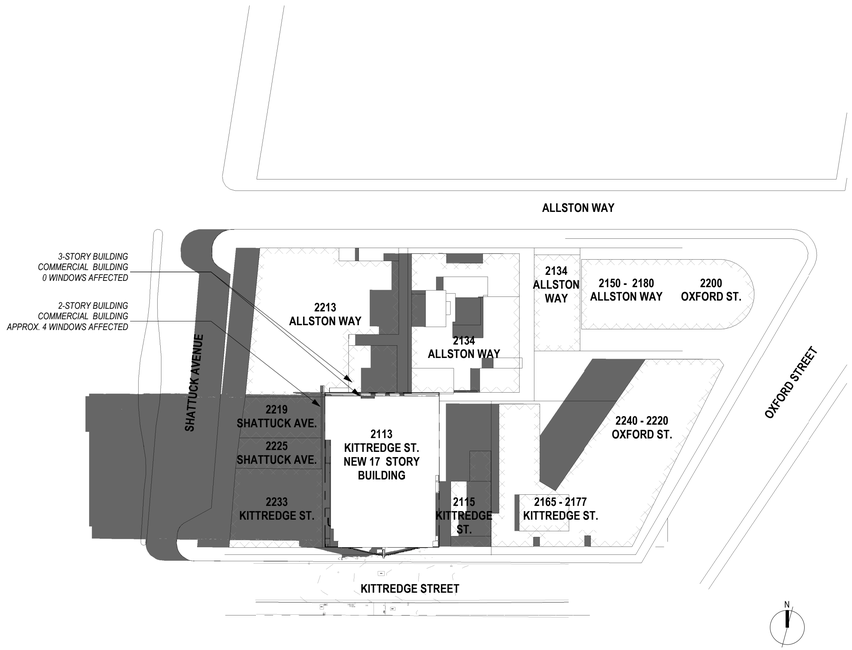


2 G009 SHADOW STUDY - JUNE 21



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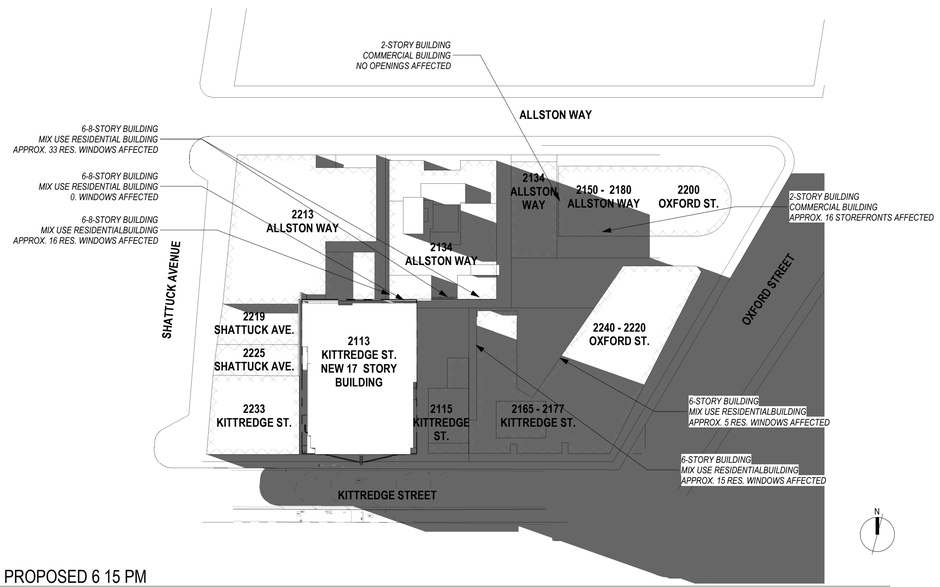

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
01/31/2021
LICENSED ARCHITECT

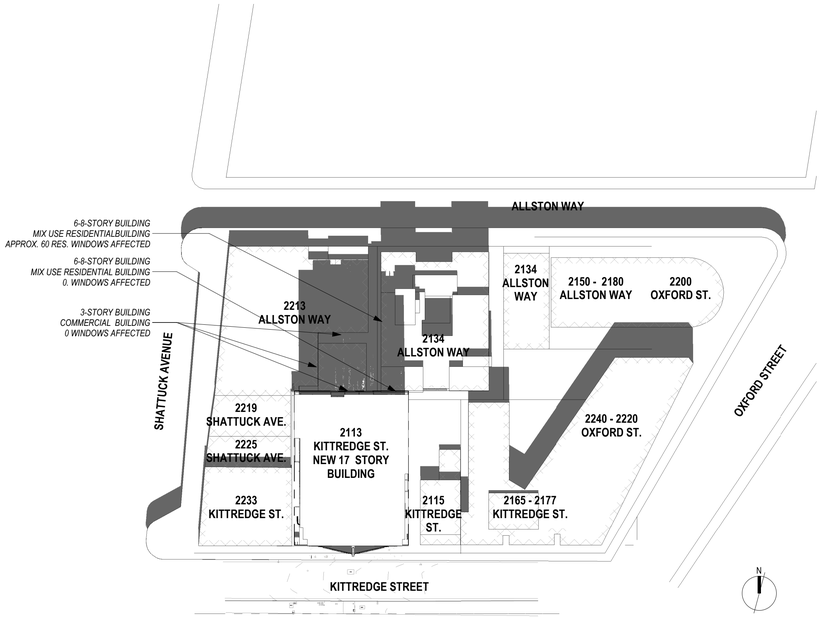
ENTITLEMENT

PROJECT ISSUE RECORD:

PROJECT #:	GDC01
ISSUE DATE:	1/24/23

SHADOW STUDIES - JUNE 21

G009



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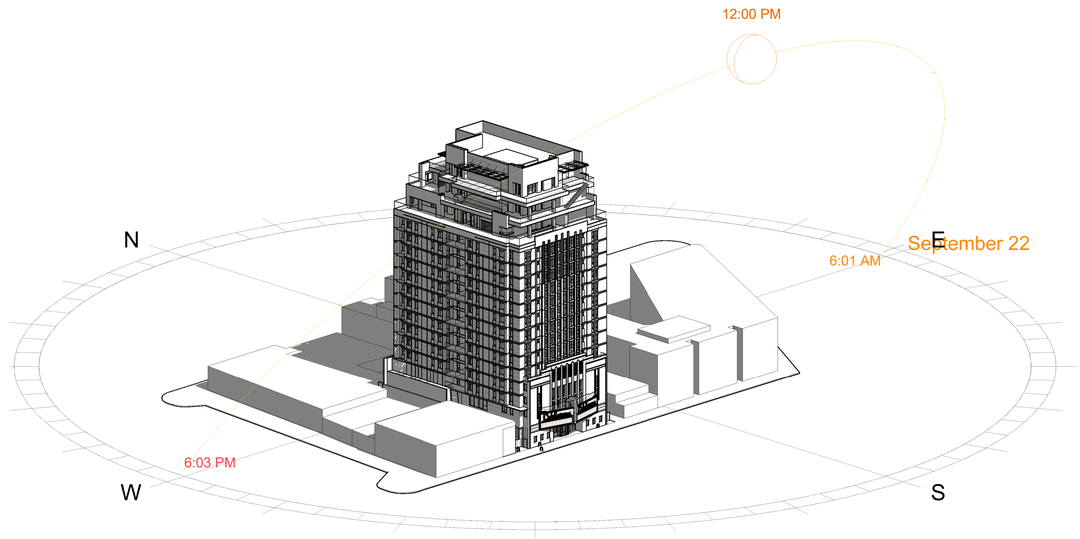
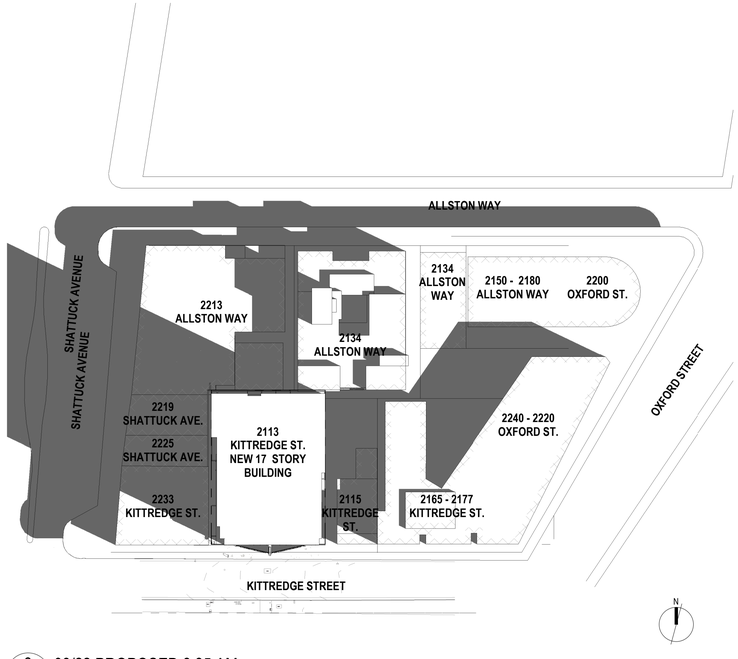


2 G010 SHADOW STUDY - SEPT 22



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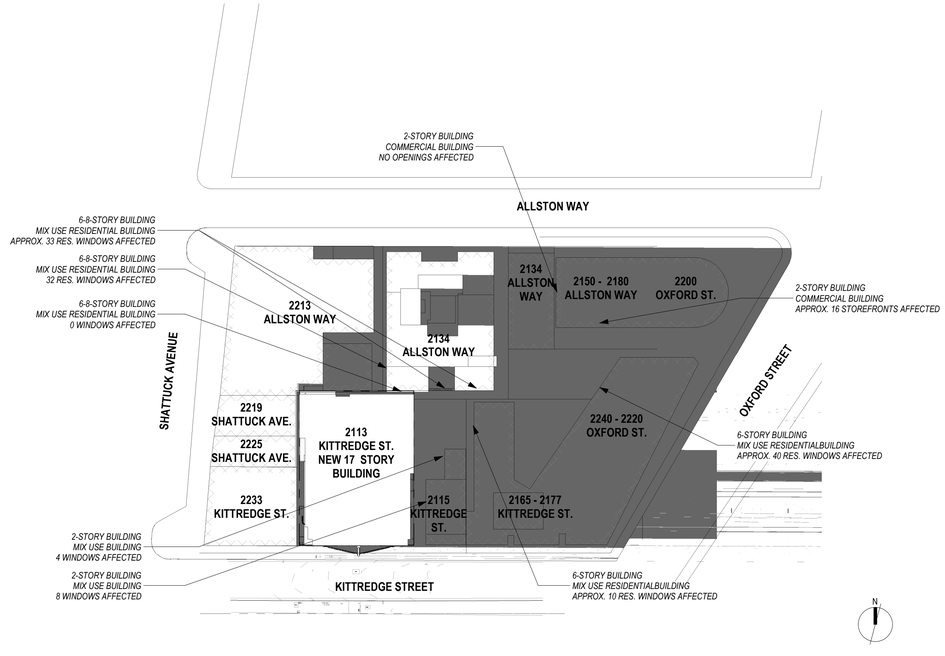

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1/25/2023 4:55:14 PM

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA — LICENSED ARCHITECT — NOT FOR CONSTRUCTION — 01/31/2021

ENTITLEMENT

△ PROJECT ISSUE RECORD:

PROJECT #:	GDC01
ISSUE DATE:	1/24/23

SHADOW STUDIES - SEPT 22

G010

NEW HOME RATING SYSTEM, VERSION 8.0

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, E5.2 , H6.1, J5.1, O1, O7.

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.builditgreen.org/greenpointrated**
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 8

Points Targeted: 157
Certification Level Targeted: Platinum
Compliance Pathway Targeted: All Electric High-Rise

Project Name: GDC01
Project Street: 2115 Kittredge
Project City: Berkeley
Project Zip: 94704

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
CALGreen								
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1	
A. SITE								
No	A1. Construction Footprint (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed)	0				1		
	A2. Job Site Construction Waste Diversion							
Yes	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)	2				2		
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1		
No	A3. Recycled Content Base Material (Minimum 25% Post-Consumer Content)	0				1		
No	A4. Heat Island Effect Reduction (Non-Roof)	0		1				
No	A5. Construction Environmental Quality Management Plan Including Flush-Out	0			1			
	A6. Stormwater Control: Prescriptive Path							
No	A6.1 Permeable Paving Material	0					1	
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1	
Yes	A6.3 Non-Leaching Roofing Materials	1					1	
No	A6.4 Smart Stormwater Street Design	0	1					
No	A7. Stormwater Control: Performance Path (Capture and Treat 85% of Annual Runoff Onsite)	0					3	
B. FOUNDATION								
Yes	B1. Fly Ash and/or Slag in Concrete (Minimum of 30%)	1				1		
Yes	B2. Radon-Resistant Construction	2			2			
Yes	B3. Foundation Drainage System	2				2		
No	B4. Moisture Controlled Crawlspace	0			1			
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
C. LANDSCAPE								
6.70%	Enter the landscape area percentage. Points capped at 3 for less than 15%.							
No	C1. Plants Grouped by Water Needs (Hydrozoning)	0					1	
No	C2. Three Inches of Mulch in Planting Beds	0					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 Maintenance)	1				1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	1					3	
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2	
No	C4.2 Turf on a Small Percentage of Landscaped Area	0					2	
No	C5. Trees to Moderate Building Temperature (at least 50% of West Facing Glazing and Walls Shaded)	0		1	1		1	
Yes	C6. High-Efficiency Irrigation System	0					2	
No	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil (with Soil Testing)	0					2	
No	C8. Rainwater Harvesting System	0					3	

Project Name: GDC01
Project Street: 2115 Kittredge
Project City: Berkeley
Project Zip: 94704

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	C9. Recycled Wastewater Irrigation System	0					1	
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	0					2	
TBD	C11. Landscape Meets Water Budget						1	
	C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 20%	0				1		
TBD	C13. Reduced Light Pollution (Exterior lighting fixtures shielded and directed downward)		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	2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2		
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1		
No	D1.3 Advanced Framing Measures	0				2		
No	D2. Construction Material Efficiencies (Pre-assembled wall and roof framing for at least 80% of project)	0				1		
	D3. Engineered Lumber							
No	D3.1 Engineered Beams and Headers	0				1		
No	D3.2 Wood I-Joists or Web Trusses for Floors	0				1		
No	D3.3 Engineered Lumber for Roof Rafters	0				1		
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
No	D3.5 OSB for Subfloor	0				0.5		
No	D3.6 OSB for Wall and Roof Sheathing	0				0.5		
No	D4. Insulated Headers	0		1				
	D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6		
No	D5.2 Panel Products	0				3		
	D6. Solid Wall Systems							
Yes	D6.1 At Least 90% of Floors	1				1		
Yes	D6.2 At Least 90% of Exterior Walls	2		1		1		
Yes	D6.3 At Least 90% of Roofs	2		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							
Yes	D9.1 Detached Garage	2			2			No Garage Provided
No	D9.2 Mitigation Strategies for Attached Garage	0			1			
	D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				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								
Yes	E1. Environmentally Preferable Decking	1				1		
No	E2. Flashing Installation Third-Party Verified	0				2		
Yes	E3. Rain Screen Wall System	2				2		
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	
No	E6. Vegetated Roof	0	2	2				

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Project Name: GDC01
Project Street: 2115 Kittredge
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Project Zip: 94704

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
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. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
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							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1	Increase insulation on pipe
No	G1.3 Increased Efficiency in Hot Water Distribution	0					2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm	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	2					2	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf						1	possible
No	G3. Pre-Plumbing for Graywater System	0					1	
No	G4. Operational Graywater System	0					3	
TBD	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout						1	confirm costs w/ rep
Yes	G6. Submeter Water for Tenants	2					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace	1			1			all electric - no combustion
Yes	H1.2 Sealed Combustion Water Heater	2			2			heat pump
No	H2. High Performing Zoned Hydronic Radiant Heating System	0		1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
TBD	H3.2 Pressure Balance the Ductwork System			1				testing @ each unit (sealed windows & doors)
TBD	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified				1			centralized fan @ roof
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0		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 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R	
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			
Yes	H8. High Efficiency HVAC Filter (MERV 16+)	1			1			min. merv 13
No	H9. Advanced Refrigerants (low global warming potential refrigerants)	0			1			
I. RENEWABLE ENERGY								
10.00%	I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	2		25				
	I2. Low Carbon Homes							
No	I2.1 Near Zero Energy Home (offset at least 80% of annual site energy use)	0		2				

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	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	I2.2 Low Carbon Home (meet lbs CO2e/sq.ft. threshold)	0		4				
No	I3. Energy Storage	0		1				
No	I4. Solar Hot Water Systems to Preheat Domestic Hot Water	0		4				
≥60% of common area	I5. Photovoltaic System for Multifamily Projects	0		8				
J. BUILDING PERFORMANCE AND TESTING								
Yes	J1. Third-Party Verification of Quality of Insulation Installation	1			1			
Yes	J2. Supply and Return Air Flow Testing	2		1	1			
Yes	J3. Mechanical Ventilation Testing	1			1			
Yes	J4. All Electric or Combustion Appliance Safety Testing	1			1			
All Electric High-Rise	J5. Building Energy Performance							**Option 1: Mixed Fuel** - High-Rise: Compliance margin is 10% over T24 or higher. Low Rise: Minimum Delta EDR ranges from 6-10 based on climate zone. Both high-rise and low-rise require pre-wiring requirements: Dryer - conductor rated for 40 amp, Range - conductor rated for 50 amp. PV and storage credit allowed. **Option 2: All Electric Compliance** - Meet Efficiency EDR based on climate zone (0-5). PV and Storage credit allowed. High-Rise: meet T24. **Option 3: Annual Energy Use** - Minimum 20% compliance based on annual energy use. PV credit not
3								Climate Zone Input
8	J5.1 Home Meets or Exceeds Energy Compliance Pathway	41		25+				
0.00%	J5.2 Non-Residential Spaces Outperform Title 24			15				
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1				
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1				savings by design
No	J8. ENERGY STAR® for Homes	0		1				
No	J9. EPA Indoor airPlus Certification				2			
No	J10. Blower Door Testing	0			3			
No	J11. Compartmentalization of Units (Minimize uncontrolled pathways for indoor air pollutants between units)	0		1	1			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units (Deliberate hard surface at entrances and permanent assembly for shoe storage)	0			1			
No	K1.2 Entryways to Buildings (Deliberate hard surface at entrances and built-in, permanent walk-off mat or grill)	0			1			
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2			2			
Yes	K3. Low-VOC Caulks and Adhesives	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
Yes	K4.5 Countertops	1				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 Level Less Than 27 Parts Per Billion	0			2			
No	K8. Comprehensive Inclusion of Low Emitting Finishes				1			
Yes	K9. Durable Cabinets (Plywood for casework and doors, ball bearing drawer slides, dovetail joints, two directional metal hinges)	2				2		
No	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes	0				1		
L. FLOORING								
≥75%	L1. Environmentally Preferable Flooring	3				3		

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Project Name: GDC01
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Project Zip: 94704

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential				3			
Yes	L3. Durable Flooring (All flooring is hard surface)	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							
TBD	M2.1 CEE-Rated Clothes Washer			1			2	
Yes	M2.2 ENERGY STAR® Dryer	1		1				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
<20 cubic feet	M3. Size-Efficient ENERGY STAR® Refrigerator	2		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		
	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				
No	M6. Electric Vehicle Charging Stations and Infrastructure	0		2				
No	M7. Central Laundry	0					1	
Yes	M8. Gearless Elevator	1		1				
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>35	N1.3 Conserve Resources by Increasing Density	4		2		2		
No	N1.4 Cluster Homes for Land Preservation	0	1			1		
	N1.5 Home Size Efficiency	6				9		
875	Enter the area of the home, in square feet							
2	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Major Transit Stop							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1					
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	0	2					
0	Enter the number of Tier 1 services							
0	Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1	1					
No	N3.3 Traffic Calming Strategies	0	2					
No	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	0	1					
Yes	N3.5 Bicycle Storage for Residents	1	1					
Yes	N3.6 Bicycle Storage for Non-Residents	1	1					
TBD	N3.7 Reduced Parking Capacity		2					No parking required
	N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
Yes	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	1	1					
	N5. Social Interaction							
No	N5.1 Residence Entries with Views to Callers	0	1					
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1					
No	N5.3 Porches Oriented to Street and Public Space	0	1					
	N6. Passive Solar Design							
No	N6.1 Heating Load	0		2				

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Project Name: GDC01
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	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	N6.2 Cooling Load	0		2				
	N7. Adaptable Building							
No	N7.1 Universal Design Principles in Units	0	1		1			
No	N7.2 Full-Function Independent Rental Unit	0	1					
	N8. Resiliency							
TBD	N8.1 Climate Impact Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation)		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		
	N9. Social Equity							
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)		1			1		
No	N9.2 Community Location (Disadvantaged Community)	0	1		1			
	N10. Affordability							
No	N10.1 Dedicated Units for Households Making 80% of AMI or Less	0	2					
Yes	N10.2. Units with Multiple Bedrooms for Households Making 80% of AMI or Less	2	1					
No	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1					
	N11. Mixed-Use Development							
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1					
Yes	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services		1					
O. OTHER								
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5	
No	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	0		0.5	0.5	0.5	0.5	
No	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals	0		0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
No	O5.1 Energy Home System Monitors	0		2				
No	O5.2. Water Home System Monitors	0					1	
	O6. Green Building Education							
Yes	O6.1 Marketing Green Building	2	2					
Yes	O6.2 Green Building Signage	1		0.5			0.5	
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R	
No	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				1		
No	O9. Residents Are Offered Free or Discounted Transit Passes	0	2					
No	O10. Vandalism Deterrence Practices and Vandalism Management Plan	0				1		
Yes	O11. Smokefree Housing	2			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							
Yes	P2.1 Tenant Improvement Requirements for Build-Outs	2			1		1	
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1			1			
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1			
	P3. Commissioning							
Yes	P3.1 Design Phase	2		1	1			
Yes	P3.2 Construction Phase	3		2	1			
Yes	P3.3 Post-Construction Phase	3		2	1			
TBD	P4. Building Enclosure Testing			1	1	1		
	Summary							

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Project Name: GDC01
Project Street: 2115 Kittredge
Project City: Berkeley
Project Zip: 94704

	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	370	46	110	69	91	54
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved	157.0	11.0	66.0	29.0	36.0	15.0

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA · CHARLES FEI... KAHN · C-16027 · LICENSED ARCHITECT · NOT FOR CONSTRUCTION · 01/31/2021

ENTITLEMENT

PROJECT ISSUE RECORD:

PROJECT #: GDC01
ISSUE DATE: 1/24/23

GREENPOINT RATED CHECKLIST

G011

1/25/2023 4:55:18 PM

4 G012 AERIAL NORTH VIEW
1/8" = 1'-0"

2 G012 AERIAL EAST VIEW
1/8" = 1'-0"

5 G012 ROOF DECK
1/8" = 1'-0"

3 G012 AERIAL WEST VIEW
1/8" = 1'-0"

1 G012 AERIAL SOUTH VIEW
1/8" = 1'-0"

1/25/2023 4:55:19 PM

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BERKELEY, CA

STATE OF CALIFORNIA — REGISTERED ARCHITECT — NOT FOR CONSTRUCTION — 01/31/2021

ENTITLEMENT

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 1/24/23

AERIAL BUILDING PERSPECTIVES

G012

2 G013 PROPOSED SITE LOOKING NORTH FROM INTERSECTION OF SHATTUCK AVE AND KITTREDGE ST.
NOT TO SCALE

3 G013 PROPSED SITE LOOKING WEST FROM KITTREDGE ST.
NOT TO SCALE

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BERKELEY, CA

STATE OF CALIFORNIA — REGISTERED ARCHITECT
NOT FOR CONSTRUCTION
01/31/2021

ENTITLEMENT

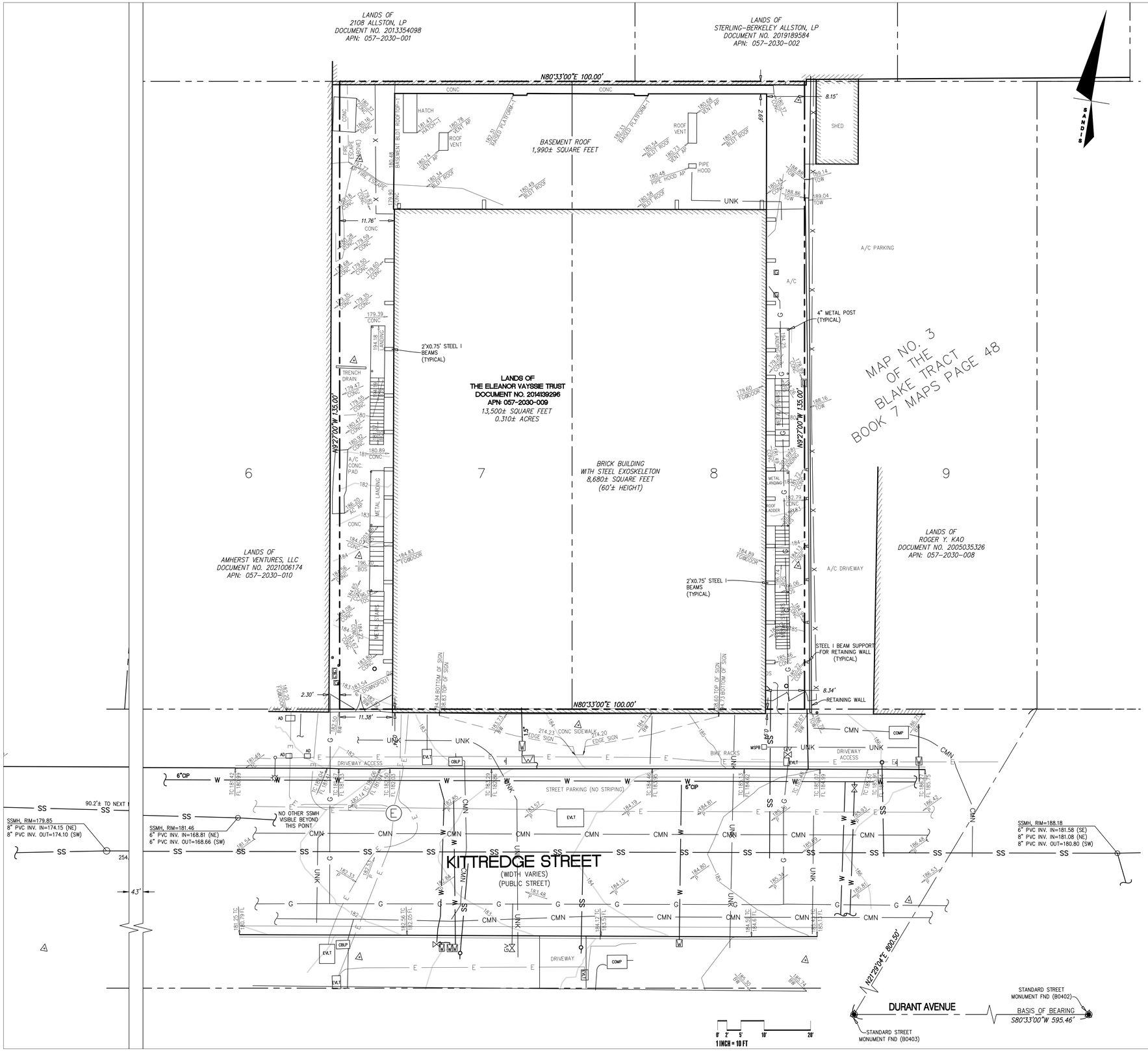
△ PROJECT ISSUE RECORD:

PROJECT #: GDC01
ISSUE DATE: 1/24/23

PERSPECTIVE CONTEXT RENDERINGS

G013

1/25/2023 4:55:20 PM



LEGEND

- BUILDING LINE
- BUILDING OVERHANG
- CURB LINE
- X — FENCE LINE
- PROPERTY LINE
- 185 — 184 — CONTOUR LINES
- CMN — COMMUNICATION LINE
- E — ELECTRIC LINE
- G — GAS LINE
- SS — SANITARY SEWER LINE
- ? — UNKNOWN LINE
- W — WATER LINE

SYMBOLS & ABBREVIATIONS

AD	□	AREA DRAIN
BOL	•	BOLLARD
BOS		BOTTOM OF STAIRS
BW		BACK OF WALK
CBPB	□	CABLE PULL BOX
COMP	□	COMMUNICATION PULL BOX
CONC		CONCRETE
DS		DOWN SPOUT
	Ⓔ	ELECTRIC MANHOLE
EVLT	□	ELECTRIC VAULT
FL		FLOW LINE
GM	GV Ⓖ	GAS METER
GV	⋈	GAS VALVE
MSPB	□	MISCELLANEOUS PULL BOX
	▫	SIGNS
SSCO	○	SANITARY CLEANOUT
	Ⓢ	SANITARY MANHOLE
	☼	STREET LIGHT SINGLE ARM
TC		TOP OF CURB
TOS		TOP OF STAIRS
	Ⓦ	WATER METER
	⋈	WATER VALVE

SURVEY NOTES

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756.
2. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
4. TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP.
5. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
6. DATES OF FIELD SURVEY: 04/13/2022, 04/15/2022, AND 04/22/2022.

BASIS OF BEARINGS

THE BEARING OF NORTH 80°33'00" EAST ALONG THE MONUMENT LINE OF DURANT AVENUE AS SHOWN UPON THAT CERTAIN MAP ENTITLED PARCEL MAP 9108 RECORDED IN BOOK 296, MAPS, PAGES 60-65, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF BERKELEY BENCHMARK B3560, DESCRIBED AS 1½" BRASS DISK IN CONCRETE AT THE NORTH NOSE OF THE MEDIAN ISLAND ON SHATTUCK AVENUE AT THE SOUTH SIDE OF KITTREDGE STREET

ELEV=178.28 FEET (CITY OF BERKELEY DATUM)

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

ENTITLEMENT

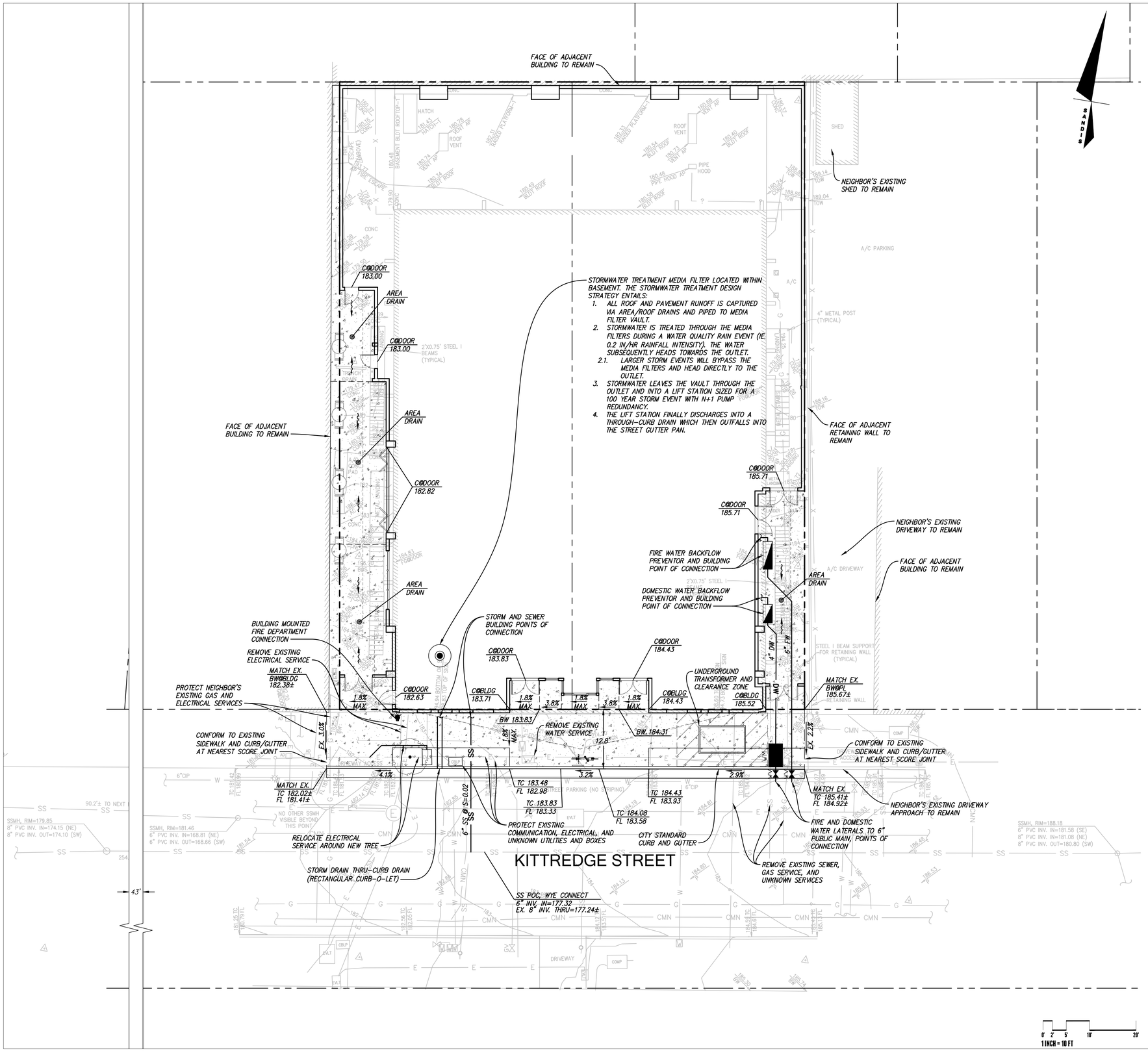
SANDIS

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01
ISSUE DATE: 01/12/23

TOPOGRAPHIC SURVEY

C101



LEGEND

- PROPERTY LINE
- SAWCUT LINE
- GRADE BREAK
- HARDSCAPE
- LANDSCAPING

UTILITY NOTES

1. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
2. ALL UTILITY TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
3. POTHOLING IS STRONGLY RECOMMENDED FOR NEW GRAVITY FLOW SYSTEMS TO VERIFY THE DEPTH OF ALL EXISTING CROSSING UTILITIES. POTHOLING CAN ALSO VERIFY THE SIZE AND MATERIAL OF ANY OTHER UTILITIES THE PROJECT IS CONNECTING ONTO.
4. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
5. ALL SEWER LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING.
6. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE EBMUD STANDARDS.
7. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
8. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AND AT SIZE CHANGES.

SITE AND GRADING NOTES

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND WITH THE AMERICANS WITH DISABILITIES ACT.
2. PATH OF TRAVEL TO BUILDING SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
3. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO THE BUILDING. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOORS OPEN ONTO THE LANDING.
4. MAXIMUM CROSS SLOPE ALONG SIDEWALK OR PATHWAY SHALL BE 2% MAXIMUM.
5. THE SIDEWALK SHALL HAVE A 4' MINIMUM CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

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2115 KITTREDGE ST
BERKELEY, CA

ENTITLEMENT

SANDIS

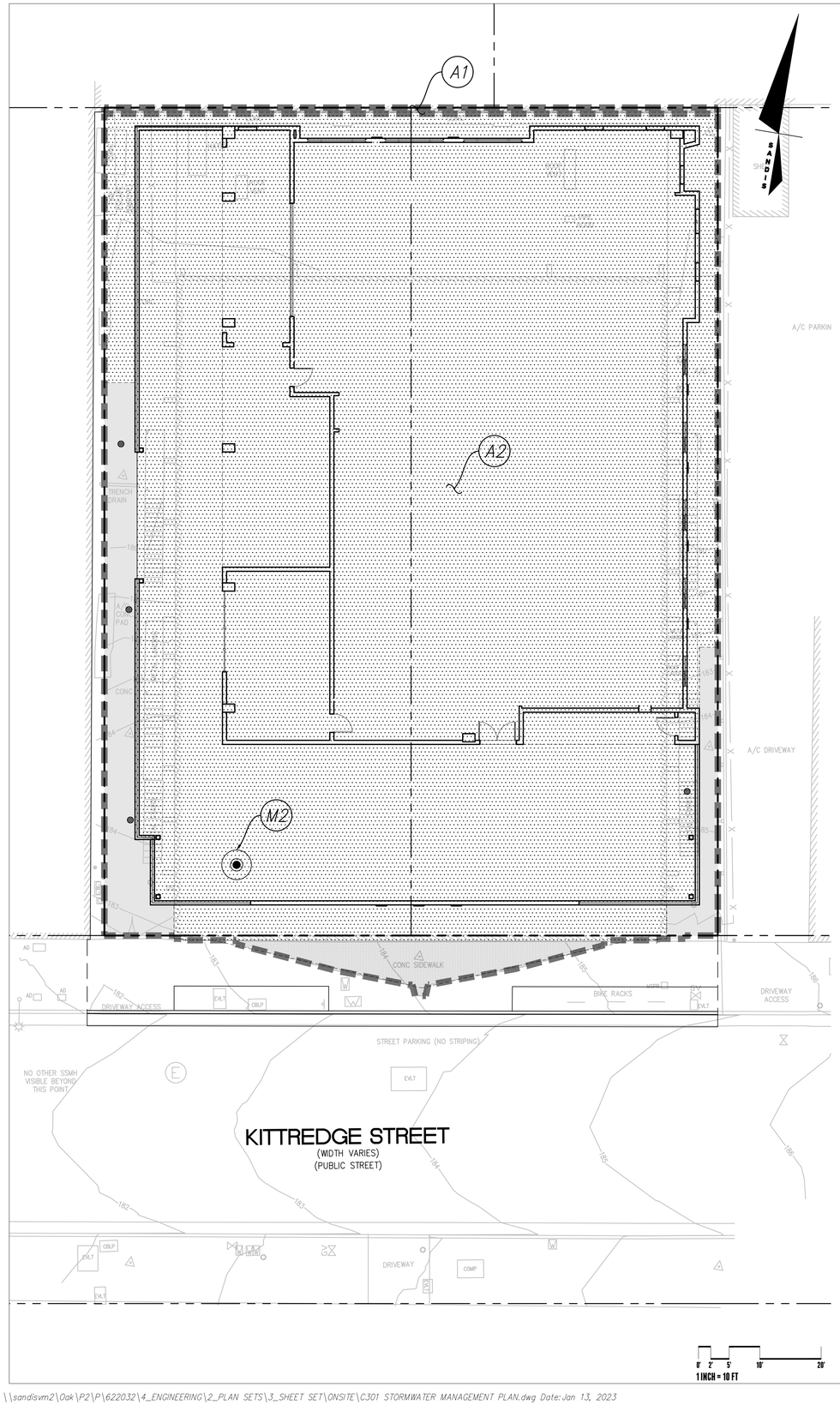
PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 01/12/23

SITE, GRADING & UTILITY PLAN

C201



LEGEND

- PROPOSED HARDSCAPE
- PROPOSED ROOF
- EXISTING ROOF
- DRAINAGE AREA BOUNDARY

STORMWATER MANAGEMENT NOTES:

THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE ADDITION AND REPLACEMENT. GIVEN THAT THE PROJECT SURPASSES THIS THRSHOLD, THE PROJECT IS CONSIDERED A REGULATED PROJECT PER THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2022-0018 AND R2-2015-0049). THIS PLAN PRESENTS THE METHODS AND CALCULATIONS FOR COMPLYING WITH THESE REQUIREMENTS, IN ACCORDANCE WITH THE CITY OF BERKELEY AND ALAMEDA COUNTY STORMWATER PROGRAMS. MOROVER, GIVEN THAT THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA, THE PROJECT MUST TREAT THE ENTIRE SITE.

THIS PROJECT IS CONSIDERED A SPECIAL PROJECT CATEGORY "A" PER THE CHARACTERISTICS LISTED IN ALAMEDA COUNTY'S SPECIAL PROJECTS WORKSHEET:

A. PROJECT IS IN A DOWNTOWN CORE AREA.
B. PROJECT CREATES/REPLACES < ½ ACRE IMPERVIOUS SURFACE.
C. PROJECT INCLUDES NO SURFACE AREA PARKING.
D. PROJECT HAS AT LEAST 85% COVERAGE BY PERMANENT STRUCTURES.

A NARRATIVE IS INCLUDED AS PART OF THE PLANNING SUBMITTAL WHICH DESCRIBES HOW LID TREATMENT IS NOT FEASIBLE ONSITE, AND WHY THE PROJECT MUST USE A MEDIA FILTER TO REGULATE THE QUALITY OF STORMWATER LEAVING THE SITE. THIS TREATMENT DEVICE IS DESCRIBED BELOW:

A. MEDIA FILTER – RUNOFF FROM THE CONTRIBUTING IMPERVIOUS SURFACE FLOWS THROUGH A MEDIA FILTER SIZED TO TREAT THE RUNOFF BASED ON A 0.2 IN/HR INTENSITY (TREATMENT STORM EVENT). THIS IS A NON-LID TREATMENT MEASURE WHICH REMOVES POLLUTANTS FROM RUNOFF THROUGH SCREENING AND FILTER CARTRIDGES MADE UP OF MANUFACTURED MEDIA. THIS TREATMENT DEVICE IS ONLY ALLOWED FOR "SPECIAL PROJECTS". THIS PROJECT QUALIFIES AS A CATEGORY A SPECIAL PROJECT.

C.3 STORMWATER TREATMENT MEASURES

AREA ID	PROPOSED IMPERVIOUS AREA (SF)	EXISTING IMPERVIOUS AREA (SF)	TOTAL AREA (SF)	BMP ID	BMP TYPE
A1	0	75	75	–	IN-LIEU CREDIT[1]
A2	13,461	270[2]	13,731	M2	MEDIA FILTER[3]

TABLE FOOTNOTES:

1. EXISTING UNTREATED IMPERVIOUS SURFACE INCLUDES NEIGHBORING BUILDING ROOF WITHIN PROJECT PROPERTY. EXISTING IMPERVIOUS AREA WITHIN DRAINAGE AREA A2 WILL BE TREATED IN LIEU OF THIS AREA.
2. THIS AREA REPRESENTS THE EXISTING FOOTPRINT OF THE EXISTING MARQUEE SIGN TO REMAIN. 75 SF OF THE OVERALL 270 SF TREATED AREA WILL BE USED AS IN-LIEU CREDIT FOR DRAINAGE AREA A1.
3. SEE EXAMPLE MEDIA FILTER PRODUCT, THIS SHEET. SIZED USING RATIONAL METHOD (Q=CIA):

   C=0.85 (ROOF/HARDSCAPE)
   I_{treat}=0.2 IN/HR (TREATMENT RAINFALL INTENSITY)
   I_{10YR}=2.05 IN/HR (10 YEAR/10 MIN RAINFALL INTENSITY PER NOAA)
   A=0.32 ACRES
   Q_{treat}=0.05 CFS
   Q_{10YR}=0.56 CFS

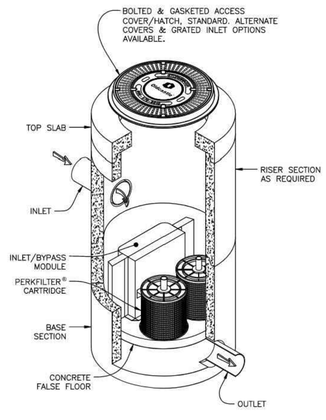
FEMA FLOOD ZONE DESIGNATION

THE PROPOSED PROJECT SITE RESIDES IN FEMA'S FLOOD INSURANCE RATE MAP (FIRM) 06001C0057G, EFFECTIVE AUGUST 3, 2009. THE ENTIRE PROJECT AREA IS LOCATED IN ZONE X, 'OTHER AREAS' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE ALAMEDA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO IMPERVIOUS AREA ADDED OR REPLACED BEING LESS THAN 1 ACRE.

PF-MH-48



Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C478.
2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Field poured concrete collar required, by others.
3. Inlet & outlet pipe(s) are to be Ø18" maximum. Inlet pipes must enter the structure in the inlet chamber.
4. Inlet chamber shall be supplied with drain-down device designed to remove standing water between storm events.
5. Minimum separation between invert in & invert out is outlet pipe diameter plus 4.00".
6. For depths less than specified minimums contact Oldcastle Infrastructure for engineering assistance.

PerkFilter®
Ø48" Manhole
One to Two Cartridges / Stacks
Media Filtration

Oldcastle Infrastructure A CRH COMPANY
Ph: 800.579.8819 | www.oldcastleinfrastructure.com/stormwater

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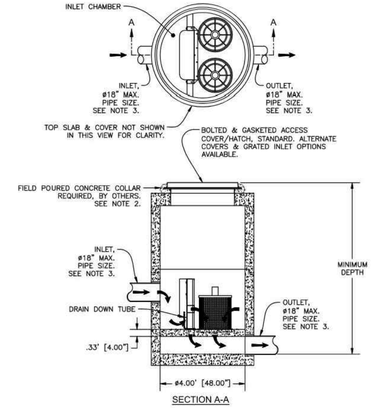
DRAWING NO.	REV.	ECO	DATE	SHEET
PF-MH-48	A	ECO-0168 ARG 1/22/2020	PPS 1/23/20	SHEET 1 OF 2

PF-MH-48



SECTION A-A

Minimum Depth

PIPE SIZE / CARTRIDGE TYPE	Ø6" MINIMUM DEPTH RIM TO OUTLET	Ø8" MINIMUM DEPTH RIM TO OUTLET	Ø10" MINIMUM DEPTH RIM TO OUTLET	Ø12" MINIMUM DEPTH RIM TO OUTLET	Ø15" MINIMUM DEPTH RIM TO OUTLET	Ø18" MINIMUM DEPTH RIM TO OUTLET
12"	3.67' [44.00"]	3.92' [47.00"]	4.17' [50.00"]	4.42' [53.00"]	4.67' [56.00"]	4.92' [59.00"]
18"	4.42' [53.00"]	4.67' [56.00"]	4.92' [59.00"]	5.17' [62.00"]	5.42' [65.00"]	5.67' [68.00"]
12" + 12"	5.17' [62.00"]	5.42' [65.00"]	5.67' [68.00"]	5.92' [71.00"]	6.17' [74.00"]	6.42' [77.00"]
12" + 18"	5.67' [68.00"]	5.92' [71.00"]	6.17' [74.00"]	6.42' [77.00"]	6.67' [80.00"]	6.92' [83.00"]

Ø48" PERKFILTER MANHOLE
TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	CARTRIDGE STACK CONFIGURATION: 12" TREATMENT FLOW RATE (GPM / CFS)	12" TOTAL FLOW CAPACITY (CFS)	18" TREATMENT FLOW RATE (GPM / CFS)	18" TOTAL FLOW CAPACITY (CFS)	12" & 12" TREATMENT FLOW RATE (GPM / CFS)	12" & 12" TOTAL FLOW CAPACITY (CFS)	12" & 18" TREATMENT FLOW RATE (GPM / CFS)	12" & 18" TOTAL FLOW CAPACITY (CFS)
1	12 / 0.03	2.47	18 / 0.04	3.05	24 / 0.05	3.45	30 / 0.07	3.62
2	24 / 0.05	2.47	36 / 0.08	3.05	48 / 0.11	3.45	60 / 0.13	3.62
MAXIMUM HEAD LOSS	1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET	

PerkFilter®
Ø48" Manhole
One to Two Cartridges / Stacks
Media Filtration

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DRAWING NO.	REV.	ECO	DATE	SHEET
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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

ENTITLEMENT

SANDIS

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 01/12/23

STORMWATER MANAGEMENT PLAN

C301

SPECIAL PROJECTS WORKSHEET

MRP 2.0 Special Projects Worksheet

Complete this worksheet for projects that appear to meet the definition of "Special Project", per Provision C.3.e.ii of the Municipal Regional Stormwater Permit (MRP 2.0). The form assists in determining whether a project meets Special Project criteria, and the percentage of low impact development (LID) treatment reduction credit. Special Projects that implement less than 100% LID treatment must provide a narrative discussion of the feasibility or infeasibility of 100% LID treatment. See Appendix J of the C.3 Technical Guidance (excerpt attached, download at www.cleanwaterprogram.com) for more information.

Project Name: California Theater Project

Project Address: 2115 Kittredge

Applicant/Developer Name: 2115 Kittredge Street, LLC/Christian Cerria c/o Rhoades Planning Group

1. "Special Project" Determination *(Check the boxes to determine if the project meets any of the following categories.)*

Special Project Category "A"

Does the project have ALL of the following characteristics?

- ☑ Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district[1];
- ☑ Creates and/or replaces 0.5 acres or less of impervious surface;
- ☑ Includes no surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones;
- ☑ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for accessory uses[2].
  - ☐ No (continue) ☑ Yes – complete Section 2 of the Special Project Worksheet

Special Project Category "B"

Does the project have ALL of the following characteristics?

- ☐ Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district[1];
- ☐ Creates and/or replaces more than 0.5 acres of impervious area and less than 2.0 acres;
- ☐ Includes no surface parking, except for incidental parking for emergency access, ADA access, and passenger or freight loading zones;
- ☐ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for accessory[2] uses;
- ☐ Minimum Gross Density[3] (GD) of either 50 dwelling units (DU) per acre (for residential projects) or a Floor Area Ratio[4] (FAR) of 2:1 (for commercial). Either criterion can be used for mixed use projects.
  - ☐ No (continue) ☐ Yes – complete Section 2 of the Special Project Worksheet

Special Project Category "C"

Does the project have ALL of the following characteristics?

- ☐ At least 50% of the project area is within 1/2 mile of an existing or planned transit hub[5] or 100% within a planned Priority Development Area[6];
- ☐ The project is characterized as a non-auto-related use[7]; and
- ☐ Minimum GD of 25 DU per acre (residential) or a FAR of 2:1 (commercial). Either criterion for mixed use.
  - ☐ No ☐ Yes – complete Section 2 of the Special Project Worksheet

[1] And built as part of a municipality's stated objective to preserve/enhance a pedestrian-oriented type of urban design.
[2] Accessory Uses: safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment.
[3] Gross Density (GD) – The total number of residential units divided by the acreage of the entire site area, including land occupied by public right-of-ways, recreational, civic, commercial and other non-residential uses.
[4] Floor Area Ratio (FAR) – The Ratio of the total floor area on all floors of all buildings at a project site (except structures, floors, or floor areas dedicated to parking) to the total project site area.
[5] "Transit hub" is defined as a rail, light rail, or commuter rail station, ferry terminal, or bus transfer station served by three or more bus routes. (A bus stop with no supporting services does not qualify.)
[6] A "planned Priority Development Area" (PDA) is an infill development area formally designated by the Association of Bay Area Government's / Metropolitan Transportation Commission's FOCUS regional planning program.
[7] Category C specifically excludes stand-alone surface parking lots; car dealerships; auto and truck rental facilities with onsite surface storage; fast-food restaurants, banks or pharmacies with drive-through lanes; gas stations; car washes; auto repair and service facilities; or other auto-related project unlikely to fit concept of transit oriented development.

Special Projects Worksheet (continued)

2. LID Treatment Reduction Credit Calculation *(If more than one category applies, choose only one of the applicable categories and fill out the table for that category.)*

Category	Impervious Area Created/Replaced (sq. ft.)	Site Coverage (%)	Project Density or FAR	Density/Criteria	Allowable Credit (%)	Applied Credit (%)
A			N.A.	N.A.	100%	100%
B				Res ≥ 50 DU/ac or FAR ≥ 2:1	50%	
				Res ≥ 75 DU/ac or FAR ≥ 3:1	75%	
				Res ≥ 100 DU/ac or FAR ≥ 4:1	100%	
C				**Location credit (select one)[8]:**		
				Within ¼ mile of transit hub	50%	
				Within ½ mile of transit hub	25%	
				Within a planned PDA	25%	
				Density credit (select one):		
				Res ≥ 30 DU/ac or FAR ≥ 2:1	10%	
				Res ≥ 60 DU/ac or FAR ≥ 4:1	20%	
				Res ≥ 100 DU/ac or FAR ≥ 6:1	30%	
				Parking credit (select one):		
				≤ 10% at-grade surface parking[9]	10%	
				No surface parking	20%	
				TOTAL TOD CREDIT =		100%

3. Narrative Discussion of the Feasibility/Infeasibility of 100% LID Treatment:

If project will implement less than 100% LID, prepare a discussion of the feasibility or infeasibility of 100% LID treatment, as described in Appendix J of the C.3 Technical Guidance (excerpt attached), discussing both technical and economic feasibility/infeasibility. The infeasibility of 100% LID treatment must be established prior to approval of any non-LID treatment.

4. Select Certified Non-LID Treatment Measures:

If the project will include non-LID treatment measures, select a treatment measure certified by a government agency, such as the "Basic" General Use Level Designation (GULD) by the Washington State Department of Ecology's Technical Assessment Protocol – Ecology (TAPE). Guidance is provided in Section Appendix J of the C.3 Technical Guidance (download at www.cleanwaterprogram.com – excerpt attached).[10] If a different certification program is used, specify the design operating rate for which the product received the relevant certification.

Special Projects Worksheet Completed by:

Nicholas Chandler — 9/19/2022
Signature — Date

Nicholas Chandler
Print or Type Name

[8] To qualify for the location credit, at least 50% of the project's site must be located within the ¼ mile or ½ mile radius of an existing or planned transit hub, as defined on page 1, footnote 2. A planned transit hub is a station on the MTC's Regional Transit Expansion Program list, per MTC's Resolution 3434 (revised April 2006), which is a regional priority funding plan for future transit stations in the San Francisco Bay Area. To qualify for the PDA location credit, 100% of the project site must be located within a PDA, as defined on page 1, footnote 3.
[9] The at-grade surface parking must be treated with LID treatment measures.
[10] TAPE certification is used in order to satisfy Special Project's reporting requirements in the MRP.

MRP 2.0 Special Projects Worksheet (continued)

Attachment 1

Excerpts from Appendix J of the C.3 Technical Guidance

J.6 LID Infeasibility Requirement for Special Projects

In order to be considered a Special Project, in addition to documenting that all applicable criteria for one of the above-described Special Project categories have been met, the applicant must provide a narrative discussion of the feasibility or infeasibility of using 100 percent LID treatment onsite, offsite, or at a Regional Project. The narrative discussion is required to address the following:

1. The infeasibility of treating 100% of the amount of runoff identified in Provision C.3.d for the Regulated Project's drainage area with LID treatment measures onsite;
2. The infeasibility of treating 100% of the amount of runoff identified in Provision C.3.d for the Regulated Project's drainage area with LID treatment measures offsite or paying in-lieu fees to treat 100% of the Provision C.3.d runoff with LID treatment measures at an offsite or Regional Project; and
3. The infeasibility of treating 100% of the amount of runoff identified in Provision C.3.d for the Regulated Project's drainage area with some combination of LID treatment measures onsite, offsite, and/or paying in-lieu fees towards at an offsite or Regional Project.

The discussion is required to contain enough technical and/or economic detail to document the basis of any infeasibility that is determined.

J.6.1 On-site LID Treatment

The narrative discussion should describe how the routing of stormwater runoff has been optimized to route as much runoff as possible to LID treatment measures. A discussion should also be provided for each area of the site for which runoff must be treated with non-LID treatment measures, and should include the following:

1. Uses of impervious surfaces that preclude the use of LID treatment; and
2. Technical constraints that preclude the use of any landscaped areas for LID treatment, such as:
   a. Inadequate size to accommodate biotreatment facilities that meet the sizing requirements for the drainage area;
   b. Slopes too steep to terrace;
   c. Proximity to an unstable bank or slope;
   d. Environmental constraints (e.g., landscaped area is within riparian corridor);
   e. High groundwater or shallow bedrock;
   f. Conflict with subsurface utilities;
   g. Cap over polluted soil or groundwater;
   h. Lack of head or routing path to move collected runoff to the landscaped area or from the landscaped area to the disposal point;
   i. Other conflicts or required uses that preclude use for stormwater treatment (explain).

Special Projects Worksheet – Attachment 1 (continued)

J.6.2 Off-site LID Treatment.

The applicant must demonstrate to the municipality performing the project review that it is infeasible to provide LID treatment of an equivalent amount of runoff offsite either by paying in-lieu fees to a regional project or on other property owned by the project proponent in the same watershed (in other words, that alternative compliance, as described in Chapter 9, is infeasible).

Check with the local municipality to determine if there are any regional projects available for alternative compliance purposes (at the time of completion of this Appendix, there were none in Alameda County). These considerations should be documented in the narrative discussion of the feasibility and infeasibility of providing 100% LID treatment.

J.6.3 Combination of On-site and Off-site LID Treatment

The applicant must also demonstrate to the municipality performing the project review that it is infeasible to provide LID treatment of 100% of the amount of runoff specified in Provision C.3.d with some combination of LID measures on-site, offsite, and or paying in-lieu fees to a regional project.

After determining the extent to which stormwater runoff can be optimized to route as much runoff as possible to LID treatment measures, if that amount is less than 100%, and if there are no options to provide LID treatment off-site on a property owned by the project proponent in the same watershed, check with the municipality to determine if there are any regional projects available for alternative compliance purposes for the remainder of the C.3.d amount of runoff. These considerations should be documented in the narrative discussion of the feasibility and infeasibility of providing 100% LID treatment.

J.7 Select Non-LID Treatment Measures Certified by a Government Agency

MRP Provision C.3.e.vi.(3)(i) requires municipalities to report to the Regional Water Board, for each non-LID treatment measure that the municipality approves, "whether the treatment system either meets minimum design criteria published by a government agency or received certification issued by a government agency, and reference the applicable criteria or certification."

For Special Projects that are allowed to use non-LID treatment measures, applicants are advised to use treatment measures that have been certified by the Washington State Department of Ecology's Technical Assessment Protocol – Ecology (TAPE), under General Use Level Designation (GULD) for Basic Treatment.[11] You can identify proprietary media filters and high flow rate tree well filters currently holding this certification at the following link: http://www.ecy.wa.gov/programs/wq/stormwater/newtech/technologies.html.

The municipality may require that any non-LID treatment measures used in a Special Project be TAPE-certified, or the municipality may allow the use of non-LID treatment measures certified by another governmental program.

If the TAPE system is used, treatment measures must be sized based on the hydraulic sizing criteria specified in MRP Provision C.3.d and the design operating rate for which the product received TAPE GULD certification for Basic Treatment. If a different certification program is used, specify the design operating rate for which the product received the relevant certification.

[11] "General Use" is distinguished from a pilot or conditional use designation. "Basic Treatment" is distinguished from treatment effectiveness for phosphorus removal. Basic treatment is intended to achieve 80 percent removal of total suspended solids (TSS) for influent concentrations from 100 mg/L to 200 mg/L TSS and achieve 20 mg/L TSS for less heavily loaded influents.

SPECIAL PROJECT NARRATIVE

SANDIS

9/22/2022
Project #: 622032

City of Berkeley Public Works Department
2180 Milvia St. #3
Berkeley, Ca 94704

RE: California Theater Project
Narrative Discussion of Low Impact Development Feasibility/Infeasibility

To Whom it May Concern,

This report provides a narrative discussion of the feasibility or infeasibility of providing 100 percent low impact development (LID) treatment for 2115 Kittredge St., which has been identified as a potential Special Project, based on Special Project criteria provided in Provision C.3.e.ii of the Municipal Regional Stormwater Permit (MRP). This report is prepared in accordance with the requirement in MRP Provision C.3.e.vi.(2), to include in Special Projects reporting a narrative discussion of the feasibility or infeasibility of 100 percent LID treatment onsite or offsite.

Feasibility/Infeasibility of Onsite LID Treatment

The project site was reviewed with regard to the feasibility and infeasibility of onsite LID treatment. The results of this review showed that it was infeasible to treat 100 percent of the C.3.d amount of runoff with LID treatment. The findings of this review are presented below.

a. **On-site Drainage Conditions.** The project site will be occupied by a 15 story high rise building with two basement levels. The entire site will be contained in one drainage management area which will outfall into one treatment device (ie. media filter). The building's roof will drain via roof drains and get internally piped through the building. Any ground level pavement (which is on-structure) will be captured and routed through the building as well. After treatment through a media filter the stormwater will get pumped up from the basement level, outfall via through-curb drain and daylight into the gutter pan along Kittredge; matching the previous outfall concept.

b. **Constraints to Providing On-site LID.** The drainage management area that is proposed to drain to a vault-based high flow rate media filter includes some areas that are not covered by buildings. However, these areas make up 1% of the property area due to basement levels which take up 99% of the property. This severely precludes the project from accommodating pervious surfaces at grade or other forms of LID treatment. Moreover, due to 2023 Energy Compliance, required usable open space, and mechanical equipment for the building, roof area is extremely limited for green roof treatment.

Feasibility/Infeasibility of Off-Site LID Treatment. The possibility of providing off-site LID treatment was found to be infeasible. The owner does not own or control land within the same watershed of the project site which can accommodate in perpetuity off-site bioretention facilities adequately sized to treat the runoff volume of the primary project. The project team is also unaware of any regional LID stormwater mitigation program available to the project for in-lieu C.3 compliance.

Regards,

SANDIS
Nicholas Chandler, PE
Project Engineer

Nicholas Chandler — Digitally signed by Nicholas Chandler, DN: CN=Nicholas Chandler, E=nchandler@sandis.net, O=Sandis, OU=Nicholas Chandler, Date: 2022.09.22 09:59:16 -07'00'

STORMWATER REQUIREMENTS CHECKLIST

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

City of Berkeley
Public Works Dept.
Engineering Division

I. Applicability of C.3 and C.6 Stormwater Requirements

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

I.A.1 Project Name: California Theater Project

I.A.2 Project Address (include cross street): 2115 Kittredge Street, Berkeley CA 94704

I.A.3 Project APN: 57-2030-9 — I.A.4 Project Watershed[1]: Potter and Derby Creeks

I.A.5 Applicant Name: 2115 Kittredge Street, LLC/Christian Cerria c/o Rhoades Planning Group — I.A.6 Date Submitted: 9/19/2022

I.A.7 Applicant Address: 649 Mission Street 5th Floor, San Francisco, CA, 94105

I.A.8 Applicant Phone: (571) 212-1733 — I.A.9 Applicant Email Address: ccerria@gilbaneco.com

I.A.10 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)

I.A.11 Project Description[4]: (Also note any past or future phases of the project.) 15 story, 2 level basement building with apartments and a performing arts space.

I.A.12 Total Area of Site: 0.31 acres — I.A.13 Slope on Site: 1.5%-4.2% %

I.A.14 Total Area of land disturbed during construction (include clearing, grading, excavating and stockpile area 0.31 acres.

I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b?

I.B.1. Enter the amount of impervious surface[5] created and/or replaced by the project (if the total amount is 5,000 sq.ft. or more):

Table of Impervious and Pervious Surfaces

Type 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.)
Roof area(s) – excluding any portion of the roof that is vegetated ("green roof")	10,685	12,559		N/A
Impervious[5] sidewalks, patios, paths, driveways	2,815	866		
Impervious[5] uncovered parking[6]	0			
Streets (public)				
Streets (private)				
Totals:	13,500	13,425		
Area of Existing Impervious Surface to remain in place	75	N/A		
Total New Impervious Surface *(sum of totals for columns b and c)*		13,425		

[1] Watershed 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.

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

City of Berkeley
Public Works Dept.
Engineering Division

I. Applicability of C.3 and C.6 Stormwater Requirements

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

I.A.1 Project Name: California Theater Project

I.A.2 Project Address (include cross street): 2115 Kittredge Street, Berkeley CA 94704

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I.A.7 Applicant Address: 649 Mission Street 5th Floor, San Francisco, CA, 94105

I.A.8 Applicant Phone: (571) 212-1733 — I.A.9 Applicant Email Address: ccerria@gilbaneco.com

I.A.10 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)

I.A.11 Project Description[4]: (Also note any past or future phases of the project.) 15 story, 2 level basement building with apartments and a performing arts space.

I.A.12 Total Area of Site: 0.31 acres — I.A.13 Slope on Site: 1.5%-4.2% %

I.A.14 Total Area of land disturbed during construction (include clearing, grading, excavating and stockpile area 0.31 acres.

I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b?

I.B.1. Enter the amount of impervious surface[5] created and/or replaced by the project (if the total amount is 5,000 sq.ft. or more):

Table of Impervious and Pervious Surfaces

Type 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.)
Roof area(s) – excluding any portion of the roof that is vegetated ("green roof")	10,685	12,559		N/A
Impervious[5] sidewalks, patios, paths, driveways	2,815	866		
Impervious[5] uncovered parking[6]	0			
Streets (public)				
Streets (private)				
Totals:	13,500	13,425		
Area of Existing Impervious Surface to remain in place	75	N/A		
Total New Impervious Surface *(sum of totals for columns b and c)*		13,425		

[1] Watershed 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.

II. Implementation of Stormwater Requirements

II.A. Complete the appropriate sections for the project. For non-C.3 Regulated Projects, Sections II.B, II.C, and II.D apply. For C.3 Regulated Projects, all sections of Section II apply.

II.B. Select Appropriate Site Design Measures

- *Required for C.3 Regulated Projects.*
- *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 of Site Design Measures a through f.*[8]
- *All other projects are encouraged to implement site design measures, which may be required at municipality discretion.*
- *Consult with municipal staff about requirements for your project.*

II.B.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.	
☐	☑	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)	

[8] See MRP Provision C.3.a.ii(6) for non-C.3 Regulated Projects, C.3.i for projects that create/replace 2,500 to 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.

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

ENTITLEMENT

SANDIS

PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 01/12/23

STORMWATER SUPPLEMENTAL FORMS

C302

File: X:\P\622032\4_ENGINEERING\2_PLAN SETS\3_SHEET SET\ONSITE\C302 STORMWATER SUPPLEMENTAL FORMS.dwg Date: Jan 13, 2023

STORMWATER REQUIREMENTS CHECKLIST

II.C. Select appropriate source controls *(Applies to C.3 Regulated Projects; encouraged for other projects. Consult municipal staff.[8])*

Are these features in project? Yes	No	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	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[10] [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 [11]	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] See MRP Provision C.3.a.i(7) for non-C.3 Regulated Projects and Provision C.3.c.i(1) for C.3 Regulated Projects.
[10] Any connection to the sanitary sewer system is subject to sanitary district approval.
[11] Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

II.D. Implement Construction Best Management Practices (BMPs) *(Applies to all projects – see Provision C.6 for more details.)*

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 fibers, 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.

PROJECTS THAT ARE NOT C.3 REGULATED PROJECTS STOP HERE!

II.E. Biotreatment, Infiltration and Rain Water Harvesting and Use.

MRP 2.0 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.

II.F. Stormwater Treatment Measures (Applies to C.3 Regulated Projects)

II.F.1 Check the applicable box and indicate the treatment measures to be included in the project.

Yes	No	
☑	☐	Is the project a Special Project? (See Appendix K of the C.3 Technical Guidance for criteria.) If Yes, complete the Special Projects Worksheet (go to the program website at: www.cleanwaterprogram.org and click on "Resources") 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* — % of C.3.d amount of runoff treated ☑ Media filter — Flow based approach (2.c) — 100% ☐ Tree well filter
☐	☑	Is the project using biotreatment to treat the C.3.d amount of runoff? For more information on infiltration and rainwater harvesting and use of stormwater, refer to the C3 Technical Guidance downloadable at the program website: www.cleanwaterprogram.org If Yes, indicate the biotreatment measures to be used, and the hydraulic sizing method: Biotreatment Measures — Hydraulic sizing method* ☐ Bioretention area ☐ Flow-through planter ☐ Other (specify):
☐	☑	Is the project using infiltration or rainwater harvesting/use? For more information on infiltration and rainwater harvesting and use of stormwater, refer to the C3 Technical Guidance downloadable at the program website: www.cleanwaterprogram.org If Yes, indicate the measures to be used, and hydraulic sizing method: LID Treatment Measure (non-biotreatment) — Hydraulic sizing method* ☐ Rainwater harvesting and use ☐ Bioinfiltration[12] ☐ Infiltration trench ☐ Other (specify):

***Hydraulic Sizing Method:** 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 5.1 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.

[12] See Section 6.1 of the C.3 Technical Guidance for conditions in which bioretention areas provide bioinfiltration.

II.G. Is the project a Hydromodification Management[13] (HM) Project? (Complete this section for C.3 Regulated Projects)

II.G.1 Does the project create and/or replace 1 acre (43,560 sq. ft.) or more of impervious surface? (Refer to Item I.B.1.)
☐ Yes. *Continue to Item II.G.2.*
☑ No. *The project is NOT required to incorporate HM measures. Skip to Item II.G.6 and check "No."*

II.G.2 Is the total impervious area increased over the pre-project condition? (Refer to Item I.B.1.)
☐ Yes. *Continue to Item II.G.3.*
☐ No. *The project is NOT required to incorporate HM measures. Skip to Item II.G.6 and check "No."*

II.G.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 in Appendix I of the C.3 Technical Guidance.)*
☐ Yes. *Project is exempt from HM requirements. Attach map indicating project location. Skip to II.G.6 and check "No".*
☐ No. *Continue to II.G.4.*

II.G.4 Is the site located in a high slope zone or special consideration watershed, as shown on the HMP Susceptibility Map?
☐ Yes. *Project is subject to HM requirements. Attach map indicating project location. Skip to II.G.6 and check "Yes."*
☐ No. *Continue to II.G.5.*

II.G.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?
☐ Yes. *Project is exempt from HM requirements. Attach signed statement by qualified professional. Go to II.G.6 and check "No."*
☐ No. *Project is subject to HM requirements. Attach map indicating project location. Go to Item G.6 and check "Yes."*

II.G.6 Is the project a Hydromodification Management Project?
☐ Yes. *The project is subject to HM requirements in Provision C.3.g of the Municipal Regional Stormwater Permit.*
☑ No. *The project is EXEMPT from HM requirements.*
☐ HM requirements are impracticable. *(Attach documentation needed to comply with the impracticability provision in MRP Attachment B.)*

➢ *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 www.bayareahydrologymodel.org. Guidance is provided in Chapter 7 of the C.3 Technical Guidance.*

II.H Stormwater Treatment Measure and/HM Control Owner or Operator's Information:

Name: Christian Cerria
Address: 649 Mission Street 5th Floor, San Francisco, CA, 94105
Phone: (571) 212-1733 Email: ccerria@gilbaneco.com

➢ *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 the form: Christian Cerria

Signature:_____ Date: 9/22/2022

[13] Hydromodification is the modification of a stream's hydrograph, caused in general by increases in flows and durations that result when land is developed (made more impervious). The effects of hydromodification include, but are not limited to, increased bed and bank erosion, loss of habitat, increased sediment transport and deposition, and increased flooding. Hydromodification management control measures are designed to reduce these effects.

III. For Completion By Municipal Staff

III.1 Alternative Certification: 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?
☐ Yes ☐ No Name of Reviewer_____

III.2. Confirm Operations and Maintenance (O&M) Submittal:

The following questions apply to C.3 Regulated Projects and Hydromodification Management Projects.

	Yes	No	N/A
III.2.a Was maintenance plan submitted?	☐	☐	☐
III.2.b Was maintenance plan approved?	☐	☐	☐
III.2.c Was maintenance agreement submitted? (Date executed:_____)	☐	☐	☐

➢ *Attach the executed maintenance agreement as an appendix to this checklist.*

III.3 Incorporate HM Controls (if required)

Are the applicable items for HM compliance included in the plan submittal?

Yes	No	NA	Documentation for HM Compliance
☐	☐	☐	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.*

III.4 Annual Operations and Maintenance (O&M) Submittals:

For C.3 Regulated Projects and Hydromodification Management Projects, indicate the dates on which the Applicant submitted annual reports for project O&M: _____

III.5 Comments:

III.6 Notes:
Section I Notes:_____
Section II Notes:_____
Section III Notes:_____

III.7 Project Close-Out:

III.7.a Were final Conditions of Approval met? ☐ ☐

III.7.b	Was initial inspection of the completed treatment/HM measure(s) conducted? (Date of inspection:_____)	☐	☐ ☐
III.7.c	Was maintenance plan submitted? (Date executed:_____)	☐	☐ ☐
III.7.d	Was project information provided to staff responsible for O&M verification inspections? (Date provided to inspection staff:_____)	☐	☐ ☐

Name of staff confirming project is closed out:_____

Signature:_____ Date:_____

Name of O&M staff receiving information:_____

Signature:_____ Date:_____

Appendices
Appendix A: O&M Agreement
Appendix B: O&M Annual Report Form

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2115 KITTREDGE ST
BERKELEY, CA

ENTITLEMENT

SANDIS

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01
ISSUE DATE: 01/12/23

STORMWATER SUPPLEMENTAL FORMS

C303

File: X:\P\622032\4_ENGINEERING\2_PLAN SETS\3_SHEET SET\ONSITE\C303 STORMWATER SUPPLEMENTAL FORMS.dwg Date: Jan 13, 2023

Bay-Friendly Basics Landscape Checklist

This Bay-Friendly Basics Checklist is for all new construction and renovation of landscapes that are 2,500 square feet of irrigated area or greater and require a permit. The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is considered a minimum set of practices to improve the environmental performance of the landscape. Projects are recommended to to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, check "N/A" and make a note of why the measure does not apply to the project (attach additional sheets if necessary). For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit: www.BayFriendly.org

Project: 2115 Kittredge Street

Address: Berkeley, CA **Date:** 9/23/22

Earthwork & Soil Health

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**1. Mulch** **Requirement** All soil on site is protected with a minimum of 3 inches of mulch after construction. **Recomendation** Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.1; *Bay-Friendly Guide to Mulch*, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable).	See L2.00 for SF of planting areas and CY of mulch. Remaining information to be submitted during construction.
☑	☐	☐	**2. Amend the Soil with Compost Before Planting** **Requirement** Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • Submit+H35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette,* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	Soil analysis to be submitted with building permit application.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			Materials		
☑	☐	☐	**3. Reduce and Recycle Landscape Construction Waste** **Requirement** Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. **Reference:** StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org.	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org. • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).	Percent diversion to be included in project specifications.
			Planting		
☑	☐	☐	**4. Choose & Locate Plants to Grow to Natural Size** **Requirement** Species will be selected and plants spaced to allow them to grow to their natural size and shape . Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into thier planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. **Reference** *Bay-Friendly Landscape Guidelines* , Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsestin,Carol, David Fross and Bart O'Brien, *California Native Plants for the Garden;* East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates;* Sunset,*Western Garden Book.*	• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Signed statement to be provided upon completion of construction.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**5. Do Not Plant Invasive Plant Species** **Requirement** None of the plant species listed by CAL-IPC's Don't Plant a Pest as invasive in the San Francisco, Bay Area are included in the planting plan. **Definition** An invasive speices is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likeley to cause economic or environmental harm or harm to human health. Federal Executive Order 1311. **Reference** Bay-Friendly Landscape Guielines, Practice 2.1d; Don't Plant A Pestbrochures for trees and plants available at www.cal-ipc.org; www.cal-ipc.org/ip/inventory/weedlist.php.	• Compare the complete list of plants in the plant palette to the Cal-IPC list of plants that are invasive to the San Francisco Bay-Area. • Submit the complete plant palette. • Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species.	Signed statement to be provided upon completion of construction.
☑	☐	☐	**6. Grow drought tolerant CA native, Mediterranean or climate adapted plants** **Requirement** A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a published plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately. **Recommendation** California native or Mediterranean species are strongly recommended. **Reference** *Bay-Friendly Landscape Guidelines* Practice 4.2; www.owue.water.ca.gov/docs/wucols00.pdf.	• Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (download a Bay-Friendly plant legend template to facilitate this process at www.BayFriendly.org). • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Bay Friendly plant legend is included in drawing set. Signed statement to be provided upon completion of construction.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☐	☐	☒	**7. Minimize the lawn** **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere.*	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	No turf included in project.
			Irrigation		
☑	☐	☐	**8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting)** that Includes a Moisture &/or Rain Sensor Shutoff **Requirement** Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. **Reference** *Bay-Friendly Landscape Guidelines* , Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.	See sheet L3.04 Signed statement to be provided upon completion of construction.
☑	☐	☐	**9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide** **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	See sheet L3.04 Signed statement to be provided upon completion of construction.

Bay-Friendly Basics: Bay-Friendly Basics represents the 9 required practices in the Bay-Friendly Landscape Scorecard. Landscapes that achieve the Bay-Friendly Basics will achieve significant environmental benefits for the project and community as well as taking the first step toward becoming a Bay-Friendly Rated Landscape. If a project is interested in seeking to qualify as a Bay-Friendly Rated Landscape, it must also earn a minimum of 60 points on the Bay-Friendly Landscape Scorecard and be evaluated by a qualified Bay-Friendly Rater. Please visit www.BayFriendlyCoalition.org to learn more about taking this next step in sustainability. The Bay-Friendly Basics is not a substitute for exercising sound judgment in particular circumstances. Rather, the Bay-Friendly Basics is designed to help local governments raise the minimum environmental requirements for landscape projects that require a permit.

This checklist works well with the Small Commercial Green Building Checklist available at www.stopwaste.org/smallcommercial.

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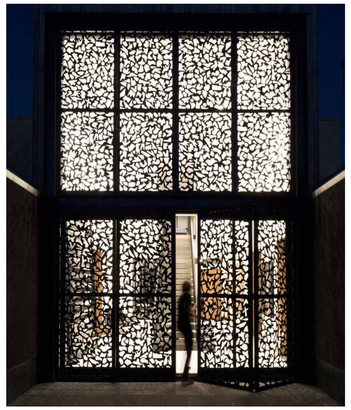
CAL GREEN CHECKLIST

L100

MURAL

FESTOON LIGHTING

BISTRO TABLES AND BOX TREES



DOUBLE HEIGHT BACKLIT STEEL GATE

STREET SIDE PLANTINGS

COLORED CONCRETE WITH
DECORATIVE SCORING AND SILICA CARBIDE

NOTES:

MAX. 2% CROSS SLOPE AT ALL PAVED AREAS.

CONCRETE PAVEMENT SLOPED TOWARD PLANTED AREAS WHERE POSSIBLE.

OPEN SPACE: 1,034 SQUARE FEET

N

SCALE 1/8"=1'-0"

0 4 8 12

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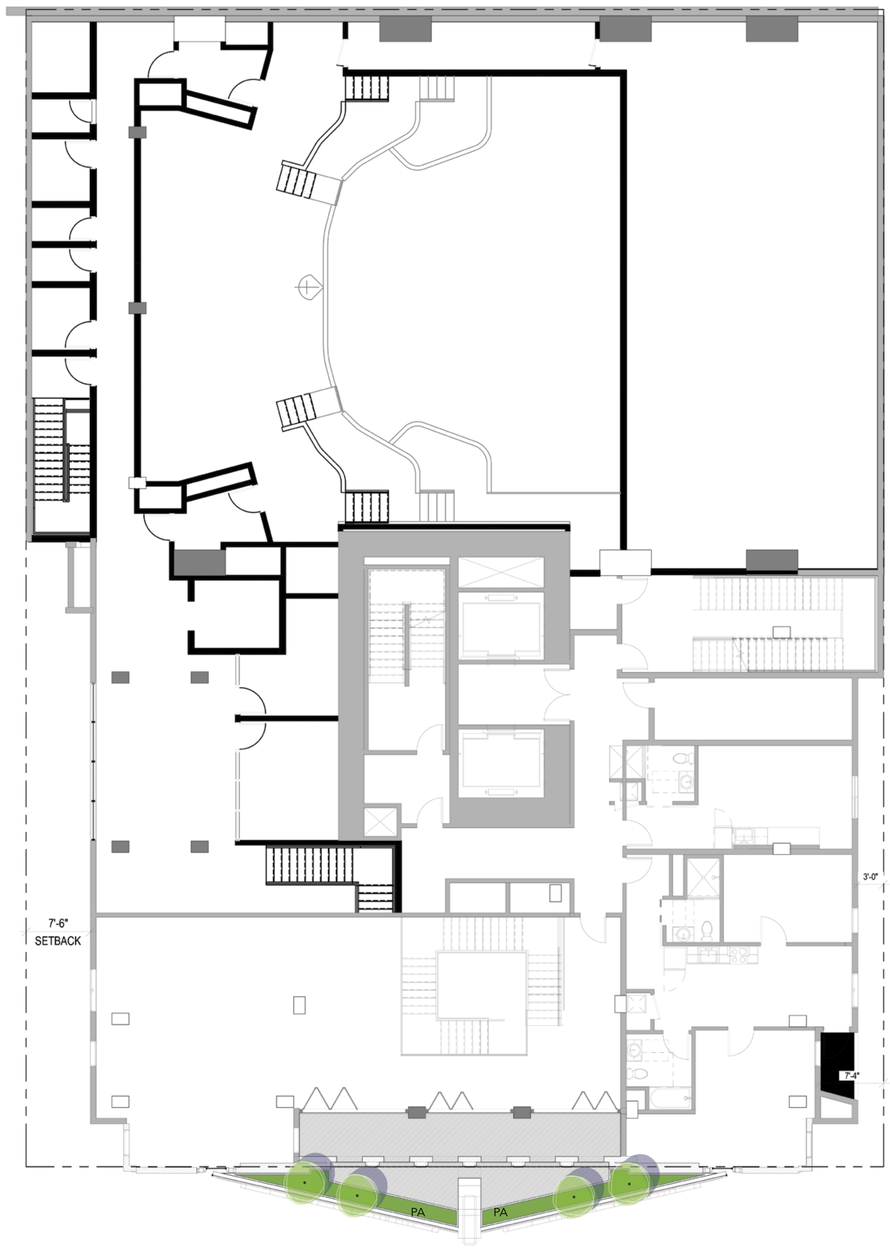
GROUND FLOOR PLANS

L101



N

SCALE 1/8"=1'-0"

0 4 8 12

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ISSUE DATE: 01/23/23

2ND FLOOR PLANS

L102

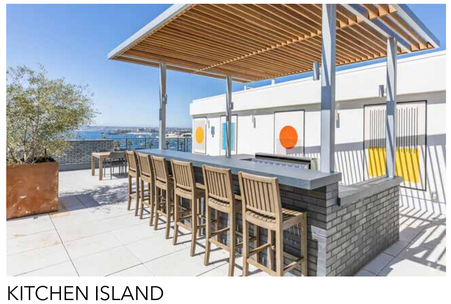
HIIT

CROSSFIT

PING PONG TABLE

FIRE PIT

FOOS BALL



KITCHEN ISLAND

CONE HOLE

OPEN SPACE: 3,818 SQUARE FEET

N

SCALE 1/8"=1'-0"

0 4 8 12

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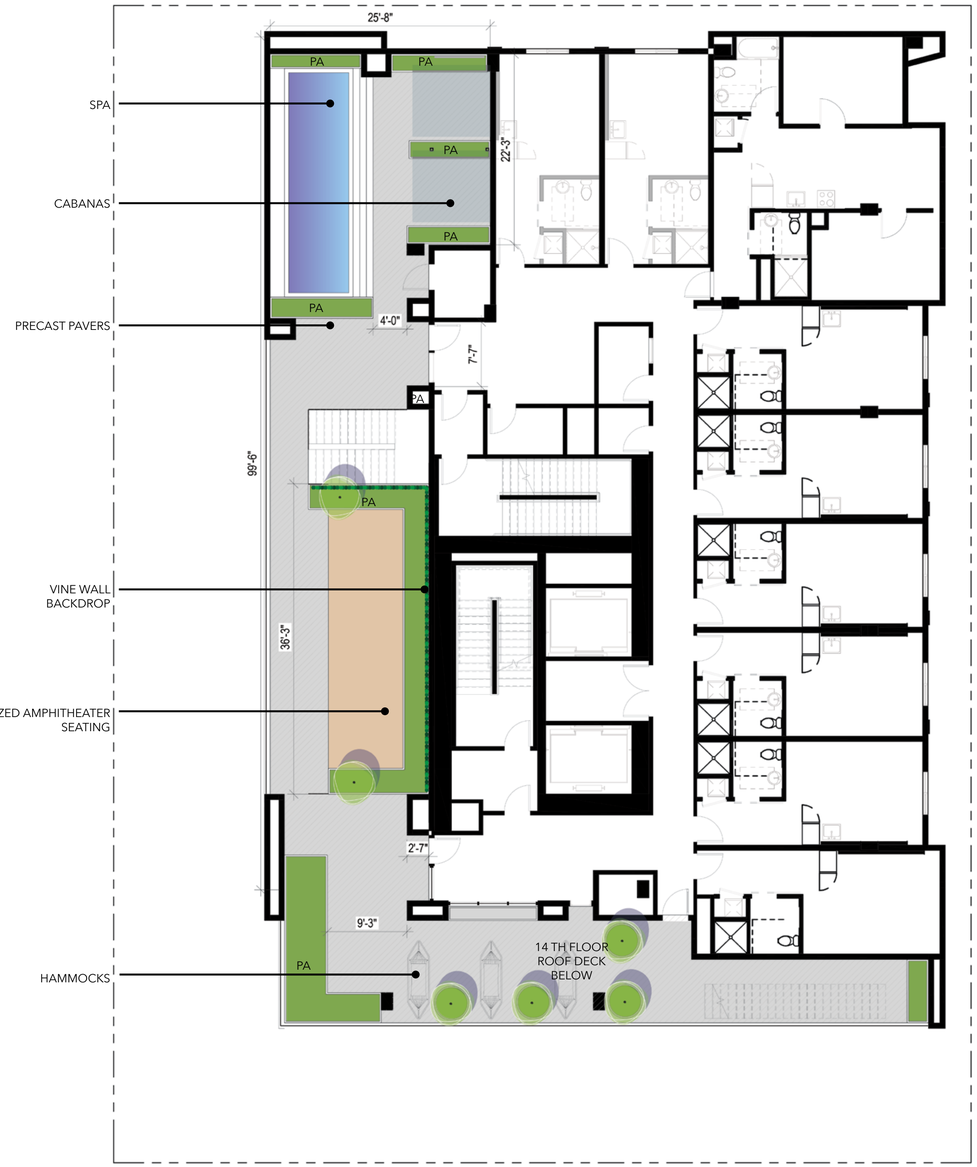
ISSUE DATE:	01/23/23

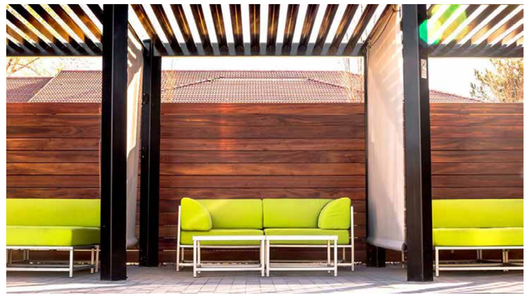
15TH FLOOR PLANS

L103

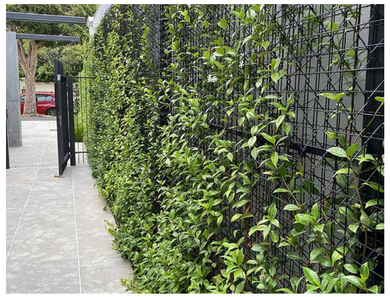


OPEN SPACE: 2,627 SQUARE FEET

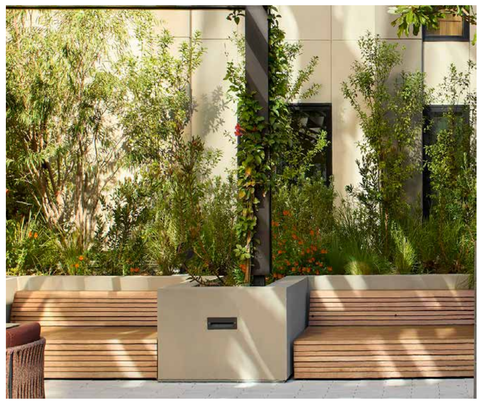
POOL WITH VIEW



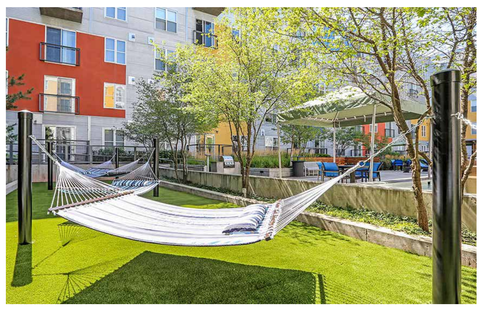
SHADED LOUNGE AREAS



VINE WALL



OVERSIZED AMPHITHEATER LOUNGE CHAIRS



HAMMOCKS

N

SCALE 1/8"=1'-0"

0 4 8 12

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ISSUE DATE:	01/23/23

16TH FLOOR PLANS

L104

POOL WITH VIEW

TV/ ENTERTAINMENT AREA

MOVEABLE SEATING

FIRE PIT

OPEN SPACE: 2,808 SQUARE FEET

N

SCALE 1/8"=1'-0"

0 4 8 12

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GWO

2115 KITTREDGE ST.

BERKELEY, CA

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ENTITLEMENTS PHASE

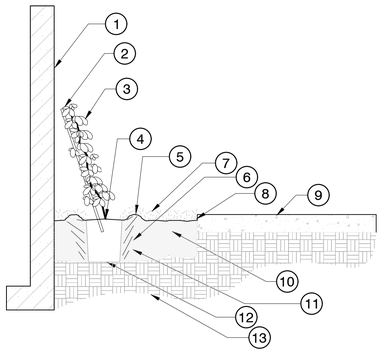
△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 01/23/23

17TH FLOOR PLANS

L105



1. FACE OF WALL OR BUILDING.
2. LEAN NURSERY STAKE AGAINST THE WALL. STAKE TO BE REMOVED AT THE END OF THE MAINTENANCE (WARRANTY) PERIOD AFTER THE VINE HAS ATTACHED TO THE WALL.
3. VINE.
4. ROOT BALL.
5. 4" X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
6. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
7. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON THE TOP OF THE ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
8. FINISHED GRADE.
9. PAVEMENT.
10. MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
11. LOOSENED SOIL DIG AND TURN THE SOIL TO REDUCE THE COMPACT TO THE AREA AND DEPTH SHOWN.
12. ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
13. EXISTING SOIL.

NOTES:
1- VINES SHALL BE OF QUALITY AS PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3 VINE - MODIFIED SOIL

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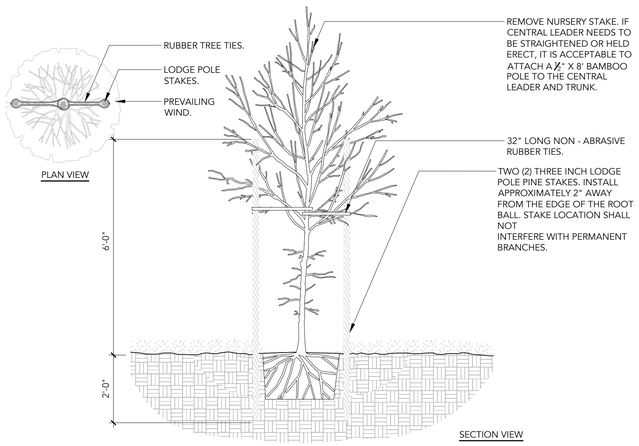
OPEN SOURCE FREE TO USE

1/2" = 1'-0" FX-PL-FX-SHRB-06



2 TREE STAKING - LODGE POLES (2)

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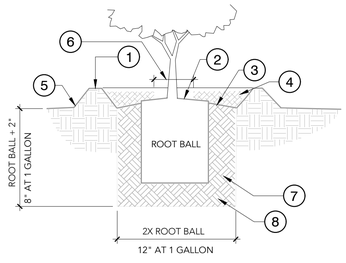
OPEN SOURCE FREE TO USE

1/2" = 1'-0" FX-PL-FX-TREE-23



1. 4" HIGH WATER WELL.
2. SET ROOT BALL CROWN 1" HIGHER THAN SURROUNDING FINISHED GRADE.
3. SLOPE FINISHED GRADE AT BACKFILL AWAY FROM ROOT BALL.
4. MULCH TO 2" DEPTH AT WATER WELL.
5. FINISHED GRADE.
6. KEEP MULCH FREE FROM A 6" RADIUS AT THE PLANT TRUNK.
7. BACKFILL WITH NATIVE SOILD WITHOUT ANY SOIL AMENDMENT.
8. NATIVE SOIL MIX FIRMLY COMPACTED.

1 SHRUB PLANTING

1" = 1'-0" FX-PL-FX-SHRB-09

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	LAU YAM	LAURUS NOBILIS 'MONRIK'	LITTLE RAGU® SWEET BAY	15 GAL.		9	LOW - MEDIUM		
	OLE VRE	OLEA EUROPAEA 'COMPACTA'	COMPACT OLIVE	15 GAL.		28	VERY LOW - LOW		MID-SPRING
VINE/ESPALIER	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	CLY CAL	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	5 GAL.		4	MEDIUM	ATTRACTS BEES, ATTRACTS BUTTERFLIES, ATTRACTS HUMMINGBIRDS	LATE SPRING, EARLY SUMMER, MID-SUMMER, LATE SUMMER
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	IRI IRI	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL.	POT	93 SF	LOW - MEDIUM		
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.		241 SF	LOW - MEDIUM	ATTRACTS BUTTERFLIES	EARLY SUMMER, MID-SUMMER, LATE SUMMER
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	1 GAL.		27 SF	LOW		LATE SPRING, EARLY SUMMER, MID-SUMMER, LATE SUMMER
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	1 GAL.		274 SF	LOW		
	EPI HUM	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL.		13 SF	VERY LOW - LOW	ATTRACTS HUMMINGBIRDS	MID-SUMMER, LATE SUMMER, EARLY FALL
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.		160 SF	VERY LOW		
	FES ELI	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.		358 SF	LOW		MID-SUMMER
	HOR CAL	HORDEUM BRACHYANTHERUM CALIFORNICUM	CALIFORNIA MEADOW BARLEY	1 GAL.		87 SF	VERY LOW - LOW		
	LUP ARB	LUPINUS ARBOREUS	YELLOW TREE LUPINE	1 GAL.		119 SF	LOW - MEDIUM		MID-SPRING, LATE SPRING
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.		112 SF	LOW		LATE WINTER, EARLY SPRING, MID-SPRING, LATE SPRING, EARLY SUMMER
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.		141 SF	VERY LOW - LOW		
MEDIUM GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	---		64 SF	MEDIUM - HIGH		NON-BLOOMING
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	LON HOS	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	1 GAL.		21 SF	VERY LOW - LOW		

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GW

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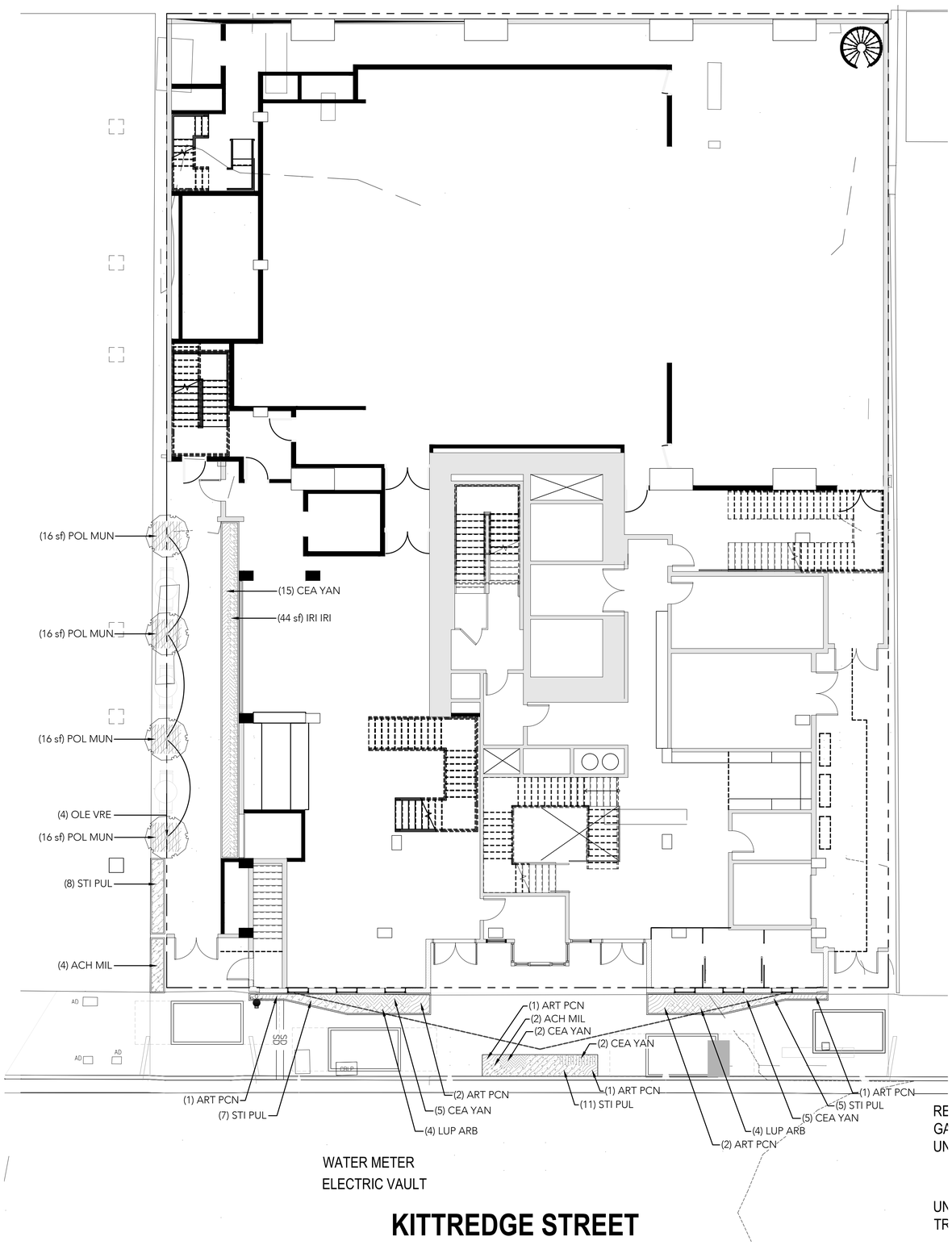
PLANTING SCHEDULE

L200



OLEA EUROPAEA 'COMPACTA'

CEANOTHUS GRISEUS 'YANKEE POINT'

ACHILLEA MILLEFOLIUM

ARTEMESIA PYCNOCEPHALA

EPILOBIUM CANUM

POLYSTICHUM MUNITUM

STIPA PULCHRA

SALVIA SPATHACEA

LUPINUS ARBOREUS

*Location/feasibility of street trees to be confirmed by Public Works

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	OLE VRE	OLEA EUROPAEA 'COMPACTA'	COMPACT OLIVE	15 GAL.		4	VERY LOW - LOW		MID-SPRING
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	IRI IRI	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL.	POT	44 SF	LOW - MEDIUM		
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.		6	LOW - MEDIUM	ATTRACTS BUTTERFLIES	EARLY SUMMER, MID-SUMMER, LATE SUMMER
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	1 GAL.		8	LOW		LATE SPRING, EARLY SUMMER, MID-SUMMER, LATE SUMMER
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	1 GAL.		29	LOW		
	LUP ARB	LUPINUS ARBOREUS	YELLOW TREE LUPINE	1 GAL.		8	LOW - MEDIUM		MID-SPRING, LATE SPRING
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.		31	VERY LOW - LOW		
MEDIUM GROUND-COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	---		64 SF	MEDIUM - HIGH		NON-BLOOMING

N

SCALE 1/8"=1'-0"

0 4 8 12

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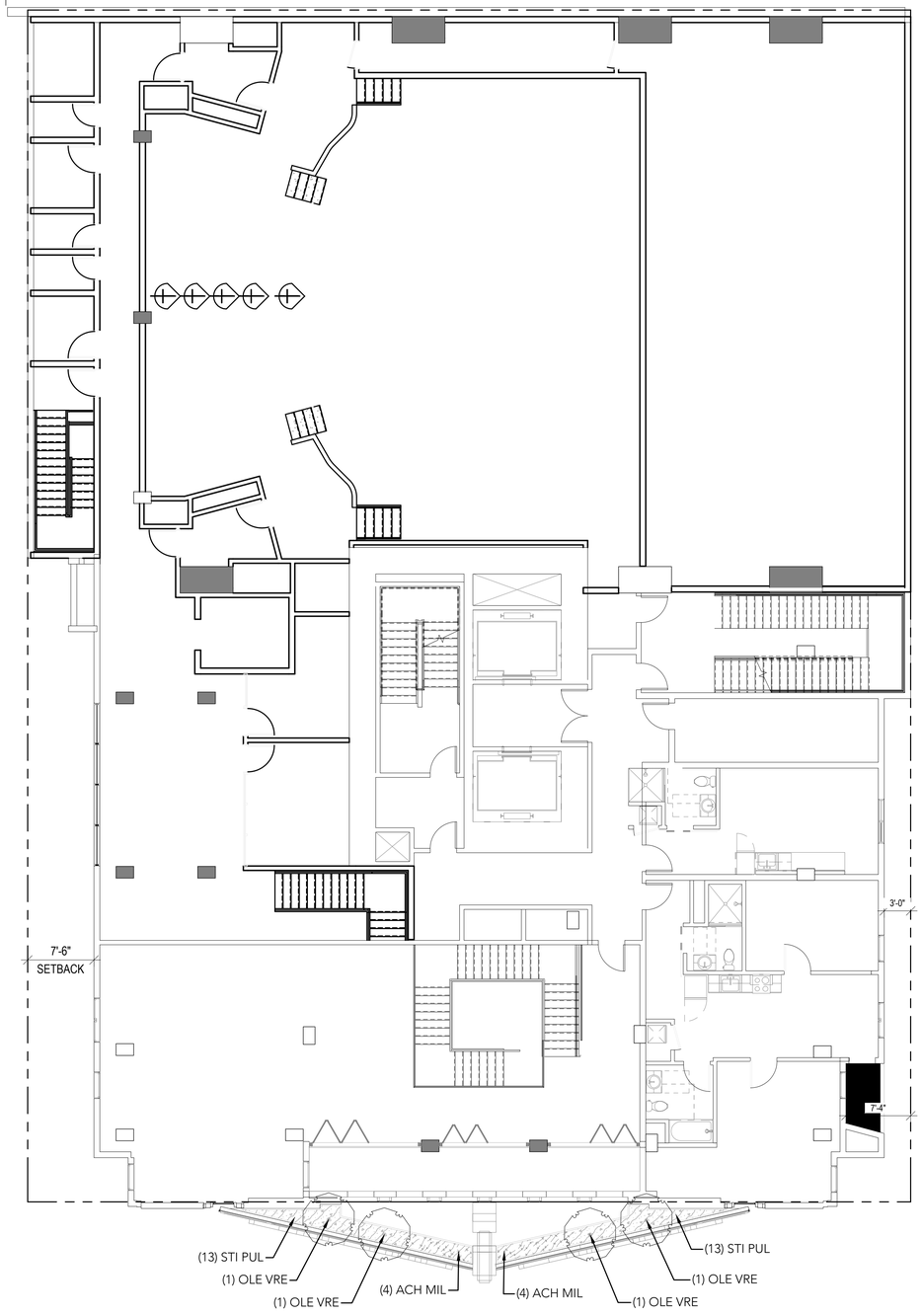
GROUND FLOOR PLANTING PLAN

L201



OLIVE TREE

COMMON YARROW

PURPLE NEEDLEGRASS

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	OLE VRE	OLEA EUROPAEA 'COMPACTA'	COMPACT OLIVE	15 GAL.	4	VERY LOW - LOW		MID-SPRING
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	27 SF	LOW - MEDIUM	ATTRACTS BUTTERFLIES	EARLY SUMMER, MID-SUMMER, LATE SUMMER
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	54 SF	VERY LOW - LOW		

N

SCALE 1/8"=1'-0"

0 4 8 12

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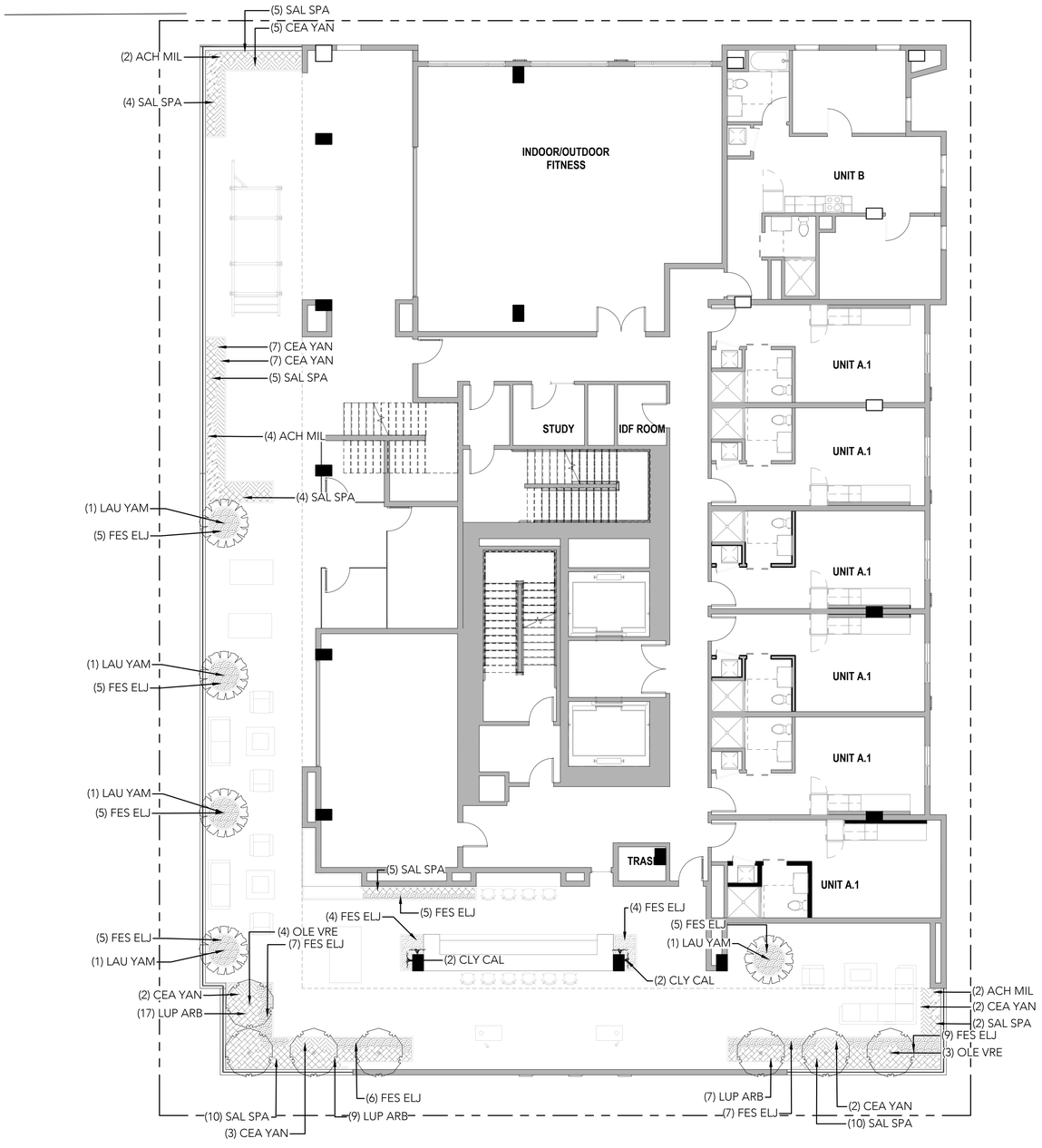
PROJECT #: GDC01

ISSUE DATE: 01/23/23

2ND FLOOR PLANTING PLAN

L202



OLEA EUROPAEA 'COMPACTA'

LAURUS NOBILIS 'MONRIK'

YANKEE PT. CEANOTHUS

CALIFORNIA FUSCHSIA

YELLOW TREE LUPINE

COMMON YARROW

BLUE FESCUE

PURPLE NEEDLEGRASS

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	LAU YAM	LAURUS NOBILIS 'MONRIK'	LITTLE RAGU® SWEET BAY	15 GAL.	5	LOW - MEDIUM		
	OLE VRE	OLEA EUROPAEA 'COMPACTA'	COMPACT OLIVE	15 GAL.	7	VERY LOW - LOW		MID-SPRING
VINE/ESPALIER	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	CLY CAL	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	5 GAL.	4	MEDIUM	ATTRACTS BEES, ATTRACTS BUTTERFLIES, ATTRACTS HUMMINGBIRDS	LATE SPRING, EARLY SUMMER, MID-SUMMER, LATE SUMMER
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	25 SF	LOW - MEDIUM	ATTRACTS BUTTERFLIES	EARLY SUMMER, MID-SUMMER, LATE SUMMER
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	1 GAL.	67 SF	LOW		
	EPI HUM	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL.	9 SF	VERY LOW - LOW	ATTRACTS HUMMINGBIRDS	MID-SUMMER, LATE SUMMER, EARLY FALL
	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	138 SF	LOW		MID-SUMMER
	LUP ARB	LUPINUS ARBOREUS	YELLOW TREE LUPINE	1 GAL.	86 SF	LOW - MEDIUM		MID-SPRING, LATE SPRING
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	79 SF	LOW		LATE WINTER, EARLY SPRING, MID-SPRING, LATE SPRING, EARLY SUMMER

N

SCALE 1/8"=1'-0"

0 4 8 12

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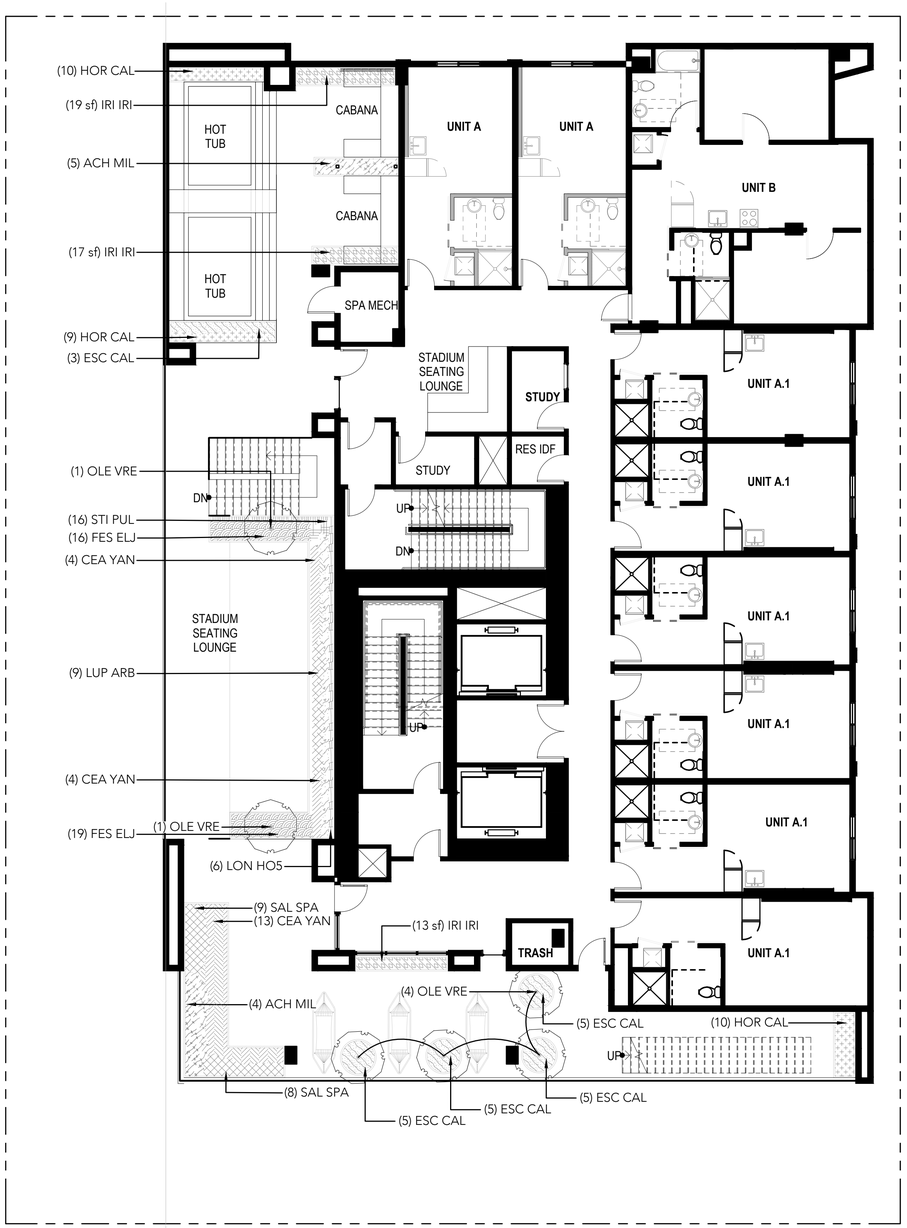
15TH FLOOR PLANTING PLAN

L203



OLIVE TREE

LAURUS NOBILIS 'MONRIK'

YANKEE PT. CEANOTHUS

CALIFORNIA FUSCHSIA

YELLOW TREE LUPINE

COMMON YARROW

BLUE FESCUE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	OLE VRE	OLEA EUROPAEA 'COMPACTA'	COMPACT OLIVE	15 GAL.		6	VERY LOW - LOW		MID-SPRING
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	RI IRI	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL.	POT	49 SF	LOW - MEDIUM		
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.		57 SF	LOW - MEDIUM	ATTRACTS BUTTERFLIES	EARLY SUMMER, MID-SUMMER, LATE SUMMER
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	1 GAL.		68 SF	LOW		
	EPI HUM	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL.		4 SF	VERY LOW - LOW	ATTRACTS HUMMINGBIRDS	MID-SUMMER, LATE SUMMER, EARLY FALL
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.		57 SF	VERY LOW		
	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.		50 SF	LOW		MID-SUMMER
	HOR CAL	HORDEUM BRACHYANTHERUM CALIFORNICUM	CALIFORNIA MEADOW BARLEY	1 GAL.		40 SF	VERY LOW - LOW		
	LUP ARB	LUPINUS ARBOREUS	YELLOW TREE LUPINE	1 GAL.		19 SF	LOW - MEDIUM		MID-SPRING, LATE SPRING
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.		33 SF	LOW		LATE WINTER, EARLY SPRING, MID-SPRING, LATE SPRING, EARLY SUMMER
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.		25 SF	VERY LOW - LOW		
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	LON HO5	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	1 GAL.		21 SF	VERY LOW - LOW		

N

SCALE 1/8"=1'-0"

0 4 8 12

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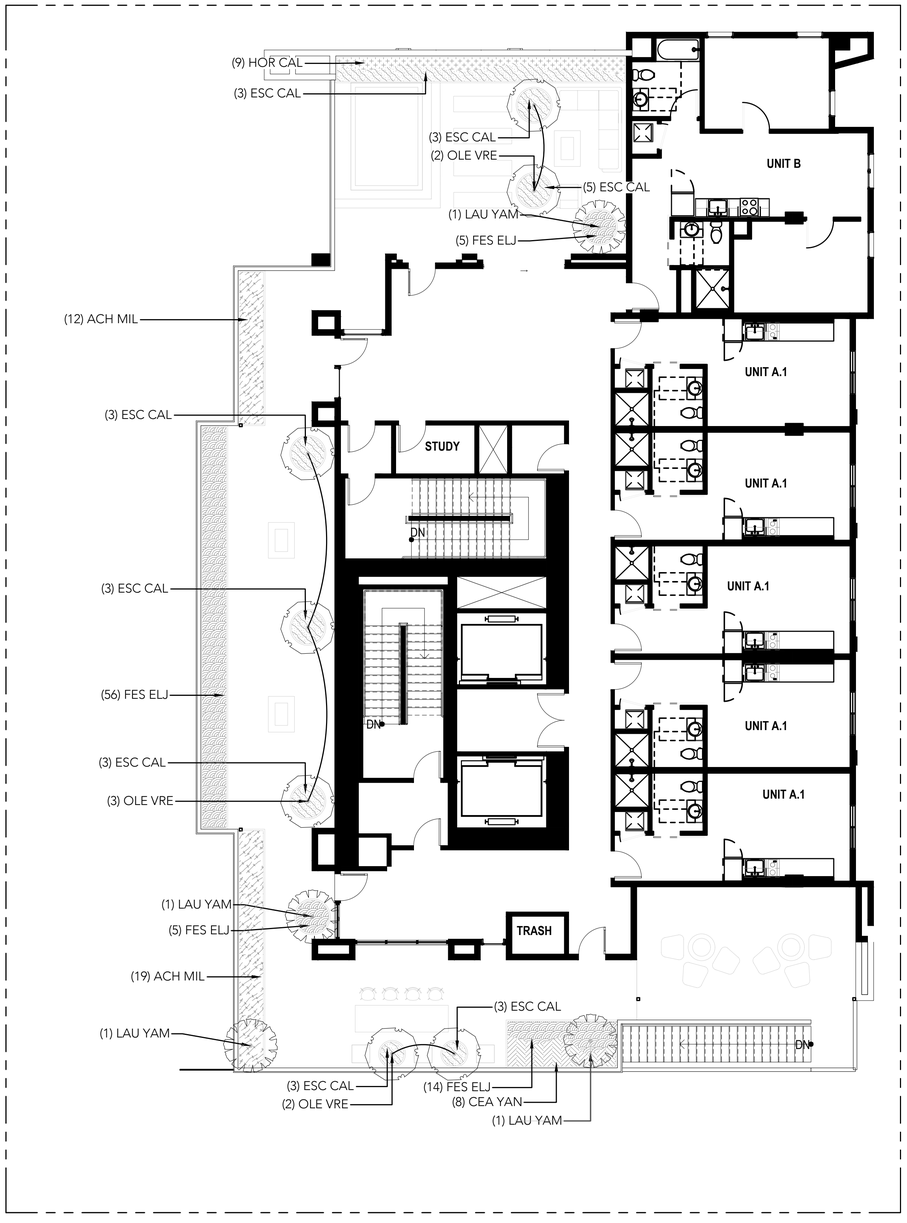
16TH FLOOR PLANTING PLAN

L204



OLIVE TREE

MEADOW BARLEY

BEACH SAGEWORT

YANKEE PT. CEANOTHUS

CALIFORNIA FUSCHSIA

YELLOW TREE LUPINE

CALIFORNIA POPPY

PURPLE NEEDLEGRASS

BLUE FESCUE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	LAU YAM	LAURUS NOBILIS 'MONRIK'	LITTLE RAGU® SWEET BAY	15 GAL.	4	LOW - MEDIUM		
	OLE VRE	OLEA EUROPAEA 'COMPACTA'	COMPACT OLIVE	15 GAL.	7	VERY LOW - LOW		MID-SPRING
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	WILDLIFE	SEASON OF BLOOM
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	115 SF	LOW - MEDIUM	ATTRACTS BUTTERFLIES	EARLY SUMMER, MID-SUMMER, LATE SUMMER
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	1 GAL.	31 SF	LOW		
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	104 SF	VERY LOW		
	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	170 SF	LOW		MID-SUMMER
	HOR CAL	HORDEUM BRACHYANTHERUM CALIFORNICUM	CALIFORNIA MEADOW BARLEY	1 GAL.	47 SF	VERY LOW - LOW		

N

SCALE 1/8"=1'-0"

0 4 8 12

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17TH FLOOR PLANTING PLAN

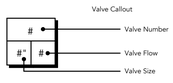
L205

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
V	BUBBLER	23	10

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD LFV-100 1" 1" LOW FLOW DV VALVE	34
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-18 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	1,375 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 100-HV-MB 1" ELECTRIC REMOTE CONTROL VALVE 1" WITH MALE X BARB CONFIGURATION.	14
HB	HOSE BIBB	1
M	HUNTER IBV 1" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1
BF	NETAFIM 61BFG3G 3" NETAFIM BACKFLUSH VALVE SIZE 3". 16", 20", AND 24" EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS.	1
C	RAIN BIRD ESP-LXD 50 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1
RG	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
POC	POINT OF CONNECTION	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	123.5 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	384.2 L.F.
	PIPE SLEEVE: PVC CLASS 200 SDR 21	169.7 L.F.



FOR SCHEMATIC PRICING PURPOSES ONLY, DESIGN AND CONSTRUCTION TO BE PROVIDED BY LICENSED IRRIGATION SPECIALIST

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:	2023.01.23
Project Name:	KITTREDGE - BERKELEY
Project Contact:	NING ZHANG
Project Contact Email:	ning@groundworksoffice.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	39.6	0.45	257	2,001	**25,578**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	39.6	-	257	**6,310**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]
Difference between MAWA and ETWU				**19,268**	**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	Ground Lvl	Drip	142		0.81	0
	2	Second Lvl	Drip	81		0.81	0
	3	15th Lvl	Drip	427		0.81	-
	4	16th Lvl	Drip	421		0.81	0
	5	17th Lvl	Drip	480		0.81	0
	6	Alley Ferns	Bubbler	193		0.81	0
	Landscape area (not including SLA)			**1,744**			**-**

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool	257	1.0	257
	Total SLA	**257**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	**2,001**

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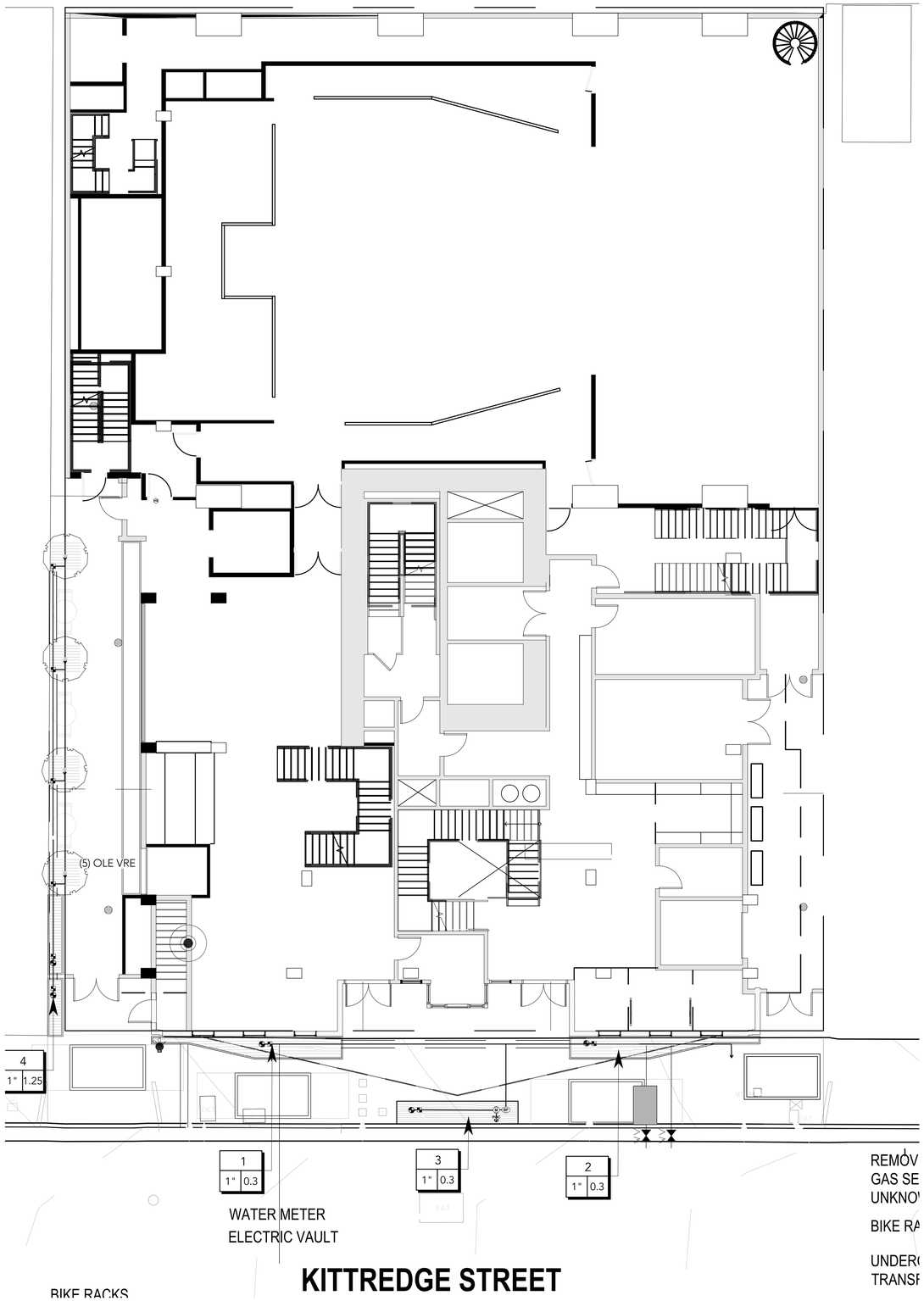
IRRIGATION SCHEDULE AND CALCULATIONS

L300



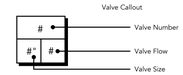
IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
V	BUBBLER	23	10

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD LFV-100 1" 1" LOW FLOW DV VALVE	34
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-18 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	1,375 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 100-HV-MB 1" ELECTRIC REMOTE CONTROL VALVE 1" WITH MALE X BARB CONFIGURATION.	14
HB	HOSE BIBB	1
M	HUNTER IBV 1" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1
BF	NETAFIM 61BFG3G 3" NETAFIM BACKFLUSH VALVE SIZE 3". 16", 20", AND 24" EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS.	1
C	RAIN BIRD ESP-LXD 50 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
POC	POINT OF CONNECTION	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	123.5 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	384.2 L.F.
	PIPE SLEEVE: PVC CLASS 200 SDR 21	169.7 L.F.

Valve Callout



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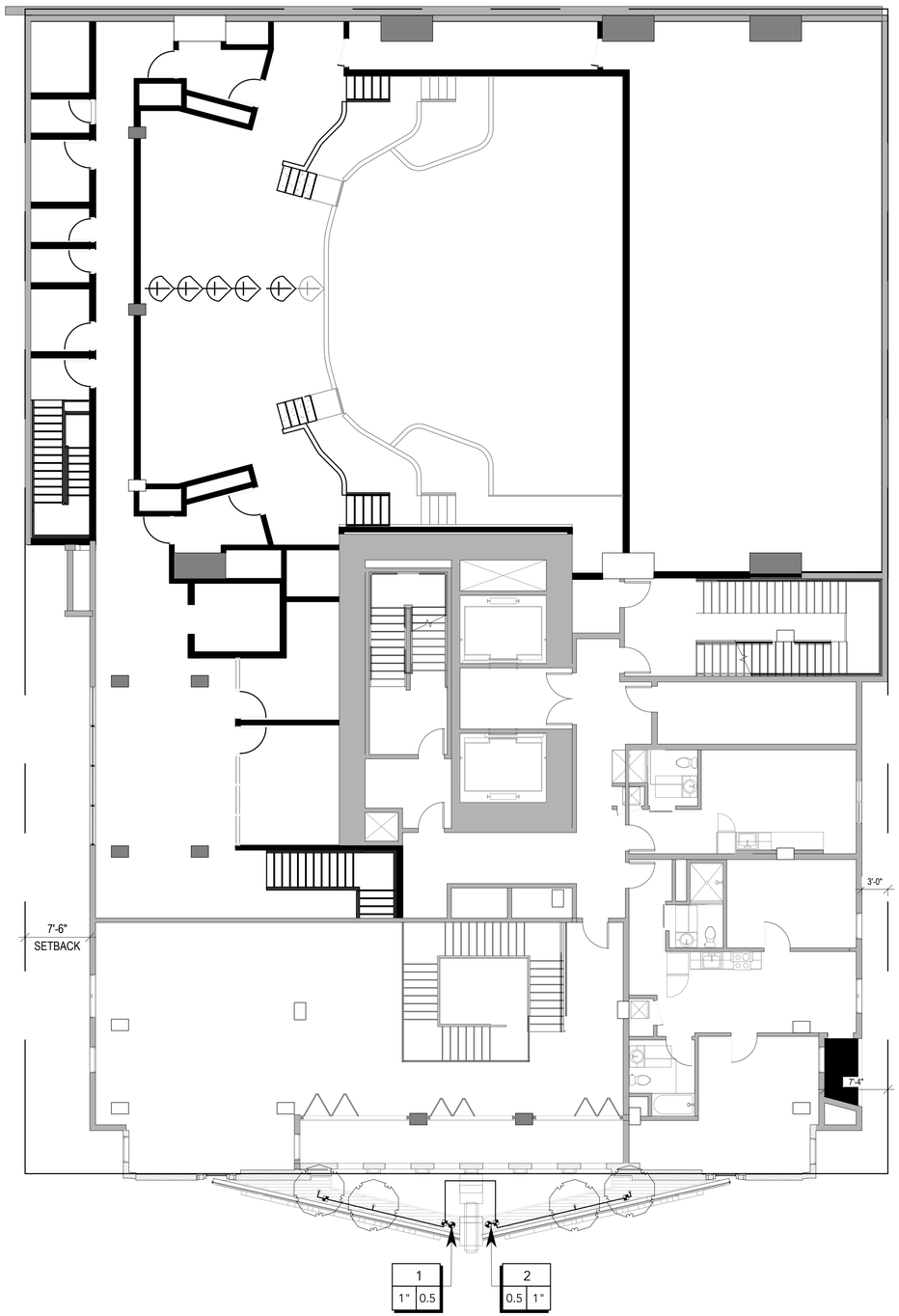
GROUND FLOOR IRRIGATION PLANS

L301



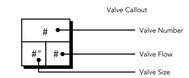
IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
V	BUBBLER	23	10

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD LFV-100 1" 1" LOW FLOW DV VALVE	34
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-18 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	1,375 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 100-HV-MB 1" ELECTRIC REMOTE CONTROL VALVE 1" WITH MALE X BARB CONFIGURATION.	14
HB	HOSE BIBB	1
M	HUNTER IBV 1" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1
BF	NETAFIM 61BFG3G 3" NETAFIM BACKFLUSH VALVE SIZE 3". 16", 20", AND 24" EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS.	1
C	RAIN BIRD ESP-LXD 50 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1
RG	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
POC	POINT OF CONNECTION	1

	IRRIGATION MAINLINE: PVC SCHEDULE 40	123.5 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	384.2 L.F.
	PIPE SLEEVE: PVC CLASS 200 SDR 21	169.7 L.F.



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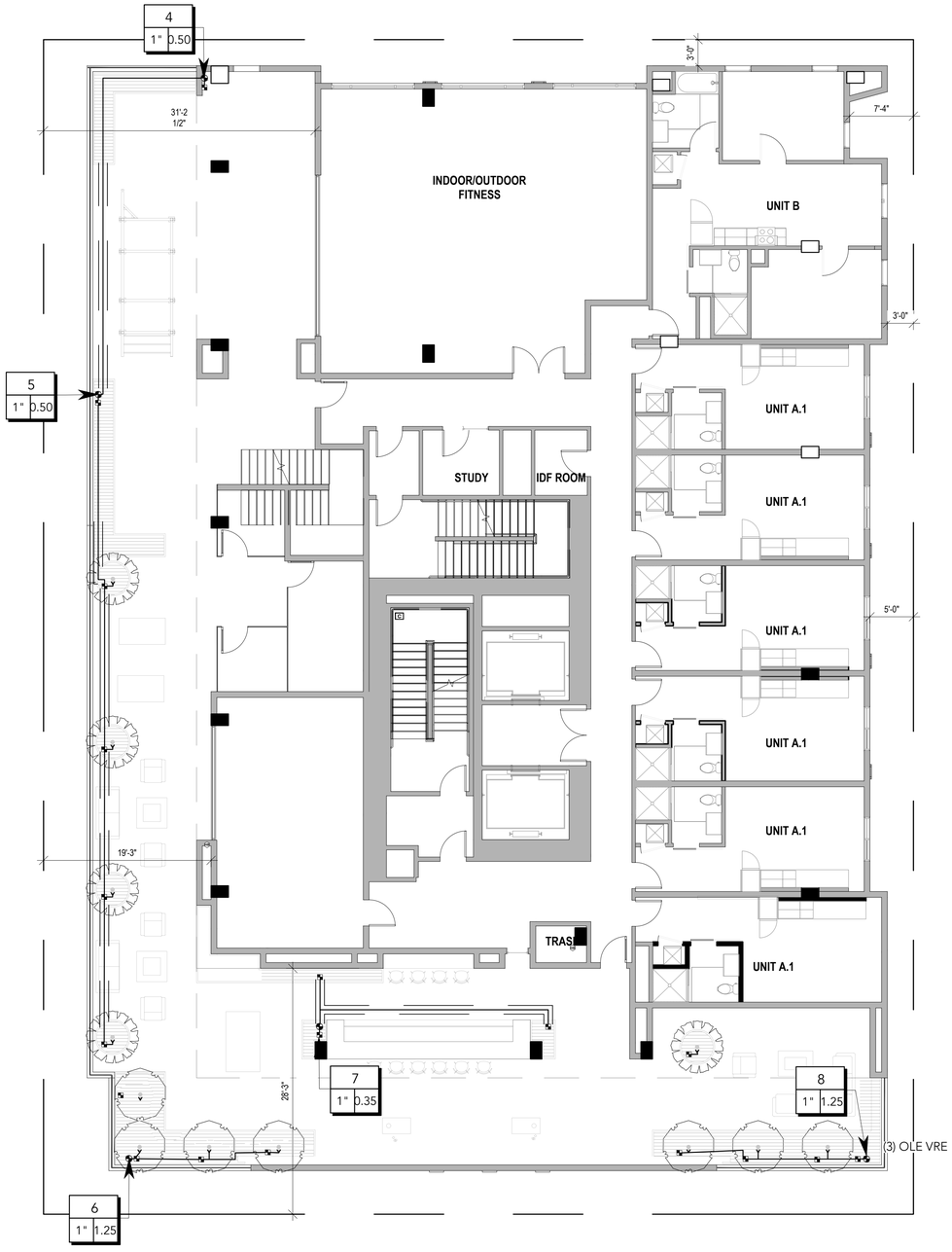
SECOND FLOOR IRRIGATION PLANS

L302



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
V	BUBBLER	23	10

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD LFV-100 1" 1" LOW FLOW DV VALVE	34
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-18 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	1,375 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 100-HV-MB 1" ELECTRIC REMOTE CONTROL VALVE 1" WITH MALE X BARB CONFIGURATION.	14
HB	HOSE BIBB	1
M	HUNTER IBV 1" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1
BF	NETAFIM 61BFG3G 3" NETAFIM BACKFLUSH VALVE SIZE 3". 16", 20", AND 24" EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS.	1
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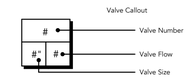
RG	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
POC	POINT OF CONNECTION	1

	IRRIGATION MAINLINE: PVC SCHEDULE 40	123.5 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	384.2 L.F.
	PIPE SLEEVE: PVC CLASS 200 SDR 21	169.7 L.F.



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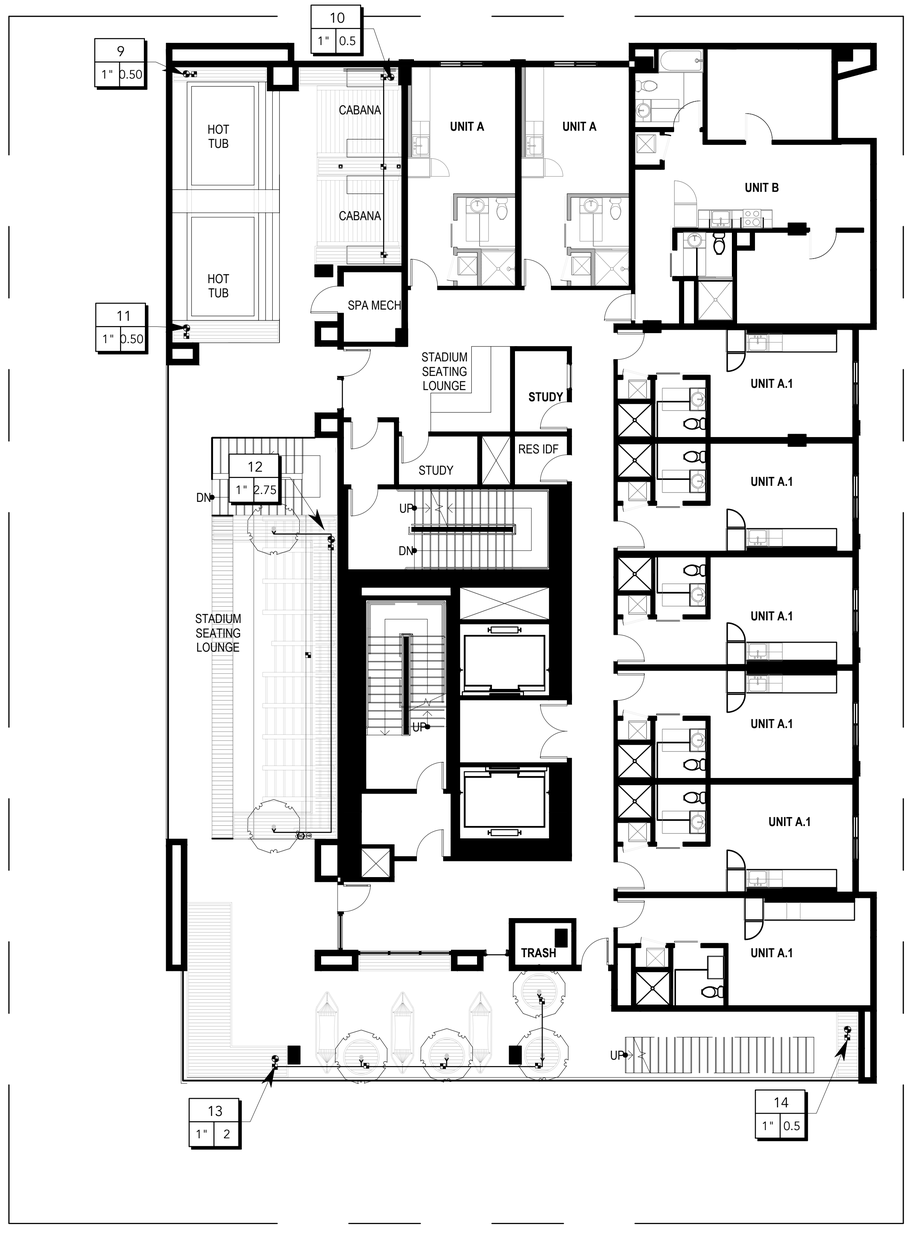
15TH FLOOR
IRRIGATION PLANS

L303



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
V	BUBBLER	23	10

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD LFV-100 1" 1" LOW FLOW DV VALVE	34
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 100-HV-MB 1" ELECTRIC REMOTE CONTROL VALVE 1" WITH MALE X BARB CONFIGURATION.	14
HB	HOSE BIBB	1
M	HUNTER IBV 1" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1
BF	NETAFIM 61BFG3G 3" NETAFIM BACKFLUSH VALVE SIZE 3". 16", 20", AND 24" EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS.	1
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RG	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
POC	POINT OF CONNECTION	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	123.5 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	384.2 L.F.
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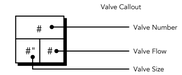
Valve Callout



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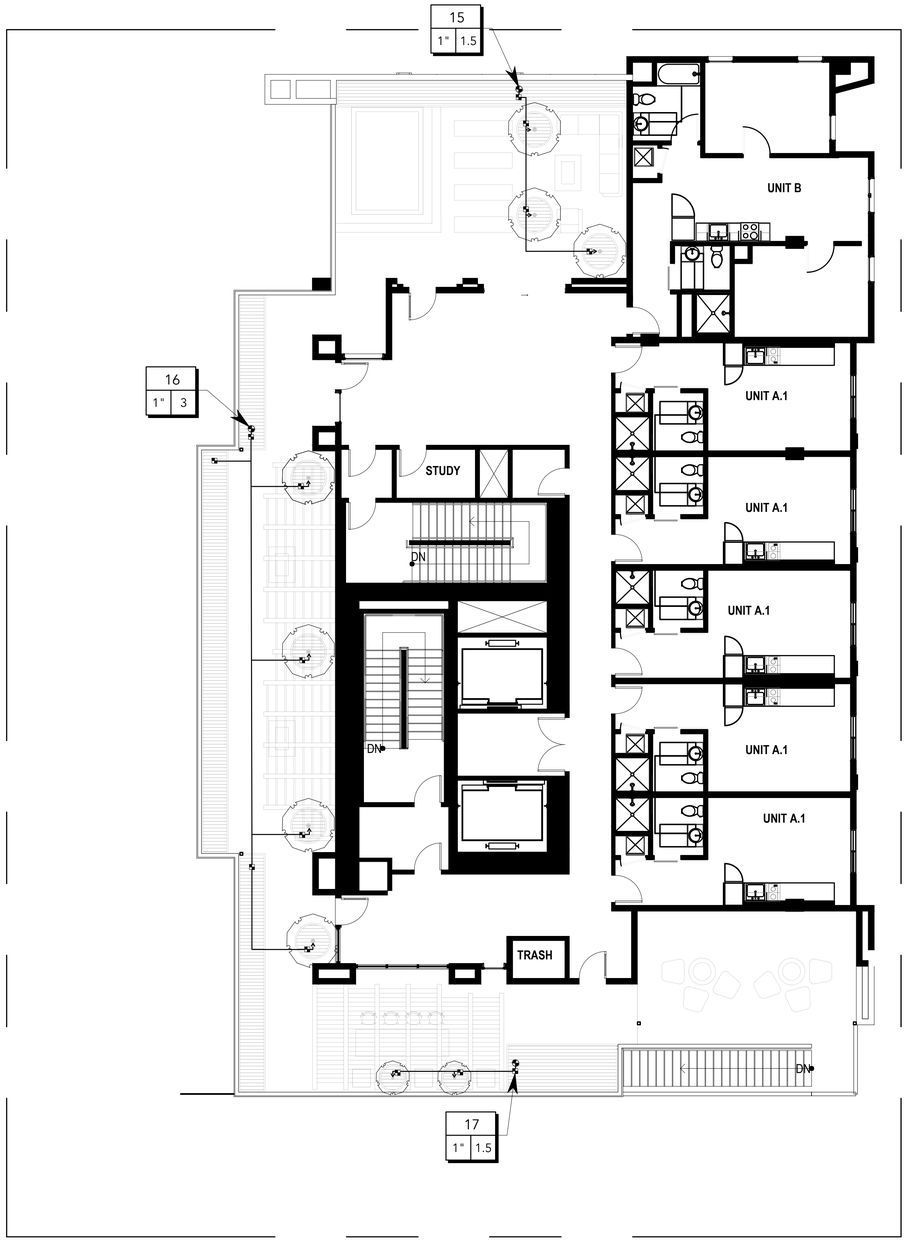
16TH FLOOR
IRRIGATION PLANS

L304



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
V	BUBBLER	23	10

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD LFV-100 1" 1" LOW FLOW DV VALVE	34
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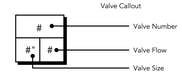
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 100-HV-MB 1" ELECTRIC REMOTE CONTROL VALVE 1" WITH MALE X BARB CONFIGURATION.	14
HB	HOSE BIBB	1
M	HUNTER IBV 1" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1
BF	NETAFIM 61BFG3G 3" NETAFIM BACKFLUSH VALVE SIZE 3". 16", 20", AND 24" EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS.	1
C	RAIN BIRD ESP-LXD 50 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1
RG	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
POC	POINT OF CONNECTION	1

	IRRIGATION MAINLINE: PVC SCHEDULE 40	123.5 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	384.2 L.F.
	PIPE SLEEVE: PVC CLASS 200 SDR 21	169.7 L.F.

Valve Callout



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SCALE 1/8"=1'-0"

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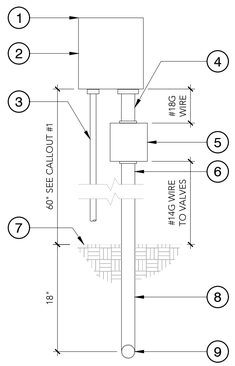
17TH FLOOR
IRRIGATION PLANS

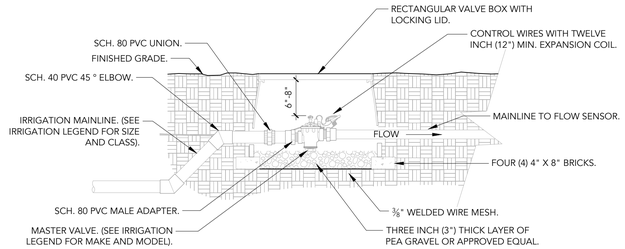
L305



1. SET CONTROLLER 60" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED
2. CONTROLLER AS SPECIFIED, SECURELY BOLTING CONTROLLER TO WALL OR AS PER MANUFACTURER SPECIFICATIONS. INSTALL BACKUP BATTERIES AS REQUIRED. GROUND AS PER MANUFACTURER SPECIFICATIONS
3. 1/2" DIAMETER RIGID STEEL CONDUIT FOR 110VAC ELECTRICAL SOURCE. INSTALL AS PER LOCAL ELECTRICAL CODES
4. 1-1/2" DIAMETER RIGID STEEL CONDUIT FOR RCV WIRES
5. 12" x 12" x 4" STEEL JUNCTION BOX. GROUP WIRE BUNDLES AND SPLICE TO 18 GA. WIRES WITH TERMINAL STRIP AS PER SPECIFICATION
6. 2" DIAMETER RIGID STEEL CONDUIT FOR RCV WIRES
7. FINISHED GRADE
8. LONG SWEEP ELL
9. USE PVC SCH. 40 BELOW GRADE

8 WALL MOUNT CONTROLLER W/ J-BOX

1" = 1'-0" FX-IR-FX-CONT-07



NOTES:
1- MASTER VALVE SHALL BE MAKE AND MODEL NUMBER AS PRESCRIBED PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.

2- INSTALL MASTER VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3- MASTER VALVE WIRE SHALL BE 14 AWG OR LARGER. COLOR: BLACK.

4- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR-Y/6 CONNECTORS OR APPROVED EQUAL.

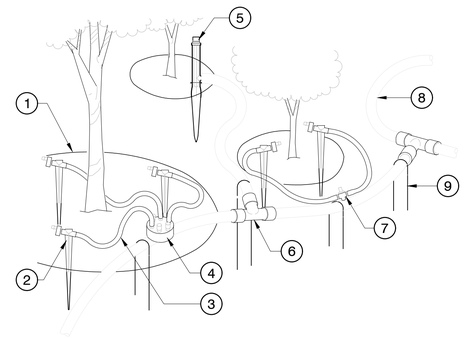
5- WRAP VALVE BOX WITH MIN. 3 MIL. THICK PLASTIC AND SECURE IT TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.

6- SEE MASTER VALVE/ FLOW SENSOR DETAIL FOR LINEAR DIMENSIONS.

7- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

6 MASTER VALVE

1" = 1'-0" FX-IR-FX-MAST-02



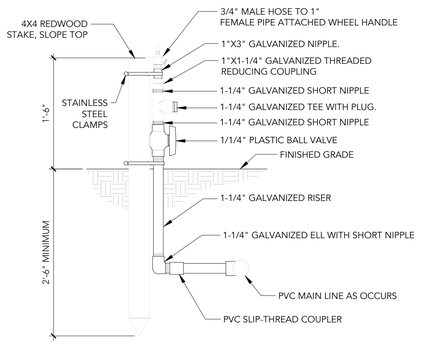
1. PLANT GRAPHIC DRIPLINE EDGE
2. TYPICAL 1/4" TUBE STAKE WITH EMITTER OR CAP
3. TYPICAL 1/4" DISTRIBUTION TUBING, 48" MAX. LENGTH
4. MULTI-OUTLET EMITTER OR TRANSFER
5. EMITTER OR BUBBLER ON 1/2" DRIP STAKE
6. TYPICAL COMPRESSION FITTING
7. TRANSFER BARB TEE FOR DOUBLE EMITTER
8. TYPICAL 1/2" DRIP TUBING
9. TYPICAL 1/2" DRIP TUBING STAKE

NOTES:

1. PLACE EMITTERS 3/4 BETWEEN THE TRUNK AND OUTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

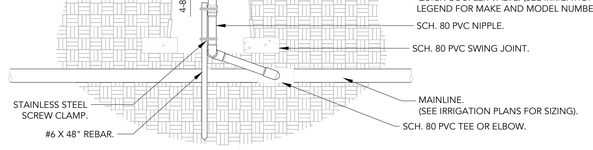
3 TYPICAL DRIP TUBING

1 1/2" = 1'-0" FX-IR-FX-DRIP-01



7 HOSE BIBB AT GARDEN

1" = 1'-0" FX-IR-FX-HSB-04



NOTES:
1- ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.

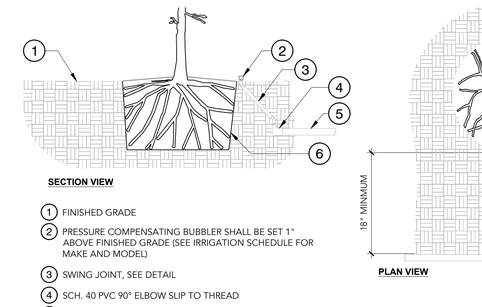
2- VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.

3- ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.

4- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

5 QUICK COUPLER VALVE

1 1/2" = 1'-0" FX-IR-FX-QUIC-01



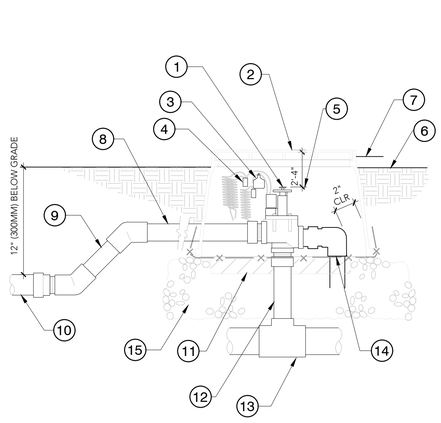
1. FINISHED GRADE
2. PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE (SEE IRRIGATION SCHEDULE FOR MAKE AND MODEL)
3. SWING JOINT, SEE DETAIL
4. SCH. 40 PVC 90° ELBOW SLIP TO THREAD
5. LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
6. EDGE OF ROOT BALL. SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
7. EDGE OF ROOT BALL
8. EXISTING OR MODIFIED SOIL (SEE SPECIFICATIONS FOR SOIL MODIFICATION)
9. SCH. 40 PVC TEE OR 90° ELBOW

NOTES:

1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

2 IRRIGATION BUBBLER W/ LAYOUT

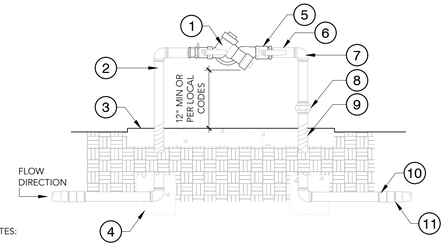
3/4" = 1'-0" FX-IR-FX-BUBB-04



1. REMOTE CONTROL VALVE AS SPECIFIED, ONE PER BOX.
2. 10X15 RECTANGULAR VALVE BOX.
3. PLASTIC I.D. TAG AT EACH VALVE.
4. WATER PROOF WIRE CONNECTORS ON 30" LOOPED WIRES.
5. 2" (50MM) MINIMUM, 4" (100MM) MAXIMUM BELOW TOP OF BOX.
6. 2" (100MM) ABOVE FINISH GRADE AT SHRUBS.
7. 3/4" (19MM) ABOVE FINISH GRADE AT LAWN.
8. OUTLET PIPE SAME SIZE AS VALVE, 24" MINIMUM (300MM) TO FIRST FITTING.
9. 45 DEGREE DOWN AS REQUIRED TO LATERAL PIPE DEPTH.
10. INCREASE LATERAL LINE SIZE AS PER IRRIGATION PLAN.
11. TWO 6X2X16 CONCRETE BLOCK CAPS, ONE EACH SIDE OF THE BOX.
12. SCHEDULE 80 RISER.
13. MAIN LINE AS OCCURS.
14. 1/2" WIRE CLOTH GOPHER SCREEN, WRAP UP SIDES.
15. 6" (150MM) THICK LAYER OF PEA GRAVEL BASE.

4 REMOTE CONTROL VALVE

1 1/2" = 1'-0" FX-IR-FX-RCV-01



NOTES:

1. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
2. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
3. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
5. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
6. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

1. BACKFLOW PREVENTION DEVICE (SEE IRRIGATION PLANS FOR MAKE AND MODEL). INSTALL DEVICE PER THE LOCAL WATER PURVEYOR'S STANDARDS AND SPECIFICATIONS
2. GALVANIZED NIPPLE
3. 4" THICK CONCRETE PAD, 1" ABOVE FINISHED GRADE. SEE BACKFLOW CAGE DETAIL
4. CONCRETE THRUST BLOCKS REQUIRED ON BACKFLOW DEVICES 2-1/2" AND LARGER
5. BRASS BALL VALVE
6. THREADED GALVANIZED NIPPLE
7. GALVANIZED 90° (DEGREE) ELBOW
8. GALVANIZED UNION
9. WRAP 20 MIL TAPE TWICE AROUND GALVANIZED PIPE UNDER FINISHED GRADE AND THROUGH THE CONCRETE
10. GALVANIZED COUPLING
11. SCH. 80 PVC MALE ADAPTER

1 BACKFLOW PREVENTION DEVICE

3/4" = 1'-0" FX-IR-FX-BACK-02

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IRRIGATION DETAILS

L306

GENERAL SITE PLAN NOTES

1. SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. PROVIDE SITE PREPARATION GRADING, FILL, AND COMPACTION PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.

SITE PLAN LEGEND:

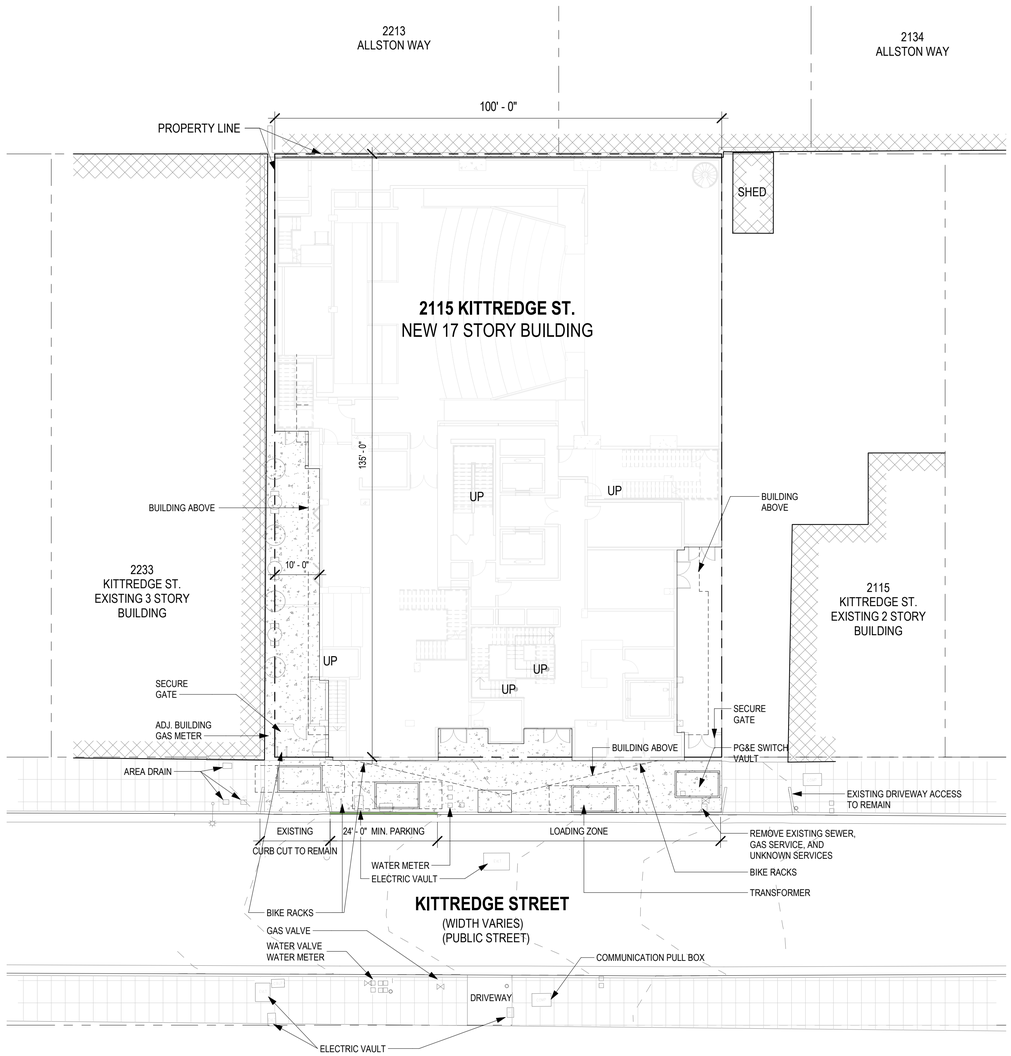
LANDSCAPED AREA, SLD

COLORED CONCRETE W/ DECORATIVE SCORING, SLD

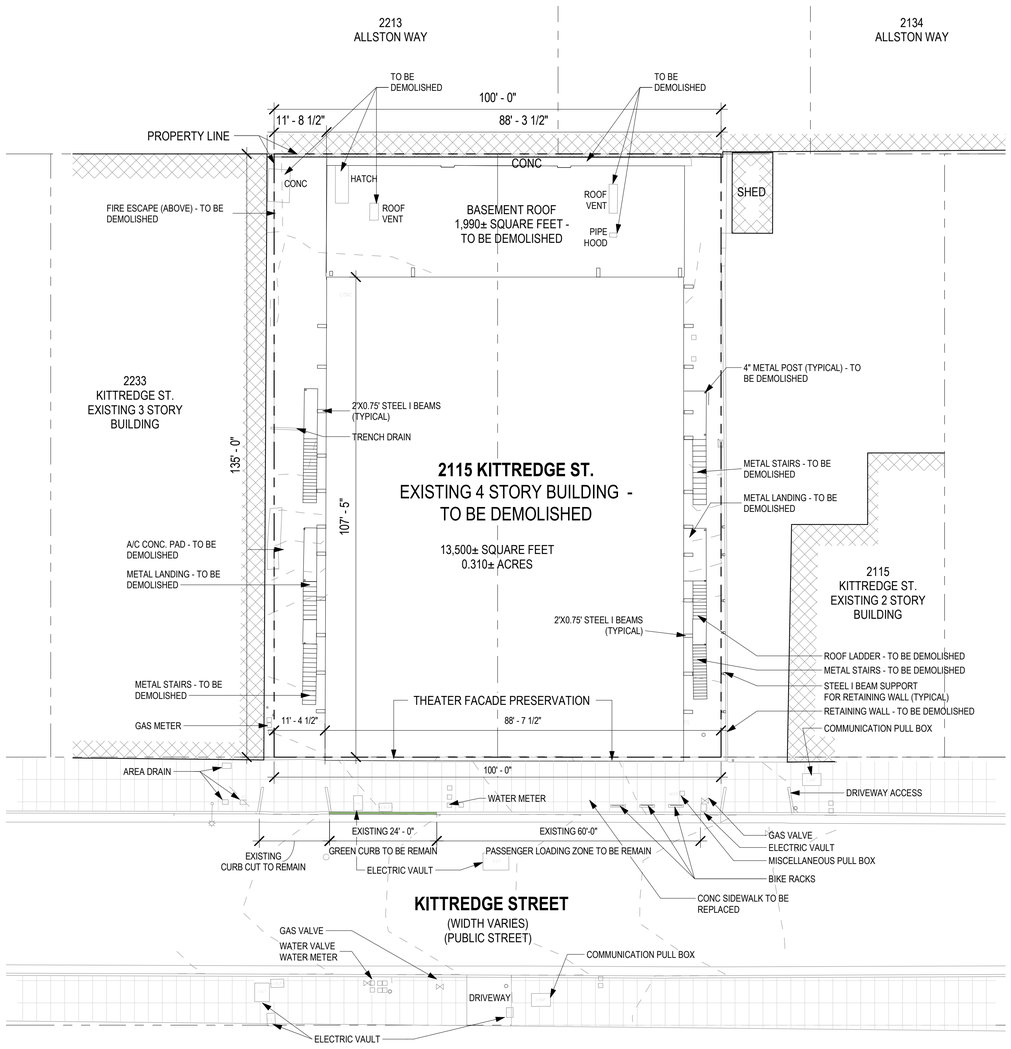
EXISTING CONCRETE SIDEWALK

N

0 4' 8' 16'



2 A100 PROPOSED SITE PLAN
1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)



1 A100 EXISTING SITE PLAN
1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)

1/25/2023 4:37:44 PM

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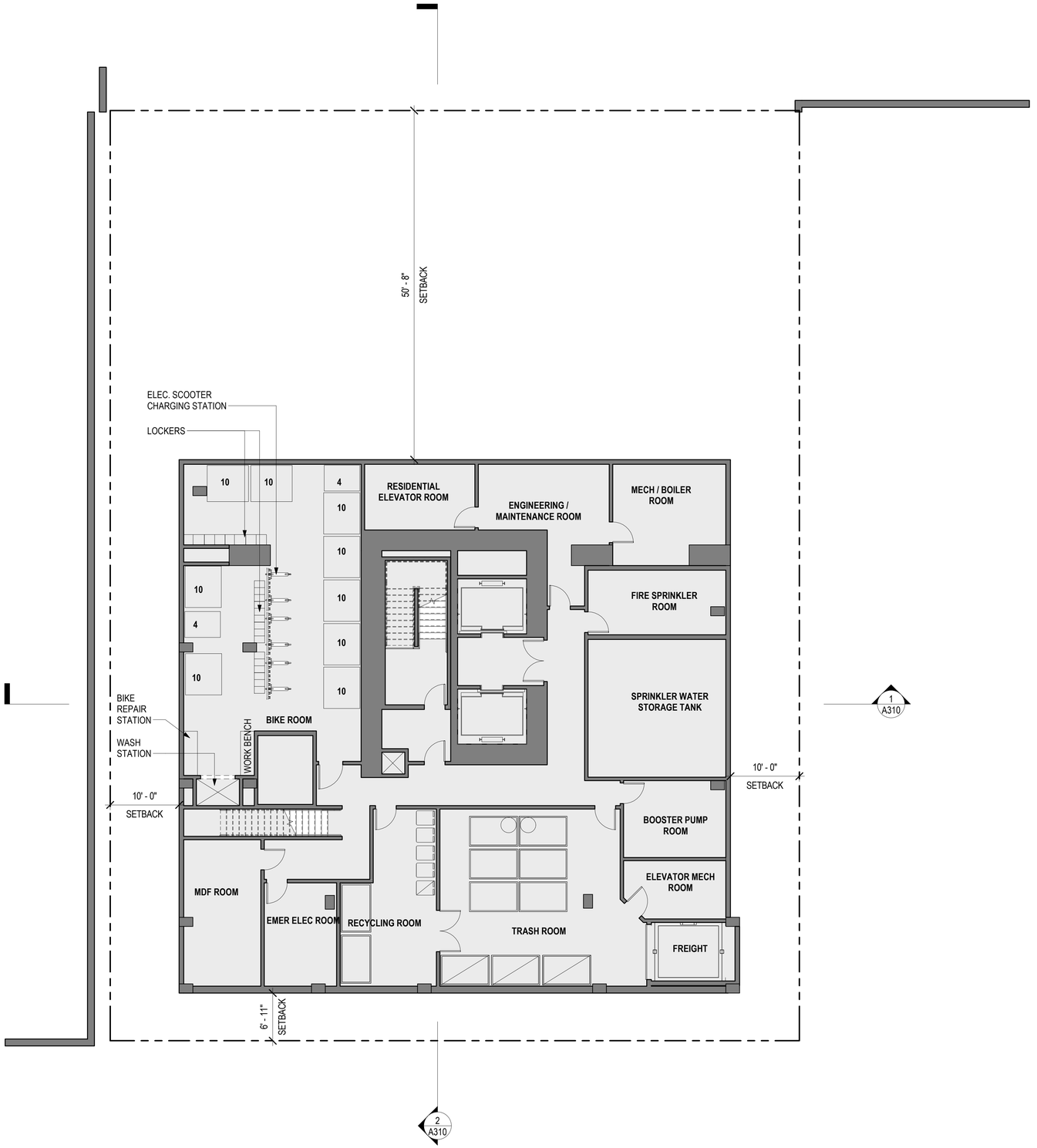
SITE PLAN

A100



FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A101 B2_BASEMENT FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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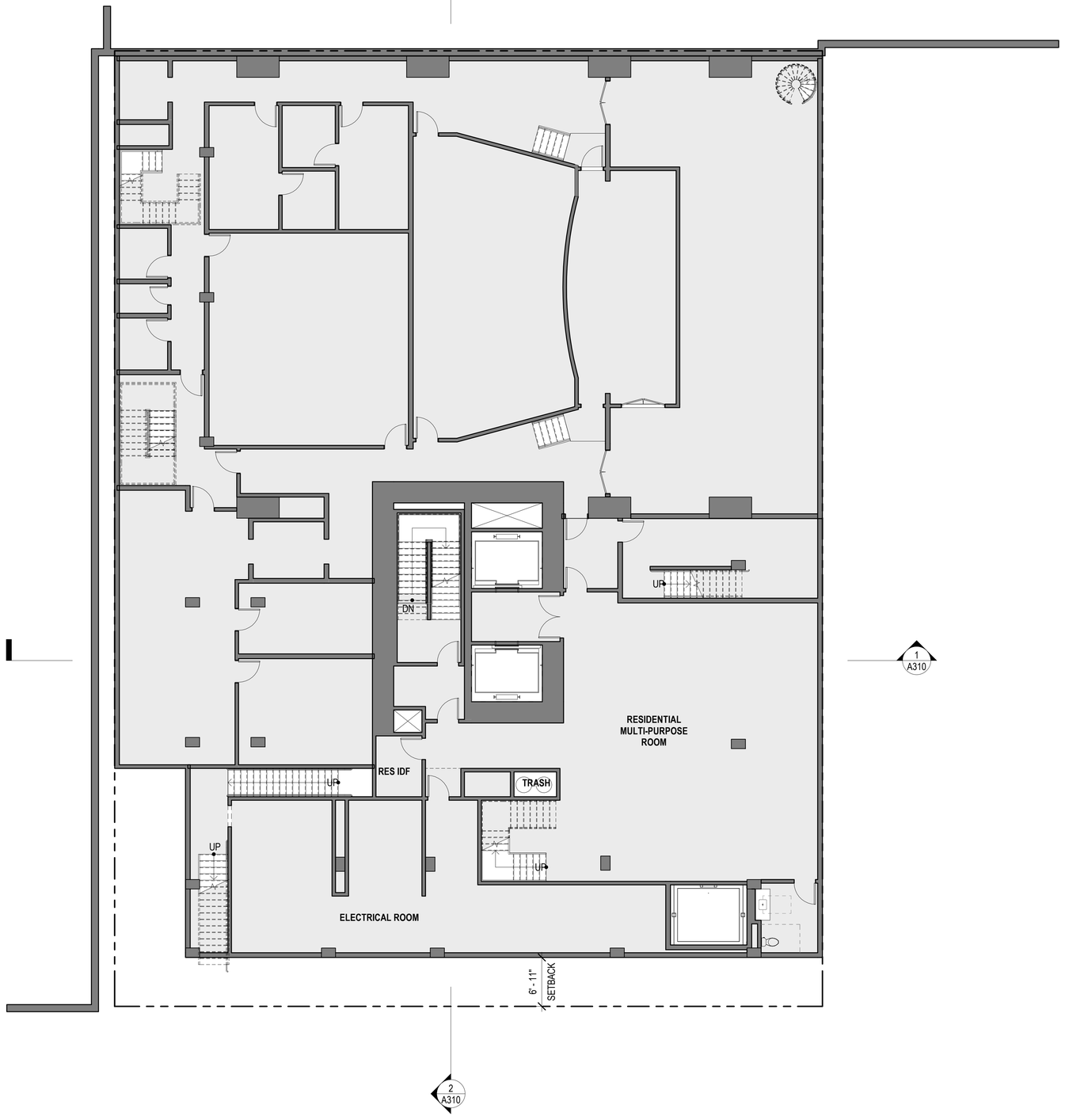
BASEMENT 2 FLOOR PLAN

A101

1/25/2023 4:38:02 PM



FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A102 B1_BASEMENT FLOOR
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

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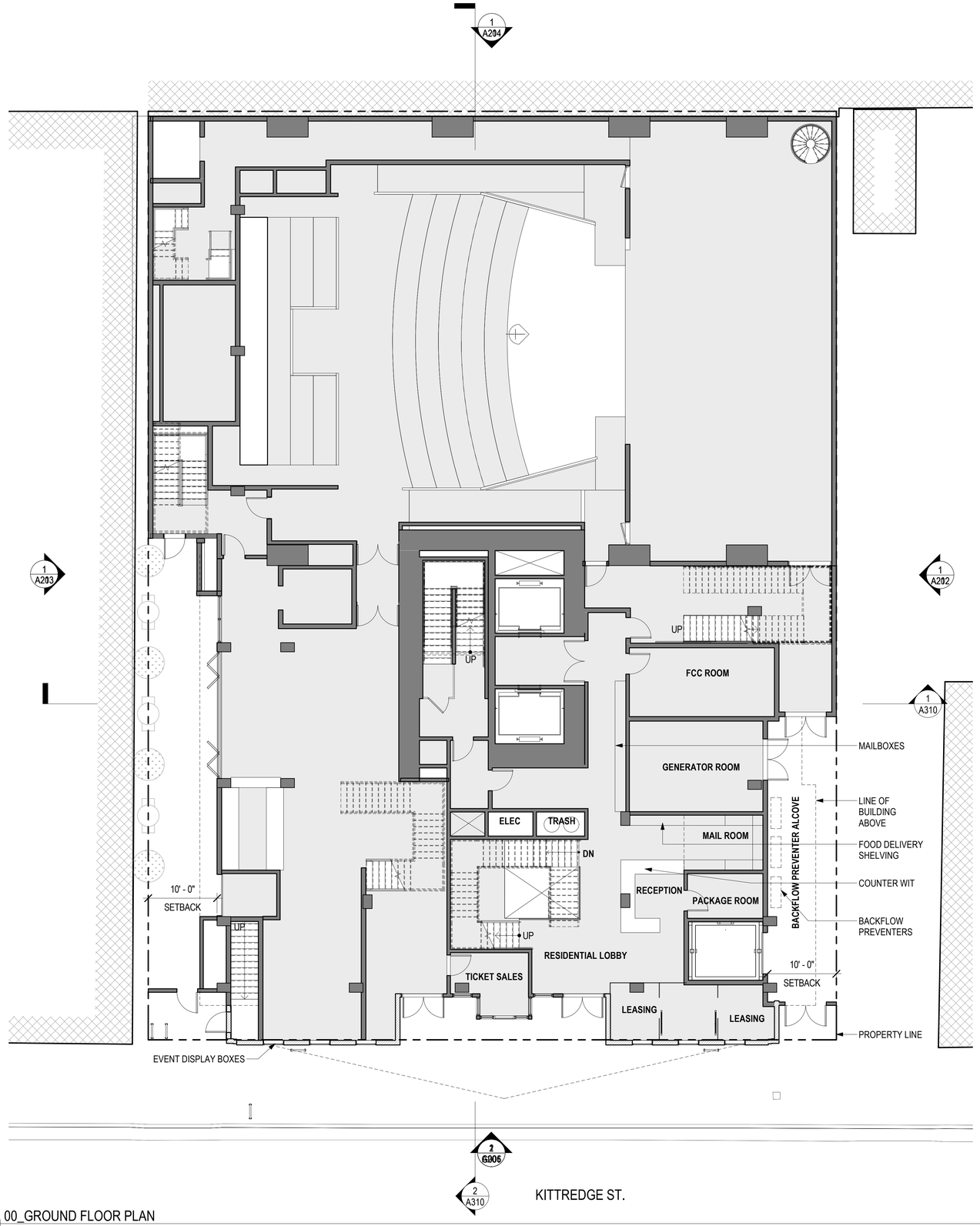
BASEMENT 1 FLOOR PLAN

A102

1/25/2023 4:38:24 PM



1 A103 00_GROUND FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

0 4' 8' 16'

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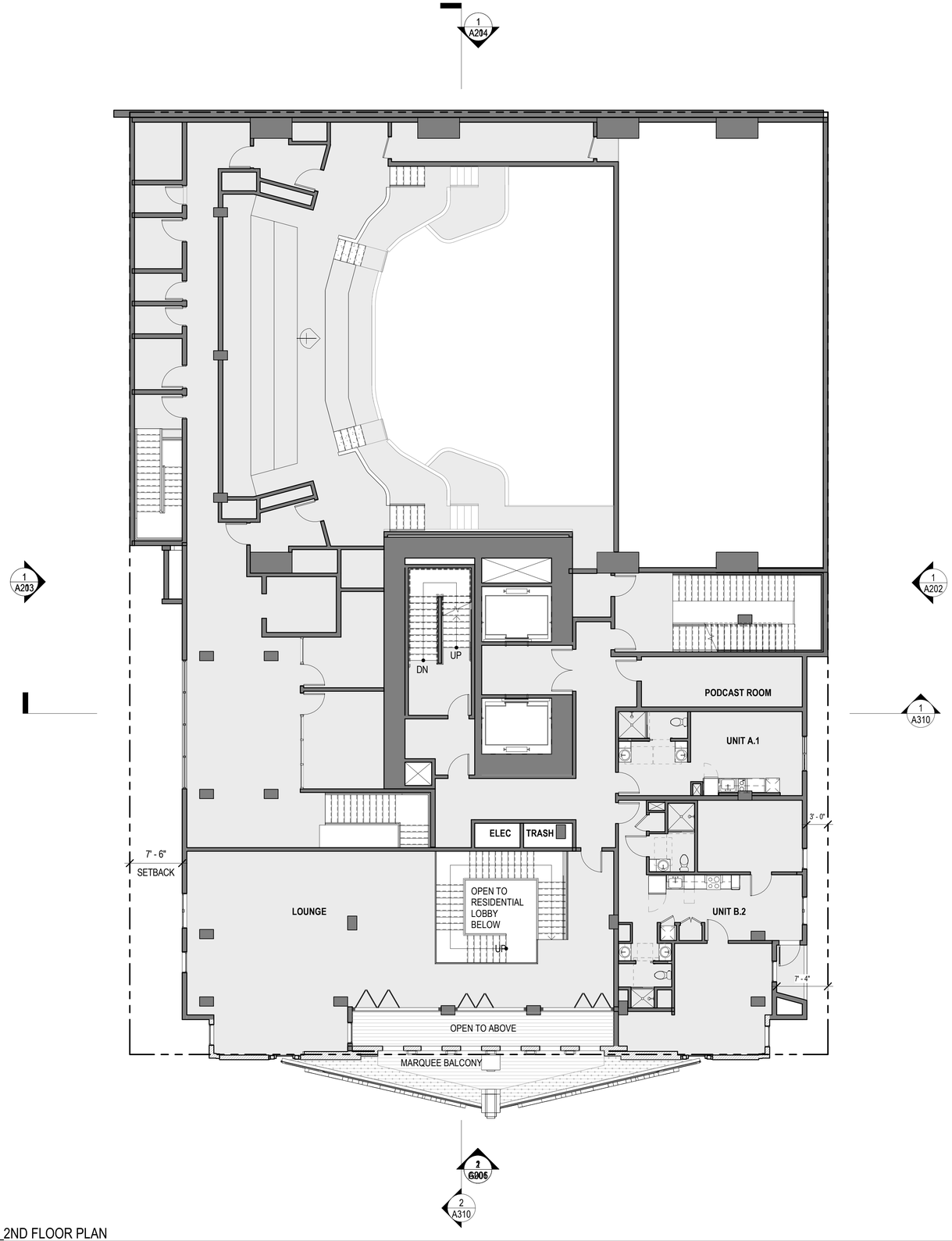
GROUND FLOOR PLAN

A103

1/25/2023 4:38:53 PM



1 A104 02_2ND FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

N

0 4' 8' 16'

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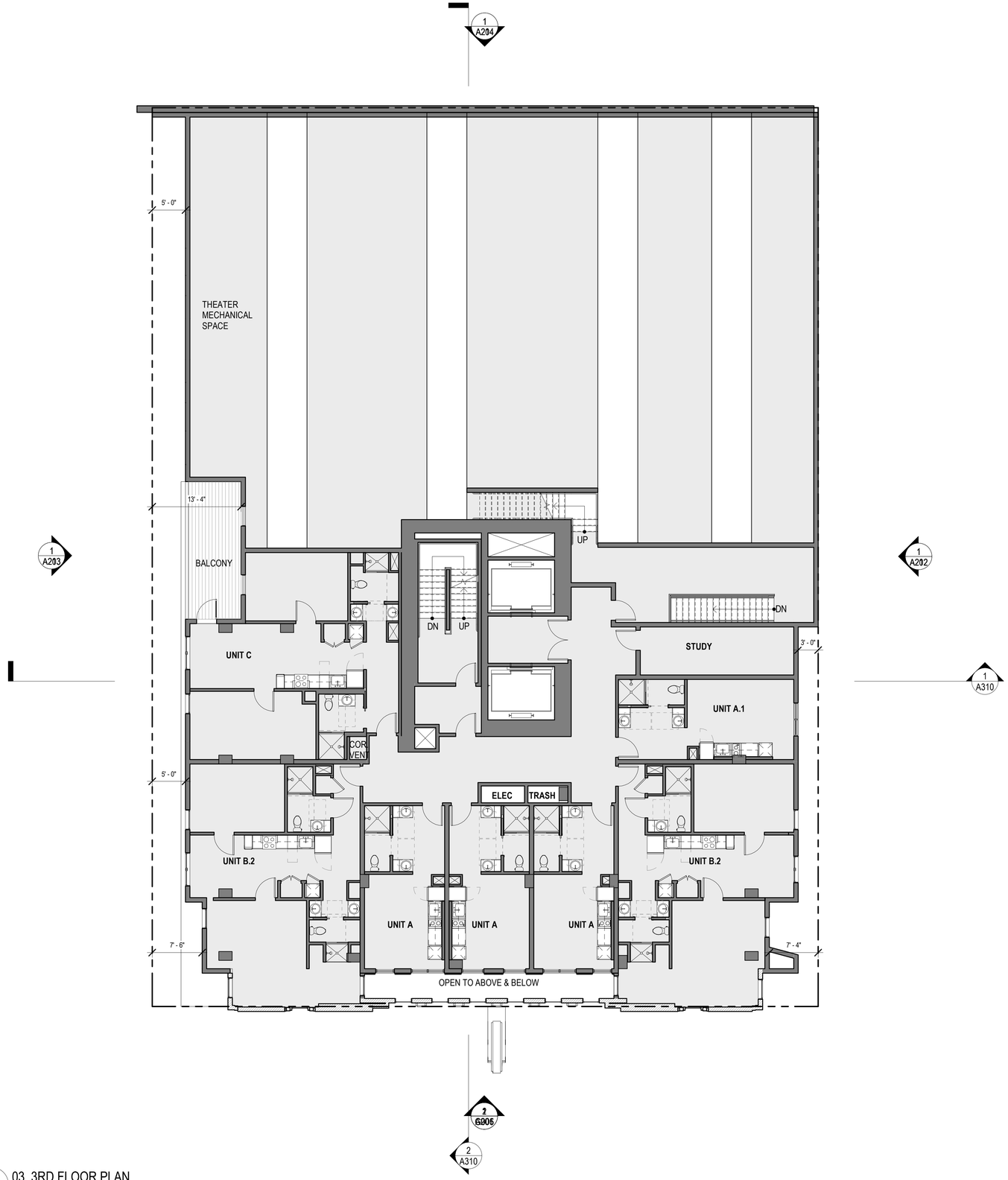
LEVEL 2 FLOOR PLAN

A104

1/25/2023 4:39:26 PM



1 A105 03_3RD FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

N

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LEVEL 3 FLOOR PLAN

A105

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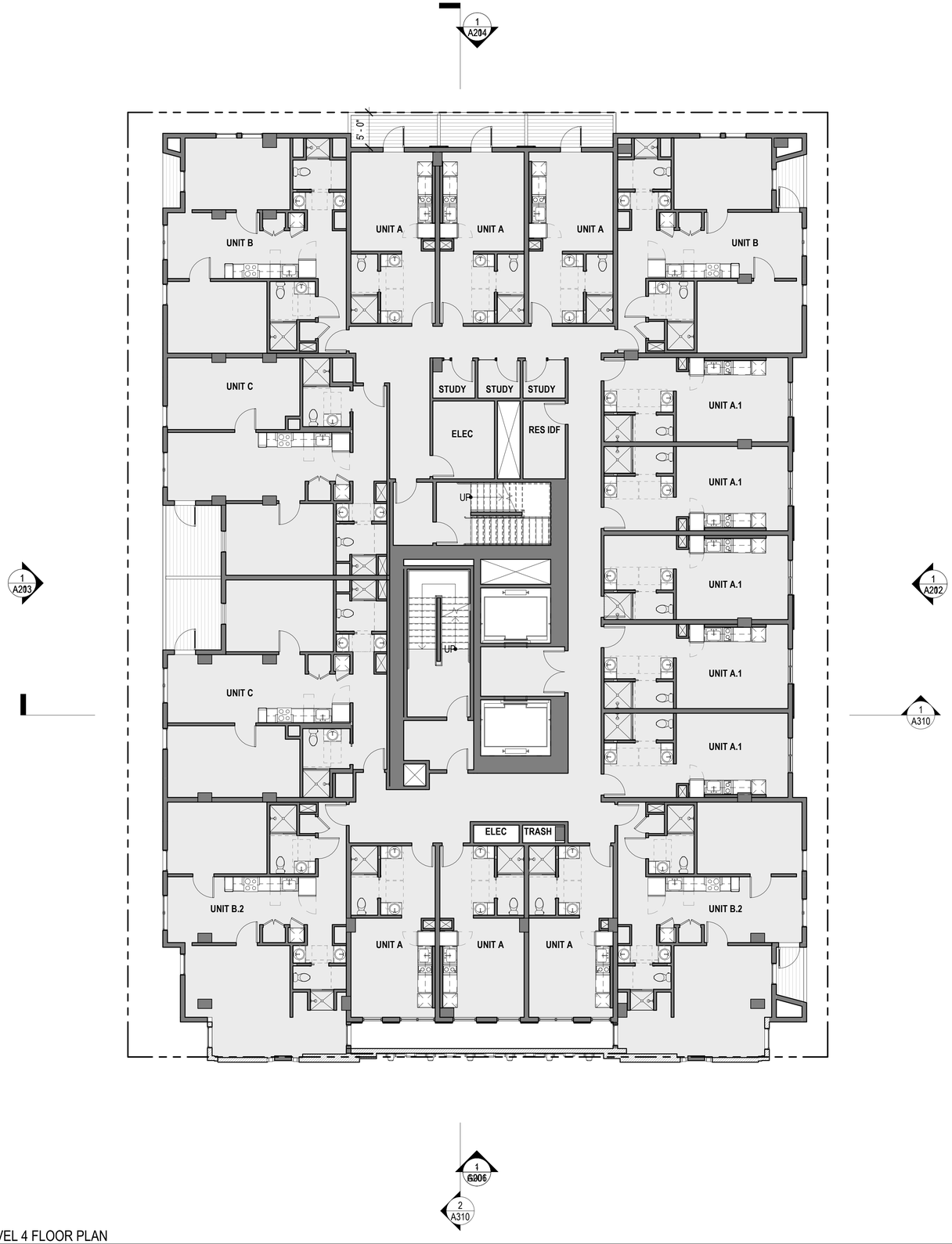

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 LEVEL 4 FLOOR PLAN
A106 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

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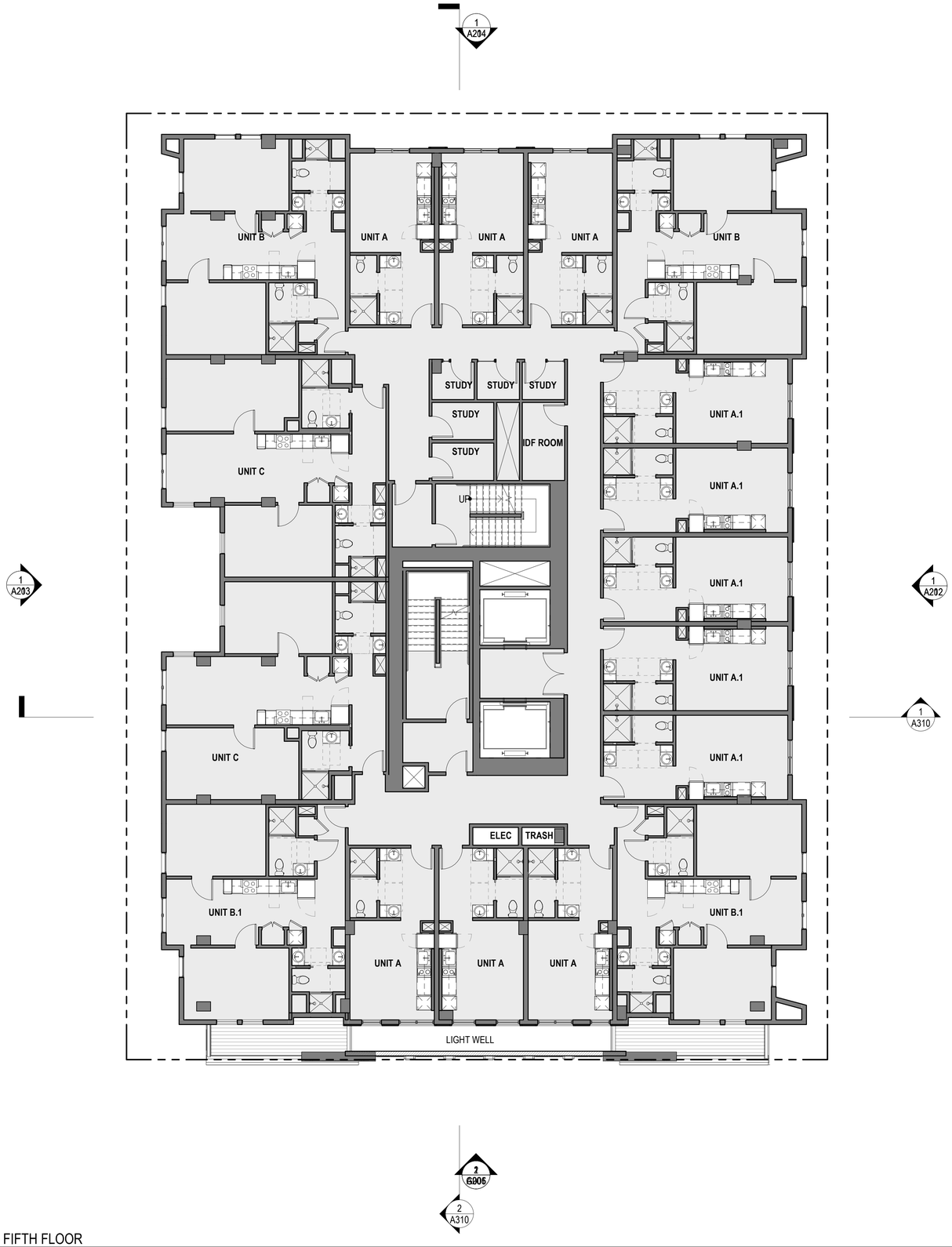
LEVEL 4 FLOOR PLAN

A106

1/25/2023 4:40:53 PM



1 A107 05 - FIFTH FLOOR
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

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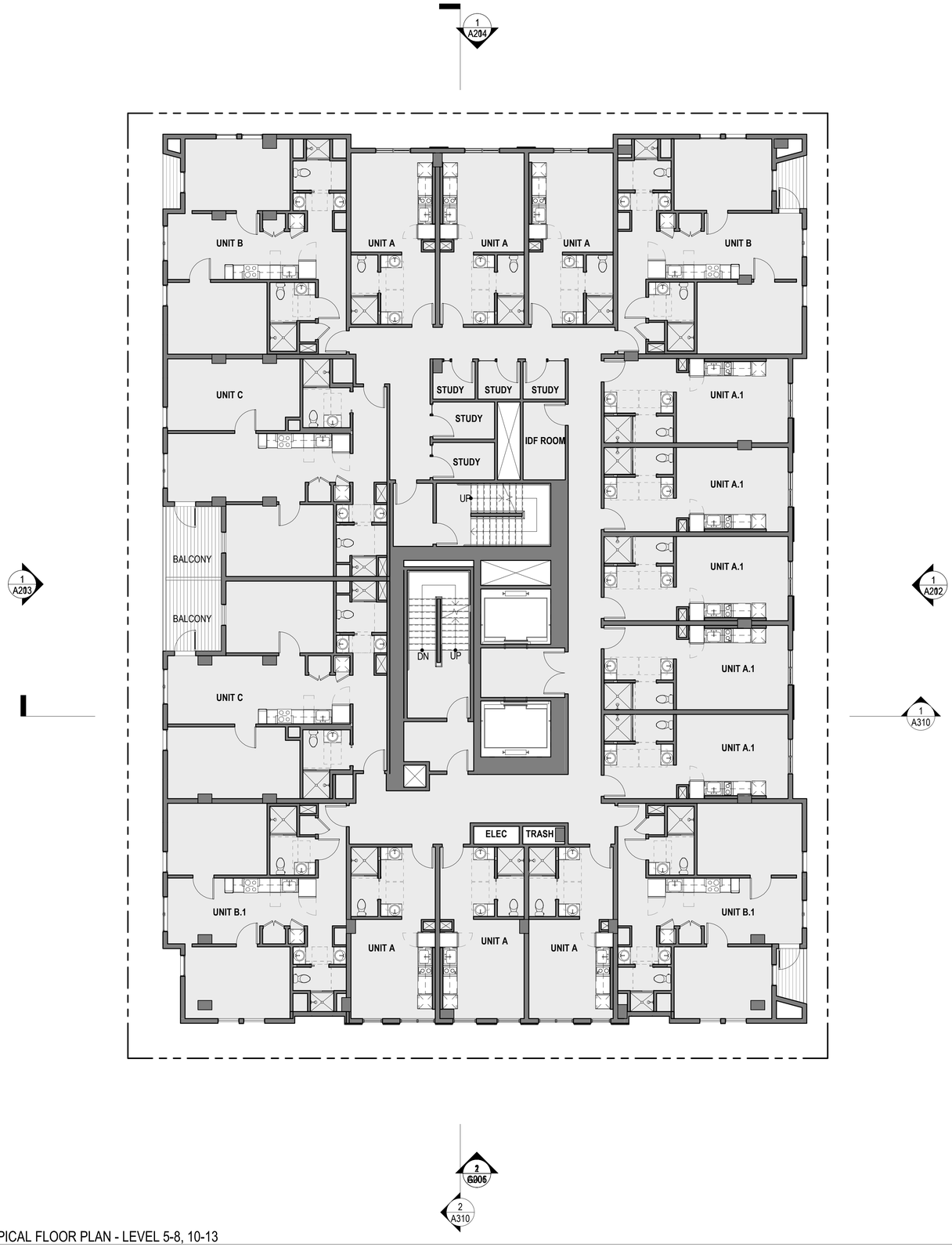
LEVEL 5 FLOOR PLAN

A107

1/25/2023 4:41:39 PM



FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A108 TYPICAL FLOOR PLAN - LEVEL 5-8, 10-13
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

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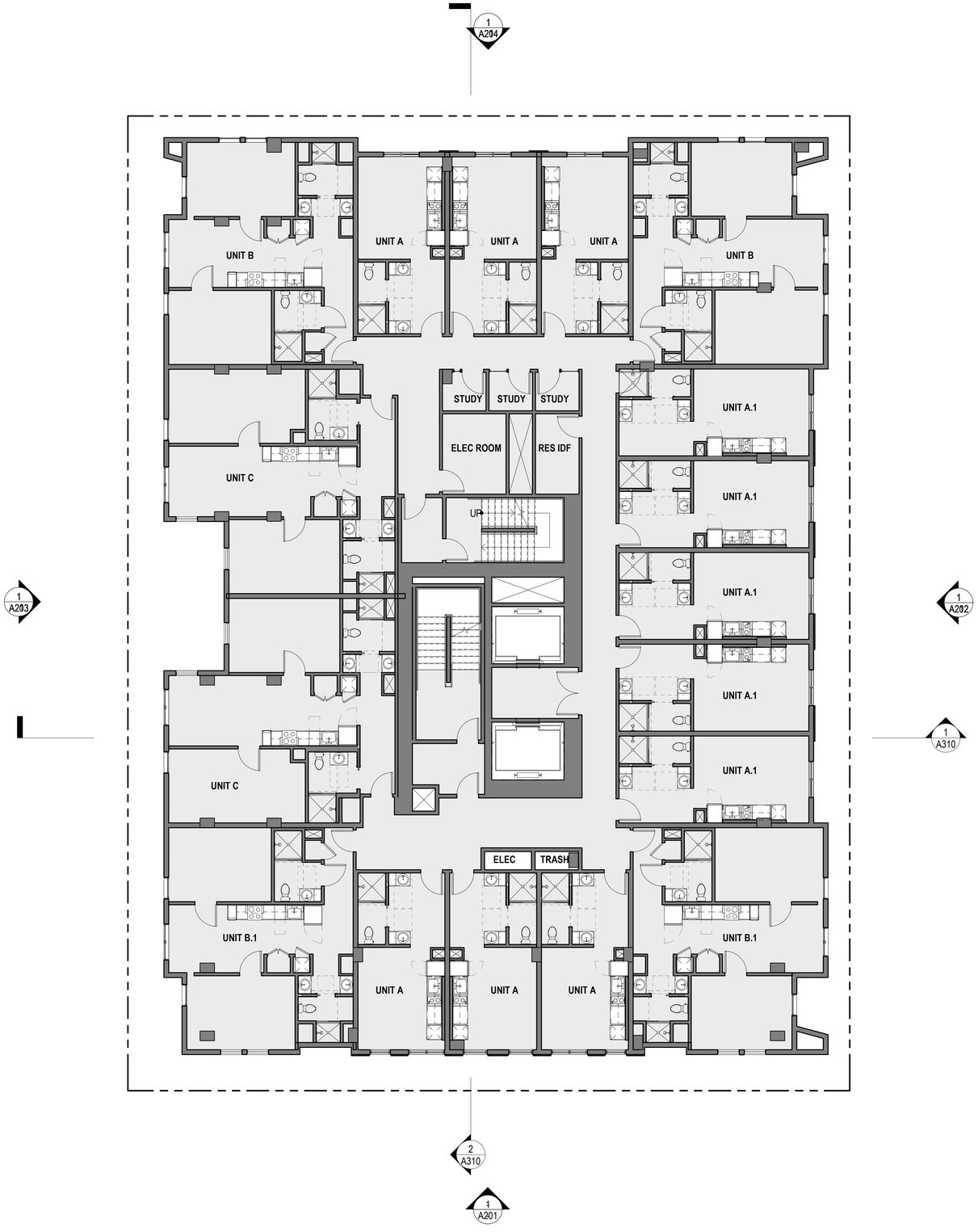
LEVEL 6-8 FLOOR PLAN

A108

1/25/2023 4:42:35 PM



FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A110 09 - 9TH FLOOR
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

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LEVEL 9 FLOOR PLAN

A110

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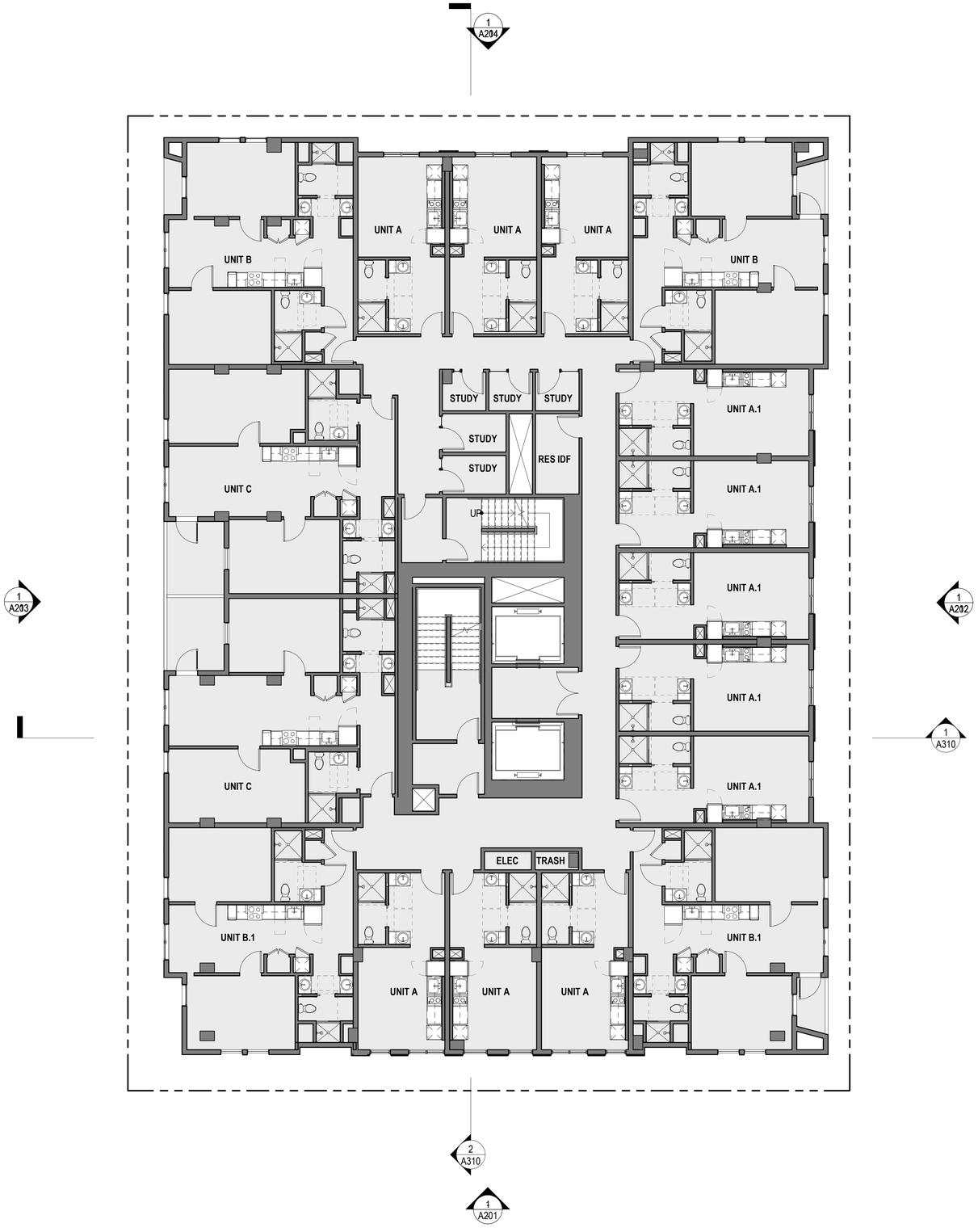

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A111 10 - 10TH FLOOR
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

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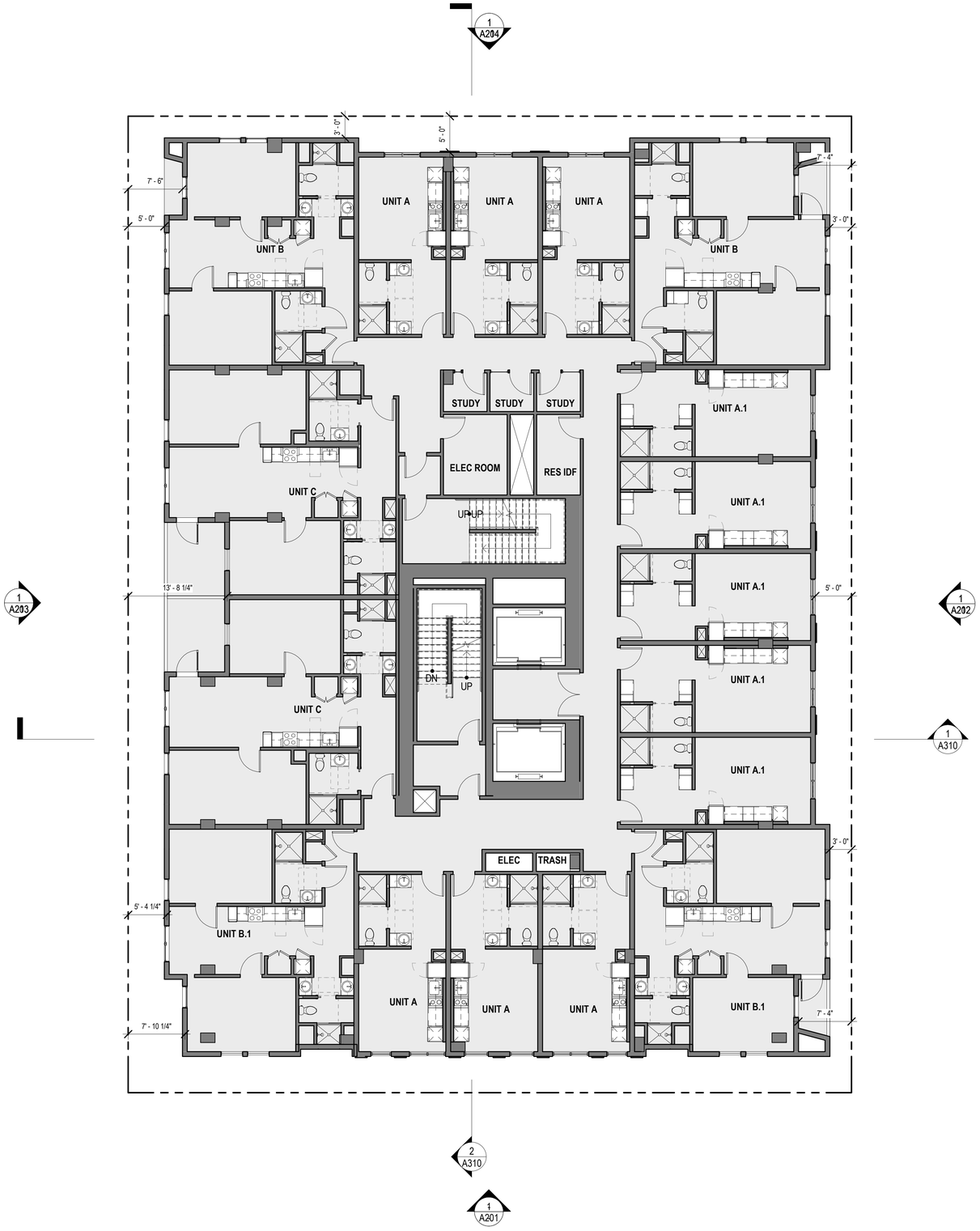
LEVEL 10-13 FLOOR PLAN

A111

1/25/2023 4:44:35 PM



FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A112 14_14TH FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

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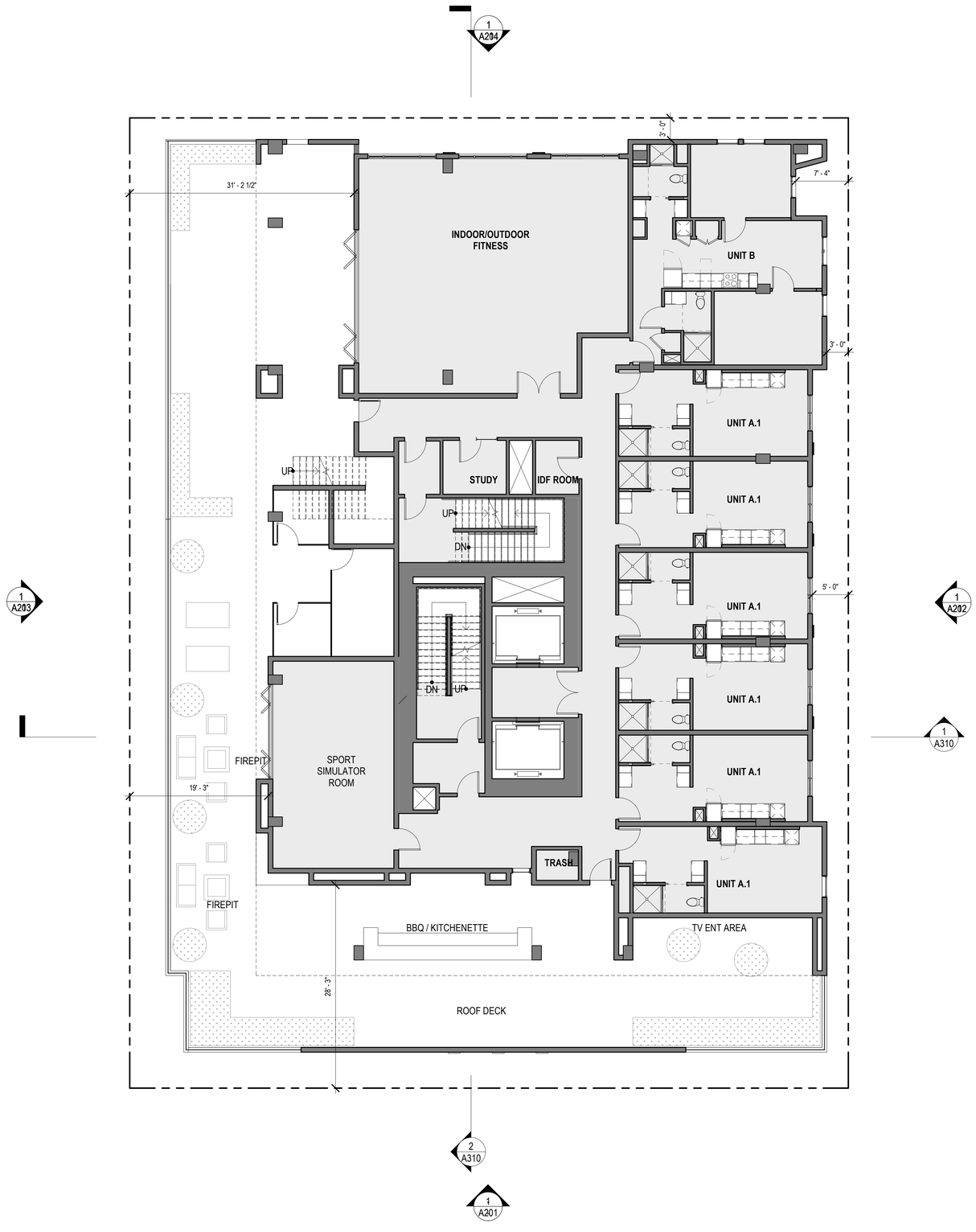
LEVEL 14 FLOOR PLAN

A112

1/25/2023 4:45:43 PM



FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A113 15_15TH FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

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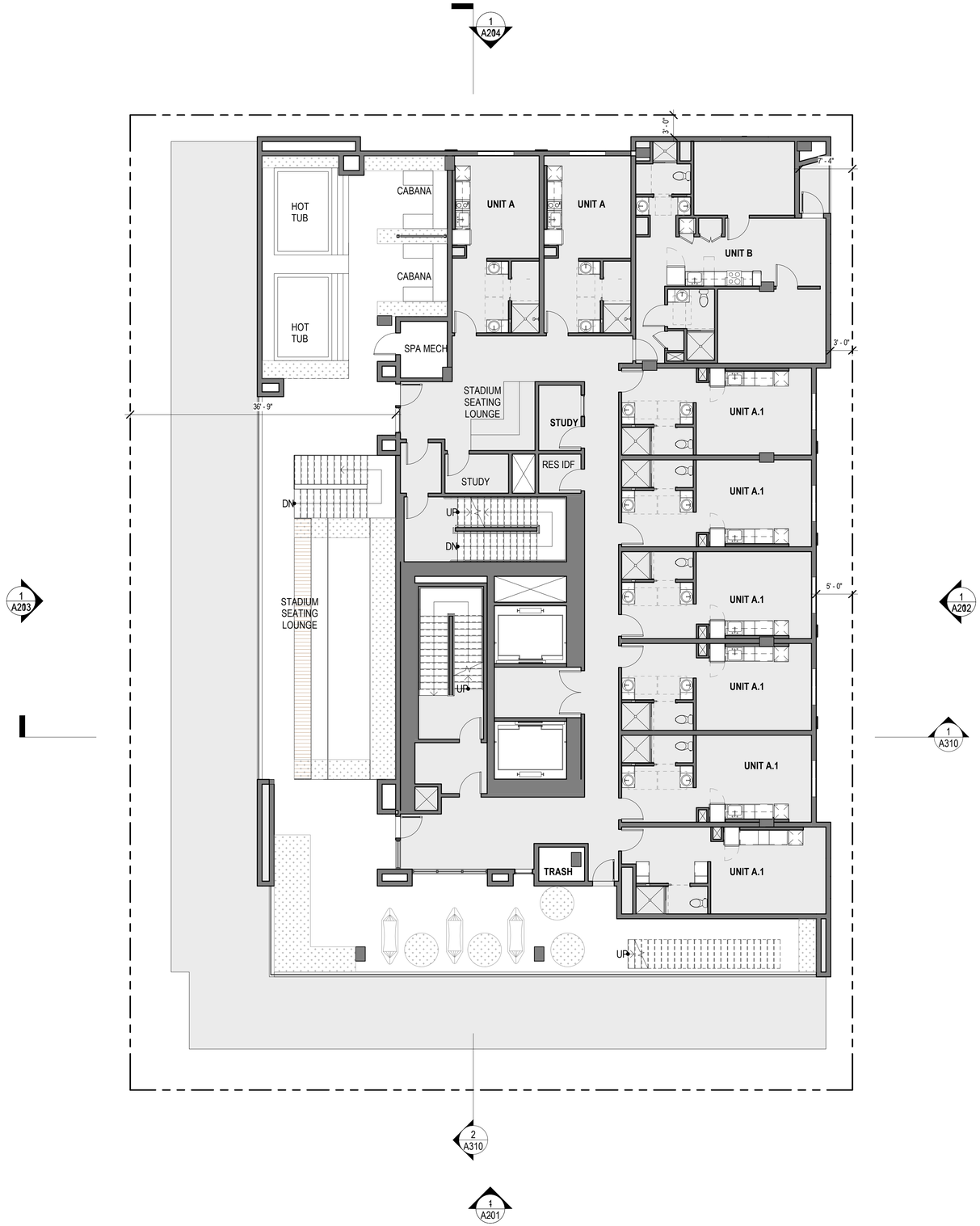
LEVEL 15 FLOOR PLAN

A113

1/25/2023 4:46:51 PM



FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A114 16_16TH FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

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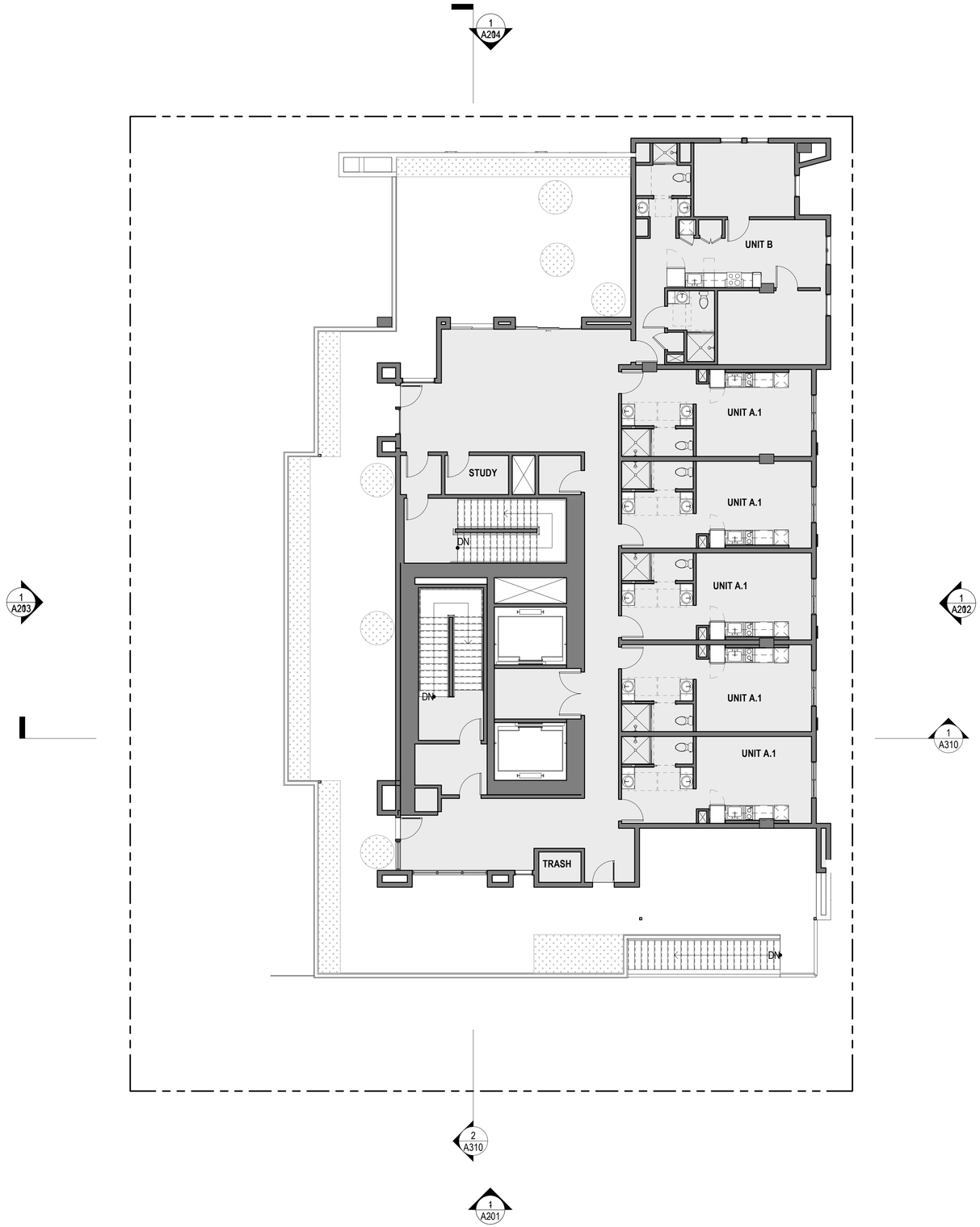
LEVEL 16 FLOOR PLAN

A114

1/25/2023 4:47:38 PM



FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A115 17 - 17TH FLOOR
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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LEVEL 17 FLOOR PLAN

A115

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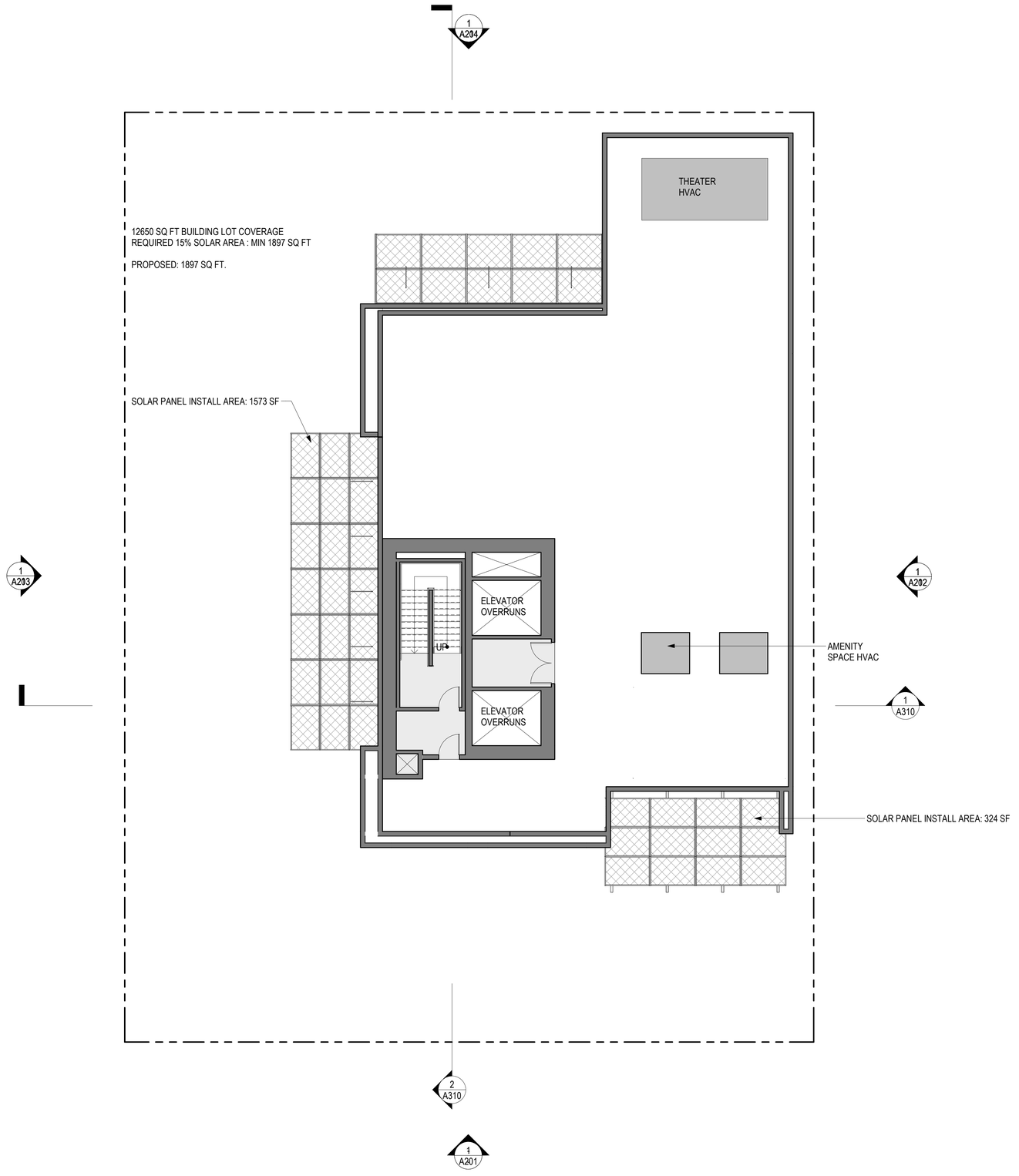

ROOF PLAN LEGEND:

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- SOLAR PANEL INSTALL AREA
- MECHANICAL AREA

1 A116 T.O. ROOF
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA
CHARLES FELIX ANTIA
NOT FOR CONSTRUCTION
01/31/2021
LICENSED ARCHITECT

ENTITLEMENT

PROJECT ISSUE RECORD:

PROJECT #:	GDC01
ISSUE DATE:	1/24/23

ROOF FLOOR PLAN

A116

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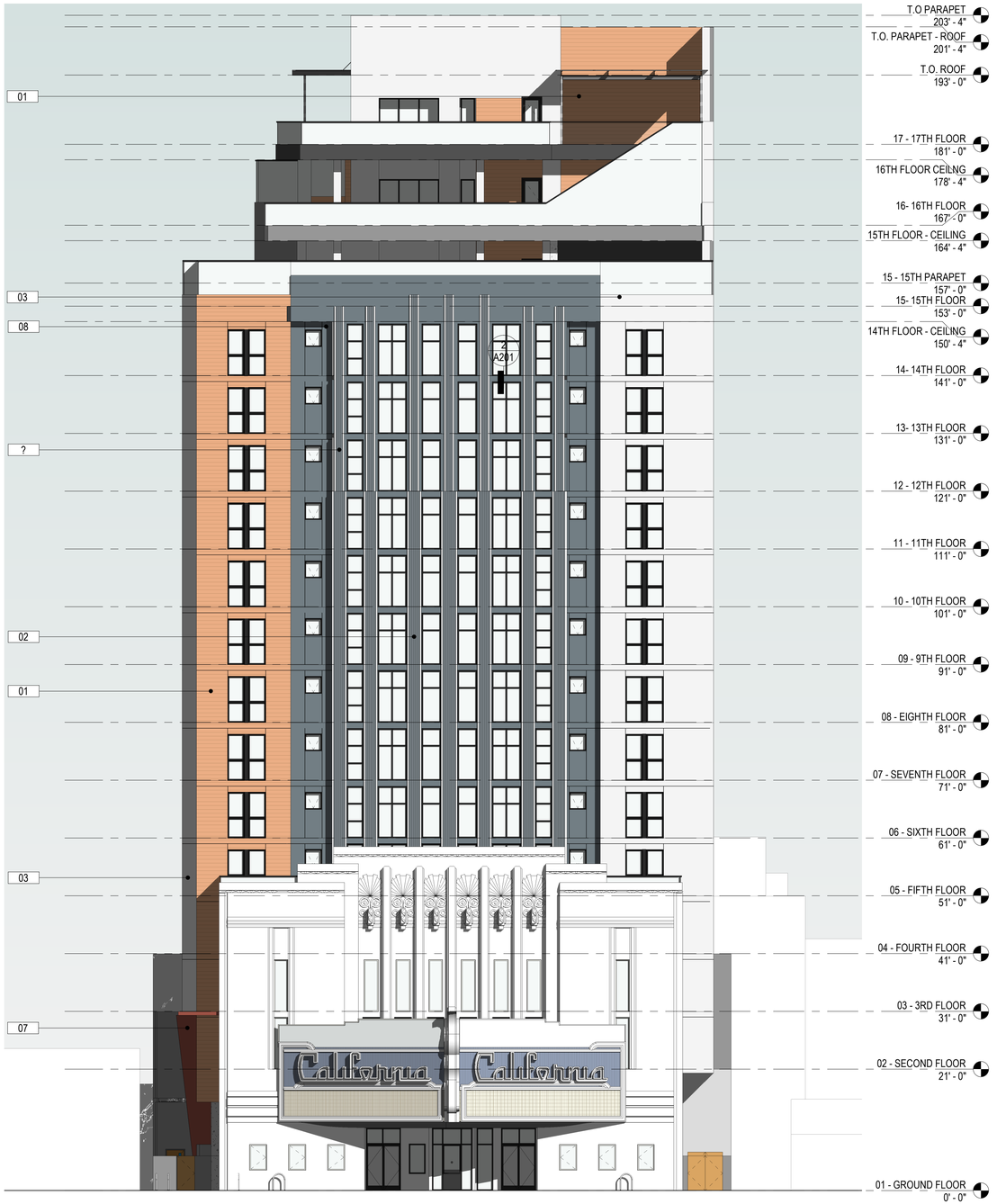
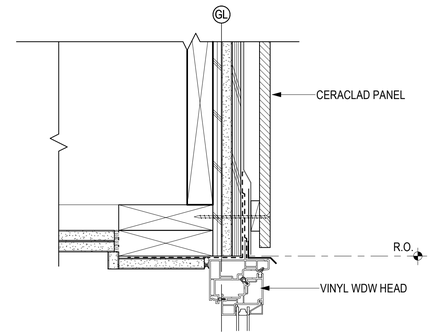


1 A201 SOUTH ELEVATION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



2 A201 TYPICAL VINYL WDW HEADER @ CERACLAD SIDING
3" = 1'-0"

01 **MTL-01 (PREFERRED OPTION)**
NICHIHA
VINTAGE WOOD
REDWOOD

MTL-01 (ALT OPTION)
CERACLAD
URBAN CEDAR
HONEY

02 **MTL-02**
CERACLAD
ZEN GARDEN
SLATE

03 **MTL-03**
STUCCO
LIGHT GRAY
(TO BE SELECTED)

04 **MTL-04**
CERACLAD
8-REVEAL
SILVER GRAY

05 **MTL-05**
STUCCO / PAINT FINISH OVER
CONCRETE OR SHOTCRETE
MEDIUM GRAY (TO BE SELECTED)

06 **MTL-06**
STUCCO
DARK GRAY (TO BE SELECTED)

07 **MTL-07**
ALUMINUM COMPOSITE PANEL
ORANGE (TO BE SELECTED)

08 **MTL-08**
STUCCO
BLUE (TO BE SELECTED)

EXTERIOR ELEVATION MATERIALS

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

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ISSUE DATE:	1/24/23

SOUTH EXTERIOR ELEVATION

A201

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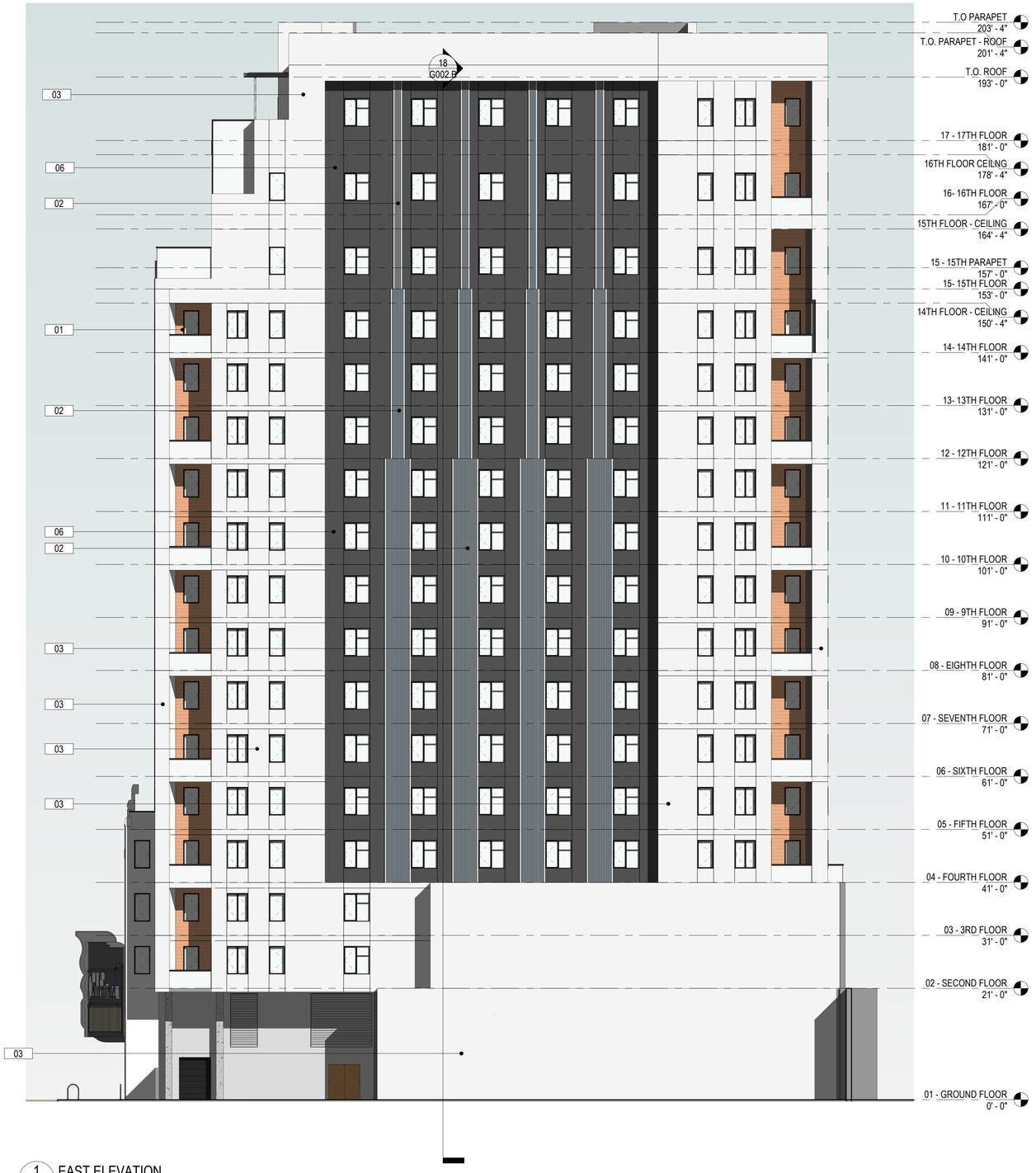

1 A202 EAST ELEVATION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

01 **MTL-01 (PREFERRED OPTION)**
NICHIHA
VINTAGE WOOD
REDWOOD

MTL-01 (ALT OPTION)
CERACLAD
URBAN CEDAR
HONEY

02 **MTL-02**
CERACLAD
ZEN GARDEN
SLATE

03 **MTL-03**
STUCCO
LIGHT GRAY
(TO BE SELECTED)

04 **MTL-04**
CERACLAD
8-REVEAL
SILVER GRAY

05 **MTL-05**
STUCCO / PAINT FINISH OVER
CONCRETE OR SHOTCRETE
MEDIUM GRAY (TO BE SELECTED)

06 **MTL-06**
STUCCO
DARK GRAY (TO BE SELECTED)

07 **MTL-07**
ALUMINUM COMPOSITE PANEL
ORANGE (TO BE SELECTED)

08 **MTL-08**
STUCCO
BLUE (TO BE SELECTED)

EXTERIOR ELEVATION MATERIALS

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

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ENTITLEMENT

△ PROJECT ISSUE RECORD:

PROJECT #:	GDC01
ISSUE DATE:	1/24/23

EAST EXTERIOR ELEVATION

A202

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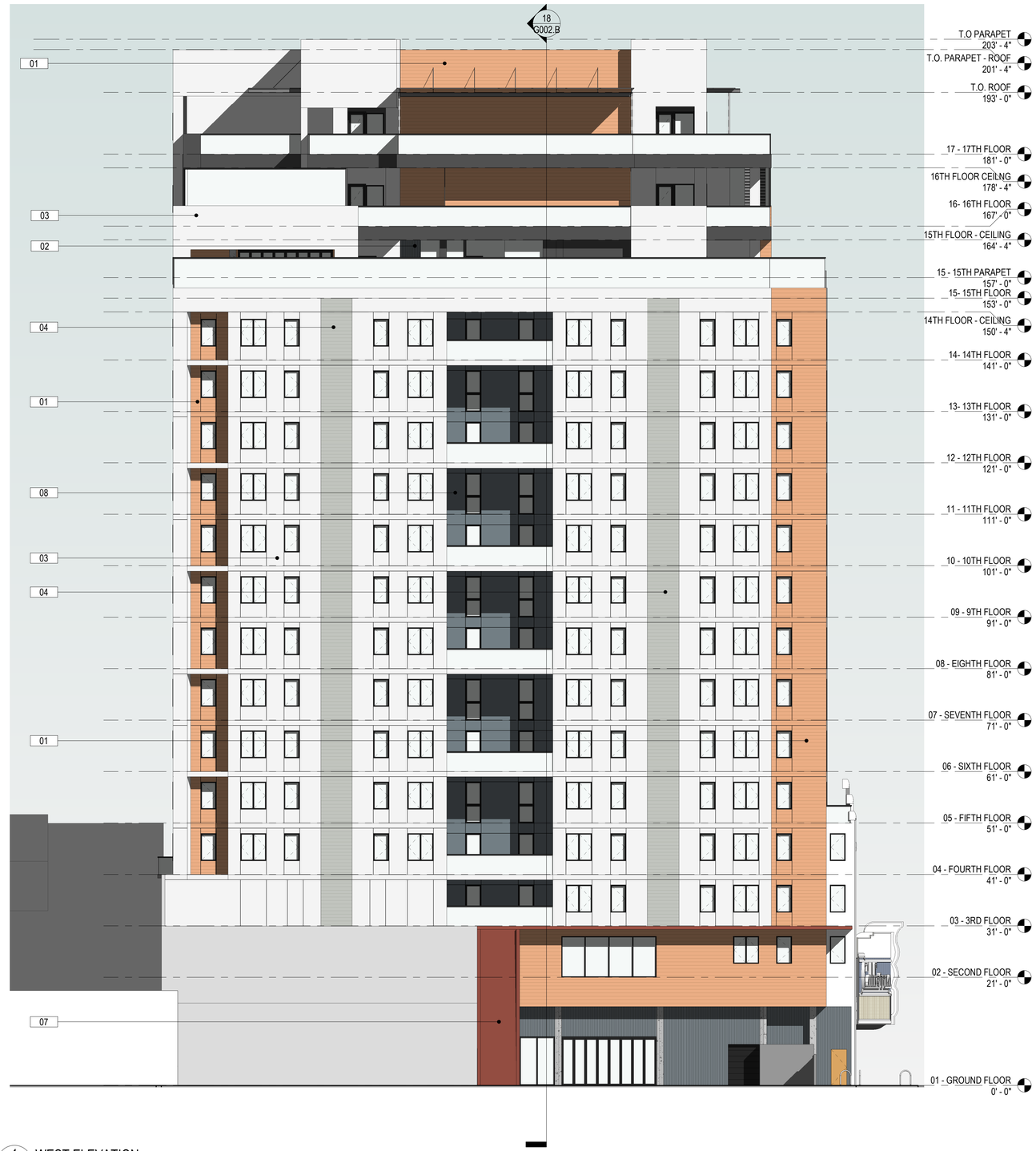

1 A203 WEST ELEVATION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

01	**MTL-01 (PREFERRED OPTION)** NICHIHA VINTAGE WOOD REDWOOD	
	MTL-01 (ALT OPTION) CERACLAD URBAN CEDAR HONEY	
02	**MTL-02** CERACLAD ZEN GARDEN SLATE	
03	**MTL-03** STUCCO LIGHT GRAY (TO BE SELECTED)	
04	**MTL-04** CERACLAD 8-REVEAL SILVER GRAY	
05	**MTL-05** STUCCO / PAINT FINISH OVER CONCRETE OR SHOTCRETE MEDIUM GRAY (TO BE SELECTED)	
06	**MTL-06** STUCCO DARK GRAY (TO BE SELECTED)	
07	**MTL-07** ALUMINUM COMPOSITE PANEL ORANGE (TO BE SELECTED)	
08	**MTL-08** STUCCO BLUE (TO BE SELECTED)	

EXTERIOR ELEVATION MATERIALS

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

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ENTITLEMENT

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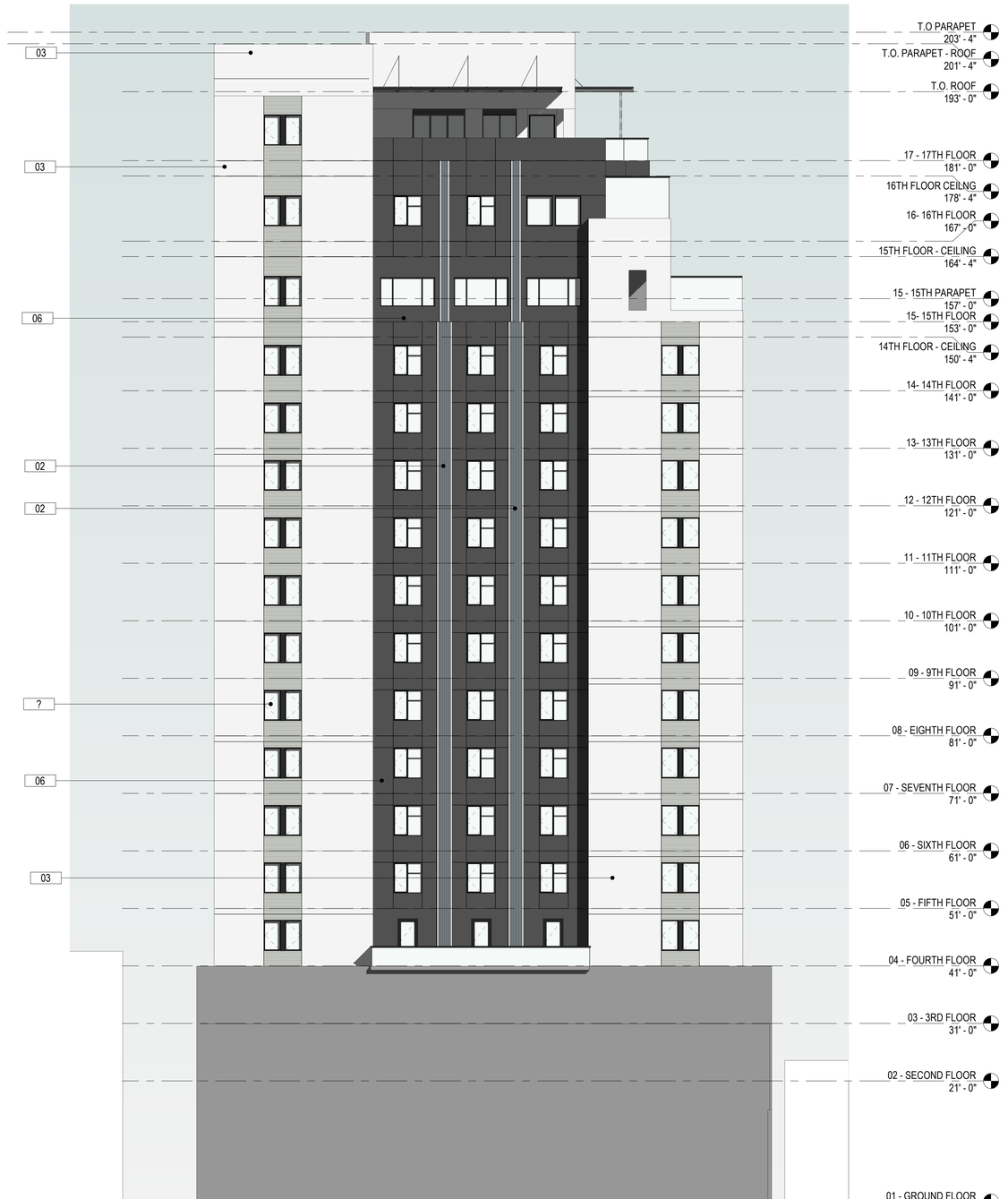
PROJECT #:	GDC01
ISSUE DATE:	1/24/23

WEST EXTERIOR ELEVATION

A203

1/25/2023 4:51:44 PM



1 NORTH ELEVATION
A204 3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

01	**MTL-01 (PREFERRED OPTION)** NICHIHA VINTAGE WOOD REDWOOD	
	MTL-01 (ALT OPTION) CERACLAD URBAN CEDAR HONEY	
02	**MTL-02** CERACLAD ZEN GARDEN SLATE	
03	**MTL-03** STUCCO LIGHT GRAY (TO BE SELECTED)	
04	**MTL-04** CERACLAD 8-REVEAL SILVER GRAY	
05	**MTL-05** STUCCO / PAINT FINISH OVER CONCRETE OR SHOTCRETE MEDIUM GRAY (TO BE SELECTED)	
06	**MTL-06** STUCCO DARK GRAY (TO BE SELECTED)	
07	**MTL-07** ALUMINUM COMPOSITE PANEL ORANGE (TO BE SELECTED)	
08	**MTL-08** STUCCO BLUE (TO BE SELECTED)	

EXTERIOR ELEVATION MATERIALS

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

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ENTITLEMENT

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 1/24/23

NORTH EXTERIOR ELEVATION

A204

1/25/2023 4:52:00 PM

MTL-01 (PREFERRED OPTION)
NICHIHA
VINTAGE WOOD
REDWOOD

MTL-01 (ALT OPTION)
CERACLAD
URBAN CEDAR
HONEY

MTL-02
CERACLAD
ZEN GARDEN
SLATE

MTL-03
STUCCO
LIGHT GRAY
(TO BE SELECTED)

MTL-04
CERACLAD
8-REVEAL
SILVER GRAY

MTL-05
STUCCO / PAINT
FINISH OVER
CONCRETE OR
SHOTCRETE
MEDIUM GRAY (TO
BE SELECTED)

MTL-06
STUCCO
DARK GRAY (TO BE SELECTED)

MTL-07
ALUMINUM COMPOSITE
PANEL
ORANGE (TO BE SELECTED)

MTL-08
STUCCO
BLUE (TO BE
SELECTED)

EXTERIOR ELEVATION MATERIALS ENLARGED
NOT TO SCALE

1/25/2023 4:52:01 PM

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BERKELEY, CA

STATE OF CALIFORNIA
DANIEL VEDAL KOH
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01/31/2021

ENTITLEMENT

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01
ISSUE DATE: 1/24/23

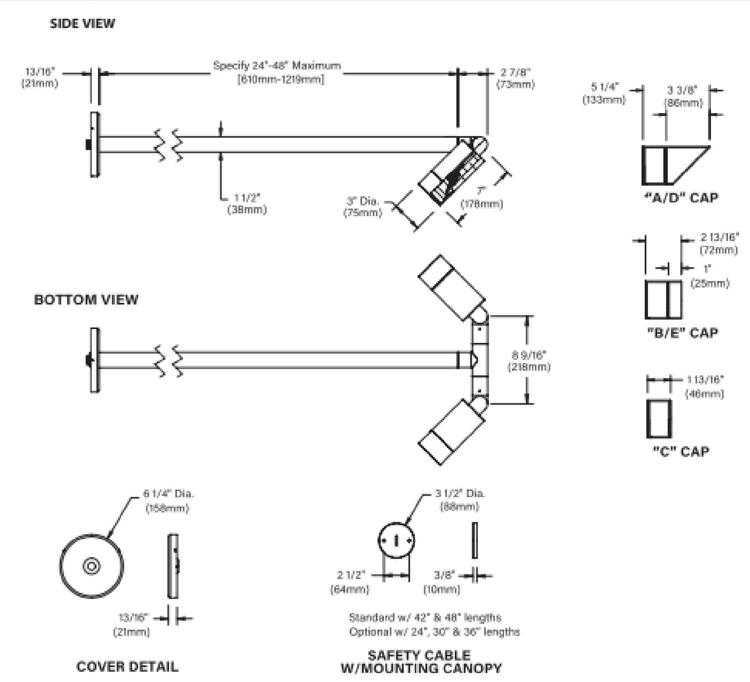
EXTERIOR ELEVATION MATERIALS

A205

EXT-F3
LED BLADE SIGN
BK - DENALI TWIN STAR

DENALI - TWIN SIGN STAR STYLE "C" LED (INTEGRAL) — IP66 RATED

DATE: | PROJECT: | TYPE:



STANDARD FINISHES

Satin Black (BLP), Satin Bronze (BZP), Satin White (WHP), Satin Aluminum (SAP), Black Wrinkle (BLW), Bronze Wrinkle (BZW), White Wrinkle (WHW), Verde (VER)

Click Here to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES

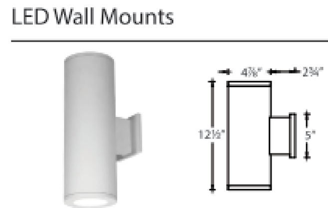
Cascade Mtn. Granite (CMG), Rocky Mtn. Granite (RMG), Sierra Mtn Granite (SMG), Aleutian Mtn Granite (AMG), Textured Forest (TXF), Black Chrome (BCM), Beige (BGE), Weathered Copper (WCP), Old Copper (OCP), Hunter Green (HUG), Cracked Ice (CRI), Mojave Desert Sandstone (MDS), Antique Brass Powder (ABP), Brown Patina Powder (BPP), Sonoran Desert Sandstone (SDS), Weathered Iron (WIR), Clear Anodized Powder (CAP), Cream (CRM), Antique White (AQW), Natural Brass Powder (NBP)

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

04/13/2022 SKU-1380
SUB-2834-00

EXT-F4
ROOF DECK (TRELLIS POST & WALL MOUNT)
WAC - TUBE 5"

TUBE ARCHITECTURAL DS-WE05 — 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
- Single light extended body high performance exterior rated LED wall mount
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

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

ORDERING NUMBER

Diameter / Watt	Beam	Beam Angle	Color Temp		CRI	Reference Output[1] Lumen	CBCP	Efficacy (lm/w)	Finish
DS-WE05 5" 25W; DS-WE0517 5" 17W	S Straight up or down	16°	927S	2700K	90	1825	10050	73	BK Black; WT White; BZ Bronze; GH Graphite
			27S	2700K	85	2190	12057	88	
			930S	3000K	90	1895	10427	76	
			30S	3000K	85	2300	12644	92	
			35S	3500K	85	2350	12937	94	
			40S	4000K	85	2375	13062	95	
	N Straight up or down	25°	927S	2700K	90	1810	5280	72	
			27S	2700K	85	2170	6335	87	
			930S	3000K	90	1880	5478	75	
			30S	3000K	85	2275	6643	91	
			35S	3500K	85	2330	6797	93	
			40S	4000K	85	2350	6863	94	
	F Straight up or down	33°	927S	2700K	90	1900	4515	76	
			27S	2700K	85	2280	5417	91	
			930S	3000K	90	1970	4685	79	
			30S	3000K	85	2390	5681	96	
			35S	3500K	85	2445	5812	98	
			40S	4000K	85	2470	5870	99	
	F Away from the wall	N/A	927A	2700K	90	2000	N/A	80	
			27A	2700K	85	2400		96	
			930A	3000K	90	2075		83	
			30A	3000K	85	2520		101	
			35A	3500K	85	2575		103	
			40A	4000K	85	2600		104	
	F Towards the wall	N/A	927B	2700K	90	2000	N/A	80	
			27B	2700K	85	2400		96	
			930B	3000K	90	2075		83	
			30B	3000K	85	2520		101	
			35B	3500K	85	2575		103	
			40B	4000K	85	2600		104	

DS-WE05-______-___ [1]Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

Example: DS-WE05-F930A-WT

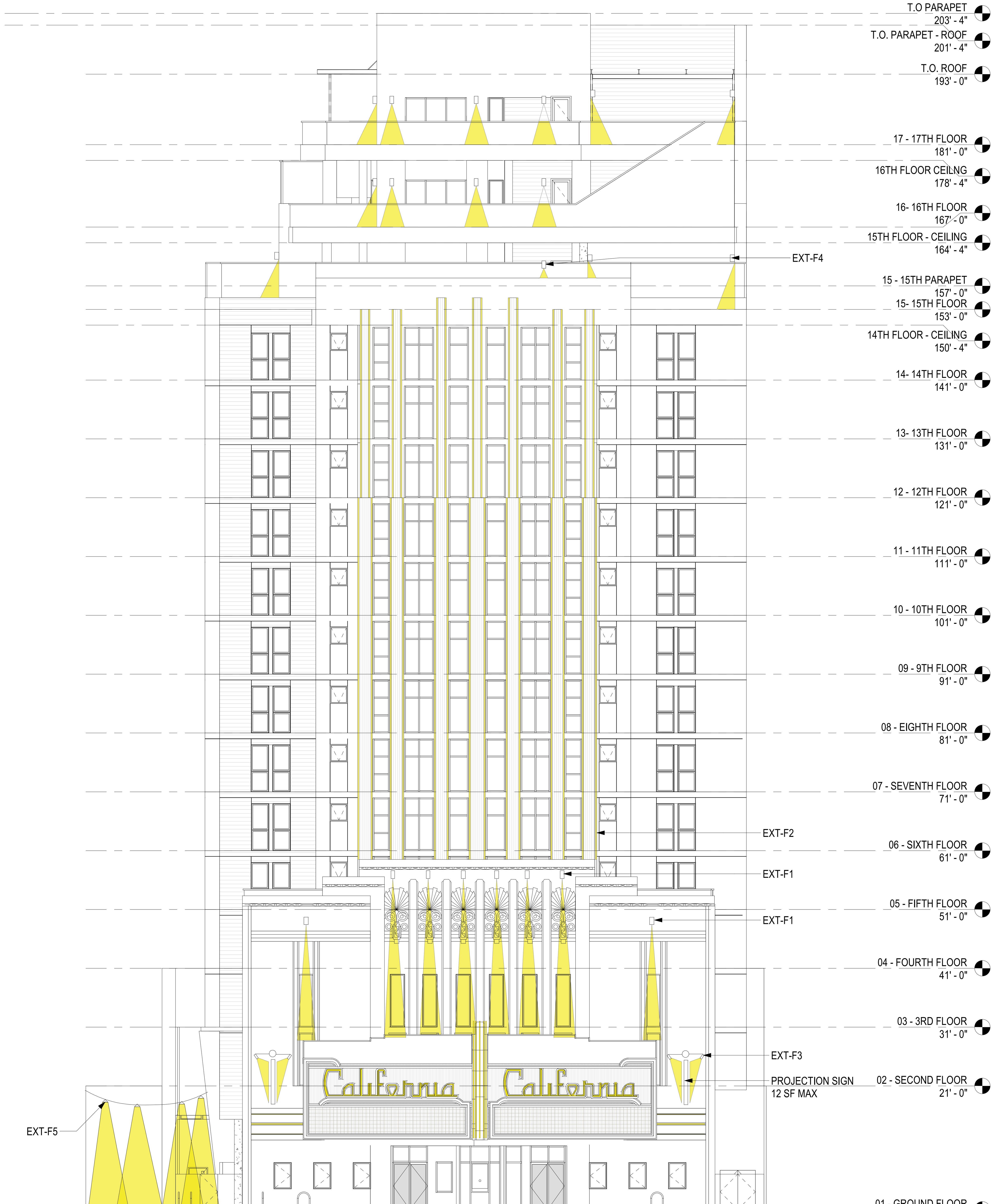
waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

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

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

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



1 FACADE LIGHTING & SIGNAGE
A211 3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

EXT-F1
NARROW BEAM WALL WASH
WAC DS-WSOF-U27B-WT

9/22/22, 2:06 PM — Ultra Narrow Beam Wall Mount | WAC Lighting Co.

Tube Architectural - Ultra Narrow Beam Wall Mount
High performance facade LED wall mount light
- IP65 rated, ETL & cETL wet location listed
- Solid aluminum construction
- Universal driver (120V-220V-277V)
- **Power:** 11W

Delivered Lumens: Up to 155
CRI: 85
Dimming : (0-10V) 100% - 20%, (ELV) 100%-10%
Rated Life : 80,000 hours

Finishes: BK, BZ, GH, WT

Where to buy?

Distribution	Model	Beam	Color Temp	CRI	Light Direction	Finish	Order Number
Single	DS-WS05 5", 11W	U 6°	27 2700K	85	B Towards the wall	BK- Black	DS-WS05-U27B-BK
	DS-WS06 6", 11W		30 3000K	85		WT- White	Add to Wish List
			35 3500K	85		BZ- Bronze	
			40 4000K	85		GH- Graphite	
Double	DS-WD05 Double, 5", 11x2W	U 6°	27 2700K	85	B Towards the wall	BK- Black	DS-WD05-U27B-BK
	DS-WD06 Double, 6", 11x2W		30 3000K	85		WT- White	Add to Wish List
			35 3500K	85		BZ- Bronze	
			40 4000K	85		GH- Graphite	

launch.waclighting.com/product/3210 — 1/1

EXT-F2
FLUSH LED LIGHT STRIPS
DIODE LED

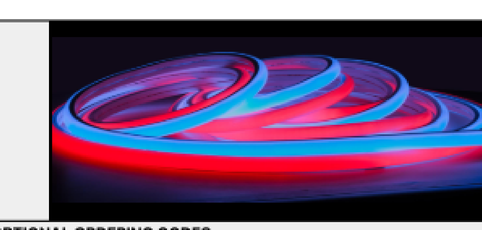
diodeled — **NEON BLAZE™** Diffused LED Lighting
Specification Sheet

NEON BLAZE™ 24V
Diffused LED Lighting

Date
Project Notes

Diffused, neon-like LED lighting with top-bending and side-bending options.
Available in static white and colors, and suitable for wet locations (IP65).

FEATURES
- Fully diffused, dotless light
- Top-bending and side-bending options with multiple output levels
- IP65 for wet locations and UV stabilized for outdoor use
- Ideal for coves and other architectural details
- 5 Year limited warranty



ORDERING CODES
Order spools, and components for field assembly

OPTIONAL ORDERING CODES
Mounting, drivers, and assembly preference

Diode LED	Voltage	Form	Model	CCT	Length	Channels	Finish	Mounting	Driver	Delivery
DI	24V	SE (Side Bending); TE (Top Bending)	NBL1; NBL2; NBL4	27 (2700K); 30 (3000K); 35 (3500K); 42 (4200K); 65 (6500K); BL (Blue); AM (Amber); GN (Green); PK (Pink); RD (Red)	65 (65.6 ft.); 32 (32.8 ft.); 16 (16.4 ft.)	CHN (Neon Top Bend); SPN (Neon Top Spine); CHN (Neon Side Bend); SPN (Neon Side Spine)	AL (Aluminum); WH (White); BL (Black)	3M (3M Adhesive); MC (Mounting Clip); UC (U-Clip); VC (Vertical Clip); HNG (Hanging Hardware); RC (Rotating Clip)	ELV (Electronic); 010 (0-10V); MAG (Magnetic); SWX (Switches); O/O (On / Off); LUT (Lutron); PoE (Power over Ethernet)	FIELD; HYBRID; FACTORY; *See Delivery Options

Model	24V-SE-NBL1	24V-SE-NBL2	24V-SE-NBL4	24V-TE-NBL1	24V-TE-NBL2	24V-TE-NBL4
Voltage	24V	24V	24V	24V	24V	24V
Wattage	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.
Lumens 2700K	62/ft.	134/ft.	208/ft.	96/ft.	172/ft.	249/ft.
3000K	65/ft.	146/ft.	198/ft.	102/ft.	219/ft.	317/ft.
3500K	60/ft.	120/ft.	195/ft.	99/ft.	155/ft.	229/ft.
4200K	-	120/ft.	-	-	-	-
6500K	58/ft.	116/ft.	173/ft.	88/ft.	145/ft.	225/ft.
Amber	6/ft.	12/ft.	18/ft.	18/ft.	30/ft.	37/ft.
Blue	31/ft.	61/ft.	84/ft.	70/ft.	157/ft.	184/ft.
Green	30/ft.	-	78/ft.	88/ft.	148/ft.	151/ft.
Pink	17/ft.	37/ft.	53/ft.	39/ft.	93/ft.	110/ft.
Red	11/ft.	21/ft.	34/ft.	31/ft.	61/ft.	64/ft.
Cut Points	2 in.	2 in.	2 in.	2 in.	2 in.	2 in.
Max Run (ft.)	65 ft.	32 ft.	16 ft.	65 ft.	32 ft.	16 ft.
CRI	80+	80+	80+	80+	80+	80+
Dimensions	0.37 in. x 0.75 in. x in. (W x H x L)	0.37 in. x 0.75 in. x in. (W x H x L)	0.37 in. x 0.75 in. x in. (W x H x L)	0.65 in. x 0.59 in. x in. (W x H x L)	0.65 in. x 0.59 in. x in. (W x H x L)	0.65 in. x 0.59 in. x in. (W x H x L)
Environment	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)
Ambient Temperature	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)
Operating Temperature	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)
Certification	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108
Warranty	5 Year	5 Year	5 Year	5 Year	5 Year	5 Year

Specification Sheet | NEON BLAZE™ Diffused LED Lighting | SS962022 | V3.1
1 of 6

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510.841.3555 | studiokda.com

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA — CHARLES FEI... — LICENSED ARCHITECT — C16027 — 01/31/2021 — NOT FOR CONSTRUCTION

ENTITLEMENT

PROJECT ISSUE RECORD:

PROJECT #: GDC01
ISSUE DATE: 1/24/23

SOUTH FACADE
LIGHTING & SIGNAGE

A211

1/25/2023 4:52:11 PM

1 / A212 EAST FACADE LIGHTING & SIGNAGE
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

1/25/2023 4:52:18 PM

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA · DANIEL VEIT · 32000 · LICENSED ARCHITECT
NOT FOR CONSTRUCTION
01/31/2021

ENTITLEMENT

△ PROJECT ISSUE RECORD:

PROJECT #:	GDC01
ISSUE DATE:	1/24/23

EAST FACADE LIGHTING & SIGNAGE

A212

EXT-F5
LED FESTOON / STRING LIGHTING @ COURTYARD
AMERICAL LIGHTING - FESTOON
PROVIDE UP LIGHT SHIELDING

LINEAR LIGHTING / FESTOON 250

Festoon Light String

FESTOON LIGHT STRING ORDERING INFORMATION — Special order - Please Allow Up To 2-4 Weeks Order Processing & Delivery*

ITEM NUMBER	CCT	LENGTH	LUMENS / FT	WATTAGE / GLOBE	IP RATING	CRI	CUTTING
LFS-12V-1-LED-WW	3000K	Custom	Up to 90Lm / ft	1W / globe	IP68	74+	N/A

When ordering Festoon Light String, be sure to specify socket spacing and total cable length (including lead and tail wire requirements).
Designate the type of socket assembly to be factory-assembled on to stranded, tinned copper conductors in heavy-duty rubber cable.
Festoon Light String is SPECIAL ORDER only; please allow 2-4 weeks for order processing.
Request a sales quote online at http://www.americanlighting.com/festoon-quote.html.

FESTOON LIGHT STRING ACCESSORIES

ITEM NUMBER	DESCRIPTION
LFS-CABLE	12 gauge Festoon cable
LFS-BP	Mounting back-plate
LFS-CABLE-CLIP	Cable clips (qty 100)
LFS-GLOBE-CL	Clear Festoon Globe
LFS-GLOBE-BL	Blue Festoon Globe
LFS-GLOBE-PI	Pink Festoon Globe
LFS-GLOBE-PU	Purple Festoon Globe
LFS-GLOBE-RE	Red Festoon Globe
LFS-GLOBE-YE	Yellow Festoon Globe

Recommended Power Supplies

12V DC Regulated Power Supply
Special order only
Requires waterproof enclosure (not included)
LED-DR50-12-LU (50W driver)
LED-DR100-12-LU (100W driver)
LED-DR150-12-LU (150W driver)

www.AmericanLighting.com

AMERICAN LIGHTING

1 A213 WEST FACADE LIGHTING & SIGNAGE
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

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510.841.3555 | studiokda.com

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
01/31/2021
LICENSED ARCHITECT

ENTITLEMENT

PROJECT ISSUE RECORD:

PROJECT #: GDC01
ISSUE DATE: 1/24/23

WEST FACADE LIGHTING & SIGNAGE

A213

1/25/2023 4:52:24 PM

1 A214 NORTH FACADE LIGHTING & SIGNAGE
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA
CHARLES FELIX SAHN
NOT FOR CONSTRUCTION
01/31/2021
LICENSED ARCHITECT

ENTITLEMENT

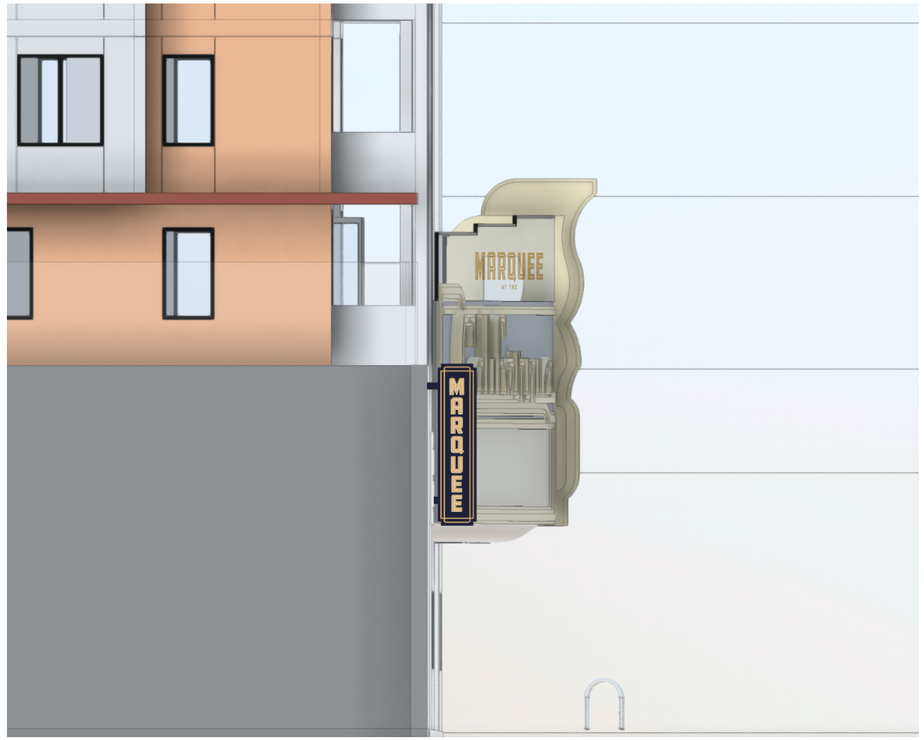
PROJECT ISSUE RECORD:

PROJECT #:	GDC01
ISSUE DATE:	1/24/23

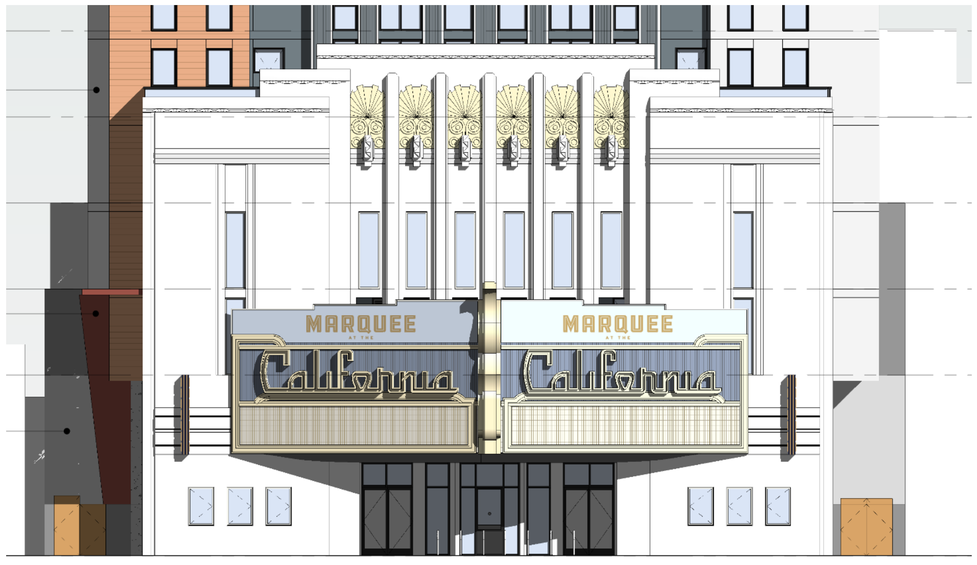
NORTH FACADE
LIGHTING SIGNAGE

A214

1/25/2023 4:52:29 PM



2 A215 SIGNAGE - EAST AND WEST FACADE
NOT TO SCALE



1 A215 SIGNAGE - SOUTH FACADE
1" = 1'-0"

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
01/31/2021
LICENSED ARCHITECT

ENTITLEMENT

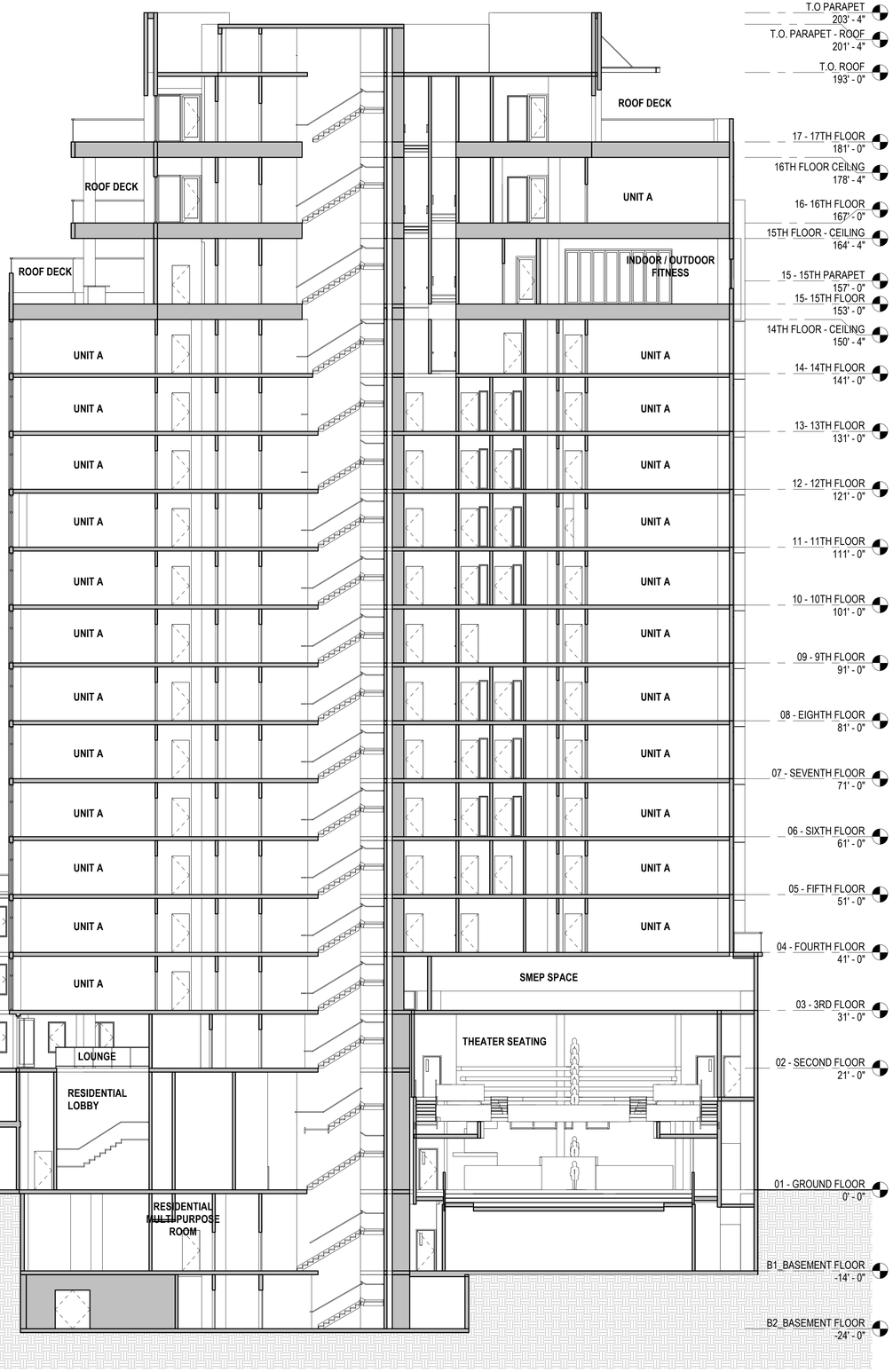
PROJECT ISSUE RECORD:

PROJECT #:	GDC01
ISSUE DATE:	1/24/23

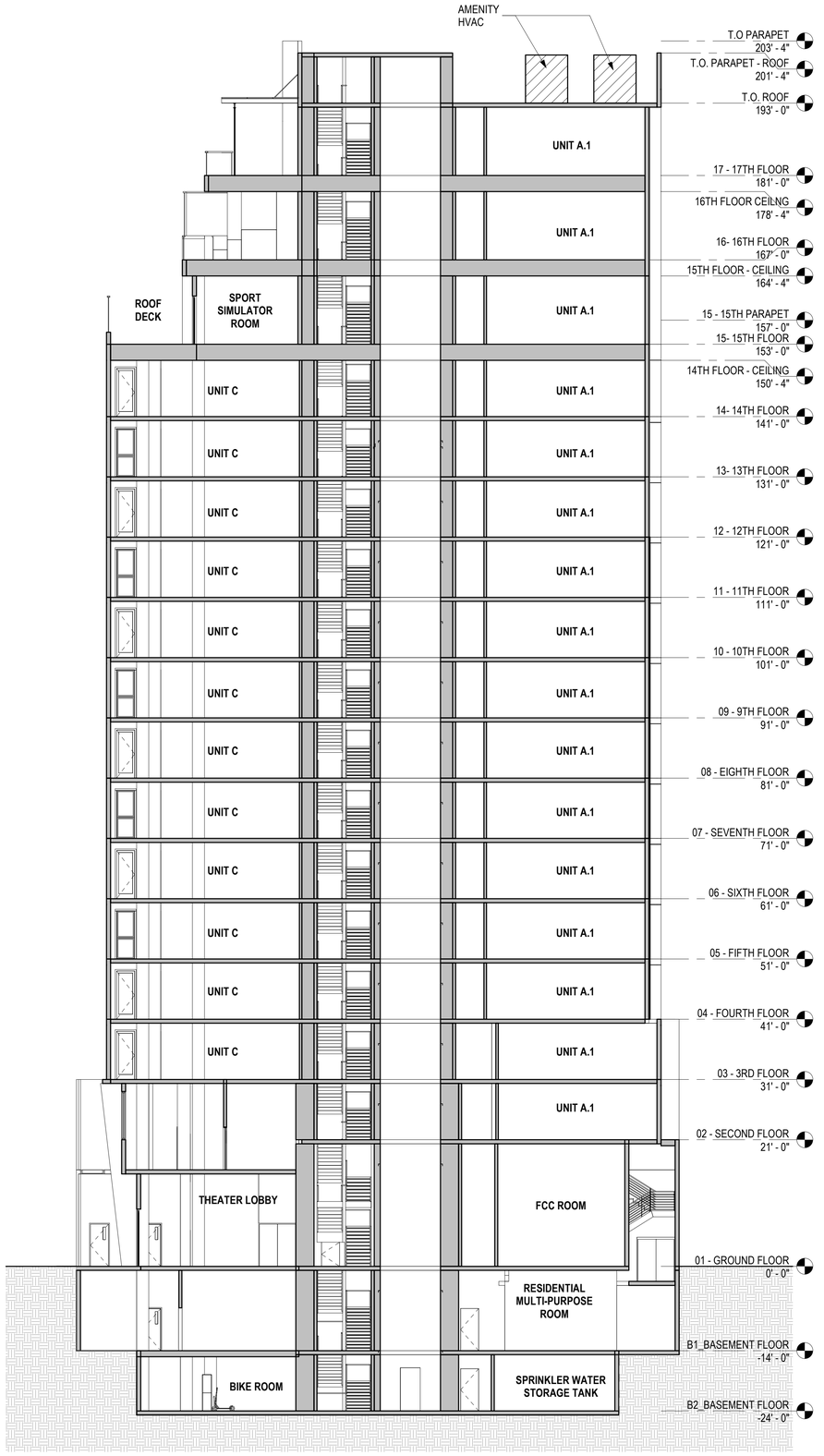
SOUTH FACADE SIGNAGE

A215

1/25/2023 4:52:30 PM



2 A310 N-S SECTION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



1 A310 E-W SECTION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

1/25/2023 4:52:36 PM

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2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA · JOSEPH ANTHONY DAHLIA · LICENSED ARCHITECT
NOT FOR CONSTRUCTION
01/31/2021

ENTITLEMENT

△ PROJECT ISSUE RECORD:

PROJECT #:	GDC01
ISSUE DATE:	1/24/23

BUILDING SECTIONS

A310

Civic Arts Program
Office of Economic Development
City Manager's Office

PUBLIC ART ON PRIVATE DEVELOPMENT PROGRAM
Allocation Declaration

(For Use by Applicant Only)

Project Address: 2115 Kittredge Street	Project Title: California Theater Project
Description of Project: Density Bonus Project with 218 units in 17 stories, with a live performance theater.	Total Building Permit Valuation: $ 29,832,4
Point of Contact (Name & Title): Christian Cerria, Development Director	Organization Name & Mailing Address: 2115 Kittredge Street, LLC | 649 Mission Street, 5th Floor, San Francisco, CA 94105
Telephone: 571-551-7706	Email: ccerria@gilbaneco.com & geneva@rhoadesplanninggroup.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% = $ 522,068]
- ☐ 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% = _____]

Applicant Signature: _____ **Date:** 1/25/2023

(*For Use by City of Berkeley Only*)

☐ Apply an in-lieu fee of 0.8% equaling $ 564,006	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

Planning and Development
Land Use Planning Division

February 24, 2023

Christian Cerria
2115 Kittredge Street LLC
629 Mission Street, 5th Floor
San Francisco, CA 94105

Sent via email to:
ccerria@gilbaneco.com

RE: Application for Use Permit #ZP2022-0144 for 2113-15 Kittredge Street

Dear Mr. Cerria,

Thank you for submitting the materials to support the proposal to demolish the existing commercial building (preserving the landmarked portions), and construct a 15-story, mixed-use building with 214 dwelling units and a 20,000 SF live theater facility in the C-DMU (Core) Zoning District at 2113-15 Kittredge Street (APN 057-2030-009).

Application – Based upon a preliminary review, the application appears to include the following approval requests:

1. Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
2. Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district
3. Density Bonus with the following requested reductions, waivers and concessions:

   Waivers

   a. Waiver of BMC Section 23.04.130(E)(1) to exceed building height limits – to be 168' to roof and 176'-4" to parapet, where 75 feet is the limit (plus 5-foot parapet, by right, with a use permit)

   b. Waiver of BMC Section 23.204.130(E)(3) to reduce the side and rear setback minimums to 3 feet, where 5 feet and 15 feet are required, at 76 to 120-foot building height, and above 120-foot building height

   c. Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum, where 5 feet maximum is required, at 0-20-foot building height

   d. Waiver of BMC Section 23.322.090(A) to reduce commercial and residential short-term bicycle parking, where 17 short-term is required

   Concessions [Three concessions permitted, per Government Code §65915(d)(2)]:

e. Concession to reduce Usable Open Space (residential) requirement

f. Concession to reduce landscaped UOS requirement

g. Concession to reduce the long-term bike parking requirement

Staff has reviewed the application and has determined that the following **additional** approvals will be required for the proposed project. (See below for additional fees due):

1. Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
2. Use Permit under BMC Section 23.204.020(A) to construct dwelling units
3. Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live)
4. Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more
5. Use Permit under BMC Section 23.04.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right)
6. Use Permit under BMC Section 23.04.130(E)(3)(b) to modify side and rear setback requirements
7. Use Permit under BMC Sections 23.322.030(j)(2) and 23.322.050(A)(10) to reduce the commercial parking requirement to zero and pay an in-lieu fee
8. Use Permit under BMC Section 23.310.020(B) to commence alcoholic beverage service
9. Use Permit under BMC Section 23.310.030(A) for alcoholic beverage service when incidental to a food service
10. Use Permit under BMC Section 23.04.130(E)(6)(b) to pay a fee in lieu of providing POPOS

Incomplete Items – Staff has also determined that application is incomplete at this time. Please address the following items to continue with the application review:

1. Fees. The additional approvals listed above require a payment of fees for each. Fees for additional approvals will be due once they are finalized and an invoice will be sent to you. Please be aware that with the submittal of information requested by staff, additional approvals may be added to the permit and associated fees will be due. **Our tracking system shows that only the main UP and one additional AUP were charged initially. An invoice for the additional permits will be sent separately once the list is finalized.**

2. Additional Use Permits.

   a. Will the theater need an AUP for extended hours outside of 6 a.m. to 2 a.m? **Not needed.**

   b. Will the theater concessions require an AUP for activities outside of a building to use the outdoor space for consumption of food/beverage? **Please confirm that food and drink will not be consumed outdoors next to the concessions.** Similarly, an AUP may be needed for outdoor movies and fitness uses. **Confirm whether these activities also occur outdoors.**

   c. Will the theater concessions be serving distilled alcohol? **UPs added.**

d. Will the project seeking a UP to pay the residential Usable Open Space in-lieu fee, or will a waiver and concession be used for not providing the minimum UOS? **Concession added.**

e. Will the project be seeking a concession to not provide the minimum of 40% of landscaped UOS area? It is listed as a waiver, but it is unclear how this is a physical limitation for the project. Explain how the request qualifies as a waiver. It may be more suitable as a concession, which is a cost reduction for the project. **Concession added. Confirm that you are requesting a Use Permit under BMC Section 23.04.130(E)(6)(b) to pay a fee in lieu of providing POPOS – it is listed in your applicant statement but I see it in your floorplan. To qualify as POPOS, it must meet the BMC definition Section 23.04.130(E)(5). Is the space meant to be shared with the concessions outdoor space?**

f. Please remove the language referring to "Modification" from the table in G000. These are UPs that are included in the Base Project. **Thank you.**

3. Rooftop Elements. Provide a calculation showing how a sum of the rooftop element areas do not exceed the 15% of average building floor area. Calculations should include all area underneath trellises, or other covered outdoor areas. **The projections are above the height limit. The waiver is for the height, but not for the 15% area limitation. You may request another waiver for this if needed.**

4. Density Bonus Diagrams/Calculations. Base Project = BP; Proposed Project = PP; AUS=Average Unit Size; QU=Qualifying Units; DBU=Density Bonus Units; RFA=Residential Floor Area.

   g. The amount of commercial area, proportionate to the residential area in the BP, is not substantially similar to the respective proportion in the PP. The proportion should be similar for calculation of the density bonus. Revisions to the commercial area in the BP should follow with revised calculations for affected development standards in the BP to show compliance. **Thank you.**

   h. RFA should not include mechanical, or building operation areas. RFA should include trash rooms for residents. Trash area for the theater should be included separately in the total commercial area. **Thank you.**

5. Zoning Application Submittal Requirements. The following required items were incomplete from the application submittal:

   a. Yellow Poster. Provide plastic sleeves on the poster at the site for display of public meeting notices. **Thank you.**

   b. Shadow Studies.

      i. Include a north arrow on the plan views and/or label the streets on the 3d view. **Thank you.**

      ii. Check the angles of the shadows for 6/21 and 9/22, 2 hours after sunrise and 2 hours before sunset – the time of day at sunrise/sunset should be different on each date, as should the angle of the shadows. **Distinguish between the existing and proposed shadows with different shades or hatches, as was done in the previous set.**

c. On-site Art. Indicate the location and provide a description of the on-site art that will satisfy the Percent for Art requirement. **"The onsite art component will be the project constructing the theater space. The theater group will construct tenant improvements in the space, but the applicant will build the 'vanilla shell' of the theater space." Consult with the Civic Arts office on the how the on-site art proposal satisfies this requirement. See https://berkeley.municipal.codes/BMC/23.316.030(A) for the art requirement details and definitions.**

d. Hazardous Materials. Submit the Phase II report that is recommended in the Phase I report. **Pending submittal.**

e. Tabulation Form. Please revise the Tabulation Form to reflect changes made in response to all other comments in this letter.

f. Please label all rooms and spaces in the floorplans with their uses, as was done in the previous plan set.

g. SAP/Design Review. DR comments will be sent to you with the Structural Alterations Permit review. Please respond to these comments in your next submittal, and copy Landmarks for all submittals.

Advisory Comments

1. Level CEQA of Review. Staff will determine the level of CEQA review for the project within 30 days of the application being deemed complete.

2. Interdepartmental Roundtable Meeting. An interdepartmental review will be scheduled as an opportunity for you to receive comments on the project from City departments such as Building and Safety, Transportation, Zero Waste, Parks, Toxics and Public Works. I will coordinate with you to schedule a time when you can attend.

Revised submittal items should be uploaded to the Box.com website link previously provided to you. If possible, submit one 11x17 print set to my attention, to the Permit Service Center at 1947 Center Street, 3rd floor. Please submit responses to all requested items at once, and not incrementally. Also, please be aware that if you do not take action on the above items within 60 days, the application may be deemed withdrawn and returned to you.

Should you have questions regarding this letter or your application, please feel free to contact me.

Sincerely,

Sharon Gong
Senior Planner
(510) 981-7429
sgong@cityofberkeley.info

2115 Kittredge Street:
Applicant Response to City Comment Letter

Planning and Development
Land Use Planning Division

February 24, 2023

Christian Cerria
2115 Kittredge Street LLC
629 Mission Street, 5th Floor
San Francisco, CA 94105

Sent via email to:
ccerria@gilbaneco.com

RE: Application for Use Permit #ZP2022-0144 for 2113-15 Kittredge Street

Dear Mr. Cerria,

Thank you for submitting the materials to support the proposal to demolish the existing commercial building (preserving the landmarked portions), and construct a 15-story, mixed-use building with 214 dwelling units and a 20,000 SF live theater facility in the C-DMU (Core) Zoning District at 2113-15 Kittredge Street (APN 057-2030-009). **Per the Application Resubmittal on 1.27.23, the project includes 17 stories, 218 units, and 23,201 SF of commercial space .**

Application – Based upon a ~~preliminary~~ review, the application appears to include the following approval requests: **The original UP submittal on 10.12.22 requested 6 Use Permits & 1 AUP. The Resubmittal on 1.27.23 requested 10 UPs & 2 AUPs. This 2nd Resubmittal on 3.7.23 requests 11 UPs & 3 AUPs.**

1. Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
2. Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district

Please see page 32-40 of the Applicant Statement for all UP and AUP requests.

3. Density Bonus with the following requested reductions, waivers and concessions:

Waivers

a. Waiver of BMC Section 23.04.130(E)(1) to exceed building height limits – to be 168' to roof and 176'-4" to parapet, where 75 feet is the limit (plus 5-foot parapet, by right, with a use permit)

b. Waiver of BMC Section 23.204.130(E)(3) to reduce the side and rear setback minimums to 3 feet, where 5 feet and 15 feet are required, at 76 to 120-foot building height, and above 120-foot building height

c. Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum, where 5 feet maximum is required, at 0-20-foot building height

d. Waiver of BMC Section 23.322.090(A) to reduce commercial and residential short-term bicycle parking, where 17 short-term is required

Concessions [Three concessions permitted, per Government Code §65915(d)(2)]:

e. Concession to reduce Usable Open Space (residential) requirement

f. Concession to reduce landscaped UOS requirement

g. Concession to reduce the long-term bike parking requirement

Staff has reviewed the application and has determined that the following **additional** approvals will be required for the proposed project. (See below for additional fees due):

1. Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
   previously requested.
2. Use Permit under BMC Section 23.204.020(A) to construct dwelling units
   previously requested.
3. Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live)
   previously requested.
4. Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more
   previously requested.
5. Use Permit under BMC Section 23.04.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right)
   previously requested.
6. Use Permit under BMC Section 23.04.130(E)(3)(b) to modify side and rear setback requirements
   previously requested.
7. Use Permit under BMC Sections 23.322.030(j)(2) and 23.322.050(A)(10) to reduce the commercial parking requirement to zero and pay an in-lieu fee
   previously requested.
8. Use Permit under BMC Section 23.310.020(B) to commence alcoholic beverage service
   UP request added.
9. Use Permit under BMC Section 23.310.030(A) for alcoholic beverage service when incidental to a food service
   previously requested.
10. Use Permit under BMC Section 23.04.130(E)(6)(b) to pay a fee in lieu of providing POPOS
    previously requested.

Incomplete Items – Staff has also determined that application is incomplete at this time. Please address the following items to continue with the application review:

1. Fees. The additional approvals listed above require a payment of fees for each. Fees for additional approvals will be due once they are finalized and an invoice will be sent to you. Please be aware that with the submittal of information requested by staff, additional approvals may be added to the permit and associated fees will be due. **Our tracking system shows that only the main UP and one additional AUP were charged initially. An invoice for the additional permits will be sent separately once the list is finalized.** **The project is ready to pay the invoice promptly whenever the City sends it to the applicant.**
2. Additional Use Permits.

   a. Will the theater need an AUP for extended hours outside of 6 a.m. to 2 a.m? **Not needed.**

   b. Will the theater concessions require an AUP for activities outside of a building to use the outdoor space for consumption of food/beverage? **Please confirm that food and drink will not be consumed outdoors next to the concessions.** Similarly, an AUP may be needed for outdoor movies and fitness uses. **Confirm whether these activities also occur outdoors.** **In this Resubmittal dated 3.7.23, project has requested an AUP for outdoor uses, including food consumption and fitness uses.**

   c. Will the theater concessions be serving distilled alcohol? **UPs added.**

d. Will the project seeking a UP to pay the residential Usable Open Space in-lieu fee, or will a waiver and concession be used for not providing the minimum UOS? **Concession added.**

e. Will the project be seeking a concession to not provide the minimum of 40% of landscaped UOS area? It is listed as a waiver, but it is unclear how this is a physical limitation for the project. Explain how the request qualifies as a waiver. It may be more suitable as a concession, which is a cost reduction for the project. **Concession added. Confirm that you are requesting a Use Permit under BMC Section 23.04.130(E)(6)(b) to pay a fee in lieu of providing POPOS – it is listed in your applicant statement but I see it in your floorplan. To qualify as POPOS, it must meet the BMC definition Section 23.04.130(E)(5). Is the space meant to be shared with the concessions outdoor space?** **No, just theater outdoor space.**

f. Please remove the language referring to "Modification" from the table in G000. These are UPs that are included in the Base Project. **Thank you.**

3. Rooftop Elements. Provide a calculation showing how a sum of the rooftop element areas do not exceed the 15% of average building floor area. Calculations should include all area underneath trellises, or other covered outdoor areas. **The projections are above the height limit. The waiver is for the height, but not for the 15% area limitation. You may request another waiver for this if needed.** **The Rooftop Elements comply with the 15% area limitation. The Rooftop Elements Area is 10% of the avg. bldg. area (Sheet A116). No waiv is requested.**

4. Density Bonus Diagrams/Calculations. Base Project = BP; Proposed Project = PP; AUS=Average Unit Size; QU=Qualifying Units; DBU=Density Bonus Units; RFA=Residential Floor Area.

g. The amount of commercial area, proportionate to the residential area in the BP, is not substantially similar to the respective proportion in the PP. The proportion should be similar for calculation of the density bonus. Revisions to the commercial area in the BP should follow with revised calculations for affected development standards in the BP to show compliance. **Thank you.**

h. RFA should not include mechanical, or building operation areas. RFA should include trash rooms for residents. Trash area for the theater should be included separately in the total commercial area. **Thank you.**

5. Zoning Application Submittal Requirements. The following required items were incomplete from the application submittal:

a. Yellow Poster. Provide plastic sleeves on the poster at the site for display of public meeting notices. **Thank you.**

b. Shadow Studies.

i. Include a north arrow on the plan views and/or label the streets on the 3d view. **Thank you.**

ii. Check the angles of the shadows for 6/21 and 9/22, 2 hours after sunrise and 2 hours before sunset – the time of day at sunrise/sunset should be different on each date, as should the angle of the shadows. **Distinguish between the existing and proposed shadows with different shades or hatches, as was done in the previous set.**

The Shade Study has been revised to distinguish between the existing and proposed shadows, on Sheets G008-G010.

The project's request for a waiver for the Minimum Landscaped Open Space standard was recategorized as a concession request in the Resubmittal packet dated 1.27.23 (per City's request). Please see the rationale for this concession request on page 15 of the Applicant Statement. Also please see Concession (f) listed above.

The proposed outdoor spac for the theate use does not qualif as a POP

The proj confirms that it wi pay the POPOS I Lieu fee instead providin the spac onsite.

RhoadesPlanningGroup

2115 Kittredge Street Project

Applicant Statement

March 7, 2023

Overview and Project Introduction

Figure 1: Rendering of Proposed Project

The applicant team is pleased to submit this application package for a new 218-unit multifamily residential infill & adaptive reuse project at 2115 Kittredge Street in Berkeley. This applicant statement includes:

1. **Project Description**
2. **Project Background**
3. **Compliance with General Plan and Zoning Code**
4. **Project Analysis**
5. **Landmark Alteration Permit Requirements**
6. **CEQA Analysis and Legislative Context**
7. **Use Permit Required Findings**
8. **Project Team Contact Information**

1. PROJECT DESCRIPTION

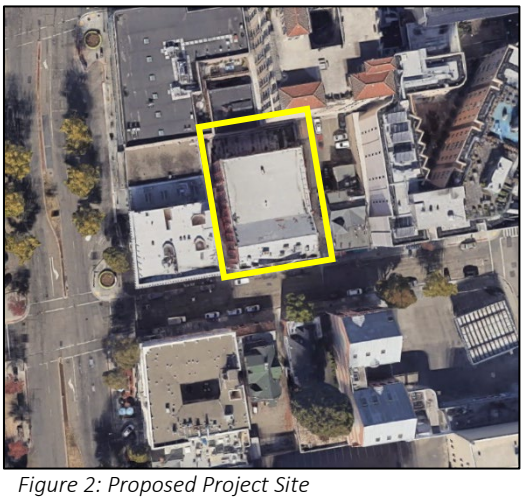

Figure 2: Proposed Project Site

The proposed project includes the construction of a 17-story mixed-use building and the adaptive reuse of the existing California Theater façade and marquee. The façade of the theater along Kittredge Street will be preserved, and the proposed project will redevelop the site to include a live performance theater and 218 units of housing, including 22 affordable units. The California Theater was built in 1914 and has screened movies and held performances for the last century. This project will preserve the historic façade and marquee, maintain a creative arts presence at this site with the new theater, while adding desperately needed transit-oriented housing to Downtown Berkeley.

The proposed housing development project includes 218 dwelling units in a 158,340 square foot mixed-use building with 23,210 square feet of non-residential space dedicated to the live performance theater. The project will provide 22 units of

affordable housing for Very Low-Income (VLI) households earning not more than 50% of the Area Median Income (AMI). The inclusion of 22 Very Low-Income units entitles the project to a 50% density bonus, unlimited waivers, and three concessions, which together allow for the project's proposed 218 dwelling units. The project is subject to the modifications and protections of State Density Bonus Law (Gov. Code § 65915) and the Housing Accountability Act (Gov. Code § 65589.5). A preliminary application was submitted pursuant to Senate Bill 330 (Gov. Code § 66300) on July 28, 2022, and the proposed development project is consistent with all the provisions of SB 330. An Affordable Housing Mitigation Fee will apply to the project and be paid to the City of Berkeley.

The project site is a 13,500 square foot lot that is zoned Downtown Mixed-Use Core (C-DMU), a designation that encourages the development of mixed commercial and high-density residential uses. The new residential development will include (145) studios and (73) 2-bedroom units. The 22 affordable units will have the following unit mix: (14) studios and (8) 2-bedrooms. Because of its downtown location one half block west of campus, this project will likely appeal to students and young professionals alike. The proposed project will add 291 bedrooms to Berkeley's housing stock, including 30 below market-rate (BMR) bedrooms, to help alleviate the housing affordability pressure near downtown and by the Cal campus.

Table 1: Unit Mix

Unit Type	Unit Count
Studio	145
1 Bedroom	0
2 Bedroom	73
Total	**218**

Ground Floor Residential

The ground floor plan is separated into a residential entry area on the eastern side of the building and non-residential entrance space for the theater use on the western side. The ground floor residential area includes a lobby, reception desk, mail room, package room and two leasing offices. In the first basement level, the proposed project has a residential multi-purpose room and a lobby restroom for residents. On the second basement level, there is a bike room, trash/recycling room, and other back of house service areas. The ground floor lobby is connected to the first basement level and second-floor resident's lounge with a large, open staircase. This staircase will be an aesthetically pleasing focal point and design feature connecting the three residential common spaces.

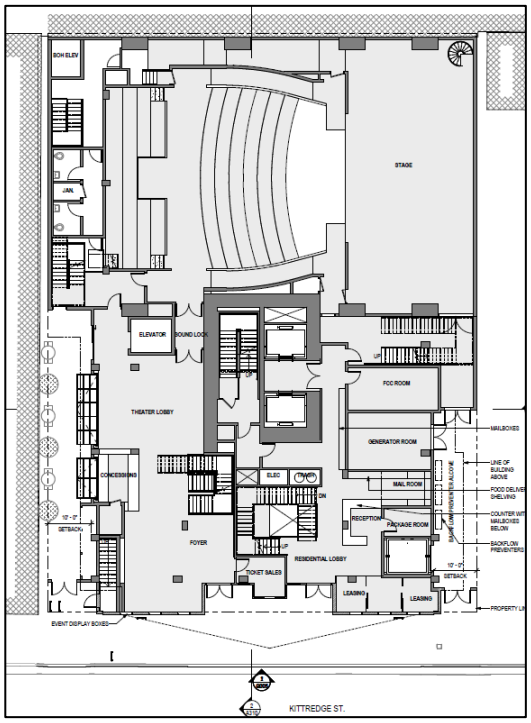

Figure 3: Ground Floor Plan

The residential lounge on the second floor leads to the residential balcony on top of the theater's marquee. The marquee balcony provides 411 SF of residential useable open space. On Levels 2 and 3, there is a Music/Podcast

Studio. There are a total of 53 study rooms in the project, distributed throughout the levels. On levels 5 through 8 and 10 through 13, there are 5 study rooms per floor, with fewer on the other floors. Some of these study rooms/work lounges are smaller for individual work, and there are larger rooms meant for collaboration.

Level 2 has one studio unit and one 2-bedroom unit. Level 3 has four studios and three 2-bedroom units. Level 4 through 14 have 11 studios and six 2-bed units. The center two units on the western façade of Levels 3, 4, 6, 8, 10, 12 and 14 have private balconies. Some corner units also have balconies, however they do not meet the City's minimum dimensions of six feet by six feet, so do not qualify as useable open space.

Level 15 has six studios and one 2-bedroom unit, along with the building's indoor/outdoor fitness space. The other amenities on the 15th floor include: a BBQ/Kitchenette area, TV Entertainment area, lawn game area, multi-sport simulator. There is 4,054 SF of useable open space on the 15th floor, where future residents can enjoy the unobstructed west-facing views from the hammocks and fire pit seating areas.

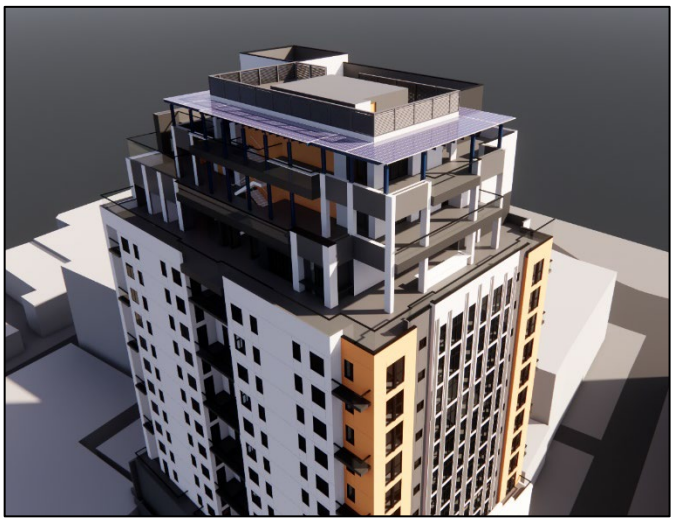

Figure 4: Aerial View of rooftop decks

The 16th floor has eight studios and one 2-bedroom unit. There is 2,587 SF of useable open space on the 16th floor with hot tubs and cabanas. There is also amphitheater seating in front of a vine wall where residents can enjoy the westerns views of sunsets and San Francisco. The top floor on Level 17 contains another 2,601 SF of useable open space with more beautiful, native landscaping for aesthetic appeal.

Together, these three split-level rooftop decks and the second-floor marquee balcony provide 9,242 SF of open space. Private balconies make up the rest of the residential open space, and all the project's open space areas are designed to be breathtaking outdoor amenities for future residents.

Ground Floor Theater

The proposed project also includes a 349-seat theater fully equipped for live performances. The California Theater Consortium is partnering on the proposed project and envisions a performing arts hub that serves anchor tenants as well as traveling performance groups. This future theater will be able to host community events, as has happened in the past at California Theater.

The new theater is approximately 23,210 SF and spans the 3rd floor, 2nd floor, ground floor, and basement level one (B1). The first basement level holds the facilities to support the performances, including the orchestra pit, green room, dressing rooms, rehearsal space,

performer restrooms, storage space, classroom space, and office/meeting space. The ground floor includes the large performance stage, 226 orchestra level seats (including 4 accessible seats), the audio projection room, the theater lobby and the theater guest restrooms, as well as outdoor theater terrace, ticket booth, and concessions booth. The theater terrace contains 586 SF of commercial useable open space with direct access from the street. Level 2 contains 123 seats on the balcony level (including 2 accessible seats), and the fly area above the stage, while Level 3 holds the theater's mechanical space.

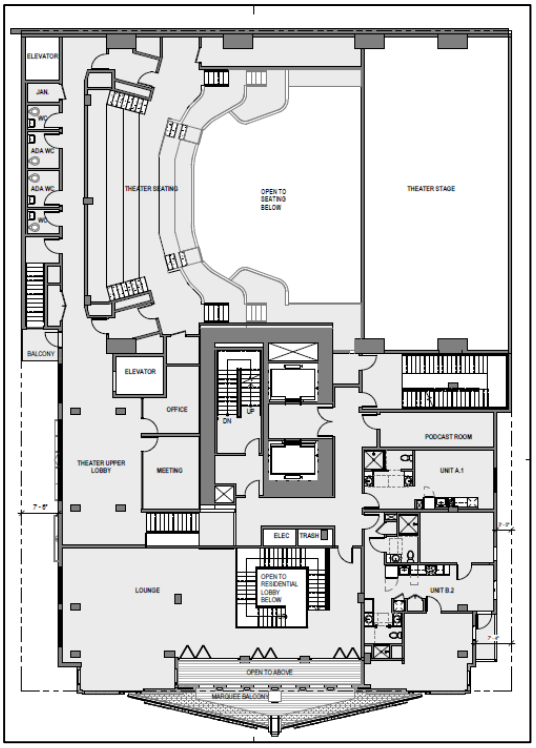

Figure 5: Level 2 – Balcony of Theater

The project site is on the north side of Kittredge Street between Shattuck Avenue and Oxford Street. The proposed site is approximately 350 feet east of the University of California's Berkeley (UCB) campus. Kittredge Street is three blocks away from campus and 1 block away from a Downtown Berkeley BART station entrance. The location of this project will provide future residents with excellent access to the UCB campus, the downtown area, and regional transit opportunities.

Figure 6: Vicinity Map of Site

The site is very accessible via public transit or active transit. It is well served by multiple bus routes and is less than 0.10 miles from a Downtown Berkeley BART station entrance. The project will not provide any vehicle parking because the site is so well served by transit, bicycle facilities, and nearby services and amenities. The project will provide ample bicycle parking with 98 long term spaces for residents and 7 short term spaces for their guests. In addition, there will be 30 spaces to store and charge personal scooters. This proposed urban infill project with 105 total bike spaces and 30 personal scooter spots is exceptionally well-suited for future residents to rely solely on sustainable modes of transportation. The building itself will be all-electric, powered sustainably, and will be LEED Gold (or equivalent) certified. Solar equipment will be housed on the roof to provide clean power to the future building at 2115 Kittredge Street.

Key elements of the project include:

- 218 total units in 17 stories, rooftop deck, amenity spaces, and study rooms/work lounges,

- 22 units affordable to Very Low-Income households @ <50% AMI,
- Live Performing Arts Theater with 349 seats, full stage and full backstage, fly area, and practice support spaces,
- 105 bicycle parking spaces, 30 scooters spaces, 0 vehicle parking spaces, and
- Payment of Mitigation and In-Lieu Fees to the City of Berkeley:
    - Affordable Housing Mitigation Fee (~$4,987,980),
    - Street and Open Space Improvement Plan (SOSIP) Fee (~$302,370),
    - Downtown Parking In-Lieu Fee (~$1,020,000),
    - Berkeley Schools Fee (~$471,860)
    - Public Art In-Lieu Fee ($237,979).

2. PROJECT BACKGROUND

Property Information

- APN: 057-2030-009
- Parcel Area: 13,500 SF/0.31 acres
- General Plan Designation: Downtown
- Zoning District: Downtown Mixed-Use District (C-DMU Core)

Existing Conditions

Known today as the California Theater, the theater at 2115 Kittredge has screened movies and held live performances for over a century. The move theater operated for 106 years before shutting down in early 2020 (pre-COVID-19 pandemic). This project will be able to retain the theater use by including a live performing arts theater on the 2nd floor, ground floor and the first basement level of the proposed project.

Figure 7: Existing Conditions

The existing three-story building at 2115 Kittredge Street was built in 1914. There is a decorative front façade of the theater with a neon-enhanced marquee, which will be preserved as part of the proposed project. The rest of the building is made of exposed brick, and since 2002 the structure has been surrounded with a steel bracing for seismic purposes. The bracing is painted red and has a diagonal pattern. The side and rear facades will be demolished along with the interior of the structure. The historic façade and marquee will be kept intact and delicately restored and modified, with a 17-story mixed use building constructed behind it.

Currently, there are no residential units onsite, so the project will not be eliminating any dwelling units from the City of Berkeley's housing stock. The proposed project seeks to increase

the density of housing onsite by providing 218 units on a 0.31-acre parcel that is an effective density of 703 dwelling units per acre.

History of Property[1]

This property has been held by the same family since the early 20th century when the City of Berkeley was in the midst of a development boom. The original California Theater owner was John Muldoon, who came to Berkeley after the 1906 earthquake like many others who migrated to the East Bay.

The heirs of John Muldoon still own the property. After more than a century of keeping the California Theater in the family, they are choosing to sell the property to the project applicant who will preserve the theater use while redeveloping the land to accommodate dense downtown housing for the next 100 years.

Table 2: Surrounding Uses

Direction	Uses	Zoning
Project Site	*California Theater (vacant, non-operating movie theater)*	*C-DMU Core*
North	Commercial (FedEx & Verizon) and Mixed Use (Gaia Building)	C-DMU Core
East	Restaurants (Tasty Pot, USA and Razan's Organic Kitchen) Historic Resource (A.H. Broad House and Storefronts)	C-DMU Core (& Historic Resource)
South	Office and Commercial (Berkeley Mail Room, State Farm Insurance, and Schneider Steve Consulting)	C-DMU Outer Core
West	Commercial (Luggage Center & Chipotle) Mixed Use/Historic Resource (Brooks Apartment Building with EZ Stop Deli & Kokolo Donbury Restaurant)	C-DMU Core

In 1906, John Muldoon purchased the subject property and moved his family into the Victorian house with the address of 2113 Kittredge Street, Berkeley. This home was demolished to construct the theater, which opened in 1914. John Muldoon partnered with local Berkeley businessman Frank M. Wilson to commission Albert W. Cornelius, a San Francisco architect, to design the theater and Kidder & McCullough of Berkeley to construct it. T & D Circuit was brought on as the operator of the newly constructed early motion picture theater. At the time, it was the largest theater in Alameda Country with 2,000 seats.

Figure 8: Existing Conditions

The theater was built with a large stage and equipment for full theatrical productions,

[1] The source of the historical information for this site is the Landmark Preservation Commission's Notice of Decision and the Art Deco Society's Landmark Application.

including and orchestra pit and magnificent pipe organ. Early on, T& D held live performances as well as screening silent films for the first decade or so of the theater's history. One notable stage production of T&D is said to have had a cast of thousands. The applicant team for this project and our California Theater Consortium partner are very enthusiastic about the prospect of holding live performances at 2115 Kittredge Street once again.

In 1923, T&D Circuits sold operations of the theater to West Coast Theaters. The new West Coast Theater operators got involved in the Downtown Berkeley community and hosted family events, holiday parties, Parent-Teacher Association (PTA) events, fundraisers, and other community-oriented gatherings. Similarly, the proposed project hopes to restore this legacy to the California theater by holding community-oriented activities in the proposed creative arts hub and event space.

<u>Renovations & Remodels:</u>

In 1928, the theater operations were sold yet again to Fox Studios. This purchase triggered a massive renovation and significant remodel of the California Theater, and it re-opened as the Fox California in 1930. The newly upgraded theater stayed roughly the same size, but now had the modern technology for films with sound, featured a new proscenium archway above the stage. The architect of this transformative remodel was Clifford A. Balch, who used the Art Moderne style, one that was modern at the time and is now known as Art Deco. This Art Deco style is characterized by:

- simplified overall building form,
- linear massing and appearance,
- stepped outline,
- smooth wall surface,
- stylized, often geometric, ornamentation and detailing,
- fluting details, and
- bas-relief (low-relief sculpture) decorative elements.

Figure 9: Historic Façade – 1930 remodel

The California Theater was completely transformed by Balch's remodel, who replaced the original ornate Beaux-Arts façade into a modern, imposing façade with minimalist Art Moderne decorations. The new façade had a tripartite front, a stepped parapet and roofline, and a motif of frozen fountains with decorative coins. Balch applied this popular stepped, zigzag pattern of the façade on other theaters in the area, such as the Berkeley U.A. on Shattuck Avenue, completed during the same period. This 1930 remodel featured a new marquee as well, but that was replaced yet again in the 1952 remodel. The newly installed marquee was larger and

featured a new glowing neon sign that read 'California' on both sides of the wedge-shaped Midcentury marquee.

Decline of Movie Theaters:

The first decline in the popularity of movie theaters resulted from the explosion of home televisions in the 1950's and 1960's. The 1970's brought shopping malls and megaplexes, adding more competition for smaller theater operators. In 1976 the California theater split their main auditorium into three screens to show more movies at a time to keep up with their megaplex competitors. Three screening rooms were created by enclosing the balcony area and splitting it into two smaller theaters.

In 1994, Landmark Theaters took over the operating lease and held it for over 15 years. The movie theater industry has further declined due to the advent of online streaming, as well as other factors, so the Landmark Theaters lease expired in early 2020 (pre-COVID-19 pandemic). Because of declining movie sales, the Landmark Theaters could only commit to paying a low rent, which was not a feasible arrangement for the ownership family. Facing the broader decline of the movie theater industry, the Muldoon heirs have chosen to sell their family property at 2115 Kittredge Street. With the proposed development project, we can keep the theater use alive at this historic Downtown Berkeley property.

Table 3: Timeline of Renovations and Remodels

Year	Upgrade
1914	Original Construction
1928-1930	Complete Remodel of theater & façade in Art Deco style
1952	Complete Remodel of Marquee
1976	Main Auditorium is split into 3 screening rooms
2002	Seismic Upgrade
2022	Proposed: Adpative Reuse of Façade & new 17-story tower

Landmark Preservation Commission Hearing

The Landmark Preservation Commission held a public hearing on the California Theater at 2115 Kittredge Street to determine whether the building should be a designated as a City of Berkeley Landmark. The LPC determined that the front façade of the theater should be preserved for its historic value and designated that part of the California Theater as a City of Berkeley landmark. The landmark application (LMIN2022-00) was brought to the LPC by the Art Deco Society of California and Berkeley Architectural Heritage Associate (BAHA).

Although the application was to landmark the site, building, and use, the LPC determined that the site, building, and use were not landmark or structure of merit worthy. They did determine that the Kittredge façade and marquee do rise to landmark status and those elements were approved for landmark status on May 5, 2022, the date of the public hearing, with an effective date of decision of July 27, 2022.

In the Landmark Preservation Commission's Notice of Decision, the Environmental Review Status of 2115 Kittredge is a Categorical Exemption under Section 15061 of the Public Resources Code, Guidelines for Implementation of the California Environmental Quality Act (CEQA). The LPC's Notice of Determination states the following:

> *"CEQA FINDINGS*
>
> *1. The project is found to be exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) pursuant to Section 15061.b.3 of the CEQA Guidelines (activities that can be seen with certainty to have no significant effect on the environment)."*

This development application includes an independent analysis of the historic façade and marquee elements, and the proposed project. The project's historic architecture consultant, Mark Hulbert, compiled a Projects Impact Analysis (PIA) to determine the compatibility of the historic resources and the architectural design of the proposed project using Secretary of the Interior's Standards. That report was emailed to the project's City Planner on October 24, 2022. A revised Project Impact Analysis is attached as part of this resubmittal.

Environmental Conditions

The project site does not contain any hazardous materials onsite. The project does not appear on the California Environmental Protection Agency's (CalEPA) Cortese Lists. Refer to the Hazardous Waste and Substances Statement included as part of this project application packet. This application includes a Phase 1 Environmental Services Assessment. The project has entered into contract for a Phase II Report for the site, which will be submitted to the City as soon as it is completed.

The project site does not have any protected, culverted, or historic creek beds on the property. As such, the Creek Protection Documentation required as part of the City of Berkeley's Zoning Project Application is not applicable to this project.

3. COMPLIANCE WITH GENERAL PLAN AND ZONING ORDINANCE

The City of Berkeley General Plan designates this project site as Downtown Mixed-Use, a designation characterized by "high density commercial, office, arts, culture, and entertainment and residential development." (City of Berkeley General Plan) The Downtown is also intended to "encourage diverse uses and the highest building intensity in the City to promote a vibrant city-center by increasing housing, supporting retail and cultural uses, and capitalizing on exceptional access to transit." (BGP) This site is

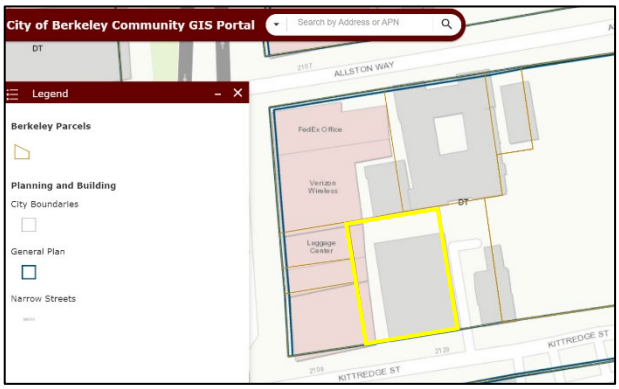

Figure 10: General Plan Map

subject to the City of Berkeley's Downtown Area Plan (DAP), approved in 2012 and incorporated into the General Plan.

The proposed project site is zoned as Downtown Mixed-Use (C-DMU) and is located in the Core of the downtown. This zoning designation is intended to implement the vision and goals of the Downtown Area Plan, which include Environmental Sustainability, Land Use, Access, Historic Preservation, Urban Design, Streets and Open Space, Housing and Community Health Services, and Economic Development.

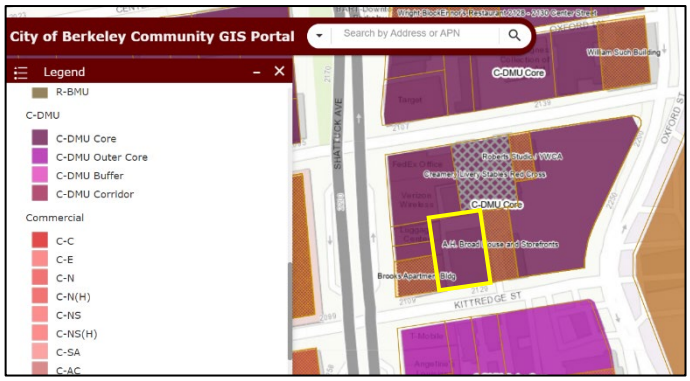

Figure 11: Zoning Map

The project will meet all the objective development standards for the C-DMU zoning district, except as modified pursuant to SDBL. Table 4 identifies the applicable development standards and how the proposed project complies with them. The C-DMU zoning district includes Use Permits that allow the reduction or waiving of setback and off-street parking requirements. The base project and proposed project both assume these two Use Permits are granted to the project. The Use Permit to modify off-street parking requirements has one objective standard for the findings for issuance, which is to pay the Downtown Parking In-Lieu Fee of approximately $1,020,000. The proposed project will also pay a Downtown Public Open Space In-Lieu Fee of approximately $302,370.

Table 4: Major Development Standards

Development Standard	**C-DMU Requirement**	**Proposed**	**Compliance**
Maximum Allowed Stories	None	17 stories	Compliant
Maximum Allowed Height	75 feet	201 feet 4 inches	Compliant with SDBL Waiver
Setbacks			
Front	0 feet	0 feet	Compliant
Sides	0 – 20 feet of Building Height = 0' 21 – 75 feet of Building Height (past 65' from lot frontage) = 0' – 5'	East/West Side: Minimum of 0 feet (varies) East/West Side: Minimum of 3 feet (varies)	The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus considers these Use

			Permit as part of the project to reach the maximum allowable density. [2]
Rear	0 – 20 feet of Building Height = 0’ 21 – 75 feet of Building Height (past 65’ from lot frontage) = 0’ – 5’	Minimum of 0 feet (varies) Minimum of 3 feet (varies)	The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus considers these Use Permit as part of the project to reach the maximum allowable density. [2]
Parking			
Vehicles – Residential	0 spaces	0 spaces	Compliant
Vehicles – Commercial	1.5 spaces per 1,000 SF = 34	0 spaces	Compliant with Use Permit 23.322.030(J)(2). The project meets the findings for issuance of this Use Permit. The objective standard to grant this Use Permit is the pay the Downtown Parking In-Lieu fee. The project will pay approximately $1,020,000 (@$30,000/space for 34 spaces) in-lieu of providing commercial vehicle parking.
Bicycle – Residential Long Term	1 spaces per 3 bedrooms = 96	49-98 spaces	Compliant through SDBL concession (for flexibility to provide some of the spaces for other types of micro-mobility devices).
Bicycle – Residential Short Term	2 or 1 per 40 bedrooms, whichever is greater = 7	0-7 spaces	Compliant through SDBL waiver (for flexibility on how many spaces are physically feasible).

[2] Pursuant to City of Berkeley Planning Department Memorandum issued December 2, 2021.

Bicycle – Commercial	1 space per 2,000 SF = 10	0 spaces	Compliant through SDBL waiver
Open Space			
Residential Useable Open Space	80 SF per unit = 17,440 SF	10,773 SF	Compliant through SDBL concession
Commercial Useable Open Space	1 SF/50 SF of commercial space = 456 SF	586 SF	Compliant
Privately Owned Public Open Space	1 SF of POPOS per 50 SF of commercial space = 456	0 SF	Compliant through payment of SOSIP In-Lieu Fee of approx. $302,370 (@$2.23/SF for 135,592 SF of residential)
Landscaped Open Space	Minimum of 40%	11%	Compliant through SDBL concession

4. PROJECT ANALYSIS

In addition to the residential and theater project described above, the project is also subject to various City of Berkeley fees and mitigations, as well as state laws. These fees and mitigations include the:

- Affordable Housing Mitigation Fee (~$4,987,980),
- Street and Open Space Improvement Plan (SOSIP) Fee (~$302,370),
- Downtown Parking In-Lieu Fee (~$1,020,000),
- Berkeley Unified School District Fee (~$471,860),
- Transit Passes for residents (~$379,320 per year), and
- Public Art Fee (~$237,979).

Density Bonus

The proposed project is eligible for the State Density Bonus because it:

a) Meets all objective development standards, and
b) Provides a sufficient number of Very Low-Income, deed-restricted units of affordable housing.

The base project that meets all objective standards included 146 dwelling units. For the proposed density bonus project, 15% of the base project (or 22 units) are designated as affordable for Very Low-Income households earning less than 50% AMI. Per State Density Bonus Law, that makes this project eligible for a 50% density bonus.

With this density bonus, the project is entitled to an unlimited number of waivers and up to three concessions for development standards that impede the project's ability to utilize the density bonus. The average unit size for the base project and density bonus project is 638 square feet. Tables 5 and 6 below shows the waivers that are being requested by the project. Without these waivers being granted, the proposed project could not be constructed as designed.

Table 5: Waivers Requested to Accommodate Density Bonus

Standard	Required	Proposed
Maximum Building Height	75 feet	201 feet and 4 inches
Residential Bicycle Parking – Short Term	7 spaces	0 - 7 spaces
Commercial Bicycle Parking	10 spaces	0 spaces

Table 6: Concessions Requested to Accommodate Density Bonus

Standard	Required	Proposed
Residential Useable Open Space	17,440 square feet	10,773 square feet
Landscaped Open Space	40%	11%
Residential Bicycle Parking – Long Term	98 spaces	49 -98 spaces

The project requests the waivers listed above to accommodate the density bonus provided to the project through State Density Bonus Law. By waiving the development standards for building height, commercial bicycle parking, and residential short-term bicycle parking, as well as granting concessions for residential useable open space, landscaped open space, and residential long-term bicycle parking, the project can provide the proposed density as allowed under SDBL. The tables below provide explanations of why each waiver and concession is needed to accommodate the density bonus units that the project is eligible for based on the inclusion of affordable housing units in the proposed project.

Table 7: Rationale for Waivers Requested

➢ **MAXIMUM BUILDING HEIGHT**
The proposed project has a base project that complies with the 75-foot maximum height limit. That code-compliant base project is 8 stories and takes up over 90% of the subject

lot. To incorporate the 50% density bonus, the building needs many additional floors to accommodate the extra residential floor area/ dwelling units allowed under SDBL. Because this site is a small downtown lot, there is no area to expand the building horizontally, so it had to expand vertically. Because the base project reached the maximum allowable height limit for the C-DMU Core zoning district, the proposed project would not be able to add any density bonus units without this waiver.

➢ **RESIDENTIAL BICYCLE PARKING – SHORT TERM**

The proposed project requests a waiver for this development standard because there is no publicly accessible space on the property to place outdoor bike racks, and the supportive spaces for the commercial and residential areas are already extremely constrained in the interior of the building. The streetscape along Kittredge in front of the project is quite physically constrained as well. The theater will need a loading zone for patrons, and underground vaults in the sidewalk take up the rest of the space. The project is amenable to providing outdoor bike parking, however there is no physical space that could accommodate the bike racks. The project intends to work with Public Works to see how many spaces can physically be accommodated and will install those that are feasible. However, all seven planned bike racks may not fit. As a result, the project requests a waiver for its short-term residential bicycle parking requirement.

➢ **COMMERCIAL BICYCLE PARKING**

The proposed project requests a waiver for this development standard because there is no publicly accessible space on the property to place outdoor bike racks, and the commercial theater space is extremely constrained. The project dedicates as much space as possible for the theater use and building a commercial bicycle storage room would take away valuable square footage from necessary theater amenities such as the green room or dressing rooms. As a result, the project requests a waiver for its commercial bicycle parking requirement.

Table 8: Rationale for Concessions Requested

➢ **RESIDENTIAL USEABLE OPEN SPACE**

The proposed project has a base project that complies with Residential Useable Open Space standard. That code-compliant base project provides 11,680 SF of Residential UOS. Because this site is a small downtown lot, there is very little space to dedicate to side yards for useable open space on the ground floor. The proposed project does provide UOS on the ground floor, but it is for the commercial theater use (as required).

The project provides as many balconies as possible so that many units do have their own private open space.

To incorporate the 50% density bonus, the building needs many additional floors to accommodate the extra residential floor area/ dwelling units allowed under SDBL. To comply the amount of Residential Useable Open Space required by the zoning ordinance, the project would need 17,440 square feet of UOS. Accommodating this much UOS would require dedicating an entire floor and a half of the building to open space. Instead, the project proposes the top three floors with large, west-facing rooftop decks that together provide 9,242 SF of useable open space. There is an additional 1,120 square feet of UOS in private balconies, for a total of 10,773 square feet of useable open space in the project.

➢ LANDSCAPED USEABLE OPEN SPACE

The project proposes to landscape 11% of the useable open space with a drought-tolerant and native planting palette. Because the size of the site is so constrained, most of the useable open space for the project is provided on the split-level rooftop deck. The rooftop decks are beautifully designed and nicely landscaped. However, to provide nice amenity zones where people can gather to socialize, have barbeques, use the hot tub spas, exercise, and more, it was not feasible to have 40% of the area landscaped. Meeting this minimum threshold for landscaped area – and meeting the requirements for drought tolerant landscaping (which precludes lawns) – would render much of the open space unusable if most of the deck was planted with vegetation.

By not planting and maintaining 40% of the rooftop decks as landscaped areas would not only reduce the utility of the space for residents but would also cost an additional ~$421,300 in landscaping, irrigation, and structural reinforcement. This cost savings figure is calculated by assuming that total landscaping cost amounts to approximately $110 per square foot. The top three floors of the building provide useable open space, and landscaping 40% of those spaces would require more structural strength to support that much wet soil on the 15th, 16th, and 17th stories.

➢ RESIDENTIAL BICYCLE PARKING – LONG TERM

The proposed project requests a concession for this development standard because the applicant would like to satisfy part of the bicycle parking requirement with scooter parking. The applicant has seen a shift away from bicycle use towards other micro-mobility devices such as scooters or skateboards. The project will still provide the required number of spaces for personal micro-mobility devices (98 spaces planned), but some of the spaces will be dedicated to scooter parking and charging stations for electric micro-mobility options.

As a result, the project requests a concession for its long-term residential bicycle parking requirement. Being able to provide a mix of bicycle spaces and scooter charging spaces is a better fit for the project to meet the needs of its future residents. Reducing the number of bike spaces and associated floor area would result in real and identifiable cost-savings for the project. Granting the concession would save the project money instead of having to build out the full number of required bike racks, that may end up not being used.

Housing Affordability Statement

This project is also subject to the City of Berkeley's inclusionary housing requirement under Berkeley Municipal Code § 23C.12.030 that requires the project to provide at least 20% of the total number of dwelling units as inclusionary units with the option of paying an in-lieu fee instead of providing the units on-site per Berkeley Municipal Code Section 22.20.065.

This project proposes to provide 15% of the base project units onsite, 22 units, for very low-income households. The project will enter in a regulatory agreement with the City of Berkeley that ensures that these proposed affordable dwelling units remain deed-restricted for at least 55 years. The proposed project will also pay an Affordable Housing Mitigation Fee to the City of Berkeley of approximately $4,987,980.

Project Design

This proposed project transforms a vacant, non-operating movie theater in the heart of Downtown Berkeley into a mixed-use, 17 story building that will restore the live performing arts theater use to this site and add 218 units of housing. The proposed project will include ground floor performing arts space which will activate and enliven Kittredge Street just one-half block east of the Shattuck Avenue commercial corridor.

Figure 12: Southern façade of proposed project

The theater space will serve the general public and contribute to the downtown Berkeley's arts and culture offerings. From the pedestrian perspective, the California Theater façade and marquee will look the same as it has looked for decades. By preserving both the façade and marquee, the project will preserve the street-level context and the pedestrian experience that has existed for many decades.

The preservation and adaptive re-use of the existing landmarked theater façade and marquee serves as a natural base for the proposed new residential building, setback 5 feet, to rise vertically behind the art-deco facade. The new building is modern in its form, materials, and function, but borrows inspiration from the historical façade's architecture and ornamentation. The tower has subtle offsets in the facade, vertically accentuated ornamentation, and a trellis serving as the building's crown and cap. The three top stories will be set back progressively, creating a stepped effect, with glazed railings where rooftop decks occur.

The existing theater facade is uniform in material and minimal in articulation, allowing its bas-relief and other three-dimensional ornamentation to provide texture and depth. The Art Deco facade serves as a minimalist backdrop for the colorful and eye-catching neon of the existing theater marquee. Just as the existing theater façade provides a contrasting backdrop to its prominent marquee, the new 17-story tower seeks to provide a backdrop to the historical, Art Deco façade.

As the new building departs from the Art Deco façade, it decidedly embraces its modern materials and form. To offset the imposing, heavy massing of the existing concrete and stucco facade, the new building features elongated floor-to-ceiling window openings. The new tower mirrors the original façade's tripartite arrangement with color blocking, material choice, textures, and forms.

Figure 13: Western façade of proposed project

The primary south façade facing Kittredge Street extends vertically past the tripartite façade base. Both east and west corners feature tall and narrow punched window openings to accentuate the verticality of the proposed building. The center segment of the facade is recessed from the two corners with slate grey, slightly blue stucco material. There are vertically elongated floor-to-ceiling punched window openings with a different fenestration patter than the corner bays. The stucco is interrupted with seven vertical accent stripes comprised of smooth and grooved ceramic rainscreen cladding. This design element draws the eye upward, and diffused, low-lumen LED lighting will be installed along the vertical cladding. This lighting will provide a dramatic evening and night view of the building.

The east, west, and north facades are similar in their modern designs, using different rhythms of recessed and projecting bays to break up the massing of this 17-story building. The color-blocking with off-white/light grey stucco on the projecting bays and slate grey/blue stucco on

the central recessed bays. The west elevation is unique in that is provides private balconies with glass railings on every other floor.

The west elevation also has the theater terrace at the ground level, which will feature a large bi-folding door system to allow the theater lobby to spill out into a new alley courtyard for theater patrons. A concessions area will be able to serve patrons both inside and out. Cafe tables, trees in planters, and festoon lighting will offer an inviting environment as well as a welcome glimpse of activity from the pedestrian experience along Kittredge. The courtyard will be architecturally framed by a horizontal canopy that turns groundward in a dramatic sloping form. This element will serve as a partial light and noise screen to the residential units directly above as well as cover for the terrace during a light rain.

California Theater Consortium

The California Theater Consortium (CTC) is a coalition of local performing arts non-profits that is partnering on this development project with the applicant team. CTC's mission is to transform the non-residential space in the proposed project to be a multi-purpose creative arts hub. For years, Berkeley-based performing arts companies have been searching for an affordable, accessible, transit-friendly home in which to feature local talent, nurture young artists, and bind community together in ways only the arts can.

CTC is comprised of the Youth Musical Theater Company (YMTC), West Edge Opera, Berkeley Ballet Theater (BBT). This group will be the anchor tenants for the theater space and will be fundraising to construct the interior of the theater. CTC will fundraise to pay for all the "tenant improvements" for a live performing arts theater. This will include the core, shell, seating, stage, orchestra pit, fly area, dressing rooms, and rehearsal spaces.

The purpose of this space is to host all kinds of live performances such as theater, opera, music, and dance, as well as hosting community events such as literary events and film festivals. This space will add to the local creative arts scene in Berkeley and will be a destination in downtown Berkeley for people to engage with arts and cultural events. This community-oriented focus of the California Theater Consortium will restore the community use of this property, which historically hosted many different types of community events. This proposed theater project

Figure 14: Rendering of Proposed Historic Façade Rehabilitation

will create community between all the creative arts organizations who will use the space, as well as the broader Berkeley and Bay Area community who can come enjoy the performances and events in the re-constructed California Theater.

Public Art

This project proposes to create a live performance theater and associated spaces to become a creative and performing arts hub in Downtown Berkeley. For the time being and for the purposes of this review, the proposed project will pay the Public Art In-Lieu Fee (~$237,979). The project will also consult with the Civic Arts office on how the proposed theater (as designed) can meet Berkeley's On-Site Public Art requirements.

The proposed project's construction of the theater will substantially exceed the City's required Public Art expenditure (1.75% of the Project's Value = ~$522,068). The actual cost to construct the 'vanilla shell' of the theater space is projected to be several million dollars in total. The theater space span from the first basement level to the 3rd floor. The historic box office and marquee will be preserved along with the historic façade.

CTC will then finish building out the theater, resulting in even more investment into the space to create a beautiful public arts space. Restoring the performing arts theater use to 2115 Kittredge Street will allow this project to help preserve the City of Berkeley's supply of Arts & Culture spaces. This proposed theater will become a destination for the Berkeley community and the broader Bay Area community, and it is exceptionally well-served by transit.

Community Meeting

On September 26, 2022, the project team held a community meeting to provide information about the project and request feedback from community members. The team invited all owners and occupants within 300 feet of the site, as well as neighborhood groups, based on a list provided by City staff. The meeting was held at 5:30pm virtually over Zoom. There was one attendee that joined the meeting, a Berkeley resident who lives next door to the proposed project. The project team provided an overview of the project proposal, design, and anticipated process and timeline. The attendee's main concern was that no vehicle parking would be provided in the project, and he also asked questions about the construction phase of the project would affect traffic flow on Kittredge Street, noise levels during sensitive hours, and electric scooters being ridden on sidewalks and blocking sidewalks. There is a Community Meeting Packet attached as part of this application which provides more detail.

Statement Regarding Natural Gas Prohibition, Berkeley Energy Code and Berkeley Green Code

The proposed new building will not include any natural gas infrastructure in compliance with BMC Chapter 12.80. The proposed project is designed to comply with the Berkeley Energy Code

(BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by the City Council on December 3, 2019, including a solar PV system as well as energy and water efficiency measures in an all-electric building. The building will accommodate as much solar PV as is physically and financially feasible for the project, however the rooftop area is relatively small. The Applicant will not be requesting any exemptions to the natural gas prohibition under the Berkeley Municipal Code.

5. LANDMARK ALTERATION PERMIT REQUIREMENTS

This project is applying for a Landmark Alteration Permit to preserve, rehabilitate, and adaptively re-use the landmark façade, marquee and box office of the California Theater at 2115 Kittredge Street. The proposed theater use will be consistent with the historic use of the building. The existing façade will be kept intact, with some alterations, and incorporated into design of the proposed development project. The marquee may have digital reader boards installed while preserving the framework and neon. None of these proposed alterations affect the character-defining features of the façade. The character-defining features and decorative elements of the historic façade and marquee will be preserved and restored to their original splendor.

The Landmark Preservation Commission's decision, LMIN2022-00, stated that,

> *"This designation shall apply to the subject property and the following distinguishing features of the main building shall be preserved, and missing features shall be restored to the extent possible:*
>
> ***FAÇADE:***
> - *Overall height and composition of the primary building facade*
> - *Stucco façade*
> - *Art Deco-style façade with five vertical piers & six ornamental bays*
> - *Art Deco stepped design pattern of façade and roof parapets*
> - *Four stepped roof parapets*
> - *Main central bay and two flanking bays on upper 3/4th of street façade*
> - *Angled fluted upper string course and Art Deco curved coping*
> - *Zigzag saw-tooth pattern under the coping*

Figure 15: Existing and Proposed Façade Design

• Banding trim divided into four strips above the entrance that visually separates the base and the upper part of the building
• Two slightly coved niches located on the widest, outer architectural bays
• Projecting corbels and zigzag ornaments
• Plaster bas-reliefs (frozen fountains motif)

MARQUEE:

• Two rectangular neon signs on a projecting prow with stylized lettering that each spell out CALIFORNIA
• Projecting prow/angled marquee, surrounded in neon tubing
• Lyre shaped center metal piece covered in neon tubing

ENTRYWAY:

• Leaf-patterned ceiling/soffit beneath the projecting marquee
• Recessed entry
• Stucco-and-glass box office
• Glass-and-aluminum entry doors."

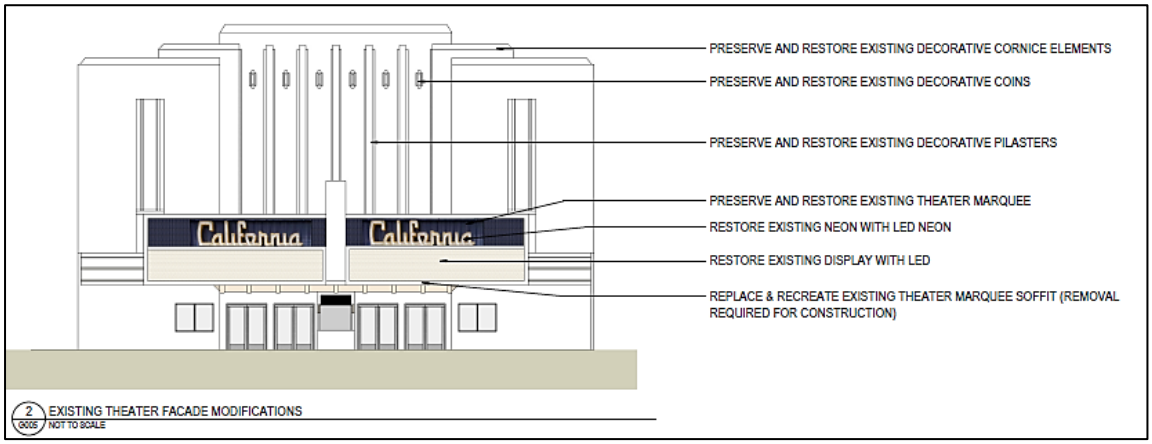

Figure 17: Proposed Façade Design

The proposed project will keep the historic theater façade, marquee, and box office, which are the locations of all the significant, character-defining Art Deco features and ornamentation. Though some new features like window openings and sashes, and a deck and glass railing on top of the marquee are proposed, the original elements such as the entry doors and decorative marquee soffit will be replaced in-kind. There were no spatial relationships identified as character-defining for the landmark facade; thus, the addition of the 17-story tower will not be detrimental.

The proposed alterations to the façade include punched openings to add a door for access to the marquee balcony and windows on the upper façade and ground floor. The project proposes to sawcut through the façade to create these openings but will otherwise keep the façade entirely intact. The window openings will be made on each of the three parts of the upper façade, as well as at the ground floor level.

The upper façade alteration will include 10 window infills, two in the east and west corner bays and six in the center bay. The windows in the corner bays will be arranged in vertical bands, while the window infill in the center bay will be arranged horizontally beneath the decorative coins. The vertically oriented will be inserted in between the piers, thus maintaining the character-defining arrangement of five vertical piers and six ornamental bays. The window infills at the ground level will replace the existing poster displays to create a transparent, storefront look for the residential lobby, theater lobby, and ticket booth location. In the entry vestibule, the existing ticket booth fenestration and glazed metal doors will be replaced in-kind, in the same configurations as the original California Theater.

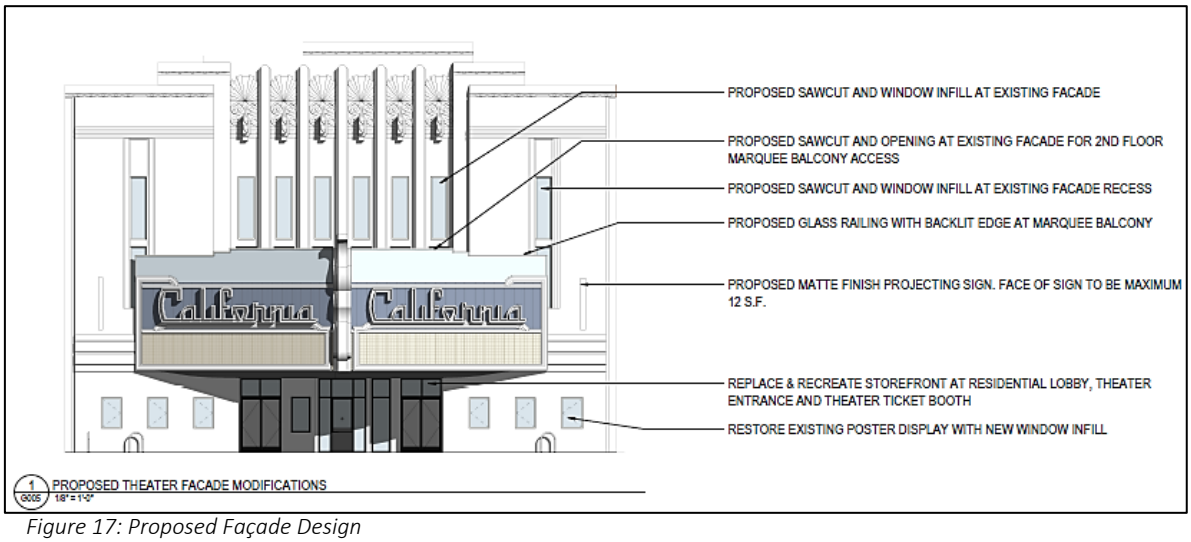

Figure 17: Proposed Façade Design

The project also proposes to add a stepped glass railing at the marquee balcony and adding blade signs on either side of the marquee. The theater's marquee will be removed during demolition and construction for its protection and will include minor modifications to modernize it. Because the marquee will need to be removed, the marquee's soffit will need to be replaced and recreated. The marquee itself will be restored, as needed, to maintain its original features, and the neon will be swapped out for LED lights designed in a neon style. The marquee's sign board is currently analog, and it will be upgraded to a digital format.

The rationale for this proposed project is to re-develop and underutilized parcel in the downtown and adaptively re-use the historic theater façade. The California Theater has not been immune to the decline of the movie theater industry and had to shutter operates in early 2020 (pre-COVID-19 pandemic). The theater has sat vacant for 3 years now, and the ownership family has decided to sell the property and theater because they do not see a future for it. Based on the project's benefits described below, the Landmarks Preservation Commission should grant approval for this proposed project at 2115 Kittredge Street.

Project Benefits

The following benefits of the proposed project at 2115 Kittredge provide the basis for the Landmarks Preservation Commission's approval of this application. The proposed project requires a Landmark Alteration Permit for partial demolition of the existing building, and structural alterations to the historic landmark façade. The proposed project will offer the following benefits to the City of Berkeley:

- Redevelop an underutilized parcel in the downtown core, and adaptively reuse the historic façade and marquee of the California Theater,
- Provide 218 dwelling units of dense, transit-oriented housing,
- Provide 22 units of Affordable Housing for Very Low-Income Households @ <50% AMI,
- Pay an Affordable Housing Mitigation Fee of approximately $4,987,980 to the City
- Project will pay the 0.8% In-Lieu Fee to the City ($237,979), and construct a live performance theater (which would cost well over 1.75% of the Project's Value (~$522,068) and the project will work with the Civic Arts consultant to see if this theater, as-designed, would qualify as Public Art for the City of Berkeley),
- Performing Arts Theater to Preserve Berkeley's Arts & Culture Spaces,

Figure 18: South Façade and Historic Marquee

- No vehicle parking and 105 bicycle parking spaces (or other micro mobility device storage spaces),
- All electric building, LEED Gold or equivalent, with rooftop solar panels,
- Units will be equipped with energy efficient appliances and low flow fixtures, and the site will be planted with drought tolerant landscaping that supports the project's stormwater management plan,
- Pay other in-lieu or mitigation fees, such as the Streets and Open Space Improvement Plan (SOSIP) Fee (~$302,370), Downtown Parking In-Lieu Fee (~$1,020,000), Berkeley Unified School District Fee (~$471,860) and Public Art In-Lieu Fee (~$237,979).

The Landmark Preservation Commission considered an application put forth by the California Art Deco Society and the Berkeley Architectural Heritage Association (BAHA). The LPC rejected the application to landmark the entire theater building, instead opting to landmark the façade and marquee only, which is where the character-defining Art Deco features and ornamentation are located.

This application includes a Project Impacts Analysis (PIA) using the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties. This PIA establishes that the proposed project will not conflict with the SOI Standards. The preserved façade and proposed 17-story tower do not conflict with the Secretary of Interior standards, and as such does not create a significant and unavoidable impact, per CEQA requirements. The Landmarks Preservation Commission's Notice of Decision on this property is also attached, which documents the findings that the proposed project will not conflict with provisions of the Berkeley Municipal Code Ch. 3.24.

Scale and Massing Studies for Historic Façade Preservation

The proposed project uses the following three projects in the City of Berkeley as precedent studies for incorporating a historic façade into a new development project. In response to the City's Structural Alteration Permit comment letter dated November 30, 2022, the project has provided massing studies that informed the project design. The following projects successfully integrated a lower-level historic façade into a new, larger development along the Shattuck Avenue corridor:

- Parker Place (2038 Parker Street),
- UC Press Building (2120 Berkeley Way),
- Acheson Commons (2133 University Avenue).

Figure 19: UC Press Building example

Figure 20: Acheson Commons example (SW Corner)

Figure 21: Acheson Commons example (SE Corner)

The proposed project would like to add to this collection of buildings in Downtown that are preserving Berkeley's history while providing space for future growth.

Figure 22: Parker Place example

Streetscape and Landscape Concepts

The proposed project's streetscape improvements include decorative and inviting pavement, landscaping, and two street trees framing the marquee (if feasible). The enhanced concrete pavement made of silica carbide and decorative jointing will visually relate to the marquee. The project does propose two street trees that are located so as not to obscure the marquee, however there are crowded conditions at the sidewalk in terms of vaults and underground lines. The location and feasibility of the project's proposed street trees will be confirmed by Public Works. The other planting will only reach a few feet in height so as not to block any views of the landmark façade. There will be bicycle racks between the sidewalk and the street in front of the theater's passenger loading zone.

Figure 23: Ground Level Landscape Plan

The theater terrace will be semi-visible from the street when the gate is closed. The gate will be double height, with a fixed upper section that matches the scale of the buildings it's located between. This theater terrace gate will have a decorative, semi-porous design with backlighting to project light and shadows onto the sidewalk, creating visual interest along the Kittredge Street frontage. Festoon lighting and the backlit gate will make the theater terrace appealing at night, which will enliven the space on performance nights.

The trellis forms at the 16th and 17th level will provide opportunities for additional visible vegetation from the street level and surrounding buildings. The mechanical parapet above the 17th floor is functional in screening noise and sight of the mechanical equipment and provides a cap to the building form that reflects the tripartite design of the historic façade and proposed building.

The planting palette of the proposed project is primarily comprised of native plants, and all the species are drought tolerant. The proposed project complies with California's Water Efficient Landscape Ordinance (WELO). The planting palette includes blue fescue, common yarrow, olive trees, California fuchsia, California poppy, Hummingbird sage, purple needlegrass, and more.

Figure 24: View of Theater Terrace

6. CEQA Analysis and Legislative Context

The housing crisis continues to have a significant impact on Californians across the state. The Government Code sections discussed below are state legislative efforts that recognize the severity of California's housing crisis and the difficulties associated with developing new housing at appropriately zoned, transit-oriented, and urbanized locations. These pieces of legislation are applicable to the proposed project:

- California Environmental Quality Act Categorial Exemption (CEQA Guidelines § 15332)
- California Environmental Quality Act Categorical Exemption (CEQA Guidelines § 15061.b.3)
- State Density Bonus Law (Government Code § 65915)
- Housing Crisis Act of 2019 (Government Code § 66300).

CEQA

There were no potentially significant impacts identified in the traffic, historic resources, or Phase II analyses. Therefore, this project is eligible for a categorical exemption from CEQA. Because the proposed project is located in an urbanized area and because it is an infill development project, the CEQA Class 32 "Infill" Categorical Exemption applies. The project meets each of criteria A through E of that section. In terms of CEQA, this project is environmentally benign as it will not result in any significant traffic, noise, air quality, or water quality impacts. This proposed infill project is consistent with the City of Berkeley's objective design and development standards with the use of State Density Bonus Law, and the site does not appear on the California EPA's Cortese List, so this project is eligible for categorical exemption under CEQA.

Housing Crisis Act/SB 330

The Housing Crisis Act (Gov. Code § 66300) prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project that provides affordable housing. The act also requires that a development project must comply with applicable, objective general plan and zoning standards and criteria that were in effect at

the time the application was deemed to be complete. The law also requires the city or county to consider and either approve or disapprove the housing development project within the 5 allowable public hearings under HCA, and consistent with the applicable timelines under the Permit Streamlining Act. The proposed project is also subject to the provisions of SDBL, as described in the Project Analysis section above.

7. USE PERMIT REQUIRED FINDINGS

Conformance with General Plan Policies

SUSTAINABILITY

- Environmental Management Policy #5 – "Green" Buildings: Promote and encourage compliance with "green" building standards.
- Environmental Management Policy #35 – Energy-Efficient Design: Promote high-efficiency design and technologies that provide cost-effective methods to conserve energy and use renewable energy sources.
- Land Use Policy #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.

Response: This project proposed efficiently sized dwelling units outfitted with water & energy efficient appliances in a transit-oriented development. These factors, in additional to meeting the City of Berkeley's Green Building requirements, makes the proposed project a sustainable housing development. The building will be LEED Gold certified or equivalent, all-electric, and equipped with solar panels to power the building with clean energy. The dwelling units will have low-flow fixtures and the proposed landscaping will all be drought-tolerant and largely comprised of native vegetation. This proposed project is environmentally and architecturally sensitive and incorporates many principles of sustainable development.

This is a true infill development project, which will re-develop an underutilized parcel containing an aging, vacant theater space with no dwelling units. The theater ceased operations approximately two and a half years ago. The proposed project at 2115 Kittredge Street will transform this site into a vibrant residential address and attractive pedestrian atmosphere. The new theater at 2115 Kittredge will be re-established as a Downtown Berkeley arts & culture destination. This infill project is especially sustainable in its provision of housing adjacent to the Shattuck Commercial Corridor, which has excellent access to good and services as well as public transportation.

DOWNTOWN ARTS & CULTURE

- Economic Development Policy #10 – The Downtown Economy: Continue to diversify, revitalize and promote the Downtown as the civic, cultural, commercial, and entertainment center of Berkeley.
- Land Use Policy #20 – Downtown Pedestrian and Transit Orientation: Reinforce the pedestrian orientation of the Downtown.
- Economic Development Policy #11 – Arts and Culture: Promote Berkeley locally and internationally by taking actions to support the development of arts and culture in Berkeley.
- Urban Design Policy #34 – Public Art: Support, present, and encourage others to support or present works of public art.

Response: Firstly, this proposed project will add approximately 450-550 new residents to the downtown area who will support the downtown businesses. Adding more residents downtown will enliven the streets at all hours with more people on the streets, which can help increase safety by having more "eyes on the street". There will be more downtown residents to access the goods and services that downtown businesses offer. The 2115 Kittredge address and future housing development there will have an excellent walkability score of 99, i.e., "a walker's paradise". The California Theater has been a fixture on Kittredge Street and in downtown for generations and having been shuttered for three years has really affected that stretch of Kittredge. There are only a few other small businesses and restaurants on the block, but they do not generate much foot traffic.

Secondly, this project proposed to create a live performance theater and associated spaces to become a creative and performing arts hub in Downtown Berkeley. The proposed project intends to spend 1.75% of the Project's Value ($520,776) on Public Art by constructing the 'vanilla shell' of the theater space. If the theater space does not meet the City's Public Arts requirements, the project still intends to construct the theater space in addition to paying the Public Art In-Lieu fee. Restoring the theater use to 2115 Kittredge Street will allow this project to help preserve the City of Berkeley's supply of Arts & Culture spaces. This proposed theater will become a destination for the Berkeley community and the broader Bay Area community. This future destination at 2115 Kittredge Street is exceptionally well served by transit.

The theater will not only host performances, screen movies, and hold community events, but it will also be a creative arts hub that draws people there during the day, evening, and night. The proposed theater will have offices, meeting rooms, and rehearsal spaces, so will be a very dynamic, active space with people coming and going at all hours. Along with the proposed

streetscape redesign, this increased level of activity on Kittredge Street will activate this stretch of Kittredge, and hopefully add liveliness to the entire block.

ARCHITECTURE & PRESERVATION

- Urban Design Policy #5 – Architectural Features: Encourage, and where appropriate require, retention of ornaments and other architecturally interesting features in the course of seismic retrofit and other rehabilitation work.
- Land Use Policy #21 – Architectural Design in the Downtown: Require high-quality architectural design for all Downtown projects.
- Land Use Policy #2 – Preservation: Protect Berkeley's character by identifying, restoring, and preserving historic buildings.

Response: This proposed project aligns with the City of Berkeley General Plan's Land Use and Urban Design policies regarding high-quality architecture, preserving architecturally interesting features, and protecting Berkeley's character by restoring and preserving the historic theater façade. The preservation and adaptive re-use of the existing landmarked theater facade serves as a natural base for the proposed new residential building to rise vertically behind the art-deco facade. The façade will be rehabilitated, with features replaced in-kind if necessary, and the project proposes some structural alterations to add windows and balcony access.

The new building is modern in its form, materials, and function, but borrows inspiration from the historical façade's architecture and ornamentation. This project will protect Berkeley's historic character at the pedestrian level while adding residential density to the Downtown core. As the new building departs from the Art Deco façade, it decidedly embraces its modern materials and form. To offset the imposing, heavy massing of the existing concrete and stucco facade, the new building features elongated floor-to-ceiling window openings. The primary south façade facing Kittredge Street extends vertically past the tripartite façade base. The new tower mirrors the original façade's tripartite arrangement with color blocking, material choice, textures, and forms.

The firm that designed this project, StudioKDA, is a well-renowned local architecture firm located in Berkeley. With many multifamily projects all over the Bay Area, they provide high-quality architecture with impeccable attention to design details. The proposed project's 17-story tower design is compatible but distinctive from the historic façade, letting the historic architecture inform the design of the new building.

HOUSING NEEDS

- Housing Policy #1 – Extremely Low, Very Low, Low and Moderate-Income Housing: Increase the number of housing units affordable to Berkeley residents with lower income levels.
- Housing Policy #33 – Regional Housing Needs: Encourage adequate housing production to meet City needs and the City's share of regional housing needs.

Response: The project will construct 218 dwelling units that have a high-quality and sustainable designs. The efficient project design will offer 291 bedrooms to help meet the demand for downtown apartment living and student housing. The housing crisis is felt acutely here in Berkeley, with people paying extremely high rents to be able to live near campus or in the urban core because there housing supply is so constrained. The project at 2115 Kittredge Street will be able to offer 22 of the proposed units as affordable housing for those who are very low income, earning less than 50% of AMI. This project will supply some of the desperately needed housing at market rate and below market rate, and offer amenities tailored to provide quality living for its residents.

The proposed project will help the City of Berkeley comply with its Regional Housing Needs Assessment (RHNA) targets for the 2023-2031 cycle. The City is required to approve a total of 8,934 units in the next eight years, meaning they need to approve approximately 1,117 per year to keep pace with their target. This project will contribute 218 dwelling units towards that goal. This project will help provide 196 market rate units and 22 affordable units for Very Low-Income households. The City has a total RHNA mandate of 3,664 market rate homes with rents that are Above Median Income, which would average out to about 458 units approved per year. The proposed project would help the City with this supply of market rate housing by providing 196 units rented at Above Median Income rates. The City also has an affordable housing target of 2,446 units for VLI households, meaning it will need to approve approximately 306 VLI units per year to keep pace with their RHNA mandate. The proposed project would supply 22 units towards meeting the City's VLI housing target and would also pay an Affordable Housing Mitigation Fee of approximately $4,987,980 in-lieu of meeting the City of Berkeley's affordable housing mandate.

Also, UC Berkeley has grown their student body by about 10,000 students in the last three years, bringing the total student population in Berkeley to almost 45,000. The proposed project will appeal to university students and will assist in housing Cal's growing student population and the increasing residential population in Downtown Berkeley.

TRANSIT ORIENTED DEVELOPMENT

- Housing Policy #12 – Transit-Oriented New Construction: Encourage construction of new medium and high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
- Transportation Policy #18 – Transportation Impact Analysis and Vehicle Miles Traveled: When considering transportation impacts under the California Environmental Quality Act, the City shall consider how a plan or project affects all modes of transportation, including transit riders, bicyclists, pedestrians, and motorists, to determine the transportation impacts of a plan or project. Plans and projects shall be designed to deliver significant benefits to travel by pedestrians, bicycle, or transit, and/or reduced impacts on air quality, greenhouse gas emissions, and safety. For the purposes of CEQA, Vehicle Miles Traveled (VMT) shall be the metric used to analyze the transportation impacts of a plan or project. (Reso. 69,618-NS (Exh. A), 2020)
- Land Use Policy #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.
- Land Use Policy #24 – Car-Free Housing in the Downtown: Encourage development of transit-oriented, low-cost housing in the Downtown.

Response: This project proposes to add 218 units of housing to Downtown Berkeley, which is a compact, walkable community with excellent transit access. The proposed project aligns with the goal of "Car-Free Housing in the Downtown" because it provides no residential vehicle parking spaces. This proposed project is designed to minimize vehicle trip generation by being transit-oriented and providing 105 total bicycle parking spaces. The project will also encourage alternate modes of transportation through its Transportation Demand Management (TDM) Program, and the proposal is included in this application. The project team anticipates that many future residents at 2115 Kittredge Street will be university students, who can walk or use vehicle-free transportation modes to travel to and from nearby campuses.

Because of the efficient unit design, the rents will be relatively low-cost, and it is likely that future residents will have a smaller carbon footprint than they would otherwise generate living in larger dwelling units. The project is in close proximity to a wide range of goods and services so future residents can rely on active modes of transportation for their daily needs.

The project will add a new performing arts space to the Downtown, at a location that is very convenient for theatergoers to access by public transit. The project will pay a Downtown Parking In-Lieu fee of approximately $1,020,000 to the City of Berkeley instead of providing commercial parking. The proposed project requests a Use Permit to reduce off-street parking requirements and will meet the objective standards of this Use Permit by paying the in-lieu fee.

Use Permits Requested

This section outlines the proposed project's compliance with the required findings for approval of the requested Use Permits for this project.

1. Use Permit, under BMC § 23.204.130(B)(1), Table 23.204-1 to allow a new mixed-use building in the C-DMU zone.
2. Use Permit, under BMC § 23.204.030(A), Table 23.204-2 to construct new floor area over 10,000 square feet.
3. Use Permit, under BMC § 23.204.130 (E)(6)(b) to pay a fee in lieu of providing privately owned public open space.
4. Administrative Use Permit, under BMC § 23.304.050 to allow rooftop equipment projections.
5. Use Permit, under BMC § 23.326.070(A), to demolish main buildings used for non-residential purposes.
6. Use Permit, under BMC § 23.204.130(E)(3)(b), Table 23.204-39 to modify the C-DMU setback standards.
7. Use Permit, under BMC § 23.322.030(J)(2), to reduce off-street parking in the C-DMU district.
8. Use Permit under BMC Section 23.204.020(A) to construct dwelling units.
9. Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live).
10. Use Permit under BMC Section 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right).
11. Use Permit under BMC Section 23.322.050(A)(10) to reduce commercial parking requirement to zero.
12. Use Permit, under BMC Section 23.310.030(A) to allow Alcohol Beverage Service of distilled spirits.
13. Use Permit, under BMC Section 23.310.020(B) to commence alcohol sales.
14. Administrative Use Permit, under BMC Section 23.302.020(E) to allow outdoor uses.

Use Permit Findings

1. <u>BMC § 23.204.130(B)(1) Table 23.204-1 to allow a new mixed-use building in the C-DMU zone.</u>

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to allow construction of a new multi-family building. The construction, establishment, maintenance, and operation of the proposed project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the neighborhood or the City as a whole. Mixed-use housing projects are a permitted use in the C-DMU district, and the proposed structure is appropriate for the district in that it makes housing available in a convenient location proximate to downtown and campus.

Surrounding land uses include other multi-family residential developments of similar scale to the proposed project, and mixed-use or commercial developments. The project location at 2115 Kittredge Street is a half block east of the Shattuck Commercial Corridor, which the City of Berkeley envisioned to support mixed use developments near regional transit, shops, and amenities that the Downtown and campus areas provide. This mixed-use residential building is compatible with the purposes of the C-DMU district to support the residential and commercial needs of downtown residents and the University of California community.

2. BMC § 23.204.030(A), Table 23.204-2 to construct new floor area over 10,000 sq. ft.

"2. C-DMU Findings. To approve a Use Permit for new floor area in the C-DMU district, the ZAB must find that:

(a) The addition or new building is compatible with the visual character and form of the district; and

(b) No designated landmark structure, structure of merit, or historic district in the vicinity would be adversely affected by the appearance or design of the proposed addition."

Response: Because this Use Permit does not have any objective standards in the required findings for the C-DMU district, the proposed project assumes the Use Permit to allow construction of the new floor area ('compatible' and 'adversely' are not objective). Per the Housing Accountability Act and State Density Bonus Law, the City is required to approve the development project since it meets all applicable objective standards. The addition of a 17-story building to Berkeley's Downtown is compatible with the visual character and form of the district. There are some high-rise towers in the downtown already, and there are many approved development projects that will significantly increase the number of high-rise towers in the Downtown Core.

The primary south façade of this building is a landmarked structure, and as such, will be entirely preserved in the proposed project. The façade will be propped up and protected during the demolition and construction phases. The marquee will likely be detached from the façade and stored off-site for safe keeping. The marquee will be slightly renovated to have LED lights instead of neon tubing for the "California" lettering and likewise the analog sign board will be replaced by a digital LED screen. Every other aspect of the marquee will be perfectly preserved so it can be reattached to the façade when construction of the

building is complete. In preserving these pieces of the theater and adaptively re-using them in the proposed project, we can maintain the street view of 2115 Kittredge. Multiple generations are very fond of this view, and are accustomed to it, so the applicant team is pleased that we will be able to keep the street frontage looking the same as it has for decades.

3. BMC § 23.204.130 (E)(6)(b) to pay a fee in lieu of providing privately owned public open space.

   Response: The proposed project will meet the objective standards in the required findings for granting this Use Permit. The proposed project assumes this Use Permit to pay a SOSIP in-lieu fee of approximately $302,370 (at $2.23 for each of the 135,592 SF of residential) instead of providing a privately owned public open space. Future residents of 2115 Kittredge Street will have access to a reasonable amount of open space on the rooftop deck and enjoy amenities designed for the urban lifestyle and the student lifestyle, such as study rooms, social spaces, and ample bike parking.

   The project will be making streetscape improvements to enhance the pedestrian experience in front of the proposed project. The building design will continue the 'street wall' along Kittredge Street with its historic façade and the pedestrian-scaled entryway and theater marquee. The proposed project plans to have decorative paving that continues onto the sidewalk and demarcates the streetscape in front of 2115 Kittredge. Though it will technically be on the sidewalk in the public right of way, these design elements will help make the streetscape in front of the theater feel like a special and distinctive place for the public to enjoy. This streetscape concept that complements the theater design will add aesthetic value to the public realm here along Kittredge Street in the Downtown.

   Though it will not be publicly accessible, there will be commercial useable open space that complements the theater space. Members of the public who come see a show at the future theater will be able to access the outdoor gathering space located along the western side of the proposed project. Theatergoers will be able to enjoy this well-designed outdoor space before and after the show, as well as during intermissions.

4. BMC § 23.304.050(A) to construct rooftop projections which exceed the maximum height limit for the district.

   Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Administrative Use Permit to allow rooftop projections to exceed the district's height limit. Because the proposed building height exceeds the district's height limit, the rooftop projections will also exceed that limit.

5. BMC § 23.326.070(A), to demolish main buildings used for non-residential purposes.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to demolish the non-residential building at 2115 Kittredge Street. This proposed project will adaptively reuse the façade of this non-residential building while demolishing the rest of the 1914. The aging building is a vacant, non-operating movie theater in the heart of Downtown Berkeley that has been shuttered for three years. The building itself has already undergone a seismic retrofit in 2002 and would likely need significant renovations to accommodate a change of use. The family who has owned this theater and property for over a century do not see a way forward to have the California Theater continue to operate as a movie theater. The ownership family fully supports the proposed project, which will also the historic theater use to continue. This proposed project will add 450-550 residents and a live performance theater to the downtown core, restoring 2115 Kittredge Street as an arts & culture destination.

6. BMC § 23.204.130(E)(3)(b), Table 23.204-39 to modify setback standards in the C-DMU zone.
b. Modifications to Standards. The ZAB may modify the setback standards in Table 23.204-39 with a Use Permit upon finding that the modified setbacks will not unreasonably limit solar access or create significant increases in wind experienced on the public sidewalk.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to modify setback standards for the proposed structure at 2115 Kittredge Street. The standards of "unreasonably" and "significant" are not objective, so this does not qualify as an objective standard that this SB 330 project is subject to. The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus project considers these Use Permit as part of the project to reach the maximum allowable density (pursuant to the City of Berkeley Planning Department Memorandum dated August 2, 2021.

7. BMC § 23.322.030(J)(2), to reduce off-street parking in the C-DMU district.
2. C-DMU District. Paying an in-lieu fee to reduce or waive required off-street parking in the C-DMU district requires a Use Permit. To approve the Use Permit, the ZAB must find that the applicant will pay an in-lieu fee to a fund established by the City that provides enhanced transit services.

Response: The proposed project requests a Use Permit to reduce off-street parking requirements and will meet the objective standard of this Use Permit by paying the in-lieu fee. The project will pay a Downtown Parking In-Lieu fee of approximately $1,020,000 to the City of Berkeley instead of providing commercial parking.

This project meets the General Plan goal of a "Car-Free Housing in Downtown" by providing no residential parking, but there is still a development standard for commercial parking in

the C-DMU zone. The theater use triggers a commercial parking requirement of 1.5 space per 1,000 SF. The theater space is 23,201 SF, so 34 commercial parking spaces are required. The City's fee requires a payment of $30,000 per space in-lieu of providing commercial parking in the proposed T.O.D. project at 2115 Kittredge Street.

8. BMC Section 23.204.020(A), to construct dwelling units.
   Table 23.204-1: Allowed Uses in the Commercial Districts
   - *C-DMU: Multi-Family Dwellings = UP(PH)*

   Response: Because this Use Permit does not have any required findings, the proposed project assumes the Use Permit to construct dwelling units at 2115 Kittredge Street.

9. BMC Section 23.204.020(A) to construct a theater (live)
   Table 23.204-1: Allowed Uses in the Commercial Districts
   - *C-DMU: Theater = AUP*
     - *Incidental Uses: Live Entertainment= AUP*

   Response: Because this Administrative Use Permit does not have any required findings, the proposed project assumes the Use Permit to construct a Theater with Live Entertainment at 2115 Kittredge Street.

10. BMC Section 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right)
    Table 23.204-37: C-DMU Height Limits
    - *Sub-Area: Core Area*
      - *Maximum with Use Permit = 75 feet*

    Response: Because this Use Permit does not have any required findings, the proposed project assumes the Use Permit for a maximum building height of 75 feet at 2115 Kittredge Street.

11. BMC Section 23.322.050(A)(10) to reduce commercial parking requirement to zero.
    A. 10) Downtown Reduction/Waiver.
    (a) Where Allowed: C-DMU district.
    (b) Eligible Uses: All uses.
    (c) Permit Required: Use Permit or modified with an AUP.
    (d) Finding: The Zoning Officer must make the findings in Subsection B (Findings) below.
    B. Findings. Required findings below are in addition to permit findings required in Section 23.406 (Specific Permit Requirements).
    1. Commercial, R-S, and R-SMU Districts. When required by Subsection A (Allowed Reductions) above or elsewhere in the Zoning Ordinance, the review authority must

make the following findings to approve a reduction in required off-street parking spaces in a Commercial District, the R-S district, or the R-SMU district:

(a) The reduction will not substantially reduce the availability of on-street parking in the vicinity of the use.

(b) One of the following is true:

i. ***The use is located one-third of a mile or less from a Bay Area Rapid Transit (BART) station, intercity rail station or rapid bus transit stops.***

ii. The use is located one-quarter of a mile or less from a public or private parking area, lot, or structure that is accessible by the employees of the use and sufficient parking supply is available therein to mitigate the reduction in parking for the use.

iii. A parking survey conducted under procedures set forth by the Planning Department finds that within 500 feet or less of the use, on non-residential district streets, at least two times the number of spaces requested for reduction are available at on-street parking spaces during the peak hours of operation of the use.

(c) One of the following is true:

i. The parking requirement modification will meet the purposes of the district related to improvement and support for alternative transportation, pedestrian improvements, and activity, or similar policies.

ii. ***There are other factors, such as alternative transportation demand management strategies or policies in place, that will reduce the parking demand generated by the use.***

Response: The proposed project complies with the objective standards in the required findings to grant this Use Permit. The proposed project is located in a Commercial District (C-DMU), so is eligible for this Use Permit. Because there is no existing vehicle parking onsite, the reduction would not affect the availability of on-street parking at all.

2115 Kittredge is just two blocks away from the Downtown Berkeley BART Station and numerous rapid bus transit stops. The proposed project will also fund a Transportation Demand Management (TDM) Program that will provide future residents with monthly transit passes upon request. The TDM Program will be available to residents for the life of the project.

12. BMC Section 23.310.030(A) to allow Alcohol Beverage Service of distilled spirits.

D. Findings of Public Convenience or Necessity. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, excluding food service establishments with incidental service of beer and/or wine, the Zoning Adjustments Board (ZAB) may approve the application only if it makes all of the following findings:

1. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.
2. The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.
3. If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.
4. If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.
5. The Police Department has reported that the proposed establishment would not be expected to add to crime in the area.

Response: The proposed project will promote the City's economic health, as described in the General Plan policy findings above. The economic benefits of the theater for the City of Berkeley would not be as large without a full bar that includes distilled spirit service. The applicant has not operated a licensed establishment that has been the subject of alcohol violations in the past. Because this project is located in Downtown Berkeley, there are a few parks or schools that may be just outside of the 1,000 feet radius, however this project will not have adverse effects on sensitive public uses. The project does not expect this theater to add crime in the area.

13. BMC § 23.310.020(B), to commence alcohol sales.

B. Permit Required. A Use Permit is required to begin or increase alcoholic beverage sales or service in any way.
C. Application--List of Nearby Establishments. As part of an application to begin or increase alcoholic beverage sales or service, the applicant must provide a list of all establishments within a 1,000-foot radius which are in the same category of alcoholic beverage sales or service, as defined by the California Department of Alcoholic Beverage Control.
D. Findings of Public Convenience or Necessity. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, excluding food service establishments with incidental service of beer and/or wine, the Zoning Adjustments Board (ZAB) may approve the application only if it makes all of the following findings:
1. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.
2. The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.

3. If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.

4. If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.
5. The Police Department has reported that the proposed establishment would not be expected to add to crime in the area.

Response: The proposed project requests this UP to commence alcoholic beverage services at the theater concessions stand. Though there are many restaurants in Downtown Berkeley that have Type 47 ABC Licenses, the new live performance theater will be a unique establishment. The economic benefits of the theater will be significantly increased through the sales of alcoholic beverages. Here is a list of restaurants in the immediate vicinity that have the same type of alcohol license. Refer to the attachment, "*List of Alcohol-Serving Establishments*", at the end of this Applicant Statement for a list of all the Type 47 ABC Licenses in the same zip code of the proposed project.

- Jupiter
- Alborz Restaurant
- Gather Restaurant
- Cancun Sabor Mexicano
- East Bay Spice Company
- Eureka
- Angeline's
- Tupper & Reid

Granting this Use Permit to allow alcohol service at the theater concessions will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood. Similarly, the proposed alcohol service incidental to food service at the theater concession stand would not 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. The project applicant has not operated a licensed establishment service alcohol and has not received any ABC violations. The Berkeley Police Department has not reported that the proposed establishment would be expected to add to crime in the area.

14. BMC § 23.302.020, Table 23-302-3: to allow outdoor uses in the C-DMU zone.
Table 23.302-3: Permit Requirements for Outdoor Uses
- *District/Use Characteristics: All Commercial Districts Except for C-W*
  - *Not Abutting a residential district = AUP*

Response: Because this Administrative Use Permit does not have any objective standards in the required findings, the proposed project assumes the AUP to allow outdoor uses. This AUP will allow the proposed project to include the following outdoor uses:

- Outdoor fitness use on rooftop levels,
- Outdoor movies screenings on rooftop levels, and
- Outdoor food consumption of food and drinks from the theater concessions stand.

8. PROJECT TEAM

Geneva Hesner of Rhoades Planning Group is the project's primary point of contact.

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CA ABC Type 47 Licensed Establishments in Zip Code 94704

License Nu	Status	License Type		Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	Geo Code
165761	ACTIVE		41	12/24/1985	1/31/2023	VALIYEE, REZA	2112-14-16 CHANNING WY,BERKELEY, CA 94704Census Tract: 4229.01	CAFE ROMANCE MAMAS BED & BREAKFAST INN	103
190755	ACTIVE		41	8/19/1986	5/31/2023	ARAKAKI, JAHLEE N	2033 MARTIN LUTHER KING JR WY,BERKELEY, CA 94704Census Tract: 42	SUSHI CALIFORNIA	103
245416	ACTIVE		41	8/16/1990	6/30/2023	MUSICAL OFFERING PARTNER	2430 BANCROFT WY,BERKELEY, CA 94704Census Tract: 4228.00	MUSICAL OFFERING CAFE THE	103
293734	ACTIVE		41	4/11/1994	10/31/2023	SALDANA, JORGE URENA	2134 ALLSTON WY,BERKELEY, CA 94704-1302Census Tract: 4229.02	CANCUN INC	103
306375	ACTIVE		41	3/16/1995	1/31/2024	HALLAJI, MORTEZA	100 BERKELEY SQ,BERKELEY, CA 94704Census Tract: 4229.02	MORTEZA-HALLAJI	103
338758	ACTIVE		41	2/13/1998	1/31/2024	MUSASHIYA CORPORATION	2126-2128 DWIGHT WY,BERKELEY, CA 94704Census Tract: 4235.00	MUSASHIYA CORPORATION	103
363533	ACTIVE		47	6/7/2000	5/31/2023	SWM INC	2439 DURANT AVE,BERKELEY, CA 94704Census Tract: 4228.00	KIPS RESTAURANT	103
375812	ACTIVE		64	6/18/2001	8/31/2023	BERKELEY REPERTORY THEATF	2015-2025 ADDISON ST,BERKELEY, CA 94704Census Tract: 4229.02	BERKELEY REPERTORY THEATRE	103
380506	ACTIVE		41	11/15/2001	10/31/2023	CHINKARLAPRANG, DHONYO '	2020 UNIVERSITY AVE,BERKELEY, CA 94704Census Tract: 4229.02	CAFE TIBET	103
386521	ACTIVE		41	7/22/2002	6/30/2023	CHAICHANA, KAMONWAN	2466-2468 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.01	TUK TUK THAI CAFE	103
399436	ACTIVE		41	7/18/2003	10/31/2023	LA NOTE RESTAURANT	2377 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.01	LA NOTE RESTAURANT	103
407831	ACTIVE		41	1/20/2004	12/31/2023	OOC INC	2352 SHATTUCK AVE 106,BERKELEY, CA 94704Census Tract: 4229.01	EXTREME PIZZA	103
439897	ACTIVE		41	11/7/2006	10/31/2023	CHIPOTLE MEXICAN GRILL INC	2311 TELEGRAPH AVE,BERKELEY, CA 94704-1612Census Tract: 4228.00	CHIPOTLE MEXICAN GRILL	103
447313	ACTIVE		41	12/7/2006	11/30/2023	LEE, E CHIEN	2516 TELEGRAPH AVE,BERKELEY, CA 94704-2918Census Tract: 4236.02	RACHA CAFE	103
449875	ACTIVE		68	4/16/2007	3/31/2023	BPR PROPERTIES BERKELEY LL	2086 ALLSTON WAY,BERKELEY, CA 94704-1430Census Tract: 4229.02	SHATTUCK HOTEL PLAZA	103
449875	ACTIVE		47	4/16/2007	3/31/2023	BPR PROPERTIES BERKELEY LL	2086 ALLSTON WAY,BERKELEY, CA 94704-1430Census Tract: 4229.02	SHATTUCK HOTEL PLAZA	103
473338	SUREND		47	11/18/2009	10/31/2023	CINEMA BEVERAGES HOLDINC	2230 SHATTUCK AVE,BERKELEY, CA 94704-1416Census Tract: 4229.02	SHATTUCK THEATER	103
473338	SUREND		68	11/18/2009	10/31/2023	CINEMA BEVERAGES HOLDINC	2230 SHATTUCK AVE,BERKELEY, CA 94704-1416Census Tract: 4229.02	SHATTUCK THEATER	103
477757	ACTIVE		41	7/3/2009	6/30/2023	QUACH, HUONG BICH	2533 TELEGRAPH AVE,BERKELEY, CA 94704-2917Census Tract: 4236.02	PHO K & K	103
478718	ACTIVE		47	5/21/2009	4/30/2023	GIORDANO, ARLENE ANITA	2629 TELEGRAPH AVE,BERKELEY, CA 94704-3320Census Tract: 4236.02	LE BATEAU IVRE THE DRUNKEN BOAT	103
481010	ACTIVE		58	11/10/2009	10/31/2023	GATHER RESTAURANT LLC	2200 OXFORD ST,BERKELEY, CA 94704Census Tract: 4229.02	GATHER RESTAURANT	103
481010	ACTIVE		47	11/10/2009	10/31/2023	GATHER RESTAURANT LLC	2200 OXFORD ST,BERKELEY, CA 94704Census Tract: 4229.02	GATHER RESTAURANT	103
481329	ACTIVE		47	6/23/2010	5/31/2023	BERKELEY RESTAURANT GROL	2130 CENTER ST, STE 101,BERKELEY, CA 94704-1384Census Tract: 4229.(	IPPUKU RESTAURANT	103
481329	ACTIVE		58	6/23/2010	5/31/2023	BERKELEY RESTAURANT GROL	2130 CENTER ST, STE 101,BERKELEY, CA 94704-1384Census Tract: 4229.(	IPPUKU RESTAURANT	103
483652	ACTIVE		47	9/13/2010	8/31/2023	STRADAVARIUS INC	2680 BANCROFT WAY,BERKELEY, CA 94704-1717Census Tract: 4228.00	BANCROFT CATERING	103
483652	ACTIVE		58	9/13/2010	8/31/2023	STRADAVARIUS INC	2680 BANCROFT WAY,BERKELEY, CA 94704-1717Census Tract: 4228.00	BANCROFT CATERING	103
483968	ACTIVE		41	12/17/2009	11/30/2023	BANGKOK NOODLES TWO INC	1958 SHATTUCK AVE,BERKELEY, CA 94704-1032Census Tract: 4224.00	BANGKOK NOODLES & THAI BBQ	103
484391	ACTIVE		47	3/8/2011	2/29/2024	BERKELEY MUSIC GROUP LLC	2036 UNIVERSITY AVE,BERKELEY, CA 94704-1006Census Tract: 4229.02	UC THEATRE	103
485550	ACTIVE		41	4/13/2010	3/31/2023	NOWROUZI, ROUHOLLAH R	2146 CENTER ST,BERKELEY, CA 94704-1304Census Tract: 4229.02	CAFE RIO	103
503978	ACTIVE		47	4/28/2011	3/31/2023	BERKELEY CITY CLUB	2315 DURANT AVE,BERKELEY, CA 94704-1606Census Tract: 4228.00	BERKELEY CITY CLUB	103
504162	ACTIVE		47	10/27/2011	9/30/2023	MARSH A BREEDING GROUND	2120 ALLSTON WAY,BERKELEY, CA 94704-1323Census Tract: 4229.02	MARSH ARTS CENTER THE	103
505333	ACTIVE		64	5/19/2011	4/30/2023	BERKELEY SOCIETY FOR THE PI	2020 ADDISON ST,BERKELEY, CA 94704-1104Census Tract: 4229.02	FREIGHT & SALVAGE COFFEEHOUSE	103
505875	ACTIVE		41	3/15/2011	1/31/2024	NORTH AMERICAN FOOD ANC	2087 ADDISON ST,BERKELEY, CA 94704-1103Census Tract: 4229.02	JAZZ CAFFE THE	103
505875	ACTIVE		58	3/15/2011	1/31/2024	NORTH AMERICAN FOOD ANC	2087 ADDISON ST,BERKELEY, CA 94704-1103Census Tract: 4229.02	JAZZ CAFFE THE	103
509380	ACTIVE		41	9/9/2011	8/31/2023	YARAMALA, VENKATA REDDY	2323 SHATTUCK AVE,BERKELEY, CA 94704-1516Census Tract: 4229.01	NAMASTE MADRAS INDIAN CUISINE	103
509813	ACTIVE		41	6/23/2011	5/31/2023	DAIDAI LLC	2566 TELEGRAPH AVE, STE B,BERKELEY, CA 94704-2900Census Tract: 42	KIRAKU	103
510289	ACTIVE		41	6/13/2011	5/31/2023	SANCHEZ, JUAN FRANCISCO	2042 UNIVERSITY AVE,BERKELEY, CA 94704-1006Census Tract: 4229.02	CAFE PLATANO PARTNERSHIP	103
511516	ACTIVE		47	4/25/2012	3/31/2023	ES VERDAD LLC	2020 SHATTUCK AVE,BERKELEY, CA 94704-1117Census Tract: 4217.00	COMAL	103
512632	ACTIVE		47	9/12/2011	8/31/2023	STRADAVARIUS INC	2700 BANCROFT WY,BERKELEY, CA 94704Census Tract: 4227.00	FREEHOUSE	103
512632	ACTIVE		58	9/12/2011	8/31/2023	STRADAVARIUS INC	2700 BANCROFT WY,BERKELEY, CA 94704Census Tract: 4227.00	FREEHOUSE	103
518822	ACTIVE		41	3/23/2012	12/31/2023	CRESCENT CITY RESTAURANTS	2261 SHATTUCK AVE,BERKELEY, CA 94704-1432Census Tract: 4229.02	ANGELINES LOUISIANA KITCHEN	103
528677	ACTIVE		41	1/28/2013	12/31/2023	BOONSIRI	2272 SHATTUCK AVE,BERKELEY, CA 94704-1431Census Tract: 4229.02	TOSS NOODLE BAR	103
537237	ACTIVE		48	11/10/2014	10/31/2023	BRICK HAT LLC	2271 SHATTUCK AVE,BERKELEY, CA 94704-1432Census Tract: 4229.02	TUPPER & REED	103
539193	ACTIVE		47	1/9/2014	1/31/2024	YU HWANG CORPORATION	2190 BANCROFT WY,BERKELEY, CA 94704-1422Census Tract: 4229.01	GREAT CHINA RESTAURANT	103
545001	ACTIVE		41	6/24/2014	5/31/2023	HOANG, DAVID MINH	2429 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.01	KING DONG RESTAURANT	103
547355	ACTIVE		41	9/24/2014	8/31/2023	IMM AIM INC	2068 UNIVERSITY AVE,BERKELEY, CA 94704-1006Census Tract: 4229.02	IMM THAI	103
547813	ACTIVE		41	11/7/2014	10/31/2023	CHENGDU STYLE RESTAURANT	2600 BANCROFT WAY, STE A,BERKELEY, CA 94704Census Tract: 4228.00	CHENGDU STYLE INC	103
548913	ACTIVE		47	11/3/2016	10/31/2023	LIQUID ENTERTAINMENT GRO	2367 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.01	CORNERSTONE	103
548913	ACTIVE		77	11/3/2016	10/31/2023	LIQUID ENTERTAINMENT GRO	2367 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.01	CORNERSTONE	103
551079	ACTIVE		41	12/18/2014	11/30/2023	FUKUDA, TAMIKO	2428 TELEGRAPH AVE,BERKELEY, CA 94704-2321Census Tract: 4228.00	MURACCI'S 3	103
552255	ACTIVE		41	1/14/2015	10/31/2023	PASUPATINATH INC.	2598 TELEGRAPH AVE,BERKELEY, CA 94704-2920Census Tract: 4236.02	MOUNT EVEREST RESTAURANT	103
553736	ACTIVE		47	3/27/2015	2/29/2024	EUREKA RESTAURANT GROUP	2068 CENTER ST,BERKELEY, CA 94704-1205Census Tract: 4229.02	EUREKA!	103
561935	ACTIVE		47	12/2/2015	11/30/2023	CAL DINING INC	2000 UNIVERSITY AVE,BERKELEY, CA 94704-1006Census Tract: 4229.02	AU COQUELET	103

563039	ACTIVE	41	6/10/2016	5/31/2023	TRIPLE RIVER INTERNATIONAL	2235 MILVIA ST,BERKELEY, CA 94704Census Tract: 4229.02	SUSHINISTA	103
564265	ACTIVE	41	3/10/2016	2/28/2023	JOHNSON & FRENCH, INC.	1900 SHATTUCK AVE,BERKELEY, CA 94704-1022Census Tract: 4224.00	BERKELEY ESPRESSO	103
566857	ACTIVE	41	4/25/2016	3/31/2023	SARBAR LLC	2072 UNIVERSITY AVE,BERKELEY, CA 94704-1006Census Tract: 4229.02	BOBBY GS PIZZERIA	103
569189	ACTIVE	41	1/3/2017	12/31/2023	JINGLEBELLS LLC	2528 DURANT AVE B,BERKELEY, CA 94704Census Tract: 4228.00	TACO BELL CANTINA	103
569645	ACTIVE	41	8/25/2016	7/31/2023	YELIJIN KIMCHI GARDEN,INC	2517 DURANT AVE, STE B,BERKELEY, CA 94704-1762Census Tract: 4228.(	KIMCHI GARDEN	103
572311	REVPEN	41	12/13/2017	11/30/2022	PHAM ENTERPRISE, LLC	2050 BERKELEY WAY,BERKELEY, CA 94704Census Tract: 4224.00	BON CHON	103
572897	ACTIVE	47	5/22/2018	2/29/2024	AGGARWAL, DEEPAK	2134 OXFORD ST,BERKELEY, CA 94704-1311Census Tract: 9821.00	EAST BAY SPICE CO.	103
575465	ACTIVE	41	5/18/2017	4/30/2023	IPPUDO CA LLC	2015 SHATTUCK AVE,BERKELEY, CA 94704-1116Census Tract: 4229.02	IPPUDO	103
575807	ACTIVE	41	4/24/2017	3/31/2023	ENT, GREGORY WILLIAM	2438 TELEGRAPH AVE,BERKELEY, CA 94704-2321Census Tract: 4228.00	RALEIGH'S	103
575812	ACTIVE	41	4/24/2017	3/31/2023	ENT, GREGORY WILLIAM	2442 TELEGRAPH AVE,BERKELEY, CA 94704-2321Census Tract: 4228.00	MEZZO	103
579158	ACTIVE	41	5/18/2017	4/30/2023	ALLEN, HYE KYUNG	2511 CHANNING WY,BERKELEY, CA 94704-2373Census Tract: 4228.00	BERKELEY THAI HOUSE	103
579490	ACTIVE	41	8/23/2018	7/31/2023	2355 TELEGRAPH AVE, LLC	2355 TELEGRAPH AVE,BERKELEY, CA 94704-1615Census Tract: 4228.00	SUPER DUPER	103
579812	ACTIVE	41	4/21/2017	3/31/2023	S.R.S.INDIAN CUISINE INC	1903 UNIVERSITY AVE,BERKELEY, CA 94704-1023Census Tract: 4224.00	UDUPI PALACE	103
581451	ACTIVE	41	11/13/2017	10/31/2023	CHIPOTLE MEXICAN GRILL INC	2225 SHATTUCK AVE,BERKELEY, CA 94704-1415Census Tract: 4229.02	CHIPOTLE MEXICAN GRILL STORE #: 2703	103
582008	ACTIVE	47	6/28/2018	5/31/2023	GREAT NXPECTATIONS, LLC	2420 SHATTUCK AVE,BERKELEY, CA 94704-2023Census Tract: 4229.01	GIO'S PIZZA & BOCCE	103
582465	ACTIVE	41	9/14/2017	8/31/2023	S & S BREW, LLC	2120 DWIGHT WAY,BERKELEY, CA 94704-2015Census Tract: 4235.00		103
582893	ACTIVE	68	2/22/2018	1/31/2024	GRADUATE BERKELEY BEVERA	2600 DURANT AVE,BERKELEY, CA 94704-1711Census Tract: 4228.00	GRADUATE BERKELEY	103
582893	ACTIVE	77	2/22/2018	1/31/2024	GRADUATE BERKELEY BEVERA	2600 DURANT AVE,BERKELEY, CA 94704-1711Census Tract: 4228.00	GRADUATE BERKELEY	103
582893	ACTIVE	66	2/22/2018	1/31/2024	GRADUATE BERKELEY BEVERA	2600 DURANT AVE,BERKELEY, CA 94704-1711Census Tract: 4228.00	GRADUATE BERKELEY	103
582893	ACTIVE	47	2/22/2018	1/31/2024	GRADUATE BERKELEY BEVERA	2600 DURANT AVE,BERKELEY, CA 94704-1711Census Tract: 4228.00	GRADUATE BERKELEY	103
584399	ACTIVE	41	11/27/2017	10/31/2023	JALALI, AGHAGOL	2565 TELEGRAPH AVE,BERKELEY, CA 94704-2917Census Tract: 4236.02	PASTA BENE	103
586085	ACTIVE	47	3/26/2018	2/29/2024	ABJS FINE DINING, INC.	2050 UNIVERSITY AVE,BERKELEY, CA 94704-1006Census Tract: 4229.02	BERKELEY SOCIAL CLUB	103
587221	ACTIVE	47	4/4/2018	3/31/2023	ES VERDAD LLC	2024 SHATTUCK AVE,BERKELEY, CA 94704-1117Census Tract: 4217.00	COMAL NEXT DOOR	103
587571	ACTIVE	47	12/6/2017	11/30/2023	BERKELEY BOOT LLC	2284-2286 SHATTUCK AVE,BERKELEY, CA 94704-1431Census Tract: 4229	WESTERN PACIFIC	103
590833	ACTIVE	84	3/6/2018	2/28/2023	SIERRA NEVADA BREWING CO	CENTER ST @ MARTIN LUTHER KING JR WAY,BERKELEY, CA 94704Census	SIERRA NEVADA BREWING CO @ SATURDAY BERK	103
590912	SUREND	47	5/17/2018	4/30/2023	OSBERT LLC	2367 TELEGRAPH AVE,BERKELEY, CA 94704-1615Census Tract: 4228.00	PAPPY'S GRILL	103
590912	SUREND	58	5/17/2018	4/30/2023	OSBERT LLC	2367 TELEGRAPH AVE,BERKELEY, CA 94704-1615Census Tract: 4228.00	PAPPY'S GRILL	103
591232	ACTIVE	41	9/9/2019	8/31/2023	CHI, JACQUELINE	2047 UNIVERSITY AVE,BERKELEY, CA 94704-1005Census Tract: 4224.00	NASH CAFE	103
593370	ACTIVE	41	6/11/2018	5/31/2023	THRIVE, LLC	1954 UNIVERSITY AVE,BERKELEY, CA 94704-1024Census Tract: 4229.02	BUTCHER'S SON, THE	103
594509	ACTIVE	41	9/12/2018	8/31/2023	GINOKIMURA COMPANY LLC	2173 ALLSTON WAY,BERKELEY, CA 94704-1301Census Tract: 4229.02	SUMO ROLL	103
594537	ACTIVE	41	9/21/2018	8/31/2023	TASTY WRAP, INC.	2124 CENTER ST,BERKELEY, CA 94704-1309Census Tract: 4229.02	BAG O' CRAB	103
596479	ACTIVE	47	11/6/2018	10/31/2023	SRO, LLC	1974 SHATTUCK AVE,BERKELEY, CA 94704-1032Census Tract: 4224.00	SPATS/SHATTUCK AVENUE SPATS	103
596479	ACTIVE	77	11/6/2018	10/31/2023	SRO, LLC	1974 SHATTUCK AVE,BERKELEY, CA 94704-1032Census Tract: 4224.00	SPATS/SHATTUCK AVENUE SPATS	103
597087	ACTIVE	41	10/26/2018	9/30/2023	VEGGIE GRILL INC THE	48 SHATTUCK SQ,BERKELEY, CA 94704-1119Census Tract: 4229.02	STAND UP BURGERS	103
597527	ACTIVE	47	4/2/2019	3/31/2023	RISE FOODS LLC	2016 SHATTUCK AVE,BERKELEY, CA 94704-1117Census Tract: 4217.00		103
597900	ACTIVE	47	10/24/2018	9/30/2023	BERKELEY BETA LLC.	2129 DURANT AVE,BERKELEY, CA 94704Census Tract: 4229.01	BETA LOUNGE	103
602135	ACTIVE	41	2/20/2019	1/31/2023	ITALIAN WAY, LLC	91 SHATTUCK SQ,BERKELEY, CA 94704-1118Census Tract: 4229.02	PASSIONE CAFFE	103
604359	ACTIVE	41	7/11/2019	6/30/2023	DARYOUSH RESTAURANT, LLC	2144 CENTER ST,BERKELEY, CA 94704-1304Census Tract: 4229.02	DARYOUSH	103
605188	ACTIVE	41	5/23/2019	4/30/2023	NIKKO SUSHI LLC	2399 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.01	NIKKO SUSHI	103
605542	ACTIVE	47	6/21/2019	11/30/2023	FLYING DUCK INC	2516-B & 2518-C DURANT AVE,BERKELEY, CA 94704-1715Census Tract: 4	TAP HAUS, THE	103
606347	ACTIVE	47	9/3/2019	8/31/2023	EASTERLY-BERKELEY CORPOR/	2142 CENTER ST,BERKELEY, CA 94704-1304Census Tract: 4229.02	EASTERLY	103
606776	ACTIVE	41	11/27/2019	10/31/2023	PACIFICA LLC	2517 DURANT AVE, STE C,BERKELEY, CA 94704-1762Census Tract: 4228.(	PACIFICA LLC CAFE DURANT	103
606827	ACTIVE	41	8/20/2019	7/31/2023	AMT TECH, INC.	2152 CENTER ST,BERKELEY, CA 94704-1304Census Tract: 4229.02	MOE SUSHI AND GRILL	103
607029	ACTIVE	47	10/9/2019	9/30/2023	FISH & BIRD SOUSAKU IZAKAY	2451 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.01	FISH & BIRD SOUSAKU IZAKAYA, INC.	103
609190	ACTIVE	58	11/7/2019	10/31/2023	SLIVER'S, LLC	2174 SHATTUCK AVE,BERKELEY, CA 94704-1307Census Tract: 4229.02	SLIVER PIZZERIA	103
609190	ACTIVE	47	11/7/2019	10/31/2023	SLIVER'S, LLC	2174 SHATTUCK AVE,BERKELEY, CA 94704-1307Census Tract: 4229.02	SLIVER PIZZERIA	103
609315	ACTIVE	58	11/15/2019	10/31/2023	SLIVER'S, LLC	2468 TELEGRAPH AVE,BERKELEY, CA 94704-2322Census Tract: 4228.00	SLIVER PIZZERIA	103
609315	ACTIVE	47	11/15/2019	10/31/2023	SLIVER'S, LLC	2468 TELEGRAPH AVE,BERKELEY, CA 94704-2322Census Tract: 4228.00	SLIVER PIZZERIA	103
609531	ACTIVE	41	12/18/2019	11/30/2023	HEIDI AND MIA CORP.	2504 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4235.00	SOUTHSIDE STATION	103
610715	ACTIVE	47	12/7/2021	11/30/2023	PYRAMID BERKELEY RI BEVER/	2129 SHATTUCK AVE,BERKELEY, CA 94704-1208Census Tract: 4229.00	RESIDENCE INN BERKELEY	103
611443	ACTIVE	41	2/25/2020	1/31/2024	NOODLES FRESH LLC	2430 SHATTUCK AVE,BERKELEY, CA 94704-2023Census Tract: 4229.01	NOODLES FRESH	103
611586	ACTIVE	41	12/6/2019	11/30/2023	BAN SHO RAMEN LLC	2502 TELEGRAPH AVE,BERKELEY, CA 94704-2918Census Tract: 4013.00	BAN SHO RAMEN	103
612012	ACTIVE	41	11/27/2019	10/31/2023	EDEN PIZZERIA LLC	2017 UNIVERSITY AVE,BERKELEY, CA 94704Census Tract: 4224.00	RED TOMATO PIZZA HOUSE	103
614003	ACTIVE	41	3/3/2020	2/29/2024	DORNAN, DAVID	2175 ALLSTON WAY,BERKELEY, CA 94704-1301Census Tract: 4229.02	ALBORZ	103

615165	ACTIVE	47	7/10/2020	6/30/2023	ZAC ENTERPRISE LLC	2132 CENTER ST,BERKELEY, CA 94704-1304Census Tract: 4229.02	YIN JI CHANG FEN	103
616464	ACTIVE	48	6/28/2021	5/31/2023	VGJB INC.	2284 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.02	DROP 84	103
616857	ACTIVE	41	12/23/2020	11/30/2023	QUIKSERVE PIZZA, INC	2400 BANCROFT WAY, SUITE A,BERKELEY, CA 94704Census Tract: 4228.(	BLAZE PIZZA #1342	103
618307	ACTIVE	41	10/22/2020	9/30/2023	QS ENTERPRISE, LLC	2237 SHATTUCK AVE,BERKELEY, CA 94704-1415Census Tract: 4229.02	KOKOLO	103
618471	ACTIVE	58	11/9/2020	10/31/2023	CONTEMPORARY FOOD CONC	2315 DWIGHT WAY,BERKELEY, CA 94704Census Tract: 4228.00	HUGH GROMAN GROUP THE	103
618471	ACTIVE	83	11/9/2020	10/31/2023	CONTEMPORARY FOOD CONC	2315 DWIGHT WAY,BERKELEY, CA 94704Census Tract: 4228.00	HUGH GROMAN GROUP THE	103
622684	ACTIVE	47	12/11/2020	9/30/2023	ATHENA POLIAS LLC	2102 SHATTUCK AVE,BERKELEY, CA 94704-1209Census Tract: 4229.02	REVIVAL BAR & KITCHEN	103
622684	ACTIVE	58	12/11/2020	9/30/2023	ATHENA POLIAS LLC	2102 SHATTUCK AVE,BERKELEY, CA 94704-1209Census Tract: 4229.02	REVIVAL BAR & KITCHEN	103
624386	ACTIVE	41	6/25/2021	5/31/2023	CAFFE STRADA, INC.	2300 COLLEGE AVE,BERKELEY, CA 94704-1723Census Tract: 4228.00	CAFFE STRADA	103
625794	ACTIVE	41	7/8/2021	6/30/2023	A & G COLLECTIVE LLC	1960 UNIVERSITY AVE,BERKELEY, CA 94704-1238Census Tract: 4229.02	ROSE PIZZERIA	103
626506	ACTIVE	41	7/26/2021	6/30/2023	RANCHO VIEJO RESTAURANT I	2037 KALA BAGAI WAY,BERKELEY, CA 94704Census Tract: 4229.02	LAS DELICIAS SALVADORAN RESTAURANT	103
626819	ACTIVE	41	8/11/2021	7/31/2023	LITTLE PLEARN LLC	2283 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.02	LITTLE PLEARN THAI KITCHEN	103
629470	ACTIVE	41	1/5/2022	12/31/2023	C&S BERKELEY INC	2431 DURANT AVE, STE A,BERKELEY, CA 94704-1600Census Tract: 4288.(	C&S BERKELEY INC	103
630676	ACTIVE	41	11/5/2021	10/31/2023	BULLEAT LLC	2020 KITTREDGE ST, STE C,BERKELEY, CA 94704-1497Census Tract: 4229.	HEROIC ITALIAN	103
633775	SUREND	47	4/28/2022	3/31/2023	SHAMSZAD FAMILY LIVING TR	64 SHATTUCK SQUARE , STE E,BERKELEY, CA 94704-1119Census Tract: 4	MORGAIN'S CAFE	103
635592	ACTIVE	47	6/17/2022	5/31/2023	VENUS FOOD LLC	2327 SHATTUCK AVE,BERKELEY, CA 94704-1516Census Tract: 4229.01	DISTRICT 4	103
635737	ACTIVE	41	4/25/2022	3/31/2024	TANE VEGAN	1956 SHATTUCK AVE,BERKELEY, CA 94704-1032Census Tract: 4224.00	TANE VEGAN IZAKAYA	103
640714	ACTIVE	41	11/4/2022	10/31/2023	LIU, YAOHUI	2110 SHATTUCK AVE,BERKELEY, CA 94704-1209Census Tract: 4229.00	SUSHI SECRETS	103
641148	ACTIVE	58	2/23/2023	1/31/2024	DINEHUB	2506 CHANNING WY,BERKELEY, CA 94704Census Tract: 4228.00	CHAMPION'S CURRY	103
641148	ACTIVE	41	2/23/2023	1/31/2024	DINEHUB	2506 CHANNING WY,BERKELEY, CA 94704Census Tract: 4228.00	CHAMPION'S CURRY	103
641678	ACTIVE	41	1/24/2023	12/31/2023	TENDER GREENS OPCO, LLC	2071 UNIVERSITY AVE,BERKELEY, CA 94704Census Tract: 4224.00	TENDER GREENS	103

RhoadesPlanningGroup

2115 Kittredge Street Project

Applicant Statement

~~January 27~~March 7, 2023

Overview and Project Introduction

The applicant team is pleased to submit this application package for a new 218-unit multifamily residential infill & adaptive reuse project at 2115 Kittredge Street in Berkeley. This applicant statement includes:

1. **Project Description**
2. **Project Background**
3. **Compliance with General Plan and Zoning Code**
4. **Project Analysis**
5. **Landmark Alteration Permit Requirements**
6. **CEQA Analysis and Legislative Context**
7. **Use Permit Required Findings**
8. **Project Team Contact Information**

Figure 1: Rendering of Proposed Project

1. PROJECT DESCRIPTION

The proposed project includes the construction of a 17-story mixed-use building and the adaptive reuse of the existing California Theater façade and marquee. The façade of the theater along Kittredge Street will be preserved, and the proposed project will redevelop the site to include a live performance theater and 218 units of housing, including 22 affordable units. The California Theater was built in 1914 and has screened movies and held performances for the last century. This project will preserve the historic façade and marquee, maintain a creative arts presence at this site with the new theater, while adding desperately needed transit-oriented housing to Downtown Berkeley.

Figure 2: Proposed Project Site

The proposed housing development project includes 218 dwelling units in a 158,340~~158,793~~ square foot mixed-use building with 23,210~~23,201~~ square feet of non-residential space dedicated to the live performance theater. The project will

provide 22 units of affordable housing for Very Low-Income (VLI) households earning not more than 50% of the Area Median Income (AMI). The inclusion of 22 Very Low-Income units entitles the project to a 50% density bonus, unlimited waivers, and three concessions, which together allow for the project's proposed 218 dwelling units. The project is subject to the modifications and protections of State Density Bonus Law (Gov. Code § 65915) and the Housing Accountability Act (Gov. Code § 65589.5). A preliminary application was submitted pursuant to Senate Bill 330 (Gov. Code § 66300) on July 28, 2022, and the proposed development project is consistent with all the provisions of SB 330. An Affordable Housing Mitigation Fee will apply to the project and be paid to the City of Berkeley.

The project site is a 13,500 square foot lot that is zoned Downtown Mixed-Use Core (C-DMU), a designation that encourages the development of mixed commercial and high-density residential uses. The new residential development will include (145) studios and (73) 2-bedroom units. The 22 affordable units will have the following unit mix: (14) studios and (8) 2-bedrooms. Because of its downtown location one half block west of campus, this project will likely appeal to students and young professionals alike. The proposed project will add 291 bedrooms to Berkeley's housing stock, including 30 below market-rate (BMR) bedrooms, to help alleviate the housing affordability pressure near downtown and by the Cal campus.

Table 1: Unit Mix

Unit Type	Unit Count
Studio	145
1 Bedroom	0
2 Bedroom	73
Total	**218**

Ground Floor Residential

The ground floor plan is separated into a residential entry area on the eastern side of the building and non-residential entrance space for the theater use on the western side. The ground floor residential area includes a lobby, reception desk, mail room, package room and two leasing offices. In the first basement level, the proposed project has a residential multi-purpose room and a lobby restroom for residents. On the second basement level, there is a bike room, trash/recycling room, and other back of house service areas. The ground floor lobby is connected to the first basement level and second-floor resident's lounge with a large, open staircase. This staircase will be an aesthetically pleasing focal point and design feature connecting the three residential common spaces.

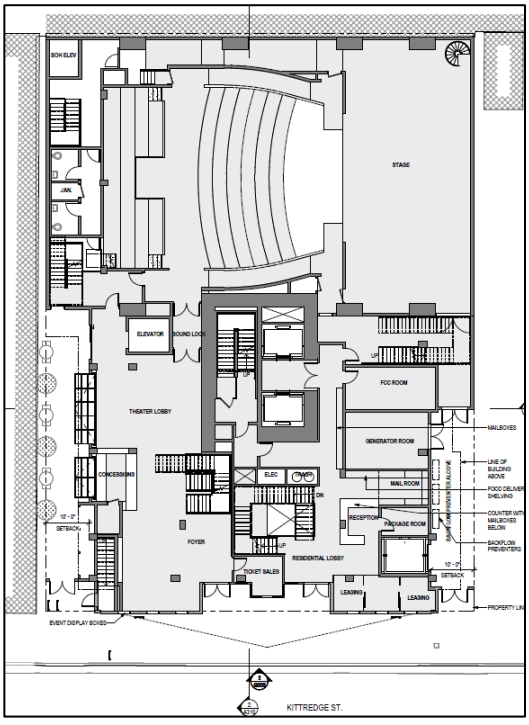

Figure 3: Ground Floor Plan

The residential lounge on the second floor leads to the residential balcony on top of the theater's marquee. The marquee balcony provides 411 SF of residential useable open space. On Levels 2 and 3, there is a Music/Podcast

Studio. There are a total of 53 study rooms in the project, distributed throughout the levels. On levels 5 through 8 and 10 through 13, there are 5 study rooms per floor, with fewer on the other floors. Some of these study rooms/work lounges are smaller for individual work, and there are larger rooms meant for collaboration.

Level 2 has one studio unit and one 2-bedroom unit. Level 3 has four studios and three 2-bedroom units. Level 4 through 14 have 11 studios and six 2-bed units. The center two units on the western façade of Levels 3, 4, 6, 8, 10, 12 and 14 have private balconies. Some corner units also have balconies, however they do not meet the City's minimum dimensions of six feet by six feet, so do not qualify as useable open space.

Level 15 has six studios and one 2-bedroom unit, along with the building's indoor/outdoor fitness space. The other amenities on the 15th floor include: a BBQ/Kitchenette area, TV Entertainment area, lawn game area, multi-sport simulator. There is 4,054~~3,873~~ SF of useable open space on the 15th floor, where future residents can enjoy the unobstructed west-facing views from the hammocks and fire pit seating areas.

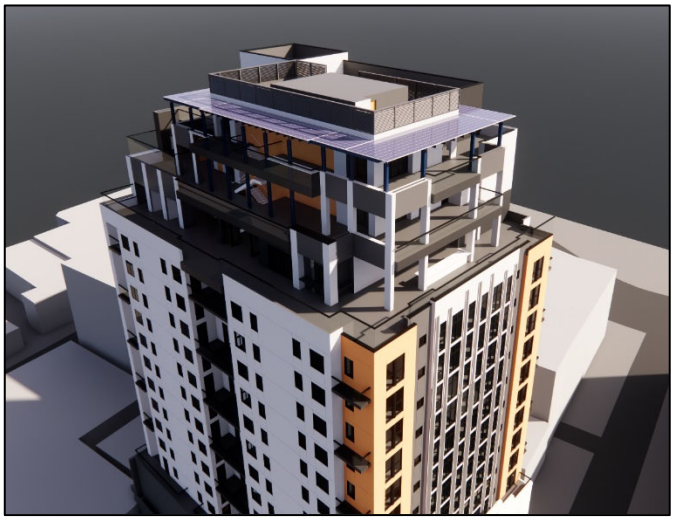

Figure 4: Aerial View of rooftop decks

The 16th floor has eight studios and one 2-bedroom unit. There is 2,587~~2,625~~ SF of useable open space on the 16th floor with hot tubs and cabanas. There is also amphitheater seating in front of a vine wall where residents can enjoy the westerns views of sunsets and San Francisco. The top floor on Level 17 contains another 2,601~~2,665~~ SF of useable open space with more beautiful, native landscaping for aesthetic appeal.

Together, these three split-level rooftop decks and the second-floor marquee balcony provide 9,242~~9,574~~ SF of open space. Private balconies make up the rest of the residential open space, and all the project's open space areas are designed to be breathtaking outdoor amenities for future residents.

Ground Floor Theater

The proposed project also includes a ~~357~~349-seat theater fully equipped for live performances. The California Theater Consortium is partnering on the proposed project and envisions a performing arts hub that serves anchor tenants as well as traveling performance groups. This future theater will be able to host community events, as has happened in the past at California Theater.

The new theater is approximately 23,210~~23,201~~ SF and spans the 3rd floor, 2nd floor, ground floor, and basement level one (B1). The first basement level holds the facilities to support the performances, including the orchestra pit, green room, dressing rooms, rehearsal space, performer restrooms, storage space, classroom space, and office/meeting space. The ground floor includes the large performance stage, ~~228~~ 226 orchestra level seats (~~plus~~ including 4 accessible seats), the audio projection room, the theater lobby and the theater guest restrooms, as well as outdoor theater terrace, ticket booth, and concessions booth. The theater terrace contains 586~~604~~ SF of commercial useable open space with direct access from the street. Level 2 contains 123 seats on the balcony level (~~plus~~ including 2 accessible seats), and the fly area above the stage, while Level 3 holds the theater's mechanical space.

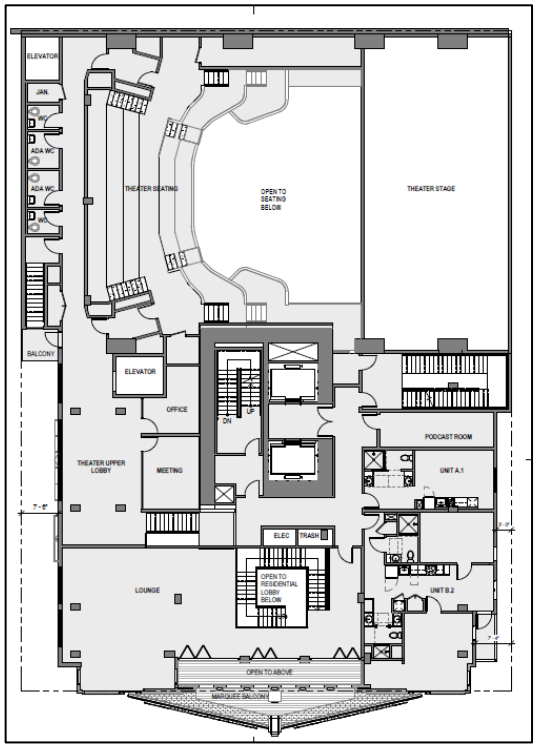

Figure 5: Level 2 – Balcony of Theater

The project site is on the north side of Kittredge Street between Shattuck Avenue and Oxford Street. The proposed site is approximately 350 feet east of the University of California's Berkeley (UCB) campus. Kittredge Street is three blocks away from campus and 1 block away from a Downtown Berkeley BART station entrance. The location of this project will provide future residents with excellent access to the UCB campus, the downtown area, and regional transit opportunities.

Figure 6: Vicinity Map of Site

The site is very accessible via public transit or active transit. It is well served by multiple bus routes and is less than 0.10 miles from a Downtown Berkeley BART station entrance. The project will not provide any vehicle parking because the site is so well served by transit, bicycle facilities, and nearby services and amenities. The project will provide ample bicycle parking with 98 long term spaces for residents and 7 short term spaces for their guests. In addition, there will be 30 spaces to store and charge personal scooters. This proposed urban infill project with 105 total bike spaces and 30 personal scooter spots is exceptionally well-suited for future residents to rely solely on sustainable modes of transportation. The building itself will be all-electric, powered sustainably, and will be LEED Gold (or equivalent) certified. Solar equipment will be housed on the roof to provide clean power to the future building at 2115 Kittredge Street.

Key elements of the project include:

- 218 total units in 17 stories, rooftop deck, amenity spaces, and study rooms/work lounges,
- 22 units affordable to Very Low-Income households @ <50% AMI,
- Live Performing Arts Theater with 349~~357~~ seats, full stage and full backstage, fly area, and practice support spaces,
- 105 bicycle parking spaces, 30 scooters spaces, 0 vehicle parking spaces, and
- Payment of Mitigation and In-Lieu Fees to the City of Berkeley:
    - Affordable Housing Mitigation Fee (~$4,987,980),
    - Street and Open Space Improvement Plan (SOSIP) Fee (~$302,370),
    - Downtown Parking In-Lieu Fee (~$1,020,000),
    - Berkeley Schools Fee (~$471,860)
    - Public Art In-Lieu Fee ($237,979).

2. PROJECT BACKGROUND

Property Information

- APN: 057-2030-009
- Parcel Area: 13,500 SF/0.31 acres
- General Plan Designation: Downtown
- Zoning District: Downtown Mixed-Use District (C-DMU Core)

Existing Conditions

Known today as the California Theater, the theater at 2115 Kittredge has screened movies and held live performances for over a century. The move theater operated for 106 years before shutting down in early 2020 (pre-COVID-19 pandemic). This project will be able to retain the theater use by including a live performing arts theater on the 2nd floor, ground floor and the first basement level of the proposed project.

Figure 7: Existing Conditions

The existing three-story building at 2115 Kittredge Street was built in 1914. There is a decorative front façade of the theater with a neon-enhanced marquee, which will be preserved as part of the proposed project. The rest of the building is made of exposed brick, and since 2002 the structure has been surrounded with a steel bracing for seismic purposes. The bracing is painted red and has a diagonal pattern. The side and rear facades will be demolished along with the interior of the structure. The historic façade and marquee will be kept intact and delicately restored and modified, with a 17-story mixed use building constructed behind it.

Currently, there are no residential units onsite, so the project will not be eliminating any dwelling units from the City of Berkeley's housing stock. The proposed project seeks to increase
the density of housing onsite by providing 218 units on a 0.31-acre parcel that is an effective density of 703 dwelling units per acre.

History of Property[1]

This property has been held by the same family since the early 20th century when the City of Berkeley was in the midst of a development boom. The original California Theater owner was John Muldoon, who came to Berkeley after the 1906 earthquake like many others who migrated to the East Bay.

The heirs of John Muldoon still own the property. After more than a century of keeping the California Theater in the family, they are choosing to sell the property to the project applicant who will preserve the theater use while redeveloping the land to accommodate dense downtown housing for the next 100 years.

Table 2: Surrounding Uses

Direction	Uses	Zoning
Project Site	*California Theater (vacant, non-operating movie theater)*	*C-DMU Core*
North	Commercial (FedEx & Verizon) and Mixed Use (Gaia Building)	C-DMU Core
East	Restaurants (Tasty Pot, USA and Razan's Organic Kitchen) Historic Resource (A.H. Broad House and Storefronts)	C-DMU Core (& Historic Resource)
South	Office and Commercial (Berkeley Mail Room, State Farm Insurance, and Schneider Steve Consulting)	C-DMU Outer Core
West	Commercial (Luggage Center & Chipotle) Mixed Use/Historic Resource (Brooks Apartment Building with EZ Stop Deli & Kokolo Donbury Restaurant)	C-DMU Core

[1] The source of the historical information for this site is the Landmark Preservation Commission's Notice of Decision and the Art Deco Society's Landmark Application.

In 1906, John Muldoon purchased the subject property and moved his family into the Victorian house with the address of 2113 Kittredge Street, Berkeley. This home was demolished to construct the theater, which opened in 1914. John Muldoon partnered with local Berkeley businessman Frank M. Wilson to commission Albert W. Cornelius, a San Francisco architect, to design the theater and Kidder & McCullough of Berkeley to construct it. T & D Circuit was brought on as the operator of the newly constructed early motion picture theater. At the time, it was the largest theater in Alameda Country with 2,000 seats.

Figure 8: Existing Conditions

The theater was built with a large stage and equipment for full theatrical productions, including and orchestra pit and magnificent pipe organ. Early on, T& D held live performances as well as screening silent films for the first decade or so of the theater's history. One notable stage production of T&D is said to have had a cast of thousands. The applicant team for this project and our California Theater Consortium partner are very enthusiastic about the prospect of holding live performances at 2115 Kittredge Street once again.

In 1923, T&D Circuits sold operations of the theater to West Coast Theaters. The new West Coast Theater operators got involved in the Downtown Berkeley community and hosted family events, holiday parties, Parent-Teacher Association (PTA) events, fundraisers, and other community-oriented gatherings. Similarly, the proposed project hopes to restore this legacy to the California theater by holding community-oriented activities in the proposed creative arts hub and event space.

<u>Renovations & Remodels:</u>

In 1928, the theater operations were sold yet again to Fox Studios. This purchase triggered a massive renovation and significant remodel of the California Theater, and it re-opened as the Fox California in 1930. The newly upgraded theater stayed roughly the same size, but now had the modern technology for films with sound, featured a new proscenium archway above the stage. The architect of this transformative remodel was Clifford A. Balch, who used the Art Moderne style, one that was modern at the time and is now known as Art Deco. This Art Deco style is characterized by:

- simplified overall building form,
- linear massing and appearance,
- stepped outline,
- smooth wall surface,
- stylized, often geometric, ornamentation and detailing,
- fluting details, and
- bas-relief (low-relief sculpture) decorative elements.

Figure 9: Historic Façade – 1930 remodel

The California Theater was completely transformed by Balch's remodel, who replaced the original ornate Beaux-Arts façade into a modern, imposing façade with minimalist Art Moderne decorations. The new façade had a tripartite front, a stepped parapet and roofline, and a motif of frozen fountains with decorative coins. Balch applied this popular stepped, zigzag pattern of the façade on other theaters in the area, such as the Berkeley U.A. on Shattuck Avenue, completed during the same period. This 1930 remodel featured a new marquee as well, but that was replaced yet again in the 1952 remodel. The newly installed marquee was larger and featured a new glowing neon sign that read 'California' on both sides of the wedge-shaped Midcentury marquee.

Decline of Movie Theaters:

Table 3: Timeline of Renovations and Remodels

Year	Upgrade
1914	Original Construction
1928-1930	Complete Remodel of theater & façade in Art Deco style

1952	Complete Remodel of Marquee
1976	Main Auditorium is split into 3 screening rooms
2002	Seismic Upgrade
2022	Proposed: Adpative Reuse of Façade & new 17-story tower

The first decline in the popularity of movie theaters resulted from the explosion of home televisions in the 1950's and 1960's. The 1970's brought shopping malls and megaplexes, adding more competition for smaller theater operators. In 1976 the California theater split their main auditorium into three screens to show more movies at a time to keep up with their megaplex competitors. Three screening rooms were created by enclosing the balcony area and splitting it into two smaller theaters.

In 1994, Landmark Theaters took over the operating lease and held it for over 15 years. The movie theater industry has further declined due to the advent of online streaming, as well as other factors, so the Landmark Theaters lease expired in early 2020 (pre-COVID-19 pandemic). Because of declining movie sales, the Landmark Theaters could only commit to paying a low rent, which was not a feasible arrangement for the ownership family. Facing the broader decline of the movie theater industry, the Muldoon heirs have chosen to sell their family property at 2115 Kittredge Street. With the proposed development project, we can keep the theater use alive at this historic Downtown Berkeley property.

Landmark Preservation Commission Hearing

The Landmark Preservation Commission held a public hearing on the California Theater at 2115 Kittredge Street to determine whether the building should be a designated as a City of Berkeley Landmark. The LPC determined that the front façade of the theater should be preserved for its historic value and designated that part of the California Theater as a City of Berkeley landmark. The landmark application (LMIN2022-00) was brought to the LPC by the Art Deco Society of California and Berkeley Architectural Heritage Associate (BAHA).

Although the application was to landmark the site, building, and use, the LPC determined that the site, building, and use were not landmark or structure of merit worthy. They did determine that the Kittredge façade and marquee do rise to landmark status and those elements were approved for landmark status on May 5, 2022, the date of the public hearing, with an effective date of decision of July 27, 2022.

In the Landmark Preservation Commission's Notice of Decision, the Environmental Review Status of 2115 Kittredge is a Categorical Exemption under Section 15061 of the Public Resources Code, Guidelines for Implementation of the California Environmental Quality Act (CEQA). The LPC's Notice of Determination states the following:

> *"CEQA FINDINGS*
>
> *1. The project is found to be exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.)*

pursuant to Section 15061.b.3 of the CEQA Guidelines (activities that can be seen with certainty to have no significant effect on the environment).”

This development application includes an independent analysis of the historic façade and marquee elements, and the proposed project. The project’s historic architecture consultant, Mark Hulbert, compiled a Projects Impact Analysis (PIA) to determine the compatibility of the historic resources and the architectural design of the proposed project using Secretary of the Interior’s Standards. That report was emailed to the project’s City Planner on October 24, 2022. A revised Project Impact Analysis is attached as part of this resubmittal.

Environmental Conditions

The project site does not contain any hazardous materials onsite. The project does not appear on the California Environmental Protection Agency’s (CalEPA) Cortese Lists. Refer to the Hazardous Waste and Substances Statement included as part of this project application packet. This application includes a Phase 1 Environmental Services Assessment. The project has entered into contract for a Phase II Report for the site, which will be submitted to the City as soon as it is completed.

The project site does not have any protected, culverted, or historic creek beds on the property. As such, the Creek Protection Documentation required as part of the City of Berkeley’s Zoning Project Application is not applicable to this project.

3. COMPLIANCE WITH GENERAL PLAN AND ZONING ORDINANCE

The City of Berkeley General Plan designates this project site as Downtown Mixed-Use, a designation characterized by “high density commercial, office, arts, culture, and entertainment and residential development.” (City of Berkeley General Plan) The Downtown is also intended to “encourage diverse uses and the highest building intensity in the City to promote a vibrant city-center by increasing housing, supporting retail and cultural uses, and capitalizing on exceptional access to transit.” (BGP) This site is subject to the City of Berkeley’s Downtown Area Plan (DAP), approved in 2012 and incorporated into the General Plan.

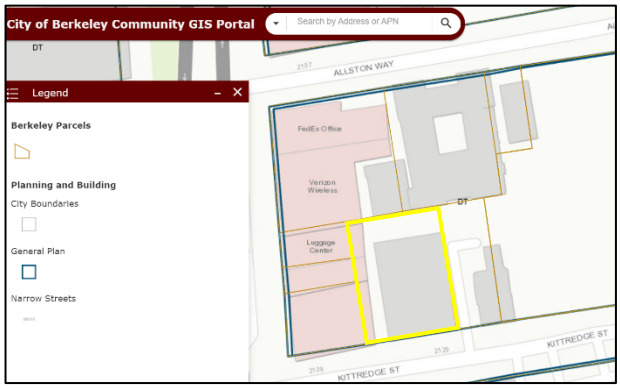

Figure 10: General Plan Map

The proposed project site is zoned as Downtown Mixed-Use (C-DMU) and is located in the Core of the downtown. This zoning designation is intended to implement the vision and goals of the Downtown Area Plan, which include Environmental Sustainability, Land Use, Access, Historic Preservation, Urban Design, Streets and Open Space, Housing and Community Health Services, and Economic Development.

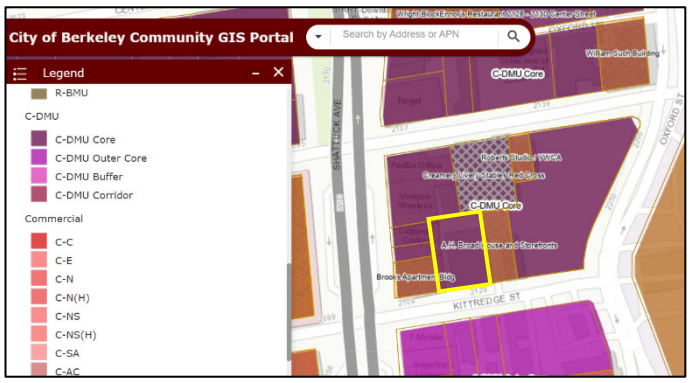

Figure 11: Zoning Map

The project will meet all the objective development standards for the C-DMU zoning district, except as modified pursuant to SDBL. Table 4 identifies the applicable development standards and how the proposed project complies with them. The C-DMU zoning district includes Use Permits that allow the reduction or waiving of setback and off-street parking requirements. The base project and proposed project both assume these two Use Permits are granted to the project. The Use Permit to modify off-street parking requirements has one objective standard for the findings for issuance, which is to pay the Downtown Parking In-Lieu Fee of approximately $1,020,000. The proposed project will also pay a Downtown Public Open Space In-Lieu Fee of approximately $302,370.

Table 4: Major Development Standards

Development Standard	**C-DMU Requirement**	**Proposed**	**Compliance**
Maximum Allowed Stories	None	17 stories	Compliant
Maximum Allowed Height	75 feet	201~~203~~ feet 4 inches	Compliant with SDBL Waiver
Setbacks			
Front	0 feet	0 feet	Compliant
Sides	0 – 20 feet of Building Height = 0’ 21 – 75 feet of Building Height (past 65’ from lot frontage) = 0’ – 5’	East/West Side: Minimum of 0 feet (varies) East/West Side: Minimum of 3 feet (varies)	The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus considers these Use Permit as part of the project

			to reach the maximum allowable density. [2]
Rear	0 – 20 feet of Building Height = 0' 21 – 75 feet of Building Height (past 65' from lot frontage) = 0' – 5'	Minimum of 0 feet (varies) Minimum of 3 feet (varies)	The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus considers these Use Permit as part of the project to reach the maximum allowable density. [2]
Parking			
Vehicles – Residential	0 spaces	0 spaces	Compliant
Vehicles – Commercial	1.5 spaces per 1,000 SF = 34	0 spaces	Compliant with Use Permit 23.322.030(J)(2). The project meets the findings for issuance of this Use Permit. The objective standard to grant this Use Permit is the pay the Downtown Parking In-Lieu fee. The project will pay approximately $1,020,000 (@$30,000/space for 34 spaces) in-lieu of providing commercial vehicle parking.
Bicycle – Residential Long Term	1 spaces per 3 bedrooms = 96	49-98 spaces	Compliant through SDBL concession (for flexibility to provide some of the spaces for other types of micro-mobility devices).
Bicycle – Residential Short Term	2 or 1 per 40 bedrooms, whichever is greater = 7	0-7 spaces	Compliant through SDBL waiver (for flexibility on how many spaces are physically feasible).

[2] Pursuant to City of Berkeley Planning Department Memorandum issued December 2, 2021.

Bicycle – Commercial	1 space per 2,000 SF = 10	0 spaces	Compliant through SDBL waiver
Open Space			
Residential Useable Open Space	80 SF per unit = 17,440 SF	10,773~~10,694~~ SF	Compliant through SDBL concession
Commercial Useable Open Space	1 SF/50 SF of commercial space = 456 SF	586~~604~~ SF	Compliant
Privately Owned Public Open Space	1 SF of POPOS per 50 SF of commercial space = 456	0 SF	Compliant through payment of SOSIP In-Lieu Fee of approx. $302,370 (@$2.23/SF for 135,592 SF of residential)
Landscaped Open Space	Minimum of 40%	11~~14.5~~%	Compliant through SDBL concession

4. PROJECT ANALYSIS

In addition to the residential and theater project described above, the project is also subject to various City of Berkeley fees and mitigations, as well as state laws. These fees and mitigations include the:

- Affordable Housing Mitigation Fee (~$4,987,980),
- Street and Open Space Improvement Plan (SOSIP) Fee (~$302,370),
- Downtown Parking In-Lieu Fee (~$1,020,000),
- Berkeley Unified School District Fee (~$471,860),
- Transit Passes for residents (~$379,320 per year), and
- Public Art Fee (~$~~522,068~~237,979)~~ that will be used to construct the theater~~.

Density Bonus

The proposed project is eligible for the State Density Bonus because it:

a) Meets all objective development standards, and
b) Provides a sufficient number of Very Low-Income, deed-restricted units of affordable housing.

The base project that meets all objective standards included 146 dwelling units. For the proposed density bonus project, 15% of the base project (or 22 units) are designated as affordable for Very Low-Income households earning less than 50% AMI. Per State Density Bonus Law, that makes this project eligible for a 50% density bonus.

With this density bonus, the project is entitled to an unlimited number of waivers and up to three concessions for development standards that impede the project's ability to utilize the density bonus. The average unit size for the base project and density bonus project is 638 square feet. Tables 5 and 6 below shows the waivers that are being requested by the project. Without these waivers being granted, the proposed project could not be constructed as designed.

Table 5: Waivers Requested to Accommodate Density Bonus		
Standard	**Required**	**Proposed**
Maximum Building Height	75 feet	201~~203~~ feet and 4 inches
Residential Bicycle Parking – Short Term	7 spaces	0 - 7 spaces
Commercial Bicycle Parking	10 spaces	0 spaces

Table 6: Concessions Requested to Accommodate Density Bonus		
Standard	**Required**	**Proposed**
Residential Useable Open Space	17,440 square feet	10,773~~10,694~~ square feet
Landscaped Open Space	40%	~~14.5%~~11%
Residential Bicycle Parking – Long Term	98 spaces	49 -98 spaces

The project requests the waivers listed above to accommodate the density bonus provided to the project through State Density Bonus Law. By waiving the development standards for building height, commercial bicycle parking, and residential short-term bicycle parking, as well as granting concessions for residential useable open space, landscaped open space, and residential long-term bicycle parking, the project can provide the proposed density as allowed under SDBL. The tables below provide explanations of why each waiver and concession is needed to accommodate the density bonus units that the project is eligible for based on the inclusion of affordable housing units in the proposed project.

Table 7: Rationale for Waivers Requested
➢ **MAXIMUM BUILDING HEIGHT**

The proposed project has a base project that complies with the 75-foot maximum height limit. That code-compliant base project is 8 stories and takes up over 90% of the subject lot. To incorporate the 50% density bonus, the building needs many additional floors to accommodate the extra residential floor area/ dwelling units allowed under SDBL. Because this site is a small downtown lot, there is no area to expand the building horizontally, so it had to expand vertically. Because the base project reached the maximum allowable height limit for the C-DMU Core zoning district, the proposed project would not be able to add any density bonus units without this waiver.

➢ **RESIDENTIAL BICYCLE PARKING – SHORT TERM**

The proposed project requests a waiver for this development standard because there is no publicly accessible space on the property to place outdoor bike racks, and the supportive spaces for the commercial and residential areas are already extremely constrained in the interior of the building. The streetscape along Kittredge in front of the project is quite physically constrained as well. The theater will need a loading zone for patrons, and underground vaults in the sidewalk take up the rest of the space. The project is amenable to providing outdoor bike parking, however there is no physical space that could accommodate the bike racks. The project intends to work with Public Works to see how many spaces can physically be accommodated and will install those that are feasible. However, all seven planned bike racks may not fit. As a result, the project requests a waiver for its short-term residential bicycle parking requirement.

➢ **COMMERCIAL BICYCLE PARKING**

The proposed project requests a waiver for this development standard because there is no publicly accessible space on the property to place outdoor bike racks, and the commercial theater space is extremely constrained. The project dedicates as much space as possible for the theater use and building a commercial bicycle storage room would take away valuable square footage from necessary theater amenities such as the green room or dressing rooms. As a result, the project requests a waiver for its commercial bicycle parking requirement.

Table 8: Rationale for Concessions Requested

➢ **RESIDENTIAL USEABLE OPEN SPACE**

The proposed project has a base project that complies with Residential Useable Open Space standard. That code-compliant base project provides 11,680 SF of Residential UOS. Because this site is a small downtown lot, there is very little space to dedicate to side yards for useable open space on the ground floor. The proposed project does

provide UOS on the ground floor, but it is for the commercial theater use (as required). The project provides as many balconies as possible so that many units do have their own private open space.

To incorporate the 50% density bonus, the building needs many additional floors to accommodate the extra residential floor area/ dwelling units allowed under SDBL. To comply the amount of Residential Useable Open Space required by the zoning ordinance, the project would need~~s~~ 17,440 square feet of UOS. Accommodating this much UOS would require dedicating an entire floor and a half of the building to open space. Instead, the project proposes the top three floors with large, west-facing rooftop decks that together provide ~~9,163~~ 9,242 SF of useable open space. There is an additional 1,120 square feet of UOS in private balconies, for a total of ~~10,694~~10,773 square feet of useable open space in the project.

➢ LANDSCAPED USEABLE OPEN SPACE

The project proposes to landscape ~~14.5~~11% of the useable open space with a drought-tolerant and native planting palette. Because the size of the site is so constrained, most of the useable open space for the project is provided on the split-level rooftop deck. The rooftop decks are beautifully designed and nicely landscaped. However, to provide nice amenity zones where people can gather to socialize, have barbeques, use the hot tub spas, exercise, and more, it was not feasible to have 40% of the area landscaped. Meeting this minimum threshold for landscaped area – and meeting the requirements for drought tolerant landscaping (which precludes lawns) – would render much of the open space unusable if most of the deck was planted with vegetation.

By not planting and maintaining 40% of the rooftop decks as landscaped areas would not only reduce the utility of the space for residents but would also cost an additional ~$421,300 in landscaping, irrigation, and structural reinforcement. This cost savings figure is calculated by assuming that total landscaping cost amounts to approximately $110 per square foot. The top three floors of the building provide useable open space, and landscaping 40% of those spaces would require more structural strength to support that much wet soil on the 15th, 16th, and 17th stories.

➢ RESIDENTIAL BICYCLE PARKING – LONG TERM

The proposed project requests a concession for this development standard because the applicant would like to satisfy part of the bicycle parking requirement with scooter parking. The applicant has seen a shift away from bicycle use towards other micro-mobility devices such as scooters or skateboards. The project will still provide the required number of spaces for personal micro-mobility devices (98 spaces planned), but some of the spaces will be dedicated to scooter parking and charging stations for electric micro-mobility options.

As a result, the project requests a concession for its long-term residential bicycle parking requirement. Being able to provide a mix of bicycle spaces and scooter charging spaces is a better fit for the project to meet the needs of its future residents. Reducing the number of bike spaces and associated floor area would result in real and identifiable cost-savings for the project. Granting the concession would save the project money instead of having to build out the full number of required bike racks, that may end up not being used.

Housing Affordability Statement

This project is also subject to the City of Berkeley's inclusionary housing requirement under Berkeley Municipal Code § 23C.12.030 that requires the project to provide at least 20% of the total number of dwelling units as inclusionary units with the option of paying an in-lieu fee instead of providing the units on-site per Berkeley Municipal Code Section 22.20.065.

This project proposes to provide 15% of the base project units onsite, 22 units, for very low-income households. The project will enter in a regulatory agreement with the City of Berkeley that ensures that these proposed affordable dwelling units remain deed-restricted for at least 55 years. The proposed project will also pay an Affordable Housing Mitigation Fee to the City of Berkeley of approximately $4,987,980.

Project Design

This proposed project transforms a vacant, non-operating movie theater in the heart of Downtown Berkeley into a mixed-use, 17 story building that will restore the live performing arts theater use to this site and add 218 units of housing. The proposed project will include ground floor performing arts space which will activate and enliven Kittredge Street just one-half block east of the Shattuck Avenue commercial corridor.

Figure 12: Southern façade of proposed project

The theater space will serve the general public and contribute to the downtown Berkeley's arts and culture offerings. From the pedestrian perspective, the California Theater façade and marquee will look the same as it has looked for decades. By preserving both the façade and marquee, the project will preserve the street-level context and the pedestrian experience that has existed for many decades.

The preservation and adaptive re-use of the existing landmarked theater façade and marquee serves as a natural base for the proposed new residential building, setback 5 feet, to rise vertically behind the art-deco facade. The new building is modern in its form, materials, and function, but borrows inspiration from the historical façade's architecture and ornamentation. The tower has subtle offsets in the facade, vertically accentuated ornamentation, and a trellis serving as the building's crown and cap. The three top stories will be set back progressively, creating a stepped effect, with glazed railings where rooftop decks occur.

The existing theater facade is uniform in material and minimal in articulation, allowing its bas-relief and other three-dimensional ornamentation to provide texture and depth. The Art Deco facade serves as a minimalist backdrop for the colorful and eye-catching neon of the existing theater marquee. Just as the existing theater façade provides a contrasting backdrop to its prominent marquee, the new 17-story tower seeks to provide a backdrop to the historical, Art Deco façade.

As the new building departs from the Art Deco façade, it decidedly embraces its modern materials and form. To offset the imposing, heavy massing of the existing concrete and stucco facade, the new building features elongated floor-to-ceiling window openings. The new tower mirrors the original façade's tripartite arrangement with color blocking, material choice, textures, and forms.

Figure 13: Western façade of proposed project

The primary south façade facing Kittredge Street extends vertically past the tripartite façade base. Both east and west corners feature tall and narrow punched window openings to accentuate the verticality of the proposed building. The center segment of the facade is recessed from the two corners with slate grey, slightly blue stucco material. There are vertically elongated floor-to-ceiling punched window openings with a different fenestration patter than the corner bays. The stucco is interrupted with seven vertical accent stripes comprised of smooth and grooved ceramic rainscreen cladding. This design element draws the eye upward, and diffused, low-lumen LED lighting will be installed along the vertical cladding. This lighting will provide a dramatic evening and night view of the building.

The east, west, and north facades are similar in their modern designs, using different rhythms of recessed and projecting bays to break up the massing of this 17-story building. The color-blocking with off-white/light grey stucco on the projecting bays and slate grey/blue stucco on

the central recessed bays. The west elevation is unique in that is provides private balconies with glass railings on every other floor.

The west elevation also has the theater terrace at the ground level, which will feature a large bi-folding door system to allow the theater lobby to spill out into a new alley courtyard for theater patrons. A concessions area will be able to serve patrons both inside and out. Cafe tables, trees in planters, and festoon lighting will offer an inviting environment as well as a welcome glimpse of activity from the pedestrian experience along Kittredge. The courtyard will be architecturally framed by a horizontal canopy that turns groundward in a dramatic sloping form. This element will serve as a partial light and noise screen to the residential units directly above as well as cover for the terrace during a light rain.

California Theater Consortium

The California Theater Consortium (CTC) is a coalition of local performing arts non-profits that is partnering on this development project with the applicant team. CTC's mission is to transform the non-residential space in the proposed project to be a multi-purpose creative arts hub. For years, Berkeley-based performing arts companies have been searching for an affordable, accessible, transit-friendly home in which to feature local talent, nurture young artists, and bind community together in ways only the arts can.

CTC is comprised of the Youth Musical Theater Company (YMTC), West Edge Opera, Berkeley Ballet Theater (BBT). This group will be the anchor tenants for the theater space and will be fundraising to construct the interior of the theater. CTC will fundraise to pay for all the "tenant improvements" for a live performing arts theater. This will include the core, shell, seating, stage, orchestra pit, fly area, dressing rooms, and rehearsal spaces.

The purpose of this space is to host all kinds of live performances such as theater, opera, music, and dance, as well as hosting community events such as literary events and film festivals. This space will add to the local creative arts scene in Berkeley and will be a destination in downtown Berkeley for people to engage with arts and cultural events. This community-oriented focus of the California Theater Consortium will restore the community use of this property, which historically hosted many different types of community events. This proposed theater project

Figure 14: ~~Street view of proposed project~~Rendering of Proposed Historic

will create community between all the creative arts organizations who will use the space, as well as the broader Berkeley and Bay Area community who can come enjoy the performances and events in the re-constructed California Theater.

Public Art

This project proposes to create a live performance theater and associated spaces to become a creative and performing arts hub in Downtown Berkeley. For the time being and for the purposes of this review, the proposed project will pay the Public Art In-Lieu Fee (~$237,979). The project will also consult with the Civic Arts office on how the proposed theater (as designed) can meet Berkeley's On-Site Public Art requirements.

The proposed project's construction of the theater will substantially exceed the City's required Public Art expenditure (1.75% of the Project's Value = ~~(~~$522,068). ~~on Public Art by constructing the 'vanilla shell' of the theater space.~~ The actual cost to construct the 'vanilla shell' of the theater space is projected to be several million dollars in total. The theater space span from the first basement level to the 3rd floor. The historic box office and marquee will be preserved along with the historic façade.

CTC will then finish building out the theater, resulting in even more investment into the space to create a beautiful public arts space. Restoring the performing arts theater use to 2115 Kittredge Street will allow this project to help preserve the City of Berkeley's supply of Arts & Culture spaces. This proposed theater will become a destination for the Berkeley community and the broader Bay Area community, and it is exceptionally well-served by transit.

Community Meeting

On September 26, 2022, the project team held a community meeting to provide information about the project and request feedback from community members. The team invited all owners and occupants within 300 feet of the site, as well as neighborhood groups, based on a list provided by City staff. The meeting was held at 5:30pm virtually over Zoom. There was one attendee that joined the meeting, a Berkeley resident who lives next door to the proposed project. The project team provided an overview of the project proposal, design, and anticipated process and timeline. The attendee's main concern was that no vehicle parking would be provided in the project, and he also asked questions about the construction phase of the project would affect traffic flow on Kittredge Street, noise levels during sensitive hours, and electric scooters being ridden on sidewalks and blocking sidewalks. There is a Community Meeting Packet attached as part of this application which provides more detail.

Statement Regarding Natural Gas Prohibition, Berkeley Energy Code and Berkeley Green Code

The proposed new building will not include any natural gas infrastructure in compliance with BMC Chapter 12.80. The proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by the City Council on December 3, 2019, including a solar PV system as well as energy and water efficiency measures in an all-electric building. The building will accommodate as much solar PV as is physically and financially feasible for the project, however the rooftop area is relatively small. The Applicant will not be requesting any exemptions to the natural gas prohibition under the Berkeley Municipal Code.

5. LANDMARK ALTERATION PERMIT REQUIREMENTS

This project is applying for a Landmark Alteration Permit to preserve, rehabilitate, and adaptively re-use the landmark façade, marquee and box office of the California Theater at 2115 Kittredge Street. The proposed theater use will be consistent with the historic use of the building. The existing façade will be kept intact, with some alterations, and incorporated into design of the proposed development project. The marquee may have digital reader boards installed while preserving the framework and neon. None of these proposed alterations affect the character-defining features of the façade. The character-defining features and decorative elements of the historic façade and marquee will be preserved and restored to their original splendor.

The Landmark Preservation Commission's decision, LMIN2022-00, stated that,

> *"This designation shall apply to the subject property and the following distinguishing features of the main building shall be preserved, and missing features shall be restored to the extent possible:*
>
> ***FAÇADE:***
> - *Overall height and composition of the primary building facade*
> - *Stucco façade*
> - *Art Deco-style façade with five vertical piers & six ornamental bays*
> - *Art Deco stepped design pattern of façade and roof parapets*
> - *Four stepped roof parapets*
> - *Main central bay and two flanking bays on upper 3/4th of street façade*
> - *Angled fluted upper string course and Art Deco curved coping*

Figure 15: Existing and Proposed Façade Design

• Zigzag saw-tooth pattern under the coping
• Banding trim divided into four strips above the entrance that visually separates the base and the upper part of the building
• Two slightly coved niches located on the widest, outer architectural bays
• Projecting corbels and zigzag ornaments
• Plaster bas-reliefs (frozen fountains motif)

MARQUEE:

• Two rectangular neon signs on a projecting prow with stylized lettering that each spell out CALIFORNIA
• Projecting prow/angled marquee, surrounded in neon tubing
• Lyre shaped center metal piece covered in neon tubing

ENTRYWAY:

• Leaf-patterned ceiling/soffit beneath the projecting marquee

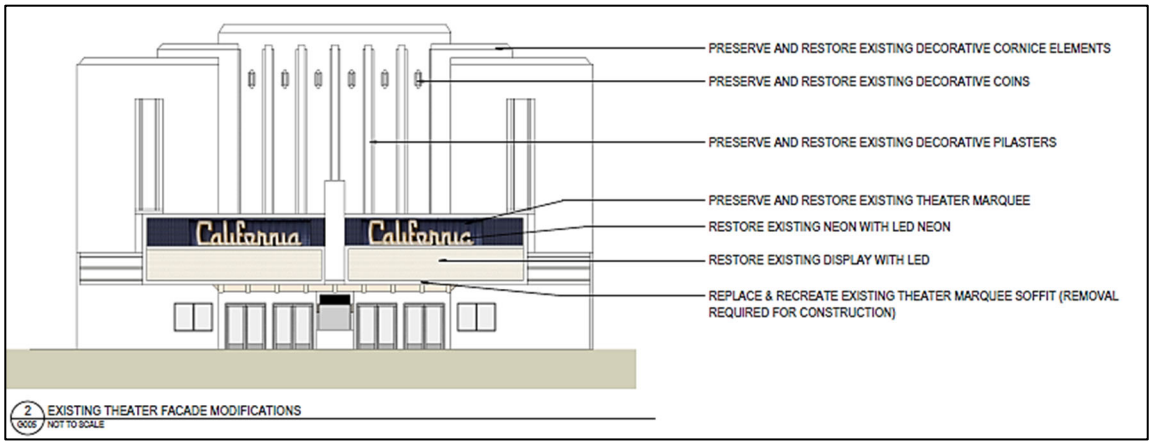

Figure 1~~6~~7: ~~Existing~~ Proposed ~~and Proposed~~ Façade Design

• Recessed entry
• Stucco-and-glass box office
• Glass-and-aluminum entry doors."

The proposed project will keep the historic theater façade, marquee, and box office, which are the locations of all the significant, character-defining Art Deco features and ornamentation. Though some new features like window openings and sashes, and a deck and glass railing on top of the marquee are proposed, the original elements such as the entry doors and decorative marquee soffit will be replaced in-kind. There were no spatial relationships identified as character-defining for the landmark facade; thus, the addition of the 17-story tower will not be detrimental.

The proposed alterations to the façade include punched openings to add a door for access to the marquee balcony and windows on the upper façade and ground floor. The project proposes

to sawcut through the façade to create these openings but will otherwise keep the façade entirely intact. The window openings will be made on each of the three parts of the upper façade, as well as at the ground floor level.

The upper façade alteration will include 10 window infills, two in the east and west corner bays and six in the center bay. The windows in the corner bays will be arranged in vertical bands, while the window infill in the center bay will be arranged horizontally beneath the decorative coins. The vertically oriented will be inserted in between the piers, thus maintaining the character-defining arrangement of five vertical piers and six ornamental bays. The window infills at the ground level will replace the existing poster displays to create a transparent, storefront look for the residential lobby, theater lobby, and ticket booth location. In the entry vestibule, the existing ticket booth fenestration and glazed metal doors will be replaced in-kind, in the same configurations as the original California Theater.

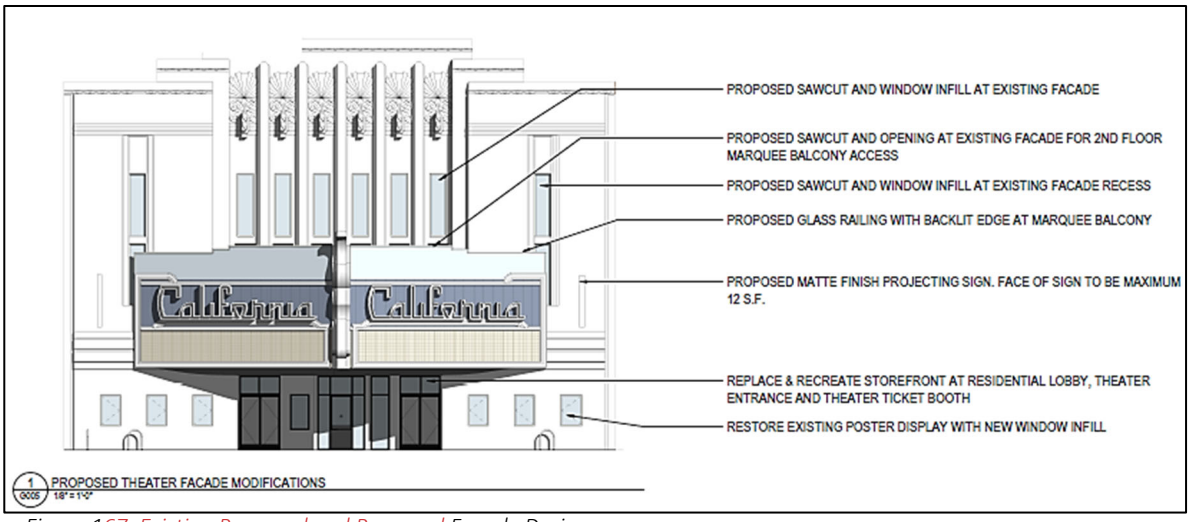

Figure 1~~6~~7: ~~Existing~~ Proposed ~~and Proposed~~ Façade Design

The project also proposes to add a stepped glass railing at the marquee balcony and adding blade signs on either side of the marquee. The theater's marquee will be removed during demolition and construction for its protection and will include minor modifications to modernize it. Because the marquee will need to be removed, the marquee's soffit will need to be replaced and recreated. The marquee itself will be restored, as needed, to maintain its original features, and the neon will be swapped out for LED lights designed in a neon style. The marquee's sign board is currently analog, and it will be upgraded to a digital format.

The rationale for this proposed project is to re-develop and underutilized parcel in the downtown and adaptively re-use the historic theater façade. The California Theater has not been immune to the decline of the movie theater industry and had to shutter operates in early 2020 (pre-COVID-19 pandemic). The theater has sat vacant for 3 years now, and the ownership

family has decided to sell the property and theater because they do not see a future for it. Based on the project's benefits described below, the Landmarks Preservation Commission should grant approval for this proposed project at 2115 Kittredge Street.

Project Benefits

The following benefits of the proposed project at 2115 Kittredge provide the basis for the Landmarks Preservation Commission's approval of this application. The proposed project requires a Landmark Alteration Permit for partial demolition of the existing building, and structural alterations to the historic landmark façade. The proposed project will offer the following benefits to the City of Berkeley:

- Redevelop an underutilized parcel in the downtown core, and adaptively reuse the historic façade and marquee of the California Theater,
- Provide 218 dwelling units of dense, transit-oriented housing,
- Provide 22 units of Affordable Housing for Very Low-Income Households @ <50% AMI,
- Pay an Affordable Housing Mitigation Fee of approximately $4,987,980 to the City
- Project w~~W~~ill pay the 0.8% In-Lieu Fee to the City ($237,979), and construct a live performance theater (which would cost well over~~Spend~~ 1.75% of the Project's Value (~~(approximately~~ ~$522,068) and the project will work with the Civic Arts consultant to see if this theater, as-designed, would qualify as~~) on~~ Public Art for the City of Berkeley)~~by Constructing the Theater~~,

Figure 1~~7~~8: South Façade and Historic Marquee

- Performing Arts Theater to Preserve Berkeley's Arts & Culture Spaces,
- No vehicle parking and 105 bicycle parking spaces (or other micro mobility device storage spaces),
- All electric building, LEED Gold or equivalent, with rooftop solar panels,
- Units will be equipped with energy efficient appliances and low flow fixtures, and the site will be planted with drought tolerant landscaping that supports the project's stormwater management plan,
- Pay other in-lieu or mitigation fees, such as the Streets and Open Space Improvement Plan (SOSIP) Fee (~$302,370), Downtown Parking In-Lieu Fee (~$1,020,000), Berkeley Unified School District Fee (~$471,860) and Public Art In-Lieu Fee (~$237,979).

The Landmark Preservation Commission considered an application put forth by the California Art Deco Society and the Berkeley Architectural Heritage Association (BAHA). The LPC rejected the application to landmark the entire theater building, instead opting to landmark the façade and marquee only, which is where the character-defining Art Deco features and ornamentation are located.

This application includes a Project Impacts Analysis (PIA) using the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties. This PIA establishes that the proposed project will not conflict with the SOI Standards. The preserved façade and proposed 17-story tower do not conflict with the Secretary of Interior standards, and as such does not create a significant and unavoidable impact, per CEQA requirements. The Landmarks Preservation Commission's Notice of Decision on this property is also attached, which documents the findings that the proposed project will not conflict with provisions of the Berkeley Municipal Code Ch. 3.24.

Scale and Massing Studies for Historic Façade Preservation

The proposed project uses the following three projects in the City of Berkeley as precedent studies for incorporating a historic façade into a new development project. In response to the City's Structural Alteration Permit comment letter dated November 30, 2022, the project has provided massing studies that informed the project design. The following projects successfully integrated a lower-level historic façade into a new, larger development along the Shattuck Avenue corridor:

- Parker Place (2038 Parker Street),
- UC Press Building (2120 Berkeley Way),

Figure 1~~9~~8: UC Press Building example

- Acheson Commons (2133 University Avenue).

Figure 20: Acheson Commons example (SW Corner)

Figure 21: Acheson Commons example (SE Corner)

The proposed project would like to add to this collection of buildings in Downtown that are preserving Berkeley's history while providing space for future growth.

Streetscape and Landscape Concepts

The proposed project's streetscape improvements include decorative and inviting pavement, landscaping, and two street trees framing the marquee (if feasible). The enhanced concrete pavement made of silica carbide and decorative jointing will visually relate to the marquee. The project does propose two street trees that are located so as not to obscure the marquee, however there are crowded conditions at the sidewalk in terms of vaults and underground lines. The location and feasibility of the project's proposed street trees will be confirmed by Public Works. The other planting will only reach a few feet in height so as not to block any views of the landmark façade. There will be bicycle racks between the sidewalk and the street in front of the theater's passenger loading zone.

Figure 2~~3~~2: Ground Level Landscape Plan

The theater terrace will be semi-visible from the street when the gate is closed. The gate will be double height, with a fixed upper section that matches the scale of the buildings it's located between. This theater terrace gate will have a decorative, semi-porous design with backlighting to project light and shadows onto the sidewalk, creating visual interest along the Kittredge Street frontage. Festoon lighting and the backlit gate will make the theater terrace appealing at night, which will enliven the space on performance nights.

The trellis forms at the 16th and 17th level will provide opportunities for additional visible vegetation from the street level and surrounding buildings. The mechanical parapet above the 17th floor is functional in screening noise and sight of the mechanical equipment and provides a cap to the building form that reflects the tripartite design of the historic façade and proposed building.

The planting palette of the proposed project is primarily comprised of native plants, and all the species are drought tolerant. The proposed project complies with California's Water Efficient Landscape Ordinance (WELO). The planting palette includes blue fescue, common yarrow, olive trees, California fuchsia, California poppy, Hummingbird sage, purple needlegrass, and more.

Figure 2~~3~~4: View of Theater Terrace ~~at night~~

6. CEQA Analysis and Legislative Context

The housing crisis continues to have a significant impact on Californians across the state. The Government Code sections discussed below are state legislative efforts that recognize the severity of California's housing crisis and the difficulties associated with developing new housing at appropriately zoned, transit-oriented, and urbanized locations. These pieces of legislation are applicable to the proposed project:

- California Environmental Quality Act Categorial Exemption (CEQA Guidelines § 15332)
- California Environmental Quality Act Categorical Exemption (CEQA Guidelines § 15061.b.3)
- State Density Bonus Law (Government Code § 65915)
- Housing Crisis Act of 2019 (Government Code § 66300).

CEQA

There were no potentially significant impacts identified in the traffic, historic resources, or Phase II analyses. Therefore, this project is eligible for a categorical exemption from CEQA. Because the proposed project is located in an urbanized area and because it is an infill development project, the CEQA Class 32 "Infill" Categorical Exemption applies. The project meets each of criteria A through E of that section. In terms of CEQA, this project is environmentally benign as it will not result in any significant traffic, noise, air quality, or water quality impacts. This proposed infill project is consistent with the City of Berkeley's objective design and development standards with the use of State Density Bonus Law, and the site does not appear on the California EPA's Cortese List, so this project is eligible for categorical exemption under CEQA.

Housing Crisis Act/SB 330

The Housing Crisis Act (Gov. Code § 66300) prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project that provides affordable housing. The act also requires that a development project must comply with applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete. The law also requires the city or county to consider and either approve or disapprove the housing development project within the 5 allowable public hearings under HCA, and consistent with the applicable timelines under the Permit Streamlining Act. The proposed project is also subject to the provisions of SDBL, as described in the Project Analysis section above.

7. USE PERMIT REQUIRED FINDINGS

Conformance with General Plan Policies

SUSTAINABILITY

- Environmental Management Policy #5 – "Green" Buildings: Promote and encourage compliance with "green" building standards.
- Environmental Management Policy #35 – Energy-Efficient Design: Promote high-efficiency design and technologies that provide cost-effective methods to conserve energy and use renewable energy sources.
- Land Use Policy #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.

Response: This project proposed efficiently sized dwelling units outfitted with water & energy efficient appliances in a transit-oriented development. These factors, in additional to meeting the City of Berkeley's Green Building requirements, makes the proposed project a sustainable housing development. The building will be LEED Gold certified or equivalent, all-electric, and equipped with solar panels to power the building with clean energy. The dwelling units will have low-flow fixtures and the proposed landscaping will all be drought-tolerant and largely comprised of native vegetation. This proposed project is environmentally and architecturally sensitive and incorporates many principles of sustainable development.

This is a true infill development project, which will re-develop an underutilized parcel containing an aging, vacant theater space with no dwelling units. The theater ceased operations approximately two and a half years ago. The proposed project at 2115 Kittredge Street will transform this site into a vibrant residential address and attractive pedestrian atmosphere. The new theater at 2115 Kittredge will be re-established as a Downtown Berkeley arts & culture destination. This infill project is especially sustainable in its provision of housing adjacent to the Shattuck Commercial Corridor, which has excellent access to good and services as well as public transportation.

DOWNTOWN ARTS & CULTURE

- Economic Development Policy #10 – The Downtown Economy: Continue to diversify, revitalize and promote the Downtown as the civic, cultural, commercial, and entertainment center of Berkeley.
- Land Use Policy #20 – Downtown Pedestrian and Transit Orientation: Reinforce the pedestrian orientation of the Downtown.
- Economic Development Policy #11 – Arts and Culture: Promote Berkeley locally and internationally by taking actions to support the development of arts and culture in Berkeley.

- Urban Design Policy #34 – Public Art: Support, present, and encourage others to support or present works of public art.

Response: Firstly, this proposed project will add approximately 450-550 new residents to the downtown area who will support the downtown businesses. Adding more residents downtown will enliven the streets at all hours with more people on the streets, which can help increase safety by having more "eyes on the street". There will be more downtown residents to access the goods and services that downtown businesses offer. The 2115 Kittredge address and future housing development there will have an excellent walkability score of 99, i.e., "a walker's paradise". The California Theater has been a fixture on Kittredge Street and in downtown for generations and having been shuttered for three years has really affected that stretch of Kittredge. There are only a few other small businesses and restaurants on the block, but they do not generate much foot traffic.

Secondly, this project proposed to create a live performance theater and associated spaces to become a creative and performing arts hub in Downtown Berkeley. The proposed project intends to spend~~will spend~~ 1.75% of the Project's Value ($520,776) on Public Art by constructing the 'vanilla shell' of the theater space. If the theater space does not meet the City's Public Arts requirements, the project still intends to construct the theater space in addition to paying the Public Art In-Lieu fee. Restoring the theater use to 2115 Kittredge Street will allow this project to help preserve the City of Berkeley's supply of Arts & Culture spaces. This proposed theater will become a destination for the Berkeley community and the broader Bay Area community. This future destination at 2115 Kittredge Street is exceptionally well served by transit.

The theater will not only host performances, screen movies, and hold community events, but it will also be a creative arts hub that draws people there during the day, evening, and night. The proposed theater will have offices, meeting rooms, and rehearsal spaces, so will be a very dynamic, active space with people coming and going at all hours. Along with the proposed streetscape redesign, this increased level of activity on Kittredge Street will activate this stretch of Kittredge, and hopefully add liveliness to the entire block.

ARCHITECTURE & PRESERVATION

- Urban Design Policy #5 – Architectural Features: Encourage, and where appropriate require, retention of ornaments and other architecturally interesting features in the course of seismic retrofit and other rehabilitation work.

- Land Use Policy #21 – Architectural Design in the Downtown: Require high-quality architectural design for all Downtown projects.
- Land Use Policy #2 – Preservation: Protect Berkeley's character by identifying, restoring, and preserving historic buildings.

Response: This proposed project aligns with the City of Berkeley General Plan's Land Use and Urban Design policies regarding high-quality architecture, preserving architecturally interesting features, and protecting Berkeley's character by restoring and preserving the historic theater façade. The preservation and adaptive re-use of the existing landmarked theater facade serves as a natural base for the proposed new residential building to rise vertically behind the art-deco facade. The façade will be rehabilitated, with features replaced in-kind if necessary, and the project proposes some structural alterations to add windows and balcony access.

The new building is modern in its form, materials, and function, but borrows inspiration from the historical façade's architecture and ornamentation. This project will protect Berkeley's historic character at the pedestrian level while adding residential density to the Downtown core. As the new building departs from the Art Deco façade, it decidedly embraces its modern materials and form. To offset the imposing, heavy massing of the existing concrete and stucco facade, the new building features elongated floor-to-ceiling window openings. The primary south façade facing Kittredge Street extends vertically past the tripartite façade base. The new tower mirrors the original façade's tripartite arrangement with color blocking, material choice, textures, and forms.

The firm that designed this project, StudioKDA, is a well-renowned local architecture firm located in Berkeley. With many multifamily projects all over the Bay Area, they provide high-quality architecture with impeccable attention to design details. The proposed project's 17-story tower design is compatible but distinctive from the historic façade, letting the historic architecture inform the design of the new building.

HOUSING NEEDS

- Housing Policy #1 – Extremely Low, Very Low, Low and Moderate-Income Housing: Increase the number of housing units affordable to Berkeley residents with lower income levels.
- Housing Policy #33 – Regional Housing Needs: Encourage adequate housing production to meet City needs and the City's share of regional housing needs.

Response: The project will construct 218 dwelling units that have a high-quality and sustainable designs. The efficient project design will offer 291 bedrooms to help meet the demand for downtown apartment living and student housing. The housing crisis is felt acutely here in Berkeley, with people paying extremely high rents to be able to live near campus or in the urban core because there housing supply is so constrained. The project at 2115 Kittredge Street will be able to offer 22 of the proposed units as affordable housing for those who are very low income, earning less than 50% of AMI. This project will supply some of the desperately needed housing at market rate and below market rate, and offer amenities tailored to provide quality living for its residents.

The proposed project will help the City of Berkeley comply with its Regional Housing Needs Assessment (RHNA) targets for the 2023-2031 cycle. The City is required to approve a total of 8,934 units in the next eight years, meaning they need to approve approximately 1,117 per year to keep pace with their target. This project will contribute 218 dwelling units towards that goal. This project will help provide 196 market rate units and 22 affordable units for Very Low-Income households. The City has a total RHNA mandate of 3,664 market rate homes with rents that are Above Median Income, which would average out to about 458 units approved per year. The proposed project would help the City with this supply of market rate housing by providing 196 units rented at Above Median Income rates. The City also has an affordable housing target of 2,446 units for VLI households, meaning it will need to approve approximately 306 VLI units per year to keep pace with their RHNA mandate. The proposed project would supply 22 units towards meeting the City's VLI housing target and would also pay an Affordable Housing Mitigation Fee of approximately $4,987,980 in-lieu of meeting the City of Berkeley's affordable housing mandate.

Also, UC Berkeley has grown their student body by about 10,000 students in the last three years, bringing the total student population in Berkeley to almost 45,000. The proposed project will appeal to university students and will assist in housing Cal's growing student population and the increasing residential population in Downtown Berkeley.

TRANSIT ORIENTED DEVELOPMENT

- Housing Policy #12 – Transit-Oriented New Construction: Encourage construction of new medium and high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
- Transportation Policy #18 – Transportation Impact Analysis and Vehicle Miles Traveled: When considering transportation impacts under the California Environmental Quality

Act, the City shall consider how a plan or project affects all modes of transportation, including transit riders, bicyclists, pedestrians, and motorists, to determine the transportation impacts of a plan or project. Plans and projects shall be designed to deliver significant benefits to travel by pedestrians, bicycle, or transit, and/or reduced impacts on air quality, greenhouse gas emissions, and safety. For the purposes of CEQA, Vehicle Miles Traveled (VMT) shall be the metric used to analyze the transportation impacts of a plan or project. (Reso. 69,618-NS (Exh. A), 2020)

- Land Use Policy #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.
- Land Use Policy #24 – Car-Free Housing in the Downtown: Encourage development of transit-oriented, low-cost housing in the Downtown.

Response: This project proposes to add 218 units of housing to Downtown Berkeley, which is a compact, walkable community with excellent transit access. The proposed project aligns with the goal of "Car-Free Housing in the Downtown" because it provides no residential vehicle parking spaces. This proposed project is designed to minimize vehicle trip generation by being transit-oriented and providing 105 total bicycle parking spaces. The project will also encourage alternate modes of transportation through its Transportation Demand Management (TDM) Program, and the proposal is included in this application. The project team anticipates that many future residents at 2115 Kittredge Street will be university students, who can walk or use vehicle-free transportation modes to travel to and from nearby campuses.

Because of the efficient unit design, the rents will be relatively low-cost, and it is likely that future residents will have a smaller carbon footprint than they would otherwise generate living in larger dwelling units. The project is in close proximity to a wide range of goods and services so future residents can rely on active modes of transportation for their daily needs.

The project will add a new performing arts space to the Downtown, at a location that is very convenient for theatergoers to access by public transit. The project will pay a Downtown Parking In-Lieu fee of approximately $1,020,000 to the City of Berkeley instead of providing commercial parking. The proposed project requests a Use Permit to reduce off-street parking requirements and will meet the objective standards of this Use Permit by paying the in-lieu fee.

Use Permits Requested

This section outlines the proposed project's compliance with the required findings for approval of the requested Use Permits for this project.

1. Use Permit, under BMC § 23.204.130(B)(1), Table 23.204-1 to allow a new mixed-use building in the C-DMU zone.

2. Use Permit, under BMC § 23.204.030(A), Table 23.204-2 to construct new floor area over 10,000 square feet.

3. Use Permit, under BMC § 23.204.130 (E)(6)(b) to pay a fee in lieu of providing privately owned public open space.

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

5. Use Permit, under BMC § 23.326.070(A), to demolish main buildings used for non-residential purposes.

6. Use Permit, under BMC § 23.204.130(E)(3)(b), Table 23.204-39 to modify the C-DMU setback standards.

7. Use Permit, under BMC § 23.322.030(J)(2), to reduce off-street parking in the C-DMU district.

8. Use Permit under BMC Section 23.204.020(A) to construct dwelling units.

9. Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live).

10. Use Permit under BMC Section 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right).

11. Use Permit under BMC Section 23.322.050(A)(10) to reduce commercial parking requirement to zero.

12. Use Permit, under BMC Section 23.310.030(A) to allow Alcohol Beverage Service of distilled spirits.

13. Use Permit, under BMC Section 23.310.020(B) to commence alcohol sales.

~~12.~~14. Administrative Use Permit, under BMC Section 23.302.020(E) to allow outdoor uses.

Use Permit Findings

1. BMC § 23.204.130(B)(1) Table 23.204-1 to allow a new mixed-use building in the C-DMU zone.

   Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to allow construction of a new multi-family building. The construction, establishment, maintenance, and operation of the proposed project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the neighborhood or the City as a whole. Mixed-use housing projects are a permitted use in the C-DMU district, and the proposed structure is appropriate for the

district in that it makes housing available in a convenient location proximate to downtown and campus.

Surrounding land uses include other multi-family residential developments of similar scale to the proposed project, and mixed-use or commercial developments. The project location at 2115 Kittredge Street is a half block east of the Shattuck Commercial Corridor, which the City of Berkeley envisioned to support mixed use developments near regional transit, shops, and amenities that the Downtown and campus areas provide. This mixed-use residential building is compatible with the purposes of the C-DMU district to support the residential and commercial needs of downtown residents and the University of California community.

2. BMC § 23.204.030(A), Table 23.204-2 to construct new floor area over 10,000 sq. ft.

"2. C-DMU Findings. To approve a Use Permit for new floor area in the C-DMU district, the ZAB must find that:

(a) The addition or new building is compatible with the visual character and form of the district; and

(b) No designated landmark structure, structure of merit, or historic district in the vicinity would be adversely affected by the appearance or design of the proposed addition."

Response: Because this Use Permit does not have any objective standards in the required findings for the C-DMU district, the proposed project assumes the Use Permit to allow construction of the new floor area ('compatible' and 'adversely' are not objective). Per the Housing Accountability Act and State Density Bonus Law, the City is required to approve the development project since it meets all applicable objective standards. The addition of a 17-story building to Berkeley's Downtown is compatible with the visual character and form of the district. There are some high-rise towers in the downtown already, and there are many approved development projects that will significantly increase the number of high-rise towers in the Downtown Core.

The primary south façade of this building is a landmarked structure, and as such, will be entirely preserved in the proposed project. The façade will be propped up and protected during the demolition and construction phases. The marquee will likely be detached from the façade and stored off-site for safe keeping. The marquee will be slightly renovated to have LED lights instead of neon tubing for the "California" lettering and likewise the analog sign board will be replaced by a digital LED screen. Every other aspect of the marquee will be perfectly preserved so it can be reattached to the façade when construction of the building is complete. In preserving these pieces of the theater and adaptively re-using them in the proposed project, we can maintain the street view of 2115 Kittredge. Multiple generations are very fond of this view, and are accustomed to it, so the applicant team is pleased that we will be able to keep the street frontage looking the same as it has for decades.

3. BMC § 23.204.130 (E)(6)(b) to pay a fee in lieu of providing privately owned public open space.

   Response: The proposed project will meet the objective standards in the required findings for granting this Use Permit. The proposed project assumes this Use Permit to pay a SOSIP in-lieu fee of approximately $302,370 (at $2.23 for each of the 135,592 SF of residential) instead of providing a privately owned public open space. Future residents of 2115 Kittredge Street will have access to a reasonable amount of open space on the rooftop deck and enjoy amenities designed for the urban lifestyle and the student lifestyle, such as study rooms, social spaces, and ample bike parking.

   The project will be making streetscape improvements to enhance the pedestrian experience in front of the proposed project. The building design will continue the 'street wall' along Kittredge Street with its historic façade and the pedestrian-scaled entryway and theater marquee. The proposed project plans to have decorative paving that continues onto the sidewalk and demarcates the streetscape in front of 2115 Kittredge. Though it will technically be on the sidewalk in the public right of way, these design elements will help make the streetscape in front of the theater feel like a special and distinctive place for the public to enjoy. This streetscape concept that complements the theater design will add aesthetic value to the public realm here along Kittredge Street in the Downtown.

   Though it will not be publicly accessible, there will be commercial useable open space that complements the theater space. Members of the public who come see a show at the future theater will be able to access the outdoor gathering space located along the western side of the proposed project. Theatergoers will be able to enjoy this well-designed outdoor space before and after the show, as well as during intermissions.

4. BMC § 23.304.050(A) to construct rooftop projections which exceed the maximum height limit for the district.

   Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Administrative Use Permit to allow rooftop projections to exceed the district's height limit. Because the proposed building height exceeds the district's height limit, the rooftop projections will also exceed that limit.

5. BMC § 23.326.070(A), to demolish main buildings used for non-residential purposes.

   Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to demolish the non-residential building at 2115 Kittredge Street. This proposed project will adaptively reuse the façade of this non-residential building while demolishing the rest of the 1914. The aging building is a vacant, non-operating movie theater in the heart of Downtown Berkeley that has been shuttered for three years. The building itself has already undergone a seismic retrofit in

2002 and would likely need significant renovations to accommodate a change of use. The family who has owned this theater and property for over a century do not see a way forward to have the California Theater continue to operate as a movie theater. The ownership family fully supports the proposed project, which will also the historic theater use to continue. This proposed project will add 450-550 residents and a live performance theater to the downtown core, restoring 2115 Kittredge Street as an arts & culture destination.

6. BMC § 23.204.130(E)(3)(b), Table 23.204-39 to modify setback standards in the C-DMU zone.

b. Modifications to Standards. The ZAB may modify the setback standards in Table 23.204-39 with a Use Permit upon finding that the modified setbacks will not unreasonably limit solar access or create significant increases in wind experienced on the public sidewalk.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to modify setback standards for the proposed structure at 2115 Kittredge Street. The standards of "unreasonably" and "significant" are not objective, so this does not qualify as an objective standard that this SB 330 project is subject to. The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus project considers these Use Permit as part of the project to reach the maximum allowable density (pursuant to the City of Berkeley Planning Department Memorandum dated August 2, 2021.

7. BMC § 23.322.030(J)(2), to reduce off-street parking in the C-DMU district.

2. C-DMU District. Paying an in-lieu fee to reduce or waive required off-street parking in the C-DMU district requires a Use Permit. To approve the Use Permit, the ZAB must find that the applicant will pay an in-lieu fee to a fund established by the City that provides enhanced transit services.

Response: The proposed project requests a Use Permit to reduce off-street parking requirements and will meet the objective standard of this Use Permit by paying the in-lieu fee. The project will pay a Downtown Parking In-Lieu fee of approximately $1,020,000 to the City of Berkeley instead of providing commercial parking.

This project meets the General Plan goal of a "Car-Free Housing in Downtown" by providing no residential parking, but there is still a development standard for commercial parking in the C-DMU zone. The theater use triggers a commercial parking requirement of 1.5 space per 1,000 SF. The theater space is 23,201 SF, so 34 commercial parking spaces are required. The City's fee requires a payment of $30,000 per space in-lieu of providing commercial parking in the proposed T.O.D. project at 2115 Kittredge Street.

8. BMC Section 23.204.020(A), to construct dwelling units.

Table 23.204-1: Allowed Uses in the Commercial Districts

- *C-DMU: Multi-Family Dwellings = UP(PH)*

Response: Because this Use Permit does not have any required findings, the proposed project assumes the Use Permit to construct dwelling units at 2115 Kittredge Street.

9. BMC Section 23.204.020(A) to construct a theater (live)

Table 23.204-1: Allowed Uses in the Commercial Districts

- *C-DMU: Theater = AUP*
  - *Incidental Uses: Live Entertainment= AUP*

Response: Because this Administrative Use Permit does not have any required findings, the proposed project assumes the Use Permit to construct a Theater with Live Entertainment at 2115 Kittredge Street.

10. BMC Section 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right)

Table 23.204-37: C-DMU Height Limits

- *Sub-Area: Core Area*
  - *Maximum with Use Permit = 75 feet*

Response: Because this Use Permit does not have any required findings, the proposed project assumes the Use Permit for a maximum building height of 75 feet at 2115 Kittredge Street.

11. BMC Section 23.322.050(A)(10) to reduce commercial parking requirement to zero.

A. 10) Downtown Reduction/Waiver.

(a) Where Allowed: C-DMU district.
(b) Eligible Uses: All uses.
(c) Permit Required: Use Permit or modified with an AUP.
(d) Finding: The Zoning Officer must make the findings in Subsection B (Findings) below.

B. Findings. Required findings below are in addition to permit findings required in Section 23.406 (Specific Permit Requirements).

1. Commercial, R-S, and R-SMU Districts. When required by Subsection A (Allowed Reductions) above or elsewhere in the Zoning Ordinance, the review authority must make the following findings to approve a reduction in required off-street parking spaces in a Commercial District, the R-S district, or the R-SMU district:

(a) The reduction will not substantially reduce the availability of on-street parking in the vicinity of the use.
(b) One of the following is true:
i. ***The use is located one-third of a mile or less from a Bay Area Rapid Transit (BART) station, intercity rail station or rapid bus transit stops.***

ii. The use is located one-quarter of a mile or less from a public or private parking area, lot, or structure that is accessible by the employees of the use and sufficient parking supply is available therein to mitigate the reduction in parking for the use.

iii. A parking survey conducted under procedures set forth by the Planning Department finds that within 500 feet or less of the use, on non-residential district streets, at least two times the number of spaces requested for reduction are available at on-street parking spaces during the peak hours of operation of the use.

(c) One of the following is true:

i. The parking requirement modification will meet the purposes of the district related to improvement and support for alternative transportation, pedestrian improvements, and activity, or similar policies.

ii. There are other factors, such as alternative transportation demand management strategies or policies in place, that will reduce the parking demand generated by the use.

Response: The proposed project complies with the objective standards in the required findings to grant this Use Permit. The proposed project is located in a Commercial District (C-DMU), so is eligible for this Use Permit. Because there is no existing vehicle parking onsite, the reduction would not affect the availability of on-street parking at all.

2115 Kittredge is just two blocks away from the Downtown Berkeley BART Station and numerous rapid bus transit stops. The proposed project will also fund a Transportation Demand Management (TDM) Program that will provide future residents with monthly transit passes upon request. The TDM Program will be available to residents for the life of the project.

12. BMC Section 23.310.030(A) to allow Alcohol Beverage Service of distilled spirits.

D. Findings of Public Convenience or Necessity. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, excluding food service establishments with incidental service of beer and/or wine, the Zoning Adjustments Board (ZAB) may approve the application only if it makes all of the following findings:

1. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.

2. The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.

3. If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental

impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.

4. If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.

5. The Police Department has reported that the proposed establishment would not be expected to add to crime in the area.

Response: The proposed project will promote the City's economic health, as described in the General Plan policy findings above. The economic benefits of the theater for the City of Berkeley would not be as large without a full bar that includes distilled spirit service. The applicant has not operated a licensed establishment that has been the subject of alcohol violations in the past. Because this project is located in Downtown Berkeley, there are a few parks or schools that may be just outside of the 1,000 feet radius, however this project will not have adverse effects on sensitive public uses. The project does not expect this theater to add crime in the area.

13. BMC § 23.310.020(B), to commence alcohol sales.

B. Permit Required. A Use Permit is required to begin or increase alcoholic beverage sales or service in any way.

C. Application--List of Nearby Establishments. As part of an application to begin or increase alcoholic beverage sales or service, the applicant must provide a list of all establishments within a 1,000-foot radius which are in the same category of alcoholic beverage sales or service, as defined by the California Department of Alcoholic Beverage Control.

D. Findings of Public Convenience or Necessity. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, excluding food service establishments with incidental service of beer and/or wine, the Zoning Adjustments Board (ZAB) may approve the application only if it makes all of the following findings:

1. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.

2. The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.

3. If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.

4. If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.
5. The Police Department has reported that the proposed establishment would not be expected to add to crime in the area.

Response: The proposed project requests this UP to commence alcoholic beverage services at the theater concessions stand. Though there are many restaurants in Downtown Berkeley that have Type 47 ABC Licenses, the new live performance theater will be a unique establishment. The economic benefits of the theater will be significantly increased through the sales of alcoholic beverages. Here is a list of restaurants in the immediate vicinity that have the same type of alcohol license. Refer to the attachment, "*List of Alcohol-Serving Establishments*", at the end of this Applicant Statement for a list of all the Type 47 ABC Licenses in the same zip code of the proposed project.

- Jupiter
- Alborz Restaurant
- Gather Restaurant
- Cancun Sabor Mexicano
- East Bay Spice Company
- Eureka
- Angeline's
- Tupper & Reid

Granting this Use Permit to allow alcohol service at the theater concessions will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood. Similarly, the proposed alcohol service incidental to food service at the theater concession stand would not 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. The project applicant has not operated a licensed establishment service alcohol and has not received any ABC violations. The Berkeley Police Department has not reported that the proposed establishment would be expected to add to crime in the area.

14. BMC § 23.302.020, Table 23-302-3: to allow outdoor uses in the C-DMU zone.
Table 23.302-3: Permit Requirements for Outdoor Uses
- *District/Use Characteristics: All Commercial Districts Except for C-W*
  - *Not Abutting a residential district = AUP*

Response: Because this Administrative Use Permit does not have any objective standards in the required findings, the proposed project assumes the AUP to allow outdoor uses. This AUP will allow the proposed project to include the following outdoor uses:

- Outdoor fitness use on rooftop levels,
- Outdoor movies screenings on rooftop levels, and
- Outdoor food consumption of food and drinks from the theater concessions stand.

8. PROJECT TEAM

Geneva Hesner of Rhoades Planning Group is the project's primary point of contact.

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LANDSCAPE ARCHITECT
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CA ABC Type 47 Licensed Establishments in Zip Code 94704

License Nu	Status	License Type		Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	Geo Code
165761	ACTIVE		41	12/24/1985	1/31/2023	VALIYEE, REZA	2112-14-16 CHANNING WY,BERKELEY, CA 94704Census Tract: 4229.01	CAFE ROMANCE MAMAS BED & BREAKFAST INN	103
190755	ACTIVE		41	8/19/1986	5/31/2023	ARAKAKI, JAHLEE N	2033 MARTIN LUTHER KING JR WY,BERKELEY, CA 94704Census Tract: 42	SUSHI CALIFORNIA	103
245416	ACTIVE		41	8/16/1990	6/30/2023	MUSICAL OFFERING PARTNER	2430 BANCROFT WY,BERKELEY, CA 94704Census Tract: 4228.00	MUSICAL OFFERING CAFE THE	103
293734	ACTIVE		41	4/11/1994	10/31/2023	SALDANA, JORGE URENA	2134 ALLSTON WY,BERKELEY, CA 94704-1302Census Tract: 4229.02	CANCUN INC	103
306375	ACTIVE		41	3/16/1995	1/31/2024	HALLAJI, MORTEZA	100 BERKELEY SQ,BERKELEY, CA 94704Census Tract: 4229.02	MORTEZA-HALLAJI	103
338758	ACTIVE		41	2/13/1998	1/31/2024	MUSASHIYA CORPORATION	2126-2128 DWIGHT WY,BERKELEY, CA 94704Census Tract: 4235.00	MUSASHIYA CORPORATION	103
363533	ACTIVE		47	6/7/2000	5/31/2023	SWM INC	2439 DURANT AVE,BERKELEY, CA 94704Census Tract: 4228.00	KIPS RESTAURANT	103
375812	ACTIVE		64	6/18/2001	8/31/2023	BERKELEY REPERTORY THEATF	2015-2025 ADDISON ST,BERKELEY, CA 94704Census Tract: 4229.02	BERKELEY REPERTORY THEATRE	103
380506	ACTIVE		41	11/15/2001	10/31/2023	CHINKARLAPRANG, DHONYO '	2020 UNIVERSITY AVE,BERKELEY, CA 94704Census Tract: 4229.02	CAFE TIBET	103
386521	ACTIVE		41	7/22/2002	6/30/2023	CHAICHANA, KAMONWAN	2466-2468 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.01	TUK TUK THAI CAFE	103
399436	ACTIVE		41	7/18/2003	10/31/2023	LA NOTE RESTAURANT	2377 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.01	LA NOTE RESTAURANT	103
407831	ACTIVE		41	1/20/2004	12/31/2023	OOC INC	2352 SHATTUCK AVE 106,BERKELEY, CA 94704Census Tract: 4229.01	EXTREME PIZZA	103
439897	ACTIVE		41	11/7/2006	10/31/2023	CHIPOTLE MEXICAN GRILL INC	2311 TELEGRAPH AVE,BERKELEY, CA 94704-1612Census Tract: 4228.00	CHIPOTLE MEXICAN GRILL	103
447313	ACTIVE		41	12/7/2006	11/30/2023	LEE, E CHIEN	2516 TELEGRAPH AVE,BERKELEY, CA 94704-2918Census Tract: 4236.02	RACHA CAFE	103
449875	ACTIVE		68	4/16/2007	3/31/2023	BPR PROPERTIES BERKELEY LL	2086 ALLSTON WAY,BERKELEY, CA 94704-1430Census Tract: 4229.02	SHATTUCK HOTEL PLAZA	103
449875	ACTIVE		47	4/16/2007	3/31/2023	BPR PROPERTIES BERKELEY LL	2086 ALLSTON WAY,BERKELEY, CA 94704-1430Census Tract: 4229.02	SHATTUCK HOTEL PLAZA	103
473338	SUREND		47	11/18/2009	10/31/2023	CINEMA BEVERAGES HOLDINC	2230 SHATTUCK AVE,BERKELEY, CA 94704-1416Census Tract: 4229.02	SHATTUCK THEATER	103
473338	SUREND		68	11/18/2009	10/31/2023	CINEMA BEVERAGES HOLDINC	2230 SHATTUCK AVE,BERKELEY, CA 94704-1416Census Tract: 4229.02	SHATTUCK THEATER	103
477757	ACTIVE		41	7/3/2009	6/30/2023	QUACH, HUONG BICH	2533 TELEGRAPH AVE,BERKELEY, CA 94704-2917Census Tract: 4236.02	PHO K & K	103
478718	ACTIVE		47	5/21/2009	4/30/2023	GIORDANO, ARLENE ANITA	2629 TELEGRAPH AVE,BERKELEY, CA 94704-3320Census Tract: 4236.02	LE BATEAU IVRE THE DRUNKEN BOAT	103
481010	ACTIVE		58	11/10/2009	10/31/2023	GATHER RESTAURANT LLC	2200 OXFORD ST,BERKELEY, CA 94704Census Tract: 4229.02	GATHER RESTAURANT	103
481010	ACTIVE		47	11/10/2009	10/31/2023	GATHER RESTAURANT LLC	2200 OXFORD ST,BERKELEY, CA 94704Census Tract: 4229.02	GATHER RESTAURANT	103
481329	ACTIVE		47	6/23/2010	5/31/2023	BERKELEY RESTAURANT GROL	2130 CENTER ST, STE 101,BERKELEY, CA 94704-1384Census Tract: 4229.(	IPPUKU RESTAURANT	103
481329	ACTIVE		58	6/23/2010	5/31/2023	BERKELEY RESTAURANT GROL	2130 CENTER ST, STE 101,BERKELEY, CA 94704-1384Census Tract: 4229.(	IPPUKU RESTAURANT	103
483652	ACTIVE		47	9/13/2010	8/31/2023	STRADAVARIUS INC	2680 BANCROFT WAY,BERKELEY, CA 94704-1717Census Tract: 4228.00	BANCROFT CATERING	103
483652	ACTIVE		58	9/13/2010	8/31/2023	STRADAVARIUS INC	2680 BANCROFT WAY,BERKELEY, CA 94704-1717Census Tract: 4228.00	BANCROFT CATERING	103
483968	ACTIVE		41	12/17/2009	11/30/2023	BANGKOK NOODLES TWO INC	1958 SHATTUCK AVE,BERKELEY, CA 94704-1032Census Tract: 4224.00	BANGKOK NOODLES & THAI BBQ	103
484391	ACTIVE		47	3/8/2011	2/29/2024	BERKELEY MUSIC GROUP LLC	2036 UNIVERSITY AVE,BERKELEY, CA 94704-1006Census Tract: 4229.02	UC THEATRE	103
485550	ACTIVE		41	4/13/2010	3/31/2023	NOWROUZI, ROUHOLLAH R	2146 CENTER ST,BERKELEY, CA 94704-1304Census Tract: 4229.02	CAFE RIO	103
503978	ACTIVE		47	4/28/2011	3/31/2023	BERKELEY CITY CLUB	2315 DURANT AVE,BERKELEY, CA 94704-1606Census Tract: 4228.00	BERKELEY CITY CLUB	103
504162	ACTIVE		47	10/27/2011	9/30/2023	MARSH A BREEDING GROUND	2120 ALLSTON WAY,BERKELEY, CA 94704-1323Census Tract: 4229.02	MARSH ARTS CENTER THE	103
505333	ACTIVE		64	5/19/2011	4/30/2023	BERKELEY SOCIETY FOR THE PI	2020 ADDISON ST,BERKELEY, CA 94704-1104Census Tract: 4229.02	FREIGHT & SALVAGE COFFEEHOUSE	103
505875	ACTIVE		41	3/15/2011	1/31/2024	NORTH AMERICAN FOOD ANC	2087 ADDISON ST,BERKELEY, CA 94704-1103Census Tract: 4229.02	JAZZ CAFFE THE	103
505875	ACTIVE		58	3/15/2011	1/31/2024	NORTH AMERICAN FOOD ANC	2087 ADDISON ST,BERKELEY, CA 94704-1103Census Tract: 4229.02	JAZZ CAFFE THE	103
509380	ACTIVE		41	9/9/2011	8/31/2023	YARAMALA, VENKATA REDDY	2323 SHATTUCK AVE,BERKELEY, CA 94704-1516Census Tract: 4229.01	NAMASTE MADRAS INDIAN CUISINE	103
509813	ACTIVE		41	6/23/2011	5/31/2023	DAIDAI LLC	2566 TELEGRAPH AVE, STE B,BERKELEY, CA 94704-2900Census Tract: 42	KIRAKU	103
510289	ACTIVE		41	6/13/2011	5/31/2023	SANCHEZ, JUAN FRANCISCO	2042 UNIVERSITY AVE,BERKELEY, CA 94704-1006Census Tract: 4229.02	CAFE PLATANO PARTNERSHIP	103
511516	ACTIVE		47	4/25/2012	3/31/2023	ES VERDAD LLC	2020 SHATTUCK AVE,BERKELEY, CA 94704-1117Census Tract: 4217.00	COMAL	103
512632	ACTIVE		47	9/12/2011	8/31/2023	STRADAVARIUS INC	2700 BANCROFT WY,BERKELEY, CA 94704Census Tract: 4227.00	FREEHOUSE	103
512632	ACTIVE		58	9/12/2011	8/31/2023	STRADAVARIUS INC	2700 BANCROFT WY,BERKELEY, CA 94704Census Tract: 4227.00	FREEHOUSE	103
518822	ACTIVE		41	3/23/2012	12/31/2023	CRESCENT CITY RESTAURANTS	2261 SHATTUCK AVE,BERKELEY, CA 94704-1432Census Tract: 4229.02	ANGELINES LOUISIANA KITCHEN	103
528677	ACTIVE		41	1/28/2013	12/31/2023	BOONSIRI	2272 SHATTUCK AVE,BERKELEY, CA 94704-1431Census Tract: 4229.02	TOSS NOODLE BAR	103
537237	ACTIVE		48	11/10/2014	10/31/2023	BRICK HAT LLC	2271 SHATTUCK AVE,BERKELEY, CA 94704-1432Census Tract: 4229.02	TUPPER & REED	103
539193	ACTIVE		47	1/9/2014	1/31/2024	YU HWANG CORPORATION	2190 BANCROFT WY,BERKELEY, CA 94704-1422Census Tract: 4229.01	GREAT CHINA RESTAURANT	103
545001	ACTIVE		41	6/24/2014	5/31/2023	HOANG, DAVID MINH	2429 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.01	KING DONG RESTAURANT	103
547355	ACTIVE		41	9/24/2014	8/31/2023	IMM AIM INC	2068 UNIVERSITY AVE,BERKELEY, CA 94704-1006Census Tract: 4229.02	IMM THAI	103
547813	ACTIVE		41	11/7/2014	10/31/2023	CHENGDU STYLE RESTAURANT	2600 BANCROFT WAY, STE A,BERKELEY, CA 94704Census Tract: 4228.00	CHENGDU STYLE INC	103
548913	ACTIVE		47	11/3/2016	10/31/2023	LIQUID ENTERTAINMENT GRO	2367 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.01	CORNERSTONE	103
548913	ACTIVE		77	11/3/2016	10/31/2023	LIQUID ENTERTAINMENT GRO	2367 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.01	CORNERSTONE	103
551079	ACTIVE		41	12/18/2014	11/30/2023	FUKUDA, TAMIKO	2428 TELEGRAPH AVE,BERKELEY, CA 94704-2321Census Tract: 4228.00	MURACCI'S 3	103
552255	ACTIVE		41	1/14/2015	10/31/2023	PASUPATINATH INC.	2598 TELEGRAPH AVE,BERKELEY, CA 94704-2920Census Tract: 4236.02	MOUNT EVEREST RESTAURANT	103
553736	ACTIVE		47	3/27/2015	2/29/2024	EUREKA RESTAURANT GROUP	2068 CENTER ST,BERKELEY, CA 94704-1205Census Tract: 4229.02	EUREKA!	103
561935	ACTIVE		47	12/2/2015	11/30/2023	CAL DINING INC	2000 UNIVERSITY AVE,BERKELEY, CA 94704-1006Census Tract: 4229.02	AU COQUELET	103

563039	ACTIVE	41	6/10/2016	5/31/2023	TRIPLE RIVER INTERNATIONAL	2235 MILVIA ST,BERKELEY, CA 94704Census Tract: 4229.02	SUSHINISTA	103
564265	ACTIVE	41	3/10/2016	2/28/2023	JOHNSON & FRENCH, INC.	1900 SHATTUCK AVE,BERKELEY, CA 94704-1022Census Tract: 4224.00	BERKELEY ESPRESSO	103
566857	ACTIVE	41	4/25/2016	3/31/2023	SARBAR LLC	2072 UNIVERSITY AVE,BERKELEY, CA 94704-1006Census Tract: 4229.02	BOBBY GS PIZZERIA	103
569189	ACTIVE	41	1/3/2017	12/31/2023	JINGLEBELLS LLC	2528 DURANT AVE B,BERKELEY, CA 94704Census Tract: 4228.00	TACO BELL CANTINA	103
569645	ACTIVE	41	8/25/2016	7/31/2023	YELIJIN KIMCHI GARDEN,INC	2517 DURANT AVE, STE B,BERKELEY, CA 94704-1762Census Tract: 4228.(	KIMCHI GARDEN	103
572311	REVPEN	41	12/13/2017	11/30/2022	PHAM ENTERPRISE, LLC	2050 BERKELEY WAY,BERKELEY, CA 94704Census Tract: 4224.00	BON CHON	103
572897	ACTIVE	47	5/22/2018	2/29/2024	AGGARWAL, DEEPAK	2134 OXFORD ST,BERKELEY, CA 94704-1311Census Tract: 9821.00	EAST BAY SPICE CO.	103
575465	ACTIVE	41	5/18/2017	4/30/2023	IPPUDO CA LLC	2015 SHATTUCK AVE,BERKELEY, CA 94704-1116Census Tract: 4229.02	IPPUDO	103
575807	ACTIVE	41	4/24/2017	3/31/2023	ENT, GREGORY WILLIAM	2438 TELEGRAPH AVE,BERKELEY, CA 94704-2321Census Tract: 4228.00	RALEIGH'S	103
575812	ACTIVE	41	4/24/2017	3/31/2023	ENT, GREGORY WILLIAM	2442 TELEGRAPH AVE,BERKELEY, CA 94704-2321Census Tract: 4228.00	MEZZO	103
579158	ACTIVE	41	5/18/2017	4/30/2023	ALLEN, HYE KYUNG	2511 CHANNING WY,BERKELEY, CA 94704-2373Census Tract: 4228.00	BERKELEY THAI HOUSE	103
579490	ACTIVE	41	8/23/2018	7/31/2023	2355 TELEGRAPH AVE, LLC	2355 TELEGRAPH AVE,BERKELEY, CA 94704-1615Census Tract: 4228.00	SUPER DUPER	103
579812	ACTIVE	41	4/21/2017	3/31/2023	S.R.S.INDIAN CUISINE INC	1903 UNIVERSITY AVE,BERKELEY, CA 94704-1023Census Tract: 4224.00	UDUPI PALACE	103
581451	ACTIVE	41	11/13/2017	10/31/2023	CHIPOTLE MEXICAN GRILL INC	2225 SHATTUCK AVE,BERKELEY, CA 94704-1415Census Tract: 4229.02	CHIPOTLE MEXICAN GRILL STORE #: 2703	103
582008	ACTIVE	47	6/28/2018	5/31/2023	GREAT NXPECTATIONS, LLC	2420 SHATTUCK AVE,BERKELEY, CA 94704-2023Census Tract: 4229.01	GIO'S PIZZA & BOCCE	103
582465	ACTIVE	41	9/14/2017	8/31/2023	S & S BREW, LLC	2120 DWIGHT WAY,BERKELEY, CA 94704-2015Census Tract: 4235.00		103
582893	ACTIVE	68	2/22/2018	1/31/2024	GRADUATE BERKELEY BEVERA	2600 DURANT AVE,BERKELEY, CA 94704-1711Census Tract: 4228.00	GRADUATE BERKELEY	103
582893	ACTIVE	77	2/22/2018	1/31/2024	GRADUATE BERKELEY BEVERA	2600 DURANT AVE,BERKELEY, CA 94704-1711Census Tract: 4228.00	GRADUATE BERKELEY	103
582893	ACTIVE	66	2/22/2018	1/31/2024	GRADUATE BERKELEY BEVERA	2600 DURANT AVE,BERKELEY, CA 94704-1711Census Tract: 4228.00	GRADUATE BERKELEY	103
582893	ACTIVE	47	2/22/2018	1/31/2024	GRADUATE BERKELEY BEVERA	2600 DURANT AVE,BERKELEY, CA 94704-1711Census Tract: 4228.00	GRADUATE BERKELEY	103
584399	ACTIVE	41	11/27/2017	10/31/2023	JALALI, AGHAGOL	2565 TELEGRAPH AVE,BERKELEY, CA 94704-2917Census Tract: 4236.02	PASTA BENE	103
586085	ACTIVE	47	3/26/2018	2/29/2024	ABJS FINE DINING, INC.	2050 UNIVERSITY AVE,BERKELEY, CA 94704-1006Census Tract: 4229.02	BERKELEY SOCIAL CLUB	103
587221	ACTIVE	47	4/4/2018	3/31/2023	ES VERDAD LLC	2024 SHATTUCK AVE,BERKELEY, CA 94704-1117Census Tract: 4217.00	COMAL NEXT DOOR	103
587571	ACTIVE	47	12/6/2017	11/30/2023	BERKELEY BOOT LLC	2284-2286 SHATTUCK AVE,BERKELEY, CA 94704-1431Census Tract: 4229	WESTERN PACIFIC	103
590833	ACTIVE	84	3/6/2018	2/28/2023	SIERRA NEVADA BREWING CO	CENTER ST @ MARTIN LUTHER KING JR WAY,BERKELEY, CA 94704Census	SIERRA NEVADA BREWING CO @ SATURDAY BERK	103
590912	SUREND	47	5/17/2018	4/30/2023	OSBERT LLC	2367 TELEGRAPH AVE,BERKELEY, CA 94704-1615Census Tract: 4228.00	PAPPY'S GRILL	103
590912	SUREND	58	5/17/2018	4/30/2023	OSBERT LLC	2367 TELEGRAPH AVE,BERKELEY, CA 94704-1615Census Tract: 4228.00	PAPPY'S GRILL	103
591232	ACTIVE	41	9/9/2019	8/31/2023	CHI, JACQUELINE	2047 UNIVERSITY AVE,BERKELEY, CA 94704-1005Census Tract: 4224.00	NASH CAFE	103
593370	ACTIVE	41	6/11/2018	5/31/2023	THRIVE, LLC	1954 UNIVERSITY AVE,BERKELEY, CA 94704-1024Census Tract: 4229.02	BUTCHER'S SON, THE	103
594509	ACTIVE	41	9/12/2018	8/31/2023	GINOKIMURA COMPANY LLC	2173 ALLSTON WAY,BERKELEY, CA 94704-1301Census Tract: 4229.02	SUMO ROLL	103
594537	ACTIVE	41	9/21/2018	8/31/2023	TASTY WRAP, INC.	2124 CENTER ST,BERKELEY, CA 94704-1309Census Tract: 4229.02	BAG O' CRAB	103
596479	ACTIVE	47	11/6/2018	10/31/2023	SRO, LLC	1974 SHATTUCK AVE,BERKELEY, CA 94704-1032Census Tract: 4224.00	SPATS/SHATTUCK AVENUE SPATS	103
596479	ACTIVE	77	11/6/2018	10/31/2023	SRO, LLC	1974 SHATTUCK AVE,BERKELEY, CA 94704-1032Census Tract: 4224.00	SPATS/SHATTUCK AVENUE SPATS	103
597087	ACTIVE	41	10/26/2018	9/30/2023	VEGGIE GRILL INC THE	48 SHATTUCK SQ,BERKELEY, CA 94704-1119Census Tract: 4229.02	STAND UP BURGERS	103
597527	ACTIVE	47	4/2/2019	3/31/2023	RISE FOODS LLC	2016 SHATTUCK AVE,BERKELEY, CA 94704-1117Census Tract: 4217.00		103
597900	ACTIVE	47	10/24/2018	9/30/2023	BERKELEY BETA LLC.	2129 DURANT AVE,BERKELEY, CA 94704Census Tract: 4229.01	BETA LOUNGE	103
602135	ACTIVE	41	2/20/2019	1/31/2023	ITALIAN WAY, LLC	91 SHATTUCK SQ,BERKELEY, CA 94704-1118Census Tract: 4229.02	PASSIONE CAFFE	103
604359	ACTIVE	41	7/11/2019	6/30/2023	DARYOUSH RESTAURANT, LLC	2144 CENTER ST,BERKELEY, CA 94704-1304Census Tract: 4229.02	DARYOUSH	103
605188	ACTIVE	41	5/23/2019	4/30/2023	NIKKO SUSHI LLC	2399 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.01	NIKKO SUSHI	103
605542	ACTIVE	47	6/21/2019	11/30/2023	FLYING DUCK INC	2516-B & 2518-C DURANT AVE,BERKELEY, CA 94704-1715Census Tract: 4	TAP HAUS, THE	103
606347	ACTIVE	47	9/3/2019	8/31/2023	EASTERLY-BERKELEY CORPOR/	2142 CENTER ST,BERKELEY, CA 94704-1304Census Tract: 4229.02	EASTERLY	103
606776	ACTIVE	41	11/27/2019	10/31/2023	PACIFICA LLC	2517 DURANT AVE, STE C,BERKELEY, CA 94704-1762Census Tract: 4228.(	PACIFICA LLC CAFE DURANT	103
606827	ACTIVE	41	8/20/2019	7/31/2023	AMT TECH, INC.	2152 CENTER ST,BERKELEY, CA 94704-1304Census Tract: 4229.02	MOE SUSHI AND GRILL	103
607029	ACTIVE	47	10/9/2019	9/30/2023	FISH & BIRD SOUSAKU IZAKAY	2451 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.01	FISH & BIRD SOUSAKU IZAKAYA, INC.	103
609190	ACTIVE	58	11/7/2019	10/31/2023	SLIVER'S, LLC	2174 SHATTUCK AVE,BERKELEY, CA 94704-1307Census Tract: 4229.02	SLIVER PIZZERIA	103
609190	ACTIVE	47	11/7/2019	10/31/2023	SLIVER'S, LLC	2174 SHATTUCK AVE,BERKELEY, CA 94704-1307Census Tract: 4229.02	SLIVER PIZZERIA	103
609315	ACTIVE	58	11/15/2019	10/31/2023	SLIVER'S, LLC	2468 TELEGRAPH AVE,BERKELEY, CA 94704-2322Census Tract: 4228.00	SLIVER PIZZERIA	103
609315	ACTIVE	47	11/15/2019	10/31/2023	SLIVER'S, LLC	2468 TELEGRAPH AVE,BERKELEY, CA 94704-2322Census Tract: 4228.00	SLIVER PIZZERIA	103
609531	ACTIVE	41	12/18/2019	11/30/2023	HEIDI AND MIA CORP.	2504 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4235.00	SOUTHSIDE STATION	103
610715	ACTIVE	47	12/7/2021	11/30/2023	PYRAMID BERKELEY RI BEVER/	2129 SHATTUCK AVE,BERKELEY, CA 94704-1208Census Tract: 4229.00	RESIDENCE INN BERKELEY	103
611443	ACTIVE	41	2/25/2020	1/31/2024	NOODLES FRESH LLC	2430 SHATTUCK AVE,BERKELEY, CA 94704-2023Census Tract: 4229.01	NOODLES FRESH	103
611586	ACTIVE	41	12/6/2019	11/30/2023	BAN SHO RAMEN LLC	2502 TELEGRAPH AVE,BERKELEY, CA 94704-2918Census Tract: 4013.00	BAN SHO RAMEN	103
612012	ACTIVE	41	11/27/2019	10/31/2023	EDEN PIZZERIA LLC	2017 UNIVERSITY AVE,BERKELEY, CA 94704Census Tract: 4224.00	RED TOMATO PIZZA HOUSE	103
614003	ACTIVE	41	3/3/2020	2/29/2024	DORNAN, DAVID	2175 ALLSTON WAY,BERKELEY, CA 94704-1301Census Tract: 4229.02	ALBORZ	103

615165	ACTIVE	47	7/10/2020	6/30/2023	ZAC ENTERPRISE LLC	2132 CENTER ST,BERKELEY, CA 94704-1304Census Tract: 4229.02	YIN JI CHANG FEN	103
616464	ACTIVE	48	6/28/2021	5/31/2023	VGJB INC.	2284 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.02	DROP 84	103
616857	ACTIVE	41	12/23/2020	11/30/2023	QUIKSERVE PIZZA, INC	2400 BANCROFT WAY, SUITE A,BERKELEY, CA 94704Census Tract: 4228.(	BLAZE PIZZA #1342	103
618307	ACTIVE	41	10/22/2020	9/30/2023	QS ENTERPRISE, LLC	2237 SHATTUCK AVE,BERKELEY, CA 94704-1415Census Tract: 4229.02	KOKOLO	103
618471	ACTIVE	58	11/9/2020	10/31/2023	CONTEMPORARY FOOD CONC	2315 DWIGHT WAY,BERKELEY, CA 94704Census Tract: 4228.00	HUGH GROMAN GROUP THE	103
618471	ACTIVE	83	11/9/2020	10/31/2023	CONTEMPORARY FOOD CONC	2315 DWIGHT WAY,BERKELEY, CA 94704Census Tract: 4228.00	HUGH GROMAN GROUP THE	103
622684	ACTIVE	47	12/11/2020	9/30/2023	ATHENA POLIAS LLC	2102 SHATTUCK AVE,BERKELEY, CA 94704-1209Census Tract: 4229.02	REVIVAL BAR & KITCHEN	103
622684	ACTIVE	58	12/11/2020	9/30/2023	ATHENA POLIAS LLC	2102 SHATTUCK AVE,BERKELEY, CA 94704-1209Census Tract: 4229.02	REVIVAL BAR & KITCHEN	103
624386	ACTIVE	41	6/25/2021	5/31/2023	CAFFE STRADA, INC.	2300 COLLEGE AVE,BERKELEY, CA 94704-1723Census Tract: 4228.00	CAFFE STRADA	103
625794	ACTIVE	41	7/8/2021	6/30/2023	A & G COLLECTIVE LLC	1960 UNIVERSITY AVE,BERKELEY, CA 94704-1238Census Tract: 4229.02	ROSE PIZZERIA	103
626506	ACTIVE	41	7/26/2021	6/30/2023	RANCHO VIEJO RESTAURANT I	2037 KALA BAGAI WAY,BERKELEY, CA 94704Census Tract: 4229.02	LAS DELICIAS SALVADORAN RESTAURANT	103
626819	ACTIVE	41	8/11/2021	7/31/2023	LITTLE PLEARN LLC	2283 SHATTUCK AVE,BERKELEY, CA 94704Census Tract: 4229.02	LITTLE PLEARN THAI KITCHEN	103
629470	ACTIVE	41	1/5/2022	12/31/2023	C&S BERKELEY INC	2431 DURANT AVE, STE A,BERKELEY, CA 94704-1600Census Tract: 4288.(	C&S BERKELEY INC	103
630676	ACTIVE	41	11/5/2021	10/31/2023	BULLEAT LLC	2020 KITTREDGE ST, STE C,BERKELEY, CA 94704-1497Census Tract: 4229.	HEROIC ITALIAN	103
633775	SUREND	47	4/28/2022	3/31/2023	SHAMSZAD FAMILY LIVING TR	64 SHATTUCK SQUARE , STE E,BERKELEY, CA 94704-1119Census Tract: 4	MORGAIN'S CAFE	103
635592	ACTIVE	47	6/17/2022	5/31/2023	VENUS FOOD LLC	2327 SHATTUCK AVE,BERKELEY, CA 94704-1516Census Tract: 4229.01	DISTRICT 4	103
635737	ACTIVE	41	4/25/2022	3/31/2024	TANE VEGAN	1956 SHATTUCK AVE,BERKELEY, CA 94704-1032Census Tract: 4224.00	TANE VEGAN IZAKAYA	103
640714	ACTIVE	41	11/4/2022	10/31/2023	LIU, YAOHUI	2110 SHATTUCK AVE,BERKELEY, CA 94704-1209Census Tract: 4229.00	SUSHI SECRETS	103
641148	ACTIVE	58	2/23/2023	1/31/2024	DINEHUB	2506 CHANNING WY,BERKELEY, CA 94704Census Tract: 4228.00	CHAMPION'S CURRY	103
641148	ACTIVE	41	2/23/2023	1/31/2024	DINEHUB	2506 CHANNING WY,BERKELEY, CA 94704Census Tract: 4228.00	CHAMPION'S CURRY	103
641678	ACTIVE	41	1/24/2023	12/31/2023	TENDER GREENS OPCO, LLC	2071 UNIVERSITY AVE,BERKELEY, CA 94704Census Tract: 4224.00	TENDER GREENS	103

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: 2115 KITTREDGE STREET Date: 03/03/2023

Applicant's Name: 2115 KITTREDGE STREET, LLC.

Zoning District: C-DMU

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	218	
Number of Parking Spaces (#)	0	0	29 COMMERICAL SPACES
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	0	291	
Yards and Height			
Front Yard Setback (Feet)	0'-0"	0'-0"	0'-20' HEIGHT = NO MIN21'-75' HEIGHT = NO MIN
Side Yard Setbacks: (facing property) Left: (Feet)	11'-8.5"	VARIES	0'-20' HEIGHT = NO MIN21'-75' HEIGHT = 0'-5'
Right: (Feet)	8'-4.5"	VARIES	0'-20' HEIGHT = NO MIN21'-75' HEIGHT = 0'-5'
Rear Yard Setback (Feet)	2'-8"	0'-0"	0'-20' HEIGHT = NO MIN21'-75' HEIGHT = 5'-0"
Building Height* (# Stories)	4	17	NONE
Average* (Feet)			
Maximum* (Feet)	60'-0"	201'-4"	75'-0"
Areas			
Lot Area (Square-Feet)	13,500 SF	NO CHANGE	-
Gross Floor Area* (Square-Feet) Total Area Covered by All Floors	13,500+ SF	158,340 S.F.	-
Building Footprint* (Square-Feet) Total of All Structures	8,680 S.F.	12,650 S.F.	-
Lot Coverage* (%) Residential districts only (Building Footprint/Lot Area)	64%	94%	NONE
Useable Open Space* (Square-Feet)	0	586 S.F. COMMERCIAL10,773 S.F. RESIDENTIAL	464 S.F. COMMERCIAL17,440 SF. RESIDENTIAL
Floor Area Ratio* Non-Residential districts only (Except ES-R)		11.73	NONE

*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

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

GDC01 - USE PERMIT - 3/03/23

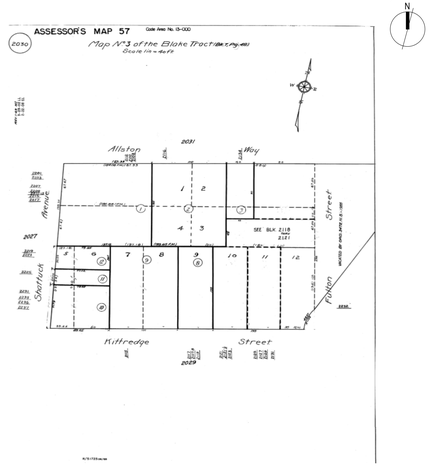
PROJECT LOCATION

5 G000 LOCATION MAP
NOT TO SCALE

PROJECT LOCATION

4 G000 VICINITY MAP
NOT TO SCALE

For Assessment Use Only



3 G000 ASSESSOR'S PARCEL MAP
12" = 1'-0"

ZONING CODE INFORMATION

SITE INFORMATION					
ADDRESS	**2115 KITTREDGE ST BERKELEY, CA**				
APN	**057-2030-009**				
ZONING DISTRICT	**C-DMU**				
OVERLAY / SPECIAL DISTRICT					
SEISMIC SAFETY					
ALQUIST PRIOLO	NO		LIQUEFACTION ZONE	NO	
LANDSLIDE ZONE	NO		UNREINFORCED MASONRY	NO	
HISTORIC INFO					
HISTORIC PRESERVATION					
LANDMARK / STRUCTURE OF MERIT	YES				
ENVIRONMENTAL SAFETY					
CREEK BUFFER	NONE		FIRE ZONE	**1**	
ENVIRONMENTAL MGMT AREA	YES		FLOOD ZONE	NO	

BUILDING DATA PER PLANNING CODE

	EXISTING	PERMITTED / REQUIRED	NEW BASE PROJECT CALCULATION	NEW PROPOSED PROJECT CALCULATION	NOTES / CODE REFERENCE
BUILDING / LOT INFO					
LOT AREA	13,500 SF	-	NO CHANGE	NO CHANGE	
BUILDING FOOTPRINT	8,680 SF	-	12,972 SF	12,650	
LOT COVERAGE	64%	-	96%	93.7%	
AREAS					
COMMERCIAL FLOOR AREA	-- SF		20,591 SF	23,210 SF	
RESIDENTIAL FLOOR AREA	0 SF	-	90,771 SF	135,130 SF	
GROSS FLOOR AREA	13,500+ SF	-	111,362 SF	158,340 SF	
COMMERCIAL USABLE OPEN SPACE	0 SF	20,591 SF / 50 SF = 412 SF	457 SF	-	1 SQ.FT / 50 SF
		23,210 SF / 50 SF = 464 SF	-	586 SF	BMC TABLE 23.204-40
RESIDENTIAL USABLE OPEN SPACE	0 SF	146 UNITS X 80 SF = 11,680 SF	11,680 SF	-	80 SF/UNIT
		218 UNITS X 80 SF = 17,440 SF	-	10,773 SF	BMC TABLE 23.204-40
					DENSITY BONUS CONCESSION REQUESTED
LANDSCAPED OPEN SPACE	0 SF	40% OF 10,896 = 4,358 SF		11% OF 10,773 = 1,212 SF	***DENSITY BONUS CONCESSION REQUESTED***
IMPERVIOUS SURFACE AREA	100%	-	100%	100%	
HEIGHT					
# STORIES	3	-	8	17	
MAX BLDG HEIGHT	60'-0" +	75'-0"	75'-0"	201'-4"	BMC:23.204-38: C-DMU
					DENSITY BONUS WAIVER REQUESTED
SETBACKS					
FRONT YARD SETBACK	0'-0"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 0' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= NO MIN.	0'	MIN 0' VARIES	
INTERIOR EAST	8'-4.5"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 3' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= 0' - 5'-0"	3'	MIN 3' VARIES	***USE PERMIT - 23.204.130B***
INTERIOR WEST	11'-8.5"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 3' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= 0'- 5'-0"	3'	MIN 3' VARIES	***USE PERMIT - 23.204.130B***
REAR YARD SETBACK	2'-8"	0 - 20'-0" BLDG HT= NO MIN	0'	MIN 0' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= 5'-0"	3'	MIN 3' VARIES	***USE PERMIT - 23.204.130B***
UNITS					
RESIDENTIAL DENSITY (UNIT COUNT)					
UNIT COUNT					
STUDIO	0	-	118	145	
2-BEDROOM	0	-	28	73	
TOTAL	0	-	146	218	
BELOW MARKET RATE UNITS	0			22	15% OF BASE PROJECT UNITS ARE AFFORDABLE FOR VLI = ELIGIBLE 50% DENSITY BONUS (SEE...
PARKING					
RESIDENTIAL CAR PARKING	0	0	0	0	BMC 23.322-1
COMMERCIAL CAR PARKING	0	20,591 SF / 1,000 SF x 1.5 = 30	0	-	
		23,210 SF / 1,000 SF x 1.5 = 34	-	0	***USE PERMIT BMC 23.322.030(J)(2)***
ADA PARKING	0		0	0	
BIKE PARKING (COMMERCIAL)	0	20,591 SF / 2,000 SF = 10	10	-	1 PER 2,000 SQ. FT. *
		23,210 SF / 2,000 SF = 11	-	0	**NOT INCLUDING SUPPORTING SPACES, BMC TABLE 23.322-90*
					DENSITY BONUS WAIVER REQUESTED
BIKE PARKING (SHORT TERM RESIDENTIAL)	1	196 / 40 = 5	5	-	2, OR 1 PER 40 BEDROOMS,WHICHEVER IS GREATER
		291 / 40 = 7	-	7	BMC TABLE 23.322-90
BIKE PARKING (LONG TERM RESIDENTIAL)	2	196 / 3 = 66	66	-	1/3 BEDROOMS
		291 / 3 = 97	-	98	BMC TABLE 23.322-90

UNIT MIX:
15% VLI FOR 50% DENSITY BONUS =
15% VLI OF 146 (BASE UNITS) = 21.90 = 22

	MR	BMR	TOTAL
STUDIO:	131	14	145
2-BEDROOM:	65	8	73

6 G000 UNIT MIX
NOT TO SCALE

PER BMC SECTION 12.80.040 NATURAL GAS INFRASTRUCTURE SHALL BE PROHIBITED IN NEWLY CONSTRUCTED BUILDINGS.

1 G000 PROJECT DESCRIPTION

THE PROPOSED PROJECT AT 2115 KITTREDGE WILL RETAIN THE ORGINAL PRIMARY SOUTH FACADE OF THE BUILDING AND CONSTRUCT A 17-STORY MIXED-USE BUILDING WITH APPROX. 158,000 SF WITH ADDITIONAL BASEMENT. THE PROPOSED BUILDING WILL INCLUDE A THEATRE OF APPROX. 20,000 SF IN THE GROUND AND SECOND FLOORS, AND (218) DWELLING UNITS. THIS DENSITY BONUS PROJECT WILL HAVE 22 AFFORDABLE UNITS. THERE WILL BE AMENITY USABLE OPEN SPACES FOR THE RESIDENTS ON THE SECOND, 15TH, 16TH, AND 17TH FLOORS.

2 G000 PROJECT TEAM

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2115 KITTREDGE ST
2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA — DARSHAN AMRIT — 31/01/2021 — LICENSED ARCHITECT — NOT FOR CONSTRUCTION

USE PERMIT

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 3/03/23

PROJECT INFORMATION

G000

3/7/2023 6:23:41 PM

ABBREVIATIONS

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

ABBREVIATIONS

(E)	EXISTING
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EGSB	EXTERIOR GYPSUM SHEATHING BOARD
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR or ELEVATION
ELEVS	ELEVATIONS
EMER	EMERGENCY
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL BOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXCAV	EXCAVATE
EXF	EXTERIOR FINISH SYSTEM
EXH	EXHAUST
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDMPR	FIRE DAMPER
FDN	FOUNDATION
FDR	FIRE DOOR
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH, FINISH FACE, FINISH
FLR	
FG	FINISHED GRADE
FHC	FIRE HOSE CABINET
FIN	FINISH (ED)
FL	FLOOR
FLEX	FLEXIBLE
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF MASONRY
FR	FACE OF STUD
FRPF	FIRE RATED
FRP	FIRE PROOF
FRT	FIBERGLASS REINFORCED STEEL
FS	FINISH SLAB
FSEC	FOOD SERVICE QUIP. CONTRACTOR
FSR	FIRE SPRINKLER RISER
FT or '	FOOT OR FEET
FTG	FOOTING
FOH	FRONT OF HOUSE
FURN	FURNITURE
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	FIBER REINFORCED CONCRETE
GFRG	FIBER REINFORCED GYPSUM
GL	GLAZING
GR	GUARD RAIL
GSB	GYPSUM SHEATHING BOARD
GSM	GALVANIZED METAL SHEET
GYP	GYPSUM
GWB	GYPSUM WALLBOARD
H or HT	HEIGHT
HC	HOLLOW CORE
HCP	HANDICAP
HDR	HEADER
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HORIZ	HORIZONTAL
HR	HOUR or HANDRAIL
HSS	HOLLOW STRUCTURAL SECTION
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
HW	HOT WATER

ABBREVIATIONS

ID	INSIDE DIAMETER or DIMESNION
IN or "	INCH or INCHES
INCL	INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J-BOX	JUNCTION BOX
JS	JANITOR'S SINK
JST	JOIST
KEC	KITCHEN EQUIPMENT CONTRACTOR
L	LENGTH, LONG. ANGLE
LAM	LAMINATE
LH	LEFT HAND
LP	LOW POINT
LT	LIGHT
LTG	LIGHTING
LVL	LEVEL
LVR	LOUVER
LYR	LAYER
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MBSM	MODIFIED BITUMINOUS SHEET
MC	MINERAL CORE
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MUL	MULLION
MTD	MOUNTED
MWP	MEMBRANE WATERPROOFING
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NO or #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NR	NON-RATED
O/	OVER
OC	ON CENTER
OCC	OCCUPANCY, OCCUPANT(S)
OD	OUTSIDE DIAMETER or DIMENSION
OFD	OVERFLOWN DRAIN
OH	OPPOSITE HAND
OPNG	OPPOSITE
OPP	OPENING
OPT	OPTIONAL or OPTIMUM
ORD	OVERFLOW ROOF DRAIN
OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED
OZ	OUNCE
PART BD	PARTICLE BOARD
PBO	PROVIDED BY OWNER
PCC	PRECAST CONCRETE
PCP	PORTLAND CEMENT PLASTER
PERF	PERFORATED
PL	PLATE or PROPERTY LINE
P-LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PR	PAIR
PRC	POLYMER REINFORCED CONCRETE
PREFAB	PREFABRICATED
PRKG	PARKING
PSD	PARKING STRUCTURE DRAWINGS
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PT	POINT
PTN	PARTITION
PVMT	PAVEMENT
R	RADIUS or RISER
(R)	REMOVE
RA	RETURN AIR
RC	REINFORCED CONCRETE
RD	ROOF DRAIN

ABBREVIATIONS

REC	RECESSED
REF	REFERENCE
REFL	REFLECTED or REFLECTIVE
REG	REGISTER
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION
RH	RIGHT HAND or ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
RV	ROOF VENT
S	SOUTH
SA	SUPPLY AIR
SAB	SOUND ATTENUATION BLANKET
SC	SOLID CORE
SCHED	SCHEDULE
SCP	SCUPPER
SD	STORM DRAIN
SECT	SECTION
SEP JT	SEPARATION JOINT
SF	SQUARE FEET
SHT	SHEET
SHTHG	SHEATHING
SHM	SELF HEALING MEMBRANE
SHV	SHELVING
SI or IN²	SQUARE INCHES
SIM	SIMILAR
SKYLT	SKYLIGHT
SLNT	SEALANT
SP	STANDPIPE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SED #___	SEE ELECTRICAL DRAWING
SMD #___	SEE MECHANICAL DRAWING
SSD #___	SEE STRUCTURAL DRAWING
STD	STANDARD
STL	STEEL
STN	STAIN
STRUC	STRUCTURAL
SUSP	SUSPENDED
SYMM	SYMMETRICAL
T	TEMPERED
T	TREAD
TA	TOILET ACCESSORY
TBD	TO BE DETERMINED
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPERED
T&G	TOUNGUE AND GROOVE
THK	THICK
THRU	THROUGH
TC	TOP OF CURB
TO	TOP OF
TOC	TOP OF CONCRETE
TOP	TOP OF PARAPET
TOPO	TOPOGRAPHIC
TOS	TOP OF STEEL
TP	TOP OF PAVEMENT
TS	TOP OF STAIR
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UC	UNDER CUT
UFC	UNIFROM FIRE CODE
UL	UNDERWRITER'S LABORATOR
UNF	UNFINISHED
UNO or UON	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W	WEST or WIDTH or WASHER
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WEEP HOLE or WATER HEATER
W/I	WITHIN

SHEET LIST

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G002.B	DENSITY BONUS CALCS - PROPOSED	•
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G005	THEATER FACADE PRESERVATION	•
G006	THEATER FACADE LIGHTING PROPOSAL	•
G007	STREET STRIP ELEVATION	•
G008	SHADOW STUDIES - DEC 22	•
G009	SHADOW STUDIES - JUNE 21	•
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G011	GREENPOINT RATED CHECKLIST	•
G012	AERIAL BUILDING PERSPECTIVES	•
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C302	STORMWATER SUPPLEMENTAL FORMS	•
C303	STORMWATER SUPPLEMENTAL FORMS	•
LANDSCAPE		
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L102	14TH FLOOR MATERIALS PLAN	•
L103	15TH FLOOR MATERIALS PLAN	•
L200	PLANTING SCHEDULE	•
L201	GROUND FLOOR PLANTING PLAN	•
L202	14TH FLOOR PLANTING PLAN	•
L203	15TH FLOOR PLANTING PLAN	•
L300	IRRIGATION SCHEDULE AND CALCULATIONS	•
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L302	14TH FLOOR IRRIGATION PLAN	•
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L304	IRRIGATION DETAILS	•
ARCHITECTURAL		
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A102	BASEMENT 1 FLOOR PLAN	•
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A105	LEVEL 3 FLOOR PLAN	•
A106	LEVEL 4 FLOOR PLAN	•
A107	LEVEL 5 FLOOR PLAN	•
A108	LEVEL 6-8 FLOOR PLAN	•
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A112	LEVEL 14 FLOOR PLAN	•
A113	LEVEL 15 FLOOR PLAN	•
A114	LEVEL 16 FLOOR PLAN	•
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A201	SOUTH EXTERIOR ELEVATION	•
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A203	WEST EXTERIOR ELEVATION	•
A204	NORTH EXTERIOR ELEVATION	•
A205	EXTERIOR ELEVATION MATERIALS	•
A211	SOUTH FACADE LIGHTING & SIGNAGE	•
A212	EAST FACADE LIGHTING & SIGNAGE	•
A213	WEST FACADE LIGHTING & SIGNAGE	•
A214	NORTH FACADE LIGHTING SIGNAGE	•
A215	SOUTH FACADE SIGNAGE	•
A310	BUILDING SECTIONS	

GRAPHIC SYMBOLS

1 / A100 — SHEET — VIEW REFERENCE — SHEET NO.

1 / A101 — SECTION REFERENCE

1 / A100 — DETAIL SECTION REFERENCE

1 / A000 — ELEVATION REFERENCE

1 Ref / A101 — INTERIOR ELEVATION REFERENCE

1 / A100 — ENLARGED PLAN / DETAIL REFERENCE

PROJECT NORTH / TRUE NORTH / N — NORTH ARROW

REVISION CLOUD

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

1i — WALL, FLR/CLG, AND ROOF TYPE

###A — DOOR SYMBOL

BB — WINDOW SYMBOL

1i — PLUMBING FIXTURE / APPLIANCE SYMBOL

— FINISH REFERENCE

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

10' - 0" — DIMENSON TO CENTERLINE

10' - 0" — DIMENSON TO FACE OF FINISH

ALIGN — ALIGN FACE OF FINISH

DATUM REFERENCE: ELEVATION, WORK, OR CONTROL

ELEVATION CHANGE: CEILING OR FLOOR LEVEL

+ 0' - 0" — SPOT ELEVATION

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA — CHARLES FEI... — LICENSED ARCHITECT — 01/31/2021 — C16027 — NOT FOR CONSTRUCTION

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PROJECT ISSUE RECORD:

PROJECT #: GDC01
ISSUE DATE: 3/03/23

DRAWING INDEX, SYMBOLS & ABBREVIATIONS

G001

3/7/2023 1:00:29 PM

DENSITY BONUS TABLE

Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential...	VLI = Very Low Income...	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
90,771	145.87	146.00	15%	21.90	22.00	50.00%	73.00	73.00	219

Base Project Square Footage	Floor	Residential Sq. Footage Proposed	# of studio units	# of 2-bed units	
0	basement 2	1,034	0	0	
0	basement 1	1,712	0	0	
11,335	first	2,364	0	0	
11,348	second	3,117	1	1	
11,348	third	4,772	4	3	
11,348	fourth	10,022	11	6	
11,348	fifth	9,867	11	6	
11,348	sixth	9,867	11	6	
11,348	seventh	9,867	11	6	
11,348	eighth	9,867	11	6	
	nineth	9,764	11	6	
	tenth	9,867	11	6	
	eleventh	9,867	11	6	
	twelfth	9,867	11	6	
	thirteenth	9,867	11	6	
	fourteenth	9,729	11	6	
	fifteenth	5,511	6	1	
	sixteenth	4,600	8	1	
	seventeenth	3,569	5	1	
90,771	**TOTAL**	**135,130**	145	73	**218**
REQUIRED...		**49%**			

Total Square Footage: 135,592

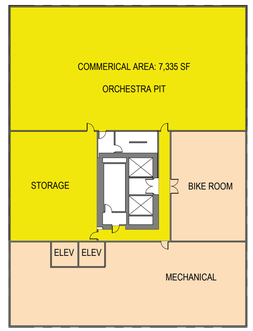
Proposed Units: 218

Average Unit Size: 638

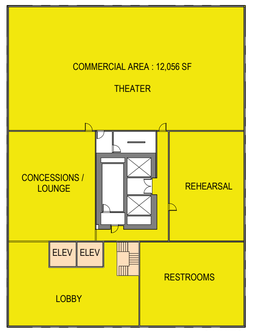
%VLI	%DB
5%	20.0%
6%	22.5%
7%	25%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.75%
13%	42.5%
14%	46.25%
15%	50.0%

LEGEND:

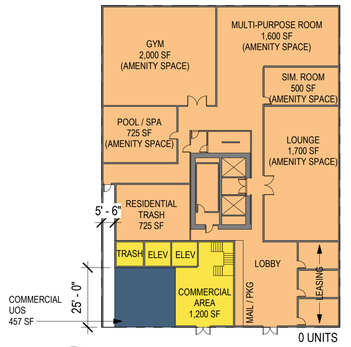
- COMMERCIAL AREA
- RESIDENTIAL AREA (BASE)
- NON-QUALIFYING RESIDENTIAL AREA (BASE)
- RESIDENTIAL AREA (DENSITY BONUS)
- COMMERCIAL USABLE OPEN SPACE
- RESIDENTIAL USABLE OPEN SPACE
- PRIVATE USABLE OPEN SPACE



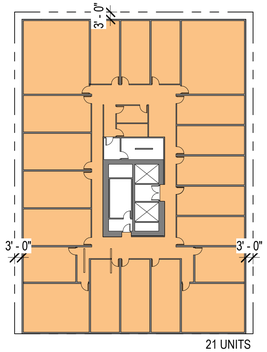
B2 G002.A **BASEMENT** 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



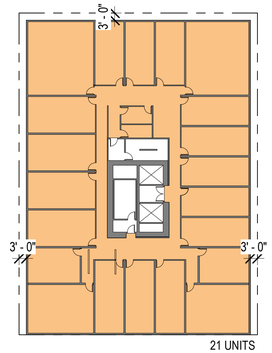
B1 G002.A **BASEMENT** 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



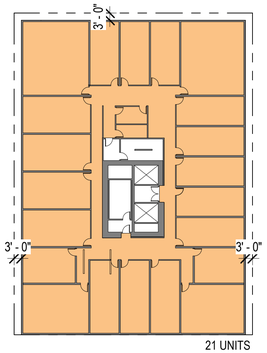
1 G002.A **1ST FLOOR** 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



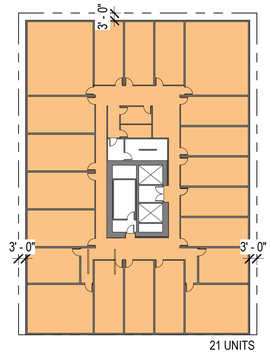
2 G002.A **2ND FLOOR** 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



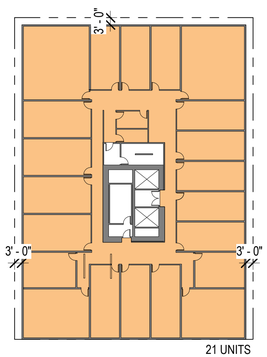
3 G002.A **3RD FLOOR** 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



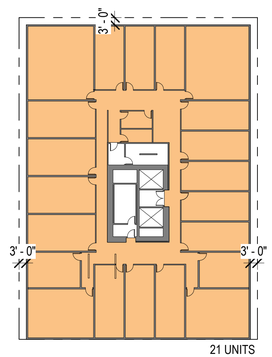
4 G002.A **4TH FLOOR** 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



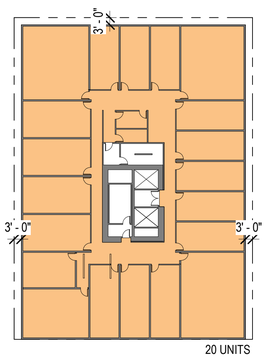
5 G002.A **5TH FLOOR** 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



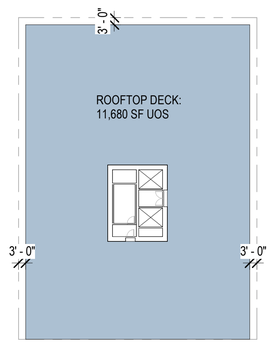
6 G002.A **6TH FLOOR** 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



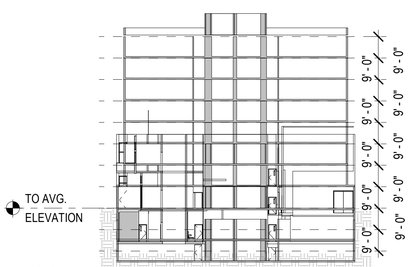
7 G002.A **ROOF TOP** 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



8 G002.A **8TH FLOOR** 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



9 G002.A **ROOFTOP DECK** 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



10 G002.A **Density Bonus Base** 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA — DAVID M. TSAI — LICENSED ARCHITECT — 31805 — NOT FOR CONSTRUCTION — 01/31/2021

USE PERMIT

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 3/03/23

DENSITY BONUS CALCS - BASE

G002.A

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DENSITY BONUS TABLE

Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential...	VLI = Very Low Income...	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
90,771	145.87	146.00	15%	21.90	22.00	50.00%	73.00	73.00	219

Base Project Square Footage	Floor	Residential Sq. Footage Proposed	# of studio units	# of 2-bed units	
0	basement 2	1,034	0	0	
0	basement 1	1,712	0	0	
11,335	first	2,364	0	0	
11,348	second	3,117	1	1	
11,348	third	4,772	4	3	
11,348	fourth	10,022	11	6	
11,348	fifth	9,867	11	6	
11,348	sixth	9,867	11	6	
11,348	seventh	9,867	11	6	
11,348	eighth	9,867	11	6	
	nineth	9,764	11	6	
	tenth	9,867	11	6	
	eleventh	9,867	11	6	
	twelfth	9,867	11	6	
	thirteenth	9,867	11	6	
	fourteenth	9,729	11	6	
	fifteenth	5,511	6	1	
	sixteenth	4,600	8	1	
	seventeenth	3,569	5	1	
90,771	**TOTAL**	**135,130**	145	73	**218**
REQUIRED...		**49%**			

Total Square Footage: 135,592

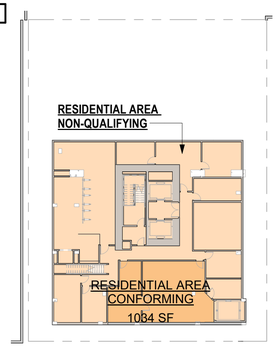
Proposed Units: 218

Average Unit Size: 638

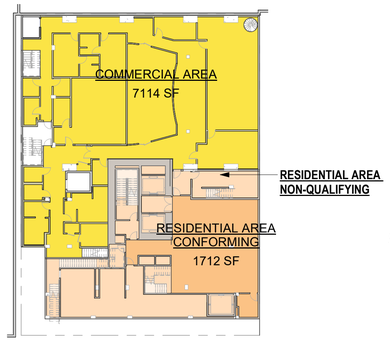
%VLI	%DB
5%	20.0%
6%	22.5%
7%	25%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.75%
13%	42.5%
14%	46.25%
15%	50.0%

LEGEND:

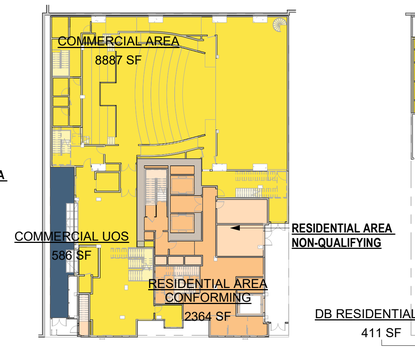
- COMMERCIAL AREA
- RESIDENTIAL AREA (BASE)
- NON-QUALIFYING RESIDENTIAL AREA (BASE)
- RESIDENTIAL AREA (DENSITY BONUS)
- COMMERCIAL USABLE OPEN SPACE
- RESIDENTIAL USABLE OPEN SPACE
- PRIVATE USABLE OPEN SPACE



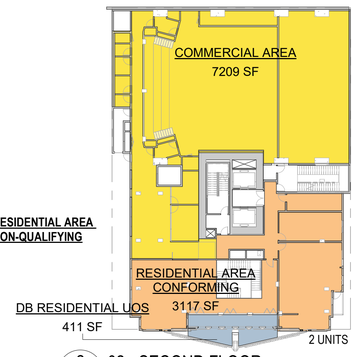
B2 B2_BASEMENT FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



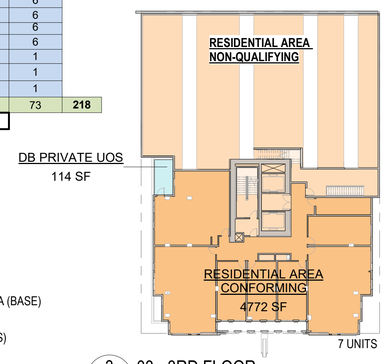
B1 B1_BASEMENT FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



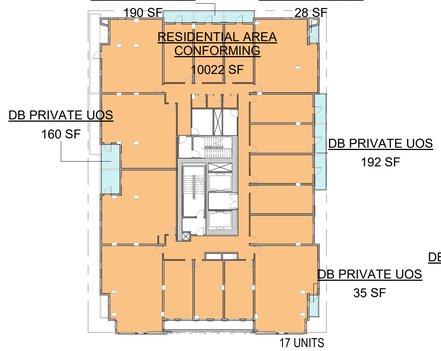
1 01 - GROUND FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



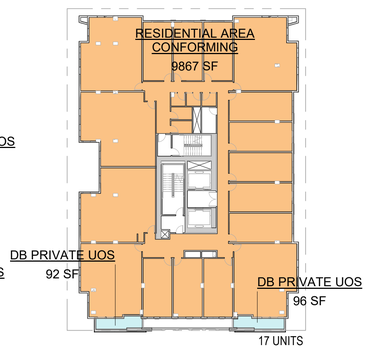
2 02 - SECOND FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



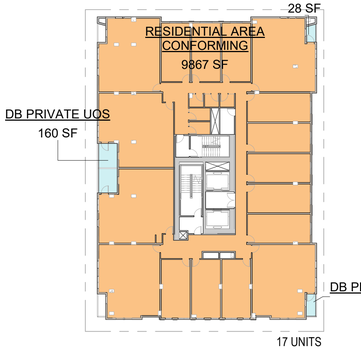
3 03 - 3RD FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



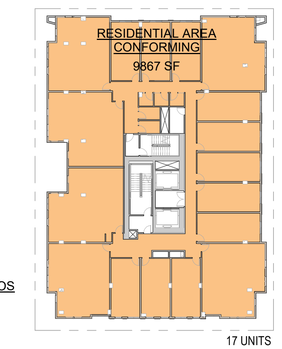
4 04 - FOURTH FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



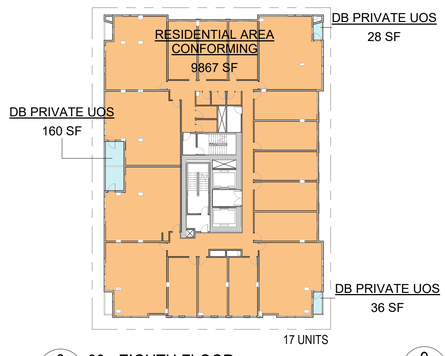
5 05 - FIFTH FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



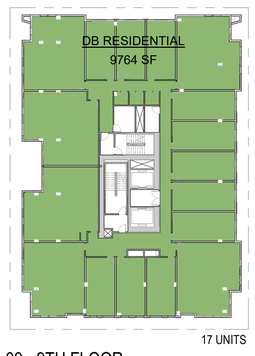
6 06 - SIXTH FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



7 07 - SEVENTH FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



8 08 - EIGHTH FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



9 09 - 9TH FLOOR
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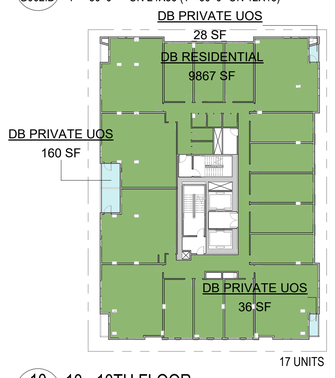
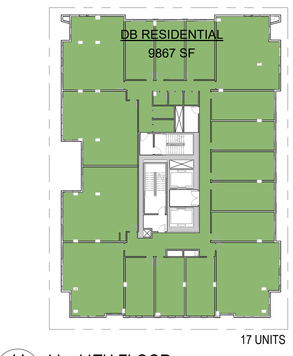
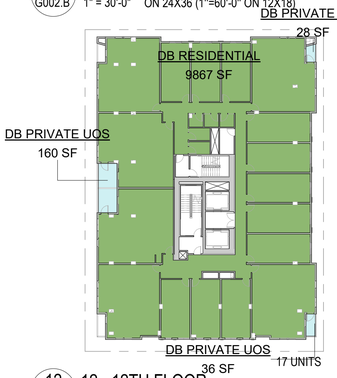


10 10 - 10TH FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

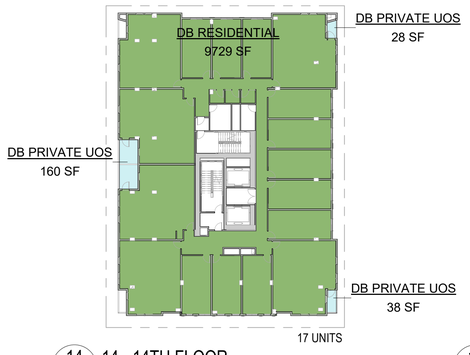


11 11 - 11TH FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

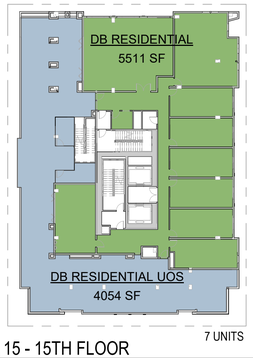


12 12 - 12TH FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

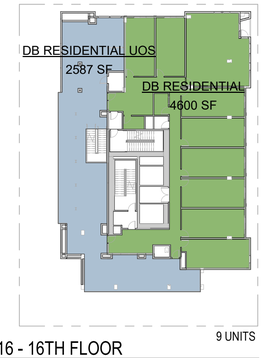
13 13- 13TH FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



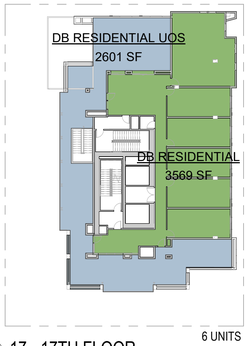
14 14 - 14TH FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



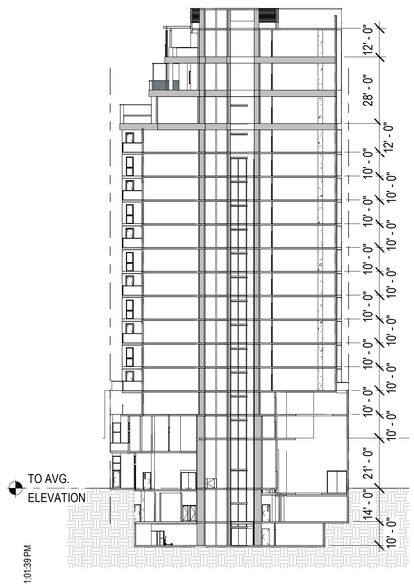
15 15 - 15TH FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



16 16 - 16TH FLOOR
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



17 17 - 17TH FLOOR
G002.B 1" = 30'-0"



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18 Density Bonus Proposed
G002.B 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

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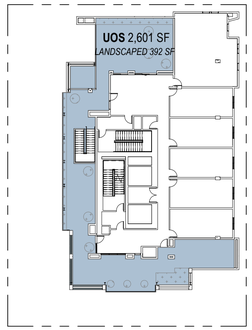
PROJECT ISSUE RECORD:

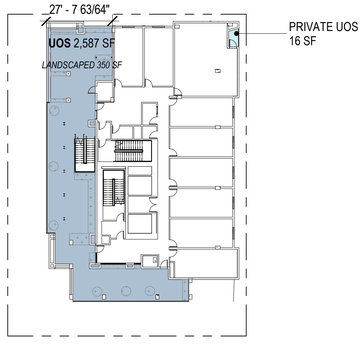
PROJECT #:	GDC01
ISSUE DATE:	3/03/23

DENSITY BONUS CALCS - PROPOSED

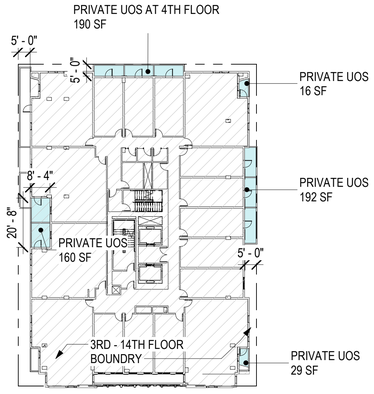
G002.B



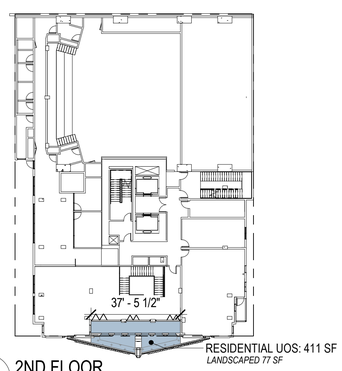
7 G003 — 17 - 17TH FLOOR
1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



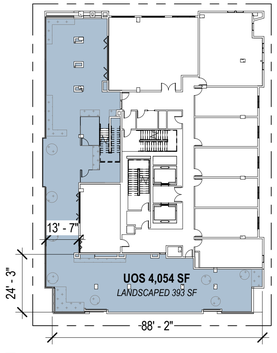
6 G003 — 16 - 16TH FLOOR
1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



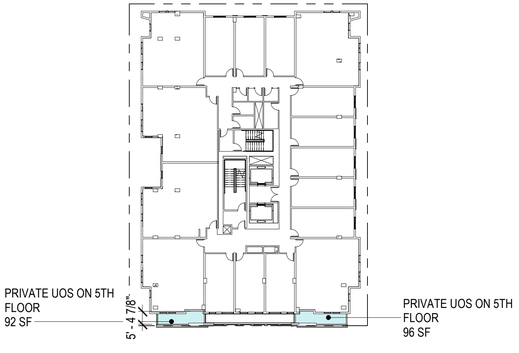
4 G003 — 3RD, 4TH, 6TH, 8TH, 10TH, 12TH, & 14TH FLOOR
1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



2 G003 — 2ND FLOOR
1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

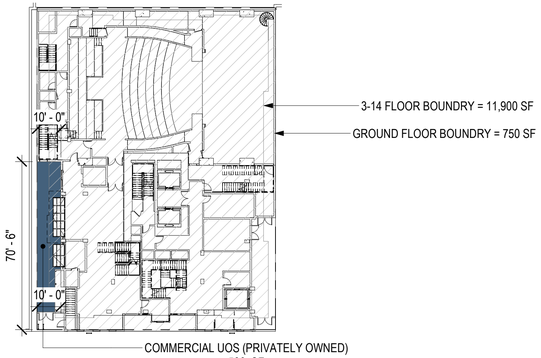


5 G003 — 15 - 15TH FLOOR
1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



3 G003 — 5TH, 7TH, 9TH, 11TH & 13TH FLOOR
1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

LOT COVERAGE
MAX. BLDG. BOUNDRY AREA
11,900 SF + 750 SF =12,650 SF
LOT SIZE = 13,500 SF
LOT COVERAGE =12,650/13,500 = 93.7%



1 G003 — GROUND FLOOR
1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

UOS REQUIREMENTS:

NON-RESIDENTIAL USES:
1 sq. ft. of privately-owned public open space per 50 sq. ft. of commercial floor area.
*Each square foot of usable open space provided as privately-owned public open space is counted as two square feet of required on-site open space.

RESIDENTIAL:
80 FT PER UNIT

UOS CALCS:

NON-RESIDENTIAL USES:
23,210 SF / 50 = 464 SF UOS
PROPOSED COMMERCIAL = **586 SF**

RESIDENTIAL:
218 UNITS x 80 SF = 17,440 SF
PROPOSED COMMON = 9,653 SF
PROPOSED PRIVATE 160 SF X 7 = 1,120 SF
RESIDENTIAL TOTAL = **10,773 SF**

LANDSCAPED UOS (RESIDENTIAL):
40% OF COMMON UOS
REQUIRED: 40% OF 10,773 (COMMON) = 4,309
PROPOSED: 11% OF 10,773 (COMMON) = 1,212

LOT COVERAGE CALCUALTIONS
MAX. BLDG. BOUNDRY AREA
11,900 SF + 750 SF =12,650 SF
LOT SIZE = 13,500 SF
LOT COVERAGE =12,650/13,500 = 93.7%

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△ PROJECT ISSUE RECORD:

PROJECT #: GDC01
ISSUE DATE: 3/03/23

LOT COVERAGE, USABLE OPEN SPACE CALCS

G003

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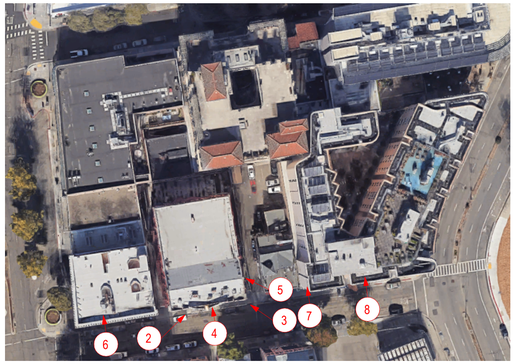
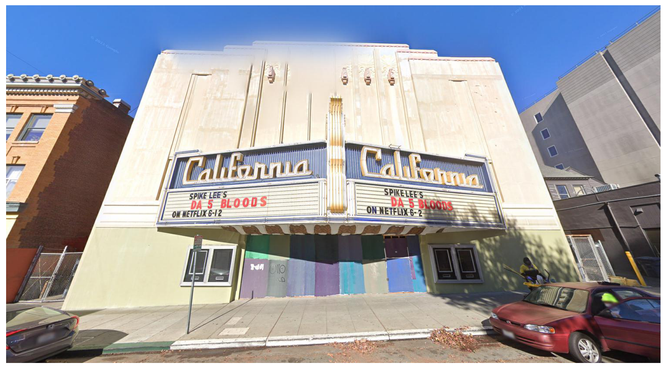


1 2115 KITTREDGE STREET SITE CONTEXT PHOTO KEY
1" = 1'-0"

2 STREET VIEW LOOKING NORTH

3 STREET VIEW LOOKING WEST

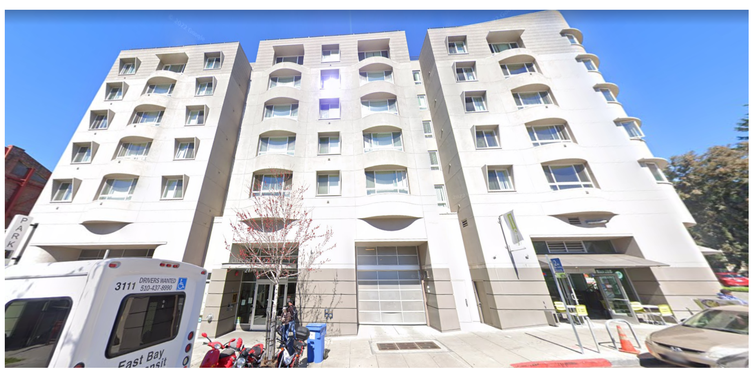


4 STREET VIEW LOOKING NORTHWEST

5 EAST SIDEYARD LOOKING WEST

6 2231 SHATTUCK

7 2115 & 2119 KITTREDGE



8 2165 & 2177 KITTREDGE

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA · REGISTERED ARCHITECT · NOT FOR CONSTRUCTION · 01/31/2021

USE PERMIT

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01
ISSUE DATE: 3/03/23

EXISTING SITE PHOTOS

G004

EXISTING THEATER FACADE

PRESERVE AND RESTORE EXISTING DECORATIVE CORNICE ELEMENTS

PRESERVE AND RESTORE EXISTING DECORATIVE COINS

PRESERVE AND RESTORE EXISTING DECORATIVE PILASTERS

PRESERVE AND RESTORE EXISTING THEATER MARQUEE

RESTORE EXISTING NEON WITH LED NEON

RESTORE EXISTING DISPLAY WITH LED

REPLACE & RECREATE EXISTING THEATER MARQUEE SOFFIT (REMOVAL REQUIRED FOR CONSTRUCTION)

2 G005 EXISTING THEATER FACADE MODIFICATIONS
NOT TO SCALE

HISTORICAL THEATER FACADE

PROPOSED SAWCUT AND WINDOW INFILL AT EXISTING FACADE

PROPOSED SAWCUT AND OPENING AT EXISTING FACADE FOR 2ND FLOOR MARQUEE BALCONY ACCESS

PROPOSED SAWCUT AND WINDOW INFILL AT EXISTING FACADE RECESS

PROPOSED GLASS RAILING WITH BACKLIT EDGE AT MARQUEE BALCONY

PROPOSED MATTE FINISH PROJECTING SIGN. FACE OF SIGN TO BE MAXIMUM 12 S.F.

REPLACE & RECREATE STOREFRONT AT RESIDENTIAL LOBBY, THEATER ENTRANCE AND THEATER TICKET BOOTH

RESTORE EXISTING POSTER DISPLAY WITH NEW WINDOW INFILL

1 G005 PROPOSED THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

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△ PROJECT ISSUE RECORD:

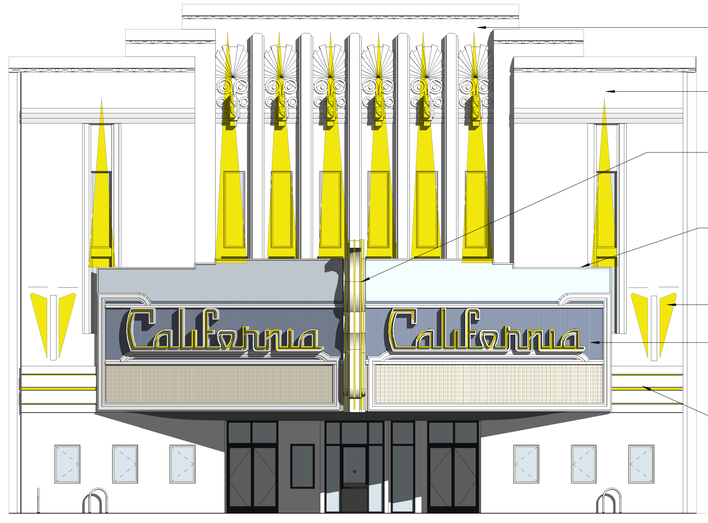
PROJECT #: GDC01
ISSUE DATE: 3/03/23

THEATER FACADE PRESERVATION

G005

EXISTING THEATER FACADE

HISTORICAL THEATER FACADE



NEW LED WASH LIGHTING AT TOP OF EXISTING FACADE

NEW LED WASH LIGHTING ABOVE EXISTING RECESSED PANEL

RESTORE EXISTING MARQUEE NEON WITH LED NEON ROPE LIGHTING

PROPOSED GLASS RAILING WITH BACKLIT EDGE AT MARQUEE BALCONY

NEW LED BLADE SIGN LIGHTING

RESTORE EXISTING MARQUEE LETTERING WITH LED NEON ROPE LIGHTING

NEW LED STRIP LIGHTING AT EXISTING HORIZONTAL BAND

1 G006 PROPOSED THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

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PROJECT #:	GDC01
ISSUE DATE:	3/03/23

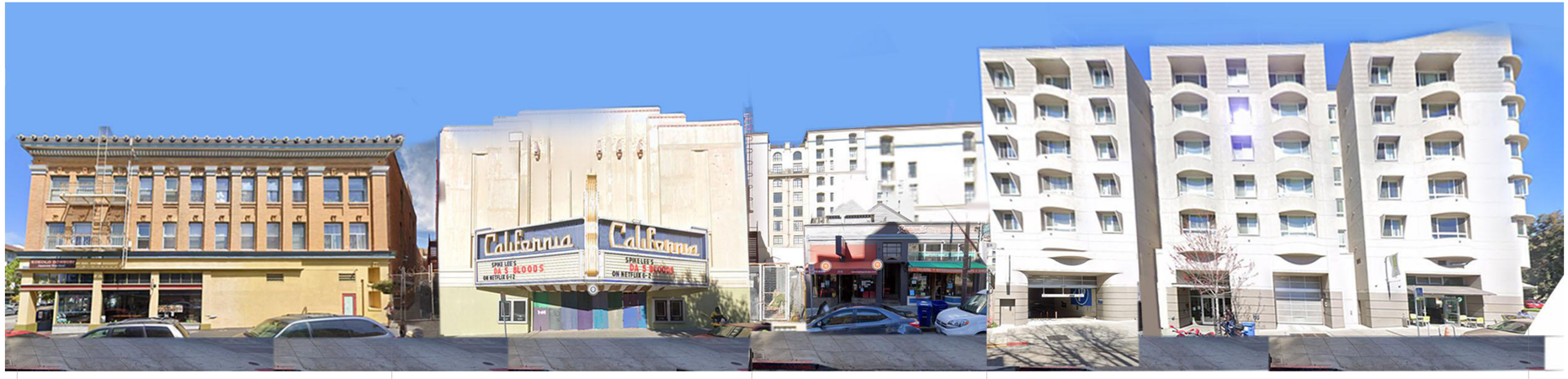
THEATER FACADE LIGHTING PROPOSAL

G006

2231 SHATTUCK | 2115 KITGREDGE | 2119 KITTREDGE | 2165 & 2177 KITTREDGE

BUILDING SITE

2 G007 (N) STREET STRIP ELEVATIONS
3/4" = 1'-0"



2231 SHATTUCK | 2115 KITGREDGE | 2119 KITTREDGE | 2165 & 2177 KITTREDGE

BUILDING SITE

1 G007 (E) STREET STRIP ELEVATIONS
NOT TO SCALE

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PROJECT ISSUE RECORD:

PROJECT #:	GDC01
ISSUE DATE:	3/03/23

STREET STRIP ELEVATION

G007

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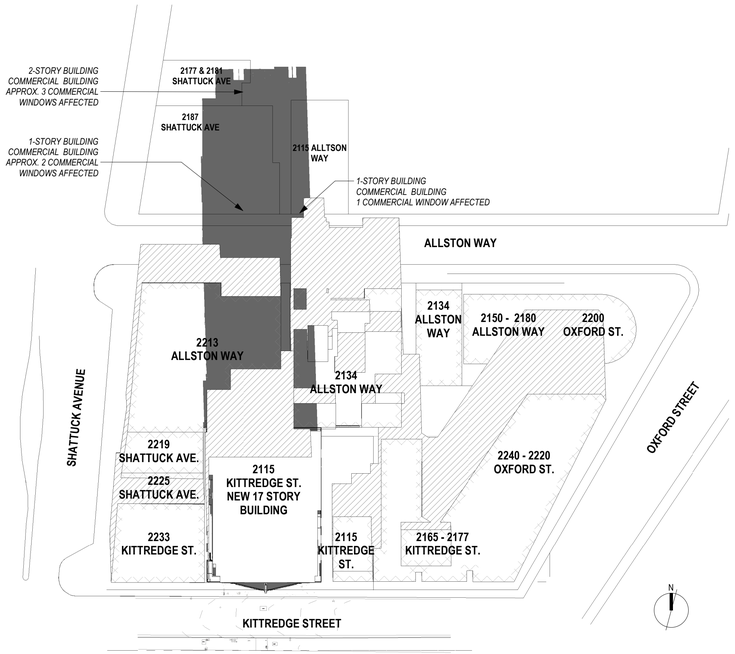
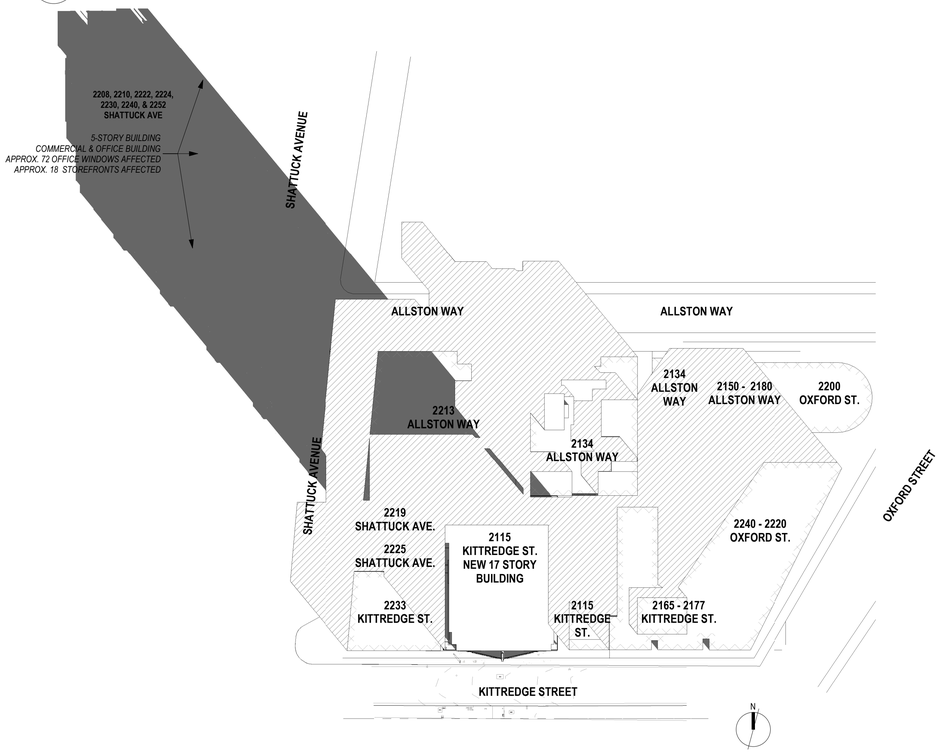


1 G008 12/21 PROPOSED NOON
1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)



3 G008 12/21 PROPOSED 9 21 AM
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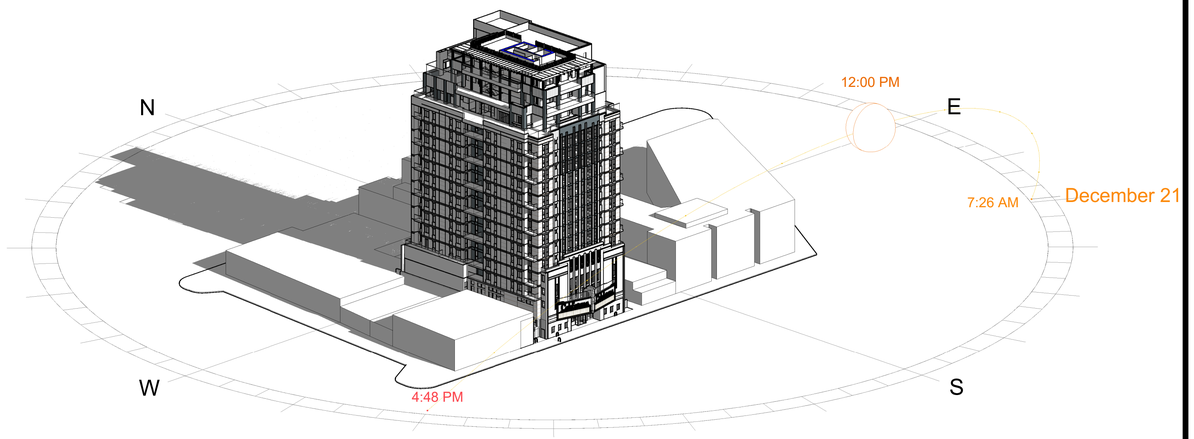
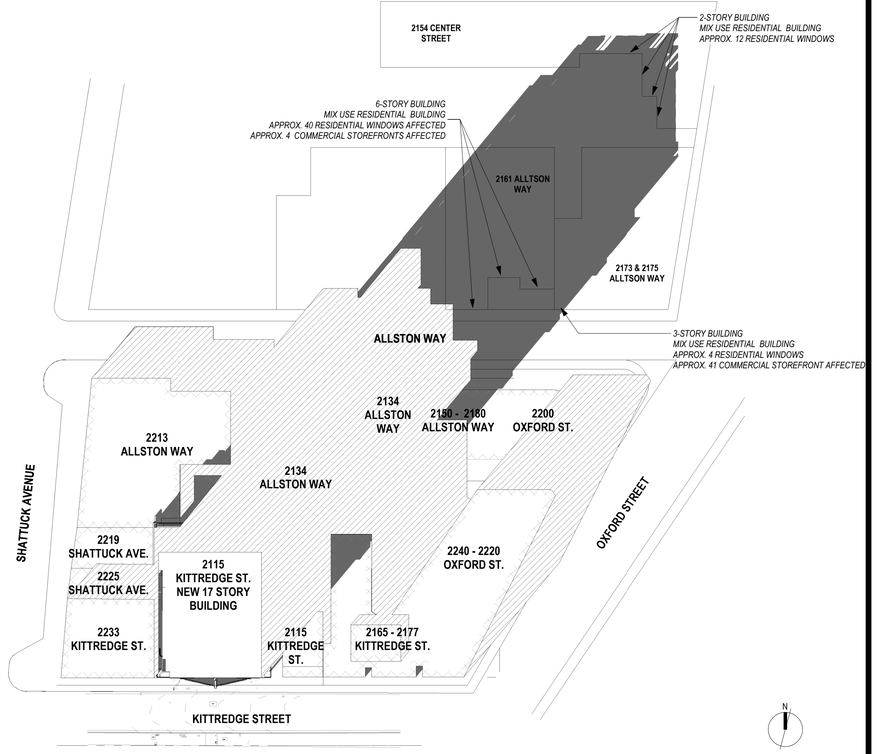
SHADOW LEGEND:

EXISTING SHADOW

NEW SHADOW



2 G008 SHADOW STUDY - DEC 21



4 G008 12/21 PROPOSED 2 54 PM
1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

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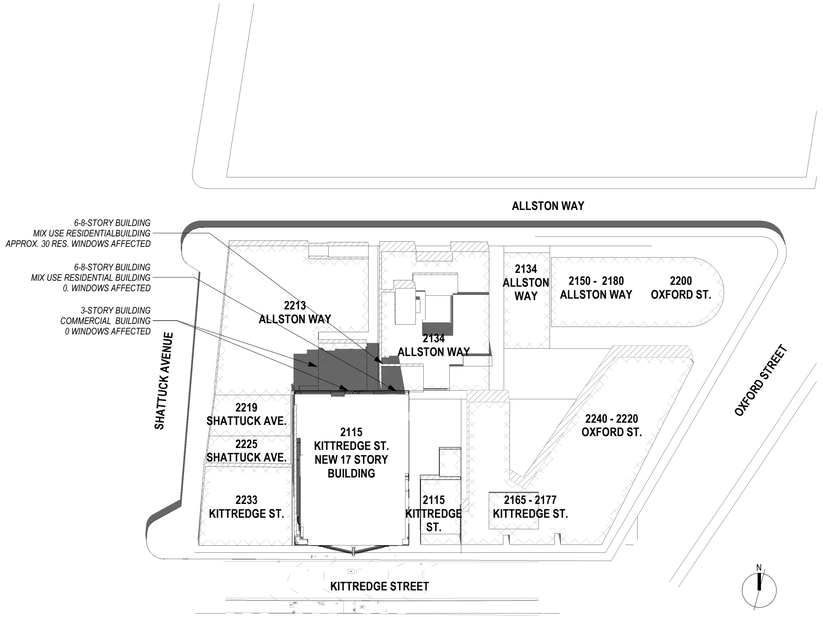
ISSUE DATE:	3/03/23

SHADOW STUDIES - DEC 22

G008



1 G009 06/21 PROPOSED NOON
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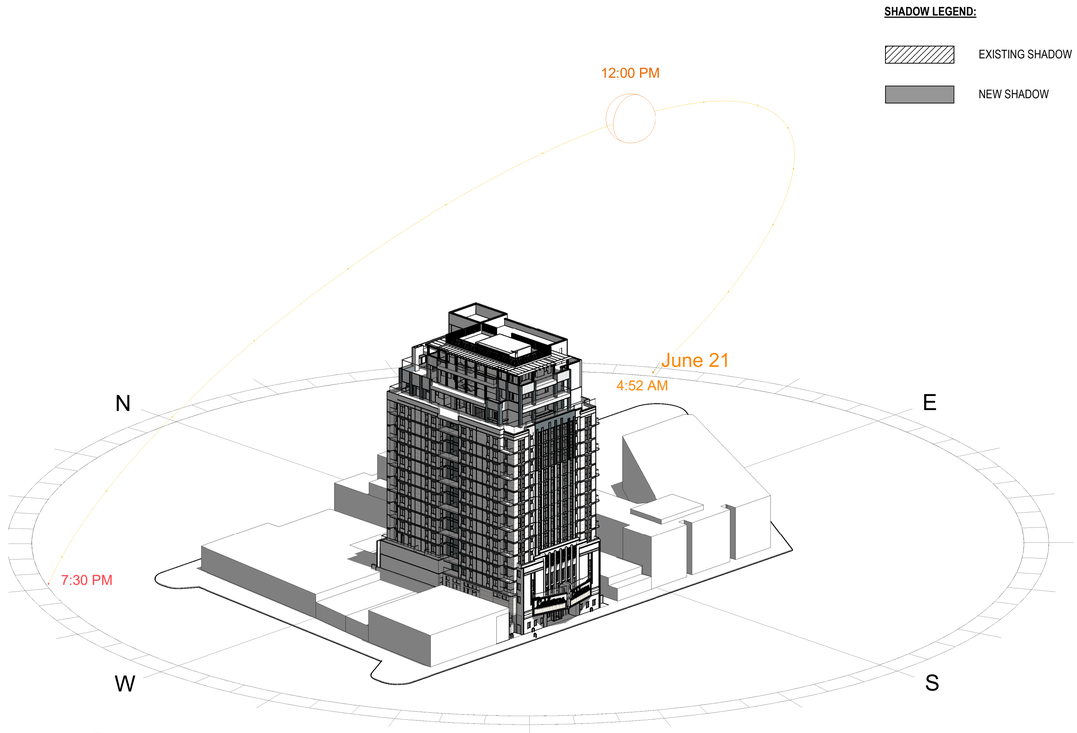
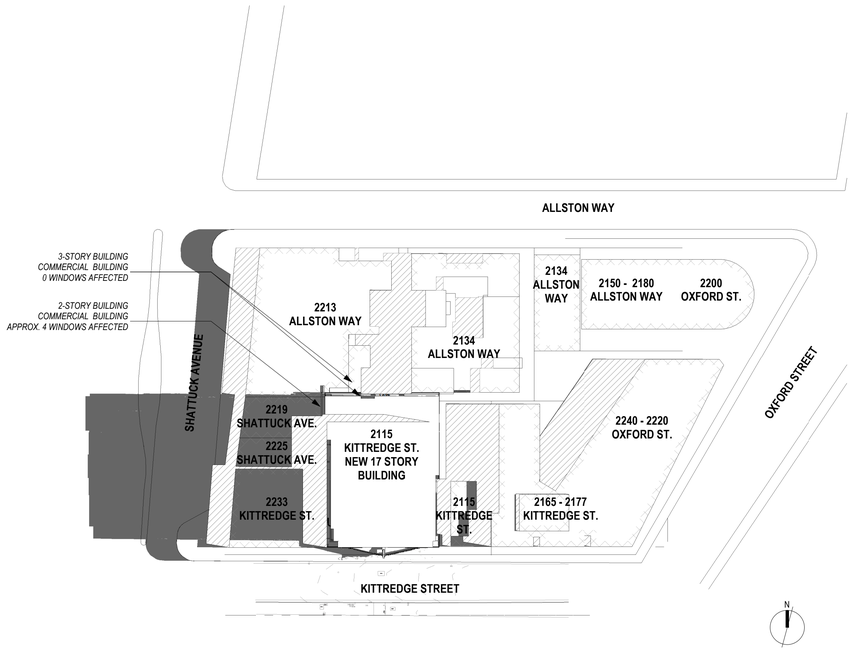


2 G009 SHADOW STUDY - JUNE 21



3 G009 06/21 PROPOSED 8 30 AM
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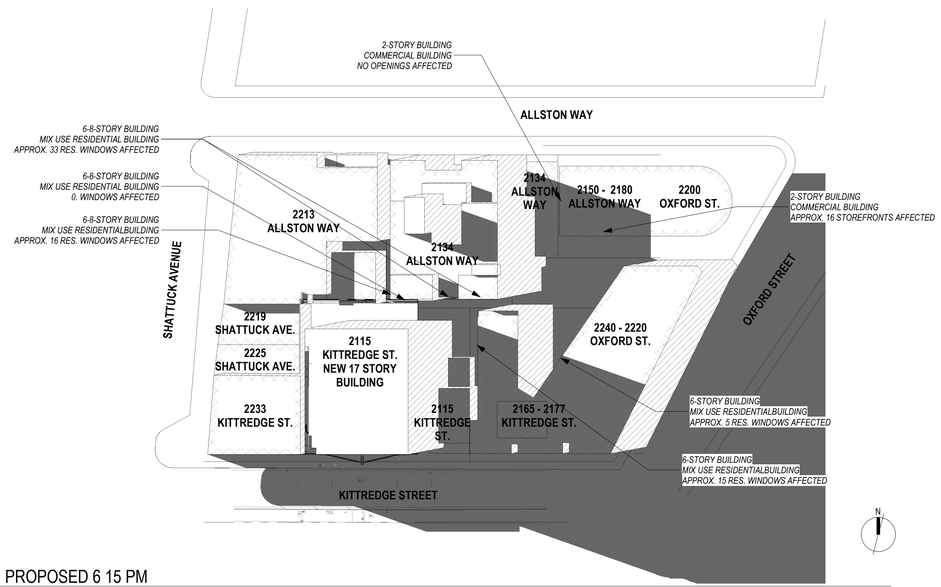

4 G009 06/21 PROPOSED 6 15 PM
1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

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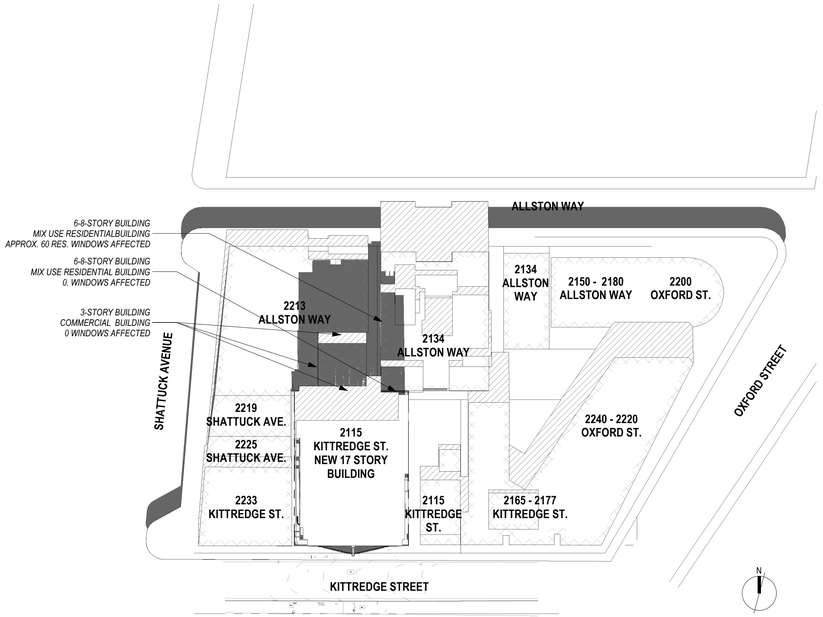
PROJECT #:	GDC01
ISSUE DATE:	3/03/23

SHADOW STUDIES - JUNE 21

G009



1 G010 09/22 PROPOSED NOON
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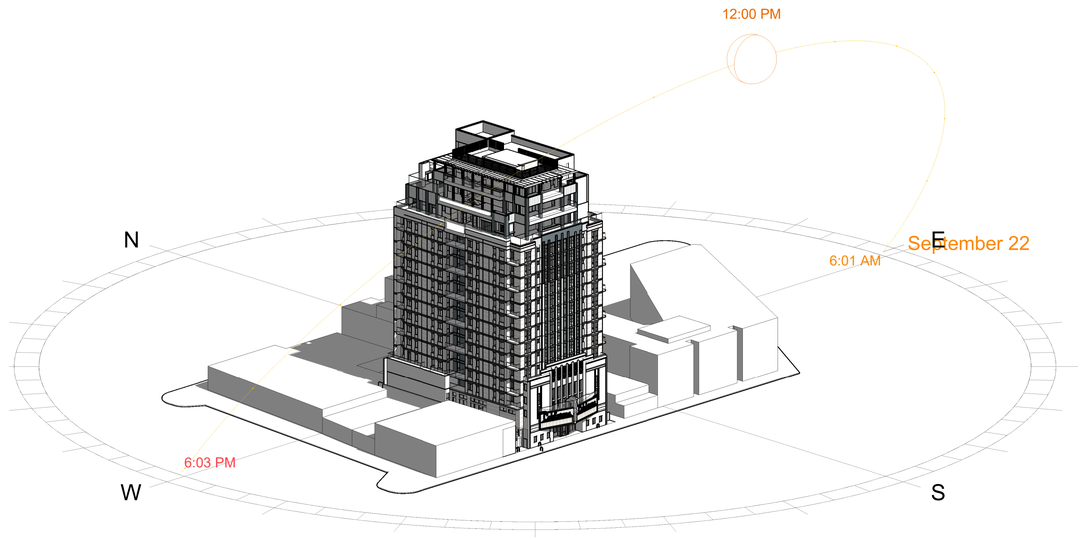
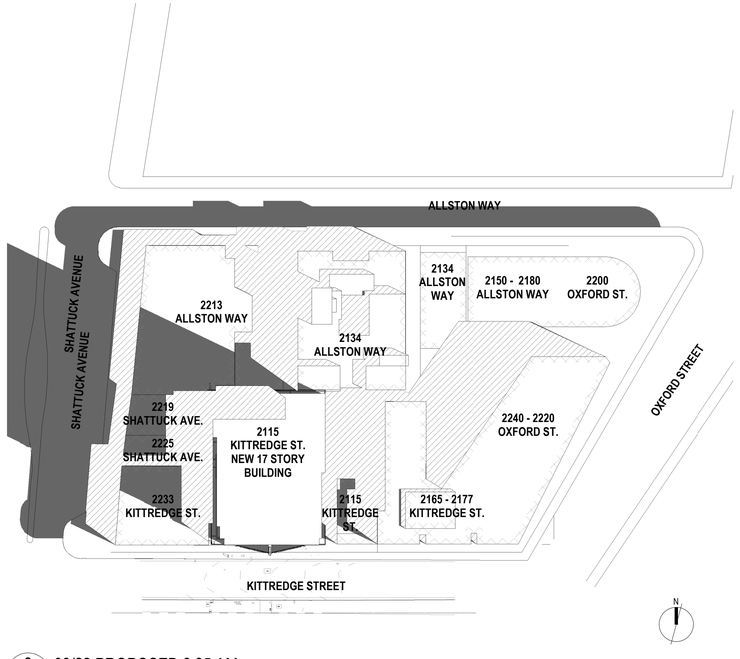


2 G010 SHADOW STUDY - SEPT 22



3 G010 09/22 PROPOSED 8 35 AM
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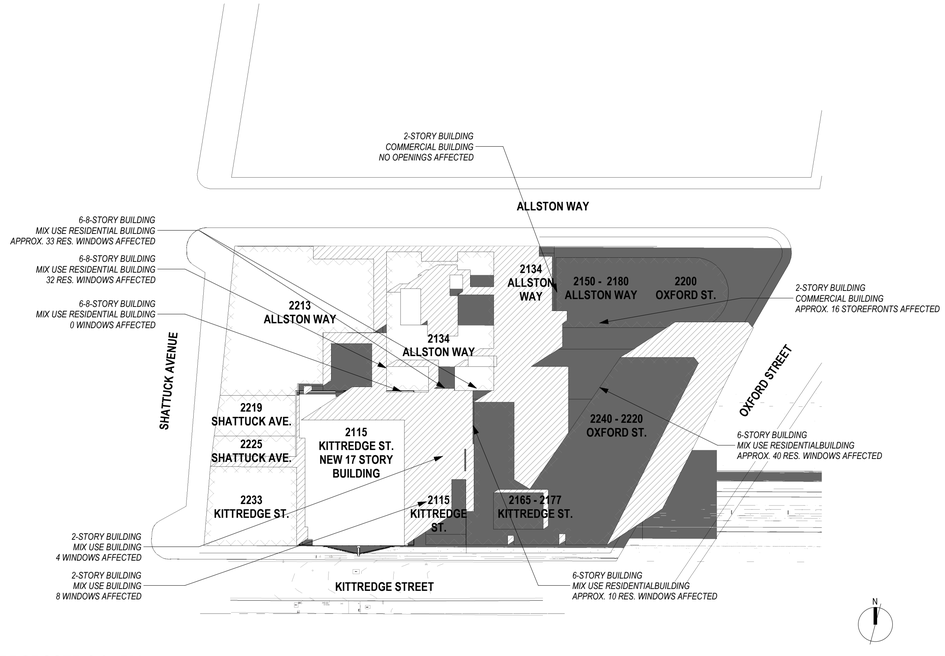

4x G010 09/22 PROPOSED 6 15 PM
1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

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△ PROJECT ISSUE RECORD:

PROJECT #:	GDC01
ISSUE DATE:	3/03/23

SHADOW STUDIES - SEPT 22

G010

NEW HOME RATING SYSTEM, VERSION 8.0

MULTIFAMILY CHECKLIST

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

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy (EA), Water (WE), Indoor Air Quality/Health (EQ), Resources (E), and Water (E); and meet the prerequisites CALGreen Mandatory, E5.2, HE.1, J.8.1, C1, C7.

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.builditgreen.org/greenpointrated**
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 8

Points Targeted: 157
Certification Level Targeted: Platinum
Compliance Pathway Targeted: All Electric High-Rise

Project Name: GDC01
Project Street: 2115 Kittredge
Project City: Berkeley
Project Zip: 94704

Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
		Possible Points					
CALGreen							
Yes	**CALGreen Res (REQUIRED)**	4	n	n	n	n	
A. SITE							
No	**A1. Construction Footprint** (Site Preservation Plan Required Local Ordinance OR 40% of Site Undeveloped and Undisturbed)	0				1	
	A2. Job Site Construction Waste Diversion						
Yes	A2.1 70% C&D Waste Diversion (**including** Alternative Daily Cover)	2				2	
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1	
No	**A3. Recycled Content Base Material** (Minimum 25% Post-Consumer Content)	0				1	
No	**A4. Heat Island Effect Reduction (Non-Roof)**	0	1				
No	**A5. Construction Environmental Quality Management Plan Including Flush-Out**	0		1			
	A6. Stormwater Control: Prescriptive Path						
No	A6.1 Permeable Paving Material	0				1	
Yes	A6.2 Filtration and/or Bio-Retention Features	1				1	
Yes	A6.3 Non-Leaching Roofing Materials	1				1	
No	A6.4 Smart Stormwater Street Design	0	1				
No	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Annual Runoff Onsite)	0				3	
B. FOUNDATION							
Yes	**B1. Fly Ash and/or Slag in Concrete** (Minimum of 30%)	1				1	
Yes	**B2. Radon-Resistant Construction**	2			2		
Yes	**B3. Foundation Drainage System**	2				2	
No	**B4. Moisture Controlled Crawlspace**	0			1		
	B5. Structural Pest Controls						
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1	
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1	
C. LANDSCAPE							
6.70%	Enter the landscape area percentage. Points capped at 3 for less than 15%.						
No	**C1. Plants Grouped by Water Needs (Hydrozoning)**	0				1	
No	**C2. Three Inches of Mulch in Planting Beds**	0				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 Maintenance)	1				1	
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	1				3	
	C4. Minimal Turf in Landscape						
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0				2	
No	C4.2 Turf on a Small Percentage of Landscaped Area	0				2	
No	**C5. Trees to Moderate Building Temperature** (at least 50% of West Facing Glazing and Walls Shaded)	0	1	1		1	
Yes	**C6. High-Efficiency Irrigation System**	0				2	
No	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil** (with Soil Testing)	0				2	
No	**C8. Rainwater Harvesting System**	0				3	

Project Name: GDC01
Project Street: 2115 Kittredge
Project City: Berkeley
Project Zip: 94704

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
No	**C9. Recycled Wastewater Irrigation System**	0					1	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0					2	
TBD	**C11. Landscape Meets Water Budget**						1	
	C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 20%	0				1		
No	**C13. Reduced Light Pollution** (Exterior lighting fixtures shielded and directed downward)	0	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	2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1			2	
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0	1				1	
No	D1.3 Advanced Framing Measures	0					2	
No	**D2. Construction Material Efficiencies** (Pre-assembled wall and roof framing for at least 80% of project)	0					1	
	D3. Engineered Lumber							
No	D3.1 Engineered Beams and Headers	0					1	
No	D3.2 Wood I-Joists or Web Trusses for Floors	0					1	
No	D3.3 Engineered Lumber for Roof Rafters	0					1	
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0					1	
No	D3.5 OSB for Subfloor	0					0.5	
No	D3.6 OSB for Wall and Roof Sheathing	0					0.5	
No	**D4. Insulated Headers**	0	1					
	D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0					6	
No	D5.2 Panel Products	0					3	
	D6. Solid Wall Systems							
Yes	D6.1 At Least 90% of Floors	1					1	
Yes	D6.2 At Least 90% of Exterior Walls	2		1			1	
Yes	D6.3 At Least 90% of Roofs	2		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							
Yes	D9.1 Detached Garage	2				2		No Garage Provided
No	D9.2 Mitigation Strategies for Attached Garage	0			1			
	D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1					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								
Yes	**E1. Environmentally Preferable Decking**	1					1	
No	**E2. Flashing Installation Third-Party Verified**	0					2	
Yes	**E3. Rain Screen Wall System**	2					2	
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1					1	
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1					1	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	n	n	n	n	n	
No	**E6. Vegetated Roof**	0	2	2				

Project Name: GDC01
Project Street: 2115 Kittredge
Project City: Berkeley
Project Zip: 94704

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
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. Insulation that Meets the CDPH Standard Method--Residential for Low Emissions							
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							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1				1		increase insulation on pipe
No	G1.3 Increased Efficiency in Hot Water Distribution	0				2		
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2				2		
Yes	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm	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	2				2		
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf					1		possible
No	**G3. Pre-Plumbing for Graywater System**	0				1		
No	**G4. Operational Graywater System**	0				3		
TBD	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**					1		confirm costs w/ rep
Yes	**G6. Submeter Water for Tenants**	2				2		
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace	1			1			all electric - no combustion
Yes	H1.2 Sealed Combustion Water Heater	2			2			heat pump
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
TBD	H3.2 Pressure Balance the Ductwork System			1				sealing of each unit (sealed windows & doors)
TBD	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**				1			centralized fan @ roof
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0		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 62.2-2016 Ventilation Residential Standards	Y	n	n	n	n	n	
No	H6.2 Advanced Ventilation Standards	0			2			
No	H6.3 Outdoor Air is Filtered and Tempered	0			1			
	H7. Effective Range Design and Installation							
No	H7.1 Effective Range Hood Ducting and Design	0			1			
No	H7.2 Automatic Range Hood Control	0			1			
Yes	**H8. High Efficiency HVAC Filter (MERV 16+)**	1			1			min. merv 13
No	**H9. Advanced Refrigerants** (low global warming potential refrigerants)	0			1			
I. RENEWABLE ENERGY								
10.00%	**I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	2		25				
	I2. Low Carbon Homes							
No	I2.1 Near Zero Energy Home (offset at least 80% of annual site energy use)	0		2				

Project Name: GDC01
Project Street: 2115 Kittredge
Project City: Berkeley
Project Zip: 94704

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
No	I2.2 Low Carbon Home (meet the CO2e/sq ft threshold)	1		4				
No	**I3. Energy Storage**	0		1				
No	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**	0		4				
≥80% of common area	**I5. Photovoltaic System for Multifamily Projects**	0		8				
J. BUILDING PERFORMANCE AND TESTING								
Yes	**J1. Third-Party Verification of Quality of Insulation Installation**	1			1			
Yes	**J2. Supply and Return Air Flow Testing**	2		1	1			
Yes	**J3. Mechanical Ventilation Testing**	1			1			
Yes	**J4. All Electric or Combustion Appliance Safety Testing**	1			1			
All Electric High-Rise	**J5. Building Energy Performance**							**Option 1: Mixed Fuel** - High Rise Compliance margin is 10% over T24 or higher. Low Rise: Minimum Delta EDR ranges from 6-33 based on climate zone. Both high-rise and low-rise require pre-wiring requirements: Dryer - conductor rated for 40 amp, Range - conductor rated for 50 amp, PV and storage credit allowed. **Option 2: All Electric Compliance** - Most efficiency EDR based on climate zone (0-1). PV and Storage credit allowed. High-Rise: meet T24. **Option 3: Annual Energy Use** - Minimum 20% compliance based on annual energy use, PV credit not allowed.
3								Climate Zone Input
0	J5.1 Home Meets or Exceeds Energy Compliance Pathway	44		25+				
0.00%	J5.2 Non-Residential Spaces Outperform Title 24	0		15				
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1				
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**				1			savings by design
No	**J8. ENERGY STAR® for Homes**	0		1				
No	**J9. EPA Indoor airPlus Certification**	0			2			
No	**J10. Blower Door Testing**	0			3			
No	**J11. Compartmentalization of Units** (Minimize uncontrolled pathways for indoor air pollutants between units)	0		1	1			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units (Sidewalk hard surface at entrances and permanent assembly for shoe storage)	0			1			
No	K1.2 Entryways to Buildings (Sidewalk hard surface at entrances and built-in, permanent walk-off mat or grill)	0			1			
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2			
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
Yes	K4.5 Countertops	1				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 Level Less Than 27 Parts Per Billion**	0			2			
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**	0			1			
Yes	**K9. Durable Cabinets** (Plywood for casework and doors, ball bearing drawer slides, dovetail joints, two directional metal hinges)	2				2		
No	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**	0			1			
L. FLOORING								
≥75%	**L1. Environmentally Preferable Flooring**	3				3		

Project Name: GDC01
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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method--Residential**				3			
Yes	**L3. Durable Flooring** (no flooring in hard surfaces)	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							
TBD	M2.1 CEE-Rated Clothes Washer			1			2	
Yes	M2.2 ENERGY STAR® Dryer	1		1				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
>20 cubic feet	**M3. Size-Efficient ENERGY STAR® Refrigerator**	2		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		
	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				
No	**M6. Electric Vehicle Charging Stations and Infrastructure**	0		2				
No	**M7. Central Laundry**	0					1	
Yes	**M8. Gearless Elevator**	1		1				
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>35	N1.3 Conserve Resources by Increasing Density	4		2		2		
No	N1.4 Cluster Homes for Land Preservation	0	1			1		
	N1.5 Home Size Efficiency	6				9		
875	Enter the area of the home, in square feet							
2	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Major Transit Stop							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1					
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	0	2					
0	Enter the number of Tier 1 services							
0	Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1	1					
No	N3.3 Traffic Calming Strategies	0	2					
No	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	0	1					
Yes	N3.5 Bicycle Storage for Residents	1	1					
Yes	N3.6 Bicycle Storage for Non-Residents	1	1					
TBD	N3.7 Reduced Parking Capacity		2					No parking required
	N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
Yes	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	1	1					
	N5. Social Interaction							
No	N5.1 Residence Entries with Views to Callers	0	1					
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1					
No	N5.3 Porches Oriented to Street and Public Space	0	1					
	N6. Passive Solar Design							
No	N6.1 Heating Load	0		2				

Project Name: GDC01
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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
No	N6.2 Cooling Load	0		2				
	N7. Adaptable Building							
No	N7.1 Universal Design Principles in Units	0	1			1		
No	N7.2 Full-Function Independent Rental Unit	0	1					
	N8. Resiliency							
TBD	N8.1 Climate Impact Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA PML or Seismic Evaluation)		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		
	N9. Social Equity							
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)		1			1		
No	N9.2 Community Location (Disadvantaged Community)	0	1		1			
	N10. Affordability							
No	N10.1 Dedicated Units for Households Making 80% of AMI or Less	0	2					
Yes	N10.2. Units with Multiple Bedrooms for Households Making 80% of AMI or Less	2	1					
No	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1					
	N11. Mixed-Use Development							
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1					
Yes	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services		1					
O. OTHER								
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	n	n	n	n	n	
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5	
No	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	0		0.5	0.5	0.5	0.5	
No	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	0		0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
No	O5.1 Energy Home System Monitors	0		2				
No	O5.2. Water Home System Monitors	0					1	
	O6. Green Building Education							
Yes	O6.1 Marketing Green Building	2	2					
Yes	O6.2 Green Building Signage	1		0.5			0.5	
Yes	**O7. Green Appraisal Addendum**	Y	n	n	n	n	n	
No	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**	0				1		
No	**O9. Residents Are Offered Free or Discounted Transit Passes**	0	2					
No	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**	0				1		
Yes	**O11. Smokefree Housing**	2			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							
Yes	P2.1 Tenant Improvement Requirements for Build-Outs	2			1		1	
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1			1			
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1			
	P3. Commissioning							
Yes	P3.1 Design Phase	2		1	1			
Yes	P3.2 Construction Phase	3		2	1			
Yes	P3.3 Post-Construction Phase	3		2	1			
TBD	**P4. Building Enclosure Testing**			1	1	1		

Project Name: GDC01
Project Street: 2115 Kittredge
Project City: Berkeley
Project Zip: 94704

Summary

	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	370	48	110	69	91	54
Minimum Points Required in Specific Categories	90	7	25	9	9	9
Total Points Achieved	157.0	11.0	66.0	29.0	36.0	15.0

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA — REGISTERED ARCHITECT — NOT FOR CONSTRUCTION — 01/01/2021

USE PERMIT

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 3/03/23

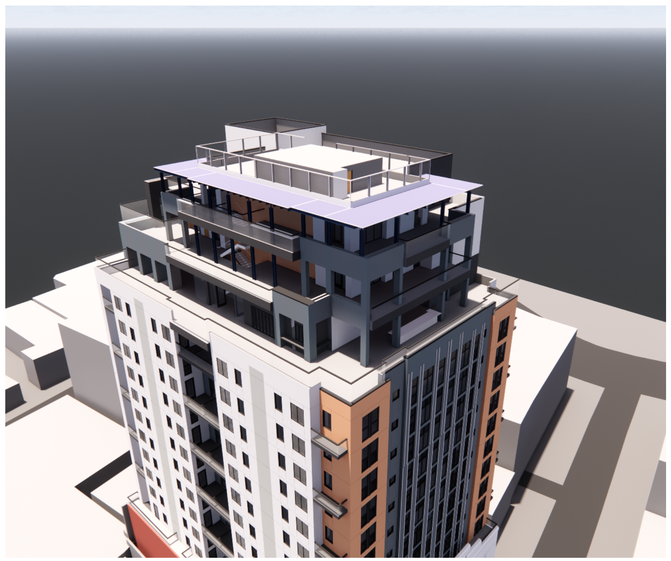
GREENPOINT RATED CHECKLIST

G011

3/7/2023 1:02:56 PM

4 G012 AERIAL NORTH VIEW
1/8" = 1'-0"

2 G012 AERIAL EAST VIEW
1/8" = 1'-0"



5 G012 ROOF DECK
1/8" = 1'-0"

3 G012 AERIAL WEST VIEW
1/8" = 1'-0"

1 G012 AERIAL SOUTH VIEW
1/8" = 1'-0"

3/7/2023 1:02:56 PM

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA — REGISTERED ARCHITECT — NOT FOR CONSTRUCTION — 01/31/2021

USE PERMIT

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 3/03/23

AERIAL BUILDING PERSPECTIVES

G012

2 G013 PROPOSED SITE LOOKING NORTH FROM INTERSECTION OF SHATTUCK AVE AND KITTREDGE ST.
NOT TO SCALE

3 G013 PROPSED SITE LOOKING WEST FROM KITTREDGE ST.
NOT TO SCALE

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA
CHARLES FELIX VELIZ
NOT FOR CONSTRUCTION
01/31/2021
016027
LICENSED ARCHITECT

USE PERMIT

PROJECT ISSUE RECORD:

PROJECT #:	GDC01
ISSUE DATE:	3/03/23

PERSPECTIVE CONTEXT RENDERINGS

G013

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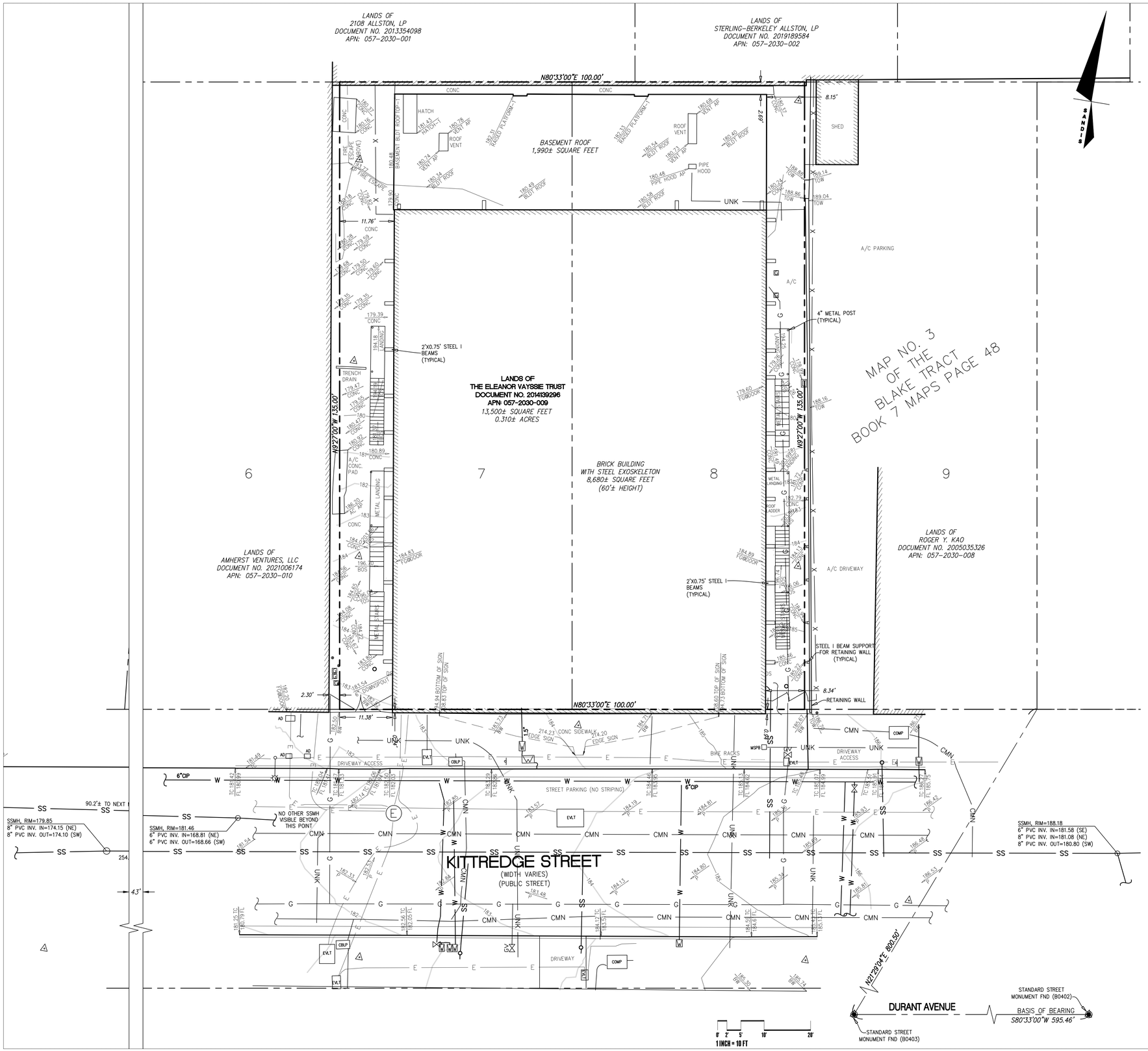

LEGEND

- BUILDING LINE
- BUILDING OVERHANG
- CURB LINE
- X — FENCE LINE
- PROPERTY LINE
- 185 — 184 — CONTOUR LINES
- CMN — COMMUNICATION LINE
- E — ELECTRIC LINE
- G — GAS LINE
- SS — SANITARY SEWER LINE
- ? — UNKNOWN LINE
- W — WATER LINE

SYMBOLS & ABBREVIATIONS

AD	□	AREA DRAIN
BOL	•	BOLLARD
BOS		BOTTOM OF STAIRS
BW		BACK OF WALK
CBPB	□	CABLE PULL BOX
COMP	□	COMMUNICATION PULL BOX
CONC		CONCRETE
DS		DOWN SPOUT
	Ⓔ	ELECTRIC MANHOLE
EVLT	□	ELECTRIC VAULT
FL		FLOW LINE
GM	GV Ⓖ	GAS METER
GV	⋈	GAS VALVE
MSPB	□	MISCELLANEOUS PULL BOX
	▫	SIGNS
SSCO	○	SANITARY CLEANOUT
	Ⓢ	SANITARY MANHOLE
	☼	STREET LIGHT SINGLE ARM
TC		TOP OF CURB
TOS		TOP OF STAIRS
	Ⓦ	WATER METER
	WV ⋈	WATER VALVE

SURVEY NOTES

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756.
2. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
4. TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP.
5. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
6. DATES OF FIELD SURVEY: 04/13/2022, 04/15/2022, AND 04/22/2022.

BASIS OF BEARINGS

THE BEARING OF NORTH 80°33'00" EAST ALONG THE MONUMENT LINE OF DURANT AVENUE AS SHOWN UPON THAT CERTAIN MAP ENTITLED PARCEL MAP 9108 RECORDED IN BOOK 296, MAPS, PAGES 60-65, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF BERKELEY BENCHMARK B3560, DESCRIBED AS 1½" BRASS DISK IN CONCRETE AT THE NORTH NOSE OF THE MEDIAN ISLAND ON SHATTUCK AVENUE AT THE SOUTH SIDE OF KITTREDGE STREET

ELEV=178.28 FEET (CITY OF BERKELEY DATUM)

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

ENTITLEMENT

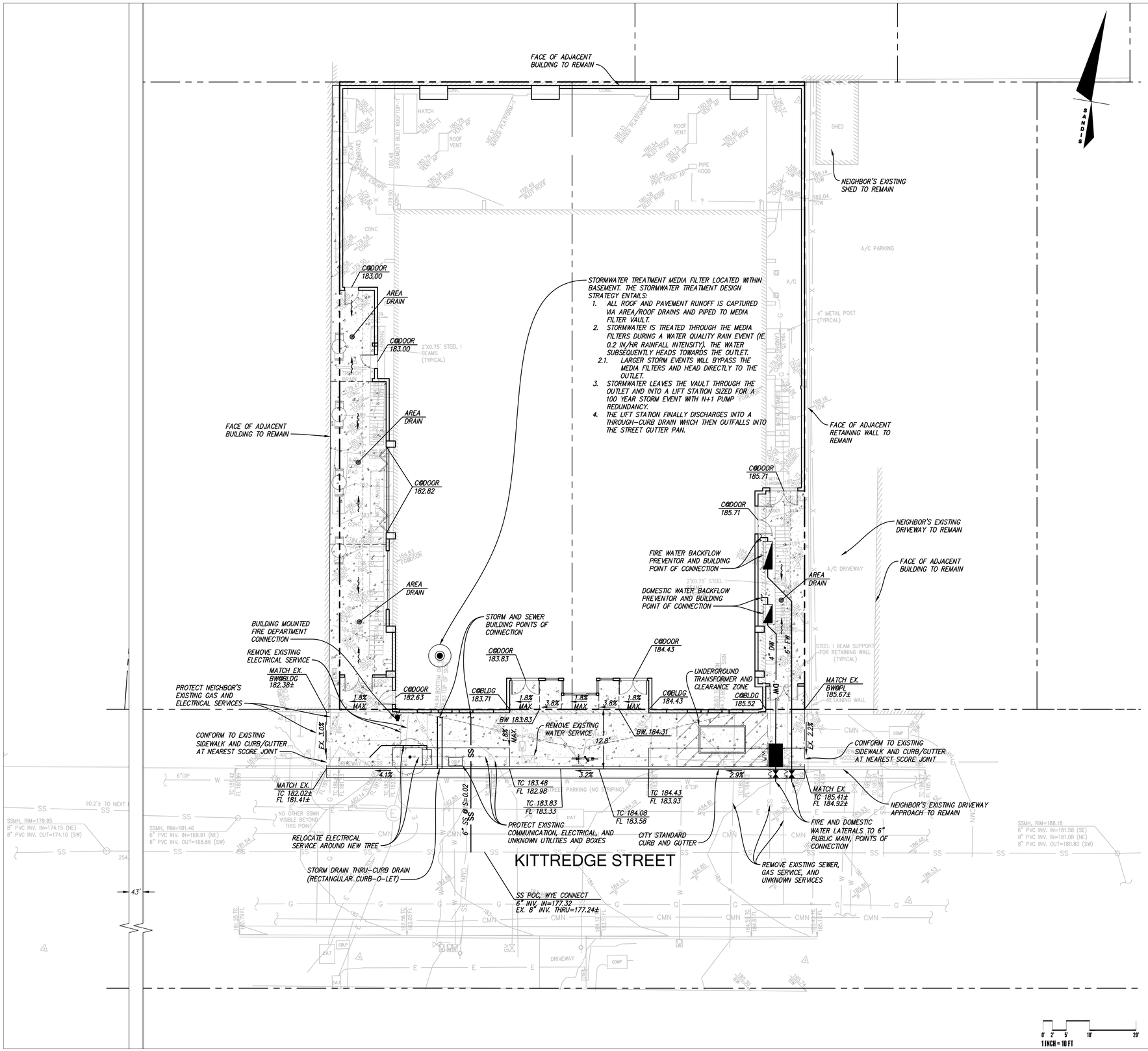
SANDIS

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01
ISSUE DATE: 01/12/23

TOPOGRAPHIC SURVEY

C101



LEGEND

- PROPERTY LINE
- SAWCUT LINE
- GRADE BREAK
- HARDSCAPE
- LANDSCAPING

UTILITY NOTES

1. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
2. ALL UTILITY TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
3. POTHOLING IS STRONGLY RECOMMENDED FOR NEW GRAVITY FLOW SYSTEMS TO VERIFY THE DEPTH OF ALL EXISTING CROSSING UTILITIES. POTHOLING CAN ALSO VERIFY THE SIZE AND MATERIAL OF ANY OTHER UTILITIES THE PROJECT IS CONNECTING ONTO.
4. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
5. ALL SEWER LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING.
6. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE EBMUD STANDARDS.
7. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
8. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AND AT SIZE CHANGES.

SITE AND GRADING NOTES

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND WITH THE AMERICANS WITH DISABILITIES ACT.
2. PATH OF TRAVEL TO BUILDING SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
3. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO THE BUILDING. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOORS OPEN ONTO THE LANDING.
4. MAXIMUM CROSS SLOPE ALONG SIDEWALK OR PATHWAY SHALL BE 2% MAXIMUM.
5. THE SIDEWALK SHALL HAVE A 4' MINIMUM CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

ENTITLEMENT

SANDIS

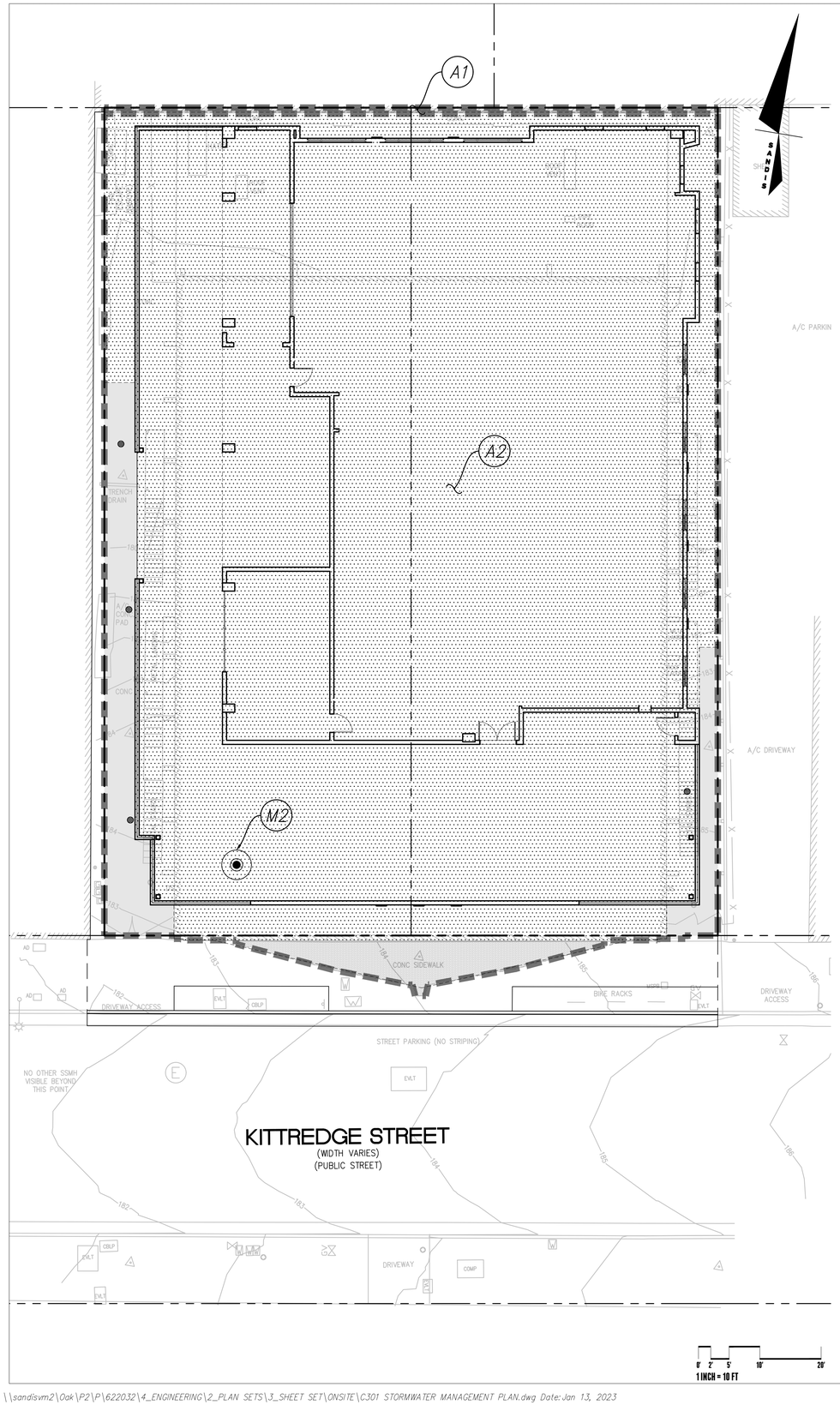
PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 01/12/23

SITE, GRADING & UTILITY PLAN

C201



LEGEND

- PROPOSED HARDSCAPE
- PROPOSED ROOF
- EXISTING ROOF
- DRAINAGE AREA BOUNDARY

STORMWATER MANAGEMENT NOTES:

THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE ADDITION AND REPLACEMENT. GIVEN THAT THE PROJECT SURPASSES THIS THRSHOLD, THE PROJECT IS CONSIDERED A REGULATED PROJECT PER THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2022-0018 AND R2-2015-0049). THIS PLAN PRESENTS THE METHODS AND CALCULATIONS FOR COMPLYING WITH THESE REQUIREMENTS, IN ACCORDANCE WITH THE CITY OF BERKELEY AND ALAMEDA COUNTY STORMWATER PROGRAMS. MOROVER, GIVEN THAT THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA, THE PROJECT MUST TREAT THE ENTIRE SITE.

THIS PROJECT IS CONSIDERED A SPECIAL PROJECT CATEGORY "A" PER THE CHARACTERISTICS LISTED IN ALAMEDA COUNTY'S SPECIAL PROJECTS WORKSHEET:

A. PROJECT IS IN A DOWNTOWN CORE AREA.
B. PROJECT CREATES/REPLACES < ½ ACRE IMPERVIOUS SURFACE.
C. PROJECT INCLUDES NO SURFACE AREA PARKING.
D. PROJECT HAS AT LEAST 85% COVERAGE BY PERMANENT STRUCTURES.

A NARRATIVE IS INCLUDED AS PART OF THE PLANNING SUBMITTAL WHICH DESCRIBES HOW LID TREATMENT IS NOT FEASIBLE ONSITE, AND WHY THE PROJECT MUST USE A MEDIA FILTER TO REGULATE THE QUALITY OF STORMWATER LEAVING THE SITE. THIS TREATMENT DEVICE IS DESCRIBED BELOW:

A. MEDIA FILTER – RUNOFF FROM THE CONTRIBUTING IMPERVIOUS SURFACE FLOWS THROUGH A MEDIA FILTER SIZED TO TREAT THE RUNOFF BASED ON A 0.2 IN/HR INTENSITY (TREATMENT STORM EVENT). THIS IS A NON-LID TREATMENT MEASURE WHICH REMOVES POLLUTANTS FROM RUNOFF THROUGH SCREENING AND FILTER CARTRIDGES MADE UP OF MANUFACTURED MEDIA. THIS TREATMENT DEVICE IS ONLY ALLOWED FOR "SPECIAL PROJECTS". THIS PROJECT QUALIFIES AS A CATEGORY A SPECIAL PROJECT.

C.3 STORMWATER TREATMENT MEASURES

AREA ID	PROPOSED IMPERVIOUS AREA (SF)	EXISTING IMPERVIOUS AREA (SF)	TOTAL AREA (SF)	BMP ID	BMP TYPE
A1	0	75	75	–	IN-LIEU CREDIT[1]
A2	13,461	270[2]	13,731	M2	MEDIA FILTER[3]

TABLE FOOTNOTES:

1. EXISTING UNTREATED IMPERVIOUS SURFACE INCLUDES NEIGHBORING BUILDING ROOF WITHIN PROJECT PROPERTY. EXISTING IMPERVIOUS AREA WITHIN DRAINAGE AREA A2 WILL BE TREATED IN LIEU OF THIS AREA.
2. THIS AREA REPRESENTS THE EXISTING FOOTPRINT OF THE EXISTING MARQUEE SIGN TO REMAIN. 75 SF OF THE OVERALL 270 SF TREATED AREA WILL BE USED AS IN-LIEU CREDIT FOR DRAINAGE AREA A1.
3. SEE EXAMPLE MEDIA FILTER PRODUCT, THIS SHEET. SIZED USING RATIONAL METHOD (Q=CIA):

   C=0.85 (ROOF/HARDSCAPE)
   I_{treat}=0.2 IN/HR (TREATMENT RAINFALL INTENSITY)
   I_{10YR}=2.05 IN/HR (10 YEAR/10 MIN RAINFALL INTENSITY PER NOAA)
   A=0.32 ACRES
   Q_{treat}=0.05 CFS
   Q_{10YR}=0.56 CFS

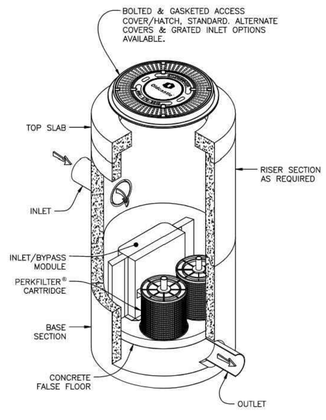
FEMA FLOOD ZONE DESIGNATION

THE PROPOSED PROJECT SITE RESIDES IN FEMA'S FLOOD INSURANCE RATE MAP (FIRM) 06001C0057G, EFFECTIVE AUGUST 3, 2009. THE ENTIRE PROJECT AREA IS LOCATED IN ZONE X, 'OTHER AREAS' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE ALAMEDA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO IMPERVIOUS AREA ADDED OR REPLACED BEING LESS THAN 1 ACRE.

PF-MH-48



Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C478.
2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Field poured concrete collar required, by others.
3. Inlet & outlet pipe(s) are to be Ø18" maximum. Inlet pipes must enter the structure in the inlet chamber.
4. Inlet chamber shall be supplied with drain-down device designed to remove standing water between storm events.
5. Minimum separation between invert in & invert out is outlet pipe diameter plus 4.00".
6. For depths less than specified minimums contact Oldcastle Infrastructure for engineering assistance.

PerkFilter®
Ø48" Manhole
One to Two Cartridges / Stacks
Media Filtration

Oldcastle Infrastructure A CRH COMPANY
Ph: 800.579.8819 | www.oldcastleinfrastructure.com/stormwater

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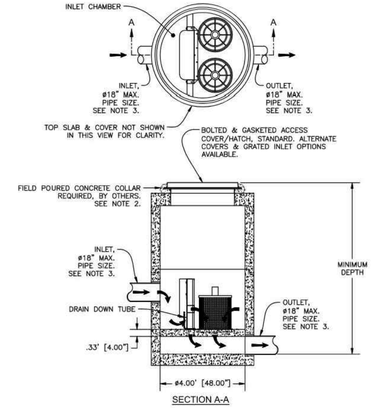
DRAWING NO.	REV.	ECO	DATE	SHEET
PF-MH-48	A	ECO-0168 ARG 1/22/2020	PPS 1/23/20	SHEET 1 OF 2

PF-MH-48



SECTION A-A

Minimum Depth

PIPE SIZE / CARTRIDGE TYPE	Ø6" MINIMUM DEPTH RIM TO OUTLET	Ø8" MINIMUM DEPTH RIM TO OUTLET	Ø10" MINIMUM DEPTH RIM TO OUTLET	Ø12" MINIMUM DEPTH RIM TO OUTLET	Ø15" MINIMUM DEPTH RIM TO OUTLET	Ø18" MINIMUM DEPTH RIM TO OUTLET
12"	3.67' [44.00"]	3.92' [47.00"]	4.17' [50.00"]	4.42' [53.00"]	4.67' [56.00"]	4.92' [59.00"]
18"	4.42' [53.00"]	4.67' [56.00"]	4.92' [59.00"]	5.17' [62.00"]	5.42' [65.00"]	5.67' [68.00"]
12" + 12"	5.17' [62.00"]	5.42' [65.00"]	5.67' [68.00"]	5.92' [71.00"]	6.17' [74.00"]	6.42' [77.00"]
12" + 18"	5.67' [68.00"]	5.92' [71.00"]	6.17' [74.00"]	6.42' [77.00"]	6.67' [80.00"]	6.92' [83.00"]

Ø48" PERKFILTER MANHOLE
TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	CARTRIDGE STACK CONFIGURATION: 12" TREATMENT FLOW RATE (GPM / CFS)	12" TOTAL FLOW CAPACITY (CFS)	18" TREATMENT FLOW RATE (GPM / CFS)	18" TOTAL FLOW CAPACITY (CFS)	12" & 12" TREATMENT FLOW RATE (GPM / CFS)	12" & 12" TOTAL FLOW CAPACITY (CFS)	12" & 18" TREATMENT FLOW RATE (GPM / CFS)	12" & 18" TOTAL FLOW CAPACITY (CFS)
1	12 / 0.03	2.47	18 / 0.04	3.05	24 / 0.05	3.45	30 / 0.07	3.62
2	24 / 0.05	2.47	36 / 0.08	3.05	48 / 0.11	3.45	60 / 0.13	3.62
MAXIMUM HEAD LOSS	1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET	

PerkFilter®
Ø48" Manhole
One to Two Cartridges / Stacks
Media Filtration

Oldcastle Infrastructure A CRH COMPANY
Ph: 800.579.8819 | www.oldcastleinfrastructure.com/stormwater

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DRAWING NO.	REV.	ECO	DATE	SHEET
PF-MH-48	A	ECO-0168 ARG 1/22/2020	PPS 1/23/20	SHEET 2 OF 2

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

ENTITLEMENT

SANDIS

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 01/12/23

STORMWATER MANAGEMENT PLAN

C301

SPECIAL PROJECTS WORKSHEET

MRP 2.0 Special Projects Worksheet

Complete this worksheet for projects that appear to meet the definition of "Special Project", per Provision C.3.e.ii of the Municipal Regional Stormwater Permit (MRP 2.0). The form assists in determining whether a project meets Special Project criteria, and the percentage of low impact development (LID) treatment reduction credit. Special Projects that implement less than 100% LID treatment must provide a narrative discussion of the feasibility or infeasibility of 100% LID treatment. See Appendix J of the C.3 Technical Guidance (excerpt attached, download at www.cleanwaterprogram.com) for more information.

Project Name: California Theater Project

Project Address: 2115 Kittredge

Applicant/Developer Name: 2115 Kittredge Street, LLC/Christian Cerria c/o Rhoades Planning Group

1. "Special Project" Determination *(Check the boxes to determine if the project meets any of the following categories.)*

Special Project Category "A"

Does the project have ALL of the following characteristics?

- ☑ Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district[1];
- ☑ Creates and/or replaces 0.5 acres or less of impervious surface;
- ☑ Includes no surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones;
- ☑ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for accessory uses[2].

☐ No (continue) ☑ Yes – complete Section 2 of the Special Project Worksheet

Special Project Category "B"

Does the project have ALL of the following characteristics?

- ☐ Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district[1];
- ☐ Creates and/or replaces more than 0.5 acres of impervious area and less than 2.0 acres;
- ☐ Includes no surface parking, except for incidental parking for emergency access, ADA access, and passenger or freight loading zones;
- ☐ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for accessory[2] uses;
- ☐ Minimum Gross Density[3] (GD) of either 50 dwelling units (DU) per acre (for residential projects) or a Floor Area Ratio[4] (FAR) of 2:1 (for commercial). Either criterion can be used for mixed use projects.

☐ No (continue) ☐ Yes – complete Section 2 of the Special Project Worksheet

Special Project Category "C"

Does the project have ALL of the following characteristics?

- ☐ At least 50% of the project area is within 1/2 mile of an existing or planned transit hub[5] or 100% within a planned Priority Development Area[6];
- ☐ The project is characterized as a non-auto-related use[7]; and
- ☐ Minimum GD of 25 DU per acre (residential) or a FAR of 2:1 (commercial). Either criterion for mixed use.

☐ No ☐ Yes – complete Section 2 of the Special Project Worksheet

[1] And built as part of a municipality's stated objective to preserve/enhance a pedestrian-oriented type of urban design.
[2] Accessory Uses: safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment.
[3] Gross Density (GD) – The total number of residential units divided by the acreage of the entire site area, including land occupied by public right-of-ways, recreational, civic, commercial and other non-residential uses.
[4] Floor Area Ratio (FAR) – The Ratio of the total floor area on all floors of all buildings at a project site (except structures, floors, or floor areas dedicated to parking) to the total project site area.
[5] "Transit hub" is defined as a rail, light rail, or commuter rail station, ferry terminal, or bus transfer station served by three or more bus routes. (A bus stop with no supporting services does not qualify.)
[6] A "planned Priority Development Area" (PDA) is an infill development area formally designated by the Association of Bay Area Government's / Metropolitan Transportation Commission's FOCUS regional planning program.
[7] Category C specifically excludes stand-alone surface parking lots; car dealerships; auto and truck rental facilities with onsite surface storage; fast-food restaurants, banks or pharmacies with drive-through lanes; gas stations; car washes; auto repair and service facilities; or other auto-related project unlikely to fit concept of transit oriented development.

Special Projects Worksheet (continued)

2. LID Treatment Reduction Credit Calculation *(If more than one category applies, choose only one of the applicable categories and fill out the table for that category.)*

Category	Impervious Area Created/Replaced (sq. ft.)	Site Coverage (%)	Project Density or FAR	Density/Criteria	Allowable Credit (%)	Applied Credit (%)
A			N.A.	N.A.	100%	100%
B				Res ≥ 50 DU/ac or FAR ≥ 2:1	50%	
				Res ≥ 75 DU/ac or FAR ≥ 3:1	75%	
				Res ≥ 100 DU/ac or FAR ≥ 4:1	100%	
C				**Location credit (select one)[8]:**		
				Within ¼ mile of transit hub	50%	
				Within ½ mile of transit hub	25%	
				Within a planned PDA	25%	
				Density credit (select one):		
				Res ≥ 30 DU/ac or FAR ≥ 2:1	10%	
				Res ≥ 60 DU/ac or FAR ≥ 4:1	20%	
				Res ≥ 100 DU/ac or FAR ≥ 6:1	30%	
				Parking credit (select one):		
				≤ 10% at-grade surface parking[9]	10%	
				No surface parking	20%	
				TOTAL TOD CREDIT =		100%

3. Narrative Discussion of the Feasibility/Infeasibility of 100% LID Treatment:

If project will implement less than 100% LID, prepare a discussion of the feasibility or infeasibility of 100% LID treatment, as described in Appendix J of the C.3 Technical Guidance (excerpt attached), discussing both technical and economic feasibility/infeasibility. The infeasibility of 100% LID treatment must be established prior to approval of any non-LID treatment.

4. Select Certified Non-LID Treatment Measures:

If the project will include non-LID treatment measures, select a treatment measure certified by a government agency, such as the "Basic" General Use Level Designation (GULD) by the Washington State Department of Ecology's Technical Assessment Protocol – Ecology (TAPE). Guidance is provided in Section Appendix J of the C.3 Technical Guidance (download at www.cleanwaterprogram.com – excerpt attached).[10] If a different certification program is used, specify the design operating rate for which the product received the relevant certification.

Special Projects Worksheet Completed by:

Nicholas Chandler — 9/19/2022
Signature — Date

Nicholas Chandler
Print or Type Name

[8] To qualify for the location credit, at least 50% of the project's site must be located within the ¼ mile or ½ mile radius of an existing or planned transit hub, as defined on page 1, footnote 2. A planned transit hub is a station on the MTC's Regional Transit Expansion Program list, per MTC's Resolution 3434 (revised April 2006), which is a regional priority funding plan for future transit stations in the San Francisco Bay Area. To qualify for the PDA location credit, 100% of the project site must be located within a PDA, as defined on page 1, footnote 3.
[9] The at-grade surface parking must be treated with LID treatment measures.
[10] TAPE certification is used in order to satisfy Special Project's reporting requirements in the MRP.

MRP 2.0 Special Projects Worksheet (continued)

Attachment 1

Excerpts from Appendix J of the C.3 Technical Guidance

J.6 LID Infeasibility Requirement for Special Projects

In order to be considered a Special Project, in addition to documenting that all applicable criteria for one of the above-described Special Project categories have been met, the applicant must provide a narrative discussion of the feasibility or infeasibility of using 100 percent LID treatment onsite, offsite, or at a Regional Project. The narrative discussion is required to address the following:

1. The infeasibility of treating 100% of the amount of runoff identified in Provision C.3.d for the Regulated Project's drainage area with LID treatment measures onsite;
2. The infeasibility of treating 100% of the amount of runoff identified in Provision C.3.d for the Regulated Project's drainage area with LID treatment measures offsite or paying in-lieu fees to treat 100% of the Provision C.3.d runoff with LID treatment measures at an offsite or Regional Project; and
3. The infeasibility of treating 100% of the amount of runoff identified in Provision C.3.d for the Regulated Project's drainage area with some combination of LID treatment measures onsite, offsite, and/or paying in-lieu fees towards at an offsite or Regional Project.

The discussion is required to contain enough technical and/or economic detail to document the basis of any infeasibility that is determined.

J.6.1 On-site LID Treatment

The narrative discussion should describe how the routing of stormwater runoff has been optimized to route as much runoff as possible to LID treatment measures. A discussion should also be provided for each area of the site for which runoff must be treated with non-LID treatment measures, and should include the following:

1. Uses of impervious surfaces that preclude the use of LID treatment; and
2. Technical constraints that preclude the use of any landscaped areas for LID treatment, such as:
   a. Inadequate size to accommodate biotreatment facilities that meet the sizing requirements for the drainage area;
   b. Slopes too steep to terrace;
   c. Proximity to an unstable bank or slope;
   d. Environmental constraints (e.g., landscaped area is within riparian corridor);
   e. High groundwater or shallow bedrock;
   f. Conflict with subsurface utilities;
   g. Cap over polluted soil or groundwater;
   h. Lack of head or routing path to move collected runoff to the landscaped area or from the landscaped area to the disposal point;
   i. Other conflicts or required uses that preclude use for stormwater treatment (explain).

Special Projects Worksheet – Attachment 1 (continued)

J.6.2 Off-site LID Treatment.

The applicant must demonstrate to the municipality performing the project review that it is infeasible to provide LID treatment of an equivalent amount of runoff offsite either by paying in-lieu fees to a regional project or on other property owned by the project proponent in the same watershed (in other words, that alternative compliance, as described in Chapter 9, is infeasible).

Check with the local municipality to determine if there are any regional projects available for alternative compliance purposes (at the time of completion of this Appendix, there were none in Alameda County). These considerations should be documented in the narrative discussion of the feasibility and infeasibility of providing 100% LID treatment.

J.6.3 Combination of On-site and Off-site LID Treatment

The applicant must also demonstrate to the municipality performing the project review that it is infeasible to provide LID treatment of 100% of the amount of runoff specified in Provision C.3.d with some combination of LID measures on-site, offsite, and or paying in-lieu fees to a regional project.

After determining the extent to which stormwater runoff can be optimized to route as much runoff as possible to LID treatment measures, if that amount is less than 100%, and if there are no options to provide LID treatment off-site on a property owned by the project proponent in the same watershed, check with the municipality to determine if there are any regional projects available for alternative compliance purposes for the remainder of the C.3.d amount of runoff. These considerations should be documented in the narrative discussion of the feasibility and infeasibility of providing 100% LID treatment.

J.7 Select Non-LID Treatment Measures Certified by a Government Agency

MRP Provision C.3.e.vi.(3)(i) requires municipalities to report to the Regional Water Board, for each non-LID treatment measure that the municipality approves, "whether the treatment system either meets minimum design criteria published by a government agency or received certification issued by a government agency, and reference the applicable criteria or certification."

For Special Projects that are allowed to use non-LID treatment measures, applicants are advised to use treatment measures that have been certified by the Washington State Department of Ecology's Technical Assessment Protocol – Ecology (TAPE), under General Use Level Designation (GULD) for Basic Treatment.[11] You can identify proprietary media filters and high flow rate tree well filters currently holding this certification at the following link: http://www.ecy.wa.gov/programs/wq/stormwater/newtech/technologies.html.

The municipality may require that any non-LID treatment measures used in a Special Project be TAPE-certified, or the municipality may allow the use of non-LID treatment measures certified by another governmental program.

If the TAPE system is used, treatment measures must be sized based on the hydraulic sizing criteria specified in MRP Provision C.3.d and the design operating rate for which the product received TAPE GULD certification for Basic Treatment. If a different certification program is used, specify the design operating rate for which the product received the relevant certification.

[11] "General Use" is distinguished from a pilot or conditional use designation. "Basic Treatment" is distinguished from treatment effectiveness for phosphorus removal. Basic treatment is intended to achieve 80 percent removal of total suspended solids (TSS) for influent concentrations from 100 mg/L to 200 mg/L TSS and achieve 20 mg/L TSS for less heavily loaded influents.

SPECIAL PROJECT NARRATIVE

SANDIS

9/22/2022
Project #: 622032

City of Berkeley Public Works Department
2180 Milvia St. #3
Berkeley, Ca 94704

RE: California Theater Project
Narrative Discussion of Low Impact Development Feasibility/Infeasibility

To Whom it May Concern,

This report provides a narrative discussion of the feasibility or infeasibility of providing 100 percent low impact development (LID) treatment for 2115 Kittredge St., which has been identified as a potential Special Project, based on Special Project criteria provided in Provision C.3.e.ii of the Municipal Regional Stormwater Permit (MRP). This report is prepared in accordance with the requirement in MRP Provision C.3.e.vi.(2), to include in Special Projects reporting a narrative discussion of the feasibility or infeasibility of 100 percent LID treatment onsite or offsite.

Feasibility/Infeasibility of Onsite LID Treatment

The project site was reviewed with regard to the feasibility and infeasibility of onsite LID treatment. The results of this review showed that it was infeasible to treat 100 percent of the C.3.d amount of runoff with LID treatment. The findings of this review are presented below.

a. **On-site Drainage Conditions.** The project site will be occupied by a 15 story high rise building with two basement levels. The entire site will be contained in one drainage management area which will outfall into one treatment device (ie. media filter). The building's roof will drain via roof drains and get internally piped through the building. Any ground level pavement (which is on-structure) will be captured and routed through the building as well. After treatment through a media filter the stormwater will get pumped up from the basement level, outfall via through-curb drain and daylight into the gutter pan along Kittredge; matching the previous outfall concept.

b. **Constraints to Providing On-site LID.** The drainage management area that is proposed to drain to a vault-based high flow rate media filter includes some areas that are not covered by buildings. However, these areas make up 1% of the property area due to basement levels which take up 99% of the property. This severely precludes the project from accommodating pervious surfaces at grade or other forms of LID treatment. Moreover, due to 2023 Energy Compliance, required usable open space, and mechanical equipment for the building, roof area is extremely limited for green roof treatment.

Feasibility/Infeasibility of Off-Site LID Treatment. The possibility of providing off-site LID treatment was found to be infeasible. The owner does not own or control land within the same watershed of the project site which can accommodate in perpetuity off-site bioretention facilities adequately sized to treat the runoff volume of the primary project. The project team is also unaware of any regional LID stormwater mitigation program available to the project for in-lieu C.3 compliance.

Regards,

SANDIS
Nicholas Chandler, PE
Project Engineer

Nicholas Chandler — Digitally signed by Nicholas Chandler, DN: C=US, E=nchandler@sandis.net, O=Sandis, CN=Nicholas Chandler, Date: 2022.09.22 09:59:16 -07'00'

STORMWATER REQUIREMENTS CHECKLIST

Stormwater Requirements Checklist

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

City of Berkeley
Public Works Dept.
Engineering Division

I. Applicability of C.3 and C.6 Stormwater Requirements

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

I.A.1 Project Name: California Theater Project

I.A.2 Project Address (include cross street): 2115 Kittredge Street, Berkeley CA 94704

I.A.3 Project APN: 57-2030-9 — I.A.4 Project Watershed[1]: Potter and Derby Creeks

I.A.5 Applicant Name: 2115 Kittredge Street, LLC/Christian Cerria c/o Rhoades Planning Group — I.A.6 Date Submitted: 9/19/2022

I.A.7 Applicant Address: 649 Mission Street 5th Floor, San Francisco, CA, 94105

I.A.8 Applicant Phone: (571) 212-1733 — I.A.9 Applicant Email Address: ccerria@gilbaneco.com

I.A.10 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)

I.A.11 Project Description[4]: (Also note any past or future phases of the project.) 15 story, 2 level basement building with apartments and a performing arts space.

I.A.12 Total Area of Site: 0.31 acres — I.A.13 Slope on Site: 1.5%-4.2% %

I.A.14 Total Area of land disturbed during construction (include clearing, grading, excavating and stockpile area 0.31 acres.

I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b?

I.B.1. Enter the amount of impervious surface[5] created and/or replaced by the project (if the total amount is 5,000 sq.ft. or more):

Table of Impervious and Pervious Surfaces

Type 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.)
Roof area(s) – excluding any portion of the roof that is vegetated ("green roof")	10,685	12,559		N/A
Impervious[5] sidewalks, patios, paths, driveways	2,815	866		
Impervious[5] uncovered parking[6]	0			
Streets (public)				
Streets (private)				
Totals:	13,500	13,425		
Area of Existing Impervious Surface to remain in place	75	N/A		
Total New Impervious Surface *(sum of totals for columns b and c)*		13,425		

[1] Watershed 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.

Stormwater Requirements Checklist

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

City of Berkeley
Public Works Dept.
Engineering Division

I. Applicability of C.3 and C.6 Stormwater Requirements

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☑ 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]
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I.A.12 Total Area of Site: 0.31 acres — I.A.13 Slope on Site: 1.5%-4.2% %

I.A.14 Total Area of land disturbed during construction (include clearing, grading, excavating and stockpile area 0.31 acres.

I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b?

I.B.1. Enter the amount of impervious surface[5] created and/or replaced by the project (if the total amount is 5,000 sq.ft. or more):

Table of Impervious and Pervious Surfaces

Type 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.)
Roof area(s) – excluding any portion of the roof that is vegetated ("green roof")	10,685	12,559		N/A
Impervious[5] sidewalks, patios, paths, driveways	2,815	866		
Impervious[5] uncovered parking[6]	0			
Streets (public)				
Streets (private)				
Totals:	13,500	13,425		
Area of Existing Impervious Surface to remain in place	75	N/A		
Total New Impervious Surface *(sum of totals for columns b and c)*		13,425		

[1] Watershed 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.

II. Implementation of Stormwater Requirements

II.A. Complete the appropriate sections for the project. For non-C.3 Regulated Projects, Sections II.B, II.C, and II.D apply. For C.3 Regulated Projects, all sections of Section II apply.

II.B. Select Appropriate Site Design Measures

- *Required for C.3 Regulated Projects.*
- *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 of Site Design Measures a through f.*[8]
- *All other projects are encouraged to implement site design measures, which may be required at municipality discretion.*
- *Consult with municipal staff about requirements for your project.*

II.B.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.	
☐	☑	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)	

[8] See MRP Provision C.3.a.ii(6) for non-C.3 Regulated Projects, C.3.i for projects that create/replace 2,500 to 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.

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

ENTITLEMENT

SANDIS

PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 01/12/23

STORMWATER SUPPLEMENTAL FORMS

C302

STORMWATER REQUIREMENTS CHECKLIST

II.C. Select appropriate source controls *(Applies to C.3 Regulated Projects; encouraged for other projects. Consult municipal staff.[8])*

Are these features in project? Yes	No	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	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[10] [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 [11]	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] See MRP Provision C.3.a.i(7) for non-C.3 Regulated Projects and Provision C.3.c.i(1) for C.3 Regulated Projects.
[10] Any connection to the sanitary sewer system is subject to sanitary district approval.
[11] Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

II.D. Implement Construction Best Management Practices (BMPs) *(Applies to all projects – see Provision C.6 for more details.)*

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.

PROJECTS THAT ARE NOT C.3 REGULATED PROJECTS STOP HERE!

II.E. Biotreatment, Infiltration and Rain Water Harvesting and Use.

MRP 2.0 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.

II.F. Stormwater Treatment Measures (Applies to C.3 Regulated Projects)

II.F.1 Check the applicable box and indicate the treatment measures to be included in the project.

Yes	No	
☑	☐	Is the project a Special Project? (See Appendix K of the C.3 Technical Guidance for criteria.) If Yes, complete the Special Projects Worksheet (go to the program website at: www.cleanwaterprogram.org and click on "Resources") 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* — % of C.3.d amount of runoff treated ☑ Media filter — Flow based approach (2.c) — 100% ☐ Tree well filter
☐	☑	Is the project using biotreatment to treat the C.3.d amount of runoff? For more information on infiltration and rainwater harvesting and use of stormwater, refer to the C3 Technical Guidance downloadable at the program website: www.cleanwaterprogram.org If Yes, indicate the biotreatment measures to be used, and the hydraulic sizing method: Biotreatment Measures — Hydraulic sizing method* ☐ Bioretention area ☐ Flow-through planter ☐ Other (specify):
☐	☑	Is the project using infiltration or rainwater harvesting/use? For more information on infiltration and rainwater harvesting and use of stormwater, refer to the C3 Technical Guidance downloadable at the program website: www.cleanwaterprogram.org If Yes, indicate the measures to be used, and hydraulic sizing method: LID Treatment Measure (non-biotreatment) — Hydraulic sizing method* ☐ Rainwater harvesting and use ☐ Bioinfiltration[12] ☐ Infiltration trench ☐ Other (specify):

***Hydraulic Sizing Method:** 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 5.1 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.

[12] See Section 6.1 of the C.3 Technical Guidance for conditions in which bioretention areas provide bioinfiltration.

II.G. Is the project a Hydromodification Management[13] (HM) Project? (Complete this section for C.3 Regulated Projects)

II.G.1 Does the project create and/or replace 1 acre (43,560 sq. ft.) or more of impervious surface? (Refer to Item I.B.1.)
☐ Yes. *Continue to Item II.G.2.*
☑ No. *The project is NOT required to incorporate HM measures. Skip to Item II.G.6 and check "No."*

II.G.2 Is the total impervious area increased over the pre-project condition? (Refer to Item I.B.1.)
☐ Yes. *Continue to Item II.G.3.*
☐ No. *The project is NOT required to incorporate HM measures. Skip to Item II.G.6 and check "No."*

II.G.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 in Appendix I of the C.3 Technical Guidance.)*
☐ Yes. *Project is exempt from HM requirements. Attach map indicating project location. Skip to II.G.6 and check "No".*
☐ No. *Continue to II.G.4.*

II.G.4 Is the site located in a high slope zone or special consideration watershed, as shown on the HMP Susceptibility Map?
☐ Yes. *Project is subject to HM requirements. Attach map indicating project location. Skip to II.G.6 and check "Yes."*
☐ No. *Continue to II.G.5.*

II.G.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?
☐ Yes. *Project is exempt from HM requirements. Attach signed statement by qualified professional. Go to II.G.6 and check "No."*
☐ No. *Project is subject to HM requirements. Attach map indicating project location. Go to Item G.6 and check "Yes."*

II.G.6 Is the project a Hydromodification Management Project?
☐ Yes. *The project is subject to HM requirements in Provision C.3.g of the Municipal Regional Stormwater Permit.*
☑ No. *The project is EXEMPT from HM requirements.*
☐ HM requirements are impracticable. *(Attach documentation needed to comply with the impracticability provision in MRP Attachment B.)*

➢ *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 www.bayareahydrologymodel.org. Guidance is provided in Chapter 7 of the C.3 Technical Guidance.*

II.H Stormwater Treatment Measure and/HM Control Owner or Operator's Information:

Name: Christian Cerria
Address: 649 Mission Street 5th Floor, San Francisco, CA, 94105
Phone: (571) 212-1733 Email: ccerria@gilbaneco.com

➢ *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 the form: Christian Cerria

Signature:_____ Date: 9/22/2022

[13] Hydromodification is the modification of a stream's hydrograph, caused in general by increases in flows and durations that result when land is developed (made more impervious). The effects of hydromodification include, but are not limited to, increased bed and bank erosion, loss of habitat, increased sediment transport and deposition, and increased flooding. Hydromodification management control measures are designed to reduce these effects.

III. For Completion By Municipal Staff

III.1 Alternative Certification: 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?
☐ Yes ☐ No Name of Reviewer_____

III.2. Confirm Operations and Maintenance (O&M) Submittal:

The following questions apply to C.3 Regulated Projects and Hydromodification Management Projects.

	Yes	No	N/A
III.2.a Was maintenance plan submitted?	☐	☐	☐
III.2.b Was maintenance plan approved?	☐	☐	☐
III.2.c Was maintenance agreement submitted? (Date executed:_____)	☐	☐	☐

➢ *Attach the executed maintenance agreement as an appendix to this checklist.*

III.3 Incorporate HM Controls (if required)

Are the applicable items for HM compliance included in the plan submittal?

Yes	No	NA	Documentation for HM Compliance
☐	☐	☐	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.*

III.4 Annual Operations and Maintenance (O&M) Submittals:

For C.3 Regulated Projects and Hydromodification Management Projects, indicate the dates on which the Applicant submitted annual reports for project O&M: _____

III.5 Comments:

III.6 Notes:
Section I Notes:_____
Section II Notes:_____
Section III Notes:_____

III.7 Project Close-Out:

III.7.a Were final Conditions of Approval met? ☐ ☐

III.7.b	Was initial inspection of the completed treatment/HM measure(s) conducted? (Date of inspection:_____)	☐	☐ ☐
III.7.c	Was maintenance plan submitted? (Date executed:_____)	☐	☐ ☐
III.7.d	Was project information provided to staff responsible for O&M verification inspections? (Date provided to inspection staff:_____)	☐	☐ ☐

Name of staff confirming project is closed out:_____

Signature:_____ Date:_____

Name of O&M staff receiving information:_____

Signature:_____ Date:_____

Appendices
Appendix A: O&M Agreement
Appendix B: O&M Annual Report Form

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2115 KITTREDGE ST
2115 KITTREDGE ST
BERKELEY, CA

ENTITLEMENT

SANDIS

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01
ISSUE DATE: 01/12/23

STORMWATER SUPPLEMENTAL FORMS

C303

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Bay-Friendly Basics Landscape Checklist

This Bay-Friendly Basics Checklist is for all new construction and renovation of landscapes that are 2,500 square feet of irrigated area or greater and require a permit. The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is considered a minimum set of practices to improve the environmental performance of the landscape. Projects are recommended to to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, check "N/A" and make a note of why the measure does not apply to the project (attach additional sheets if necessary). For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit: www.BayFriendly.org

Project: 2115 Kittredge Street
Address: Berkeley, CA **Date:** 9/23/22

Earthwork & Soil Health

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**1. Mulch** **Requirement** All soil on site is protected with a minimum of 3 inches of mulch after construction. **Recomendation** Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.1; *Bay-Friendly Guide to Mulch*, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable).	See L2.00 for SF of planting areas and CY of mulch. Remaining information to be submitted during construction.
☑	☐	☐	**2. Amend the Soil with Compost Before Planting** **Requirement** Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • Submit+H35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette,* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	Soil analysis to be submitted with building permit application.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			Materials		
☑	☐	☐	**3. Reduce and Recycle Landscape Construction Waste** **Requirement** Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. **Reference:** StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org.	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org. • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).	Percent diversion to be included in project specifications.
			Planting		
☑	☐	☐	**4. Choose & Locate Plants to Grow to Natural Size** **Requirement** Species will be selected and plants spaced to allow them to grow to their natural size and shape . Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into thier planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. **Reference** *Bay-Friendly Landscape Guidelines*, Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin,Carol, David Fross and Bart OBrien, *California Native Plants for the Garden*; East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates*; Sunset,*Western Garden Book*.	• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Signed statement to be provided upon completion of construction.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**5. Do Not Plant Invasive Plant Species** **Requirement** None of the plant species listed by CAL-IPC's Don't Plant a Pest as invasive in the San-Francisco, Bay Area are included in the planting plan. **Definition** An invasive speices is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likeley to cause economic or environmental harm or harm to human health. Federal Executive Order 1311. **Reference** Bay-Friendly Landscape Guielines, Practice 2.1d; Don't Plant A Pestbrochures for trees and plants available at www.cal-ipc.org; www.cal-ipc.org/ip/inventory/weedlist.php.	• Compare the complete list of plants in the plant palette to the Cal-IPC list of plants that are invasive to the San Francisco Bay-Area. • Submit the complete plant palette. • Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species.	Signed statement to be provided upon completion of construction.
☑	☐	☐	**6. Grow drought tolerant CA native, Mediterranean or climate adapted plants** **Requirement** A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a published plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately. **Recommendation** California native or Mediterranean species are strongly recommended. **Reference** *Bay-Friendly Landscape Guidelines* Practice 4.2; www.owue.water.ca.gov/docs/wucols00.pdf.	• Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (download a Bay-Friendly plant legend template to facilitate this process at www.BayFriendly.org). • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Bay Friendly plant legend is included in drawing set. Signed statement to be provided upon completion of construction.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☐	☐	☑	**7. Minimize the lawn** **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere*.	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	No turf included in project.
			Irrigation		
☑	☐	☐	**8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting)** that Includes a Moisture &/or Rain Sensor Shutoff **Requirement** Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.	See sheet L3.04 Signed statement to be provided upon completion of construction.
☑	☐	☐	**9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide** **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	See sheet L3.04 Signed statement to be provided upon completion of construction.

Bay-Friendly Basics: Bay-Friendly Basics represents the 9 required practices in the Bay-Friendly Landscape Scorecard. Landscapes that achieve the Bay-Friendly Basics will achieve significant environmental benefits for the project and community as well as taking the first step toward becoming a Bay-Friendly Rated Landscape. If a project is interested in seeking to qualify as a Bay-Friendly Rated Landscape, it must also earn a minimum of 60 points on the Bay-Friendly Landscape Scorecard and be evaluated by a qualified Bay-Friendly Rater. Please visit www.BayFriendlyCoalition.org to learn more about taking this next step in sustainability. The Bay-Friendly Basics is not a substitute for exercising sound judgment in particular circumstances. Rather, the Bay-Friendly Basics is designed to help local governments raise the minimum environmental requirements for landscape projects that require a permit.

This checklist works well with the Small Commercial Green Building Checklist available at www.stopwaste.org/smallcommercial.

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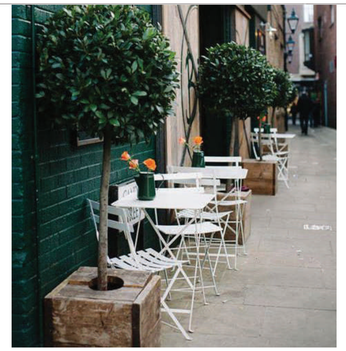
CAL GREEN CHECKLIST

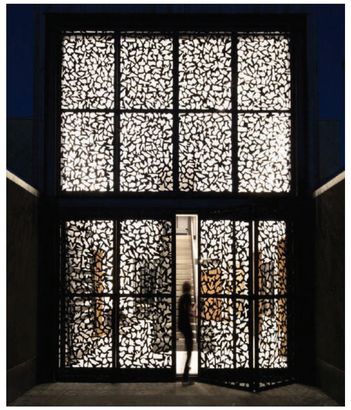
L100

MURAL

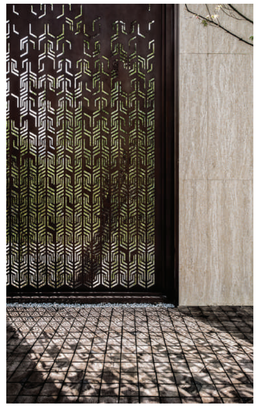
FESTOON LIGHTING



BISTRO TABLES AND BOX TREES



DOUBLE HEIGHT BACKLIT STEEL GATE



STREET SIDE PLANTINGS

COLORED CONCRETE WITH
DECORATIVE SCORING AND SILICA CARBIDE

OPEN SPACE: 1,115 SQUARE FEET

NOTES:

MAX. 2% CROSS SLOPE AT ALL PAVED AREAS.

CONCRETE PAVEMENT SLOPED TOWARD PLANTED AREAS WHERE POSSIBLE.

N

SCALE 1/8"=1'-0"

0 4 8 12

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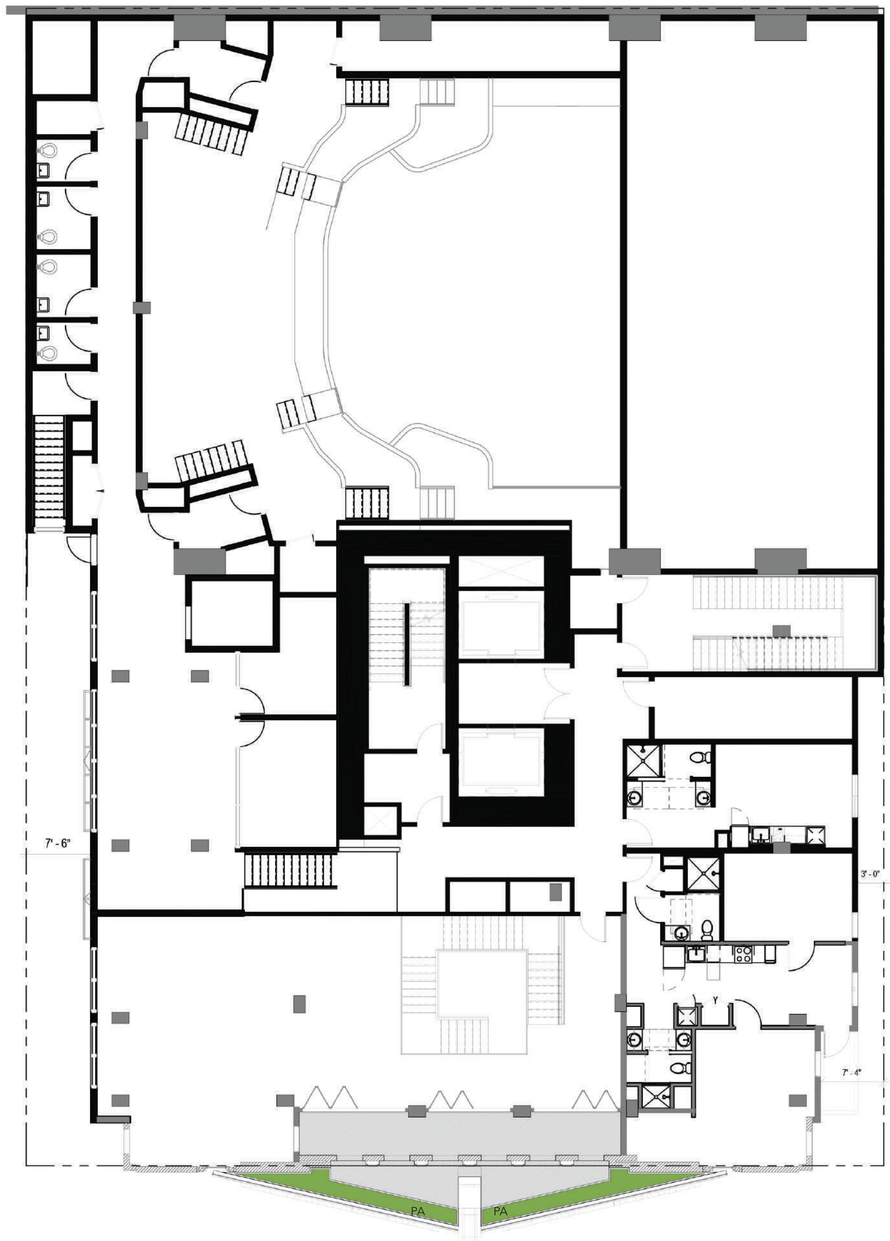
GROUND FLOOR PLANS

L101



OPEN SPACE: 225 SQUARE FEET

N

SCALE 1/8"=1'-0"

0 4 8 12

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2ND FLOOR PLANS

L102

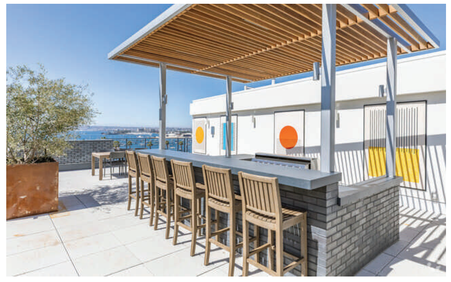
HIIT

CROSSFIT

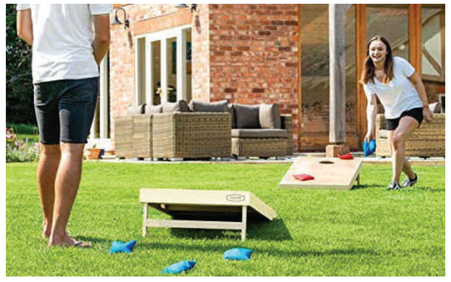
PING PONG TABLE

FOOS BALL

FIRE PIT



KITCHEN ISLAND



CORNHOLE

OPEN SPACE: 3,848 SQUARE FEET

N

SCALE 1/8"=1'-0"

0 4 8 12

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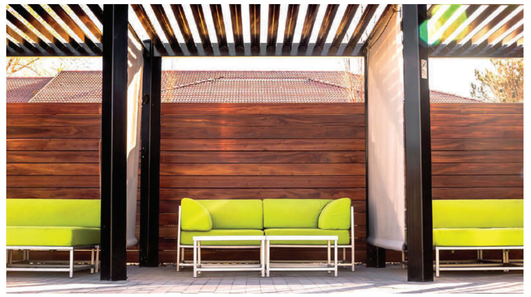
15TH FLOOR PLANS

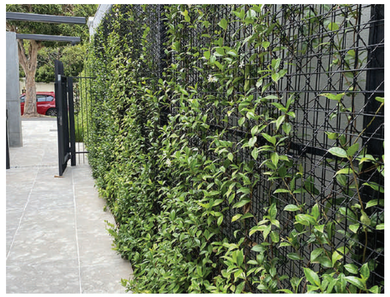
L103

OPEN SPACE: 2,688 SQUARE FEET

POOL WITH VIEW



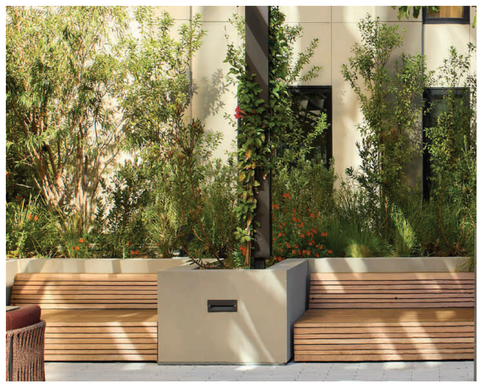
SHADED LOUNGE AREAS



VINE WALL

HAMMOCKS

MOVEABLE SEATING



OVERSIZED AMPHITHEATER LOUNGE CHAIRS

N

SCALE 1/8"=1'-0"

0 4 8 12

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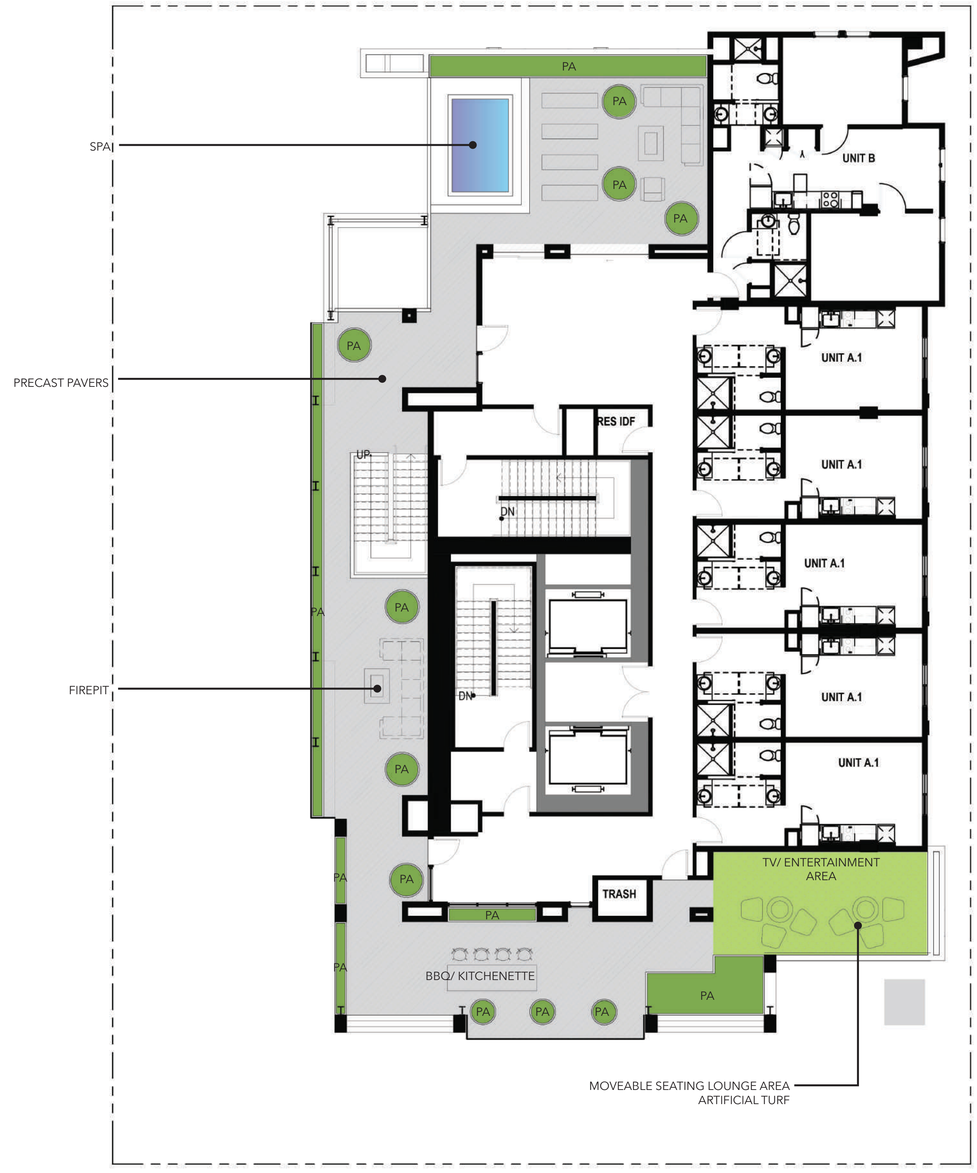
16TH FLOOR PLANS

L104



POOL WITH VIEW

TV/ ENTERTAINMENT AREA

MOVEABLE SEATING

FIRE PIT

OPEN SPACE: 2,649 SQUARE FEET

N

SCALE 1/8"=1'-0"

0 4 8 12

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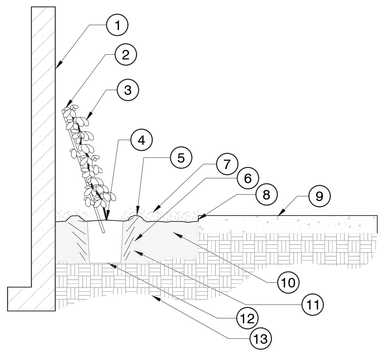
17TH FLOOR PLANS

L105



1. FACE OF WALL OR BUILDING.
2. LEAN NURSERY STAKE AGAINST THE WALL. STAKE TO BE REMOVED AT THE END OF THE MAINTENANCE (WARRANTY) PERIOD AFTER THE VINE HAS ATTACHED TO THE WALL.
3. VINE.
4. ROOT BALL.
5. 4" X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
6. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
7. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON THE TOP OF THE ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
8. FINISHED GRADE.
9. PAVEMENT.
10. MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
11. LOOSENED SOIL DIG AND TURN THE SOIL TO REDUCE THE COMPACT TO THE AREA AND DEPTH SHOWN.
12. ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
13. EXISTING SOIL.

NOTES:
1- VINES SHALL BE OF QUALITY AS PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3 VINE - MODIFIED SOIL

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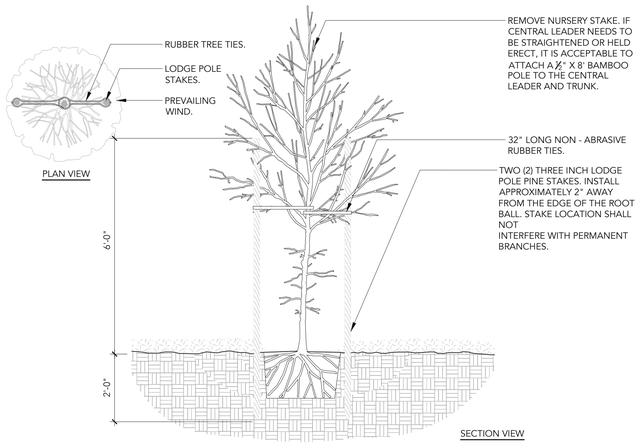
1/2" = 1'-0"

FX-PL-FX-SHRB-06



2 TREE STAKING - LODGE POLES (2)

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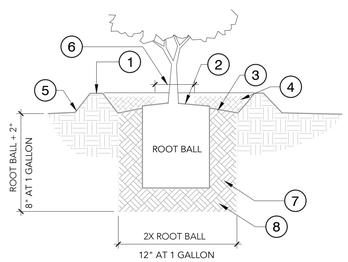
OPEN SOURCE FREE TO USE

1/2" = 1'-0"

FX-PL-FX-TREE-23



1. 4" HIGH WATER WELL.
2. SET ROOT BALL CROWN 1" HIGHER THAN SURROUNDING FINISHED GRADE.
3. SLOPE FINISHED GRADE AT BACKFILL AWAY FROM ROOT BALL.
4. MULCH TO 2" DEPTH AT WATER WELL.
5. FINISHED GRADE.
6. KEEP MULCH FREE FROM A 6" RADIUS AT THE PLANT TRUNK.
7. BACKFILL WITH NATIVE SOILD WITHOUT ANY SOIL AMENDMENT.
8. NATIVE SOIL MIX FIRMLY COMPACTED.

1 SHRUB PLANTING

1" = 1'-0"

FX-PL-FX-SHRB-09

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL.	26
	UMB CAL	UMBELLULARIA CALIFORNICA	BAY LAUREL	---	12
VINE/ESPALIER	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CLY CAL	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	5 GAL.	4
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	IRI IRI	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL.	56 SF
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	40
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	1 GAL.	8
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS `YANKEE POINT`	YANKEE POINT CARMEL CREEPER	1 GAL.	55
	EPI HUM	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL.	13
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	87
	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	147
	HOR CAL	HORDEUM BRACHYANTHERUM CALIFORNICUM	CALIFORNIA MEADOW BARLEY	1 GAL.	75
	LUP ARB	LUPINUS ARBOREUS	YELLOW TREE LUPINE	1 GAL.	30
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	40
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	66
MEDIUM GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	---	80 SF
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	LON HO5	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	1 GAL.	5

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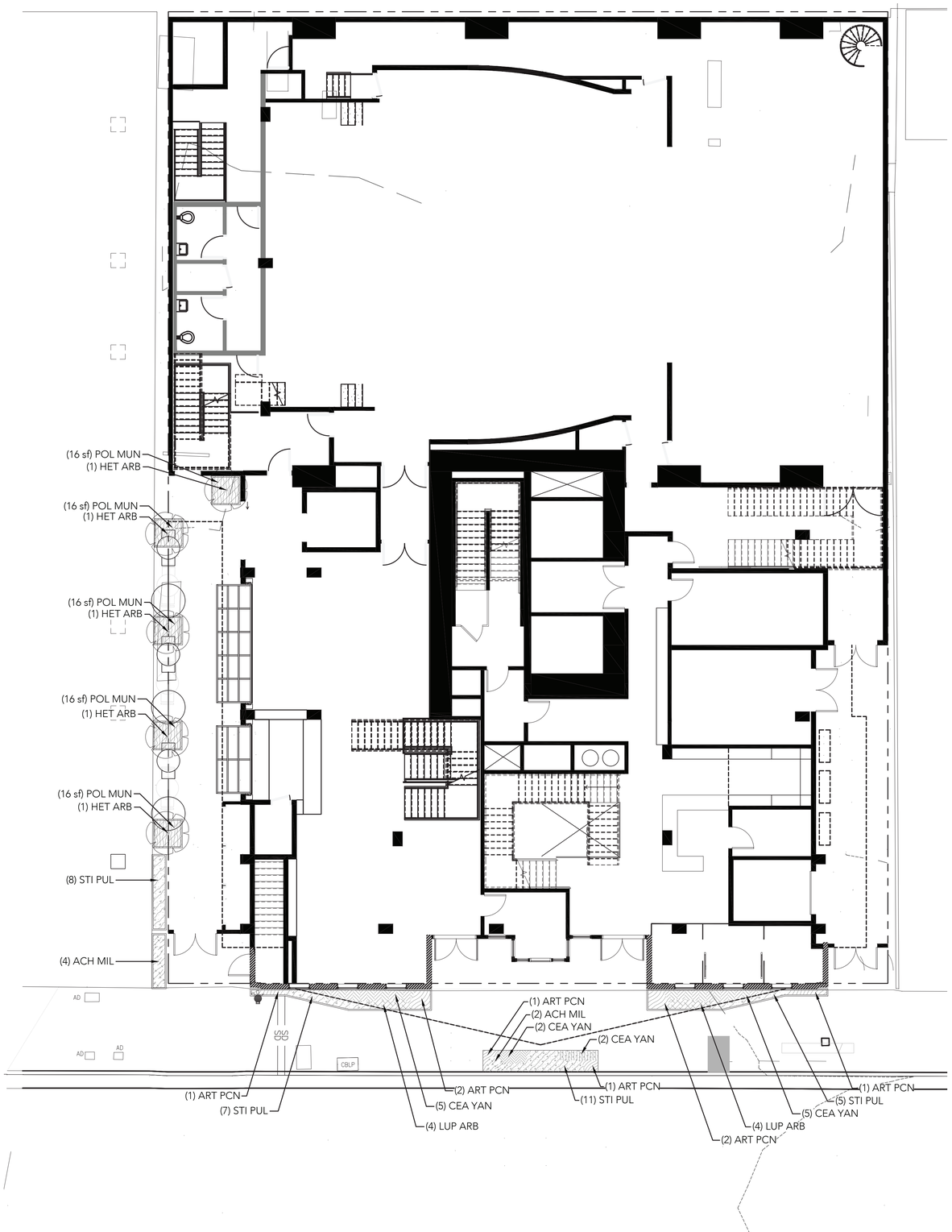
PLANTING SCHEDULE

L200



TOYON

CEANOTHUS GRISEUS 'YANKEE POINT'

ACHILLEA MILLEFOLIUM

ARTEMESIA PYCNOCEPHALA

EPILOBIUM CANUM

POLYSTICHUM MUNITUM

STIPA PULCHRA

SALVIA SPATHACEA

LUPINUS ARBOREUS

*Location/feasibility of street trees to be confirmed by Public Works

PLANT SCHEDULE GROUND FLOOR

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL.	5
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	6
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	1 GAL.	8
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS `YANKEE POINT`	YANKEE POINT CARMEL CREEPER	1 GAL.	14
	LUP ARB	LUPINUS ARBOREUS	YELLOW TREE LUPINE	1 GAL.	8
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	31
MEDIUM GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	---	80 SF

N

SCALE 1/8"=1'-0"

0 4 8 12

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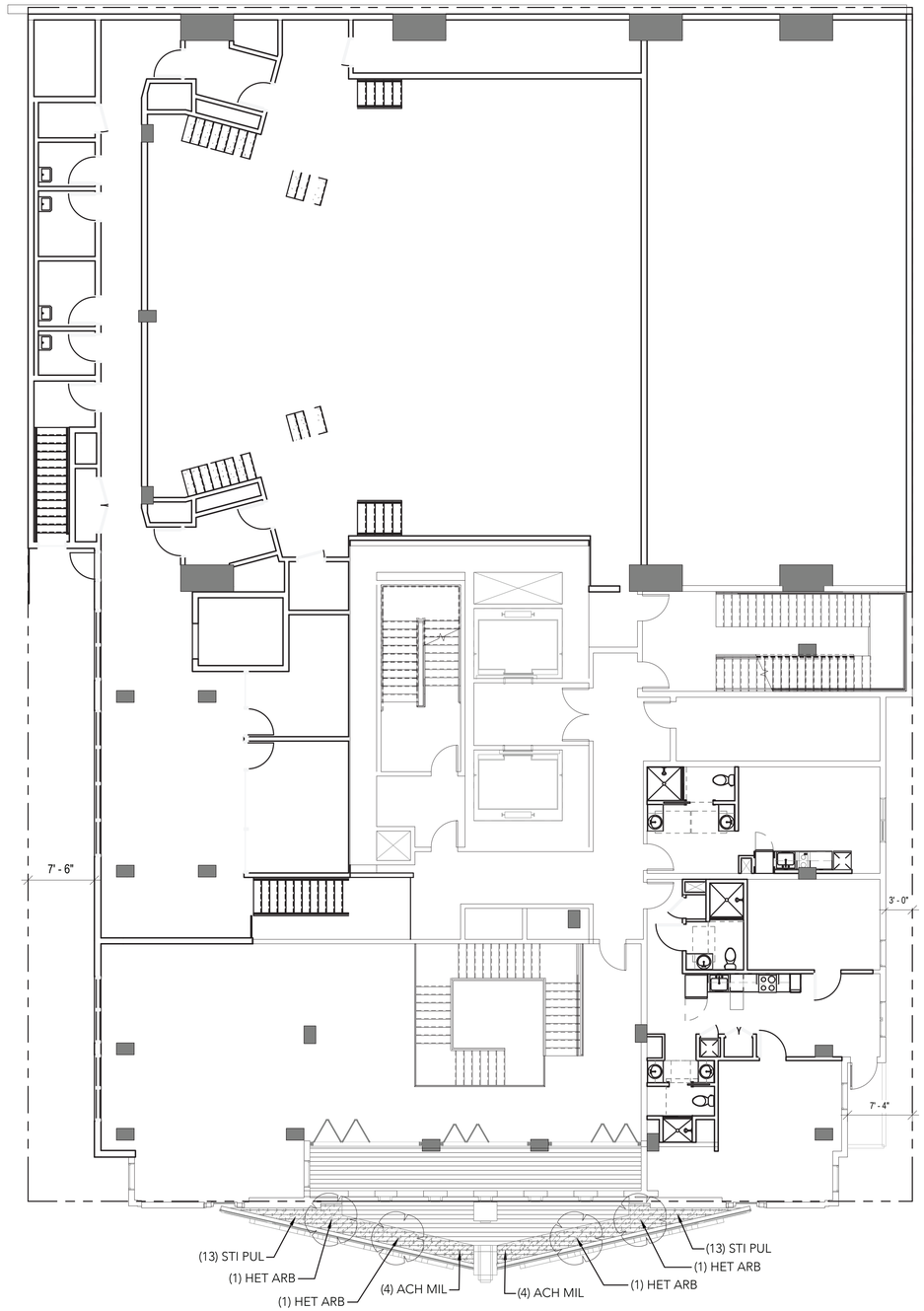
GROUND FLOOR PLANTING PLAN

L201



TOYON

COMMON YARROW

PURPLE NEEDLEGRASS

PLANT SCHEDULE SECOND FLOOR					
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL.	4
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	8
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	26

N

SCALE 1/8"=1'-0"

0 4 8 12

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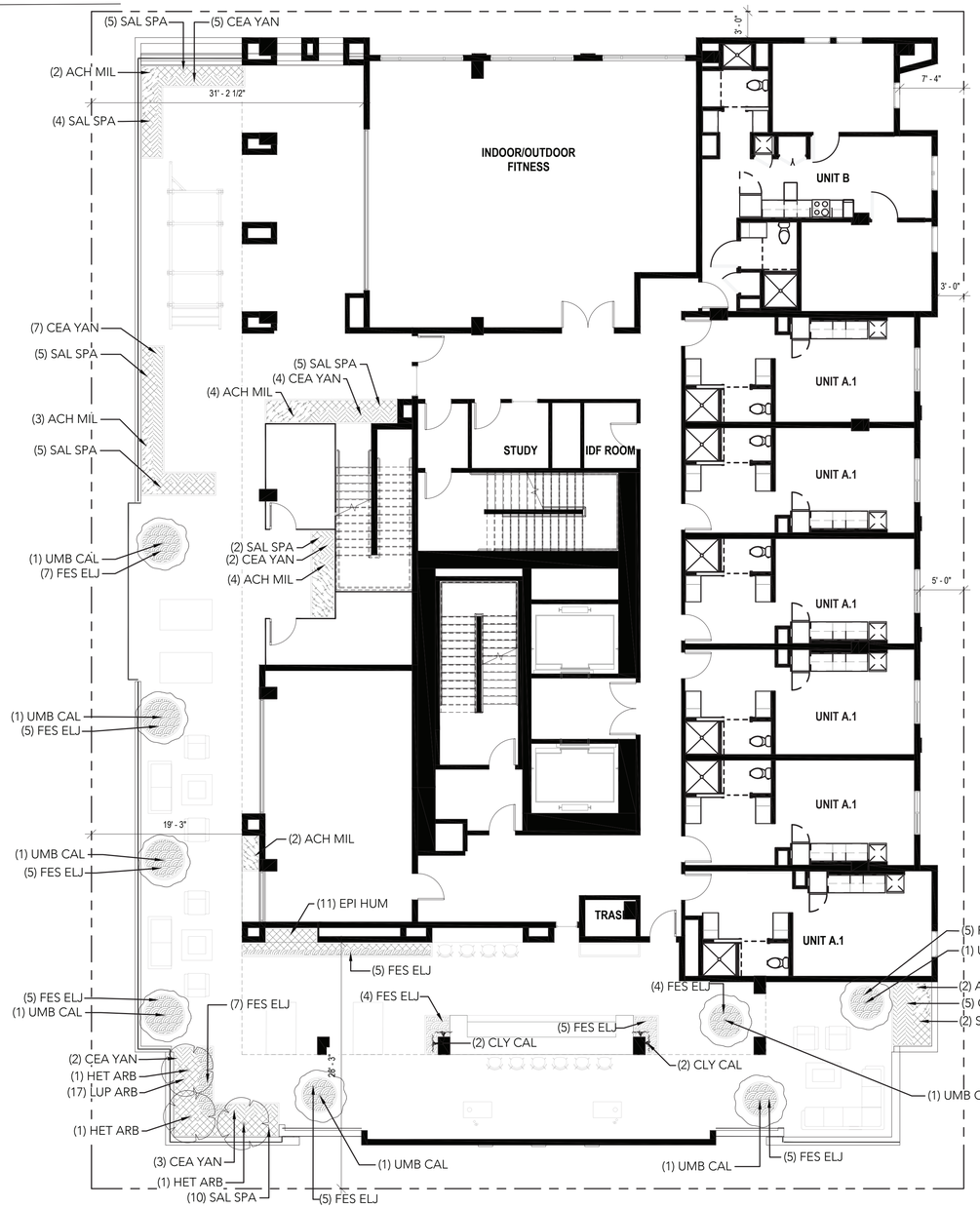
2ND FLOOR PLANTING PLAN

L202



TOYON

CALIFORNIA LAUREL

YANKEE PT. CEANOTHUS

CALIFORNIA FUSCHSIA

YELLOW TREE LUPINE

COMMON YARROW

BLUE FESCUE

PURPLE NEEDLEGRASS

PLANT SCHEDULE FIFTEENTH

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL.	3
	UMB CAL	UMBELLULARIA CALIFORNICA	BAY LAUREL	---	8
VINE/ESPALIER	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CLY CAL	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	5 GAL.	4
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	17
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	1 GAL.	27
	EPI HUM	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL.	11
	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	70
	LUP ARB	LUPINUS ARBOREUS	YELLOW TREE LUPINE	1 GAL.	11
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	40

N

SCALE 1/8"=1'-0"

0 4 8 12

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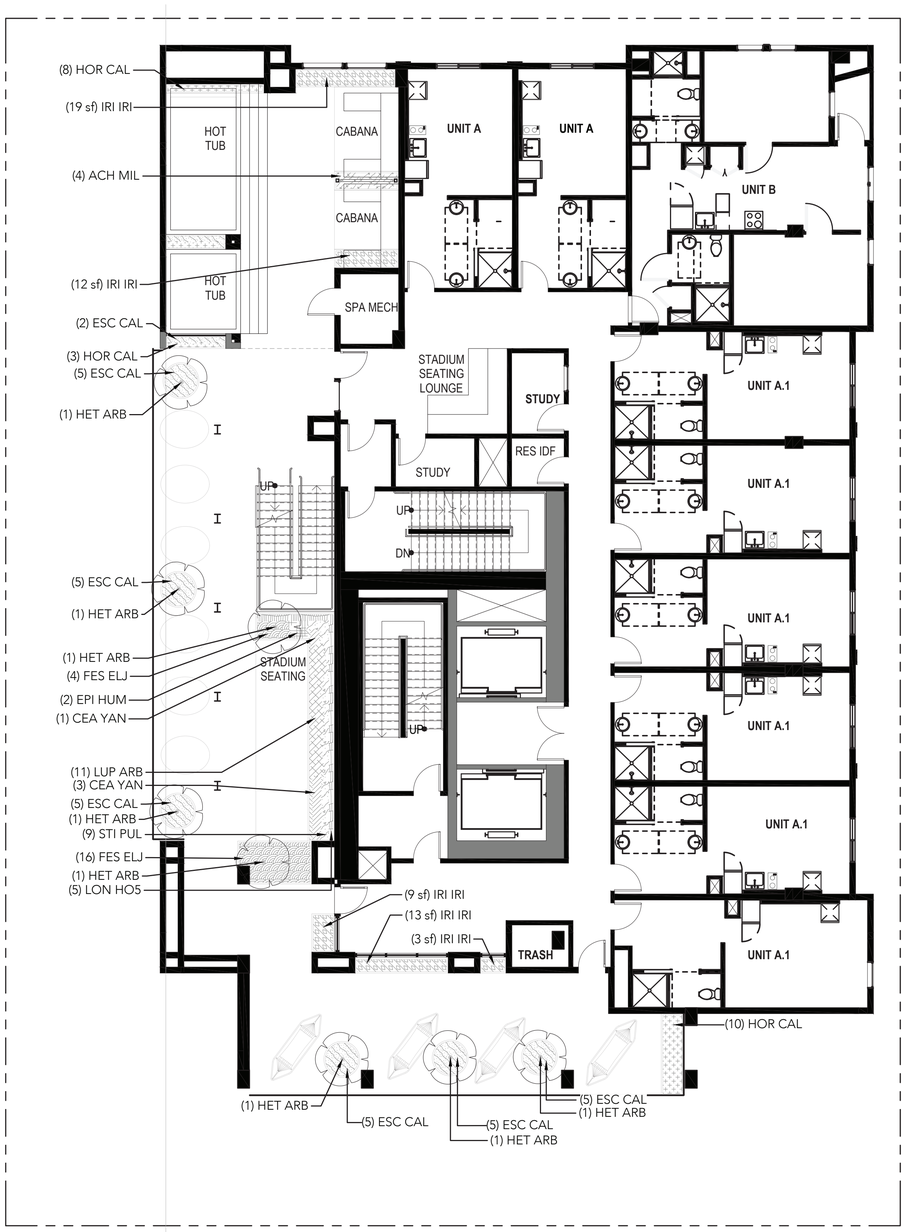
15TH FLOOR PLANTING PLAN

L203



TOYON

YANKEE PT. CEANOTHUS

CALIFORNIA FUSCHSIA

YELLOW TREE LUPINE

COMMON YARROW

BLUE FESCUE

MEADOW BARLEY

PLANT SCHEDULE SIXTEENTH

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL.	8
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	IRI IRI	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL.	56 SF
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	4
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS `YANKEE POINT`	YANKEE POINT CARMEL CREEPER	1 GAL.	4
	EPI HUM	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL.	2
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	35
	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	20
	HOR CAL	HORDEUM BRACHYANTHERUM CALIFORNICUM	CALIFORNIA MEADOW BARLEY	1 GAL.	36
	LUP ARB	LUPINUS ARBOREUS	YELLOW TREE LUPINE	1 GAL.	11
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	9
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	LON HO5	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	1 GAL.	5

N

SCALE 1/8"=1'-0"

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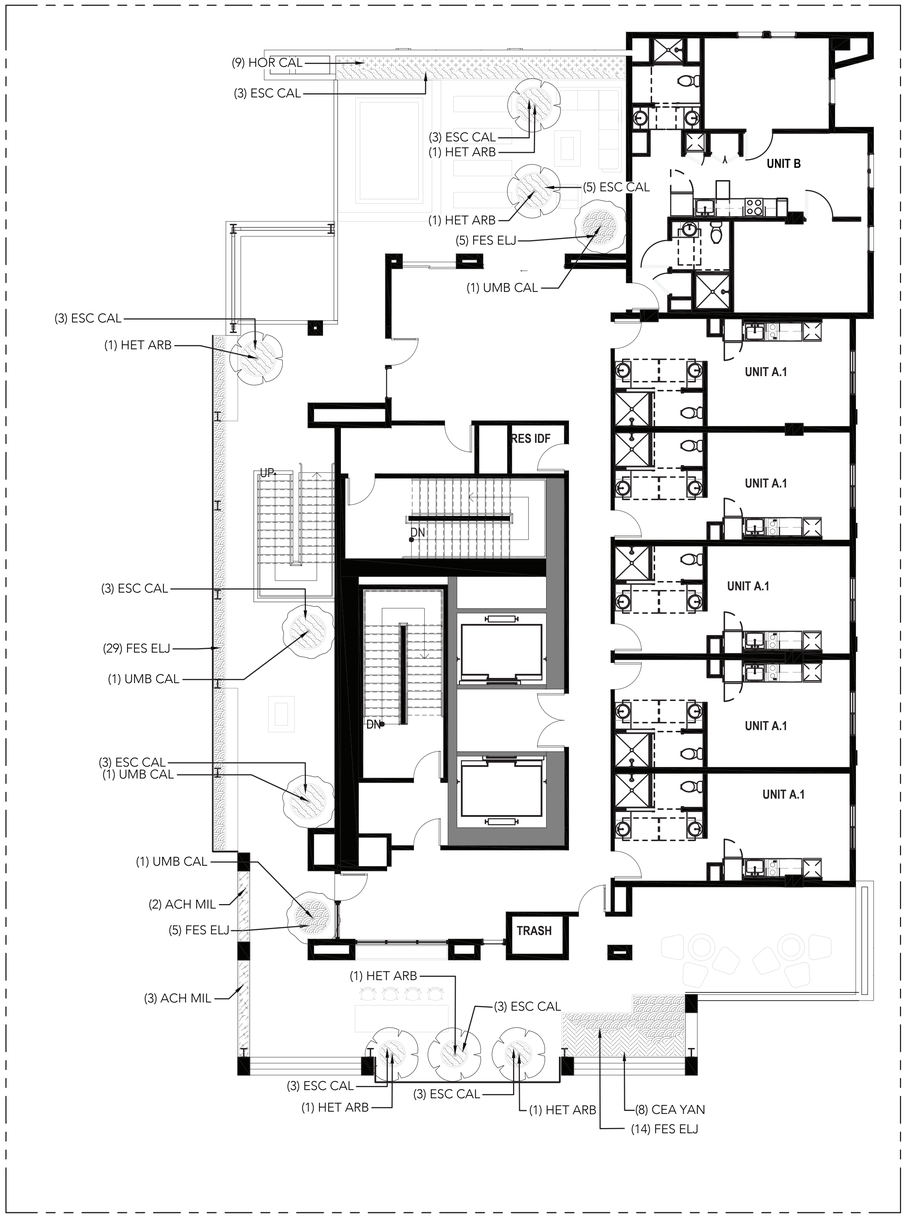
16TH FLOOR PLANTING PLAN

L204



TOYON

CALIFORNIA LAUREL

YANKEE PT. CEANOTHUS

MEADOW BARLEY

CALIFORNIA POPPY

PURPLE NEEDLEGRASS

BLUE FESCUE

PLANT SCHEDULE 17TH FLOOR

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL.	6
	UMB CAL	UMBELLULARIA CALIFORNICA	BAY LAUREL	---	4
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	5
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	1 GAL.	10
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	52
	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	57
	HOR CAL	HORDEUM BRACHYANTHERUM CALIFORNICUM	CALIFORNIA MEADOW BARLEY	1 GAL.	39

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SCALE 1/8"=1'-0"

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17TH FLOOR PLANTING PLAN

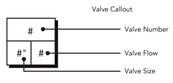
L205

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
V	BUBBLER	23	10

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD LFV-100 1" 1" LOW FLOW DV VALVE	34
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-18 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	1,375 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 100-HV-MB 1" ELECTRIC REMOTE CONTROL VALVE 1" WITH MALE X BARB CONFIGURATION.	14
HB	HOSE BIBB	1
M	HUNTER IBV 1" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1
BF	NETAFIM 61BFG3G 3" NETAFIM BACKFLUSH VALVE SIZE 3". 16", 20", AND 24" EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS.	1
C	RAIN BIRD ESP-LXD 50 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1
RG	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
POC	POINT OF CONNECTION	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	123.5 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	384.2 L.F.
	PIPE SLEEVE: PVC CLASS 200 SDR 21	169.7 L.F.



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:	2023.03.03
Project Name:	KITTREDGE - BERKELEY
Project Contact:	KAZUMITSU KAJIHARA
Project Contact Email:	kaij@groundworksoffice.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	39.6	0.45	241	1,595	**20,877**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	39.6	-	241	**5,917**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Difference between MAWA and ETWU **14,960** **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	Ground Lvl	Drip	158		0.81	0
	2	Second Lvl	Drip	81		0.81	0
	3	15th Lvl	Drip	410		0.81	-
	4	16th Lvl	Drip	290		0.81	0
	5	17th Lvl	Drip	334		0.81	0
	6	Alley Ferns	Bubbler	80		0.81	0
	Landscape area (not including SLA)			**1,354**			**-**

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool	241	1.0	241
	Total SLA	**241**		**0**

Total Landscape Area (including SLA) from ETWU Calculation **1,595** **Error: Value does not match Total Landscape Area in MAWA calculation.**

FOR SCHEMATIC PRICING PURPOSES ONLY, DESIGN AND CONSTRUCTION TO BE PROVIDED BY LICENSED IRRIGATION SPECIALIST

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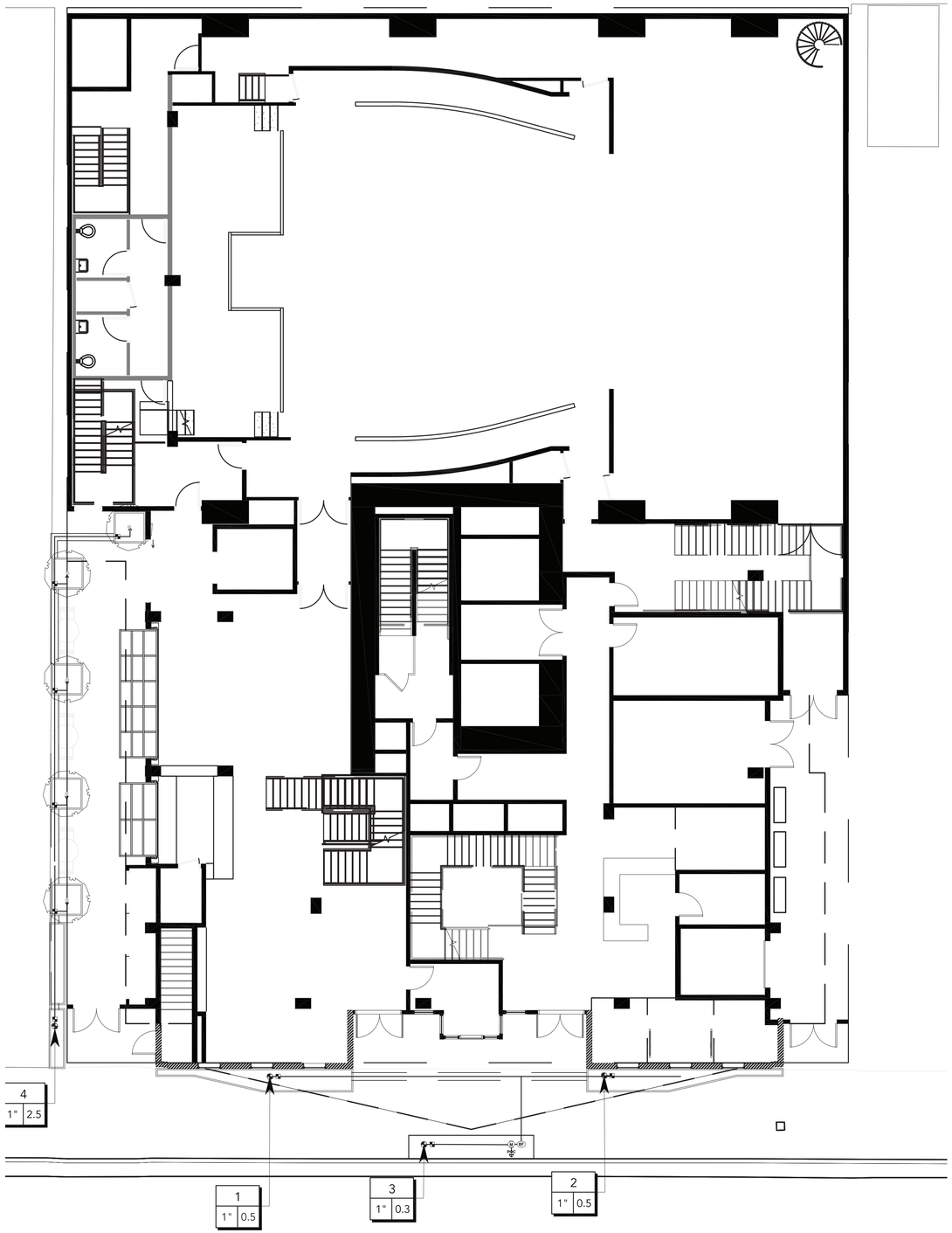
IRRIGATION SCHEDULE AND CALCULATIONS

L300



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
V	BUBBLER	23	10

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 100-HV-MB 1" ELECTRIC REMOTE CONTROL VALVE 1" WITH MALE X BARB CONFIGURATION.	14
HB	HOSE BIBB	1
M	HUNTER IBV 1" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1
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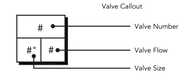
RG	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
POC	POINT OF CONNECTION	1

	IRRIGATION MAINLINE: PVC SCHEDULE 40	123.5 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	384.2 L.F.
	PIPE SLEEVE: PVC CLASS 200 SDR 21	169.7 L.F.

Valve Callout



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SCALE 1/8"=1'-0"

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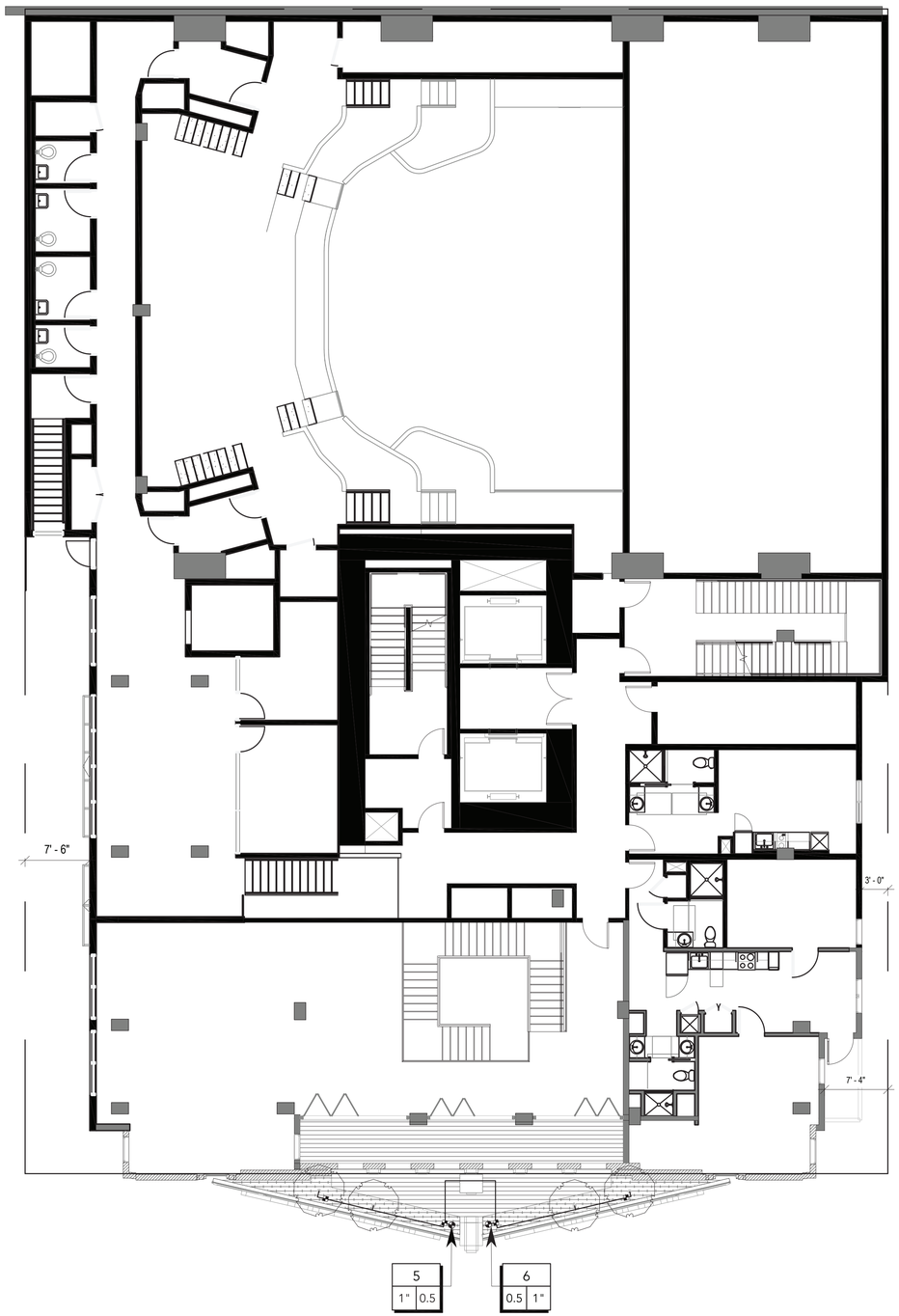
GROUND FLOOR IRRIGATION PLANS

L301



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
V	BUBBLER	23	10

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
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M	HUNTER IBV 1" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1
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RG	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
POC	POINT OF CONNECTION	1

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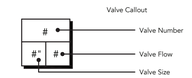

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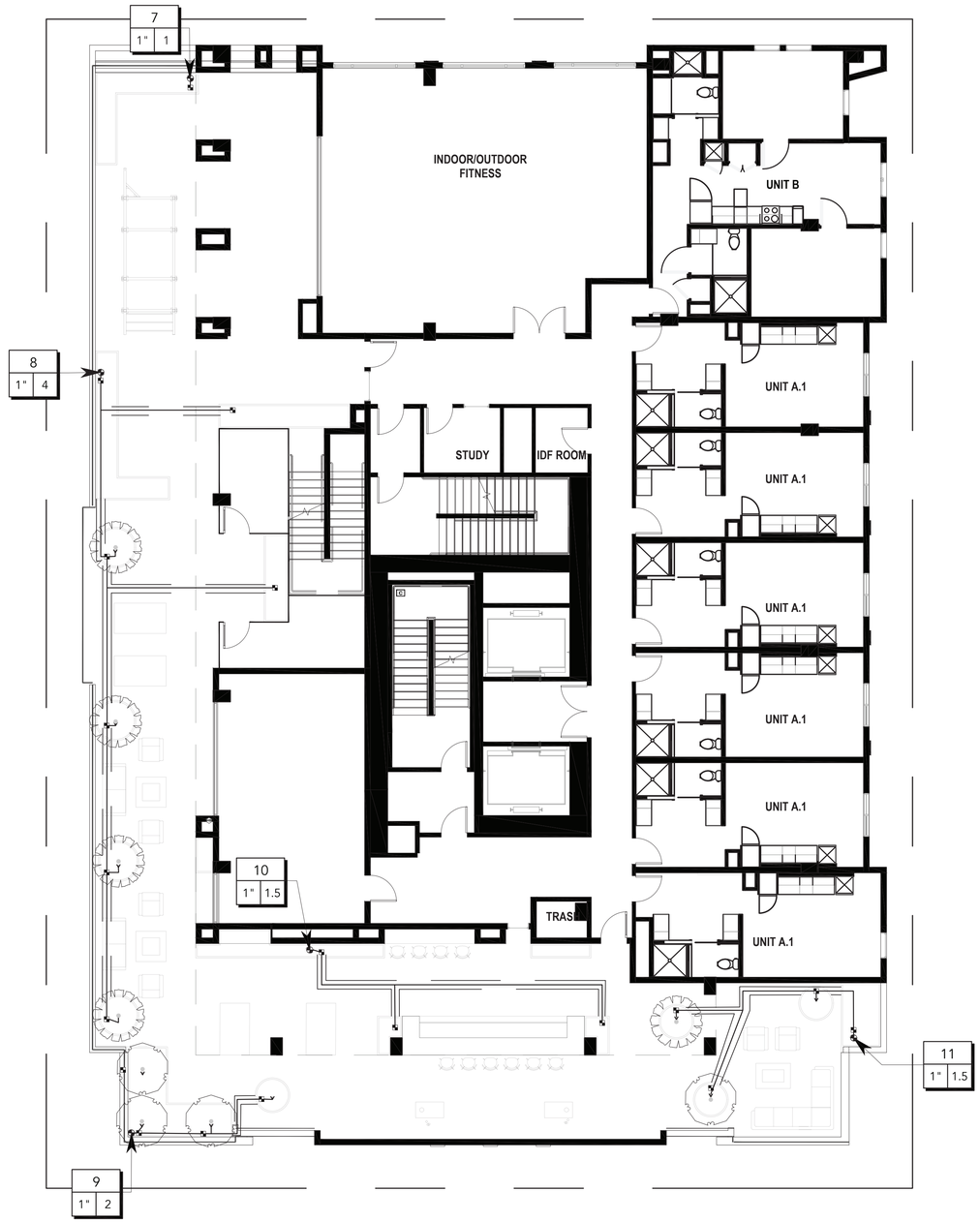
SECOND FLOOR IRRIGATION PLANS

L302



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
V	BUBBLER	23	10

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
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RG	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
POC	POINT OF CONNECTION	1
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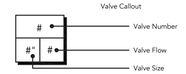
Valve Callout



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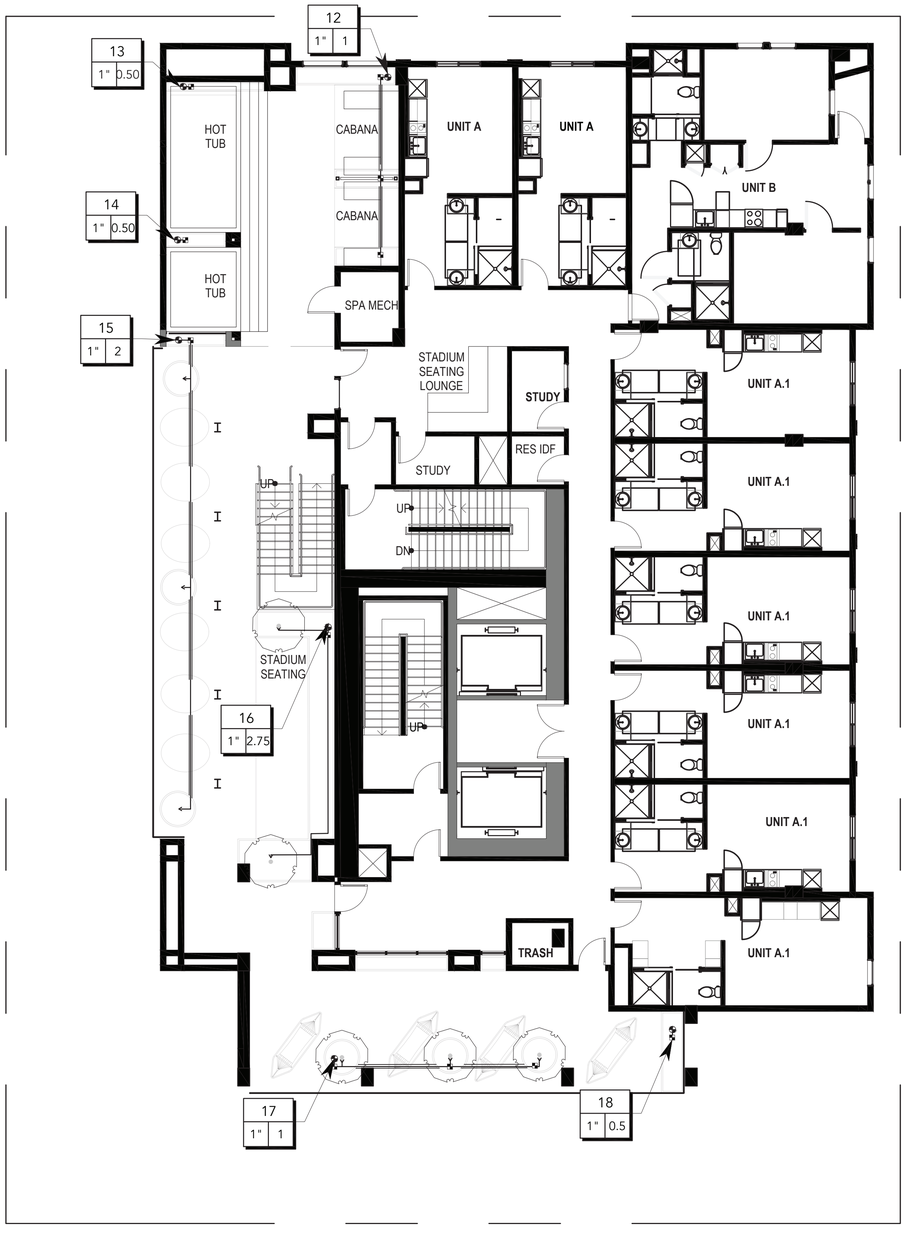
15TH FLOOR
IRRIGATION PLANS

L303



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
V	BUBBLER	23	10

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RG	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
POC	POINT OF CONNECTION	1

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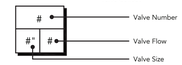
Valve Callout



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SCALE 1/8"=1'-0"

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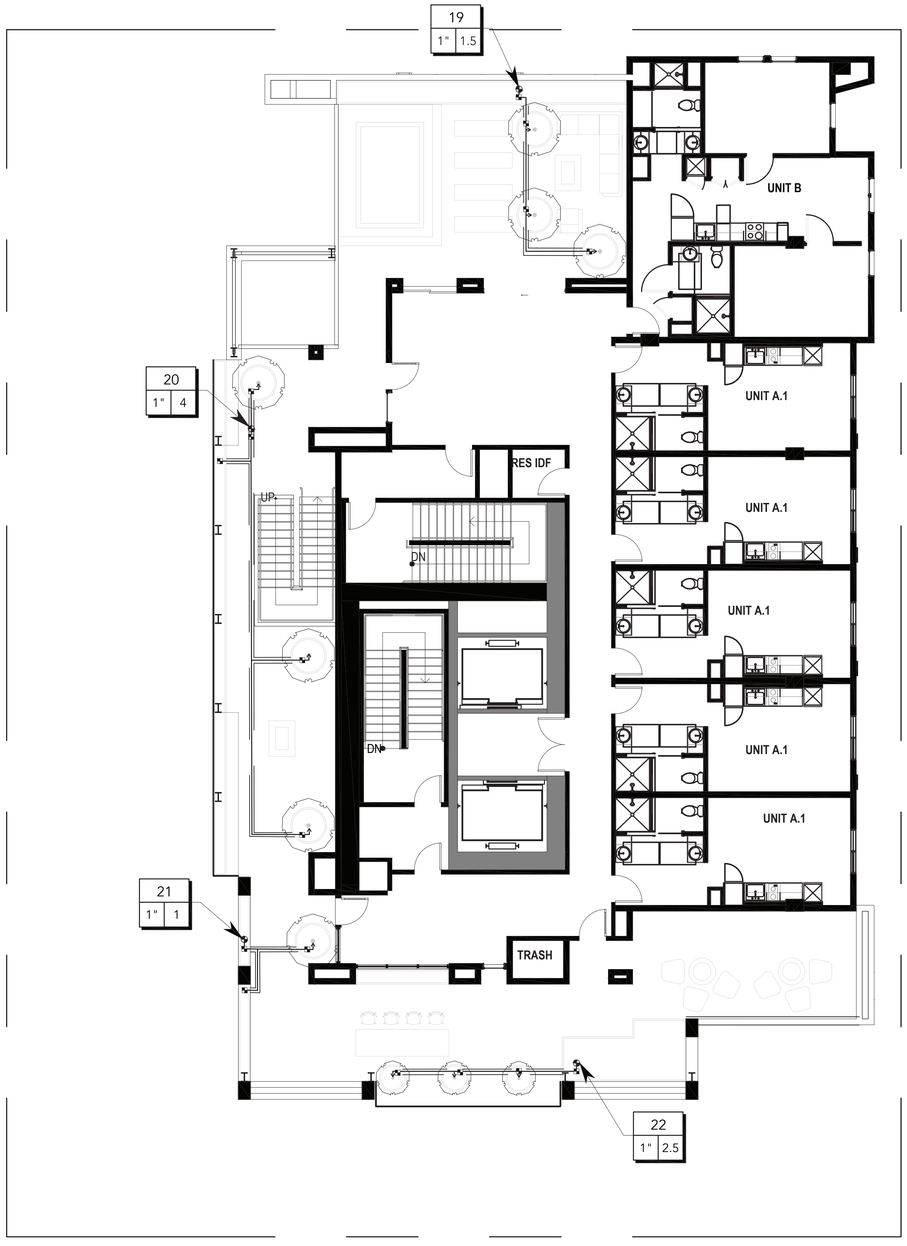
16TH FLOOR
IRRIGATION PLANS

L304



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
V	BUBBLER	23	10

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POC	POINT OF CONNECTION	1

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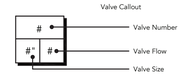
Valve Callout



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SCALE 1/8"=1'-0"

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BERKELEY, CA

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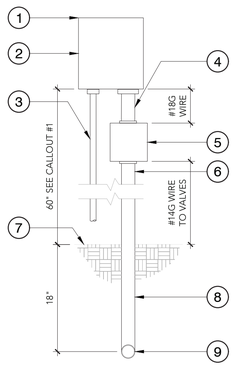
17TH FLOOR
IRRIGATION PLANS

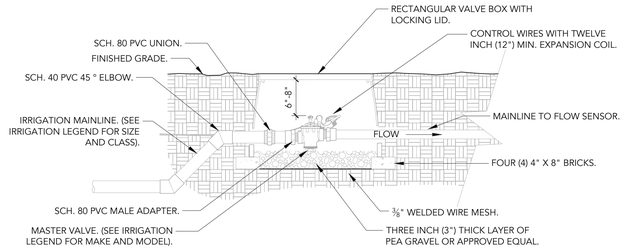
L305



1. SET CONTROLLER 60" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED
2. CONTROLLER AS SPECIFIED, SECURELY BOLTING CONTROLLER TO WALL OR AS PER MANUFACTURER SPECIFICATIONS. INSTALL BACKUP BATTERIES AS REQUIRED. GROUND AS PER MANUFACTURER SPECIFICATIONS
3. 1/2" DIAMETER RIGID STEEL CONDUIT FOR 110VAC ELECTRICAL SOURCE. INSTALL AS PER LOCAL ELECTRICAL CODES
4. 1-1/2" DIAMETER RIGID STEEL CONDUIT FOR RCV WIRES
5. 12" x 12" x 4" STEEL JUNCTION BOX. GROUP WIRE BUNDLES AND SPLICE TO 18 GA. WIRES WITH TERMINAL STRIP AS PER SPECIFICATION
6. 2" DIAMETER RIGID STEEL CONDUIT FOR RCV WIRES
7. FINISHED GRADE
8. LONG SWEEP ELL
9. USE PVC SCH. 40 BELOW GRADE

8 WALL MOUNT CONTROLLER W/ J-BOX

1" = 1'-0" FX-IR-FX-CONT-07



NOTES:
1- MASTER VALVE SHALL BE MAKE AND MODEL NUMBER AS PRESCRIBED PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.

2- INSTALL MASTER VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3- MASTER VALVE WIRE SHALL BE 14 AWG OR LARGER. COLOR: BLACK.

4- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR-Y/6 CONNECTORS OR APPROVED EQUAL.

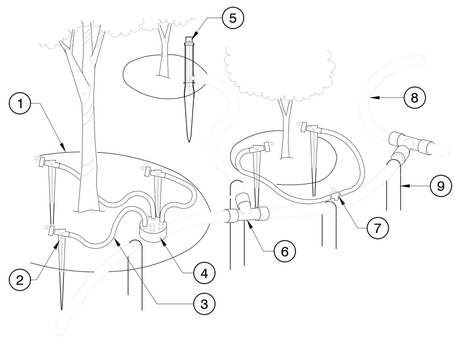
5- WRAP VALVE BOX WITH MIN. 3 MIL. THICK PLASTIC AND SECURE IT TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.

6- SEE MASTER VALVE/ FLOW SENSOR DETAIL FOR LINEAR DIMENSIONS.

7- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

6 MASTER VALVE

1" = 1'-0" FX-IR-FX-MAST-02



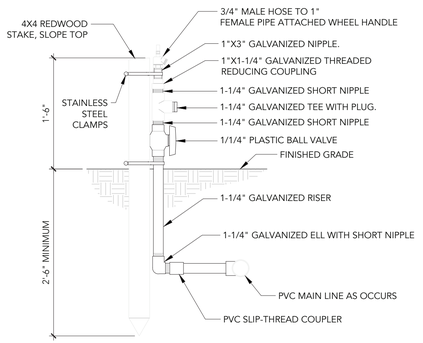
1. PLANT GRAPHIC DRIPLINE EDGE
2. TYPICAL 1/4" TUBE STAKE WITH EMITTER OR CAP
3. TYPICAL 1/4" DISTRIBUTION TUBING, 48" MAX. LENGTH
4. MULTI-OUTLET EMITTER OR TRANSFER
5. EMITTER OR BUBBLER ON 1/2" DRIP STAKE
6. TYPICAL COMPRESSION FITTING
7. TRANSFER BARB TEE FOR DOUBLE EMITTER
8. TYPICAL 1/2" DRIP TUBING
9. TYPICAL 1/2" DRIP TUBING STAKE

NOTES:

1. PLACE EMITTERS 3/4 BETWEEN THE TRUNK AND OUTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

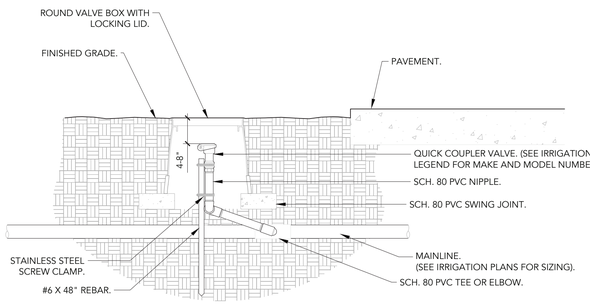
3 TYPICAL DRIP TUBING

1 1/2" = 1'-0" FX-IR-FX-DRIP-01



7 HOSE BIBB AT GARDEN

1" = 1'-0" FX-IR-FX-HSB-04



NOTES:
1- ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.

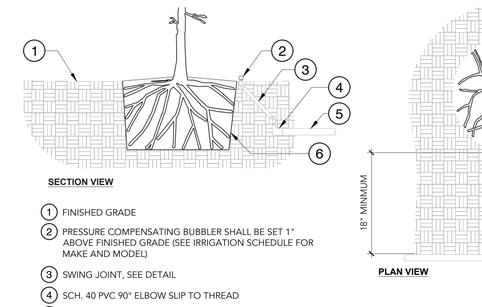
2- VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.

3- ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.

4- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

5 QUICK COUPLER VALVE

1 1/2" = 1'-0" FX-IR-FX-QUIC-01



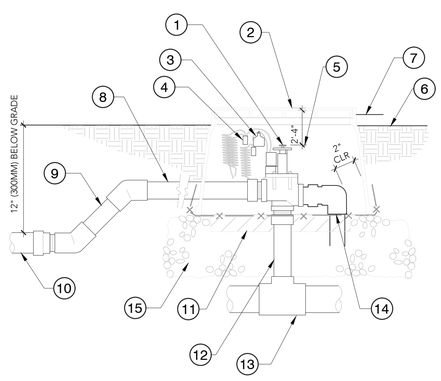
1. FINISHED GRADE
2. PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE (SEE IRRIGATION SCHEDULE FOR MAKE AND MODEL)
3. SWING JOINT, SEE DETAIL
4. SCH. 40 PVC 90° ELBOW SLIP TO THREAD
5. LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
6. EDGE OF ROOT BALL. SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
7. EDGE OF ROOT BALL
8. EXISTING OR MODIFIED SOIL (SEE SPECIFICATIONS FOR SOIL MODIFICATION)
9. SCH. 40 PVC TEE OR 90° ELBOW

NOTES:

1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

2 IRRIGATION BUBBLER W/ LAYOUT

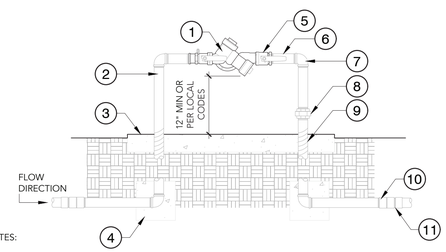
3/4" = 1'-0" FX-IR-FX-BUBB-04



1. REMOTE CONTROL VALVE AS SPECIFIED, ONE PER BOX.
2. 10X15 RECTANGULAR VALVE BOX.
3. PLASTIC I.D. TAG AT EACH VALVE.
4. WATER PROOF WIRE CONNECTORS ON 30" LOOPED WIRES.
5. 2" (50MM) MINIMUM, 4" (100MM) MAXIMUM BELOW TOP OF BOX.
6. 2" (100MM) ABOVE FINISH GRADE AT SHRUBS.
7. 3/4" (19MM) ABOVE FINISH GRADE AT LAWN.
8. OUTLET PIPE SAME SIZE AS VALVE, 24" MINIMUM (300MM) TO FIRST FITTING.
9. 45 DEGREE DOWN AS REQUIRED TO LATERAL PIPE DEPTH.
10. INCREASE LATERAL LINE SIZE AS PER IRRIGATION PLAN.
11. TWO 6X2X16 CONCRETE BLOCK CAPS, ONE EACH SIDE OF THE BOX.
12. SCHEDULE 80 RISER.
13. MAIN LINE AS OCCURS.
14. 1/2" WIRE CLOTH GOPHER SCREEN, WRAP UP SIDES.
15. 6" (150MM) THICK LAYER OF PEA GRAVEL BASE.

4 REMOTE CONTROL VALVE

1 1/2" = 1'-0" FX-IR-FX-RCV-01



NOTES:

1. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
2. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
3. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
5. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
6. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

1. BACKFLOW PREVENTION DEVICE (SEE IRRIGATION PLANS FOR MAKE AND MODEL). INSTALL DEVICE PER THE LOCAL WATER PURVEYOR'S STANDARDS AND SPECIFICATIONS
2. GALVANIZED NIPPLE
3. 4" THICK CONCRETE PAD, 1" ABOVE FINISHED GRADE. SEE BACKFLOW CAGE DETAIL
4. CONCRETE THRUST BLOCKS REQUIRED ON BACKFLOW DEVICES 2-1/2" AND LARGER
5. BRASS BALL VALVE
6. THREADED GALVANIZED NIPPLE
7. GALVANIZED 90° (DEGREE) ELBOW
8. GALVANIZED UNION
9. WRAP 20 MIL TAPE TWICE AROUND GALVANIZED PIPE UNDER FINISHED GRADE AND THROUGH THE CONCRETE
10. GALVANIZED COUPLING
11. SCH. 80 PVC MALE ADAPTER

1 BACKFLOW PREVENTION DEVICE

3/4" = 1'-0" FX-IR-FX-BACK-02

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IRRIGATION DETAILS

L306

GENERAL SITE PLAN NOTES

1. SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. PROVIDE SITE PREPARATION GRADING, FILL, AND COMPACTION PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.

SITE PLAN LEGEND:

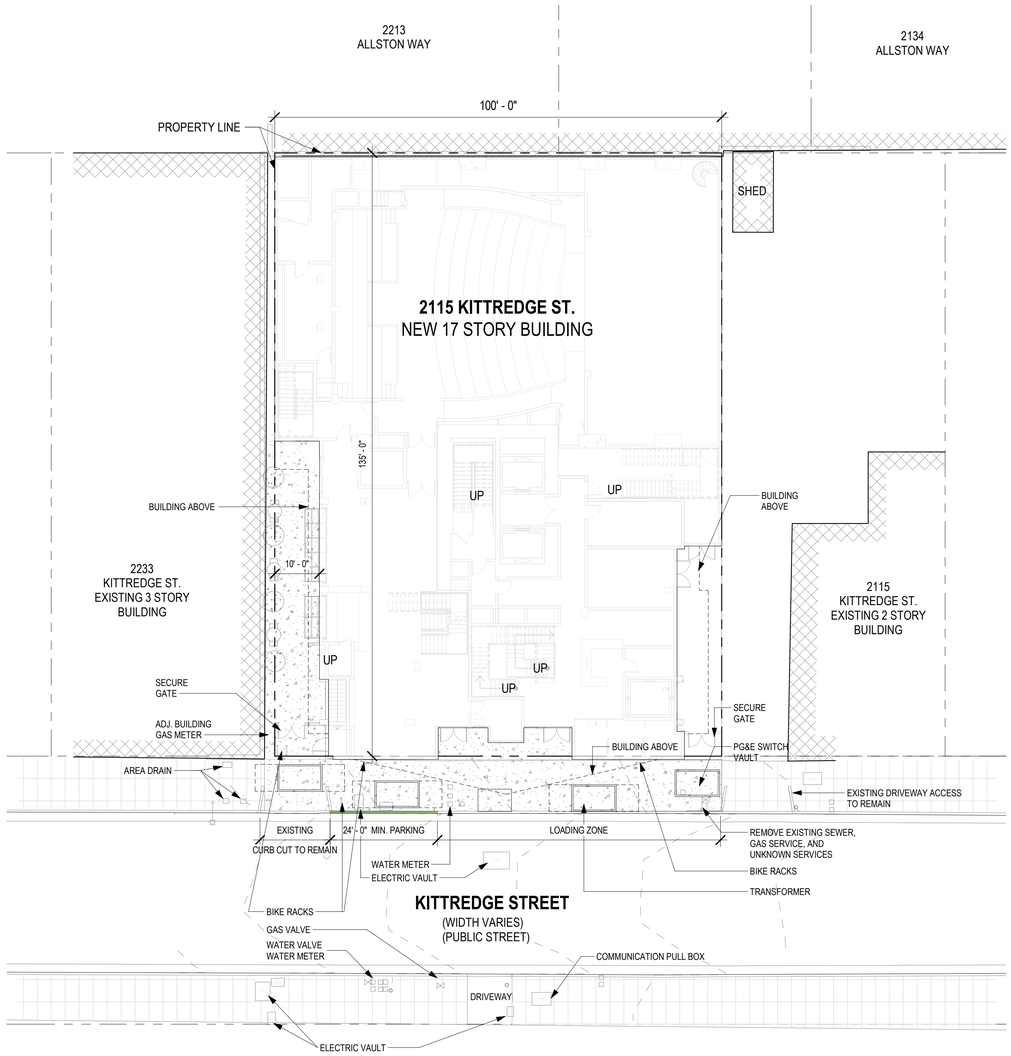
LANDSCAPED AREA, SLD

COLORED CONCRETE W/ DECORATIVE SCORING, SLD

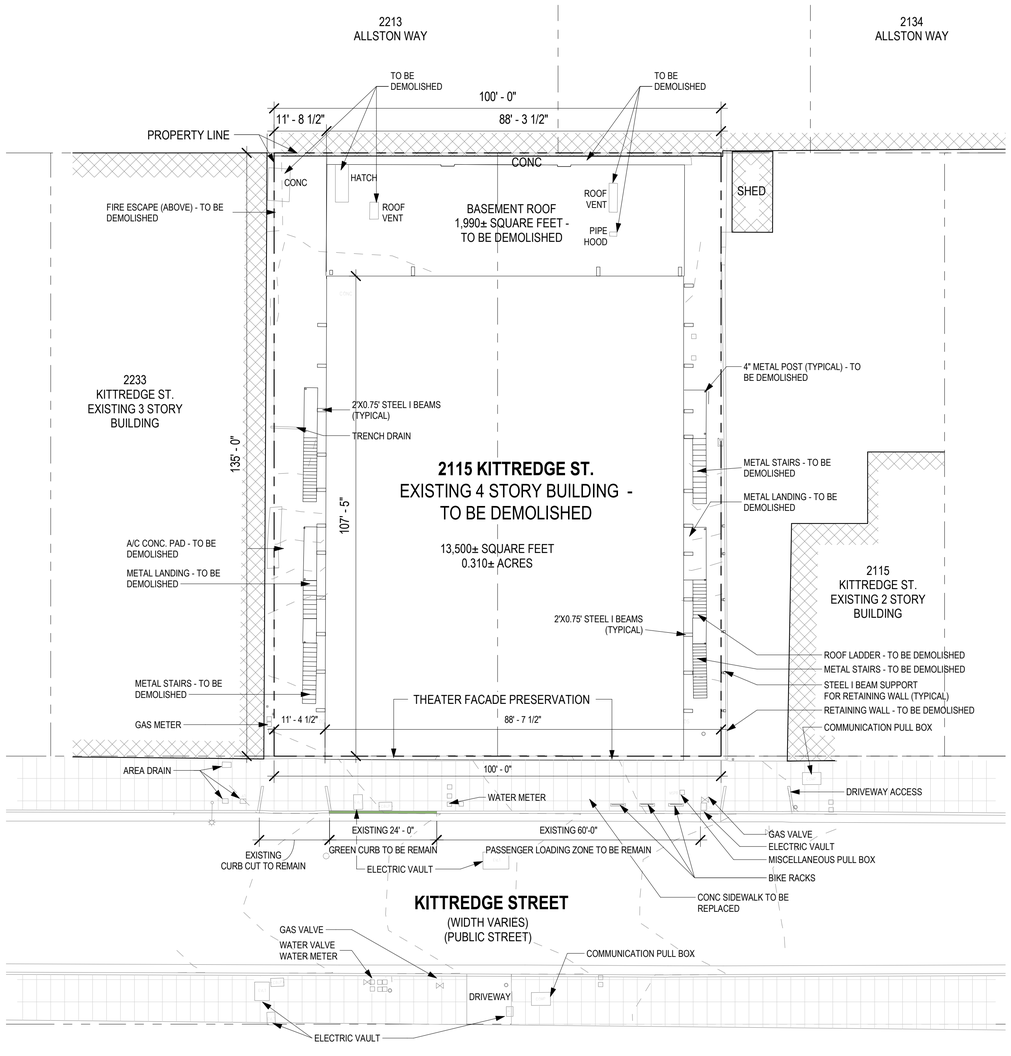
EXISTING CONCRETE SIDEWALK

N

0 4' 8' 16'



2 A100 PROPOSED SITE PLAN
1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)



1 A100 EXISTING SITE PLAN
1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)

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ISSUE DATE:	3/03/23

SITE PLAN

A100

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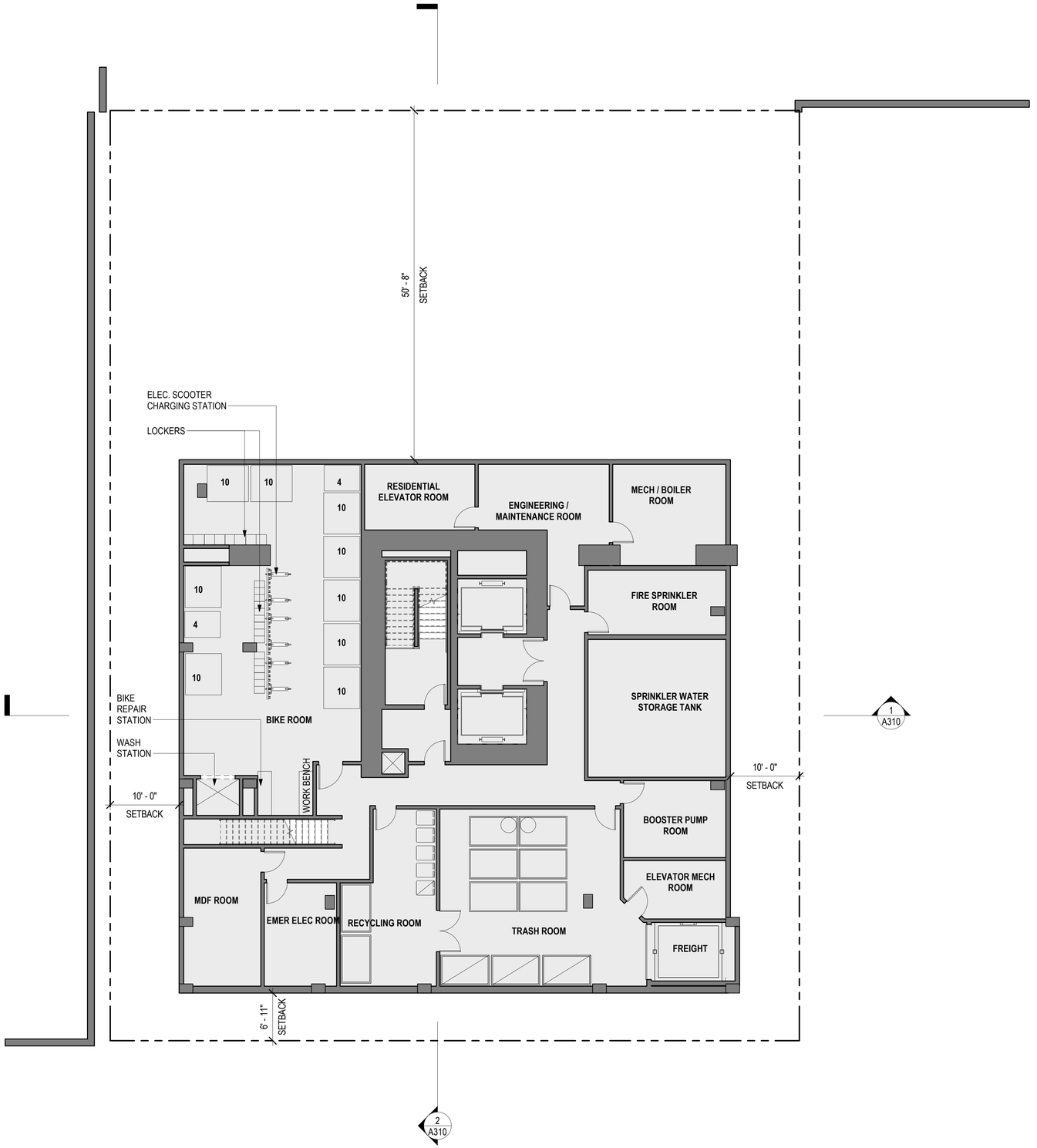

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A101 B2_BASEMENT FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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BASEMENT 2 FLOOR PLAN

A101

3/7/2023 12:52:00 PM

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A102 B1_BASEMENT FLOOR
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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BASEMENT 1 FLOOR PLAN

A102

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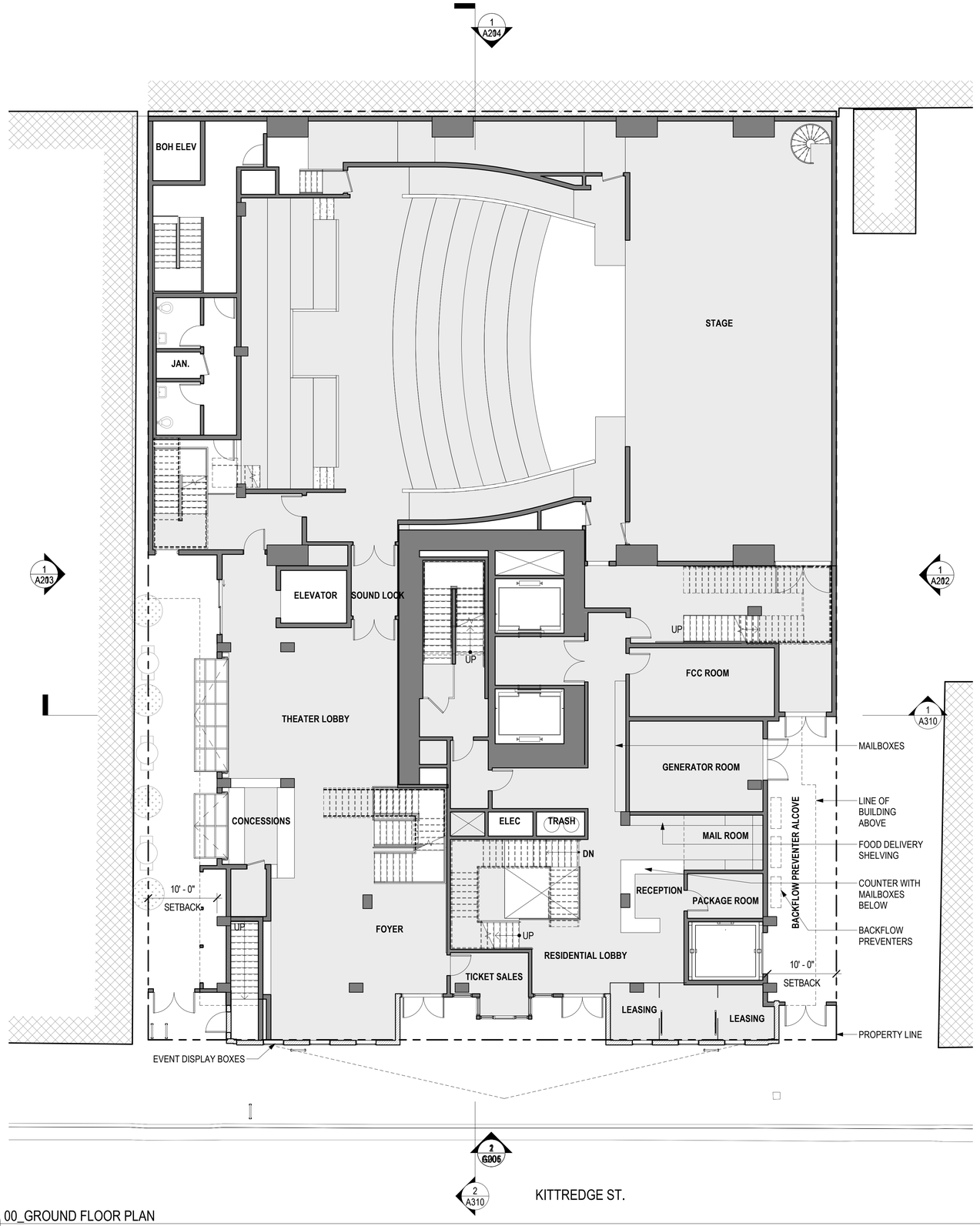

1 A103 00_GROUND FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

FLOOR PLAN LEGEND:

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION

0 4' 8' 16'

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GROUND FLOOR PLAN

A103

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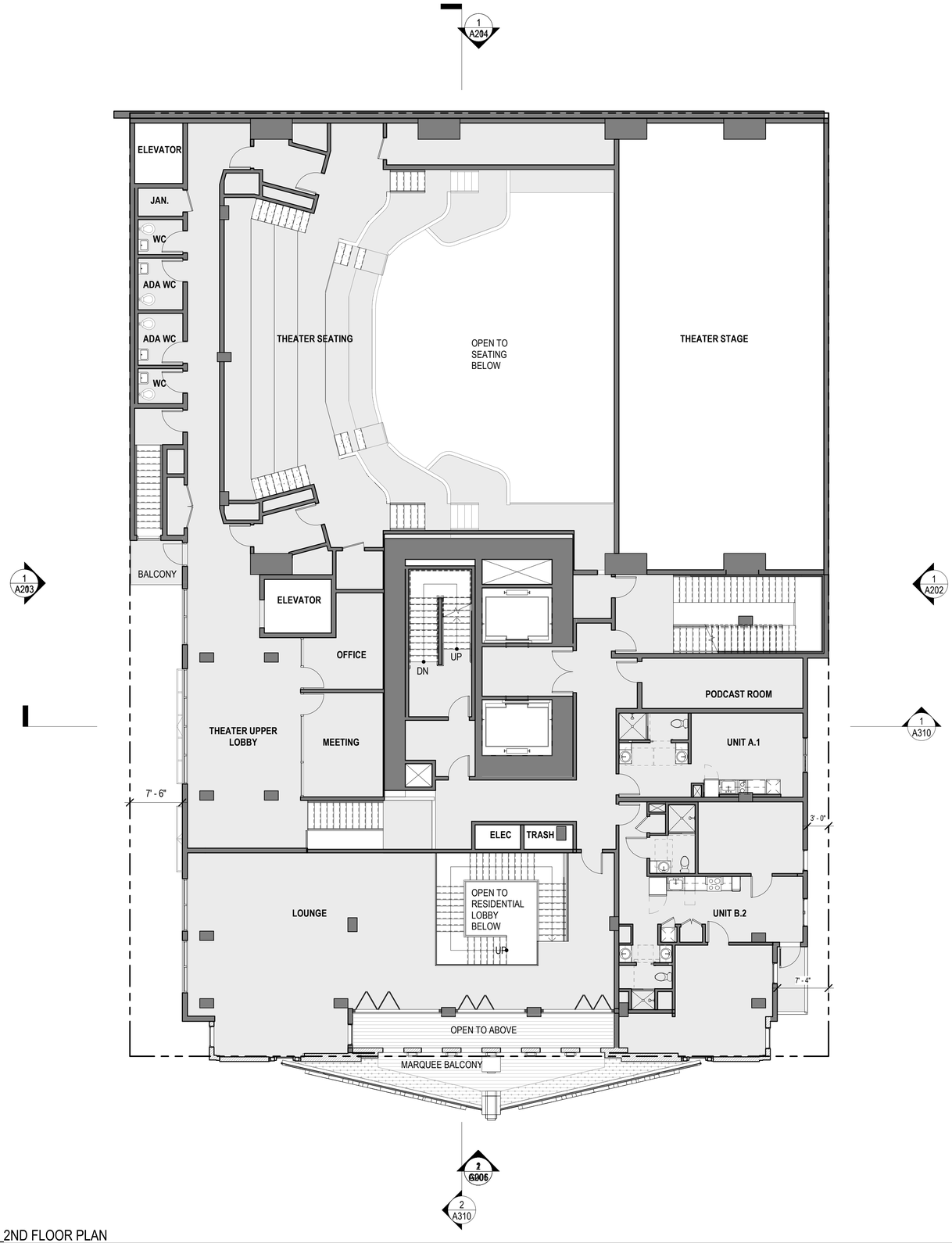

1 A104 02_2ND FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

N

0 4' 8' 16'

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LEVEL 2 FLOOR PLAN

A104

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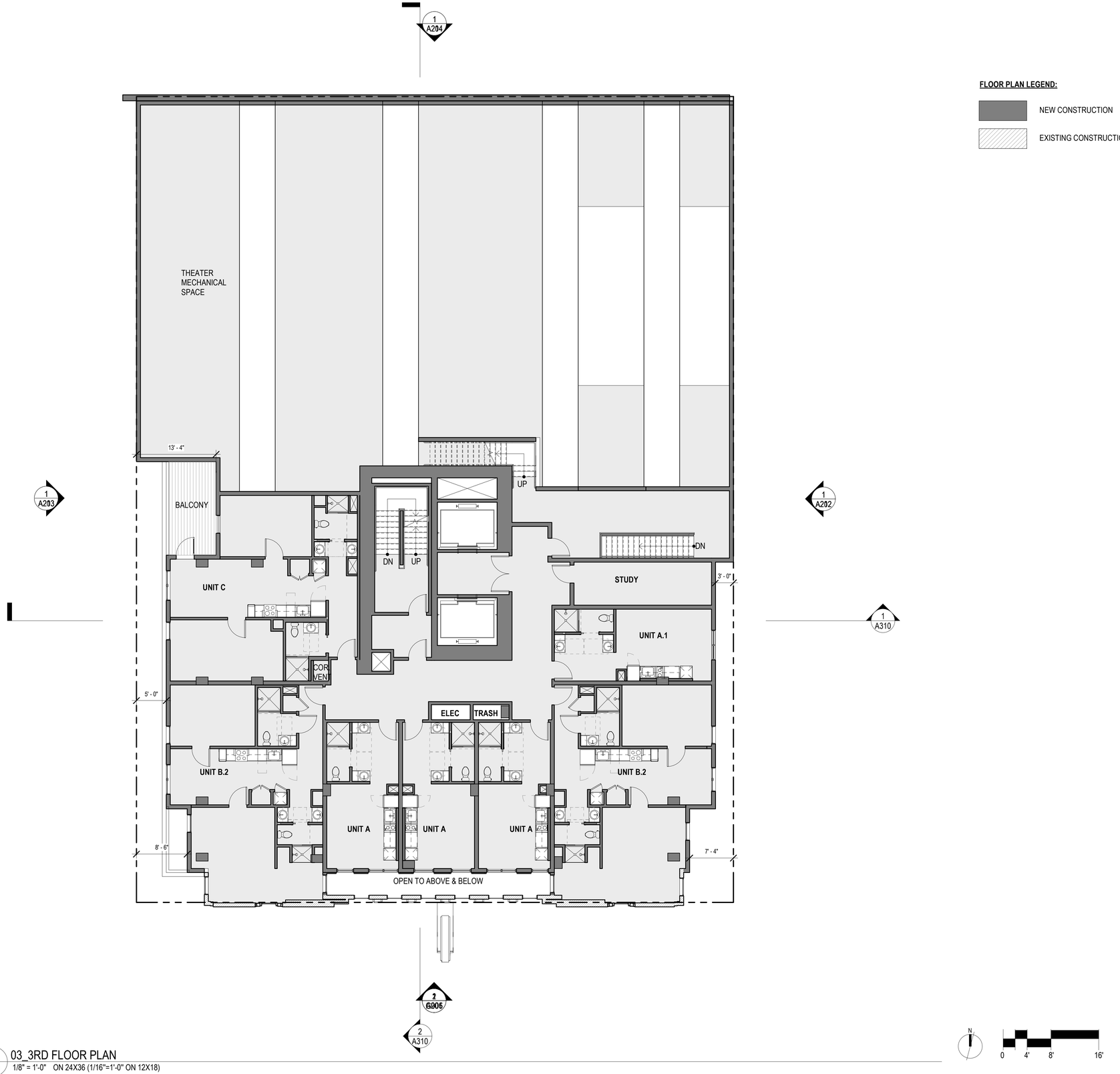

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A105 03_3RD FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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LEVEL 3 FLOOR PLAN

A105

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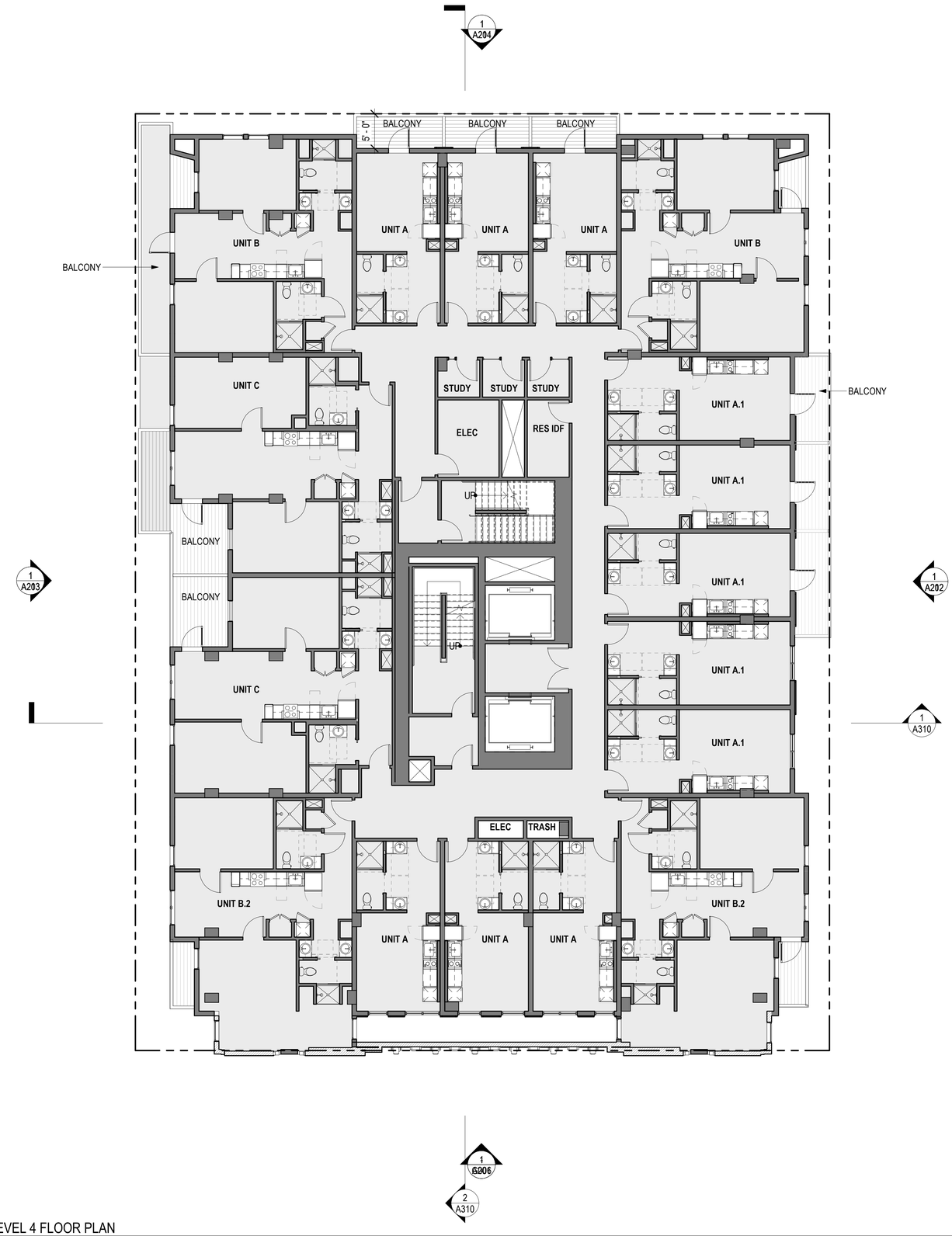

1 LEVEL 4 FLOOR PLAN
A106 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

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LEVEL 4 FLOOR PLAN

A106

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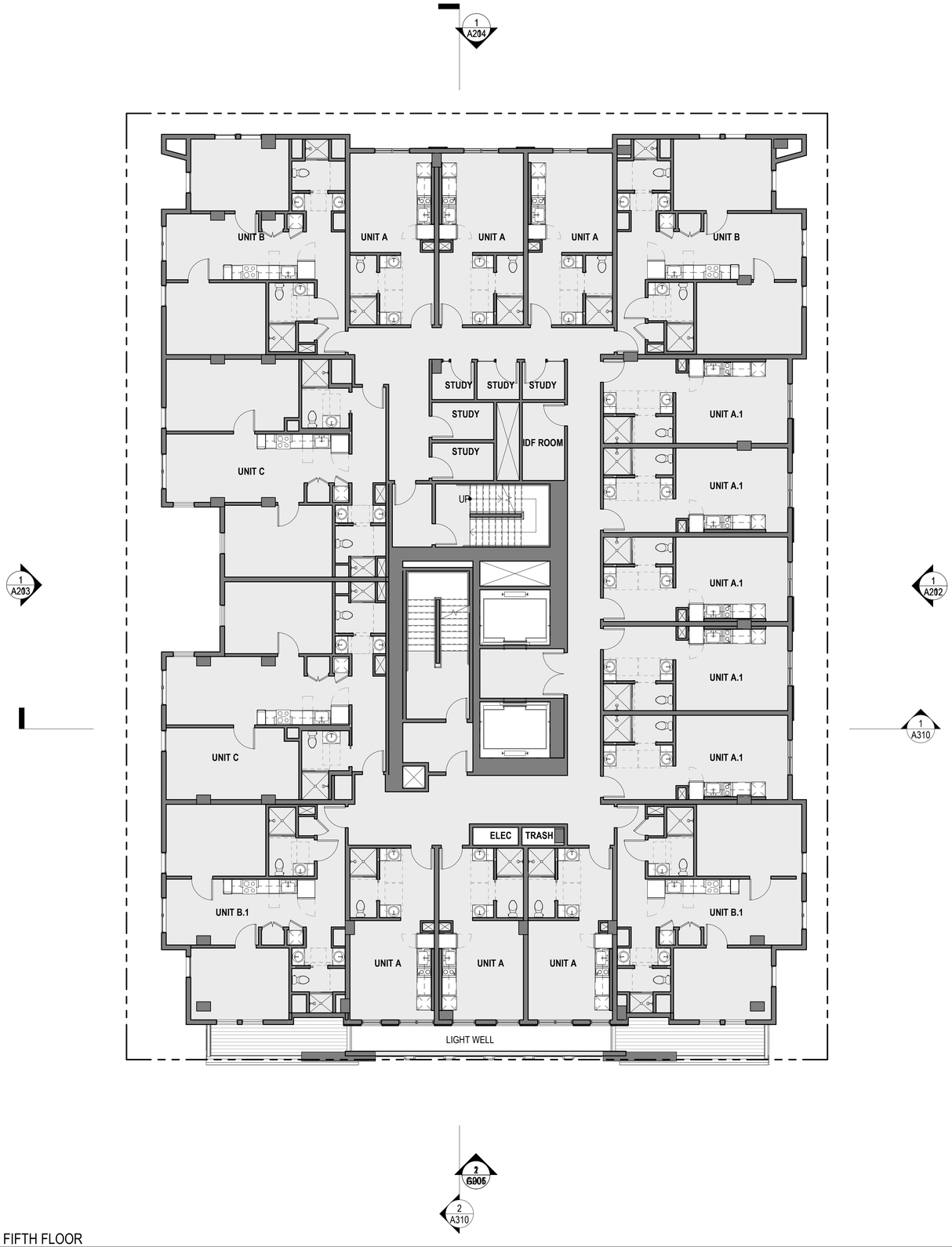

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A107 05 - FIFTH FLOOR
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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LEVEL 5 FLOOR PLAN

A107

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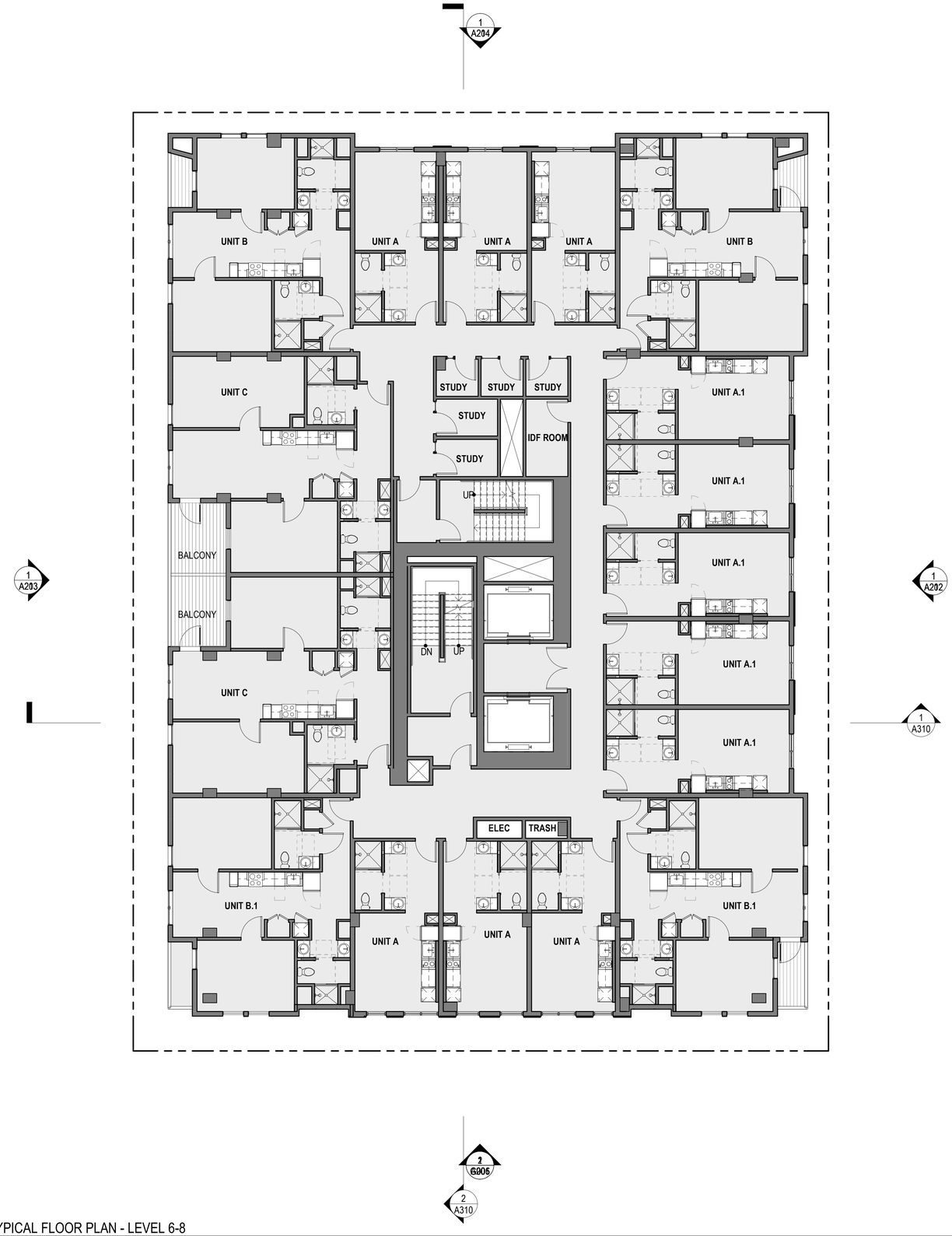

1 A108 TYPICAL FLOOR PLAN - LEVEL 6-8
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

N

0 4' 8' 16'

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LEVEL 6-8 FLOOR PLAN

A108

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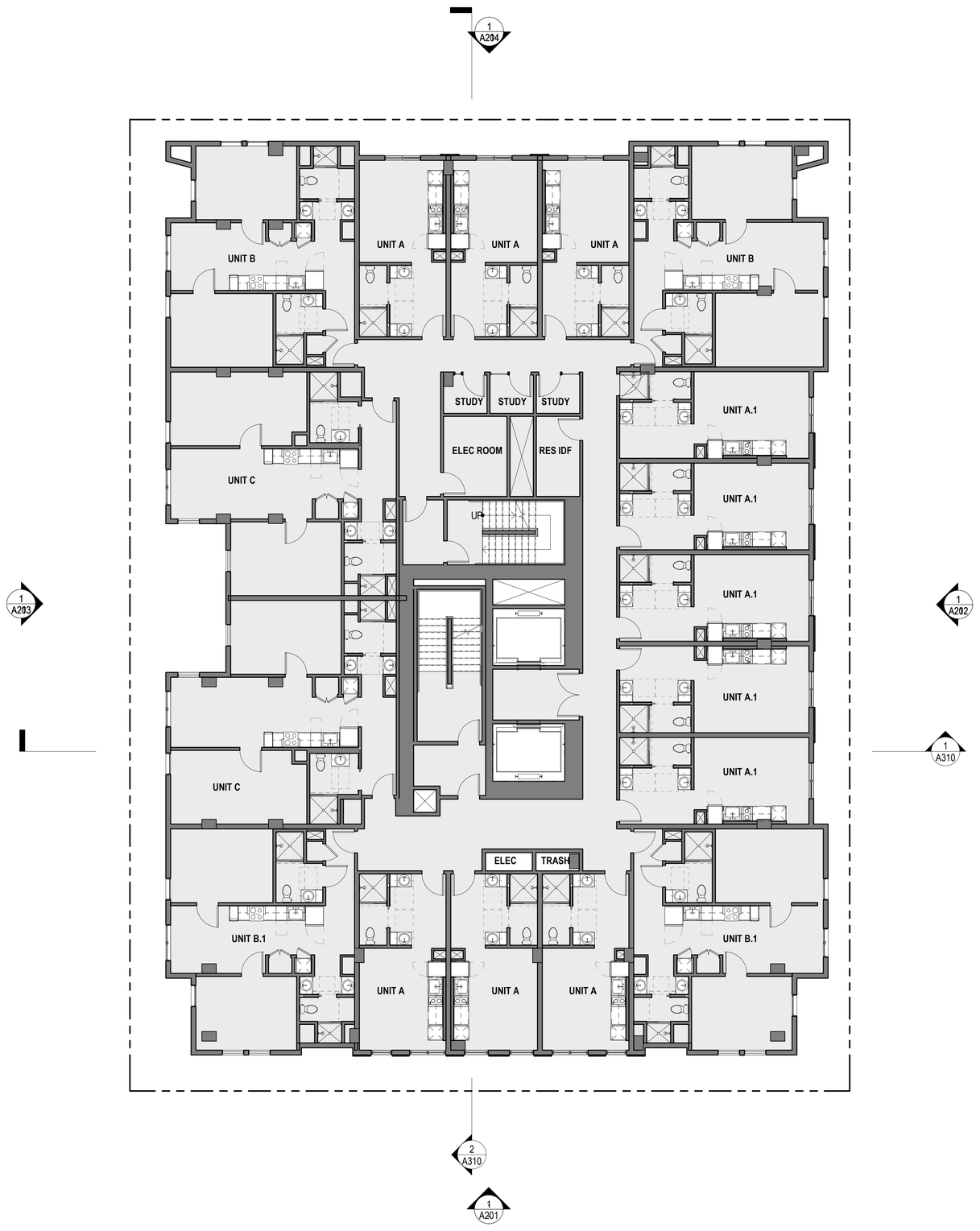

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A110 09 - 9TH FLOOR
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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PROJECT ISSUE RECORD:

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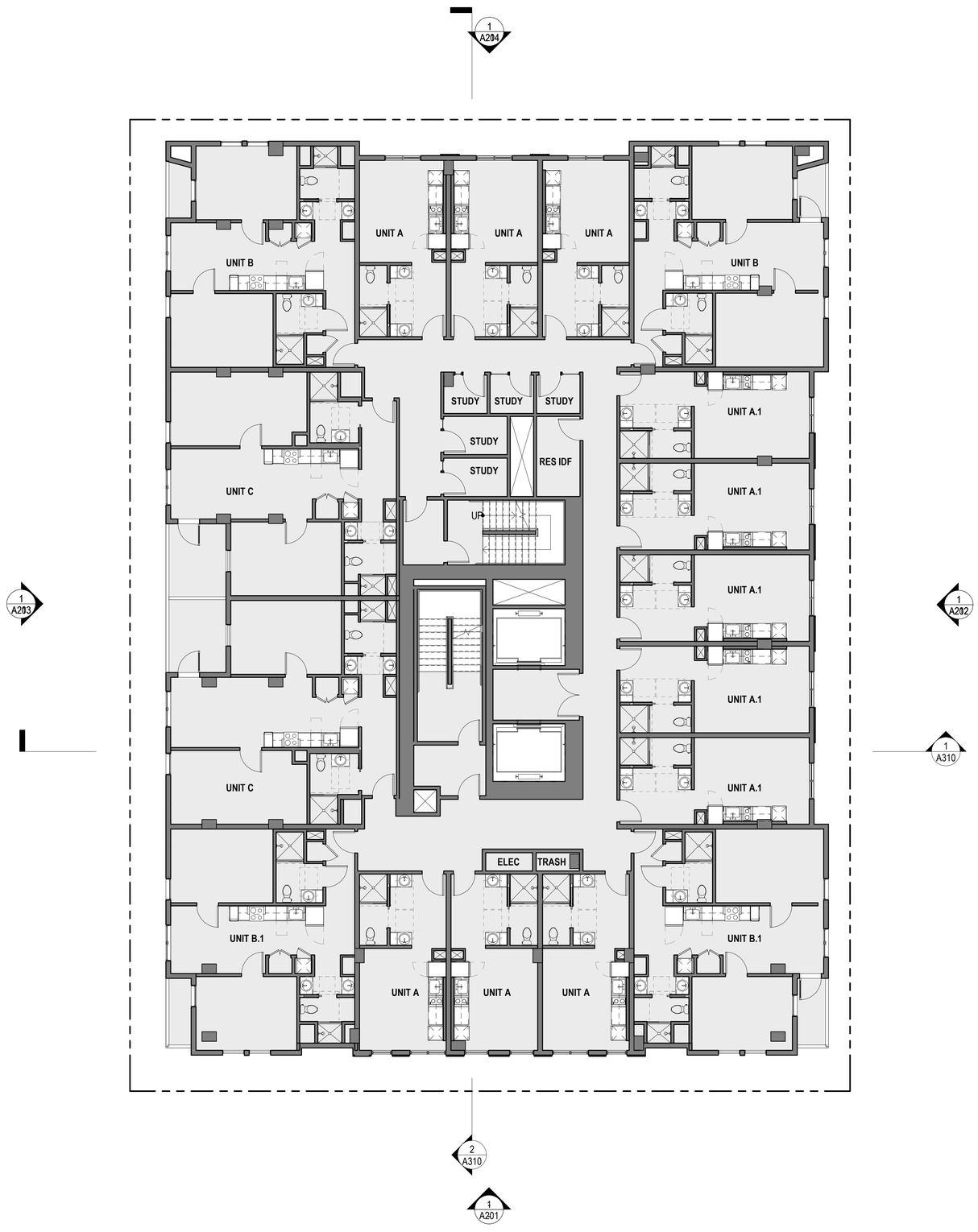
ISSUE DATE: 3/03/23

LEVEL 9 FLOOR PLAN

A110

3/7/2023 12:54:55 PM



FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A111 10-13_ 10TH-13TH FLOOR
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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PROJECT ISSUE RECORD:

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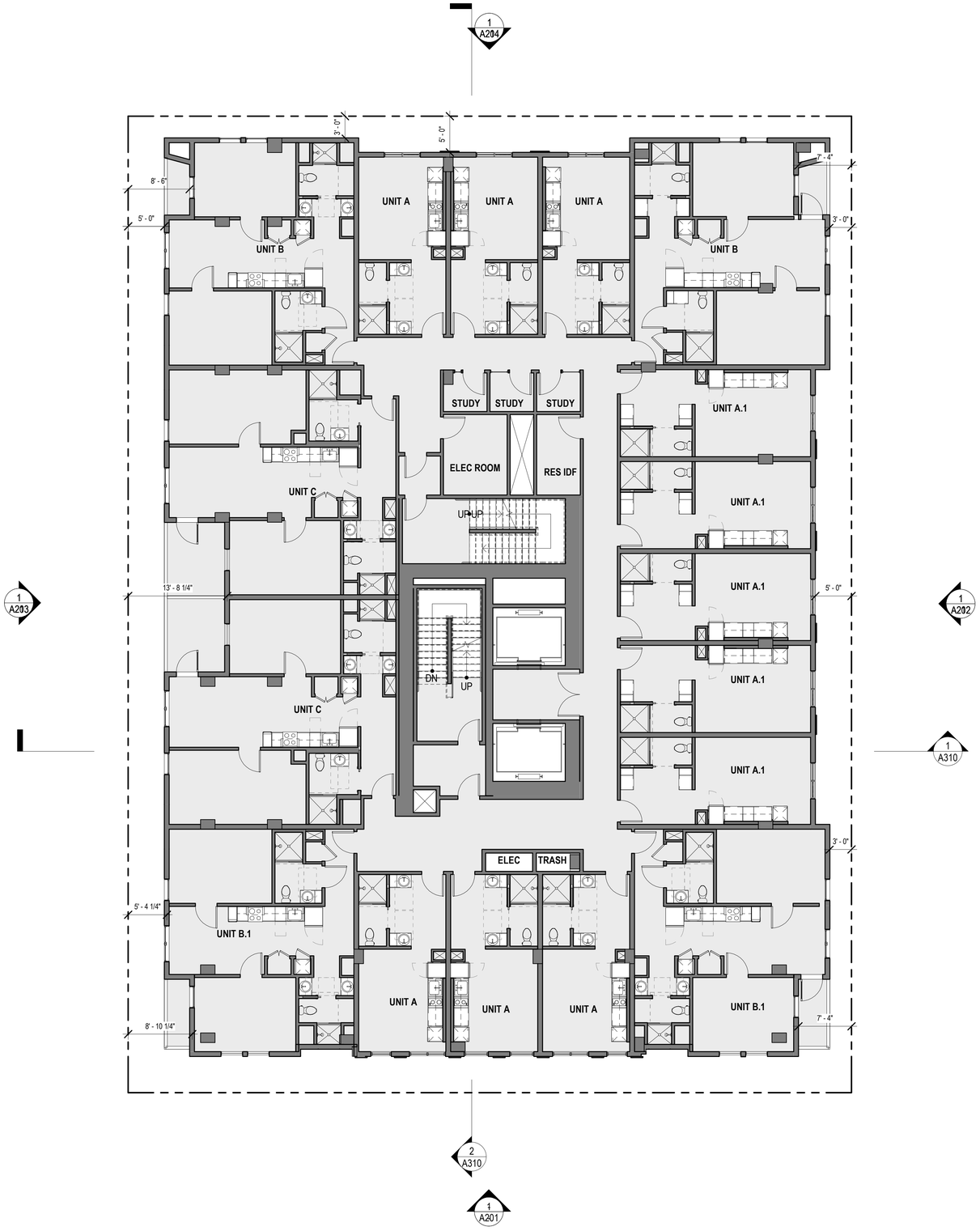
ISSUE DATE:	3/03/23

LEVEL 10-13 FLOOR PLAN

A111

3/7/2023 12:55:31 PM



FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A112 14_14TH FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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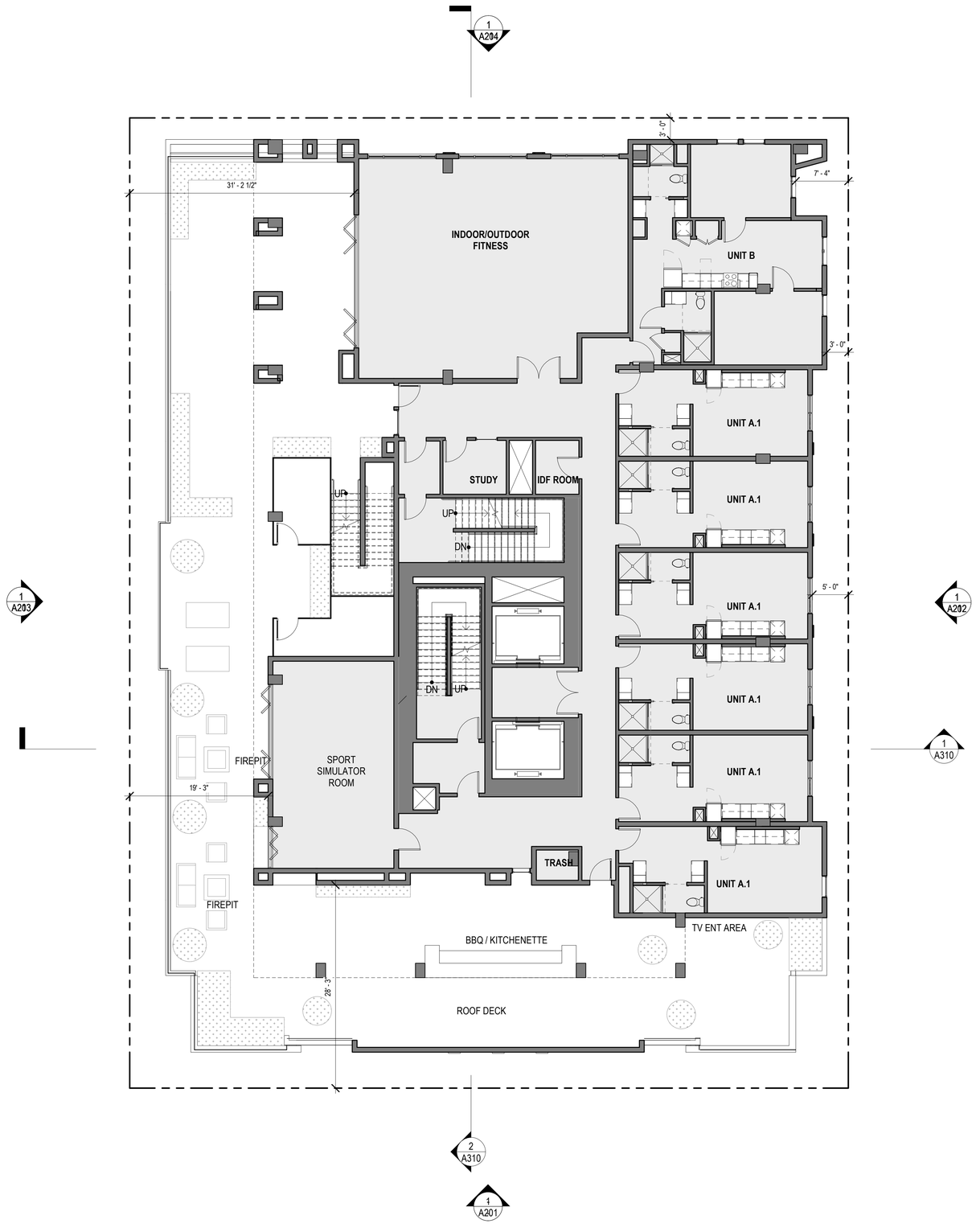
LEVEL 14 FLOOR PLAN

A112

3/7/2023 12:56:09 PM



FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A113 15_15TH FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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PROJECT ISSUE RECORD:

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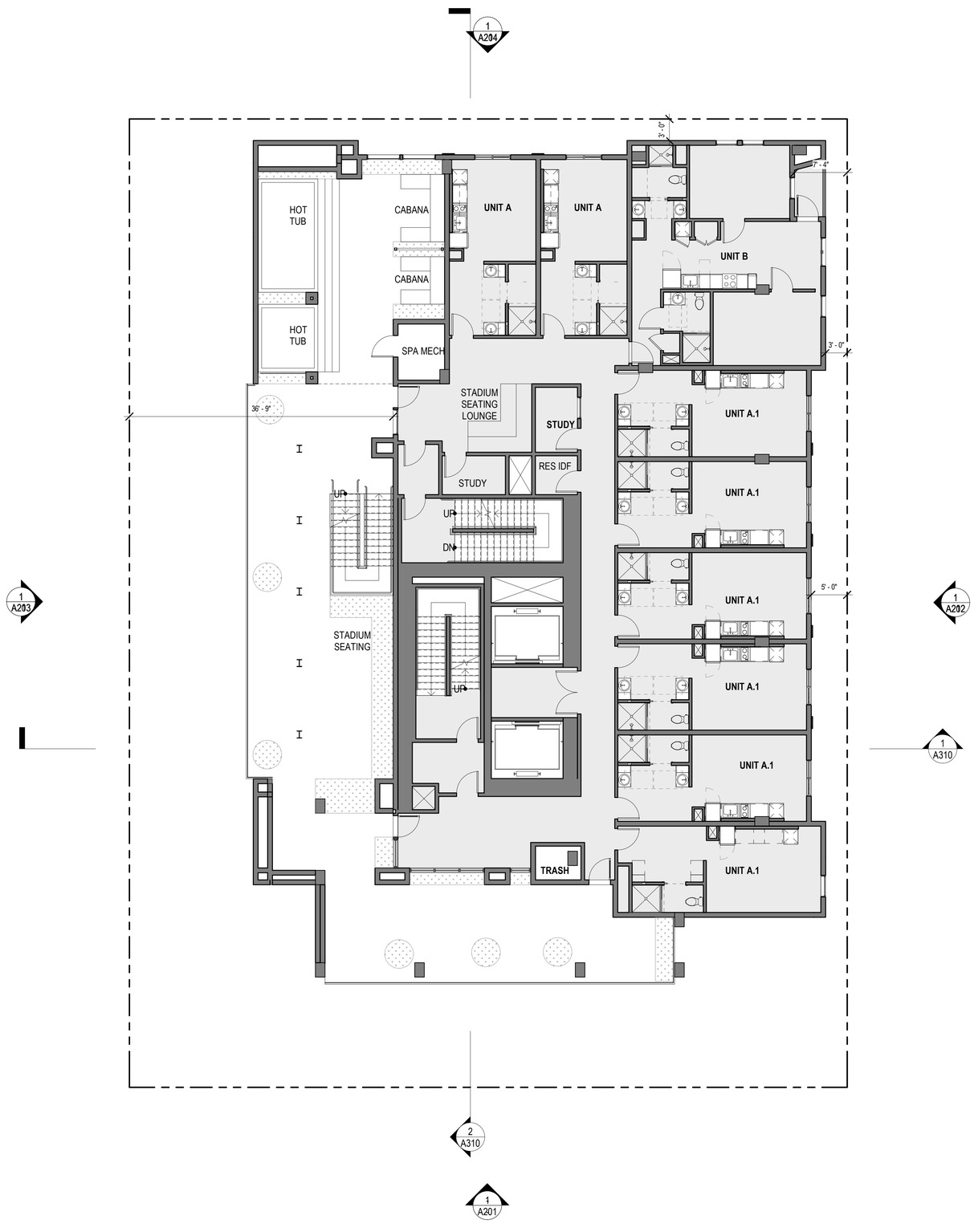
LEVEL 15 FLOOR PLAN

A113

3/7/2023 12:56:51 PM



FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A114 16_16TH FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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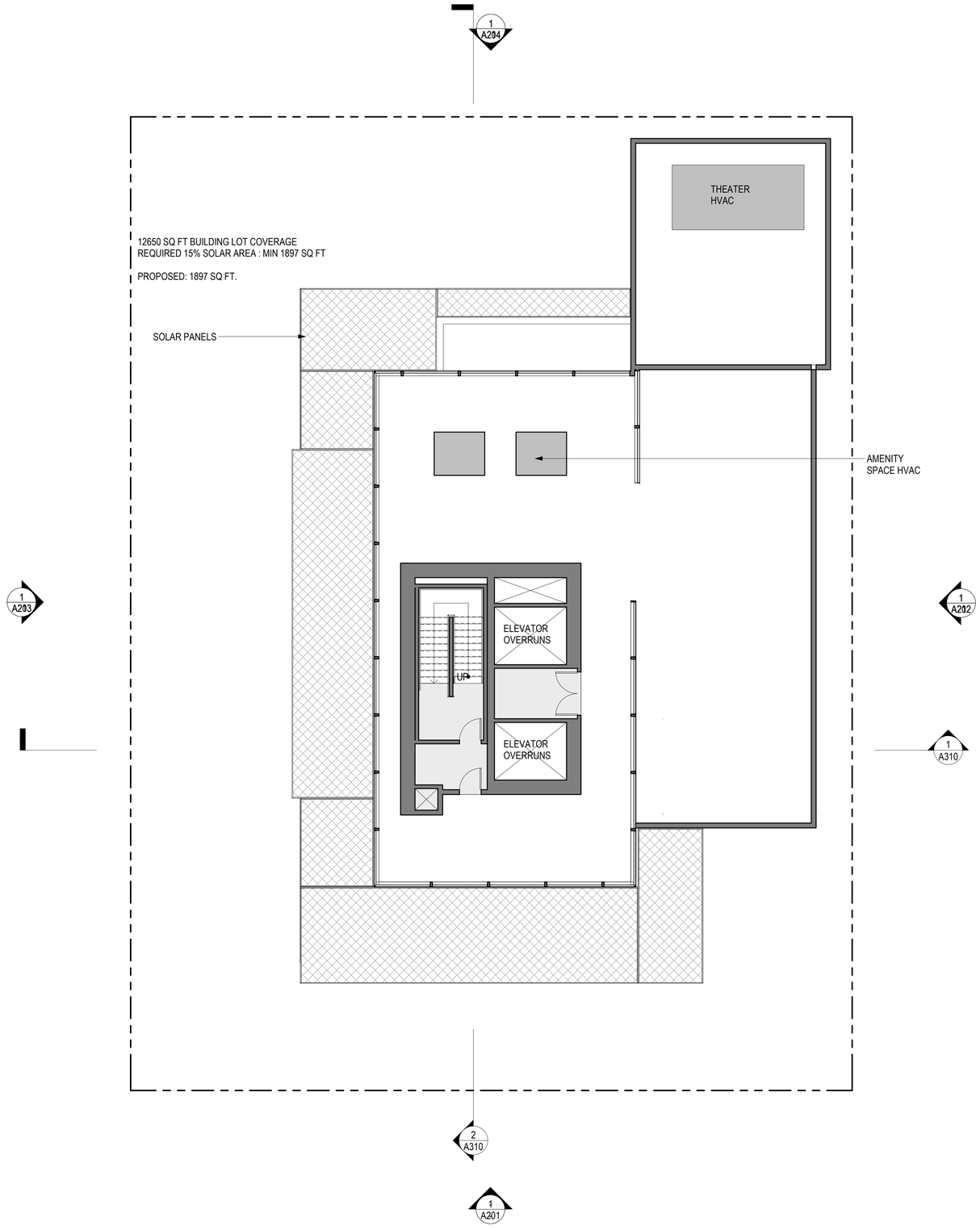
LEVEL 16 FLOOR PLAN

A114

3/7/2023 12:57:37 PM



ROOF PLAN LEGEND:

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- SOLAR PANEL INSTALL AREA
- MECHANICAL AREA

ROOFTOP ELEMENTS CALCULATION

GROUND FLOOR: FLOOR PLATE AREA = 12,104 SF
2ND FLOOR: FLOOR PLATE AREA = 12,405 SF
3RD FLOOR: FLOOR PLATE AREA = 12,462 SF
4TH FLOOR: FLOOR PLATE AREA = 11,396 SF
FLOORS 5-14: FLOOR PLATE AREA = 11,131 SF PER FLOOR
15TH FLOOR: FLOOR PLATE AREA = 6,821 SF
16TH FLOOR: FLOOR PLATE AREA = 5,887 SF
17TH FLOOR: FLOOR PLATE AREA = 4,888 SF

TOTAL FLOOR PLATE AREA = 177,273 SF

177,273 SF / 17 TOTAL FLOORS = 10,427 SF AVERAGE FLOOR PLATE AREA

10,427 SF X 15% = 1,564 SF PERMITTED AREA OF ROOFTOP ELEMENTS

TOTAL ROOFTOP ELEMENTS AREA: 1,068 SF (10.2% of AVERAGE FLOOR AREA)

NOTE: ROOFTOP ELEMENTS AREA COMPLIANT WITH BMC 23.304.050 REQUIREMENT TO NOT EXCEED 15% OF AVERAGE FLOOR AREA OF ALL OF THE BUILDING'S STORIES. NO WAIVER REQUESTED.

1 A116 T.O. ROOF
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N
0 4' 8' 16'

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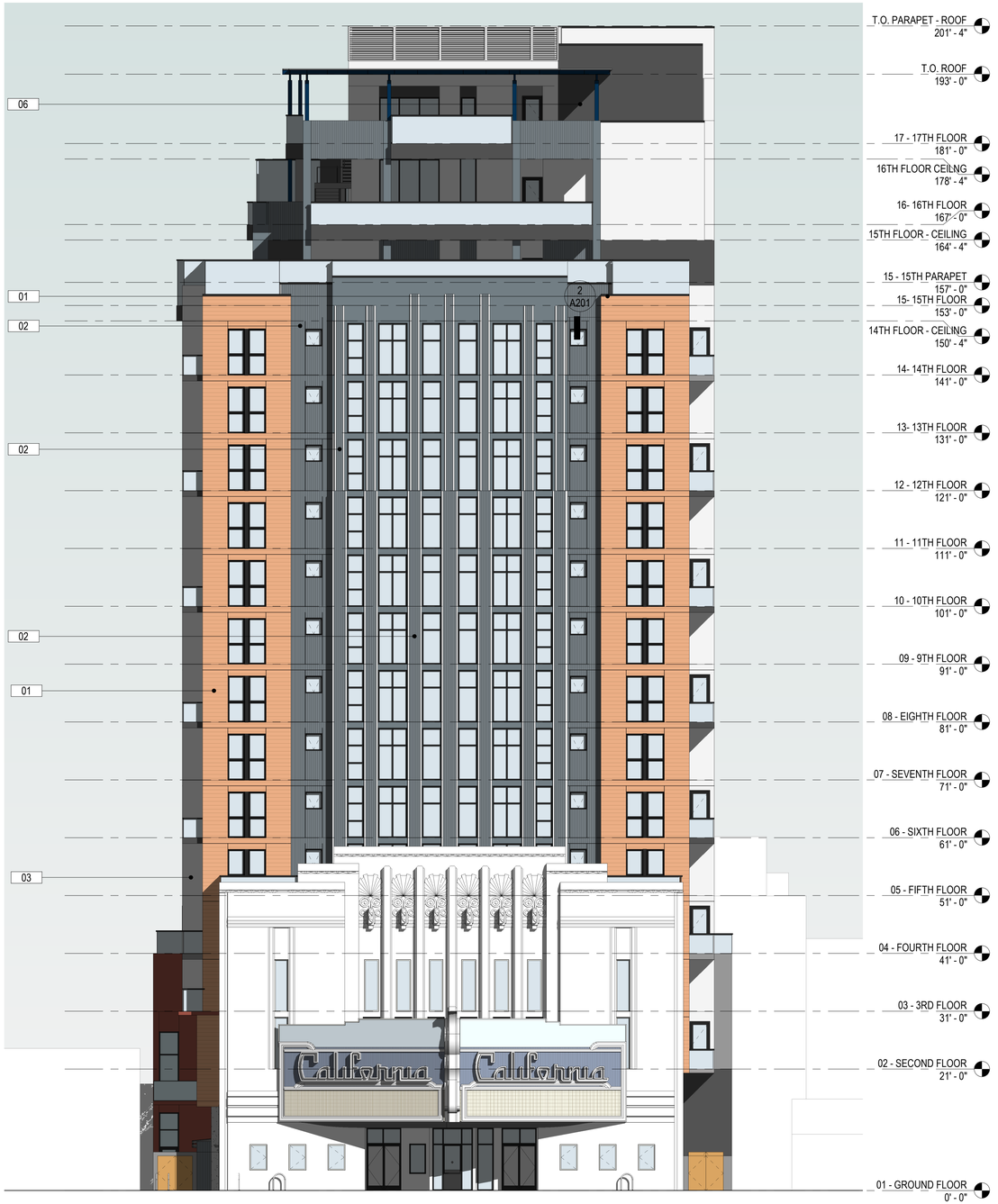
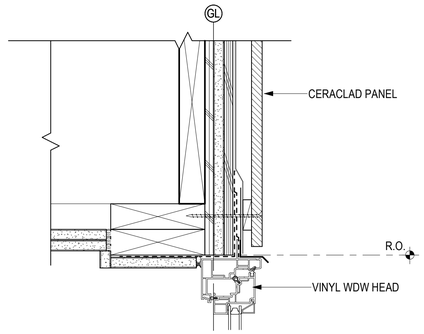
ROOF FLOOR PLAN

A116

3/7/2023 12:59:06 PM



1 A201 SOUTH ELEVATION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



2 A201 TYPICAL VINYL WDW HEADER @ CERACLAD SIDING
3" = 1'-0"

01	**MTL-01 (PREFERRED OPTION)** NICHIHA VINTAGE WOOD REDWOOD	
	MTL-01 (ALT OPTION) CERACLAD URBAN CEDAR HONEY	
02	**MTL-02** CERACLAD ZEN GARDEN SLATE	
03	**MTL-03** STUCCO LIGHT GRAY (TO BE SELECTED)	
04	**MTL-04** CERACLAD 8-REVEAL SILVER GRAY	
05	**MTL-05** STUCCO / PAINT FINISH OVER CONCRETE OR SHOTCRETE MEDIUM GRAY (TO BE SELECTED)	
06	**MTL-06** STUCCO DARK GRAY (TO BE SELECTED)	
07	**MTL-07** ALUMINUM COMPOSITE PANEL ORANGE (TO BE SELECTED)	
08	**MTL-08** STUCCO BLUE (TO BE SELECTED)	

EXTERIOR ELEVATION MATERIALS

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

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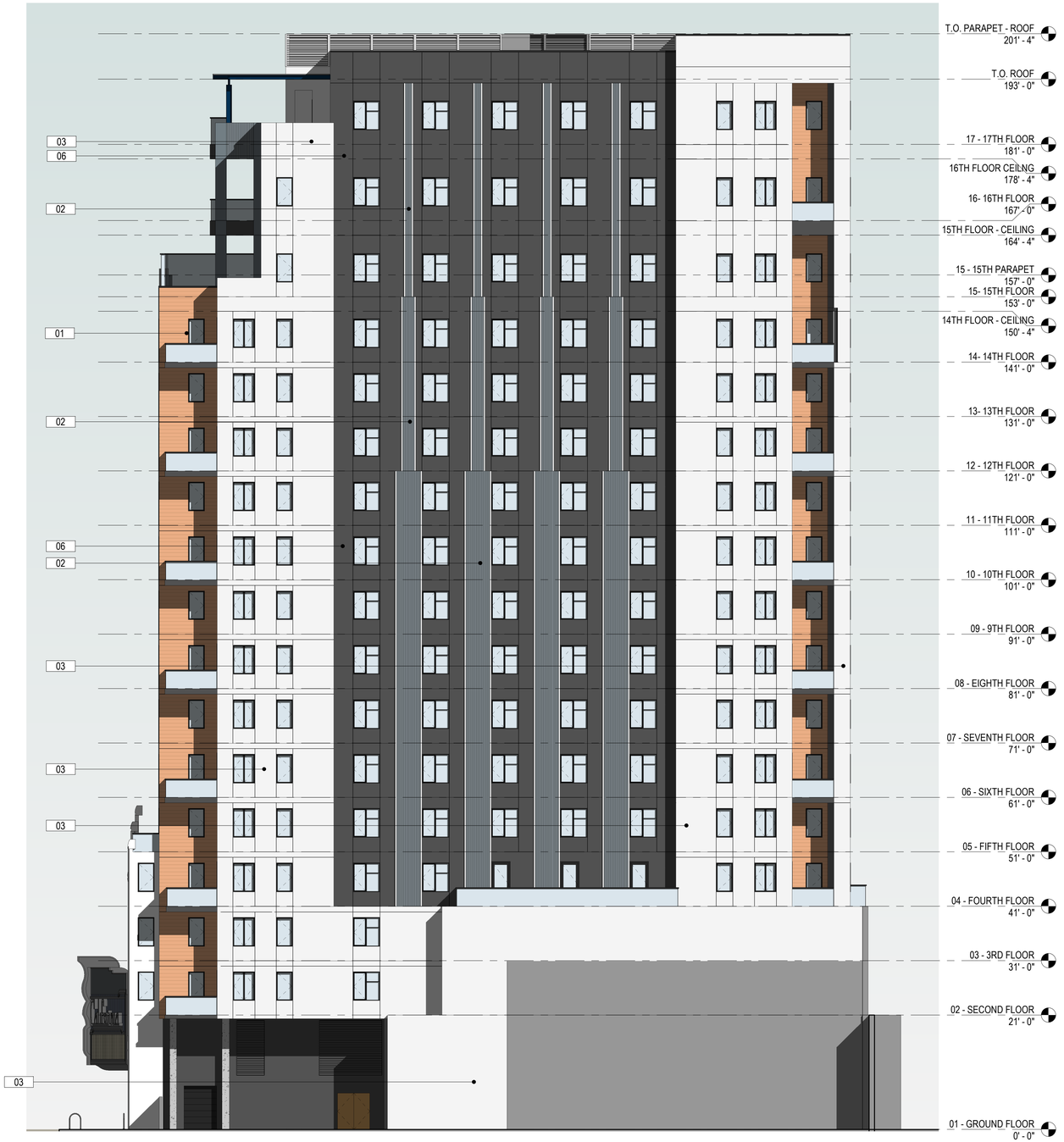
SOUTH EXTERIOR ELEVATION

A201

3/7/2023 12:59:22 PM



1 A202 EAST ELEVATION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

01 **MTL-01 (PREFERRED OPTION)**
NICHIHA
VINTAGE WOOD
REDWOOD

MTL-01 (ALT OPTION)
CERACLAD
URBAN CEDAR
HONEY

02 **MTL-02**
CERACLAD
ZEN GARDEN
SLATE

03 **MTL-03**
STUCCO
LIGHT GRAY
(TO BE SELECTED)

04 **MTL-04**
CERACLAD
8-REVEAL
SILVER GRAY

05 **MTL-05**
STUCCO / PAINT FINISH OVER
CONCRETE OR SHOTCRETE
MEDIUM GRAY (TO BE SELECTED)

06 **MTL-06**
STUCCO
DARK GRAY (TO BE SELECTED)

07 **MTL-07**
ALUMINUM COMPOSITE PANEL
ORANGE (TO BE SELECTED)

08 **MTL-08**
STUCCO
BLUE (TO BE SELECTED)

EXTERIOR ELEVATION MATERIALS

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

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EAST EXTERIOR ELEVATION

A202

3/7/2023 12:59:37 PM

1 A203 WEST ELEVATION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

01	**MTL-01 (PREFERRED OPTION)** NICHIHA VINTAGE WOOD REDWOOD	
	MTL-01 (ALT OPTION) CERACLAD URBAN CEDAR HONEY	
02	**MTL-02** CERACLAD ZEN GARDEN SLATE	
03	**MTL-03** STUCCO LIGHT GRAY (TO BE SELECTED)	
04	**MTL-04** CERACLAD 8-REVEAL SILVER GRAY	
05	**MTL-05** STUCCO / PAINT FINISH OVER CONCRETE OR SHOTCRETE MEDIUM GRAY (TO BE SELECTED)	
06	**MTL-06** STUCCO DARK GRAY (TO BE SELECTED)	
07	**MTL-07** ALUMINUM COMPOSITE PANEL ORANGE (TO BE SELECTED)	
08	**MTL-08** STUCCO BLUE (TO BE SELECTED)	

EXTERIOR ELEVATION MATERIALS

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

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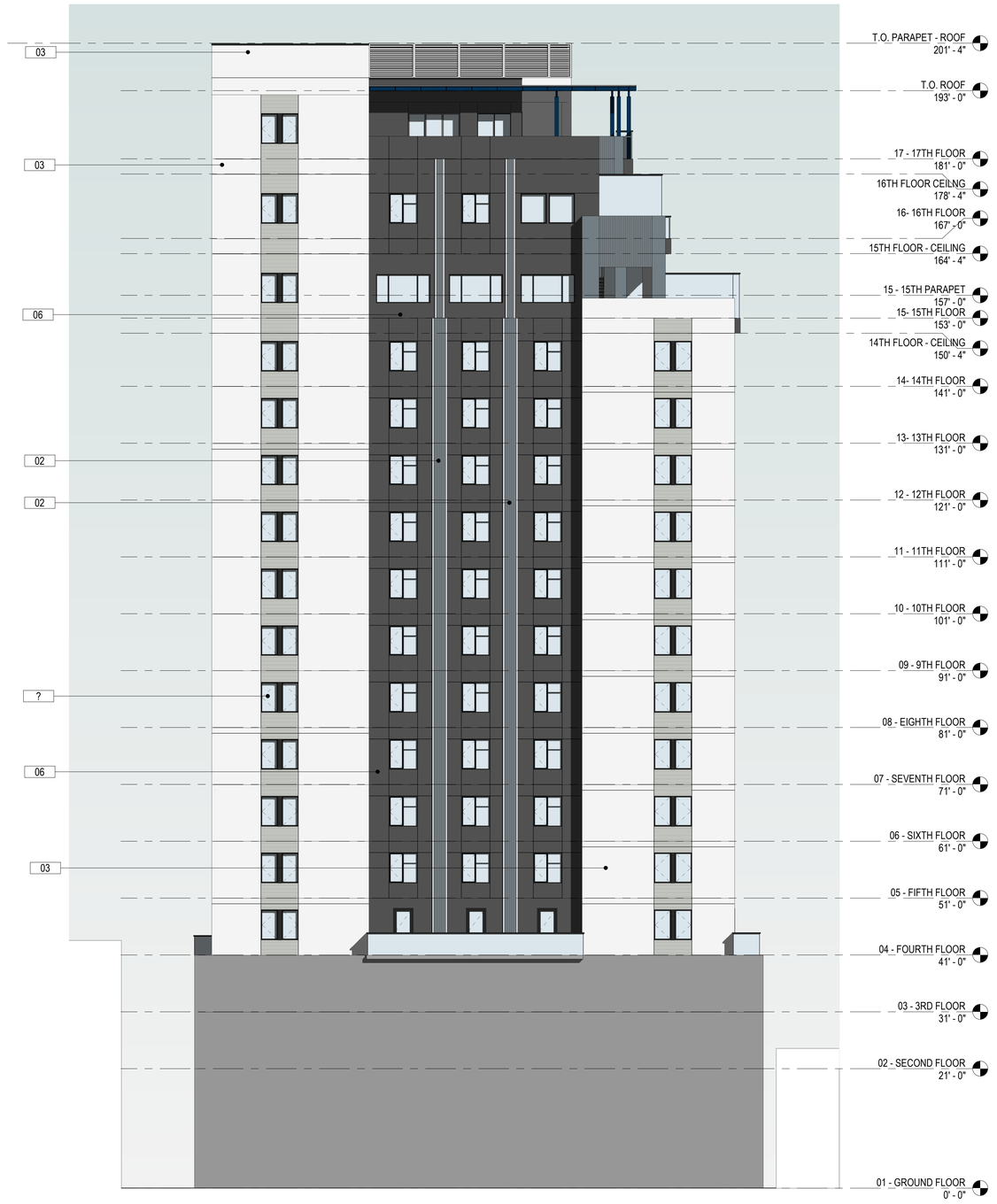
ISSUE DATE: 3/03/23

WEST EXTERIOR ELEVATION

A203

3/7/2023 12:59:52 PM



1 A204 NORTH ELEVATION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

01	**MTL-01 (PREFERRED OPTION)** NICHIHA VINTAGE WOOD REDWOOD	
	MTL-01 (ALT OPTION) CERACLAD URBAN CEDAR HONEY	
02	**MTL-02** CERACLAD ZEN GARDEN SLATE	
03	**MTL-03** STUCCO LIGHT GRAY (TO BE SELECTED)	
04	**MTL-04** CERACLAD 8-REVEAL SILVER GRAY	
05	**MTL-05** STUCCO / PAINT FINISH OVER CONCRETE OR SHOTCRETE MEDIUM GRAY (TO BE SELECTED)	
06	**MTL-06** STUCCO DARK GRAY (TO BE SELECTED)	
07	**MTL-07** ALUMINUM COMPOSITE PANEL ORANGE (TO BE SELECTED)	
08	**MTL-08** STUCCO BLUE (TO BE SELECTED)	

EXTERIOR ELEVATION MATERIALS

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

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NORTH EXTERIOR ELEVATION

A204

3/7/2023 1:00:06 PM

MTL-01 (PREFERRED OPTION)
NICHIHA
VINTAGE WOOD
REDWOOD

MTL-01 (ALT OPTION)
CERACLAD
URBAN CEDAR
HONEY

MTL-02
CERACLAD
ZEN GARDEN
SLATE

MTL-03
STUCCO
LIGHT GRAY
(TO BE SELECTED)

MTL-04
CERACLAD
8-REVEAL
SILVER GRAY

MTL-05
STUCCO / PAINT
FINISH OVER
CONCRETE OR
SHOTCRETE
MEDIUM GRAY (TO
BE SELECTED)

MTL-06
STUCCO
DARK GRAY (TO BE SELECTED)

MTL-07
ALUMINUM COMPOSITE
PANEL
ORANGE (TO BE SELECTED)

MTL-08
STUCCO
BLUE (TO BE
SELECTED)

EXTERIOR ELEVATION MATERIALS ENLARGED
NOT TO SCALE

3/7/2023 1:00:07 PM

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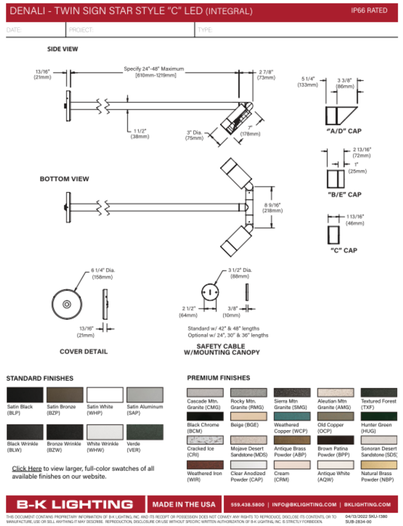
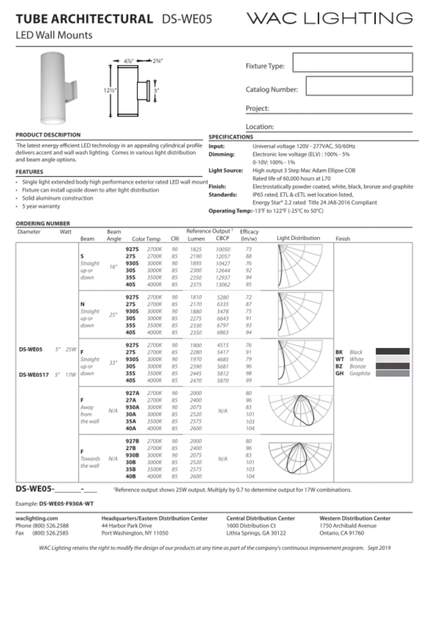
EXTERIOR ELEVATION MATERIALS

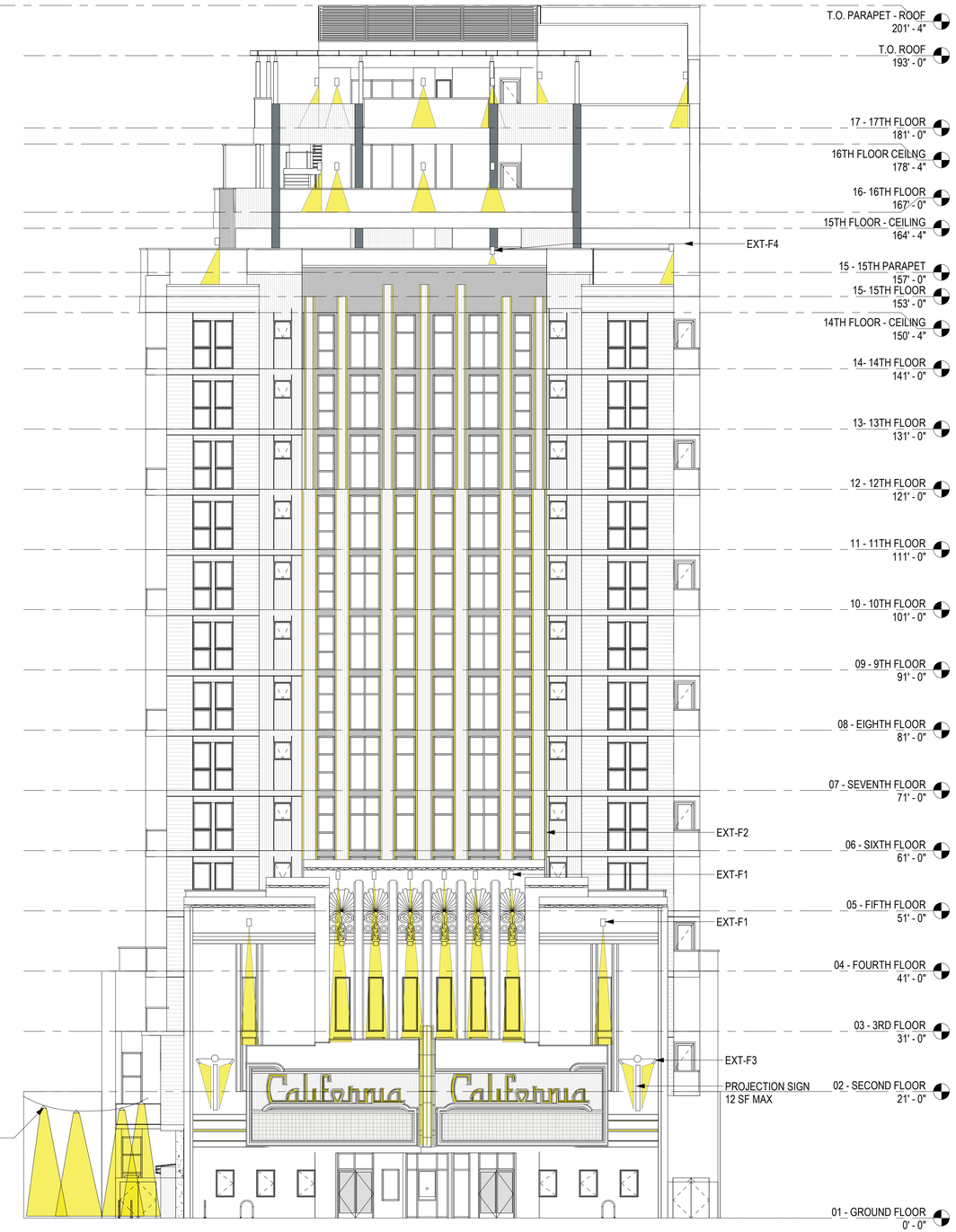
A205

EXT-F3
LED BLADE SIGN
BK - DENALI TWIN STAR



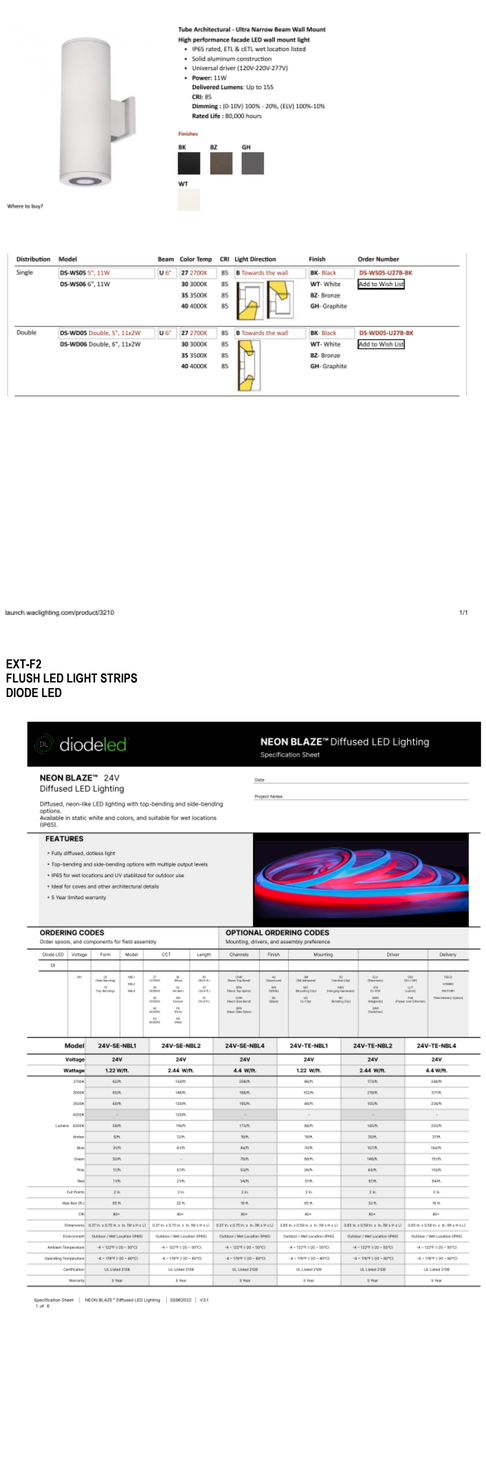
EXT-F4
ROOF DECK (TRELLIS POST & WALL MOUNT)
WAC - TUBE 5"





1 A211 FACADE LIGHTING & SIGNAGE
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

EXT-F1
NARROW BEAM WALL WASH
WAC DS-WSOF-U27B-WT



EXT-F2
FLUSH LED LIGHT STRIPS
DIODE LED

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SOUTH FACADE
LIGHTING & SIGNAGE

A211

3/7/2023 1:00:11 PM

1 A212 EAST FACADE LIGHTING & SIGNAGE
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

3/7/2023 1:00:15 PM

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EAST FACADE LIGHTING & SIGNAGE

A212

EXT-F5
LED FESTOON / STRING LIGHTING @ COURTYARD
AMERICAL LIGHTING - FESTOON
PROVIDE UP LIGHT SHIELDING

LINEAR LIGHTING / FESTOON 250

Festoon Light String

FESTOON LIGHT STRING ORDERING INFORMATION — Special order - Please Allow Up To 2-4 Weeks Order Processing & Delivery*

ITEM NUMBER	CCT	LENGTH	LUMENS / FT	WATTAGE / GLOBE	IP RATING	CRI	CUTTING
LFS-12V-1-LED-WW	3000K	Custom	Up to 90Lm / ft	1W / globe	IP68	74+	N/A

When ordering Festoon Light String, be sure to specify socket spacing and total cable length (including lead and tail wire requirements).
Designate the type of socket assembly to be factory-assembled on to stranded, tinned copper conductors in heavy-duty rubber cable.
Festoon Light String is SPECIAL ORDER only; please allow 2-4 weeks for order processing.
Request a sales quote online at http://www.americanlighting.com/festoon-quote.html.

FESTOON LIGHT STRING ACCESSORIES

ITEM NUMBER	DESCRIPTION
LFS-CABLE	12 gauge Festoon cable
LFS-BP	Mounting back-plate
LFS-CABLE-CLIP	Cable clips (qty 100)
LFS-GLOBE-CL	Clear Festoon Globe
LFS-GLOBE-BL	Blue Festoon Globe
LFS-GLOBE-PI	Pink Festoon Globe
LFS-GLOBE-PU	Purple Festoon Globe
LFS-GLOBE-RE	Red Festoon Globe
LFS-GLOBE-YE	Yellow Festoon Globe

LFS-CABLE
LFS-BP
LFS-CABLE-CLIP
LFS-GLOBE-CL
LFS-GLOBE-BL
LFS-GLOBE-PI
LFS-GLOBE-PU
LFS-GLOBE-RE
LFS-GLOBE-YE

Recommended Power Supplies

12V DC Regulated Power Supply
Special order only
Requires waterproof enclosure (not included)
LED-DR50-12-LU (50W driver)
LED-DR100-12-LU (100W driver)
LED-DR150-12-LU (150W driver)

www.AmericanLighting.com

AMERICAN LIGHTING

1 A213 WEST FACADE LIGHTING & SIGNAGE
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PROJECT ISSUE RECORD:

PROJECT #:	GDC01
ISSUE DATE:	3/03/23

WEST FACADE LIGHTING & SIGNAGE

A213

3/7/2023 1:00:19 PM

1 A214 NORTH FACADE LIGHTING & SIGNAGE
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA
CHARLES FEIN
NOT FOR CONSTRUCTION
01/31/2021
LICENSED ARCHITECT

USE PERMIT

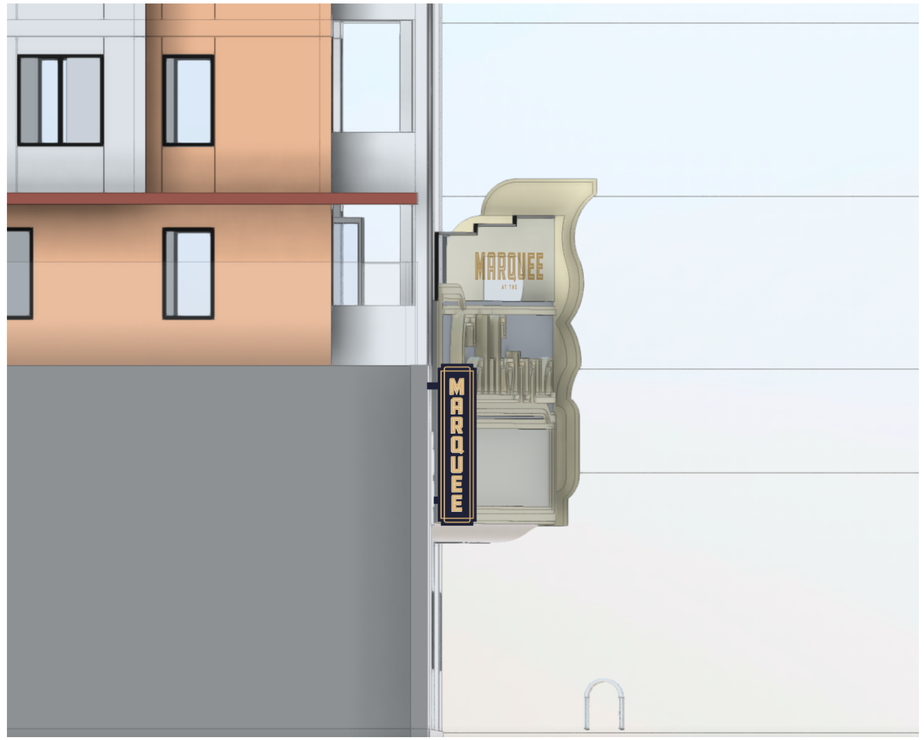
PROJECT ISSUE RECORD:

PROJECT #:	GDC01
ISSUE DATE:	3/03/23

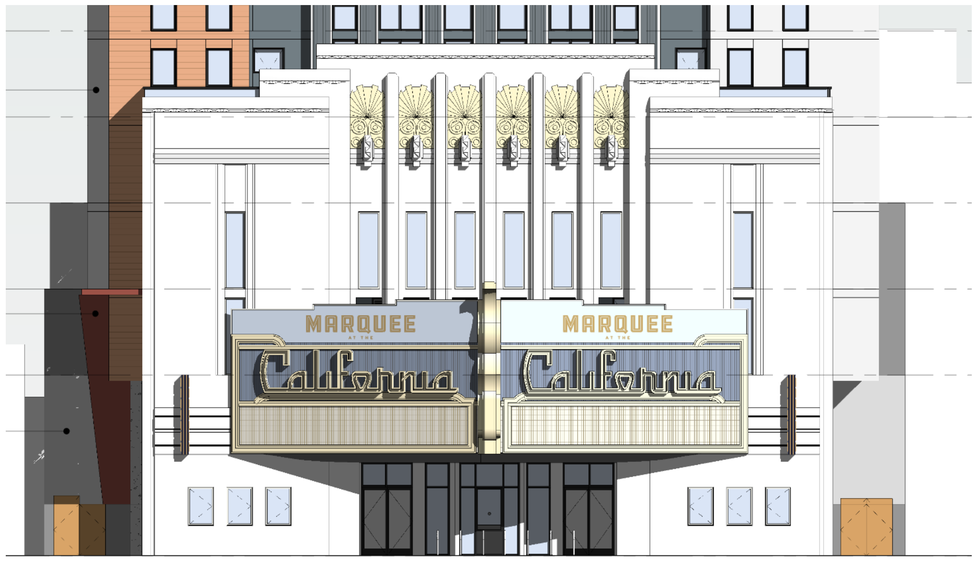
NORTH FACADE
LIGHTING SIGNAGE

A214

3/7/2023 1:00:22 PM



2 A215 SIGNAGE - EAST AND WEST FACADE
NOT TO SCALE



1 A215 SIGNAGE - SOUTH FACADE
1" = 1'-0"

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01/31/2021
LICENSED ARCHITECT

USE PERMIT

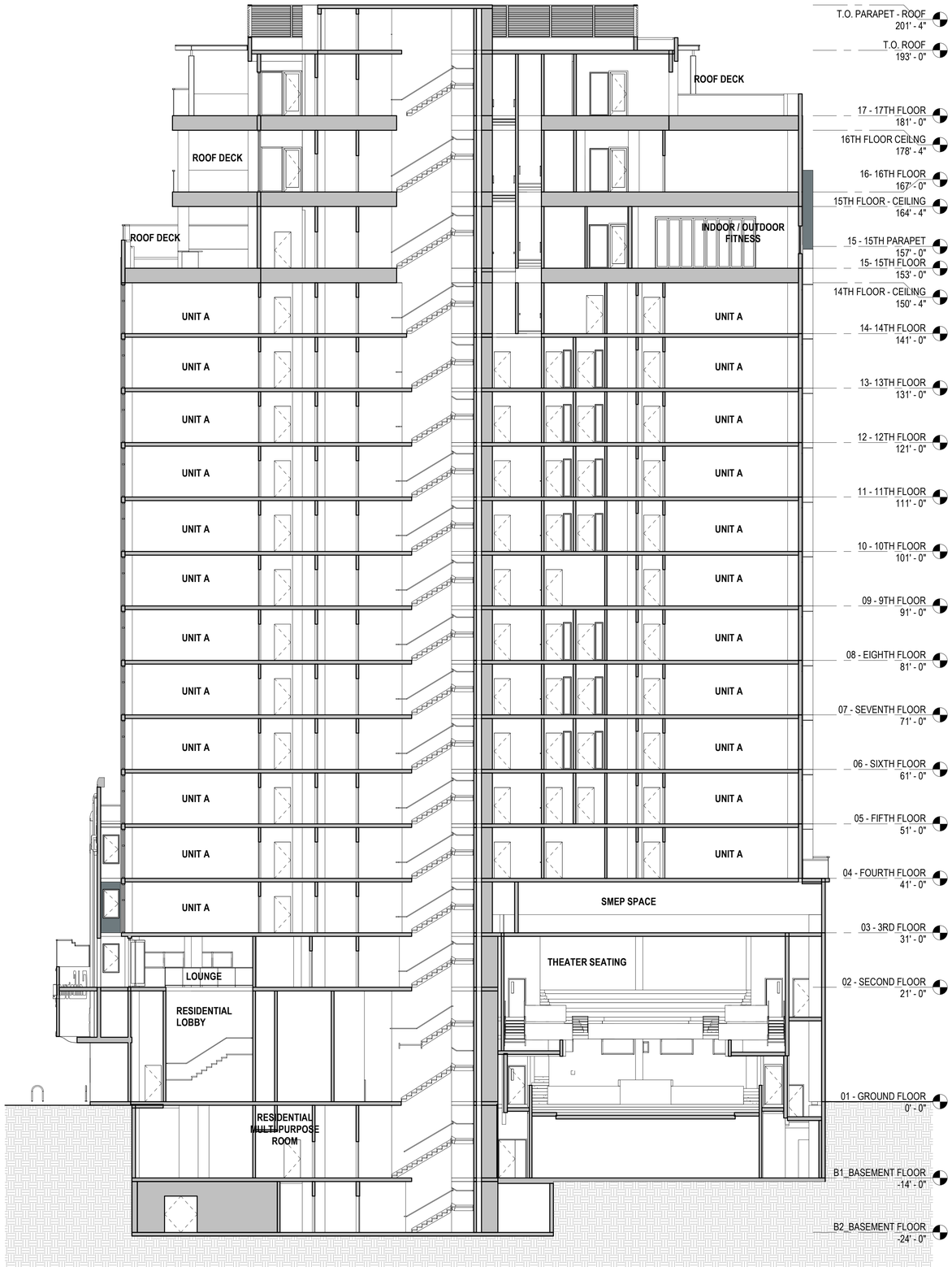
PROJECT ISSUE RECORD:

PROJECT #:	GDC01
ISSUE DATE:	3/03/23

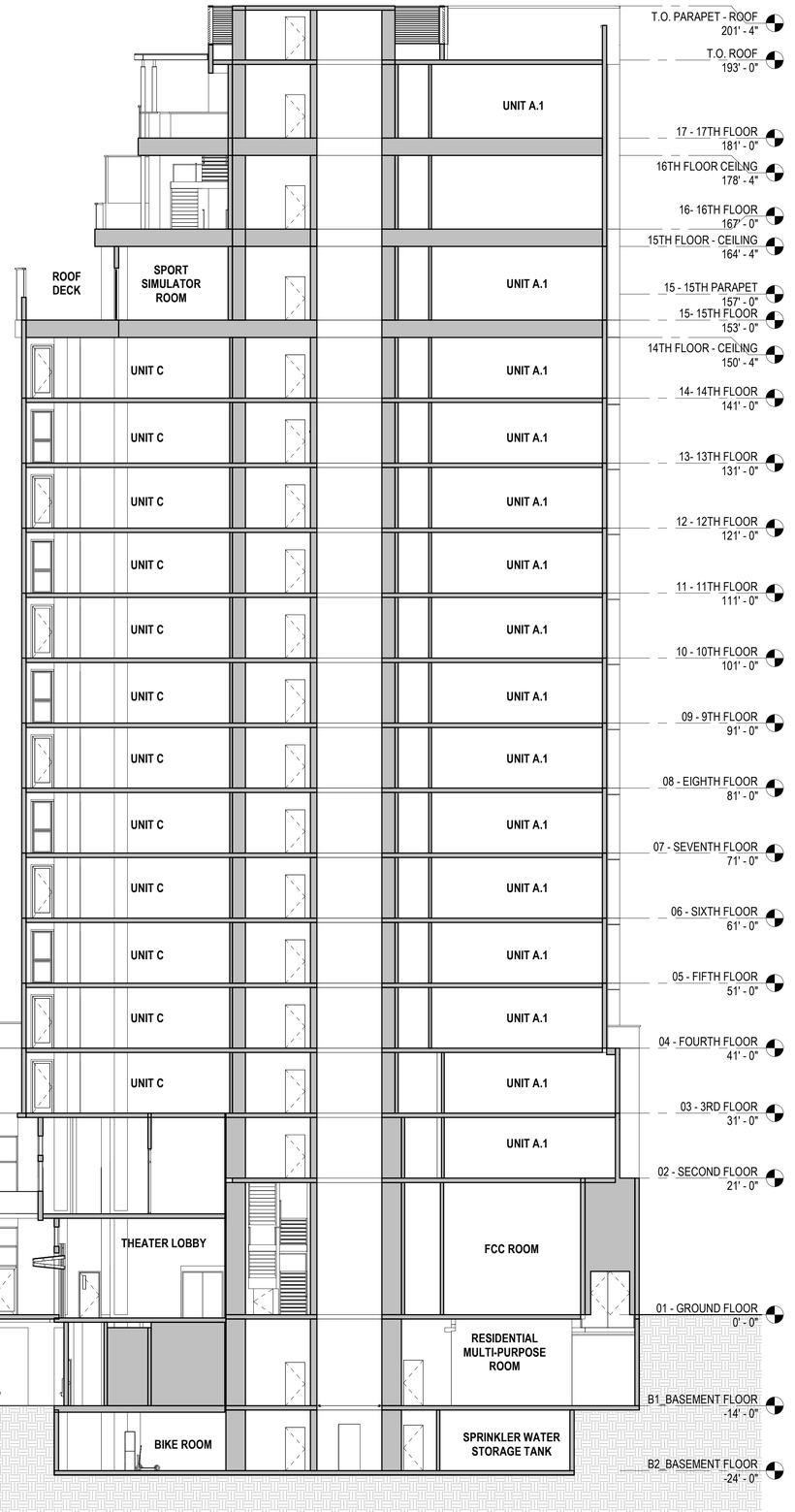
SOUTH FACADE SIGNAGE

A215

3/7/2023 1:00:22 PM



2 A310 N-S SECTION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



1 A310 E-W SECTION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

3/7/2023 1:00:27 PM

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2115 KITTREDGE ST
BERKELEY, CA

STATE OF CALIFORNIA — LICENSED ARCHITECT — NOT FOR CONSTRUCTION — 03/31/2021

USE PERMIT

△ PROJECT ISSUE RECORD:

PROJECT #:	GDC01
ISSUE DATE:	3/03/23

BUILDING SECTIONS

A310

Civic Arts Program
Office of Economic Development
City Manager's Office

PUBLIC ART ON PRIVATE DEVELOPMENT PROGRAM
Allocation Declaration

(For Use by Applicant Only)

Project Address: 2115 Kittredge Street	Project Title: California Theater Project
Description of Project: Density Bonus Project with 214 units in 15 stories, with a live performance theater in the ground floor.	Total Building Permit Valuation: $29,747,336
Point of Contact (Name & Title): Christian Cerria, Development Director	Organization Name & Mailing Address: 2115 Kittredge Street, LLC | 649 Mission Street, 5th Floor, San Francisco, CA 94105
Telephone: 571-551-7706	Email: ccerria@gilbaneco.com & geneva@rhoadesplanninggroup.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% = $237,979]

Applicant Signature: _____ **Date:** 10/05/2022

(*For Use by City of Berkeley Only*)

☐ Apply an in-lieu fee of 0.8% equaling $564,006	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:

terraphase engineering

November 8, 2022

Christian Cerria
Gilbane Development Company
7 Jackson Walkway
Providence, Rhode Island 02903

sent via email to ccerria@gilbaneco.com

Subject: Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California

Dear Mr. Cerria:

On behalf of Gilbane Development Company (the client), Terraphase Engineering Inc. (Terraphase) has prepared this summary of the recent Phase II subsurface investigation performed at 2115 Kittredge Street in Berkeley, California (Site; Figure 1). The objective of the sampling event was to conduct a limited soil and soil vapor investigation to address the recognized environmental conditions (RECs) and data gaps identified in the *Phase I Environmental Site Assessment* (Phase I ESA) prepared by Terraphase dated May 27, 2022. This letter provides an update on the Site conditions based on the data collected. Details of the Site's description, current and historical operations, physical setting, and adjoining properties can be found in the Phase I ESA.

Based on the findings of this Phase II investigation, it is our opinion the Site meets the standards for mixed-use development, consisting of ground floor commercial with overlaying residential, without incorporation of environmental mitigation into the final design.

1 Site Background

Terraphase identified the following RECs in the Phase I ESA:

- Potential vapor encroachment condition associated with the southwest-adjoining Berkeley Touchless Carwash (Touchless Carwash) property at 2176 Kittredge Street located hydraulically cross-gradient to the Site. The Touchless Carwash property was formerly developed as a petroleum fueling station with gasoline and diesel underground storage tanks (USTs). Two of the USTs were reportedly previously used for waste oil storage, and a 500-gallon waste oil UST was also discovered and removed in 2021. A fact sheet published by the San Francisco Bay Regional Water Quality Control Board, dated January 13, 2021, indicated that groundwater samples collected from the Site suggest that a plume of total petroleum hydrocarbons in the gasoline range, benzene, and methyl tert-butyl ether is migrating off-site to the southwest (i.e., not in the direction of the Site). During a July 2019 sampling event, multi-depth soil-vapor probes were sampled and analyzed; tetrachloroethene was detected at a concentration of 26 micrograms per cubic meter in the sample

location nearest to the Site (SG-2) at 6 feet below ground surface (bgs), which exceeds the unrestricted use environmental screening level (ESL)[1] of 15 micrograms per cubic meter.[2]

- Former on-site structures on the northern portion of the Site were demolished, including dwellings, sheds, and the northern portion of the present-day structure, in approximately 1999. These structures were built prior to 1978 when lead-based or lead-containing paint was banned for residential usage. Lead-based paint and asbestos-containing materials were potentially present in the demolished structures. While these materials are exempt from the Comprehensive Environmental Response, Compensation, and Liability Act as a building material, demolition debris (if left in place) is not considered a building material, potentially resulting in elevated concentrations of lead and asbestos in subsurface soil.

Additionally, Terraphase identified the following significant data gaps in the Phase I ESA:

- A release of diesel fuel has been identified at the northeast-adjoining property 2116 Allston Way; the case was closed by the California Regional Quality Control Board, San Francisco Bay Region, in 1994. Based on the proximity to the Site, the absence of closure reports and confirmation sample data was identified as a significant data gap for the Site.
- Steel Marshall Co located at 2117 Allston Way, approximately 170 feet northeast and hydraulically upgradient to the Site, has been identified as a historical dry cleaner site with records indicating operation between 1925 and 1970. Based on the proximity and hydraulic gradient relative to the Site, the absence of a site investigation for the Steel Marshall Co property was identified as a significant data gap for the Site.
- A release of diesel fuel at has been identified at the 2148 Center Street property located approximately 390 feet northeast and hydraulically upgradient to the Site; the case was closed by the California Regional Quality Control Board, San Francisco Bay Region, in 1994. Based on the proximity to the Site, the absence of closure reports and confirmation sample data is identified was a significant data gap for the Site.

2 Investigation Activities

In October 2022, Terraphase performed multimedia sampling at the Site to address the RECs and significant data gaps identified in the Phase I ESA with emphasis on the target compounds of concern that include volatile organic compounds (VOCs) in soil and soil vapor, and lead, polychlorinated biphenyls (PCBs), and asbestos in soil. The Phase II subsurface investigation included the following scope of work:

- Utility clearance of each proposed drilling location by a subcontracted private utility locator, in addition to Underground Service Alert clearance;

[1] San Francisco Bay Regional Water Quality Control Board, *Environmental Screening Levels, Revision 2* (January 24, 2019).

[2] Pangea Environmental Services, Inc. 2019. *Site Investigation Report, Sensitive Receptor Survey, Conceptual Site Model, and Assessment Workplan*, 2176 Kittredge Street, Berkeley, CA 94704 (November 19, 2019), https://documents.geotracker.waterboards.ca.gov/esi/uploads/geo_report/6850088298/T10000004535.PDF .

- Installation and sampling of one temporary soil-vapor well (SG-01) and collection of one soil sample (SB-01);
- Installation and sampling of six sub-slab vapor pins (VP-01 through VP-06);
- Advancement of one soil boring to collect a soil sample (SB-02);
- Chemical analysis of soil samples from SB-01 and SB-02 for lead, asbestos, and PCBs; and
- Chemical analysis of soil-vapor samples collected from soil-vapor well SG-01 and VaporPins™ VP-01 through VP-06 for VOCs and helium (leak-check compound).

Each of these tasks are further described in the following subsections. Penecore Drilling, a C-57 licensed driller, performed advancement of all environmental borings and installation of the soil-vapor well and VaporPins™ for the investigation.

2.1 Temporary Soil-Vapor Well Installation, Soil Boring Advancement, and Soil Sampling

Soil-vapor well SG-01 installation was conducted on October 11, 2022. A well installation permit (no. 23-MW-030) was obtained from the City of Berkeley's Toxics Management Division (TMD) for well installation activities. The vapor well was installed to a depth of approximately 5.5 feet below ground surface (bgs) using hand-auger drilling methods. The soil-vapor well was constructed using a 1-inch filter tip, 1/4-inch Teflon tubing, #3 sand filter pack (1 foot, with filter tip emplaced in the center), and 6-inch layer of dry bentonite, with the upper portion of the annular space filled with hydrated bentonite crumbles. The end of the tubing exiting the ground surface was fitted with a protective cap to close the well and allow subsurface equilibration. The soil- vapor well was allowed to equilibrate for a minimum of 48 hours prior to sampling.

Soil boring SB-02 was advanced on October 11, 2022, to collect a soil sample. The boring was advanced to a depth of 6 inches bgs using hand-auger drilling methods.

A Terraphase geologist, under the direction of a California-licensed Professional Geologist, was present during drilling to collect soil samples, maintain a log of the boring, document observations of the work area conditions and conduct and oversee health and safety monitoring, including monitoring for possible organic vapors during drilling. Soil was described and classified on the boring logs according to the Unified Soil Classification System, and assigned colors using the Munsell color chart.

The soil was screened in the field for VOCs using a photoionization detector (PID). Field screening was performed by placing a handful of soil from selected depths in a clean, zip-top bag. After the soil was given a few minutes to off-vapor, the tip of the PID was inserted into the bag and the reading was recorded on the boring log once it stabilized. The PID was calibrated to both background conditions and isobutylene span gas, at a concentration of 100 parts per million, at the beginning of the field day prior to sampling. The PID readings during field soil screening were between 0.0 and 0.1 parts per million. Soil encountered in the upper 5.5 feet bgs at soil boring SB-01 consisted of gravelly sand and sand, which became slightly moist at approximately 4 to 5.5 feet bgs, with no free water observed. Boring logs are presented in Attachment A.

Soil samples were collected 6 inches bgs from locations SB-01 and SB-02 for chemical analysis. SB-01 was collected from the boring for soil-vapor well SG-01. Soil samples were placed in glass gars provided by the analytical laboratory. Sample locations are shown in Figure 2.

2.2 Soil Vapor Investigation and Sampling

Based on the environmental impacts associated with the former Touchless Carwash property to the east of the Site, Terraphase installed and collected samples from six sub-surface soil vapor locations and one soil-vapor well. Sub-surface VaporPins™ were installed and sampled per manufacturer's standard operating procedures, which are provided in Attachment B. Installation of the soil-vapor well is detailed in Section 2.1.

- Soil-vapor well SG-01 was installed outside to the east of the southeastern building corner in the closest on-site location to the former Touchless Carwash property;
- VaporPin™ VP-01 was installed in the basement northeast of the building's northwestern corner;
- VaporPin™ VP-02 was installed in the basement northwest of the building's northeastern corner;
- VaporPin™ VP-03 was installed inside the building's southwestern corner in a small storage room under the staircase;
- VaporPin™ VP-04 was installed inside the building's southeastern corner in a small storage room under the staircase;
- VaporPin™ VP-05 was installed inside the northeastern corner of the theater; and
- VaporPin™ VP-06 was installed inside the northwestern corner of the theater.

Sample locations are shown in Figure 2. Soil-vapor samples were collected in general accordance with the *Advisory – Active Soil Gas Investigations*.[3] Enthalpy Analytical (Enthalpy) completed a manifold integrity test to assess the sample apparatus fittings using the shut-in test process prior to field deployment. The shut-in test was performed by placing a valve on the influent side of the manifold in the closed position, and using a manual purging device (i.e., gas-tight syringe with purge valve) to apply a vacuum of at least 10 inches of mercury to the sampling apparatus. The vacuum was maintained in the manifold and associated fittings. No leaks were noted in the field (such as Summa™ canister filling at a rate faster than the 200 milliliters per minute flow set by the regulator, which would indicate a leak downstream of the regulator).

The leak-check compound, helium, was used to evaluate sample integrity. Prior to the soil-vapor sampling, a clear shroud (plastic box) was placed around the top of the soil-vapor well or VaporPin™ and the sample apparatus. Helium was pumped into the shroud until the helium concentration was between approximately 21 and 28 percent in the interior atmosphere. The detection of helium within the sample would therefore suggest a leak in the sampling system or permeability in the ground surface. The soil-vapor well was purged to remove stagnant soil vapor in the soil-vapor well tubing and screen prior to

[3] California Environmental Protection Agency Department of Toxic Substances Control (DTSC), Los Angeles Regional Water Quality Control Board, San Francisco Regional Water Quality Control Board, *Advisory - Active Soil Gas Investigation* (July 2015).

sample collection. The purge volume was calculated to include the tubing, 35 percent available sand porosity, and an assumed 50 percent porosity for the dry bentonite zone. The VaporPins™ were purged using the standard 60-milliliter purge volume for VaporPins™.

Soil-vapor samples were collected from the VaporPins™ on October 11 and 14, and from the temporary soil-vapor well on October 14, 2022. Vapor samples were collected in 1-liter Summa™ canisters. Soil-vapor sampling field forms are presented in Attachment C.

The soil generated from drilling activities was containerized in an on-site 55-gallon drum pending analysis. Since lead in one of the soil samples exceeded hazardous waste screening criteria, Terraphase requested that the laboratory conduct a contingent waste analysis on that sample. Results are summarized in Section 4.1.

3 Laboratory Analyses

Laboratory analytical reports are provided in Attachment D.

3.1 Soil

Soil samples were submitted to Enthalpy in Berkeley, California, a California Environmental Laboratories Accreditation Program-certified laboratory. Soil samples were analyzed for:

- Lead (United States Environmental Protection Agency [USEPA] Method 6010)
- Asbestos (California Air Resources Board Method 435)
- PCBs (USEPA Method 8082)

3.2 Soil Vapor

Soil vapor samples were also submitted to Enthalpy in Berkeley, California. Samples were analyzed for:

- VOCs using USEPA Method T0-15
- Helium (leak-check compound) using ASTM International Method D1945

4 Laboratory Analytical Results

The analytical results associated with this sampling event are summarized in this following section.

4.1 Soil

Soil analytical results are presented in Table 1. Data from soil samples were compared to ESLs for direct exposure for both the commercial/industrial and residential use scenarios.[1]

Asbestos and PCBs were not detected in the soil samples.

Lead was detected in both soil samples, and the concentration in one of the soil samples exceeded the residential ESL and hazardous waste screening criteria. Lead was non-detect in the USEPA Toxicity Characteristic Leaching Procedure results and was detected below the DTSC soluble threshold limit concentration.[4]

4.2 Soil Vapor

Soil vapor analytical results are presented in Table 2 and Figure 3. Soil vapor data were compared to vapor intrusion ESLs for commercial/industrial and residential use scenarios.

Helium was used as the leak-detection compound. In accordance with DTSC guidance, an ambient air leak of up to 5 percent is acceptable when sampling is conducted with helium and a shroud. Based on an approximate helium concentration of 20 percent in the shroud, an acceptable concentration of helium in a soil vapor sample would be 1 percent. Helium results are included in the following subsections.

4.2.1 Soil-Vapor Well

Several VOCs were detected in each of the soil-vapor samples at concentrations above laboratory reporting limits, as shown in Table 2. Benzene and bromodichloromethane were detected at concentrations exceeding the residential ESLs, but below the commercial/industrial ESLs. Chloroform was detected at a concentration above the conservative commercial/industrial ESL. Chloroform is a byproduct of chlorinated drinking water and municipal sewage and is commonly detected at low concentrations in soil vapor. Chloroform is not likely present as a result of environmental contamination.

Helium was not detected in the soil-vapor well sample; therefore, the data meets data quality guidelines. This sample represents the most appropriate evaluation point for potential impacts to the Site from the Touchless Carwash property, based on proximity, and installation in the subsurface.

4.2.2 VaporPins™

Helium was detected over a range of concentrations in the six indoor VaporPin™ samples, two of which were located in the basement and four of which were located in the building interior. Helium concentrations detected in the VaporPin™ samples are displayed below.

VaporPin™ Samples	VP-01	VP-02	VP-03	VP-04	VP-05	VP-06
Helium Concentration (percent)	26	9.8	1.9	3.4	6.1	2.9

[4] https://www.epa.gov/hw-sw846/sw-846-test-method-1311-toxicity-characteristic-leaching-procedure and https://dtsc.ca.gov/persistent-and-bioaccumulative-toxic-substances/

There are several potential reasons for the helium detections, including:

- The age of the concrete slab resulted in an incomplete seal for the VaporPins™.
- High porosity of the concrete slab or seams, or cracking in the concrete, allowed for short circuiting of ambient air into the sub-slab sample space.
- Leaks associated with the sample train (either in the sample manifold, between the VaporPin™ and the sample manifold, or from the manifold to the Summa™ canister). These causes are unlikely due to the absence of leaks observed in the sample from the soil-vapor well, which included the same type of sample train setup (separate laboratory-supplied manifolds were used for each sample).

Helium concentrations in each of the VaporPin™ samples exceed the acceptance criteria of approximately 1 percent (5 percent of concentration of helium in the shroud), and indicate that the data collected from each of the VaporPins™ are biased low and are not acceptable for quantitative comparison to screening criteria. An approximation of the actual concentrations in the samples is estimated using the following correction factor (Table 3):

$$Estimated\ Concentration_{subslab} = Analytical\ Result\ \times (1 + \frac{Helium_{sample}}{Helium_{shroud}})$$

Using this approach on the data from VaporPins™ VP-02 through VP-06 (VP-01 discussed in following paragraph), the estimated concentrations for benzene, chloroform, and trichloroethene exceeded the residential ESLs, but are below the commercial/industrial ESLs. The estimated concentrations of benzene and chloroform are all below the actual analytical detections in the sample from the soil-vapor well. Trichloroethene was not detected in the sample from the soil-vapor well; however, the estimated value in one VaporPin™ sample (VP-06) is above the residential and below the commercial/industrial ESL.

The highest helium concentration was detected in VaporPin™ VP-01 at 26 percent, which is similar to the helium concentration in the sampling shroud and suggests that the laboratory results for this sample can be used qualitatively as being representative of indoor air concentrations in the basement rather than sub-slab soil vapor. Therefore, data for the sample from VP-01 were compared to indoor air direct exposure human health risk levels for screening consideration. Concentrations of compounds of concern detected in VaporPin™ VP-01 were below all commercial/industrial and residential risk screening levels, except for dichloromethane which was detected above the residential but below the commercial/industrial risk ESLs. The qualitative interpretation of the VP-01 data, therefore, is indoor air in the basement may meet commercial/industrial risk screening criteria.

5 Conclusions

The conclusions of the Terraphase subsurface investigation, which included collection and analysis of soil and soil vapor samples, are provided in this section.

5.1 Soil

The lead concentration in one of the soil samples exceeded the residential ESL and hazardous waste screening criteria, which indicates that some soil remediation may be required during grading. The development site is located within an Environmental Management Area designated by the City of

Berkeley and is expected to require a soil management plan for the development. The soil management plan will include requirements to ensure appropriate management of Site soils.

5.2 Soil Vapor

Based on the environmental impacts associated with the former Touchless Carwash property to the east of the Site, Terraphase installed and sampled a temporary soil-vapor well (SG-01) in the closest on-site proximity to the former Touchless Carwash property to search for potential impacts to the Site. Results from the soil-vapor well sample were evaluated using the conservative health-risk-based ESLs developed by the Regional Water Quality Control Board for both the commercial/industrial and residential use scenarios and concluded that no obvious VOC impacts have reached the Site from the Touchless Carwash property. Terraphase understands that the client-planned development is mixed-use, and we assume that ground floor use will be limited to commercial activities. Future steps may be required by the City of Berkeley to assure that heating, ventilation, and air conditioning systems remain active within the commercial spaces. As such, the most applicable screening criteria for the project are the conservative commercial/industrial ESLs applied to the soil-vapor well data. Only chloroform was detected at a concentration above the conservative commercial/industrial ESL. Chloroform is a byproduct of chlorinated drinking water and municipal sewage and is commonly detected at low concentrations in soil vapor. It is unlikely chloroform is present as a result of environmental contamination.

The sub-slab soil-vapor samples collected via VaporPins™ did not meet data acceptance criteria due to the presence of elevated concentrations of the leak-check compound (helium). The presence of helium in the samples is interpreted as being the result of the poor condition of the building and basement slabs and resulting inadequate sealing for the VaporPin™. A qualitative evaluation was completed, including the use of correction factors, to provide an estimate of the actual concentrations present. The estimated concentrations in samples from VaporPins™ VP-02 through VP-05 for benzene, chloroform, and trichloroethene are below the commercial/industrial ESLs. Further assessment of the leak testing and analytical data from VaporPin™ VP-01 in the basement suggests that the sample can be considered an approximate example of indoor air within the basement space; as the results suggest that the sample matched the atmosphere within the shroud. When viewed in this context, the data (uncorrected) were compared to commercial/industrial indoor air criteria. The use of the analytical data is not appropriate as the basis for design decisions; however, in combination with the deeper soil vapor data (SG-01), the qualitative evaluation of the VaporPin™ data is not indicative of an environmental concern at the Site.

6 Recommendations

Based on the findings of the limited subsurface investigation, in particular the soil vapor data from soil-vapor well SG-01, it is our opinion the Site should meet the standards for mixed-use development, consisting of ground floor commercial with overlaying residential, without incorporation of environmental mitigation into the final design.

7 Closing

If you have any questions or comments regarding this submittal, please contact Alice Hale Price at (510) 645-1850, ext. 57, or alice.hale.price@terraphase.com.

Sincerely,

for Terraphase Engineering Inc.

Maharani De, PE
Senior Project Engineer

Alice Hale Price, PE
Principal Engineer

Enclosures (10):

- Tables
  1. Analytical Results - Soil
  2. Analytical Results -- Soil Vapor
  3. Estimated Soil Vapor Concentrations (Correction Factor)
- Figures
  1. Site Location
  2. Sample Location Map
  3. Soil Vapor Analytical Results
- Attachments
  - A Boring Logs
  - B VaporPin™ Standard Operating Procedures
  - C Soil Vapor Sampling Field Forms
  - D Analytical Laboratory Reports

Tables

1. Analytical Results - Soil
2. Analytical Results -- Soil Vapor
3. Estimated Soil Vapor Concentrations (Correction Factor)

Table 1
Analytical Results - Soil
Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California

Location Field ID Depth (ft-bgs) Sample Date SDG		SFRWQCB 2019-rev2 Soil Direct Exposure HHRL Commercial/Industrial ESL	SFRWQCB 2019-rev2 Soil Direct Exposure HHRL Residential ESL	*STLCx10*	TCLPx20	TTLC	STLC	TCLP	**SB-01** **SB-01-0.5** **0.5 - 0.75** **10/11/2022** **470637**	**SB-02** **SB-02-0.5** **0.5 - 0.75** **10/11/2022** **470637**
Asbestos										
Asbestos fibres	%	-	-	-	-	-	-	-	ND	ND
Metal										
Lead	mg/kg	320	80	*50*	100	1,000	-	-	***120***	**8.1**
Lead (STLC)	mg/L	-	-	-	-	-	5	-	**1.5**	-
Lead (TCLP)	mg/L	-	-	-	-	-	-	5	<0.015	-
PCBs										
Aroclor 1016	mg/kg	-	-	-	-	-	-	-	<0.05	<0.051
Aroclor 1221	mg/kg	-	-	-	-	-	-	-	<0.05	<0.051
Aroclor 1232	mg/kg	-	-	-	-	-	-	-	<0.05	<0.051
Aroclor 1242	mg/kg	-	-	-	-	-	-	-	<0.05	<0.051
Aroclor 1248	mg/kg	-	-	-	-	-	-	-	<0.05	<0.051
Aroclor 1254	mg/kg	-	-	-	-	-	-	-	<0.05	<0.051
Aroclor 1260	mg/kg	-	-	-	-	-	-	-	<0.05	<0.051
Aroclor 1262	mg/kg	-	-	-	-	-	-	-	<0.05	<0.051
Aroclor 1268	mg/kg	-	-	-	-	-	-	-	<0.05	<0.051
Total PCBs	mg/kg	0.94	0.23	*50*	-	50	-	-	<0.05	<0.051

Note:
Detected concentrations are **bold-faced**
- = Not available
< = Not detected above laboratory reporting limit shown
ESL = Environmental Screening Level
ft-bgs = feet below ground surface
HHRL = Human Health Risk Level
mg/kg = milligrams per kilogram
mg/L = milligrams per liter
ND = Non-detect
SFRWQCB = San Francisco Regional Water Quality Control Board
STLC = Soluble Threshold Limit Concentration
TCLP = Toxicity Characteristic Leaching Procedure
TTLC = Total Threshold Limit Concentration

Table 2
Analytical Results - Soil Vapor
Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California

Location		SFRWQCB 2019-rev2 Subslab/Soil Gas VI HHRL Commercial/Industrial ESL	SFRWQCB 2019-rev2 Subslab/Soil Gas VI HHRL Residential ESL	**SG-01**	**VP-01**	**VP-02**	**VP-03**	**VP-04**	**VP-05**	**VP-06**
Field ID				**SG-01**	**VP-01**	**VP-02**	**VP-03**	**VP-04**	**VP-05**	**VP-06**
Depth (ft-bgs)				**4.5 - 5.5**	**-**	**-**	**-**	**-**	**-**	**-**
Sample Date				**10/14/2022**	**10/14/2022**	**10/14/2022**	**10/14/2022**	**10/14/2022**	**10/11/2022**	**10/11/2022**
SDG				**470855**	**470855**	**470855**	**470855**	**470855**	**470855**	**470855**
Tracer Gas										
Helium	%	-	-	<0.18	**26**	**9.8**	**1.9**	**3.4**	**6.1**	**2.9**
VOC										
1,2-Dichlorotetrafluoroethane (Freon-114)	µg/m^3	-	-	<2.5	<2.5	<2.5	<2.5	<2.5	<4.0	<2.5
1-Methyl-4 ethyl benzene	µg/m^3	-	-	<1.8	<1.8	<1.8	<1.8	<1.8	<2.8	<1.8
2-Propanol	µg/m^3	-	-	<4.4	<4.4	**5.4**	<4.4	**19**	**13**	<4.4
Benzyl chloride	µg/m^3	-	-	<1.9	<1.9	<1.9	<1.9	<1.9	<3.0	<1.9
Hexachlorobutadiene	µg/m^3	19	4.3	<3.8	<3.8	<3.8	<3.8	<3.8	<6.1	<3.8
Hexane	µg/m^3	-	-	**17**	<1.3	<1.3	<1.3	<1.3	**220**	**65**
1,1,1,2-Tetrachloroethane	µg/m^3	55	13	<2.5	<2.5	<2.5	<2.5	<2.5	<4.0	<2.5
1,1,1-Trichloroethane	µg/m^3	150,000	35,000	<2.0	<2.0	<2.0	<2.0	<2.0	<3.1	<2.0
1,1,2,2-Tetrachloroethane	µg/m^3	7	1.6	<2.5	<2.5	<2.5	<2.5	<2.5	<4.0	<2.5
1,1,2-Trichloroethane	µg/m^3	26	5.8	<2.0	<2.0	<2.0	<2.0	<2.0	<3.1	<2.0
1,1,2-Trichlorotrifluoroethane (Freon-113)	µg/m^3	-	-	<2.8	<2.8	<2.8	<2.8	<2.8	<4.4	<2.8
1,1-Dichloroethane	µg/m^3	260	58	<1.5	<1.5	<1.5	<1.5	<1.5	<2.3	<1.5
1,1-Dichloroethene	µg/m^3	10,000	2,400	<1.4	<1.4	<1.4	<1.4	<1.4	<2.3	<1.4
1,1-Difluoroethane	µg/m^3	-	-	<4.9	<4.9	<4.9	<4.9	<4.9	<7.8	<4.9
1,2,4-Trichlorobenzene	µg/m^3	290	70	<2.7	<2.7	<2.7	<2.7	<2.7	<4.3	<2.7
1,2,4-Trimethylbenzene	µg/m^3	-	-	<1.8	<1.8	<1.8	<1.8	<1.8	<2.8	<1.8
1,2-Dibromoethane	µg/m^3	0.68	0.16	<2.8	<2.8	<2.8	<2.8	<2.8	<4.4	<2.8
1,2-Dichlorobenzene	µg/m^3	29,000	7,000	<2.2	<2.2	<2.2	<2.2	<2.2	<3.5	<2.2
1,2-Dichloroethane	µg/m^3	16	3.6	<1.5	<1.5	<1.5	<1.5	<1.5	<2.3	<1.5
1,2-Dichloroethene(cis)	µg/m^3	1,200	280	<1.4	<1.4	<1.4	<1.4	<1.4	<2.3	<1.4
1,2-Dichloroethene(trans)	µg/m^3	12,000	2,800	<1.4	<1.4	<1.4	<1.4	<1.4	<2.3	<1.4
1,2-Dichloropropane	µg/m^3	41	9.4	<1.7	<1.7	<1.7	<1.7	<1.7	<2.7	<1.7
1,3,5-Trimethylbenzene	µg/m^3	-	-	<1.8	<1.8	<1.8	<1.8	<1.8	<2.8	<1.8
1,3-Dichlorobenzene	µg/m^3	-	-	<2.2	<2.2	<2.2	<2.2	<2.2	<3.5	<2.2
1,3-Dichloropropene(cis)	µg/m^3	-	-	<1.6	<1.6	<1.6	<1.6	<1.6	<2.6	<1.6
1,3-Dichloropropene(trans)	µg/m^3	-	-	<1.6	<1.6	<1.6	<1.6	<1.6	<2.6	<1.6
1,4-Dichlorobenzene	µg/m^3	37	8.5	<2.2	<2.2	<2.2	<2.2	<2.2	<3.5	<2.2
2-hexanone	µg/m^3	-	-	<3.7	<3.7	<3.7	<3.7	<3.7	<5.9	<3.7
4-Methyl-2-pentanone	µg/m^3	440,000	100,000	**1.5**	<1.5	<1.5	<1.5	<1.5	**14**	<1.5
Acetone	µg/m^3	4,500,000	1,100,000	**34**	**17**	**31**	**22**	**17**	**260**	**24**
Benzene	µg/m^3	14	3.2	**11**	<1.2	**2.5**	**2.1**	**4.4**	**5.5**	**1.3**
Bromodichloromethane	µg/m^3	11	2.5	**5.6**	<2.4	<2.4	<2.4	<2.4	<3.9	<2.4
Bromoform	µg/m^3	370	85	<3.7	<3.7	<3.7	<3.7	<3.7	<6.0	<3.7
Bromomethane	µg/m^3	730	170	<1.4	<1.4	<1.4	<1.4	<1.4	<2.2	<1.4

Table 2
Analytical Results - Soil Vapor
Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California

	Location			SG-01	VP-01	VP-02	VP-03	VP-04	VP-05	VP-06
	Field ID	SFRWQCB 2019-rev2 Subslab/Soil Gas VI HHRL Commercial/Industrial ESL	SFRWQCB 2019-rev2 Subslab/Soil Gas VI HHRL Residential ESL	SG-01	VP-01	VP-02	VP-03	VP-04	VP-05	VP-06
	Depth (ft-bgs)			4.5 - 5.5	-	-	-	-	-	-
	Sample Date			10/14/2022	10/14/2022	10/14/2022	10/14/2022	10/14/2022	10/11/2022	10/11/2022
	SDG			470855	470855	470855	470855	470855	470855	470855
Carbon disulfide	µg/m³	-	-	**26**	<1.1	<1.1	<1.1	<1.1	<1.8	<1.1
Carbon tetrachloride	µg/m³	68	16	<2.3	<2.3	<2.3	<2.3	<2.3	<3.6	<2.3
Chlorobenzene	µg/m³	7,300	1,700	<1.7	<1.7	<1.7	<1.7	<1.7	<2.7	<1.7
Chlorodibromomethane	µg/m³	-	-	<3.1	<3.1	<3.1	<3.1	<3.1	<4.9	<3.1
Chloroethane	µg/m³	1,500,000	350,000	<0.95	<0.95	<0.95	<0.95	<0.95	<1.5	<0.95
Chloroform	µg/m³	18	4.1	**42**	<1.8	<1.8	**9.0**	<1.8	<2.8	<1.8
Chloromethane	µg/m³	13,000	3,100	<0.74	<0.74	<0.74	<0.74	<0.74	**59**	<0.74
Dichlorodifluoromethane	µg/m³	-	-	**1.9**	<1.8	**3.9**	**2.0**	<1.8	<2.8	<1.8
Dichloromethane	µg/m³	410	34	**1.8**	**1.7**	<1.3	<1.3	**1.3**	<2.0	<1.3
Ethylbenzene	µg/m³	160	37	**1.7**	<1.6	<1.6	<1.6	<1.6	<2.5	<1.6
Methyl Ethyl Ketone	µg/m³	730,000	170,000	<5.3	<5.3	<5.3	<5.3	<5.3	**23**	<5.3
Methyl Tertiary Butyl Ether	µg/m³	1,600	360	<1.3	<1.3	<1.3	<1.3	<1.3	<2.1	<1.3
Naphthalene	µg/m³	12	2.8	<9.4	<9.4	<9.4	<9.4	<9.4	<15	<9.4
Styrene	µg/m³	130,000	31,000	<1.5	<1.5	<1.5	<1.5	<1.5	**3.1**	<1.5
Tetrachloroethene	µg/m³	67	15	<2.4	<2.4	<2.4	<2.4	<2.4	<3.9	<2.4
Toluene	µg/m³	44,000	10,000	**13**	**2.8**	**2.3**	<1.4	<1.4	**23**	<1.4
Trichloroethene	µg/m³	100	16	<1.9	<1.9	<1.9	<1.9	<1.9	<3.1	**20**
Trichlorofluoromethane	µg/m³	-	-	<2.0	<2.0	<2.0	<2.0	<2.0	<3.2	<2.0
Vinyl acetate	µg/m³	-	-	<6.3	<6.3	<6.3	<6.3	<6.3	<10	<6.3
Vinyl chloride	µg/m³	5.2	0.32	<0.92	<0.92	<0.92	<0.92	<0.92	<1.5	<0.92
Xylene (m & p)	µg/m³	-	-	**4.9**	**5.9**	<3.1	<3.1	<3.1	<5.0	<3.1
Xylene (o)	µg/m³	-	-	**1.7**	**3.4**	<1.6	<1.6	<1.6	<2.5	<1.6
Xylenes (total)	µg/m³	15,000	3,500	**6.6**	**9.3**	<1.6	<1.6	<1.6	<2.5	<1.6

Note:
Detected concentrations are **bold-faced**
µg/m³ = micrograms per cubic meter
- = Not available
< = Not detected above laboratory reporting limit shown
ESL = Environmental Screening Level
ft-bgs = feet below ground surface
HHRL = Human Health Risk Level
VI = Vapor Intrusion
SFRWQCB = San Francisco Regional Water Quality Control Board

Table 3
Estimated Soil Vapor Concentrations (Correction Factor)
Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California

	Location	SFRWQCB 2019-rev2 Subslab/Soil Gas VI HHRL Commercial/Industrial ESL	SFRWQCB 2019-rev2 Subslab/Soil Gas VI HHRL Residential ESL	VP-02	VP-03	VP-04	VP-05	VP-06
	Field ID			VP-02	VP-03	VP-04	VP-05	VP-06
	Depth (ft-bgs)			-	-	-	-	-
	Sample Date			10/14/2022	10/14/2022	10/14/2022	10/11/2022	10/11/2022
	SDG			470855	470855	470855	470855	470855
Approximate Minimum Helium Concentration in Sampling Shroud	**%**			**20.9**	**23.3**	**20.8**	**21.7**	**22.4**
Tracer Gas								
Helium	%	-	-	**9.8**	**1.9**	**3.4**	**6.1**	**2.9**
VOC								
2-Propanol	µg/m^3	-	-	7.9	ND	22.1	16.7	ND
Hexane	µg/m^3	-	-	ND	ND	ND	281.8	73.4
Acetone	µg/m^3	4,500,000	1,100,000	45.5	23.8	19.8	333.1	27.5
Benzene	µg/m^3	14	3.2	3.7	2.3	5.1	7.0	1.5
Chloroform	µg/m^3	18	4.1	ND	9.7	ND	ND	ND
Dichlorodifluoromethane	µg/m^3	-	-	5.7	2.2	ND	ND	ND
Dichloromethane	µg/m^3	410	34	ND	ND	1.5	ND	ND
Methyl Ethyl Ketone	µg/m^3	730,000	170,000	ND	ND	ND	29.5	ND
Styrene	µg/m^3	130,000	31,000	ND	ND	ND	4.0	ND
Toluene	µg/m^3	44,000	10,000	3.4	ND	ND	29.5	ND
Trichloroethene	µg/m^3	100	16	ND	ND	ND	ND	22.6

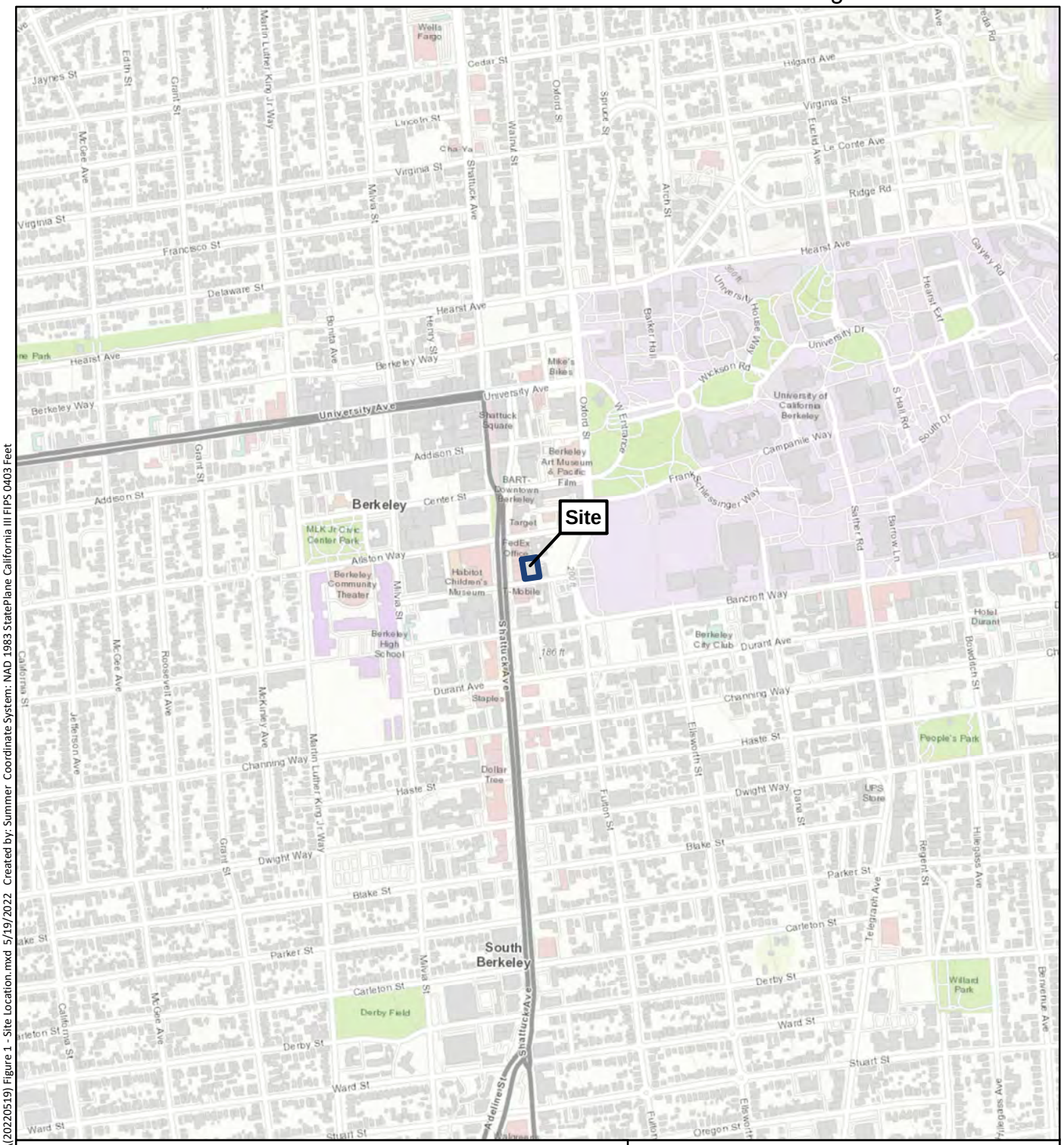
Note:
Compounds detected in at least one sample are presented in this table. A complete compound list is presented in Table 2.
µg/m³ = micrograms per cubic meter
- = Not available
ESL = Environmental Screening Level
ft-bgs = feet below ground surface
HHRL = Human Health Risk Level
ND = Not detected above laboratory reporting limit
SFRWQCB = San Francisco Regional Water Quality Control Board
VI = Vapor Intrusion
Data from VP-01 is not evaluated using a correction factor given that the concentration of helium in the sample is representative of the concentration in the shroud, and therefore, the sample is representative of ambient conditions.
Calculation of estimated concentration:

$$Estimated\ Concentration_{subslab} = Analytical\ Result\ \times (1 + \frac{Helium_{sample}}{Helium_{shroud}})$$

November 8, 2022
Christian Cerria
Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California

Figures

1. Site Location
2. Sample Location Map
3. Soil Vapor Analytical Results



0 1,000 2,000 Feet

1 inch = 1,000 feet

N

Legend

Approximate Site Location

Base Map: ESRI World Topographic Map
(data providers include HERE, Garmin, USGS, et al.)

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CLIENT: Gilbane Development Company

PROJECT: Kittredge Street
2115 Kittredge Street, Berkeley, California

PROJECT NUMBER: 0424.002.001

Site Location

FIGURE 1

File: N:\GIS\Prj\0424.001 Gilbane Development Group\MXDs\(20220519) Figure 1 - Site Location.mxd 5/19/2022 Created by: Summer Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

VP-01
VP-02
SB-02
VP-06
VP-05
VP-04
SG-01/SB-01
VP-03
Kittredge St

Legend
- Soil Boring
- Soil Vapor Well & Soil Boring
- Vapor Pin
- Site Parcel
- Alameda County Parcels

N

0 10 20 40 Feet

1 inch = 20 feet

Aerial Imagery Source: Nearmap, May 18th, 2022

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CLIENT: Gilbane Development Company

PROJECT: Kittredge Street
2115 Kittredge Street in Berkeley, CA

PROJECT NUMBER: 0424.002.001

Sample Location Map

FIGURE 2

File: N:\GIS\Prj\0424.001 Gilbane Development Group\MXDs\Figure request 2022-10-25\20221102 Figure 2 - Sample Location Map.mxd 11/2/2022 Created by: Marcus Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

VP-01	
10/14/2022	
Benzene	<1.2
Chloroform	<1.8
Tetrachloroethene	<2.4
Trichloroethene	<1.9

VP-02	
10/14/2022	
Benzene	**2.5**
Chloroform	<1.8
Tetrachloroethene	<2.4
Trichloroethene	<1.9

SB-01

VP-06	
10/11/2022	
Benzene	**1.3**
Chloroform	<1.8
Tetrachloroethene	<2.4
Trichloroethene	**20**

VP-05	
10/11/2022	
Benzene	**5.5**
Chloroform	<2.8
Tetrachloroethene	<3.9
Trichloroethene	<3.1

SG-01	
10/14/2022	
Benzene	**11**
Chloroform	**42**
Tetrachloroethene	<2.4
Trichloroethene	<1.9

VP-03	
10/14/2022	
Benzene	**2.1**
Chloroform	**9**
Tetrachloroethene	<2.4
Trichloroethene	<1.9

VP-04	
10/14/2022	
Benzene	**4.4**
Chloroform	<1.8
Tetrachloroethene	<2.4
Trichloroethene	<1.9

Kittredge St

Analyte	SFRWQCB 2019-rev2 Subslab/Soil Gas VI HHRL	
	Commercial/Industrial ESL	Residential ESL
Benzene	14	3.2
Chloroform	18	4.1
Tetrachloroethene	67	15
Trichloroethene	100	16

Legend

- Soil Boring
- Soil Vapor Well & Soil Boring
- Vapor Pin
- Site Parcel
- Alameda County Parcels

Notes:
- Results shown in micrograms per cubic meter
- Results exceeding the Commercial/Industrial ESL are in red
- Results exceeding the Residential ESL are highlighted in gray
- SFRWQCB = San Francisco Regional Water Quality Control Board
- HHRL = Human Health Risk Level
- ESL = Environmental Screening Level
- VI = Vapor Intrusion

N

0 10 20 40 Feet

1 inch = 20 feet

Aerial Imagery Source: Nearmap, May 18th, 2022

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CLIENT: Gilbane Development Company

PROJECT: Kittredge Street
2115 Kittredge Street in Berkeley, CA

PROJECT NUMBER: 0424.002.001

Soil Vapor Analytical Results

FIGURE 3

File: N:\GIS\Prj\0424.001 Gilbane Development Group\MXDs\Figure request 2022-10-25\20221026 Figure 4 - Soil Vapor Analytical Results.mxd 10/26/2022 Created by: Marcus Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

Attachment A

Boring Logs

PRELIMINARY FIELD DRAFT *REVIEW PENDING*

FIELD BORING LOG

PAGE: 1 OF 1

PROJECT/SITE NAME	DRILLING SUBCONTRACTOR	BORING NO.
Kittredge SV	Penecore	SB-01 (SG-01)
PROJECT NO.	**DRILL RIG TYPE**	**TOTAL DEPTH**
0424.001.002	Hand Auger + Concrete Corer	5.5 ft bgs
FIELD GEOLOGIST	**DRILLER'S NAME**	**DEPTH TO GROUNDWATER**
Molly Coates	Sergio Ortiz	N/A
PROFESSIONAL GEOLOGIST	**DRILL BIT SIZE/TYPE**	**SAMPLING METHOD(S)**
	, Hand Auger	Cuttings
TIME/DATE STARTED	**TIME/DATE COMPLETED**	**TIME/DATE BACKFILLED**
10/11/22 1005	11:00 10/11/22	11:00 10/11/22

Sample Depth	Sampler Type	Blows / 6 inches	Inches driven	Inches recovered	PID/FID (ppmv)	Depth (feet bgs)	USCS Name		Well Sketch
	Core					0		5 inch concrete	
	SB-01-0.5 @1015				0.1		SW	Gravelly SAND, very dark grayish brown (10YR 3/2), moist, loose, fine to coarse sand w. fine to coarse angular gravel, well graded, some fines	Hydrated bentonite
						1		Increase fines, Greenish gray nodules (1-2mm diam)	
					0.0				1/4" teflon tubing
						2		Fe oxide mottling	
					0.0		SP	SAND, olive gray (5Y 4/2), damp, loose, fine to coarse sand with little fine angular gravel and little to no fines, moderately to poorly graded.	
						3			
					0.0				
						4		Moist at 4ft to 5.5 ft. no free water observed	Dry Bentonite
					0.0				#3 sand
						5			
					0.1			Total depth 5.5 ft	1" probe tip

v. 05162017

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PRELIMINARY FIELD DRAFT *REVIEW PENDING*

FIELD BORING LOG

PAGE: 1 OF

PROJECT/SITE NAME: Kittredge SV	DRILLING SUBCONTRACTOR: Pere core	BORING NO.: SB-02
PROJECT NO.: 0424.001.002	DRILL RIG TYPE: Corer + Hand Auger	TOTAL DEPTH: 1 Ft
FIELD GEOLOGIST: Molly Coates	DRILLER'S NAME: Sergio	DEPTH TO GROUNDWATER: N/A
PROFESSIONAL GEOLOGIST:	DRILL BIT SIZE/TYPE: 4" core diam, 3.5" Hand Auger	SAMPLING METHOD(S): Hand Auger Cuttings
TIME/DATE STARTED: 1105 10/11/22	TIME/DATE COMPLETED: 1110 10/11/22	TIME/DATE BACKFILLED: 10/11/22 1215

Sample Depth	Sampler Type	Blows / 6 inches	Inches driven	Inches recovered	PID/FID (ppmv)	Depth (feet bgs)	USCS Name		Well Sketch
						0		4" concrete	
	SB-02-0.5 at 1105				0.4		GW	Sandy GRAVEL, dark yellowish brown (10YR 4/4), damp loose, fine to coarse subangular to subrounded gravel with fine to coarse sand and little fines, well graded, Few oxide stain.	
						1		Bottom of boring	

v. 05162017

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Attachment B

VaporPin™ Standard Operating Procedures

Standard Operating Procedure Installation and Extraction of the Vapor Pin®

Updated September 9, 2016

Scope:

This standard operating procedure describes the installation and extraction of the VAPOR PIN® for use in sub-slab soil-gas sampling.

Purpose:

The purpose of this procedure is to assure good quality control in field operations and uniformity between field personnel in the use of the VAPOR PIN® for the collection of sub-slab soil-gas samples or pressure readings.

Equipment Needed:

- Assembled VAPOR PIN® [VAPOR PIN® and silicone sleeve(Figure 1)]; Because of sharp edges, gloves are recommended for sleeve installation;
- Hammer drill;
- 5/8-inch (16mm) diameter hammer bit (hole **must** be 5/8-inch (16mm) diameter to ensure seal. It is recommended that you use the drill guide). (Hilti™ TE-YX 5/8" x 22" (400 mm) #00206514 or equivalent);
- 1½-inch (38mm) diameter hammer bit (Hilti™ TE-YX 1½" x 23" #00293032 or equivalent) for flush mount applications;
- ¾-inch (19mm) diameter bottle brush;
- Wet/Dry vacuum with HEPA filter (optional);
- VAPOR PIN® installation/extraction tool;
- Dead blow hammer;
- VAPOR PIN® flush mount cover, if desired;
- VAPOR PIN® drilling guide, if desired;
- VAPOR PIN® protective cap; and
- VOC-free hole patching material (hydraulic cement) and putty knife or trowel for repairing the hole following the extraction of the VAPOR PIN®.

Figure 1. Assembled VAPOR PIN®

Installation Procedure:

1) Check for buried obstacles (pipes, electrical lines, etc.) prior to proceeding.

2) Set up wet/dry vacuum to collect drill cuttings.

3) If a flush mount installation is required, drill a 1½-inch (38mm) diameter hole at least 1¾-inches (45mm) into the slab. Use of a VAPOR PIN® drilling guide is recommended.

4) Drill a 5/8-inch (16mm) diameter hole through the slab and approximately 1-inch (25mm) into the underlying soil to form a void. Hole **must** be 5/8-inch (16mm) in diameter to ensure seal. It is recommended that you use the drill guide.

VAPOR PIN® protected under US Patent # 8,220,347 B2, US 9,291,531 B2 and other patents pending

5) Remove the drill bit, brush the hole with the bottle brush, and remove the loose cuttings with the vacuum.

6) Place the lower end of VAPOR PIN® assembly into the drilled hole. Place the small hole located in the handle of the installation/extraction tool over the vapor pin to protect the barb fitting, and tap the vapor pin into place using a dead blow hammer (Figure 2). Make sure the installation/extraction tool is aligned parallel to the vapor pin to avoid damaging the barb fitting.

Figure 2. Installing the VAPOR PIN®

During installation, the silicone sleeve will form a slight bulge between the slab and the VAPOR PIN® shoulder. Place the protective cap on VAPOR PIN® to prevent vapor loss prior to sampling (Figure 3).

Figure 3. Installed VAPOR PIN®

7) For flush mount installations, cover the vapor pin with a flush mount cover, using either the plastic cover or the optional stainless-steel Secure Cover (Figure 4).

Figure 4. Secure Cover Installed

8) Allow 20 minutes or more (consult applicable guidance for your situation) for the sub-slab soil-gas conditions to re-equilibrate prior to sampling.

9) Remove protective cap and connect sample tubing to the barb fitting of the VAPOR PIN®. This connection can be made using a short piece of Tygon™ tubing to join the VAPOR PIN® with the Nylaflow tubing (Figure 5). Put the

Nylaflow tubing as close to the VAPOR PIN® as possible to minimize contact between soil gas and Tygon™ tubing.

Figure 5. VAPOR PIN® sample connection

10) Conduct leak tests in accordance with applicable guidance. If the method of leak testing is not specified, an alternative can be the use of a water dam and vacuum pump, as described in SOP Leak Testing the VAPOR PIN® via Mechanical Means (Figure 6). For flush-mount installations, distilled water can be poured directly into the 1 1/2 inch (38mm) hole.

Figure 6. Water dam used for leak detection

11) Collect sub-slab soil gas sample or pressure reading. When finished, replace the protective cap and flush mount cover until the next event. If the sampling is complete, extract the VAPOR PIN®.

Extraction Procedure:

1) Remove the protective cap, and thread the installation/extraction tool onto the barrel of the VAPOR PIN® (Figure 7). Turn the tool clockwise continuously, don't stop turning, the VAPOR PIN® will feed into the bottom of the installation/extraction tool and will extract from the hole like a wine cork, DO NOT PULL.

2) Fill the void with hydraulic cement and smooth with a trowel or putty knife.

Figure 7. Removing the VAPOR PIN®

- Prior to reuse, remove the silicone sleeve and protective cap and discard. Decontaminate the VAPOR PIN® in a hot water and Alconox® wash, then heat in an oven to a temperature of 265° F (130° C) for 15 to 30 minutes. For both steps, **STAINLESS – ½ hour, BRASS 8 minutes**

3) Replacement parts and supplies are available online.

November 8, 2022
Christian Cerria
Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California

Attachment C

Soil Vapor Sampling Field Forms

Soil Gas Field Log

terraphase engineering

Project Name: Kittredge SV
Date: 10/11/22 Page ___ of ___
Project Number: 0424.001.002
Site Location: Kittredge, Berkeley, CA
Sampled by: Molly Coates
Weather Conditions: Sunny, 60s

Sample ID	Manifold #	Canister #	Sample Start Pressure	Sample End Pressure	Comments:
VP-05	A10242	417	-30	-5	

Leak Check Start Time	Leak Check Start Pressure	Leak Check End Time	Leak Check End Pressure	Satisfy Leak Check (Y/N)

Purge Start Time	Purge End Time	Volume Purged	% Helium in Shroud	% Helium in Purge Line
1350	1350	60mL		

Sample Start Time	Time Elapsed (min)	Helium %	SUMA Pressure (in HG)	Time Elapsed (min)	Helium %	SUMA Pressure (in HG)	Sample End Time
1411	0	24.9	-30				1418
	1	23.2	-24				
	2	22.7	-20				
	3	21.7	-16				
	4	26.6	-12				
	5	24.5	-10				
	6	23.4	-7				
	7	22.4	-5				

Sample ID	Manifold #	Canister #	Sample Start Pressure	Sample End Pressure	Comments:
VP-06	A10275	296	-28	-5	

Leak Check Start Time	Leak Check Start Pressure	Leak Check End Time	Leak Check End Pressure	Satisfy Leak Check (Y/N)

Purge Start Time	Purge End Time	Volume Purged	% Helium in Shroud	% Helium in Purge Line
1430	1430	120		

Sample Start Time	Time Elapsed (min)	Helium %	SUMA Pressure (in HG)	Time Elapsed (min)	Helium %	SUMA Pressure (in HG)	Sample End Time
1437	0	28.1	-28				1444
	1	24.2	-22				
	2	28.1	-18				
	3	26.4	-15				
	4	26.5	-11				
	5	24.8	-9				
	6	23.7	-7				
	7	22.4	-5				

Soil Gas Field Log

terraphase engineering

Project Name: Kittredge SV
Date: 10/14/22 Page 1 of 3
Project Number: 0424.001.001
Site Location: Berkeley, CA
Sampled by: Molly Coates + Stephanie Duong
Weather Conditions: Overcast 60s

A10026

Sample ID	Manifold #	Canister #	Sample Start Pressure	Sample End Pressure	Comments:
VP-01	~~A10026~~ SD	316	-30	-5	Leak checks performed by Enthalpy Analytical
Leak Check Start Time	**Leak Check Start Pressure**	**Leak Check End Time**	**Leak Check End Pressure**	**Satisfy Leak Check (Y/N)**	
Purge Start Time	**Purge End Time**	**Volume Purged**	**% Helium in Shroud**	**% Helium in Purge Line**	Resample
0902	0902	60mL	—	—	

Sample Start Time	Time Elapsed (min)	Helium %	SUMA Pressure (in HG)		Time Elapsed (min)	Helium %	SUMA Pressure (in HG)	Sample End Time
1011	0	27.9	-30					1018
	2	27.1	-20					
	3	28.0	-20					
	4	25.0	-15					
	5	25.4	-10					
	6	24.5	-6					
	6.5	24.0	-5					

Sample ID	Manifold #	Canister #	Sample Start Pressure	Sample End Pressure	Comments:
SG-01	A10083	434	-29	-5	
Leak Check Start Time	**Leak Check Start Pressure**	**Leak Check End Time**	**Leak Check End Pressure**	**Satisfy Leak Check (Y/N)**	
Purge Start Time	**Purge End Time**	**Volume Purged**	**% Helium in Shroud**	**% Helium in Purge Line**	
1216 ~~1307~~	1220	1400	21.9	0	

Sample Start Time	Time Elapsed (min)	Helium %	SUMA Pressure (in HG)		Time Elapsed (min)	Helium %	SUMA Pressure (in HG)	Sample End Time
1230	0	24.4	-29					1239
	1	24.1	-21					
	2	23.1	-20					
	3	21.1	-18					
	4	21.9	-15					
	5	21.6	-11					
	6	22.7	-10					
	7	20.2	-8					
	8	20.9	-5					

Soil Gas Field Log

terraphase engineering

Project Name: Kittredge SV
Project Number: 0424.00
Sampled by: Molly Coates + Stephanie Duong
Date: 10/14/22 Page 2 of 3
Site Location: Berkeley, CA
Weather Conditions: Overcast 60s

Sample ID	Manifold #	Canister #	Sample Start Pressure	Sample End Pressure	Comments:
VP-02	A10424	373	-25	-5	Leak checks performed by Enthalpy Analytical
Leak Check Start Time	Leak Check Start Pressure	Leak Check End Time	Leak Check End Pressure	Satisfy Leak Check (Y/N)	
—					
Purge Start Time	Purge End Time	Volume Purged	% Helium in Shroud	% Helium in Purge Line	
0835	0835	60mL	—	—	

Sample Start Time	Time Elapsed (min)	Helium %	SUMA Pressure (in HG)		Time Elapsed (min)	Helium %	SUMA Pressure (in HG)	Sample End Time
0838	0	23.6	-25					0851
	1	22.6	-24					
	2	22.2	-22					
	3	22.1	-20					
	4	21.8	-19					
	5	22.4	-18					
	6	23.6	-15					
	7	22.4	-14					
	8	23.2	-12					
	9	21.3	-10					
	10	22.0	-10					
	11	21.1	-8					
	12	20.9	-6					
	13	22.0	-5					

Sample ID	Manifold #	Canister #	Sample Start Pressure	Sample End Pressure	Comments:
VP-01	A10427	377	-29	-5	
Leak Check Start Time	Leak Check Start Pressure	Leak Check End Time	Leak Check End Pressure	Satisfy Leak Check (Y/N)	
—					
Purge Start Time	Purge End Time	Volume Purged	% Helium in Shroud	% Helium in Purge Line	
0902	0902	60mL	—	—	

Sample Start Time	Time Elapsed (min)	Helium %	SUMA Pressure (in HG)		Time Elapsed (min)	Helium %	SUMA Pressure (in HG)	Sample End Time
0907	0	22.3	-29					
	1	22.7	-24					
	2	21.4	-21					
	3	20.5	-20					
	4	20.1	-20					
	5	23.6	-19					
	6	22.9	-16					
	7	22.8	-12					
	8	22.3	-11					
	9	21.8	-11					
	10	21.5	-10					
	11	22.2	-9					
	12	20.4	-6					
	13	20.9	-5					

Soil Gas Field Log

terraphase engineering

Project Name: Cittredge SV
Project Number: 0424.001.001
Sampled by: Molly Coates + Stephanie Duong

Date: 10/14/22 Page 3 of 3
Site Location: Berkeley, CA
Weather Conditions: Overcast 60s

Sample ID	Manifold #	Canister #	Sample Start Pressure	Sample End Pressure	Comments:
VP-03	A10160	428	-30	-5	Leak checks performed by Enthalpy Analytical
Leak Check Start Time	**Leak Check Start Pressure**	**Leak Check End Time**	**Leak Check End Pressure**	**Satisfy Leak Check (Y/N)**	
—					
Purge Start Time	**Purge End Time**	**Volume Purged**	**% Helium in Shroud**	**% Helium in Purge Line**	
0744	0744	60mL	—	—	

Sample Start Time	Time Elapsed (min)	Helium %	SUMA Pressure (in HG)		Time Elapsed (min)	Helium %	SUMA Pressure (in HG)	Sample End Time
7:45	0	26.2	-30					7:54
	1	25	-28					
	2	24.7	-24					
	3	24.3	-20					
	4	24.2	-16					
	5	23.5	-12					
	6	23.4	-10					
	7	23.3	-7					
	8	23.5	-5					

Sample ID	Manifold #	Canister #	Sample Start Pressure	Sample End Pressure	Comments:
VP-04	8I[illegible]A10142	079	-30	-5	
Leak Check Start Time	**Leak Check Start Pressure**	**Leak Check End Time**	**Leak Check End Pressure**	**Satisfy Leak Check (Y/N)**	
—					
Purge Start Time	**Purge End Time**	**Volume Purged**	**% Helium in Shroud**	**% Helium in Purge Line**	
8:09	8:09	60mL	—	—	

Sample Start Time	Time Elapsed (min)	Helium %	SUMA Pressure (in HG)		Time Elapsed (min)	Helium %	SUMA Pressure (in HG)	Sample End Time
8:10	0	21.2	-26					8:16
	1	22.5	-23					
	2	21.9	-20					
	3	20.8	-17					
	4	21.9	-14					
	5	24.6	-10					
	6	24.4	-7					
	7	22.4	-5					

November 8, 2022
Christian Cerria
Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California

Attachment D

Analytical Laboratory Data

Enthalpy Analytical
931 West Barkley Ave
Orange, CA 92868
(714) 771-6900

enthalpy.com

Lab Job Number: 470637
Report Level: II
Report Date: 10/19/2022

Analytical Report *prepared for:*

Alice Hale Price
Terraphase Engineering
1300 Clay Street
Suite 1000
Oakland, CA 94612

Project: 0424.001.002 - Kittredge SV

Authorized for release by:

John Goyette, Service Center Manager
(510) 204-2233 Ext 13112
john.goyette@enthalpy.com

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the above signature which applies to this PDF file as well as any associated electronic data deliverable files. The results contained in this report meet all requirements of NELAP and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.

CA ELAP# 1338, NELAP# 4038, SCAQMD LAP# 18LA0518, LACSD ID# 10105

ENTHALPY ANALYTICAL

Sample Summary

Alice Hale Price
Terraphase Engineering
1300 Clay Street
Suite 1000
Oakland, CA 94612

Lab Job #:	470637
Project No:	0424.001.002
Location:	Kittredge SV
Date Received:	10/12/22

Sample ID	Lab ID	Collected	Matrix
SB-01-0.5	470637-001	10/11/22 10:15	Soil
SB-02-0.5	470637-002	10/11/22 11:05	Soil

ENTHALPY ANALYTICAL

Case Narrative

Terraphase Engineering	Lab Job Number: 470637
1300 Clay Street	Project No: 0424.001.002
Suite 1000	Location: Kittredge SV
Oakland, CA 94612	Date Received: 10/12/22
Alice Hale Price	

This data package contains sample and QC results for two soil samples, requested for the above referenced project on 10/12/22. The samples were received cold and intact.

PCBs (EPA 8082):
No analytical problems were encountered.

Metals (EPA 6010B):
No analytical problems were encountered.

Asbestos (CARB 435):
SGS Forensic in Hayward, CA performed the analysis.

ENTHALPY ANALYTICAL

Detection Summary

Alice Hale Price
Terraphase Engineering
1300 Clay Street
Suite 1000
Oakland, CA 94612

Lab Job #: 470637
Project No: 0424.001.002
Location: Kittredge SV
Date Received: 10/12/22

Sample ID: SB-01-0.5 **Lab ID: 470637-001** **Collected: 10/11/22 10:15**
Matrix: Soil

470637-001 Analyte		Result	Qual	Units	RL	MDL
Method: EPA 6010B Prep Method: EPA 3050B						
	Lead	**120**		mg/Kg	1.0	0.24

Sample ID: SB-02-0.5 **Lab ID: 470637-002** **Collected: 10/11/22 11:05**
Matrix: Soil

470637-002 Analyte		Result	Qual	Units	RL	MDL
Method: EPA 6010B Prep Method: EPA 3050B						
	Lead	**8.1**		mg/Kg	1.1	0.26

Results for any subcontracted analyses are not included in this summary. Data qualifiers and additional information necessary for the interpretation of the test results are contained in the PDF file and may not be included in this summary.

CHAIN OF CUSTODY

ENTHALPY ANALYTICAL
Formerly Curtis & Tompkins Labs
2323 Fifth Street
Berkeley, CA 94710
Phone (510) 486-0900
Fax (510) 486-0532

Chain of Custody # _____

C&T LOGIN # 470637

Project No: 0424.001.002 Sampler: Molly Coates

Project Name: Kittredge SV Report To: Maharani De, Alice Hale Price

Project P. O. No: Company: Terraphase

EDD Format: Report Level: ☒ II ☐ III ☐ IV Telephone: 510 645 1850

Turnaround Time: ☒ RUSH 5 day ☐ Standard Email: maharani.de@terraphase.com, Alice.hale.price@terraphase.com

Lab No.	Sample ID.	SAMPLING		MATRIX				# of Containers	CHEMICAL PRESERVATIVE					ANALYTICAL REQUEST		
		Date Collected	Time Collected	Water	Solid				HCl	H2SO4	HNO3	NaOH	None	~~EPA 8082~~ PCBs	CAM 6010	Lead 6010
	SB-01-0.5	10/11/22	1015		X			1					X	X	X	X
	SB-02-0.5	10/11/22	1105		X			1					X	X	X	X

Notes:

SAMPLE RECEIPT
☐ Intact
☐ Cold
☐ On Ice
☐ Ambient

RELINQUISHED BY:		RECEIVED BY:	
	DATE: 10/12/22 TIME: 0950		DATE: 10/12/22 TIME: 0950
	DATE: 10/14/22 TIME: 1014		DATE: 10/13/22 TIME: 1030 AM
	DATE: TIME:		DATE: TIME:

ATTACHMENT 5 - ADMINISTRATIVE RECORD
Page 2973 of 3737

SAMPLE RECEIPT CHECKLIST

Section 1: Login # 470637 Client: Terraphase

Date Received: 10/12/22 Project: _____

ENTHALPY

Section 2: Shipping info (if applicable) _____

Are custody seals present? ☑ No, or ☐ Yes. If yes, where? ☐ on cooler, ☐ on samples, ☐ on package

☐ Date: _____ How many _____ ☐ Signature, ☐ Initials, ☐ None

Were custody seals intact upon arrival? ☐ Yes ☐ No ☐ N/A

Samples received in a cooler? ☑ Yes, how many? 1 ☐ No **(skip Section 3 below)**

If no cooler Sample Temp (°C): _____ using IR Gun # ☐ B, or ☐ C

☐ Samples received on ice directly from the field. Cooling process had begun

If in cooler: Date Opened 10/12/22 By (print) MM (sign) _____

Section 3: ***Important*: Notify PM if temperature exceeds 6°C or arrive frozen.**

Packing in cooler: (if other, describe) _____

☐ Bubble Wrap, ☐ Foam blocks, ☑ Bags, ☐ None, ☐ Cloth material, ☐ Cardboard, ☐ Styrofoam, ☐ Paper towels

☐ Samples received on ice directly from the field. Cooling process had begun

Type of ice used : ☑ Wet, ☐ Blue/Gel, ☐ None Temperature blank(s) included? ☐ Yes, ☐ No

Temperature measured using ☐ Thermometer ID: _____, or IR Gun # ☐ B ☐ C

Cooler Temp (°C): #1: 16.7, #2: _____, #3: _____, #4: _____, #5: _____, #6: _____, #7: _____

Section 4:	YES	NO	N/A
Were custody papers dry, filled out properly, and the project identifiable	✓		
Were Method 5035 sampling containers present?		✓	
If YES, what time were they transferred to freezer?			
Did all bottles arrive unbroken/unopened?	✓		
Are there any missing / extra samples?		✓	
Are samples in the appropriate containers for indicated tests?	✓		
Are sample labels present, in good condition and complete?	✓		
Does the container count match the COC?	✓		
Do the sample labels agree with custody papers?	✓		
Was sufficient amount of sample sent for tests requested?	✓		
Did you change the hold time in LIMS for unpreserved VOAs?			✓
Did you change the hold time in LIMS for preserved terracores?			✓
Are bubbles > 6mm present in VOA samples?			✓
Was the client contacted concerning this sample delivery?		✓	
If YES, who was called? By Date:			

Section 5:	YES	NO	N/A
Are the samples appropriately preserved? (if N/A, skip the rest of section 5)			
Did you check preservatives for all bottles for each sample?			
Did you document your preservative check?			

pH strip lot# _____, pH strip lot# _____, pH strip lot# _____

Preservative added:

☐ H2SO4 lot# _____ added to samples _____ on/at _____

☐ HCL lot# _____ added to samples _____ on/at _____

☐ HNO3 lot# _____ added to samples _____ on/at _____

☐ NaOH lot# _____ added to samples _____ on/at _____

Section 6:

Explanations/Comments: _____

Date Logged in 10/12/22 **By (print)** LRF **(sign)** _____

Date Labeled 10/12/22 **By (print)** LRF **(sign)** _____

ENTHALPY ANALYTICAL

SAMPLE ACCEPTANCE CHECKLIST

Section 1

Client: Terraphase Engineering Project: Kittredge SV

Date Received: 10/13/22 Sampler's Name Present: ☑ Yes ☐ No

Section 2

Sample(s) received in a cooler? ☑ Yes, How many? 1 ☐ No (skip section 2) Sample Temp (°C) (No Cooler): _____

Sample Temp (°C), One from each cooler: #1: 3.2 #2: _____ #3: _____ #4: _____

(Acceptance range is < 6°C but not frozen (for Microbiology samples, acceptance range is < 10°C but not frozen). It is acceptable for samples collected the some day as sample receipt to have a higher temperature as long as there is evidence that cooling has begun.)

Shipping Information: _____

Section 3

Was the cooler packed with: ☑ Ice ☑ Ice Packs ☑ Bubble Wrap ☐ Styrofoam ☐ Paper ☐ None ☐ Other _____

Cooler Temp (°C): #1: 0.7 #2: _____ #3: _____ #4: _____

Section 4	YES	NO	N/A
Was a COC received?	✔		
Are sample IDs present?	✔		
Are sampling dates & times present?	✔		
Is a relinquished signature present?	✔		
Are the tests required clearly indicated on the COC?	✔		
Are custody seals present?		✔	
If custody seals are present, were they intact?			✔
Are all samples sealed in plastic bags? (Recommended for Microbiology samples)	✔		
Did all samples arrive intact? If no, indicate in Section 4 below.	✔		
Did all bottle labels agree with COC? (ID, dates and times)	✔		
Were the samples collected in the correct containers for the required tests?	✔		
Are the containers labeled with the correct preservatives?			✔
Is there headspace in the VOA vials greater than 5-6 mm in diameter?			✔
Was a sufficient amount of sample submitted for the requested tests?	✔		

Section 5 Explanations/Comments

Section 6

For discrepancies, how was the Project Manager notified? ☐ Verbal PM Initials: _____ Date/Time _____ ☐ Email (email sent to/on): _____ / _____

Project Manager's response:

Completed By: _____ Date: 10/13/22

GLS.

800-322-5555
www.gls-us.com

Ship From
ENTHALPY ANALYTICAL
BERKELEY SERVICE CENTER
2323 5TH STREET
BERKELEY, CA 94710

Ship To
ENTHALPY ANALYTICAL (ORG)
SAMPLE RECEIVING
931 W BARKLEY AVE.
ORANGE, CA 92868

COD: $0.00
Weight: 0 lb(s)
Reference:

Delivery Instructions:

Signature Type: STANDARD

Tracking #: 557946672

NPS

0.7/3.2°C

ORANGE

S10003H

73161591

ORC CA927-EH0

Print Date: 10/10/2022 10:16 AM

Package 10 of 20

LABEL INSTRUCTIONS:

Do not copy or reprint this label for additional shipments - each package must have a unique barcode.
Step 1: Use the "Print Label" button on this page to print the shipping label on a laser or inkjet printer.
Step 2: Fold this page in half.
Step 3: Securely attach this label to your package and do not cover the barcode.

TERMS AND CONDITIONS:

By giving us your shipment to deliver, you agree to all of the General Logistics Systems US, Inc. (GLS) service terms & conditions including, but not limited to; limits of liability, declared value conditions, and claim procedures which are available on our website at www.gls-us.com.

ENTHALPY ANALYTICAL

Polychlorinated Biphenyls (PCBs)

Lab #: 470637 **Project#:** 0424.001.002

Client: Terraphase Engineering **Location:** Kittredge SV

Field ID:	SB-01-0.5	**Diln Fac:**	1.000	**Analyzed:**	10/17/22
Type:	SAMPLE	**Batch#:**	298921	**Prep:**	EPA 3546
Lab ID:	470637-001	**Sampled:**	10/11/22	**Analysis:**	EPA 8082
Matrix:	Soil	**Received:**	10/12/22	**Analyst:**	TRN
Basis:	as received	**Prepared:**	10/14/22		

470637-001 Analyte	Result	RL	MDL	Units
Aroclor-1016	ND	50	6.6	ug/Kg
Aroclor-1221	ND	50	12	ug/Kg
Aroclor-1232	ND	50	10	ug/Kg
Aroclor-1242	ND	50	17	ug/Kg
Aroclor-1248	ND	50	17	ug/Kg
Aroclor-1254	ND	50	13	ug/Kg
Aroclor-1260	ND	50	11	ug/Kg
Aroclor-1262	ND	50	16	ug/Kg
Aroclor-1268	ND	50	13	ug/Kg

470637-001 Surrogate	%REC	Limits
Decachlorobiphenyl (PCB)	62	19-121

Field ID:	SB-02-0.5	**Diln Fac:**	1.000	**Analyzed:**	10/17/22
Type:	SAMPLE	**Batch#:**	298921	**Prep:**	EPA 3546
Lab ID:	470637-002	**Sampled:**	10/11/22	**Analysis:**	EPA 8082
Matrix:	Soil	**Received:**	10/12/22	**Analyst:**	TRN
Basis:	as received	**Prepared:**	10/14/22		

470637-002 Analyte	Result	RL	MDL	Units
Aroclor-1016	ND	51	6.7	ug/Kg
Aroclor-1221	ND	51	12	ug/Kg
Aroclor-1232	ND	51	10	ug/Kg
Aroclor-1242	ND	51	18	ug/Kg
Aroclor-1248	ND	51	17	ug/Kg
Aroclor-1254	ND	51	13	ug/Kg
Aroclor-1260	ND	51	11	ug/Kg
Aroclor-1262	ND	51	16	ug/Kg
Aroclor-1268	ND	51	13	ug/Kg

470637-002 Surrogate	%REC	Limits
Decachlorobiphenyl (PCB)	67	19-121

ENTHALPY ANALYTICAL

Polychlorinated Biphenyls (PCBs)

Lab #: 470637 **Project#:** 0424.001.002

Client: Terraphase Engineering **Location:** Kittredge SV

Type: BLANK **Batch#:** 298921 **Analysis:** EPA 8082

Lab ID: QC1019063 **Prepared:** 10/14/22 **Analyst:** TRN

Matrix: Soil **Analyzed:** 10/17/22

Diln Fac: 1.000 **Prep:** EPA 3546

QC1019063 Analyte	Result	RL	MDL	Units
Aroclor-1016	ND	50	6.6	ug/Kg
Aroclor-1221	ND	50	12	ug/Kg
Aroclor-1232	ND	50	10	ug/Kg
Aroclor-1242	ND	50	17	ug/Kg
Aroclor-1248	ND	50	17	ug/Kg
Aroclor-1254	ND	50	13	ug/Kg
Aroclor-1260	ND	50	11	ug/Kg
Aroclor-1262	ND	50	16	ug/Kg
Aroclor-1268	ND	50	13	ug/Kg

QC1019063 Surrogate	%REC	Limits
Decachlorobiphenyl (PCB)	69	19-121

Legend

MDL: Method Detection Limit

ND: Not Detected at or above MDL

RL: Reporting Limit

ENTHALPY ANALYTICAL

Polychlorinated Biphenyls (PCBs): Batch QC

Lab #: 470637 **Project#:** 0424.001.002

Client: Terraphase Engineering **Location:** Kittredge SV

Type:	LCS	**Batch#:**	298921	**Analysis:**	EPA 8082
Lab ID:	QC1019067	**Prepared:**	10/14/22	**Analyst:**	TRN
Matrix:	Soil	**Analyzed:**	10/17/22		
DiIn Fac:	1.000	**Prep:**	EPA 3546		

QC1019067 Analyte	Spiked	Result	%REC	Limits	Units
Aroclor-1016	495.0	335.0	68	14-150	ug/Kg
Aroclor-1260	495.0	328.3	66	10-150	ug/Kg

QC1019067 Surrogate	%REC	Limits
Decachlorobiphenyl (PCB)	63	19-121

ENTHALPY ANALYTICAL

Polychlorinated Biphenyls (PCBs): Batch QC

Lab #: 470637 **Project#:** 0424.001.002

Client: Terraphase Engineering **Location:** Kittredge SV

Field ID:	SB-02-0.5	**Basis:**	as received	**Prepared:**	10/14/22
Type:	MS	**Diln Fac:**	1.000	**Analyzed:**	10/17/22
MSS Lab ID:	470637-002	**Batch#:**	298921	**Prep:**	EPA 3546
Lab ID:	QC1019068	**Sampled:**	10/11/22	**Analysis:**	EPA 8082
Matrix:	Soil	**Received:**	10/12/22	**Analyst:**	TRN

QC1019068 Analyte	MSS Result	Spiked	Result	%REC	Limits	Units
Aroclor-1016	<6.691	495.0	344.6	70	42-127	ug/Kg
Aroclor-1260	<10.82	495.0	378.7	76	38-130	ug/Kg

QC1019068 Surrogate	%REC	Limits
Decachlorobiphenyl (PCB)	64	19-121

Field ID:	SB-02-0.5	**Basis:**	as received	**Prepared:**	10/14/22
Type:	MSD	**Diln Fac:**	1.000	**Analyzed:**	10/17/22
MSS Lab ID:	470637-002	**Batch#:**	298921	**Prep:**	EPA 3546
Lab ID:	QC1019069	**Sampled:**	10/11/22	**Analysis:**	EPA 8082
Matrix:	Soil	**Received:**	10/12/22	**Analyst:**	TRN

QC1019069 Analyte	Spiked	Result	%REC	Limits	Units	RPD	Lim
Aroclor-1016	495.0	334.1	67	42-127	ug/Kg	3	30
Aroclor-1260	495.0	332.5	67	38-130	ug/Kg	13	30

QC1019069 Surrogate	%REC	Limits
Decachlorobiphenyl (PCB)	57	19-121

Legend

RPD: Relative Percent Difference

ENTHALPY ANALYTICAL

Lead

Lab #: 470637 **Project#:** 0424.001.002

Client: Terraphase Engineering **Location:** Kittredge SV

Field ID:	SB-01-0.5	**Diln Fac:**	1.000	**Analyzed:**	10/18/22
Type:	SAMPLE	**Batch#:**	299116	**Prep:**	EPA 3050B
Lab ID:	470637-001	**Sampled:**	10/11/22	**Analysis:**	EPA 6010B
Matrix:	Soil	**Received:**	10/12/22	**Analyst:**	SBW
Basis:	as received	**Prepared:**	10/18/22		

470637-001 Analyte	Result	RL	MDL	Units
Lead	**120**	1.0	0.24	mg/Kg

Field ID:	SB-02-0.5	**Diln Fac:**	1.000	**Analyzed:**	10/18/22
Type:	SAMPLE	**Batch#:**	299116	**Prep:**	EPA 3050B
Lab ID:	470637-002	**Sampled:**	10/11/22	**Analysis:**	EPA 6010B
Matrix:	Soil	**Received:**	10/12/22	**Analyst:**	SBW
Basis:	as received	**Prepared:**	10/18/22		

470637-002 Analyte	Result	RL	MDL	Units
Lead	**8.1**	1.1	0.26	mg/Kg

Type:	BLANK	**Batch#:**	299116	**Analysis:**	EPA 6010B
Lab ID:	QC1019552	**Prepared:**	10/18/22	**Analyst:**	SBW
Matrix:	Soil	**Analyzed:**	10/18/22		
Diln Fac:	1.000	**Prep:**	EPA 3050B		

QC1019552 Analyte	Result	RL	MDL	Units
Lead	ND	1.0	0.24	mg/Kg

Legend

MDL: Method Detection Limit

ND: Not Detected at or above MDL

RL: Reporting Limit

ENTHALPY ANALYTICAL

Lead: Batch QC

Lab #: 470637 **Project#:** 0424.001.002

Client: Terraphase Engineering **Location:** Kittredge SV

Type: LCS **Batch#:** 299116 **Analysis:** EPA 6010B

Lab ID: QC1019553 **Prepared:** 10/18/22 **Analyst:** SBW

Matrix: Soil **Analyzed:** 10/18/22

DilN Fac: 1.000 **Prep:** EPA 3050B

QC1019553 Analyte	Spiked	Result	%REC	Limits	Units
Lead	100.0	106.1	106	80-120	mg/Kg

Field ID: ZZZZZZZZZZ **Basis:** as received **Prepared:** 10/18/22

Type: MS **DilN Fac:** 1.000 **Analyzed:** 10/19/22

MSS Lab ID: 469941-029 **Batch#:** 299116 **Prep:** EPA 3050B

Lab ID: QC1019554 **Sampled:** 09/28/22 **Analysis:** EPA 6010B

Matrix: Soil **Received:** 09/30/22 **Analyst:** SBW

QC1019554 Analyte	MSS Result	Spiked	Result	%REC	Limits	Units
Lead	9.622	95.24	110.5	106	75-125	mg/Kg

Field ID: ZZZZZZZZZZ **Basis:** as received **Prepared:** 10/18/22

Type: MSD **DilN Fac:** 1.000 **Analyzed:** 10/19/22

MSS Lab ID: 469941-029 **Batch#:** 299116 **Prep:** EPA 3050B

Lab ID: QC1019555 **Sampled:** 09/28/22 **Analysis:** EPA 6010B

Matrix: Soil **Received:** 09/30/22 **Analyst:** SBW

QC1019555 Analyte	Spiked	Result	%REC	Limits	Units	RPD	Lim
Lead	89.29	102.9	104	75-125	mg/Kg	1	20

Legend

RPD: Relative Percent Difference

Laboratory Job Number 470637

Subcontracted Products

SGS Forensic

SGS FORENSIC LABORATORIES

Final Report

Bulk Asbestos Material Analysis

(Air Resources Board Method 435, June 6, 1991)

Enthalpy Analytical LLC
John Goyette
2323 5th Street

Berkeley, CA 94710

Client ID: 1137
Report Number: N015038
Date Received: 10/13/22
Date Analyzed: 10/19/22
Date Printed: 10/19/22

Job ID/Site: PO-035294 - EO-470637

PLM Report Number: N/A

SGSFL Job ID: 1137
Total Samples Submitted: 2
Total Samples Analyzed: 2

Sample Preparation and Analysis:

Samples were analyzed by the Air Resources Board's Method 435, Determination of Asbestos Content of Serpentine Aggregate. Samples were ground to 200 particle size in the laboratory. Approximately 1 pint was retained for analysis. Samples were prepared for observation according to the guidelines of Exception I and Exception II as defined by the 435 Method. Samples which contained less than 10% asbestos were prepared for observation according to the point count technique as defined by the 435 Method. This analysis was performed with a standard cross-hair reticle.

Sample ID	Lab Number	Layer Description
SB-01-0.5	12612667	**Brown Soil**

Visual Estimation Results:

Matrix percentage of entire 100
Visual estimation percentage: **None Detected**
Asbestos type(s) detected: None Detected

Comment: This result meets the requirements of Exception I as defined by the 435 Method.

Sample ID	Lab Number	Layer Description
SB-02-0.5	12612668	**Brown Soil**

Visual Estimation Results:

Matrix percentage of entire 100
Visual estimation percentage: **None Detected**
Asbestos type(s) detected: None Detected

Comment: This result meets the requirements of Exception I as defined by the 435 Method.

Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification (LOQ) = 0.25%. Trace denotes the presence of asbestos below the LOQ. ND = None Detected.

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3777 Depot Road, Suite 409, Hayward, CA 94545 / Telephone: (510) 887-8828 (800) 827-FASI / Fax: (510) 887-42

Enthalpy Analytical
931 West Barkley Ave
Orange, CA 92868
(714) 771-6900

enthalpy.com

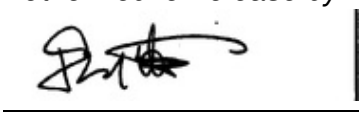
Lab Job Number: 470855
Report Level: II
Report Date: 10/22/2022

Analytical Report *prepared for:*

Maharani De
Terraphase Engineering
1300 Clay Street
Suite 1000
Oakland, CA 94612

Project: 0424.001.001 - Kittredge SV

Authorized for release by:



John Goyette, Service Center Manager
(510) 204-2233 Ext 13112
john.goyette@enthalpy.com

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the above signature which applies to this PDF file as well as any associated electronic data deliverable files. The results contained in this report meet all requirements of NELAP and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.

CA ELAP# 1338, NELAP# 4038, SCAQMD LAP# 18LA0518, LACSD ID# 10105

ENTHALPY ANALYTICAL

Sample Summary

Maharani De
Terraphase Engineering
1300 Clay Street
Suite 1000
Oakland, CA 94612

Lab Job #:	470855
Project No:	0424.001.001
Location:	Kittredge SV
Date Received:	10/14/22

Sample ID	Lab ID	Collected	Matrix
SG-01	470855-001	10/14/22 12:39	Air
VP-01	470855-002	10/14/22 10:18	Air
VP-02	470855-003	10/14/22 08:51	Air
VP-03	470855-004	10/14/22 07:54	Air
VP-04	470855-005	10/14/22 08:16	Air
VP-05	470855-006	10/11/22 14:18	Air
VP-06	470855-007	10/11/22 14:44	Air

ENTHALPY ANALYTICAL

Case Narrative

Terraphase Engineering	Lab Job Number: 470855
1300 Clay Street	Project No: 0424.001.001
Suite 1000	Location: Kittredge SV
Oakland, CA 94612	Date Received: 10/14/22
Maharani De	

This data package contains sample and QC results for seven air samples, requested for the above referenced project on 10/14/22. The samples were received intact.

Volatile Organics in Air by MS (EPA TO-15):

- High recovery was observed for naphthalene in the BSD for batch 299186; the associated RPD was within limits, and this analyte was not detected at or above the RL in the associated samples.
- No other analytical problems were encountered.

Volatile Organics in Air GC (ASTM D1946):

No analytical problems were encountered.

ENTHALPY ANALYTICAL

Detection Summary

Maharani De
Terraphase Engineering
1300 Clay Street
Suite 1000
Oakland, CA 94612

Lab Job #: 470855
Project No: 0424.001.001
Location: Kittredge SV
Date Received: 10/14/22

Sample ID: SG-01 **Lab ID: 470855-001** **Collected: 10/14/22 12:39**
Matrix: Air

470855-001 Analyte	Result	Qual	Units	RL
Method: EPA TO-15 Prep Method: METHOD				
Freon 12	**0.39**		ppbv	0.36
Freon 12	**1.9**		ug/m3	1.8
Acetone	**14**		ppbv	1.8
Acetone	**34**		ug/m3	4.3
Carbon Disulfide	**8.3**		ppbv	0.36
Carbon Disulfide	**26**		ug/m3	1.1
Methylene Chloride	**0.52**		ppbv	0.36
Methylene Chloride	**1.8**		ug/m3	1.3
n-Hexane	**5.0**		ppbv	0.36
n-Hexane	**17**		ug/m3	1.3
Chloroform	**8.7**		ppbv	0.36
Chloroform	**42**		ug/m3	1.8
Benzene	**3.4**		ppbv	0.36
Benzene	**11**		ug/m3	1.2
Bromodichloromethane	**0.83**		ppbv	0.36
Bromodichloromethane	**5.6**		ug/m3	2.4
4-Methyl-2-Pentanone	**0.37**		ppbv	0.36
4-Methyl-2-Pentanone	**1.5**		ug/m3	1.5
Toluene	**3.4**		ppbv	0.36
Toluene	**13**		ug/m3	1.4
Ethylbenzene	**0.39**		ppbv	0.36
Ethylbenzene	**1.7**		ug/m3	1.6
m,p-Xylenes	**1.1**		ppbv	0.72
m,p-Xylenes	**4.9**		ug/m3	3.1
o-Xylene	**0.39**		ppbv	0.36
o-Xylene	**1.7**		ug/m3	1.6
Xylene (total)	**1.5**		ppbv	0.36
Xylene (total)	**6.6**		ug/m3	1.6

Results for any subcontracted analyses are not included in this summary. Data qualifiers and additional information necessary for the interpretation of the test results are contained in the PDF file and may not be included in this summary.

ENTHALPY ANALYTICAL

Detection Summary

Sample ID: VP-01	Lab ID: 470855-002	Collected: 10/14/22 10:18
	Matrix: Air	

470855-002 Analyte	Result	Qual	Units	RL
Method: ASTM D1946 Prep Method: METHOD				
Helium	**26**		%v/v	0.18
Method: EPA TO-15 Prep Method: METHOD				
Acetone	**7.1**		ppbv	1.8
Acetone	**17**		ug/m3	4.3
Methylene Chloride	**0.49**		ppbv	0.36
Methylene Chloride	**1.7**		ug/m3	1.3
Toluene	**0.75**		ppbv	0.36
Toluene	**2.8**		ug/m3	1.4
m,p-Xylenes	**1.4**		ppbv	0.72
m,p-Xylenes	**5.9**		ug/m3	3.1
o-Xylene	**0.79**		ppbv	0.36
o-Xylene	**3.4**		ug/m3	1.6
Xylene (total)	**2.1**		ppbv	0.36
Xylene (total)	**9.3**		ug/m3	1.6

Sample ID: VP-02	Lab ID: 470855-003	Collected: 10/14/22 08:51
	Matrix: Air	

470855-003 Analyte	Result	Qual	Units	RL
Method: ASTM D1946 Prep Method: METHOD				
Helium	**9.8**		%v/v	0.18
Method: EPA TO-15 Prep Method: METHOD				
Freon 12	**0.79**		ppbv	0.36
Freon 12	**3.9**		ug/m3	1.8
Acetone	**13**		ppbv	1.8
Acetone	**31**		ug/m3	4.3
Isopropanol (IPA)	**2.2**		ppbv	1.8
Isopropanol (IPA)	**5.4**		ug/m3	4.4
Benzene	**0.79**		ppbv	0.36
Benzene	**2.5**		ug/m3	1.2
Toluene	**0.62**		ppbv	0.36
Toluene	**2.3**		ug/m3	1.4

Results for any subcontracted analyses are not included in this summary. Data qualifiers and additional information necessary for the interpretation of the test results are contained in the PDF file and may not be included in this summary.

ENTHALPY ANALYTICAL

Detection Summary

Sample ID: VP-03	Lab ID: 470855-004	Collected: 10/14/22 07:54
	Matrix: Air	

470855-004 Analyte		Result	Qual	Units	RL
Method: ASTM D1946 Prep Method: METHOD					
	Helium	**1.9**		%v/v	0.18
Method: EPA TO-15 Prep Method: METHOD					
	Freon 12	**0.40**		ppbv	0.36
	Freon 12	**2.0**		ug/m3	1.8
	Acetone	**9.1**		ppbv	1.8
	Acetone	**22**		ug/m3	4.3
	Chloroform	**1.8**		ppbv	0.36
	Chloroform	**9.0**		ug/m3	1.8
	Benzene	**0.66**		ppbv	0.36
	Benzene	**2.1**		ug/m3	1.2

Sample ID: VP-04	Lab ID: 470855-005	Collected: 10/14/22 08:16
	Matrix: Air	

470855-005 Analyte		Result	Qual	Units	RL
Method: ASTM D1946 Prep Method: METHOD					
	Helium	**3.4**		%v/v	0.18
Method: EPA TO-15 Prep Method: METHOD					
	Acetone	**7.1**		ppbv	1.8
	Acetone	**17**		ug/m3	4.3
	Isopropanol (IPA)	**7.9**		ppbv	1.8
	Isopropanol (IPA)	**19**		ug/m3	4.4
	Methylene Chloride	**0.37**		ppbv	0.36
	Methylene Chloride	**1.3**		ug/m3	1.3
	Benzene	**1.4**		ppbv	0.36
	Benzene	**4.4**		ug/m3	1.2

Results for any subcontracted analyses are not included in this summary. Data qualifiers and additional information necessary for the interpretation of the test results are contained in the PDF file and may not be included in this summary.

ENTHALPY ANALYTICAL

Detection Summary

Sample ID: VP-05	Lab ID: 470855-006	Collected: 10/11/22 14:18
	Matrix: Air	

470855-006 Analyte	Result	Qual	Units	RL
Method: ASTM D1946 Prep Method: METHOD				
Helium	**6.1**		%v/v	0.18
Method: EPA TO-15 Prep Method: METHOD				
Chloromethane	**29**		ppbv	0.58
Chloromethane	**59**		ug/m3	1.2
Acetone	**110**		ppbv	2.9
Acetone	**260**		ug/m3	6.8
Isopropanol (IPA)	**5.1**		ppbv	2.9
Isopropanol (IPA)	**13**		ug/m3	7.1
n-Hexane	**62**		ppbv	0.58
n-Hexane	**220**		ug/m3	2.0
2-Butanone	**7.8**		ppbv	2.9
2-Butanone	**23**		ug/m3	8.5
Benzene	**1.7**		ppbv	0.58
Benzene	**5.5**		ug/m3	1.8
4-Methyl-2-Pentanone	**3.5**		ppbv	0.58
4-Methyl-2-Pentanone	**14**		ug/m3	2.4
Toluene	**6.1**		ppbv	0.58
Toluene	**23**		ug/m3	2.2
Styrene	**0.72**		ppbv	0.58
Styrene	**3.1**		ug/m3	2.5

Sample ID: VP-06	Lab ID: 470855-007	Collected: 10/11/22 14:44
	Matrix: Air	

470855-007 Analyte	Result	Qual	Units	RL
Method: ASTM D1946 Prep Method: METHOD				
Helium	**2.9**		%v/v	0.18
Method: EPA TO-15 Prep Method: METHOD				
Acetone	**10**		ppbv	1.8
Acetone	**24**		ug/m3	4.3
n-Hexane	**18**		ppbv	0.36
n-Hexane	**65**		ug/m3	1.3
Benzene	**0.39**		ppbv	0.36
Benzene	**1.3**		ug/m3	1.2
Trichloroethene	**3.8**		ppbv	0.36
Trichloroethene	**20**		ug/m3	1.9

Results for any subcontracted analyses are not included in this summary. Data qualifiers and additional information necessary for the interpretation of the test results are contained in the PDF file and may not be included in this summary.

ENTHALPY ANALYTICAL

Air Chain of Custody Record

Lab No: 470855

Page: 1 of 1

Turn Around Time (rush by advanced notice only)

Standard:		5 Day:	X	3 Day:	
2 Day:		1 Day:		Custom TAT:	

Enthalpy Analytical - Berkeley

2323 5th Street, Berkeley, CA 94710

Phone 510-486-0900

Special Instructions:

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:	Terraphase	Name:	Kittredge SV
Report To:	Maharani De, Alice Hale Price	Number:	0424.001.001
Email:	maharani.de@terraphase.com	P.O. #:	
Address:	1300 Clay St, Ste 1000, Oakland, CA	Address:	2115 Kittredge Dr, Berkeley, CA
Phone:	510 645 1850	Global ID:	
Fax:		Sampled By:	Molly Coates

	Sample ID	Source	Equipment Information			Sampling Information						Analysis Requested	
		(I) Indoor (A) Ambient (SV) Soil Vapor	Canister ID	Size (6L or 1L)	Flow Controller ID	Sample Start Date	Sample Start Time	Vacuum Start ("Hg)	Sample End Date	Sample End Time	Vacuum End ("Hg)	TO-15 VOCs	Helium Atm Dilute
1	SG-01	SV	434	1L	A10083	10/14/22	1230	-29	10/14/22	1239	-5	X	X
2	VP-01	SV	316	1L	A10026	10/14/22	1011	-30	10/14/22	1018	-5	X	X
3	VP-02	SV	373	1L	A10421	10/14/22	0838	-25	10/14/22	0851	-5	X	X
4	VP-03	SV	428	1L	A10160	10/14/22	0745	-30	10/14/22	0754	-5	X	X
5	VP-04	SV	079	1L	A10142	10/14/22	0810	-30	10/14/22	0816	-5	X	X
6	VP-05	SV	417	1L	A10242	10/~~14~~11/22	1411	-30	10/11/22	1418	-5	X	X
7	VP-06	SV	296	1L	A10275	10/11/22	1437	-28	10/11/22	1444	-5	X	X
8													
9													
10													

	Signature	Print Name	Company / Title	Date / Time
1 Relinquished By:		Molly Coates	TEI	10/14/22 1336
1 Received By:		~~Jack Peterson~~	EA	10/14/22 1336
2 Relinquished By:		Jak Peterson	EA	10.14.22 15:11
2 Received By:		Elizabeth Ream	EA	10/15/22 12:13
3 Relinquished By:				

ATTACHMENT 5 - ADMINISTRATIVE RECORD
Page 2992 of 3737

ENTHALPY ANALYTICAL

SAMPLE ACCEPTANCE CHECKLIST

470855

Section 1

Client: Terraphase Engineering Project: Kittredge SV

Date Received: 10/15/22 Sampler's Name Present: ☑ Yes ☐ No

Section 2

Sample(s) received in a cooler? ☐ Yes, How many? _____ ☑ No (skip section 2) Sample Temp (°C) (No Cooler): AMB

Sample Temp (°C), One from each cooler: #1: _____ #2: _____ #3: _____ #4: _____

(Acceptance range is < 6°C but not frozen (for Microbiology samples, acceptance range is < 10°C but not frozen). It is acceptable for samples collected the same day as sample receipt to have a higher temperature as long as there is evidence that cooling has begun.)

Shipping Information: SDS 557988565

Section 3

Was the cooler packed with: ☐ Ice ☐ Ice Packs ☐ Bubble Wrap ☐ Styrofoam ☐ Paper ☐ None ☐ Other _____

Cooler Temp (°C): #1: _____ #2: _____ #3: _____ #4: _____

Section 4	YES	NO	N/A
Was a COC received?	✔		
Are sample IDs present?	✔		
Are sampling dates & times present?	✔		
Is a relinquished signature present?	✔		
Are the tests required clearly indicated on the COC?	✔		
Are custody seals present?		✔	
If custody seals are present, were they intact?			✔
Are all samples sealed in plastic bags? (Recommended for Microbiology samples)			✔
Did all samples arrive intact? If no, indicate in Section 4 below.	✔		
Did all bottle labels agree with COC? (ID, dates and times)	✔		
Were the samples collected in the correct containers for the required tests?	✔		
Are the containers labeled with the correct preservatives?			✔
Is there headspace in the VOA vials greater than 5-6 mm in diameter?			✔
Was a sufficient amount of sample submitted for the requested tests?	✔		

Section 5 Explanations/Comments

Section 6

For discrepancies, how was the Project Manager notified? ☐ Verbal PM Initials: _____ Date/Time _____

☐ Email (email sent to/on): _____ / _____

Project Manager's response:

Completed By: _____ Date: 10/15/22

GLS.

800-322-5555
www.gls-us.com

Ship From
ENTHALPY ANALYTICAL
BERKELEY SERVICE CENTER
2323 5TH STREET
BERKELEY, CA 94710

Ship To
ENTHALPY ANALYTICAL (ORG)
SAMPLE RECEIVING
931 W BARKLEY AVE.
ORANGE, CA 92868

COD: $0.00
Weight: 0 lb(s)
Reference:

Delivery Instructions:

Signature Type: STANDARD

Tracking #: 557988565

SDS

ORANGE

S10003H

73473565

ORC CA927-EH0

Print Date: 10/14/2022 10:37 AM

Package 3 of 10

LABEL INSTRUCTIONS:

Do not copy or reprint this label for additional shipments - each package must have a unique barcode.
Step 1: Use the "Print Label" button on this page to print the shipping label on a laser or inkjet printer.
Step 2: Fold this page in half.
Step 3: Securely attach this label to your package and do not cover the barcode.

TERMS AND CONDITIONS:

By giving us your shipment to deliver, you agree to all of the General Logistics Systems US, Inc. (GLS) service terms & conditions including, but not limited to; limits of liability, declared value conditions, and claim procedures which are available on our website at www.gls-us.com.

#3

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

Field ID:	SG-01	**Batch#:**	299186	**Prep:**	METHOD
Lab ID:	470855-001	**Sampled:**	10/14/22 12:39	**Analysis:**	EPA TO-15
Matrix:	Air	**Received:**	10/14/22	**Analyst:**	ZNZ
Dil Fac:	1.800	**Analyzed:**	10/19/22 17:19		

470855-001 Analyte	Result (V)	RL (V)	Units (V)	Result (M)	RL (M)	Units (M)
1,1-Difluoroethane	ND	1.8	ppbv	ND	4.9	ug/m3
Freon 12	**0.39**	0.36	ppbv	**1.9**	1.8	ug/m3
Freon 114	ND	0.36	ppbv	ND	2.5	ug/m3
Chloromethane	ND	0.36	ppbv	ND	0.74	ug/m3
Vinyl Chloride	ND	0.36	ppbv	ND	0.92	ug/m3
Bromomethane	ND	0.36	ppbv	ND	1.4	ug/m3
Chloroethane	ND	0.36	ppbv	ND	0.95	ug/m3
Trichlorofluoromethane	ND	0.36	ppbv	ND	2.0	ug/m3
1,1-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
Freon 113	ND	0.36	ppbv	ND	2.8	ug/m3
Acetone	**14**	1.8	ppbv	**34**	4.3	ug/m3
Carbon Disulfide	**8.3**	0.36	ppbv	**26**	1.1	ug/m3
Isopropanol (IPA)	ND	1.8	ppbv	ND	4.4	ug/m3
Methylene Chloride	**0.52**	0.36	ppbv	**1.8**	1.3	ug/m3
trans-1,2-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
MTBE	ND	0.36	ppbv	ND	1.3	ug/m3
n-Hexane	**5.0**	0.36	ppbv	**17**	1.3	ug/m3
1,1-Dichloroethane	ND	0.36	ppbv	ND	1.5	ug/m3
Vinyl Acetate	ND	1.8	ppbv	ND	6.3	ug/m3
cis-1,2-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
2-Butanone	ND	1.8	ppbv	ND	5.3	ug/m3
Chloroform	**8.7**	0.36	ppbv	**42**	1.8	ug/m3
1,1,1-Trichloroethane	ND	0.36	ppbv	ND	2.0	ug/m3
Carbon Tetrachloride	ND	0.36	ppbv	ND	2.3	ug/m3
Benzene	**3.4**	0.36	ppbv	**11**	1.2	ug/m3
1,2-Dichloroethane	ND	0.36	ppbv	ND	1.5	ug/m3
Trichloroethene	ND	0.36	ppbv	ND	1.9	ug/m3
1,2-Dichloropropane	ND	0.36	ppbv	ND	1.7	ug/m3
Bromodichloromethane	**0.83**	0.36	ppbv	**5.6**	2.4	ug/m3
cis-1,3-Dichloropropene	ND	0.36	ppbv	ND	1.6	ug/m3
4-Methyl-2-Pentanone	**0.37**	0.36	ppbv	**1.5**	1.5	ug/m3
Toluene	**3.4**	0.36	ppbv	**13**	1.4	ug/m3
trans-1,3-Dichloropropene	ND	0.36	ppbv	ND	1.6	ug/m3
1,1,2-Trichloroethane	ND	0.36	ppbv	ND	2.0	ug/m3
Tetrachloroethene	ND	0.36	ppbv	ND	2.4	ug/m3
2-Hexanone	ND	0.90	ppbv	ND	3.7	ug/m3
Dibromochloromethane	ND	0.36	ppbv	ND	3.1	ug/m3
1,2-Dibromoethane	ND	0.36	ppbv	ND	2.8	ug/m3
Chlorobenzene	ND	0.36	ppbv	ND	1.7	ug/m3
Ethylbenzene	**0.39**	0.36	ppbv	**1.7**	1.6	ug/m3
m,p-Xylenes	**1.1**	0.72	ppbv	**4.9**	3.1	ug/m3

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

470855-001 Analyte	Result (V)	RL (V)	Units (V)	Result (M)	RL (M)	Units (M)
o-Xylene	**0.39**	0.36	ppbv	**1.7**	1.6	ug/m3
Styrene	ND	0.36	ppbv	ND	1.5	ug/m3
Bromoform	ND	0.36	ppbv	ND	3.7	ug/m3
1,1,2,2-Tetrachloroethane	ND	0.36	ppbv	ND	2.5	ug/m3
1,1,1,2-Tetrachloroethane	ND	0.36	ppbv	ND	2.5	ug/m3
4-Ethyltoluene	ND	0.36	ppbv	ND	1.8	ug/m3
1,3,5-Trimethylbenzene	ND	0.36	ppbv	ND	1.8	ug/m3
1,2,4-Trimethylbenzene	ND	0.36	ppbv	ND	1.8	ug/m3
1,3-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
1,4-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
Benzyl chloride	ND	0.36	ppbv	ND	1.9	ug/m3
1,2-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
1,2,4-Trichlorobenzene	ND	0.36	ppbv	ND	2.7	ug/m3
Hexachlorobutadiene	ND	0.36	ppbv	ND	3.8	ug/m3
Naphthalene	ND	1.8	ppbv	ND	9.4	ug/m3
Xylene (total)	**1.5**	0.36	ppbv	**6.6**	1.6	ug/m3

470855-001 Surrogate	%REC	Limits	Units (M)
Bromofluorobenzene	82	60-140	ug/m3

Legend

ND: Not Detected

RL (V): Reporting Limit

Result (M): Result in mass units

Result (V): Result in volume units

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

Field ID:	VP-01	**Batch#:**	299186	**Prep:**	METHOD
Lab ID:	470855-002	**Sampled:**	10/14/22 10:18	**Analysis:**	EPA TO-15
Matrix:	Air	**Received:**	10/14/22	**Analyst:**	ZNZ
Dil Fac:	1.800	**Analyzed:**	10/19/22 18:10		

470855-002 Analyte	Result (V)	RL (V)	Units (V)	Result (M)	RL (M)	Units (M)
1,1-Difluoroethane	ND	1.8	ppbv	ND	4.9	ug/m3
Freon 12	ND	0.36	ppbv	ND	1.8	ug/m3
Freon 114	ND	0.36	ppbv	ND	2.5	ug/m3
Chloromethane	ND	0.36	ppbv	ND	0.74	ug/m3
Vinyl Chloride	ND	0.36	ppbv	ND	0.92	ug/m3
Bromomethane	ND	0.36	ppbv	ND	1.4	ug/m3
Chloroethane	ND	0.36	ppbv	ND	0.95	ug/m3
Trichlorofluoromethane	ND	0.36	ppbv	ND	2.0	ug/m3
1,1-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
Freon 113	ND	0.36	ppbv	ND	2.8	ug/m3
Acetone	**7.1**	1.8	ppbv	**17**	4.3	ug/m3
Carbon Disulfide	ND	0.36	ppbv	ND	1.1	ug/m3
Isopropanol (IPA)	ND	1.8	ppbv	ND	4.4	ug/m3
Methylene Chloride	**0.49**	0.36	ppbv	**1.7**	1.3	ug/m3
trans-1,2-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
MTBE	ND	0.36	ppbv	ND	1.3	ug/m3
n-Hexane	ND	0.36	ppbv	ND	1.3	ug/m3
1,1-Dichloroethane	ND	0.36	ppbv	ND	1.5	ug/m3
Vinyl Acetate	ND	1.8	ppbv	ND	6.3	ug/m3
cis-1,2-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
2-Butanone	ND	1.8	ppbv	ND	5.3	ug/m3
Chloroform	ND	0.36	ppbv	ND	1.8	ug/m3
1,1,1-Trichloroethane	ND	0.36	ppbv	ND	2.0	ug/m3
Carbon Tetrachloride	ND	0.36	ppbv	ND	2.3	ug/m3
Benzene	ND	0.36	ppbv	ND	1.2	ug/m3
1,2-Dichloroethane	ND	0.36	ppbv	ND	1.5	ug/m3
Trichloroethene	ND	0.36	ppbv	ND	1.9	ug/m3
1,2-Dichloropropane	ND	0.36	ppbv	ND	1.7	ug/m3
Bromodichloromethane	ND	0.36	ppbv	ND	2.4	ug/m3
cis-1,3-Dichloropropene	ND	0.36	ppbv	ND	1.6	ug/m3
4-Methyl-2-Pentanone	ND	0.36	ppbv	ND	1.5	ug/m3
Toluene	**0.75**	0.36	ppbv	**2.8**	1.4	ug/m3
trans-1,3-Dichloropropene	ND	0.36	ppbv	ND	1.6	ug/m3
1,1,2-Trichloroethane	ND	0.36	ppbv	ND	2.0	ug/m3
Tetrachloroethene	ND	0.36	ppbv	ND	2.4	ug/m3
2-Hexanone	ND	0.90	ppbv	ND	3.7	ug/m3
Dibromochloromethane	ND	0.36	ppbv	ND	3.1	ug/m3
1,2-Dibromoethane	ND	0.36	ppbv	ND	2.8	ug/m3
Chlorobenzene	ND	0.36	ppbv	ND	1.7	ug/m3
Ethylbenzene	ND	0.36	ppbv	ND	1.6	ug/m3
m,p-Xylenes	**1.4**	0.72	ppbv	**5.9**	3.1	ug/m3

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

470855-002 Analyte	Result (V)	RL (V)	Units (V)	Result (M)	RL (M)	Units (M)
o-Xylene	**0.79**	0.36	ppbv	**3.4**	1.6	ug/m3
Styrene	ND	0.36	ppbv	ND	1.5	ug/m3
Bromoform	ND	0.36	ppbv	ND	3.7	ug/m3
1,1,2,2-Tetrachloroethane	ND	0.36	ppbv	ND	2.5	ug/m3
1,1,1,2-Tetrachloroethane	ND	0.36	ppbv	ND	2.5	ug/m3
4-Ethyltoluene	ND	0.36	ppbv	ND	1.8	ug/m3
1,3,5-Trimethylbenzene	ND	0.36	ppbv	ND	1.8	ug/m3
1,2,4-Trimethylbenzene	ND	0.36	ppbv	ND	1.8	ug/m3
1,3-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
1,4-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
Benzyl chloride	ND	0.36	ppbv	ND	1.9	ug/m3
1,2-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
1,2,4-Trichlorobenzene	ND	0.36	ppbv	ND	2.7	ug/m3
Hexachlorobutadiene	ND	0.36	ppbv	ND	3.8	ug/m3
Naphthalene	ND	1.8	ppbv	ND	9.4	ug/m3
Xylene (total)	**2.1**	0.36	ppbv	**9.3**	1.6	ug/m3

470855-002 Surrogate	%REC	Limits	Units (M)
Bromofluorobenzene	83	60-140	ug/m3

Legend

ND: Not Detected

RL (V): Reporting Limit

Result (M): Result in mass units

Result (V): Result in volume units

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

Field ID:	VP-02	**Batch#:**	299186	**Prep:**	METHOD
Lab ID:	470855-003	**Sampled:**	10/14/22 08:51	**Analysis:**	EPA TO-15
Matrix:	Air	**Received:**	10/14/22	**Analyst:**	ZNZ
Dil Fac:	1.800	**Analyzed:**	10/19/22 19:00		

470855-003 Analyte	Result (V)	RL (V)	Units (V)	Result (M)	RL (M)	Units (M)
1,1-Difluoroethane	ND	1.8	ppbv	ND	4.9	ug/m3
Freon 12	**0.79**	0.36	ppbv	**3.9**	1.8	ug/m3
Freon 114	ND	0.36	ppbv	ND	2.5	ug/m3
Chloromethane	ND	0.36	ppbv	ND	0.74	ug/m3
Vinyl Chloride	ND	0.36	ppbv	ND	0.92	ug/m3
Bromomethane	ND	0.36	ppbv	ND	1.4	ug/m3
Chloroethane	ND	0.36	ppbv	ND	0.95	ug/m3
Trichlorofluoromethane	ND	0.36	ppbv	ND	2.0	ug/m3
1,1-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
Freon 113	ND	0.36	ppbv	ND	2.8	ug/m3
Acetone	**13**	1.8	ppbv	**31**	4.3	ug/m3
Carbon Disulfide	ND	0.36	ppbv	ND	1.1	ug/m3
Isopropanol (IPA)	**2.2**	1.8	ppbv	**5.4**	4.4	ug/m3
Methylene Chloride	ND	0.36	ppbv	ND	1.3	ug/m3
trans-1,2-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
MTBE	ND	0.36	ppbv	ND	1.3	ug/m3
n-Hexane	ND	0.36	ppbv	ND	1.3	ug/m3
1,1-Dichloroethane	ND	0.36	ppbv	ND	1.5	ug/m3
Vinyl Acetate	ND	1.8	ppbv	ND	6.3	ug/m3
cis-1,2-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
2-Butanone	ND	1.8	ppbv	ND	5.3	ug/m3
Chloroform	ND	0.36	ppbv	ND	1.8	ug/m3
1,1,1-Trichloroethane	ND	0.36	ppbv	ND	2.0	ug/m3
Carbon Tetrachloride	ND	0.36	ppbv	ND	2.3	ug/m3
Benzene	**0.79**	0.36	ppbv	**2.5**	1.2	ug/m3
1,2-Dichloroethane	ND	0.36	ppbv	ND	1.5	ug/m3
Trichloroethene	ND	0.36	ppbv	ND	1.9	ug/m3
1,2-Dichloropropane	ND	0.36	ppbv	ND	1.7	ug/m3
Bromodichloromethane	ND	0.36	ppbv	ND	2.4	ug/m3
cis-1,3-Dichloropropene	ND	0.36	ppbv	ND	1.6	ug/m3
4-Methyl-2-Pentanone	ND	0.36	ppbv	ND	1.5	ug/m3
Toluene	**0.62**	0.36	ppbv	**2.3**	1.4	ug/m3
trans-1,3-Dichloropropene	ND	0.36	ppbv	ND	1.6	ug/m3
1,1,2-Trichloroethane	ND	0.36	ppbv	ND	2.0	ug/m3
Tetrachloroethene	ND	0.36	ppbv	ND	2.4	ug/m3
2-Hexanone	ND	0.90	ppbv	ND	3.7	ug/m3
Dibromochloromethane	ND	0.36	ppbv	ND	3.1	ug/m3
1,2-Dibromoethane	ND	0.36	ppbv	ND	2.8	ug/m3
Chlorobenzene	ND	0.36	ppbv	ND	1.7	ug/m3
Ethylbenzene	ND	0.36	ppbv	ND	1.6	ug/m3
m,p-Xylenes	ND	0.72	ppbv	ND	3.1	ug/m3

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

470855-003 Analyte	Result (V)	RL (V)	Units (V)	Result (M)	RL (M)	Units (M)
o-Xylene	ND	0.36	ppbv	ND	1.6	ug/m3
Styrene	ND	0.36	ppbv	ND	1.5	ug/m3
Bromoform	ND	0.36	ppbv	ND	3.7	ug/m3
1,1,2,2-Tetrachloroethane	ND	0.36	ppbv	ND	2.5	ug/m3
1,1,1,2-Tetrachloroethane	ND	0.36	ppbv	ND	2.5	ug/m3
4-Ethyltoluene	ND	0.36	ppbv	ND	1.8	ug/m3
1,3,5-Trimethylbenzene	ND	0.36	ppbv	ND	1.8	ug/m3
1,2,4-Trimethylbenzene	ND	0.36	ppbv	ND	1.8	ug/m3
1,3-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
1,4-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
Benzyl chloride	ND	0.36	ppbv	ND	1.9	ug/m3
1,2-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
1,2,4-Trichlorobenzene	ND	0.36	ppbv	ND	2.7	ug/m3
Hexachlorobutadiene	ND	0.36	ppbv	ND	3.8	ug/m3
Naphthalene	ND	1.8	ppbv	ND	9.4	ug/m3
Xylene (total)	ND	0.36	ppbv	ND	1.6	ug/m3

470855-003 Surrogate	%REC	Limits	Units (M)
Bromofluorobenzene	81	60-140	ug/m3

Legend

ND: Not Detected

RL (V): Reporting Limit

Result (M): Result in mass units

Result (V): Result in volume units

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

Field ID:	VP-03	**Batch#:**	299186	**Prep:**	METHOD
Lab ID:	470855-004	**Sampled:**	10/14/22 07:54	**Analysis:**	EPA TO-15
Matrix:	Air	**Received:**	10/14/22	**Analyst:**	ZNZ
Dil Fac:	1.800	**Analyzed:**	10/19/22 19:57		

470855-004 Analyte	Result (V)	RL (V)	Units (V)	Result (M)	RL (M)	Units (M)
1,1-Difluoroethane	ND	1.8	ppbv	ND	4.9	ug/m3
Freon 12	**0.40**	0.36	ppbv	**2.0**	1.8	ug/m3
Freon 114	ND	0.36	ppbv	ND	2.5	ug/m3
Chloromethane	ND	0.36	ppbv	ND	0.74	ug/m3
Vinyl Chloride	ND	0.36	ppbv	ND	0.92	ug/m3
Bromomethane	ND	0.36	ppbv	ND	1.4	ug/m3
Chloroethane	ND	0.36	ppbv	ND	0.95	ug/m3
Trichlorofluoromethane	ND	0.36	ppbv	ND	2.0	ug/m3
1,1-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
Freon 113	ND	0.36	ppbv	ND	2.8	ug/m3
Acetone	**9.1**	1.8	ppbv	**22**	4.3	ug/m3
Carbon Disulfide	ND	0.36	ppbv	ND	1.1	ug/m3
Isopropanol (IPA)	ND	1.8	ppbv	ND	4.4	ug/m3
Methylene Chloride	ND	0.36	ppbv	ND	1.3	ug/m3
trans-1,2-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
MTBE	ND	0.36	ppbv	ND	1.3	ug/m3
n-Hexane	ND	0.36	ppbv	ND	1.3	ug/m3
1,1-Dichloroethane	ND	0.36	ppbv	ND	1.5	ug/m3
Vinyl Acetate	ND	1.8	ppbv	ND	6.3	ug/m3
cis-1,2-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
2-Butanone	ND	1.8	ppbv	ND	5.3	ug/m3
Chloroform	**1.8**	0.36	ppbv	**9.0**	1.8	ug/m3
1,1,1-Trichloroethane	ND	0.36	ppbv	ND	2.0	ug/m3
Carbon Tetrachloride	ND	0.36	ppbv	ND	2.3	ug/m3
Benzene	**0.66**	0.36	ppbv	**2.1**	1.2	ug/m3
1,2-Dichloroethane	ND	0.36	ppbv	ND	1.5	ug/m3
Trichloroethene	ND	0.36	ppbv	ND	1.9	ug/m3
1,2-Dichloropropane	ND	0.36	ppbv	ND	1.7	ug/m3
Bromodichloromethane	ND	0.36	ppbv	ND	2.4	ug/m3
cis-1,3-Dichloropropene	ND	0.36	ppbv	ND	1.6	ug/m3
4-Methyl-2-Pentanone	ND	0.36	ppbv	ND	1.5	ug/m3
Toluene	ND	0.36	ppbv	ND	1.4	ug/m3
trans-1,3-Dichloropropene	ND	0.36	ppbv	ND	1.6	ug/m3
1,1,2-Trichloroethane	ND	0.36	ppbv	ND	2.0	ug/m3
Tetrachloroethene	ND	0.36	ppbv	ND	2.4	ug/m3
2-Hexanone	ND	0.90	ppbv	ND	3.7	ug/m3
Dibromochloromethane	ND	0.36	ppbv	ND	3.1	ug/m3
1,2-Dibromoethane	ND	0.36	ppbv	ND	2.8	ug/m3
Chlorobenzene	ND	0.36	ppbv	ND	1.7	ug/m3
Ethylbenzene	ND	0.36	ppbv	ND	1.6	ug/m3
m,p-Xylenes	ND	0.72	ppbv	ND	3.1	ug/m3

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

470855-004 Analyte	Result (V)	RL (V)	Units (V)	Result (M)	RL (M)	Units (M)
o-Xylene	ND	0.36	ppbv	ND	1.6	ug/m3
Styrene	ND	0.36	ppbv	ND	1.5	ug/m3
Bromoform	ND	0.36	ppbv	ND	3.7	ug/m3
1,1,2,2-Tetrachloroethane	ND	0.36	ppbv	ND	2.5	ug/m3
1,1,1,2-Tetrachloroethane	ND	0.36	ppbv	ND	2.5	ug/m3
4-Ethyltoluene	ND	0.36	ppbv	ND	1.8	ug/m3
1,3,5-Trimethylbenzene	ND	0.36	ppbv	ND	1.8	ug/m3
1,2,4-Trimethylbenzene	ND	0.36	ppbv	ND	1.8	ug/m3
1,3-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
1,4-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
Benzyl chloride	ND	0.36	ppbv	ND	1.9	ug/m3
1,2-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
1,2,4-Trichlorobenzene	ND	0.36	ppbv	ND	2.7	ug/m3
Hexachlorobutadiene	ND	0.36	ppbv	ND	3.8	ug/m3
Naphthalene	ND	1.8	ppbv	ND	9.4	ug/m3
Xylene (total)	ND	0.36	ppbv	ND	1.6	ug/m3

470855-004 Surrogate	%REC	Limits	Units (M)
Bromofluorobenzene	83	60-140	ug/m3

Legend

ND: Not Detected

RL (V): Reporting Limit

Result (M): Result in mass units

Result (V): Result in volume units

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

Field ID: VP-04 **Batch#:** 299186 **Prep:** METHOD

Lab ID: 470855-005 **Sampled:** 10/14/22 08:16 **Analysis:** EPA TO-15

Matrix: Air **Received:** 10/14/22 **Analyst:** ZNZ

DiIn Fac: 1.800 **Analyzed:** 10/19/22 20:47

470855-005 Analyte	Result (V)	RL (V)	Units (V)	Result (M)	RL (M)	Units (M)
1,1-Difluoroethane	ND	1.8	ppbv	ND	4.9	ug/m3
Freon 12	ND	0.36	ppbv	ND	1.8	ug/m3
Freon 114	ND	0.36	ppbv	ND	2.5	ug/m3
Chloromethane	ND	0.36	ppbv	ND	0.74	ug/m3
Vinyl Chloride	ND	0.36	ppbv	ND	0.92	ug/m3
Bromomethane	ND	0.36	ppbv	ND	1.4	ug/m3
Chloroethane	ND	0.36	ppbv	ND	0.95	ug/m3
Trichlorofluoromethane	ND	0.36	ppbv	ND	2.0	ug/m3
1,1-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
Freon 113	ND	0.36	ppbv	ND	2.8	ug/m3
Acetone	**7.1**	1.8	ppbv	**17**	4.3	ug/m3
Carbon Disulfide	ND	0.36	ppbv	ND	1.1	ug/m3
Isopropanol (IPA)	**7.9**	1.8	ppbv	**19**	4.4	ug/m3
Methylene Chloride	**0.37**	0.36	ppbv	**1.3**	1.3	ug/m3
trans-1,2-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
MTBE	ND	0.36	ppbv	ND	1.3	ug/m3
n-Hexane	ND	0.36	ppbv	ND	1.3	ug/m3
1,1-Dichloroethane	ND	0.36	ppbv	ND	1.5	ug/m3
Vinyl Acetate	ND	1.8	ppbv	ND	6.3	ug/m3
cis-1,2-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
2-Butanone	ND	1.8	ppbv	ND	5.3	ug/m3
Chloroform	ND	0.36	ppbv	ND	1.8	ug/m3
1,1,1-Trichloroethane	ND	0.36	ppbv	ND	2.0	ug/m3
Carbon Tetrachloride	ND	0.36	ppbv	ND	2.3	ug/m3
Benzene	**1.4**	0.36	ppbv	**4.4**	1.2	ug/m3
1,2-Dichloroethane	ND	0.36	ppbv	ND	1.5	ug/m3
Trichloroethene	ND	0.36	ppbv	ND	1.9	ug/m3
1,2-Dichloropropane	ND	0.36	ppbv	ND	1.7	ug/m3
Bromodichloromethane	ND	0.36	ppbv	ND	2.4	ug/m3
cis-1,3-Dichloropropene	ND	0.36	ppbv	ND	1.6	ug/m3
4-Methyl-2-Pentanone	ND	0.36	ppbv	ND	1.5	ug/m3
Toluene	ND	0.36	ppbv	ND	1.4	ug/m3
trans-1,3-Dichloropropene	ND	0.36	ppbv	ND	1.6	ug/m3
1,1,2-Trichloroethane	ND	0.36	ppbv	ND	2.0	ug/m3
Tetrachloroethene	ND	0.36	ppbv	ND	2.4	ug/m3
2-Hexanone	ND	0.90	ppbv	ND	3.7	ug/m3
Dibromochloromethane	ND	0.36	ppbv	ND	3.1	ug/m3
1,2-Dibromoethane	ND	0.36	ppbv	ND	2.8	ug/m3
Chlorobenzene	ND	0.36	ppbv	ND	1.7	ug/m3
Ethylbenzene	ND	0.36	ppbv	ND	1.6	ug/m3
m,p-Xylenes	ND	0.72	ppbv	ND	3.1	ug/m3

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

470855-005 Analyte	Result (V)	RL (V)	Units (V)	Result (M)	RL (M)	Units (M)
o-Xylene	ND	0.36	ppbv	ND	1.6	ug/m3
Styrene	ND	0.36	ppbv	ND	1.5	ug/m3
Bromoform	ND	0.36	ppbv	ND	3.7	ug/m3
1,1,2,2-Tetrachloroethane	ND	0.36	ppbv	ND	2.5	ug/m3
1,1,1,2-Tetrachloroethane	ND	0.36	ppbv	ND	2.5	ug/m3
4-Ethyltoluene	ND	0.36	ppbv	ND	1.8	ug/m3
1,3,5-Trimethylbenzene	ND	0.36	ppbv	ND	1.8	ug/m3
1,2,4-Trimethylbenzene	ND	0.36	ppbv	ND	1.8	ug/m3
1,3-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
1,4-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
Benzyl chloride	ND	0.36	ppbv	ND	1.9	ug/m3
1,2-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
1,2,4-Trichlorobenzene	ND	0.36	ppbv	ND	2.7	ug/m3
Hexachlorobutadiene	ND	0.36	ppbv	ND	3.8	ug/m3
Naphthalene	ND	1.8	ppbv	ND	9.4	ug/m3
Xylene (total)	ND	0.36	ppbv	ND	1.6	ug/m3

470855-005 Surrogate	%REC	Limits	Units (M)
Bromofluorobenzene	82	60-140	ug/m3

Legend

ND: Not Detected

RL (V): Reporting Limit

Result (M): Result in mass units

Result (V): Result in volume units

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

Field ID:	VP-05	**Batch#:**	299186	**Prep:**	METHOD
Lab ID:	470855-006	**Sampled:**	10/11/22 14:18	**Analysis:**	EPA TO-15
Matrix:	Air	**Received:**	10/14/22	**Analyst:**	ZNZ
Dil Fac:	2.880	**Analyzed:**	10/19/22 21:31		

470855-006 Analyte	Result (V)	RL (V)	Units (V)	Result (M)	RL (M)	Units (M)
1,1-Difluoroethane	ND	2.9	ppbv	ND	7.8	ug/m3
Freon 12	ND	0.58	ppbv	ND	2.8	ug/m3
Freon 114	ND	0.58	ppbv	ND	4.0	ug/m3
Chloromethane	**29**	0.58	ppbv	**59**	1.2	ug/m3
Vinyl Chloride	ND	0.58	ppbv	ND	1.5	ug/m3
Bromomethane	ND	0.58	ppbv	ND	2.2	ug/m3
Chloroethane	ND	0.58	ppbv	ND	1.5	ug/m3
Trichlorofluoromethane	ND	0.58	ppbv	ND	3.2	ug/m3
1,1-Dichloroethene	ND	0.58	ppbv	ND	2.3	ug/m3
Freon 113	ND	0.58	ppbv	ND	4.4	ug/m3
Acetone	**110**	2.9	ppbv	**260**	6.8	ug/m3
Carbon Disulfide	ND	0.58	ppbv	ND	1.8	ug/m3
Isopropanol (IPA)	**5.1**	2.9	ppbv	**13**	7.1	ug/m3
Methylene Chloride	ND	0.58	ppbv	ND	2.0	ug/m3
trans-1,2-Dichloroethene	ND	0.58	ppbv	ND	2.3	ug/m3
MTBE	ND	0.58	ppbv	ND	2.1	ug/m3
n-Hexane	**62**	0.58	ppbv	**220**	2.0	ug/m3
1,1-Dichloroethane	ND	0.58	ppbv	ND	2.3	ug/m3
Vinyl Acetate	ND	2.9	ppbv	ND	10	ug/m3
cis-1,2-Dichloroethene	ND	0.58	ppbv	ND	2.3	ug/m3
2-Butanone	**7.8**	2.9	ppbv	**23**	8.5	ug/m3
Chloroform	ND	0.58	ppbv	ND	2.8	ug/m3
1,1,1-Trichloroethane	ND	0.58	ppbv	ND	3.1	ug/m3
Carbon Tetrachloride	ND	0.58	ppbv	ND	3.6	ug/m3
Benzene	**1.7**	0.58	ppbv	**5.5**	1.8	ug/m3
1,2-Dichloroethane	ND	0.58	ppbv	ND	2.3	ug/m3
Trichloroethene	ND	0.58	ppbv	ND	3.1	ug/m3
1,2-Dichloropropane	ND	0.58	ppbv	ND	2.7	ug/m3
Bromodichloromethane	ND	0.58	ppbv	ND	3.9	ug/m3
cis-1,3-Dichloropropene	ND	0.58	ppbv	ND	2.6	ug/m3
4-Methyl-2-Pentanone	**3.5**	0.58	ppbv	**14**	2.4	ug/m3
Toluene	**6.1**	0.58	ppbv	**23**	2.2	ug/m3
trans-1,3-Dichloropropene	ND	0.58	ppbv	ND	2.6	ug/m3
1,1,2-Trichloroethane	ND	0.58	ppbv	ND	3.1	ug/m3
Tetrachloroethene	ND	0.58	ppbv	ND	3.9	ug/m3
2-Hexanone	ND	1.4	ppbv	ND	5.9	ug/m3
Dibromochloromethane	ND	0.58	ppbv	ND	4.9	ug/m3
1,2-Dibromoethane	ND	0.58	ppbv	ND	4.4	ug/m3
Chlorobenzene	ND	0.58	ppbv	ND	2.7	ug/m3
Ethylbenzene	ND	0.58	ppbv	ND	2.5	ug/m3
m,p-Xylenes	ND	1.2	ppbv	ND	5.0	ug/m3

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

470855-006 Analyte	Result (V)	RL (V)	Units (V)	Result (M)	RL (M)	Units (M)
o-Xylene	ND	0.58	ppbv	ND	2.5	ug/m3
Styrene	**0.72**	0.58	ppbv	**3.1**	2.5	ug/m3
Bromoform	ND	0.58	ppbv	ND	6.0	ug/m3
1,1,2,2-Tetrachloroethane	ND	0.58	ppbv	ND	4.0	ug/m3
1,1,1,2-Tetrachloroethane	ND	0.58	ppbv	ND	4.0	ug/m3
4-Ethyltoluene	ND	0.58	ppbv	ND	2.8	ug/m3
1,3,5-Trimethylbenzene	ND	0.58	ppbv	ND	2.8	ug/m3
1,2,4-Trimethylbenzene	ND	0.58	ppbv	ND	2.8	ug/m3
1,3-Dichlorobenzene	ND	0.58	ppbv	ND	3.5	ug/m3
1,4-Dichlorobenzene	ND	0.58	ppbv	ND	3.5	ug/m3
Benzyl chloride	ND	0.58	ppbv	ND	3.0	ug/m3
1,2-Dichlorobenzene	ND	0.58	ppbv	ND	3.5	ug/m3
1,2,4-Trichlorobenzene	ND	0.58	ppbv	ND	4.3	ug/m3
Hexachlorobutadiene	ND	0.58	ppbv	ND	6.1	ug/m3
Naphthalene	ND	2.9	ppbv	ND	15	ug/m3
Xylene (total)	ND	0.58	ppbv	ND	2.5	ug/m3

470855-006 Surrogate	%REC	Limits	Units (M)
Bromofluorobenzene	83	60-140	ug/m3

Legend

ND: Not Detected

RL (V): Reporting Limit

Result (M): Result in mass units

Result (V): Result in volume units

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

Field ID:	VP-06	**Batch#:**	299186	**Prep:**	METHOD
Lab ID:	470855-007	**Sampled:**	10/11/22 14:44	**Analysis:**	EPA TO-15
Matrix:	Air	**Received:**	10/14/22	**Analyst:**	ZNZ
Dil'n Fac:	1.800	**Analyzed:**	10/19/22 22:21		

470855-007 Analyte	Result (V)	RL (V)	Units (V)	Result (M)	RL (M)	Units (M)
1,1-Difluoroethane	ND	1.8	ppbv	ND	4.9	ug/m3
Freon 12	ND	0.36	ppbv	ND	1.8	ug/m3
Freon 114	ND	0.36	ppbv	ND	2.5	ug/m3
Chloromethane	ND	0.36	ppbv	ND	0.74	ug/m3
Vinyl Chloride	ND	0.36	ppbv	ND	0.92	ug/m3
Bromomethane	ND	0.36	ppbv	ND	1.4	ug/m3
Chloroethane	ND	0.36	ppbv	ND	0.95	ug/m3
Trichlorofluoromethane	ND	0.36	ppbv	ND	2.0	ug/m3
1,1-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
Freon 113	ND	0.36	ppbv	ND	2.8	ug/m3
Acetone	**10**	1.8	ppbv	**24**	4.3	ug/m3
Carbon Disulfide	ND	0.36	ppbv	ND	1.1	ug/m3
Isopropanol (IPA)	ND	1.8	ppbv	ND	4.4	ug/m3
Methylene Chloride	ND	0.36	ppbv	ND	1.3	ug/m3
trans-1,2-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
MTBE	ND	0.36	ppbv	ND	1.3	ug/m3
n-Hexane	**18**	0.36	ppbv	**65**	1.3	ug/m3
1,1-Dichloroethane	ND	0.36	ppbv	ND	1.5	ug/m3
Vinyl Acetate	ND	1.8	ppbv	ND	6.3	ug/m3
cis-1,2-Dichloroethene	ND	0.36	ppbv	ND	1.4	ug/m3
2-Butanone	ND	1.8	ppbv	ND	5.3	ug/m3
Chloroform	ND	0.36	ppbv	ND	1.8	ug/m3
1,1,1-Trichloroethane	ND	0.36	ppbv	ND	2.0	ug/m3
Carbon Tetrachloride	ND	0.36	ppbv	ND	2.3	ug/m3
Benzene	**0.39**	0.36	ppbv	**1.3**	1.2	ug/m3
1,2-Dichloroethane	ND	0.36	ppbv	ND	1.5	ug/m3
Trichloroethene	**3.8**	0.36	ppbv	**20**	1.9	ug/m3
1,2-Dichloropropane	ND	0.36	ppbv	ND	1.7	ug/m3
Bromodichloromethane	ND	0.36	ppbv	ND	2.4	ug/m3
cis-1,3-Dichloropropene	ND	0.36	ppbv	ND	1.6	ug/m3
4-Methyl-2-Pentanone	ND	0.36	ppbv	ND	1.5	ug/m3
Toluene	ND	0.36	ppbv	ND	1.4	ug/m3
trans-1,3-Dichloropropene	ND	0.36	ppbv	ND	1.6	ug/m3
1,1,2-Trichloroethane	ND	0.36	ppbv	ND	2.0	ug/m3
Tetrachloroethene	ND	0.36	ppbv	ND	2.4	ug/m3
2-Hexanone	ND	0.90	ppbv	ND	3.7	ug/m3
Dibromochloromethane	ND	0.36	ppbv	ND	3.1	ug/m3
1,2-Dibromoethane	ND	0.36	ppbv	ND	2.8	ug/m3
Chlorobenzene	ND	0.36	ppbv	ND	1.7	ug/m3
Ethylbenzene	ND	0.36	ppbv	ND	1.6	ug/m3
m,p-Xylenes	ND	0.72	ppbv	ND	3.1	ug/m3

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

470855-007 Analyte	Result (V)	RL (V)	Units (V)	Result (M)	RL (M)	Units (M)
o-Xylene	ND	0.36	ppbv	ND	1.6	ug/m3
Styrene	ND	0.36	ppbv	ND	1.5	ug/m3
Bromoform	ND	0.36	ppbv	ND	3.7	ug/m3
1,1,2,2-Tetrachloroethane	ND	0.36	ppbv	ND	2.5	ug/m3
1,1,1,2-Tetrachloroethane	ND	0.36	ppbv	ND	2.5	ug/m3
4-Ethyltoluene	ND	0.36	ppbv	ND	1.8	ug/m3
1,3,5-Trimethylbenzene	ND	0.36	ppbv	ND	1.8	ug/m3
1,2,4-Trimethylbenzene	ND	0.36	ppbv	ND	1.8	ug/m3
1,3-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
1,4-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
Benzyl chloride	ND	0.36	ppbv	ND	1.9	ug/m3
1,2-Dichlorobenzene	ND	0.36	ppbv	ND	2.2	ug/m3
1,2,4-Trichlorobenzene	ND	0.36	ppbv	ND	2.7	ug/m3
Hexachlorobutadiene	ND	0.36	ppbv	ND	3.8	ug/m3
Naphthalene	ND	1.8	ppbv	ND	9.4	ug/m3
Xylene (total)	ND	0.36	ppbv	ND	1.6	ug/m3

470855-007 Surrogate	%REC	Limits	Units (M)
Bromofluorobenzene	82	60-140	ug/m3

Legend

ND: Not Detected

RL (V): Reporting Limit

Result (M): Result in mass units

Result (V): Result in volume units

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report: Batch QC

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

Type: BS **Dil'n Fac:** 1.000 **Prep:** METHOD

Lab ID: QC1019734 **Batch#:** 299186 **Analysis:** EPA TO-15

Matrix: Air **Analyzed:** 10/19/22 09:49 **Analyst:** ZNZ

QC1019734 Analyte	Spiked	Result (V)	Units (V)	%REC	Limits
1,1-Difluoroethane	10.00	10.52	ppbv	105	70-130
Freon 12	10.00	10.13	ppbv	101	70-130
Freon 114	10.00	9.320	ppbv	93	70-130
Chloromethane	10.00	9.823	ppbv	98	70-130
Vinyl Chloride	10.00	11.34	ppbv	113	70-130
Bromomethane	10.00	10.59	ppbv	106	70-130
Chloroethane	10.00	11.12	ppbv	111	70-130
Trichlorofluoromethane	10.00	9.363	ppbv	94	70-130
1,1-Dichloroethene	10.00	10.66	ppbv	107	70-130
Freon 113	10.00	9.195	ppbv	92	70-130
Acetone	10.00	11.66	ppbv	117	70-130
Carbon Disulfide	10.00	7.803	ppbv	78	70-130
Isopropanol (IPA)	10.00	10.80	ppbv	108	70-130
Methylene Chloride	10.00	9.877	ppbv	99	70-130
trans-1,2-Dichloroethene	10.00	10.83	ppbv	108	70-130
MTBE	10.00	10.33	ppbv	103	70-130
n-Hexane	10.00	10.80	ppbv	108	70-130
1,1-Dichloroethane	10.00	11.03	ppbv	110	70-130
Vinyl Acetate	10.00	9.239	ppbv	92	70-130
cis-1,2-Dichloroethene	10.00	10.55	ppbv	105	70-130
2-Butanone	10.00	11.82	ppbv	118	70-130
Chloroform	10.00	10.46	ppbv	105	70-130
1,1,1-Trichloroethane	10.00	10.35	ppbv	104	70-130
Carbon Tetrachloride	10.00	9.810	ppbv	98	70-130
Benzene	10.00	11.51	ppbv	115	70-130
1,2-Dichloroethane	10.00	10.19	ppbv	102	70-130
Trichloroethene	10.00	9.415	ppbv	94	70-130
1,2-Dichloropropane	10.00	10.32	ppbv	103	70-130
Bromodichloromethane	10.00	10.81	ppbv	108	70-130
cis-1,3-Dichloropropene	10.00	10.39	ppbv	104	70-130
4-Methyl-2-Pentanone	10.00	9.572	ppbv	96	70-130
Toluene	10.00	10.98	ppbv	110	70-130
trans-1,3-Dichloropropene	10.00	10.25	ppbv	103	70-130
1,1,2-Trichloroethane	10.00	10.54	ppbv	105	70-130
Tetrachloroethene	10.00	8.513	ppbv	85	70-130
2-Hexanone	10.00	10.76	ppbv	108	70-130
Dibromochloromethane	10.00	9.581	ppbv	96	70-130
1,2-Dibromoethane	10.00	10.29	ppbv	103	70-130
Chlorobenzene	10.00	8.756	ppbv	88	70-130
Ethylbenzene	10.00	10.23	ppbv	102	70-130
m,p-Xylenes	20.00	20.27	ppbv	101	70-130
o-Xylene	10.00	10.27	ppbv	103	70-130

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report: Batch QC

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

QC1019734 Analyte	Spiked	Result (V)	Units (V)	%REC	Limits
Styrene	10.00	10.56	ppbv	106	70-130
Bromoform	10.00	7.665	ppbv	77	70-130
1,1,2,2-Tetrachloroethane	10.00	10.64	ppbv	106	70-130
1,1,1,2-Tetrachloroethane	10.00	10.68	ppbv	107	70-130
4-Ethyltoluene	10.00	10.49	ppbv	105	70-130
1,3,5-Trimethylbenzene	10.00	10.10	ppbv	101	70-130
1,2,4-Trimethylbenzene	10.00	10.86	ppbv	109	70-130
1,3-Dichlorobenzene	10.00	9.783	ppbv	98	70-130
1,4-Dichlorobenzene	10.00	9.782	ppbv	98	70-130
Benzyl chloride	10.00	11.16	ppbv	112	70-130
1,2-Dichlorobenzene	10.00	9.743	ppbv	97	70-130
1,2,4-Trichlorobenzene	10.00	10.87	ppbv	109	70-130
Hexachlorobutadiene	10.00	7.871	ppbv	79	70-130
Naphthalene	10.00	12.87	ppbv	129	70-130

QC1019734 Surrogate	%REC	Limits
Bromofluorobenzene	86	60-140

Type: BSD **DilnFac:** 1.000 **Prep:** METHOD

Lab ID: QC1019735 **Batch#:** 299186 **Analysis:** EPA TO-15

Matrix: Air **Analyzed:** 10/19/22 10:54 **Analyst:** ZNZ

QC1019735 Analyte	Spiked	Result (V)	Units (V)	%REC	Limits	RPD	Lim
1,1-Difluoroethane	10.00	10.50	ppbv	105	70-130	0	25
Freon 12	10.00	10.15	ppbv	101	70-130	0	25
Freon 114	10.00	9.393	ppbv	94	70-130	1	25
Chloromethane	10.00	9.865	ppbv	99	70-130	0	25
Vinyl Chloride	10.00	11.39	ppbv	114	70-130	0	25
Bromomethane	10.00	10.80	ppbv	108	70-130	2	25
Chloroethane	10.00	11.21	ppbv	112	70-130	1	25
Trichlorofluoromethane	10.00	9.703	ppbv	97	70-130	4	25
1,1-Dichloroethene	10.00	10.91	ppbv	109	70-130	2	25
Freon 113	10.00	9.384	ppbv	94	70-130	2	25
Acetone	10.00	11.76	ppbv	118	70-130	1	25
Carbon Disulfide	10.00	8.233	ppbv	82	70-130	5	25
Isopropanol (IPA)	10.00	10.87	ppbv	109	70-130	1	25
Methylene Chloride	10.00	10.17	ppbv	102	70-130	3	25
trans-1,2-Dichloroethene	10.00	11.08	ppbv	111	70-130	2	25
MTBE	10.00	11.28	ppbv	113	70-130	9	25
n-Hexane	10.00	10.87	ppbv	109	70-130	1	25
1,1-Dichloroethane	10.00	11.27	ppbv	113	70-130	2	25
Vinyl Acetate	10.00	9.997	ppbv	100	70-130	8	25
cis-1,2-Dichloroethene	10.00	10.65	ppbv	106	70-130	1	25
2-Butanone	10.00	11.90	ppbv	119	70-130	1	25
Chloroform	10.00	10.61	ppbv	106	70-130	1	25
1,1,1-Trichloroethane	10.00	10.40	ppbv	104	70-130	0	25
Carbon Tetrachloride	10.00	9.867	ppbv	99	70-130	1	25

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report: Batch QC

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

QC1019735 Analyte	Spiked	Result (V)	Units (V)	%REC	Limits	RPD	Lim
Benzene	10.00	11.53	ppbv	115	70-130	0	25
1,2-Dichloroethane	10.00	10.18	ppbv	102	70-130	0	25
Trichloroethene	10.00	9.522	ppbv	95	70-130	1	25
1,2-Dichloropropane	10.00	10.35	ppbv	104	70-130	0	25
Bromodichloromethane	10.00	10.62	ppbv	106	70-130	2	25
cis-1,3-Dichloropropene	10.00	10.44	ppbv	104	70-130	1	25
4-Methyl-2-Pentanone	10.00	9.612	ppbv	96	70-130	0	25
Toluene	10.00	11.08	ppbv	111	70-130	1	25
trans-1,3-Dichloropropene	10.00	10.31	ppbv	103	70-130	1	25
1,1,2-Trichloroethane	10.00	10.63	ppbv	106	70-130	1	25
Tetrachloroethene	10.00	8.576	ppbv	86	70-130	1	25
2-Hexanone	10.00	10.83	ppbv	108	70-130	1	25
Dibromochloromethane	10.00	9.753	ppbv	98	70-130	2	25
1,2-Dibromoethane	10.00	10.42	ppbv	104	70-130	1	25
Chlorobenzene	10.00	9.572	ppbv	96	70-130	9	25
Ethylbenzene	10.00	10.79	ppbv	108	70-130	5	25
m,p-Xylenes	20.00	21.37	ppbv	107	70-130	5	25
o-Xylene	10.00	10.88	ppbv	109	70-130	6	25
Styrene	10.00	11.19	ppbv	112	70-130	6	25
Bromoform	10.00	8.196	ppbv	82	70-130	7	25
1,1,2,2-Tetrachloroethane	10.00	11.23	ppbv	112	70-130	5	25
1,1,1,2-Tetrachloroethane	10.00	11.22	ppbv	112	70-130	5	25
4-Ethyltoluene	10.00	11.10	ppbv	111	70-130	6	25
1,3,5-Trimethylbenzene	10.00	10.66	ppbv	107	70-130	5	25
1,2,4-Trimethylbenzene	10.00	11.41	ppbv	114	70-130	5	25
1,3-Dichlorobenzene	10.00	10.27	ppbv	103	70-130	5	25
1,4-Dichlorobenzene	10.00	10.31	ppbv	103	70-130	5	25
Benzyl chloride	10.00	11.80	ppbv	118	70-130	6	25
1,2-Dichlorobenzene	10.00	10.30	ppbv	103	70-130	6	25
1,2,4-Trichlorobenzene	10.00	11.08	ppbv	111	70-130	2	25
Hexachlorobutadiene	10.00	8.201	ppbv	82	70-130	4	25
Naphthalene	10.00	13.37	ppbv	134 *	70-130	4	25

QC1019735 Surrogate	%REC	Limits
Bromofluorobenzene	91	60-140

Legend

*: Value is outside QC limits

RPD: Relative Percent Difference

Result (V): Result in volume units

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report: Batch QC

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

Type: BLANK **Dil'n Fac:** 1.000 **Prep:** METHOD

Lab ID: QC1019736 **Batch#:** 299186 **Analysis:** EPA TO-15

Matrix: Air **Analyzed:** 10/19/22 13:23 **Analyst:** ZNZ

QC1019736 Analyte	Result (V)	RL (V)	Units (V)	Result (M)	RL (M)	Units (M)
1,1-Difluoroethane	ND	1.0	ppbv	ND	2.7	ug/m3
Freon 12	ND	0.20	ppbv	ND	0.99	ug/m3
Freon 114	ND	0.20	ppbv	ND	1.4	ug/m3
Chloromethane	ND	0.20	ppbv	ND	0.41	ug/m3
Vinyl Chloride	ND	0.20	ppbv	ND	0.51	ug/m3
Bromomethane	ND	0.20	ppbv	ND	0.78	ug/m3
Chloroethane	ND	0.20	ppbv	ND	0.53	ug/m3
Trichlorofluoromethane	ND	0.20	ppbv	ND	1.1	ug/m3
1,1-Dichloroethene	ND	0.20	ppbv	ND	0.79	ug/m3
Freon 113	ND	0.20	ppbv	ND	1.5	ug/m3
Acetone	ND	1.0	ppbv	ND	2.4	ug/m3
Carbon Disulfide	ND	0.20	ppbv	ND	0.62	ug/m3
Isopropanol (IPA)	ND	1.0	ppbv	ND	2.5	ug/m3
Methylene Chloride	ND	0.20	ppbv	ND	0.69	ug/m3
trans-1,2-Dichloroethene	ND	0.20	ppbv	ND	0.79	ug/m3
MTBE	ND	0.20	ppbv	ND	0.72	ug/m3
n-Hexane	ND	0.20	ppbv	ND	0.70	ug/m3
1,1-Dichloroethane	ND	0.20	ppbv	ND	0.81	ug/m3
Vinyl Acetate	ND	1.0	ppbv	ND	3.5	ug/m3
cis-1,2-Dichloroethene	ND	0.20	ppbv	ND	0.79	ug/m3
2-Butanone	ND	1.0	ppbv	ND	2.9	ug/m3
Chloroform	ND	0.20	ppbv	ND	0.98	ug/m3
1,1,1-Trichloroethane	ND	0.20	ppbv	ND	1.1	ug/m3
Carbon Tetrachloride	ND	0.20	ppbv	ND	1.3	ug/m3
Benzene	ND	0.20	ppbv	ND	0.64	ug/m3
1,2-Dichloroethane	ND	0.20	ppbv	ND	0.81	ug/m3
Trichloroethene	ND	0.20	ppbv	ND	1.1	ug/m3
1,2-Dichloropropane	ND	0.20	ppbv	ND	0.92	ug/m3
Bromodichloromethane	ND	0.20	ppbv	ND	1.3	ug/m3
cis-1,3-Dichloropropene	ND	0.20	ppbv	ND	0.91	ug/m3
4-Methyl-2-Pentanone	ND	0.20	ppbv	ND	0.82	ug/m3
Toluene	ND	0.20	ppbv	ND	0.75	ug/m3
trans-1,3-Dichloropropene	ND	0.20	ppbv	ND	0.91	ug/m3
1,1,2-Trichloroethane	ND	0.20	ppbv	ND	1.1	ug/m3
Tetrachloroethene	ND	0.20	ppbv	ND	1.4	ug/m3
2-Hexanone	ND	0.50	ppbv	ND	2.0	ug/m3
Dibromochloromethane	ND	0.20	ppbv	ND	1.7	ug/m3
1,2-Dibromoethane	ND	0.20	ppbv	ND	1.5	ug/m3
Chlorobenzene	ND	0.20	ppbv	ND	0.92	ug/m3
Ethylbenzene	ND	0.20	ppbv	ND	0.87	ug/m3
m,p-Xylenes	ND	0.40	ppbv	ND	1.7	ug/m3
o-Xylene	ND	0.20	ppbv	ND	0.87	ug/m3

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report: Batch QC

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

QC1019736 Analyte	Result (V)	RL (V)	Units (V)	Result (M)	RL (M)	Units (M)
Styrene	ND	0.20	ppbv	ND	0.85	ug/m3
Bromoform	ND	0.20	ppbv	ND	2.1	ug/m3
1,1,2,2-Tetrachloroethane	ND	0.20	ppbv	ND	1.4	ug/m3
1,1,1,2-Tetrachloroethane	ND	0.20	ppbv	ND	1.4	ug/m3
4-Ethyltoluene	ND	0.20	ppbv	ND	0.98	ug/m3
1,3,5-Trimethylbenzene	ND	0.20	ppbv	ND	0.98	ug/m3
1,2,4-Trimethylbenzene	ND	0.20	ppbv	ND	0.98	ug/m3
1,3-Dichlorobenzene	ND	0.20	ppbv	ND	1.2	ug/m3
1,4-Dichlorobenzene	ND	0.20	ppbv	ND	1.2	ug/m3
Benzyl chloride	ND	0.20	ppbv	ND	1.0	ug/m3
1,2-Dichlorobenzene	ND	0.20	ppbv	ND	1.2	ug/m3
1,2,4-Trichlorobenzene	ND	0.20	ppbv	ND	1.5	ug/m3
Hexachlorobutadiene	ND	0.20	ppbv	ND	2.1	ug/m3
Naphthalene	ND	1.0	ppbv	ND	5.2	ug/m3
Xylene (total)	ND	0.20	ppbv	ND	0.87	ug/m3

QC1019736 Surrogate	%REC	Limits	Units (M)
Bromofluorobenzene	81	60-140	ug/m3

Legend

ND: Not Detected

RL (V): Reporting Limit

Result (M): Result in mass units

Result (V): Result in volume units

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report

Lab #: 470855 **Project#:** 0424.001.001
Client: Terraphase Engineering **Location:** Kittredge SV

Field ID:	SG-01	**Diln Fac:**	1.800	**Analyzed:**	10/19/22
Type:	SAMPLE	**Batch#:**	299182	**Prep:**	METHOD
Lab ID:	470855-001	**Sampled:**	10/14/22	**Analysis:**	ASTM D1946
Matrix:	Air	**Received:**	10/14/22	**Analyst:**	MPD

470855-001 Analyte	Result	RL	Units
Helium	ND	0.18	%v/v

Field ID:	VP-01	**Diln Fac:**	1.800	**Analyzed:**	10/19/22
Type:	SAMPLE	**Batch#:**	299182	**Prep:**	METHOD
Lab ID:	470855-002	**Sampled:**	10/14/22	**Analysis:**	ASTM D1946
Matrix:	Air	**Received:**	10/14/22	**Analyst:**	MPD

470855-002 Analyte	Result	RL	Units
Helium	**26**	0.18	%v/v

Field ID:	VP-02	**Diln Fac:**	1.800	**Analyzed:**	10/19/22
Type:	SAMPLE	**Batch#:**	299182	**Prep:**	METHOD
Lab ID:	470855-003	**Sampled:**	10/14/22	**Analysis:**	ASTM D1946
Matrix:	Air	**Received:**	10/14/22	**Analyst:**	MPD

470855-003 Analyte	Result	RL	Units
Helium	**9.8**	0.18	%v/v

Field ID:	VP-03	**Diln Fac:**	1.800	**Analyzed:**	10/19/22
Type:	SAMPLE	**Batch#:**	299182	**Prep:**	METHOD
Lab ID:	470855-004	**Sampled:**	10/14/22	**Analysis:**	ASTM D1946
Matrix:	Air	**Received:**	10/14/22	**Analyst:**	MPD

470855-004 Analyte	Result	RL	Units
Helium	**1.9**	0.18	%v/v

Field ID:	VP-04	**Diln Fac:**	1.800	**Analyzed:**	10/19/22
Type:	SAMPLE	**Batch#:**	299182	**Prep:**	METHOD
Lab ID:	470855-005	**Sampled:**	10/14/22	**Analysis:**	ASTM D1946
Matrix:	Air	**Received:**	10/14/22	**Analyst:**	MPD

470855-005 Analyte	Result	RL	Units
Helium	**3.4**	0.18	%v/v

Field ID:	VP-05	**Diln Fac:**	1.800	**Analyzed:**	10/19/22
Type:	SAMPLE	**Batch#:**	299182	**Prep:**	METHOD
Lab ID:	470855-006	**Sampled:**	10/11/22	**Analysis:**	ASTM D1946
Matrix:	Air	**Received:**	10/14/22	**Analyst:**	MPD

470855-006 Analyte	Result	RL	Units
Helium	**6.1**	0.18	%v/v

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report

Lab #: 470855 **Project#:** 0424.001.001

Client: Terraphase Engineering **Location:** Kittredge SV

Field ID:	VP-06	**Diln Fac:**	1.800	**Analyzed:**	10/19/22
Type:	SAMPLE	**Batch#:**	299182	**Prep:**	METHOD
Lab ID:	470855-007	**Sampled:**	10/11/22	**Analysis:**	ASTM D1946
Matrix:	Air	**Received:**	10/14/22	**Analyst:**	MPD

470855-007 Analyte	Result	RL	Units
Helium	**2.9**	0.18	%v/v

Type:	BLANK	**Diln Fac:**	1.000	**Prep:**	METHOD
Lab ID:	QC1019722	**Batch#:**	299182	**Analysis:**	ASTM D1946
Matrix:	Air	**Analyzed:**	10/19/22	**Analyst:**	MPD

QC1019722 Analyte	Result	RL	Units
Helium	ND	0.10	%v/v

Legend

ND: Not Detected

RL: Reporting Limit

ENTHALPY ANALYTICAL

Enthalpy Analytical - Orange Analytical Report: Batch QC

Lab #: 470855 **Project#:** 0424.001.001
Client: Terraphase Engineering **Location:** Kittredge SV

Type: BS **Diln Fac:** 1.000 **Prep:** METHOD
Lab ID: QC1019720 **Batch#:** 299182 **Analysis:** ASTM D1946
Matrix: Air **Analyzed:** 10/19/22 **Analyst:** MPD

QC1019720 Analyte	Spiked	Result	%REC	Limits	Units
Helium	10.00	9.488	95	85-115	%v/v

Type: BSD **Diln Fac:** 1.000 **Prep:** METHOD
Lab ID: QC1019721 **Batch#:** 299182 **Analysis:** ASTM D1946
Matrix: Air **Analyzed:** 10/19/22 **Analyst:** MPD

QC1019721 Analyte	Spiked	Result	%REC	Limits	Units	RPD	Lim
Helium	10.00	9.499	95	85-115	%v/v	0	10

Field ID: ZZZZZZZZZZ **Diln Fac:** 2.300 **Prep:** METHOD
Type: SDUP **Batch#:** 299182 **Analysis:** ASTM D1946
MSS Lab ID: 470884-001 **Sampled:** 10/14/22 **Analyst:** MPD
Lab ID: QC1019723 **Received:** 10/14/22
Matrix: Air **Analyzed:** 10/19/22

QC1019723 Analyte	MSS Result	Result	RL	Units	RPD	Lim
Helium	<0.2300	ND	0.2300	%v/v	NC	20

Field ID: SG-01 **Diln Fac:** 1.800 **Prep:** METHOD
Type: SDUP **Batch#:** 299182 **Analysis:** ASTM D1946
MSS Lab ID: 470855-001 **Sampled:** 10/14/22 **Analyst:** MPD
Lab ID: QC1019724 **Received:** 10/14/22
Matrix: Air **Analyzed:** 10/19/22

QC1019724 Analyte	MSS Result	Result	RL	Units	RPD	Lim
Helium	<0.1800	ND	0.1800	%v/v	NC	20

Legend
NC: Not Calculated
ND: Not Detected
RL: Reporting Limit
RPD: Relative Percent Difference

Enthalpy Analytical
931 West Barkley Ave
Orange, CA 92868
(714) 771-6900

enthalpy.com

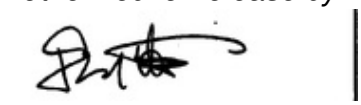
Lab Job Number: 471534
Report Level: II
Report Date: 11/04/2022

Analytical Report *prepared for:*

Alice Hale Price
Terraphase Engineering
1300 Clay Street
Suite 1000
Oakland, CA 94612

Project: 0424.001.002 - Kittredge SV

Authorized for release by:



John Goyette, Service Center Manager
(510) 204-2233 Ext 13112
john.goyette@enthalpy.com

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the above signature which applies to this PDF file as well as any associated electronic data deliverable files. The results contained in this report meet all requirements of NELAP and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.

CA ELAP# 1338, NELAP# 4038, SCAQMD LAP# 18LA0518, LACSD ID# 10105

ENTHALPY ANALYTICAL

Sample Summary

Alice Hale Price
Terraphase Engineering
1300 Clay Street
Suite 1000
Oakland, CA 94612

Lab Job #:	471534
Project No:	0424.001.002
Location:	Kittredge SV
Date Received:	10/12/22

Sample ID	Lab ID	Collected	Matrix
SB-01-0.5	471534-001	10/11/22 10:15	Soil

ENTHALPY ANALYTICAL

Case Narrative

Terraphase Engineering	Lab Job Number: 471534
1300 Clay Street	Project No: 0424.001.002
Suite 1000	Location: Kittredge SV
Oakland, CA 94612	Date Received: 10/12/22
Alice Hale Price	

This data package contains sample and QC results for one soil sample, requested for the above referenced project on 10/26/22.

Metals (EPA 6010B) TCLP Leachate:
No analytical problems were encountered.

Metals (EPA 6010B) WET Leachate:
No analytical problems were encountered.

ENTHALPY ANALYTICAL

Detection Summary

Alice Hale Price
Terraphase Engineering
1300 Clay Street
Suite 1000
Oakland, CA 94612

Lab Job #: 471534
Project No: 0424.001.002
Location: Kittredge SV
Date Received: 10/12/22

Sample ID: SB-01-0.5 **Lab ID: 471534-001** **Collected: 10/11/22 10:15**
Matrix: WET Leachate

471534-001 Analyte	Result	Qual	Units	RL
Method: EPA 6010B Prep Method: METHOD				
Lead	**1.5**		mg/L	0.15

Results for any subcontracted analyses are not included in this summary. Data qualifiers and additional information necessary for the interpretation of the test results are contained in the PDF file and may not be included in this summary.

'Maharani De' via 031_clientservices.berkeley 12:55 PM (14 minutes ago)

to john.goyette@enthalpy.com, ClientServices.Berkeley@enthalpy.com

Hi John,

Could you please proceed with the WET and TCLP extraction/analysis for lead on SB-01?

Maharani De, PE
Senior Project Engineer
1300 Clay Street, Suite 1000
Oakland, California 94612
cell: 352.278.8945
maharani.de@terraphase.com

ENTHALPY ANALYTICAL

Lead

Lab #: 471534 **Project#:** 0424.001.002

Client: Terraphase Engineering **Location:** Kittredge SV

Field ID:	SB-01-0.5	**Batch#:**	300271	**Prep:**	EPA 3010A
Type:	SAMPLE	**Sampled:**	10/11/22	**Analysis:**	EPA 6010B
Lab ID:	471534-001	**Received:**	10/12/22	**Analyst:**	SBW
Matrix:	TCLP Leachate	**Prepared:**	11/03/22		
Dil n Fac:	1.000	**Analyzed:**	11/04/22		

471534-001 Analyte	Result	RL	Units
Lead	ND	0.015	mg/L

Type:	BLANK	**Batch#:**	300271	**Analysis:**	EPA 6010B
Lab ID:	QC1023191	**Prepared:**	11/03/22	**Analyst:**	SBW
Matrix:	TCLP Leachate	**Analyzed:**	11/04/22		
Dil n Fac:	1.000	**Prep:**	EPA 3010A		

QC1023191 Analyte	Result	RL	Units
Lead	ND	0.015	mg/L

Legend

ND: Not Detected

RL: Reporting Limit

ENTHALPY ANALYTICAL

Lead: Batch QC

Lab #: 471534 **Project#:** 0424.001.002

Client: Terraphase Engineering **Location:** Kittredge SV

Type: LCS **Batch#:** 300271 **Analysis:** EPA 6010B

Lab ID: QC1023192 **Prepared:** 11/03/22 **Analyst:** SBW

Matrix: TCLP Leachate **Analyzed:** 11/04/22

DiIn Fac: 1.000 **Prep:** EPA 3010A

QC1023192 Analyte	Spiked	Result	%REC	Limits	Units
Lead	2.000	1.931	97	80-120	mg/L

Field ID: ZZZZZZZZZZ **DiIn Fac:** 1.000 **Analyzed:** 11/04/22

Type: MS **Batch#:** 300271 **Prep:** EPA 3010A

MSS Lab ID: 471007-001 **Sampled:** 10/10/22 **Analysis:** EPA 6010B

Lab ID: QC1023193 **Received:** 10/18/22 **Analyst:** SBW

Matrix: TCLP Leachate **Prepared:** 11/03/22

QC1023193 Analyte	MSS Result	Spiked	Result	%REC	Limits	Units
Lead	0.007370	2.000	1.975	98	75-125	mg/L

Field ID: ZZZZZZZZZZ **DiIn Fac:** 1.000 **Analyzed:** 11/04/22

Type: MSD **Batch#:** 300271 **Prep:** EPA 3010A

MSS Lab ID: 471007-001 **Sampled:** 10/10/22 **Analysis:** EPA 6010B

Lab ID: QC1023194 **Received:** 10/18/22 **Analyst:** SBW

Matrix: TCLP Leachate **Prepared:** 11/03/22

QC1023194 Analyte	Spiked	Result	%REC	Limits	Units	RPD	Lim
Lead	2.000	1.977	98	75-125	mg/L	0	20

Legend

RPD: Relative Percent Difference

ENTHALPY ANALYTICAL

Lead

Lab #: 471534 **Project#:** 0424.001.002

Client: Terraphase Engineering **Location:** Kittredge SV

Field ID: SB-01-0.5	**Batch#:** 300267	**Prep:** METHOD
Type: SAMPLE	**Sampled:** 10/11/22	**Analysis:** EPA 6010B
Lab ID: 471534-001	**Received:** 10/12/22	**Analyst:** KLN
Matrix: WET Leachate	**Prepared:** 11/03/22	
Diln Fac: 1.000	**Analyzed:** 11/03/22	

471534-001 Analyte	Result	RL	Units
Lead	**1.5**	0.15	mg/L

Type: BLANK	**Batch#:** 300267	**Analysis:** EPA 6010B
Lab ID: QC1023043	**Prepared:** 11/03/22	**Analyst:** KLN
Matrix: WET Leachate	**Analyzed:** 11/03/22	
Diln Fac: 1.000	**Prep:** METHOD	

QC1023043 Analyte	Result	RL	Units
Lead	ND	0.15	mg/L

Legend

ND: Not Detected

RL: Reporting Limit

ENTHALPY ANALYTICAL

Lead: Batch QC

Lab #: 471534 **Project#:** 0424.001.002

Client: Terraphase Engineering **Location:** Kittredge SV

Type: BS **Batch#:** 300267 **Analysis:** EPA 6010B

Lab ID: QC1023044 **Prepared:** 11/03/22 **Analyst:** KLN

Matrix: WET Leachate **Analyzed:** 11/03/22

Diln Fac: 1.000 **Prep:** METHOD

QC1023044 Analyte	Spiked	Result	%REC	Limits	Units
Lead	4.000	3.952	99	80-120	mg/L

Type: BSD **Batch#:** 300267 **Analysis:** EPA 6010B

Lab ID: QC1023045 **Prepared:** 11/03/22 **Analyst:** KLN

Matrix: WET Leachate **Analyzed:** 11/03/22

Diln Fac: 1.000 **Prep:** METHOD

QC1023045 Analyte	Spiked	Result	%REC	Limits	Units	RPD	Lim
Lead	4.000	4.005	100	80-120	mg/L	1	20

Legend

RPD: Relative Percent Difference

Planning and Development
Land Use 9lanning Division

March 31, 2023

Christian Cerria
2115 Kittredge Street LLC
629 Mission Street, 5th Floor
San Francisco, CA 94105

Sent via email to:
ccerria@gilbaneco.com

RE: Application for Use Permit #ZP2022-0144 for 2113-15 Kittredge Street

Dear Mr. Cerria,

Thank you for submitting the materials to support the proposal to demolish the existing commercial building (preserving the landmarked portions), and construct a 17-story, mixed-use building with 218 dwelling units (including 22 VLI) and a 23,210 SF live theater facility in the C-DMU (Core) Zoning District at 2113-15 Kittredge Street (APN 057-2030-009).

The application is deemed complete.

Based upon my review, the following approval requests are required:

1. Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
2. Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
3. Use Permit under BMC Section 23.204.020(A) to construct dwelling units
4. Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live)
5. Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more
6. Use Permit under BMC Section 23.04.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right)
7. Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district
8. Use Permit under BMC Section 23.04.130(E)(3)(b) to modify side and rear setback requirements
9. Use Permit under BMC Sections 23.322.030(j)(2) and 23.322.050(A)(10) to reduce the commercial parking requirement to zero and pay an in-lieu fee
10. Use Permit under BMC Section 23.04.130(E)(6)(b) to pay a fee in lieu of providing POPOS

11. Use Permit under BMC Section 23.310.020(B) to commence alcoholic beverage service
12. Use Permit under BMC Section 23.310.030(A) for alcoholic beverage service when incidental to a food service
13. Administrative Use Permit under BMC Section 23.302.020(E)(4) to allow outdoor uses in a commercial district not abutting a residential district
14. Density Bonus with the following requested reductions, waivers and concessions:

Waivers

a. Waiver of BMC Section 23.04.130(E)(1) to exceed building height limits – to be 168' to roof and 176'-4" to parapet, where 75 feet is the limit (plus 5-foot parapet, by right, with a use permit)

b. Waiver of BMC Section 23.204.130(E)(3) to reduce the side and rear setback minimums to 3 feet, where 5 feet and 15 feet are required, at 76 to 120-foot building height, and above 120-foot building height

c. Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum, where 5 feet maximum is required, at 0-20-foot building height

d. Waiver of BMC Section 23.322.090(A) to reduce commercial and residential short-term bicycle parking, where 17 short-term is required

Concessions [Three concessions permitted, per Government Code §65915(d)(2)]:

1. Concession to reduce Usable Open Space (residential) requirement
2. Concession to reduce landscaped UOS requirement
3. Concession to reduce the long-term bike parking requirement

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. Staff will determine the recommended level of CEQA review for the project within 30 days of the application being deemed complete.

Now that your Use Permit application is deemed complete, 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 within the timelines established under Government Code Section 65950.

Advisory Comments

1. Interdepartmental Roundtable Meeting. An interdepartmental review will be scheduled as an opportunity for you to receive comments on the project from City departments such as Building and Safety, Transportation, Zero Waste, Parks, Toxics and Public Works. I will coordinate with you to schedule a time when you can attend.

2. Invoice. Please pay the remaining permit fees with the attached invoice.

3. Alcohol. The permit under BMC Section 23.310.020(B) for alcoholic beverage service is subject to evaluation per the findings in Section 23.310.020(D).

4. Structural Alterations Permit (SAP). Design Review comments will be provided to you with the SAP review. Please continue to respond to SAP comments separately.

Next Steps

During the course of my review, additional information may be required to correct, clarify, or amplify the details provided in the application. This may result in additional fees for zoning permits, CEQA review costs, and other processes/reviews, as needed based on the City's adopted fee schedule.

Should you have questions regarding this letter or your application, please feel free to contact me.

Sincerely,

Sharon Gong
Senior Planner
(510) 981-7429
sgong@cityofberkeley.info

Gong, Sharon

From: Garcia, Claudia
Sent: Friday, April 28, 2023 1:56 PM
To: ccerria@gilbaneco.com; geneva@rhoadesplanninggroup.com
Cc: Gong, Sharon
Subject: Application for Use Permit #ZP2022-0144 for 2113-15 Kittredge Street - CEQA Recommendation

Hello Mr. Cerria,

Pursuant to the California Environmental Quality Act (CEQA), staff determines the recommended level of CEQA review for the project within 30 days of the application being deemed complete. This application was deemed complete on March 31, 2023.

Staff's recommendation is that this project meets the criteria for a Categorical Exemption, pursuant to CEQA Guidelines Section 15331 ("Historical Resource Restoration/Rehabilitation"). However, the final determination is made by the Zoning Adjustments Board (ZAB).

The Landmarks Planning response to your revised building plans submitted under the Structural Alterations Permit application will be sent separately.

Regards,

Sharon

Sharon Gong (she/her/hers)
Senior Planner
Planning and Development, Land Use Division
1947 Center St., 2nd Floor, Berkeley, CA 94704

Internal

Police Department

September 29th, 2023

TO: Russell Roe, Associate Planner
City of Berkeley, Department of Planning and Development
1947 Center Street
Berkeley, CA 94704

Re: Robin Lent, 2115 Kittredge Street, Berkeley CA 94704.

Dear Mr. Roe,

This letter is in response to your request to review a proposed change to the above business as outlined in the attached Zoning Project Application. The owner (Robin Lent) of the proposed construction at 2115 Kittredge St, Berkeley CA 94704, is requesting a spirits/ beer/wine and a general eating place license at the location. The applicant/owner indicates they will obtain an Alcohol Beverage Control License Type 47 (On Sale General Eating Place and Beer and Wine Sales).

Based on the information from the Applicant's statement and research of our records, Berkeley Police Department supports approval of this application.

2115 Kittredge St is a proposed new construction of a 15- story, mixed-use commercial/ residential property, that is preserving the preexisting façade of the landmarked California Theater, which will support 211 dwelling units and live performances at the Theater on the ground and basement floors; we believe this addition will not cause a radical change to the neighborhood. The neighborhood is very active with businesses, restaurants, bars, nightlife and patrons visiting the area.

2115 Kittredge St, formally the California Theater, has been closed since March of 2020, due to the Covid-19 pandemic. An analysis of 2023 police service data at 2115 Kittredge St. from March 2020 to current revealed and one misdemeanor.theft, one commercial burglary, one stolen vehicle, two auto burglaries, one misdemeanor assault, and one robbery.

2100 Martin Luther King Jr. Way, Berkeley, CA 94704 Tel: 510.981.5900 TDD: 510.981.5799 Fax: 510.981.5704 E-mail: police@cityofberkeley.info Website: http://www.CityofBerkeley.info/Police

The general calls for services in proximity 2115 Kittredge St were alarms calls, general disturbance calls and general noise disturbance calls; based on this cumulative information, we believe the proposed mixed-use commercial/ residential property at 2115 Kittredge St is likely to experience average amounts of crime or disorder in the district, likely in line with other commercial/ residential areas in similar size and density.

The mixed-use property at 2115 Kittredge St, which includes the Theater, will not significantly alter vehicular or pedestrian traffic, and should not differ from what was previously experienced in the area when the theater was open to the public. The space is an existing landmarked property that is located on the north side of Kittredge St, mid-block between Fulton St and Shattuck Ave. As stated previously, the area in proximity to 2115 Kittredge St. is a very active district, due to pre-existing residential housing units, restaurants, and other commercial businesses in the area. The mixed-use commercial/ residential property 2115 Kittredge St appears to easily fit within the general character of this neighborhood.

A search of the California ABC public data portal shows there are no alcoholic beverage violations reported against Robin Lent or 2115 Kittredge St, Berkeley CA 94704.

In conclusion, we see no reason to believe this business would increase crime or calls for service in the neighborhood, and see no reason it would have an adverse effect on the health, safety, or morals of the people in the area. We believe it will in fact be a net positive as more businesses open in the neighborhood after the long closures due to the pandemic.

Sincerely,

Jennifer Louis

Chief of Police

JL./gs

2100 Martin Luther King Jr. Way, Berkeley, CA 94704 Tel: 510.981.5900 TDD: 510.981.5799 Fax: 510.981.5704 E-mail: police@cityofberkeley.info Website: http://www.CityofBerkeley.info/Police

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

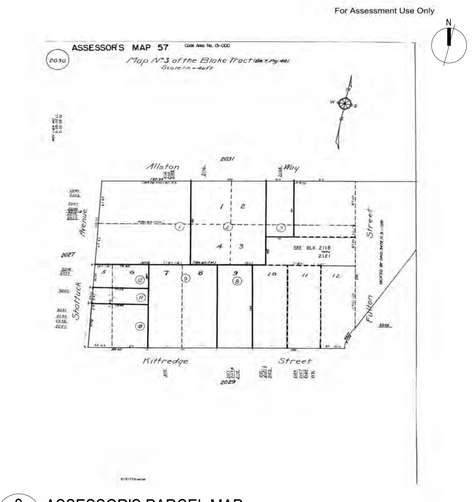
GDC01 - USE PERMIT - 10/23/23

PROJECT LOCATION

5 LOCATION MAP
G000 NOT TO SCALE

PROJECT LOCATION

4 VICINITY MAP
G000 NOT TO SCALE



3 ASSESSOR'S PARCEL MAP
G000 12" = 1'-0"

ZONING CODE INFORMATION

SITE INFORMATION				
ADDRESS	**2115 KITTREDGE ST BERKELEY, CA**			
APN	**057-2030-009**			
ZONING DISTRICT	**C-DMU**			
OVERLAY / SPECIAL DISTRICT				
SEISMIC SAFETY				
ALQUIST PRIOLO	NO		LIQUEFACTION ZONE	NO
LANDSLIDE ZONE	NO		UNREINFORCED MASONRY	NO
HISTORIC INFO				
HISTORIC PRESERVATION				
LANDMARK / STRUCTURE OF MERIT	YES			
ENVIRONMENTAL SAFETY				
CREEK BUFFER	NONE		FIRE ZONE	1
ENVIRONMENTAL MGMT AREA	YES		FLOOD ZONE	NO

BUILDING DATA PER PLANNING CODE

	EXISTING	PERMITTED / REQUIRED	NEW BASE PROJECT CALCULATION	NEW PROPOSED PROJECT CALCULATION	NOTES / CODE REFERENCE
BUILDING / LOT INFO					
LOT AREA	13,500 SF	-	NO CHANGE	NO CHANGE	
BUILDING FOOTPRINT	8,680 SF	-	12,972 SF	12,016	
LOT COVERAGE	64%	-	96%	89%	
AREAS					
COMMERCIAL FLOOR AREA	13,500 SF		20,591 SF	24,273 SF	
RESIDENTIAL FLOOR AREA	0 SF	-	91,100 SF	136,461 SF	
GROSS FLOOR AREA	13,500+ SF	-	111,691 SF	160,734 SF	
COMMERCIAL USABLE OPEN SPACE	0 SF	20,591 SF / 50 SF = 412 SF	457 SF	-	1 SQ.FT / 50 SF
		24,273 SF / 50 SF = 489 SF	-	712 SF	BMC TABLE 23.204-40
RESIDENTIAL USABLE OPEN SPACE	0 SF	141 UNITS X 80 SF = 11,280 SF	11,280 SF	-	80 SF/UNIT
		211 UNITS X 80 SF = 16,880 SF	-	12,539 SF	BMC TABLE 23.204-40
					DENSITY BONUS CONCESSION REQUESTED
LANDSCAPED OPEN SPACE	0 SF	40% OF 16,880 = 6,752 SF		7% OF 12,539 = 877 SF	***DENSITY BONUS CONCESSION REQUESTED***
IMPERVIOUS SURFACE AREA	100%	-	100%	100%	
HEIGHT					
# STORIES	3	-	8	18	
MAX BLDG HEIGHT	60'-0" +	75'-0"	75'-0"	211'-04"	BMC:23.204-38: C-DMU
					DENSITY BONUS WAIVER REQUESTED
SETBACKS					
FRONT YARD SETBACK	0'-0"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 0' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= NO MIN.	0'	MIN 0' VARIES	
INTERIOR EAST	8'-4.5"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 3' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= 0' - 5'-0"	3'	MIN 3' VARIES	***USE PERMIT - 23.204.130B***
INTERIOR WEST	11'-8.5"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 3' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= 0'- 5'-0"	3'	MIN 3' VARIES	***USE PERMIT - 23.204.130B***
REAR YARD SETBACK	2'-8"	0 - 20'-0" BLDG HT= NO MIN	0'	MIN 0' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= 5'-0"	3'	MIN 3' VARIES	***USE PERMIT - 23.204.130B***
UNITS					
RESIDENTIAL DENSITY (UNIT COUNT)					
UNIT COUNT					
STUDIO	0	-	-	133	
2-BEDROOM	0	-	-	66	
4-BEDROOM	0	-	-	12	
TOTAL	141	-	-	211	
BELOW MARKET RATE UNITS	22			22	15% OF BASE PROJECT UNITS ARE AFFORDABLE FOR VLI = ELIGIBLE 50% DENSITY BONUS (SEE...
PARKING					
RESIDENTIAL CAR PARKING	0	0	0	0	BMC 23.322-1
COMMERCIAL CAR PARKING	0	24,273 SF / 1,000 SF x 1.5 = 36	-	0	***USE PERMIT BMC 23.322.030(J)(2)***
ADA PARKING	0		0	0	
BIKE PARKING (COMMERCIAL)	0	24,273 SF / 2,000 SF = 12	-	0	***DENSITY BONUS WAIVER REQUESTED***
BIKE PARKING (SHORT TERM RESIDENTIAL)	1	313 / 40 = 8	-	8	2, OR 1 PER 40 BEDROOMS,WHICHEVER IS GREATER
BIKE PARKING (LONG TERM RESIDENTIAL)	2	313 / 3 = 105	-	105	1/3 BEDROOMS, BMC TABLE 23.322-90

UNIT MIX:
15% VLI FOR 50% DENSITY BONUS =
15% VLI OF 141 (BASE UNITS) = 21.15 = 22

	MR	BMR	TOTAL
STUDIO:	119	14	133
2-BEDROOM:	59	7	66
4-BEDROOM:	11	1	12

6 UNIT MIX
G000 NOT TO SCALE

PER BMC SECTION 12.80.040 NATURAL GAS INFRASTRUCTURE SHALL BE PROHIBITED IN NEWLY CONSTRUCTED BUILDINGS.

1 PROJECT DESCRIPTION
G000

THE PROPOSED PROJECT AT 2115 KITTREDGE WILL RETAIN THE ORGINAL PRIMARY SOUTH FACADE OF THE BUILDING AND CONSTRUCT A 18-STORY MIXED-USE BUILDING WITH APPROX. 160,000 SF WITH ADDITIONAL BASEMENTS. THE PROPOSED BUILDING WILL INCLUDE A THEATRE OF APPROX. 24,000 SF AT THE GROUND AND SECOND FLOORS, AND (211) DWELLING UNITS. THIS SB330 DENSITY BONUS PROJECT WILL HAVE 22 AFFORDABLE UNITS. THERE WILL BE AMENITY USABLE OPEN SPACES FOR THE RESIDENTS ON THE SECOND, 16TH, 17TH, AND 18TH FLOORS.

2 PROJECT TEAM
G000

OWNER:
GILBANE DEVELOPMENT COMPANY
649 MISSION STREET, 5TH FLR
SAN FRANCISCO, CA 94105
TEL: (571) 551-7706

CHRISTIAN CERRIA
CCerria@gilbaneco.com

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SARA PESCHEL
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ktgy
Architecture | Branding | Interiors | Planning
1814 Franklin St
Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

ktgy Project Number	GDC01
Contact	Elwin Wong
Email	ewong@ktgy.com
Principal	Jessica Musick
Designer	

Gilbane

Developer
GILBANE
DEVELOPMENT
COMPANY
649 Mission Street
5th Floor
San Francisco, CA
94105

2115 KITTREDGE ST
2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	10/23/2023	ZAB SUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

NOT FOR CONSTRUCTION

PROJECT INFORMATION

G000

ABBREVIATIONS

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

ABBREVIATIONS

(E)	EXISTING
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EGSB	EXTERIOR GYPSUM SHEATHING BOARD
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR or ELEVATION
ELEVS	ELEVATIONS
EMER	EMERGENCY
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL BOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXCAV	EXCAVATE
EXF	EXTERIOR FINISH SYSTEM
EXH	EXHAUST
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDMPR	FIRE DAMPER
FDN	FOUNDATION
FDR	FIRE DOOR
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH, FINISH FACE, FINISH
FLR	
FG	FINISHED GRADE
FHC	FIRE HOSE CABINET
FIN	FINISH (ED)
FL	FLOOR
FLEX	FLEXIBLE
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF MASONRY
FR	FACE OF STUD
FRPF	FIRE RATED
FRP	FIRE PROOF
FRT	FIBERGLASS REINFORCED STEEL
FS	FINISH SLAB
FSEC	FOOD SERVICE QUIP. CONTRACTOR
FSR	FIRE SPRINKLER RISER
FT or '	FOOT OR FEET
FTG	FOOTING
FOH	FRONT OF HOUSE
FURN	FURNITURE
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	FIBER REINFORCED CONCRETE
GFRG	FIBER REINFORCED GYPSUM
GL	GLAZING
GR	GUARD RAIL
GSB	GYPSUM SHEATHING BOARD
GSM	GALVANIZED METAL SHEET
GYP	GYPSUM
GWB	GYPSUM WALLBOARD
H or HT	HEIGHT
HC	HOLLOW CORE
HCP	HANDICAP
HDR	HEADER
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HORIZ	HORIZONTAL
HR	HOUR or HANDRAIL
HSS	HOLLOW STRUCTURAL SECTION
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
HW	HOT WATER

ABBREVIATIONS

ID	INSIDE DIAMETER or DIMESNION
IN or "	INCH or INCHES
INCL	INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J-BOX	JUNCTION BOX
JS	JANITOR'S SINK
JST	JOIST
KEC	KITCHEN EQUIPMENT CONTRACTOR
L	LENGTH, LONG. ANGLE
LAM	LAMINATE
LH	LEFT HAND
LP	LOW POINT
LT	LIGHT
LTG	LIGHTING
LVL	LEVEL
LVR	LOUVER
LYR	LAYER
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MBSM	MODIFIED BITUMINOUS SHEET
MC	MINERAL CORE
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MUL	MULLION
MTD	MOUNTED
MWP	MEMBRANE WATERPROOFING
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NO or #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NR	NON-RATED
O/	OVER
OC	ON CENTER
OCC	OCCUPANCY, OCCUPANT(S)
OD	OUTSIDE DIAMETER or DIMENSION
OFD	OVERFLOWN DRAIN
OH	OPPOSITE HAND
OPNG	OPPOSITE
OPP	OPENING
OPT	OPTIONAL or OPTIMUM
ORD	OVERFLOW ROOF DRAIN
OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED
OZ	OUNCE
PART BD	PARTICLE BOARD
PBO	PROVIDED BY OWNER
PCC	PRECAST CONCTRETE
PCP	PORTLAND CEMENT PLASTER
PERF	PERFORATED
PL	PLATE or PROPERTY LINE
P-LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PR	PAIR
PRC	POLYMER REINFORCED CONCRETE
PREFAB	PREFABRICATED
PRKG	PARKING
PSD	PARKING STRUCTURE DRAWINGS
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PT	POINT
PTN	PARTITION
PVMT	PAVEMENT
R	RADIUS or RISER
(R)	REMOVE
RA	RETURN AIR
RC	REINFORCED CONCRETE
RD	ROOF DRAIN

ABBREVIATIONS

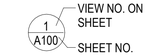
REC	RECESSED
REF	REFERENCE
REFL	REFLECTED or REFLECTIVE
REG	REGISTER
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION
RH	RIGHT HAND or ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
RV	ROOF VENT
S	SOUTH
SA	SUPPLY AIR
SAB	SOUND ATTENUATION BLANKET
SC	SOLID CORE
SCHED	SCHEDULE
SCP	SCUPPER
SD	STORM DRAIN
SECT	SECTION
SEP JT	SEPARATION JOINT
SF	SQUARE FEET
SHT	SHEET
SHTHG	SHEATHING
SHM	SELF HEALING MEMBRANE
SHV	SHELVING
SI or IN²	SQUARE INCHES
SIM	SIMILAR
SKYLT	SKYLIGHT
SLNT	SEALANT
SP	STANDPIPE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SED #___	SEE ELECTRICAL DRAWING
SMD #___	SEE MECHANICAL DRAWING
SSD #___	SEE STRUCTURAL DRAWING
STD	STANDARD
STL	STEEL
STN	STAIN
STRUC	STRUCTURAL
SUSP	SUSPENDED
SYMM	SYMMETRICAL
T	TEMPERED
T	TREAD
TA	TOILET ACCESSORY
TBD	TO BE DETERMINED
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPERED
T&G	TOUNGUE AND GROOVE
THK	THICK
THRU	THROUGH
TC	TOP OF CURB
TO	TOP OF
TOC	TOP OF CONCRETE
TOP	TOP OF PARAPET
TOPO	TOPOGRAPHIC
TOS	TOP OF STEEL
TP	TOP OF PAVEMENT
TS	TOP OF STAIR
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UC	UNDER CUT
UFC	UNIFROM FIRE CODE
UL	UNDERWRITER'S LABORATOR
UNF	UNFINISHED
UNO or UON	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W	WEST or WIDTH or WASHER
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WEEP HOLE or WATER HEATER
W/I	WITHIN

SHEET LIST

SHEET #	SHEET NAME	ENTITLEMENTS 10/23/2023
GENERAL		
G000	PROJECT INFORMATION	•
G001	DRAWING INDEX, SYMBOLS & ABBREVIATIONS	•
G002.A	DENSITY BONUS CALCS - BASE	•
G002.B	DENSITY BONUS CALCS - PROPOSED	•
G003	LOT COVERAGE, USABLE OPEN SPACE CALCS	•
G004	EXISTING SITE PHOTOS	•
G005	THEATER FACADE PRESERVATION	•
G006	THEATER FACADE LIGHTING PROPOSAL	•
G007	STREET STRIP ELEVATION	•
G008	SHADOW STUDIES - DEC 22	•
G009	SHADOW STUDIES - JUNE 21	•
G010	SHADOW STUDIES - SEPT 22	•
G011	GREENPOINT RATED CHECKLIST	•
G012	TERRACE VIEWS AND PERSPECTIVES	•
G013	PERSPECTIVE CONTEXT RENDERINGS	•
G014	NIGHT RENDERING	•
CIVIL		
C000	NOTES, LEGEND, & ABBREVIATIONS	•
C001	TOPOGRAPHIC SURVEY	•
C100	DEMOLITION PLAN	•
C200	SITE AND GRADING PLAN	•
C201	ROUGH GRADING PLAN	•
C300	UTILITY PLAN	•
C400	STORMWATER MANAGEMENT PLAN	•
C500	CONSTRUCTION DETAILS	•
C501	CONSTRUCTION DETAILS	•
C502	CONSTRUCTION DETAILS	•
C503	CONSTRUCTION DETAILS	•
C600	WATER POLLUTION CONTROL DRAWINGS	•
C601	WATER POLLUTION CONTROL DETAILS	•
LANDSCAPE		
L100	CALGREEN CHECKLIST	•
L101	GROUND FLOOR MATERIALS PLAN	•
L101.1	FEATURE ALTERNATIVE DESIGN OPTIONS	•
L102	2ND FLOOR PLANS	•
L103	16TH FLOOR PLAN	•
L104	17TH FLOOR PLAN	•
L105	18TH FLOOR PLAN	•
L200	PLANTING SCHEDULE	•
L202	2ND FLOOR PLANTING PLAN	•
L203	16TH FLOOR PLANTING PLAN	•
L204	17TH FLOOR PLANTING PLAN	•

SHEET LIST

SHEET #	SHEET NAME	ENTITLEMENTS 10/23/2023
L205	18TH FLOOR PLANTING PLAN	•
L300	IRRIGATION SCHEDULE AND CALCULATIONS	•
L301	GROUND FLOOR IRRIGATION PLAN	•
L302	2ND FLOOR IRRIGATION PLAN	•
L303	16TH FLOOR IRRIGATION PLAN	•
L304	17TH FLOOR IRRIGATION PLAN	•
L305	18TH FLOOR IRRIGATION PLAN	•
L306	IRRIGATION DETAILS	•
ARCHITECTURAL		
A100	SITE PLAN	•
A101	BASEMENT 2 FLOOR PLAN	•
A102	BASEMENT 1 FLOOR PLAN	•
A103	GROUND FLOOR PLAN	•
A104	LEVEL 2 FLOOR PLAN	•
A105	LEVEL 3 FLOOR PLAN	•
A106	LEVEL 4 FLOOR PLAN	•
A107	LEVEL 5,7,9,11,13 FLOOR PLAN	•
A108	LEVEL 6,8,10,12,14 FLOOR PLAN	•
A109	LEVEL 15 FLOOR PLAN	•
A110	LEVEL 16 FLOOR PLAN	•
A111	LEVEL 17 FLOOR PLAN	•
A112	LEVEL 18 FLOOR PLAN	•
A113	ROOF FLOOR PLAN	•
A201	SOUTH EXTERIOR ELEVATION	•
A202	EAST EXTERIOR ELEVATION	•
A203	WEST EXTERIOR ELEVATION	•
A204	NORTH EXTERIOR ELEVATION	•
A205	EXTERIOR ELEVATION MATERIALS	•
A211	SOUTH FACADE LIGHTING & SIGNAGE	•
A212	EAST FACADE LIGHTING & SIGNAGE	•
A213	WEST FACADE LIGHTING & SIGNAGE	•
A214	NORTH FACADE LIGHTING SIGNAGE	•
A215	SOUTH FACADE SIGNAGE	•
A310	BUILDING SECTIONS	•



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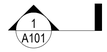
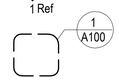


SECTION REFERENCE

DETAIL SECTION REFERENCE

ELEVATION REFERENCE

INTERIOR ELEVATION REFERENCE



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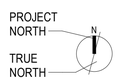


NORTH ARROW

REVISION CLOUD

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

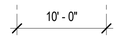
WALL, FLR/CLG, AND ROOF TYPE

DOOR SYMBOL

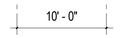
WINDOW SYMBOL

PLUMBING FIXTURE / APPLIANCE SYMBOL

FINISH REFERENCE

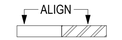


DIMENSION TO FACE OF STUD, UNO



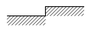
DIMENSON TO CENTERLINE

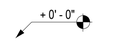
DIMENSON TO FACE OF FINISH



ALIGN FACE OF FINISH

DATUM REFERENCE: ELEVATION, WORK, OR CONTROL


ELEVATION CHANGE: CEILING OR FLOOR LEVEL



SPOT ELEVATION

GRAPHIC SYMBOLS

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Architecture | Branding | Interiors | Planning
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ktgy.com
510.272.2910

ktgy Project Number GDC01
Contact Elwin Wong
Email ewong@ktgy.com
Principal Jessica Musick
Designer

Gilbane

Developer
GILBANE DEVELOPMENT COMPANY
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5th Floor
San Francisco, CA
94105

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	10/23/2023	ZAB SUBMITTAL

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NOT FOR CONSTRUCTION

DRAWING INDEX, SYMBOLS & ABBREVIATIONS

G001

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DENSITY BONUS TABLE

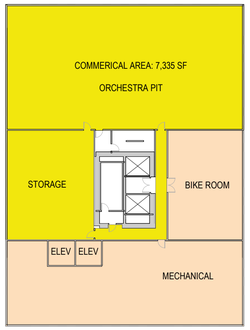
Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density...	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
91,100	140.82	141.00	15%	21.15	22.00	50.00%	70.50	71	212

Base Project Square Footage	Floor
0	basement 2
0	basement 1
11,664	first
11,348	second
11,348	third
11,348	fourth
11,348	fifth
11,348	sixth
11,348	seventh
11,348	eighth

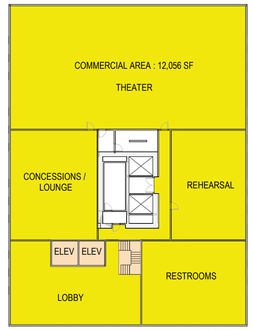
LEGEND:

- COMMERCIAL AREA
- RESIDENTIAL AREA (BASE)
- NON-QUALIFYING RESIDENTIAL AREA (BASE)
- COMMERCIAL USABLE OPEN SPACE

Total Square Footage: 91,100
Proposed Units: 141
Average Unit Size: 646 SF



B2 BASEMENT
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



0 UNITS

B1 BASEMENT
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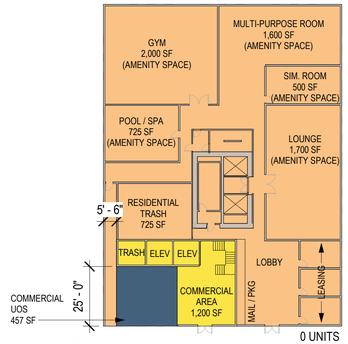
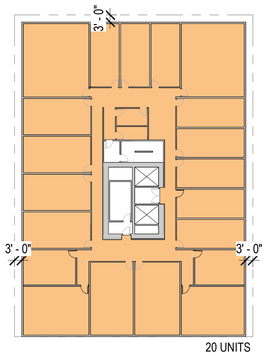


0 UNITS

1 1ST FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



20 UNITS

2 2ND FLOOR
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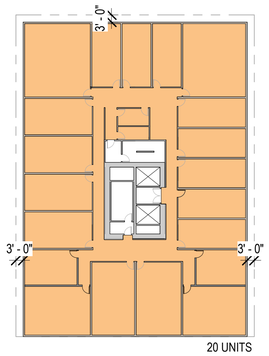

20 UNITS

3 3RD FLOOR
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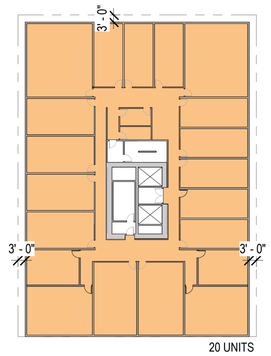

20 UNITS

4 4TH FLOOR
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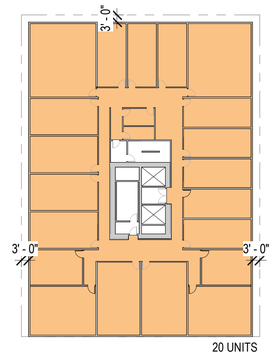

20 UNITS

5 5TH FLOOR
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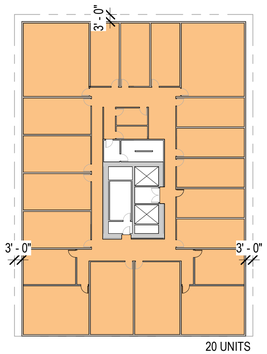
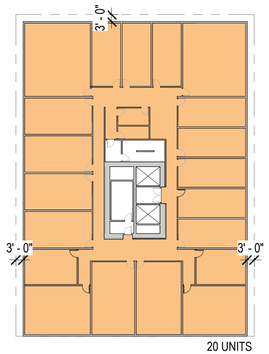


20 UNITS

6 6TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



20 UNITS

7 7TH FLOOR
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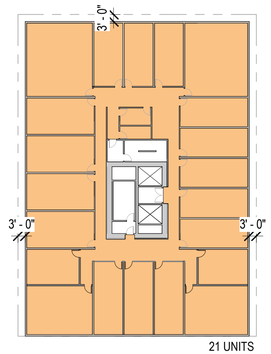

21 UNITS

8 8TH FLOOR
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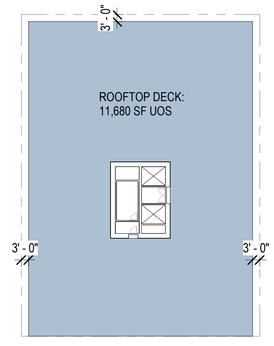

9 ROOFTOP DECK
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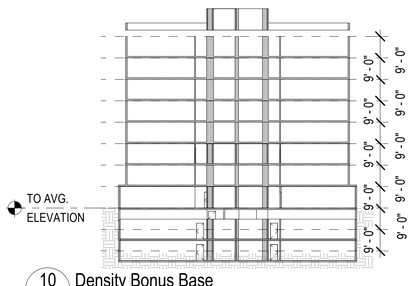

10 Density Bonus Base
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	10/23/2023	ZAB SUBMITTAL

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DENSITY BONUS CALCS - BASE

G002.A

DENSITY BONUS TABLE									
Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density...	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
91,100	140.82	141.00	15%	21.15	22.00	50.00%	70.50	71	211

LEGEND:

- COMMERCIAL AREA
- COMMERCIAL UOS
- RESIDENTIAL AREA CONFORMING
- RESIDENTIAL AREA NON-QUALIFYING
- PRIVATE UOS
- RESIDENTIAL UOS

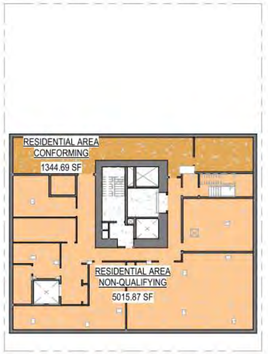
Base Project Square Footage	Floor	Residential Sq. Footage Proposed
0	basement 2	1345
0	basement 1	1798
11,664	first	2301
11,348	second	3417
11,348	third	4707
11,348	fourth	9733
11,348	fifth	9279
11,348	sixth	9269
11,348	seventh	9270
11,348	eighth	9269
	nineth	9270
	tenth	9269
	eleventh	9270
	twelfth	9269
	thirteenth	9270
	fourteenth	9269
	fifteenth	9270
	sixteenth	5363
	seventeenth	3473
	eighteenth	2353
91,100	TOTAL	136,461

Total Square Footage: 136,461

Proposed Units: 211

Average Unit Size: 647

%VLI	%DB
5%	20.0%
6%	22.5%
7%	25%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.75%
13%	42.5%
14%	46.25%
15%	50.0%



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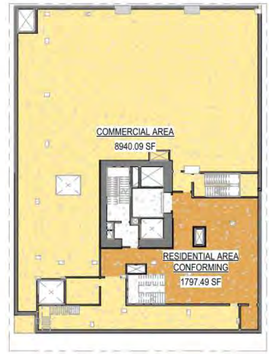

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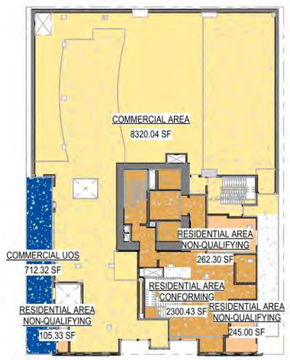

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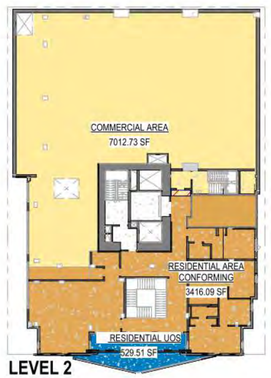

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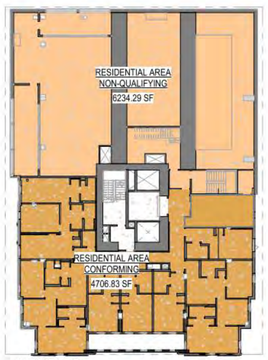
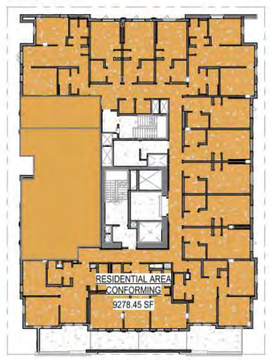


LEVEL 3

LEVEL 4



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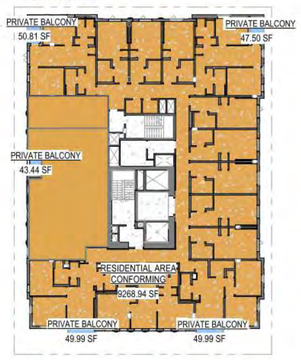

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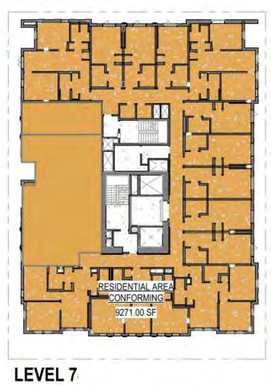

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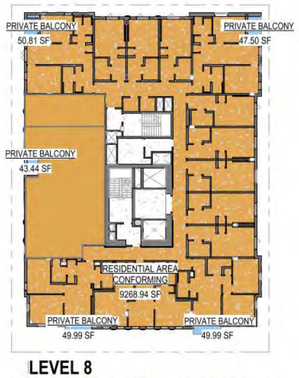

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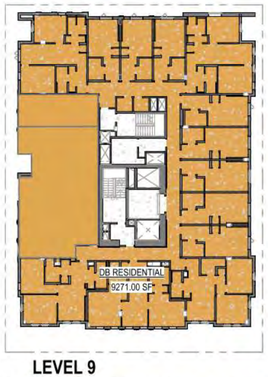

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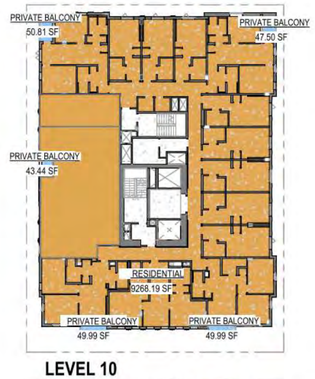

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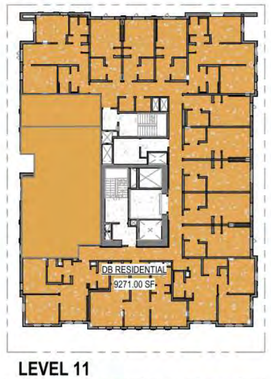

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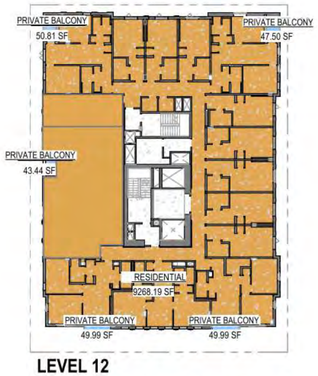

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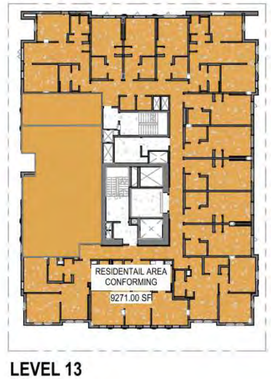

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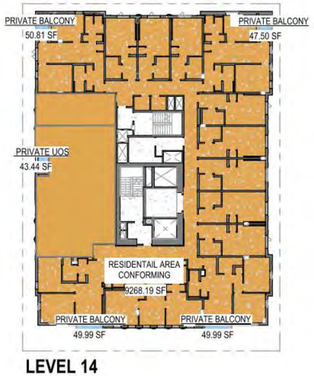

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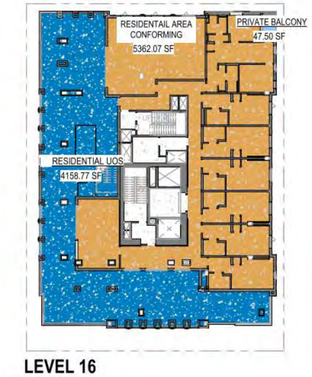
LEVEL 15



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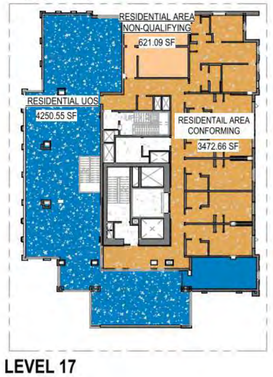

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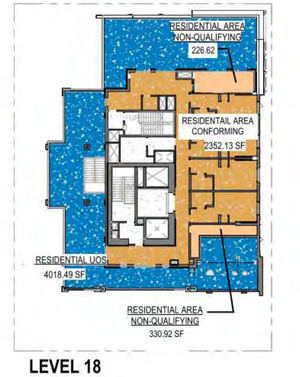

LEVEL 18

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NOT FOR CONSTRUCTION

DENSITY BONUS CALCS - PROPOSED

G002.B

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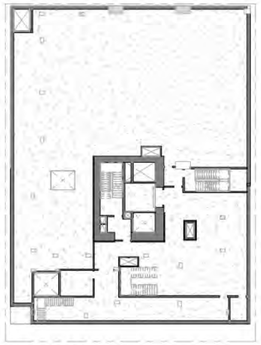
LEVEL B2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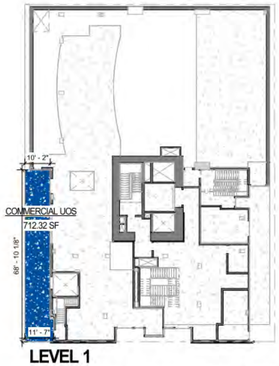
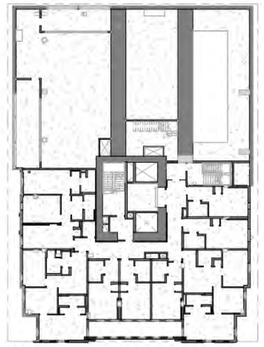


LEVEL 1

LEVEL 2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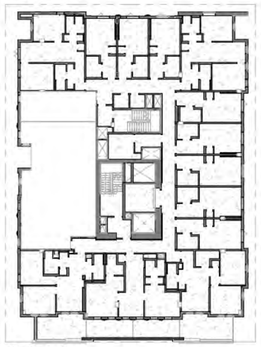
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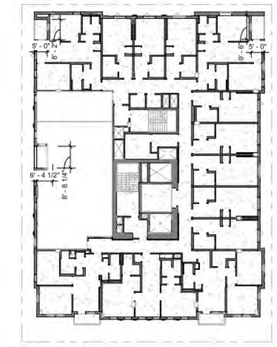

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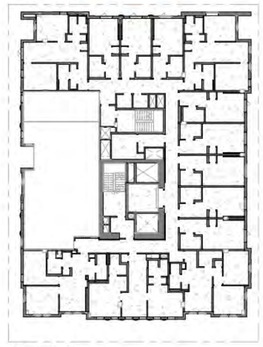
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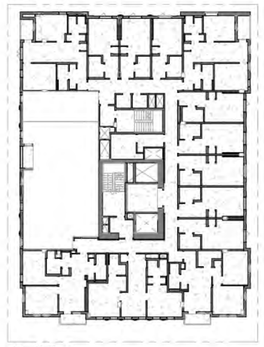
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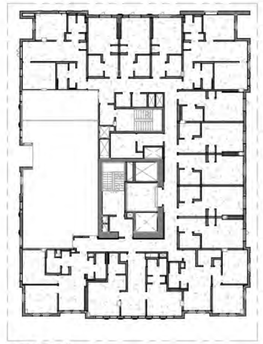
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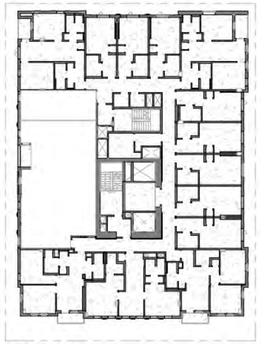
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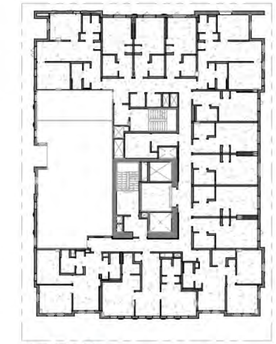
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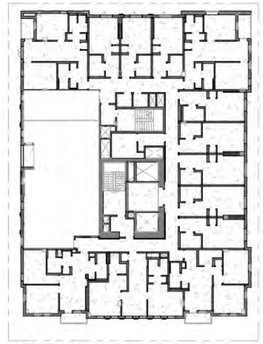
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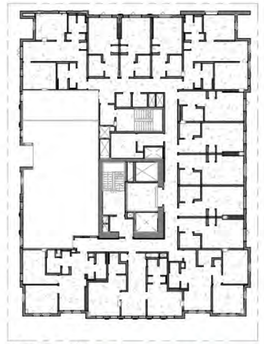
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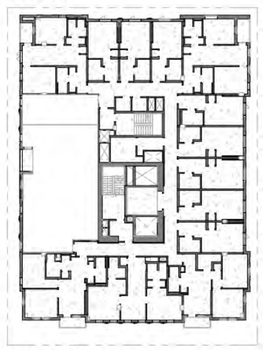
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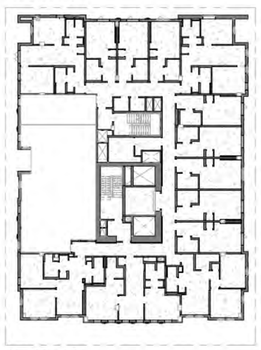
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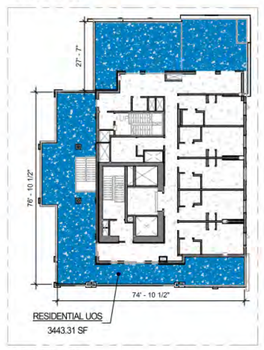
LEVEL 16 LANDSCAPE 163 SF

LEVEL 17 LANDSCAPE 441 SF



LEVEL 18 LANDSCAPE 278 SF

PROJECT DENSITY CALCULATIONS

UOS REQUIREMENTS:

NON-RESIDENTIAL USES:
1 sq. ft. of privately-owned public open space per 50 sq. ft. of commercial floor area.
*Each square foot of usable open space provided as privately-owned public open space is counted as two square feet of required on-site open space.

RESIDENTIAL:
80 FT PER UNIT
NOTE: PRIVATE BALCONIES LESS THAN 6FT IN WIDTH OR DEPTH NOT INCLUDED IN USABLE OPEN SPACE

UOS CALCS

NON-RESIDENTIAL USES
PROPOSED COMMERCIAL = 712 SF

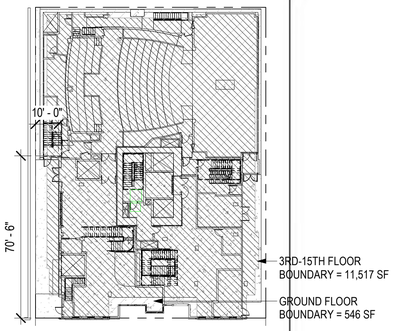
RESIDENTIAL
211 UNITS x 80 SF = 16,880 SF
PROPOSED COMMON = 12,382 SF
PROPOSED PRIVATE = 157 SF
RESIDENTIAL TOTAL = 12,539 SF

LANDSCAPED UOS (RESIDENTIAL)
40% OF COMMON UOS
REQUIRED: 40% OF 12,539 (COMMON) = 5,015 SF
PROPOSED: 7% OF 12,539 (COMMON) = 877 SF

Area Schedule (Project Density Calc) Sorted by Level Commercial Usable Open Space Only		
Level	Name	Area
LEVEL 1	COMMERCIAL UOS	712.32 SF
COMMERCIAL UOS TOTAL		712.32 SF

Area Schedule (Project Density Calc) Sorted by Level Usable Open Space Only		
Level	Name	Area
LEVEL 2	RESIDENTIAL UOS	529.51 SF
LEVEL 4	PRIVATE UOS	157.61 SF
LEVEL 16	RESIDENTIAL UOS	4158.77 SF
LEVEL 17	RESIDENTIAL UOS	4250.55 SF
LEVEL 18	RESIDENTIAL UOS	3443.31 SF
		12539.74 SF

LOT COVERAGE CALCUALTIONS
MAX. BLDG. BOUNDRY AREA
11,517 SF + 546 SF =12,063 SF
LOT SIZE = 13,500 SF
LOT COVERAGE =12,063/13,500 = 89%



1 / G003 GROUND FLOOR
1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

BUILDING PROGRAM LEGEND:
- COMMERCIAL UOS
- DB RESIDENTIAL UOS

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
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	10/23/2023	ZAB SUBMITTAL

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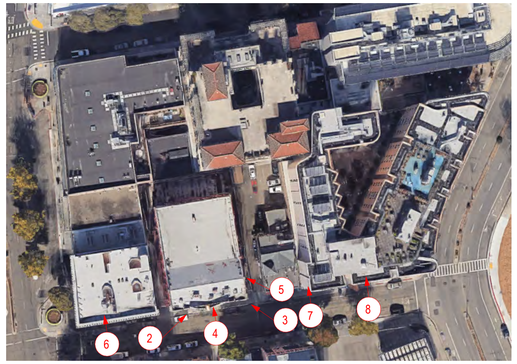
NOT FOR CONSTRUCTION

LOT COVERAGE, USABLE OPEN SPACE CALCS

G003



N

1 2115 KITTREDGE STREET SITE CONTEXT PHOTO KEY
1" = 1'-0"

2 STREET VIEW LOOKING NORTH

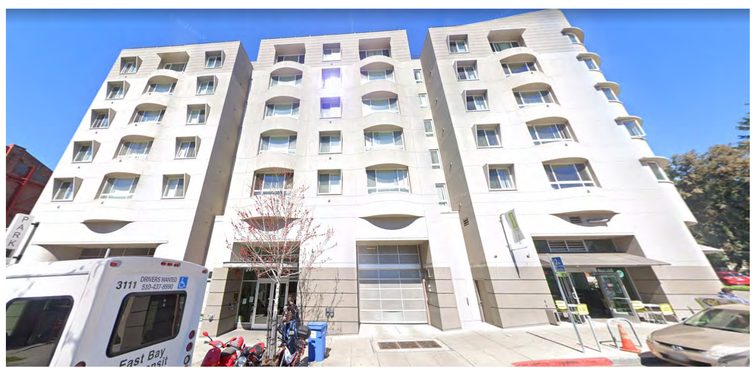
3 STREET VIEW LOOKING WEST

4 STREET VIEW LOOKING NORTHWEST

5 EAST SIDEYARD LOOKING WEST

6 2231 SHATTUCK

7 2115 & 2119 KITTREDGE



8 2165 & 2177 KITTREDGE

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Principal	Jessica Musick
Designer	

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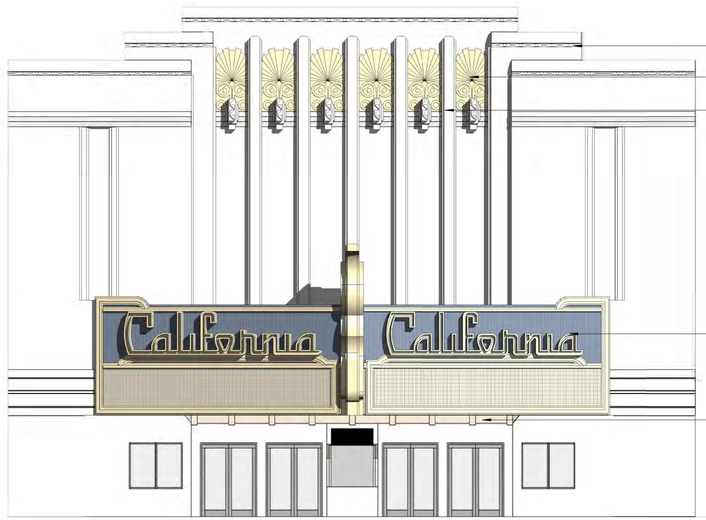
EXISTING SITE PHOTOS

G004

EXISTING THEATER FACADE

HISTORICAL THEATER FACADE



PRESERVE AND RESTORE EXISTING DECORATIVE CORNICE ELEMENTS

PRESERVE AND RESTORE EXISTING DECORATIVE COINS

PRESERVE AND RESTORE EXISTING DECORATIVE PILASTERS

PRESERVE AND RESTORE EXISTING THEATER MARQUEE

REPLACE & RECREATE EXISTING THEATER MARQUEE SOFFIT (REMOVAL REQUIRED FOR CONSTRUCTION)

2 G005 EXISTING THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

ALTERNATIVE RAIL OPTION AT MARQUEE BALCONY

PROPOSED SAWCUT AND WINDOW INFILL AT EXISTING FACADE

PROPOSED SAWCUT AND OPENING AT EXISTING FACADE FOR 2ND FLOOR MARQUEE BALCONY ACCESS

PROPOSED SAWCUT AND WINDOW INFILL AT EXISTING FACADE RECESS

PROPOSED GLASS RAILING WITH BACKLIT EDGE AT MARQUEE BALCONY

PROPOSED MATTE FINISH PROJECTING SIGN. FACE OF SIGN TO BE MAXIMUM 12 S.F.

REPLACE & RECREATE STOREFRONT AT RESIDENTIAL LOBBY, THEATER ENTRANCE AND THEATER TICKET BOOTH

RESTORE EXISTING POSTER DISPLAY WITH NEW WINDOW INFILL

1 G005 PROPOSED THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

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THEATER FACADE PRESERVATION

G005

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EXISTING THEATER FACADE

HISTORICAL THEATER FACADE

NEW LED WASH LIGHTING AT TOP OF EXISTING FACADE

NEW LED WASH LIGHTING ABOVE EXISTING RECESSED PANEL

RESTORE EXISTING MARQUEE NEON WITH ORIGINAL NEON LIGHTING

PROPOSED GLASS RAILING WITH BACKLIT EDGE AT MARQUEE BALCONY

NEW LED BLADE SIGN LIGHTING

RETAIN EXISTING MARQUEE LETTERING WITH ORIGINAL NEON LIGHTING

NEW LED STRIP LIGHTING AT EXISTING HORIZONTAL BAND

1 G006 PROPOSED THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

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NOT FOR CONSTRUCTION

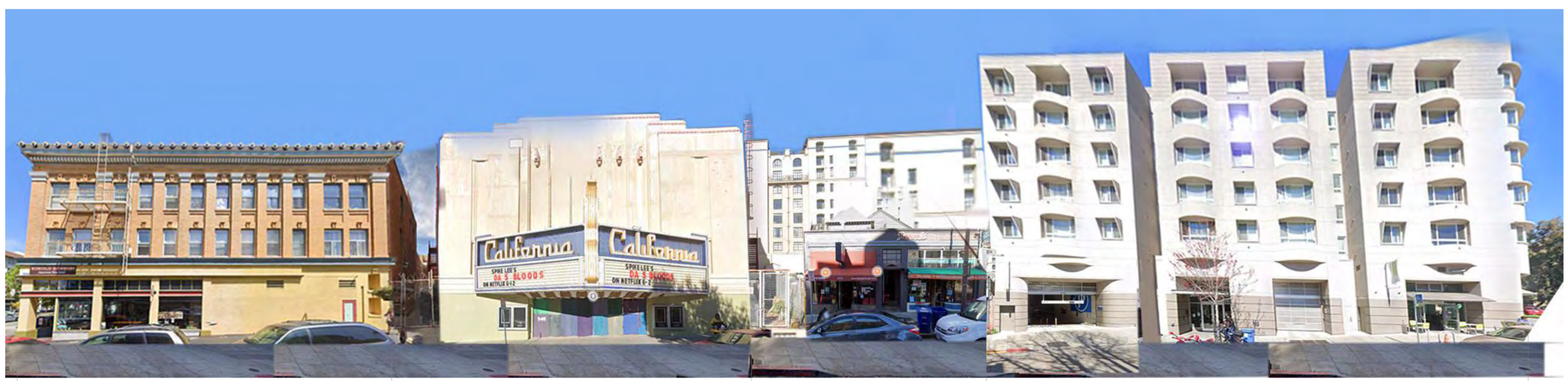
THEATER FACADE
LIGHTING PROPOSAL

G006

2231 SHATTUCK | 2115 KITGREDGE | 2119 KITTREDGE | 2165 & 2177 KITTREDGE

BUILDING SITE

2 G007 (N) STREET STRIP ELEVATIONS
3/4" = 1'-0"



2231 SHATTUCK | 2115 KITGREDGE | 2119 KITTREDGE | 2165 & 2177 KITTREDGE

BUILDING SITE

1 G007 (E) STREET STRIP ELEVATIONS
NOT TO SCALE

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ktgy Project Number GDC01

Contact Elwin Wong
Email ewong@ktgy.com
Principal Designer Jessica Musick

Gilbane

Developer

GILBANE DEVELOPMENT COMPANY
649 Mission Street
5th Floor
San Francisco, CA 94105

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	10/23/2023	ZAB SUBMITTAL

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STREET STRIP ELEVATION

G007

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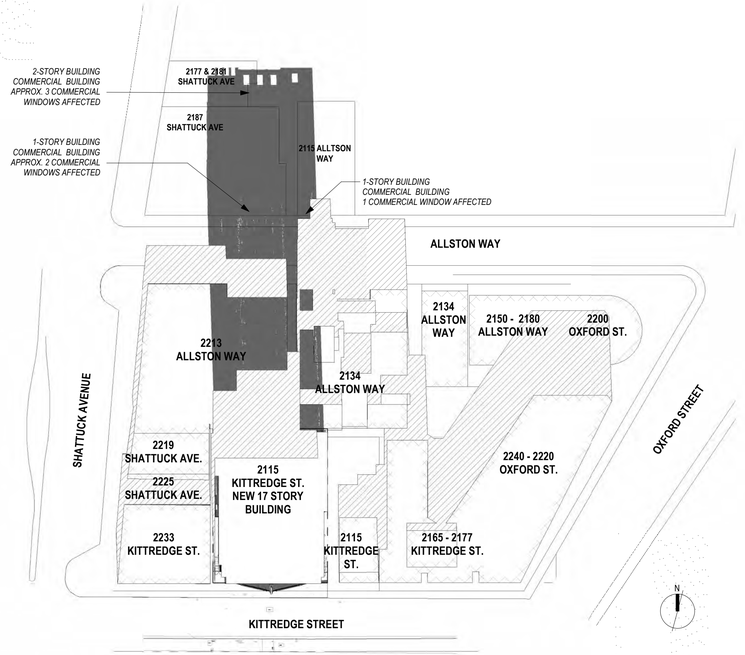
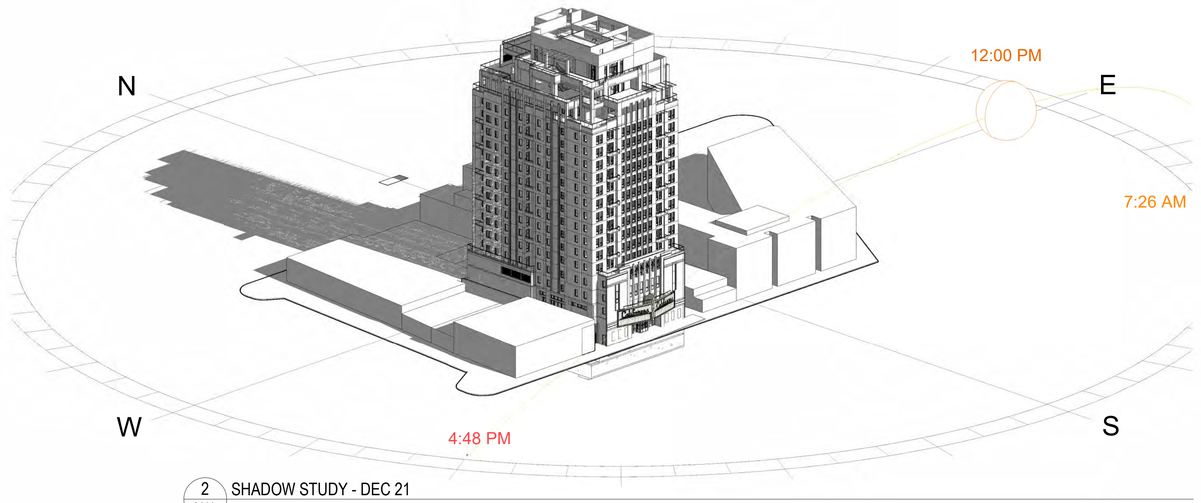
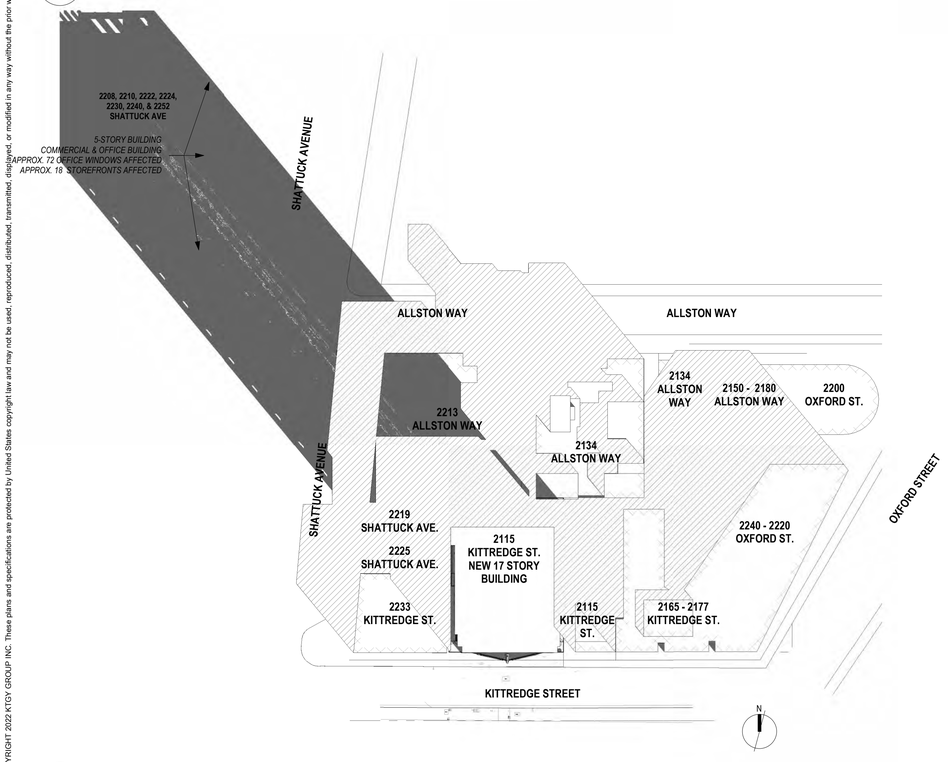


1 G008 12/21 PROPOSED NOON
1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)



2 G008 SHADOW STUDY - DEC 21



3 G008 12/21 PROPOSED 9 21 AM
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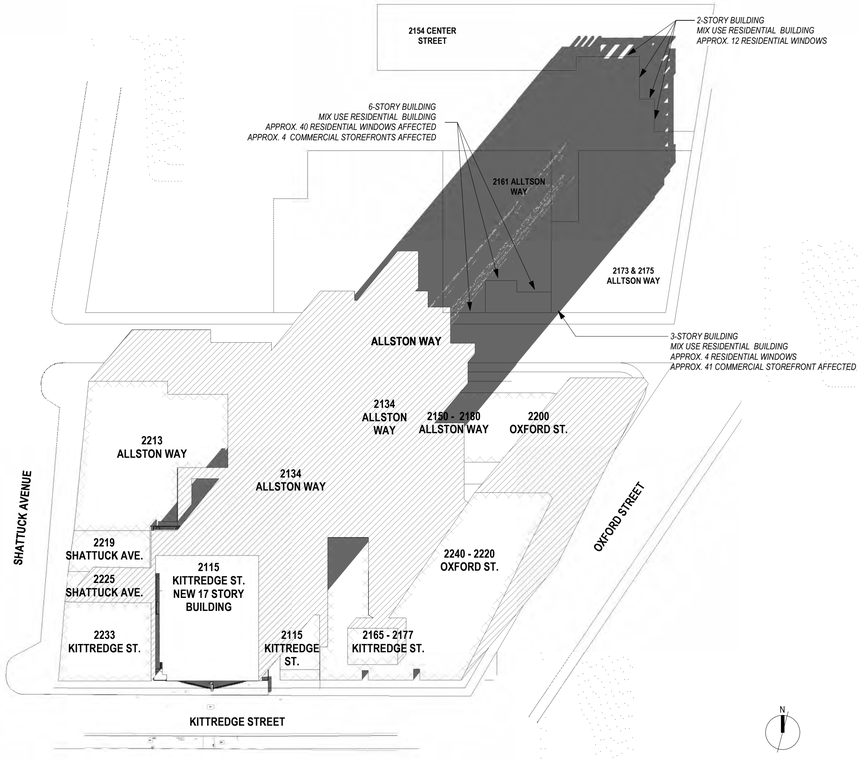

4 G008 12/21 PROPOSED 2 54 PM
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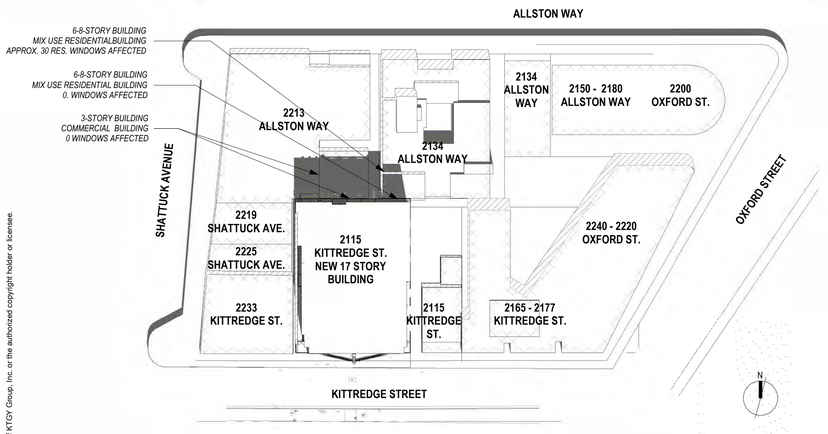
SHADOW STUDIES - DEC 22

G008



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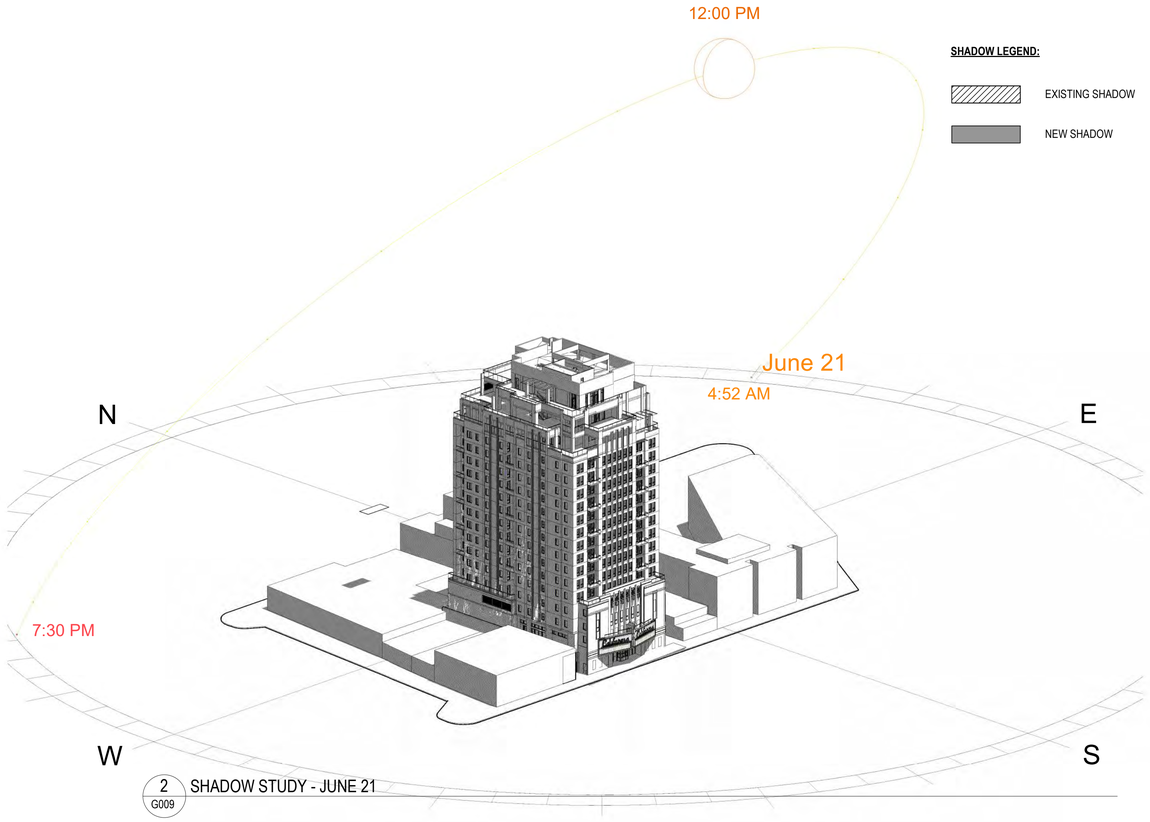
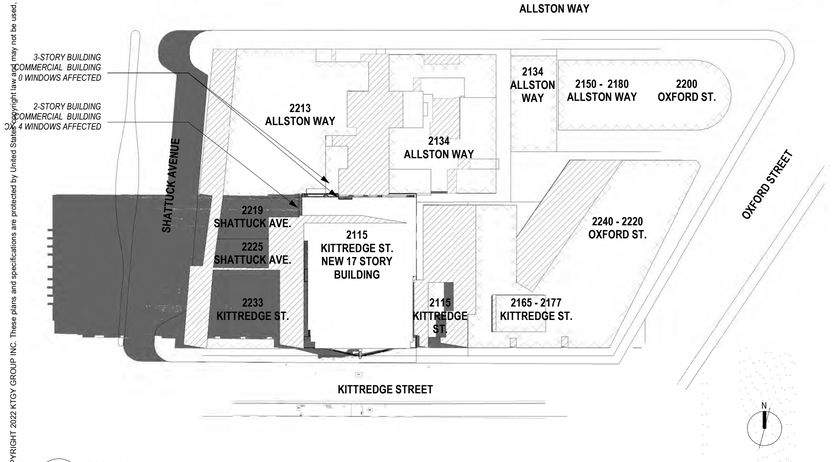


2 G009 SHADOW STUDY - JUNE 21



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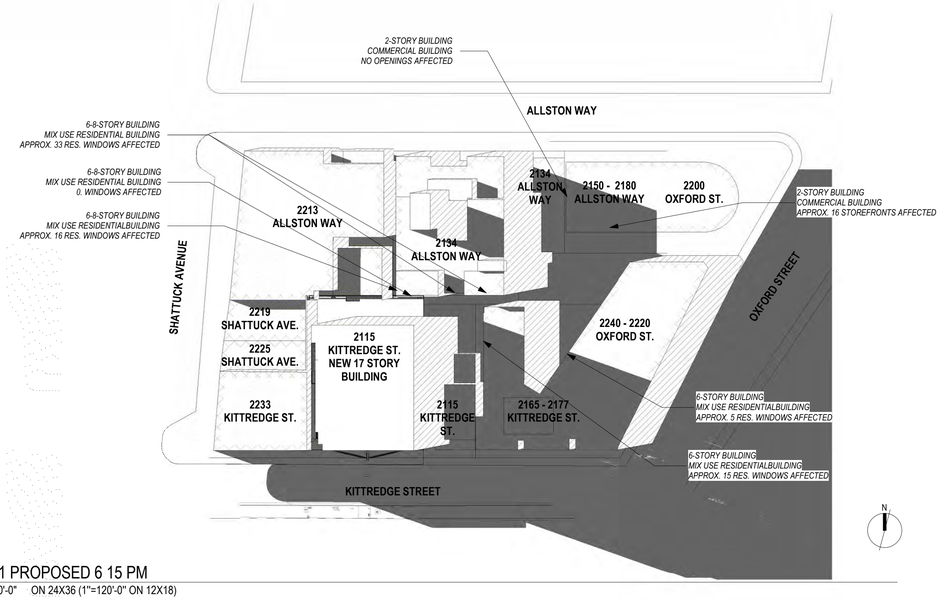

4 G009 06/21 PROPOSED 6 15 PM
1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

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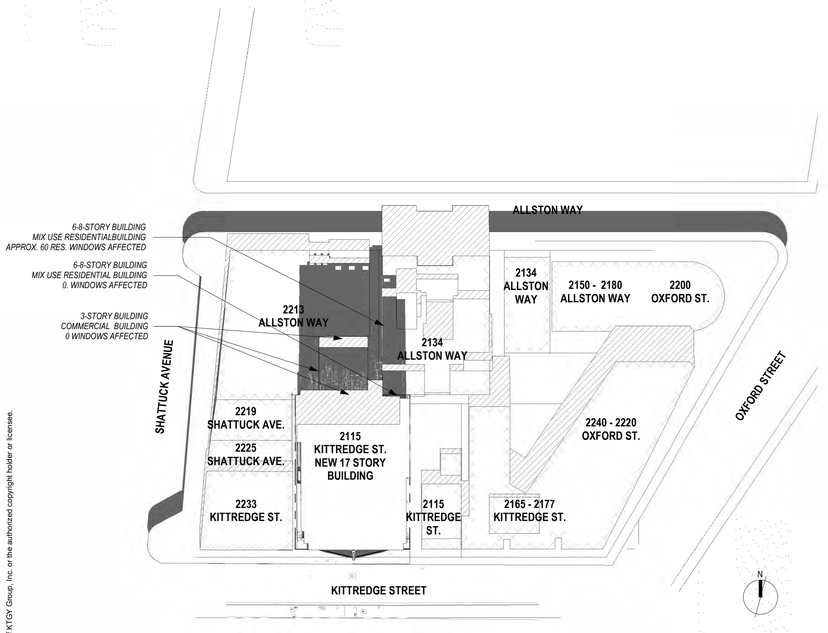
G009



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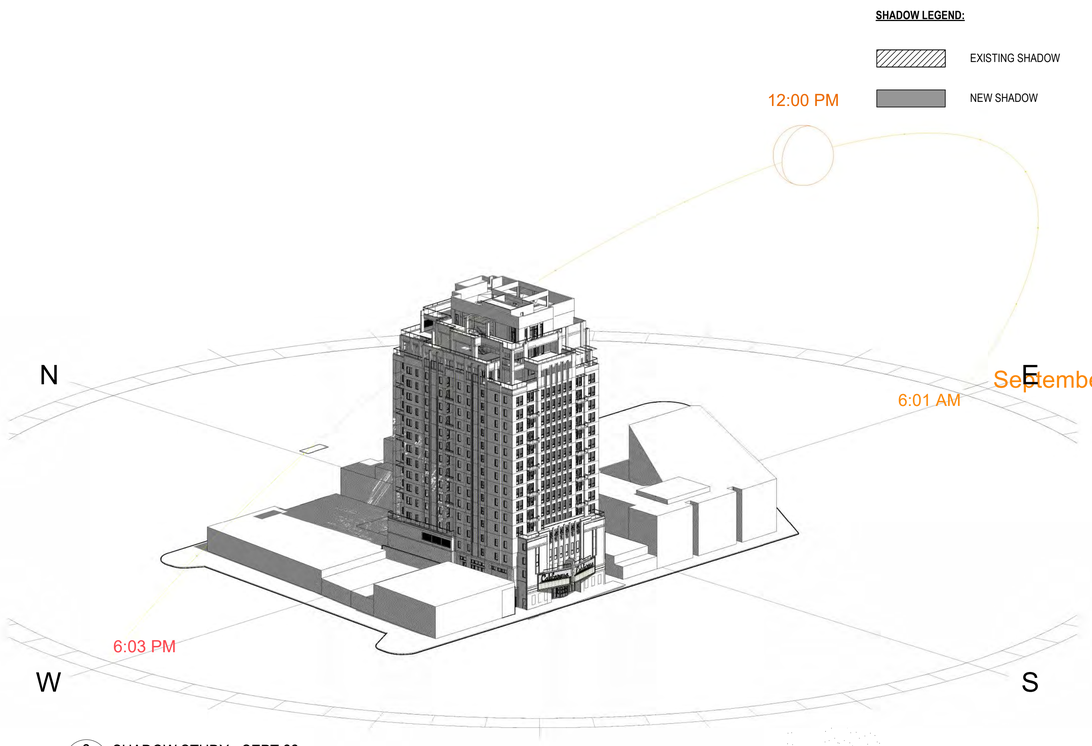

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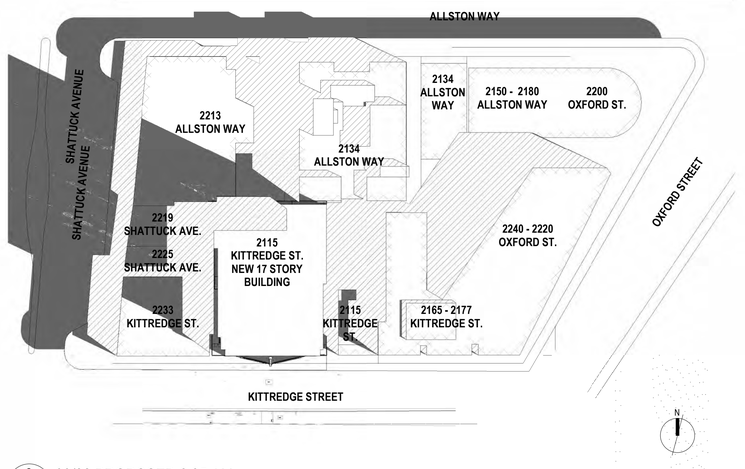

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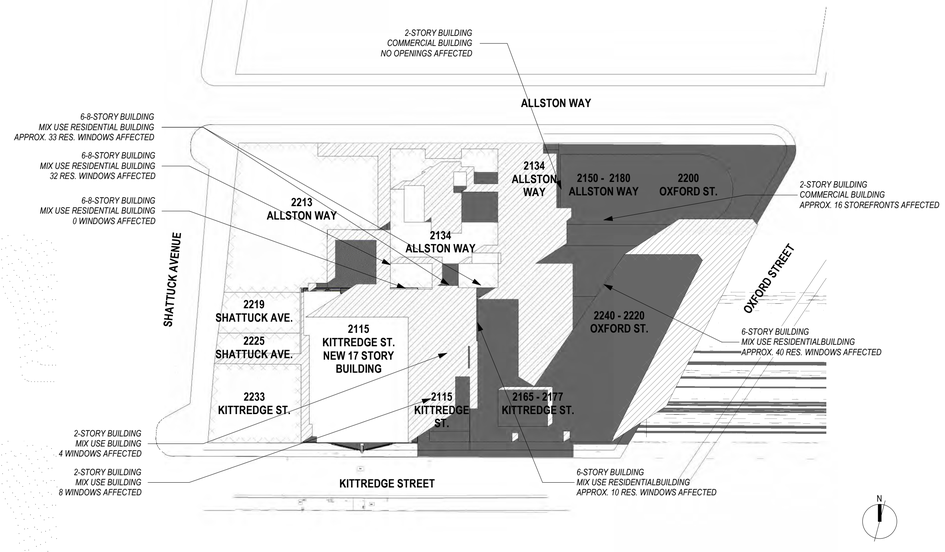

4x G010 09/22 PROPOSED 6 15 PM
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SHADOW STUDIES - SEPT 22

G010

NEW HOME RATING SYSTEM, VERSION 8.0

MULTIFAMILY CHECKLIST

Points Targeted: 157
Certification Level Targeted: Platinum
Compliance Pathway Targeted: All Electric High-Rise

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, E5.2 , H6.1, J5.1, O1, O7.

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.builditgreen.org/greenpointrated**
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 8

Project Name: GDC01
Project Street: 2115 Kittredge
Project City: Berkeley
Project Zip: 94704

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
CALGreen								
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1	
A. SITE								
No	**A1. Construction Footprint** (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed)	0				1		
	A2. Job Site Construction Waste Diversion							
Yes	A2.1 70% C&D Waste Diversion (**Including** Alternative Daily Cover)	2				2		
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1		
No	**A3. Recycled Content Base Material** (Minimum 25% Post-Consumer Content)	0				1		
No	**A4. Heat Island Effect Reduction (Non-Roof)**	0		1				
No	**A5. Construction Environmental Quality Management Plan Including Flush-Out**	0			1			
	A6. Stormwater Control: Prescriptive Path							
No	A6.1 Permeable Paving Material	0					1	
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1	
Yes	A6.3 Non-Leaching Roofing Materials	1					1	
No	A6.4 Smart Stormwater Street Design	0	1					
No	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Annual Runoff Onsite)	0					3	
B. FOUNDATION								
Yes	**B1. Fly Ash and/or Slag in Concrete** (Minimum of 30%)	1				1		
Yes	**B2. Radon-Resistant Construction**	2			2			
Yes	**B3. Foundation Drainage System**	2				2		
No	**B4. Moisture Controlled Crawlspace**	0			1			
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
C. LANDSCAPE								
6.70%	Enter the landscape area percentage. Points capped at 3 for less than 15%.							
No	**C1. Plants Grouped by Water Needs (Hydrozoning)**	0					1	
No	**C2. Three Inches of Mulch in Planting Beds**	0					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 Maintenance)	1				1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	1					3	
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2	
No	C4.2 Turf on a Small Percentage of Landscaped Area	0					2	
No	**C5. Trees to Moderate Building Temperature** (at least 50% of West Facing Glazing and Walls Shaded)	0		1	1		1	
Yes	**C6. High-Efficiency Irrigation System**	0					2	
No	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil** (with Soil Testing)	0					2	
No	**C8. Rainwater Harvesting System**	0					3	
No	**C9. Recycled Wastewater Irrigation System**	0					1	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0					2	
TBD	**C11. Landscape Meets Water Budget**						1	
	C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 20%	0				1		
TBD	**C13. Reduced Light Pollution** (Exterior lighting fixtures shielded and directed downward)		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	2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2		
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1		
No	D1.3 Advanced Framing Measures	0				2		
No	**D2. Construction Material Efficiencies** (Pre-assembled wall and roof framing for at least 80% of project)	0				1		
	D3. Engineered Lumber							
No	D3.1 Engineered Beams and Headers	0				1		
No	D3.2 Wood I-Joists or Web Trusses for Floors	0				1		
No	D3.3 Engineered Lumber for Roof Rafters	0				1		
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
No	D3.5 OSB for Subfloor	0				0.5		
No	D3.6 OSB for Wall and Roof Sheathing	0				0.5		
No	**D4. Insulated Headers**	0		1				
	D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6		
No	D5.2 Panel Products	0				3		
	D6. Solid Wall Systems							
Yes	D6.1 At Least 90% of Floors	1				1		
Yes	D6.2 At Least 90% of Exterior Walls	2		1		1		
Yes	D6.3 At Least 90% of Roofs	2		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							
Yes	D9.1 Detached Garage	2			2			No Garage Provided
No	D9.2 Mitigation Strategies for Attached Garage	0			1			
	D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				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								
Yes	**E1. Environmentally Preferable Decking**	1				1		
No	**E2. Flashing Installation Third-Party Verified**	0				2		
Yes	**E3. Rain Screen Wall System**	2				2		
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	
No	**E6. Vegetated Roof**	0	2	2				
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. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
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							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1	Increase insulation on pipe
No	G1.3 Increased Efficiency in Hot Water Distribution	0					2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm	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	2					2	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf						1	possible
No	**G3. Pre-Plumbing for Graywater System**	0					1	
No	**G4. Operational Graywater System**	0					3	
TBD	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**						1	confirm costs w/ rep
Yes	**G6. Submeter Water for Tenants**	2					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace	1			1			all electric - no combustion
Yes	H1.2 Sealed Combustion Water Heater	2			2			heat pump
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				testing @ each unit (sealed
TBD	H3.2 Pressure Balance the Ductwork System			1				windows & doors)
TBD	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**				1			centralized fan @ roof
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0		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 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R	
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			
Yes	**H8. High Efficiency HVAC Filter (MERV 16+)**	1			1			min. merv 13
No	**H9. Advanced Refrigerants** (low global warming potential refrigerants)	0			1			
I. RENEWABLE ENERGY								
10.00%	**I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	2		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 Low Carbon Home (meet the CO2e/sq ft. threshold)	0		4				
No	**I3. Energy Storage**	0		1				
No	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**	0		4				
≥60% of common area	**I5. Photovoltaic System for Multifamily Projects**	0		8				
J. BUILDING PERFORMANCE AND TESTING								
Yes	**J1. Third-Party Verification of Quality of Insulation Installation**	1			1			
Yes	**J2. Supply and Return Air Flow Testing**	2		1	1			
Yes	**J3. Mechanical Ventilation Testing**	1			1			
Yes	**J4. All Electric or Combustion Appliance Safety Testing**	1			1			
All Electric High-Rise	**J5. Building Energy Performance**							**Option 1: Mixed Fuel** - High-Rise: Compliance margin is 10% over T24 or higher. Low Rise: Minimum Delta EDR ranges from 6-10 based on climate zone. Both high-rise and low-rise require pre-wiring requirements: Dryer - conductor rated for 40 amp, Range - conductor rated for 50 amp. PV and storage credit allowed. **Option 2: All Electric Compliance** - Meet Efficiency EDR based on climate zone (0-5). PV and Storage credit allowed. High-Rise: meet T24. **Option 3: Annual Energy Use** - Minimum 20% compliance based on annual energy use. PV credit not
3								Climate Zone Input
8	J5.1 Home Meets or Exceeds Energy Compliance Pathway	41		25+				
0.00%	J5.2 Non-Residential Spaces Outperform Title 24			15				
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1				
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1				savings by design
No	**J8. ENERGY STAR® for Homes**	0		1				
No	**J9. EPA Indoor airPlus Certification**				2			
No	**J10. Blower Door Testing**	0			3			
No	**J11. Compartmentalization of Units** (Minimize uncontrolled pathways for indoor air pollutants between units)	0		1	1			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units (Deliberate hard surface at entrances and permanent assembly for shoe storage)	0			1			
No	K1.2 Entryways to Buildings (Deliberate hard surface at entrances and built-in, permanent walk-off mat or grill)	0			1			
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2			
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
Yes	K4.5 Countertops	1				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 Level Less Than 27 Parts Per Billion**	0			2			
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1			
Yes	**K9. Durable Cabinets** (Plywood for casework and doors, ball bearing drawer slides, dovetail joints, two directional metal hinges)	2				2		
No	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**	0				1		
L. FLOORING								
≥75%	**L1. Environmentally Preferable Flooring**	3				3		
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**				3			
Yes	**L3. Durable Flooring** (All flooring is hard surface)	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							
TBD	M2.1 CEE-Rated Clothes Washer			1			2	
Yes	M2.2 ENERGY STAR® Dryer	1		1				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
<20 cubic feet	**M3. Size-Efficient ENERGY STAR® Refrigerator**	2		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		
	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				
No	**M6. Electric Vehicle Charging Stations and Infrastructure**	0		2				
No	**M7. Central Laundry**	0					1	
Yes	**M8. Gearless Elevator**	1		1				
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>35	N1.3 Conserve Resources by Increasing Density	4		2		2		
No	N1.4 Cluster Homes for Land Preservation	0	1			1		
	N1.5 Home Size Efficiency	6				9		
875	Enter the area of the home, in square feet							
2	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Major Transit Stop							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1					
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	0	2					
0	Enter the number of Tier 1 services							
0	Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1	1					
No	N3.3 Traffic Calming Strategies	0	2					
No	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	0	1					
Yes	N3.5 Bicycle Storage for Residents	1	1					
Yes	N3.6 Bicycle Storage for Non-Residents	1	1					
TBD	N3.7 Reduced Parking Capacity		2					No parking required
	N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
Yes	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	1	1					
	N5. Social Interaction							
No	N5.1 Residence Entries with Views to Callers	0	1					
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1					
No	N5.3 Porches Oriented to Street and Public Space	0	1					
	N6. Passive Solar Design							
No	N6.1 Heating Load	0		2				
No	N6.2 Cooling Load	0		2				
	N7. Adaptable Building							
No	N7.1 Universal Design Principles in Units	0	1		1			
No	N7.2 Full-Function Independent Rental Unit	0	1					
	N8. Resiliency							
TBD	N8.1 Climate Impact Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation)		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		
	N9. Social Equity							
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)		1			1		
No	N9.2 Community Location (Disadvantaged Community)	0	1		1			
	N10. Affordability							
No	N10.1 Dedicated Units for Households Making 80% of AMI or Less	0	2					
Yes	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	2	1					
No	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1					
	N11. Mixed-Use Development							
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1					
Yes	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services		1					
O. OTHER								
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R	
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5	
No	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	0		0.5	0.5	0.5	0.5	
No	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	0		0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
No	O5.1 Energy Home System Monitors	0		2				
No	O5.2. Water Home System Monitors	0					1	
	O6. Green Building Education							
Yes	O6.1 Marketing Green Building	2	2					
Yes	O6.2 Green Building Signage	1		0.5			0.5	
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R	
No	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**	0				1		
No	**O9. Residents Are Offered Free or Discounted Transit Passes**	0	2					
No	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**	0				1		
Yes	**O11. Smokefree Housing**	2			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							
Yes	P2.1 Tenant Improvement Requirements for Build-Outs	2			1		1	
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1			1			
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1			
	P3. Commissioning							
Yes	P3.1 Design Phase	2		1	1			
Yes	P3.2 Construction Phase	3		2	1			
Yes	P3.3 Post-Construction Phase	3		2	1			
TBD	**P4. Building Enclosure Testing**			1	1	1		
	Summary							
	Total Available Points in Specific Categories	370	46	110	69	91	54	
	Minimum Points Required in Specific Categories	50	2	25	6	6	6	
	Total Points Achieved	157.0	11.0	66.0	29.0	36.0	15.0	

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	10/23/2023	ZAB SUBMITTAL

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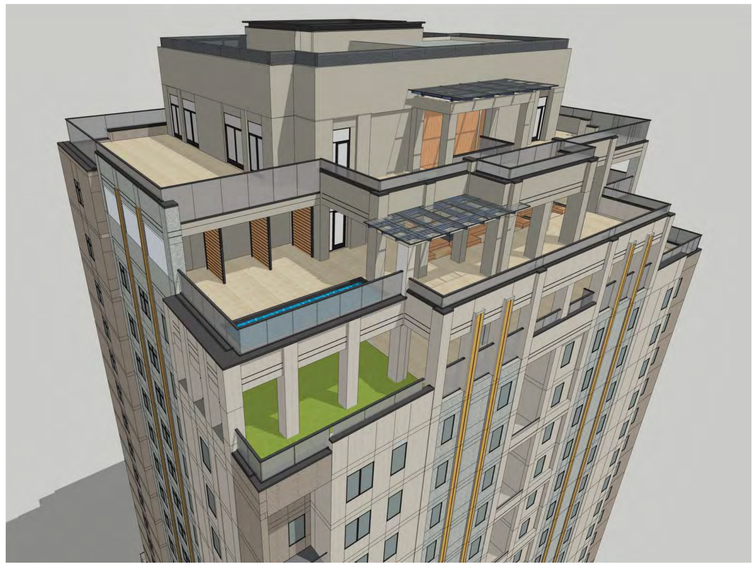
NOT FOR CONSTRUCTION

GREENPOINT RATED CHECKLIST

G011



5 G012 NW TERRACE PERSPECTIVE
NOT TO SCALE

4 G012 SE TERRACE PERSPECTIVE
NOT TO SCALE

3 G012 SW TERRACE PERSPECTIVE
NOT TO SCALE

2 G012 SOUTH TERRACE ELEVATION
NOT TO SCALE

1 G012 WEST TERRACE ELEVATION
NOT TO SCALE

NOTE: THE DESIGN INTENT OF THE TERRACE PERSPECTIVES AND ELEVATIONS IS TO SEE THE TERRACE MASSING AND STEPPING BACK OF THE FACADE AS ONE MOVES UP THE BUILDING. FOR EXTERIOR COLOR AND MATERIALS, PLEASE REFER TO SHEETS G013 AND A205.

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NOT FOR CONSTRUCTION

TERRACE VIEWS AND PERSPECTIVES

G012

6 G013 NW CONTEXT VIEW
NOT TO SCALE

5 G013 SE CONTEXT VIEW
NOT TO SCALE

4 G013 PEDESTRIAN LEVEL PERSPECTIVE
NOT TO SCALE

3 G013 SW CONTEXT VIEW
NOT TO SCALE

2 G013 NE CONTEXT VIEW
NOT TO SCALE

1 G013 CONTEXT VIEW MAP
NOT TO SCALE

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PERSPECTIVE CONTEXT RENDERINGS

G013

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NOT FOR CONSTRUCTION

NIGHT RENDERING

G014

2115 KITTREDGE STREET

BERKELEY, CA 94704

LEGEND

	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT	EP	
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	15" SD
PERFORATED PIPE		6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	4" FW
DOMESTIC WATER MAIN	6" DW	4" DW
CHILLED WATER MAIN	6" CHW	4" CHW
IRRIGATION LINE	2" IRR	4" IRR
HOT WATER SUPPLY & RETURN	HWS–HWR	HWS HWR
STEAM LINE	ST	ST
TRENCH DRAIN		
CONDENSATE RETURN	CR	CR
FLOW LINE		
CHAIN LINK FENCE	x x	x x
GAS MAIN	G	2" G
ELECTRIC AND SIGNAL DUCT BANK	E	E
OVERHEAD ELECTRIC LINE	OHE	OHE
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	90 89
SPOT ELEVATION	x 95.94 / 95.94 G	FG 95.94
DIRECTION OF SLOPE		2:1 1%
GAS METER	G	GM
GAS VALVE	GV	GV
WATER METER	W	WM
WATER VALVE	WV	WV
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE	PIV	PIV
FIRE DEPARTMENT CONNECTION		
WATER LINE TEE		
CAP AND PLUG END		
AIR RELEASE VALVE		ARV
SIGN		
ACCESSIBLE RAMP		
CONCRETE THRUST BLOCK		
REDUCER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN	CB	
STORM DRAIN CURB INLET		
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		
JOINT POLE	JP	JP
OVERLAND RELEASE		
CONSTRUCTION DETAIL REFERENCE		15 DETAIL REFERENCE / C5.2 SHEET REFERENCE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

811 Know what's below. Call before you dig.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ASB	AGGREGATE SUBBASE
BC	BEGINNING OF CURVE
BFP	BACK FLOW PREVENTOR
BLDC	BUILDING CORNER
BLDG	BUILDING
BOD	BOTTOM OF DOCK
BOL	BOLLARD
BOS	BOTTOM OF STEP
BOW	FG @ BOTTOM OF WALL
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
C	CONCRETE OR CIVIL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CI	COMBINATION INLET
CIP	CAST IRON PIPE
CL	CENTER LINE OR CLASS
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COI	CURB OPENING INLET
CONC	CONCRETE
CONST	CONSTRUCTION OR CONSTRUCT
CY	CUBIC YARD
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DW	DOMESTIC WATER
DWG	DRAWING
E	EAST
EC	END OF CURVE
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EVC	END VERTICAL CURVE
ELEV	ELEVATION
EX., EXIST.	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOUND	FOUNDATION
FS	FINISHED SURFACE
FT	FOOT
FW	FIRE WATER
G	GROUND ELEVATION
GB	GRADE BREAK
GV	GATE VALVE
HCR	ACCESSIBLE RAMP
HP	HIGH POINT
INV	INVERT ELEVATION
JP	JOINT POLE
JT	JOINT TRENCH
LIP	LIP OF GUTTER
LP	LOW POINT
LSA	LANDSCAPE ARCHITECT
MAX	MAXIMUM
MEP	MECHANICAL/ELECTRICAL/PLUMBING
MH	MANHOLE
MIN	MINIMUM
MPVC	MIDPOINT OF VERTICAL CURVE
MON	MONUMENT
N	NORTH
N.I.C.	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
P	PAVEMENT ELEVATION
PCC	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PMH	POWER MANHOLE
POC	POINT ON CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	RIGHT OF WAY
S	SLOPE OR SOUTH
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SB	SEDIMENT BASIN
SD	STORM DRAIN
S.E.D.	SEE ELECTRICAL DRAWINGS
SF	SILT FENCE
SG	SUBGRADE
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
SMH	SIGNAL MANHOLE
S.P.D.	SEE PLUMBING DRAWINGS
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TD	TRENCH DRAIN
TOD	TOP OF DOCK
TOE	TOE OF SLOPE
TOS	TOP OF STAIR
TOW	FG @ TOP OF WALL
TS	TOP OF SLAB
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
U/G	UNDERGROUND
VC	VERTICAL CURVE
WM	WATER METER
WV	WATER VALVE
W	WEST
WWF	WELDED WIRE FABRIC
W/	WITH

CONSTRUCTION NOTES

1. ALL OFF-SITE CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE CITY OF BERKELEY STANDARD PLANS & SPECIFICATIONS.
2. CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE CITY OF BERKELEY POLICE AND FIRE DEPARTMENTS.
3. CONTRACTOR SHALL POST ON THE SITE, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
4. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY UNLESS AN EXCAVATION PERMIT SPECIFIES OTHERWISE.
5. THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
7. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
8. ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
12. THE CONTRACTOR SHALL HAVE A SUPERINTENDENT OR REPRESENTATIVE ON SITE AT ALL TIMES DURING CONSTRUCTION.
13. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
14. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
15. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR STORM DRAIN.
16. A CONTAINED AND COVERED AREA ON-SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
17. ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION.
18. ANY TEMPORARY ON-SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
19. CONCRETE TRUCKS AND CONCRETE FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

UTILITY/POTHOLE NOTE

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLING PRIOR TO COMMENCING CONSTRUCTION.

DIMENSIONS

ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

ENCROACHMENT NOTE:

A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN THIS ENCROACHMENT PERMIT AND FOLLOW ALL CONSTRUCTION RELATED REQUIREMENTS OF SUCH PERMIT.

RECORD DRAWING NOTE

THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

HAZARDOUS MATERIALS NOTE

THERE MAY BE ASBESTOS CONTAINING PIPE AND PIPE INSTALLATION OR OTHER HAZARDOUS MATERIALS WITHIN THE PROJECT AREA. THE CONTRACTOR WILL PROTECT ALL HAZARDOUS CONTAINING ITEMS DURING THE EXECUTION OF THIS CONTRACT. ADDITIONALLY THE CONTRACTOR WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR HAZARDOUS MATERIALS.

CONSTRUCTION FENCE

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
2. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION SITE TO THE CITY OF BERKELEY STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

FIRE DESIGN NOTE:

THE CONTRACTOR SHALL DESIGN, PREPARE SHOP DRAWINGS FOR, OBTAIN ALL REQUIRED APPROVALS, AND CONSTRUCT THE FIRE SYSTEM FOR THE PROPOSED PROJECT. CONTRACTOR SHALL HAVE SHOP DRAWINGS STAMPED BY A FIRE PROTECTION ENGINEER AS REQUIRED BY THE LOCAL AUTHORITY.

APPLICABLE FIRE CODE NOTES

APPLICABLE CODES AS OF JANUARY 1, 2023:

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR)

2022 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 (PART 2, TITLE 24, CCR)
(2021 EDITION INTERNATIONAL BUILDING CODE)

2022 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, CCR)
(2020 EDITION NATIONAL ELECTRICAL CODE)

2022 CALIFORNIA MECHANICAL CODE (PART 4, TITLE 24, CCR)
(2021 EDITION UNIFORM MECHANICAL CODE)

2022 CALIFORNIA PLUMBING CODE (PART 5, TITLE 24, CCR)
(2021 EDITION UNIFORM PLUMBING CODE)

2022 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, CCR)

2022 CALIFORNIA ELEVATOR SAFETY ORDERS (CHAPTER 4, TITLE 8, CCR)

2022 CALIFORNIA FIRE CODE (PART 9, TITLE 24, CCR)
(2021 EDITION INTERNATIONAL FIRE CODE)

2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)

TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE REFERENCE STANDARDS AS LISTED AND AMENDED PER 2022 CALIFORNIA FIRE CODE, CHAPTER 80:

NFPA 13 – AUTOMATIC SPRINKLER SYSTEMS – 2016 EDITION
NFPA 14 – STANDPIPE SYSTEMS – 2016 EDITION
NFPA 24 – PRIVATE FIRE MAINS – 2016 EDITION
NFPA 72 – NATIONAL FIRE ALARM CODE – 2016 EDITION
NFPA 20 – STATIONARY PUMPS FOR FIRE PROTECTION – 2016 EDITION
NFPA 99 – HEALTH CARE FACILITIES – 2018 EDITION

UNDERGROUND FIRE SERVICE TO FIRE HYDRANTS REQUIREMENTS:

NFPA 24, SEC. 10.1.1.3: UNLESS THE REQUIREMENTS OF 10.1.1.3 ARE MET, ALL FERROUS METAL PIPE SHALL BE LINED IN ACCORDANCE WITH THE APPLICABLE STANDARDS IN TABLE 10.1.1.1

NFPA 24, SEC. 10.4: THE DEPTH OF COVER OVER WATER PIPES SHALL NOT BE LESS THAN 2-1/2 FEET TO PREVENT MECHANICAL DAMAGE. PIPE UNDER DRIVEWAYS SHALL BE BURIED AT A MINIMUM DEPTH OF 3 FEET. PIPE UNDER RAILROAD TRACKS SHALL BE BURIED AT A MINIMUM DEPTH OF 4 FEET.

NFPA 24, SEC. 10.4.1.1: ALL BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION-RETARDING MATERIAL AFTER INSTALLATION.

NFPA 24, SEC. 10.4.3: PIPE SHALL NOT BE RUN UNDER BUILDINGS EXCEPT WHERE PERMITTED IN 10.4.3.1 AND 10.4.3.2

NFPA 24, SEC. 10.6.1: THRUST BLOCKS SHALL BE PERMITTED WHERE SOIL IS STABLE AND CAPABLE OF RESISTING THE ANTICIPATED THRUST FORCES. THRUST BLOCKS SHALL BE OF A CONCRETE MIX NOT LEANER THAN ONE PART CEMENT, TWO AND ONE HALF PARTS SAND, AND FIVE PARTS STONE. THRUST BLOCKS SHALL BE PLACED BETWEEN UNDISTURBED EARTH AND THE FITTING TO BE RESTRAINED, AND SHALL BE CAPABLE OF RESISTING THE CALCULATED THRUST FORCES. WHEREVER POSSIBLE, THRUST BLOCKS SHALL BE PLACED SO THAT THE JOINTS ARE ACCESSIBLE FOR REPAIR.

NFPA 24, SEC. 10.6.2.5: CORROSION RESISTANCE. AFTER INSTALLATION, RODS, NUTS, BOLTS, WASHERS, CLAMPS, AND OTHER RESTRAINING DEVICES SHALL BE CLEANED AND THOROUGHLY COATED WITH BITUMINOUS OR OTHER ACCEPTABLE CORROSION-RETARDING MATERIAL.

NFPA 24, SEC. 10.10.2.1.1: UNDERGROUND PIPING, FROM THE WATER SUPPLY TO THE SYSTEM RISER, AND LEAD-IN CONNECTIONS TO THE SYSTEM RISER SHALL BE COMPLETELY FLUSHED BEFORE THE CONNECTION IS MADE TO THE DOWNSTREAM FIRE PROTECTION SYSTEM PIPING. THE FLUSHING OPERATION SHALL BE CONTINUED FOR A SUFFICIENT TIME TO ENSURE THOROUGH CLEANING. THE MINIMUM RATE OF FLOW SHALL BE NOT LESS THAN THAT SPECIFIED IN SECTION 10.10.2.1.3.

NFPA 24, SEC. 10.10.2.2.1: ALL PIPING AND ATTACHED APPURTENANCES SUBJECT TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY TESTED AT 200 PSI OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE AT ±5 PSI FOR 2 HOURS.

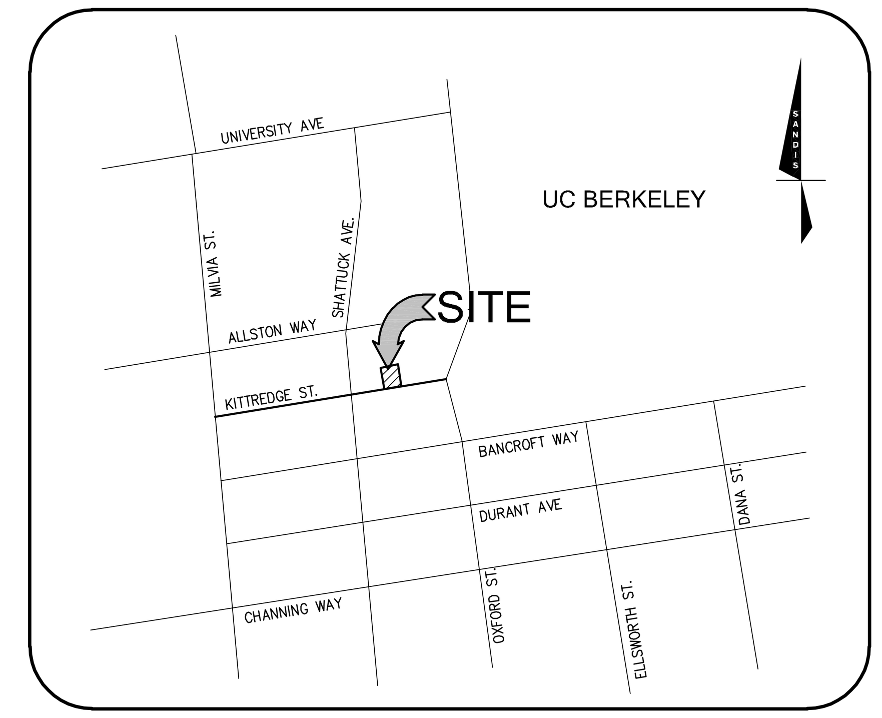
NFPA 24, SEC 10.10.1: THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: (1) NOTIFYING THE AUTHORITY HAVING JURISDICTION AND THE OWNER'S REPRESENTATIVE OF THE TIME AND DATE TESTING IS TO BE PERFORMED; (2) PERFORMING ALL REQUIRED ACCEPTANCE TESTS; (3) COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE(S) SHOWN IN FIGURE 10.10.1.

UNDERGROUND WORK CAUTION

CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOR NORTHERN CALIFORNIA DIAL 811 OR (800) 227-2600. FOR OTHER AREAS CALL (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

DUST CONTROL NOTES

1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY'S DEPARTMENT OF PUBLIC WORKS.
3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
4. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
5. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).
6. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT SWPPP (IF ONE EXISTS) OR AS APPLICABLE PER LOCAL REGULATIONS AT ALL TIMES. THE SITE SHALL BE SPRINKLERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. ALL GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND (OR WORSE) STAGE SMOG ALERTS.



VICINITY MAP
N.T.S.

PROJECT DESCRIPTION

THE PROJECT ENTAILS AN EIGHTEEN LEVEL (AND TWO BASEMENT LEVELS) APARTMENT TOWER WITH A THEATER INCLUDED IN THE LOWER LEVELS. THE CIVIL SCOPE OF WORK INCLUDES: SITE DEMOLITION, SANITARY SEWER BUILDING LATERAL, STORMWATER MEDIA FILTER AND PUMP, AREA DRAINS AND TRENCH DRAIN, FIRE AND DOMESTIC WATER SERVICE LATERALS, CURB AND GUTTER, AND SIDEWALK.

CIVIL SHEET INDEX

C000	NOTES, LEGEND, & ABBREVIATIONS
C001	TOPOGRAPHIC SURVEY
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C300	UTILITY PLAN
C400	STORMWATER MANAGEMENT PLAN
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C503	CONSTRUCTION DETAILS

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NOTES, LEGEND, & ABBREVIATIONS

C000

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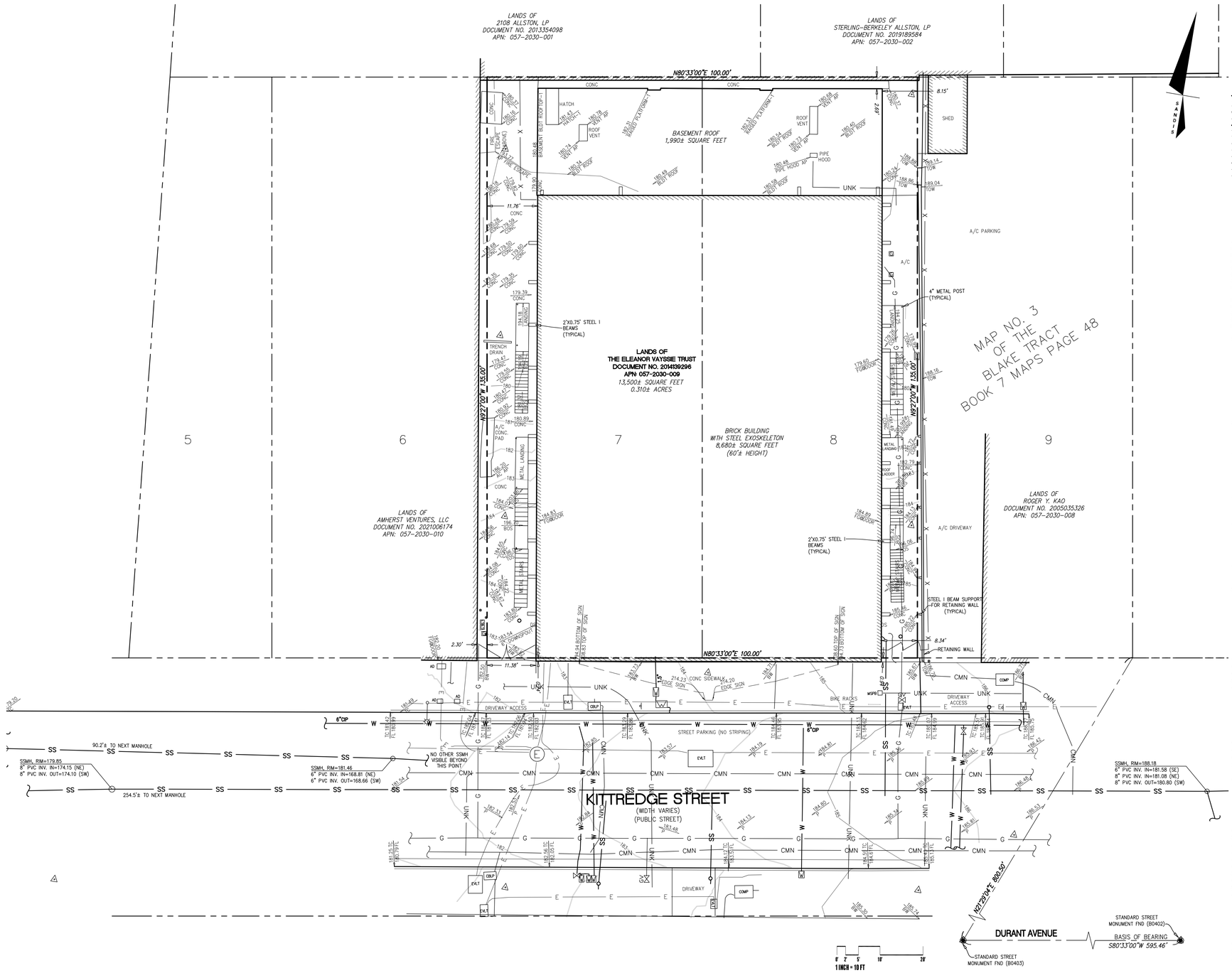

LEGEND

BUILDING LINE
BUILDING OVERHANG
CURB LINE
FENCE LINE
PROPERTY LINE
CONTOUR LINES
COMMUNICATION LINE
ELECTRIC LINE
GAS LINE
SANITARY SEWER LINE
UNKNOWN LINE
WATER LINE

SYMBOLS & ABBREVIATIONS

AD — AREA DRAIN
BOL — BOLLARD
BOS — BOTTOM OF STAIRS
BW — BACK OF WALK
CBPB — CABLE PULL BOX
COMP — COMMUNICATION PULL BOX
CONC — CONCRETE
DS — DOWN SPOUT
E — ELECTRIC MANHOLE
EVLT — ELECTRIC VAULT
FL — FLOW LINE
GM — GAS METER
GV — GAS VALVE
MSPB — MISCELLANEOUS PULL BOX
SIGNS
SSCO — SANITARY CLEANOUT
SANITARY MANHOLE
STREET LIGHT SINGLE ARM
TC — TOP OF CURB
TOS — TOP OF STAIRS
WATER METER
WATER VALVE

SURVEY NOTES

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756.
2. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
4. TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP.
5. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
6. DATES OF FIELD SURVEY: 04/13/2022, 04/15/2022, AND 04/22/2022.

BASIS OF BEARINGS

THE BEARING OF NORTH 80°33'00" EAST ALONG THE MONUMENT LINE OF DURANT AVENUE AS SHOWN UPON THAT CERTAIN MAP ENTITLED PARCEL MAP 9108 RECORDED IN BOOK 296, MAPS, PAGES 60-65, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF BERKELEY BENCHMARK B3560, DESCRIBED AS 1⅞" BRASS DISK IN CONCRETE AT THE NORTH NOSE OF THE MEDIAN ISLAND ON SHATTUCK AVENUE AT THE SOUTH SIDE OF KITTREDGE STREET

ELEV=178.28 FEET (CITY OF BERKELEY DATUM)

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

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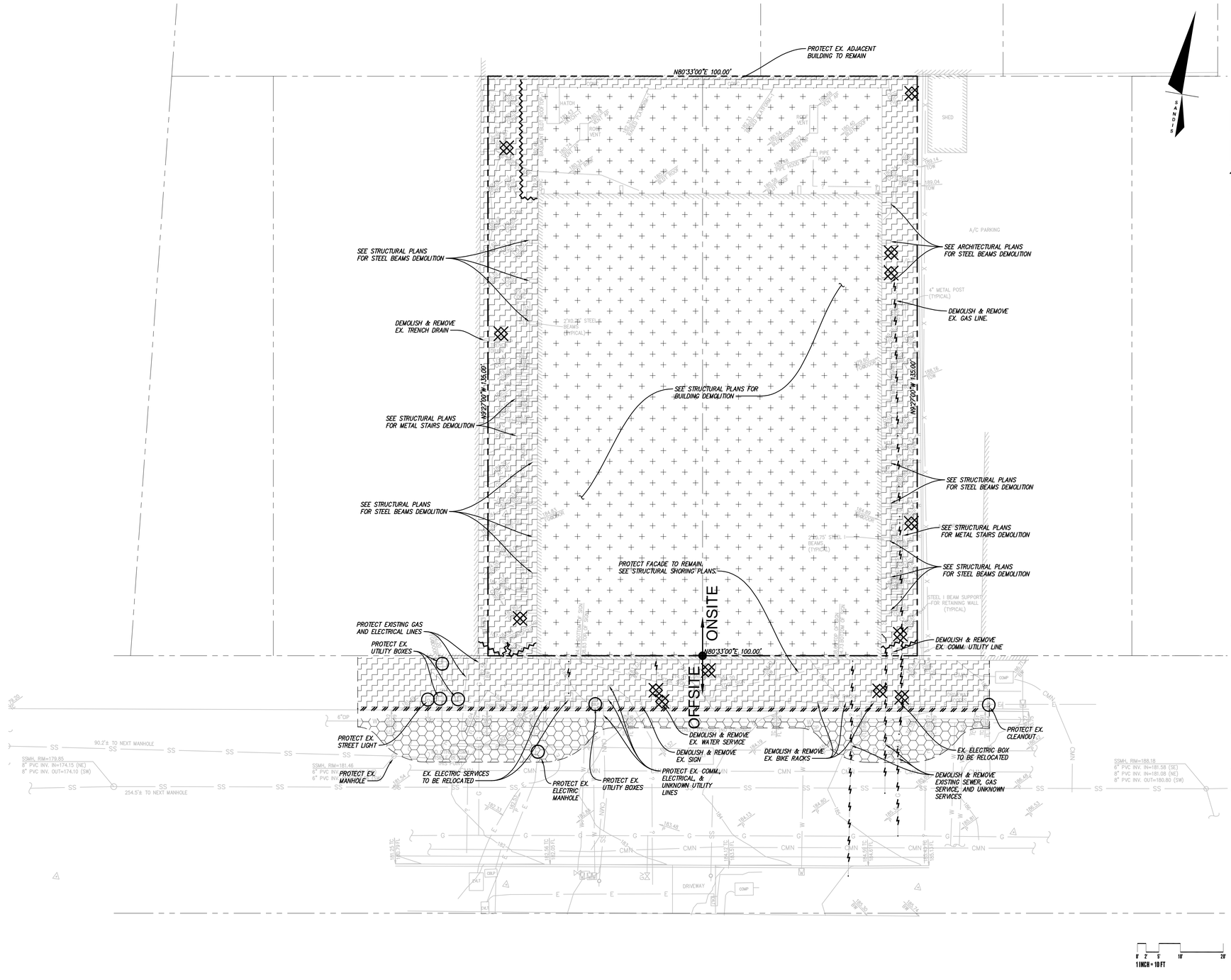
TOPOGRAPHIC SURVEY

C001



LEGEND

- SAWCUT LINE. CONTRACTOR SHALL SAWCUT WITH A NEAT, CLEAN EDGE. SAWCUT CONCRETE AT NEAREST JOINT TO SAWCUT LINE SHOWN ON PLAN.
- DEMOLISH AND REMOVE CONCRETE INCLUDING ANY ASSOCIATED BASE ROCK AND REBAR. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY THE GEOTECHNICAL ENGINEER.
- DEMOLISH AND REMOVE EXISTING BUILDING, SEE ARCHITECTURAL PLANS FOR EXTENT OF BUILDING DEMOLITION. STABILIZE THE EXISTING SUBGRADE.
- DEMOLISH AND REMOVE EXISTING CURB AND GUTTER, INCLUDING ANY ASSOCIATED REBAR OR BASE ROCK. SAWCUT WITH NEAT, CLEAN EDGE.
- REMOVE EXISTING WALL OR FENCE INCLUDING ASSOCIATED FOOTINGS. RETURN FENCE TO OWNER.
- DEMOLISH AND REMOVE EX. UTILITY LINE. BACKFILL EMPTY TRENCH WITH APPROVED FILL PER GEOTECHNICAL REPORT.
- DEMOLISH AND REMOVE EX. UTILITY STRUCTURE
- CAP EXISTING UTILITY WHERE SHOWN PER UTILITY OWNERS SPECIFICATIONS AND REQUIREMENTS. IF PRESSURIZED UTILITY CONTRACTOR SHALL HAVE COMPETENT PROFESSIONAL DESIGN PIPE RESTRAINTS.
- PROTECT EXISTING UTILITY TO REMAIN

DEMOLITION NOTES

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
5. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
6. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
7. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS AND THE PROJECT SWPPP IF APPLICABLE.
8. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR THEIR AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
10. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE UTILITY OWNER AND ANY AFFECTED PROPERTIES OR BUILDINGS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
11. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR RELOCATED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
12. CONTRACTOR TO DEMOLISH AND REMOVE ALL IRRIGATION IN LANDSCAPE AREAS WITHIN THE LIMIT OF WORK. IF ANY IRRIGATION LINES OR MAINS ARE IN THE LIMIT OF WORK OR ARE DAMAGED THAT SERVE LANDSCAPE TO REMAIN, CONTRACTOR TO RECONNECT OR RELOCATE AT NO ADDITIONAL COST TO OWNER.
13. PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS OTHERWISE NOTED. REPLACE ANY DAMAGED UTILITY TO REMAIN TO KEEP OPERABLE DURING CONSTRUCTION.
14. ALL UTILITY SHUT DOWNS ARE TO BE AVOIDED. IF SHUT DOWNS ARE NECESSARY, CONTRACTOR TO COORDINATE SHUT DOWN WITH UTILITY OWNER WITH 48 HOUR MINIMUM NOTICE.
15. ALL EXISTING STORM DRAIN, SANITARY SEWER, AND WATER MAINS THAT SERVE EXISTING BUILDINGS MUST REMAIN OPERABLE DURING CONSTRUCTION. CONTRACTOR TO SET UP TEMPORARY SERVICE OR PUMP AS NECESSARY TO ENSURE UNINTERRUPTED SERVICE.

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DEMOLITION PLAN

C100

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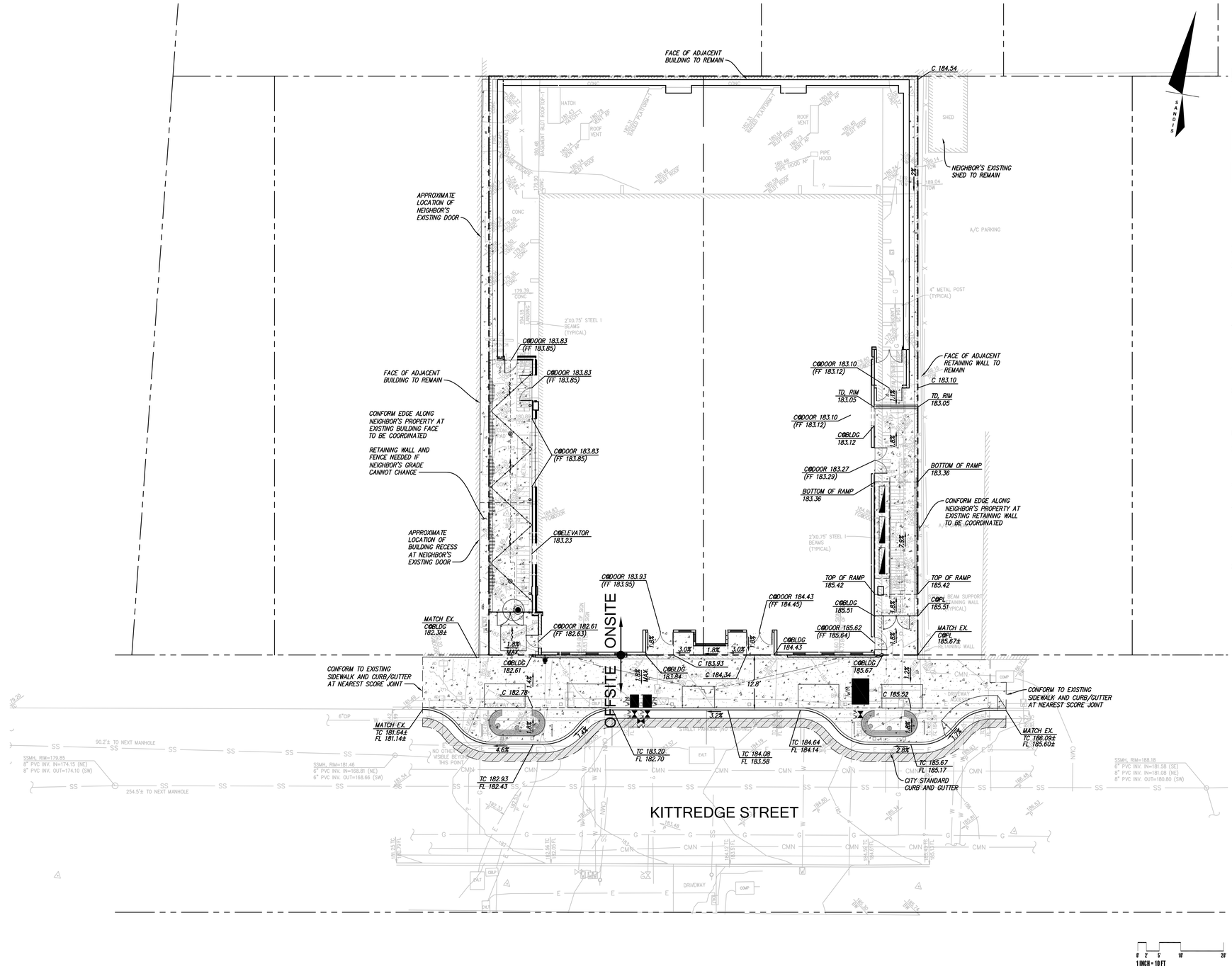

LEGEND

- PROPERTY LINE
- SAWCUT LINE
- GRADE BREAK
- HARDSCAPE, SLD FOR FINISH DETAILS
- LANDSCAPING

SITE AND GRADING NOTES

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND WITH THE AMERICANS WITH DISABILITIES ACT.
2. PATH OF TRAVEL TO BUILDING SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
3. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO THE BUILDING. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOORS OPEN ONTO THE LANDING.
4. MAXIMUM CROSS SLOPE ALONG SIDEWALK OR PATHWAY SHALL BE 2% MAXIMUM.
5. THE SIDEWALK SHALL HAVE A 4' MINIMUM CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO THE ENGINEER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.

SANDIS
BUILD ON.
SANDIS.NET

Civil Engineers | Surveyors | Planners
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Oakland, CA 94607
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Sandis Project Number	622032
Contact	Michael Kuykendall
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Principal	Michael Kuykendall
Designer	Nicholas Chandler

Gilbane

Developer
Gilbane Development Company
649 Mission Street
5th Floor
San Francisco, CA
94105 gilbaneco.com

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SITE AND GRADING PLAN

C200

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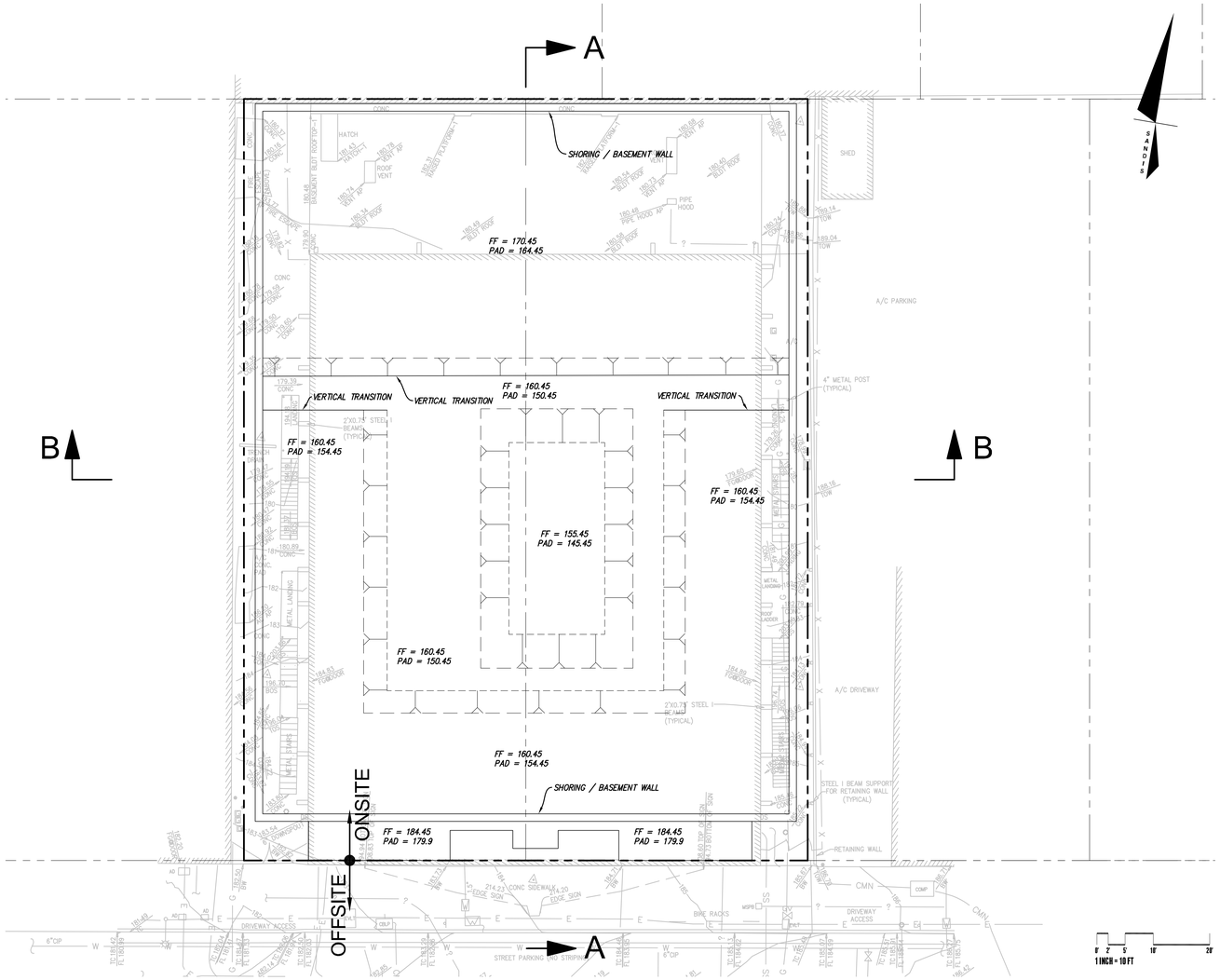
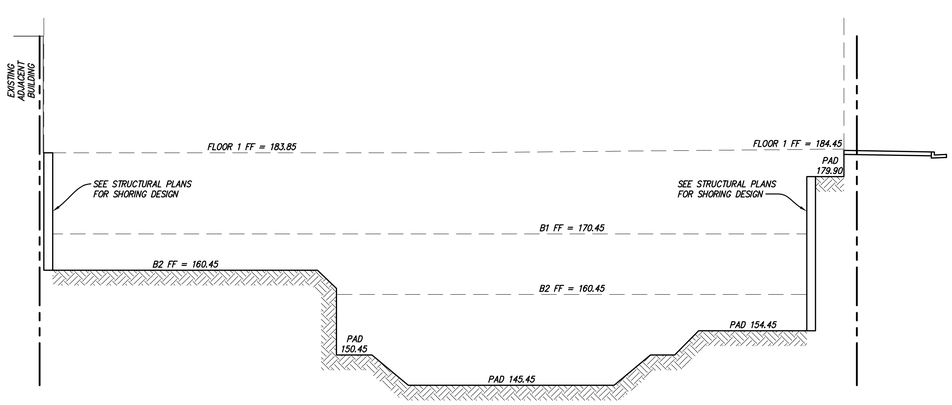


LEGEND

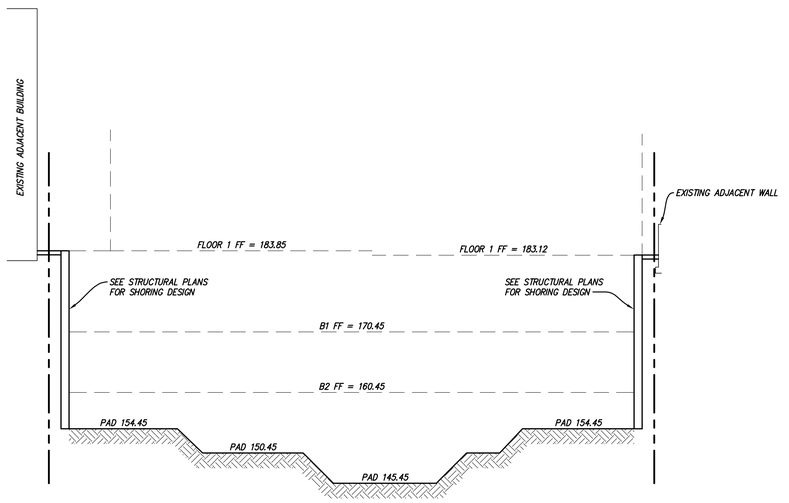
- DIRECTION OF STEEP SLOPE
- FLOW LINE
- TOP OF SLOPE
- TOE OF SLOPE
- 194 / 195 CONTOURS

COORDINATION NOTES

1. WORK WITH STRUCTURAL ENGINEER ON SHORING DESIGN AND LOCATION TO FINALIZE ROUGH GRADING PLAN.
2. WORK WITH ARCHITECT AND STRUCTURAL ENGINEER TO FINALIZE PAD ELEVATIONS.



SECTION A–A
1"=10'



SECTION B–B
1"=10'

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Sandis Project Number	622032
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Designer	Nicholas Chandler

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ROUGH GRADNG PLAN

C201

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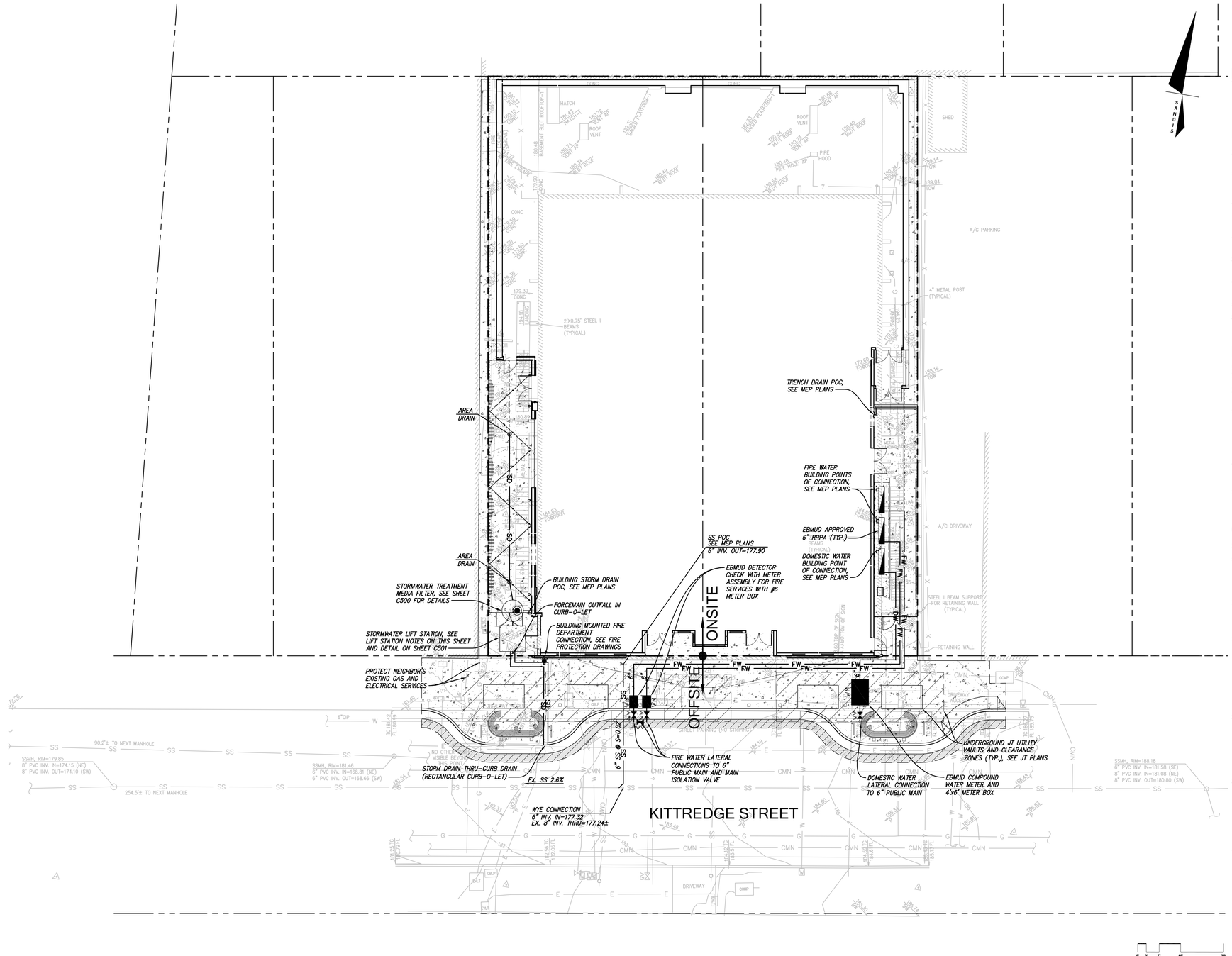

LEGEND

PROPERTY LINE

SAWCUT LINE

UTILITY NOTES

1. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
2. ALL UTILITY TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
3. POTHOLING IS STRONGLY RECOMMENDED FOR NEW GRAVITY FLOW SYSTEMS TO VERIFY THE DEPTH OF ALL EXISTING CROSSING UTILITIES. POTHOLING CAN ALSO VERIFY THE SIZE AND MATERIAL OF ANY OTHER UTILITIES THE PROJECT IS CONNECTING ONTO.
4. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
5. ALL SEWER LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING.
6. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE EBMUD STANDARDS.
7. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
8. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AND AT SIZE CHANGES.

LIFT STATION NOTES

STORMWATER TREATMENT MEDIA FILTER AND PUMP. THE STORMWATER TREATMENT DESIGN STRATEGY ENTAILS:

1. ALL ROOF AND PAVEMENT RUNOFF IS CAPTURED VIA AREA/ROOF DRAINS AND PIPED TO MEDIA FILTER VAULT.
2. STORMWATER IS TREATED THROUGH THE MEDIA FILTERS DURING A WATER QUALITY RAIN EVENT (IE. 0.2 IN/HR RAINFALL INTENSITY). THE WATER SUBSEQUENTLY HEADS TOWARDS THE OUTLET.
   - 2.1. LARGER STORM EVENTS WILL BYPASS THE MEDIA FILTERS AND HEAD DIRECTLY TO THE OUTLET.
3. STORMWATER LEAVES THE VAULT THROUGH THE OUTLET AND INTO A LIFT STATION SIZED FOR A 100 YEAR STORM EVENT WITH N+1 PUMP REDUNDANCY.
4. THE LIFT STATION FINALLY DISCHARGES INTO A THROUGH-CURB DRAIN WHICH THEN OUTFALLS INTO THE STREET GUTTER PAN.

GENERAL NOTES

1. ALL TRENCHES SHALL BE BACK FILLED PER DETAIL **X**, SHEET **XXX**
2. CATHODIC PROTECTION SHALL BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, UNLESS SPECIFICALLY DEEMED UNNECESSARY BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH THE UTILITY OWNER.
3. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
4. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORK UP-STREAM, AND SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
6. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
7. VERTICAL SEPARATION REQUIREMENTS (UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLANS):

   A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE, MEASURED FROM OUTSIDE EDGE OF PIPE, SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

   WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
9. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHALL BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.
10. ANY PIPING TO BE ABANDONED IN PLACE SHALL BE FILLED WITH GROUT AND CAPPED.

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Designer Nicholas Chandler

Gilbane

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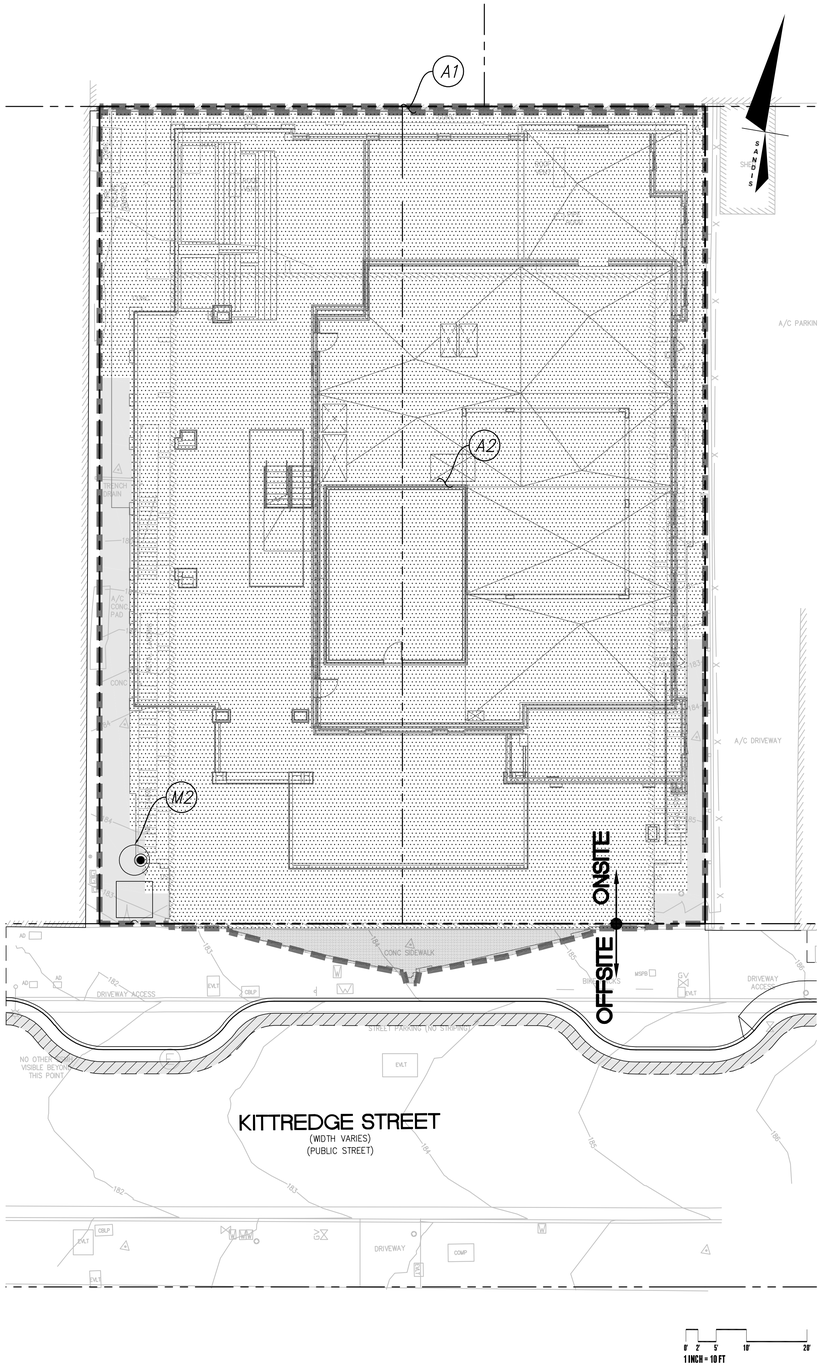
UTILITY PLAN

C300



LEGEND

- PROPOSED HARDSCAPE
- PROPOSED ROOF
- EXISTING ROOF
- DRAINAGE AREA BOUNDARY

STORMWATER MANAGEMENT NOTES:

THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE ADDITION AND REPLACEMENT. GIVEN THAT THE PROJECT SURPASSES THIS THRSHOLD, THE PROJECT IS CONSIDERED A REGULATED PROJECT PER THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2022-0018 AND R2-2015-0049). THIS PLAN PRESENTS THE METHODS AND CALCULATIONS FOR COMPLYING WITH THESE REQUIREMENTS, IN ACCORDANCE WITH THE CITY OF BERKELEY AND ALAMEDA COUNTY STORMWATER PROGRAMS. MOROVER, GIVEN THAT THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA, THE PROJECT MUST TREAT THE ENTIRE SITE.

THIS PROJECT IS CONSIDERED A SPECIAL PROJECT CATEGORY "A" PER THE CHARACTERISTICS LISTED IN ALAMEDA COUNTY'S SPECIAL PROJECTS WORKSHEET:

A. PROJECT IS IN A DOWNTOWN CORE AREA.
B. PROJECT CREATES/REPLACES < ½ ACRE IMPERVIOUS SURFACE.
C. PROJECT INCLUDES NO SURFACE AREA PARKING.
D. PROJECT HAS AT LEAST 85% COVERAGE BY PERMANENT STRUCTURES.

A NARRATIVE IS INCLUDED AS PART OF THE PLANNING SUBMITTAL WHICH DESCRIBES HOW LID TREATMENT IS NOT FEASIBLE ONSITE, AND WHY THE PROJECT MUST USE A MEDIA FILTER TO REGULATE THE QUALITY OF STORMWATER LEAVING THE SITE. THIS TREATMENT DEVICE IS DESCRIBED BELOW:

A. MEDIA FILTER – RUNOFF FROM THE CONTRIBUTING IMPERVIOUS SURFACE FLOWS THROUGH A MEDIA FILTER SIZED TO TREAT THE RUNOFF BASED ON A 0.2 IN/HR INTENSITY (TREATMENT STORM EVENT). THIS IS A NON-LID TREATMENT MEASURE WHICH REMOVES POLLUTANTS FROM RUNOFF THROUGH SCREENING AND FILTER CARTRIDGES MADE UP OF MANUFACTURED MEDIA. THIS TREATMENT DEVICE IS ONLY ALLOWED FOR "SPECIAL PROJECTS". THIS PROJECT QUALIFIES AS A CATEGORY A SPECIAL PROJECT.

C.3 STORMWATER TREATMENT MEASURES

AREA ID	PROPOSED IMPERVIOUS AREA (SF)	EXISTING IMPERVIOUS AREA (SF)	TOTAL AREA (SF)	BMP ID	BMP TYPE
A1	0	75	75	–	IN-LIEU CREDIT[1]
A2	13,461	270[2]	13,731	M2	MEDIA FILTER[3]

TABLE FOOTNOTES:

1. EXISTING UNTREATED IMPERVIOUS SURFACE INCLUDES NEIGHBORING BUILDING ROOF WITHIN PROJECT PROPERTY. EXISTING IMPERVIOUS AREA WITHIN DRAINAGE AREA A2 WILL BE TREATED IN LIEU OF THIS AREA.
2. THIS AREA REPRESENTS THE EXISTING FOOTPRINT OF THE EXISTING MARQUEE SIGN TO REMAIN. 75 SF OF THE OVERALL 270 SF TREATED AREA WILL BE USED AS IN-LIEU CREDIT FOR DRAINAGE AREA A1.
3. SEE EXAMPLE MEDIA FILTER PRODUCT, THIS SHEET. SIZED USING RATIONAL METHOD (Q=CiA):

C=0.85 (ROOF/HARDSCAPE)
I_{treat}=0.2 IN/HR (TREATMENT RAINFALL INTENSITY)
$I_{10/10}$=2.05 IN/HR (10 YEAR/10 MIN RAINFALL INTENSITY PER NOAA)
A=0.32 ACRES
Q_{treat}=0.05 CFS
$Q_{10/10}$=0.56 CFS

FEMA FLOOD ZONE DESIGNATION

THE PROPOSED PROJECT SITE RESIDES IN FEMA'S FLOOD INSURANCE RATE MAP (FIRM) 06001C0057G, EFFECTIVE AUGUST 3, 2009. THE ENTIRE PROJECT AREA IS LOCATED IN ZONE X, "OTHER AREAS" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE ALAMEDA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO IMPERVIOUS AREA ADDED OR REPLACED BEING LESS THAN 1 ACRE.

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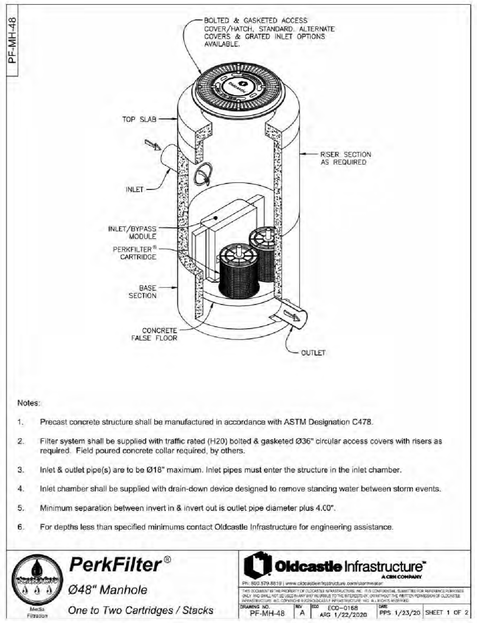
STORMWATER MANAGEMENT PLAN

C400



Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C478.
2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Field poured concrete collar required, by others.
3. Inlet & outlet pipe(s) are to be Ø18" maximum. Inlet pipes must enter the structure in the inlet chamber.
4. Inlet chamber shall be supplied with drain-down device designed to remove standing water between storm events.
5. Minimum separation between invert in & invert out is outlet pipe diameter plus 4.00".
6. For depths less than specified minimums contact Oldcastle Infrastructure for engineering assistance.

PerkFilter®
Ø48" Manhole
One to Two Cartridges / Stacks

Oldcastle Infrastructure
A CRH COMPANY
PH: 800.579.8519 | www.oldcastleinfrastructure.com/stormwater

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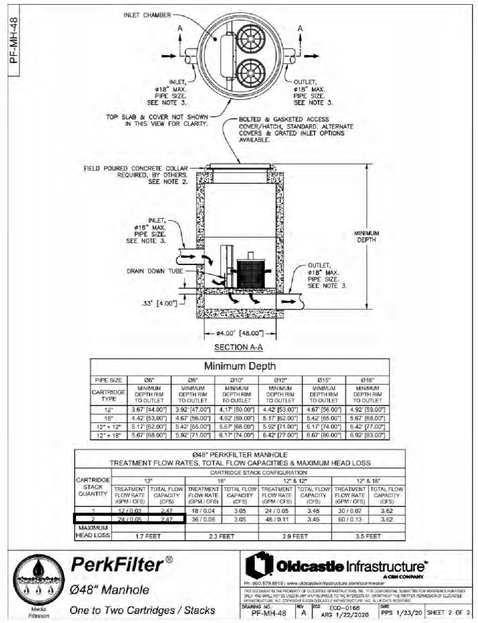
SHEET 1 OF 2



SECTION A-A

Minimum Depth

PIPE SIZE / CARTRIDGE TYPE	Ø36" MINIMUM DEPTH RIM TO OUTLET	Ø36" MINIMUM DEPTH RIM TO OUTLET	Ø12" MINIMUM DEPTH RIM TO OUTLET	Ø12" MINIMUM DEPTH RIM TO OUTLET	Ø15" MINIMUM DEPTH RIM TO OUTLET	Ø18" MINIMUM DEPTH RIM TO OUTLET
12"	3.67' [44.00"]	3.92' [47.00"]	4.17' [50.00"]	4.42' [53.00"]	4.67' [56.00"]	4.92' [59.00"]
18"	4.42' [53.00"]	4.67' [56.00"]	4.92' [59.00"]	5.17' [62.00"]	5.42' [65.00"]	5.67' [68.00"]
12" + 12"	5.17' [62.00"]	5.42' [65.00"]	5.67' [68.00"]	5.92' [71.00"]	6.17' [74.00"]	6.42' [77.00"]
12" + 18"	5.67' [68.00"]	5.92' [71.00"]	6.17' [74.00"]	6.42' [77.00"]	6.67' [80.00"]	6.92' [83.00"]

Ø48" PERKFILTER MANHOLE
TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	CARTRIDGE STACK CONFIGURATION 12"		18"		12" & 12"		12" & 18"	
	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)
1	12 / 0.03	2.47	18 / 0.04	3.65	24 / 0.05	3.45	30 / 0.67	3.62
2	24 / 0.05	2.47	36 / 0.08	3.65	48 / 0.11	3.45	60 / 0.13	3.62
MAXIMUM HEAD LOSS	1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET	

PerkFilter®
Ø48" Manhole
One to Two Cartridges / Stacks

Oldcastle Infrastructure
A CRH COMPANY
PH: 800.579.8519 | www.oldcastleinfrastructure.com/stormwater

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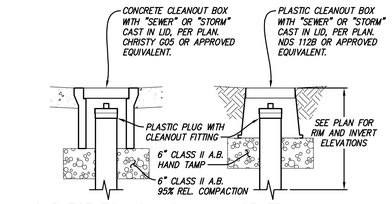
Drawing No.	Rev.	ECO	Date
PF-MH-48	A	ECO-0168 ARG 1/22/2020	PPS 1/23/20

SHEET 2 OF 2

MEDIA FILTER
N.T.S.
1



NOTES:

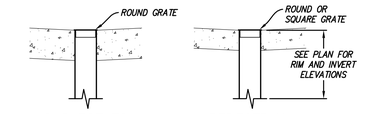
1. RISER DIAMETER SHALL MATCH THRU/OUT PIPE SIZE.

GRAVITY CLEANOUT
1"=1'
2

PIPE SIZE	NDS MODEL NUMBER*		
	PEDESTRIAN		VEHICULAR
	ROUND GRATE (BLACK PLASTIC)	SQUARE GRATE	ROUND GRATE (DUCTILE IRON)
4"	11	4 (BLACK PLASTIC)	N/A
6"	40	970 (BLACK PLASTIC)	D6
8"	10	12DH-WO** (CAST IRON)	D8

*OR APPROVED EQUIVALENT

**12" TO 8" REDUCER REQUIRED TO CONNECT TO 8" RISER PIPE

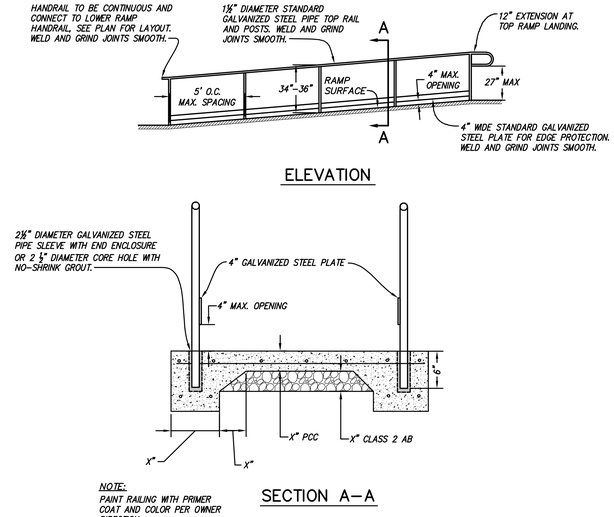


NOTES:

1. RISER DIAMETER SHALL MATCH STORM DRAIN AREA DRAIN SIZE.
2. THRU/OUT PIPE SIZE SHALL BE EQUAL OR GREATER THAN RISER DIAMETER.

HARDSCAPE AREA DRAIN
1"=1'
3

CAST-IN-PLACE TRENCH DRAIN
1"=1'
4



NOTE:
PAINT RAILING WITH PRIMER COAT AND COLOR PER OWNER DIRECTION.

ACCESSIBLE RAMP AND HANDRAIL
N.T.S.
5

SANDIS
BUILD ON.
SANDIS.NET

Civil Engineers | Surveyors | Planners
636 9th Street
Oakland, CA 94607
sandis.net
510.873.8866

Sandis Project Number	622032
Contact	Michael Kuykendall
Email	mkuykendall@sandis.net
Principal	Michael Kuykendall
Designer	Nicholas Chandler

Gilbane

Developer
Gilbane Development Company
649 Mission Street
5th Floor
San Francisco, CA
94105 gilbaneco.com

2115 KITTREDGE ST.
BERKELEY, CA 94704

No.	DATE	DESCRIPTION
	8/28/2023	100% DD Set

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CONSTRUCTION DETAILS

C500

File Path/Modified Name: //2113 Kittredge/20230223_KITTREDGE
Plotted: Sep 07, 2023
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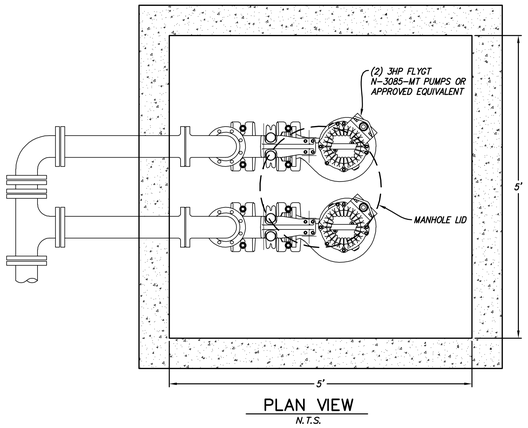
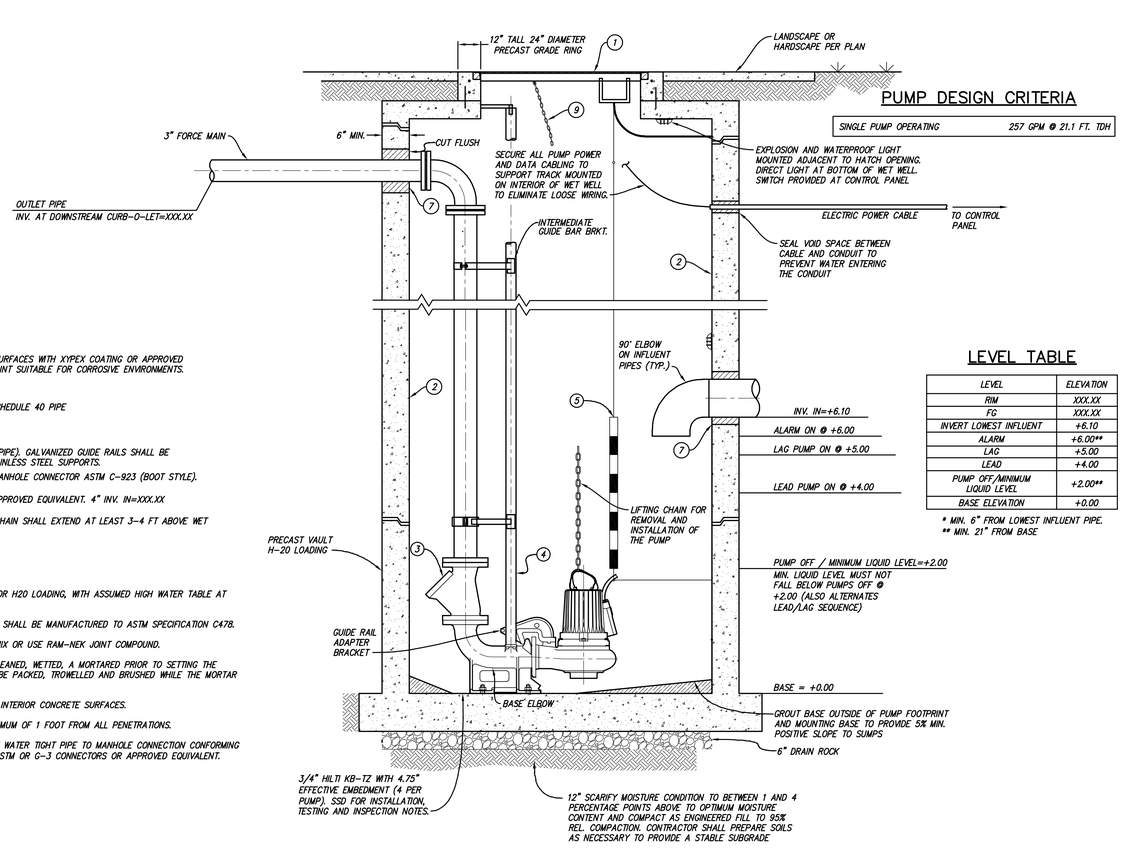


PLAN VIEW
N.T.S.



SECTION A-A
N.T.S.

PUMP DESIGN CRITERIA

SINGLE PUMP OPERATING	257 GPM @ 21.1 FT. TDH

LEVEL TABLE

LEVEL	ELEVATION
RIM	XXX.XX
FG	XXX.XX
INVERT LOWEST INFLUENT	+6.10
ALARM	+6.00**
LAG	+5.00
LEAD	+4.00
PUMP OFF/MINIMUM LIQUID LEVEL	+2.00**
BASE ELEVATION	+0.00

* MIN. 6" FROM LOWEST INFLUENT PIPE.
** MIN. 21" FROM BASE

NOTES:

1. H-20 RATED MANHOLE LID..
2. COAT INTERIOR OF LIFT STATION SURFACES WITH XYPEX COATING OR APPROVED EQUIVALENT. PAINT WITH WHITE PAINT SUITABLE FOR CORROSIVE ENVIRONMENTS.
3. BALL CHECK VALVE.
4. (4) 2" GUIDE BAR, GALVANIZED SCHEDULE 40 PIPE
5. LEVEL PROBE (SEE LEVEL TABLE)
6. (4) 2" GUIDE BAR (SCHEDULE 40 PIPE). GALVANIZED GUIDE RAILS SHALL BE SUPPORTED EVERY 5-FT WITH STAINLESS STEEL SUPPORTS.
7. WATER TIGHT RESILIENT PIPE TO MANHOLE CONNECTOR ASTM C-923 (BOOT STYLE).
8. JOSAM 67724 SWING CHECK OR APPROVED EQUIVALENT. 4" INV. IN=XXX.XX
9. STAINLESS STEEL LIFTING CHAIN. CHAIN SHALL EXTEND AT LEAST 3-4 FT ABOVE WET WELL.

NOTES:

A. PUMP STATION TO BE DESIGNED FOR H20 LOADING, WITH ASSUMED HIGH WATER TABLE AT ELEVATION AT XXX.XX

B. PRECAST PUMP STATION MATERIAL SHALL BE MANUFACTURED TO ASTM SPECIFICATION C478.

C. GROUT JOINTS WITH 1:3 MORTAR MIX OR USE RAM-NEK JOINT COMPOUND.

D. ALL CONCRETE JOINTS SHALL BE LEANED, WETTED, A MORTARED PRIOR TO SETTING THE NEXT SECTION THE JOINTS SHALL BE PACKED, TROWELLED AND BRUSHED WHILE THE MORTAR IS PLASTIC.

E. XYPEX CONCENTRATE COATING ON INTERIOR CONCRETE SURFACES.

F. JOINT LOCATIONS SHALL BE A MINIMUM OF 1 FOOT FROM ALL PENETRATIONS.

G. ALL PIPE PENETRATIONS SHALL BE WATER TIGHT PIPE TO MANHOLE CONNECTION CONFORMING TO ASTM C-923. A-LOK'S Z-LOK STM OR G-3 CONNECTORS OR APPROVED EQUIVALENT.

LIFT STATION 1
N.T.S.

BUILD ON.
SANDIS.NET

SANDIS

Civil Engineers | Surveyors | Planners
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Oakland, CA 94607
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510.873.8866

Sandis Project Number 622032
Contact Michael Kuykendall
Email mkuykendall@sandis.net
Principal Michael Kuykendall
Designer Nicholas Chandler

Gilbane

Developer
Gilbane Development Company
649 Mission Street
5th Floor
San Francisco, CA
94105 gilbaneco.com

2115 KITTREDGE ST.

BERKELEY, CA 94704

No.	DATE	DESCRIPTION
	8/28/2023	100% DD Set

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CONSTRUCTION DETAILS

C501

File Path/Database Name: //2113 Kittredge/20230223_KITTREDGE
Plot Date: 07 Sep 2023
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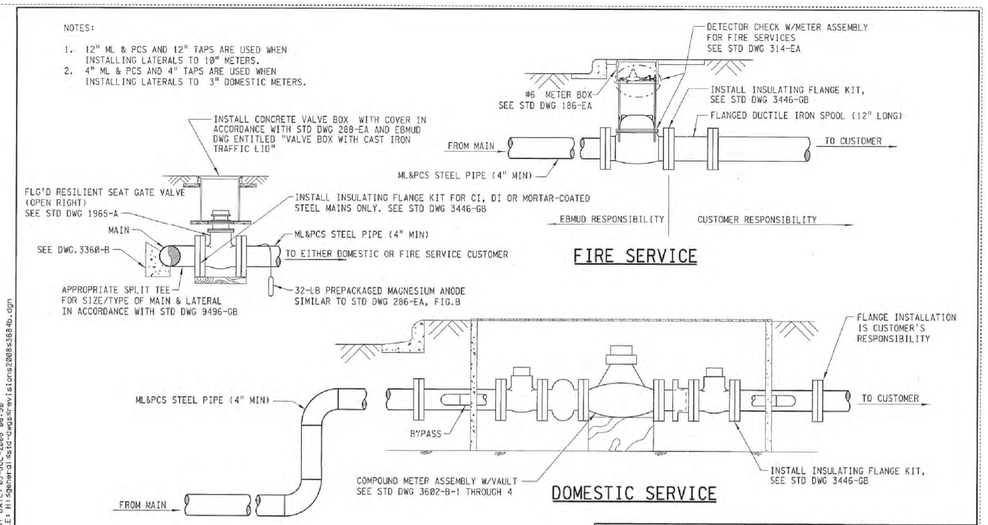
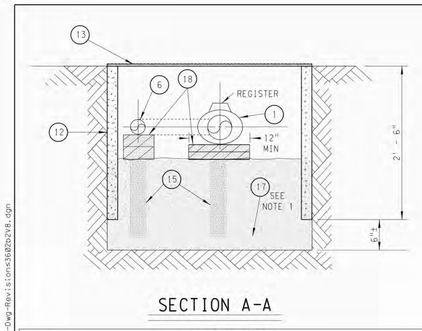
NOTES:

1. 12" ML & PCS AND 12" TAPS ARE USED WHEN INSTALLING LATERALS TO 10" METERS.
2. 4" ML & PCS AND 4" TAPS ARE USED WHEN INSTALLING LATERALS TO 3" DOMESTIC METERS.



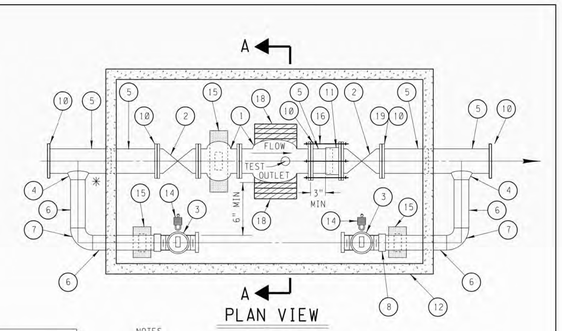
DESIGNED BY	D MCINTIRE	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA	
DESIGN CHECKED BY	R STANTON	STANDARD DRAWING	
DRAWN BY	TOM LEE	MAIN CONNECTION FOR FIRE SERVICES OR 3" AND LARGER DOMESTIC SERVICES	
TRACED			
CHECKED			
1	3GAWINGS REVISED		
NO.	DATE REVISION	BY	
RECOMMENDED: SENIOR CIVIL ENGINEER R.C.E. NO. C 46598		STRUCTURE OR ZONE DESIGNATION: ALL	3684-B
APPROVED: CHIEF OF DESIGN R.C.E. NO. C 29851		SCALE: NONE	
		DATE	

USER: dwoi (odt)
PLOT DATE: 03-JUL-2003 09:58
FILE: N:\Engineering\Standard Drawings\Revisions2003\3684b.dgn



SECTION A-A

ITEM	REQ'D	MATERIAL LIST DESCRIPTION	REMARKS
1	1	COMPOUND METER, 4", PLATE STRAINER, ATTACHED	
2	2	GATE VALVE, 4", 125 LB, FLG'D, NRS, NUT OPERATOR, OPEN RIGHT	
3	2	CURB STOP, 2", 300 PSI WP, NO LEAD BRASS, W/LOCK WING & PLUG	
4	2	WELDOLET, 2" X 4", RUN	
5	4'±	PIPE, 4" DIA, SCH 40, ML&PCS	SEE NOTE 10
6	9'±	PIPE, 2" DIA, SCH 40, TAPE WRAPPED STEEL	
7	2	90° ELBOW, 2", SCH 40, TAPE WRAPPED STEEL	
8	1	INSULATING UNION	
9	–	–	
10	5	SLIP ON FLANGE, 4" AWWA CLASS D, 150 LB DRILLING	SEE NOTE 10
11	1	FLANGED COUPLING ADAPTER, 4", ROCKWELL STYLE 912	SEE NOTE 10
12	1	METER BOX, PANEL VAULT, 5' X 3' X 2.5' DEEP	
13	1	STEEL DIAMOND PATTERN LID OR QUASITE COVER, AS REQ'D	
14	2	DISTRICT SECURITY LOCK (DFAA2)	
15	AS REQD	REDWOOD BLOCK PIPE SUPPORT, SEE ITEM 18	
16	4	TIE RODS	SEE NOTE 10
17	1/4CY D±	1/4± CUBIC YD ROCK FILL FOR DRAINAGE	
18	AS REQD	2" x 4" REDWOOD BLOCKS TAPEWRAPPED	
19	1	INSULATING FLANGE KIT, 4"	



PLAN VIEW

NOTES

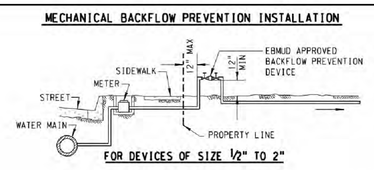
1. MINIMUM 3/4" DRAIN ROCK FILL LEVEL TO BE BOTTOM OF BOX.
2. TAPE WRAP ALL BURIED BARE STEEL AND BYPASS PIPING.
3. METER VAULTS FOR 3" AND 4" COMPOUND METERS TO BE 3'X 5'X 2.5' DEEP.
4. BYPASS VALVES MUST BE ACCESSIBLE AND OPERABLE FROM INSIDE VAULT.
5. NO VEHICLE TRAFFIC ON VAULTS.
6. REMOTE READERS SHALL BE INSTALLED ON METERS.
7. ✳ WHEN POSSIBLE, WELDOLETS TO BYPASS PIPING SHOULD BE POSITIONED INSIDE VAULT.
8. IF THE DEVICE LAYOUT AS SHOWN CANNOT FIT IN THE EXISTING METER BOX, THEN CONTACT THE METER SHOP FOR A REVISED LAYOUT.
9. COAT ALL UNCOATED METALIC SURFACES OF PIPE, FITTINGS, BOLTS AND NUTS WITH PETROLATUM WAX TAPE PER EBMUD STANDARD, SPECIFICATION 09961.1.
10. ITEMS 5,10,11 AND 16 ARE AVAILABLE AS A COMPLETE DISMANTLING JOINT ASSEMBLY.

REVISED JUNE 5, 2020 DJB
REVISED JULY 26, 2005 RES

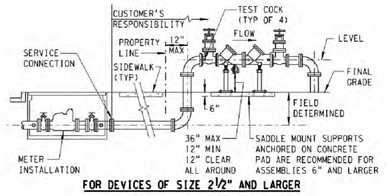
DESIGNED BY	P.A. JOHNSON	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA	
DESIGN CHECKED BY	E.J. CARVILLE	STANDARD DRAWING	
DRAWN BY	W. MCALEER TOM LEE	4" COMPOUND METER SETTING WITH 2" BYPASS	
TRACED		AUTOMATIC METER READING COMPATIBILITY	
CHECKED			
REVISED			
RECOMMENDED SENIOR CIVIL ENGINEER R.C.E. NO. C 36285	P.A.C.	STRUCTURE OR ZONE DESIGNATION: ALL	3602-B-2
APPROVED: CHIEF OF DESIGN R.C.E. NO. C 29851	D.L.P.	SCALE: NONE	
		DATE: 04 DEC 89	

USER: cdonoito
PLOT DATE: 10-JUN-2020 07:55
FILE: D:\Users\cdonoito\Documents\Standard Dwg-Revisions\3602b2v2r8.dgn

MECHANICAL BACKFLOW PREVENTION INSTALLATION



FOR DEVICES OF SIZE ½" TO 2"

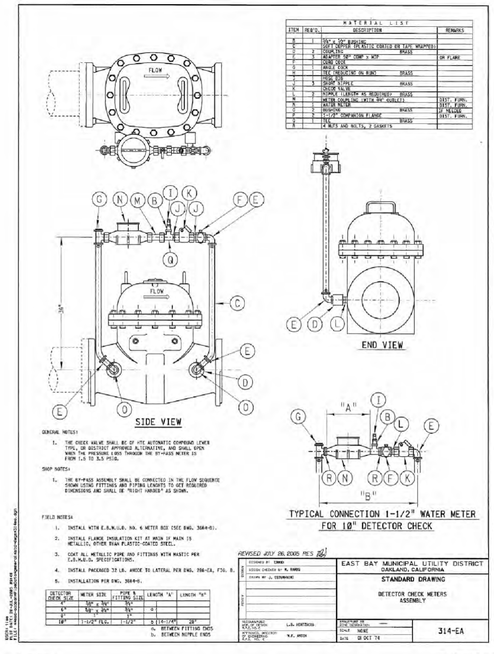


FOR DEVICES OF SIZE 2½" AND LARGER

NOTES:

1. USE ONLY BACKFLOW ASSEMBLIES THAT ARE APPROVED BY THE EBMUD BACKFLOW SECTION.
2. THE SUPPLY SHALL SURFACE AT A DISTANCE OF NO MORE THAT 12 INCHES FROM THE PROPERTY LINE.
3. REDUCED PRESSURE PRINCIPLE (RPs) ASSEMBLIES SHALL BE INSTALLED IN AREAS WITH ADEQUATE DRAINAGE.
4. NO CONNECTIONS WILL BE ALLOWED BETWEEN THE SERVICE CONNECTION (WATER METER) AND THE BACKFLOW ASSEMBLY.
5. HEIGHT OF THE BACKFLOW ASSEMBLY SHALL BE AT LEAST 12" ABOVE GRADE TO THE BOTTOM OF THE ASSEMBLY (A MAXIMUM OF 36" ABOVE GRADE) AND A 12" PERIMETER AROUND THE ASSEMBLY.
6. ALL SERVICES WITH A BACKFLOW ASSEMBLY REQUIRE A PRESSURE RELIEF VALVE (PRV) ON WATER HEATERS.
7. PROTECTION FROM FREEZE DAMAGE OR THEFT MIGHT BE NECESSARY IN EXPOSED AREAS.
8. VAULT INSTALLATION OF DOUBLE-CHECK VALVES (DCV MAY BE USED IN CERTAIN LOCATIONS AND ONLY WITH PRIOR APPROVAL OF THE DISTRICT. SEE STANDARD DRAWINGS 1928-A AND 1930-A.
9. INSTALL DIRECTLY AFTER THE SERVICE CONNECTION AS SHOWN ABOVE. OBTAIN APPROVAL PRIOR TO INSTALLATION IF THERE IS ANY DEVIATION.

DESIGNED BY	EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA	
DESIGN CHECKED BY		STANDARD DRAWING	
DRAWN BY	BK	MECHANICAL BACKFLOW PREVENTION INSTALLATION METHODS FOR WATER SERVICES	
TRACED			
CHECKED			
REVISED			
NO. DATE REVISION BY REC. APP.			
CONNECTION CHECK BY: MECHANICAL ENGINEER R.C.E. NO. 18555		STRUCTURE OR ZONE DESIGNATION: ALL	1931-A-1
RECOMMENDED: SENIOR CIVIL ENGINEER R.C.E. NO. C 46598		SCALE: NONE	
APPROVED: CHIEF OF DESIGN R.C.E. NO. C 29851		DATE: 25 SEP 14	



ITEM	REQ'D.	MATERIAL LIST DESCRIPTION	REMARKS
6	1	BODY, CAST BRONZE	
5	1	CLAPPER, EPDM RUBBER COATED BRASS ARM, STAINLESS STEEL PIVOT PINS	
4	1	GASKETS	
3	1	ADAPTER, 90° SWEEP x MIP	SR FLARE
2	1	BODY PLUG	
1	1	SEAT	
16	1	TEST CONNECTION W/ PLUG	BRASS
15	1	CHAIN, 8"	
14	1	SHACKLE PINS	BRASS
13	1	SHACKLE	
12	1	SHACKLE CLEVIS NO. 5/8 (REQUIRED)	BRASS
11	1	METER COUPLING (WITH SPC GASKET)	125# FLANGE
10	1	METER TAILPIECE	125# FLANGE
9	1	STRAINER	BRASS SR FLANGE
8	1	1-1/2" COMPANION FLANGE	125# FLANGE
7	1	NUT	BRASS
6	4	BOLTS AND NUTS, 7 GASKETS	

GENERAL NOTES:

1. THE CHECK VALVE SHALL BE OF +TE AUTOMATIC COMPOUND LEVER TYPE, OR DISTRICT APPROVED ALTERNATING, AND SHALL OPEN WITH THE PRESSURE LOSS THROUGH THE BY-PASS METER IS NOT TO EXCEED 1.5 PSI.

SHOP NOTES:

1. THE BY-PASS ASSEMBLY SHALL BE CONNECTED TO THE FLOW SENSITIVE CHECK USING FITTINGS AND PIPING LENGTHS TO ARE ESTABLISHED DIMENSIONS AND SHALL BE "RIGHT HANDED" AS SHOWN.

FIELD NOTES:

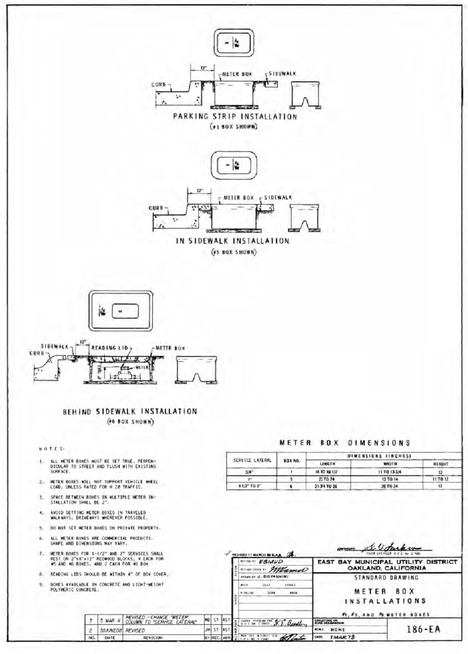
1. INSTALL WITH E.B.M.U.D. NO. 6 METER BOX (SEE DWG. 3684-B).
2. INSTALL FLANGE INSULATION KIT AT MAIN IF METALLIC, OTHER THAN PLASTIC-COATED STEEL.
3. COAT ALL METALLIC PIPE AND FITTINGS WITH MASTIC PER E.B.M.U.D. SPECIFICATIONS.
4. INSTALL PACKAGED 32 LB. ANODE TO LATERAL PER DWG. 286-EA, FIG. B.
5. INSTALLATION PER DWG. 3684-B.

DETECTOR CHECK SIZE	METER SIZE	PIPE & FITTING SIZE	LENGTH "A"	LENGTH "H"
4"	3/4" x 3/4"	3/4"		
6"	1" x 1"	1"	6	
8"	1-1/2" FLG.	1-1/2"	8 1/16 (CAM)	28"

a. BETWEEN FITTING FACES
b. BETWEEN NIPPLE ENDS

REVISED JULY 26, 2005 RES

DESIGNED BY	EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA	
DESIGN CHECKED BY	M. FANG	STANDARD DRAWING	
DRAWN BY	J. CUMMINGS	DETECTOR CHECK METERS ASSEMBLY	
TRACED			
CHECKED			
REVISED			
RECOMMENDED: SENIOR CIVIL ENGINEER R.C.E. NO.	L.A. HOFFMAN	STRUCTURE OR ZONE DESIGNATION: ALL	314-EA
APPROVED: CHIEF OF DESIGN R.C.E. NO.	W.K. ARCH	SCALE: NONE	
		DATE: 18 OCT 74	



NOTES:

1. ALL METER BOXES MUST BE SET TRUE, PERPENDICULAR TO STREET AND FLUSH WITH EXISTING SURFACE.
2. METER BOXES WILL NOT SUPPORT VEHICLE WHEEL LOAD, UNLESS RATED FOR H-20 TRAFFIC.
3. SPACE BETWEEN BOXES ON MULTIPLE METER INSTALLATION SHALL BE 2".
4. AVOID SETTING METER BOXES IN TRAVELED WALKWAYS, DRIVEWAYS WHENEVER POSSIBLE.
5. DO NOT SET METER BOXES ON PRIVATE PROPERTY.
6. ALL METER BOXES ARE COMMERCIAL PRODUCTS. SHAPE, AND DIMENSIONS MAY VARY.
7. METER BOXES FOR 5/8"x3/4" AND 1" SERVICES SHALL REST ON 2"x4"x12" REDWOOD BLOCKS, A CINCH FOR #1 AND #2 BOXES, AND 2 EACH FOR #3 BOX.
8. READING LIDS SHOULD BE WITHIN 4" OF BOX COVER.
9. BOXES AVAILABLE IN CONCRETE AND LIGHTWEIGHT POLYMERIC CONCRETE.

METER BOX DIMENSIONS

SERVICE LATERAL	BOX NO.	DIMENSIONS +INCHES LENGTH	WIDTH	WEIGHT
3/4"	1	14 1/2 to 12	11 1/2 to 9 3/4	12
1"	3	21 1/2 to 24	13 1/2 to 14	11 1/2 to 12
1 1/2" TO 2"	4	31 3/4 TO 36	18 TO 24	13

DESIGNED BY	EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA	
DESIGN CHECKED BY		STANDARD DRAWING	
DRAWN BY		METER BOX INSTALLATIONS	
TRACED			
CHECKED			
1 MAR 13	REVISED - CHANGE METER VOLUME TO "SERVICE LATERAL"	MC ST DCT	
2 SOURCE REVISED		JW ST DCT	
NO. DATE REVISION		BY REC APP	
RECOMMENDED: SENIOR CIVIL ENGINEER R.C.E. NO.		STRUCTURE OR ZONE DESIGNATION: ALL	186-EA
APPROVED: CHIEF OF DESIGN R.C.E. NO.		SCALE: NONE	
		DATE: 7MAR13	

SANDIS
BUILD ON.
SANDIS.NET

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636 9th Street
Oakland, CA 94607
sandis.net
510.873.8866

Sandis Project Number	622032
Contact	Michael Kuykendall
Email	mkuykendall@sandis.net
Principal	Michael Kuykendall
Designer	Nicholas Chandler

Gilbane

Developer
Gilbane Development Company
649 Mission Street
5th Floor
San Francisco, CA
94105 gilbaneco.com

2115 KITTREDGE ST.
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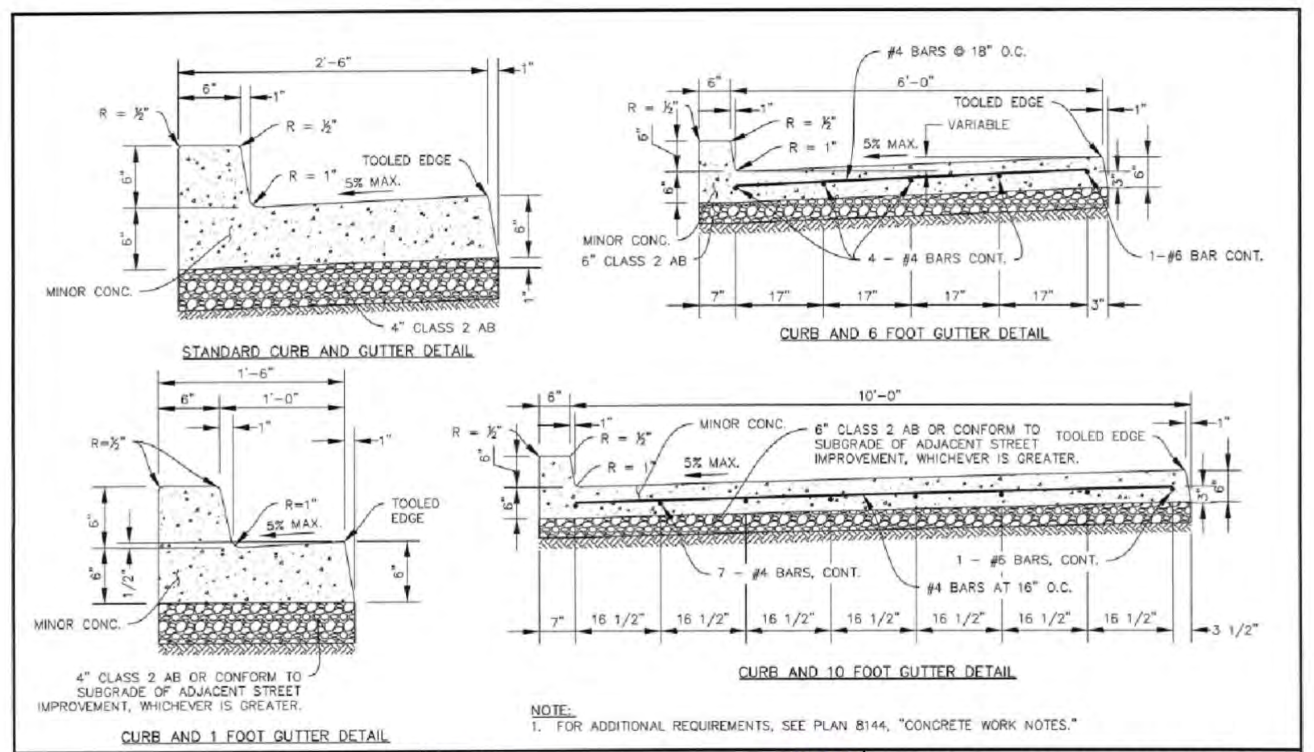
CONSTRUCTION DETAILS

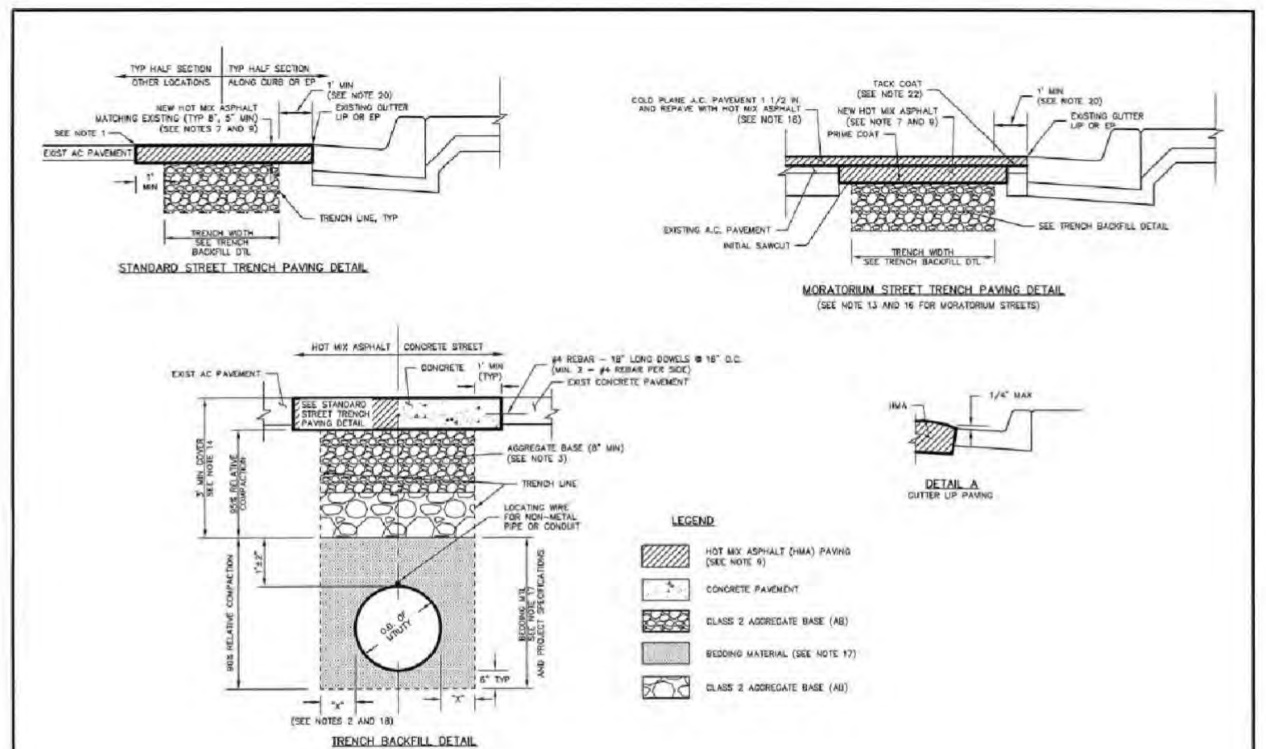
C502



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

STANDARD DETAIL
CURB AND GUTTER

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



STANDARD DETAIL
TRENCH EXCAVATION AND SURFACE RESTORATION

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

NOTES:

1. TRENCH EXCAVATION IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF BERKELEY GENERAL REGULATIONS FOR TRENCH EXCAVATION AND SURFACE RESTORATION IN THE PUBLIC RIGHT OF WAY. CUT THROUGH THE FULL DEPTH OF EXISTING SURFACING TO A NEAT STRAIGHT LINE AT LEAST 1.0 FOOT OUTSIDE THE TRENCH LINE. RECUT PAVEMENT EDGES DAMAGED DURING CONSTRUCTION TO NEAT LINES PRIOR TO PAVING. APPLY PAINT BINDER (TACK COAT) TO ALL VERTICAL SURFACES IN ACCORDANCE WITH THE LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.
2. MINIMUM WIDTH OF TRENCH SHALL BE IN ACCORDANCE WITH THE DIMENSION SHOWN ON THE TRENCH BACKFILL DETAIL. DIMENSIONS "X" IS SHOWN BELOW FOR THE UTILITY "O.D."

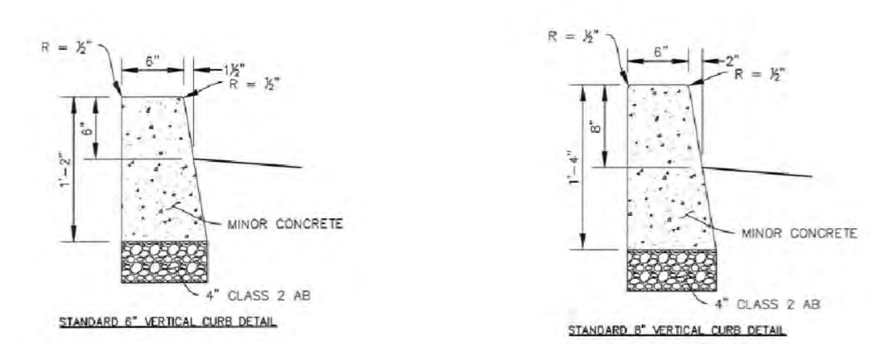
UTILITY O.D.	"X" MIN
UNDER 1.0'	0.5'
1.0' TO 4.5'	1.0'
OVER 4.5'	2.0'

3. CLASS 2 AGGREGATE BASE (AB) SHALL BE INSTALLED IMMEDIATELY BELOW THE PAVEMENT SECTION TO BE REPLACED. THE AB QUALITY, GRADATION AND THE METHOD OF INSTALLATION SHALL BE IN CONFORMANCE WITH SECTION 26 OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION. THE DEPTH OF THE AB SHALL BE IN ACCORDANCE WITH THE TRENCH BACKFILL DETAIL. 95% RELATIVE COMPACTION IS REQUIRED.
4. RELATIVE COMPACTION SHALL BE DETERMINED BY CALIFORNIA TEST NUMBER 231 (NUCLEAR GAUGE) OR APPROVED EQUAL. PERMITTEE SHALL ARRANGE AND PAY FOR THE TEST FOR RELATIVE COMPACTION WHEN ORDERED BY THE ENGINEER. THE TEST SHALL BE PERFORMED BY A QUALIFIED MATERIAL TESTING LABORATORY AND TEST RESULTS BE SUBMITTED TO ENGINEERING FORTY-EIGHT (48) HOURS IN ADVANCE OF PERMANENT PAVING OPERATION.
5. PERMITTEE SHALL PLACE TEMPORARY BITUMINOUS RESURFACING TWO (2) INCHES IN THICKNESS OVER THE COMPACTED BACKFILL AREAS. GREATER THICKNESS MAY BE REQUIRED FOR MAJOR INTERSECTIONS AND OTHER CRITICAL AREAS BY THE ENGINEER AS NECESSARY. STEEL PLATES MAY BE USED AS AN ALTERNATIVE IF APPROVED BY ENGINEER.
6. TEMPORARY BITUMINOUS RESURFACING (CUT-BACK) SHALL BE MECHANICALLY COMPACTED IN PLACE TO A UNIFORM, EVEN SURFACE AND SHALL BE TRUE TO STREET GRADE AND CROSS SECTION. THE PERMITTEE SHALL REGULARLY INSPECT AND MAINTAIN THE TEMPORARY BITUMINOUS RESURFACING UNTIL THE EXCAVATION IS PERMANENTLY PAVED. THE SURFACING SHALL NOT VARY TO MORE THEN 1/2" FROM THE EDGE OF A 10 FOOT STRAIGHT EDGE. UPON NOTIFICATION, THE PERMITTEE SHALL CORRECT THE SURFACE DEFICIENCY WITHIN 48 HOURS. LOOSE ROCKS AND OTHER DEBRIS GENERATED FROM TEMPORARY RESURFACING OPERATIONS SHALL BE IMMEDIATELY REMOVED FROM THE WORKSITE.
7. TEMPORARY BITUMINOUS RESURFACING SHALL BE REMOVED BEFORE PLACEMENT OF FINAL PAVING. FINAL PAVING SHALL BE MINIMUM FIVE (5) INCHES THICK OR SAME AS THE EXISTING PAVEMENT, WHICHEVER IS GREATER. THE PAVEMENT SHALL BE PLACED ON UNDISTURBED PREVIOUSLY COMPACTED BACKFILL AREAS.
8. PAVEMENT OUTSIDE OF THE FINAL CUT LINE DAMAGED BY THE PERMITTEE'S OPERATIONS SHALL BE REMOVED BY SAW-CUTTING IN LINES PERPENDICULAR OR PARALLEL TO THE ORIGINAL TRENCH LINES. NO DIAGONAL CUTS WILL BE PERMITTED.
9. HOT MIX ASPHALT (HMA) SHALL BE TYPE A IN CONFORMANCE WITH SECTION 39 OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS, UNLESS OTHER WISE SPECIFIED IN THE ENCROACHMENT PERMIT CONDITIONS OR AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT. HMA SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
10. THE TOP 1 1/2" OF HMA SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 1/2" UNLESS OTHERWISE SPECIFIED. THE HMA BENEATH THE TOP LAYER SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 3/4".
11. UPON COMPLETION OF PAVING OPERATIONS THE PERMITTEE SHALL IMMEDIATELY REPLACE ALL PAVEMENT MARKING AND TRAFFIC STRIPING DAMAGED OR REMOVED BY HIS OPERATIONS. PAVEMENT MARKINGS AND TRAFFIC STRIPINGS SHALL BE REPLACED IN KIND OR WITH SUBSTITUTE MATERIAL APPROVED BY THE ENGINEER.
12. WHEN ANY PORTION OF THE CURB AT A LEGAL PEDESTRIAN CROSSWALK OR ANY PORTION OF THE SIDEWALK IN IMMEDIATE CONTACT WITH SUCH CURB IS REMOVED BY THE PERMITTEE OPERATIONS, THE PERMITTEE SHALL CONSTRUCT, AS PART OF HIS REPLACEMENT OPERATIONS, A CURB RAMP AS SHOWN IN CITY OF BERKELEY STANDARD DETAIL NO. 6780.
13. EXCAVATION ON STREETS RECONSTRUCTED OR RESURFACED WITHIN THE LAST 5 YEARS WILL NOT BE PERMITTED EXCEPT FOR CONDITIONS ENUMERATED IN THE CITY OF BERKELEY GENERAL REGULATIONS AND FOR TRENCH EXCAVATION AND SURFACE RESTORATION IN THE PUBLIC RIGHT OF WAY.
14. MINIMUM COVER OVER UTILITIES IS GOVERNED BY THE CALIFORNIA PUBLIC UTILITIES COMMISSION. UTILITY OWNERS SHALL CONSIDER PLACING THEIR UTILITY LINE AT A GREATER DEPTH TO AVOID FUTURE RELOCATION DUE TO STREET/ROAD RECONSTRUCTION. THE INCREASED DEPTH SHOULD INCLUDE SUFFICIENT CLEARANCE BETWEEN THE UTILITY AND PAVEMENT STRUCTURAL SECTION UPGRADE TO PREVENT DAMAGE BY CONSTRUCTION EQUIPMENT. THE PUBLIC WORKS DEPARTMENT RECOMMENDS A MINIMUM OF 36 INCHES OF COVER BELOW THE PAVEMENT SURFACE IN ROADWAYS AND 24 INCHES BELOW FINISH GRADE IN SIDEWALKS AND OTHER PUBLIC RIGHT OF WAY.
15. RESTORATION OF THE TRENCH EXCAVATION ON CALTRANS RIGHT OF WAY (SAN PABLO AVE., ASHBY AVE., AND TUNNEL RD.) SHALL BE IN ACCORDANCE WITH CALTRANS ENCROACHMENT PERMIT.
16. RESTORE PAVEMENT AS FOLLOWS: FOR TRENCHES PARALLEL WITH THE CENTERLINE OF THE STREET, COLD PLANE AND REPAVE THE LANE IN WHICH THE TRENCH LIES. FOR TRANSVERSE TRENCHES, COLD PLANE AND REPAVE 1/2 LANE WIDTH ON EACH SIDE OF THE TRENCH. FOR BELL HOLES, COLD GRIND AND PAVE 1 LANE WIDTH ON EACH SIDE OF THE EXCAVATION. PRIOR TO COLD PLANING, THE TRENCH SHALL BE PAVED IN 3 INCH MAXIMUM LIFTS TO THE ORIGINAL SURFACE GRADES OR TO WITHIN 1 1/2 INCHES OF THE EXISTING SURFACE. IF THE CONTRACTOR ELECTS TO PAVE WITHIN 1 1/2 INCHES OF THE EXISTING SURFACE, THE REMAINING 1 1/2 INCHES MUST BE PAVED WITH CUT BACK ASPHALT UNTIL THE SURFACE IS PLANED. FINAL PAVING SHALL COMMENCE WITHIN 3 DAYS AFTER COLD GRINDING. ALL LOOSE MATERIAL SHALL BE REMOVED FROM THE AREA TO BE REPAVED PRIOR TO REPAVING.
17. BEDDING MATERIAL SHALL BE CLASS 2 AB OR CRUSHED ROCK PER 2015 GREENBOOK, TABLE 200-1.2.1(A), 3/4" SIEVE SIZE. ALTERNATIVE MATERIALS SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT. IN NO CASE SHALL "PEA" GRAVEL BE ALLOWED. A MAXIMUM OF 6 INCHES OF SAND MAY BE USED AS A BEDDING MATERIAL FOR COMMUNICATION, GAS AND ELECTRIC CONDUITS ONLY.
18. FOR GAS, ELECTRIC AND COMMUNICATION CONDUITS WITH AN OUTSIDE DIAMETER EQUAL TO OR LESS THAN 4 INCHES, THE TRENCH WIDTH MAY BE REDUCED TO NO LESS THAN 12 INCHES.
19. UNSUITABLE NATIVE MATERIAL SHALL BE EXCAVATED BELOW THE LIMIT OF EXCAVATION AND REPLACED WITH SUITABLE BACKFILL MATERIAL WHEN DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
20. WHERE THE TRENCH PARALLELS CURB AND THE NEAREST TRENCH LINE IS LESS THAN 3 FEET FROM THE GUTTER LIP, ALL EXISTING HMA SHALL BE REPLACED TO THE GUTTER LIP.
21. SLURRY CEMENT BACKFILL SHALL COMPLY WITH SECTION 19-3.02E OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS.
22. APPLY PAINT BINDER (TACK COAT) TO ALL EXISTING AC AND CONCRETE SURFACES IN ACCORDANCE WITH THE LATEST EDITION OF CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS.

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

STANDARD DETAIL
TRENCH EXCAVATION AND SURFACE RESTORATION

SUBMITTED: Don Zrby	DATE: 7/6/16	DESIGN: HEI / DRAWN: HEI / CHECK:	DATE: 06/2016 / SCALE: / BOOK:
SUPERVISING CIVIL ENGINEER	R.C.E. 64582	PLAN: 8136 / FILE: 20-B-155 / SHEET: 2 OF 2	
APPROVED:	DATE: 7/6/16		
MANAGER OF ENGINEERING	R.C.E. 66014		



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

STANDARD DETAIL
VERTICAL CONCRETE CURB

SUBMITTED: Don Zrby	DATE: 2/27/17	CITY OF BERKELEY	
SUPERVISING CIVIL ENGINEER	R.C.E. 64582	DEPARTMENT OF PUBLIC WORKS	
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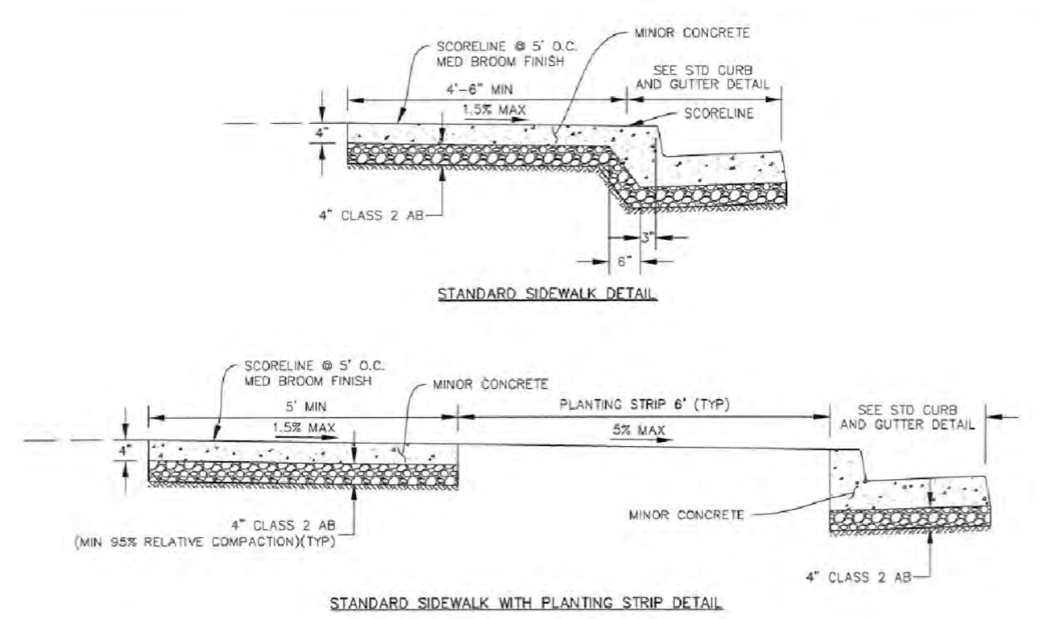

NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

STANDARD DETAIL
SIDEWALK

SUBMITTED: Don Zrby	DATE: 2/27/17	CITY OF BERKELEY	
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2115 KITTREDGE ST.
BERKELEY, CA 94704

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CONSTRUCTION DETAILS

C503

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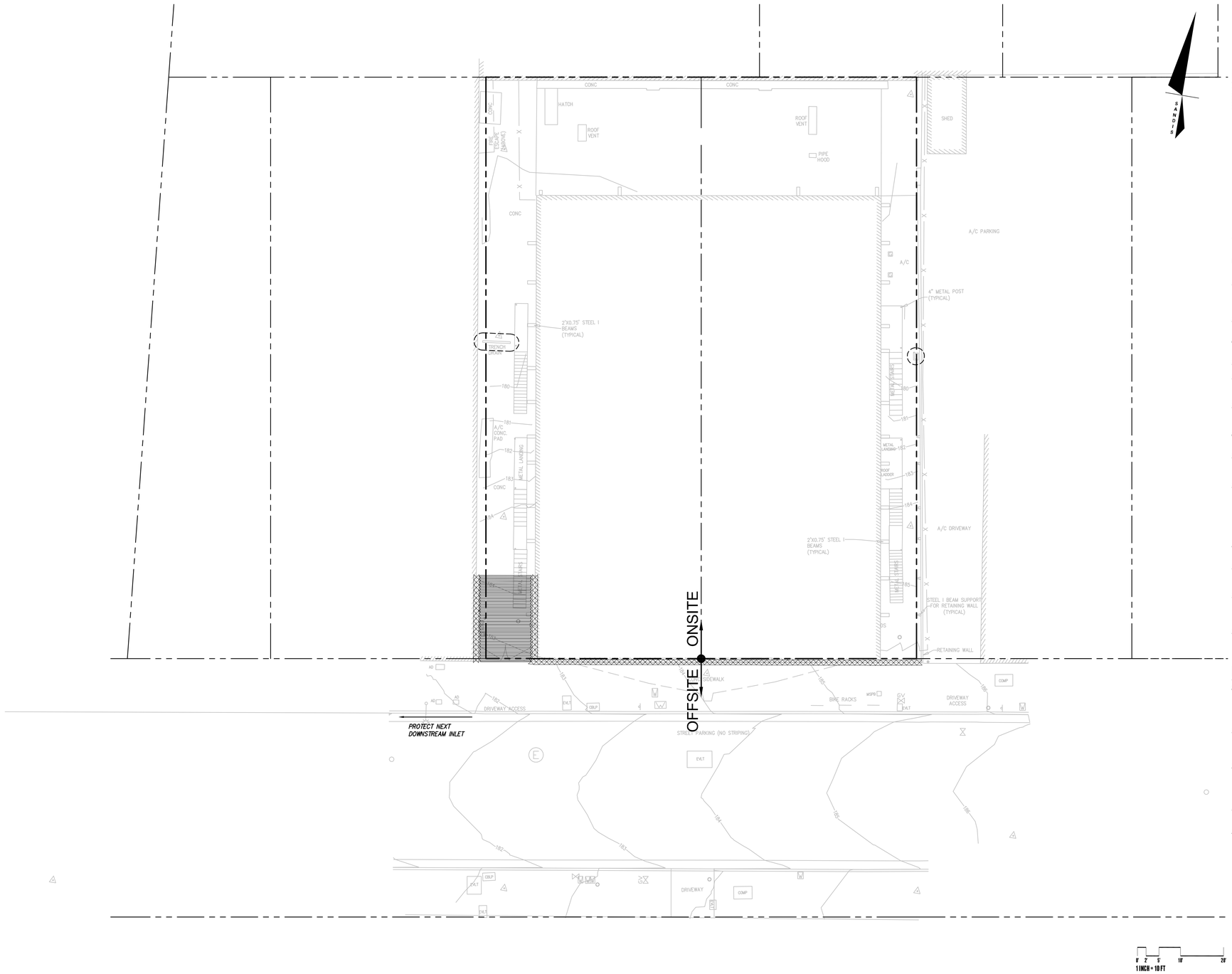

LEGEND

STABILIZED EXIT 4

FIBER ROLL 3

INLET PROTECTION 1 2

WATER POLLUTION CONTROL NOTES:

A. THIS PLAN IS FOR STORMWATER POLLUTION CONTROL DURING CONSTRUCTION IF NO SWPPP IS REQUIRED. IF A SWPPP FOR THE PROJECT HAS BEEN ISSUED THE PROJECT SWPPP OVERRIDES ANYTHING SHOWN ON THIS PLAN.

B. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.

C. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.

D. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.

E. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.

F. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.

G. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.

H. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.

I. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.

J. STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONTRACTOR. COORDINATE WITH SITE QSP.

K. ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE. ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.

L. STREET SWEEPING SHALL BE CHECKED DAILY TO ENSURE DEPOSITED SEDIMENT AND DEBRIS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE REGENERATIVE VACUUM STREET CLEANER TO MITIGATE AIR AND WATER POLLUTION.

M. RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.

PROJECT SITE MAINTENANCE

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.

2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.

3. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.

4. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.

5. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.

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Sandis Project Number 622032

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WATER POLLUTION CONTROL DRAWING

C600

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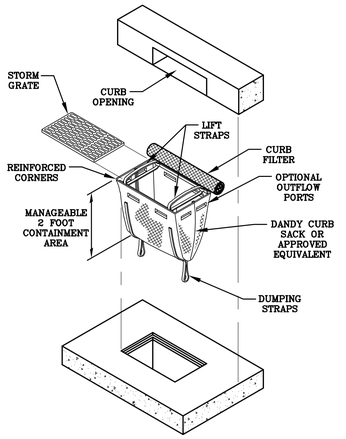


NOTES:

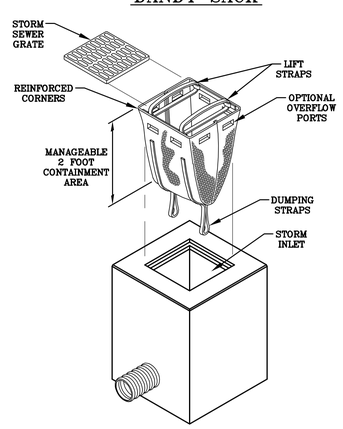
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

DETAIL 1

CURB INLET SEDIMENT SACK

© DANDY CURB SACK

DANDY SACK™



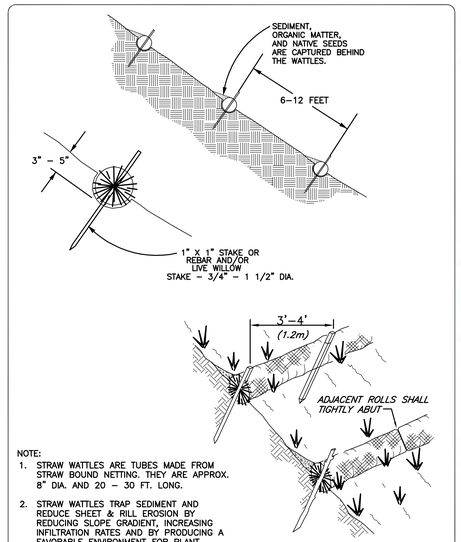
NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY– PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

DETAIL 2

DROP INLET SEDIMENT BARRIER

© DANDY CURB SACK



NOTE:

1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

DETAIL 3

STRAW WATTLES

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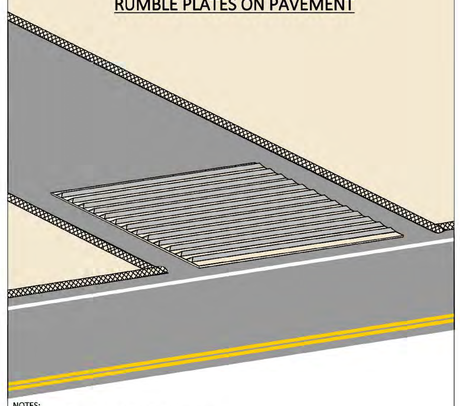
RUMBLE PLATES ON PAVEMENT



NOTES:

1. USE CORRUGATED STEEL PLATES ON PAVEMENT TO PROVIDE A STABILIZED ENTRANCE AND EXIT FOR VEHICLES.
2. CLEAN PLATES REGULARLY TO MAINTAIN EFFECTIVENESS.
3. MAINTAIN DUST CONTROL AND IMPLEMENT STREET SWEEPING AND VACUUMING AS NEEDED.

DETAIL 4

RUMBLE PLATES ON PAVEMENT

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Designer Nicholas Chandler

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WATER POLLUTION CONTROL DETAILS

C601

Bay-Friendly Basics Landscape Checklist

This Bay-Friendly Basics Checklist is for all new construction and renovation of landscapes that are 2,500 square feet of irrigated area or greater and require a permit. The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is considered a minimum set of practices to improve the environmental performance of the landscape. Projects are recommended to to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, check "N/A" and make a note of why the measure does not apply to the project (attach additional sheets if necessary). For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit: www.BayFriendly.org

Project: 2115 Kittredge Street
Address: Berkeley, CA **Date:** 9/23/22

Earthwork & Soil Health

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**1. Mulch** **Requirement** All soil on site is protected with a minimum of 3 inches of mulch after construction. **Recomendation** Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; *Bay-Friendly Guide to Mulch*, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable).	See L2.00 for SF of planting areas and CY of mulch. Remaining information to be submitted during construction.
☑	☐	☐	**2. Amend the Soil with Compost Before Planting** **Requirement** Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • Submit+H35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette,* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	Soil analysis to be submitted with building permit application.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**5. Do Not Plant Invasive Plant Species** **Requirement** None of the plant species listed by CAL-IPC's Don't Plant a Pest as invasive in the San-Francisco, Bay Area are included in the planting plan. **Definition** An invasive speices is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likeley to cause economic or environmental harm or harm to human health. Federal Executive Order 1311. **Reference** Bay-Friendly Landscape Guielines, Practice 2.1d; Don't Plant A Pestbrochures for trees and plants available at www.cal-ipc.org; www.cal-ipc.org/ip/inventory/weedlist.php.	• Compare the complete list of plants in the plant palette to the Cal-IPC list of plants that are invasive to the San Francisco Bay-Area. • Submit the complete plant palette. • Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species.	Signed statement to be provided upon completion of construction.
☑	☐	☐	**6. Grow drought tolerant CA native, Mediterranean or climate adapted plants** **Requirement** A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a published plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately. **Recommendation** California native or Mediterranean species are strongly recommended. **Reference** *Bay-Friendly Landscape Guidelines* Practice 4.2; www.owue.water.ca.gov/docs/wucols00.pdf.	• Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (download a Bay-Friendly plant legend template to facilitate this process at www.BayFriendly.org). • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Bay Friendly plant legend is included in drawing set. Signed statement to be provided upon completion of construction.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☐	☐	☑	**7. Minimize the lawn** **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere.*	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	No turf included in project.

Irrigation

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting)** that Includes a Moisture &/or Rain Sensor Shutoff **Requirement** Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.	See sheet L3.04 Signed statement to be provided upon completion of construction.
☑	☐	☐	**9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide** **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	See sheet L3.04 Signed statement to be provided upon completion of construction.

Bay-Friendly Basics: Bay-Friendly Basics represents the 9 required practices in the Bay-Friendly Landscape Scorecard. Landscapes that achieve the Bay-Friendly Basics will achieve significant environmental benefits for the project and community as well as taking the first step toward becoming a Bay-Friendly Rated Landscape. If a project is interested in seeking to qualify as a Bay-Friendly Rated Landscape, it must also earn a minimum of 60 points on the Bay-Friendly Landscape Scorecard and be evaluated by a qualified Bay-Friendly Rater. Please visit www.BayFriendlyCoalition.org to learn more about taking this next step in sustainability. The Bay-Friendly Basics is not a substitute for exercising sound judgment in particular circumstances. Rather, the Bay-Friendly Basics is designed to help local governments raise the minimum environmental requirements for landscape projects that require a permit.

This checklist works well with the Small Commercial Green Building Checklist available at www.stopwaste.org/smallcommercial.

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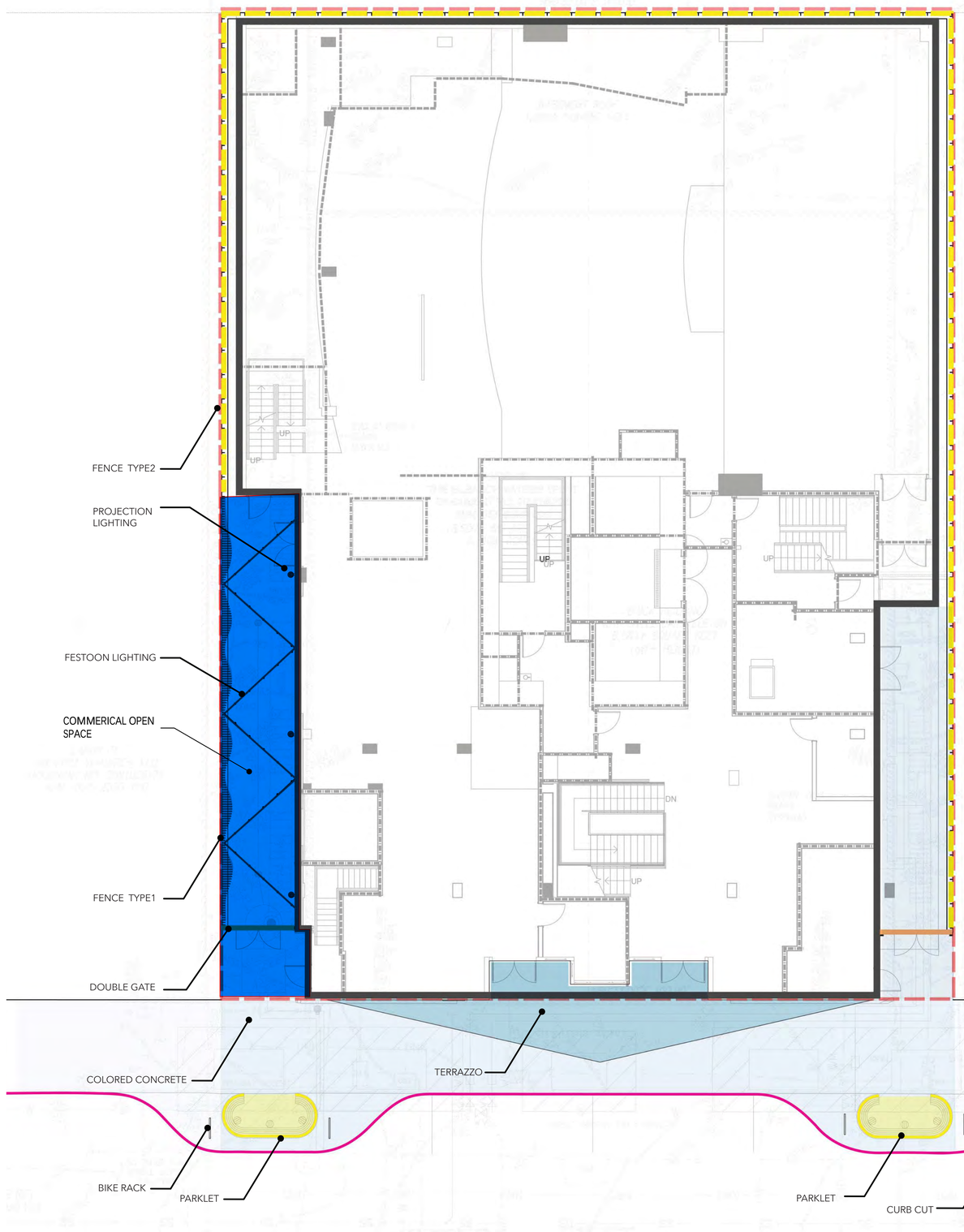
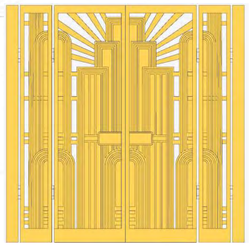
CAL GREEN CHECKLIST

L100



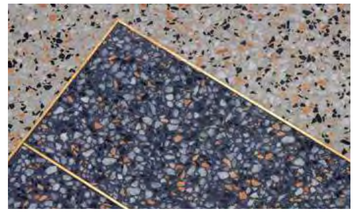


DOUBLE HEIGHT
BACKLIT STEEL GATE

FESTOON LIGHTING

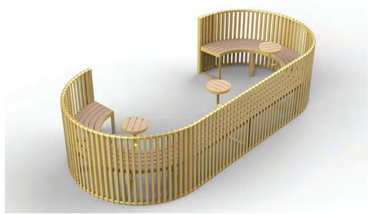
PROJECTION LIGHTING

TERRAZZO



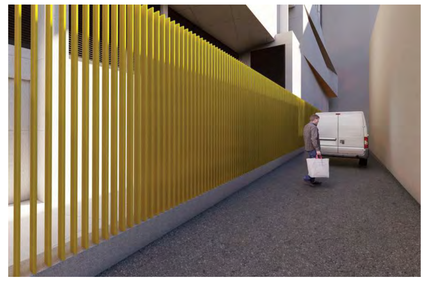
TERRAZZO BRASS JOINT

COLORED CONCRETE WITH
DECORATIVE SCORING AND
SILICA CARBIDE



TEMPORARY PARKLET WITH WOOD SEATING

FENCE TYPE 1
FEATURE METAL FENCE " THE CURTAIN"



FENCE TYPE 2
STANDARD METAL FENCE

NOTES:

MAX.1.5% CROSS SLOPE AT ALL PAVED AREAS.

COMMERCIAL OPEN SPACE: 712 SQUARE FEET

N

SCALE 1/8"=1'-0"

0 4 8 12

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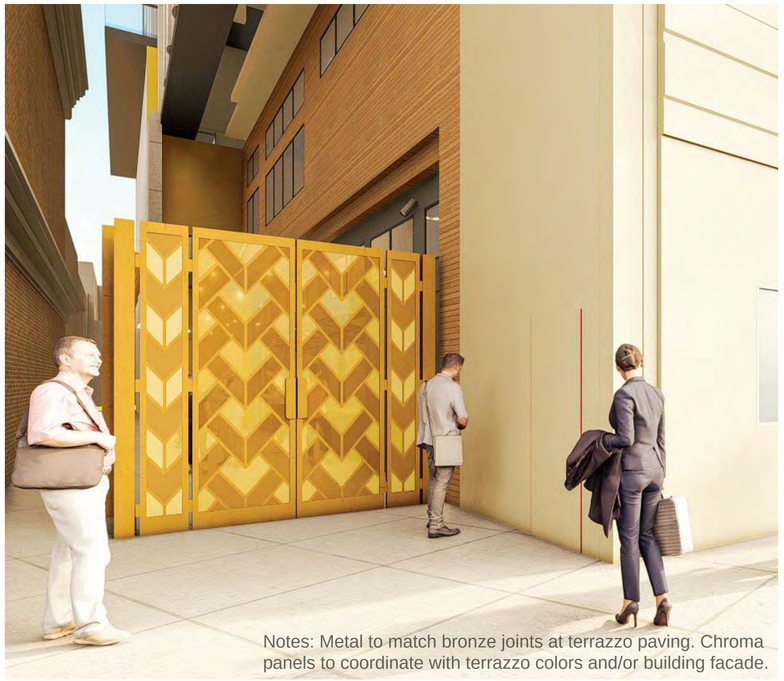
GROUND FLOOR PLANS

L101



Notes: Metal to match bronze joints at terrazzo paving. Chroma panels to coordinate with terrazzo colors and/or building facade.

GATE ALTERNATIVE DESIGN
METAL FRAME + COLOR PRINT CHROMA

Notes: Metal to match bronze color of terrazzo joints.

GATE ALTERNATIVE DESIGN
METAL FRAME +LASER CUT METAL SHEET

Notes: Metal to match bronze color of terrazzo joints.

PARKLET ALTERNATIVE DESIGN
METAL TUBE FRAME + METAL DECORATIVE PANEL

Notes: Metal to match bronze color of terrazzo joints.

PARKLET ALTERNATIVE DESIGN
METAL FRAME + WOOD

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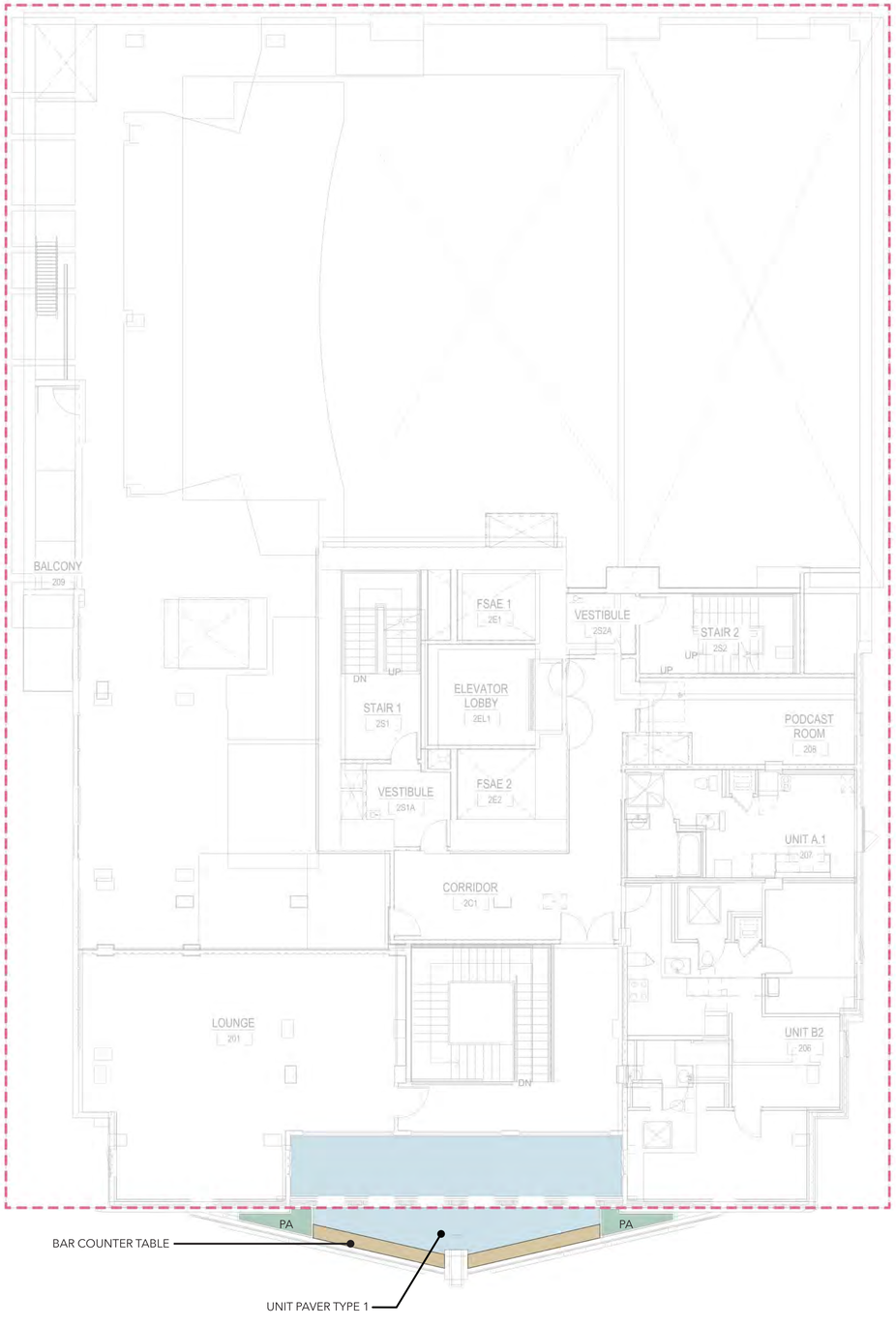
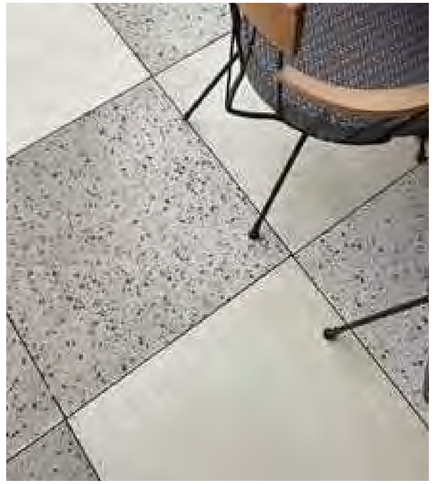
FEATURE ALTERNATIVE DESIGN OPTIONS

L101.1



TERRAZZO BAR TABLE



UNIT PAVER

OPEN SPACE: 360 SQUARE FEET
PLANTING AREA: 28 SQUARE FEET

N

SCALE 1/8"=1'-0"

0 4 8 12

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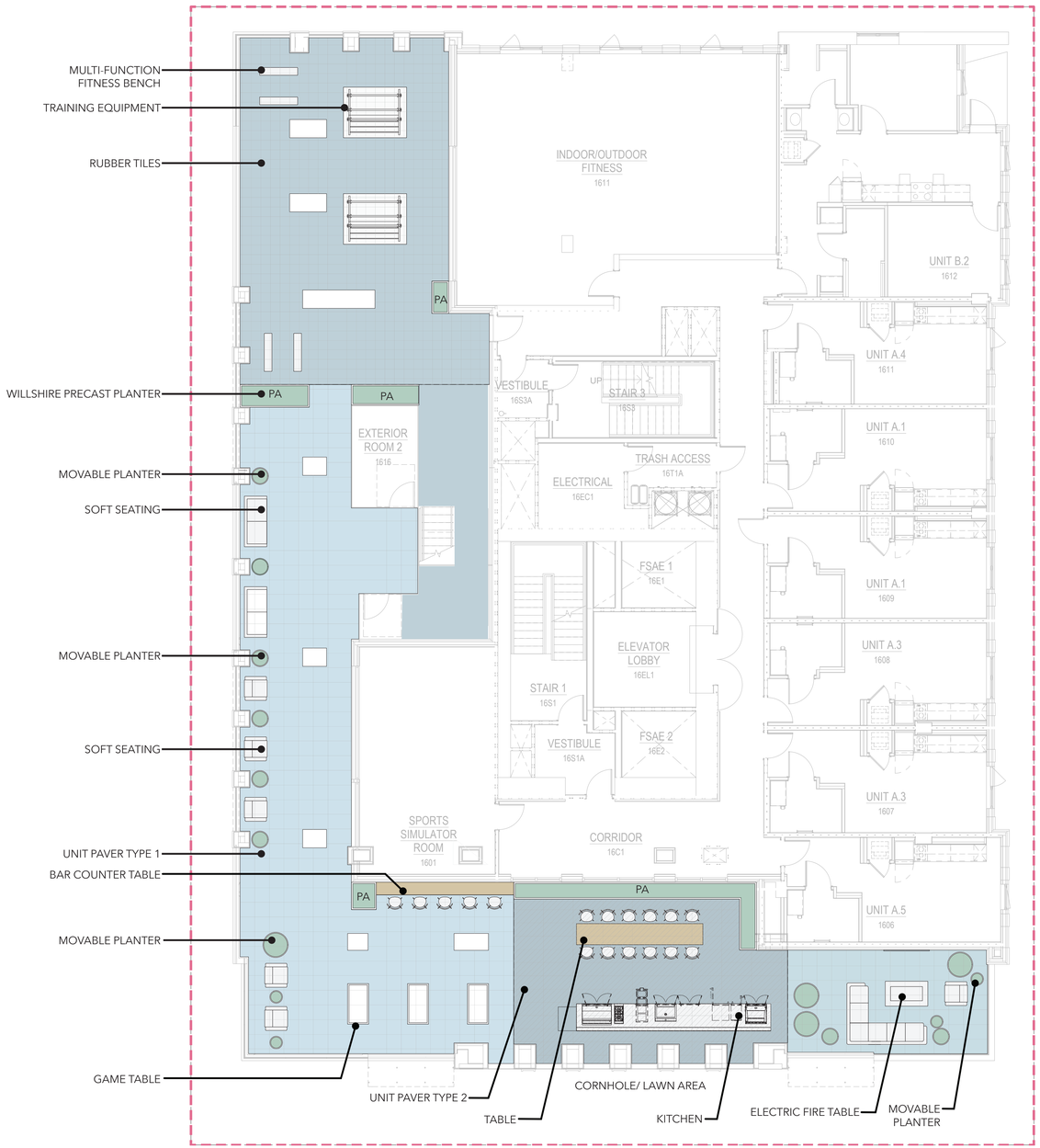
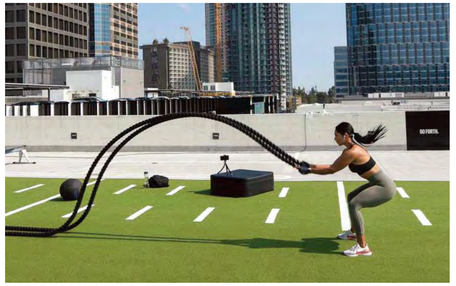
2ND FLOOR PLANS

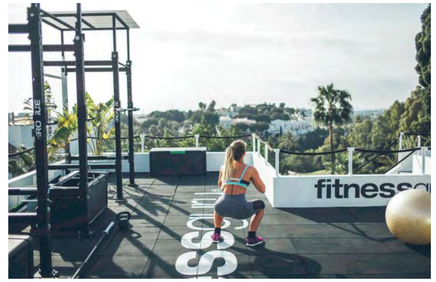
L102



OPEN SPACE: 3 568 SQUARE FEET
PLANTING AREA: 163 SQUARE FEET



HIIT

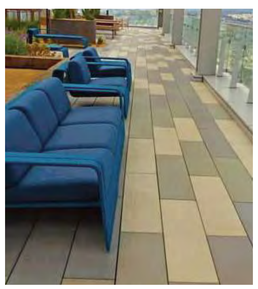


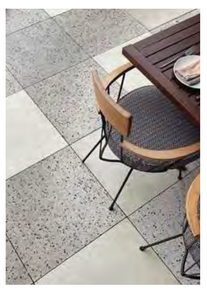
CROSSFIT

FOOS BALL

KITCHEN ISLAND

FIRE PIT





UNIT PAVER

CORNHOLE

N

SCALE 1/8"=1'-0"

0 4 8 12

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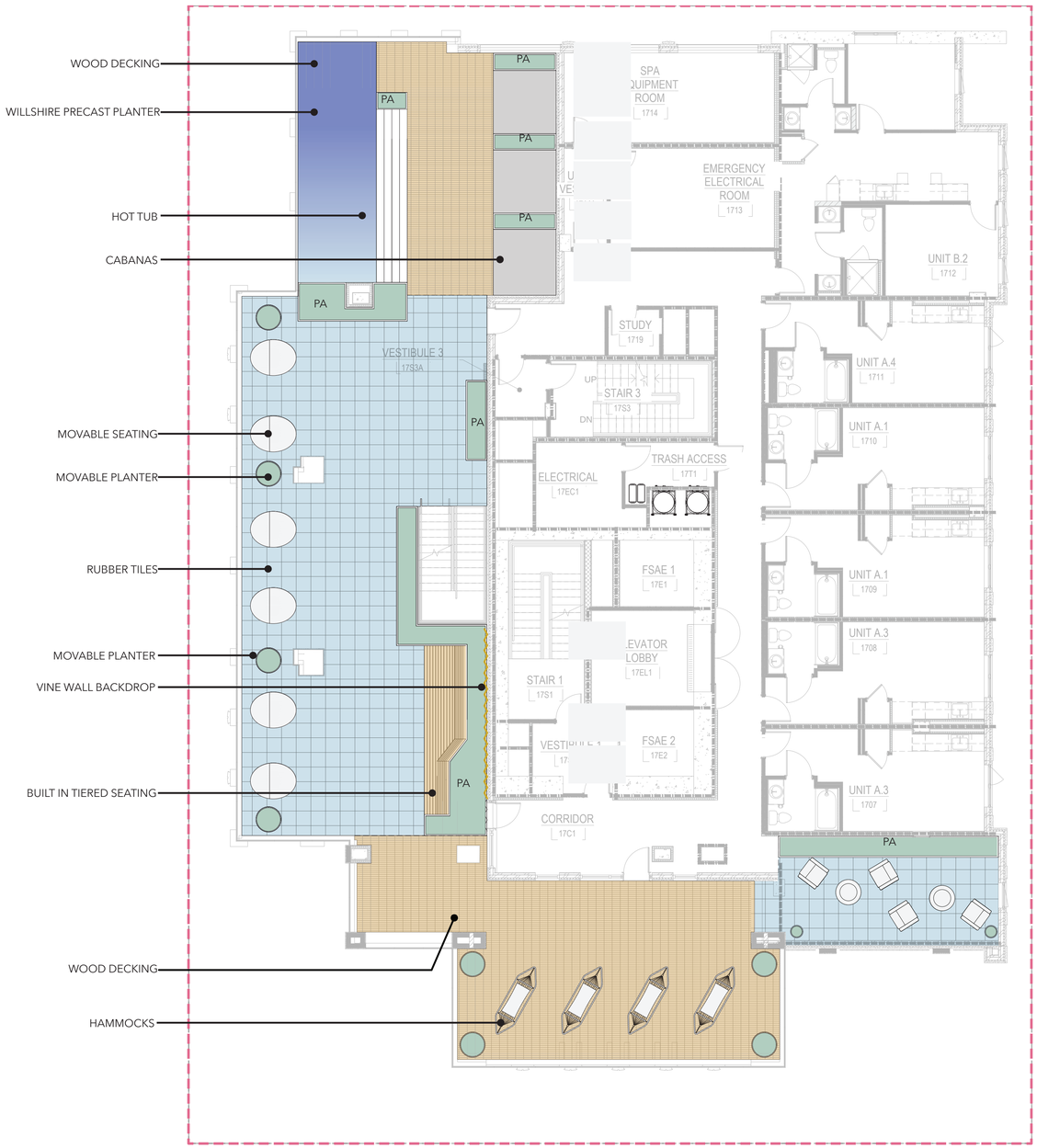
16 TH FLOOR PLANS

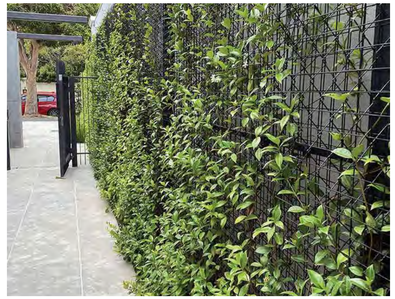
L103



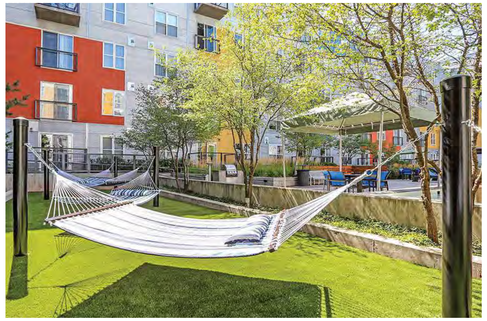
OPEN SPACE: 3437 SQUARE FEET
PLANTING AREA: 441 SQUARE FEET

POOL WITH VIEW

SHADED LOUNGE AREAS



VINE WALL



HAMMOCKS

MOVEABLE SEATING

BUILT IN TIERED SEATING

WOOD DECK ON PEDESTAL

N

SCALE 1/8"=1'-0"

0 4 8 12

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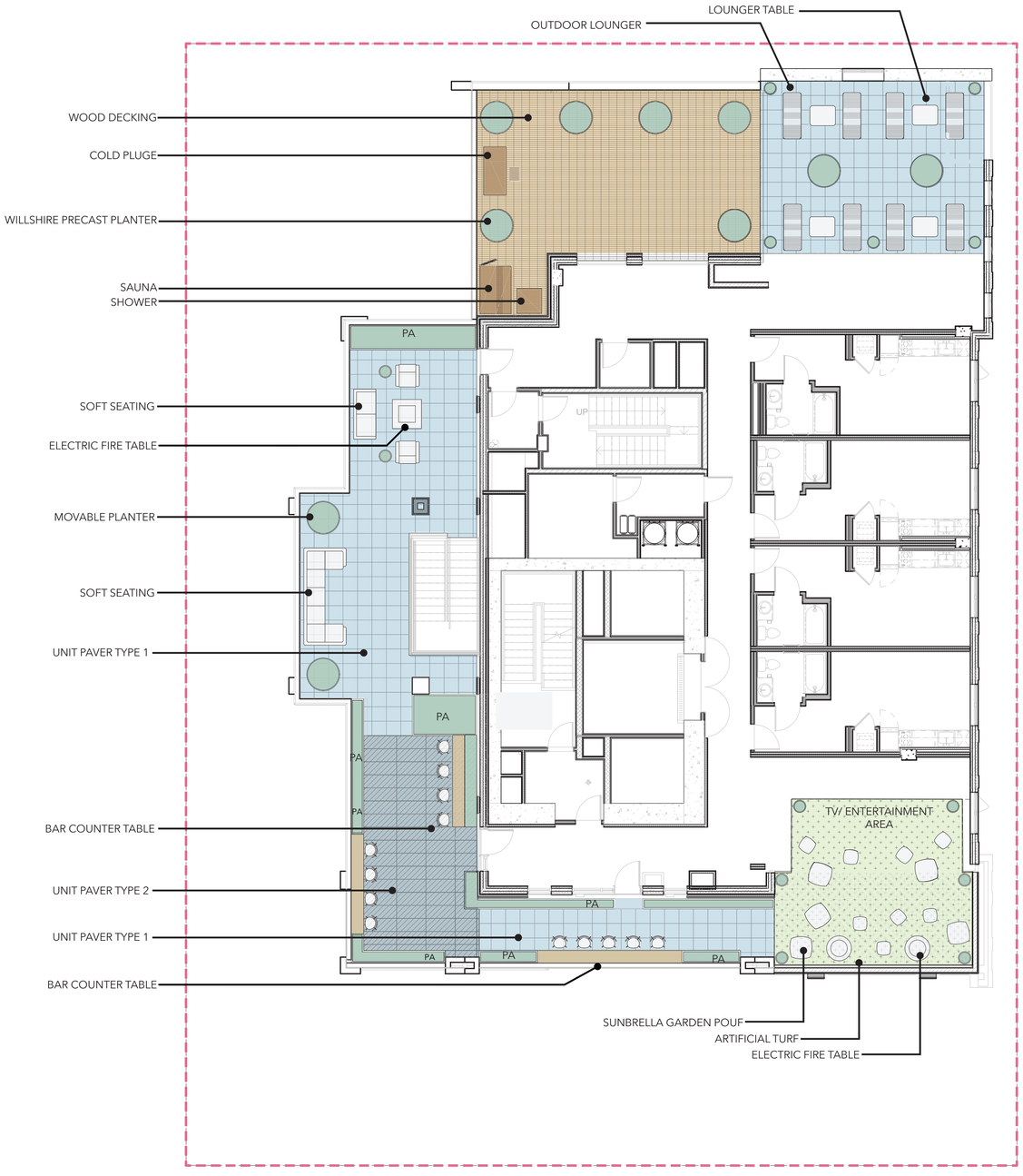
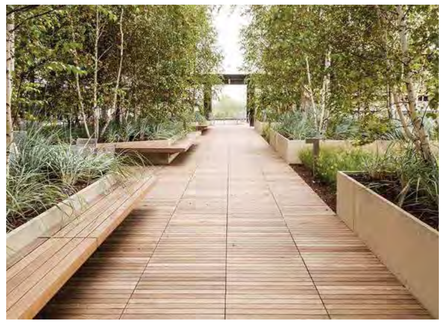


OPEN SPACE: 2 213 SQUARE FEET
PLANTING AREA: 278 SQUARE FEET

TV/ ENTERTAINMENT AREA

MOVEABLE SEATING

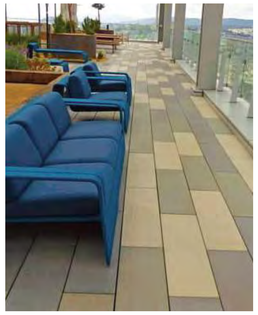


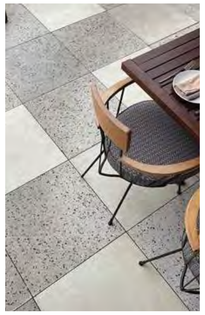
WOOD DECK ON PEDESTAL

OUTDOOR SHOWER

SAUNA

FIRE PIT





UNIT PAVER

OUTDOOR LOUNGER

COLD PLUGE

LOUNGER TABLE

N

SCALE 1/8"=1'-0"

0 4 8 12

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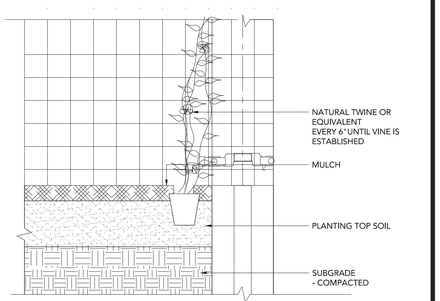
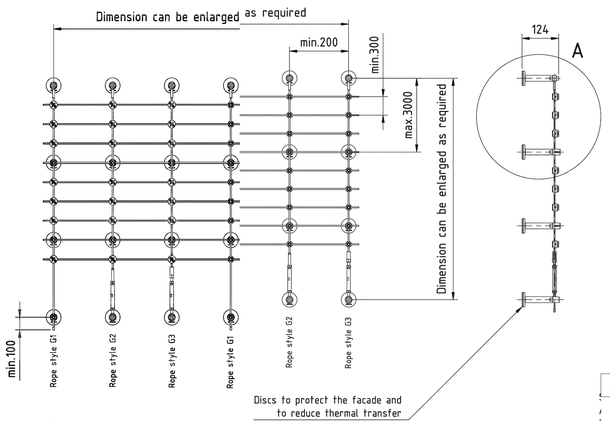
18 TH FLOOR PLANS

L105

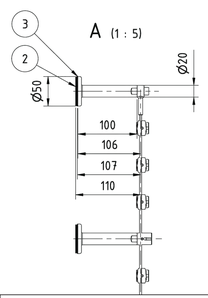
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	SEE PLANS	12	MEDIUM	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS	MID-SPRING
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	SEE PLANS	9	LOW	YES	ATTRACTS BIRDS, BUTTERFLIES	SPRING
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	1'-0" O.C.	144 SF	LOW	YES	ATTRACTS BUTTERFLIES, MOTHS	SUMMER
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	3'-0" O.C.	28 SF	VERY LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS, BEES	SPRING, SUMMER
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	10'-0" O.C.	119 SF	LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS, BEES	SPRING
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	18" O.C.	62 SF	VERY LOW - LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, BEES	SPRING, WINTER, SUMMER, FALL
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	2'-0" O.C.	113 SF	VERY LOW	YES	ATTRACTS BUTTERFLIES	SPRING, WINTER
	HOR CAL	HORDEUM BRACHYANTHERUM CALIFORNICUM	CALIFORNIA MEADOW BARLEY	1 GAL.	2'-0" O.C.	36 SF	MEDIUM	YES	ATTRACTS BUTTERFLIES	SPRING
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	3'-0" O.C.	43 SF	VERY LOW	YES	ATTRACTS HUMMINGBIRDS, BEES, BUTTERFLIES	WINTER, SPRING, SUMMER
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	18" O.C.	146 SF	VERY LOW - LOW	YES	ATTRACTS BUTTERFLIES, BIRDS	SPRING
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	LON HO5	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	2'-0" O.C.	65 SF	VERY LOW - LOW	YES	ATTRACTS HUMMINGBIRDS, BIRDS	SPRING, SUMMER

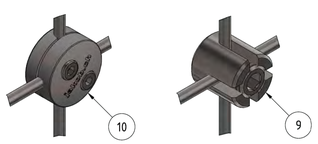


3 VINE PLANTING @ WALL — SCALE: 2"=1" TYPICAL SECTION — 0 6" 12" 18"

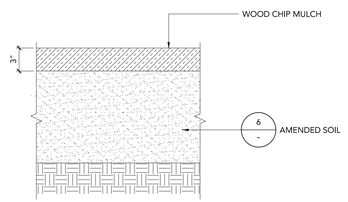


6 JAKOB VINE SISTEM — SCALE: NTS

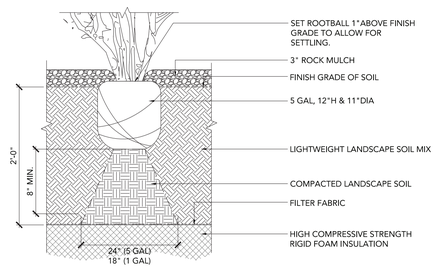




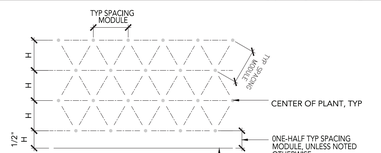
System with plastic cross clamp 30920-0400-02 or Cross clamp stainless steel 30858-0400



5 WOOD CHIP MULCH — SCALE: 2"=1" TYPICAL SECTION — 0 1" 5" 12"



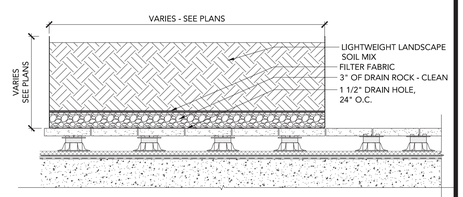
2 SHRUB PLANTING — SCALE: 1 1/2"=1" TYPICAL SECTION — 0 1" 1' 2'



TRIANGULAR SPACING MODULE	DISTANCE BETWEEN ROWS = H	TOTAL AREA PER PLANT
6"	5"	0.21 SF
8"	7"	0.38 SF
9"	8"	0.50 SF
10"	8 1/2"	0.59 SF
12" (1'-0")	10 1/2"	0.88 SF
15"	13"	1.35 SF
18"	15 1/2"	1.95 SF
21"	18"	2.63 SF
24" (2'-0")	21"	3.50 SF
30"	26"	5.41 SF
36" (3'-0")	31"	7.73 SF
48" (4'-0")	42"	14.00 SF

NOTE:
REFER TO PLANTING SCHEDULE FOR PLANT SPACING.

4 PLANT SPACING DIAGRAM — SCALE: NTS TYPICAL SECTION



1 TOURNESOL STEEL PLANTER — SCALE: 1"=1'-0" TYPICAL SECTION — 0 1' 2' 3'

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GW

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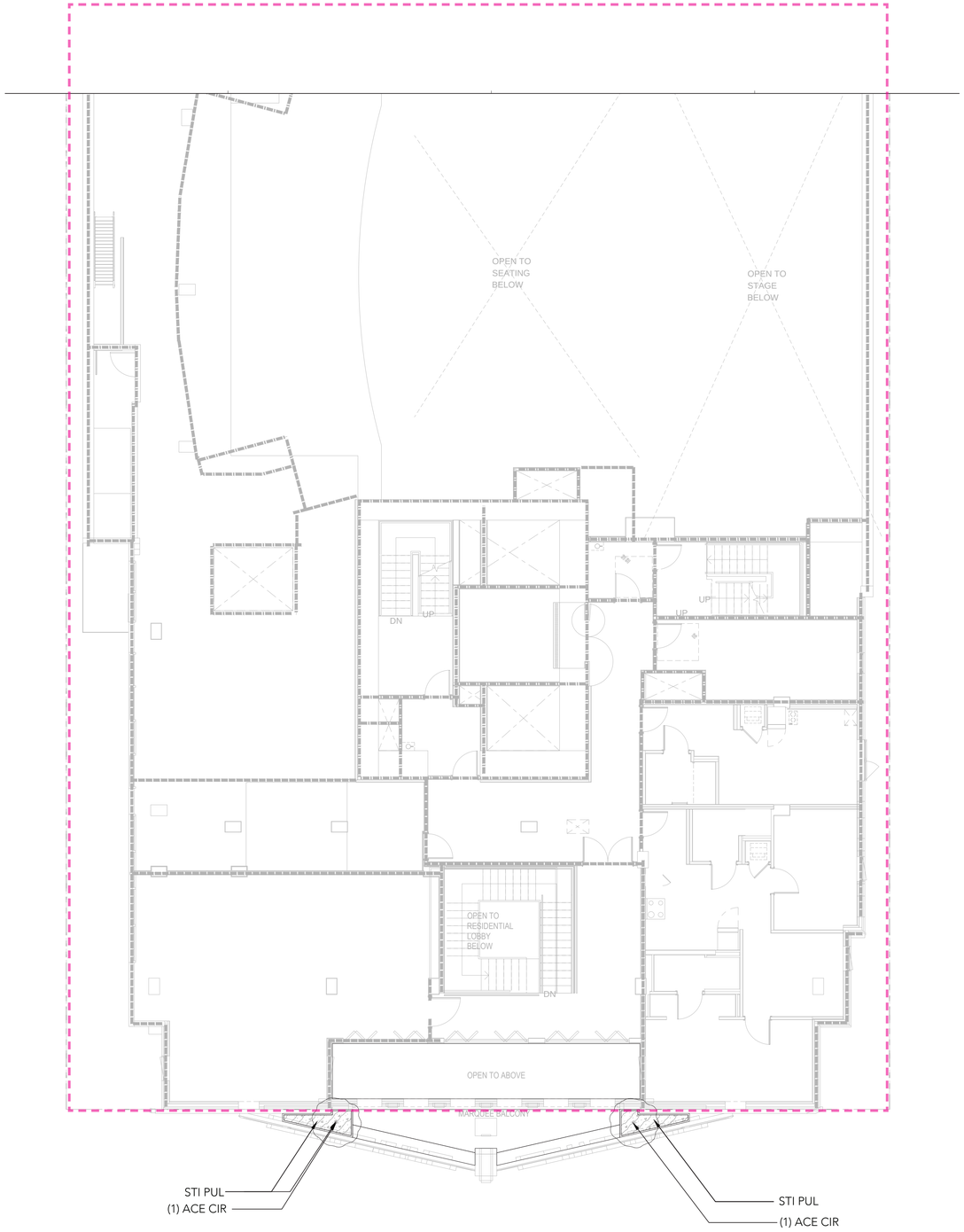
PROJECT #: GDC01

ISSUE DATE: 10/18/23

PLANTING SCHEDULE

L200



ACER CIRCINATUM

STIPA PULCHRA

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	2
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	5 GAL.	28 SF

NORTH

SCALE 3/16" = 1'-0"
0 1' 5' 10' 15' 20' 25'

studioKDA

GW

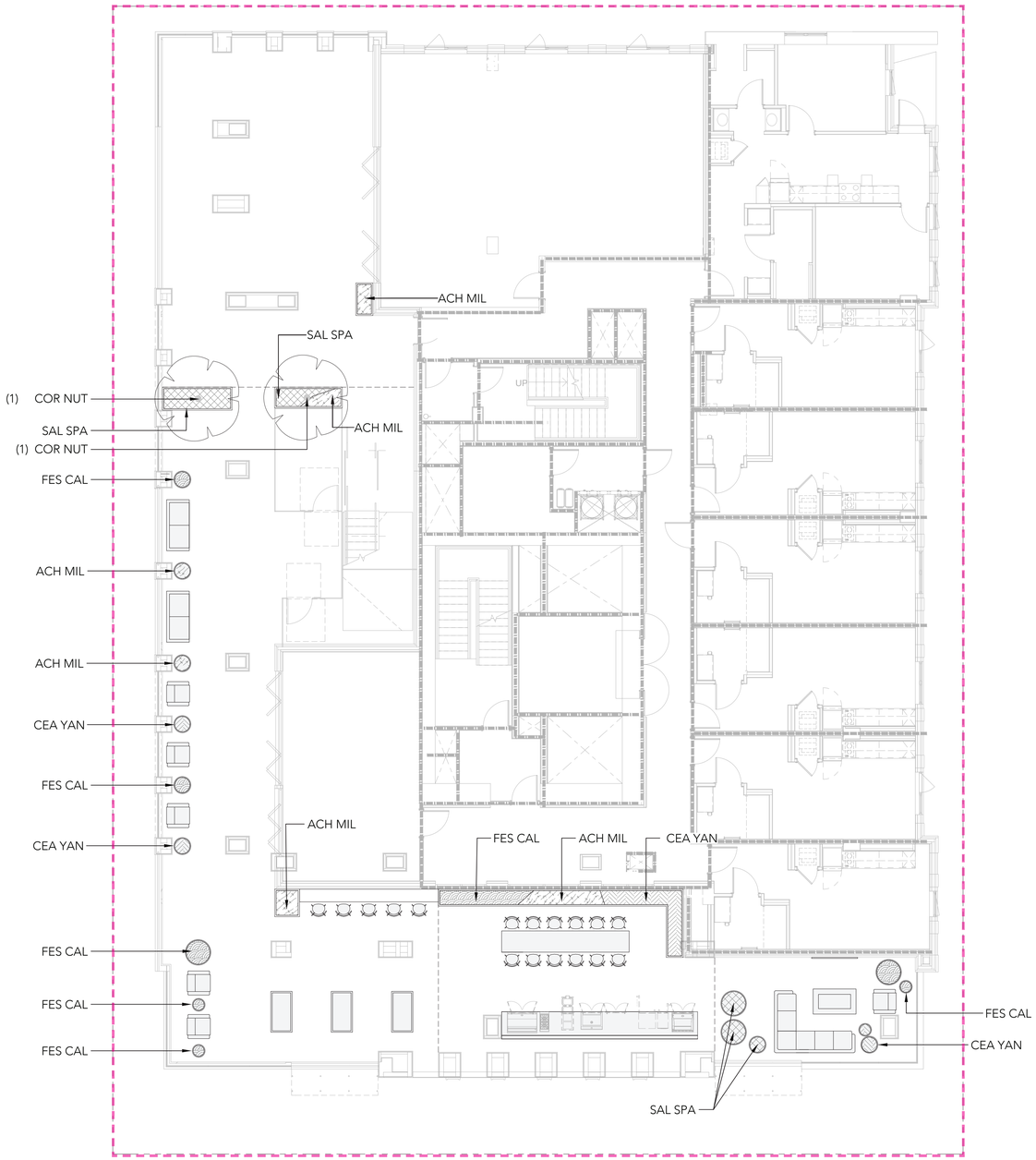
PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 10/18/23

2ND FLOOR
PLANTING PLAN

L202



CORNUS NUTTALLII

ACHILLEA MILLEFOLIUM

CEANOTHUS GRISEUS 'YANKEE POINT'

FESTUCA CALIFORNICA

SALVIA SPATHACEA

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	2
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	48 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	44 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	38 SF
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	43 SF

NORTH

SCALE 3/16" = 1'-0"
0 1' 5' 10' 15' 20' 25'

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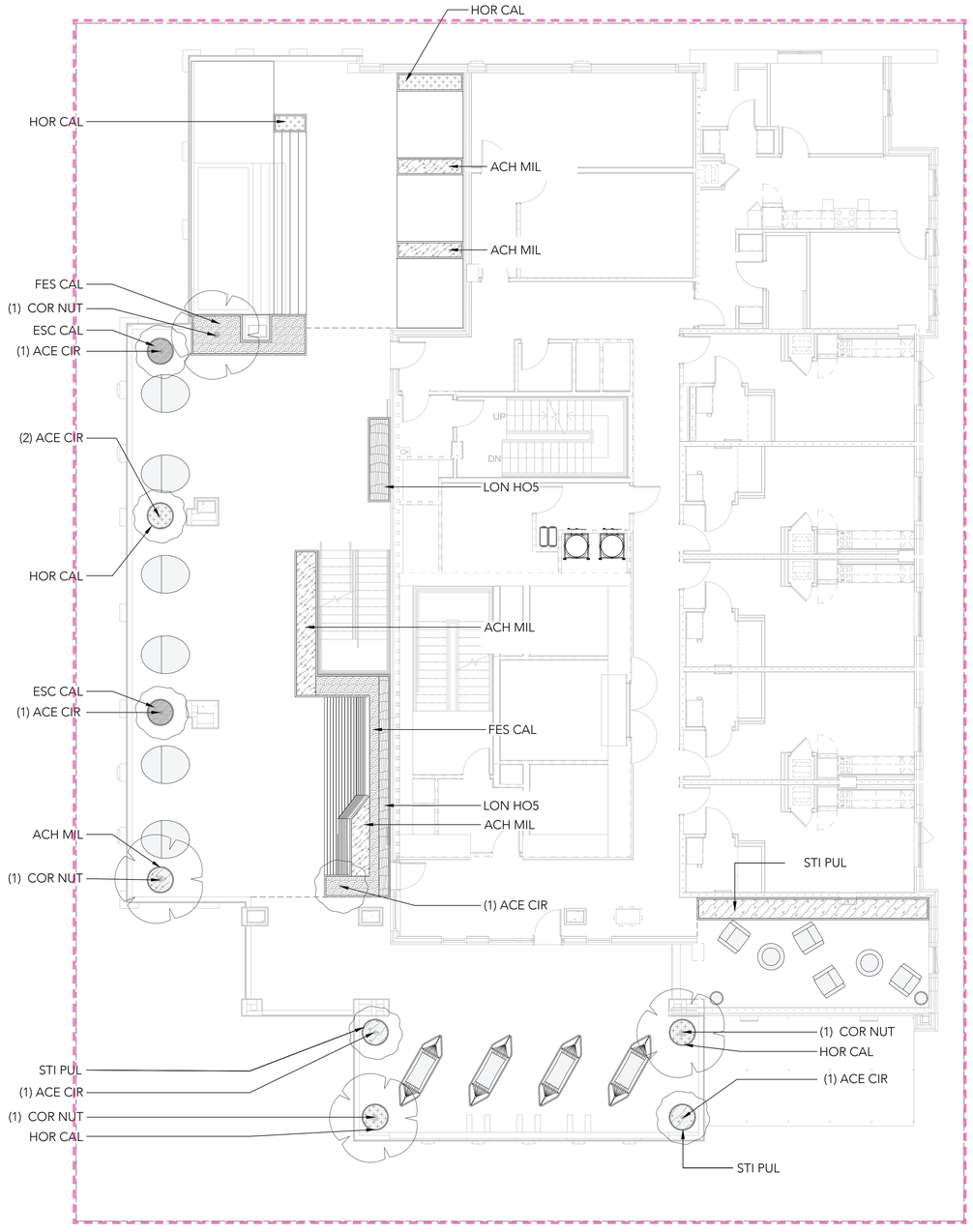
△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 10/18/23

16 TH FLOOR
PLANTING PLAN

L203



LONICERA HISPIDULA

ESCHSCHOLZIA CALIFORNICA

ACER CIRCINATUM

ARTEMISA PYCNOCEPHALA

FESTUCA CALIFORNICA

CORNUS NUTTALLII

CEANOTHUS GRISEUS 'YANKEE POINT'

STIPA PULCHRA

ACHILLEA MILLEFOLIUM

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	4
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	3
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	21 SF
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	28 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	75 SF
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	50 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	32 SF
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	50 SF
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	LON HOS	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	18 SF

NORTH

SCALE 3/16" = 1'-0"
0 1' 5' 10' 15' 20' 25'

studioKDA

GW

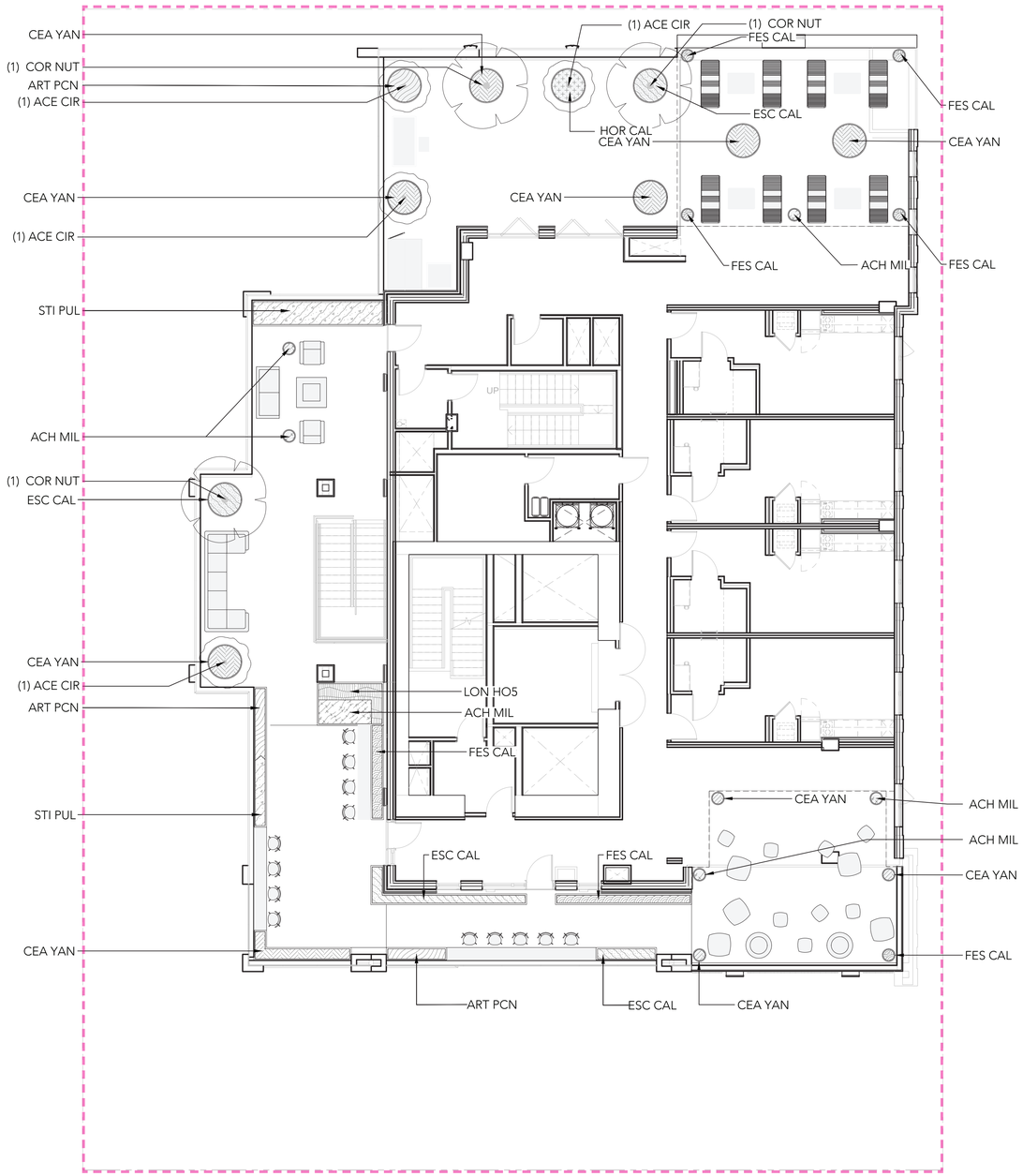
PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 10/18/23

17 TH FLOOR
PLANTING PLAN

L204



LONICERA HISPIDULA

ESCHSCHOLZIA CALIFORNICA

ACER CIRCINATUM

ARTEMISA PYCNOCEPHALA

FESTUCA CALIFORNICA

CORNUS NUTTALLII

CEANOTHUS GRISEUS 'YANKEE POINT'

STIPA PULCHRA

ACHILLEA MILLEFOLIUM

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	4
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	3
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	21 SF
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	28 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	75 SF
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	50 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	32 SF
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	50 SF
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	LON HOS	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	18 SF

NORTH

SCALE 3/16" = 1'-0"

0 1' 5' 10' 15' 20' 25'

studioKDA

GW

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 10/18/23

18 TH FLOOR
PLANTING PLAN

L205

IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
MOISTURE SENSOR	–BASELINE	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–BASELINE	
REMOTE CONTROL VALVE	–IRRITROL–700 SERIES	
QUICK COUPLING VALVE	–RAINBIRD–33DRC	
GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF	
DRIP FLUSH VALVE	–SEE DETAIL	
TREE BUBBLER	–RAINBIRD–1401	
IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE	–18" COVER
SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12	–3" COVER
ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT	–24" COVER
SLEEVING	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING	
STUBOUT	–BY MECHANICAL SECTION OF CONTRACT	
PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE		

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:	2023.09.08
Project Name:	KITTREDGE - BERKELEY
Project Contact:	Sara Peschel
Project Contact Email:	sara@groundworksoffice.com

Maximum Applied Water Allowance (MAWA)	**Project Type**	**ETo**	**ETAF**	**Special Landscape Area (SLA)**	**Total Landscape Area including SLA**	**MAWA (gal/yr)**	
	Non-residential	39.6	0.45	241	1,131	**15,750**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	**ETo**	**(SF * PF) / IE**	**SLA**	**ETWU (gal/yr)**	
	39.6	227	241	**11,482**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Difference between MAWA and ETWU **4,268** **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	Second Lvl	Drip	28	0.30	0.81	10
	2	16th Lvl	Drip	173	0.30	0.81	64
	3	17th Lvl	Drip	411	0.30	0.81	-
	4	18th Lvl	Drip	278	0.30	0.81	152
							-
							-
	Landscape area (not including SLA)			**890**			**227**

ETWU Calculation Special Landscape Areas (SLA)	**Description**	**Square Feet (SF)**	**Plant Factor / Irrigation Efficiency (PF/IE)**	**(SF * PF) / IE**
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool	241	1.0	241
	Total SLA	**241**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	**1,131**

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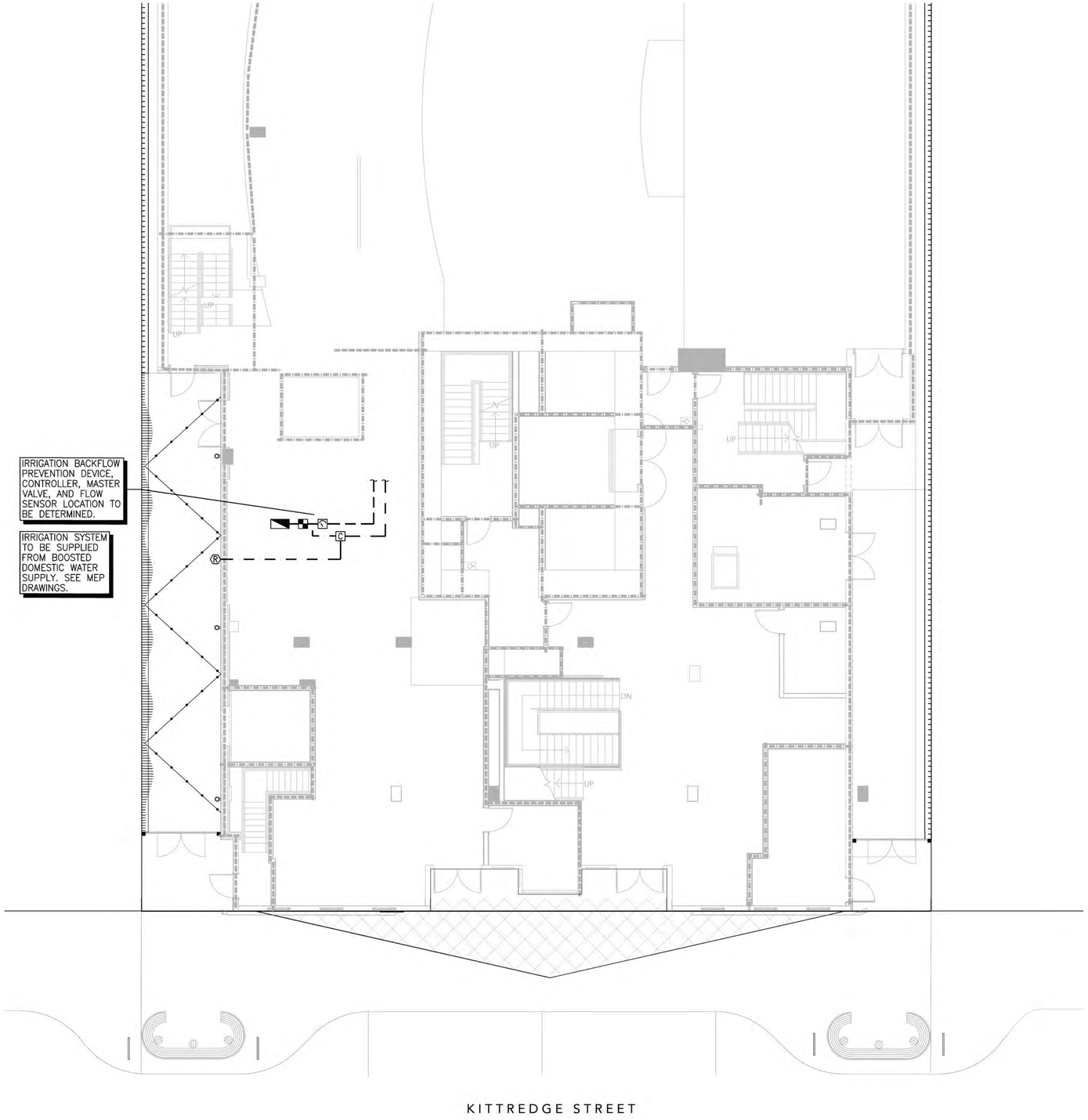
△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 10/18/23

IRRIGATION SCHEDULE AND CALCULATIONS

L300



IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
MOISTURE SENSOR	–BASELINE	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–BASELINE	
REMOTE CONTROL VALVE	–IRRITROL–700 SERIES	
QUICK COUPLING VALVE	–RAINBIRD–33DRC	
GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF	
DRIP FLUSH VALVE	–SEE DETAIL	
TREE BUBBLER	–RAINBIRD–1401	
IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE	–18" COVER
SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12	–3" COVER
ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT	–24" COVER
SLEEVING	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING	
STUBOUT	–BY MECHANICAL SECTION OF CONTRACT	
PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

studioKDA

GW

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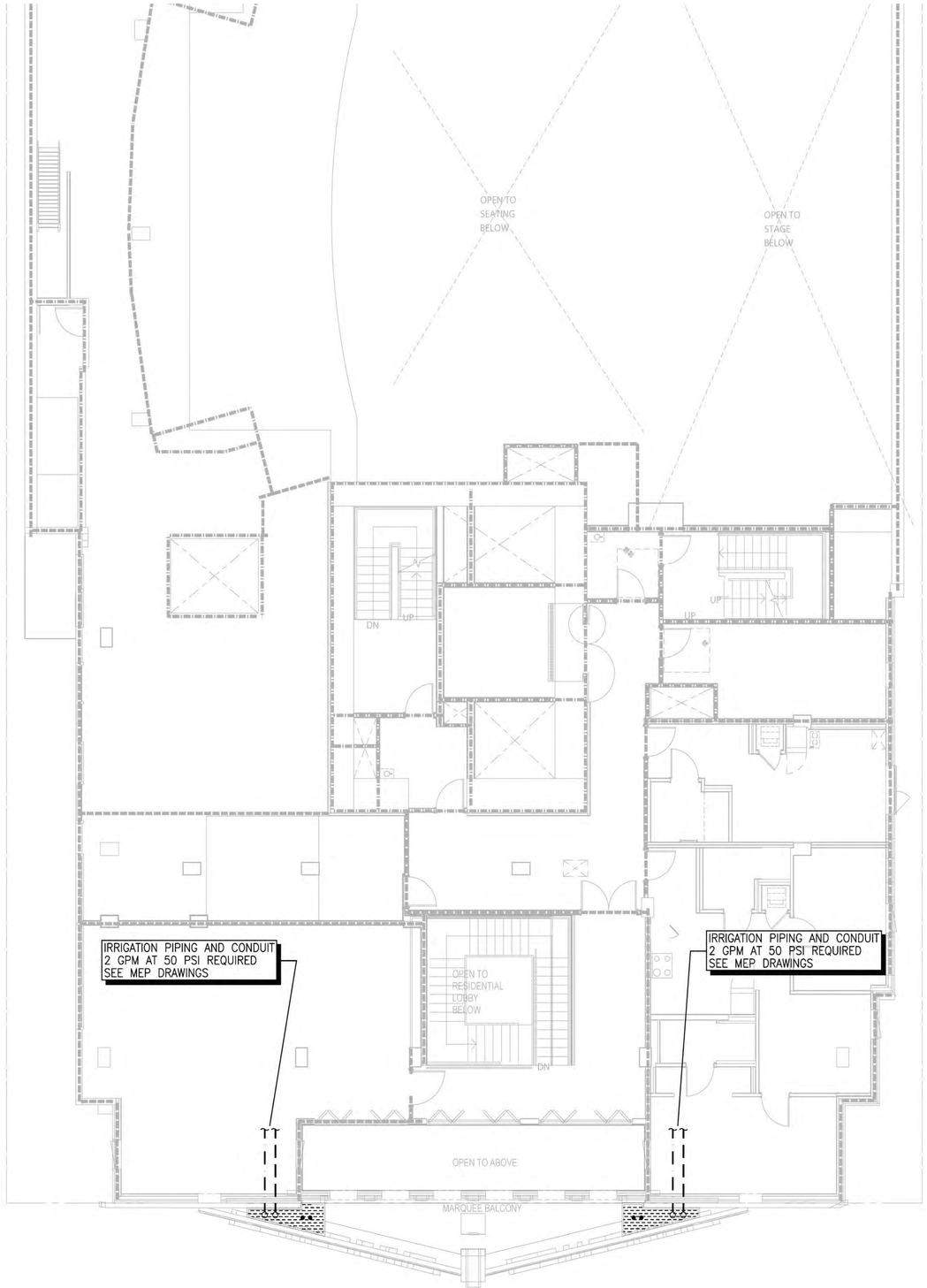
PROJECT #: GDC01

ISSUE DATE: 10/18/23

GROUND FLOOR
IRRIGATION PLANS

L301



IRRIGATION SYSTEM LEGEND

	BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS
C	CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X
R	RAIN SENSOR	–TBD
S	MOISTURE SENSOR	–BASELINE
	MASTER CONTROL VALVE	–SUPERIOR–3100–1"
	FLOW SENSOR	–BASELINE
	REMOTE CONTROL VALVE	–IRRITROL–700 SERIES
	QUICK COUPLING VALVE	–RAINBIRD–33DRC
	GATE VALVE	–NIBCO–T113–IRR–LINE SIZE
	DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF
	DRIP FLUSH VALVE	–SEE DETAIL
	TREE BUBBLER	–RAINBIRD–1401
	IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE –24" COVER
	IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE –18" COVER
	SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12 –3" COVER
	ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT –24" COVER
	SLEEVING	–1120/SCHEDULE 40 PVC PIPE –24" COVER
	PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING
	STUBOUT	–BY MECHANICAL SECTION OF CONTRACT
	PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT
	CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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GWO

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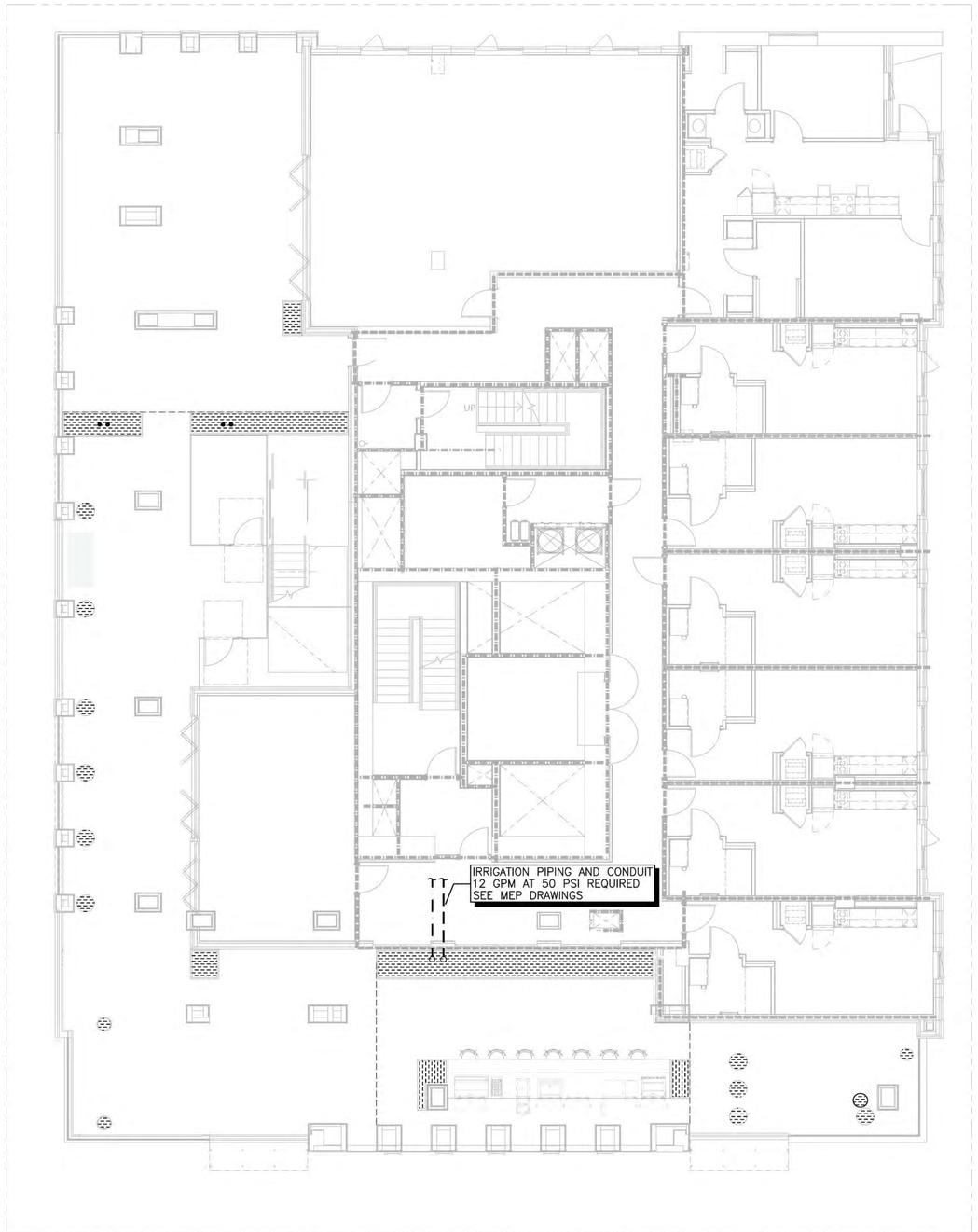
PROJECT #:	GDC01
ISSUE DATE:	10/18/23

SECOND FLOOR
IRRIGATION PLANS

L302



IRRIGATION SYSTEM LEGEND

	BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS
C	CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X
R	RAIN SENSOR	–TBD
S	MOISTURE SENSOR	–BASELINE
	MASTER CONTROL VALVE	–SUPERIOR–3100–1"
	FLOW SENSOR	–BASELINE
	REMOTE CONTROL VALVE	–IRRITROL–700 SERIES
	QUICK COUPLING VALVE	–RAINBIRD–33DRC
	GATE VALVE	–NIBCO–T113–IRR–LINE SIZE
	DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF
	DRIP FLUSH VALVE	–SEE DETAIL
	TREE BUBBLER	–RAINBIRD–1401
	IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE –24" COVER
	IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE –18" COVER
	SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12 –3" COVER
	ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT –24" COVER
	SLEEVING	–1120/SCHEDULE 40 PVC PIPE –24" COVER
	PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING
	STUBOUT	–BY MECHANICAL SECTION OF CONTRACT
	PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT
	CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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GW

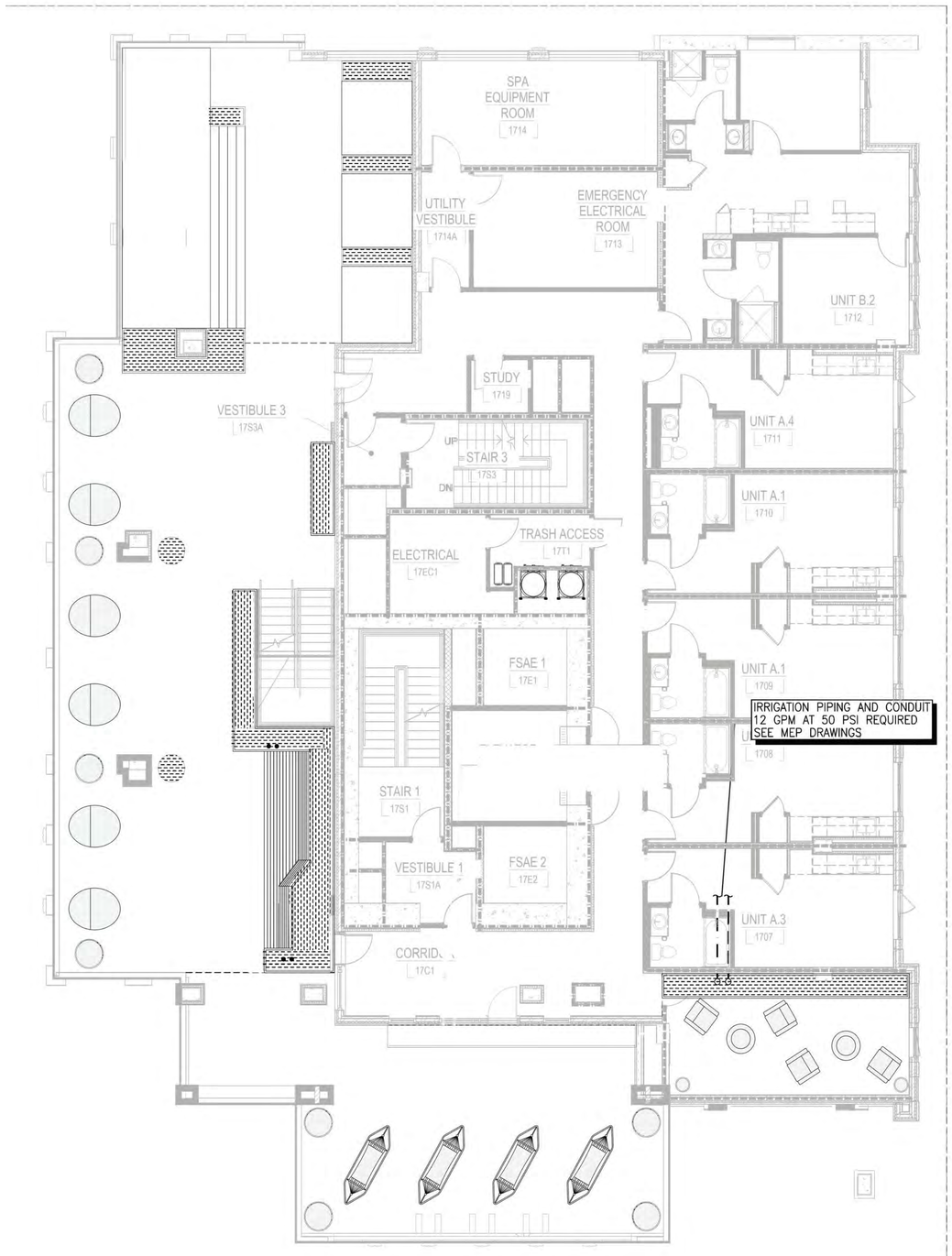
△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 10/18/23

16 TH FLOOR
IRRIGATION PLANS

L303



IRRIGATION SYSTEM LEGEND

	BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS
C	CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X
R	RAIN SENSOR	–TBD
S	MOISTURE SENSOR	–BASELINE
	MASTER CONTROL VALVE	–SUPERIOR–3100–1"
	FLOW SENSOR	–BASELINE
	REMOTE CONTROL VALVE	–IRRITROL–700 SERIES
	QUICK COUPLING VALVE	–RAINBIRD–33DRC
	GATE VALVE	–NIBCO–T113–IRR–LINE SIZE
	DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF
	DRIP FLUSH VALVE	–SEE DETAIL
	TREE BUBBLER	–RAINBIRD–1401
	IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE –24" COVER
	IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE –18" COVER
	SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12 –3" COVER
	ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT –24" COVER
	SLEEVING	–1120/SCHEDULE 40 PVC PIPE –24" COVER
	PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING
	STUBOUT	–BY MECHANICAL SECTION OF CONTRACT
	PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT
	CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

studioKDA

GWO

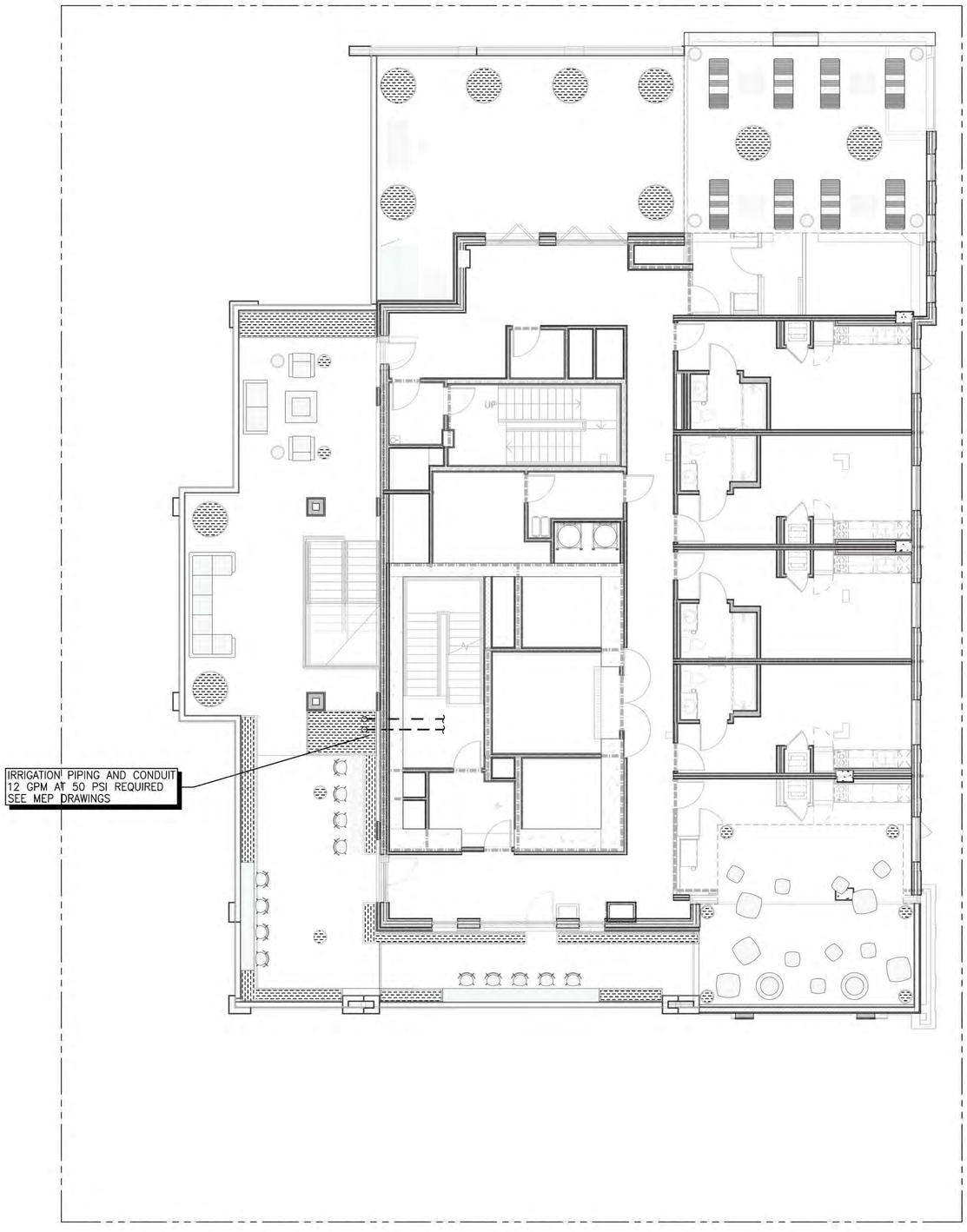
△	PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 10/18/23

17 TH FLOOR
IRRIGATION PLANS

L304



IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
MOISTURE SENSOR	–BASELINE	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–BASELINE	
REMOTE CONTROL VALVE	–IRRITROL–700 SERIES	
QUICK COUPLING VALVE	–RAINBIRD–33DRC	
GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF	
DRIP FLUSH VALVE	–SEE DETAIL	
TREE BUBBLER	–RAINBIRD–1401	
IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE	–18" COVER
SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12	–3" COVER
ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT	–24" COVER
SLEEVING	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING	
STUBOUT	–BY MECHANICAL SECTION OF CONTRACT	
PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
sta / gpm / size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

studioKDA

GW

△ PROJECT ISSUE RECORD:

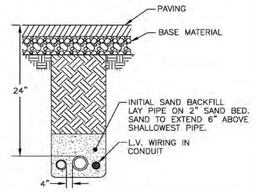
PROJECT #: GDC01

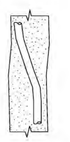
ISSUE DATE: 10/18/23

18 TH FLOOR
IRRIGATION PLANS

L305

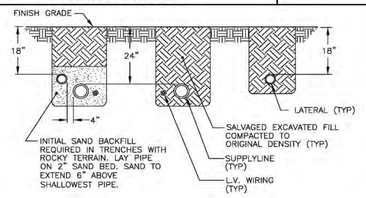
NOTE: ALL PIPING UNDER PAVEMENT SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVING.





SNAKE ALL PIPE IN TRENCHES AS SHOWN

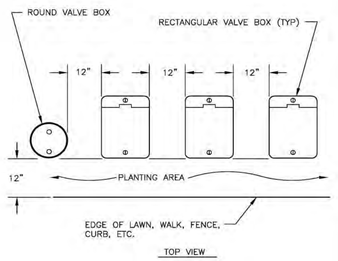
TRENCHES IN PAVED AREAS



TRENCHES IN PLANTING AREAS

A TRENCHING DETAILS
NTS

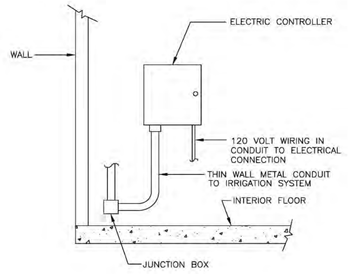
NOTES: 1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.



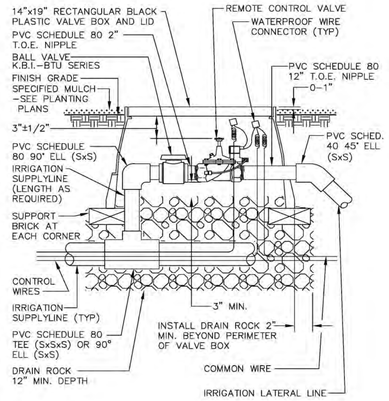
TOP VIEW

B VALVE BOX INSTALLATION DETAIL
NTS

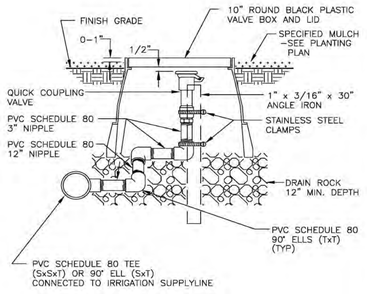
NOTE: ALL CONDUIT SHALL BE RIGID METAL-SIZE AS REQUIRED



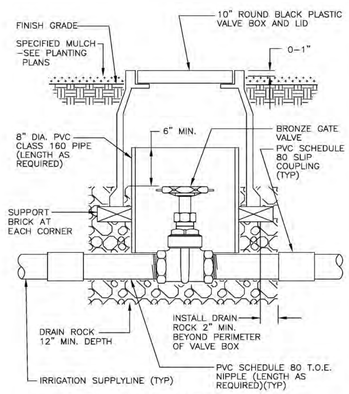
B WALL MOUNT CONTROLLER INSTALLATION DETAIL
NTS



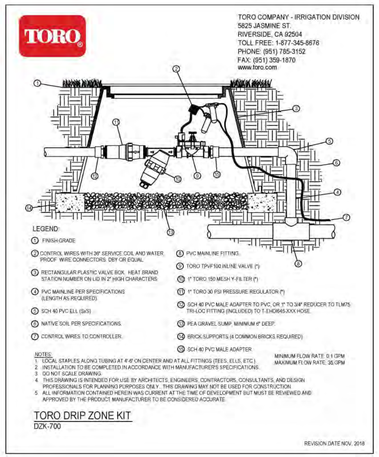
C REMOTE CONTROL VALVE INSTALLATION DETAIL
NTS

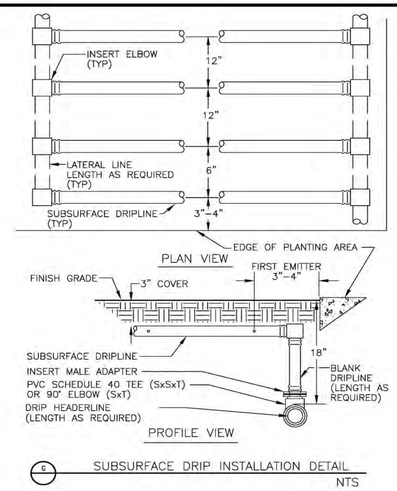


D QUICK COUPLING VALVE RISER ASSEMBLY DETAIL
NTS

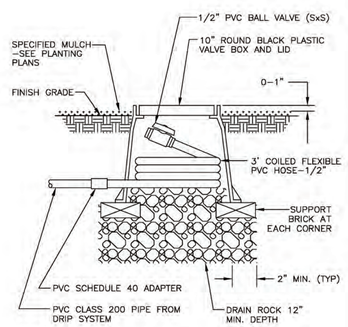


E GATE VALVE INSTALLATION DETAIL
NTS



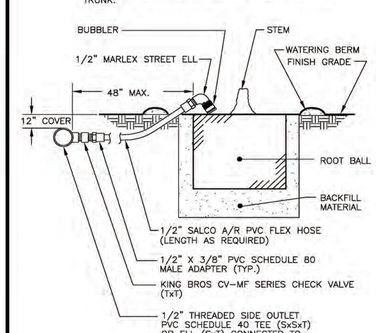


G SUBSURFACE DRIP INSTALLATION DETAIL
NTS



H FLUSH VALVE INSTALLATION DETAIL
NTS

NOTE: INSTALL BUBBLER ABOVE ROOT BALL. INSTALL BUBBLER ON UPHILL SIDE OF PLANT WHERE APPLICABLE. ALLOW 6" MINIMUM DISTANCE BETWEEN BUBBLER AND TREE TRUNK.



I BUBBLER INSTALLATION DETAIL FOR TREES
NTS

studioKDA

GWO

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 10/18/23

IRRIGATION DETAILS

L306

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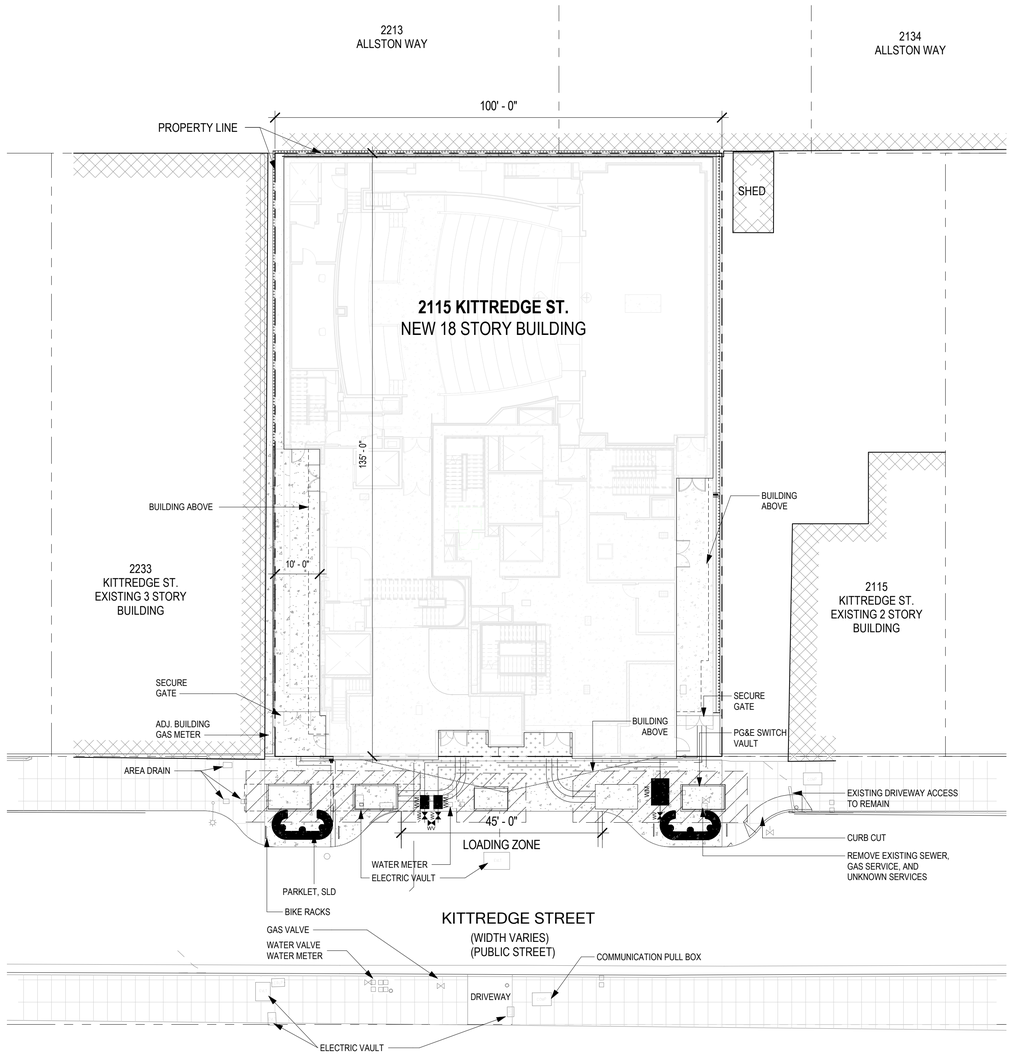
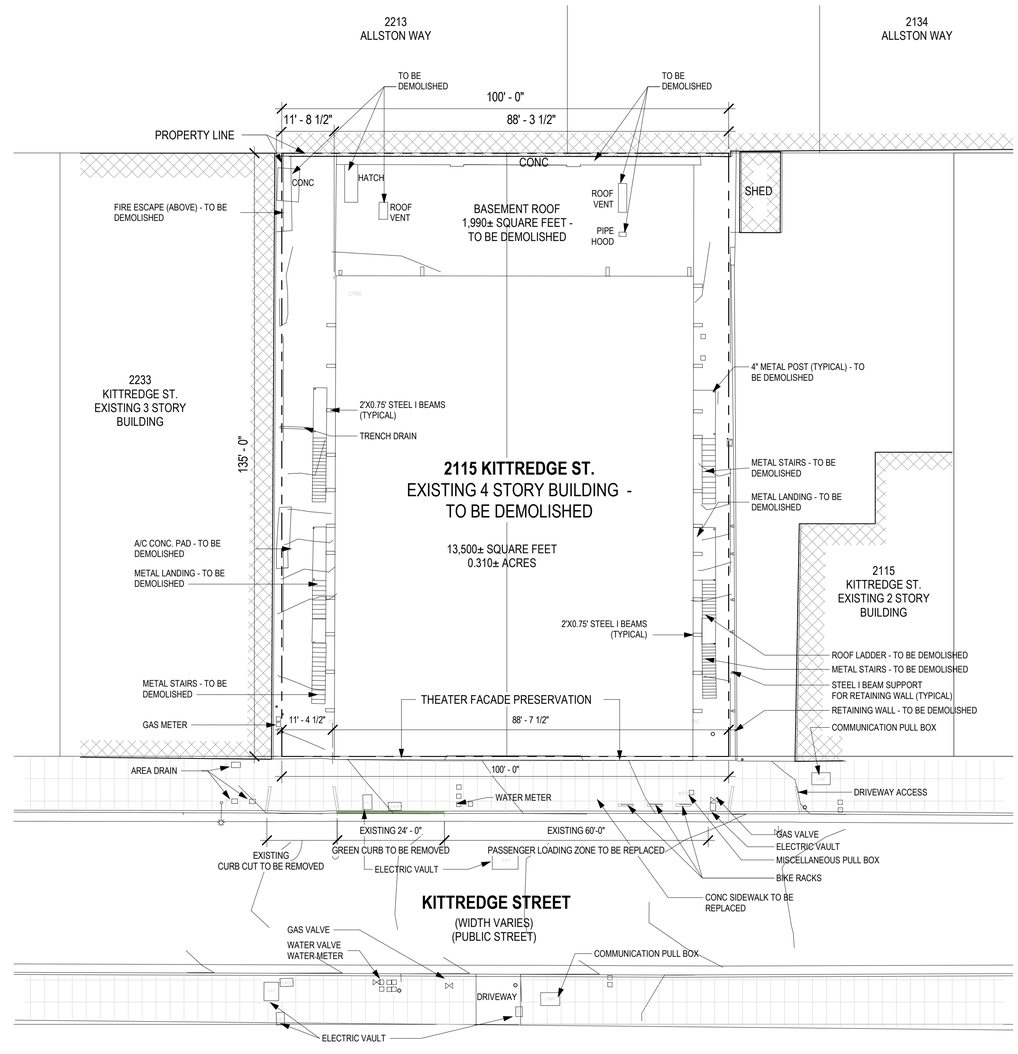


2 A100 PROPOSED SITE PLAN
1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)



1 A100 EXISTING SITE PLAN
1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)

N
0 4' 8' 16'

GENERAL SITE PLAN NOTES

1. SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. PROVIDE SITE PREPARATION GRADING, FILL, AND COMPACTION PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.

SITE PLAN LEGEND:

- TERAZZO FLOORING, SLD
- COLORED CONCRETE W/ DECORATIVE SCORING, SLD
- EXISTING CONCRETE SIDEWALK

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Email	ewong@ktgy.com
Principal	Jessica Musick
Designer	

Gilbane

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BERKELEY, CA

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	10/23/2023	ZAB SUBMITTAL

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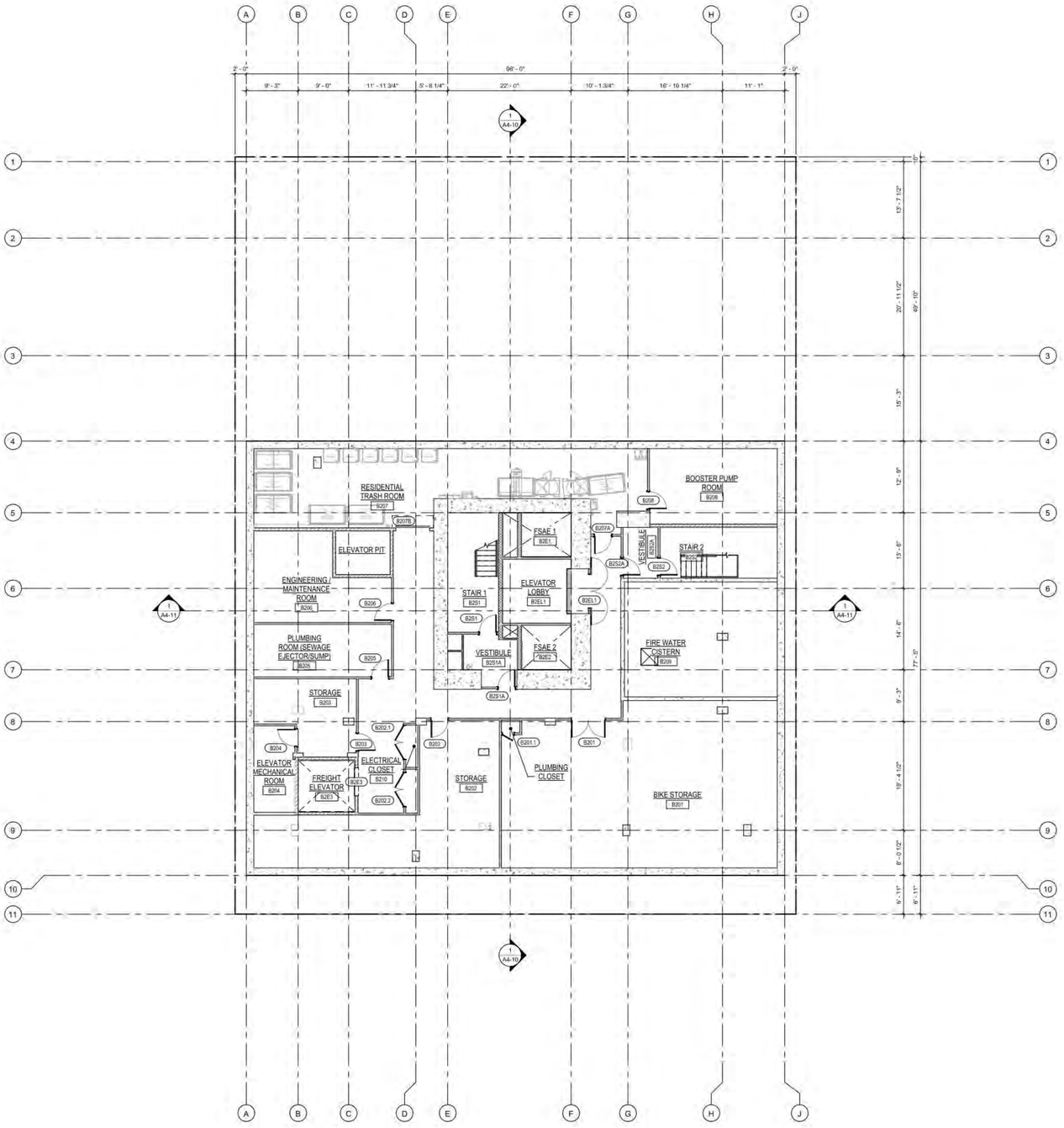
NOT FOR CONSTRUCTION

SITE PLAN

A100



NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

PLAN NORTH

BASEMENT LEVEL B2 1/8" = 1'-0" **1**

SHEET NOTES

1. FLOOR ELEVATIONS, WHERE INDICATED, ARE TO TOP OF STRUCTURAL CONCRETE. REFER TO LANDSCAPE DRAWINGS FOR WALKWAY PAVING ELEVATIONS.
2. SOFFITS AND CEILINGS HEIGHTS, ETC., ARE MEASURED FROM FINISHED FLOOR ELEVATIONS, U.O.N.
3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS A020 & A021 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO A032 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A011 FOR TYPICAL SYMBOLS LEGEND.
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS A060 & A061 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/A0X2
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

- CONCRETE WALL, S.S.D.
- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- WALL MOUNTED FIRE EXTINGUISHER CABINET
- F.E.C. SEMI-RECESSED FIRE EXTINGUISHER CABINET
- 1-HR FIRE & SMOKE RATED CORRIDOR.
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER

KEY PLAN

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NOT FOR CONSTRUCTION

BASEMENT 2 FLOOR PLAN

A101

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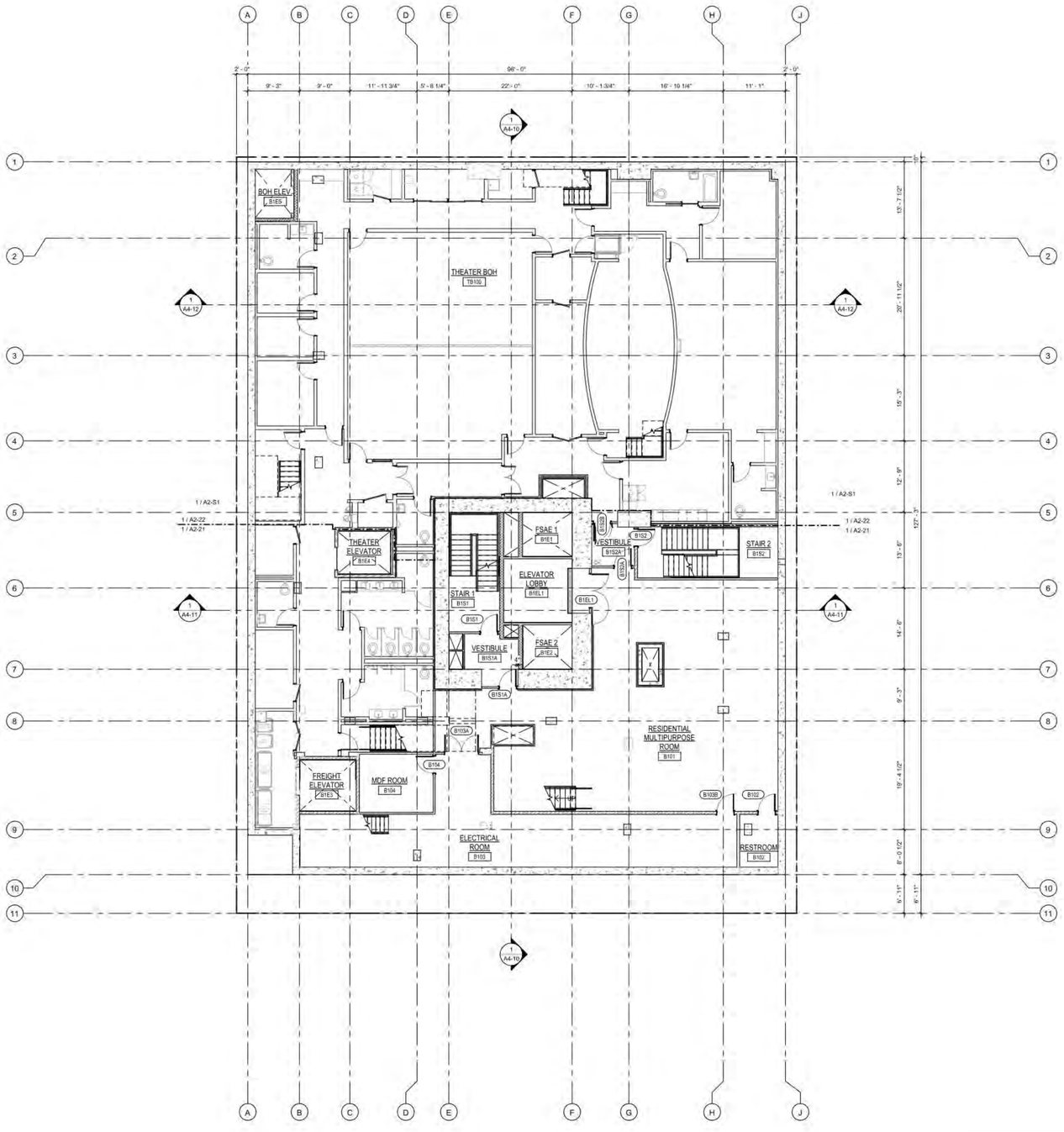

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

PLAN NORTH

BASEMENT LEVEL B1 1/8" = 1'-0" **1**

SHEET NOTES

1. FLOOR ELEVATIONS, WHERE INDICATED, ARE TO TOP OF STRUCTURAL CONCRETE. REFER TO LANDSCAPE DRAWINGS FOR WALKWAY PAVING ELEVATIONS.
2. SOFFITS AND CEILINGS HEIGHTS, ETC., ARE MEASURED FROM FINISHED FLOOR ELEVATIONS, U.O.N.
3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS A020 & A021 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO A032 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A011 FOR TYPICAL SYMBOLS LEGEND.
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS AD63 & AD61 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/A202.
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

- CONCRETE WALL, S.S.D.
- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
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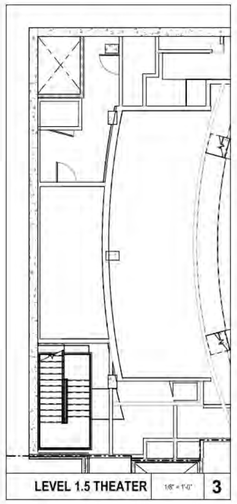
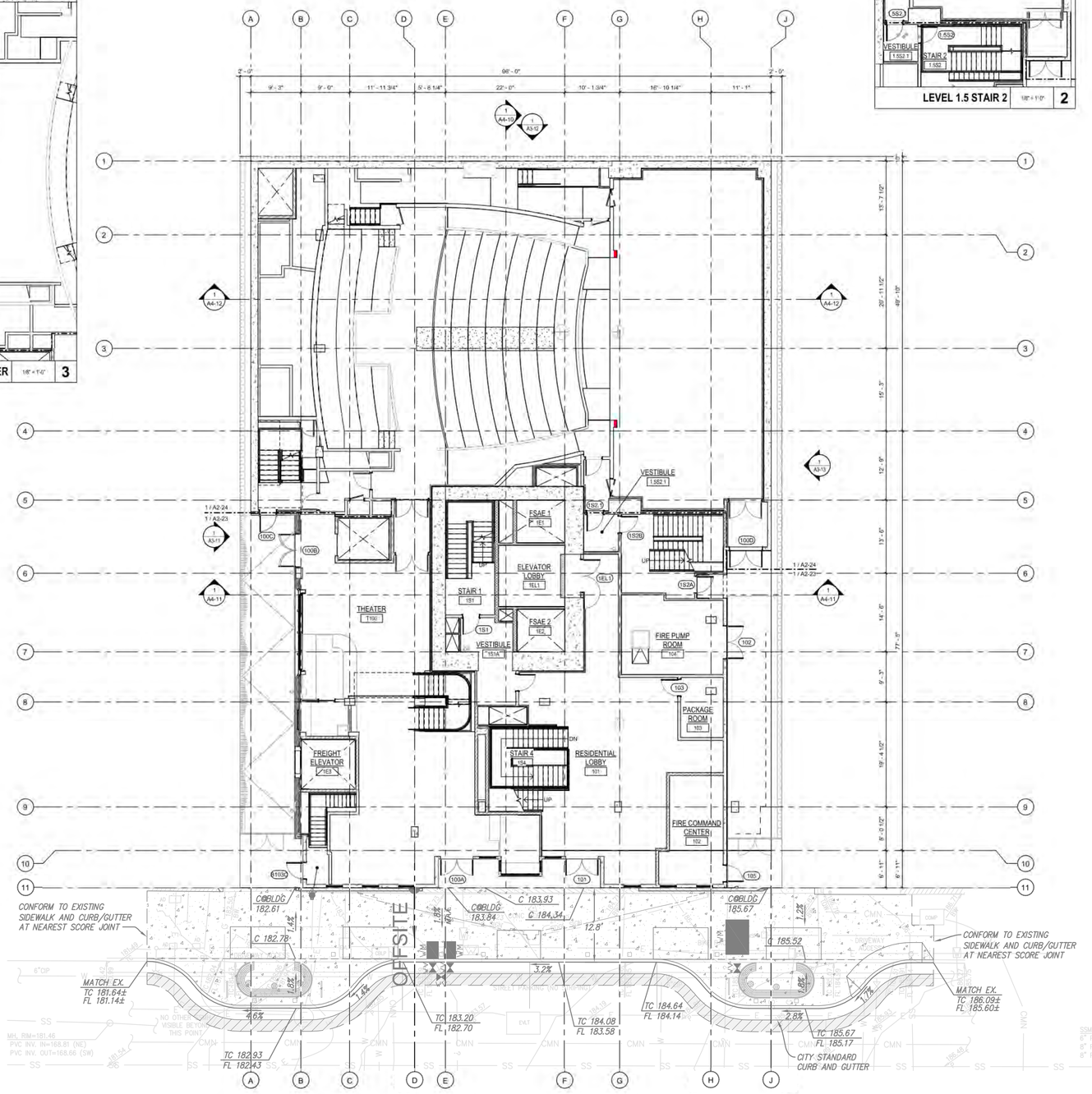
BASEMENT 1 FLOOR PLAN

A102



LEVEL 1.5 THEATER 1/8" = 1'-0" 3

LEVEL 1.5 STAIR 2 1/8" = 1'-0" 2



NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ~~ARE FOR BUILDING PERMIT USE ONLY~~

PLAN NORTH

LEVEL 1 1/8" = 1'-0" 1

SHEET NOTES

1. FLOOR ELEVATIONS, WHERE INDICATED, ARE TO TOP OF STRUCTURAL CONCRETE. REFER TO LANDSCAPE DRAWINGS FOR WALKWAY PAVING ELEVATIONS.
2. SOFFITS AND CEILINGS HEIGHTS, ETC., ARE MEASURED FROM FINISHED FLOOR ELEVATIONS. U.O.N.
3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS A0201 & A2D1 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO A0D2 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A0I1 FOR TYPICAL SYMBOLS LEGEND
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS
12. REFER TO FBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS A0I3 & A0I1 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A-10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/A0D2
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

- CONCRETE WALL, S.S.D.
- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- WALL MOUNTED FIRE EXTINGUISHER CABINET
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GROUND FLOOR PLAN

A103

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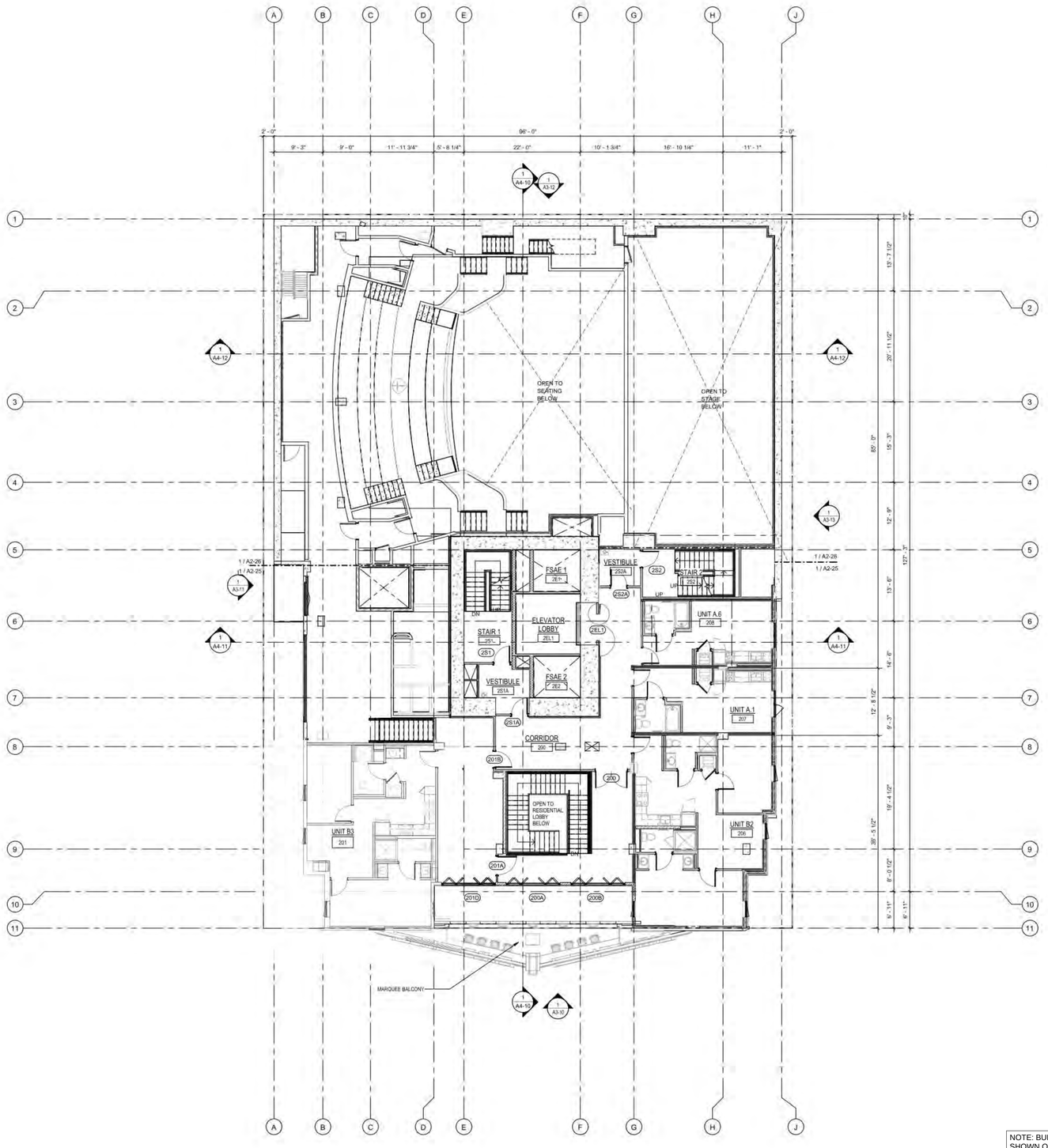

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LEVEL 2 | 1/8" = 1'-0" | 1

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3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS AD20 & A021 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO AD32 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A011 FOR TYPICAL SYMBOLS LEGEND.
11. REFER TO EXITING DIAGRAMS ON SHEETS A5-10 THROUGH A5-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS AD63 & AD61 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/AD02
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN 1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

- CONCRETE WALL; S.S.D.
- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- WALL MOUNTED FIRE EXTINGUISHER CABINET
- F.E.C. SEMI-RECESSED FIRE EXTINGUISHER CABINET
- 1-HR FIRE & SMOKE RATED CORRIDOR
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER

KEY PLAN

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	10/23/2023	ZAB SUBMITTAL

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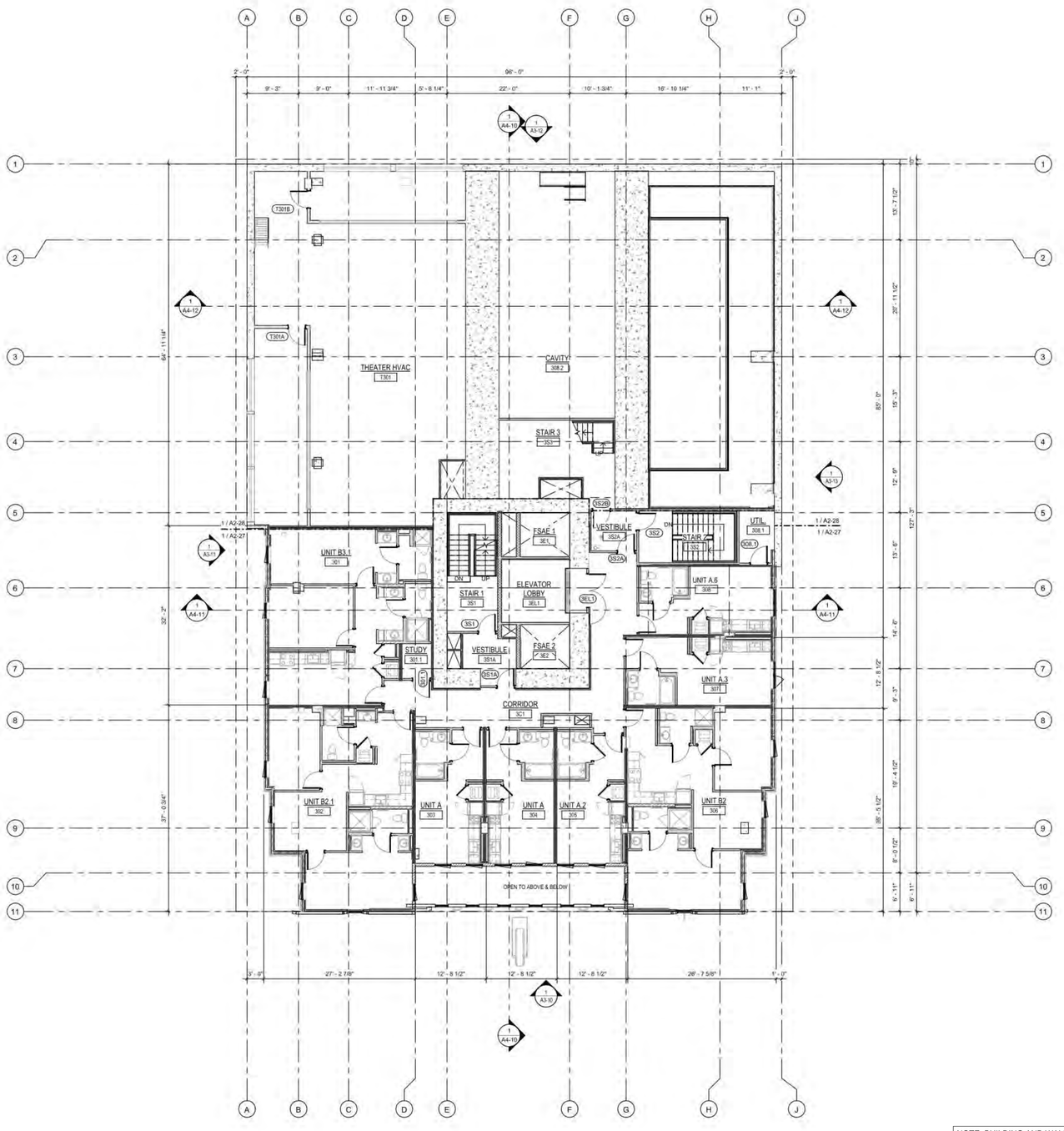
NOT FOR CONSTRUCTION

LEVEL 2 FLOOR PLAN

A104



NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

PLAN NORTH

LEVEL 3 | 1/8" = 1'-0" | **1**

SHEET NOTES

1. FLOOR ELEVATIONS, WHERE INDICATED, ARE TO TOP OF STRUCTURAL CONCRETE. REFER TO LANDSCAPE DRAWINGS FOR WALKWAY PAVING ELEVATIONS.
2. SOFFITS AND CEILINGS HEIGHTS, ETC., ARE MEASURED FROM FINISHED FLOOR ELEVATIONS, U.O.N.
3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS A029 & A021 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO A032 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A011 FOR TYPICAL SYMBOLS LEGEND.
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS AD63 & AD61 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/AD02
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

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- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- F.E.C. WALL MOUNTED FIRE EXTINGUISHER CABINET
- SEMI-RECESSED FIRE EXTINGUISHER CABINET
- 1-HR FIRE & SMOKE RATED CORRIDOR
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER

KEY PLAN

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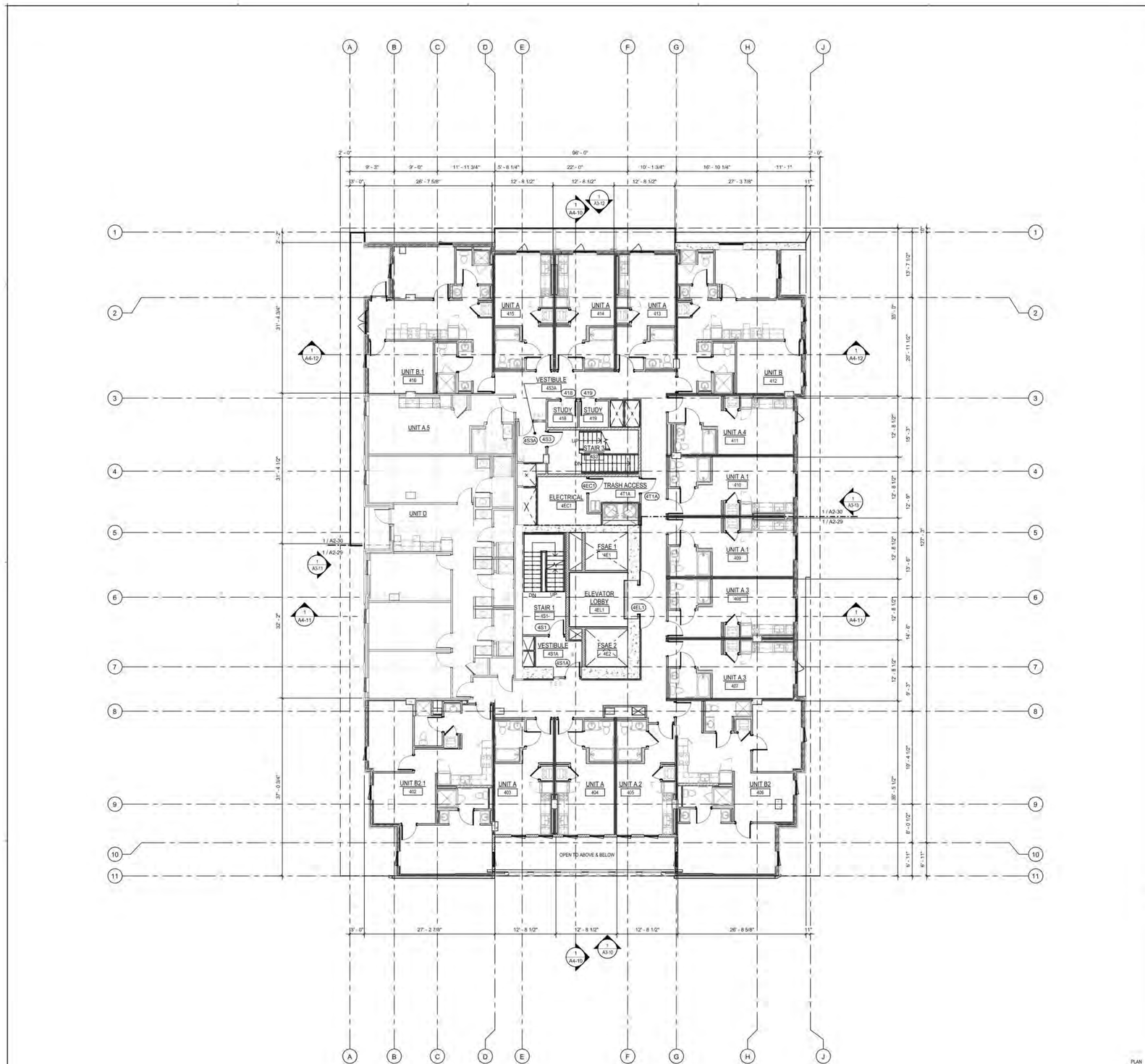
NOT FOR CONSTRUCTION

LEVEL 3 FLOOR PLAN

A105



NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

PLAN NORTH

LEVEL 4 | 1/8" = 1'-0" | 1

SHEET NOTES

1. FLOOR ELEVATIONS, WHERE INDICATED, ARE TO TOP OF STRUCTURAL CONCRETE. REFER TO LANDSCAPE DRAWINGS FOR WALKWAY PAVING ELEVATIONS.
2. SOFFITS AND CEILINGS HEIGHTS, ETC., ARE MEASURED FROM FINISHED FLOOR ELEVATIONS, U.O.N.
3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS. THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS A020 & A021 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO A032 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A011 FOR TYPICAL SYMBOLS LEGEND.
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED. REFER TO SHEETS AD50 & AD51 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/A202.
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

- CONCRETE WALL, S.S.D.
- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
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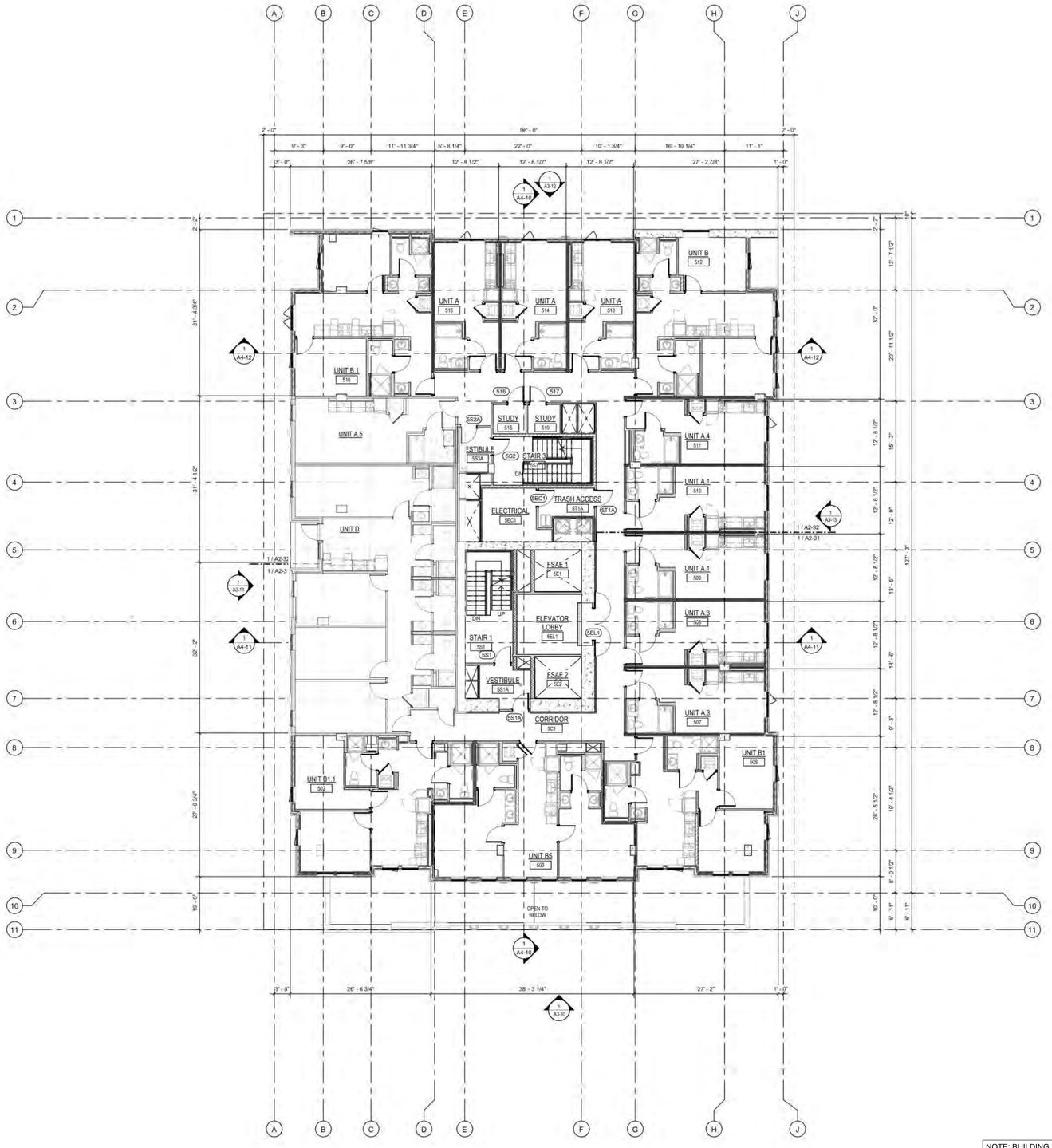
NOT FOR CONSTRUCTION

LEVEL 4 FLOOR PLAN

A106



NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

PLAN NORTH

LEVEL 5, 7, 9, 11, 13 | 1/8" = 1'-0" | 1

SHEET NOTES

1. FLOOR ELEVATIONS, WHERE INDICATED, ARE TO TOP OF STRUCTURAL CONCRETE. REFER TO LANDSCAPE DRAWINGS FOR WALKWAY PAVING ELEVATIONS.
2. SOFFITS AND CEILINGS HEIGHTS, ETC., ARE MEASURED FROM FINISHED FLOOR ELEVATIONS, U.O.N.
3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS A020 & A021 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO A032 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A011 FOR TYPICAL SYMBOLS LEGEND.
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS AD63 & AD61 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUISHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/AD02
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

- CONCRETE WALL, S.S.D.
- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- F.E.C. WALL MOUNTED FIRE EXTINGUISHER CABINET
- F.E.C. SEMI-RECESSED FIRE EXTINGUISHER CABINET
- 1-HR FIRE & SMOKE RATED CORRIDOR
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Designer	

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NOT FOR CONSTRUCTION

LEVEL 5,7,9,11,13 FLOOR PLAN

A107

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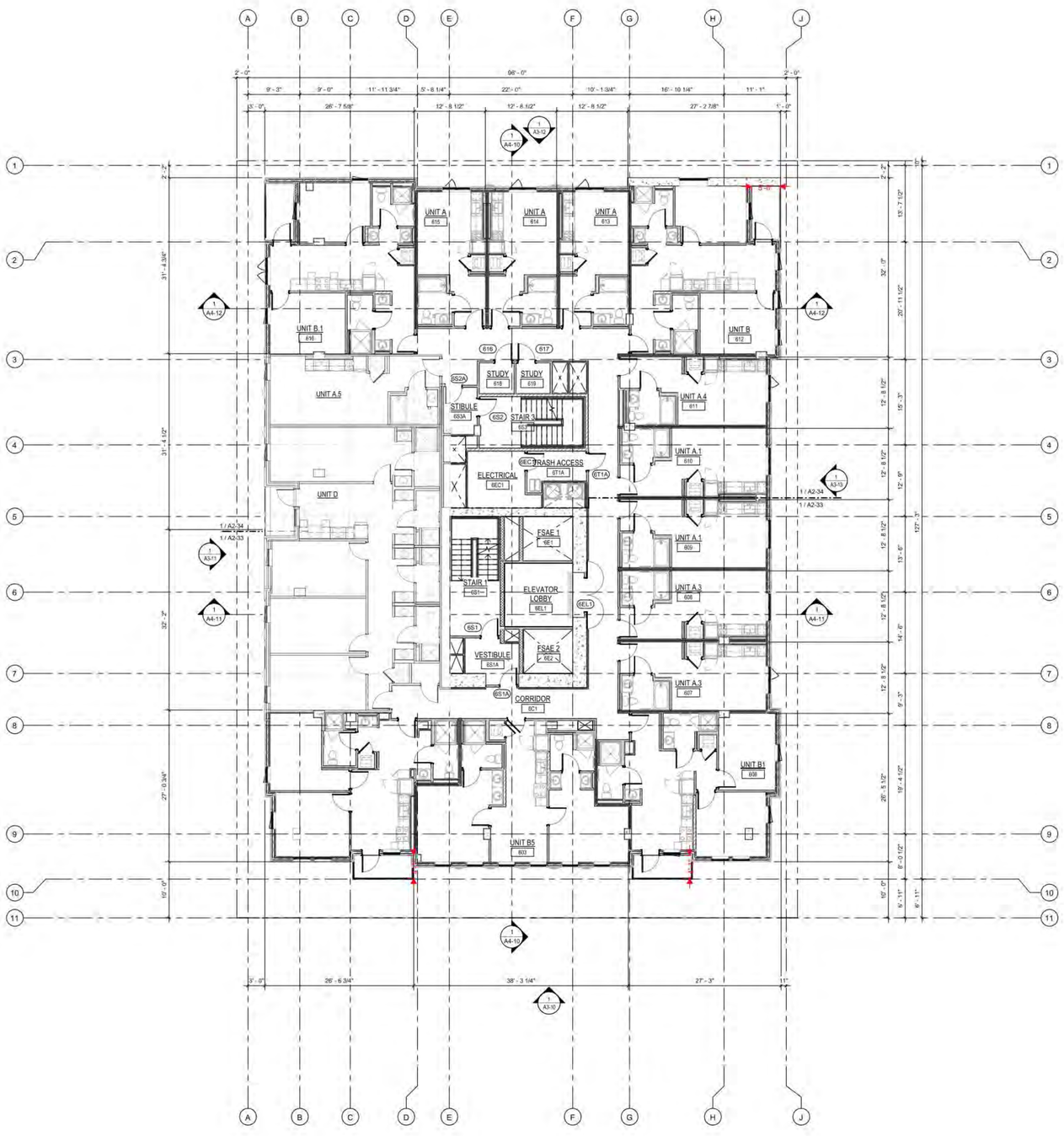

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

PLAN NORTH

LEVEL 6, 8, 10, 12, 14 1/8" = 1'-0" **1**

SHEET NOTES

1. FLOOR ELEVATIONS, WHERE INDICATED, ARE TO TOP OF STRUCTURAL CONCRETE. REFER TO LANDSCAPE DRAWINGS FOR WALKWAY PAVING ELEVATIONS.
2. SOFFITS AND CEILINGS HEIGHTS, ETC., ARE MEASURED FROM FINISHED FLOOR ELEVATIONS, U.O.N.
3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS A020 & A021 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO A032 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A011 FOR TYPICAL SYMBOLS LEGEND.
11. REFER TO EXITING DIAGRAMS ON SHEETS A5-10 THROUGH A5-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS AD60 & AD61 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/A20/2.
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE 'U' AND SHGC' FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

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- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
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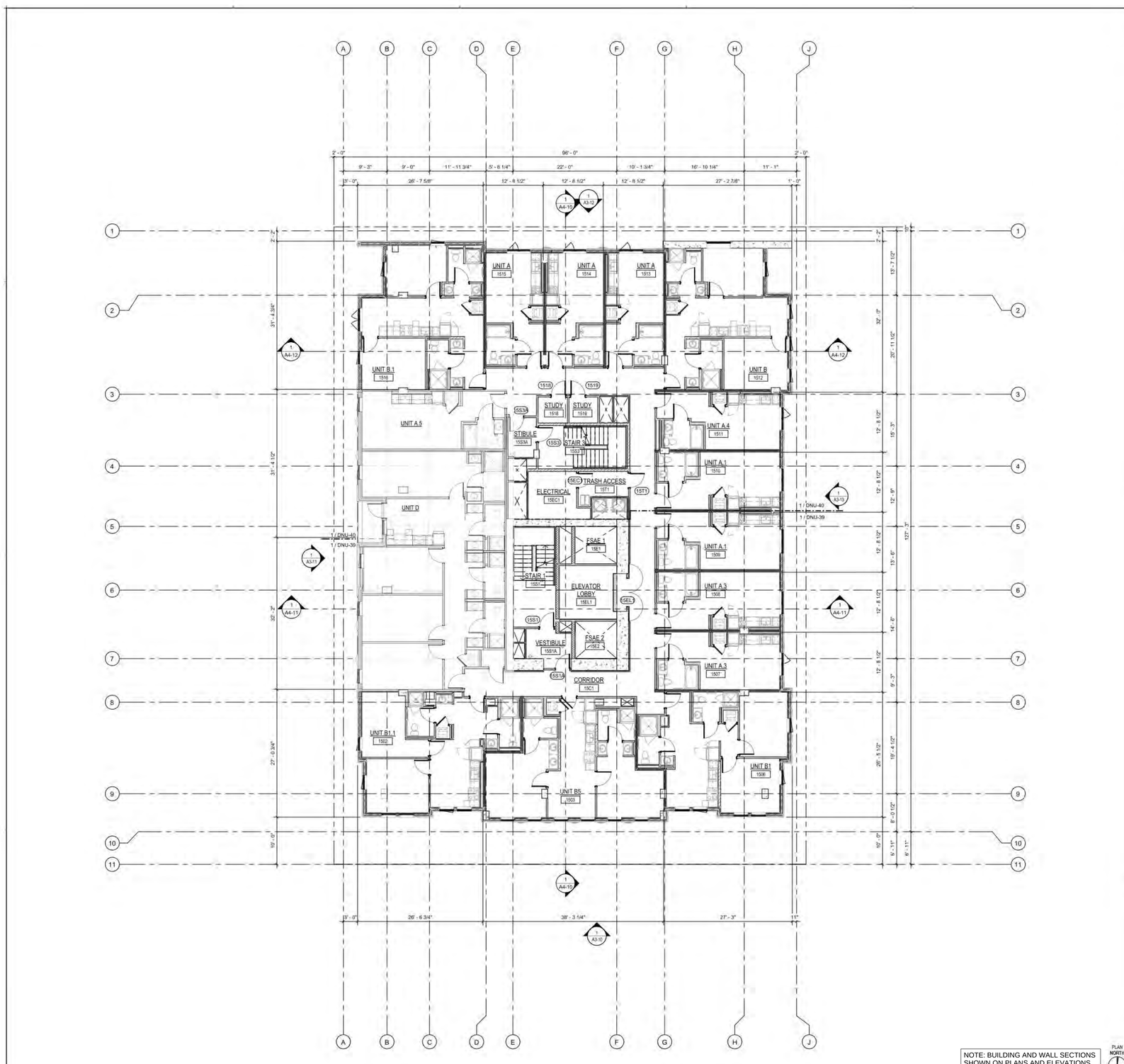
NOT FOR CONSTRUCTION

LEVEL 6,8,10,12,14 FLOOR PLAN

A108



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PLAN NORTH

LEVEL 15 1/8" = 1'-0" **1**

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4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS A0J20 & A0J21 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO A0J2 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A0.11 FOR TYPICAL SYMBOLS LEGEND.
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-1/3 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS A0S3 & A0E1 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/A0D2
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

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- 3-5/8" METAL STUD
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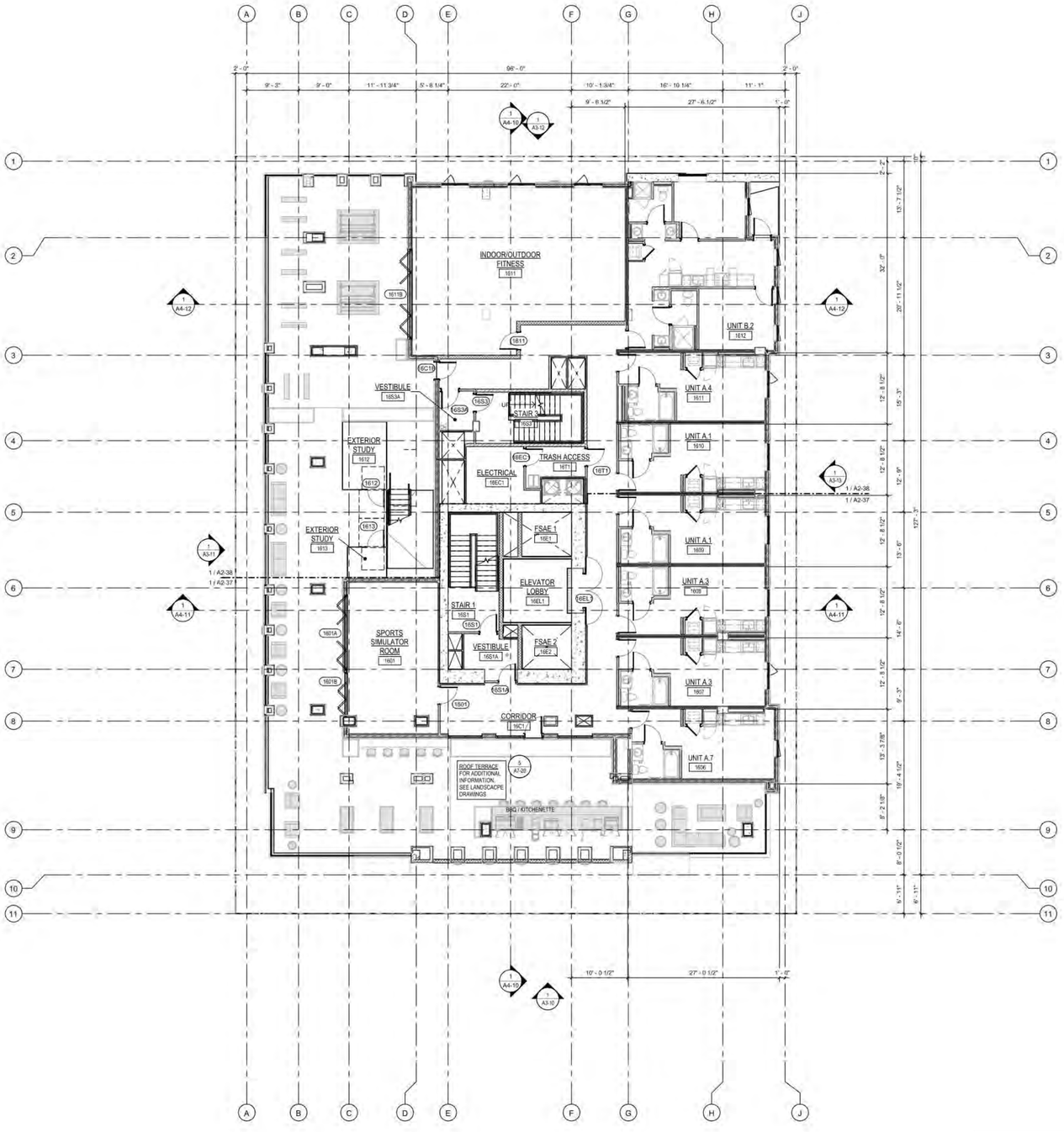
NOT FOR CONSTRUCTION

LEVEL 15 FLOOR PLAN

A109



NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

PLAN NORTH

LEVEL 16 | 1/8" = 1'-0" | 1

SHEET NOTES

1. FLOOR ELEVATIONS: WHERE INDICATED, ARE TO TOP OF STRUCTURAL CONCRETE. REFER TO LANDSCAPE DRAWINGS FOR WALKWAY PAVING ELEVATIONS.
2. SOFFITS AND CEILINGS HEIGHTS, ETC., ARE MEASURED FROM FINISHED FLOOR ELEVATIONS. U.O.N.
3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS AD20 & AD21 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO AD32 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET AD11 FOR TYPICAL SYMBOLS LEGEND.
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS AD63 & AD61 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/AD02.
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

- CONCRETE WALL, S.S.D.
- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- WALL MOUNTED FIRE EXTINGUISHER CABINET
- F.E.C. SEMI-RECESSED FIRE EXTINGUISHER CABINET
- 1-HR FIRE & SMOKE RATED CORRIDOR
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER

KEY PLAN

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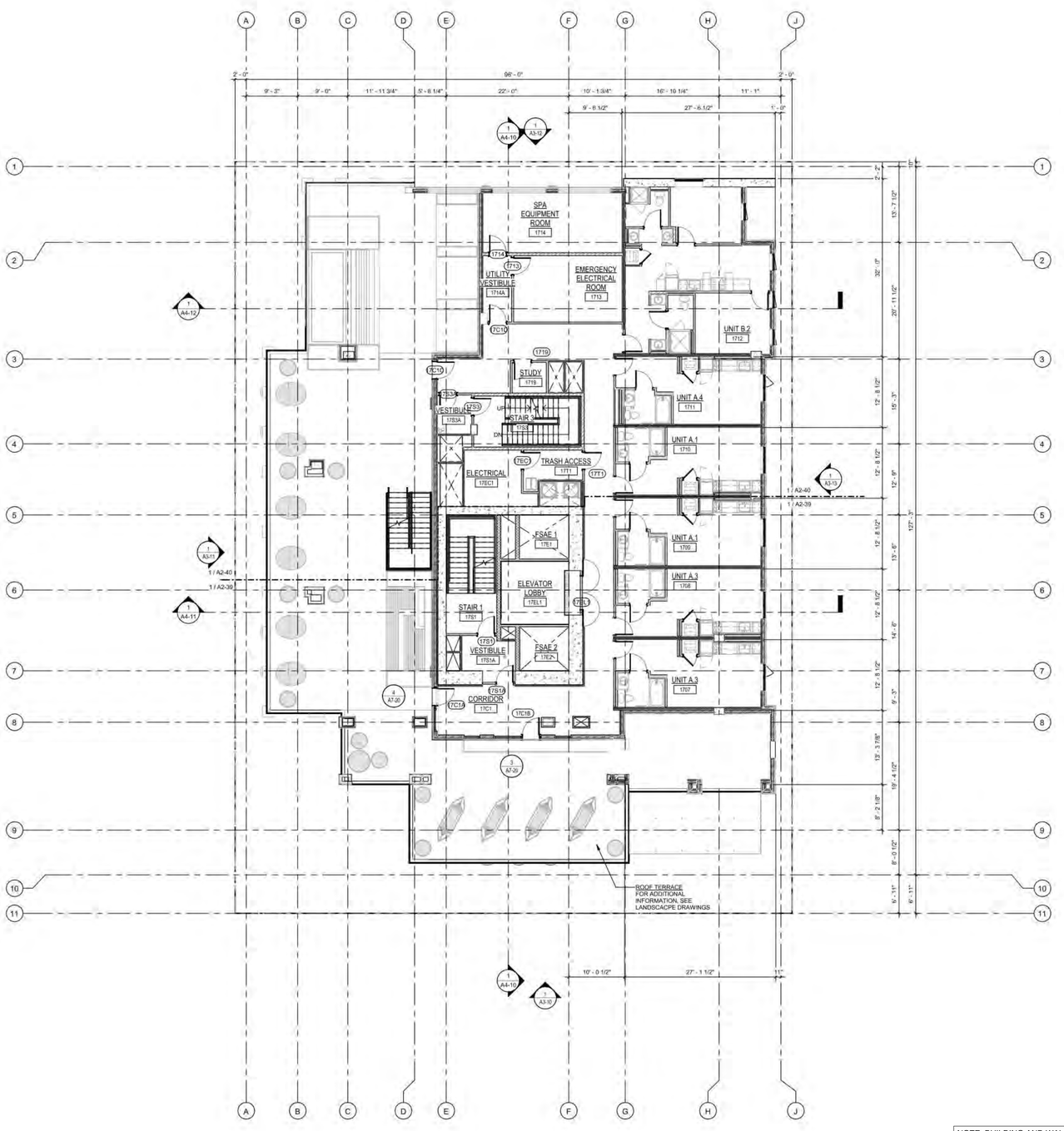
NOT FOR CONSTRUCTION

LEVEL 16 FLOOR PLAN

A110



SHEET NOTES

1. FLOOR ELEVATIONS, WHERE INDICATED, ARE TO TOP OF STRUCTURAL CONCRETE. REFER TO LANDSCAPE DRAWINGS FOR WALKWAY PAVING ELEVATIONS.
2. SOFFITS AND CEILINGS HEIGHTS, ETC., ARE MEASURED FROM FINISHED FLOOR ELEVATIONS, U.O.N.
3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS A020 & A021 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO A0302 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A011 FOR TYPICAL SYMBOLS LEGEND.
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS A0163 & A0161 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/A0202
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

- CONCRETE WALL, S.S.D.
- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- F.E.C. WALL MOUNTED FIRE EXTINGUISHER CABINET
- F.E.C. SEMI-RECESSED FIRE EXTINGUISHER CABINET
- 1-HR FIRE & SMOKE RATED CORRIDOR
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER

KEY PLAN

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

PLAN NORTH

LEVEL 17 | 1/8" = 1'-0" | 1

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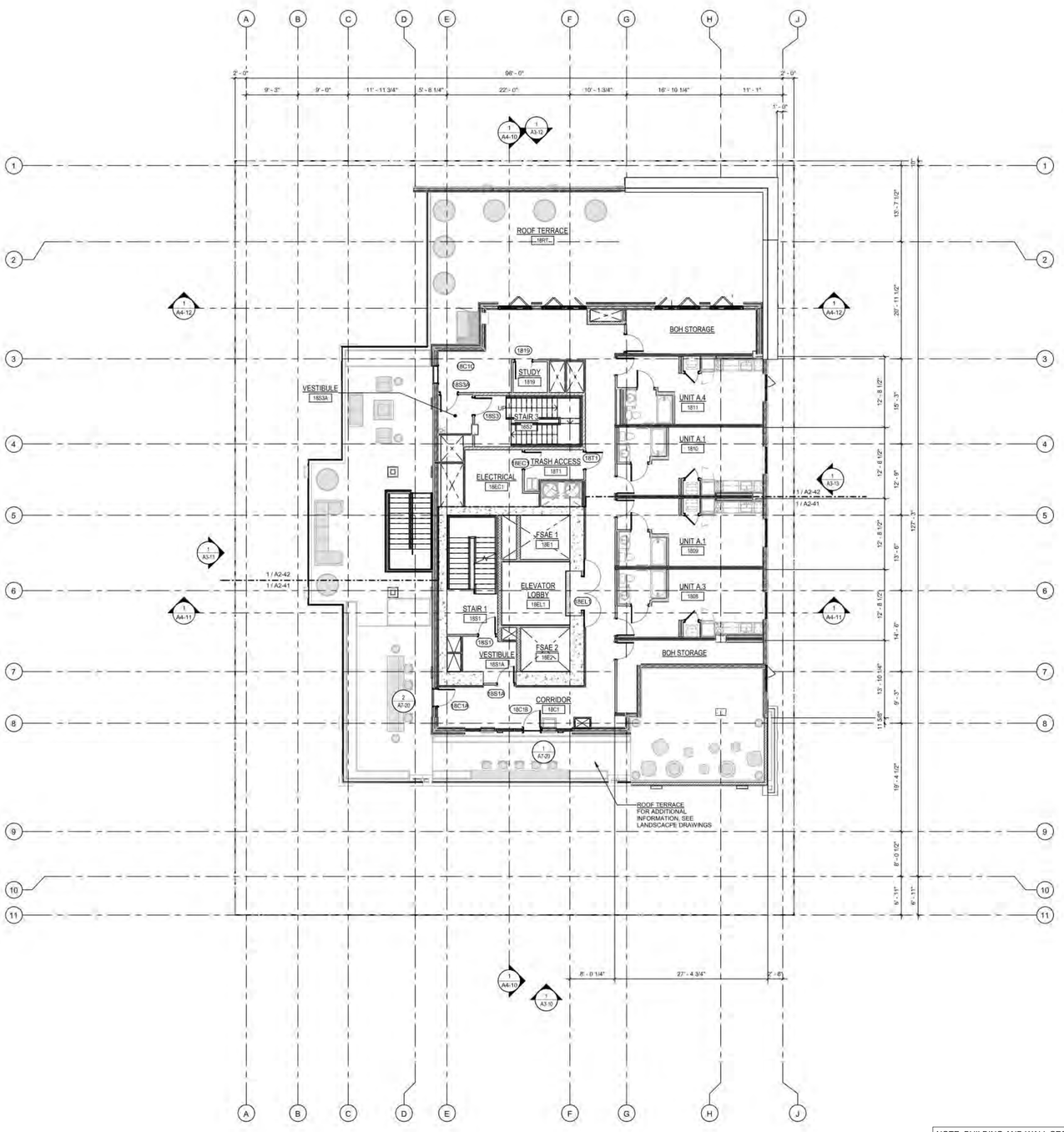
NOT FOR CONSTRUCTION

LEVEL 17 FLOOR PLAN

A111



NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

PLAN NORTH

LEVEL 18 | 1/8" = 1'-0" | 1

SHEET NOTES

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3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS A0203 & A0251 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO A0251 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A011 FOR TYPICAL SYMBOLS LEGEND.
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS A0363 & A0451 FOR TYPICAL DOOR DETAILS
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/A0212
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

- CONCRETE WALL, S.S.D.
- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- WALL MOUNTED FIRE EXTINGUISHER CABINET
- F.E.C. SEMI-RECESSED FIRE EXTINGUISHER CABINET
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- 1-HR FIRE BARRIER
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KEY PLAN

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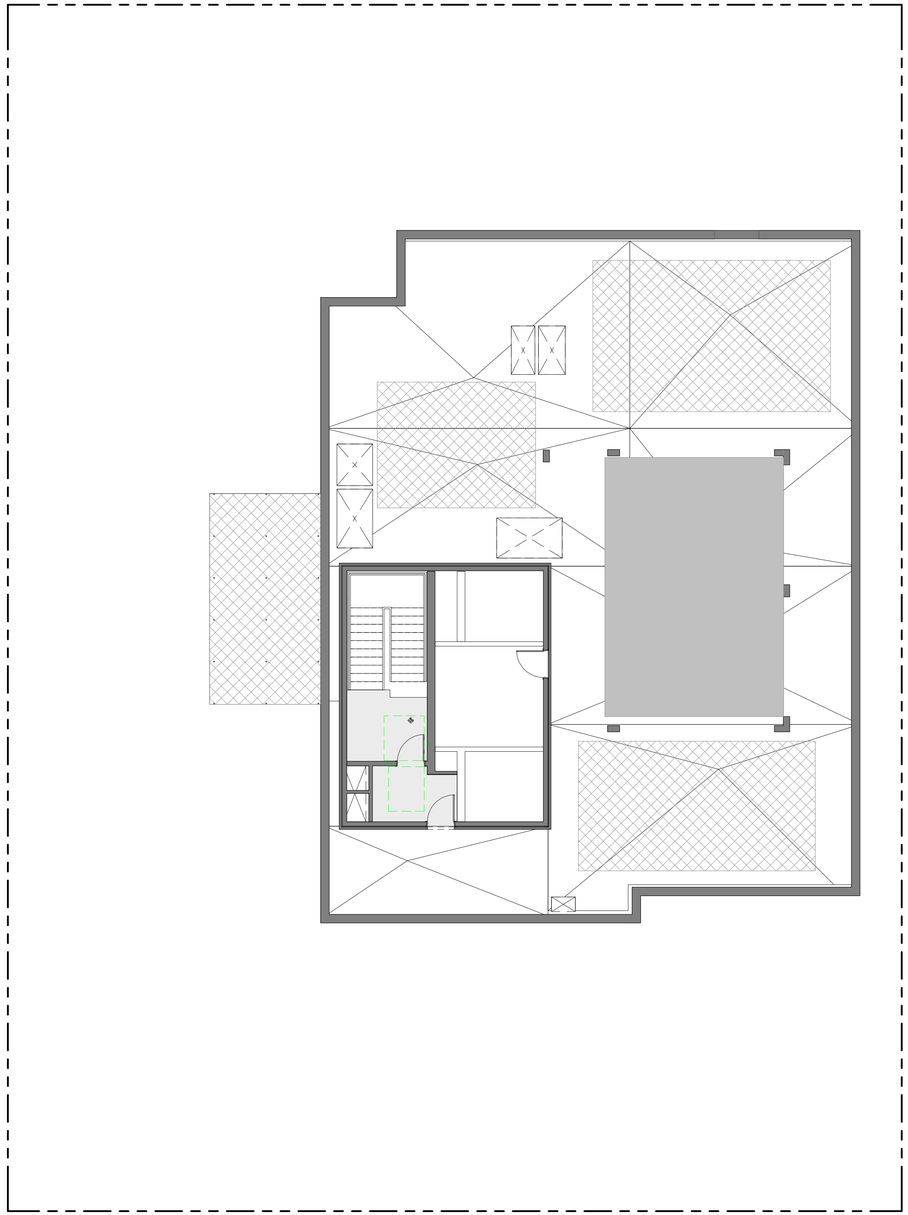
LEVEL 18 FLOOR PLAN

A112



1 A113 T.O. ROOF.
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

ROOF PLAN LEGEND:

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- FUTURE SOLAR PANEL INSTALL AREA
- MECHANICAL AREA

ROOFTOP ELEMENTS CALCULATION

GROUND FLOOR: FLOOR PLATE AREA = 12,104 SF
2ND FLOOR: FLOOR PLATE AREA = 12,405 SF
3RD FLOOR: FLOOR PLATE AREA = 11,577 SF
4TH FLOOR: FLOOR PLATE AREA = 10,587 SF
5TH FLOOR: FLOOR PLATE AREA = 10,127 SF
FLOORS 6-15: FLOOR PLATE AREA = 10,091 SF PER FLOOR
16TH FLOOR: FLOOR PLATE AREA = 6,095 SF
17TH FLOOR: FLOOR PLATE AREA = 5,122 SF
18TH FLOOR: FLOOR PLATE AREA = 4,158 SF

TOTAL FLOOR PLATE AREA = 177,878 SF

177,878 SF / 18 TOTAL FLOORS = 9,882 SF AVERAGE FLOOR PLATE AREA

9,882 SF X 15% = 1,483 SF PERMITTED AREA OF ROOFTOP ELEMENTS

TOTAL ROOFTOP ELEMENTS AREA: 1,347 SF (13.6% of AVERAGE FLOOR AREA)

NOTE: ROOFTOP ELEMENTS AREA COMPLIANT WITH BMC 23.304.050 REQUIREMENT TO NOT EXCEED 15% OF AVERAGE FLOOR AREA OF ALL OF THE BUILDING'S STORIES. NO WAIVER REQUESTED.

N
0 4' 8' 16'

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ROOF FLOOR PLAN

A113

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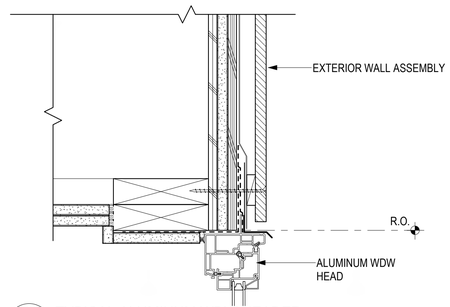
SOUTH ELEVATION 1/8" = 1'-0" **1**



2 A201 TYPICAL ALUMINUM WDW HEADER
3" = 1'-0"

KEYNOTES

3.0.01	HISTORIC FACADE TO REMAIN
3.0.02	HISTORIC MARQUE TO REMAIN
3.0.04	RAISED FLUTING INCOPERATED INTO CONCRETE FACADE SYSTEM
3.0.05	CEMENT PLASTER, SMOOTH FINISH
3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.13	GLASS GUARDRAIL WITH METAL CAP. SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY. SEE DETAIL X/XX
3.0.17	SURFACE MOUNTED DECORATIVE METAL LATTICE (DESIGN PENDING). SEE DETAIL X/XX.
3.0.18	METAL FENCE & DOUBLE GATE WITH EGRESS HARDWARE. SEE DETAIL X/XX
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES. TYP.
3.1.01	ALUMINUM STOREFRONT & GLAZING SYSTEM

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

FINISH LEGEND

01	**MTL-01** DARK BROWN CONCRETE CLARK PACIFIC 05-13 LIGHT	
02	**MTL-02** LIGHT BROWN CONCRETE CLARK PACIFIC 05-01 MEDIUM	
03	**MTL-03** LIGHT CONCRETE CLARK PACIFIC 06-01 LIGHT	
04	**MTL-04** TERRACE ACCENT SHERWIN WILLIAMS SW 7644 GATEWAY GRAY	
05	**MTL-05** DARK ALUMINUM WINDOW FRAME ARCADIA AB-STD DARK BRONZE	
06	**MTL-06** HPL WOOD PANEL PARKLEX PRODEMA RUSTIK / NATURCLAD-W	
07	**MTL-07** STONE LOOK / FIBER CEMENT PANEL CLARK PACIFIC	
08	**MTL-08** LIGHT BEIGE STUCCO SHERWIN WILLIAMS SW 6147 PANDA WHITE	
09	**MTL-09** LIGHT ALUMINUM WINDOW FRAME MARVIN COCONUT CREAM	
10	**MTL-10** GOLDEN ACCENTS PRISMATIC POWDERS SATIN POLY GOLD	

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NOT FOR CONSTRUCTION

SOUTH EXTERIOR ELEVATION

A201

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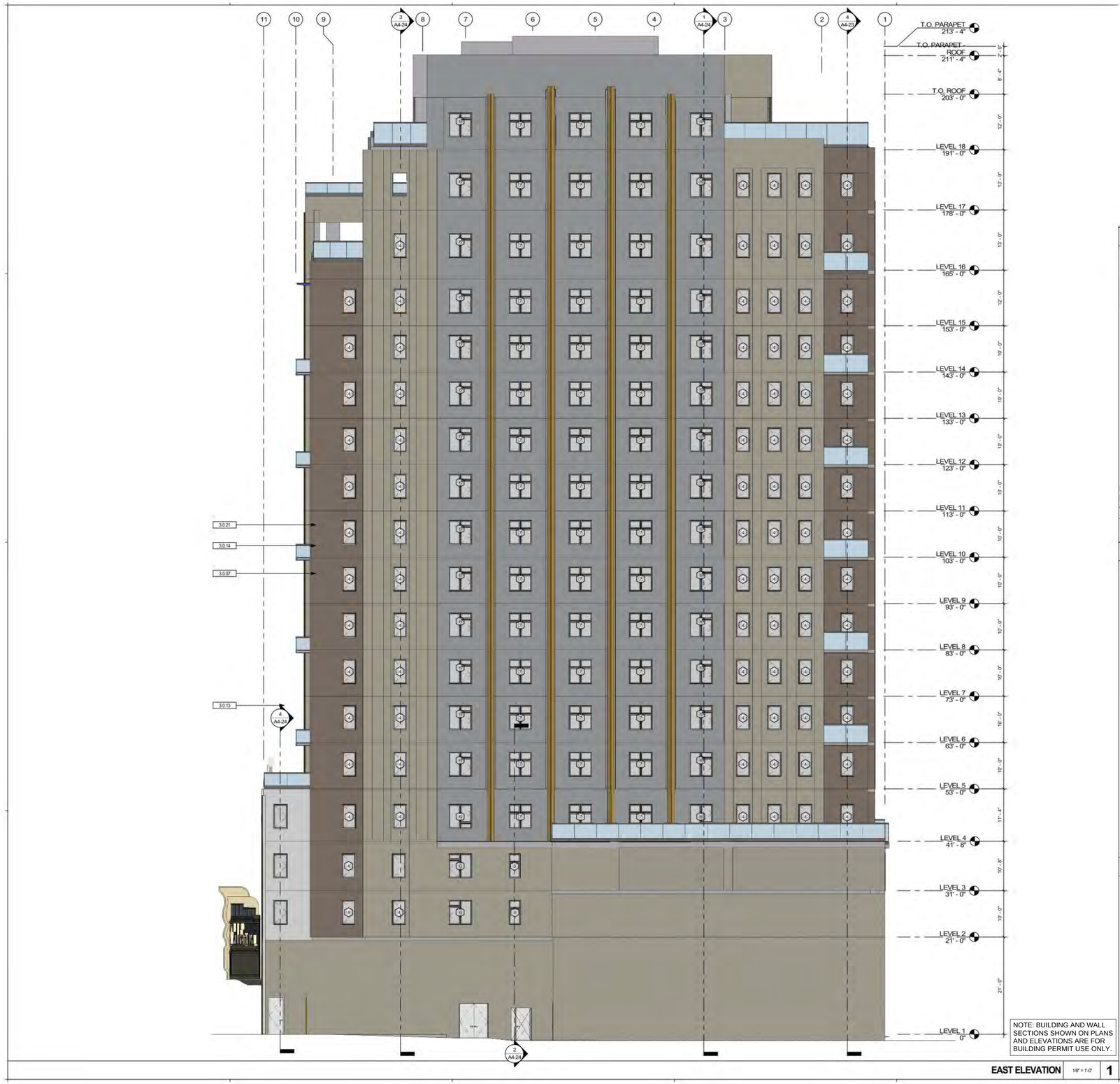

EAST ELEVATION 1/8" = 1'-0" 1

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

KEYNOTES

3.0.07	CONCRETE COLUMN
3.0.13	GLASS GUARDRAIL WITH METAL CAP. SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY. SEE DETAIL X/XX
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

FINISH LEGEND

01	**MTL-01** DARK BROWN CONCRETE CLARK PACIFIC 05-13 LIGHT	
02	**MTL-02** LIGHT BROWN CONCRETE CLARK PACIFIC 05-01 MEDIUM	
03	**MTL-03** LIGHT CONCRETE CLARK PACIFIC 06-01 LIGHT	
04	**MTL-04** TERRACE ACCENT SHERWIN WILLIAMS SW 7644 GATEWAY GRAY	
05	**MTL-05** DARK ALUMINUM WINDOW FRAME ARCADIA AB-STD DARK BRONZE	
06	**MTL-06** HPL WOOD PANEL PARKLEX PRODEMA RUSTIK / NATURCLAD-W	
07	**MTL-07** STONE LOOK / FIBER CEMENT PANEL CLARK PACIFIC	
08	**MTL-08** LIGHT BEIGE STUCCO SHERWIN WILLIAMS SW 6147 PANDA WHITE	
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EAST EXTERIOR ELEVATION

A202

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WEST ELEVATION 1/8" = 1'-0" **1**

KEYNOTES

3.0.01	HISTORIC FACADE TO REMAIN
3.0.02	HISTORIC MARQUE TO REMAIN
3.0.04	RAISED FLUTING INCOPERATED INTO CONCRETE FACADE SYSTEM
3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.11	OVERHEAD GLASS DOOR. SEE DOOR SCHEDULE
3.0.13	GLASS GUARDRAIL WITH METAL CAP. SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY. SEE DETAIL X/XX
3.0.17	SURFACE MOUNTED DECORATIVE METAL LATTICE (DESIGN PENDING). SEE DETAIL X/XX
3.0.18	METAL FENCE & DOUBLE GATE WITH EGRESS HARDWARE. SEE DETAIL X/XX
3.0.19	METAL LOUVER. SEE MECHANICAL DRAWINGS
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0". SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES, TYP.
3.1.01	ALUMINUM STOREFRONT & GLAZING SYSTEM

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

FINISH LEGEND

01	**MTL-01** DARK BROWN CONCRETE CLARK PACIFIC 05-13 LIGHT	
02	**MTL-02** LIGHT BROWN CONCRETE CLARK PACIFIC 05-01 MEDIUM	
03	**MTL-03** LIGHT CONCRETE CLARK PACIFIC 06-01 LIGHT	
04	**MTL-04** TERRACE ACCENT SHERWIN WILLIAMS SW 7644 GATEWAY GRAY	
05	**MTL-05** DARK ALUMINUM WINDOW FRAME ARCADIA AB-STD DARK BRONZE	
06	**MTL-06** HPL WOOD PANEL PARKLEX PRODEMA RUSTIK / NATURCLAD-W	
07	**MTL-07** STONE LOOK / FIBER CEMENT PANEL CLARK PACIFIC	
08	**MTL-08** LIGHT BEIGE STUCCO SHERWIN WILLIAMS SW 6147 PANDA WHITE	
09	**MTL-09** LIGHT ALUMINUM WINDOW FRAME MARVIN COCONUT CREAM	
10	**MTL-10** GOLDEN ACCENTS PRISMATIC POWDERS SATIN POLY GOLD	

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	10/23/2023	ZAB SUBMITTAL

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WEST EXTERIOR ELEVATION

A203

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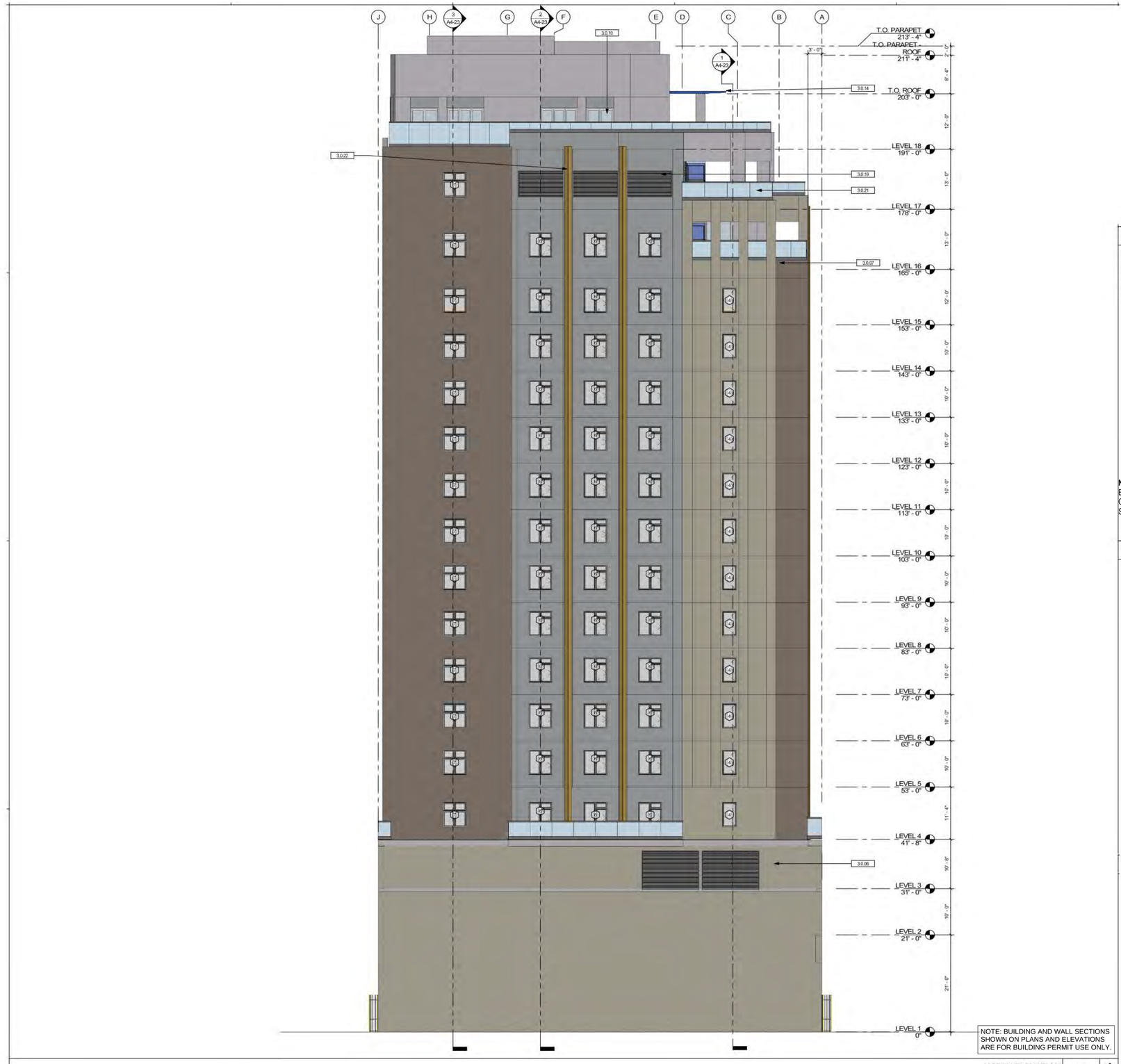

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

NORTH ELEVATION 1/8" = 1'-0" **1**

KEYNOTES

3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.10	FOLDING GLASS WALL, SEE DOOR SCHEDULE
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.19	METAL LOUVER, SEE MECHANICAL DRAWINGS
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES. TYP.

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02	**MTL-02** LIGHT BROWN CONCRETE CLARK PACIFIC 05-01 MEDIUM	
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04	**MTL-04** TERRACE ACCENT SHERWIN WILLIAMS SW 7644 GATEWAY GRAY	
05	**MTL-05** DARK ALUMINUM WINDOW FRAME ARCADIA AB-STD DARK BRONZE	
06	**MTL-06** HPL WOOD PANEL PARKLEX PRODEMA RUSTIK / NATURCLAD-W	
07	**MTL-07** STONE LOOK / FIBER CEMENT PANEL CLARK PACIFIC	
08	**MTL-08** LIGHT BEIGE STUCCO SHERWIN WILLIAMS SW 6147 PANDA WHITE	
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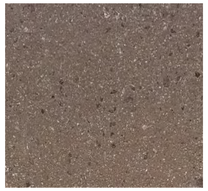
NORTH EXTERIOR ELEVATION

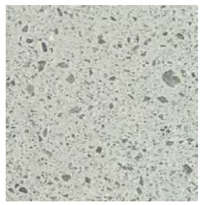
A204

MTL-01
DARK BROWN CONCRETE
CLARK PACIFIC
05-13 LIGHT



MTL-02
LIGHT BROWN CONCRETE
CLARK PACIFIC
05-01 MEDIUM

MTL-03
LIGHT CONCRETE
CLARK PACIFIC
06-01 LIGHT



MTL-04
TERRACE ACCENT
SHERWIN WILLIAMS
SW 7644 GATEWAY GRAY

MTL-05
DARK WINDOW FRAME
ARCADIA
AB-STD DARK BRONZE

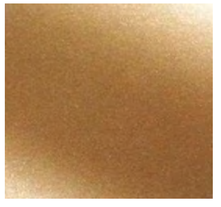
MTL-06
HPL WOOD PANEL
PARKLEX PRODEMA
RUSTIK / NATURCLAD-W

MTL-07
STONE LOOK /
FIBER CEMENT PANEL

MTL-08
LIGHT BEIGE STUCCO
SHERWIN WILLIAMS
SW 6147 PANDA WHITE

MTL-09
LIGHT WINDOW FRAME
MARVIN
COCONUT CREAM

MTL-10
GOLDEN ACCENTS
PRISMATIC POWDERS
SATIN POLY GOLD



EXTERIOR ELEVATION MATERIALS ENLARGED
NOT TO SCALE

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EXTERIOR ELEVATION MATERIALS

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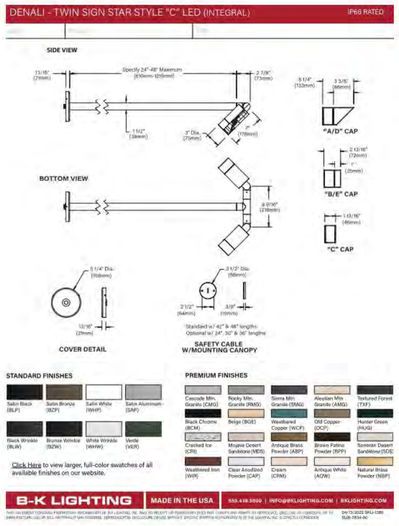
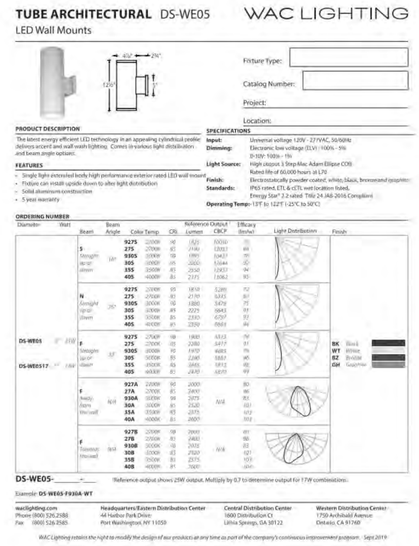
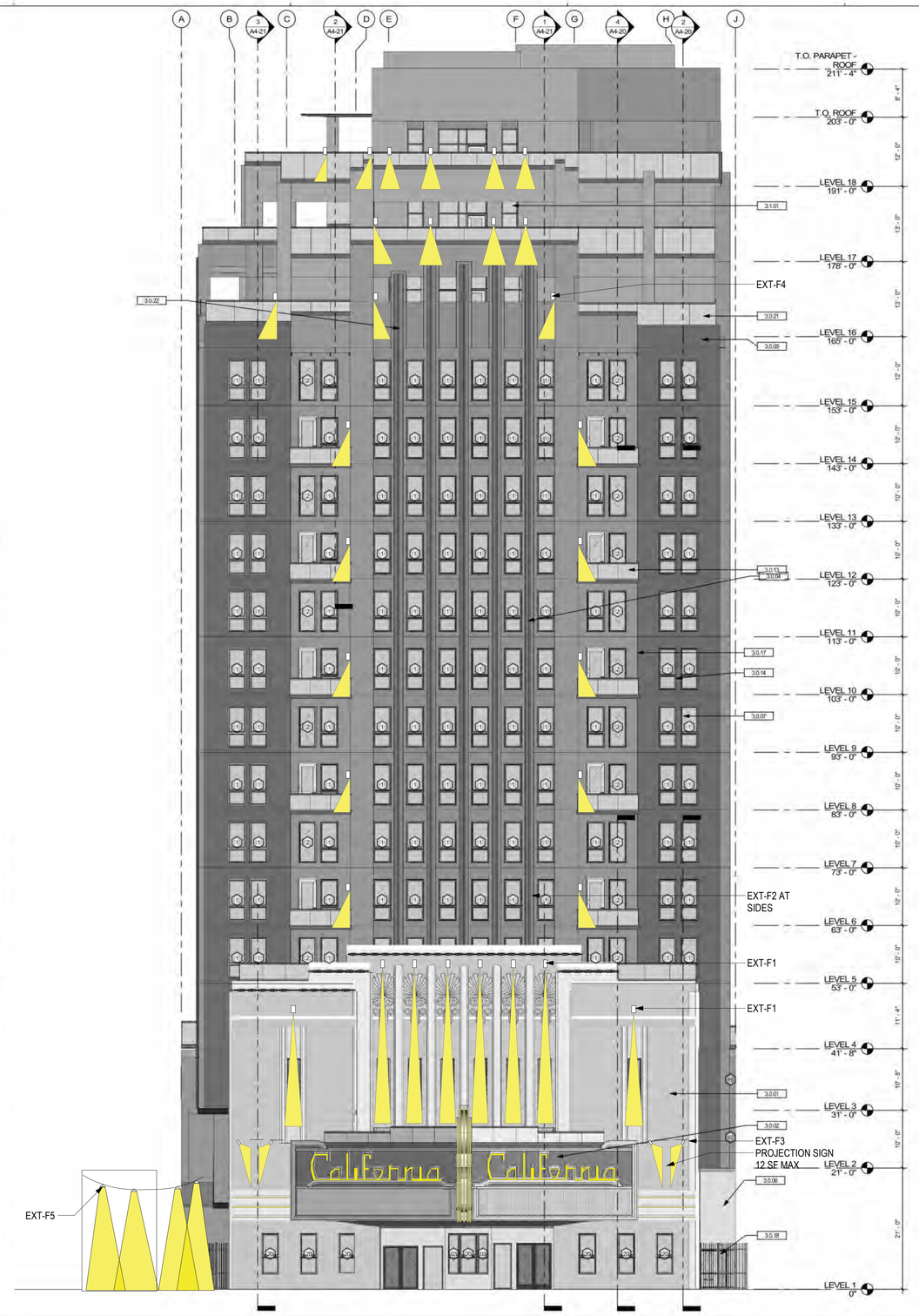
EXT-F3
LED BLADE SIGN
BK - DENALI TWIN STAR



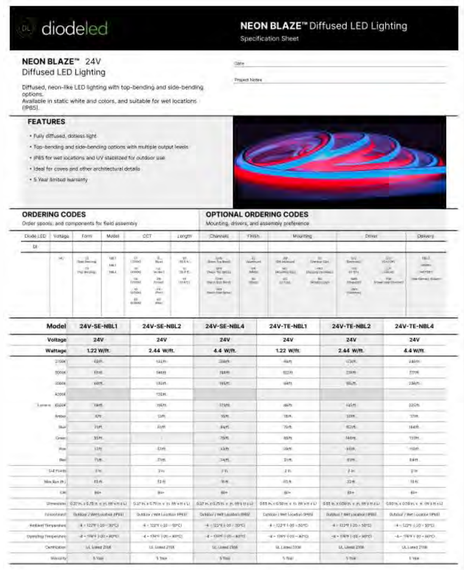
EXT-F4
ROOF DECK (TRELLIS POST & WALL MOUNT)
WAC - TUBE 5"





EXT-F1
NARROW BEAM WALL WASH
WAC DS-WSOF-U27B-WT

EXT-F2
FLUSH LED LIGHT STRIPS
DIODE LED



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SOUTH FACADE
LIGHTING & SIGNAGE

SOUTH ELEVATION 1/8" = 1'-0" 1

A211

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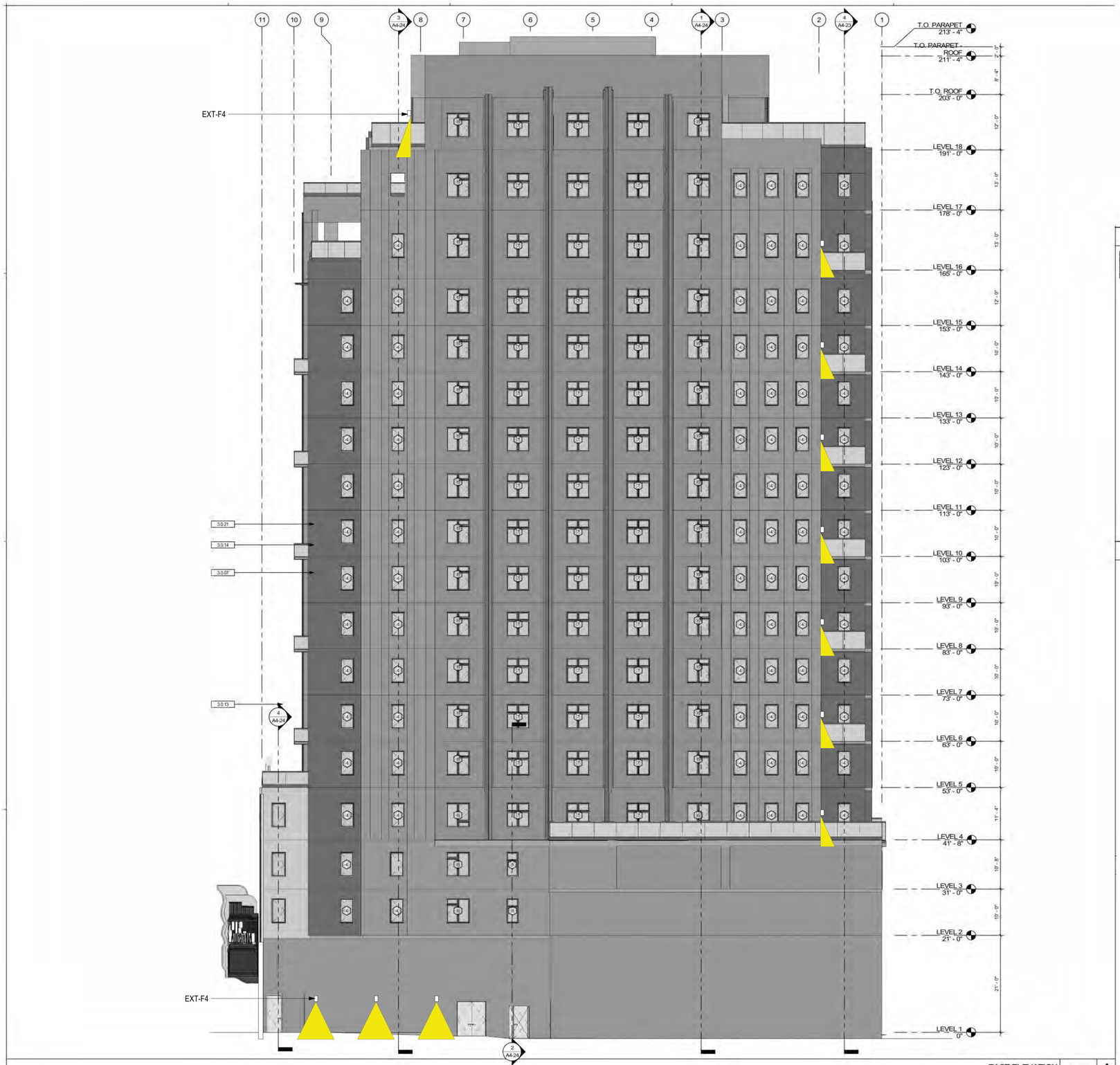

EAST ELEVATION 1/8" = 1'-0" 1

KEYNOTES

3.0 07	CONCRETE COLUMN
3.0 13	GLASS GUARDRAIL WITH METAL CAP, SEE DETAIL X/XX
3.0 14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0 21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX

FINISH LEGEND

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EAST FACADE LIGHTING & SIGNAGE

A212

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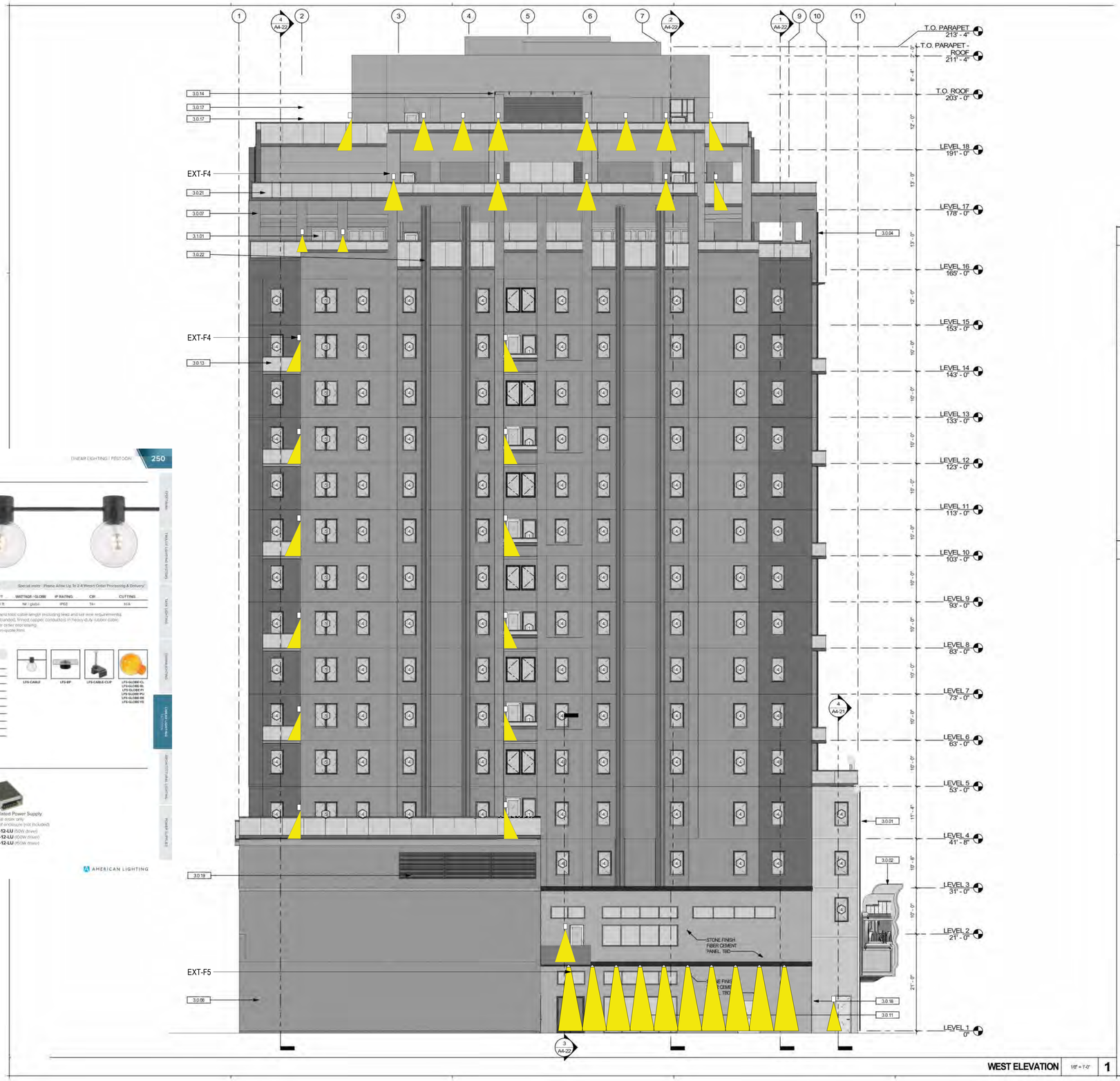


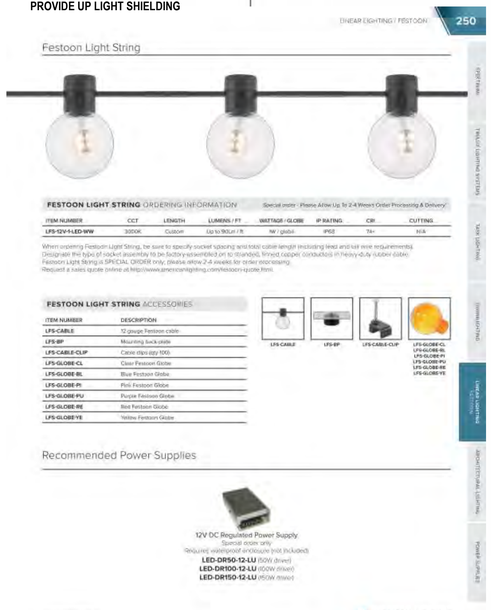
WEST ELEVATION 1/8" = 1'-0" 1

KEYNOTES

3.0.01	HISTORIC FACADE TO REMAIN
3.0.02	HISTORIC MARQUEE TO REMAIN
3.0.04	RAISED FLUTING INCOPERATED INTO CONCRETE FACADE SYSTEM
3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.11	OVERHEAD GLASS DOOR. SEE DOOR SCHEDULE
3.0.13	GLASS GUARDRAIL WITH METAL CAP. SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY. SEE DETAIL X/XX
3.0.17	SURFACE MOUNTED DECORATIVE METAL LATTICE (DESIGN PENDING). SEE DETAIL X/XX
3.0.18	METAL FENCE & DOUBLE GATE WITH EGRESS HARDWARE. SEE DETAIL X/XX
3.0.19	METAL LOUVER. SEE MECHANICAL DRAWINGS
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0". SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES, TYP.
3.1.01	ALUMINUM STOREFRONT & GLAZING SYSTEM

FINISH LEGEND

EXT-F5
LED FESTOON / STRING LIGHTING @ COURTYARD
AMERICAL LIGHTING - FESTOON
PROVIDE UP LIGHT SHIELDING



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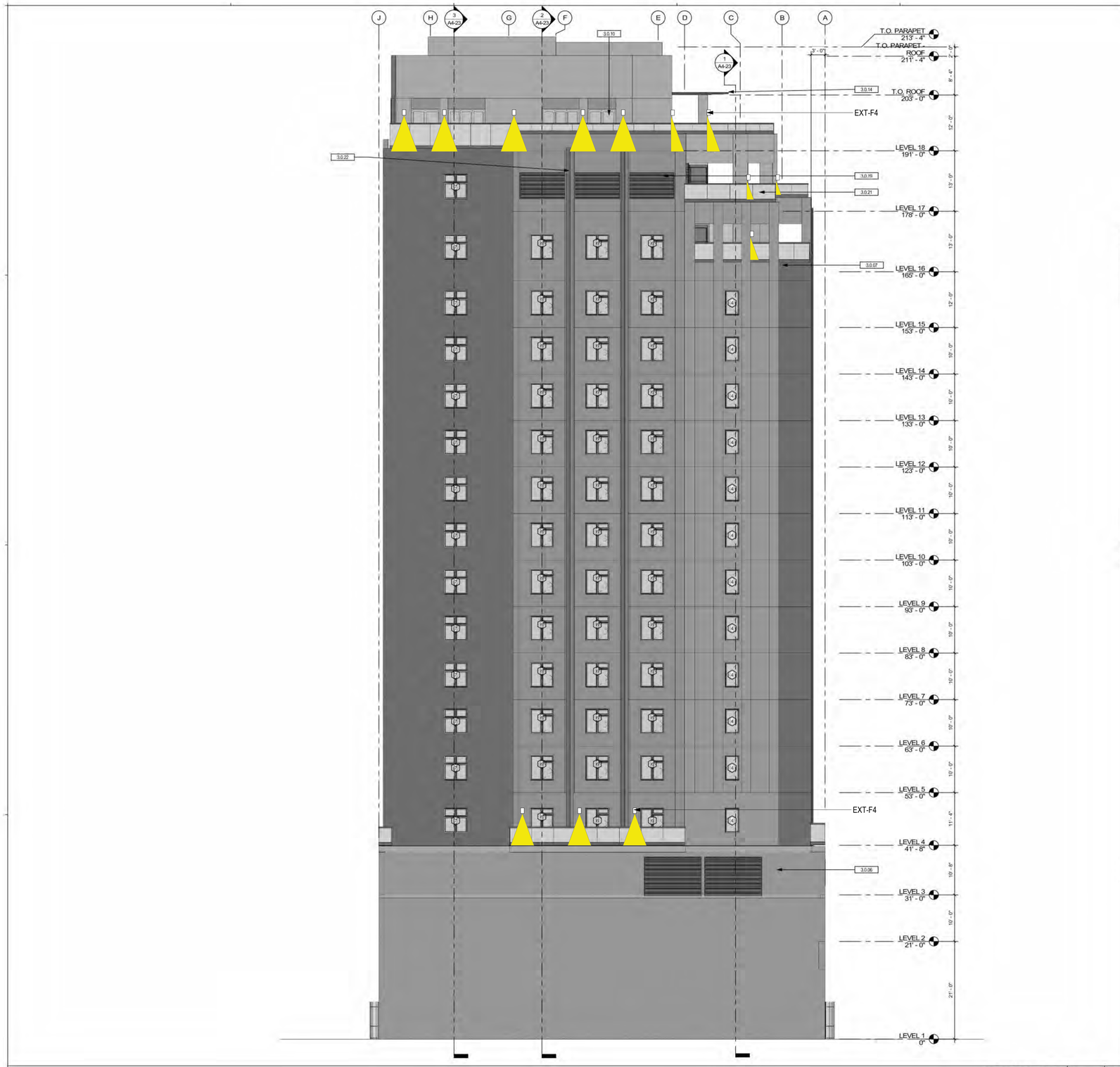
WEST FACADE LIGHTING & SIGNAGE

A213



NORTH ELEVATION 1/8" = 1'-0" 1

KEYNOTES

3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.10	FOLDING GLASS WALL, SEE DOOR SCHEDULE
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3.0.19	METAL LOUVER, SEE MECHANICAL DRAWINGS
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES, TYP.

FINISH LEGEND

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NORTH FACADE
LIGHTING SIGNAGE

A214

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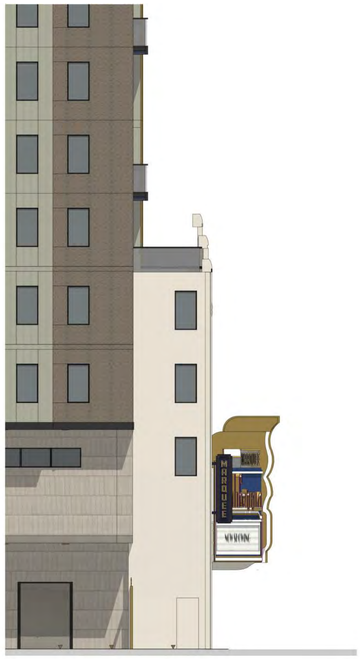
1 Partial Illustrated View
Scale: NTS

2 Illustrated View
Scale: NTS



1 Side View
Scale: 1" = 10' (1:120)
@tabloid

2 Front View
Scale: 1" = 10' (1:120)
@tabloid

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SOUTH FACADE SIGNAGE

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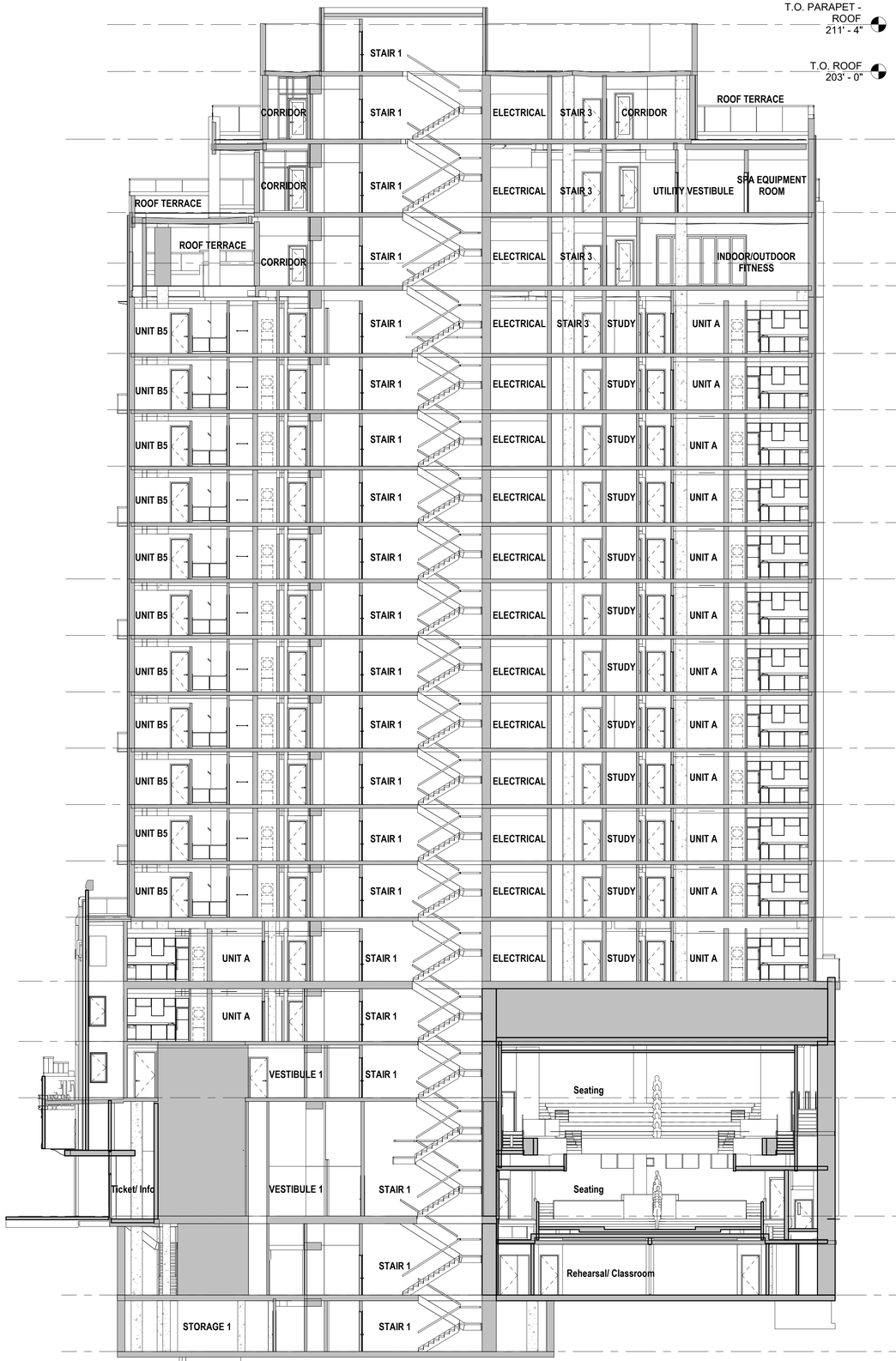
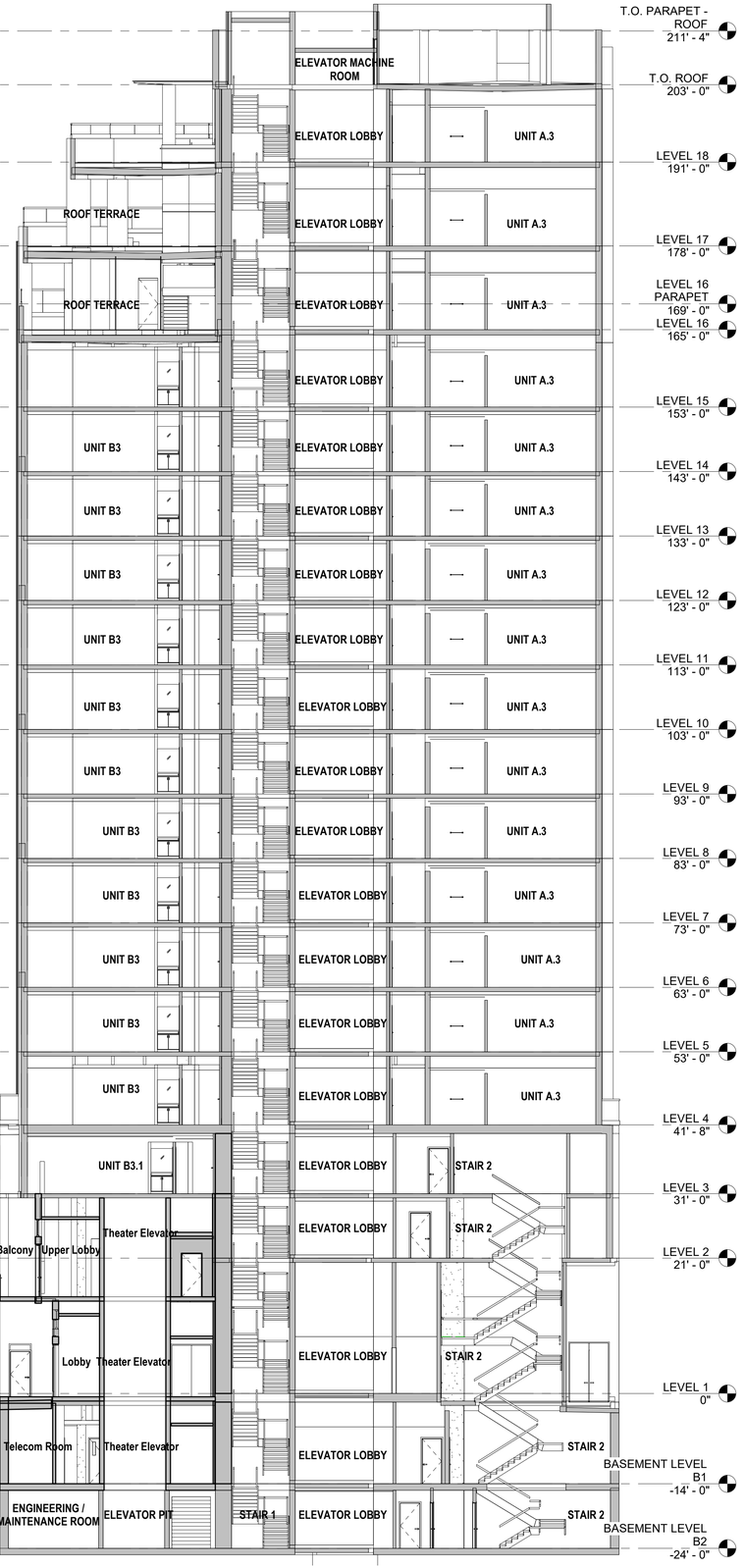


2 A310 N-S SECTION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



1 A310 E-W SECTION
3/32" = 1'-0"

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No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	10/23/2023	ZAB SUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

NOT FOR CONSTRUCTION

BUILDING SECTIONS

A310

RhoadesPlanningGroup

2115 Kittredge Street Project

Applicant Statement

October 23, 2023

Project Updates for Zoning Adjustments Board Hearing on December 14, 2023

These updated application materials are submitted in response to comments received on October 5, 2023, from the Landmarks Preservation Commission (LPC).

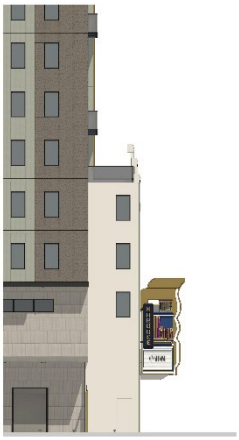
1. **Warm Color Palette approved by the Landmarks Preservation Commission**

- Changed the overall color and materials palette to be warm, subtle and complementary to the historic façade.
- This color palette is more compatible with the existing historic façade and the tones of the surrounding buildings on Kittredge Street, Shattuck Avenue and Allston Way.

2. **Increased Symmetry of the Top of the Building**

- Reduced non-symmetrical massing elements.
- Relocated two units from the top floor (Level 18) to increase the symmetry of the top of the building.
- Adjusted the location of the generator in the northwest corner in favor of more symmetrical or apparently symmetrical massing.
- Reinforcement of the central axis and vertical elements.
- Create more symmetry in the upper levels by simplifying elements and creating a central vertical hierarchy through emphasis on the columns and pilasters.
- Lighten the upper-level massing to have more of a “fading” effect.

3. Increased ornamentation on North and East facades to match the level of detail on the South and West facades.



- Vertical fins were added to these facades to make the design of all the facades more cohesive.
- The lighting treatment was extended to all four facades.
- Further developed lighting to be indirect and dark-sky compliant. The historical façade will feature the more dramatic lighting while the new addition will have a more subtle backdrop type of illumination.
- Compositionally connecting all four elevations with use of repeating vertical elements, materials and window placement.

4. Improved Streetscape

- Improved streetscape with detail provided at entry to improve accessibility and larger gatherings on event nights.
- The bollards have been removed and “parklet” style bulb-outs at both sides of the marquee are symmetrical around the building entrances. A central terrazzo “apron” will be installed at the main entries to the building.

Project Updates for Landmarks Preservation Commission Hearing on October 5, 2023

These updated application materials are submitted in response to comments received on September 1, 2023, from City Staff (Fatema Crane, Landmarks Secretary) or the Landmarks Preservation Commission (LPC). This application package includes the following items as requested by the City and LPC:

1. **Alternative to proposed glass railing (on marquee).**
   - An alternative option for the marquee railing is presented on the Plan Set Sheet G005 – Theater Façade Preservation.

2. **Night rendering.**
   - A rendering of how the proposed project will look at night is presented on Plan Set Sheet G006 – Theater Façade Lighting Proposal.

Figure A: Night Rendering

3. **Consider terrazzo floor/ground inlay at entrance.**
   - Terrazzo will be proposed at the ground level entrance. See Plan Set Sheet L101 – Ground Floor Plans for the proposed location and images of terrazzo material samples. There is no existing terrazzo currently, and there is no photographic evidence that it existed historically.

TERRAZZO

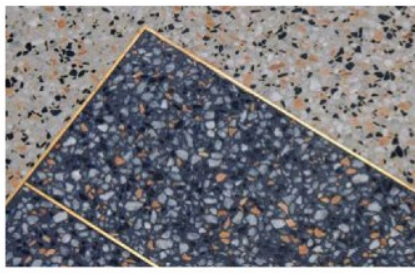

TERRAZZO BRASS JOINT

Figure B: Terrazzo material samples

4. **Confirm colors of original historic façade.**
   - From a paint scraping of the historic façade, it appears that the original paint color was a mint-green, teal color. The original façade seems to have been painted many different colors during its 100+ year history.

Figure C: Original colors of historic façade

5. **Retain original neon lighting, do not replace with neon LED.**
   - The existing marquee lettering with original neon lighting will be retained as neon lighting (not LED). See Plan Set Sheet G006 – Theater Façade Lighting Proposal.

6. **Confirm bird safe glazing.**

- The proposed project will use bird safe glazing. Elevations on Plan Set Sheet A201 through A204 include statements that bird-safe glazing will be utilized on this project.

7. **The proposed blade signs exceed the permitted number of signs for this building.**
   - The project proposes to have one blade sign for the Residential portion of the building and one other blade sign for the Commercial portion of the building – the new performing arts theater.

8. **The proposed streetscape plan should be vetted through PW Traffic Engineering.**
   - The proposed project's streetscape plan has been approved by the City of Berkeley's Planning Staff from Public Works, Traffic Engineering, and ADA Compliance Departments. These departments provided some comments and recommendations, all of which have been incorporated into the current streetscape plan.

9. **Provide at least one alternative that reflects a different overall color & materials palette with more contrast and/or stronger accents. Include a warm color palette to complement the historic façade's materials and colors.**
   - The LPC was presented with two color palettes and approved the color scheme shown below. This color scheme presents a warmer tone to complement the tower and historical theater façade. This color palette contains shades of brown, green, and cream with gold accents. The warmer brown tone on the corner features unifies all four elevations for a more cohesive building design. Similarly, the vertical color-blocking pattern helps breakdown the overall tower massing by giving a sense of depth. This alternate color palette complements the original historic façade and allows it to stand proud while the new tower fades into the background.

Figure D: Alternative color palette

Overview and Project Introduction

This applicant statement has been updated in response to City Staff's direction regarding the project's compatibility with the Secretary of the Interior Standards and initial Design Review comments.

Figure 1: Rendering of Proposed Project

The applicant team is pleased to submit this application package for a new 211-unit multifamily residential infill & adaptive reuse project at 2115 Kittredge Street in Berkeley. This applicant statement includes:

1. Project Description
2. Project Background
3. Compliance with General Plan and Zoning Code
4. Project Analysis
5. Landmark Alteration Permit Requirements
6. CEQA Analysis and Legislative Context
7. Use Permit Required Findings
8. Project Team Contact Information

1. PROJECT DESCRIPTION

The proposed project includes the construction of an 18-story mixed-use building and the adaptive reuse of the existing California Theater façade and marquee. The façade of the theater along Kittredge Street will be preserved, and the proposed project will redevelop the site to include a live performance theater and 211 units of housing, including 22 affordable units. The California Theater was built in 1914 and has screened movies and held performances for the last century. This project will preserve the historic façade and marquee, maintain a creative arts presence at this site with the new theater, while adding desperately needed transit-oriented housing to Downtown Berkeley.

Figure 2: Proposed Project Site

The proposed housing development project includes 211 dwelling units in a 160,734 square foot mixed-use building with 24,273 square feet of non-residential space dedicated to the live performance theater. The project will provide 22 units of affordable housing for Very Low-Income (VLI) households earning not more than 50% of the Area Median Income (AMI). The inclusion of 22 Very Low-Income units entitles the project to a 50% density bonus, unlimited waivers, and up to three concessions, which together allow for the project's proposed 211 dwelling units. The project is subject to the modifications and protections of State Density

Bonus Law (Gov. Code § 65915) and the Housing Accountability Act (Gov. Code § 65589.5). A preliminary application was submitted pursuant to Senate Bill 330 (Gov. Code § 66300) on July 28, 2022, and the proposed development project is consistent with all the provisions of SB 330. A full zoning permit application was submitted on October 12, 2022. The application was deemed complete by the City of Berkeley Planning Staff on March 31, 2023. An Affordable Housing Mitigation Fee will apply to the project and be paid to the City of Berkeley.

The project site is a 13,500 square foot lot that is zoned Downtown Mixed-Use Core (C-DMU), a designation that encourages the development of mixed commercial and high-density residential uses. The new residential development will include (133) studios, (66) 2-bedrooms, and (12) 4-bedroom units. Because of the downtown location one half block west of campus, this project will likely appeal to students and young professionals alike. The proposed project will add 313 bedrooms to Berkeley's housing stock, including 32 below market-rate (BMR) bedrooms, to help alleviate the housing affordability pressure near downtown and by the Cal campus.

Table 1: Unit Mix

Unit Type	Unit Count
Studio	133
2 Bedroom	66
4 Bedroom	12
Total	**211**

Ground Floor Residential

The ground floor plan is separated into a residential entry area on the eastern side of the building and non-residential entrance space for the theater use on the western side. The ground floor residential area includes a lobby, reception desk, mail room, package room and two leasing offices. In the first basement level, the proposed project has a residential multi-purpose room and a lobby restroom for residents.

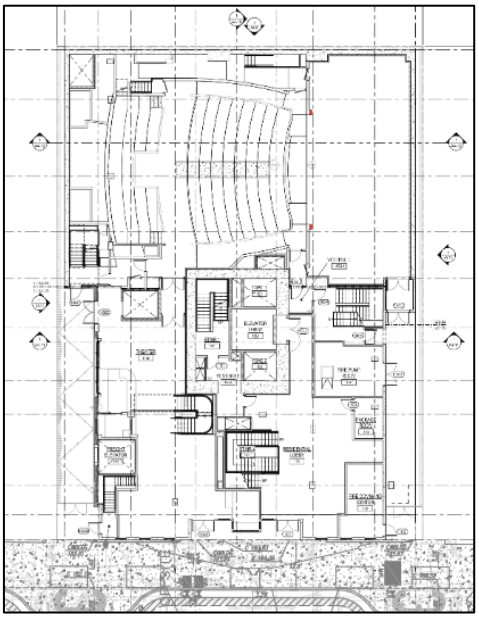


Figure 3: Ground Floor Plan

On the second basement level, there is a bike room, trash/recycling room, and other back of house service areas. The ground floor lobby is connected to the first basement level and second-floor resident's lounge with a large, open staircase. This staircase will be an aesthetically pleasing focal point and design feature connecting the three residential common spaces. The residential lounge on the second floor leads to the residential balcony on top of the theater's marquee. The marquee balcony provides 529 SF of residential useable open space. There are a total of 23 study rooms in the project, with one on Level 3 and two on each floor on Levels 4 through 15.

Level 2 has two studio units and two 2-bedroom units. Level 3 has five studios and three 2-bedroom units. Level 4 has 11 studios and four 2-bed units and one 4-bed unit. Levels 5, 7, 9, 11, and 13 have nine studios, five 2-bedroom units, and one 4-bedroom unit. Levels 6, 8, 10, 12,

14 have nine studios, five 2-bedroom units, and one 4-bedroom unit. There are 2-bedroom units and 4-bedroom units on the western façade of these levels that have private balconies, which will give the upper floors views of the Bay. There are also private balconies on some of the south facing units on these levels. Some corner units also have balconies, however they do not meet the City's minimum dimensions of six feet by six feet, so do not qualify as useable open space. Level 15 has eight studios and five 2-bedrooms units, and one 4-bedroom unit.

Level 16 has six studios and one 2-bedroom unit, along with the building's indoor/outdoor fitness space. The other amenities on the 16th floor include: a BBQ/Kitchenette area, TV Entertainment area, lawn game area, multi-sport simulator. There is 4,158 SF of useable open space on the 16th floor, where future residents can enjoy the unobstructed west-facing views of San Francisco from the hammocks and fire pit seating areas.

The 17th floor has six studios and one 2-bedroom unit. There is 3,908 SF of usable open space on the 17th floor with hot tubs and cabanas. There is also amphitheater seating in front of a vine wall where residents can enjoy the westerns views of sunsets. The top floor on Level 18 contains another 2,892 SF of usable open space with more beautiful, native landscaping for aesthetic appeal.

Figure 4: Aerial View of rooftop decks

Together, these three split-level rooftop decks and the second-floor marquee balcony provide 11,488 SF of open space. Private balconies make up the rest of the residential open space (2,045 SF of qualifying UOS), and all the project's open space areas are designed to be breathtaking outdoor amenities for future residents.

Ground Floor Theater

The proposed project also includes an approximately 349-seat theater fully equipped for live performances. The California Theater Consortium is partnering on the proposed project and envisions a performing arts hub that serves anchor tenants as well as traveling performance groups. This future theater will be able to host community events, as has happened in the past at California Theater.

The new theater is approximately 24,273 SF and spans the 3rd floor, 2nd floor, ground floor, and basement level one (B1). The first basement level holds the facilities to support the

performances, including the orchestra pit, green room, dressing rooms, rehearsal space, performer restrooms, storage space, classroom space, and office/meeting space. The ground floor includes the large performance stage, approximately 226 orchestra level seats (including 4 accessible seats), the audio and projection room, the theater lobby and the theater guest restrooms, as well as outdoor theater terrace, ticket booth, and concessions booth. The theater terrace contains 712 SF of commercial useable open space with direct access from the street. Level 2 contains approximately 123 seats on the balcony level (including 2 accessible seats), and the fly area above the stage, while Level 3 holds the theater's mechanical space.

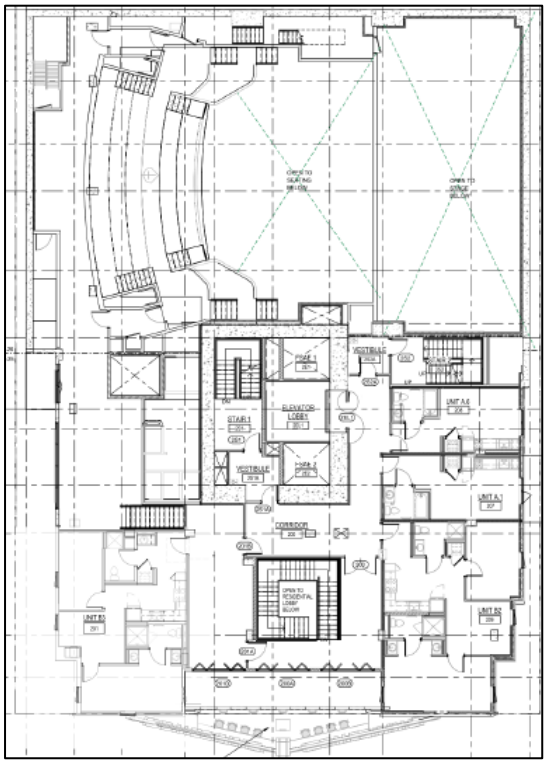


Figure 5: Level 2 – Balcony of Theater

The project site is on the north side of Kittredge Street between Shattuck Avenue and Oxford Street. The proposed site is approximately 350 feet east of the University of California's Berkeley (UCB) campus. Kittredge Street is three blocks away from campus and 1 block away from a Downtown Berkeley BART station entrance. The location of this project will provide future residents with excellent access to the UCB campus, the downtown area, and regional transit opportunities.

The site is very accessible via public transit or active transit. It is well served by multiple bus routes and is less than 0.10 miles from the Downtown Berkeley BART station entrance. The project will not provide any vehicle parking because the site is so well served by transit, bicycle facilities, and nearby services and amenities. The project will provide ample bicycle parking with 105 long term spaces for residents and 8 short term spaces for their guests.

Figure 6: Vicinity Map of Site

This proposed urban infill project with 113 total bike spaces is exceptionally well-suited for future residents to rely solely on sustainable modes of transportation. The building itself will be all-electric, powered sustainably, and will be LEED Gold (or equivalent) certified. Solar equipment will be housed on the roof to provide clean power to the future building at 2115 Kittredge Street.

Key elements of the project include:

- 211 total units in 18 stories, rooftop deck, amenity spaces, and study rooms/work lounges,
- 22 units affordable to Very Low-Income households @ <50% AMI,
- Live Performing Arts Theater with 349 seats, full stage and full backstage, fly area, and practice support spaces,
- 113 bicycle parking spaces & 0 vehicle parking spaces, and
- Payment of Mitigation and In-Lieu Fees to the City of Berkeley:
    - Affordable Housing Mitigation Fee (~$4,664,685),
    - Street and Open Space Improvement Plan (SOSIP) Fee (~$304,725),
    - Downtown Parking In-Lieu Fee (~$1,080,000),
    - Berkeley Schools Fee (~$475,535)
    - Public Art In-Lieu Fee (~$241,469).

2. PROJECT BACKGROUND

Property Information

- APN: 057-2030-009
- Parcel Area: 13,500 SF/0.31 acres
- General Plan Designation: Downtown
- Zoning District: Downtown Mixed-Use District (C-DMU Core)

Existing Conditions

Known today as the California Theater, the theater at 2115 Kittredge has screened movies and held live performances for over a century. The move theater operated for 106 years before shutting down in early 2020 (pre-COVID-19 pandemic). This project will be able to retain the theater use by including a live performing arts theater on the 2nd floor, ground floor and the first basement level of the proposed project.

Figure 7: Existing Conditions

The existing three-story building at 2115 Kittredge Street was built in 1914. There is a decorative front façade of the theater with a neon-enhanced marquee, which will be preserved as part of the proposed project. The rest of the building is made of exposed brick, and since 2002 the structure has been surrounded with a steel bracing for seismic purposes. The bracing is painted red and has a diagonal pattern. The side and rear facades will be demolished along with the interior of the structure. The historic façade and marquee will be kept intact and delicately restored and modified, with a 18-story mixed use building constructed behind it.

Currently, there are no residential units onsite, so the project will not be eliminating any dwelling units from the City of Berkeley's housing stock. The proposed project seeks to increase the density of housing onsite by providing 211 units on a 0.31-acre parcel that is an effective density of 681 dwelling units per acre.

Table 2: Surrounding Uses

Direction	Uses	Zoning
Project Site	*California Theater (vacant, non-operating movie theater)*	*C-DMU Core*
North	Commercial (FedEx & Verizon) and Mixed Use (Gaia Building)	C-DMU Core
East	Restaurants (Tasty Pot, USA and Razan's Organic Kitchen) Historic Resource (A.H. Broad House and Storefronts)	C-DMU Core (& Historic Resource)
South	Office and Commercial (Berkeley Mail Room, State Farm Insurance, and Schneider Steve Consulting)	C-DMU Outer Core
West	Commercial (Luggage Center & Chipotle) Mixed Use/Historic Resource (Brooks Apartment Building with EZ Stop Deli & Kokolo Donbury Restaurant)	C-DMU Core

History of Property[1]

This property has been held by the same family since the early 20th century when the City of Berkeley was in the midst of a development boom. The original California Theater owner was John Muldoon, who came to Berkeley after the 1906 earthquake like many others who migrated to the East Bay.

The heirs of John Muldoon still own the property. After more than a century of keeping the California Theater in the family, they are choosing to sell the property to the project applicant who will preserve the theater use while redeveloping the land to accommodate dense downtown housing for the next 100 years.

In 1906, John Muldoon purchased the subject property and moved his family into the Victorian house with the address of 2113 Kittredge Street, Berkeley. This home was demolished to construct the theater, which opened in 1914. John Muldoon partnered with local Berkeley businessman Frank M. Wilson to commission Albert W. Cornelius, a San Francisco architect, to design the theater and Kidder & McCullough of Berkeley to construct it. T & D Circuit was brought on as the operator of the newly constructed early motion picture theater. At the time, it was the

Figure 8: Existing Conditions

[1] The source of the historical information for this site is the Landmark Preservation Commission's Notice of Decision and the Art Deco Society's Landmark Application.

largest theater in Alameda Country with 2,000 seats.

The theater was built with a large stage and equipment for full theatrical productions, including and orchestra pit and magnificent pipe organ. Early on, T& D held live performances as well as screening silent films for the first decade or so of the theater's history. One notable stage production of T&D is said to have had a cast of thousands. The applicant team for this project and our California Theater Consortium partner are very enthusiastic about the prospect of holding live performances at 2115 Kittredge Street once again.

In 1923, T&D Circuits sold operations of the theater to West Coast Theaters. The new West Coast Theater operators got involved in the Downtown Berkeley community and hosted family events, holiday parties, Parent-Teacher Association (PTA) events, fundraisers, and other community-oriented gatherings. Similarly, the proposed project hopes to restore this legacy to the California theater by holding community-oriented activities in the proposed creative arts hub and event space.

<u>Renovations & Remodels:</u>

In 1928, the theater operations were sold yet again to Fox Studios. This purchase triggered a massive renovation and significant remodel of the California Theater, and it re-opened as the Fox California in 1930. The newly upgraded theater stayed roughly the same size, but now had modern technology for films with sound, featured a new proscenium archway above the stage. The architect of this transformative remodel was Clifford A. Balch, who used the Art Moderne style, one that was modern at the time and is now known as Art Deco. This Art Deco style is characterized by:

- simplified overall building form,
- linear massing and appearance,
- stepped outline,
- smooth wall surface,
- stylized, often geometric, ornamentation and detailing,
- fluting details, and
- bas-relief (low-relief sculpture) decorative elements.

Figure 9: Historic Façade – 1930 remodel

The California Theater was completely transformed by Balch's remodel, who replaced the original ornate Beaux-Arts façade into a modern, imposing façade with minimalist Art Moderne decorations. The new façade had a tripartite front, a stepped parapet and roofline, and a motif of frozen fountains with decorative coins. Balch applied this popular stepped, zigzag pattern of the façade to other theaters in the area, such as the Berkeley U.A. on Shattuck Avenue,

completed during the same period. This 1930 remodel featured a new marquee as well, but that was replaced yet again in the 1952 remodel. The newly installed marquee was larger and featured a new glowing neon sign that read 'California' on both sides of the wedge-shaped Midcentury marquee.

Decline of Movie Theaters:

The first decline in the popularity of movie theaters resulted from the explosion of home televisions in the 1950's and 1960's. The 1970's brought shopping malls and megaplexes, adding more competition for smaller theater operators. In 1976 the California theater split their main auditorium into three screens to show more movies at a time to keep up with their megaplex competitors. Three screening rooms were created by enclosing the balcony area and splitting it into two smaller theaters.

In 1994, Landmark Theaters took over the operating lease and held it for over 15 years. The movie theater industry has further declined due to the advent of online streaming, as well as other factors, so the Landmark Theaters lease expired in early 2020 (pre-COVID-19 pandemic). Because of declining movie sales, the Landmark Theaters could only commit to paying any actual rent, which was not a feasible arrangement for the ownership family. Facing the broader decline of the movie theater industry, the Muldoon heirs have chosen to sell their family property at 2115 Kittredge Street. With the proposed development project, we can keep the theater use alive at this historic Downtown Berkeley property.

Table 3: Timeline of Renovations and Remodels

Year	Upgrade
1914	Original Construction
1928-1930	Complete Remodel of theater & façade in Art Deco style
1952	Complete Remodel of Marquee
1976	Main Auditorium is split into 3 screening rooms
2002	Seismic Upgrade
2022	Proposed: Adpative Reuse of Façade & new 18-story tower

Landmarking Hearing

The Landmark Preservation Commission (LPC) held a public hearing on the California Theater at 2115 Kittredge Street to determine whether the building should be designated as a City of Berkeley Landmark. The LPC determined that the front façade of the theater should be preserved for its historic value and designated that part of the California Theater as a City of Berkeley landmark. The landmark application (LMIN2022-00) was brought to the LPC by the Art Deco Society of California and Berkeley Architectural Heritage Associate (BAHA).

Although the application was to landmark the site, building, and use, the LPC determined that the site, building, and use were not landmark or structure of merit worthy. They did determine that the Kittredge façade and marquee do rise to landmark status and those elements were approved for landmark status on May 5, 2022, the date of the public hearing, with an effective date of decision of July 27, 2022.

In the Landmark Preservation Commission's Notice of Decision, the Environmental Review Status of 2115 Kittredge is a Categorical Exemption under Section 15061 of the Public Resources Code, Guidelines for Implementation of the California Environmental Quality Act (CEQA). The LPC's Notice of Determination states the following:

> *"CEQA FINDINGS*
>
> *1. The project is found to be exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) pursuant to Section 15061.b.3 of the CEQA Guidelines (activities that can be seen with certainty to have no significant effect on the environment)."*

This development application includes an independent analysis of the historic façade and marquee elements, and the proposed project. The project's historic architecture consultant, Mark Hulbert, compiled a Projects Impact Analysis (PIA) to determine the compatibility of the historic resources and the architectural design of the proposed project using Secretary of the Interior's Standards. That report was emailed to the project's City Planner on October 24, 2022. A revised Project Impact Analysis was attached as part of an earlier resubmittal.

Environmental Conditions

The project site does not contain any hazardous materials onsite. The project does not appear on the California Environmental Protection Agency's (CalEPA) Cortese Lists. Refer to the Hazardous Waste and Substances Statement included as part of this project application packet. This application includes a Phase I and Phase II Environmental Services Assessment.

The project site does not have any protected, culverted, or historic creek beds on the property. As such, the Creek Protection Documentation required as part of the City of Berkeley's Zoning Project Application is not applicable to this project.

3. COMPLIANCE WITH GENERAL PLAN AND ZONING ORDINANCE

The City of Berkeley General Plan designates this project site as Downtown Mixed-Use, a designation characterized by "high density commercial, office, arts, culture, and entertainment and residential development." (City of Berkeley General Plan) The Downtown is also intended to "encourage diverse uses and the highest building intensity in the City to promote a vibrant city-center by increasing housing, supporting retail and cultural uses, and capitalizing on exceptional access to transit." (BGP) This site is subject to the City of Berkeley's Downtown Area Plan (DAP), approved in 2012 and incorporated into the General Plan.

The proposed project site is zoned as Downtown Mixed-Use (C-DMU) and is located in the Core of the downtown. This zoning designation is intended to implement the vision and goals of the

Downtown Area Plan, which include Environmental Sustainability, Land Use, Access, Historic Preservation, Urban Design, Streets and Open Space, Housing and Community Health Services, and Economic Development.

The project will meet all the objective development standards for the C-DMU zoning district, except as modified pursuant to SDBL. Table 4 identifies the applicable development standards and how the proposed project complies with them. The C-DMU zoning district includes Use Permits that allow the reduction or waiving of setback and off-street parking requirements. The base project and proposed project both assume these two Use Permits are granted to the project. The Use Permit to modify off-street parking requirements has one objective standard for the findings for issuance, which is to pay the Downtown Parking In-Lieu Fee of approximately $1,080,000. The proposed project will also pay a Downtown Public Open Space In-Lieu Fee of approximately $304,725.

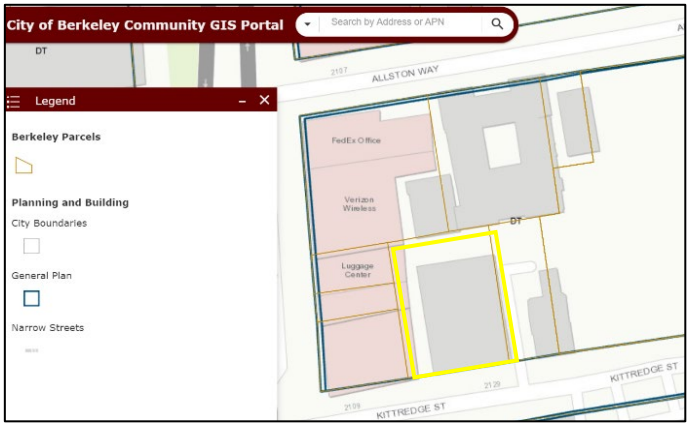


Figure 10: General Plan Map

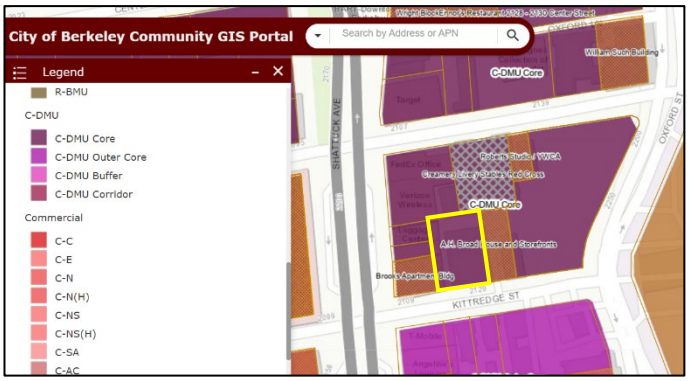


Figure 11: Zoning Map

Table 4: Major Development Standards

Development Standard	**C-DMU Requirement**	**Proposed**	**Compliance**
Maximum Allowed Stories	None	18 stories	Compliant
Maximum Allowed Height	75 feet	211 feet 4 inches	Compliant with SDBL Waiver
Setbacks			
Front	0 feet	0 feet	Compliant
Sides	0 – 20 feet of Building Height = 0’ 21 – 75 feet of Building Height (past 65’ from lot frontage) = 0’ – 5’	East/West Side: Minimum of 3 feet (varies) East/West Side: Minimum of 3 feet (varies)	The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus considers these Use

			Permit as part of the project to reach the maximum allowable density. [2]
Rear	0 – 20 feet of Building Height = 0’ 21 – 75 feet of Building Height (past 65’ from lot frontage) = 0’ – 5’	Minimum of 0 feet (varies) Minimum of 3 feet (varies)	The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus considers these Use Permit as part of the project to reach the maximum allowable density. [2]
Parking			
Vehicles – Residential	0 spaces	0 spaces	Compliant
Vehicles – Commercial	1.5 spaces per 1,000 SF = 34	0 spaces	Compliant with Use Permit 23.322.030(J)(2). The project meets the findings for issuance of this Use Permit. The objective standard to grant this Use Permit is the pay the Downtown Parking In-Lieu fee. The project will pay approximately $1,020,000 (@$30,000/space for 34 spaces) in-lieu of providing commercial vehicle parking.
Bicycle – Residential Long Term	1 spaces per 3 bedrooms = 313/3 = 105	105 spaces	Compliant.
Bicycle – Residential Short Term	2 or 1 per 40 bedrooms, whichever is greater = 8	8 spaces	Compliant.
Bicycle – Commercial	1 space per 2,000 SF = 12	0 spaces	Compliant through SDBL waiver
Open Space			

[2] Pursuant to City of Berkeley Planning Department Memorandum issued December 2, 2021.

Residential Useable Open Space	80 SF per unit = 16,880 SF	12, 539 SF	Compliant through SDBL concession
Commercial Useable Open Space	1 SF/50 SF of commercial space = 485 SF	712 SF	Compliant
Privately Owned Public Open Space	1 SF of POPOS per 50 SF of commercial space = 456	0 SF	Compliant through payment of SOSIP In-Lieu Fee of approx. $304,725 (@$2.23/SF for 136,648 SF of residential)
Landscaped Open Space	40% of required open space	5%	Compliant through SDBL concession

4. PROJECT ANALYSIS

In addition to the residential and theater project described above, the project is also subject to various City of Berkeley fees and mitigations, as well as state laws. These fees and mitigations include the:

- Affordable Housing Mitigation Fee (~$4,664,685),
- Street and Open Space Improvement Plan (SOSIP) Fee (~$304,725),
- Downtown Parking In-Lieu Fee (~$1,080,000),
- Berkeley Unified School District Fee (~$475,535),
- Transit Passes for residents (~$367,140 per year), and
- Public Art Fee (~$241,469).

Density Bonus Eligibility

The proposed project is eligible for the State Density Bonus because it:

a) Meets all objective development standards, and
b) Provides a sufficient number of Very Low-Income, deed-restricted units of affordable housing.

The base project that meets all objective standards included 141 dwelling units. For the proposed density bonus project, 15% of the base project (or 22 units) are designated as affordable for Very Low-Income households earning less than 50% AMI. Per State Density Bonus Law, that makes this project eligible for a 50% density bonus.

With this density bonus, the project is entitled to an unlimited number of waivers and up to three concessions for development standards that impede the project's ability to utilize the

density bonus. The average unit size for the base project is 646 square feet and for the density bonus project is 647 square feet. Tables 5 and 6 below show the waivers and concessions that are being requested by the project. Without these waivers and concessions being granted, the proposed project could not be constructed as designed.

Table 5: Waivers Requested to Accommodate Density Bonus

Standard	Required	Proposed
Maximum Building Height	75 feet	211 feet and 4 inches
Commercial Bicycle Parking	10 spaces	0 spaces

Table 6: Concessions Requested to Accommodate Density Bonus

Standard	Required	Proposed
Residential Useable Open Space	16,880 square feet	12,539 square feet
Landscaped Open Space	40%	5%

The project requests the waivers and concessions listed above to accommodate the density bonus provided to the project through the State Density Bonus Law. By waiving the development standards for building height and commercial bicycle parking, as well as granting concessions for residential useable open space and landscaped open space, the project can provide the proposed density as allowed under SDBL. The tables below provide explanations of why each waiver and concession is needed to accommodate the density bonus units that the project is eligible for based on the inclusion of affordable housing units in the proposed project.

Table 7: Rationale for Waivers Requested

- **MAXIMUM BUILDING HEIGHT**

The proposed project has a base project that complies with the 75-foot maximum height limit. That code-compliant base project is 8 stories and takes up over 90% of the subject lot. To incorporate the 50% density bonus, the building needs many additional floors to accommodate the extra residential floor area/ dwelling units allowed under SDBL. Because this site is a small downtown lot, there is no area to expand the building horizontally, so it had to expand vertically. Because the base project reached the maximum allowable height limit for the C-DMU Core zoning district, the proposed project would not be able to add any density bonus units without this waiver.

➢ **COMMERCIAL BICYCLE PARKING**
The proposed project requests a waiver for this development standard because there is no publicly accessible space on the property to place outdoor bike racks, and the commercial theater space is extremely constrained. The project dedicates as much space as possible for the theater use and building a commercial bicycle storage room would take away valuable square footage from necessary theater amenities such as the green room or dressing rooms. As a result, the project requests a waiver for its commercial bicycle parking requirement.

Table 8: Rationale for Concessions Requested

➢ **RESIDENTIAL USEABLE OPEN SPACE**
The proposed project has a base project that complies with Residential Useable Open Space standard. That code-compliant base project provides 11,680 SF of Residential UOS. Because this site is a small downtown lot, there is very little space to dedicate to side yards for useable open space on the ground floor. The proposed project does provide UOS on the ground floor, but it is for the commercial theater use (as required). The project provides as many balconies as possible so that many units do have their own private open space. To incorporate the 50% density bonus, the building needs many additional floors to accommodate the extra residential floor area/ dwelling units allowed under SDBL. To comply the amount of Residential Useable Open Space required by the zoning ordinance, the project would need 16,880square feet of UOS. Accommodating this much UOS would require dedicating an entire floor and a half of the building to open space. Instead, the project proposes the top three floors with large, west-facing rooftop decks that together provide 9,750SF of useable open space. There is an additional 438 square feet of qualifying UOS in private balconies, for a total of 9,750 square feet of useable open space in the project.
➢ **LANDSCAPED USEABLE OPEN SPACE**
The project proposes to landscape 7% of the useable open space with a drought-tolerant and native planting palette. Because the size of the site is so constrained, most of the useable open space for the project is provided on the split-level rooftop deck. The rooftop decks are beautifully designed and nicely landscaped. However, to provide nice amenity zones where people can gather to socialize, have barbeques, use the hot tub spas, exercise, and more, it was not feasible to have 40% of the area landscaped. Meeting this minimum threshold for landscaped area – and meeting the requirements

for drought tolerant landscaping (which precludes lawns) – would render much of the open space unusable if most of the deck was planted with vegetation.

By not planting and maintaining 40% of the rooftop decks as landscaped areas would not only reduce the utility of the space for residents but would also cost an additional ~$407,550 in landscaping, irrigation, and structural reinforcement. This cost savings figure is calculated by assuming that total landscaping cost amounts to approximately $110 per square foot. The top three floors of the building provide useable open space, and landscaping 40% of those spaces would require more structural strength to support that much wet soil on the 16th, 17th, and 18th stories.

Housing Affordability Statement

This project is also subject to the City of Berkeley's inclusionary housing requirement under Berkeley Municipal Code § 23C.12.030 that requires the project to provide at least 20% of the total number of dwelling units as inclusionary units with the option of paying an in-lieu fee instead of providing the units on-site per Berkeley Municipal Code Section 22.20.065.

This project proposes to provide 15% of the base project units onsite, 22 units, for very low-income households. The project will enter into a regulatory agreement with the City of Berkeley that ensures that these proposed affordable dwelling units remain deed-restricted for at least 55 years. The proposed project will also pay an Affordable Housing Mitigation Fee to the City of Berkeley of approximately $4,664,685.

Project Design

The design of the proposed project has evolved to increase compatibility with the historic façade, increase the level of architectural design detail, and "lightening" the top three floors of the building. These building design improvements are based on the recommendations of City Planning Staff.

- New Building is now set back an average of 10 feet from facade
- Added balconies to the front façade, which are setback 14 feet
- To accommodate the increased front setback, a new floor was added (previously 17 stories, now 18 stories)
- Refined solar canopy design at rooftop levels
- Architectural treatments paired with color and materials changes have lightened the upper three floors of the building that feature the roof decks.
- Increase visual interest of upper levels by continuing the parapet cap detail around all facades.
- The window and wall treatments of the western façade have been refined to display more design detail.

This proposed project transforms a vacant, non-operating movie theater in the heart of Downtown Berkeley into a mixed-use, 18 story building that will restore the live performing arts theater use to this site and add 211 units of housing. The proposed project will include a ground floor performing arts space which will activate and enliven Kittredge Street just one-half block east of the Shattuck Avenue commercial corridor.

The theater space will serve the general public and contribute to Downtown Berkeley's arts and culture offerings. From the pedestrian perspective, the California Theater façade and marquee will look the same as they have looked for decades. By preserving both the façade and marquee, the project will preserve the street-level context and the pedestrian experience that has existed for many decades.

The preservation and adaptive re-use of the existing landmarked theater façade and marquee serves as a natural base for the proposed new residential building. The proposed residential addition is set back 10 feet from the existing facade, which will allow it to rise vertically from behind the art-deco facade. The new building is modern in its form, materials, and function, but borrows inspiration from the historical façade's architecture and ornamentation. The tower has subtle offsets in the facade, vertically accentuated ornamentation, and a trellis serving as the building's crown and cap. The three top stories will be set back progressively, creating a stepped effect, with glazed railings where rooftop decks occur.

Figure 12: Southern façade of proposed project

The existing theater facade is uniform in material and minimal in articulation, allowing its bas-relief and other three-dimensional ornamentation to provide texture and depth. The Art Deco facade serves as a minimalist backdrop for the colorful and eye-catching neon of the existing theater marquee. Just as the existing theater façade provides a contrasting backdrop to its prominent marquee, the new 18-story tower seeks to provide a backdrop to the historical Art Deco façade.

As the new building departs from the Art Deco façade, it decidedly embraces its modern materials and form. To offset the imposing, heavy massing of the existing concrete and stucco facade, the new building features elongated floor-to-ceiling window openings. The new tower mirrors the original façade's tripartite arrangement with color blocking, material choice, textures, and forms.

The primary south façade facing Kittredge Street extends vertically past the tripartite façade base. Both east and west corners feature tall and narrow punched window openings to

accentuate the verticality of the proposed building. The center bay of the facade is flanked by recessed balconies and features an accent color as well as vertical decorative fins. There are vertically elongated floor-to-ceiling punched window openings with a different fenestration pattern than the corner bays. The stucco is interrupted with seven vertical accent stripes comprised of smooth and grooved ceramic rainscreen cladding. This design element draws the eye upward, and diffused, low-lumen LED lighting will be installed in a recessed way on the inside of the vertical fins. This lighting will provide a dramatic evening and night view of the building.

The east, west, and north facades are similar in their modern designs, using different rhythms of fenestration and recessed balconies to break up the massing of this 18-story building. The color-blocking with beige and slate green adds visual interest to the façade. Each façade has a dark brown concrete material on each corner element, framing the building nicely. The west elevation is unique in that it provides two stacks of private balconies that have glass railings and occur on every other floor.

Figure 13: Western façade of proposed project

The west elevation also has the theater terrace at the ground level, which will feature a large bi-folding door system to allow the theater lobby to spill out into a new alley courtyard for theater patrons. A concessions area will be able to serve patrons both inside and out. Cafe tables, trees in planters, and festoon lighting will offer an inviting environment as well as a welcome glimpse of activity from the pedestrian experience along Kittredge. The courtyard will be architecturally framed by a horizontal canopy that turns groundward in a dramatic sloping form. This element will serve as a partial light and noise screen to the residential units directly above as well as cover for the terrace during light rain.

California Theater Consortium

The California Theater Consortium (CTC) is a coalition of local performing arts non-profits that is partnering on this development project with the applicant team. CTC's mission is to transform the non-residential space in the proposed project to be a multi-purpose creative arts hub. For years, Berkeley-based performing arts companies have been searching for an affordable, accessible, transit-friendly home in which to feature local talent, nurture young artists, and bind community together in ways only the arts can.

CTC is comprised of the Youth Musical Theater Company (YMTC), West Edge Opera, and Berkeley Ballet Theater (BBT). This group will be the anchor tenants for the theater space and will be fundraising to construct the interior of the theater. CTC will fundraise to pay for all the "tenant improvements" for a live performing arts theater. This will include the core, shell, seating, stage, orchestra pit, fly area, dressing rooms, and rehearsal spaces.

The purpose of this space is to host all kinds of live performances such as theater, opera, music, and dance, as well as hosting community events such as literary events and film festivals. This space will add to the local creative arts scene in Berkeley and will be a destination in downtown Berkeley for people to engage with arts and cultural events. This community-oriented focus of the California Theater Consortium will restore the community use of this property, which historically hosted many different types of community events. This proposed theater project will create community between all the creative arts organizations who will use the space, as well as the broader Berkeley and Bay Area community who can come enjoy the performances and events in the re-constructed California Theater.

Figure 14: Rendering of Proposed Historic Marquee Rehabilitation

Public Art

This project proposes to create a live performance theater and associated spaces to become a creative and performing arts hub in Downtown Berkeley. For the time being and for the purposes of this review, the proposed project will pay the Public Art In-Lieu Fee (~$241,469). The project will also consult with the Civic Arts office on how the proposed theater (as designed) can meet Berkeley's On-Site Public Art requirements.

The proposed project's construction of the theater will substantially exceed the City's required Public Art expenditure (1.75% of the Project's Value = ~$528,212.47). The actual cost to construct the 'vanilla shell' of the theater space is projected to be several million dollars in total. The theater space spans the first basement level to the 3rd floor. The historic box office and marquee will be preserved along with the historic façade.

CTC will then finish building the interior of the theater, resulting in even more investment into the space to create a beautiful public arts venue. Restoring the performing arts theater use to 2115 Kittredge Street will allow this project to help preserve the City of Berkeley's supply of Arts & Culture spaces. This proposed theater will become a destination for the Berkeley community and the broader Bay Area community, and it is exceptionally well-served by transit.

Community Meeting

On September 26, 2022, the project team held a community meeting to provide information about the project and request feedback from community members. The team invited all owners and occupants within 300 feet of the site, as well as neighborhood groups, based on a list provided by City staff. The meeting was held at 5:30pm virtually over Zoom. There was one attendee that joined the meeting, a Berkeley resident who lives next door to the proposed project. The project team provided an overview of the project proposal, design, and anticipated process and timeline. The attendee's main concern was that no vehicle parking would be provided in the project, and he also asked questions about the construction phase of the project would affect traffic flow on Kittredge Street, noise levels during sensitive hours, and electric scooters being ridden on sidewalks and blocking sidewalks. There is a Community Meeting Packet attached as part of the application which provides more detail.

Statement Regarding Natural Gas Prohibition, Berkeley Energy Code and Berkeley Green Code

The proposed new building will not include any natural gas infrastructure in compliance with BMC Chapter 12.80. The proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by the City Council on December 3, 2019, including a solar PV system as well as energy and water efficiency measures in an all-electric building. The building will accommodate as much solar PV as is physically and financially feasible for the project, however the rooftop area is relatively small. The Applicant will not be requesting any exemptions to the natural gas prohibition under the Berkeley Municipal Code.

5. LANDMARK ALTERATION PERMIT REQUIREMENTS

This project is applying for a Landmark Alteration Permit to preserve, rehabilitate, and adaptively re-use the landmark façade, marquee and box office of the California Theater at 2115 Kittredge Street. The proposed theater use will be consistent with the historic use of the building. The existing façade will be kept intact, with some alterations, and incorporated into the design of the proposed development project. The marquee may have digital reader boards installed while preserving the framework and neon. None of these proposed alterations affect the character-defining features of the façade. The character-defining features and decorative elements of the historic façade and marquee will be preserved and restored to their original splendor.

The Landmark Preservation Commission's decision, LMIN2022-00, stated that,

"This designation shall apply to the subject property and the following distinguishing features of the main building shall be preserved, and missing features shall be restored to the extent possible:

FAÇADE:

- *Overall height and composition of the primary building facade*
- *Stucco façade*
- *Art Deco-style façade with five vertical piers & six ornamental bays*
- *Art Deco stepped design pattern of façade and roof parapets*
- *Four stepped roof parapets*
- *Main central bay and two flanking bays on upper 3/4th of street façade*
- *Angled fluted upper string course and Art Deco curved coping*
- *Zigzag saw-tooth pattern under the coping*
- *Banding trim divided into four strips above the entrance that visually separates the base and the upper part of the building*
- *Two slightly coved niches located on the widest, outer architectural bays*
- *Projecting corbels and zigzag ornaments*
- *Plaster bas-reliefs (frozen fountains motif)*

Figure 15: Existing and Proposed Façade Design

MARQUEE:

- *Two rectangular neon signs on a projecting prow with stylized lettering that each spell out CALIFORNIA*
- *Projecting prow/angled marquee, surrounded in neon tubing*
- *Lyre shaped center metal piece covered in neon tubing*

ENTRYWAY:

- *Leaf-patterned ceiling/soffit beneath the projecting marquee*
- *Recessed entry*
- *Stucco-and-glass box office*
- *Glass-and-aluminum entry doors."*

The proposed project will keep the historic theater façade, marquee, and box office, which are the locations of all the significant, character-defining Art Deco features and ornamentation. Though some new features like window openings and sashes, and a deck and glass railing on top of the marquee are proposed, the original elements such as the entry doors and decorative marquee soffit will be replaced in-kind. There were no spatial relationships identified as character-defining for the landmark facade; thus, the addition of the 18-story tower will not be detrimental.

The proposed alterations to the façade include punched openings to add a door for access to the marquee balcony and windows on the upper façade and ground floor. The project proposes to sawcut through the façade to create these openings but will otherwise keep the façade entirely intact. The window openings will be made on each of the three parts of the upper façade, as well as at the ground floor level.

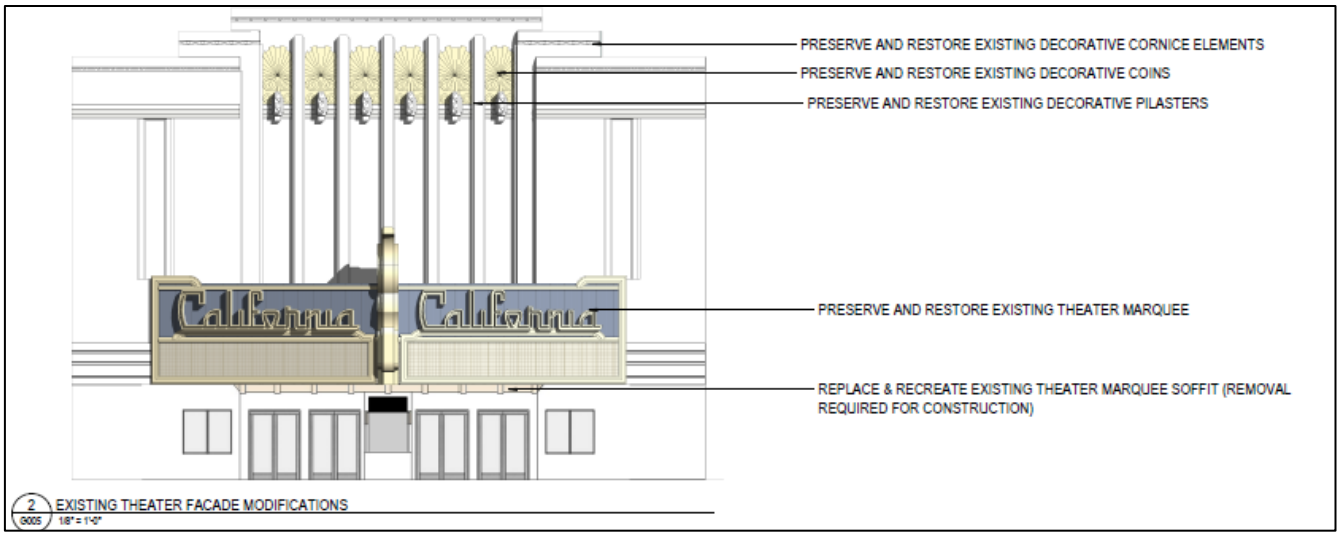


Figure 17: Proposed Façade Design - Preservation

The upper façade alteration will include 10 window infills, two in the east and west corner bays and six in the center bay. The windows in the corner bays will be arranged in vertical bands, while the window infill in the center bay will be arranged horizontally beneath the decorative coins. The vertically oriented will be inserted in between the piers, thus maintaining the character-defining arrangement of five vertical piers and six ornamental bays. The window infills at the ground level will replace the existing poster displays to create a transparent, storefront look for the residential lobby, theater lobby, and ticket booth location. In the entry vestibule, the existing ticket booth fenestration and glazed metal doors will be replaced in-kind, in the same configurations as the original California Theater.

The project also proposes to add a stepped glass railing at the marquee balcony and adding blade signs on either side of the marquee. The theater's marquee will be removed during

demolition and construction for its protection and will include minor modifications to modernize it. Because the marquee will need to be removed, the marquee's soffit will need to be replaced and recreated. The marquee itself will be restored, as needed, to maintain its original features, and the neon will be swapped out for LED lights designed in a neon style. The marquee's sign board is currently analog, and it will be upgraded to a digital format. The

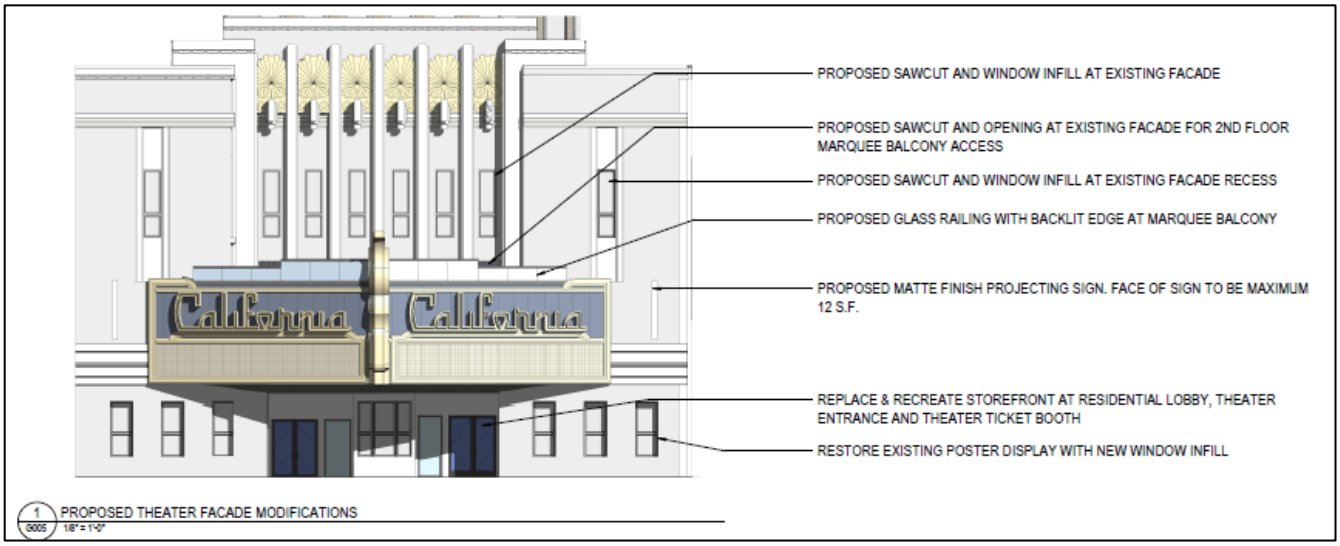


Figure 18: Proposed Façade Design - Alterations

rationale for this proposed project is to re-develop and underutilized parcel in the downtown and adaptively re-use the historic theater façade. The California Theater has not been immune to the decline of the movie theater industry and had to shutter operates in early 2020 (pre-COVID-19 pandemic). The theater has been vacant for almost 4 years now, and the ownership family has decided to sell the property and theater because they do not see a future for it. Based on the project's benefits described below, the Landmarks Preservation Commission should grant approval for this proposed project at 2115 Kittredge Street.

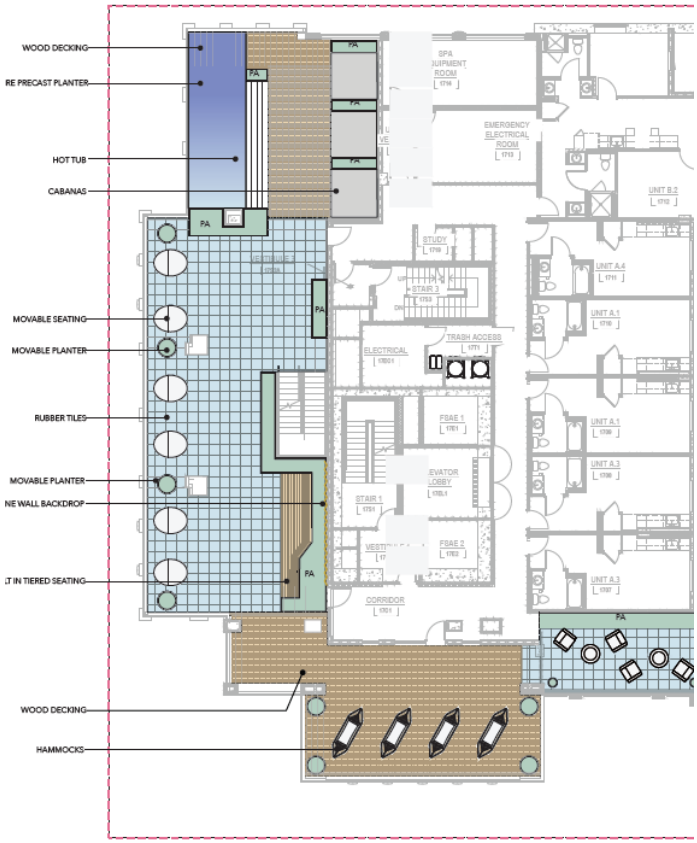


Figure 19: 17th Floor Landscape Plan

Project Benefits

The following benefits of the proposed project at 2115 Kittredge provide the basis for

the Landmarks Preservation Commission's approval of this application. The proposed project requires a Landmark Alteration Permit for partial demolition of the existing building, and structural alterations to the historic landmark façade. The proposed project will offer the following benefits to the City of Berkeley:

Figure 20: East Façade and Historic Marquee

- Redevelop an underutilized parcel in the downtown core, and adaptively reuse the historic façade and marquee of the California Theater,
- Provide 211 dwelling units of dense, transit-oriented housing,
- Provide 22 units of Affordable Housing for Very Low-Income Households @ <50% AMI,
- Pay an Affordable Housing Mitigation Fee of approximately $ 4,664,685 to the City
- Project will pay the 0.8% In-Lieu Fee to the City ($241,469), and construct a live performance theater (which would cost well over 1.75% of the Project's Value (~$528,212) and the project will work with the Civic Arts consultant to see if this theater, as-designed, would qualify as Public Art for the City of Berkeley),
- Performing Arts Theater to Preserve Berkeley's Arts & Culture Spaces,
- No vehicle parking and 107 bicycle parking spaces (or other micro mobility device storage spaces),
- All electric building, LEED Gold or equivalent, with rooftop solar panels,
- Units will be equipped with energy efficient appliances and low flow fixtures, and the site will be planted with drought tolerant landscaping that supports the project's stormwater management plan,
- Pay other in-lieu or mitigation fees, such as the Streets and Open Space Improvement Plan (SOSIP) Fee (~$304,725), Downtown Parking In-Lieu Fee (~$1,080,000), Berkeley Unified School District Fee (~$475,535) and Public Art In-Lieu Fee (~$$241,469).

The Landmark Preservation Commission considered an application put forth by the California Art Deco Society and the Berkeley Architectural Heritage Association (BAHA). The LPC rejected the application to landmark the entire theater building, instead opting to landmark the façade and marquee only, which is where the character-defining Art Deco features and ornamentation are located.

This application includes a Project Impacts Analysis (PIA) using the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties. This PIA establishes that the proposed project will not conflict with the SOI Standards. The preserved façade and proposed 18-story tower does not conflict with the Secretary of Interior standards, and as such does not create a significant and unavoidable impact, per CEQA requirements. The Landmarks Preservation Commission's Notice of Decision on this property is also attached, which documents the findings that the proposed project will not conflict with provisions of the Berkeley Municipal Code Ch. 3.24.

Scale and Massing Studies for Historic Façade Preservation

The proposed project uses the following three projects in the City of Berkeley as precedent studies for incorporating a historic façade into a new development project. In response to the City's Structural Alteration Permit comment letter dated November 30, 2022, the project has provided massing studies that informed the project design. The following projects successfully integrated a lower-level historic façade into a new, larger development along the Shattuck Avenue corridor:

Figure 21: UC Press Building example

- Parker Place (2038 Parker Street),
- UC Press Building (2120 Berkeley Way),
- Acheson Commons (2133 University Avenue).

The proposed project would like to add to this collection of buildings in Downtown that are preserving Berkeley's history while providing space for future growth.

Figure 22: Parker Place example

Figure 23: Acheson Commons example (SW Corner)

Figure 24: Acheson Commons example (SE Corner)

Streetscape and Landscape Concepts

The proposed project's streetscape improvements include decorative and inviting pavement, landscaping, and two street trees framing the marquee (if feasible). The enhanced concrete pavement made of silica carbide and decorative jointing will visually relate to the marquee. The other planting will only reach a few feet in height so as not to block any views of the landmark façade. There will be bicycle racks between the sidewalk and the street in front of the theater's passenger loading zone.

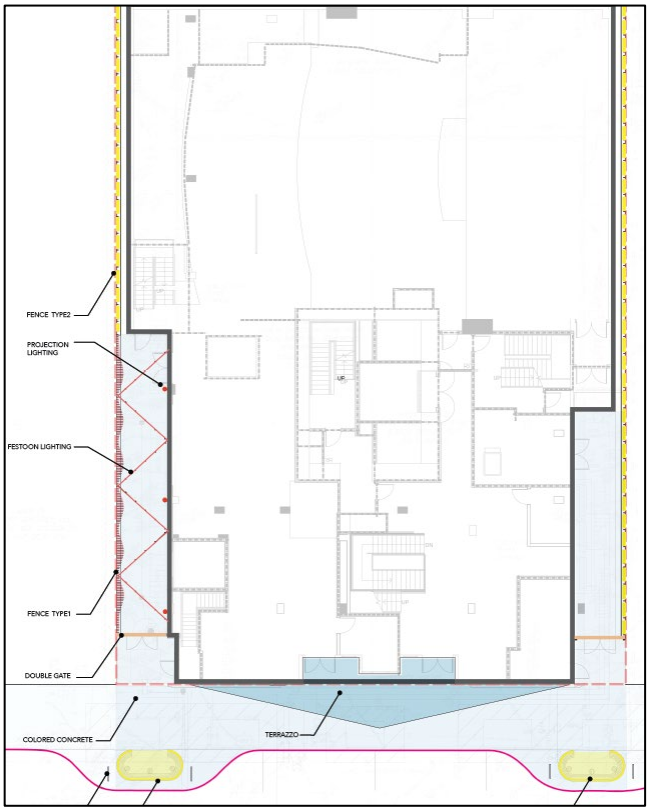


Figure 25: Ground Level Landscape Plan

The theater terrace will be semi-visible from the street when the gate is closed. The gate will be double height, with a fixed upper section that matches the scale of the buildings it's located between. This theater terrace gate will have a decorative, semi-porous design with backlighting to project light and shadows onto the sidewalk, creating visual interest along the Kittredge Street frontage. Festoon lighting and the backlit gate will make the theater terrace appealing at night, which will enliven the space on performance nights.

The trellis forms at the 17th and 18th level will provide opportunities for additional visible vegetation from the street level and surrounding buildings. The mechanical parapet above the 18th floor is functional in screening noise and sight of the mechanical equipment and provides a cap to the building form that reflects the tripartite design of the historic façade and proposed building.

Figure 26: View of Theater Terrace

The planting palette of the proposed project is primarily comprised of native plants, and all the species are drought tolerant. The proposed project complies with California's Water Efficient Landscape Ordinance (WELO). The planting palette includes blue fescue, common yarrow, olive trees, California fuchsia, California poppy, Hummingbird sage, purple needlegrass, and more.

6. CEQA Analysis and Legislative Context

The housing crisis continues to have a significant impact on Californians across the state. The Government Code sections discussed below are state legislative efforts that recognize the severity of California's housing crisis and the difficulties associated with developing new housing at appropriately zoned, transit-oriented, and urbanized locations. These pieces of legislation are applicable to the proposed project:

- California Environmental Quality Act Categorial Exemption (CEQA Guidelines § 15332)
- California Environmental Quality Act Categorical Exemption (CEQA Guidelines § 15061.b.3)
- State Density Bonus Law (Government Code § 65915)
- Housing Crisis Act of 2019 (Government Code § 66300).

CEQA, Historic Resource Compatibility

The proposed architectural design is setback from the historic façade by an average of 10 feet. This allows the rehabilitated facade and marquee to stand in the foreground. Having a larger setback will create a greater distinction between the historic resource and the proposed new construction. As a result, the proposed addition will be viewed as a backdrop to the historic façade. The new building design is modest and neutral, rather than expressive, thus is deferential to the historic building façade. The historic façade now stands more proud of the proposed addition with the increased setback, as well as being compatible but distinctive in terms of architectural treatments.

The proposed new building reflects the historic design with the tripartite design. There is now a better design to add a large building not directly above but clearly behind the historic façade. There is a vertically oriented center flanked by projecting bays that now include recessed balconies. In addition, there are outer wings that are setback for greater volumetric expression. This revised design has further increased the volumetric variation on the front façade with the addition of the recessed balconies.

Preserving this façade is important to maintain the historic scale of Kittredge Street, and this revised design will not destroy any identified historic features, materials, or spatial relationships. The symmetrical and stepped form and massing of the proposed addition directly relate to the historic façade, as do the proposed vertical architectural accents and lighting. The treatment of the proposed sideward windows at the historic façade additionally retains and reinforces the original design. This revised design is now well aligned with all the Secretary of Interior standards.

CEQA, Infill Exemption

There were no potentially significant impacts identified in the traffic, historic resources, or Phase II analyses. Therefore, this project is eligible for a categorical exemption from CEQA. Because the proposed project is located in an urbanized area and because it is an infill development project, the CEQA Class 32 “Infill” Categorical Exemption applies. The project meets each of criteria A through E of that section. In terms of CEQA, this project is environmentally benign as it will not result in any significant traffic, noise, air quality, or water quality impacts. This proposed infill project is consistent with the City of Berkeley’s objective design and development standards with the use of State Density Bonus Law, and the site does not appear on the California EPA’s Cortese List, so this project is eligible for categorical exemption under CEQA.

Housing Crisis Act/SB 330

The Housing Crisis Act (Gov. Code § 66300) prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project that provides affordable housing. The act also requires that a development project must comply with applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete. The law also requires the city or county to consider and either approve or disapprove the housing development project within the 5 allowable public hearings under HCA, and consistent with the applicable timelines under the Permit Streamlining Act. The proposed project is also subject to the provisions of SDBL, as described in the Project Analysis section above.

7. USE PERMIT REQUIRED FINDINGS

Conformance with General Plan Policies

SUSTAINABILITY

- Environmental Management Policy #5 – "Green" Buildings: Promote and encourage compliance with "green" building standards.
- Environmental Management Policy #35 – Energy-Efficient Design: Promote high-efficiency design and technologies that provide cost-effective methods to conserve energy and use renewable energy sources.
- Land Use Policy #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.

Response: This project proposed efficiently sized dwelling units outfitted with water & energy efficient appliances in a transit-oriented development. These factors, in additional to meeting the City of Berkeley's Green Building requirements, makes the proposed project a sustainable housing development. The building will be LEED Gold certified or equivalent, all-electric, and equipped with solar panels to power the building with clean energy. The dwelling units will have low-flow fixtures and the proposed landscaping will all be drought-tolerant and largely comprised of native vegetation. This proposed project is environmentally and architecturally sensitive and incorporates many principles of sustainable development.

This is a true infill development project, which will re-develop an underutilized parcel containing an aging, vacant theater space with no dwelling units. The theater ceased operations approximately two and a half years ago. The proposed project at 2115 Kittredge Street will transform this site into a vibrant residential address and attractive pedestrian atmosphere. The new theater at 2115 Kittredge will be re-established as a Downtown Berkeley arts & culture destination. This infill project is especially sustainable in its provision of housing adjacent to the Shattuck Commercial Corridor, which has excellent access to good and services as well as public transportation.

DOWNTOWN ARTS & CULTURE

- Economic Development Policy #10 – The Downtown Economy: Continue to diversify, revitalize and promote the Downtown as the civic, cultural, commercial, and entertainment center of Berkeley.
- Land Use Policy #20 – Downtown Pedestrian and Transit Orientation: Reinforce the pedestrian orientation of the Downtown.

- Economic Development Policy #11 – Arts and Culture: Promote Berkeley locally and internationally by taking actions to support the development of arts and culture in Berkeley.
- Urban Design Policy #34 – Public Art: Support, present, and encourage others to support or present works of public art.

Response: Firstly, this proposed project will add approximately 450-550 new residents to the downtown area who will support the downtown businesses. Adding more residents downtown will enliven the streets at all hours with more people on the streets, which can help increase safety by having more "eyes on the street". There will be more downtown residents to access the goods and services that downtown businesses offer. The 2115 Kittredge address and future housing development there will have an excellent walkability score of 99, i.e., "a walker's paradise". The California Theater has been a fixture on Kittredge Street and in downtown for generations and having been shuttered for three years has really affected that stretch of Kittredge. There are only a few other small businesses and restaurants on the block, but they do not generate much foot traffic.

Secondly, this project proposed to create a live performance theater and associated spaces to become a creative and performing arts hub in Downtown Berkeley. The proposed project intends to spend 1.75% of the Project's Value ($520,776) on Public Art by constructing the 'vanilla shell' of the theater space. If the theater space does not meet the City's Public Arts requirements, the project still intends to construct the theater space in addition to paying the Public Art In-Lieu fee. Restoring the theater use to 2115 Kittredge Street will allow this project to help preserve the City of Berkeley's supply of Arts & Culture spaces. This proposed theater will become a destination for the Berkeley community and the broader Bay Area community. This future destination at 2115 Kittredge Street is exceptionally well served by transit.

The theater will not only host performances, screen movies, and hold community events, but it will also be a creative arts hub that draws people there during the day, evening, and night. The proposed theater will have offices, meeting rooms, and rehearsal spaces, so will be a very dynamic, active space with people coming and going at all hours. Along with the proposed streetscape redesign, this increased level of activity on Kittredge Street will activate this stretch of Kittredge, and hopefully add liveliness to the entire block.

ARCHITECTURE & PRESERVATION

- Urban Design Policy #5 – Architectural Features: Encourage, and where appropriate require, retention of ornaments and other architecturally interesting features in the course of seismic retrofit and other rehabilitation work.
- Land Use Policy #21 – Architectural Design in the Downtown: Require high-quality architectural design for all Downtown projects.
- Land Use Policy #2 – Preservation: Protect Berkeley's character by identifying, restoring, and preserving historic buildings.

Response: This proposed project aligns with the City of Berkeley General Plan's Land Use and Urban Design policies regarding high-quality architecture, preserving architecturally interesting features, and protecting Berkeley's character by restoring and preserving the historic theater façade. The preservation and adaptive re-use of the existing landmarked theater facade serves as a natural base for the proposed new residential building to rise vertically behind the art-deco facade. The façade will be rehabilitated, with features replaced in-kind if necessary, and the project proposes some structural alterations to add windows and balcony access.

The new building is modern in its form, materials, and function, but borrows inspiration from the historical façade's architecture and ornamentation. This project will protect Berkeley's historic character at the pedestrian level while adding residential density to the Downtown core. As the new building departs from the Art Deco façade, it decidedly embraces its modern materials and form. To offset the imposing, heavy massing of the existing concrete and stucco facade, the new building features elongated floor-to-ceiling window openings. The primary south façade facing Kittredge Street extends vertically past the tripartite façade base. The new tower mirrors the original façade's tripartite arrangement with color blocking, material choice, textures, and forms.

The firm that designed this project, StudioKDA, is a well-renowned local architecture firm located in Berkeley. With many multifamily projects all over the Bay Area, they provide high-quality architecture with impeccable attention to design details. The proposed project's 18-story tower design is compatible but distinctive from the historic façade, letting the historic architecture inform the design of the new building.

HOUSING NEEDS

- Housing Policy #1 – Extremely Low, Very Low, Low and Moderate-Income Housing: Increase the number of housing units affordable to Berkeley residents with lower income levels.
- Housing Policy #33 – Regional Housing Needs: Encourage adequate housing production to meet City needs and the City's share of regional housing needs.

Response: The project will construct 211 dwelling units that have a high-quality and sustainable designs. The efficient project design will offer 313 bedrooms to help meet the demand for downtown apartment living and student housing. The housing crisis is felt acutely here in Berkeley, with people paying extremely high rents to be able to live near campus or in the urban core because there housing supply is so constrained. The project at 2115 Kittredge Street will be able to offer 22 of the proposed units as affordable housing for those who are very low income, earning less than 50% of AMI. This project will supply some of the desperately needed housing at market rate and below market rate, and offer amenities tailored to provide quality living for its residents.

The proposed project will help the City of Berkeley comply with its Regional Housing Needs Assessment (RHNA) targets for the 2023-2031 cycle. The City is required to approve a total of 8,934 units in the next eight years, meaning they need to approve approximately 1,117 per year to keep pace with their target. This project will contribute 211 dwelling units towards that goal. This project will help provide 196 market rate units and 22 affordable units for Very Low-Income households. The City has a total RHNA mandate of 3,664 market rate homes with rents that are Above Median Income, which would average out to about 458 units approved per year. The proposed project would help the City with this supply of market rate housing by providing 189 units rented at Above Median Income rates. The City also has an affordable housing target of 2,446 units for VLI households, meaning it will need to approve approximately 306 VLI units per year to keep pace with their RHNA mandate. The proposed project would supply 22 units towards meeting the City's VLI housing target and would also pay an Affordable Housing Mitigation Fee of approximately $4,664,685 in-lieu of meeting the City of Berkeley's affordable housing mandate.

Also, UC Berkeley has grown their student body by about 10,000 students in the last three years, bringing the total student population in Berkeley to almost 45,000. The proposed project will appeal to university students and will assist in housing Cal's growing student population and the increasing residential population in Downtown Berkeley.

TRANSIT ORIENTED DEVELOPMENT

- Housing Policy #12 – Transit-Oriented New Construction: Encourage construction of new medium and high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
- Transportation Policy #18 – Transportation Impact Analysis and Vehicle Miles Traveled: When considering transportation impacts under the California Environmental Quality Act, the City shall consider how a plan or project affects all modes of transportation, including transit riders, bicyclists, pedestrians, and motorists, to determine the transportation impacts of a plan or project. Plans and projects shall be designed to deliver significant benefits to travel by pedestrians, bicycle, or transit, and/or reduced impacts on air quality, greenhouse gas emissions, and safety. For the purposes of CEQA, Vehicle Miles Traveled (VMT) shall be the metric used to analyze the transportation impacts of a plan or project. (Reso. 69,618-NS (Exh. A), 2020)
- Land Use Policy #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.
- Land Use Policy #24 – Car-Free Housing in the Downtown: Encourage development of transit-oriented, low-cost housing in the Downtown.

Response: This project proposes to add 211 units of housing to Downtown Berkeley, which is a compact, walkable community with excellent transit access. The proposed project aligns with the goal of "Car-Free Housing in the Downtown" because it provides no residential vehicle parking spaces. This proposed project is designed to minimize vehicle trip generation by being transit-oriented and providing 113 total bicycle parking spaces. The project will also encourage alternate modes of transportation through its Transportation Demand Management (TDM) Program, and the proposal is included in this application. The project team anticipates that many future residents at 2115 Kittredge Street will be university students, who can walk or use vehicle-free transportation modes to travel to and from nearby campuses.

Because of the efficient unit design, the rents will be relatively low-cost, and it is likely that future residents will have a smaller carbon footprint than they would otherwise generate living in larger dwelling units. The project is in close proximity to a wide range of goods and services so future residents can rely on active modes of transportation for their daily needs.

The project will add a new performing arts space to the Downtown, at a location that is very convenient for theatergoers to access by public transit. The project will pay a Downtown Parking In-Lieu fee of approximately $1,020,000 to the City of Berkeley instead of providing

commercial parking. The proposed project requests a Use Permit to reduce off-street parking requirements and will meet the objective standards of this Use Permit by paying the in-lieu fee.

Use Permits Requested

This section outlines the proposed project's compliance with the required findings for approval of the requested Use Permits for this project.

1. Use Permit, under BMC § 23.204.130(B)(1), Table 23.204-1 to allow a new mixed-use building in the C-DMU zone.
2. Use Permit, under BMC § 23.204.030(A), Table 23.204-2 to construct new floor area over 10,000 square feet.
3. Use Permit, under BMC § 23.204.130 (E)(6)(b) to pay a fee in lieu of providing privately owned public open space.
4. Administrative Use Permit, under BMC § 23.304.050 to allow rooftop equipment projections.
5. Use Permit, under BMC § 23.326.070(A), to demolish main buildings used for non-residential purposes.
6. Use Permit, under BMC § 23.204.130(E)(3)(b), Table 23.204-39 to modify the C-DMU setback standards.
7. Use Permit, under BMC § 23.322.030(J)(2), to reduce off-street parking in the C-DMU district.
8. Use Permit under BMC Section 23.204.020(A) to construct dwelling units.
9. Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live).
10. Use Permit under BMC Section 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right).
11. Use Permit under BMC Section 23.322.050(A)(10) to reduce commercial parking requirement to zero.
12. Use Permit, under BMC Section 23.310.030(A) to allow Alcohol Beverage Service of distilled spirits.
13. Use Permit, under BMC Section 23.310.020(B) to commence alcohol sales.
14. Administrative Use Permit, under BMC Section 23.302.020(E) to allow outdoor uses.

Use Permit Findings

1. BMC § 23.204.130(B)(1) Table 23.204-1 to allow a new mixed-use building in the C-DMU zone.

   Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to allow construction of a new multi-family building. The construction, establishment, maintenance, and operation of the proposed project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the neighborhood or the City as a whole. Mixed-use housing projects are a permitted use in the C-DMU district, and the proposed structure is appropriate for the district in that it makes housing available in a convenient location proximate to downtown and campus.

   Surrounding land uses include other multi-family residential developments of similar scale to the proposed project, and mixed-use or commercial developments. The project location at 2115 Kittredge Street is a half block east of the Shattuck Commercial Corridor, which the City of Berkeley envisioned to support mixed use developments near regional transit, shops, and amenities that the Downtown and campus areas provide. This mixed-use residential building is compatible with the purposes of the C-DMU district to support the residential and commercial needs of downtown residents and the University of California community.

2. BMC § 23.204.030(A), Table 23.204-2 to construct new floor area over 10,000 sq. ft.
   "2. C-DMU Findings. To approve a Use Permit for new floor area in the C-DMU district, the ZAB must find that:
   (a) The addition or new building is compatible with the visual character and form of the district; and
   (b) No designated landmark structure, structure of merit, or historic district in the vicinity would be adversely affected by the appearance or design of the proposed addition."

   Response: Because this Use Permit does not have any objective standards in the required findings for the C-DMU district, the proposed project assumes the Use Permit to allow construction of the new floor area ('compatible' and 'adversely' are not objective). Per the Housing Accountability Act and State Density Bonus Law, the City is required to approve the development project since it meets all applicable objective standards. The addition of a 18-story building to Berkeley's Downtown is compatible with the visual character and form of the district. There are some high-rise towers in the downtown already, and there are many approved development projects that will significantly increase the number of high-rise towers in the Downtown Core.

   The primary south façade of this building is a landmarked structure, and as such, will be entirely preserved in the proposed project. The façade will be propped up and protected during the demolition and construction phases. The marquee will likely be detached from the façade and stored off-site for safe keeping. The marquee will have rehabilitated neon

tubing for the "California" lettering and the analog sign board will be replaced by a digital LED screen. Every other aspect of the marquee will be perfectly preserved so it can be reattached to the façade when construction of the building is complete. In preserving these pieces of the theater and adaptively re-using them in the proposed project, we can maintain the street view of 2115 Kittredge. Many generations of Berkeley residents are fond of this view, and are accustomed to it, so the applicant team is pleased that we will be able to keep the street frontage looking the same as it has for decades.

3. BMC § 23.204.130 (E)(6)(b) to pay a fee in lieu of providing privately owned public open space.

   Response: The proposed project will meet the objective standards in the required findings for granting this Use Permit. The proposed project assumes this Use Permit to pay a SOSIP in-lieu fee of approximately $304,308 (at $2.23 for each of the 136,461 SF of residential) instead of providing a privately owned public open space. Future residents of 2115 Kittredge Street will have access to a reasonable amount of open space on the rooftop deck and enjoy amenities designed for the urban lifestyle and the student lifestyle, such as study rooms, social spaces, and ample bike parking.

   The project will be making streetscape improvements to enhance the pedestrian experience in front of the proposed project. The building design will continue the 'street wall' along Kittredge Street with its historic façade and the pedestrian-scaled entryway and theater marquee. The proposed project plans to have decorative paving that continues onto the sidewalk and demarcates the streetscape in front of 2115 Kittredge. Though it will technically be on the sidewalk in the public right of way, these design elements will help make the streetscape in front of the theater feel like a special and distinctive place for the public to enjoy. This streetscape concept that complements the theater design will add aesthetic value to the public realm here along Kittredge Street in the Downtown.

   Though it will not be publicly accessible, there will be commercial useable open space that complements the theater space. Members of the public who come see a show at the future theater will be able to access the outdoor gathering space located along the western side of the proposed project. Theatergoers will be able to enjoy this well-designed outdoor space before and after the show, as well as during intermissions.

4. BMC § 23.304.050(A) to construct rooftop projections which exceed the maximum height limit for the district.

   Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Administrative Use Permit to allow rooftop projections to exceed the district's height limit. Because the proposed building height exceeds the district's height limit, the rooftop projections will also exceed that limit.

5. BMC § 23.326.070(A), to demolish main buildings used for non-residential purposes.

   Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to demolish the non-residential building at 2115 Kittredge Street. This proposed project will adaptively reuse the façade of this non-residential building while demolishing the rest of the 1914. The aging building is a vacant, non-operating movie theater in the heart of Downtown Berkeley that has been shuttered for three years. The building itself has already undergone a seismic retrofit in 2002 and would likely need significant renovations to accommodate a change of use. The family who has owned this theater and property for over a century do not see a way forward to have the California Theater continue to operate as a movie theater. The ownership family fully supports the proposed project, which will also the historic theater use to continue. This proposed project will add 450-550 residents and a live performance theater to the downtown core, restoring 2115 Kittredge Street as an arts & culture destination.

6. BMC § 23.204.130(E)(3)(b), Table 23.204-39 to modify setback standards in the C-DMU zone.
   b. Modifications to Standards. The ZAB may modify the setback standards in Table 23.204-39 with a Use Permit upon finding that the modified setbacks will not unreasonably limit solar access or create significant increases in wind experienced on the public sidewalk.

   Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to modify setback standards for the proposed structure at 2115 Kittredge Street. The standards of "unreasonably" and "significant" are not objective, so this does not qualify as an objective standard that this SB 330 project is subject to. The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus project considers these Use Permit as part of the project to reach the maximum allowable density (pursuant to the City of Berkeley Planning Department Memorandum dated August 2, 2021.

7. BMC § 23.322.030(J)(2), to reduce off-street parking in the C-DMU district.
   2. C-DMU District. Paying an in-lieu fee to reduce or waive required off-street parking in the C-DMU district requires a Use Permit. To approve the Use Permit, the ZAB must find that the applicant will pay an in-lieu fee to a fund established by the City that provides enhanced transit services.

   Response: The proposed project requests a Use Permit to reduce off-street parking requirements and will meet the objective standard of this Use Permit by paying the in-lieu fee. The project will pay a Downtown Parking In-Lieu fee of approximately $1,020,000 to the City of Berkeley instead of providing commercial parking.

This project meets the General Plan goal of a "Car-Free Housing in Downtown" by providing no residential parking, but there is still a development standard for commercial parking in the C-DMU zone. The theater use triggers a commercial parking requirement of 1.5 space per 1,000 SF. The theater space is 24,273 SF, so 36 commercial parking spaces are required. The City's fee requires a payment of $30,000 per space in-lieu of providing commercial parking in the proposed T.O.D. project at 2115 Kittredge Street.

8. BMC Section 23.204.020(A), to construct dwelling units.
Table 23.204-1: Allowed Uses in the Commercial Districts
    - *C-DMU: Multi-Family Dwellings = UP(PH)*

Response: Because this Use Permit does not have any required findings, the proposed project assumes the Use Permit to construct dwelling units at 2115 Kittredge Street.

9. BMC Section 23.204.020(A) to construct a theater (live)
Table 23.204-1: Allowed Uses in the Commercial Districts
    - *C-DMU: Theater = AUP*
        - *Incidental Uses: Live Entertainment= AUP*

Response: Because this Administrative Use Permit does not have any required findings, the proposed project assumes the Use Permit to construct a Theater with Live Entertainment at 2115 Kittredge Street.

10. BMC Section 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right)
Table 23.204-37: C-DMU Height Limits
    - *Sub-Area: Core Area*
        - *Maximum with Use Permit = 75 feet*

Response: Because this Use Permit does not have any required findings, the proposed project assumes the Use Permit for a maximum building height of 75 feet at 2115 Kittredge Street.

11. BMC Section 23.322.050(A)(10) to reduce commercial parking requirement to zero.
A. 10) Downtown Reduction/Waiver.
    (a) Where Allowed: C-DMU district.
    (b) Eligible Uses: All uses.
    (c) Permit Required: Use Permit or modified with an AUP.
    (d) Finding: The Zoning Officer must make the findings in Subsection B (Findings) below.
B. Findings. Required findings below are in addition to permit findings required in Section 23.406 (Specific Permit Requirements).

1. Commercial, R-S, and R-SMU Districts. When required by Subsection A (Allowed Reductions) above or elsewhere in the Zoning Ordinance, the review authority must make the following findings to approve a reduction in required off-street parking spaces in a Commercial District, the R-S district, or the R-SMU district:

(a) The reduction will not substantially reduce the availability of on-street parking in the vicinity of the use.

(b) One of the following is true:

i. ***The use is located one-third of a mile or less from a Bay Area Rapid Transit (BART) station, intercity rail station or rapid bus transit stops.***

ii. The use is located one-quarter of a mile or less from a public or private parking area, lot, or structure that is accessible by the employees of the use and sufficient parking supply is available therein to mitigate the reduction in parking for the use.

iii. A parking survey conducted under procedures set forth by the Planning Department finds that within 500 feet or less of the use, on non-residential district streets, at least two times the number of spaces requested for reduction are available at on-street parking spaces during the peak hours of operation of the use.

(c) One of the following is true:

i. The parking requirement modification will meet the purposes of the district related to improvement and support for alternative transportation, pedestrian improvements, and activity, or similar policies.

ii. ***There are other factors, such as alternative transportation demand management strategies or policies in place, that will reduce the parking demand generated by the use.***

Response: The proposed project complies with the objective standards in the required findings to grant this Use Permit. The proposed project is located in a Commercial District (C-DMU), so is eligible for this Use Permit. Because there is no existing vehicle parking onsite, the reduction would not affect the availability of on-street parking at all.

2115 Kittredge is just two blocks away from the Downtown Berkeley BART Station and numerous rapid bus transit stops. The proposed project will also fund a Transportation Demand Management (TDM) Program that will provide future residents with monthly transit passes upon request. The TDM Program will be available to residents for the life of the project.

12. BMC Section 23.310.030(A) to allow Alcohol Beverage Service of distilled spirits.

D. Findings of Public Convenience or Necessity. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, excluding food service establishments with incidental service of beer and/or wine, the Zoning

Adjustments Board (ZAB) may approve the application only if it makes all of the following findings:

1. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.

2. The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.

3. If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.

4. If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.

5. The Police Department has reported that the proposed establishment would not be expected to add to crime in the area.

Response: The proposed project will promote the City's economic health, as described in the General Plan policy findings above. The economic benefits of the theater for the City of Berkeley would not be as large without a full bar that includes distilled spirit service. The applicant has not operated a licensed establishment that has been the subject of alcohol violations in the past. Because this project is located in Downtown Berkeley, there are a few parks or schools that may be just outside of the 1,000 feet radius, however this project will not have adverse effects on sensitive public uses. The project does not expect this theater to add crime in the area.

13. BMC § 23.310.020(B), to commence alcohol sales.

B. Permit Required. A Use Permit is required to begin or increase alcoholic beverage sales or service in any way.

C. Application--List of Nearby Establishments. As part of an application to begin or increase alcoholic beverage sales or service, the applicant must provide a list of all establishments within a 1,000-foot radius which are in the same category of alcoholic beverage sales or service, as defined by the California Department of Alcoholic Beverage Control.

D. Findings of Public Convenience or Necessity. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, excluding food service establishments with incidental service of beer and/or wine, the Zoning Adjustments Board (ZAB) may approve the application only if it makes all of the following findings:

1. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.

2. The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.
3. If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.

4. If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.
5. The Police Department has reported that the proposed establishment would not be expected to add to crime in the area.

Response: The proposed project requests this UP to commence alcoholic beverage services at the theater concessions stand. Though there are many restaurants in Downtown Berkeley that have Type 47 ABC Licenses, the new live performance theater will be a unique establishment. The economic benefits of the theater will be significantly increased through the sales of alcoholic beverages. Here is a list of restaurants in the immediate vicinity that have the same type of alcohol license. Refer to the attachment, "*List of Alcohol-Serving Establishments*", at the end of this Applicant Statement for a list of all the Type 47 ABC Licenses in the same zip code of the proposed project.

- Jupiter
- Alborz Restaurant
- Gather Restaurant
- Cancun Sabor Mexicano
- East Bay Spice Company
- Eureka
- Angeline's
- Tupper & Reid

Granting this Use Permit to allow alcohol service at the theater concessions will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood. Similarly, the proposed alcohol service incidental to food service at the theater concession stand would not 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. The project applicant has not operated a licensed establishment service alcohol and has not received any ABC violations. The Berkeley Police Department has not reported that the proposed establishment would be expected to add to crime in the area.

14. BMC § 23.302.020, Table 23-302-3: to allow outdoor uses in the C-DMU zone.
Table 23.302-3: Permit Requirements for Outdoor Uses
- *District/Use Characteristics: All Commercial Districts Except for C-W*
  - *Not Abutting a residential district = AUP*

Response: Because this Administrative Use Permit does not have any objective standards in the required findings, the proposed project assumes the AUP to allow outdoor uses. This AUP will allow the proposed project to include the following outdoor uses:

- Outdoor fitness use on rooftop levels,
- Outdoor movies screenings on rooftop levels, and
- Outdoor food consumption of food and drinks from the theater concessions stand.

8. PROJECT TEAM

Geneva Hesner of Rhoades Planning Group is the project's primary point of contact.

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RhoadesPlanningGroup

2115 Kittredge Street Project

Applicant Statement

October 23~~September 14~~, 2023

Project Updates for Zoning Adjustments Board Hearing on December 14, 2023

These updated application materials are submitted in response to comments received on October 5, 2023, from the Landmarks Preservation Commission (LPC).

1. **Warm Color Palette approved by the Landmarks Preservation Commission**

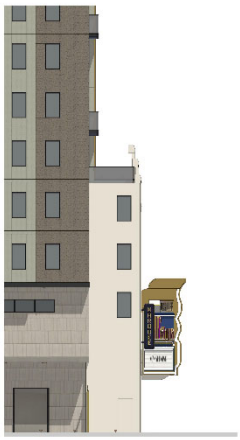
   - Changed the overall color and materials palette to be warm, subtle and complementary to the historic façade.
   - This color palette is more compatible with the existing historic façade and the tones of the surrounding buildings on Kittredge Street, Shattuck Avenue and Allston Way.

2. **Increased Symmetry of the Top of the Building**

   - Reduced non-symmetrical massing elements.
   - Relocated two units from the top floor (Level 18) to increase the symmetry of the top of the building.
   - Adjusted the location of the generator in the northwest corner in favor of more symmetrical or apparently symmetrical massing.
   - Reinforcement of the central axis and vertical elements.
   - Create more symmetry in the upper levels by simplifying elements and creating a central vertical hierarchy through emphasis on the columns and pilasters.
   - Lighten the upper-level massing to have more of a “fading” effect.

3. Increased ornamentation on North and East facades to match the level of detail on the South and West facades.

- Vertical fins were added to these facades to make the design of all the facades more cohesive.
- The lighting treatment was extended to all four facades.
- Further developed lighting to be indirect and dark-sky compliant. The historical façade will feature the more dramatic lighting while the new addition will have a more subtle backdrop type of illumination.



- Compositionally connecting all four elevations with use of repeating vertical elements, materials and window placement.

4. Improved Streetscape

- Improved streetscape with detail provided at entry to improve accessibility and larger gatherings on event nights.
- The bollards have been removed and “parklet” style bulb-outs at both sides of the marquee are symmetrical around the building entrances. A central terrazzo “apron” will be installed at the main entries to the building.

Project Updates for Landmarks Preservation Commission Hearing on October 5, 2023

These updated application materials are submitted in response to comments received on September 1, 2023, from City Staff (Fatema Crane, Landmarks Secretary) or the Landmarks Preservation Commission (LPC). This application package includes the following items as requested by the City and LPC:

1. **Alternative to proposed glass railing (on marquee).**
   - An alternative option for the marquee railing is presented on the Plan Set Sheet G005 – Theater Façade Preservation.

Figure A: Night Rendering

2. **Night rendering.**
   - A rendering of how the proposed project will look at night is presented on Plan Set Sheet G006 – Theater Façade Lighting Proposal.

3. **Consider terrazzo floor/ground inlay at entrance.**
   - Terrazzo will be proposed at the ground level entrance. See Plan Set Sheet L101 – Ground Floor Plans for the proposed location and images of terrazzo material samples. There is no existing terrazzo currently, and there is no photographic evidence that it existed historically.

TERRAZZO

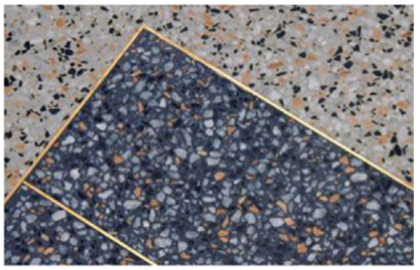

TERRAZZO BRASS JOINT

Figure B: Terrazzo material samples

4. **Confirm colors of original historic façade.**
   - From a paint scraping of the historic façade, it appears that the original paint color was a mint-green, teal color. The original façade seems to have been painted many different colors during its 100+ year history.

Figure C: Original colors of historic façade

5. **Retain original neon lighting, do not replace with neon LED.**
   - The existing marquee lettering with original neon lighting will be retained as neon lighting (not LED). See Plan Set Sheet G006 – Theater Façade Lighting Proposal.

6. **Confirm bird safe glazing.**
   - The proposed project will use bird safe glazing. Elevations on Plan Set Sheet A201 through A204 include statements that bird-safe glazing will be utilized on this project.

7. **The proposed blade signs exceed the permitted number of signs for this building.**
   - The project proposes to have one blade sign for the Residential portion of the building and one other blade sign for the Commercial portion of the building – the new performing arts theater.

8. **The proposed streetscape plan should be vetted through PW Traffic Engineering.**
   - The proposed project's streetscape plan has been approved by the City of Berkeley's Planning Staff from Public Works, Traffic Engineering, and ADA Compliance Departments. These departments provided some comments and recommendations, all of which have been incorporated into the current streetscape plan.

9. **Provide at least one alternative that reflects a different overall color & materials palette with more contrast and/or stronger accents. Include a warm color palette to complement the historic façade's materials and colors.**
   - ~~The proposed façade offers a cool-toned color palette in varying gray tones across all four elevations. The gray-toned vertical strips and color-blocking treatment on the tower presents itself as a backdrop for the theater façade. This allows the theater façade to stand out and take center stage at the ground level.~~
   - The LPC was presented with two color palettes and approved the color scheme shown below. ~~alternative~~This color scheme presents a warmer tone to complement the tower and historical theater façade. This color palette contains shades of brown, green, and cream with gold accents. The warmer brown tone on the corner features unifies all four elevations for a more cohesive building design. Similarly, the vertical color- blocking pattern helps breakdown the overall tower massing by giving a sense of depth. This alternate color palette complements the original historic façade and allows it to stand proud while the new tower fades into the background.

Figure D: Proposed color pal

Figure ~~E~~D: Alternative color palette

Overview and Project Introduction

This applicant statement has been updated in response to City Staff's direction regarding the project's compatibility with the Secretary of the Interior Standards and initial Design Review comments.

Figure 1: Rendering of Proposed Project

The applicant team is pleased to submit this application package for a new 211-unit multifamily residential infill & adaptive reuse project at 2115 Kittredge Street in Berkeley. This applicant statement includes:

1. Project Description
2. Project Background
3. Compliance with General Plan and Zoning Code
4. Project Analysis
5. Landmark Alteration Permit Requirements
6. CEQA Analysis and Legislative Context
7. Use Permit Required Findings
8. Project Team Contact Information

1. PROJECT DESCRIPTION

The proposed project includes the construction of an 18-story mixed-use building and the adaptive reuse of the existing California Theater façade and marquee. The façade of the theater along Kittredge Street will be preserved, and the proposed project will redevelop the site to include a live performance theater and 211 units of housing, including 22 affordable units. The California Theater was built in 1914 and has screened movies and held performances for the last century. This project will preserve the historic façade and marquee, maintain a creative arts presence at this site with the new theater, while adding desperately needed transit-oriented housing to Downtown Berkeley.

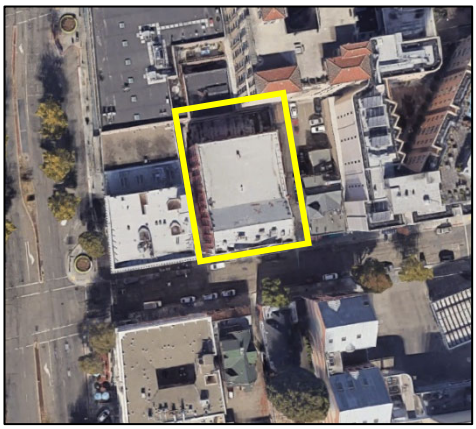


Figure 2: Proposed Project Site

The proposed housing development project includes 211 dwelling units in a 160,734 ~~160,835~~square foot mixed-use building with 24,273~~24,473~~ square feet of non-residential space dedicated to the live performance theater. The project will provide 22 units of affordable housing for Very Low-Income (VLI) households earning not more than 50% of the Area Median Income (AMI). The inclusion of 22 Very Low-Income units entitles the project to a 50% density bonus, unlimited waivers, and up to three concessions, which together allow for the project's proposed 211 dwelling units. The project is subject to the modifications and protections of

State Density Bonus Law (Gov. Code § 65915) and the Housing Accountability Act (Gov. Code § 65589.5). A preliminary application was submitted pursuant to Senate Bill 330 (Gov. Code § 66300) on July 28, 2022, and the proposed development project is consistent with all the provisions of SB 330. A full zoning permit application was submitted on October 12, 2022. The application was deemed complete by the City of Berkeley Planning Staff on March 31, 2023. An Affordable Housing Mitigation Fee will apply to the project and be paid to the City of Berkeley.

The project site is a 13,500 square foot lot that is zoned Downtown Mixed-Use Core (C-DMU), a designation that encourages the development of mixed commercial and high-density residential uses. The new residential development will include (133~~121~~) studios~~, and~~ (66~~90~~) 2-bedrooms, and (12) 4-bedroom units. ~~The 22 affordable units will have the following unit mix: (13) studios and (9) 2-bedrooms.~~ Because of theits downtown location one half block west of campus, this project will likely appeal to students and young professionals alike. The proposed project will add 313~~301~~ bedrooms to Berkeley's housing stock, including 32~~31~~ below market-rate (BMR) bedrooms, to help alleviate the housing affordability pressure near downtown and by the Cal campus.

Table 1: Unit Mix

Unit Type	Unit Count
Studio	~~121~~133
~~2~~1 Bedroom	66~~0~~
~~2~~4 Bedroom	12~~90~~
Total	**211**

Ground Floor Residential

The ground floor plan is separated into a residential entry area on the eastern side of the building and non-residential entrance space for the theater use on the western side. The ground floor residential area includes a lobby, reception desk, mail room, package room and two leasing offices. In the first basement level, the proposed project has a residential multi-purpose room and a lobby restroom for residents.

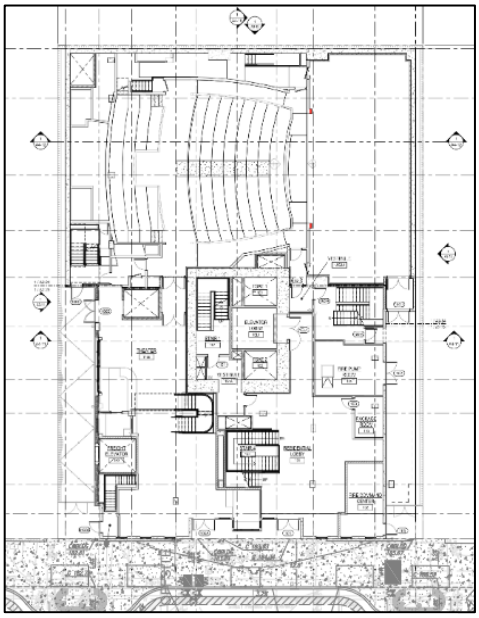


Figure 3: Ground Floor Plan

On the second basement level, there is a bike room, trash/recycling room, and other back of house service areas. The ground floor lobby is connected to the first basement level and second-floor resident's lounge with a large, open staircase. This staircase will be an aesthetically pleasing focal point and design feature connecting the three residential common spaces. The residential lounge on the second floor leads to the residential balcony on top of the theater's marquee. The marquee balcony provides 529~~520~~ SF of residential useable open space. There are a total of 2~~3~~2 study rooms in the project, with one on Level 3 and two on each floor on Levels 4 through 15.

Level 2 has two~~one~~ studio units and two~~one~~ 2-bedroom units. Level 3 has ~~four~~ five studios and three~~three~~ 2-bedroom units. Level 4 has 11 studios and four~~six~~ 2-bed units and one 4-bed unit. Levels 5, 7, 9, 11, and 13 have ~~eight~~ nine studios, ~~and seven~~ five 2-bedroom units, and one 4-bedroom unit~~s~~. Levels 6, 8, 10, 12, 14 have ~~eight~~ nine studios, ~~and seven~~ five 2-bedroom units, and one 4-bedroom unit. There are 2-bedroom units and 4-bedroom units~~s~~ on the western façade of these levels that have private balconies, which will give the upper floors views of the Bay. There are also private balconies on some of the south facing units on these levels. Some corner units also have balconies, however they do not meet the City's minimum dimensions of six feet by six feet, so do not qualify as useable open space. Level 15 has eight studios and ~~seven~~ five 2-bedrooms units, and one 4-bedroom unit.

Level 16 has six studios and one 2-bedroom unit, along with the building's indoor/outdoor fitness space. The other amenities on the 16th floor include: a BBQ/Kitchenette area, TV Entertainment area, lawn game area, multi-sport simulator. There is 4,158 SF of useable open space on the 16th floor, where future residents can enjoy the unobstructed west-facing views of San Francisco from the hammocks and fire pit seating areas.

The 17th floor has six studios and one 2-bedroom unit. There is 3,908 SF of usable open space on the 17th floor with hot tubs and cabanas. There is also amphitheater seating in front of a vine wall where residents can enjoy the westerns views of sunsets. The top floor on Level 18 contains another 2,892 SF of usable open space with more beautiful, native landscaping for aesthetic appeal.

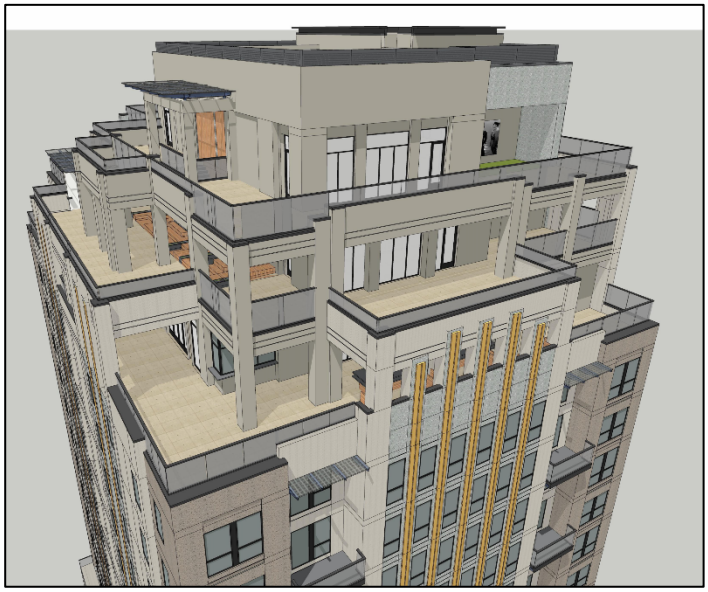


Figure 4: Aerial View of rooftop decks

Together, these three split-level rooftop decks and the second-floor marquee balcony provide 11,488 SF of open space. Private balconies make up the rest of the residential open space (2,045 SF of qualifying UOS), and all the project's open space areas are designed to be breathtaking outdoor amenities for future residents.

Ground Floor Theater

The proposed project also includes an approximately 349-seat theater fully equipped for live performances. The California Theater Consortium is partnering on the proposed project and envisions a performing arts hub that serves anchor tenants as well as traveling performance groups. This future theater will be able to host community events, as has happened in the past at California Theater.

The new theater is approximately 24,273~~24,473~~ SF and spans the 3rd floor, 2nd floor, ground floor, and basement level one (B1). The first basement level holds the facilities to support the performances, including the orchestra pit, green room, dressing rooms, rehearsal space, performer restrooms, storage space, classroom space, and office/meeting space. The ground floor includes the large performance stage, approximately 226 orchestra level seats (including 4 accessible seats), the audio and projection room, the theater lobby and the theater guest restrooms, as well as outdoor theater terrace, ticket booth, and concessions booth. The theater terrace contains 712 SF of commercial useable open space with direct access from the street. Level 2 contains approximately 123 seats on the balcony level (including 2 accessible seats), and the fly area above the stage, while Level 3 holds the theater's mechanical space.

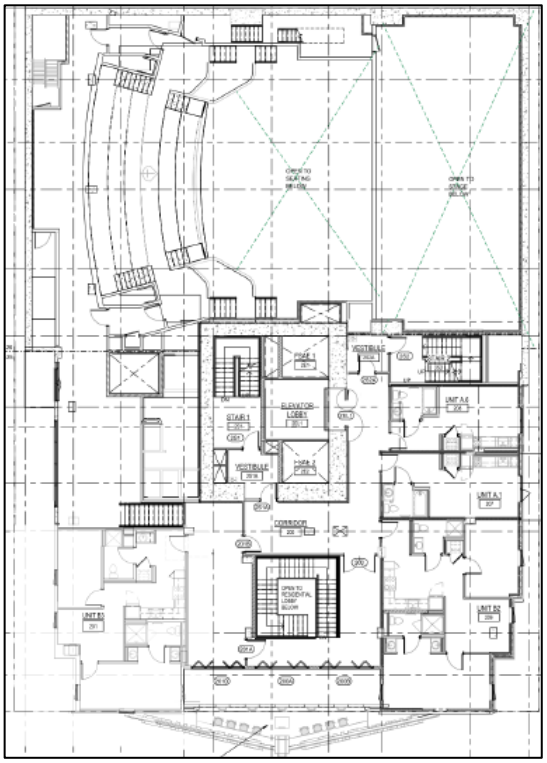


Figure 5: Level 2 – Balcony of Theater

The project site is on the north side of Kittredge Street between Shattuck Avenue and Oxford Street. The proposed site is approximately 350 feet east of the University of California's Berkeley (UCB) campus. Kittredge Street is three blocks away from campus and 1 block away from a Downtown Berkeley BART station entrance. The location of this project will provide future residents with excellent access to the UCB campus, the downtown area, and regional transit opportunities.

The site is very accessible via public transit or active transit. It is well served by multiple bus routes and is less than 0.10 miles from the Downtown Berkeley BART station entrance. The project will not provide any vehicle parking because the site is so well served by transit, bicycle facilities, and nearby services and amenities. The project will provide ample bicycle parking with 105~~100~~ long term spaces for residents and 8~~7~~ short term spaces for their guests.

Figure 6: Vicinity Map of Site

~~In addition, there will be 30 spaces to store and charge personal scooters.~~ This proposed urban infill project with 113~~107~~ total bike spaces ~~and 30 personal scooter spots~~ is exceptionally well-suited for future residents to rely solely on sustainable modes of transportation. The building itself will be all-electric, powered sustainably, and will be LEED Gold (or equivalent) certified. Solar equipment will be housed on the roof to provide clean power to the future building at 2115 Kittredge Street.

Key elements of the project include:

- 211 total units in 18 stories, rooftop deck, amenity spaces, and study rooms/work lounges,
- 22 units affordable to Very Low-Income households @ <50% AMI,
- Live Performing Arts Theater with 349 seats, full stage and full backstage, fly area, and practice support spaces,
- 113~~107~~ bicycle parking spaces &~~,~~ ~~30 scooters spaces,~~ 0 vehicle parking spaces, and
- Payment of Mitigation and In-Lieu Fees to the City of Berkeley:
    - Affordable Housing Mitigation Fee (~$4,664,685),
    - Street and Open Space Improvement Plan (SOSIP) Fee (~$304,725),
    - Downtown Parking In-Lieu Fee (~$1,080,000),
    - Berkeley Schools Fee (~$475,535)
    - Public Art In-Lieu Fee (~$241,469).

2. PROJECT BACKGROUND

Property Information

- APN: 057-2030-009
- Parcel Area: 13,500 SF/0.31 acres
- General Plan Designation: Downtown
- Zoning District: Downtown Mixed-Use District (C-DMU Core)

Existing Conditions

Known today as the California Theater, the theater at 2115 Kittredge has screened movies and held live performances for over a century. The move theater operated for 106 years before shutting down in early 2020 (pre-COVID-19 pandemic). This project will be able to retain the theater use by including a live performing arts theater on the 2nd floor, ground floor and the first basement level of the proposed project.

Figure 7: Existing Conditions

The existing three-story building at 2115 Kittredge Street was built in 1914. There is a decorative front façade of the theater with a neon-enhanced marquee, which will be preserved as part of the proposed project. The rest of the building is made of exposed brick, and since 2002 the structure has been surrounded with a steel bracing for seismic purposes. The bracing is painted red and has a diagonal pattern. The side and rear facades will be demolished along with the interior of the structure. The historic

façade and marquee will be kept intact and delicately restored and modified, with a 18-story mixed use building constructed behind it.

Currently, there are no residential units onsite, so the project will not be eliminating any dwelling units from the City of Berkeley's housing stock. The proposed project seeks to increase the density of housing onsite by providing 211 units on a 0.31-acre parcel that is an effective density of 681 dwelling units per acre.

Table 2: Surrounding Uses

Direction	Uses	Zoning
Project Site	*California Theater (vacant, non-operating movie theater)*	*C-DMU Core*
North	Commercial (FedEx & Verizon) and Mixed Use (Gaia Building)	C-DMU Core
East	Restaurants (Tasty Pot, USA and Razan's Organic Kitchen) Historic Resource (A.H. Broad House and Storefronts)	C-DMU Core (& Historic Resource)
South	Office and Commercial (Berkeley Mail Room, State Farm Insurance, and Schneider Steve Consulting)	C-DMU Outer Core
West	Commercial (Luggage Center & Chipotle) Mixed Use/Historic Resource (Brooks Apartment Building with EZ Stop Deli & Kokolo Donbury Restaurant)	C-DMU Core

History of Property[1]

This property has been held by the same family since the early 20th century when the City of Berkeley was in the midst of a development boom. The original California Theater owner was John Muldoon, who came to Berkeley after the 1906 earthquake like many others who migrated to the East Bay.

The heirs of John Muldoon still own the property. After more than a century of keeping the California Theater in the family, they are choosing to sell the property to the project applicant who will preserve the theater use while redeveloping the land to accommodate dense downtown housing for the next 100 years.

[1] The source of the historical information for this site is the Landmark Preservation Commission's Notice of Decision and the Art Deco Society's Landmark Application.

In 1906, John Muldoon purchased the subject property and moved his family into the Victorian house with the address of 2113 Kittredge Street, Berkeley. This home was demolished to construct the theater, which opened in 1914. John Muldoon partnered with local Berkeley businessman Frank M. Wilson to commission Albert W. Cornelius, a San Francisco architect, to design the theater and Kidder & McCullough of Berkeley to construct it. T & D Circuit was brought on as the operator of the newly constructed early motion picture theater. At the time, it was the largest theater in Alameda Country with 2,000 seats.

Figure 8: Existing Conditions

The theater was built with a large stage and equipment for full theatrical productions, including and orchestra pit and magnificent pipe organ. Early on, T& D held live performances as well as screening silent films for the first decade or so of the theater's history. One notable stage production of T&D is said to have had a cast of thousands. The applicant team for this project and our California Theater Consortium partner are very enthusiastic about the prospect of holding live performances at 2115 Kittredge Street once again.

In 1923, T&D Circuits sold operations of the theater to West Coast Theaters. The new West Coast Theater operators got involved in the Downtown Berkeley community and hosted family events, holiday parties, Parent-Teacher Association (PTA) events, fundraisers, and other community-oriented gatherings. Similarly, the proposed project hopes to restore this legacy to the California theater by holding community-oriented activities in the proposed creative arts hub and event space.

Renovations & Remodels:

In 1928, the theater operations were sold yet again to Fox Studios. This purchase triggered a massive renovation and significant remodel of the California Theater, and it re-opened as the Fox California in 1930. The newly upgraded theater stayed roughly the same size, but now had ~~the modern~~modern technology for films with sound, featured a new proscenium archway above the stage. The architect of this transformative remodel was Clifford A. Balch, who used the Art Moderne style, one that was modern at the time and is now known as Art Deco. This Art Deco style is characterized by:

- simplified overall building form,
- linear massing and appearance,
- stepped outline,
- smooth wall surface,
- stylized, often geometric, ornamentation and detailing,
- fluting details, and
- bas-relief (low-relief sculpture) decorative elements.

Figure 9: Historic Façade – 1930 remodel

The California Theater was completely transformed by Balch's remodel, who replaced the original ornate Beaux-Arts façade into a modern, imposing façade with minimalist Art Moderne decorations. The new façade had a tripartite front, a stepped parapet and roofline, and a motif of frozen fountains with decorative coins. Balch applied this popular stepped, zigzag pattern of the façade ~~on~~to other theaters in the area, such as the Berkeley U.A. on Shattuck Avenue, completed during the same period. This 1930 remodel featured a new marquee as well, but that was replaced yet again in the 1952 remodel. The newly installed marquee was larger and featured a new glowing neon sign that read 'California' on both sides of the wedge-shaped Midcentury marquee.

Decline of Movie Theaters:

Table 3: Timeline of Renovations and Remodels

Year	Upgrade
1914	Original Construction
1928-1930	Complete Remodel of theater & façade in Art Deco style

1952	Complete Remodel of Marquee
1976	Main Auditorium is split into 3 screening rooms
2002	Seismic Upgrade
2022	Proposed: Adpative Reuse of Façade & new 18-story tower

The first decline in the popularity of movie theaters resulted from the explosion of home televisions in the 1950's and 1960's. The 1970's brought shopping malls and megaplexes, adding more competition for smaller theater operators. In 1976 the California theater split their main auditorium into three screens to show more movies at a time to keep up with their megaplex competitors. Three screening rooms were created by enclosing the balcony area and splitting it into two smaller theaters.

In 1994, Landmark Theaters took over the operating lease and held it for over 15 years. The movie theater industry has further declined due to the advent of online streaming, as well as other factors, so the Landmark Theaters lease expired in early 2020 (pre-COVID-19 pandemic). Because of declining movie sales, the Landmark Theaters could only commit to paying any actual rent, which was not a feasible arrangement for the ownership family. Facing the broader decline of the movie theater industry, the Muldoon heirs have chosen to sell their family property at 2115 Kittredge Street. With the proposed development project, we can keep the theater use alive at this historic Downtown Berkeley property.

Landmarking ~~Preservation Commission~~ Hearing

The Landmark Preservation Commission (LPC) held a public hearing on the California Theater at 2115 Kittredge Street to determine whether the building should be ~~a designated~~designated as a City of Berkeley Landmark. The LPC determined that the front façade of the theater should be preserved for its historic value and designated that part of the California Theater as a City of Berkeley landmark. The landmark application (LMIN2022-00) was brought to the LPC by the Art Deco Society of California and Berkeley Architectural Heritage Associate (BAHA).

Although the application was to landmark the site, building, and use, the LPC determined that the site, building, and use were not landmark or structure of merit worthy. They did determine that the Kittredge façade and marquee do rise to landmark status and those elements were approved for landmark status on May 5, 2022, the date of the public hearing, with an effective date of decision of July 27, 2022.

In the Landmark Preservation Commission's Notice of Decision, the Environmental Review Status of 2115 Kittredge is a Categorical Exemption under Section 15061 of the Public Resources Code, Guidelines for Implementation of the California Environmental Quality Act (CEQA). The LPC's Notice of Determination states the following:

> *"CEQA FINDINGS*
>
> *1. The project is found to be exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.)*

pursuant to Section 15061.b.3 of the CEQA Guidelines (activities that can be seen with certainty to have no significant effect on the environment).”

This development application includes an independent analysis of the historic façade and marquee elements, and the proposed project. The project’s historic architecture consultant, Mark Hulbert, compiled a Projects Impact Analysis (PIA) to determine the compatibility of the historic resources and the architectural design of the proposed project using Secretary of the Interior’s Standards. That report was emailed to the project’s City Planner on October 24, 2022. A revised Project Impact Analysis was~~is~~ attached as part of an earlier~~this~~ resubmittal.

Environmental Conditions

The project site does not contain any hazardous materials onsite. The project does not appear on the California Environmental Protection Agency’s (CalEPA) Cortese Lists. Refer to the Hazardous Waste and Substances Statement included as part of this project application packet. This application includes a Phase I and Phase II Environmental Services Assessment.

The project site does not have any protected, culverted, or historic creek beds on the property. As such, the Creek Protection Documentation required as part of the City of Berkeley’s Zoning Project Application is not applicable to this project.

3. COMPLIANCE WITH GENERAL PLAN AND ZONING ORDINANCE

The City of Berkeley General Plan designates this project site as Downtown Mixed-Use, a designation characterized by “high density commercial, office, arts, culture, and entertainment and residential development.” (City of Berkeley General Plan) The Downtown is also intended to “encourage diverse uses and the highest building intensity in the City to promote a vibrant city-center by increasing housing, supporting retail and cultural uses, and capitalizing on exceptional access to transit.” (BGP) This site is subject to the City of Berkeley’s Downtown Area Plan (DAP), approved in 2012 and incorporated into the General Plan.

The proposed project site is zoned as Downtown Mixed-Use (C-DMU) and is located in the Core of the downtown. This zoning designation is intended to implement the vision and goals of the Downtown Area Plan, which include Environmental Sustainability, Land Use, Access, Historic Preservation, Urban Design, Streets and Open Space, Housing and Community Health Services, and Economic Development.

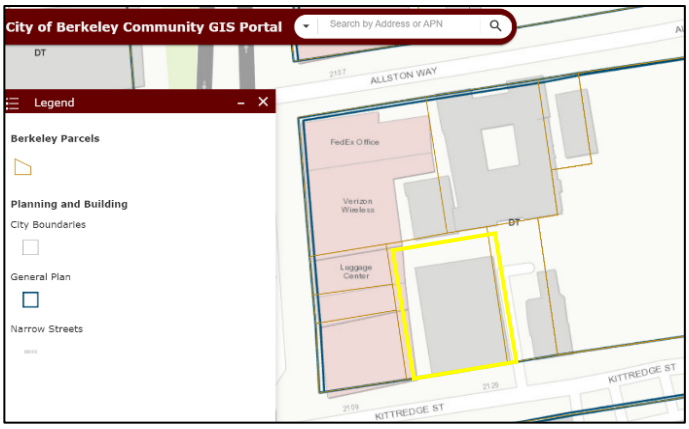


Figure 10: General Plan Map

The project will meet all the objective development standards for the C-DMU zoning district, except as modified pursuant to SDBL. Table 4 identifies the applicable development standards and how the proposed project complies with them. The C-DMU zoning district includes Use Permits that allow the reduction or waiving of setback and off-street parking requirements. The base project and proposed project both assume these two Use Permits are granted to the project. The Use Permit to modify off-street parking requirements has one objective standard for the findings for issuance, which is to pay the Downtown Parking In-Lieu Fee of approximately ~~$~~$1,080,000. The proposed project will also pay a Downtown Public Open Space In-Lieu Fee of approximately ~~$~~$304,725.

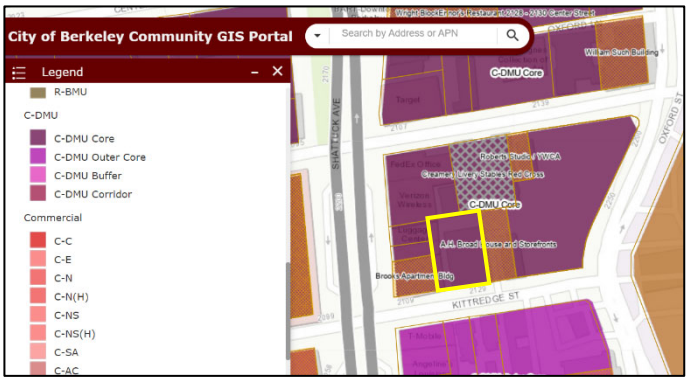


Figure 11: Zoning Map

Table 4: Major Development Standards

Development Standard	C-DMU Requirement	Proposed	Compliance
Maximum Allowed Stories	None	18 stories	Compliant
Maximum Allowed Height	75 feet	211 feet 4 inches	Compliant with SDBL Waiver
Setbacks			
Front	0 feet	0 feet	Compliant
Sides	0 – 20 feet of Building Height = 0’ 21 – 75 feet of Building Height (past 65’ from lot frontage) = 0’ – 5’	East/West Side: Minimum of 3 feet (varies) East/West Side: Minimum of 3 feet (varies)	The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus considers these Use Permit as part of the project to reach the maximum allowable density. [2]

[2] Pursuant to City of Berkeley Planning Department Memorandum issued December 2, 2021.

Rear	0 – 20 feet of Building Height = 0' 21 – 75 feet of Building Height (past 65' from lot frontage) = 0' – 5'	Minimum of 0 feet (varies) Minimum of 3 feet (varies)	The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus considers these Use Permit as part of the project to reach the maximum allowable density. [2]
Parking			
Vehicles – Residential	0 spaces	0 spaces	Compliant
Vehicles – Commercial	1.5 spaces per 1,000 SF = 34	0 spaces	Compliant with Use Permit 23.322.030(J)(2). The project meets the findings for issuance of this Use Permit. The objective standard to grant this Use Permit is the pay the Downtown Parking In-Lieu fee. The project will pay approximately $1,020,000 (@$30,000/space for 34 spaces) in-lieu of providing commercial vehicle parking.
Bicycle – Residential Long Term	1 spaces per 3 bedrooms = ~~100~~ 313/3 = 105	~~50 100~~105 spaces	Compliant~~. through SDBL concession (for flexibility to provide some of the spaces for other types of micro-mobility devices).~~
Bicycle – Residential Short Term	2 or 1 per 40 bedrooms, whichever is greater = ~~7~~8	~~0 7~~8 spaces	Compliant~~. through SDBL waiver (for flexibility on how many spaces are physically feasible).~~
Bicycle – Commercial	1 space per 2,000 SF = 12	0 spaces	Compliant through SDBL waiver
Open Space			

Residential Useable Open Space	80 SF per unit = 16,880 SF	12, 539 ~~9,750~~ SF	Compliant through SDBL concession
Commercial Useable Open Space	1 SF/50 SF of commercial space = 485~~56~~ SF	712~~563~~ SF	Compliant
Privately Owned Public Open Space	1 SF of POPOS per 50 SF of commercial space = 456	0 SF	Compliant through payment of SOSIP In-Lieu Fee of approx. $304,725 (@$2.23/SF for 136,648 SF of residential)
Landscaped Open Space	40% of required open space	5~~7~~%	Compliant through SDBL concession

4. PROJECT ANALYSIS

In addition to the residential and theater project described above, the project is also subject to various City of Berkeley fees and mitigations, as well as state laws. These fees and mitigations include the:

- Affordable Housing Mitigation Fee (~$4,664,685),
- Street and Open Space Improvement Plan (SOSIP) Fee (~$~~$~~304,725),
- Downtown Parking In-Lieu Fee (~$~~$~~1,080,000),
- Berkeley Unified School District Fee (~$~~475,535)~~475,535),
- Transit Passes for residents (~$~~$~~367,140 per year), and
- Public Art Fee (~$~~$241,469)~~241,469).

Density Bonus Eligibility

The proposed project is eligible for the State Density Bonus because it:

a) Meets all objective development standards, and
b) Provides a sufficient number of Very Low-Income, deed-restricted units of affordable housing.

The base project that meets all objective standards included 141 dwelling units. For the proposed density bonus project, 15% of the base project (or 22 units) are designated as affordable for Very Low-Income households earning less than 50% AMI. Per State Density Bonus Law, that makes this project eligible for a 50% density bonus.

With this density bonus, the project is entitled to an unlimited number of waivers and up to three concessions for development standards that impede the project's ability to utilize the

density bonus. The average unit size for the base project project is 646 square feet and for the density bonus project isis 6478 square feet. Tables 5 and 6 below show the waivers and concessions that are being requested by the project. Without these waivers and concessions being granted, the proposed project could not be constructed as designed.

Table 5: Waivers Requested to Accommodate Density Bonus		
Standard	**Required**	**Proposed**
Maximum Building Height	75 feet	211 feet and 4 inches
Residential Bicycle Parking – Short Term	7 spaces	0 – 7 spaces
Commercial Bicycle Parking	10 spaces	0 spaces

Table 6: Concessions Requested to Accommodate Density Bonus		
Standard	**Required**	**Proposed**
Residential Useable Open Space	16,880 square feet	12,5399,750 square feet
Landscaped Open Space	40%	57%
Residential Bicycle Parking – Long Term	100 spaces	50-100 spaces

The project requests the waivers and concessions listed above to accommodate the density bonus provided to the project through Statethe State Density Bonus Law. By waiving the development standards for building height and ,commercial bicycle parking, and residential short-term bicycle parking, as well as granting concessions for residential useable open space and, landscaped open space, and residential long-term bicycle parking, the project can provide the proposed density as allowed under SDBL. The tables below provide explanations of why each waiver and concession is needed to accommodate the density bonus units that the project is eligible for based on the inclusion of affordable housing units in the proposed project.

Table 7: Rationale for Waivers Requested
➢ **MAXIMUM BUILDING HEIGHT**
The proposed project has a base project that complies with the 75-foot maximum height limit. That code-compliant base project is 8 stories and takes up over 90% of the subject lot. To incorporate the 50% density bonus, the building needs many additional floors to accommodate the extra residential floor area/ dwelling units allowed under SDBL.

Because this site is a small downtown lot, there is no area to expand the building horizontally, so it had to expand vertically. Because the base project reached the maximum allowable height limit for the C-DMU Core zoning district, the proposed project would not be able to add any density bonus units without this waiver.

➢ ~~RESIDENTIAL BICYCLE PARKING – SHORT TERM~~

~~The proposed project requests a waiver for this development standard because there is no publicly accessible space on the property to place outdoor bike racks, and the supportive spaces for the commercial and residential areas are already extremely constrained in the interior of the building. The streetscape along Kittredge in front of the project is quite physically constrained as well. The theater will need a loading zone for patrons, and underground vaults in the sidewalk take up the rest of the space. The project is amenable to providing outdoor bike parking, however there is no physical space that could accommodate the bike racks. The project intends to work with Public Works to see how many spaces can physically be accommodated and will install those that are feasible. However, all seven planned bike racks may not fit. As a result, the project requests a waiver for its short-term residential bicycle parking requirement.~~

➢ **COMMERCIAL BICYCLE PARKING**

The proposed project requests a waiver for this development standard because there is no publicly accessible space on the property to place outdoor bike racks, and the commercial theater space is extremely constrained. The project dedicates as much space as possible for the theater use and building a commercial bicycle storage room would take away valuable square footage from necessary theater amenities such as the green room or dressing rooms. As a result, the project requests a waiver for its commercial bicycle parking requirement.

Table 8: Rationale for Concessions Requested

➢ **RESIDENTIAL USEABLE OPEN SPACE**

The proposed project has a base project that complies with Residential Useable Open Space standard. That code-compliant base project provides 11,680 SF of Residential UOS. Because this site is a small downtown lot, there is very little space to dedicate to side yards for useable open space on the ground floor. The proposed project does provide UOS on the ground floor, but it is for the commercial theater use (as required). The project provides as many balconies as possible so that many units do have their own private open space.

To incorporate the 50% density bonus, the building needs many additional floors to accommodate the extra residential floor area/ dwelling units allowed under SDBL. To comply the amount of Residential Useable Open Space required by the zoning ordinance, the project would need 16,880square feet of UOS. Accommodating this much UOS would require dedicating an entire floor and a half of the building to open space. Instead, the project proposes the top three floors with large, west-facing rooftop decks that together provide 9,750SF of useable open space. There is an additional 438 square feet of qualifying UOS in private balconies, for a total of 9,750 square feet of useable open space in the project.

➢ LANDSCAPED USEABLE OPEN SPACE

The project proposes to landscape 7% of the useable open space with a drought-tolerant and native planting palette. Because the size of the site is so constrained, most of the useable open space for the project is provided on the split-level rooftop deck. The rooftop decks are beautifully designed and nicely landscaped. However, to provide nice amenity zones where people can gather to socialize, have barbeques, use the hot tub spas, exercise, and more, it was not feasible to have 40% of the area landscaped. Meeting this minimum threshold for landscaped area – and meeting the requirements for drought tolerant landscaping (which precludes lawns) – would render much of the open space unusable if most of the deck was planted with vegetation.

By not planting and maintaining 40% of the rooftop decks as landscaped areas would not only reduce the utility of the space for residents but would also cost an additional ~$407,550 in landscaping, irrigation, and structural reinforcement. This cost savings figure is calculated by assuming that total landscaping cost amounts to approximately $110 per square foot. The top three floors of the building provide useable open space, and landscaping 40% of those spaces would require more structural strength to support that much wet soil on the 16th, 17th, and 18th stories.

~~➢ RESIDENTIAL BICYCLE PARKING – LONG TERM~~

~~The proposed project requests a concession for this development standard because the applicant would like to satisfy part of the bicycle parking requirement with scooter parking. The applicant has seen a shift away from bicycle use towards other micro-mobility devices such as scooters or skateboards. The project will still provide the required number of spaces for personal micro-mobility devices (98 spaces planned), but some of the spaces will be dedicated to scooter parking and charging stations for electric micro-mobility options.~~

~~As a result, the project requests a concession for its long-term residential bicycle parking requirement. Being able to provide a mix of bicycle spaces and scooter charging spaces is a better fit for the project to meet the needs of its future residents. Reducing the number of bike spaces and associated floor area would result in real and identifiable~~

~~cost-savings for the project. Granting the concession would save the project money instead of having to build out the full number of required bike racks, that may end up not being used.~~

Housing Affordability Statement

This project is also subject to the City of Berkeley's inclusionary housing requirement under Berkeley Municipal Code § 23C.12.030 that requires the project to provide at least 20% of the total number of dwelling units as inclusionary units with the option of paying an in-lieu fee instead of providing the units on-site per Berkeley Municipal Code Section 22.20.065.

This project proposes to provide 15% of the base project units onsite, 22 units, for very low-income households. The project will enter into a regulatory agreement with the City of Berkeley that ensures that these proposed affordable dwelling units remain deed-restricted for at least 55 years. The proposed project will also pay an Affordable Housing Mitigation Fee to the City of Berkeley of approximately $4,664,685.

Project Design

The design of the proposed project has evolved to increase compatibility with the historic façade, increase the level of architectural design detail, and "lightening" the top three floors of the building. These building design improvements are based on the recommendations of City Planning Staff.

- New Building is now set back an average of 10 feet from facade
- Added balconies to the front façade, which are setback 14 feet
- To accommodate the increased front setback, a new floor was added (previously 17 stories, now 18 stories)
- Refined solar canopy design at rooftop levels
- Architectural treatments paired with color and materials changes have lightened the upper three floors of the building that feature the roof decks.
- Increase visual interest of upper levels by continuing the parapet cap detail around all facades.
- The window and wall treatments of the western façade have been refined to display more design detail.

This proposed project transforms a vacant, non-operating movie theater in the heart of Downtown Berkeley into a mixed-use, 18 story building that will restore the live performing arts theater use to this site and add 211 units of housing. The proposed project will include ~~ground~~a ground floor performing arts space which will activate and enliven Kittredge Street just one-half block east of the Shattuck Avenue commercial corridor.

The theater space will serve the general public and contribute to ~~the d~~Downtown Berkeley's arts and culture offerings. From the pedestrian perspective, the California Theater façade and marquee will look the same as ~~it has~~they have looked for decades. By preserving both the façade and marquee, the project will preserve the street-level context and the pedestrian experience that has existed for many decades.

The preservation and adaptive re-use of the existing landmarked theater façade and marquee serves as a natural base for the proposed new residential building. The proposed residential addition is~~,~~ set back 10~~5~~ feet from the existing facade, which will allow it to ~~to~~ rise vertically from behind the art-deco facade. The new building is modern in its form, materials, and function, but borrows inspiration from the historical façade's architecture and ornamentation. The tower has subtle offsets in the facade, vertically accentuated ornamentation, and a trellis serving as the building's crown and cap. The three top stories will be set back progressively, creating a stepped effect, with glazed railings where rooftop decks occur.

Figure 12: Southern façade of proposed project

The existing theater facade is uniform in material and minimal in articulation, allowing its bas-relief and other three-dimensional ornamentation to provide texture and depth. The Art Deco facade serves as a minimalist backdrop for the colorful and eye-catching neon of the existing theater marquee. Just as the existing theater façade provides a contrasting backdrop to its prominent marquee, the new 18-story tower seeks to provide a backdrop to the ~~historical,~~historical Art Deco façade.

As the new building departs from the Art Deco façade, it decidedly embraces its modern materials and form. To offset the imposing, heavy massing of the existing concrete and stucco facade, the new building features elongated floor-to-ceiling window openings. The new tower mirrors the original façade's tripartite arrangement with color blocking, material choice, textures, and forms.

The primary south façade facing Kittredge Street extends vertically past the tripartite façade base. Both east and west corners feature tall and narrow punched window openings to accentuate the verticality of the proposed building. The center ~~segment~~ bay of the facade is ~~recessed from the two corners with slate grey, slightly blue stucco material~~flanked by recessed balconies and features an accent color as well as vertical decorative fins. There are vertically elongated floor-to-ceiling punched window openings with a different fenestration ~~patter~~pattern than the corner bays. The stucco is interrupted with seven vertical accent stripes

comprised of smooth and grooved ceramic rainscreen cladding. This design element draws the eye upward, and diffused, low-lumen LED lighting will be installed in a recessed way~~d along the~~on the inside of the vertical ~~cladding~~fins. This lighting will provide a dramatic evening and night view of the building.

The east, west, and north facades are similar in their modern designs, using different rhythms of fenestration and recessed ~~and projecting bays~~balconies to break up the massing of this 18-story building. The color-blocking with ~~off-white~~beige~~/light grey stucco~~ and slate green adds visual interest to the façade. Each façade has a dark brown concrete material on each corner element, framing the building nicely.~~ on the projecting bays and slate grey/blue stucco on the central recessed bays.~~ The west elevation is unique in that ~~is~~it provides two stacks of private balconies that have~~ with~~ glass railings and occur on every other floor.

Figure 13: Western façade of proposed project

The west elevation also has the theater terrace at the ground level, which will feature a large bi-folding door system to allow the theater lobby to spill out into a new alley courtyard for theater patrons. A concessions area will be able to serve patrons both inside and out. Cafe tables, trees in planters, and festoon lighting will offer an inviting environment as well as a welcome glimpse of activity from the pedestrian experience along Kittredge. The courtyard will be architecturally framed by a horizontal canopy that turns groundward in a dramatic sloping form. This element will serve as a partial light and noise screen to the residential units directly above as well as cover for the terrace during ~~a light~~light rain.

California Theater Consortium

The California Theater Consortium (CTC) is a coalition of local performing arts non-profits that is partnering on this development project with the applicant team. CTC's mission is to transform the non-residential space in the proposed project to be a multi-purpose creative arts hub. For years, Berkeley-based performing arts companies have been searching for an affordable, accessible, transit-friendly home in which to feature local talent, nurture young artists, and bind community together in ways only the arts can.

CTC is comprised of the Youth Musical Theater Company (YMTC), West Edge Opera~~, Berkeley,~~ and Berkeley Ballet Theater (BBT). This group will be the anchor tenants for the theater space and will be fundraising to construct the interior of the theater. CTC will fundraise to pay for all

the “tenant improvements” for a live performing arts theater. This will include the core, shell, seating, stage, orchestra pit, fly area, dressing rooms, and rehearsal spaces.

The purpose of this space is to host all kinds of live performances such as theater, opera, music, and dance, as well as hosting community events such as literary events and film festivals. This space will add to the local creative arts scene in Berkeley and will be a destination in downtown Berkeley for people to engage with arts and cultural events. This community-oriented focus of the California Theater Consortium will restore the community use of this property, which historically hosted many different types of community events. This proposed theater project will create community between all the creative arts organizations who will use the space, as well as the broader Berkeley and Bay Area community who can come enjoy the performances and events in the re-constructed California Theater.

Figure 14: Rendering of Proposed Historic Marquee Rehabilitation

Public Art

This project proposes to create a live performance theater and associated spaces to become a creative and performing arts hub in Downtown Berkeley. For the time being and for the purposes of this review, the proposed project will pay the Public Art In-Lieu Fee (~$~~241,469)~~241,469). The project will also consult with the Civic Arts office on how the proposed theater (as designed) can meet Berkeley's On-Site Public Art requirements.

The proposed project’s construction of the theater will substantially exceed the City’s required Public Art expenditure (1.75% of the Project’s Value = ~$~~528,212.47)~~528,212.47). The actual cost to construct the ‘vanilla shell’ of the theater space is projected to be several million dollars in total. The theater space span~~s from~~ the first basement level to the 3rd floor. The historic box office and marquee will be preserved along with the historic façade.

CTC will then finish ~~building out~~building the interior of the theater, resulting in even more investment into the space to create a beautiful public arts venue~~space~~. Restoring the performing arts theater use to 2115 Kittredge Street will allow this project to help preserve the City of Berkeley’s supply of Arts & Culture spaces. This proposed theater will become a

destination for the Berkeley community and the broader Bay Area community, and it is exceptionally well-served by transit.

Community Meeting

On September 26, 2022, the project team held a community meeting to provide information about the project and request feedback from community members. The team invited all owners and occupants within 300 feet of the site, as well as neighborhood groups, based on a list provided by City staff. The meeting was held at 5:30pm virtually over Zoom. There was one attendee that joined the meeting, a Berkeley resident who lives next door to the proposed project. The project team provided an overview of the project proposal, design, and anticipated process and timeline. The attendee's main concern was that no vehicle parking would be provided in the project, and he also asked questions about the construction phase of the project would affect traffic flow on Kittredge Street, noise levels during sensitive hours, and electric scooters being ridden on sidewalks and blocking sidewalks. There is a Community Meeting Packet attached as part of the~~is~~ application which provides more detail.

Statement Regarding Natural Gas Prohibition, Berkeley Energy Code and Berkeley Green Code

The proposed new building will not include any natural gas infrastructure in compliance with BMC Chapter 12.80. The proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by the City Council on December 3, 2019, including a solar PV system as well as energy and water efficiency measures in an all-electric building. The building will accommodate as much solar PV as is physically and financially feasible for the project, however the rooftop area is relatively small. The Applicant will not be requesting any exemptions to the natural gas prohibition under the Berkeley Municipal Code.

5. LANDMARK ALTERATION PERMIT REQUIREMENTS

This project is applying for a Landmark Alteration Permit to preserve, rehabilitate, and adaptively re-use the landmark façade, marquee and box office of the California Theater at 2115 Kittredge Street. The proposed theater use will be consistent with the historic use of the building. The existing façade will be kept intact, with some alterations, and incorporated into ~~design~~the design of the proposed development project. The marquee may have digital reader boards installed while preserving the framework and neon. None of these proposed alterations affect the character-defining features of the façade. The character-defining features and decorative elements of the historic façade and marquee will be preserved and restored to their original splendor.

The Landmark Preservation Commission's decision, LMIN2022-00, stated that,

"This designation shall apply to the subject property and the following distinguishing features of the main building shall be preserved, and missing features shall be restored to the extent possible:

FAÇADE:

- *Overall height and composition of the primary building facade*
- *Stucco façade*
- *Art Deco-style façade with five vertical piers & six ornamental bays*
- *Art Deco stepped design pattern of façade and roof parapets*
- *Four stepped roof parapets*
- *Main central bay and two flanking bays on upper 3/4th of street façade*
- *Angled fluted upper string course and Art Deco curved coping*
- *Zigzag saw-tooth pattern under the coping*
- *Banding trim divided into four strips above the entrance that visually separates the base and the upper part of the building*
- *Two slightly coved niches located on the widest, outer architectural bays*
- *Projecting corbels and zigzag ornaments*
- *Plaster bas-reliefs (frozen fountains motif)*

Figure 15: Existing and Proposed Façade Design

MARQUEE:

- *Two rectangular neon signs on a projecting prow with stylized lettering that each spell out CALIFORNIA*
- *Projecting prow/angled marquee, surrounded in neon tubing*
- *Lyre shaped center metal piece covered in neon tubing*

ENTRYWAY:

- *Leaf-patterned ceiling/soffit beneath the projecting marquee*
- *Recessed entry*
- *Stucco-and-glass box office*
- *Glass-and-aluminum entry doors."*

The proposed project will keep the historic theater façade, marquee, and box office, which are the locations of all the significant, character-defining Art Deco features and ornamentation. Though some new features like window openings and sashes, and a deck and glass railing on

top of the marquee are proposed, the original elements such as the entry doors and decorative marquee soffit will be replaced in-kind. There were no spatial relationships identified as character-defining for the landmark facade; thus, the addition of the 18-story tower will not be detrimental.

The proposed alterations to the façade include punched openings to add a door for access to the marquee balcony and windows on the upper façade and ground floor. The project proposes to sawcut through the façade to create these openings but will otherwise keep the façade entirely intact. The window openings will be made on each of the three parts of the upper façade, as well as at the ground floor level.

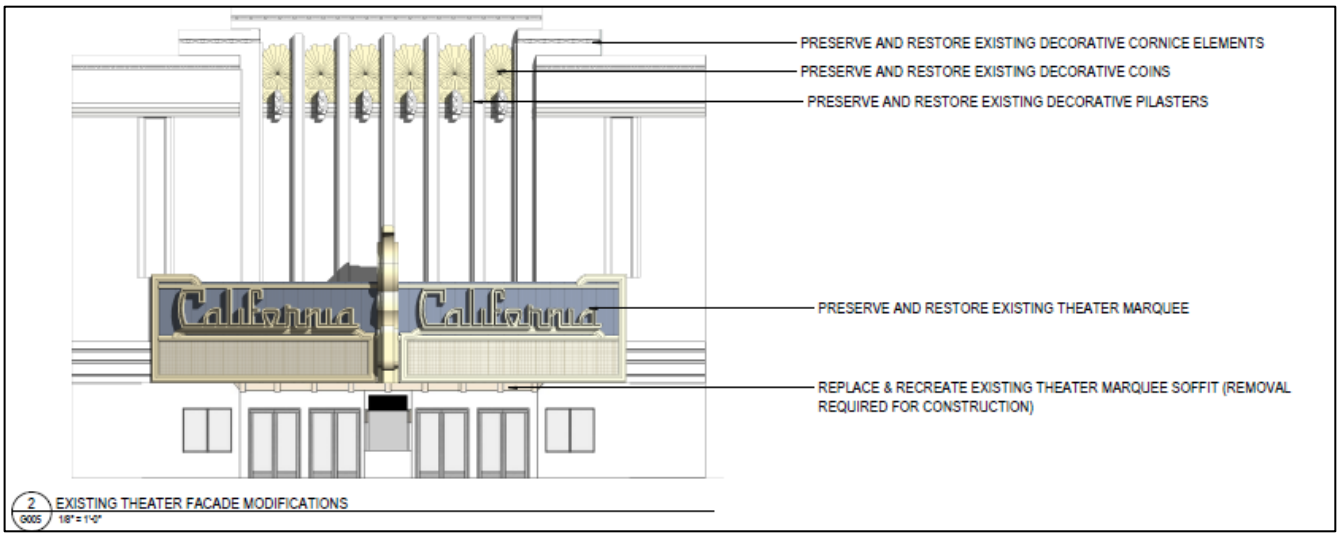


Figure 17: Proposed Façade Design - Preservation

The upper façade alteration will include 10 window infills, two in the east and west corner bays and six in the center bay. The windows in the corner bays will be arranged in vertical bands, while the window infill in the center bay will be arranged horizontally beneath the decorative coins. The vertically oriented will be inserted in between the piers, thus maintaining the character-defining arrangement of five vertical piers and six ornamental bays. The window infills at the ground level will replace the existing poster displays to create a transparent, storefront look for the residential lobby, theater lobby, and ticket booth location. In the entry vestibule, the existing ticket booth fenestration and glazed metal doors will be replaced in-kind, in the same configurations as the original California Theater.

The project also proposes to add a stepped glass railing at the marquee balcony and adding blade signs on either side of the marquee. The theater's marquee will be removed during demolition and construction for its protection and will include minor modifications to modernize it. Because the marquee will need to be removed, the marquee's soffit will need to be replaced and recreated. The marquee itself will be restored, as needed, to maintain its

original features, and the neon will be swapped out for LED lights designed in a neon style. The marquee's sign board is currently analog, and it will be upgraded to a digital format.

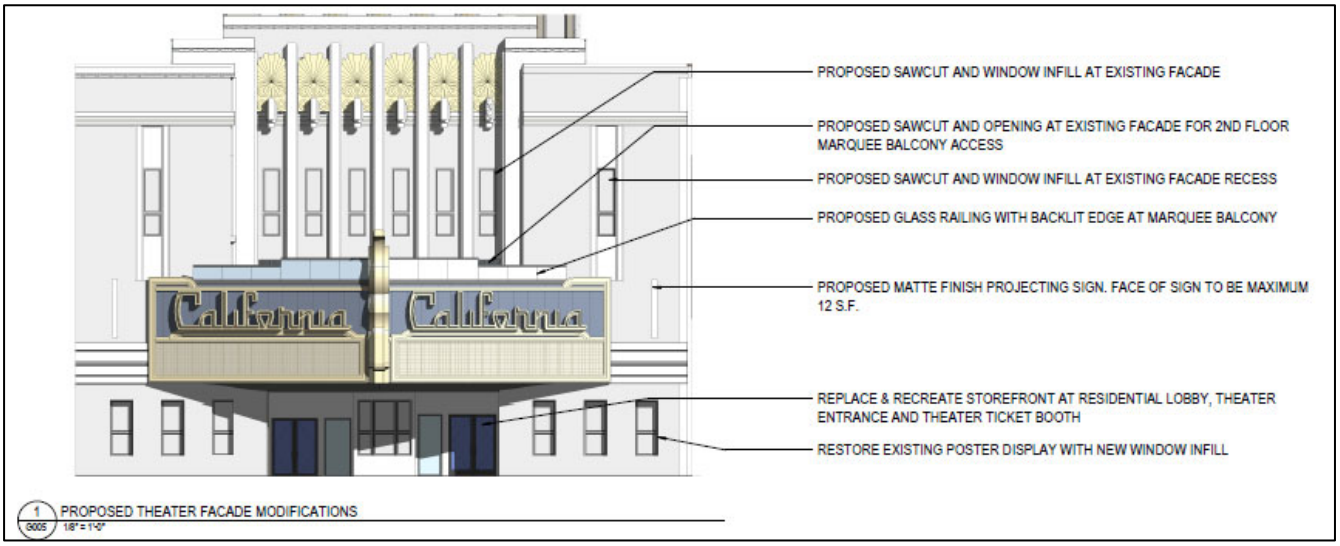


Figure 1~~8~~7: Proposed Façade Design - Alterations

The rationale for this proposed project is to re-develop and underutilized parcel in the downtown and adaptively re-use the historic theater façade. The California Theater has not been immune to the decline of the movie theater industry and had to shutter operates in early 2020 (pre-COVID-19 pandemic). The theater has ~~sat~~been vacant for almost 4~~3~~ years now, and the ownership family has decided to sell the property and theater because they do not see a future for it. Based on the project's benefits described below, the Landmarks Preservation Commission should grant approval for this proposed project at 2115 Kittredge Street.

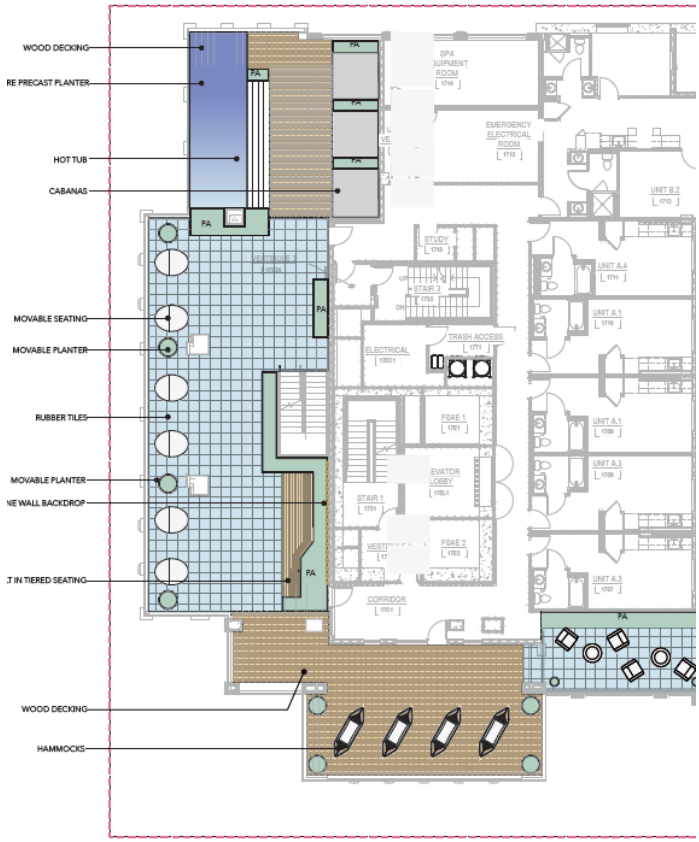


Figure 1~~9~~8: 17th Floor Landscape Plan

Project Benefits

The following benefits of the proposed project at 2115 Kittredge provide the basis for the Landmarks Preservation Commission's approval of this application. The proposed project requires a Landmark Alteration Permit for partial demolition of the existing building, and structural

alterations to the historic landmark façade. The proposed project will offer the following benefits to the City of Berkeley:

Figure 20~~19~~: East Façade and Historic Marquee

- Redevelop an underutilized parcel in the downtown core, and adaptively reuse the historic façade and marquee of the California Theater,
- Provide 211 dwelling units of dense, transit-oriented housing,
- Provide 22 units of Affordable Housing for Very Low-Income Households @ <50% AMI,
- Pay an Affordable Housing Mitigation Fee of approximately $ 4,664,685 to the City
- Project will pay the 0.8% In-Lieu Fee to the City ($241,469), and construct a live performance theater (which would cost well over 1.75% of the Project's Value (~$528,212) and the project will work with the Civic Arts consultant to see if this theater, as-designed, would qualify as Public Art for the City of Berkeley),
- Performing Arts Theater to Preserve Berkeley's Arts & Culture Spaces,
- No vehicle parking and 107 bicycle parking spaces (or other micro mobility device storage spaces),
- All electric building, LEED Gold or equivalent, with rooftop solar panels,
- Units will be equipped with energy efficient appliances and low flow fixtures, and the site will be planted with drought tolerant landscaping that supports the project's stormwater management plan,
- Pay other in-lieu or mitigation fees, such as the Streets and Open Space Improvement Plan (SOSIP) Fee (~$~~304,725)~~304,725), Downtown Parking In-Lieu Fee (~$1,080,000), Berkeley Unified School District Fee (~$475,535) and Public Art In-Lieu Fee (~$$241,469).

The Landmark Preservation Commission considered an application put forth by the California Art Deco Society and the Berkeley Architectural Heritage Association (BAHA). The LPC rejected the application to landmark the entire theater building, instead opting to landmark the façade and marquee only, which is where the character-defining Art Deco features and ornamentation are located.

This application includes a Project Impacts Analysis (PIA) using the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties. This PIA establishes that the proposed project will not conflict with the SOI Standards. The preserved façade and proposed 18-story tower does not conflict with the Secretary of Interior standards, and as such does not create a significant and unavoidable impact, per CEQA requirements. The Landmarks Preservation Commission's Notice of Decision on this property is also attached, which documents the findings that the proposed project will not conflict with provisions of the Berkeley Municipal Code Ch. 3.24.

Scale and Massing Studies for Historic Façade Preservation

The proposed project uses the following three projects in the City of Berkeley as precedent studies for incorporating a historic façade into a new development project. In response to the City's Structural Alteration Permit comment letter dated November 30, 2022, the project has provided massing studies that informed the project design. The following projects successfully integrated a lower-level historic façade into a new, larger development along the Shattuck Avenue corridor:

Figure 2~~0~~1: UC Press Building example

- Parker Place (2038 Parker Street),
- UC Press Building (2120 Berkeley Way),
- Acheson Commons (2133 University Avenue).

Figure 22: Parker Place example

The proposed project would like to add to this collection of buildings in Downtown that are preserving Berkeley's history while providing space for future growth.

Figure 2~~3~~1: Acheson Commons example (SW

Figure 2~~4~~4: Acheson Commons example (SE

Streetscape and Landscape Concepts

The proposed project's streetscape improvements include decorative and inviting pavement, landscaping, and two street trees framing the marquee (if feasible). The enhanced concrete pavement made of silica carbide and decorative jointing will visually relate to the marquee. The project does propose two street trees that are located so as not to obscure the marquee, however there are crowded conditions at the sidewalk in terms of vaults and underground lines. The location and feasibility of the project's proposed street trees will be confirmed by Public Works. The other planting will only reach a few feet in height so as not to block any views of the landmark façade. There will be bicycle racks between the sidewalk and the street in front of the theater's passenger loading zone.

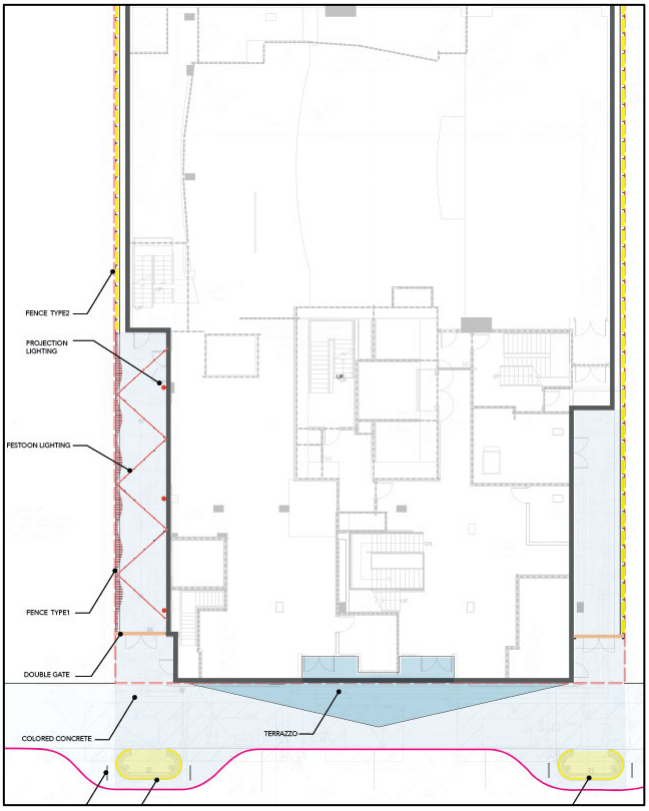


Figure 2~~5~~3: Ground Level Landscape Plan

The theater terrace will be semi-visible from the street when the gate is closed. The gate will be double height, with a fixed upper section that matches the scale of the buildings it's located between. This theater terrace gate will have a decorative, semi-porous design with backlighting to project light and shadows onto the sidewalk, creating visual interest along the Kittredge Street frontage. Festoon lighting and the backlit gate will make the theater terrace appealing at night, which will enliven the space on performance nights.

Figure 2~~6~~4: View of Theater Terrace

The trellis forms at the 17th and 18th level will provide opportunities for additional visible vegetation from the street level and surrounding buildings. The mechanical parapet above the 18th floor is functional in screening noise and sight of the mechanical equipment and provides a cap to the building form that reflects the tripartite design of the historic façade and proposed building.

The planting palette of the proposed project is primarily comprised of native plants, and all the species are drought tolerant. The proposed project complies with California's Water Efficient Landscape Ordinance (WELO). The planting palette includes blue fescue, common yarrow, olive trees, California fuchsia, California poppy, Hummingbird sage, purple needlegrass, and more.

6. CEQA Analysis and Legislative Context

The housing crisis continues to have a significant impact on Californians across the state. The Government Code sections discussed below are state legislative efforts that recognize the severity of California's housing crisis and the difficulties associated with developing new housing at appropriately zoned, transit-oriented, and urbanized locations. These pieces of legislation are applicable to the proposed project:

- California Environmental Quality Act Categorial Exemption (CEQA Guidelines § 15332)
- California Environmental Quality Act Categorical Exemption (CEQA Guidelines § 15061.b.3)
- State Density Bonus Law (Government Code § 65915)
- Housing Crisis Act of 2019 (Government Code § 66300).

CEQA, Historic Resource Compatibility

The proposed architectural design is setback from the historic façade by an average of 10 feet. This allows the rehabilitated facade and marquee to stand in the foreground. Having a larger

setback will create a greater distinction between the historic resource and the proposed new construction. As a result, the proposed addition will be viewed as a backdrop to the historic façade. The new building design is modest and neutral, rather than expressive, thus is deferential to the historic building façade. The historic façade now stands more proud of the proposed addition with the increased setback, as well as being compatible but distinctive in terms of architectural treatments.

The proposed new building reflects the historic design with the tripartite design. There is now a better design to add a large building not directly above but clearly behind the historic façade. There is a vertically oriented center flanked by projecting bays that now include recessed balconies. In addition, there are outer wings that are setback for greater volumetric expression. This revised design has further increased the volumetric variation on the front façade with the addition of the recessed balconies.

Preserving this façade is important to maintain the historic scale of Kittredge Street, and this revised design will not destroy any identified historic features, materials, or spatial relationships. The symmetrical and stepped form and massing of the proposed addition directly relate to the historic façade, as do the proposed vertical architectural accents and lighting. The treatment of the proposed sideward windows at the historic façade additionally retains and reinforces the original design. This revised design is now well aligned with all the Secretary of Interior standards.

CEQA, Infill Exemption

There were no potentially significant impacts identified in the traffic, historic resources, or Phase II analyses. Therefore, this project is eligible for a categorical exemption from CEQA. Because the proposed project is located in an urbanized area and because it is an infill development project, the CEQA Class 32 “Infill” Categorical Exemption applies. The project meets each of criteria A through E of that section. In terms of CEQA, this project is environmentally benign as it will not result in any significant traffic, noise, air quality, or water quality impacts. This proposed infill project is consistent with the City of Berkeley’s objective design and development standards with the use of State Density Bonus Law, and the site does not appear on the California EPA’s Cortese List, so this project is eligible for categorical exemption under CEQA.

Housing Crisis Act/SB 330

The Housing Crisis Act (Gov. Code § 66300) prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project that provides affordable housing. The act also requires that a development project must comply with applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete. The law also requires the city or county to consider and either approve or disapprove the housing development project within the 5 allowable public hearings under HCA, and consistent with the applicable timelines under the

Permit Streamlining Act. The proposed project is also subject to the provisions of SDBL, as described in the Project Analysis section above.

7. USE PERMIT REQUIRED FINDINGS

Conformance with General Plan Policies

SUSTAINABILITY

- Environmental Management Policy #5 – "Green" Buildings: Promote and encourage compliance with "green" building standards.
- Environmental Management Policy #35 – Energy-Efficient Design: Promote high-efficiency design and technologies that provide cost-effective methods to conserve energy and use renewable energy sources.
- Land Use Policy #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.

Response: This project proposed efficiently sized dwelling units outfitted with water & energy efficient appliances in a transit-oriented development. These factors, in additional to meeting the City of Berkeley's Green Building requirements, makes the proposed project a sustainable housing development. The building will be LEED Gold certified or equivalent, all-electric, and equipped with solar panels to power the building with clean energy. The dwelling units will have low-flow fixtures and the proposed landscaping will all be drought-tolerant and largely comprised of native vegetation. This proposed project is environmentally and architecturally sensitive and incorporates many principles of sustainable development.

This is a true infill development project, which will re-develop an underutilized parcel containing an aging, vacant theater space with no dwelling units. The theater ceased operations approximately two and a half years ago. The proposed project at 2115 Kittredge Street will transform this site into a vibrant residential address and attractive pedestrian atmosphere. The new theater at 2115 Kittredge will be re-established as a Downtown Berkeley arts & culture destination. This infill project is especially sustainable in its provision of housing adjacent to the Shattuck Commercial Corridor, which has excellent access to good and services as well as public transportation.

DOWNTOWN ARTS & CULTURE

- Economic Development Policy #10 – The Downtown Economy: Continue to diversify, revitalize and promote the Downtown as the civic, cultural, commercial, and entertainment center of Berkeley.
- Land Use Policy #20 – Downtown Pedestrian and Transit Orientation: Reinforce the pedestrian orientation of the Downtown.
- Economic Development Policy #11 – Arts and Culture: Promote Berkeley locally and internationally by taking actions to support the development of arts and culture in Berkeley.
- Urban Design Policy #34 – Public Art: Support, present, and encourage others to support or present works of public art.

Response: Firstly, this proposed project will add approximately 450-550 new residents to the downtown area who will support the downtown businesses. Adding more residents downtown will enliven the streets at all hours with more people on the streets, which can help increase safety by having more "eyes on the street". There will be more downtown residents to access the goods and services that downtown businesses offer. The 2115 Kittredge address and future housing development there will have an excellent walkability score of 99, i.e., "a walker's paradise". The California Theater has been a fixture on Kittredge Street and in downtown for generations and having been shuttered for three years has really affected that stretch of Kittredge. There are only a few other small businesses and restaurants on the block, but they do not generate much foot traffic.

Secondly, this project proposed to create a live performance theater and associated spaces to become a creative and performing arts hub in Downtown Berkeley. The proposed project intends to spend 1.75% of the Project's Value ($520,776) on Public Art by constructing the 'vanilla shell' of the theater space. If the theater space does not meet the City's Public Arts requirements, the project still intends to construct the theater space in addition to paying the Public Art In-Lieu fee. Restoring the theater use to 2115 Kittredge Street will allow this project to help preserve the City of Berkeley's supply of Arts & Culture spaces. This proposed theater will become a destination for the Berkeley community and the broader Bay Area community. This future destination at 2115 Kittredge Street is exceptionally well served by transit.

The theater will not only host performances, screen movies, and hold community events, but it will also be a creative arts hub that draws people there during the day, evening, and night. The proposed theater will have offices, meeting rooms, and rehearsal spaces, so will be a very dynamic, active space with people coming and going at all hours. Along with the proposed

streetscape redesign, this increased level of activity on Kittredge Street will activate this stretch of Kittredge, and hopefully add liveliness to the entire block.

ARCHITECTURE & PRESERVATION

- Urban Design Policy #5 – Architectural Features: Encourage, and where appropriate require, retention of ornaments and other architecturally interesting features in the course of seismic retrofit and other rehabilitation work.
- Land Use Policy #21 – Architectural Design in the Downtown: Require high-quality architectural design for all Downtown projects.
- Land Use Policy #2 – Preservation: Protect Berkeley's character by identifying, restoring, and preserving historic buildings.

Response: This proposed project aligns with the City of Berkeley General Plan's Land Use and Urban Design policies regarding high-quality architecture, preserving architecturally interesting features, and protecting Berkeley's character by restoring and preserving the historic theater façade. The preservation and adaptive re-use of the existing landmarked theater facade serves as a natural base for the proposed new residential building to rise vertically behind the art-deco facade. The façade will be rehabilitated, with features replaced in-kind if necessary, and the project proposes some structural alterations to add windows and balcony access.

The new building is modern in its form, materials, and function, but borrows inspiration from the historical façade's architecture and ornamentation. This project will protect Berkeley's historic character at the pedestrian level while adding residential density to the Downtown core. As the new building departs from the Art Deco façade, it decidedly embraces its modern materials and form. To offset the imposing, heavy massing of the existing concrete and stucco facade, the new building features elongated floor-to-ceiling window openings. The primary south façade facing Kittredge Street extends vertically past the tripartite façade base. The new tower mirrors the original façade's tripartite arrangement with color blocking, material choice, textures, and forms.

The firm that designed this project, StudioKDA, is a well-renowned local architecture firm located in Berkeley. With many multifamily projects all over the Bay Area, they provide high-quality architecture with impeccable attention to design details. The proposed project's 18-story tower design is compatible but distinctive from the historic façade, letting the historic architecture inform the design of the new building.

HOUSING NEEDS

- Housing Policy #1 – Extremely Low, Very Low, Low and Moderate-Income Housing: Increase the number of housing units affordable to Berkeley residents with lower income levels.
- Housing Policy #33 – Regional Housing Needs: Encourage adequate housing production to meet City needs and the City's share of regional housing needs.

Response: The project will construct 211 dwelling units that have a high-quality and sustainable designs. The efficient project design will offer 313~~291~~ bedrooms to help meet the demand for downtown apartment living and student housing. The housing crisis is felt acutely here in Berkeley, with people paying extremely high rents to be able to live near campus or in the urban core because there housing supply is so constrained. The project at 2115 Kittredge Street will be able to offer 22 of the proposed units as affordable housing for those who are very low income, earning less than 50% of AMI. This project will supply some of the desperately needed housing at market rate and below market rate, and offer amenities tailored to provide quality living for its residents.

The proposed project will help the City of Berkeley comply with its Regional Housing Needs Assessment (RHNA) targets for the 2023-2031 cycle. The City is required to approve a total of 8,934 units in the next eight years, meaning they need to approve approximately 1,117 per year to keep pace with their target. This project will contribute 211 dwelling units towards that goal. This project will help provide 196 market rate units and 22 affordable units for Very Low-Income households. The City has a total RHNA mandate of 3,664 market rate homes with rents that are Above Median Income, which would average out to about 458 units approved per year. The proposed project would help the City with this supply of market rate housing by providing 189 units rented at Above Median Income rates. The City also has an affordable housing target of 2,446 units for VLI households, meaning it will need to approve approximately 306 VLI units per year to keep pace with their RHNA mandate. The proposed project would supply 22 units towards meeting the City's VLI housing target and would also pay an Affordable Housing Mitigation Fee of approximately $~~-~~4,664,685 in-lieu of meeting the City of Berkeley's affordable housing mandate.

Also, UC Berkeley has grown their student body by about 10,000 students in the last three years, bringing the total student population in Berkeley to almost 45,000. The proposed project will appeal to university students and will assist in housing Cal's growing student population and the increasing residential population in Downtown Berkeley.

TRANSIT ORIENTED DEVELOPMENT

- Housing Policy #12 – Transit-Oriented New Construction: Encourage construction of new medium and high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
- Transportation Policy #18 – Transportation Impact Analysis and Vehicle Miles Traveled: When considering transportation impacts under the California Environmental Quality Act, the City shall consider how a plan or project affects all modes of transportation, including transit riders, bicyclists, pedestrians, and motorists, to determine the transportation impacts of a plan or project. Plans and projects shall be designed to deliver significant benefits to travel by pedestrians, bicycle, or transit, and/or reduced impacts on air quality, greenhouse gas emissions, and safety. For the purposes of CEQA, Vehicle Miles Traveled (VMT) shall be the metric used to analyze the transportation impacts of a plan or project. (Reso. 69,618-NS (Exh. A), 2020)
- Land Use Policy #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.
- Land Use Policy #24 – Car-Free Housing in the Downtown: Encourage development of transit-oriented, low-cost housing in the Downtown.

Response: This project proposes to add 211 units of housing to Downtown Berkeley, which is a compact, walkable community with excellent transit access. The proposed project aligns with the goal of "Car-Free Housing in the Downtown" because it provides no residential vehicle parking spaces. This proposed project is designed to minimize vehicle trip generation by being transit-oriented and providing 113~~107~~ total bicycle parking spaces. The project will also encourage alternate modes of transportation through its Transportation Demand Management (TDM) Program, and the proposal is included in this application. The project team anticipates that many future residents at 2115 Kittredge Street will be university students, who can walk or use vehicle-free transportation modes to travel to and from nearby campuses.

Because of the efficient unit design, the rents will be relatively low-cost, and it is likely that future residents will have a smaller carbon footprint than they would otherwise generate living in larger dwelling units. The project is in close proximity to a wide range of goods and services so future residents can rely on active modes of transportation for their daily needs.

The project will add a new performing arts space to the Downtown, at a location that is very convenient for theatergoers to access by public transit. The project will pay a Downtown Parking In-Lieu fee of approximately $1,020,000 to the City of Berkeley instead of providing commercial parking. The proposed project requests a Use Permit to reduce off-street parking requirements and will meet the objective standards of this Use Permit by paying the in-lieu fee.

Use Permits Requested

This section outlines the proposed project's compliance with the required findings for approval of the requested Use Permits for this project.

1. Use Permit, under BMC § 23.204.130(B)(1), Table 23.204-1 to allow a new mixed-use building in the C-DMU zone.
2. Use Permit, under BMC § 23.204.030(A), Table 23.204-2 to construct new floor area over 10,000 square feet.
3. Use Permit, under BMC § 23.204.130 (E)(6)(b) to pay a fee in lieu of providing privately owned public open space.
4. Administrative Use Permit, under BMC § 23.304.050 to allow rooftop equipment projections.
5. Use Permit, under BMC § 23.326.070(A), to demolish main buildings used for non-residential purposes.
6. Use Permit, under BMC § 23.204.130(E)(3)(b), Table 23.204-39 to modify the C-DMU setback standards.
7. Use Permit, under BMC § 23.322.030(J)(2), to reduce off-street parking in the C-DMU district.
8. Use Permit under BMC Section 23.204.020(A) to construct dwelling units.
9. Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live).
10. Use Permit under BMC Section 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right).
11. Use Permit under BMC Section 23.322.050(A)(10) to reduce commercial parking requirement to zero.
12. Use Permit, under BMC Section 23.310.030(A) to allow Alcohol Beverage Service of distilled spirits.
13. Use Permit, under BMC Section 23.310.020(B) to commence alcohol sales.
14. Administrative Use Permit, under BMC Section 23.302.020(E) to allow outdoor uses.

Use Permit Findings

1. BMC § 23.204.130(B)(1) Table 23.204-1 to allow a new mixed-use building in the C-DMU zone.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to allow construction of a new multi-family building. The construction, establishment, maintenance, and operation of the proposed project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the neighborhood or the City as a whole. Mixed-use housing projects are a permitted use in the C-DMU district, and the proposed structure is appropriate for the district in that it makes housing available in a convenient location proximate to downtown and campus.

Surrounding land uses include other multi-family residential developments of similar scale to the proposed project, and mixed-use or commercial developments. The project location at 2115 Kittredge Street is a half block east of the Shattuck Commercial Corridor, which the City of Berkeley envisioned to support mixed use developments near regional transit, shops, and amenities that the Downtown and campus areas provide. This mixed-use residential building is compatible with the purposes of the C-DMU district to support the residential and commercial needs of downtown residents and the University of California community.

2. BMC § 23.204.030(A), Table 23.204-2 to construct new floor area over 10,000 sq. ft.

"2. C-DMU Findings. To approve a Use Permit for new floor area in the C-DMU district, the ZAB must find that:

(a) The addition or new building is compatible with the visual character and form of the district; and

(b) No designated landmark structure, structure of merit, or historic district in the vicinity would be adversely affected by the appearance or design of the proposed addition."

Response: Because this Use Permit does not have any objective standards in the required findings for the C-DMU district, the proposed project assumes the Use Permit to allow construction of the new floor area ('compatible' and 'adversely' are not objective). Per the Housing Accountability Act and State Density Bonus Law, the City is required to approve the development project since it meets all applicable objective standards. The addition of a 18-story building to Berkeley's Downtown is compatible with the visual character and form of the district. There are some high-rise towers in the downtown already, and there are many approved development projects that will significantly increase the number of high-rise towers in the Downtown Core.

The primary south façade of this building is a landmarked structure, and as such, will be entirely preserved in the proposed project. The façade will be propped up and protected during the demolition and construction phases. The marquee will likely be detached from the façade and stored off-site for safe keeping. The marquee will ~~be slightly renovated to have LED lights instead of~~have rehabilitated neon tubing for the "California" lettering and ~~likewise~~ the analog sign board will be replaced by a digital LED screen. Every other aspect of the marquee will be perfectly preserved so it can be reattached to the façade when

construction of the building is complete. In preserving these pieces of the theater and adaptively re-using them in the proposed project, we can maintain the street view of 2115 Kittredge. ~~Multiple~~ Many generations of Berkeley residents are ~~very~~ fond of this view, and are accustomed to it, so the applicant team is pleased that we will be able to keep the street frontage looking the same as it has for decades.

3. BMC § 23.204.130 (E)(6)(b) to pay a fee in lieu of providing privately owned public open space.

   Response: The proposed project will meet the objective standards in the required findings for granting this Use Permit. The proposed project assumes this Use Permit to pay a SOSIP in-lieu fee of approximately $304,308~~302,370~~ (at $2.23 for each of the 136,461~~135,592~~ SF of residential) instead of providing a privately owned public open space. Future residents of 2115 Kittredge Street will have access to a reasonable amount of open space on the rooftop deck and enjoy amenities designed for the urban lifestyle and the student lifestyle, such as study rooms, social spaces, and ample bike parking.

   The project will be making streetscape improvements to enhance the pedestrian experience in front of the proposed project. The building design will continue the 'street wall' along Kittredge Street with its historic façade and the pedestrian-scaled entryway and theater marquee. The proposed project plans to have decorative paving that continues onto the sidewalk and demarcates the streetscape in front of 2115 Kittredge. Though it will technically be on the sidewalk in the public right of way, these design elements will help make the streetscape in front of the theater feel like a special and distinctive place for the public to enjoy. This streetscape concept that complements the theater design will add aesthetic value to the public realm here along Kittredge Street in the Downtown.

   Though it will not be publicly accessible, there will be commercial useable open space that complements the theater space. Members of the public who come see a show at the future theater will be able to access the outdoor gathering space located along the western side of the proposed project. Theatergoers will be able to enjoy this well-designed outdoor space before and after the show, as well as during intermissions.

4. BMC § 23.304.050(A) to construct rooftop projections which exceed the maximum height limit for the district.

   Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Administrative Use Permit to allow rooftop projections to exceed the district's height limit. Because the proposed building height exceeds the district's height limit, the rooftop projections will also exceed that limit.

5. BMC § 23.326.070(A), to demolish main buildings used for non-residential purposes.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to demolish the non-residential building at 2115 Kittredge Street. This proposed project will adaptively reuse the façade of this non-residential building while demolishing the rest of the 1914. The aging building is a vacant, non-operating movie theater in the heart of Downtown Berkeley that has been shuttered for three years. The building itself has already undergone a seismic retrofit in 2002 and would likely need significant renovations to accommodate a change of use. The family who has owned this theater and property for over a century do not see a way forward to have the California Theater continue to operate as a movie theater. The ownership family fully supports the proposed project, which will also the historic theater use to continue. This proposed project will add 450-550 residents and a live performance theater to the downtown core, restoring 2115 Kittredge Street as an arts & culture destination.

6. BMC § 23.204.130(E)(3)(b), Table 23.204-39 to modify setback standards in the C-DMU zone.

b. Modifications to Standards. The ZAB may modify the setback standards in Table 23.204-39 with a Use Permit upon finding that the modified setbacks will not unreasonably limit solar access or create significant increases in wind experienced on the public sidewalk.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to modify setback standards for the proposed structure at 2115 Kittredge Street. The standards of "unreasonably" and "significant" are not objective, so this does not qualify as an objective standard that this SB 330 project is subject to. The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus project considers these Use Permit as part of the project to reach the maximum allowable density (pursuant to the City of Berkeley Planning Department Memorandum dated August 2, 2021.

7. BMC § 23.322.030(J)(2), to reduce off-street parking in the C-DMU district.

2. C-DMU District. Paying an in-lieu fee to reduce or waive required off-street parking in the C-DMU district requires a Use Permit. To approve the Use Permit, the ZAB must find that the applicant will pay an in-lieu fee to a fund established by the City that provides enhanced transit services.

Response: The proposed project requests a Use Permit to reduce off-street parking requirements and will meet the objective standard of this Use Permit by paying the in-lieu fee. The project will pay a Downtown Parking In-Lieu fee of approximately $1,020,000 to the City of Berkeley instead of providing commercial parking.

This project meets the General Plan goal of a "Car-Free Housing in Downtown" by providing no residential parking, but there is still a development standard for commercial parking in

the C-DMU zone. The theater use triggers a commercial parking requirement of 1.5 space per 1,000 SF. The theater space is 24,273~~24,014~~ SF, so 36 commercial parking spaces are required. The City's fee requires a payment of $30,000 per space in-lieu of providing commercial parking in the proposed T.O.D. project at 2115 Kittredge Street.

8. BMC Section 23.204.020(A), to construct dwelling units.
Table 23.204-1: Allowed Uses in the Commercial Districts
    - *C-DMU: Multi-Family Dwellings = UP(PH)*

Response: Because this Use Permit does not have any required findings, the proposed project assumes the Use Permit to construct dwelling units at 2115 Kittredge Street.

9. BMC Section 23.204.020(A) to construct a theater (live)
Table 23.204-1: Allowed Uses in the Commercial Districts
    - *C-DMU: Theater = AUP*
        - *Incidental Uses: Live Entertainment= AUP*

Response: Because this Administrative Use Permit does not have any required findings, the proposed project assumes the Use Permit to construct a Theater with Live Entertainment at 2115 Kittredge Street.

10. BMC Section 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right)
Table 23.204-37: C-DMU Height Limits
    - *Sub-Area: Core Area*
        - *Maximum with Use Permit = 75 feet*

Response: Because this Use Permit does not have any required findings, the proposed project assumes the Use Permit for a maximum building height of 75 feet at 2115 Kittredge Street.

11. BMC Section 23.322.050(A)(10) to reduce commercial parking requirement to zero.
A. 10) Downtown Reduction/Waiver.
    (a) Where Allowed: C-DMU district.
    (b) Eligible Uses: All uses.
    (c) Permit Required: Use Permit or modified with an AUP.
    (d) Finding: The Zoning Officer must make the findings in Subsection B (Findings) below.
B. Findings. Required findings below are in addition to permit findings required in Section 23.406 (Specific Permit Requirements).
    1. Commercial, R-S, and R-SMU Districts. When required by Subsection A (Allowed Reductions) above or elsewhere in the Zoning Ordinance, the review authority must

make the following findings to approve a reduction in required off-street parking spaces in a Commercial District, the R-S district, or the R-SMU district:

(a) The reduction will not substantially reduce the availability of on-street parking in the vicinity of the use.

(b) One of the following is true:

i. ***The use is located one-third of a mile or less from a Bay Area Rapid Transit (BART) station, intercity rail station or rapid bus transit stops.***

ii. The use is located one-quarter of a mile or less from a public or private parking area, lot, or structure that is accessible by the employees of the use and sufficient parking supply is available therein to mitigate the reduction in parking for the use.

iii. A parking survey conducted under procedures set forth by the Planning Department finds that within 500 feet or less of the use, on non-residential district streets, at least two times the number of spaces requested for reduction are available at on-street parking spaces during the peak hours of operation of the use.

(c) One of the following is true:

i. The parking requirement modification will meet the purposes of the district related to improvement and support for alternative transportation, pedestrian improvements, and activity, or similar policies.

ii. ***There are other factors, such as alternative transportation demand management strategies or policies in place, that will reduce the parking demand generated by the use.***

Response: The proposed project complies with the objective standards in the required findings to grant this Use Permit. The proposed project is located in a Commercial District (C-DMU), so is eligible for this Use Permit. Because there is no existing vehicle parking onsite, the reduction would not affect the availability of on-street parking at all.

2115 Kittredge is just two blocks away from the Downtown Berkeley BART Station and numerous rapid bus transit stops. The proposed project will also fund a Transportation Demand Management (TDM) Program that will provide future residents with monthly transit passes upon request. The TDM Program will be available to residents for the life of the project.

12. BMC Section 23.310.030(A) to allow Alcohol Beverage Service of distilled spirits.

D. Findings of Public Convenience or Necessity. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, excluding food service establishments with incidental service of beer and/or wine, the Zoning Adjustments Board (ZAB) may approve the application only if it makes all of the following findings:

1. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.
2. The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.
3. If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.
4. If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.
5. The Police Department has reported that the proposed establishment would not be expected to add to crime in the area.

Response: The proposed project will promote the City's economic health, as described in the General Plan policy findings above. The economic benefits of the theater for the City of Berkeley would not be as large without a full bar that includes distilled spirit service. The applicant has not operated a licensed establishment that has been the subject of alcohol violations in the past. Because this project is located in Downtown Berkeley, there are a few parks or schools that may be just outside of the 1,000 feet radius, however this project will not have adverse effects on sensitive public uses. The project does not expect this theater to add crime in the area.

13. BMC § 23.310.020(B), to commence alcohol sales.

B. Permit Required. A Use Permit is required to begin or increase alcoholic beverage sales or service in any way.
C. Application--List of Nearby Establishments. As part of an application to begin or increase alcoholic beverage sales or service, the applicant must provide a list of all establishments within a 1,000-foot radius which are in the same category of alcoholic beverage sales or service, as defined by the California Department of Alcoholic Beverage Control.
D. Findings of Public Convenience or Necessity. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, excluding food service establishments with incidental service of beer and/or wine, the Zoning Adjustments Board (ZAB) may approve the application only if it makes all of the following findings:
1. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.
2. The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.

3. If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.

4. If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.
5. The Police Department has reported that the proposed establishment would not be expected to add to crime in the area.

Response: The proposed project requests this UP to commence alcoholic beverage services at the theater concessions stand. Though there are many restaurants in Downtown Berkeley that have Type 47 ABC Licenses, the new live performance theater will be a unique establishment. The economic benefits of the theater will be significantly increased through the sales of alcoholic beverages. Here is a list of restaurants in the immediate vicinity that have the same type of alcohol license. Refer to the attachment, "*List of Alcohol-Serving Establishments*", at the end of this Applicant Statement for a list of all the Type 47 ABC Licenses in the same zip code of the proposed project.

- Jupiter
- Alborz Restaurant
- Gather Restaurant
- Cancun Sabor Mexicano
- East Bay Spice Company
- Eureka
- Angeline's
- Tupper & Reid

Granting this Use Permit to allow alcohol service at the theater concessions will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood. Similarly, the proposed alcohol service incidental to food service at the theater concession stand would not 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. The project applicant has not operated a licensed establishment service alcohol and has not received any ABC violations. The Berkeley Police Department has not reported that the proposed establishment would be expected to add to crime in the area.

14. BMC § 23.302.020, Table 23-302-3: to allow outdoor uses in the C-DMU zone.
Table 23.302-3: Permit Requirements for Outdoor Uses
- *District/Use Characteristics: All Commercial Districts Except for C-W*
  - *Not Abutting a residential district = AUP*

Response: Because this Administrative Use Permit does not have any objective standards in the required findings, the proposed project assumes the AUP to allow outdoor uses. This AUP will allow the proposed project to include the following outdoor uses:

- Outdoor fitness use on rooftop levels,
- Outdoor movies screenings on rooftop levels, and
- Outdoor food consumption of food and drinks from the theater concessions stand.

8. PROJECT TEAM

Geneva Hesner of Rhoades Planning Group is the project's primary point of contact.

DEVELOPER
Gilbane Development Company dba 2115 Kittredge Street, LLC Attn: Christian Cerria 649 Mission Street, 5th Floor San Francisco, CA 94105 ccerria@gilbaneco.com 571.212.1733
ARCHITECT
StudioKDA (Design Architect) Attn: Charles Kahn, AIA Darshan Amrit 1810 6th Street Berkeley, CA charles@studiokda.com darshan@studiokda.com 510.841.3555 KTGY (Build Architect) Attn: Elwin Wong 1814 Franklin Street, Suite 400 Oakland, CA 94612 ewong@ktgy.com 510.272.2910
PLANNING CONSULTANT
Rhoades Planning Group Attn: Geneva Hesner 2140 Shattuck Avenue, Suite 705 Berkeley, CA 94704 geneva@rhoadesplanninggroup.com 510.545.4341
HISTORIC CONSULTANT

Preservation Architecture Attn: Mark Hulbert 446 17th Street, #302 Oakland, CA 94612 mhulbert@earthlink.net 510.418.0285
CIVIL ENGINEERING
Sandis Attn: Nicholas Chandler Nathan Allen 636 9th Street Oakland, CA 94607 nchandler@sandis.net nallen@sandis.net 510.410.5920
LANDSCAPE ARCHITECT
GroundWorks Office Attn: Sara Peschel 1792 5th Street Berkeley, CA 94710 sara@groundworksoffice.com 510.833.2111

Gong, Sharon

From: Gong, Sharon
Sent: Thursday, October 26, 2023 5:01 PM
To: Mark Rhoades; Geneva Hesner; Cerria, Christian
Cc: Crane, Fatema; Kapadia, Reina; Updegrave, Samantha; Garcia, Claudia
Subject: 2113-15 Kittredge Street Project - CEQA Categorical Exemption

Hello 2113-15 Kittredge Team,

As your planner for this project, which staff will be recommending to the ZAB to be categorically exempt from CEQA provisions, I must inform you of a requirement related to this status. Land Use Planning is now requiring screening for environmental impact areas such as air quality and water quality in order for the ZAB to make the exempt determination. Please submit the documents described below:

1) Air Quality Assessment Report (CEQA Guidelines Section 15300.2(c)): This report indicates whether the project can comply with criteria air pollutant screening thresholds established by the Bay Area Air Quality Management District (BAAQMD)1. As outlined in BAAQMDs 2022 CEQA Guidelines, development projects that include both demolition and construction could potentially result in the generation of construction-related criteria air pollutants or precursors that exceed the thresholds of significance, and cannot be considered less-than-significant. This Air Quality Assessment Report is required for the CEQA determination by ZAB.

2) Clearance from the Regional Water Quality Control Board, Department of Toxic Substances, or Alameda County Environmental Health (CEQA Guidelines Section 15300.2(e)): Due to the presence of a contaminants in excess of environmental screening levels as evidenced in the Phase I and II, receipt of a letter indicating clearance is required for the CEQA determination by ZAB.

Because these are required prior to bringing the project to the ZAB for entitlements, this may push out the project's hearing date. As soon as you are able to provide these documents, we will review them and schedule the next available hearing date.

Please let me know if you have any questions.

Regards,

Sharon

Sharon Gong (she/her/hers)
Senior Planner
Planning and Development, Land Use Division
1947 Center St., 2nd Floor, Berkeley, CA 94704

From: WB-RB2-CaseIntakeTeam
To: Andy Lojo (andrew.lojo@terraphase.com); Alice Hale Price
Cc: Geneva Hesner; Amber Koster
Subject: Response to Request for Agency Oversight Application - 2115 Kittredge, Berkeley
Date: Thursday, October 26, 2023 9:41:00 AM

Hello,

Thank you for the August 31, 2023, Request for Agency Oversight Application (Application) for the subject property (Property). The Regional Water Board evaluates applications in accordance with the March 1, 2005, Memorandum of Agreement Between the Department of Toxic Substances Control (DTSC), the State Water Resources Control Board, the Regional Water Quality Control Boards and the California Environmental Protection Agency for the Oversight of Investigation and Cleanup Activities at Brownfields Sites (Brownfields MOA). Regional Water Board staff have consulted with DTSC staff and determined that we will take the lead on this application review. Case information has been filed on Geotracker (ID: T10000021433).

The requested services on the Application included a request for a no case determination letter. The Regional Water Board was requested to review the May 27, 2022, *Phase I Environmental Site Assessment, 2115 Kittredge Street* (Phase I), the August 3, 2023 (revised) *Hazardous Building Material Survey* (HBMS) and the November 8, 2022, *Summary of Phase II Subsurface Investigation* (Phase II).

Based on our review, we do not have enough information to determine whether or not to open a cleanup case at this time. This decision is based on the limited valid soil vapor sampling performed at the Property. A total of seven soil vapor samples were collected at the Property, and only one sample was valid in accordance with the 2015 Advisory. To continue with the application process, please collect additional valid soil vapor samples at the Property. Additionally, please let me know what the expected redevelopment activities consist of, particularly the proposed subsurface work.

Please let me know if you have any questions

Thank you,
Helen

Helen Hild, PG
Engineering Geologist
San Francisco Bay Regional Water Board
1515 Clay Street, Suite 1400
Oakland, California 94612
(510) 622-2419

Gong, Sharon

From: Gong, Sharon
Sent: Tuesday, October 31, 2023 2:19 PM
To: 'Geneva Hesner'
Cc: 'Mark Rhoades'; 'Cerria, Christian'
Subject: 2115 Kittredge Street Project - Questions/Clarifications for October 2023 Revised Plans

Hi Geneva,

Here's a list of questions/comments I have from my review of the revised design:

1. Assembly Bill 2097, eliminates parking requirements for commercial uses on a site located within ½-mile of a major transit stop. A use permit do reduce commercial parking is no longer needed in the project.
2. The plans set PDF does not appear to be to scale; please create a scalable PDF at full size, and provide a graphic scale on the sheets to check the scale. Provide an architect's stamp on each sheet in the set.
3. Is POPOS accessible to the public, given the type of gate proposed at the entry? What would be the hours that it is open to the public? If it isn't publicly accessible, it doesn't qualify as POPOS, and a waiver or concession is needed.
4. On G002.A, is the corridor on the west side of the ground floor enclosed or unenclosed in the base project? If unenclosed, it shouldn't be included in residential floor area.
5. Is there a separate trash room for the live theater?
6. Label the rooftop elements on A113, and the area of the individual elements such as mechanical penthouses, elevator equipment rooms and cupolas, domes, turrets and other architectural elements. Provide dimensions for these types of elements: chimneys, water tanks, heating and air conditioning equipment, vents, pipes and necessary mechanical roof appurtenances.
7. Use a dashed line to indicate overhangs from the floor above on each floorplan (i.e. on ground floor and on floors 16-18).
8. Please fill in or correct the numbers in the development standards table below, including verification of these numbers:
    a. Commercial floor area – existing.
    b. Maximum dimension for front setback, minimum side setbacks >65' from the frontage. Check all proposed setbacks for accuracy.
    c. Diagonal dimension of the building above 120' height, proposed.

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

GDC01 - USE PERMIT - 11/08/23

PROJECT LOCATION

Allston Way
Addison St
Oxford St
Kittredge St
Shattuck Ave
Fulton St
Durant Ave
Center St
Bancroft Way
Dwight Way
Channing Way
Haste St
Telegraph Ave
Ellsworth St
Berkeley Lodge
Berkeley Repertory Theatre
Durant Food Court
Sproul Plaza
Sather Gate
Sather Tower (Campanile)
Doe Memorial Library
Wheeler Hall
Dwinelle Hall
Valley Life Sciences Building
Haviland Hall
Morrison Hall
Moffitt Library
Bancroft Library
Kroeber Hall
Stephens Hall
Barrows Hall
Evans Hall
Lewis Hall
Cesar Chavez Student Center
Zellerbach Hall
Zellerbach Playhouse
Pacific Film Archive
Hearst Greek Theatre
Hearst Mining Building
Lawrence Hall of Science
Clark Kerr Campus
Foothill Student Housing
Foothill Dining Commons
Foothill Parking Structure
Foothill Apartments
Foothill Residence Hall
Foothill Quad
Foothill Faculty Apartments
Foothill Faculty Offices
Foothill Faculty Club
Foothill Parking Structure
Foothill Parking Structure
Foothill Parking Structure

ABBREVIATIONS

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

ABBREVIATIONS

(E)	EXISTING
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EGSB	EXTERIOR GYPSUM SHEATHING BOARD
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR or ELEVATION
ELEVS	ELEVATIONS
EMER	EMERGENCY
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL BOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXCAV	EXCAVATE
EXF	EXTERIOR FINISH SYSTEM
EXH	EXHAUST
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDMPR	FIRE DAMPER
FDN	FOUNDATION
FDR	FIRE DOOR
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH, FINISH FACE, FINISH
FLR	
FG	FINISHED GRADE
FHC	FIRE HOSE CABINET
FIN	FINISH (ED)
FL	FLOOR
FLEX	FLEXIBLE
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF MASONRY
FR	FACE OF STUD
FRPF	FIRE RATED
FRP	FIRE PROOF
FRT	FIBERGLASS REINFORCED STEEL
FS	FINISH SLAB
FSEC	FOOD SERVICE QUIP. CONTRACTOR
FSR	FIRE SPRINKLER RISER
FT or '	FOOT OR FEET
FTG	FOOTING
FOH	FRONT OF HOUSE
FURN	FURNITURE
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	FIBER REINFORCED CONCRETE
GFRG	FIBER REINFORCED GYPSUM
GL	GLAZING
GR	GUARD RAIL
GSB	GYPSUM SHEATHING BOARD
GSM	GALVANIZED METAL SHEET
GYP	GYPSUM
GWB	GYPSUM WALLBOARD
H or HT	HEIGHT
HC	HOLLOW CORE
HCP	HANDICAP
HDR	HEADER
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HORIZ	HORIZONTAL
HR	HOUR or HANDRAIL
HSS	HOLLOW STRUCTURAL SECTION
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
HW	HOT WATER

ABBREVIATIONS

ID	INSIDE DIAMETER or DIMESNION
IN or "	INCH or INCHES
INCL	INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J-BOX	JUNCTION BOX
JS	JANITOR'S SINK
JST	JOIST
KEC	KITCHEN EQUIPMENT CONTRACTOR
L	LENGTH, LONG. ANGLE
LAM	LAMINATE
LH	LEFT HAND
LP	LOW POINT
LT	LIGHT
LTG	LIGHTING
LVL	LEVEL
LVR	LOUVER
LYR	LAYER
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MBSM	MODIFIED BITUMINOUS SHEET
MC	MINERAL CORE
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MUL	MULLION
MTD	MOUNTED
MWP	MEMBRANE WATERPROOFING
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NO or #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NR	NON-RATED
O/	OVER
OC	ON CENTER
OCC	OCCUPANCY, OCCUPANT(S)
OD	OUTSIDE DIAMETER or DIMENSION
OFD	OVERFLOWN DRAIN
OH	OPPOSITE HAND
OPNG	OPPOSITE
OPP	OPENING
OPT	OPTIONAL or OPTIMUM
ORD	OVERFLOW ROOF DRAIN
OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED
OZ	OUNCE
PART BD	PARTICLE BOARD
PBO	PROVIDED BY OWNER
PCC	PRECAST CONCTRETE
PCP	PORTLAND CEMENT PLASTER
PERF	PERFORATED
PL	PLATE or PROPERTY LINE
P-LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PR	PAIR
PRC	POLYMER REINFORCED CONCRETE
PREFAB	PREFABRICATED
PRKG	PARKING
PSD	PARKING STRUCTURE DRAWINGS
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PT	POINT
PTN	PARTITION
PVMT	PAVEMENT
R	RADIUS or RISER
(R)	REMOVE
RA	RETURN AIR
RC	REINFORCED CONCRETE
RD	ROOF DRAIN

ABBREVIATIONS

REC	RECESSED
REF	REFERENCE
REFL	REFLECTED or REFLECTIVE
REG	REGISTER
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION
RH	RIGHT HAND or ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
RV	ROOF VENT
S	SOUTH
SA	SUPPLY AIR
SAB	SOUND ATTENUATION BLANKET
SC	SOLID CORE
SCHED	SCHEDULE
SCP	SCUPPER
SD	STORM DRAIN
SECT	SECTION
SEP JT	SEPARATION JOINT
SF	SQUARE FEET
SHT	SHEET
SHTHG	SHEATHING
SHM	SELF HEALING MEMBRANE
SHV	SHELVING
SI or IN²	SQUARE INCHES
SIM	SIMILAR
SKYLT	SKYLIGHT
SLNT	SEALANT
SP	STANDPIPE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SED #___	SEE ELECTRICAL DRAWING
SMD #___	SEE MECHANICAL DRAWING
SSD #___	SEE STRUCTURAL DRAWING
STD	STANDARD
STL	STEEL
STN	STAIN
STRUC	STRUCTURAL
SUSP	SUSPENDED
SYMM	SYMMETRICAL
T	TEMPERED
T	TREAD
TA	TOILET ACCESSORY
TBD	TO BE DETERMINED
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPERED
T&G	TOUNGUE AND GROOVE
THK	THICK
THRU	THROUGH
TC	TOP OF CURB
TO	TOP OF
TOC	TOP OF CONCRETE
TOP	TOP OF PARAPET
TOPO	TOPOGRAPHIC
TOS	TOP OF STEEL
TP	TOP OF PAVEMENT
TS	TOP OF STAIR
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UC	UNDER CUT
UFC	UNIFROM FIRE CODE
UL	UNDERWRITER'S LABORATOR
UNF	UNFINISHED
UNO or UON	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W	WEST or WIDTH or WASHER
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WEEP HOLE or WATER HEATER
W/I	WITHIN

SHEET LIST

SHEET #	SHEET NAME	ENTITLEMENTS 10/23/2023
GENERAL		
G000	PROJECT INFORMATION	•
G001	DRAWING INDEX, SYMBOLS & ABBREVIATIONS	•
G002.A	DENSITY BONUS CALCS - BASE	•
G002.B	DENSITY BONUS CALCS - PROPOSED	•
G003	LOT COVERAGE, USABLE OPEN SPACE CALCS	•
G004	EXISTING SITE PHOTOS	•
G005	THEATER FACADE PRESERVATION	•
G006	THEATER FACADE LIGHTING PROPOSAL	•
G007	STREET STRIP ELEVATION	•
G008	SHADOW STUDIES - DEC 22	•
G009	SHADOW STUDIES - JUNE 21	•
G010	SHADOW STUDIES - SEPT 22	•
G011	GREENPOINT RATED CHECKLIST	•
G012	TERRACE VIEWS AND PERSPECTIVES	•
G013	PERSPECTIVE CONTEXT RENDERINGS	•
G014	NIGHT RENDERING	•
CIVIL		
C000	NOTES, LEGEND, & ABBREVIATIONS	•
C001	TOPOGRAPHIC SURVEY	•
C100	DEMOLITION PLAN	•
C200	SITE AND GRADING PLAN	•
C201	ROUGH GRADING PLAN	•
C300	UTILITY PLAN	•
C400	STORMWATER MANAGEMENT PLAN	•
C500	CONSTRUCTION DETAILS	•
C501	CONSTRUCTION DETAILS	•
C502	CONSTRUCTION DETAILS	•
C503	CONSTRUCTION DETAILS	•
C600	WATER POLLUTION CONTROL DRAWINGS	•
C601	WATER POLLUTION CONTROL DETAILS	•
LANDSCAPE		
L100	CALGREEN CHECKLIST	•
L101	GROUND FLOOR MATERIALS PLAN	•
L101.1	FEATURE ALTERNATIVE DESIGN OPTIONS	•
L102	2ND FLOOR PLANS	•
L103	16TH FLOOR PLAN	•
L104	17TH FLOOR PLAN	•
L105	18TH FLOOR PLAN	•
L200	PLANTING SCHEDULE	•
L202	2ND FLOOR PLANTING PLAN	•
L203	16TH FLOOR PLANTING PLAN	•
L204	17TH FLOOR PLANTING PLAN	•

SHEET LIST

SHEET #	SHEET NAME	ENTITLEMENTS 10/23/2023
L205	18TH FLOOR PLANTING PLAN	•
L300	IRRIGATION SCHEDULE AND CALCULATIONS	•
L301	GROUND FLOOR IRRIGATION PLAN	•
L302	2ND FLOOR IRRIGATION PLAN	•
L303	16TH FLOOR IRRIGATION PLAN	•
L304	17TH FLOOR IRRIGATION PLAN	•
L305	18TH FLOOR IRRIGATION PLAN	•
L306	IRRIGATION DETAILS	•
ARCHITECTURAL		
A100	SITE PLAN	•
A101	BASEMENT 2 FLOOR PLAN	•
A102	BASEMENT 1 FLOOR PLAN	•
A103	GROUND FLOOR PLAN	•
A104	LEVEL 2 FLOOR PLAN	•
A105	LEVEL 3 FLOOR PLAN	•
A106	LEVEL 4 FLOOR PLAN	•
A107	LEVEL 5,7,9,11,13 FLOOR PLAN	•
A108	LEVEL 6,8,10,12,14 FLOOR PLAN	•
A109	LEVEL 15 FLOOR PLAN	•
A110	LEVEL 16 FLOOR PLAN	•
A111	LEVEL 17 FLOOR PLAN	•
A112	LEVEL 18 FLOOR PLAN	•
A113	ROOF FLOOR PLAN	•
A201	SOUTH EXTERIOR ELEVATION	•
A202	EAST EXTERIOR ELEVATION	•
A203	WEST EXTERIOR ELEVATION	•
A204	NORTH EXTERIOR ELEVATION	•
A205	EXTERIOR ELEVATION MATERIALS	•
A211	SOUTH FACADE LIGHTING & SIGNAGE	•
A212	EAST FACADE LIGHTING & SIGNAGE	•
A213	WEST FACADE LIGHTING & SIGNAGE	•
A214	NORTH FACADE LIGHTING SIGNAGE	•
A215	SOUTH FACADE SIGNAGE	•
A310	BUILDING SECTIONS	•

VIEW NO. ON SHEET
1 / A100
SHEET NO.
VIEW REFERENCE

1 / A101
SECTION REFERENCE

1 / A100
DETAIL SECTION REFERENCE

1 / A000
ELEVATION REFERENCE

1 Ref
Ref / A101 / Ref
1 Ref
INTERIOR ELEVATION REFERENCE

1 / A100
ENLARGED PLAN / DETAIL REFERENCE

PROJECT NORTH
TRUE NORTH
N
NORTH ARROW

REVISION CLOUD

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

1i
WALL, FLR/CLG, AND ROOF TYPE

###A
DOOR SYMBOL

BB
WINDOW SYMBOL

1i
PLUMBING FIXTURE / APPLIANCE SYMBOL

#
FINISH REFERENCE

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

10' - 0"
DIMENSON TO CENTERLINE

10' - 0"
DIMENSON TO FACE OF FINISH

ALIGN
ALIGN FACE OF FINISH

DATUM REFERENCE: ELEVATION, WORK, OR CONTROL

ELEVATION CHANGE: CEILING OR FLOOR LEVEL

+ 0' - 0"
SPOT ELEVATION

GRAPHIC SYMBOLS

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ktgy Project Number GDC01
Contact Elwin Wong
Email ewong@ktgy.com
Principal Jessica Musick
Designer

Gilbane

Developer
GILBANE DEVELOPMENT COMPANY
649 Mission Street
5th Floor
San Francisco, CA
94105

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

NOT FOR CONSTRUCTION

DRAWING INDEX, SYMBOLS & ABBREVIATIONS

G001

DENSITY BONUS TABLE

Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density...	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
91,100	140.82	141.00	15%	21.15	22.00	50.00%	70.50	71	212

Base Project Square Footage	Floor
0	basement 2
0	basement 1
11,664	first
11,348	second
11,348	third
11,348	fourth
11,348	fifth
11,348	sixth
11,348	seventh
11,348	eighth

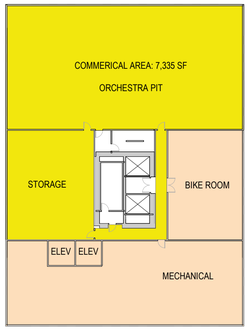
LEGEND:

COMMERCIAL AREA

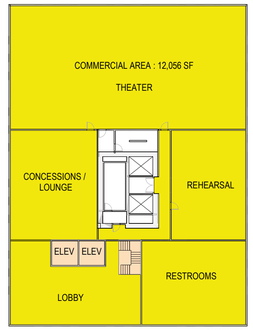
RESIDENTIAL AREA (BASE)

NON-QUALIFYING RESIDENTIAL AREA (BASE)

COMMERCIAL USABLE OPEN SPACE

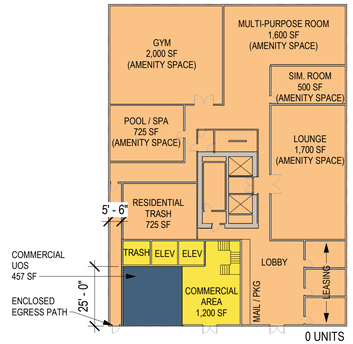


B2 BASEMENT
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



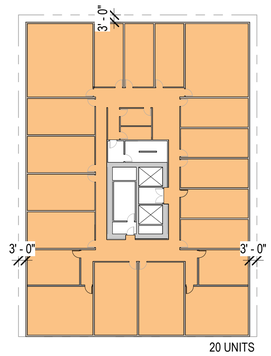
0 UNITS

B1 BASEMENT
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



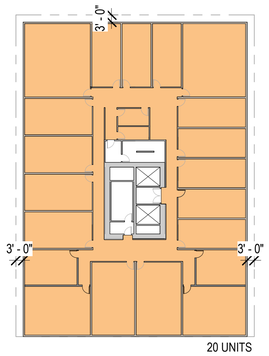
0 UNITS

1 1ST FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



20 UNITS

2 2ND FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



20 UNITS

3 3RD FLOOR
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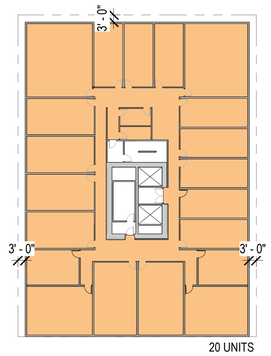
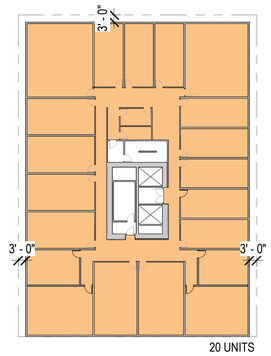


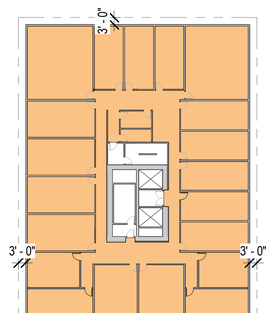
20 UNITS

4 4TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



20 UNITS

5 5TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



20 UNITS

6 6TH FLOOR
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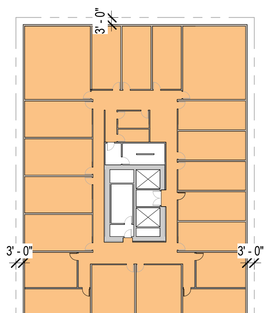

20 UNITS

7 7TH FLOOR
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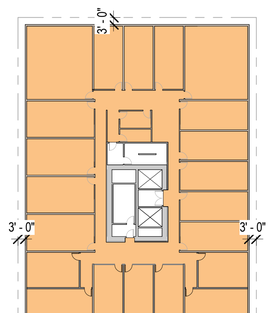
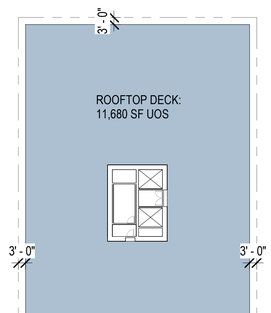
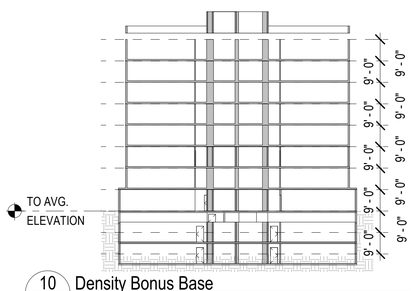


21 UNITS

8 8TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



9 ROOFTOP DECK
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



10 Density Bonus Base
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

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BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

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NOT FOR CONSTRUCTION

DENSITY BONUS CALCS - BASE

G002.A

DENSITY BONUS TABLE									
Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density...	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
91,100	140.82	141.00	15%	21.15	22.00	50.00%	70.50	71	212

LEGEND:

- COMMERCIAL AREA
- COMMERCIAL UOS
- RESIDENTIAL AREA CONFORMING
- RESIDENTIAL AREA NON-QUALIFYING
- PRIVATE UOS
- RESIDENTIAL UOS

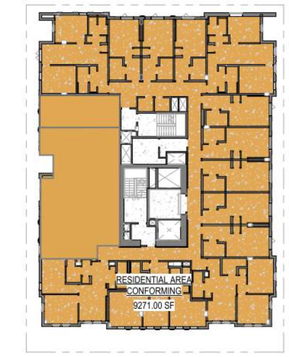
Base Project Square Footage	Floor	Residential Sq. Footage Proposed
0	basement 2	1345
0	basement 1	1798
11,664	first	2301
11,348	second	3417
11,348	third	4707
11,348	fourth	9733
11,348	fifth	9279
11,348	sixth	9269
11,348	seventh	9270
11,348	eighth	9269
	nineth	9270
	tenth	9269
	eleventh	9270
	twelfth	9269
	thirteenth	9270
	fourteenth	9269
	fifteenth	9270
	sixteenth	5363
	seventeenth	3473
	eighteenth	2353
91,100	TOTAL	136,461

Total Square Footage: 136,461

Proposed Units: 211

Average Unit Size: 647

%VLI	%DB
5%	20.0%
6%	22.5%
7%	25%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.75%
13%	42.5%
14%	46.25%
15%	50.0%



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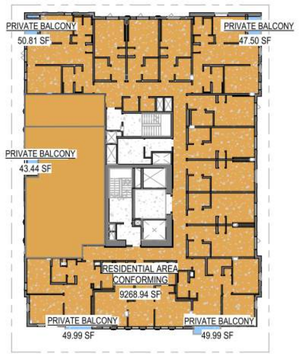

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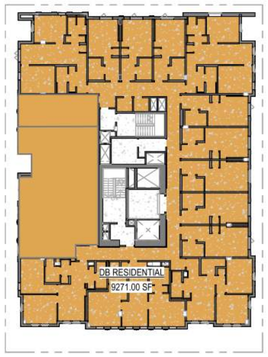

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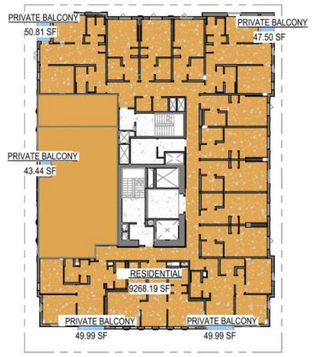

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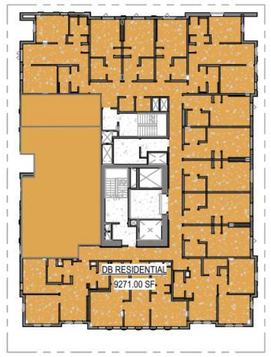

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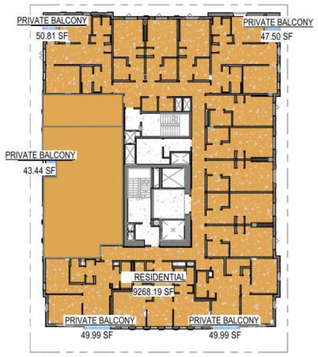


LEVEL B1

LEVEL B2

LEVEL 6

LEVEL 7

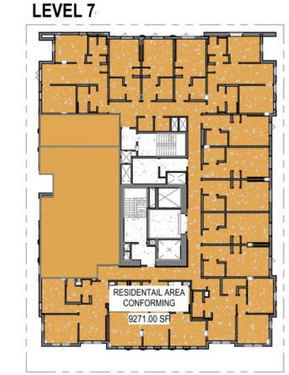
LEVEL 8

LEVEL 9

LEVEL 10

LEVEL 11

LEVEL 12



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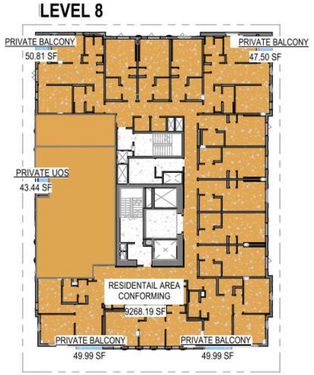

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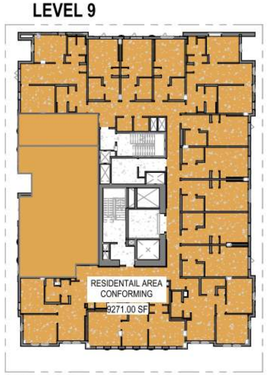

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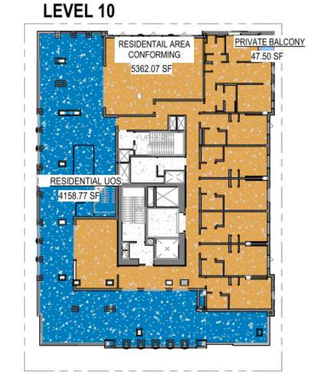

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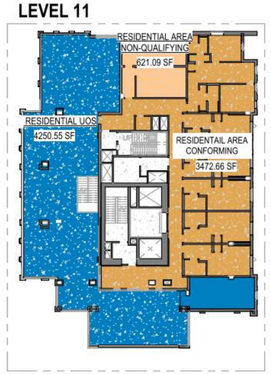

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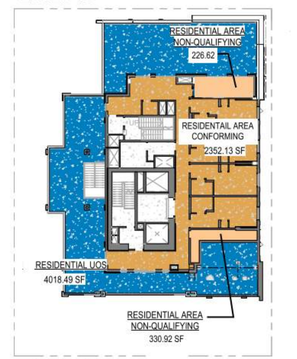

LEVEL 18

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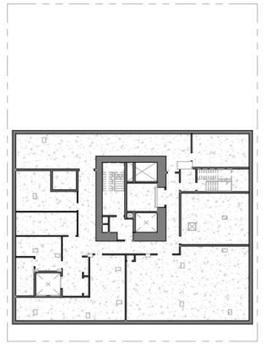
NOT FOR CONSTRUCTION

DENSITY BONUS CALCS - PROPOSED

G002.B



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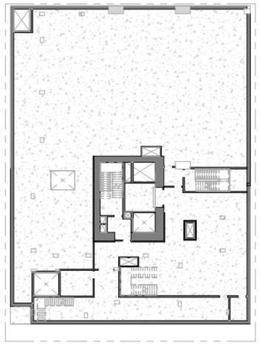

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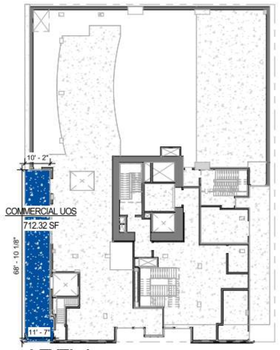

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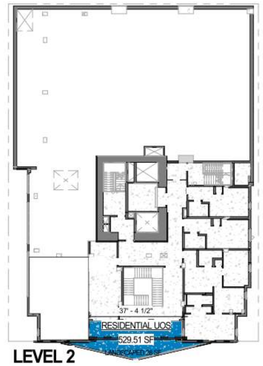

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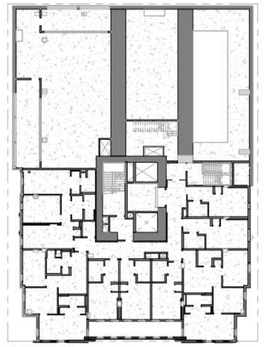

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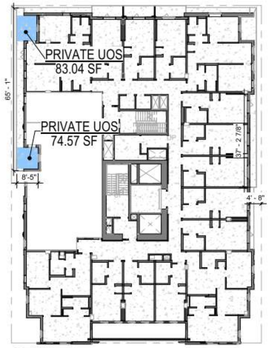

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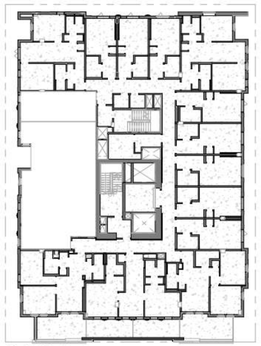

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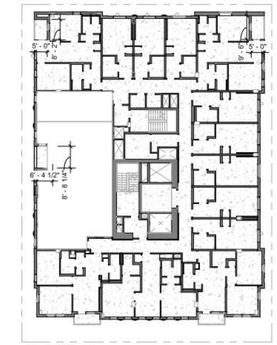

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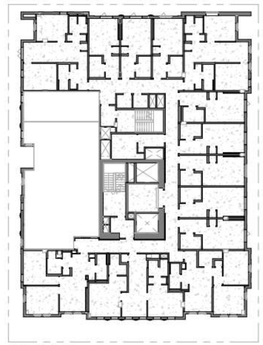

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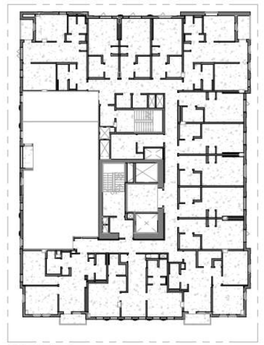

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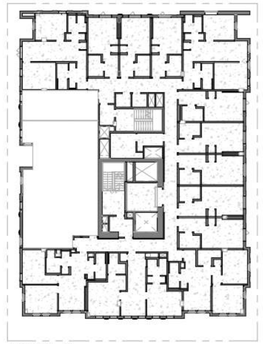

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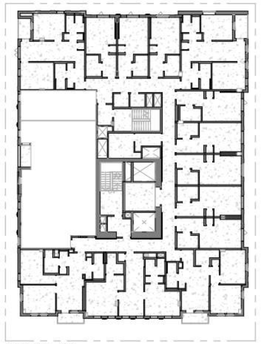

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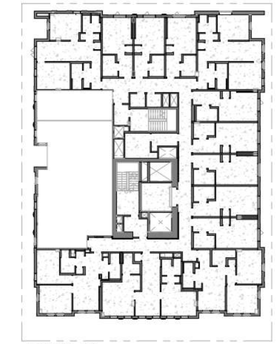

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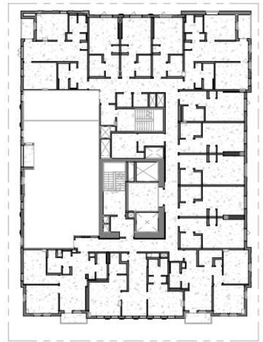

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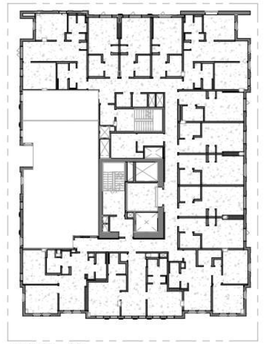

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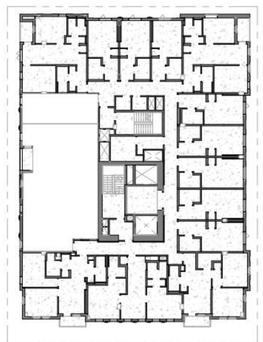

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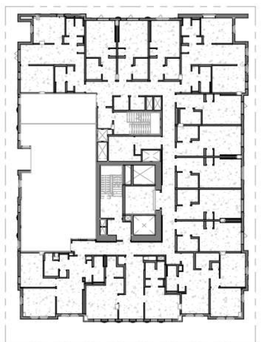
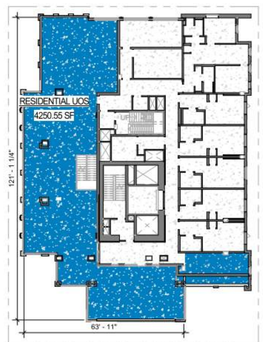
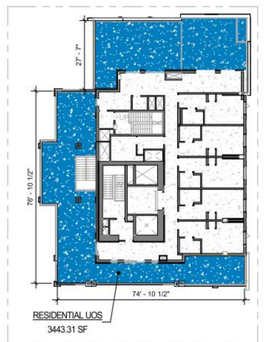


LEVEL 15

LEVEL 16 LANDSCAPE 163 SF



LEVEL 17 LANDSCAPE 441 SF



LEVEL 18 LANDSCAPE 278 SF

PROJECT DENSITY CALCULATIONS

UOS REQUIREMENTS:

NON-RESIDENTIAL USES:
1 sq. ft. of privately-owned public open space per 50 sq. ft. of commercial floor area.
*Each square foot of usable open space provided as privately-owned public open space is counted as two square feet of required on-site open space.

RESIDENTIAL:
80 FT PER UNIT
NOTE: PRIVATE BALCONIES LESS THAN 6FT IN WIDTH OR DEPTH NOT INCLUDED IN USABLE OPEN SPACE

UOS CALCS

NON-RESIDENTIAL USES
PROPOSED COMMERCIAL = 712 SF

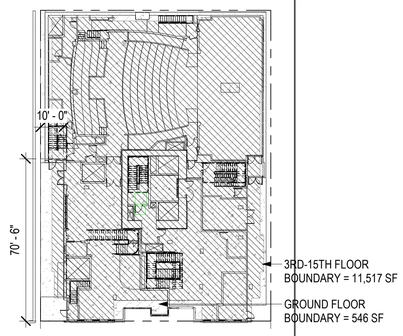
RESIDENTIAL
211 UNITS x 80 SF = 16,880 SF
PROPOSED COMMON = 12,382 SF
PROPOSED PRIVATE = 157 SF
RESIDENTIAL TOTAL = 12,539 SF

LANDSCAPED UOS (RESIDENTIAL)
40% OF COMMON UOS
REQUIRED: 40% OF 12,539 (COMMON) = 5,015 SF
PROPOSED: 7% OF 12,539 (COMMON) = 877 SF

Area Schedule (Project Density Calc) Sorted by Level Commercial Usable Open Space Only		
Level	Name	Area
LEVEL 1	COMMERCIAL UOS	712.32 SF
COMMERCIAL UOS TOTAL		712.32 SF

Area Schedule (Project Density Calc) Sorted by Level Usable Open Space Only		
Level	Name	Area
LEVEL 2	RESIDENTIAL UOS	529.51 SF
LEVEL 4	PRIVATE UOS	157.61 SF
LEVEL 16	RESIDENTIAL UOS	4158.77 SF
LEVEL 17	RESIDENTIAL UOS	4250.55 SF
LEVEL 18	RESIDENTIAL UOS	3443.31 SF
		12539.74 SF

LOT COVERAGE CALCUALTIONS
MAX. BLDG. BOUNDRY AREA
11,517 SF + 546 SF =12,063 SF
LOT SIZE = 13,500 SF
LOT COVERAGE =12,063/13,500 = 89%



1 G003 GROUND FLOOR
1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

BUILDING PROGRAM LEGEND:
- COMMERCIAL UOS
- DB RESIDENTIAL UOS

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Principal Jessica Musick
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Developer

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
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	11/08/2023	ZAB SUBMITTAL

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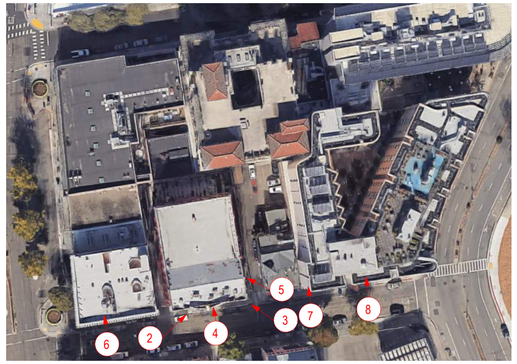
LOT COVERAGE, USABLE OPEN SPACE CALCS

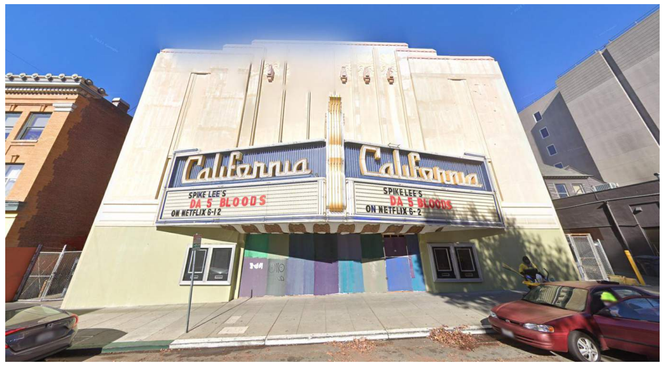
G003



1 2115 KITTREDGE STREET SITE CONTEXT PHOTO KEY
1" = 1'-0"

2 STREET VIEW LOOKING NORTH

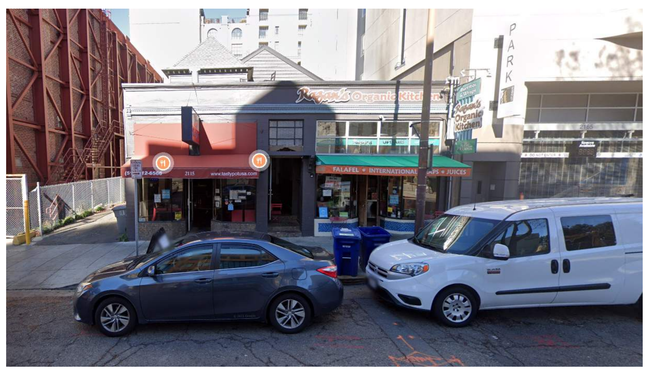
3 STREET VIEW LOOKING WEST



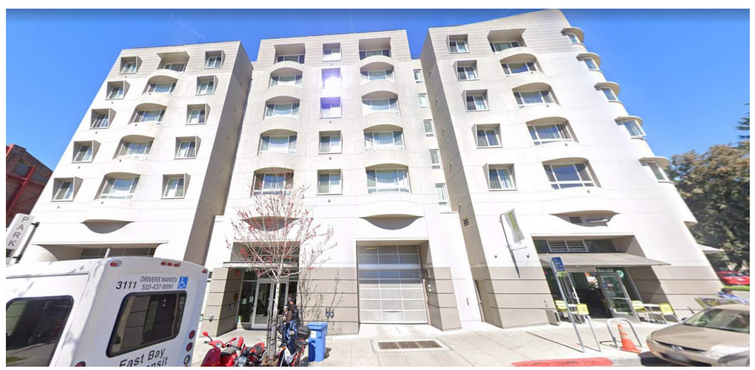
4 STREET VIEW LOOKING NORTHWEST

5 EAST SIDEYARD LOOKING WEST

6 2231 SHATTUCK



7 2115 & 2119 KITTREDGE



8 2165 & 2177 KITTREDGE

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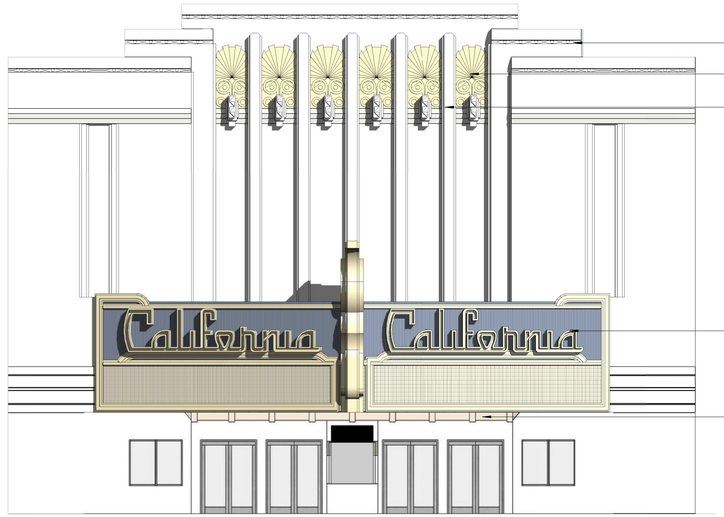
EXISTING SITE PHOTOS

G004

EXISTING THEATER FACADE

HISTORICAL THEATER FACADE



PRESERVE AND RESTORE EXISTING DECORATIVE CORNICE ELEMENTS

PRESERVE AND RESTORE EXISTING DECORATIVE COINS

PRESERVE AND RESTORE EXISTING DECORATIVE PILASTERS

PRESERVE AND RESTORE EXISTING THEATER MARQUEE

REPLACE & RECREATE EXISTING THEATER MARQUEE SOFFIT (REMOVAL REQUIRED FOR CONSTRUCTION)

2 G005 EXISTING THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

ALTERNATIVE RAIL OPTION AT MARQUEE BALCONY

PROPOSED SAWCUT AND WINDOW INFILL AT EXISTING FACADE

PROPOSED SAWCUT AND OPENING AT EXISTING FACADE FOR 2ND FLOOR MARQUEE BALCONY ACCESS

PROPOSED SAWCUT AND WINDOW INFILL AT EXISTING FACADE RECESS

PROPOSED GLASS RAILING WITH BACKLIT EDGE AT MARQUEE BALCONY

PROPOSED MATTE FINISH PROJECTING SIGN. FACE OF SIGN TO BE MAXIMUM 12 S.F.

REPLACE & RECREATE STOREFRONT AT RESIDENTIAL LOBBY, THEATER ENTRANCE AND THEATER TICKET BOOTH

RESTORE EXISTING POSTER DISPLAY WITH NEW WINDOW INFILL

1 G005 PROPOSED THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

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THEATER FACADE PRESERVATION

G005

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EXISTING THEATER FACADE

HISTORICAL THEATER FACADE

NEW LED WASH LIGHTING AT TOP OF EXISTING FACADE

NEW LED WASH LIGHTING ABOVE EXISTING RECESSED PANEL

RESTORE EXISTING MARQUEE NEON WITH ORIGINAL NEON LIGHTING

PROPOSED GLASS RAILING WITH BACKLIT EDGE AT MARQUEE BALCONY

NEW LED BLADE SIGN LIGHTING

RETAIN EXISTING MARQUEE LETTERING WITH ORIGINAL NEON LIGHTING

NEW LED STRIP LIGHTING AT EXISTING HORIZONTAL BAND

1 G006 PROPOSED THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

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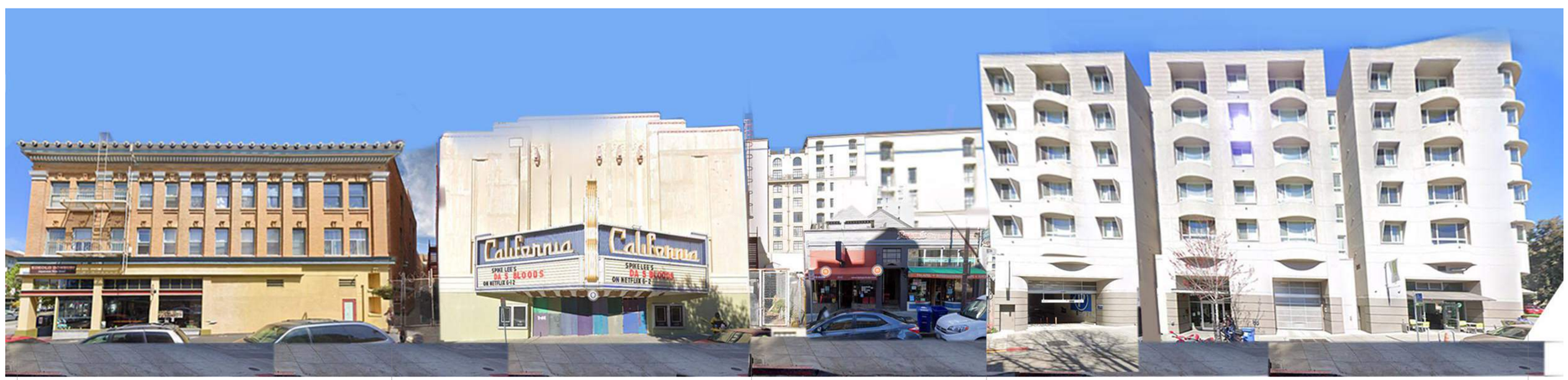
THEATER FACADE
LIGHTING PROPOSAL

G006

2 G007 (N) STREET STRIP ELEVATIONS
3/4" = 1'-0"



1 G007 (E) STREET STRIP ELEVATIONS
NOT TO SCALE

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STREET STRIP ELEVATION

G007

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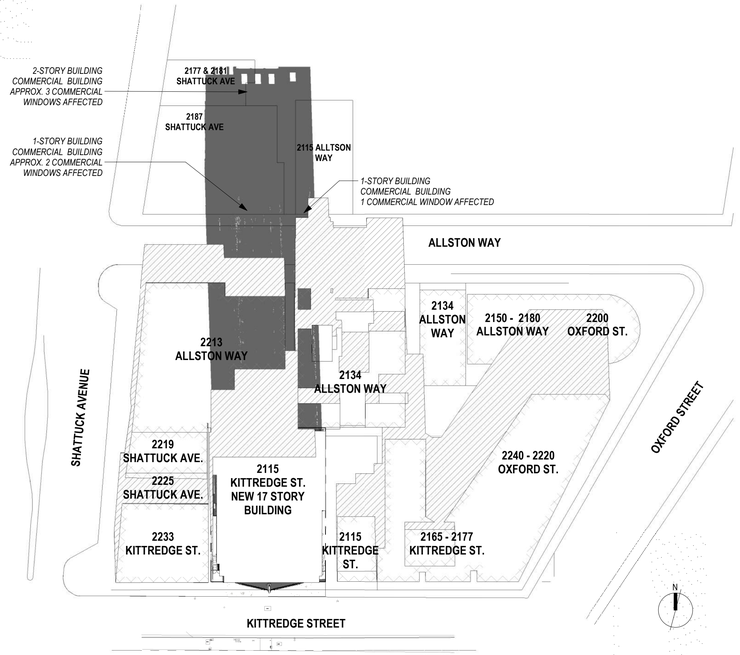
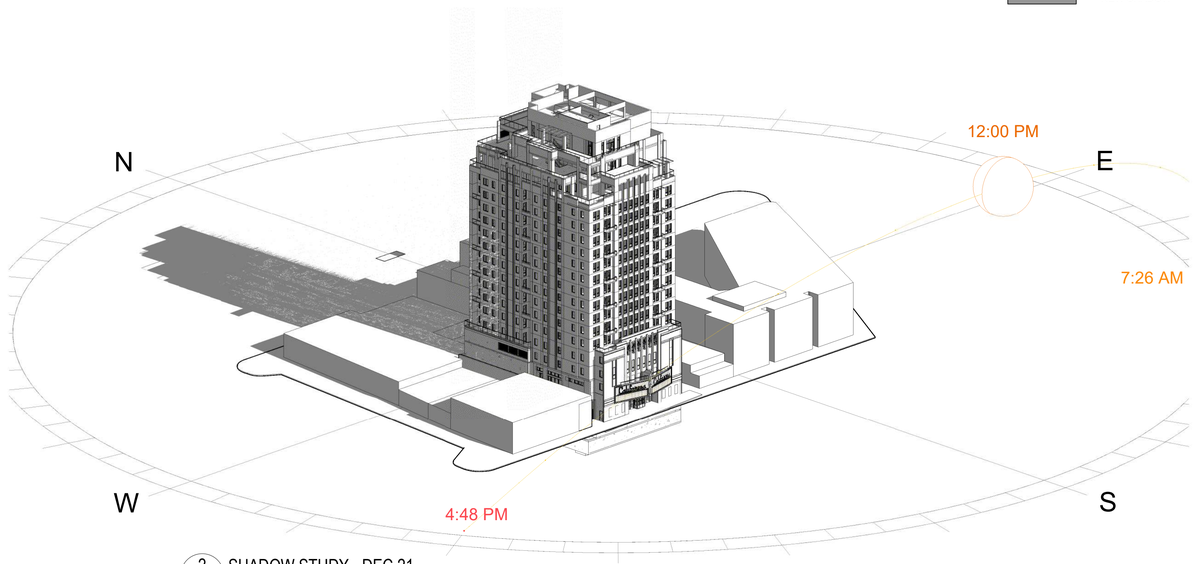
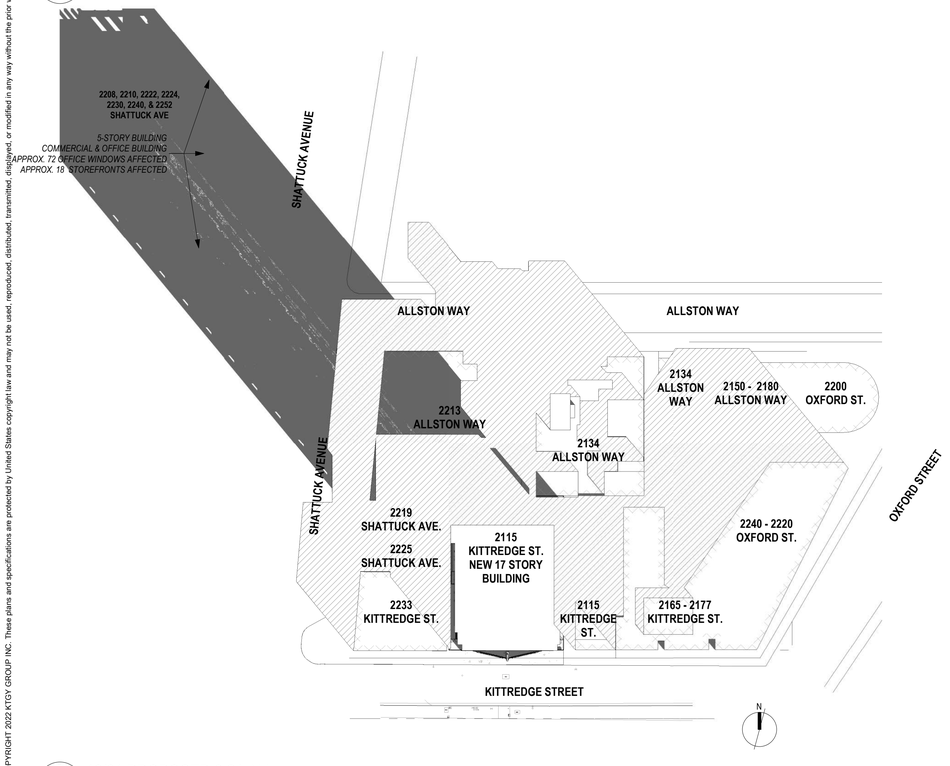


1 G008 12/21 PROPOSED NOON
1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)



2 G008 SHADOW STUDY - DEC 21



3 G008 12/21 PROPOSED 9 21 AM
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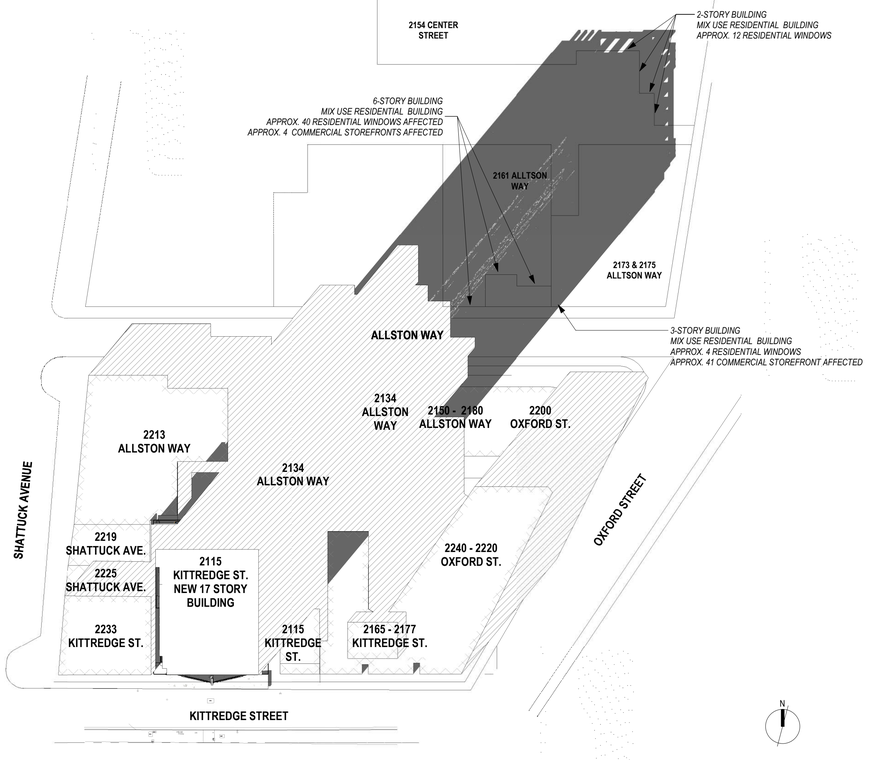

4 G008 12/21 PROPOSED 2 54 PM
1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

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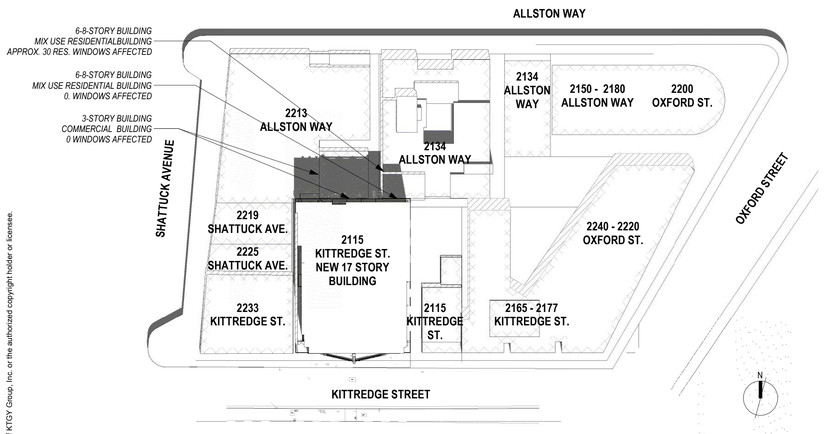
SHADOW STUDIES - DEC 22

G008



1 G009 06/21 PROPOSED NOON
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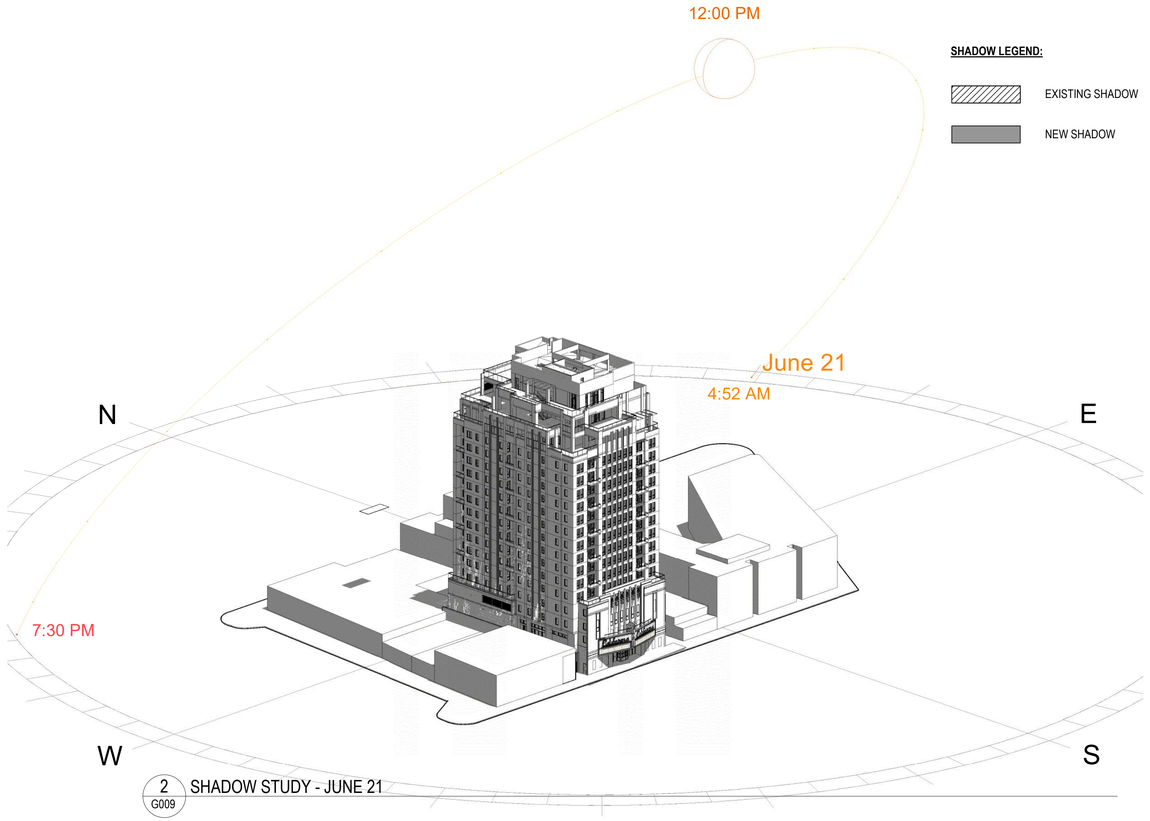
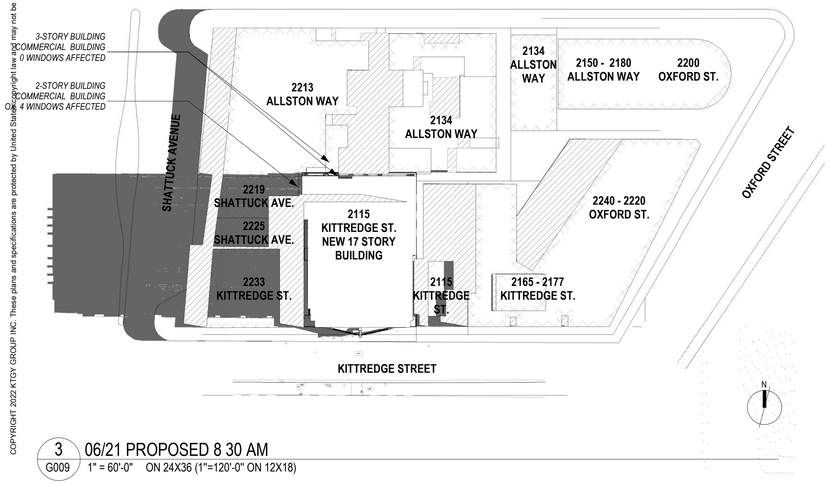


2 G009 SHADOW STUDY - JUNE 21



3 G009 06/21 PROPOSED 8 30 AM
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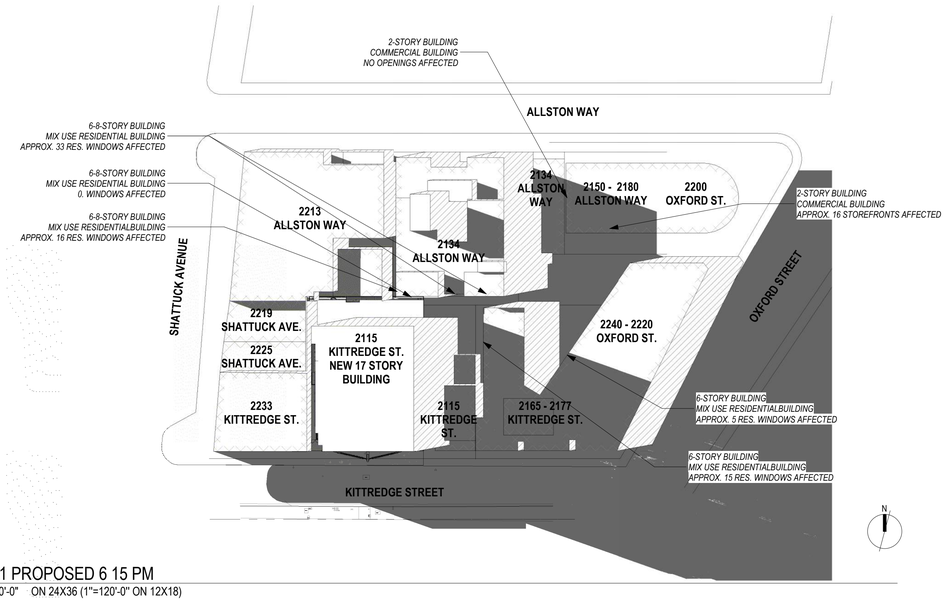

4 G009 06/21 PROPOSED 6 15 PM
1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

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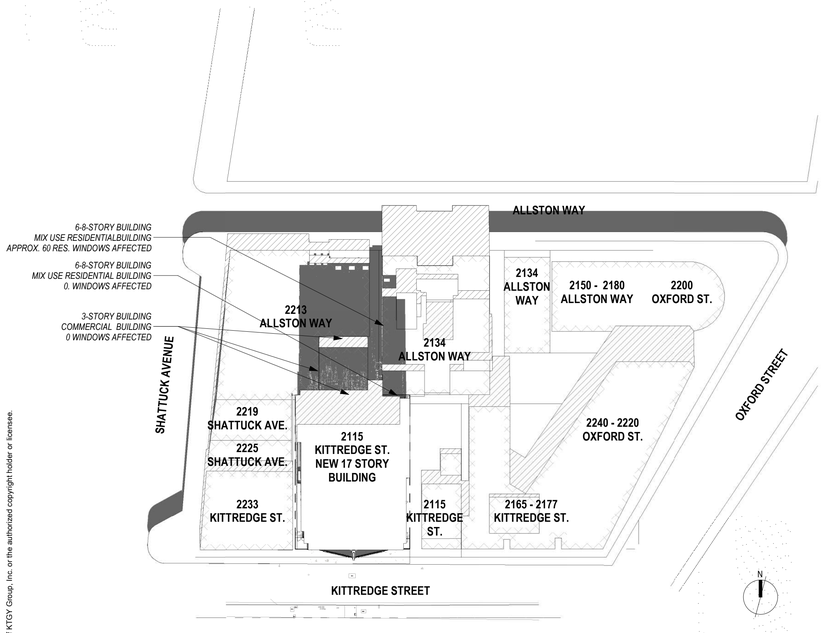
SHADOW STUDIES - JUNE 21

G009



1 G010 09/22 PROPOSED NOON
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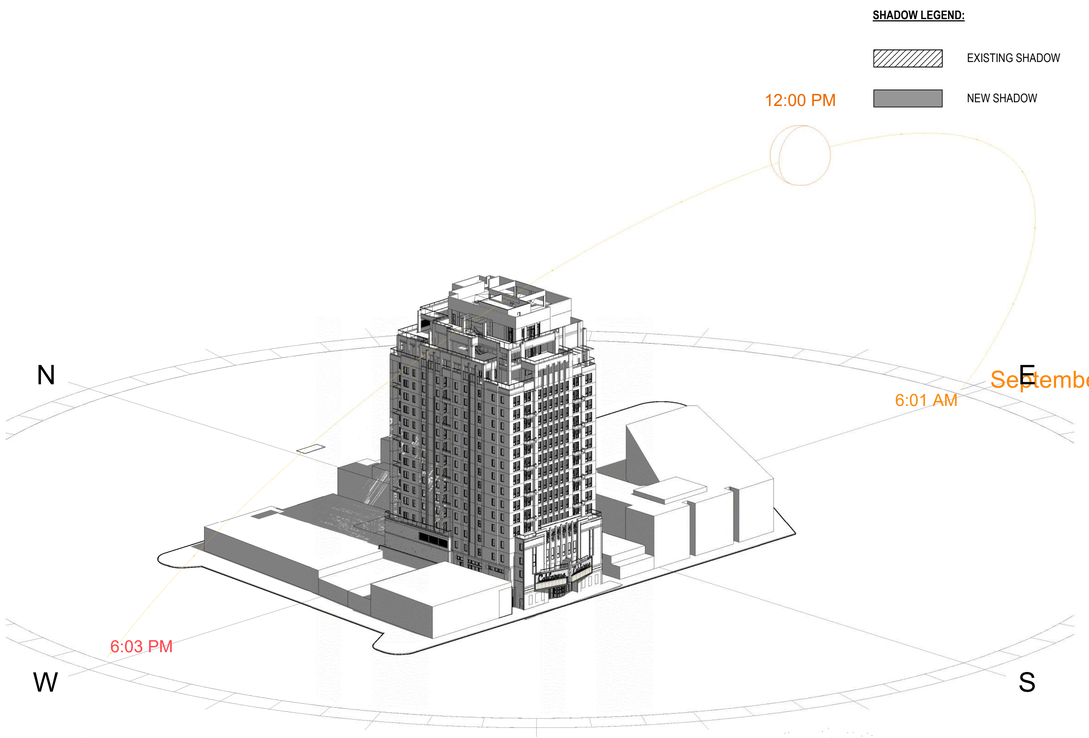
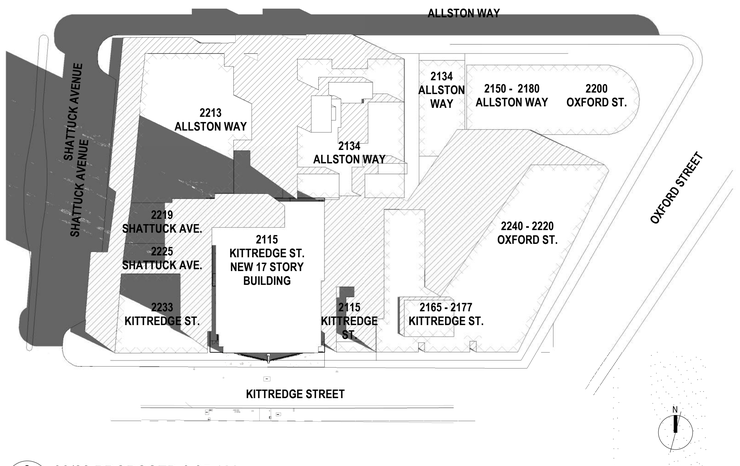


2 G010 SHADOW STUDY - SEPT 22



3 G010 09/22 PROPOSED 8 35 AM
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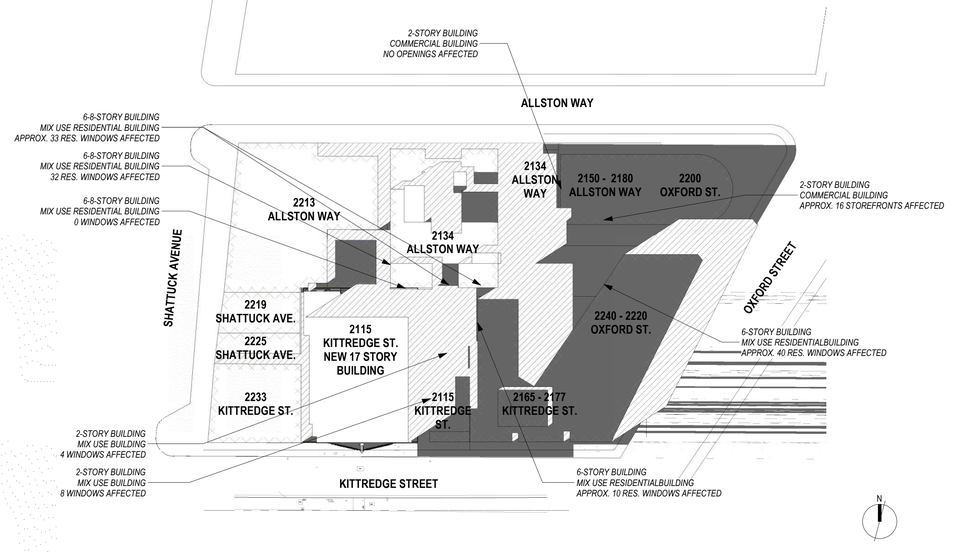

4x G010 09/22 PROPOSED 6 15 PM
1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

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SHADOW STUDIES - SEPT 22

G010

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NEW HOME RATING SYSTEM, VERSION 8.0

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, E5.2 , H6.1, J5.1, O1, O7.

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.builditgreen.org/greenpointrated**
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 8

Points Targeted: 157
Certification Level Targeted: Platinum
Compliance Pathway Targeted: All Electric High-Rise

Project Name: GDC01
Project Street: 2115 Kittredge
Project City: Berkeley
Project Zip: 94704

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
CALGreen								
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1	
A. SITE								
No	**A1. Construction Footprint** (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed)	0				1		
	A2. Job Site Construction Waste Diversion							
Yes	A2.1 70% C&D Waste Diversion **(Including** Alternative Daily Cover)	2				2		
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1		
No	**A3. Recycled Content Base Material** (Minimum 25% Post-Consumer Content)	0				1		
No	**A4. Heat Island Effect Reduction (Non-Roof)**	0		1				
No	**A5. Construction Environmental Quality Management Plan Including Flush-Out**	0			1			
	A6. Stormwater Control: Prescriptive Path							
No	A6.1 Permeable Paving Material	0					1	
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1	
Yes	A6.3 Non-Leaching Roofing Materials	1					1	
No	A6.4 Smart Stormwater Street Design	0	1					
No	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Annual Runoff Onsite)	0					3	
B. FOUNDATION								
Yes	**B1. Fly Ash and/or Slag in Concrete** (Minimum of 30%)	1				1		
Yes	**B2. Radon-Resistant Construction**	2			2			
Yes	**B3. Foundation Drainage System**	2				2		
No	**B4. Moisture Controlled Crawlspace**	0			1			
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
C. LANDSCAPE								
6.70%	Enter the landscape area percentage. Points capped at 3 for less than 15%.							
No	**C1. Plants Grouped by Water Needs (Hydrozoning)**	0					1	
No	**C2. Three Inches of Mulch in Planting Beds**	0					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 Maintenance)	1				1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	1					3	
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2	
No	C4.2 Turf on a Small Percentage of Landscaped Area	0					2	
No	**C5. Trees to Moderate Building Temperature** (at least 50% of West Facing Glazing and Walls Shaded)	0		1	1		1	
Yes	**C6. High-Efficiency Irrigation System**	0					2	
No	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil** (with Soil Testing)	0					2	
No	**C8. Rainwater Harvesting System**	0					3	

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	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	**C9. Recycled Wastewater Irrigation System**	0					1	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0					2	
TBD	**C11. Landscape Meets Water Budget**						1	
	C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 20%	0				1		
TBD	**C13. Reduced Light Pollution** (Exterior lighting fixtures shielded and directed downward)		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	2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2		
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1		
No	D1.3 Advanced Framing Measures	0				2		
No	**D2. Construction Material Efficiencies** (Pre-assembled wall and roof framing for at least 80% of project)	0				1		
	D3. Engineered Lumber							
No	D3.1 Engineered Beams and Headers	0				1		
No	D3.2 Wood I-Joists or Web Trusses for Floors	0				1		
No	D3.3 Engineered Lumber for Roof Rafters	0				1		
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
No	D3.5 OSB for Subfloor	0				0.5		
No	D3.6 OSB for Wall and Roof Sheathing	0				0.5		
No	**D4. Insulated Headers**	0		1				
	D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6		
No	D5.2 Panel Products	0				3		
	D6. Solid Wall Systems							
Yes	D6.1 At Least 90% of Floors	1				1		
Yes	D6.2 At Least 90% of Exterior Walls	2		1		1		
Yes	D6.3 At Least 90% of Roofs	2		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							
Yes	D9.1 Detached Garage	2			2			No Garage Provided
No	D9.2 Mitigation Strategies for Attached Garage	0			1			
	D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				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								
Yes	**E1. Environmentally Preferable Decking**	1				1		
No	**E2. Flashing Installation Third-Party Verified**	0				2		
Yes	**E3. Rain Screen Wall System**	2				2		
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	
No	**E6. Vegetated Roof**	0	2	2				

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	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
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. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
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							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1	Increase insulation on pipe
No	G1.3 Increased Efficiency in Hot Water Distribution	0					2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm	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	2					2	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf						1	possible
No	**G3. Pre-Plumbing for Graywater System**	0					1	
No	**G4. Operational Graywater System**	0					3	
TBD	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**						1	confirm costs w/ rep
Yes	**G6. Submeter Water for Tenants**	2					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace	1			1			all electric - no combustion
Yes	H1.2 Sealed Combustion Water Heater	2			2			heat pump
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				testing @ each unit (sealed
TBD	H3.2 Pressure Balance the Ductwork System			1				windows & doors)
TBD	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**				1			centralized fan @ roof
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0		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 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R	
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			
Yes	**H8. High Efficiency HVAC Filter (MERV 16+)**	1			1			min. merv 13
No	**H9. Advanced Refrigerants** (low global warming potential refrigerants)	0			1			
I. RENEWABLE ENERGY								
10.00%	**I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	2		25				
	I2. Low Carbon Homes							
No	I2.1 Near Zero Energy Home (offset at least 80% of annual site energy use)	0		2				

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No	I2.2 Low Carbon Home (meet lbs CO2e/sq.ft. threshold)	0		4				
No	**I3. Energy Storage**	0		1				
No	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**	0		4				
≥60% of common area	**I5. Photovoltaic System for Multifamily Projects**	0		8				
J. BUILDING PERFORMANCE AND TESTING								
Yes	**J1. Third-Party Verification of Quality of Insulation Installation**	1			1			
Yes	**J2. Supply and Return Air Flow Testing**	2		1	1			
Yes	**J3. Mechanical Ventilation Testing**	1			1			
Yes	**J4. All Electric or Combustion Appliance Safety Testing**	1			1			
All Electric High-Rise	**J5. Building Energy Performance**							**Option 1: Mixed Fuel** - High-Rise: Compliance margin is 10% over T24 or higher. Low Rise: Minimum Delta EDR ranges from 6-10 based on climate zone. Both high-rise and low-rise require pre-wiring requirements: Dryer - conductor rated for 40 amp, Range - conductor rated for 50 amp. PV and storage credit allowed. **Option 2: All Electric Compliance** - Meet Efficiency EDR based on climate zone (0-5). PV and Storage credit allowed. High-Rise: meet T24. **Option 3: Annual Energy Use** - Minimum 20% compliance based on annual energy use. PV credit not
3								Climate Zone Input
8	J5.1 Home Meets or Exceeds Energy Compliance Pathway	41		25+				
0.00%	J5.2 Non-Residential Spaces Outperform Title 24			15				
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1				
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1				savings by design
No	**J8. ENERGY STAR® for Homes**	0		1				
No	**J9. EPA Indoor airPlus Certification**				2			
No	**J10. Blower Door Testing**	0			3			
No	**J11. Compartmentalization of Units** (Minimize uncontrolled pathways for indoor air pollutants between units)	0		1	1			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units (Deliberate hard surface at entrances and permanent assembly for shoe storage)	0			1			
No	K1.2 Entryways to Buildings (Deliberate hard surface at entrances and built-in, permanent walk-off mat or grill)	0			1			
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2			
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
Yes	K4.5 Countertops	1				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 Level Less Than 27 Parts Per Billion**	0			2			
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1			
Yes	**K9. Durable Cabinets** (Plywood for casework and doors, ball bearing drawer slides, dovetail joints, two directional metal hinges)	2				2		
No	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**	0				1		
L. FLOORING								
≥75%	**L1. Environmentally Preferable Flooring**	3				3		

Project Name: GDC01
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	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**				3			
Yes	**L3. Durable Flooring** (All flooring is hard surface)	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							
TBD	M2.1 CEE-Rated Clothes Washer			1			2	
Yes	M2.2 ENERGY STAR® Dryer	1		1				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
<20 cubic feet	**M3. Size-Efficient ENERGY STAR® Refrigerator**	2		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		
	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				
No	**M6. Electric Vehicle Charging Stations and Infrastructure**	0		2				
No	**M7. Central Laundry**	0					1	
Yes	**M8. Gearless Elevator**	1		1				
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>35	N1.3 Conserve Resources by Increasing Density	4		2		2		
No	N1.4 Cluster Homes for Land Preservation	0	1			1		
	N1.5 Home Size Efficiency	6				9		
875	Enter the area of the home, in square feet							
2	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Major Transit Stop							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1					
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	0	2					
0	Enter the number of Tier 1 services							
0	Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1	1					
No	N3.3 Traffic Calming Strategies	0	2					
No	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	0	1					
Yes	N3.5 Bicycle Storage for Residents	1	1					
Yes	N3.6 Bicycle Storage for Non-Residents	1	1					
TBD	N3.7 Reduced Parking Capacity		2					No parking required
	N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
Yes	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	1	1					
	N5. Social Interaction							
No	N5.1 Residence Entries with Views to Callers	0	1					
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1					
No	N5.3 Porches Oriented to Street and Public Space	0	1					
	N6. Passive Solar Design							
No	N6.1 Heating Load	0		2				

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	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	N6.2 Cooling Load	0		2				
	N7. Adaptable Building							
No	N7.1 Universal Design Principles in Units	0	1		1			
No	N7.2 Full-Function Independent Rental Unit	0	1					
	N8. Resiliency							
TBD	N8.1 Climate Impact Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation)		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		
	N9. Social Equity							
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)		1			1		
No	N9.2 Community Location (Disadvantaged Community)	0	1		1			
	N10. Affordability							
No	N10.1 Dedicated Units for Households Making 80% of AMI or Less	0	2					
Yes	N10.2. Units with Multiple Bedrooms for Households Making 80% of AMI or Less	2	1					
No	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1					
	N11. Mixed-Use Development							
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1					
Yes	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services		1					
O. OTHER								
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R	
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5	
No	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	0		0.5	0.5	0.5	0.5	
No	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	0		0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
No	O5.1 Energy Home System Monitors	0		2				
No	O5.2. Water Home System Monitors	0					1	
	O6. Green Building Education							
Yes	O6.1 Marketing Green Building	2	2					
Yes	O6.2 Green Building Signage	1		0.5			0.5	
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R	
No	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**	0				1		
No	**O9. Residents Are Offered Free or Discounted Transit Passes**	0	2					
No	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**	0				1		
Yes	**O11. Smokefree Housing**	2			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							
Yes	P2.1 Tenant Improvement Requirements for Build-Outs	2			1		1	
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1			1			
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1			
	P3. Commissioning							
Yes	P3.1 Design Phase	2		1	1			
Yes	P3.2 Construction Phase	3		2	1			
Yes	P3.3 Post-Construction Phase	3		2	1			
TBD	**P4. Building Enclosure Testing**			1	1	1		
	Summary							

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	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	370	46	110	69	91	54
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved	157.0	11.0	66.0	29.0	36.0	15.0

ktgy

Architecture | Branding | Interiors | Planning

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ktgy Project Number GDC01

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Gilbane

Developer

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94105

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

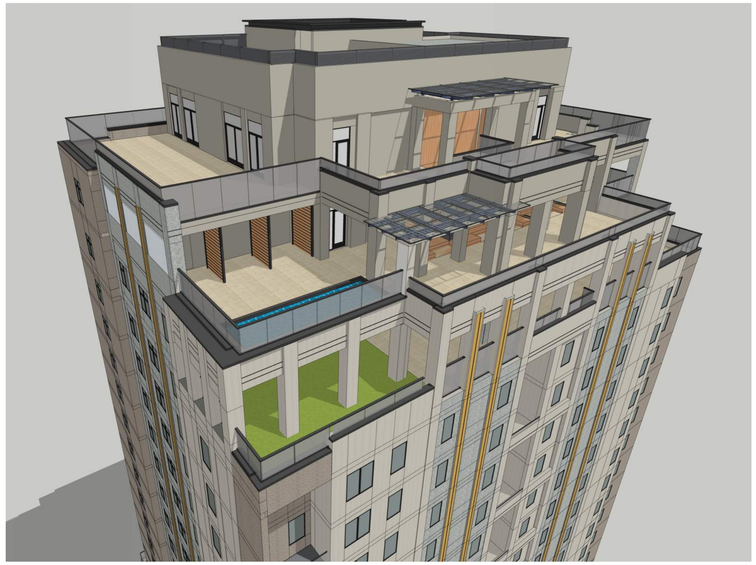
No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

NOT FOR CONSTRUCTION

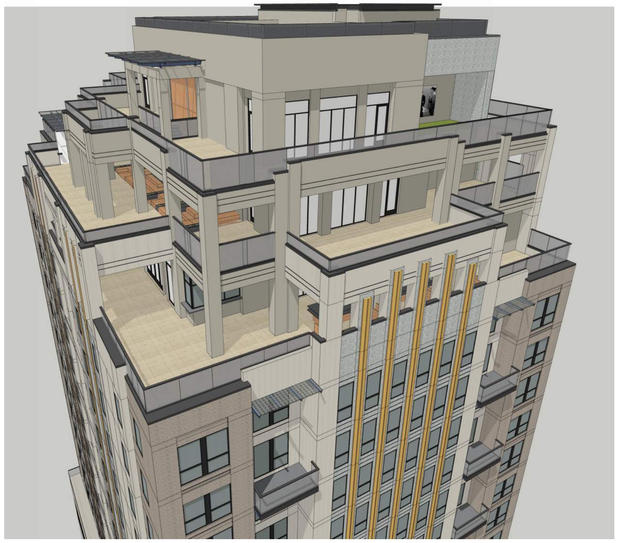
GREENPOINT RATED CHECKLIST

G011



5 G012 NW TERRACE PERSPECTIVE
NOT TO SCALE

4 G012 SE TERRACE PERSPECTIVE
NOT TO SCALE



3 G012 SW TERRACE PERSPECTIVE
NOT TO SCALE

2 G012 SOUTH TERRACE ELEVATION
NOT TO SCALE

1 G012 WEST TERRACE ELEVATION
NOT TO SCALE

NOTE: THE DESIGN INTENT OF THE TERRACE PERSPECTIVES AND ELEVATIONS IS TO SEE THE TERRACE MASSING AND STEPPING BACK OF THE FACADE AS ONE MOVES UP THE BUILDING. FOR EXTERIOR COLOR AND MATERIALS, PLEASE REFER TO SHEETS G013 AND A205.

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

NOT FOR CONSTRUCTION

TERRACE VIEWS AND PERSPECTIVES

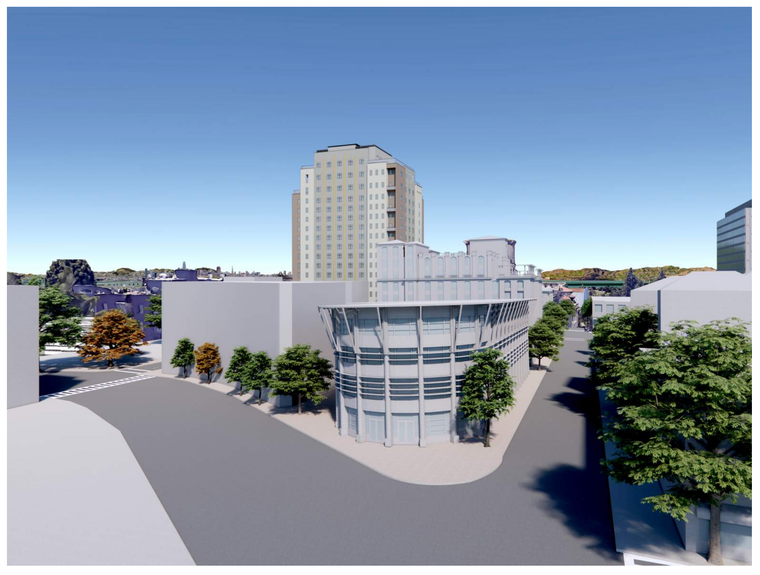
G012

6 G013 NW CONTEXT VIEW
NOT TO SCALE

5 G013 SE CONTEXT VIEW
NOT TO SCALE

4 G013 PEDESTRIAN LEVEL PERSPECTIVE
NOT TO SCALE

3 G013 SW CONTEXT VIEW
NOT TO SCALE



2 G013 NE CONTEXT VIEW
NOT TO SCALE

1 G013 CONTEXT VIEW MAP
NOT TO SCALE

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NOT FOR CONSTRUCTION

PERSPECTIVE CONTEXT RENDERINGS

G013

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NOT FOR CONSTRUCTION

NIGHT RENDERING

G014

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2115 KITTREDGE STREET

BERKELEY, CA 94704

LEGEND

	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT	EP	
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	15" SD
PERFORATED PIPE		6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	4" FW
DOMESTIC WATER MAIN	6" DW	4" DW
CHILLED WATER MAIN	6" CHW	4" CHW
IRRIGATION LINE	2" IRR	4" IRR
HOT WATER SUPPLY & RETURN	HWS–HWR	HWS HWR
STEAM LINE	ST	ST
TRENCH DRAIN		
CONDENSATE RETURN	CR	CR
FLOW LINE		
CHAIN LINK FENCE	x x	x x
GAS MAIN	G	2" G
ELECTRIC AND SIGNAL DUCT BANK	E	E
OVERHEAD ELECTRIC LINE	OHE	OHE
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	90 89
SPOT ELEVATION	x 95.94 95.94 G	FG 95.94
DIRECTION OF SLOPE		2:1 1%
GAS METER	G	GM
GAS VALVE	GV	GV
WATER METER	W	WM
WATER VALVE	WV	WV
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE	PIV	PIV
FIRE DEPARTMENT CONNECTION		
WATER LINE TEE		
CAP AND PLUG END		
AIR RELEASE VALVE		ARV
SIGN		
ACCESSIBLE RAMP		
CONCRETE THRUST BLOCK		
REDUCER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN	CB	
STORM DRAIN CURB INLET		
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		
JOINT POLE	JP	JP
OVERLAND RELEASE		
CONSTRUCTION DETAIL REFERENCE		15 / C5.2 — DETAIL REFERENCE / SHEET REFERENCE

ABBREVIATIONS

AB	–	AGGREGATE BASE
AC	–	ASPHALT CONCRETE
AD	–	AREA DRAIN
ADA	–	AMERICANS WITH DISABILITIES ACT
ASB	–	AGGREGATE SUBBASE
BC	–	BEGINNING OF CURVE
BFP	–	BACK FLOW PREVENTOR
BLDC	–	BUILDING CORNER
BLDG	–	BUILDING
BOD	–	BOTTOM OF DOCK
BOL	–	BOLLARD
BOS	–	BOTTOM OF STEP
BOW	–	FG @ BOTTOM OF WALL
BVC	–	BEGIN VERTICAL CURVE
BW	–	BACK OF WALK
C	–	CONCRETE OR CIVIL
C&G	–	CURB AND GUTTER
CB	–	CATCH BASIN
CI	–	COMBINATION INLET
CIP	–	CAST IRON PIPE
CL	–	CENTER LINE OR CLASS
CMP	–	CORRUGATED METAL PIPE
CO	–	CLEANOUT
COI	–	CURB OPENING INLET
CONC	–	CONCRETE
CONST	–	CONSTRUCTION OR CONSTRUCT
CY	–	CUBIC YARD
DCDA	–	DOUBLE CHECK DETECTOR ASSEMBLY
DI	–	DROP INLET
DIP	–	DUCTILE IRON PIPE
DOM	–	DOMESTIC
DW	–	DOMESTIC WATER
DWG	–	DRAWING
E	–	EAST
EC	–	END OF CURVE
EP	–	EDGE OF PAVEMENT
ER	–	END OF RETURN
EVC	–	END VERTICAL CURVE
ELEV	–	ELEVATION
EX., EXIST.	–	EXISTING
FC	–	FACE OF CURB
FDC	–	FIRE DEPARTMENT CONNECTION
FF	–	FINISHED FLOOR
FG	–	FINISHED GRADE
FH	–	FIRE HYDRANT
FL	–	FLOW LINE
FOUND	–	FOUNDATION
FS	–	FINISHED SURFACE
FT	–	FOOT
FW	–	FIRE WATER
G	–	GROUND ELEVATION
GB	–	GRADE BREAK
GV	–	GATE VALVE
HCR	–	ACCESSIBLE RAMP
HP	–	HIGH POINT
INV	–	INVERT ELEVATION
JP	–	JOINT POLE
JT	–	JOINT TRENCH
LIP	–	LIP OF GUTTER
LP	–	LOW POINT
LSA	–	LANDSCAPE ARCHITECT
MAX	–	MAXIMUM
MEP	–	MECHANICAL/ELECTRICAL/PLUMBING
MH	–	MANHOLE
MIN	–	MINIMUM
MPVC	–	MIDPOINT OF VERTICAL CURVE
MON	–	MONUMENT
N	–	NORTH
N.I.C.	–	NOT IN CONTRACT
NO	–	NUMBER
NTS	–	NOT TO SCALE
P	–	PAVEMENT ELEVATION
PCC	–	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV	–	POST INDICATOR VALVE
PL	–	PROPERTY LINE
PMH	–	POWER MANHOLE
POC	–	POINT ON CURVE
PP	–	POWER POLE
PRC	–	POINT OF REVERSE CURVATURE
PVC	–	POLYVINYL CHLORIDE PIPE
R	–	RADIUS
RC	–	RELATIVE COMPACTION
RCP	–	REINFORCED CONCRETE PIPE
RPPA	–	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	–	RIGHT OF WAY
S	–	SLOPE OR SOUTH
S.A.D.	–	SEE ARCHITECTURAL DRAWINGS
SB	–	SEDIMENT BASIN
SD	–	STORM DRAIN
S.E.D.	–	SEE ELECTRICAL DRAWINGS
SF	–	SILT FENCE
SG	–	SUBGRADE
S.L.D.	–	SEE LANDSCAPE DRAWINGS
S.M.D.	–	SEE MECHANICAL DRAWINGS
SMH	–	SIGNAL MANHOLE
S.P.D.	–	SEE PLUMBING DRAWINGS
SS	–	SANITARY SEWER
STA	–	STATION
STD	–	STANDARD
S/W	–	SIDEWALK
TC	–	TOP OF CURB
TD	–	TRENCH DRAIN
TOD	–	TOP OF DOCK
TOE	–	TOE OF SLOPE
TOS	–	TOP OF STAIR
TOW	–	FG @ TOP OF WALL
TS	–	TOP OF SLAB
TYP	–	TYPICAL
UON	–	UNLESS OTHERWISE NOTED
U/G	–	UNDERGROUND
VC	–	VERTICAL CURVE
WM	–	WATER METER
WV	–	WATER VALVE
W	–	WEST
WWF	–	WELDED WIRE FABRIC
W/	–	WITH

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

811 Know what's below. Call before you dig.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.

CONSTRUCTION NOTES

1. ALL OFF-SITE CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE CITY OF BERKELEY STANDARD PLANS & SPECIFICATIONS.
2. CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE CITY OF BERKELEY POLICE AND FIRE DEPARTMENTS.
3. CONTRACTOR SHALL POST ON THE SITE, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
4. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY UNLESS AN EXCAVATION PERMIT SPECIFIES OTHERWISE.
5. THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
7. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
8. ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
12. THE CONTRACTOR SHALL HAVE A SUPERINTENDENT OR REPRESENTATIVE ON SITE AT ALL TIMES DURING CONSTRUCTION.
13. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
14. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
15. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR STORM DRAIN.
16. A CONTAINED AND COVERED AREA ON-SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
17. ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION.
18. ANY TEMPORARY ON-SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
19. CONCRETE TRUCKS AND CONCRETE FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

UTILITY/POTHOLE NOTE

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLING PRIOR TO COMMENCING CONSTRUCTION.

DIMENSIONS

ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

ENCROACHMENT NOTE:

A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN THIS ENCROACHMENT PERMIT AND FOLLOW ALL CONSTRUCTION RELATED REQUIREMENTS OF SUCH PERMIT.

RECORD DRAWING NOTE

THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

HAZARDOUS MATERIALS NOTE

THERE MAY BE ASBESTOS CONTAINING PIPE AND PIPE INSTALLATION OR OTHER HAZARDOUS MATERIALS WITHIN THE PROJECT AREA. THE CONTRACTOR WILL PROTECT ALL HAZARDOUS CONTAINING ITEMS DURING THE EXECUTION OF THIS CONTRACT. ADDITIONALLY THE CONTRACTOR WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR HAZARDOUS MATERIALS.

CONSTRUCTION FENCE

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
2. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION SITE TO THE CITY OF BERKELEY STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

FIRE DESIGN NOTE:

THE CONTRACTOR SHALL DESIGN, PREPARE SHOP DRAWINGS FOR, OBTAIN ALL REQUIRED APPROVALS, AND CONSTRUCT THE FIRE SYSTEM FOR THE PROPOSED PROJECT. CONTRACTOR SHALL HAVE SHOP DRAWINGS STAMPED BY A FIRE PROTECTION ENGINEER AS REQUIRED BY THE LOCAL AUTHORITY.

APPLICABLE FIRE CODE NOTES

APPLICABLE CODES AS OF JANUARY 1, 2023:

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR)

2022 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 (PART 2, TITLE 24, CCR)
(2021 EDITION INTERNATIONAL BUILDING CODE)

2022 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, CCR)
(2020 EDITION NATIONAL ELECTRICAL CODE)

2022 CALIFORNIA MECHANICAL CODE (PART 4, TITLE 24, CCR)
(2021 EDITION UNIFORM MECHANICAL CODE)

2022 CALIFORNIA PLUMBING CODE (PART 5, TITLE 24, CCR)
(2021 EDITION UNIFORM PLUMBING CODE)

2022 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, CCR)

2022 CALIFORNIA ELEVATOR SAFETY ORDERS (CHAPTER 4, TITLE 8, CCR)

2022 CALIFORNIA FIRE CODE (PART 9, TITLE 24, CCR)
(2021 EDITION INTERNATIONAL FIRE CODE)

2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)

TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE REFERENCE STANDARDS AS LISTED AND AMENDED PER 2022 CALIFORNIA FIRE CODE, CHAPTER 80:

NFPA 13 – AUTOMATIC SPRINKLER SYSTEMS – 2016 EDITION
NFPA 14 – STANDPIPE SYSTEMS – 2016 EDITION
NFPA 24 – PRIVATE FIRE MAINS – 2016 EDITION
NFPA 72 – NATIONAL FIRE ALARM CODE – 2016 EDITION
NFPA 20 – STATIONARY PUMPS FOR FIRE PROTECTION – 2016 EDITION
NFPA 99 – HEALTH CARE FACILITIES – 2018 EDITION

UNDERGROUND FIRE SERVICE TO FIRE HYDRANTS REQUIREMENTS:

NFPA 24, SEC. 10.1.1.3: UNLESS THE REQUIREMENTS OF 10.1.1.3 ARE MET, ALL FERROUS METAL PIPE SHALL BE LINED IN ACCORDANCE WITH THE APPLICABLE STANDARDS IN TABLE 10.1.1.1

NFPA 24, SEC. 10.4: THE DEPTH OF COVER OVER WATER PIPES SHALL NOT BE LESS THAN 2-1/2 FEET TO PREVENT MECHANICAL DAMAGE. PIPE UNDER DRIVEWAYS SHALL BE BURIED AT A MINIMUM DEPTH OF 3 FEET. PIPE UNDER RAILROAD TRACKS SHALL BE BURIED AT A MINIMUM DEPTH OF 4 FEET.

NFPA 24, SEC. 10.4.1.1: ALL BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION-RETARDING MATERIAL AFTER INSTALLATION.

NFPA 24, SEC. 10.4.3: PIPE SHALL NOT BE RUN UNDER BUILDINGS EXCEPT WHERE PERMITTED IN 10.4.3.1 AND 10.4.3.2

NFPA 24, SEC. 10.6.1: THRUST BLOCKS SHALL BE PERMITTED WHERE SOIL IS STABLE AND CAPABLE OF RESISTING THE ANTICIPATED THRUST FORCES. THRUST BLOCKS SHALL BE OF A CONCRETE MIX NOT LEANER THAN ONE PART CEMENT, TWO AND ONE HALF PARTS SAND, AND FIVE PARTS STONE. THRUST BLOCKS SHALL BE PLACED BETWEEN UNDISTURBED EARTH AND THE FITTING TO BE RESTRAINED, AND SHALL BE CAPABLE OF RESISTING THE CALCULATED THRUST FORCES. WHEREVER POSSIBLE, THRUST BLOCKS SHALL BE PLACED SO THAT THE JOINTS ARE ACCESSIBLE FOR REPAIR.

NFPA 24, SEC. 10.6.2.5: CORROSION RESISTANCE. AFTER INSTALLATION, RODS, NUTS, BOLTS, WASHERS, CLAMPS, AND OTHER RESTRAINING DEVICES SHALL BE CLEANED AND THOROUGHLY COATED WITH BITUMINOUS OR OTHER ACCEPTABLE CORROSION-RETARDING MATERIAL.

NFPA 24, SEC. 10.10.2.1.1: UNDERGROUND PIPING, FROM THE WATER SUPPLY TO THE SYSTEM RISER, AND LEAD-IN CONNECTIONS TO THE SYSTEM RISER SHALL BE COMPLETELY FLUSHED BEFORE THE CONNECTION IS MADE TO THE DOWNSTREAM FIRE PROTECTION SYSTEM PIPING. THE FLUSHING OPERATION SHALL BE CONTINUED FOR A SUFFICIENT TIME TO ENSURE THOROUGH CLEANING. THE MINIMUM RATE OF FLOW SHALL BE NOT LESS THAN THAT SPECIFIED IN SECTION 10.10.2.1.3.

NFPA 24, SEC. 10.10.2.2.1: ALL PIPING AND ATTACHED APPURTENANCES SUBJECT TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY TESTED AT 200 PSI OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE AT ±5 PSI FOR 2 HOURS.

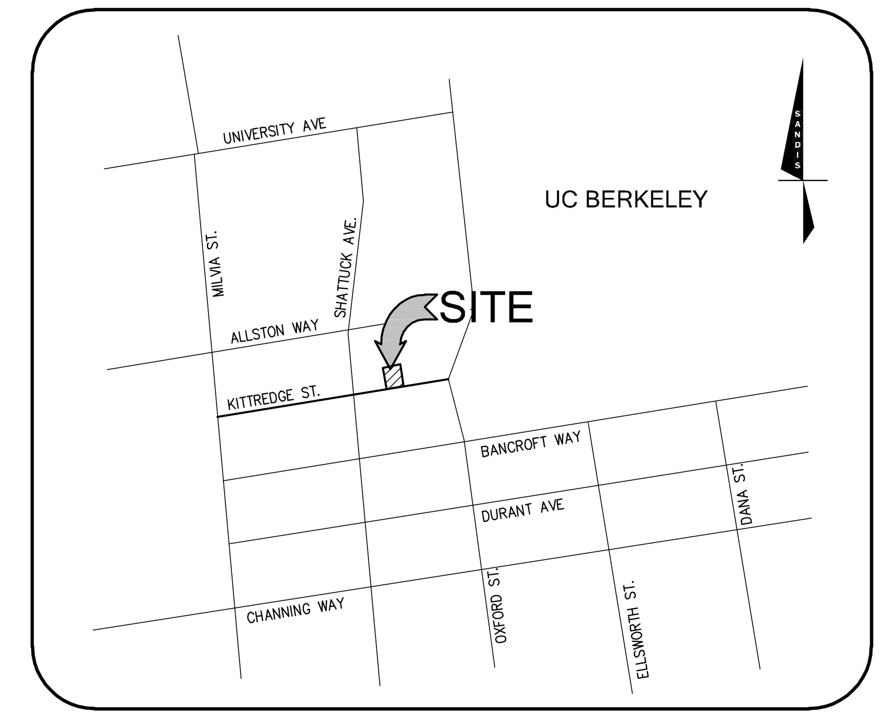
NFPA 24, SEC 10.10.1: THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: (1) NOTIFYING THE AUTHORITY HAVING JURISDICTION AND THE OWNER'S REPRESENTATIVE OF THE TIME AND DATE TESTING IS TO BE PERFORMED; (2) PERFORMING ALL REQUIRED ACCEPTANCE TESTS; (3) COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE(S) SHOWN IN FIGURE 10.10.1.

UNDERGROUND WORK CAUTION

CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOR NORTHERN CALIFORNIA DIAL 811 OR (800) 227-2600. FOR OTHER AREAS CALL (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

DUST CONTROL NOTES

1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY'S DEPARTMENT OF PUBLIC WORKS.
3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
4. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
5. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).
6. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT SWPPP (IF ONE EXISTS) OR AS APPLICABLE PER LOCAL REGULATIONS AT ALL TIMES. THE SITE SHALL BE SPRINKLERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. ALL GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND (OR WORSE) STAGE SMOG ALERTS.



VICINITY MAP
N.T.S.

PROJECT DESCRIPTION

THE PROJECT ENTAILS AN EIGHTEEN LEVEL (AND TWO BASEMENT LEVELS) APARTMENT TOWER WITH A THEATER INCLUDED IN THE LOWER LEVELS. THE CIVIL SCOPE OF WORK INCLUDES: SITE DEMOLITION, SANITARY SEWER BUILDING LATERAL, STORMWATER MEDIA FILTER AND PUMP, AREA DRAINS AND TRENCH DRAIN, FIRE AND DOMESTIC WATER SERVICE LATERALS, CURB AND GUTTER, AND SIDEWALK.

CIVIL SHEET INDEX

C000	NOTES, LEGEND, & ABBREVIATIONS
C001	TOPOGRAPHIC SURVEY
C100	DEMOLITION PLAN
C200	SITE AND GRADING PLAN
C300	UTILITY PLAN
C400	STORMWATER MANAGEMENT PLAN
C500	CONSTRUCTION DETAILS
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS
C503	CONSTRUCTION DETAILS

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NOTES, LEGEND, & ABBREVIATIONS

C000

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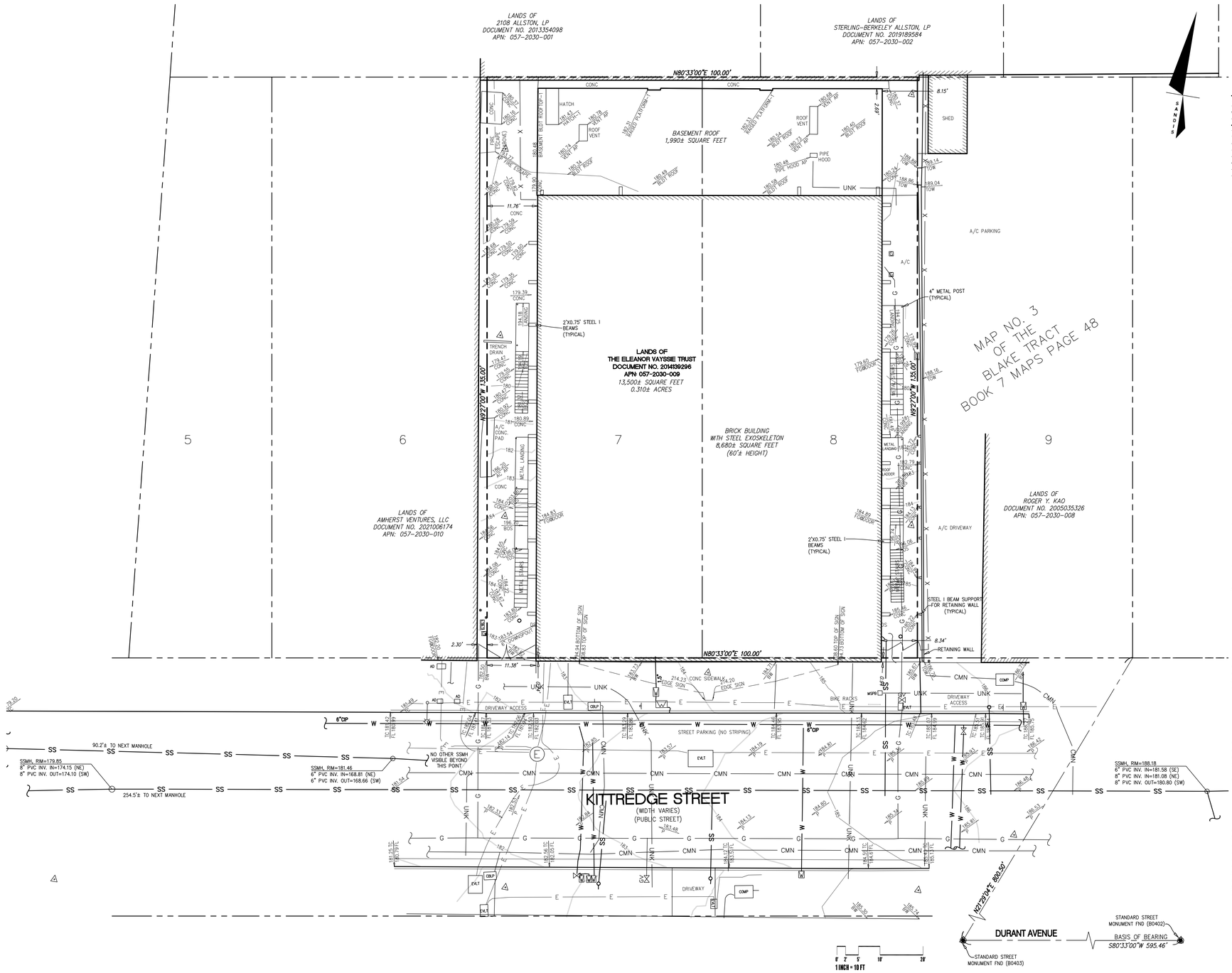

LEGEND

- BUILDING LINE
- BUILDING OVERHANG
- CURB LINE
- FENCE LINE
- PROPERTY LINE
- CONTOUR LINES
- COMMUNICATION LINE
- ELECTRIC LINE
- GAS LINE
- SANITARY SEWER LINE
- UNKNOWN LINE
- WATER LINE

SYMBOLS & ABBREVIATIONS

AD	AREA DRAIN
BOL	BOLLARD
BOS	BOTTOM OF STAIRS
BW	BACK OF WALK
CBPB	CABLE PULL BOX
COMP	COMMUNICATION PULL BOX
CONC	CONCRETE
DS	DOWN SPOUT
E	ELECTRIC MANHOLE
EVLT	ELECTRIC VAULT
FL	FLOW LINE
GM	GAS METER
GV	GAS VALVE
MSPB	MISCELLANEOUS PULL BOX
	SIGNS
SSCO	SANITARY CLEANOUT
	SANITARY MANHOLE
	STREET LIGHT SINGLE ARM
TC	TOP OF CURB
TOS	TOP OF STAIRS
	WATER METER
	WATER VALVE

SURVEY NOTES

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756.
2. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
4. TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP.
5. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
6. DATES OF FIELD SURVEY: 04/13/2022, 04/15/2022, AND 04/22/2022.

BASIS OF BEARINGS

THE BEARING OF NORTH 80°33'00" EAST ALONG THE MONUMENT LINE OF DURANT AVENUE AS SHOWN UPON THAT CERTAIN MAP ENTITLED PARCEL MAP 9108 RECORDED IN BOOK 296, MAPS, PAGES 60-65, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF BERKELEY BENCHMARK B3560, DESCRIBED AS 1⅛" BRASS DISK IN CONCRETE AT THE NORTH NOSE OF THE MEDIAN ISLAND ON SHATTUCK AVENUE AT THE SOUTH SIDE OF KITTREDGE STREET

ELEV=178.28 FEET (CITY OF BERKELEY DATUM)

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

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TOPOGRAPHIC SURVEY

C001

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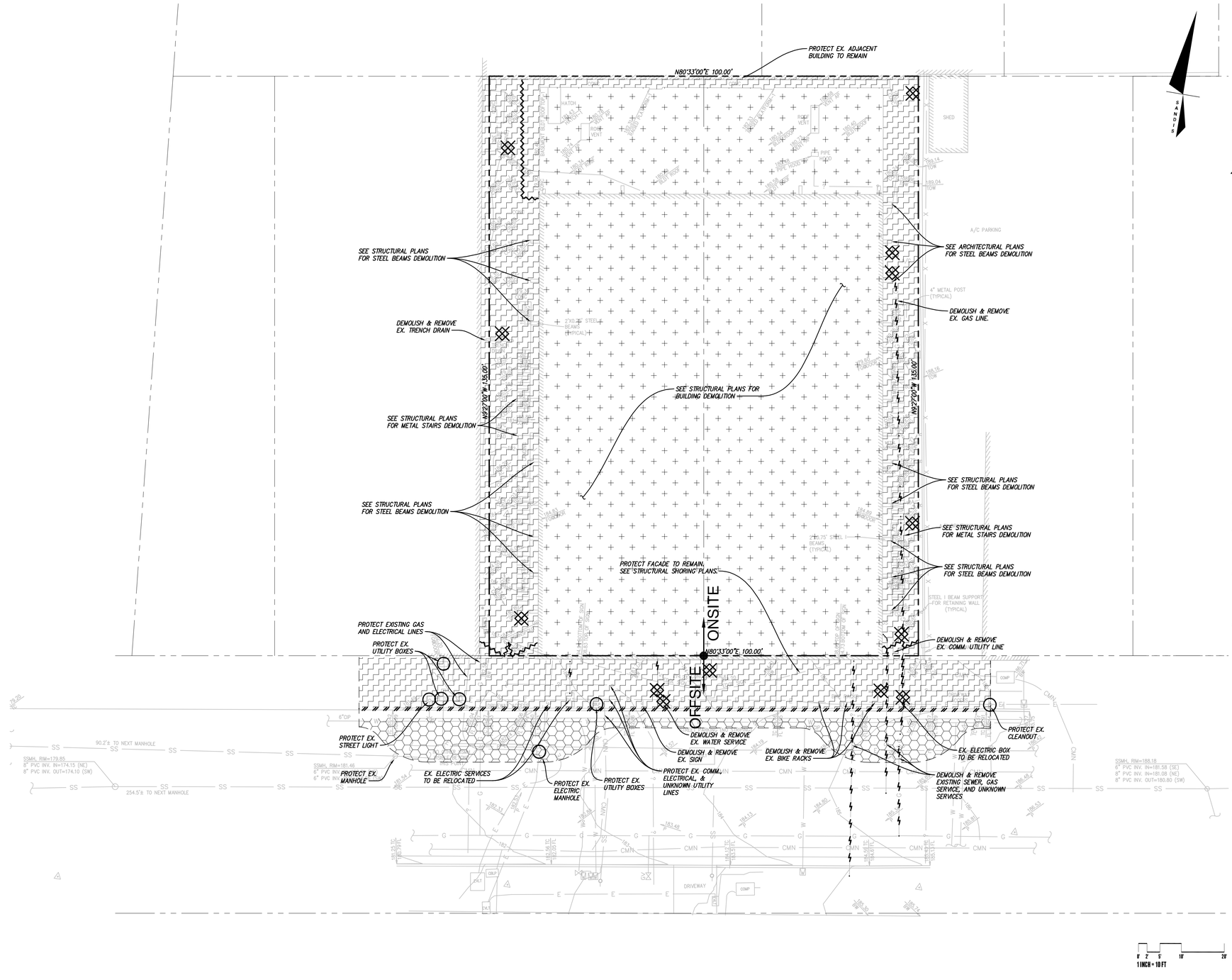

LEGEND

- SAWCUT LINE. CONTRACTOR SHALL SAWCUT WITH A NEAT, CLEAN EDGE. SAWCUT CONCRETE AT NEAREST JOINT TO SAWCUT LINE SHOWN ON PLAN.
- DEMOLISH AND REMOVE CONCRETE INCLUDING ANY ASSOCIATED BASE ROCK AND REBAR. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY THE GEOTECHNICAL ENGINEER.
- DEMOLISH AND REMOVE EXISTING BUILDING, SEE ARCHITECTURAL PLANS FOR EXTENT OF BUILDING DEMOLITION. STABILIZE THE EXISTING SUBGRADE.
- DEMOLISH AND REMOVE EXISTING CURB AND GUTTER, INCLUDING ANY ASSOCIATED REBAR OR BASE ROCK. SAWCUT WITH NEAT, CLEAN EDGE.
- REMOVE EXISTING WALL OR FENCE INCLUDING ASSOCIATED FOOTINGS. RETURN FENCE TO OWNER.
- DEMOLISH AND REMOVE EX. UTILITY LINE. BACKFILL EMPTY TRENCH WITH APPROVED FILL PER GEOTECHNICAL REPORT.
- DEMOLISH AND REMOVE EX. UTILITY STRUCTURE
- CAP EXISTING UTILITY WHERE SHOWN PER UTILITY OWNERS SPECIFICATIONS AND REQUIREMENTS. IF PRESSURIZED UTILITY CONTRACTOR SHALL HAVE COMPETENT PROFESSIONAL DESIGN PIPE RESTRAINTS.
- PROTECT EXISTING UTILITY TO REMAIN

DEMOLITION NOTES

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
5. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
6. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
7. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS AND THE PROJECT SWPPP IF APPLICABLE.
8. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR THEIR AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
10. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE UTILITY OWNER AND ANY AFFECTED PROPERTIES OR BUILDINGS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
11. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR RELOCATED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
12. CONTRACTOR TO DEMOLISH AND REMOVE ALL IRRIGATION IN LANDSCAPE AREAS WITHIN THE LIMIT OF WORK. IF ANY IRRIGATION LINES OR MAINS ARE IN THE LIMIT OF WORK OR ARE DAMAGED THAT SERVE LANDSCAPE TO REMAIN, CONTRACTOR TO RECONNECT OR RELOCATE AT NO ADDITIONAL COST TO OWNER.
13. PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS OTHERWISE NOTED. REPLACE ANY DAMAGED UTILITY TO REMAIN TO KEEP OPERABLE DURING CONSTRUCTION.
14. ALL UTILITY SHUT DOWNS ARE TO BE AVOIDED. IF SHUT DOWNS ARE NECESSARY, CONTRACTOR TO COORDINATE SHUT DOWN WITH UTILITY OWNER WITH 48 HOUR MINIMUM NOTICE.
15. ALL EXISTING STORM DRAIN, SANITARY SEWER, AND WATER MAINS THAT SERVE EXISTING BUILDINGS MUST REMAIN OPERABLE DURING CONSTRUCTION. CONTRACTOR TO SET UP TEMPORARY SERVICE OR PUMP AS NECESSARY TO ENSURE UNINTERRUPTED SERVICE.

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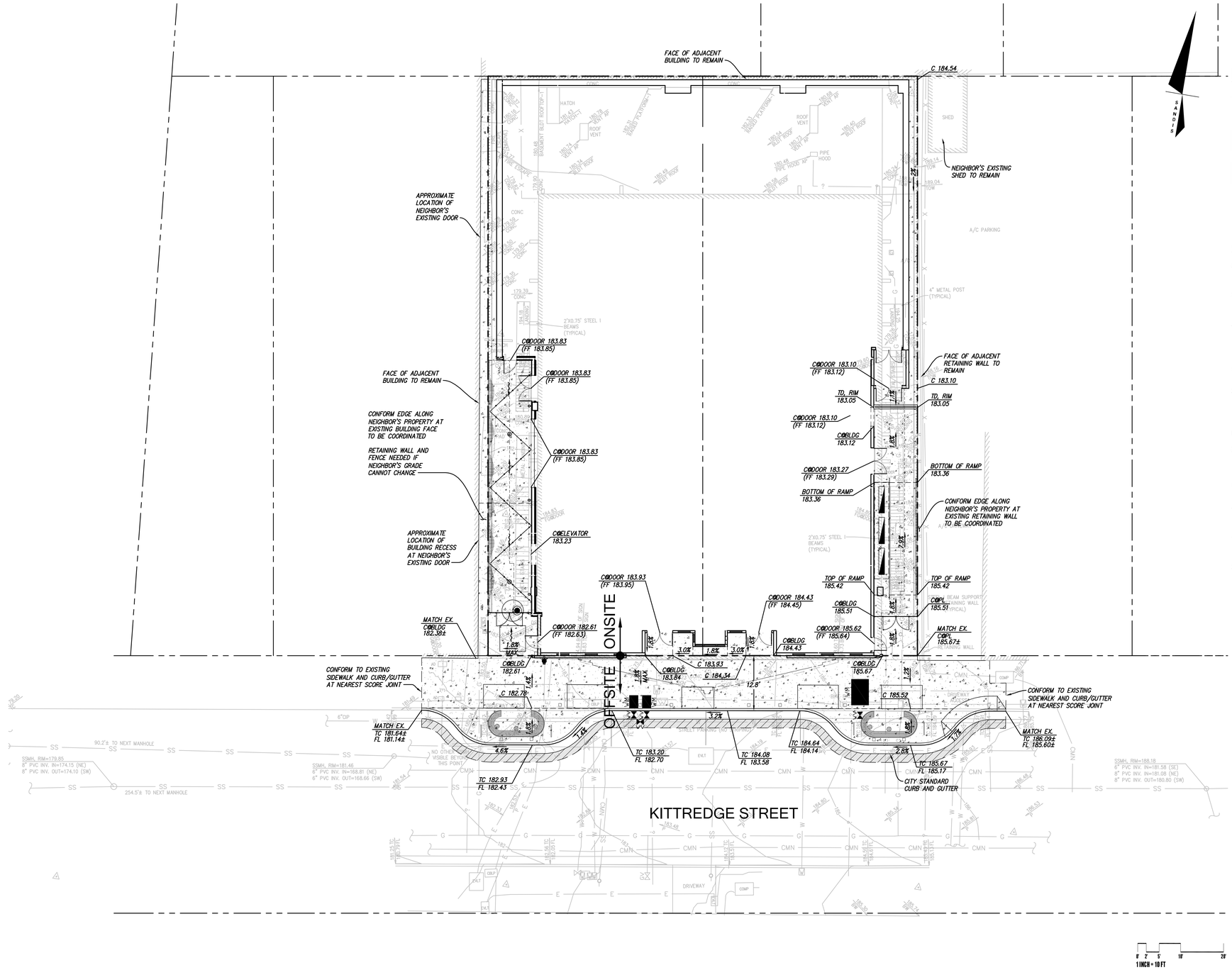
DEMOLITION PLAN

C100



LEGEND

- PROPERTY LINE
- SAWCUT LINE
- GRADE BREAK
- HARDSCAPE, SLD FOR FINISH DETAILS
- LANDSCAPING

SITE AND GRADING NOTES

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND WITH THE AMERICANS WITH DISABILITIES ACT.
2. PATH OF TRAVEL TO BUILDING SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
3. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO THE BUILDING. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOORS OPEN ONTO THE LANDING.
4. MAXIMUM CROSS SLOPE ALONG SIDEWALK OR PATHWAY SHALL BE 2% MAXIMUM.
5. THE SIDEWALK SHALL HAVE A 4' MINIMUM CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO THE ENGINEER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.

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SITE AND GRADING PLAN

C200

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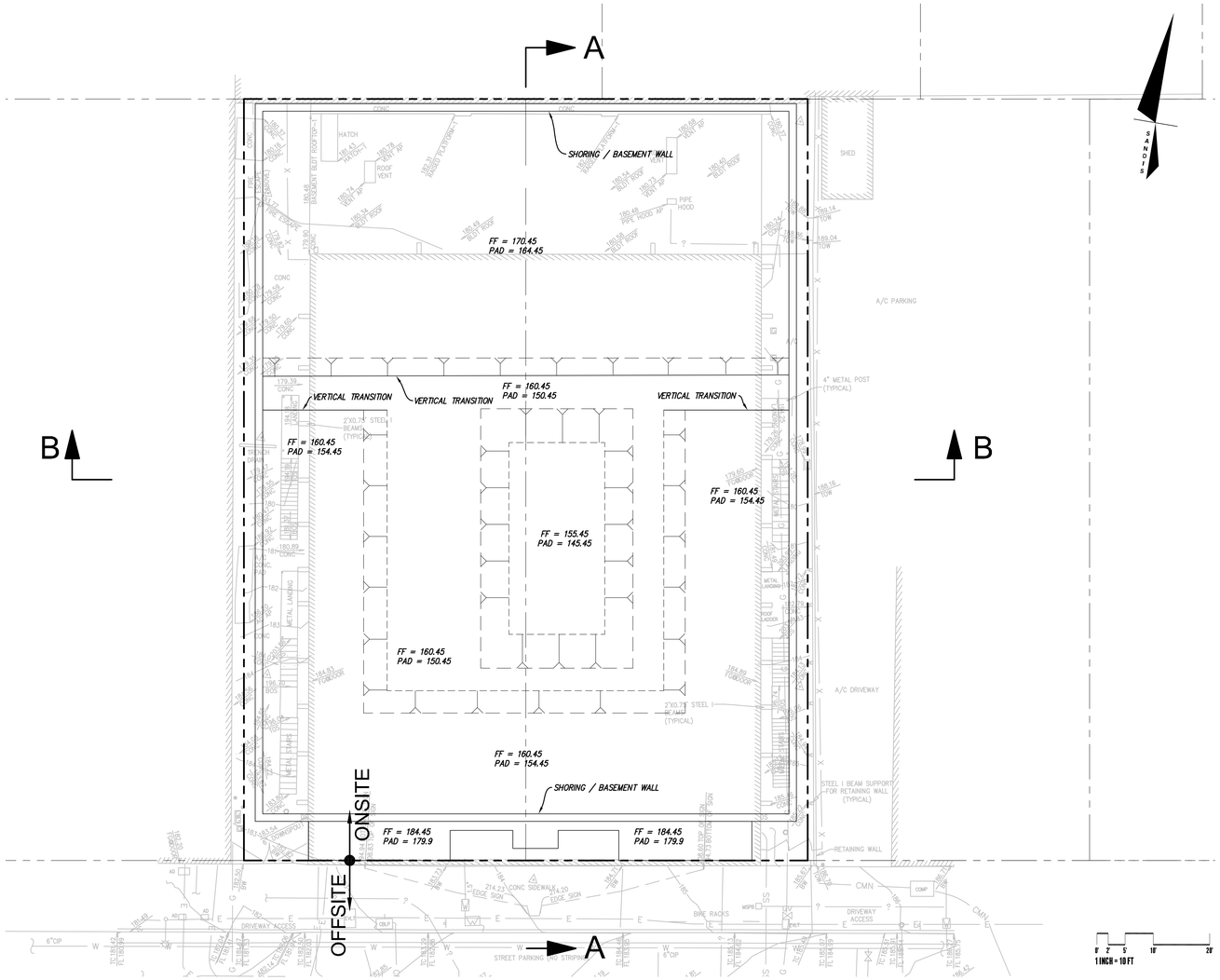
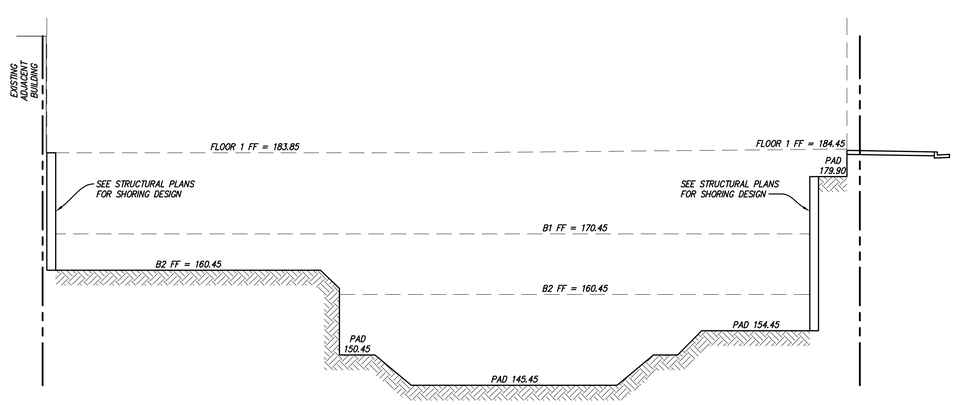


LEGEND

- DIRECTION OF STEEP SLOPE
- FLOW LINE
- TOP OF SLOPE
- TOE OF SLOPE
- 194 / 195 CONTOURS

COORDINATION NOTES

1. WORK WITH STRUCTURAL ENGINEER ON SHORING DESIGN AND LOCATION TO FINALIZE ROUGH GRADING PLAN.
2. WORK WITH ARCHITECT AND STRUCTURAL ENGINEER TO FINALIZE PAD ELEVATIONS.



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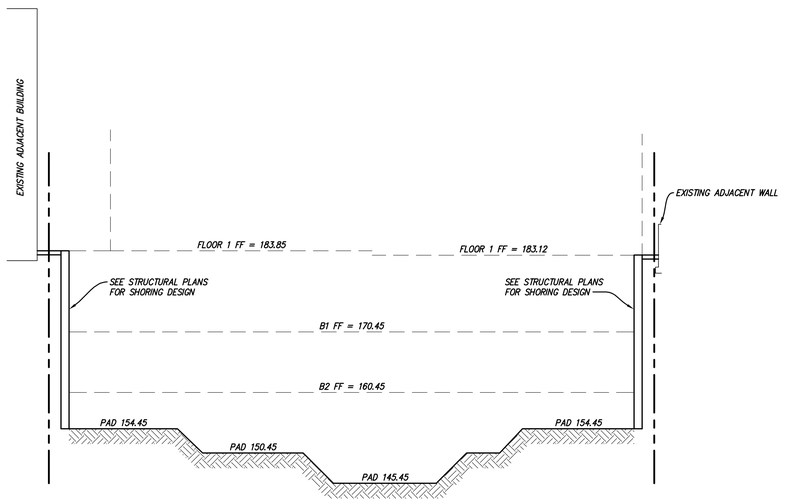

SECTION B–B
1"=10'

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ROUGH GRADNG PLAN

C201

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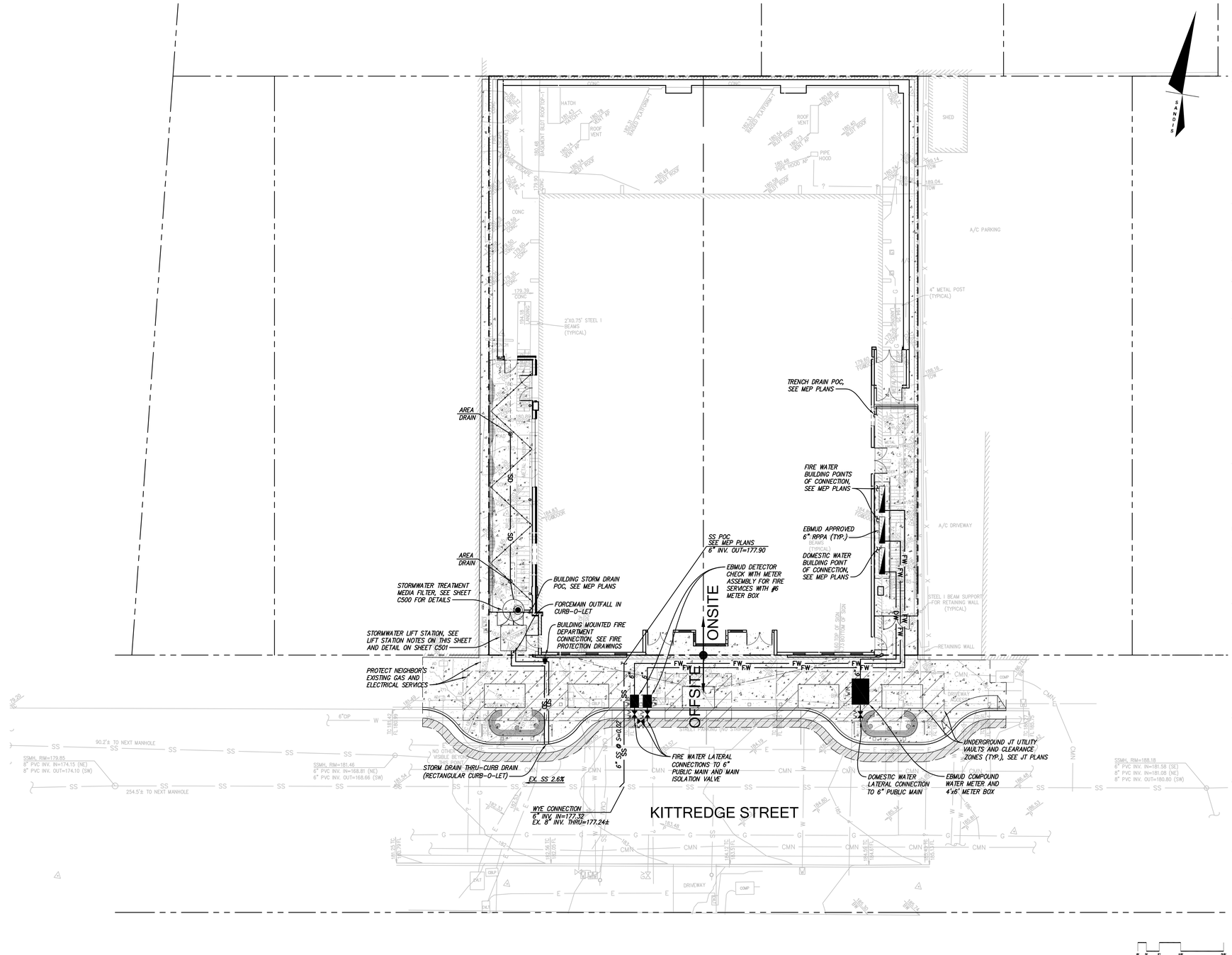

LEGEND

PROPERTY LINE

SAWCUT LINE

UTILITY NOTES

1. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
2. ALL UTILITY TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
3. POTHOLING IS STRONGLY RECOMMENDED FOR NEW GRAVITY FLOW SYSTEMS TO VERIFY THE DEPTH OF ALL EXISTING CROSSING UTILITIES. POTHOLING CAN ALSO VERIFY THE SIZE AND MATERIAL OF ANY OTHER UTILITIES THE PROJECT IS CONNECTING ONTO.
4. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
5. ALL SEWER LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING.
6. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE EBMUD STANDARDS.
7. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
8. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AND AT SIZE CHANGES.

LIFT STATION NOTES

STORMWATER TREATMENT MEDIA FILTER AND PUMP. THE STORMWATER TREATMENT DESIGN STRATEGY ENTAILS:

1. ALL ROOF AND PAVEMENT RUNOFF IS CAPTURED VIA AREA/ROOF DRAINS AND PIPED TO MEDIA FILTER VAULT.
2. STORMWATER IS TREATED THROUGH THE MEDIA FILTERS DURING A WATER QUALITY RAIN EVENT (IE. 0.2 IN/HR RAINFALL INTENSITY). THE WATER SUBSEQUENTLY HEADS TOWARDS THE OUTLET.
   - 2.1. LARGER STORM EVENTS WILL BYPASS THE MEDIA FILTERS AND HEAD DIRECTLY TO THE OUTLET.
3. STORMWATER LEAVES THE VAULT THROUGH THE OUTLET AND INTO A LIFT STATION SIZED FOR A 100 YEAR STORM EVENT WITH N+1 PUMP REDUNDANCY.
4. THE LIFT STATION FINALLY DISCHARGES INTO A THROUGH-CURB DRAIN WHICH THEN OUTFALLS INTO THE STREET GUTTER PAN.

GENERAL NOTES

1. ALL TRENCHES SHALL BE BACK FILLED PER DETAIL **X**, SHEET **XXX**
2. CATHODIC PROTECTION SHALL BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, UNLESS SPECIFICALLY DEEMED UNNECESSARY BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH THE UTILITY OWNER.
3. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
4. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORK UP-STREAM, AND SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
6. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
7. VERTICAL SEPARATION REQUIREMENTS (UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLANS):

   A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE, MEASURED FROM OUTSIDE EDGE OF PIPE, SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

   WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
9. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHALL BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.
10. ANY PIPING TO BE ABANDONED IN PLACE SHALL BE FILLED WITH GROUT AND CAPPED.

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Designer	Nicholas Chandler

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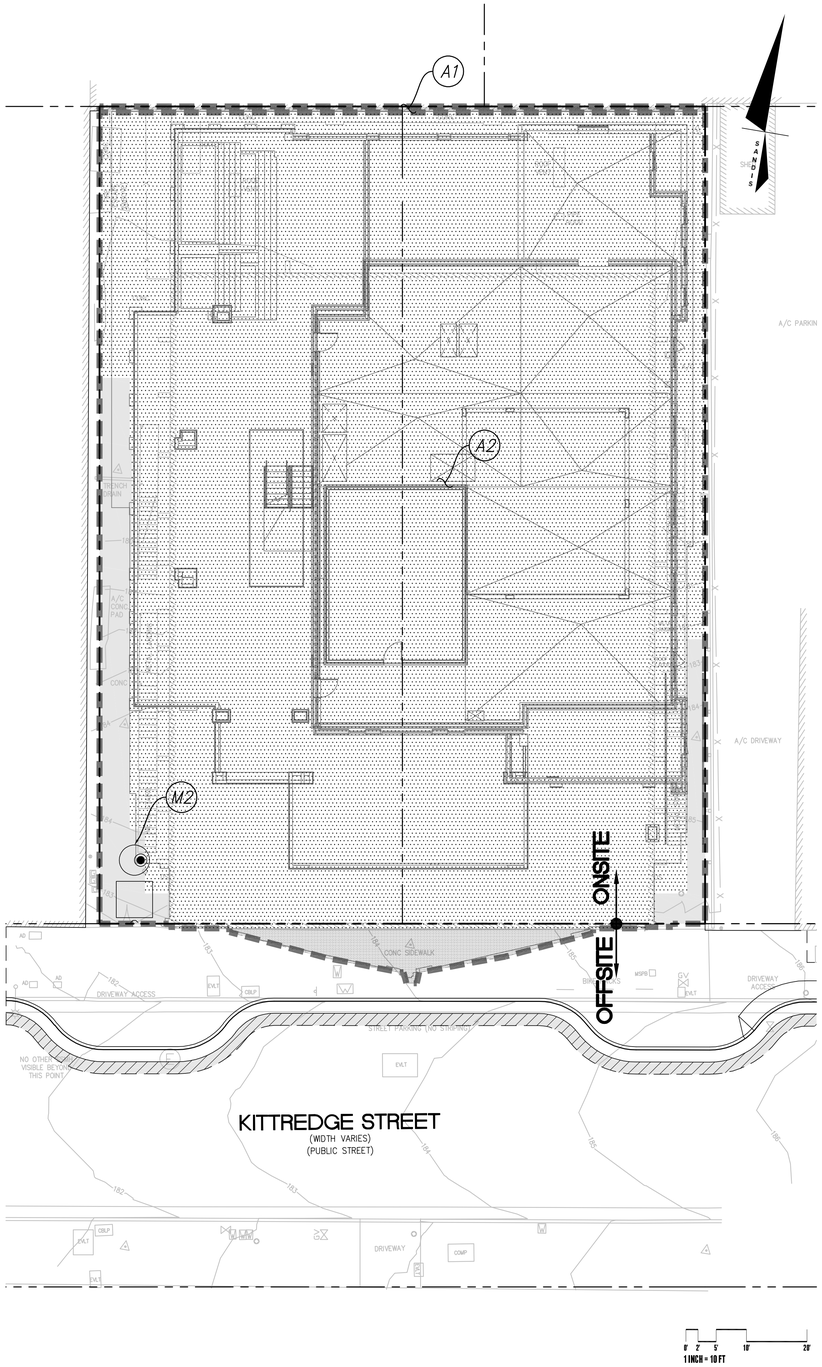
UTILITY PLAN

C300



LEGEND

- PROPOSED HARDSCAPE
- PROPOSED ROOF
- EXISTING ROOF
- DRAINAGE AREA BOUNDARY

STORMWATER MANAGEMENT NOTES:

THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE ADDITION AND REPLACEMENT. GIVEN THAT THE PROJECT SURPASSES THIS THRSHOLD, THE PROJECT IS CONSIDERED A REGULATED PROJECT PER THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2022-0018 AND R2-2015-0049). THIS PLAN PRESENTS THE METHODS AND CALCULATIONS FOR COMPLYING WITH THESE REQUIREMENTS, IN ACCORDANCE WITH THE CITY OF BERKELEY AND ALAMEDA COUNTY STORMWATER PROGRAMS. MOROVER, GIVEN THAT THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA, THE PROJECT MUST TREAT THE ENTIRE SITE.

THIS PROJECT IS CONSIDERED A SPECIAL PROJECT CATEGORY "A" PER THE CHARACTERISTICS LISTED IN ALAMEDA COUNTY'S SPECIAL PROJECTS WORKSHEET:

A. PROJECT IS IN A DOWNTOWN CORE AREA.
B. PROJECT CREATES/REPLACES < ½ ACRE IMPERVIOUS SURFACE.
C. PROJECT INCLUDES NO SURFACE AREA PARKING.
D. PROJECT HAS AT LEAST 85% COVERAGE BY PERMANENT STRUCTURES.

A NARRATIVE IS INCLUDED AS PART OF THE PLANNING SUBMITTAL WHICH DESCRIBES HOW LID TREATMENT IS NOT FEASIBLE ONSITE, AND WHY THE PROJECT MUST USE A MEDIA FILTER TO REGULATE THE QUALITY OF STORMWATER LEAVING THE SITE. THIS TREATMENT DEVICE IS DESCRIBED BELOW:

A. MEDIA FILTER – RUNOFF FROM THE CONTRIBUTING IMPERVIOUS SURFACE FLOWS THROUGH A MEDIA FILTER SIZED TO TREAT THE RUNOFF BASED ON A 0.2 IN/HR INTENSITY (TREATMENT STORM EVENT). THIS IS A NON-LID TREATMENT MEASURE WHICH REMOVES POLLUTANTS FROM RUNOFF THROUGH SCREENING AND FILTER CARTRIDGES MADE UP OF MANUFACTURED MEDIA. THIS TREATMENT DEVICE IS ONLY ALLOWED FOR "SPECIAL PROJECTS". THIS PROJECT QUALIFIES AS A CATEGORY A SPECIAL PROJECT.

C.3 STORMWATER TREATMENT MEASURES

AREA ID	PROPOSED IMPERVIOUS AREA (SF)	EXISTING IMPERVIOUS AREA (SF)	TOTAL AREA (SF)	BMP ID	BMP TYPE
A1	0	75	75	–	IN-LIEU CREDIT[1]
A2	13,461	270[2]	13,731	M2	MEDIA FILTER[3]

TABLE FOOTNOTES:

1. EXISTING UNTREATED IMPERVIOUS SURFACE INCLUDES NEIGHBORING BUILDING ROOF WITHIN PROJECT PROPERTY. EXISTING IMPERVIOUS AREA WITHIN DRAINAGE AREA A2 WILL BE TREATED IN LIEU OF THIS AREA.
2. THIS AREA REPRESENTS THE EXISTING FOOTPRINT OF THE EXISTING MARQUEE SIGN TO REMAIN. 75 SF OF THE OVERALL 270 SF TREATED AREA WILL BE USED AS IN-LIEU CREDIT FOR DRAINAGE AREA A1.
3. SEE EXAMPLE MEDIA FILTER PRODUCT, THIS SHEET. SIZED USING RATIONAL METHOD (Q=CiA):

C=0.85 (ROOF/HARDSCAPE)
i_{treat}=0.2 IN/HR (TREATMENT RAINFALL INTENSITY)
i_{type}=2.05 IN/HR (10 YEAR/10 MIN RAINFALL INTENSITY PER NOAA)
A=0.32 ACRES
Q_{treat}=0.05 CFS
Q_{bmp}=0.56 CFS

FEMA FLOOD ZONE DESIGNATION

THE PROPOSED PROJECT SITE RESIDES IN FEMA'S FLOOD INSURANCE RATE MAP (FIRM) 06001C0057G, EFFECTIVE AUGUST 3, 2009. THE ENTIRE PROJECT AREA IS LOCATED IN ZONE X, 'OTHER AREAS' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE ALAMEDA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO IMPERVIOUS AREA ADDED OR REPLACED BEING LESS THAN 1 ACRE.

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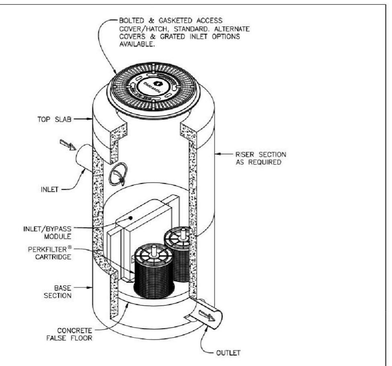
STORMWATER MANAGEMENT PLAN

C400

PF-MH-46



Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C478.
2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Field poured concrete collar required, by others.
3. Inlet & outlet pipe(s) are to be Ø18" maximum. Inlet pipes must enter the structure in the inlet chamber.
4. Inlet chamber shall be supplied with drain-down device designed to remove standing water between storm events.
5. Minimum separation between invert in & invert out is outlet pipe diameter plus 4.00".
6. For depths less than specified minimums contact Oldcastle Infrastructure for engineering assistance.

PerkFilter® Ø48" Manhole
One to Two Cartridges / Stacks

Oldcastle Infrastructure A CRH COMPANY
Ph: 800.579.8819 | www.oldcastleinfrastructure.com/stormwater

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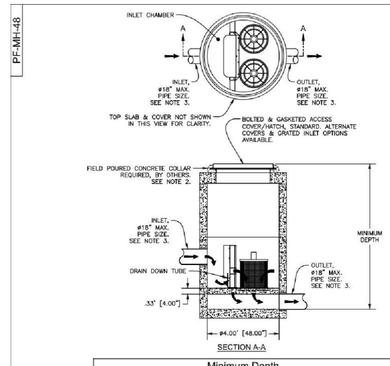
SHEET 1 OF 2

PF-MH-46



SECTION A-A

Minimum Depth

PIPE SIZE / CARTRIDGE TYPE	Ø6" MINIMUM DEPTH fr/M TO OUTLET	Ø8" MINIMUM DEPTH fr/M TO OUTLET	Ø10" MINIMUM DEPTH fr/M TO OUTLET	Ø12" MINIMUM DEPTH fr/M TO OUTLET	Ø15" MINIMUM DEPTH fr/M TO OUTLET	Ø18" MINIMUM DEPTH fr/M TO OUTLET
12"	3.67' [44.00"]	3.92' [47.00"]	4.17' [50.09"]	4.42' [53.00"]	4.67' [56.00"]	4.92' [59.00"]
18"	4.42' [53.00"]	4.67' [56.00"]	4.92' [59.09"]	5.17' [62.00"]	5.42' [65.00"]	5.67' [68.00"]
12" + 12"	5.17' [62.00"]	5.42' [65.00"]	5.67' [68.09"]	5.92' [71.00"]	6.17' [74.00"]	6.42' [77.00"]
12" + 18"	5.67' [68.00"]	5.92' [71.00"]	6.17' [74.09"]	6.42' [77.00"]	6.67' [80.00"]	6.92' [83.00"]

Ø48" PERKFILTER MANHOLE
TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	CARTRIDGE STACK CONFIGURATION 12"		18"		12" & 12"		12" & 18"	
	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)
1	12 / 0.03	2.47	18 / 0.04	3.65	24 / 0.05	3.45	30 / 0.67	3.62
2	24 / 0.05	2.47	36 / 0.08	3.65	48 / 0.11	3.45	60 / 0.13	3.62
MAXIMUM HEAD LOSS	1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET	

PerkFilter® Ø48" Manhole
One to Two Cartridges / Stacks

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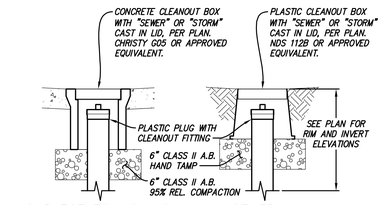
SHEET 2 OF 2

MEDIA FILTER
N.T.S.
1



NOTES:

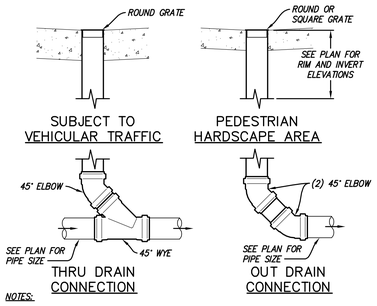
1. RISER DIAMETER SHALL MATCH THRU/OUT PIPE SIZE.

GRAVITY CLEANOUT
1"=1'
2

PIPE SIZE	NDS MODEL NUMBER*		
	PEDESTRIAN		VEHICULAR
	ROUND GRATE (BLACK PLASTIC)	SQUARE GRATE	ROUND GRATE (DUCTILE IRON)
4"	11	4 (BLACK PLASTIC)	N/A
6"	40	970 (BLACK PLASTIC)	D6
8"	10	12DH-WO** (CAST IRON)	D8

*OR APPROVED EQUIVALENT

**12" TO 8" REDUCER REQUIRED TO CONNECT TO 8" RISER PIPE

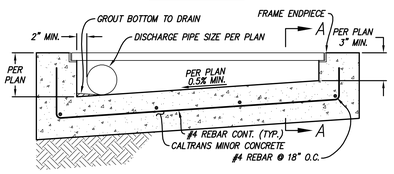


NOTES:

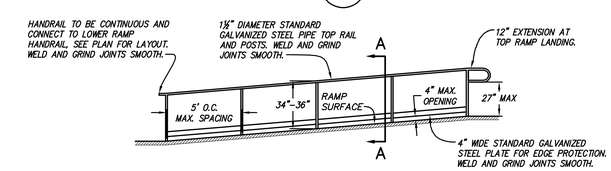
1. RISER DIAMETER SHALL MATCH STORM DRAIN AREA DRAIN SIZE.
2. THRU/OUT PIPE SIZE SHALL BE EQUAL OR GREATER THAN RISER DIAMETER.

HARDSCAPE AREA DRAIN
1"=1'
3

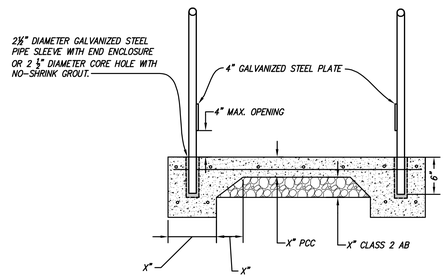
SECTION A-A



CAST-IN-PLACE TRENCH DRAIN
1"=1'
4



ELEVATION



NOTE:
PAINT RAILING WITH PRIMER COAT AND COLOR PER OWNER DIRECTION.

SECTION A-A

ACCESSIBLE RAMP AND HANDRAIL
N.T.S.
5

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CONSTRUCTION DETAILS

C500

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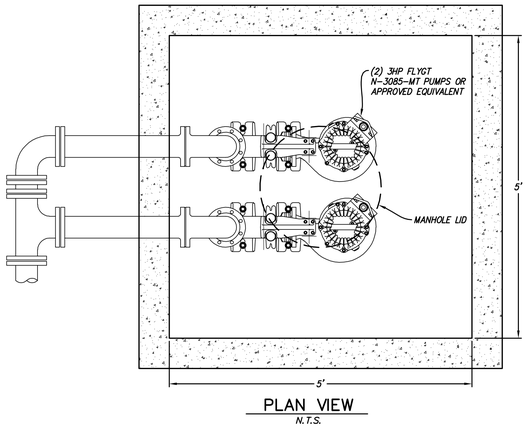
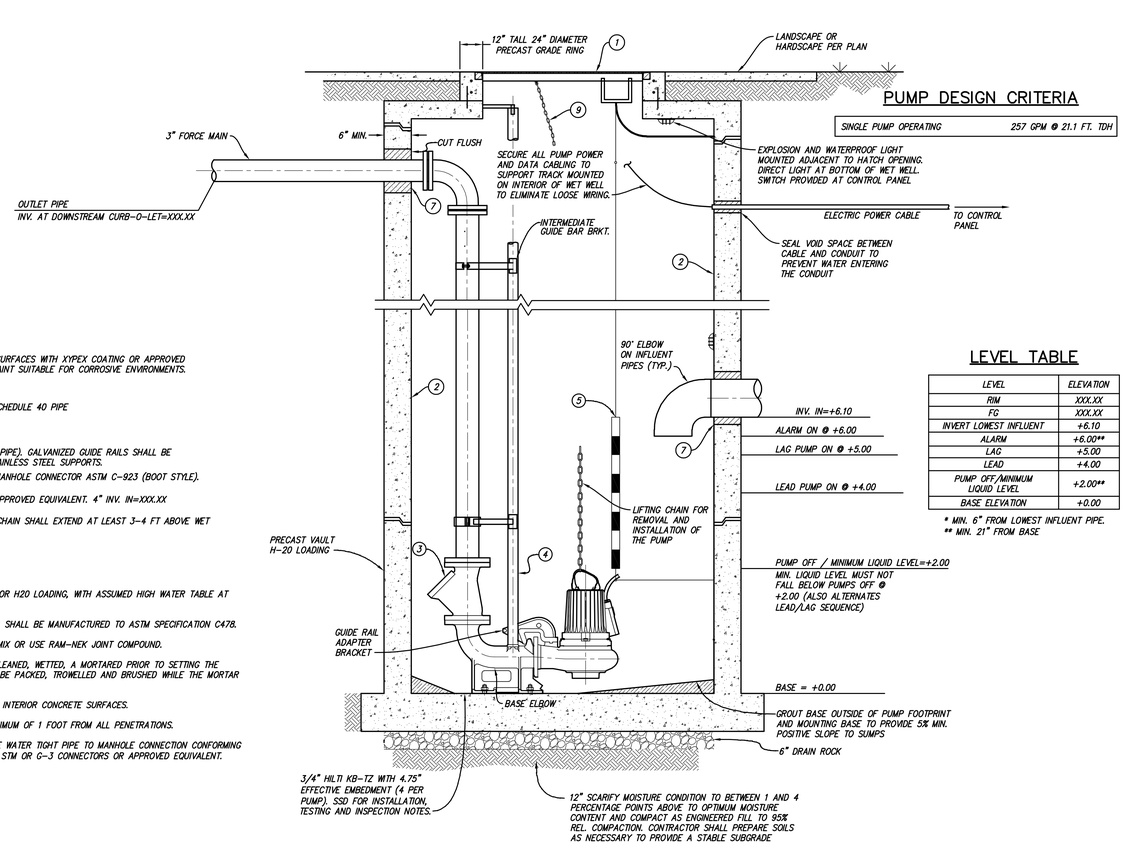


PLAN VIEW
N.T.S.



SECTION A-A
N.T.S.

PUMP DESIGN CRITERIA

SINGLE PUMP OPERATING	257 GPM @ 21.1 FT. TDH

LEVEL TABLE

LEVEL	ELEVATION
RIM	XXX.XX
FG	XXX.XX
INVERT LOWEST INFLUENT	+6.10
ALARM	+6.00**
LAG	+5.00
LEAD	+4.00
PUMP OFF/MINIMUM LIQUID LEVEL	+2.00**
BASE ELEVATION	+0.00

* MIN. 6" FROM LOWEST INFLUENT PIPE.
** MIN. 21" FROM BASE

NOTES:

1. H-20 RATED MANHOLE LID..
2. COAT INTERIOR OF LIFT STATION SURFACES WITH XYPEX COATING OR APPROVED EQUIVALENT. PAINT WITH WHITE PAINT SUITABLE FOR CORROSIVE ENVIRONMENTS.
3. BALL CHECK VALVE.
4. (4) 2" GUIDE BAR, GALVANIZED SCHEDULE 40 PIPE
5. LEVEL PROBE (SEE LEVEL TABLE)
6. (4) 2" GUIDE BAR (SCHEDULE 40 PIPE). GALVANIZED GUIDE RAILS SHALL BE SUPPORTED EVERY 5-FT WITH STAINLESS STEEL SUPPORTS.
7. WATER TIGHT RESILIENT PIPE TO MANHOLE CONNECTOR ASTM C-923 (BOOT STYLE).
8. JOSAM 67724 SWING CHECK OR APPROVED EQUIVALENT. 4" INV. IN=XXX.XX
9. STAINLESS STEEL LIFTING CHAIN. CHAIN SHALL EXTEND AT LEAST 3-4 FT ABOVE WET WELL.

NOTES:

A. PUMP STATION TO BE DESIGNED FOR H20 LOADING, WITH ASSUMED HIGH WATER TABLE AT ELEVATION AT XXX.XX

B. PRECAST PUMP STATION MATERIAL SHALL BE MANUFACTURED TO ASTM SPECIFICATION C478.

C. GROUT JOINTS WITH 1:3 MORTAR MIX OR USE RAM-NEK JOINT COMPOUND.

D. ALL CONCRETE JOINTS SHALL BE LEANED, WETTED, A MORTARED PRIOR TO SETTING THE NEXT SECTION THE JOINTS SHALL BE PACKED, TROWELLED AND BRUSHED WHILE THE MORTAR IS PLASTIC.

E. XYPEX CONCENTRATE COATING ON INTERIOR CONCRETE SURFACES.

F. JOINT LOCATIONS SHALL BE A MINIMUM OF 1 FOOT FROM ALL PENETRATIONS.

G. ALL PIPE PENETRATIONS SHALL BE WATER TIGHT PIPE TO MANHOLE CONNECTION CONFORMING TO ASTM C-923. A-LOK'S Z-LOK STM OR G-3 CONNECTORS OR APPROVED EQUIVALENT.

LIFT STATION 1
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No.	DATE	DESCRIPTION
	8/28/2023	100% DD Set

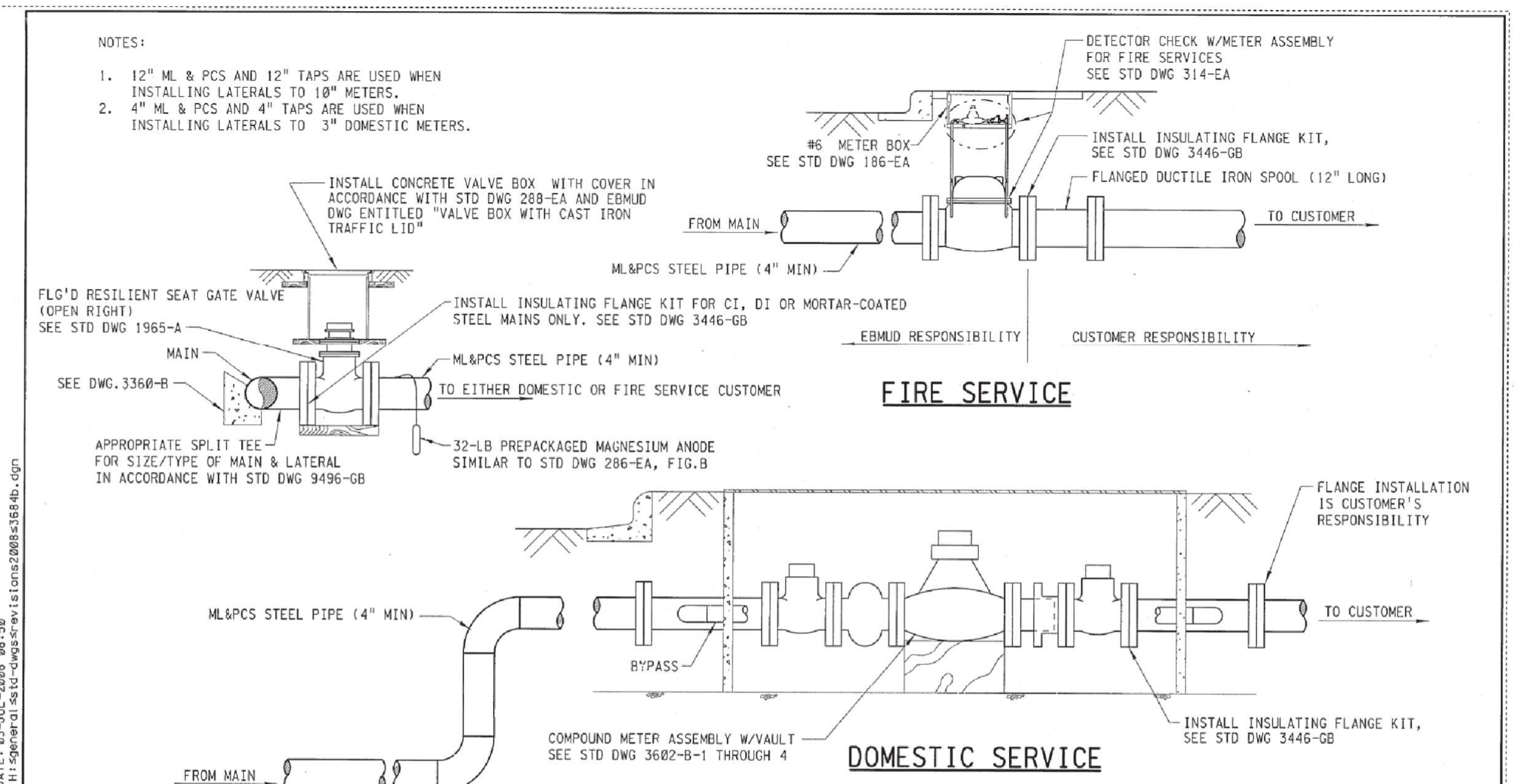
Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

CONSTRUCTION DETAILS

C501

NOTES:

1. 12" ML & PCS AND 12" TAPS ARE USED WHEN INSTALLING LATERALS TO 10" METERS.
2. 4" ML & PCS AND 4" TAPS ARE USED WHEN INSTALLING LATERALS TO 3" DOMESTIC METERS.

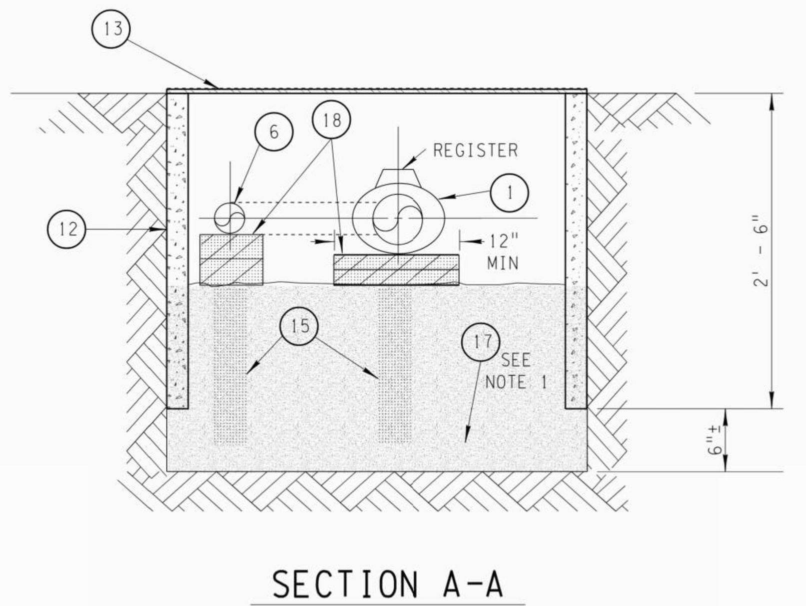


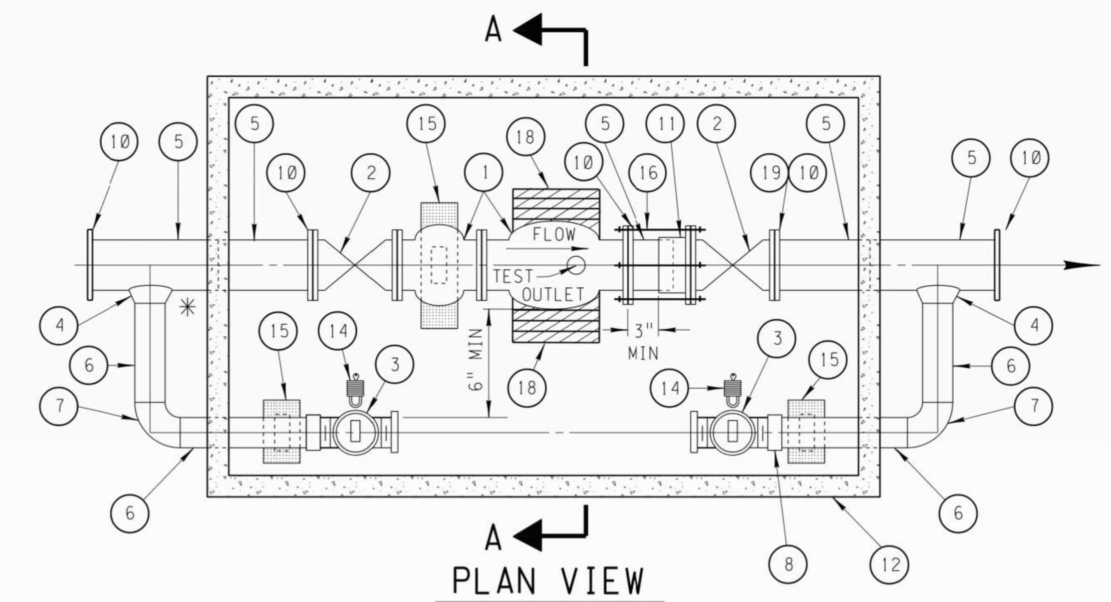
USER: bkolodzi
PLOT DATE: 03-JUL-2008 08:50
FILE: H:sgeneralsstd-dwgssrevisions2008s3684b.dgn

DESIGNED BY D MCINTIRE
DESIGN CHECKED BY R STANTON
DRAWN BY TOM LEE
RECOMMENDED SENIOR CIVIL ENGINEER R.P.E. NO. C 48598
APPROVED MGR. OF DESIGN R.P.E. NO. C 39851

NO.	DATE	REVISION	BY	REC.	APP.
1	30JUNE08	REVISED			

EAST BAY MUNICIPAL UTILITY DISTRICT
OAKLAND, CALIFORNIA
STANDARD DRAWING
MAIN CONNECTION FOR FIRE SERVICES OR 3" AND LARGER DOMESTIC SERVICES
STRUCTURE OR ZONE DESIGNATION ALL
SCALE NONE
DATE
3684-B





MATERIAL LIST

ITEM	REQ'D	DESCRIPTION	REMARKS
1	1	COMPOUND METER, 4", PLATE STRAINER, ATTACHED	
2	2	GATE VALVE, 4", 125 LB, FLG'D, NRS, NUT OPERATOR, OPEN RIGHT	
3	2	CURB STOP, 2", 300 PSI WP, NO LEAD BRASS, W/LOCK WING & PLUG	
4	2	WELDOLET, 2" X 4", RUN	
5	4'±	PIPE, 4" DIA, SCH 40, ML&PCS	SEE NOTE 10
6	9'±	PIPE, 2" DIA, SCH 40, TAPE WRAPPED STEEL	
7	2	90° ELBOW, 2", SCH 40, TAPE WRAPPED STEEL	
8	1	INSULATING UNION	
9	-	-	
10	5	SLIP ON FLANGE, 4" AWWA CLASS D, 150 LB DRILLING	SEE NOTE 10
11	1	FLANGED COUPLING ADAPTER, 4", ROCKWELL STYLE 912	SEE NOTE 10
12	1	METER BOX, PANEL VAULT, 5' X 3' X 2.5' DEEP	
13	1	STEEL DIAMOND PATTERN LID OR QUASITE COVER, AS REQ'D	
14	2	DISTRICT SECURITY LOCK (DFAA2)	
15	AS REQD	REDWOOD BLOCK PIPE SUPPORT, SEE ITEM 18	
16	4	TIE RODS	SEE NOTE 10
17	1/4CYD±	1/4± CUBIC YD ROCK FILL FOR DRAINAGE	
18	AS REQD	2" x 4" REDWOOD BLOCKS TAPEWRAPPED	
19	1	INSULATING FLANGE KIT, 4"	

USER: cdamatta
PLOT DATE: 07-JUN-2020 22:55
FILE: C:sUserssDocumentssStandard-Dwg-Revisionss3602b2v8.dgn

NOTES

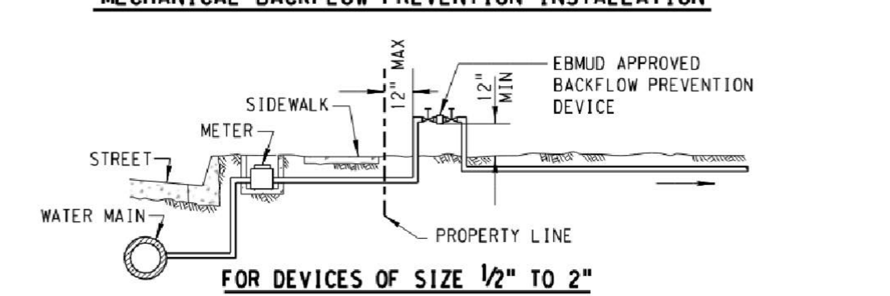
1. MINIMUM 3/4" DRAIN ROCK FILL LEVEL TO BE BOTTOM OF BOX.
2. TAPE WRAP ALL BURIED BARE STEEL AND BYPASS PIPING.
3. METER VAULTS FOR 3" AND 4" COMPOUND METERS TO BE 3'X 5'X 2.5' DEEP.
4. BYPASS VALVES MUST BE ACCESSIBLE AND OPERABLE FROM INSIDE VAULT.
5. NO VEHICLE TRAFFIC ON VAULTS.
6. REMOTE READERS SHALL BE INSTALLED ON METERS.
*7. WHEN POSSIBLE, WELDOLETS TO BYPASS PIPING SHOULD BE POSITIONED INSIDE VAULT.
8. IF THE DEVICE LAYOUT AS SHOWN CANNOT FIT IN THE EXISTING METER BOX, THEN CONTACT THE METER SHOP FOR A REVISED LAYOUT.
9. COAT ALL UNCOATED METALIC SURFACES OF PIPE, FITTINGS, BOLTS AND NUTS WITH PETROLATUM WAX TAPE PER EBMUD STANDARD, SPECIFICATION 09961.1.
10. ITEMS 5,10,11 AND 16 ARE AVAILABLE AS A COMPLETE DISMANTLING JOINT ASSEMBLY.

REVISED JUNE 5, 2020 DJB
REVISED JULY 26, 2005 RES

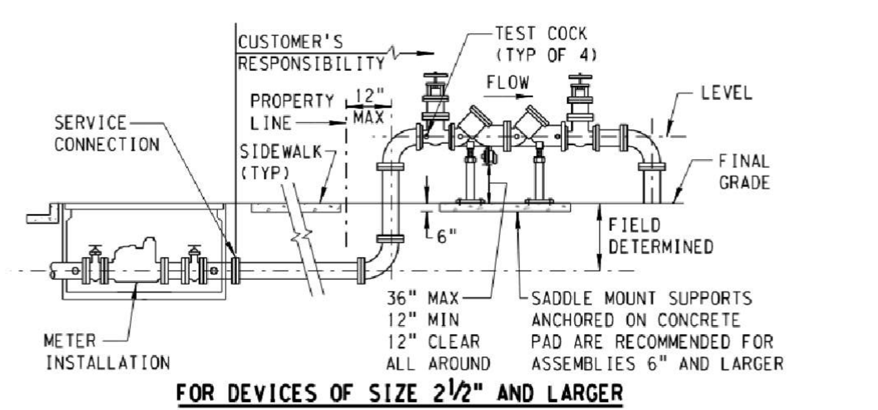
DESIGNED BY P.A. JOHNSON
DESIGN CHECKED BY E.J. CARVILLE
DRAWN BY W. MCALEER TOM LEE
RECOMMENDED SENIOR CIVIL ENGINEER R.P.E. NO. C 36285 P.A.C.
APPROVED MGR. OF DESIGN R.P.E. NO. C 39851 D.L.P.

EAST BAY MUNICIPAL UTILITY DISTRICT
OAKLAND, CALIFORNIA
STANDARD DRAWING
4" COMPOUND METER SETTING WITH 2" BYPASS
AUTOMATIC METER READING COMPATIBILITY
STRUCTURE OR ZONE DESIGNATION ALL
SCALE NONE
DATE 04 DEC 89
3602-B-2

MECHANICAL BACKFLOW PREVENTION INSTALLATION



FOR DEVICES OF SIZE 1/2" TO 2"



FOR DEVICES OF SIZE 2 1/2" AND LARGER

NOTES:

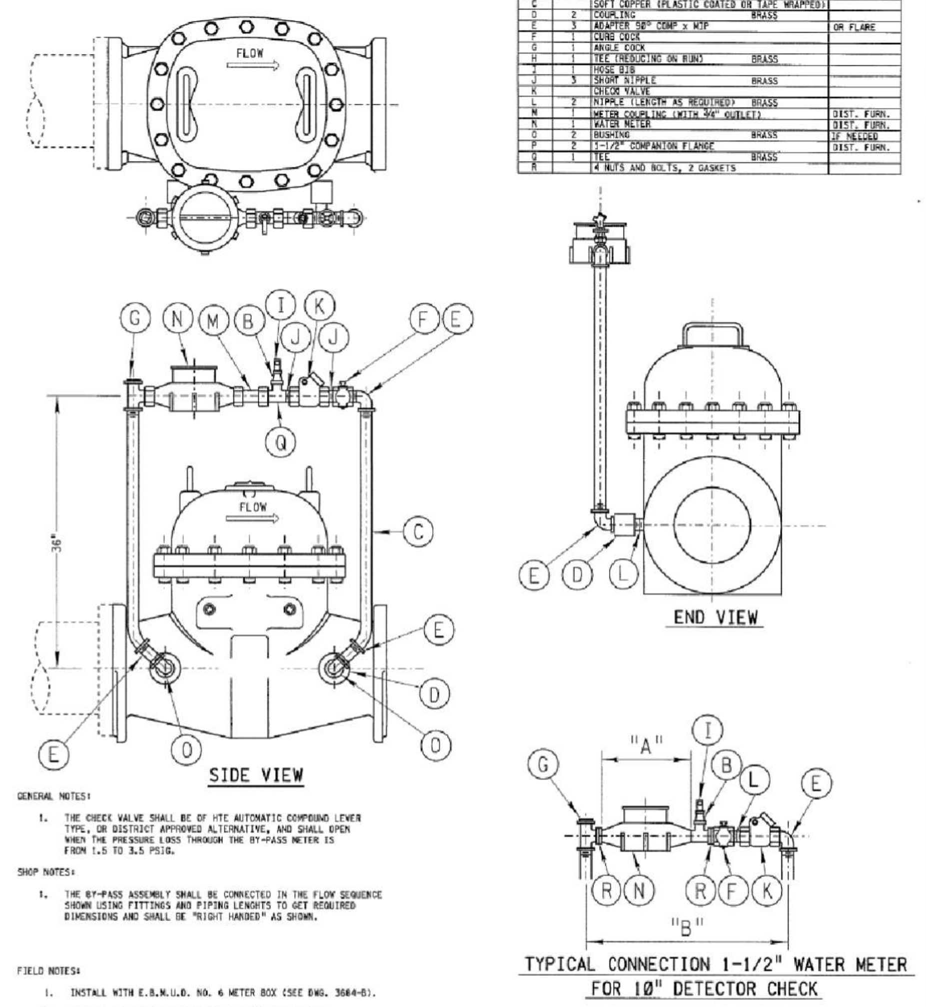
1. USE ONLY BACKFLOW ASSEMBLIES THAT ARE APPROVED BY THE EBMUD BACKFLOW SECTION.
2. THE SUPPLY SHALL SURFACE AT A DISTANCE OF NO MORE THAT 12 INCHES FROM THE PROPERTY LINE.
3. REDUCED PRESSURE PRINCIPLE (RPs) ASSEMBLIES SHALL BE INSTALLED IN AREAS WITH ADEQUATE DRAINAGE.
4. NO CONNECTIONS WILL BE ALLOWED BETWEEN THE SERVICE CONNECTION (WATER METER) AND THE BACKFLOW ASSEMBLY.
5. HEIGHT OF THE BACKFLOW ASSEMBLY SHALL BE AT LEAST 12" ABOVE GRADE TO THE BOTTOM OF THE ASSEMBLY (A MAXIMUM OF 36" ABOVE GRADE) AND A 12" PERIMETER AROUND THE ASSEMBLY.
6. ALL SERVICES WITH A BACKFLOW ASSEMBLY REQUIRE A PRESSURE RELIEF VALVE (PRV) ON WATER HEATERS.
7. PROTECTION FROM FREEZE DAMAGE OR THEFT MIGHT BE NECESSARY IN EXPOSED AREAS.
8. VAULT INSTALLATION OF DOUBLE-CHECK VALVES (DC) MAY BE USED IN CERTAIN LOCATIONS AND ONLY WITH PRIOR APPROVAL OF THE DISTRICT. SEE STANDARD DRAWINGS 1928-A AND 1930-A.
9. INSTALL DIRECTLY AFTER THE SERVICE CONNECTION AS SHOWN ABOVE. OBTAIN APPROVAL PRIOR TO INSTALLATION IF THERE IS ANY DEVIATION.

DESIGNED BY EBMUD
DESIGN CHECKED BY
DRAWN BY BK
CORROSION CHECK BY
SENIOR MECHANICAL ENGINEER R.P.E. NO. M29694
RECOMMENDED MGR PIPELINE INFRA R.P.E. NO. C45598
APPROVED, DIRECTOR OF ENGINEERING R.P.E. NO. C44782

EAST BAY MUNICIPAL UTILITY DISTRICT
OAKLAND, CALIFORNIA
STANDARD DRAWING
MECHANICAL BACKFLOW PREVENTION INSTALLATION METHODS FOR WATER SERVICES
STRUCTURE OR ZONE DESIGNATION
SCALE NONE
DATE 23 SEP 14
1931-A-1

MATERIAL LIST

ITEM	REQ'D.	DESCRIPTION		REMARKS
B	1	3/4" x 1/2" BUSHING		
C		SOFT COPPER (PLASTIC COATED OR TAPE WRAPPED)		
D	2	COUPLING	BRASS	
E	3	ADAPTER 90° COMP x MIP		OR FLARE
F	1	CURB COCK		
G	1	ANGLE COCK		
H	1	TEE (REDUCING ON RUN)	BRASS	
I	1	HOSE BIB		
J	3	SHORT NIPPLE	BRASS	
K		CHECK VALVE		
L	2	NIPPLE (LENGTH AS REQUIRED)	BRASS	
M	1	METER COUPLING (WITH 3/4" OUTLET)		DIST. FURN.
N	1	WATER METER		DIST. FURN.
O	2	BUSHING	BRASS	IF NEEDED
P	2	1-1/2" COMPANION FLANGE		DIST. FURN.
Q	1	TEE	BRASS	
R		4 NUTS AND BOLTS, 2 GASKETS		



GENERAL NOTES:

1. THE CHECK VALVE SHALL BE OF HTE AUTOMATIC COMPOUND LEVER TYPE, OR DISTRICT APPROVED ALTERNATIVE, AND SHALL OPEN WHEN THE PRESSURE LOSS THROUGH THE BY-PASS METER IS FROM 1.5 TO 3.5 PSIG.

SHOP NOTES:

1. THE BY-PASS ASSEMBLY SHALL BE CONNECTED IN THE FLOW SEQUENCE SHOWN USING FITTINGS AND PIPING LENGHTS TO GET REQUIRED DIMENSIONS AND SHALL BE "RIGHT HANDED" AS SHOWN.

FIELD NOTES:

1. INSTALL WITH E.B.M.U.D. NO. 6 METER BOX (SEE DWG. 3684-B).
2. INSTALL FLANGE INSULATION KIT AT MAIN IF MAIN IS METALLIC, OTHER THAN PLASTIC-COATED STEEL.
3. COAT ALL METALLIC PIPE AND FITTINGS WITH MASTIC PER E.B.M.U.D. SPECIFICATIONS.
4. INSTALL PACKAGED 32 LB. ANODE TO LATERAL PER DWG. 286-EA, FIG. B.
5. INSTALLATION PER DWG. 3684-B.

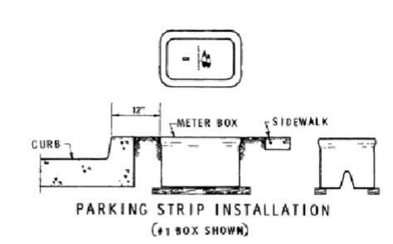
DETECTOR CHECK SIZE	METER SIZE	PIPE & FITTING SIZE	LENGTH "A"	LENGTH "B"
4"	5/8" x 3/4"	3/4"		
6"	5/8" x 3/4"	3/4"	a	
8"	1"	1"		
10"	1-1/2" FLG.	1-1/2"	b (14-1/4"	28"

a. BETWEEN FITTING ENDS
b. BETWEEN NIPPLE ENDS

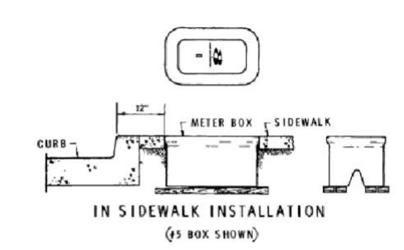
REVISED JULY 26, 2005 RES

DESIGNED BY EBMUD
DESIGN CHECKED BY W. HARRIS
DRAWN BY J. GIOVANNINI
RECOMMENDED MGR. OF DESIGN R.P.E. NO. C L.S. HENTZBERG
APPROVED, DIRECTOR OF ENGINEERING R.P.E. NO. C W.F. ANTON

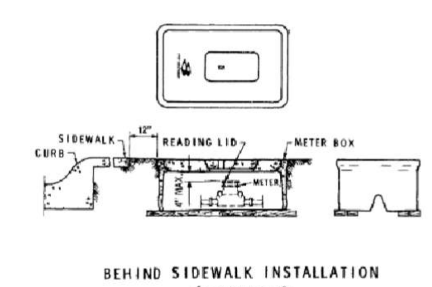
EAST BAY MUNICIPAL UTILITY DISTRICT
OAKLAND, CALIFORNIA
STANDARD DRAWING
DETECTOR CHECK METERS ASSEMBLY
STRUCTURE OR ZONE DESIGNATION —
SCALE NONE
DATE 01 OCT 74
314-EA



PARKING STRIP INSTALLATION
(#1 BOX SHOWN)



IN SIDEWALK INSTALLATION
(#5 BOX SHOWN)



BEHIND SIDEWALK INSTALLATION
(#6 BOX SHOWN)

NOTES:

1. ALL METER BOXES MUST BE SET TRUE, PERPENDICULAR TO STREET AND FLUSH WITH EXISTING SURFACE.
2. METER BOXES WILL NOT SUPPORT VEHICLE WHEEL LOAD, UNLESS RATED FOR H 20 TRAFFIC.
3. SPACE BETWEEN BOXES IN MULTIPLE METER INSTALLATION SHALL BE 2".
4. AVOID SETTING METER BOXES IN TRAVELED WALKWAYS, DRIVEWAYS WHEREVER POSSIBLE.
5. DO NOT SET METER BOXES ON PRIVATE PROPERTY.
6. ALL METER BOXES ARE COMMERCIAL PRODUCTS. SHAPE AND DIMENSIONS MAY VARY.
7. METER BOXES FOR 1-1/2" AND 2" SERVICES SHALL REST ON 2"x8"x12" REDWOOD BLOCKS, 4 EACH FOR #5 AND #6 BOXES, AND 2 EACH FOR #1 BOX.
8. READING LIDS SHOULD BE WITHIN 4" OF BOX COVER.
9. BOXES AVAILABLE IN CONCRETE AND LIGHT-WEIGHT POLYMERIC CONCRETE.

METER BOX DIMENSIONS

SERVICE LATERAL	BOX NO.	DIMENSIONS (INCHES)		
		LENGTH	WIDTH	HEIGHT
3/4"	1	18 TO 19 1/2	11 TO 13 3/4	12
1"	5	22 TO 24	13 TO 14	11 TO 12
1-1/2" TO 2"	6	31-3/4 TO 36	20 TO 24	12

REVISED 17 MARCH 89 D.A.B.
APPROVED CHIEF ENGINEER

NO.	DATE	REVISION	BY	REC.	APP.
3	3 MAR 11	REVISED - CHANGE "METER" COLUMN TO "SERVICE LATERAL"	MB	ST	AST
2	30JUNE08	REVISED	JM	ST	AST

DESIGN BY EBMUD
DRAWN BY J. GIOVANNINI

EAST BAY MUNICIPAL UTILITY DISTRICT
OAKLAND, CALIFORNIA
STANDARD DRAWING
METER BOX INSTALLATIONS
#1, #5, AND #6 METER BOXES
SCALE NONE
DATE 1 MAR 73
186-EA

SANDIS
BUILD ON.
SANDIS.NET
Civil Engineers | Surveyors | Planners
636 9th Street
Oakland, CA 94607
sandis.net
510.873.8866

Sandis Project Number 622032
Contact Michael Kuykendall
Email mkuykendall@sandis.net
Principal Michael Kuykendall
Designer Nicholas Chandler

Gilbane
Developer
Gilbane Development Company
649 Mission Street
5th Floor
San Francisco, CA
94105 gilbaneco.com

2115 KITTREDGE ST.
BERKELEY, CA 94704

No.	DATE	DESCRIPTION
	8/28/2023	100% DD Set

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CONSTRUCTION DETAILS

C502

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Printed 9/7/2023 8:13:04 PM
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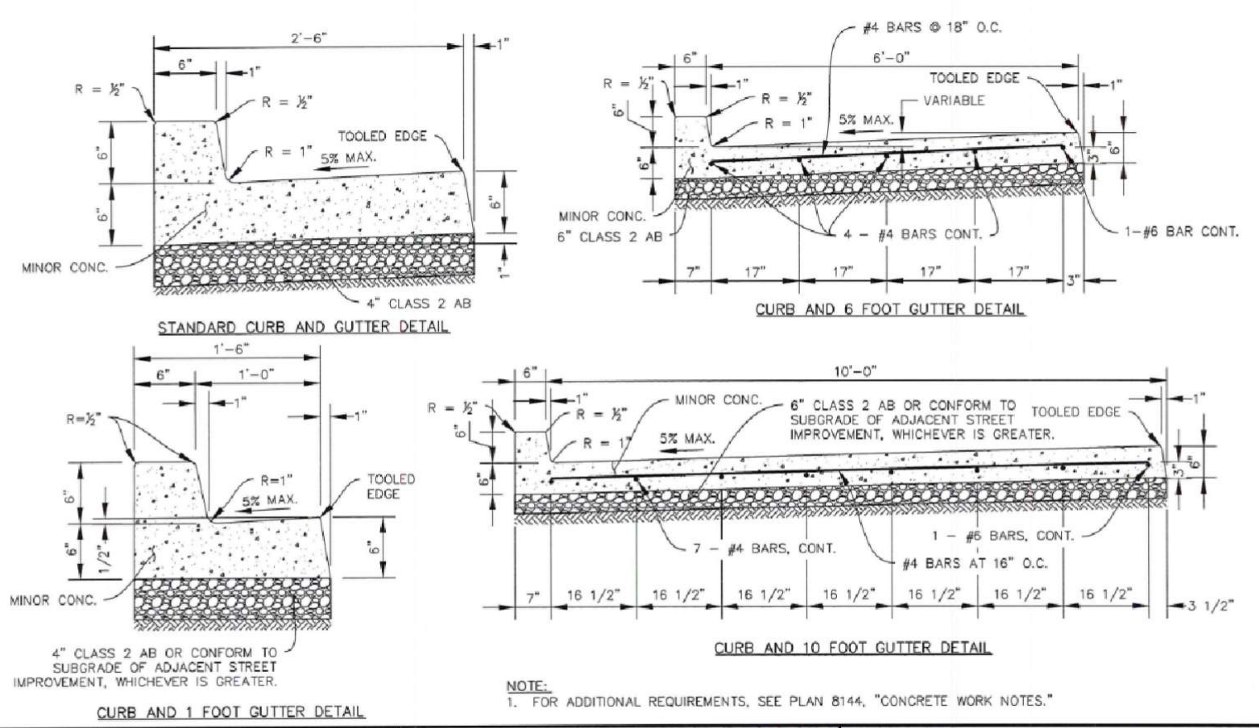
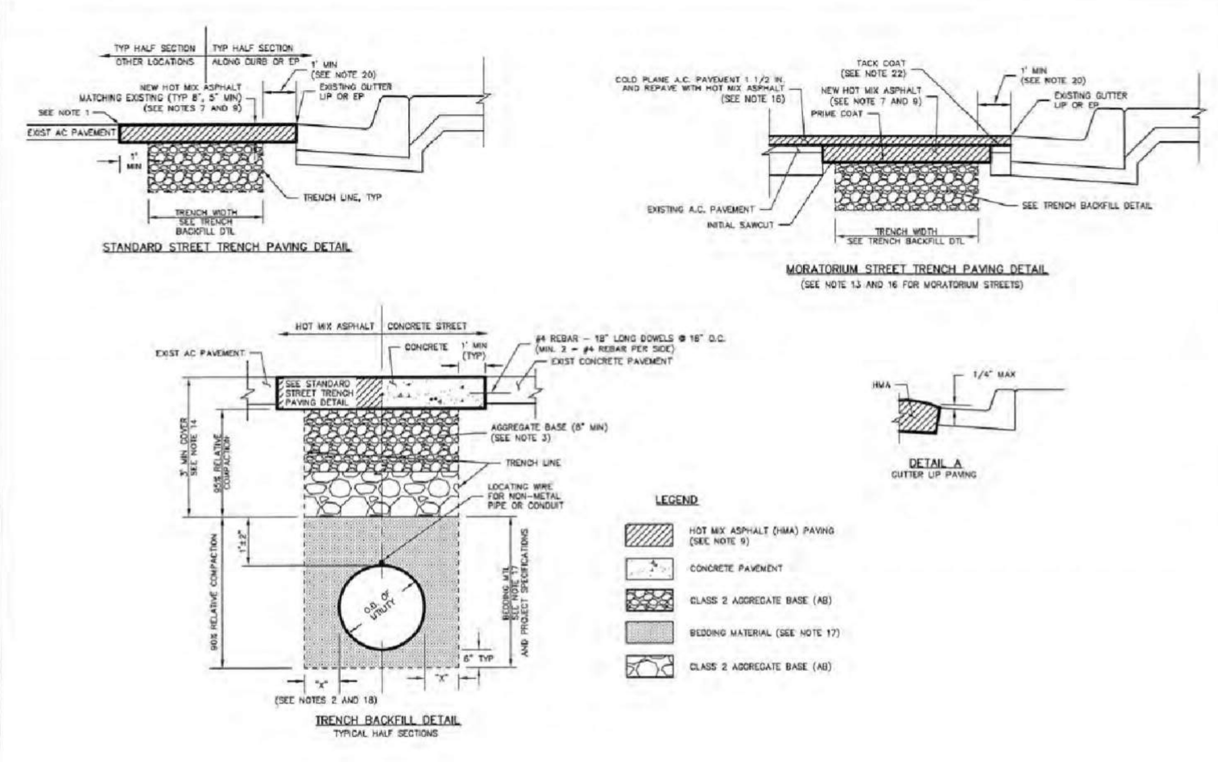


NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

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



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

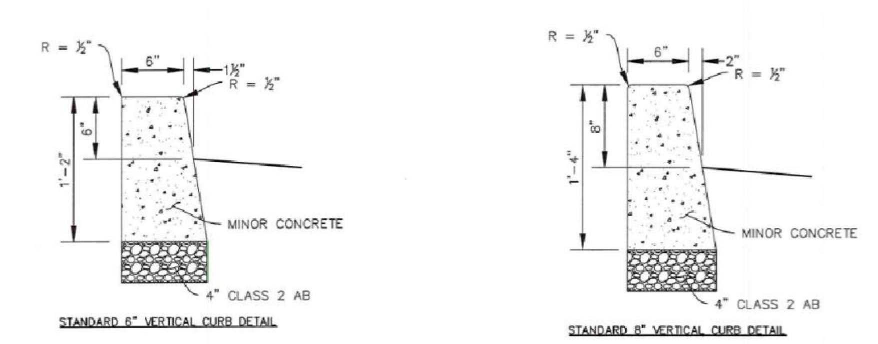
NOTES:

1. TRENCH EXCAVATION IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF BERKELEY GENERAL REGULATIONS FOR TRENCH EXCAVATION AND SURFACE RESTORATION IN THE PUBLIC RIGHT OF WAY. CUT THROUGH THE FULL DEPTH OF EXISTING SURFACING TO A NEAT STRAIGHT LINE AT LEAST 1.0 FOOT OUTSIDE THE TRENCH LINE. RECUT PAVEMENT EDGES DAMAGED DURING CONSTRUCTION TO NEAT LINES PRIOR TO PAVING. APPLY PAINT BINDER (TACK COAT) TO ALL VERTICAL SURFACES IN ACCORDANCE WITH THE LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.
2. MINIMUM WIDTH OF TRENCH SHALL BE IN ACCORDANCE WITH THE DIMENSION SHOWN ON THE TRENCH BACKFILL DETAIL. DIMENSIONS "X" IS SHOWN BELOW FOR THE UTILITY "O.D."

UTILITY O.D.	"X" MIN
UNDER 1.0'	0.5'
1.0' TO 4.5'	1.0'
OVER 4.5'	2.0'

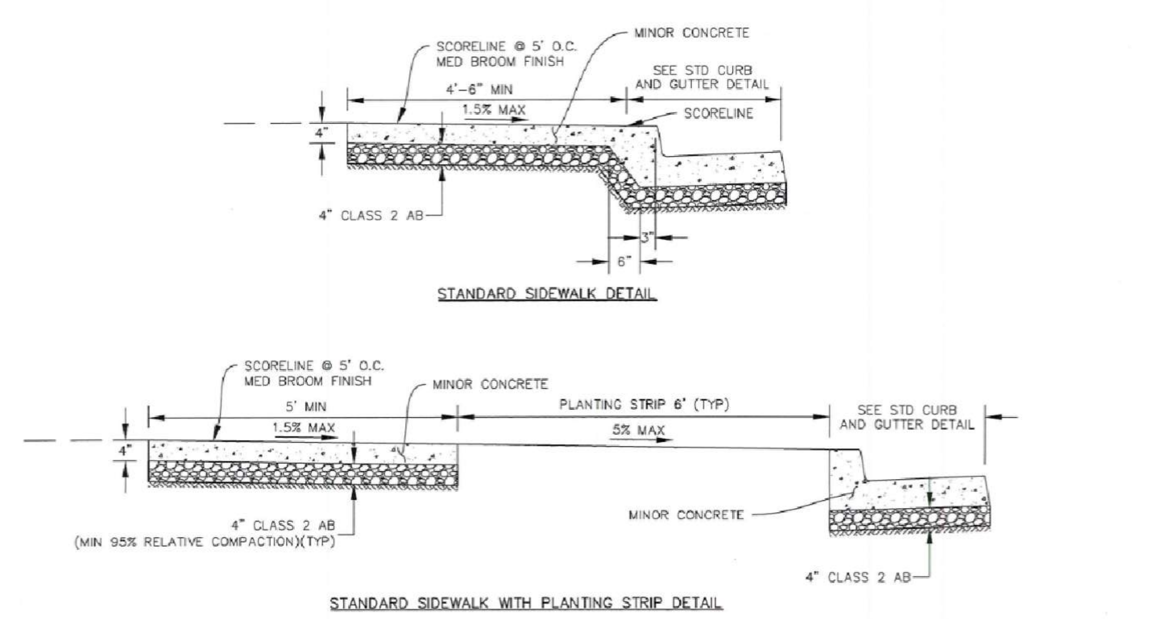
3. CLASS 2 AGGREGATE BASE (AB) SHALL BE INSTALLED IMMEDIATELY BELOW THE PAVEMENT SECTION TO BE REPLACED. THE AB QUALITY, GRADATION AND THE METHOD OF INSTALLATION SHALL BE IN CONFORMANCE WITH SECTION 26 OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION. THE DEPTH OF THE AB SHALL BE IN ACCORDANCE WITH THE TRENCH BACKFILL DETAIL. 95% RELATIVE COMPACTION IS REQUIRED.
4. RELATIVE COMPACTION SHALL BE DETERMINED BY CALIFORNIA TEST NUMBER 231 (NUCLEAR GAUGE) OR APPROVED EQUAL. PERMITTEE SHALL ARRANGE AND PAY FOR THE TEST FOR RELATIVE COMPACTION WHEN ORDERED BY THE ENGINEER. THE TEST SHALL BE PERFORMED BY A QUALIFIED MATERIAL TESTING LABORATORY AND TEST RESULTS BE SUBMITTED TO ENGINEERING FORTY-EIGHT (48) HOURS IN ADVANCE OF PERMANENT PAVING OPERATION.
5. PERMITTEE SHALL PLACE TEMPORARY BITUMINOUS RESURFACING TWO (2) INCHES IN THICKNESS OVER THE COMPACTED BACKFILL AREAS. GREATER THICKNESS MAY BE REQUIRED FOR MAJOR INTERSECTIONS AND OTHER CRITICAL AREAS BY THE ENGINEER AS NECESSARY. STEEL PLATES MAY BE USED AS AN ALTERNATIVE IF APPROVED BY ENGINEER.
6. TEMPORARY BITUMINOUS RESURFACING (CUT-BACK) SHALL BE MECHANICALLY COMPACTED IN PLACE TO A UNIFORM, EVEN SURFACE AND SHALL BE TRUE TO STREET GRADE AND CROSS SECTION. THE PERMITTEE SHALL REGULARLY INSPECT AND MAINTAIN THE TEMPORARY BITUMINOUS RESURFACING UNTIL THE EXCAVATION IS PERMANENTLY PAVED. THE SURFACING SHALL NOT VARY TO MORE THEN 1/2" FROM THE EDGE OF A 10 FOOT STRAIGHT EDGE. UPON NOTIFICATION, THE PERMITTEE SHALL CORRECT THE SURFACE DEFICIENCY WITHIN 48 HOURS. LOOSE ROCKS AND OTHER DEBRIS GENERATED FROM TEMPORARY RESURFACING OPERATIONS SHALL BE IMMEDIATELY REMOVED FROM THE WORKSITE.
7. TEMPORARY BITUMINOUS RESURFACING SHALL BE REMOVED BEFORE PLACEMENT OF FINAL PAVING. FINAL PAVING SHALL BE MINIMUM FIVE (5) INCHES THICK OR SAME AS THE EXISTING PAVEMENT, WHICHEVER IS GREATER. THE PAVEMENT SHALL BE PLACED ON UNDISTURBED PREVIOUSLY COMPACTED BACKFILL AREAS.
8. PAVEMENT OUTSIDE OF THE FINAL CUT LINE DAMAGED BY THE PERMITTEE'S OPERATIONS SHALL BE REMOVED BY SAW-CUTTING IN LINES PERPENDICULAR OR PARALLEL TO THE ORIGINAL TRENCH LINES. NO DIAGONAL CUTS WILL BE PERMITTED.
9. HOT MIX ASPHALT (HMA) SHALL BE TYPE A IN CONFORMANCE WITH SECTION 39 OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS, UNLESS OTHER WISE SPECIFIED IN THE ENCROACHMENT PERMIT CONDITIONS OR AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT. HMA SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
10. THE TOP 1 1/2" OF HMA SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 1/2" UNLESS OTHERWISE SPECIFIED. THE HMA BENEATH THE TOP LAYER SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 3/4".
11. UPON COMPLETION OF PAVING OPERATIONS THE PERMITTEE SHALL IMMEDIATELY REPLACE ALL PAVEMENT MARKING AND TRAFFIC STRIPING DAMAGED OR REMOVED BY HIS OPERATIONS. PAVEMENT MARKINGS AND TRAFFIC STRIPINGS SHALL BE REPLACED IN KIND OR WITH SUBSTITUTE MATERIAL APPROVED BY THE ENGINEER.
12. WHEN ANY PORTION OF THE CURB AT A LEGAL PEDESTRIAN CROSSWALK OR ANY PORTION OF THE SIDEWALK IN IMMEDIATE CONTACT WITH SUCH CURB IS REMOVED BY THE PERMITTEE OPERATIONS, THE PERMITTEE SHALL CONSTRUCT, AS PART OF HIS REPLACEMENT OPERATIONS, A CURB RAMP AS SHOWN IN CITY OF BERKELEY STANDARD DETAIL NO. 6780.
13. EXCAVATION ON STREETS RECONSTRUCTED OR RESURFACED WITHIN THE LAST 5 YEARS WILL NOT BE PERMITTED EXCEPT FOR CONDITIONS ENUMERATED IN THE CITY OF BERKELEY GENERAL REGULATIONS AND FOR TRENCH EXCAVATION AND SURFACE RESTORATION IN THE PUBLIC RIGHT OF WAY.
14. MINIMUM COVER OVER UTILITIES IS GOVERNED BY THE CALIFORNIA PUBLIC UTILITIES COMMISSION. UTILITY OWNERS SHALL CONSIDER PLACING THEIR UTILITY LINE AT A GREATER DEPTH TO AVOID FUTURE RELOCATION DUE TO STREET/ROAD RECONSTRUCTION. THE INCREASED DEPTH SHOULD INCLUDE SUFFICIENT CLEARANCE BETWEEN THE UTILITY AND PAVEMENT STRUCTURAL SECTION UPGRADE TO PREVENT DAMAGE BY CONSTRUCTION EQUIPMENT. THE PUBLIC WORKS DEPARTMENT RECOMMENDS A MINIMUM OF 36 INCHES OF COVER BELOW THE PAVEMENT SURFACE IN ROADWAYS AND 24 INCHES BELOW FINISH GRADE IN SIDEWALKS AND OTHER PUBLIC RIGHT OF WAY.
15. RESTORATION OF THE TRENCH EXCAVATION ON CALTRANS RIGHT OF WAY (SAN PABLO AVE., ASHBY AVE., AND TUNNEL RD.) SHALL BE IN ACCORDANCE WITH CALTRANS ENCROACHMENT PERMIT.
16. RESTORE PAVEMENT AS FOLLOWS: FOR TRENCHES PARALLEL WITH THE CENTERLINE OF THE STREET, COLD PLANE AND REPAVE THE LANE IN WHICH THE TRENCH LIES. FOR TRANSVERSE TRENCHES, COLD PLANE AND REPAVE 1/2 LANE WIDTH ON EACH SIDE OF THE TRENCH. FOR BELL HOLES, COLD GRIND AND PAVE 1 LANE WIDTH ON EACH SIDE OF THE EXCAVATION. PRIOR TO COLD PLANING, THE TRENCH SHALL BE PAVED IN 3 INCH MAXIMUM LIFTS TO THE ORIGINAL SURFACE GRADES OR TO WITHIN 1 1/2 INCHES OF THE EXISTING SURFACE. IF THE CONTRACTOR ELECTS TO PAVE WITHIN 1 1/2 INCHES OF THE EXISTING SURFACE, THE REMAINING 1 1/2 INCHES MUST BE PAVED WITH CUT BACK ASPHALT UNTIL THE SURFACE IS PLANED. FINAL PAVING SHALL COMMENCE WITHIN 3 DAYS AFTER COLD GRINDING. ALL LOOSE MATERIAL SHALL BE REMOVED FROM THE AREA TO BE REPAVED PRIOR TO REPAVING.
17. BEDDING MATERIAL SHALL BE CLASS 2 AB OR CRUSHED ROCK PER 2015 GREENBOOK, TABLE 200-1.2.1(A), 3/4" SIEVE SIZE. ALTERNATIVE MATERIALS SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT. IN NO CASE SHALL "PEA" GRAVEL BE ALLOWED. A MAXIMUM OF 6 INCHES OF SAND MAY BE USED AS A BEDDING MATERIAL FOR COMMUNICATION, GAS AND ELECTRIC CONDUITS ONLY.
18. FOR GAS, ELECTRIC AND COMMUNICATION CONDUITS WITH AN OUTSIDE DIAMETER EQUAL TO OR LESS THAN 4 INCHES, THE TRENCH WIDTH MAY BE REDUCED TO NO LESS THAN 12 INCHES.
19. UNSUITABLE NATIVE MATERIAL SHALL BE EXCAVATED BELOW THE LIMIT OF EXCAVATION AND REPLACED WITH SUITABLE BACKFILL MATERIAL WHEN DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
20. WHERE THE TRENCH PARALLELS CURB AND THE NEAREST TRENCH LINE IS LESS THAN 3 FEET FROM THE GUTTER LIP, ALL EXISTING HMA SHALL BE REPLACED TO THE GUTTER LIP.
21. SLURRY CEMENT BACKFILL SHALL COMPLY WITH SECTION 19-3.02E OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS.
22. APPLY PAINT BINDER (TACK COAT) TO ALL EXISTING AC AND CONCRETE SURFACES IN ACCORDANCE WITH THE LATEST EDITION OF CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS.

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



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

STANDARD DETAIL VERTICAL CONCRETE CURB	SUBMITTED: Don Zrby, SUPERVISING CIVIL ENGINEER	DATE: 2/27/17 R.C.E. 64582	CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS		
	APPROVED: MANAGER OF ENGINEERING	DATE: 2/28/17 R.C.E. 66014	DESIGN: HEI DRAWN: HEI CHECK: MS	DATE: 01/26/17 SCALE: N.T.S. BOOK:	PLAN: 8146 FILE: 20B-158 SHEET: 1 OF 1



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

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

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Sandis Project Number 622032
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Email mkuykendall@sandis.net
Principal Michael Kuykendall
Designer Nicholas Chandler

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Developer
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649 Mission Street
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94105 gilbaneco.com

2115 KITTREDGE ST.
BERKELEY, CA 94704

No.	DATE	DESCRIPTION
	8/28/2023	100% DD Set

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CONSTRUCTION DETAILS

C503

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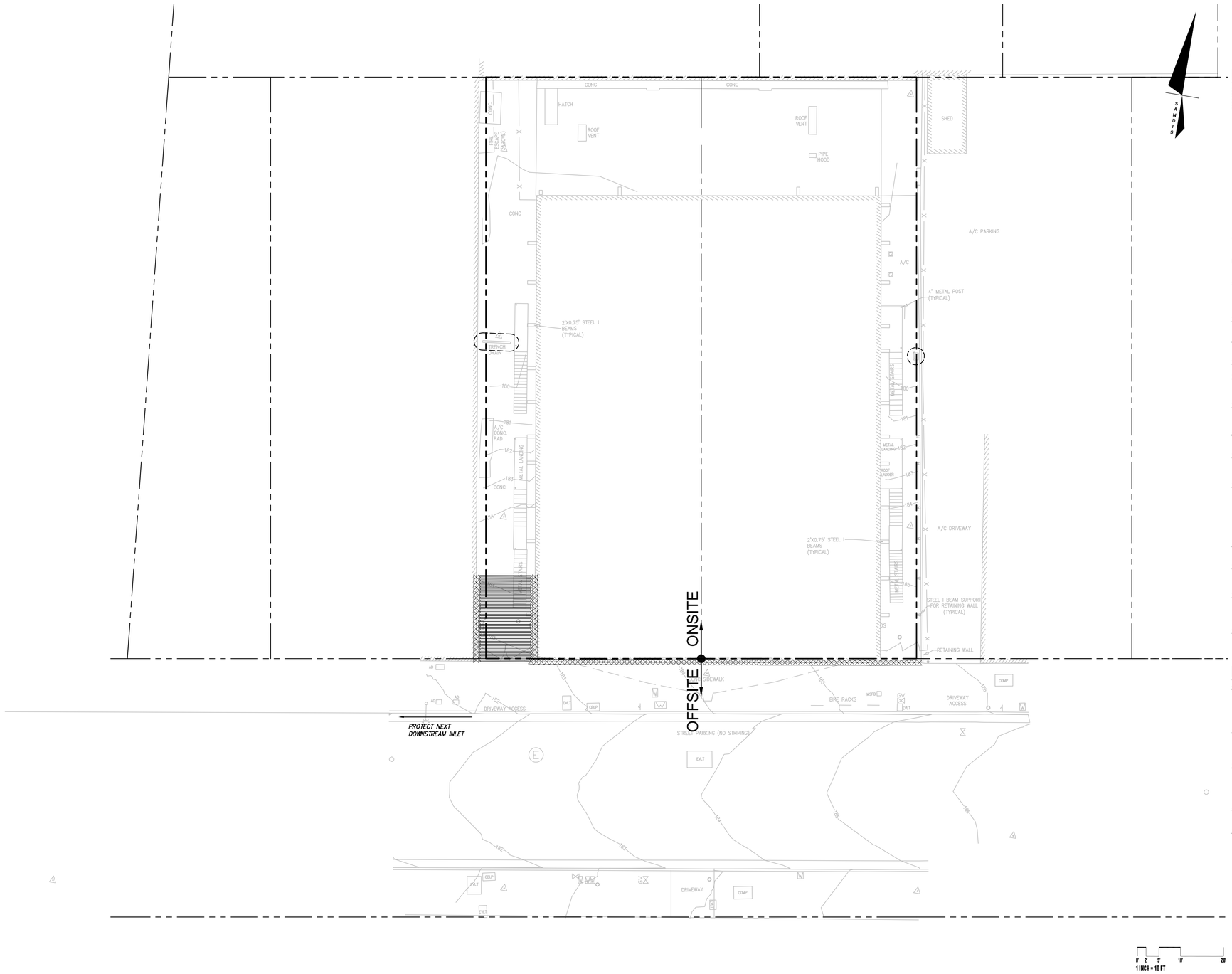

LEGEND

STABILIZED EXIT 4

FIBER ROLL 3

INLET PROTECTION 1 2

WATER POLLUTION CONTROL NOTES:

A. THIS PLAN IS FOR STORMWATER POLLUTION CONTROL DURING CONSTRUCTION IF NO SWPPP IS REQUIRED. IF A SWPPP FOR THE PROJECT HAS BEEN ISSUED THE PROJECT SWPPP OVERRIDES ANYTHING SHOWN ON THIS PLAN.

B. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.

C. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.

D. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.

E. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.

F. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.

G. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.

H. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.

I. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.

J. STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONTRACTOR. COORDINATE WITH SITE QSP.

K. ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE, ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.

L. STREET SWEEPING SHALL BE CHECKED DAILY TO ENSURE DEPOSITED SEDIMENT AND DEBRIS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE REGENERATIVE VACUUM STREET CLEANER TO MITIGATE AIR AND WATER POLLUTION.

M. RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.

PROJECT SITE MAINTENANCE

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.

2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.

3. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.

4. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.

5. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.

0' 2' 5' 10' 20'
1 INCH = 10 FT

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Sandis Project Number	622032
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Principal	Michael Kuykendall
Designer	Nicholas Chandler

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Developer
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No.	DATE	DESCRIPTION
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WATER POLLUTION CONTROL DRAWING

C600

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Plotted: Sep 07, 2023
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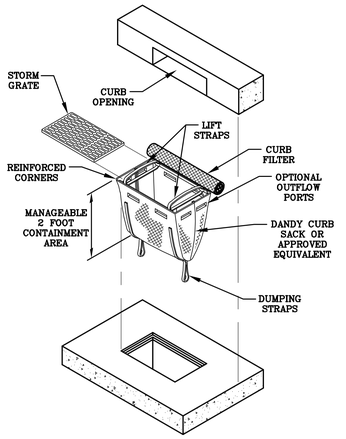

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

DETAIL 1

CURB INLET SEDIMENT SACK

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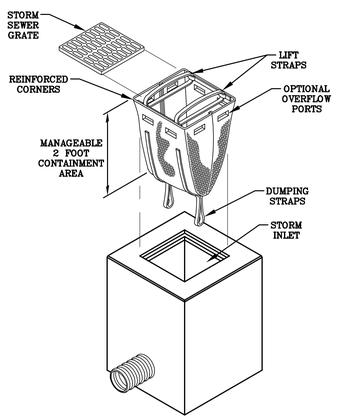
DANDY SACK™



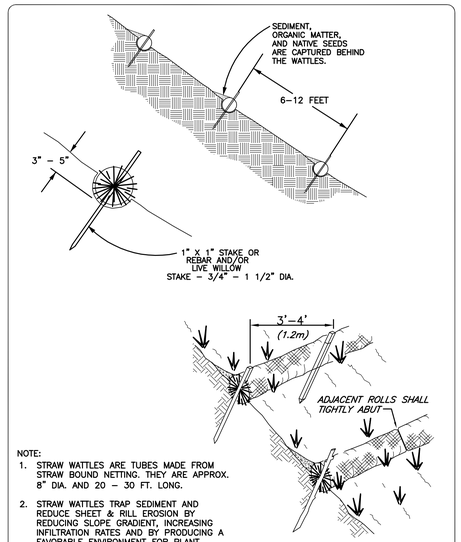
NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY– PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

DETAIL 2

DROP INLET SEDIMENT BARRIER

© DANDY CURB SACK



NOTE:

1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

DETAIL 3

STRAW WATTLES

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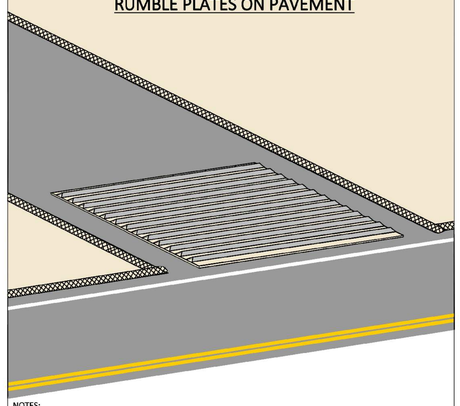
RUMBLE PLATES ON PAVEMENT



NOTES:

1. USE CORRUGATED STEEL PLATES ON PAVEMENT TO PROVIDE A STABILIZED ENTRANCE AND EXIT FOR VEHICLES.
2. CLEAN PLATES REGULARLY TO MAINTAIN EFFECTIVENESS.
3. MAINTAIN DUST CONTROL AND IMPLEMENT STREET SWEEPING AND VACUUMING AS NEEDED.

DETAIL 4

RUMBLE PLATES ON PAVEMENT

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WATER POLLUTION CONTROL DETAILS

C601

Bay-Friendly Basics Landscape Checklist

This Bay-Friendly Basics Checklist is for all new construction and renovation of landscapes that are 2,500 square feet of irrigated area or greater and require a permit. The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is considered a minimum set of practices to improve the environmental performance of the landscape. Projects are recommended to to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, check "N/A" and make a note of why the measure does not apply to the project (attach additional sheets if necessary). For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit: www.BayFriendly.org

Project: 2115 Kittredge Street
Address: Berkeley, CA **Date:** 9/23/22

Earthwork & Soil Health

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**1. Mulch** **Requirement** All soil on site is protected with a minimum of 3 inches of mulch after construction. **Recomendation** Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; *Bay-Friendly Guide to Mulch*, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable).	See L2.00 for SF of planting areas and CY of mulch. Remaining information to be submitted during construction.
☐	☐	☐	**2. Amend the Soil with Compost Before Planting** **Requirement** Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • Submit+H35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette,* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	Soil analysis to be submitted with building permit application.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**5. Do Not Plant Invasive Plant Species** **Requirement** None of the plant species listed by CAL-IPC's Don't Plant a Pest as invasive in the San-Francisco, Bay Area are included in the planting plan. **Definition** An invasive speices is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likeley to cause economic or environmental harm or harm to human health. Federal Executive Order 1311. **Reference** Bay-Friendly Landscape Guielines, Practice 2.1d; Don't Plant A Pestbrochures for trees and plants available at www.cal-ipc.org; www.cal-ipc.org/ip/inventory/weedlist.php.	• Compare the complete list of plants in the plant palette to the Cal-IPC list of plants that are invasive to the San Francisco Bay-Area. • Submit the complete plant palette. • Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species.	Signed statement to be provided upon completion of construction.
☐	☐	☐	**6. Grow drought tolerant CA native, Mediterranean or climate adapted plants** **Requirement** A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a published plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately. **Recommendation** California native or Mediterranean species are strongly recommended. **Reference** *Bay-Friendly Landscape Guidelines* Practice 4.2; www.owue.water.ca.gov/docs/wucols00.pdf.	• Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (download a Bay-Friendly plant legend template to facilitate this process at www.BayFriendly.org). • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Bay Friendly plant legend is included in drawing set. Signed statement to be provided upon completion of construction.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			Materials		
☑	☐	☐	**3. Reduce and Recycle Landscape Construction Waste** **Requirement** Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. **Reference:** StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org.	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org. • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).	Percent diversion to be included in project specifications.
			Planting		
☑	☐	☐	**4. Choose & Locate Plants to Grow to Natural Size** **Requirement** Species will be selected and plants spaced to allow them to grow to their natural size and shape . Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into thier planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. **Reference** *Bay-Friendly Landscape Guidelines* , Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin,Carol, David Fross and Bart O'Brien, *California Native Plants for the Garden*; East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates;* Sunset,*Western Garden Book.*	• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Signed statement to be provided upon completion of construction.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☐	☐	☑	**7. Minimize the lawn** **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere.*	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	No turf included in project.
			Irrigation		
☑	☐	☐	**8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting)** that Includes a Moisture &/or Rain Sensor Shutoff **Requirement** Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. **Reference** *Bay-Friendly Landscape Guidelines* , Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.	See sheet L3.04 Signed statement to be provided upon completion of construction.
☑	☐	☐	**9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide** **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	See sheet L3.04 Signed statement to be provided upon completion of construction.

Bay-Friendly Basics: Bay-Friendly Basics represents the 9 required practices in the Bay-Friendly Landscape Scorecard. Landscapes that achieve the Bay-Friendly Basics will achieve significant environmental benefits for the project and community as well as taking the first step toward becoming a Bay-Friendly Rated Landscape. If a project is interested in seeking to qualify as a Bay-Friendly Rated Landscape, it must also earn a minimum of 60 points on the Bay-Friendly Landscape Scorecard and be evaluated by a qualified Bay-Friendly Rater. Please visit www.BayFriendlyCoalition.org to learn more about taking this next step in sustainability. The Bay-Friendly Basics is not a substitute for exercising sound judgment in particular circumstances. Rather, the Bay-Friendly Basics is designed to help local governments raise the minimum environmental requirements for landscape projects that require a permit.

This checklist works well with the Small Commercial Green Building Checklist available at www.stopwaste.org/smallcommercial.

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GWO

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BERKELEY, CA

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ENTITLEMENTS PHASE

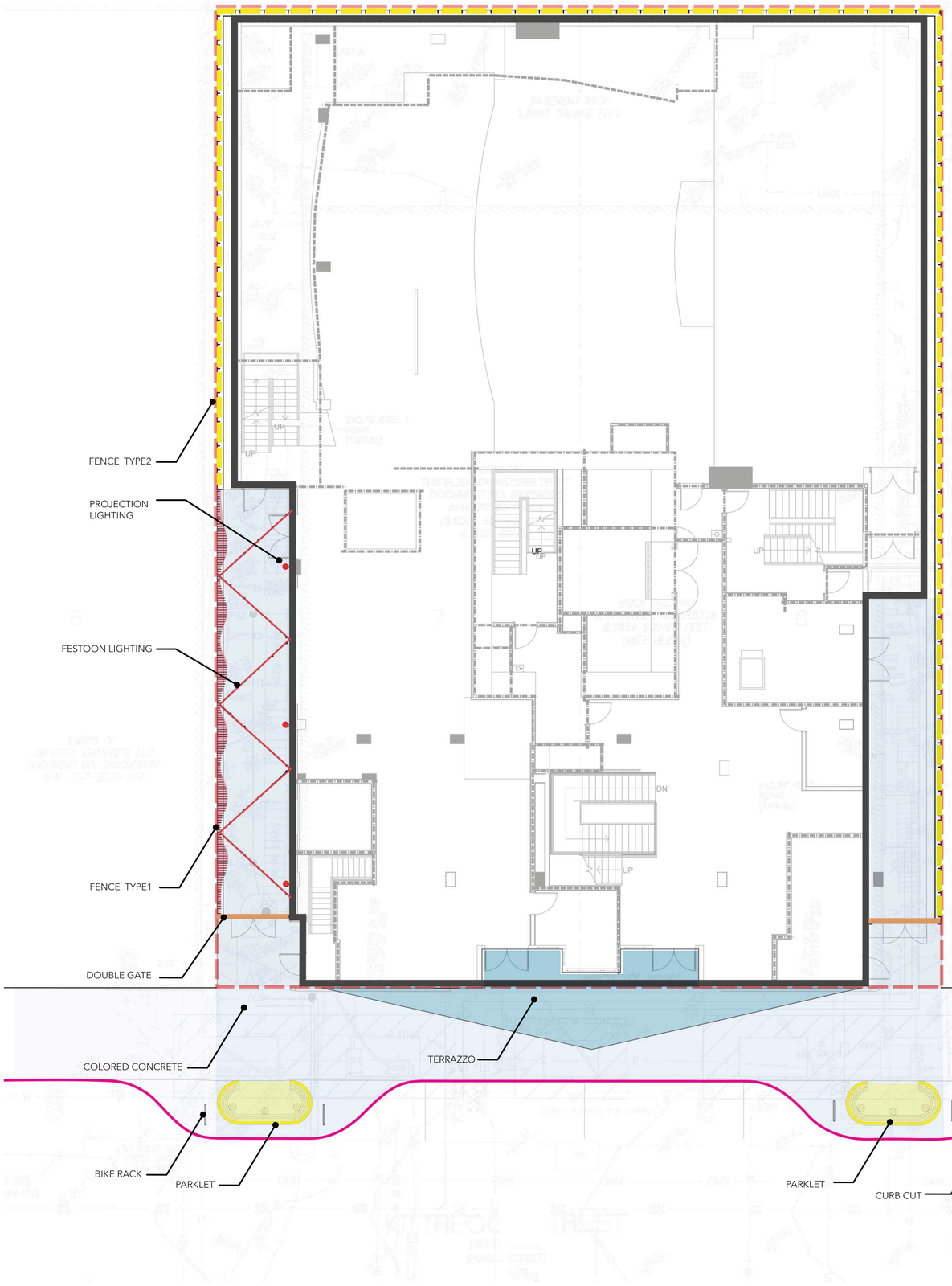
△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

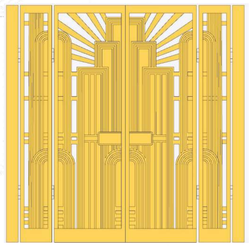
ISSUE DATE: 10/18/23

CAL GREEN CHECKLIST

L100



OPEN SPACE: 2 953 SQUARE FEET

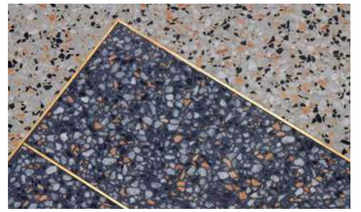


DOUBLE HEIGHT
BACKLIT STEEL GATE

FESTOON LIGHTING

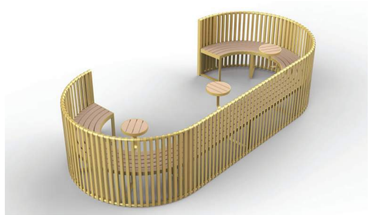
PROJECTION LIGHTING

TERRAZZO



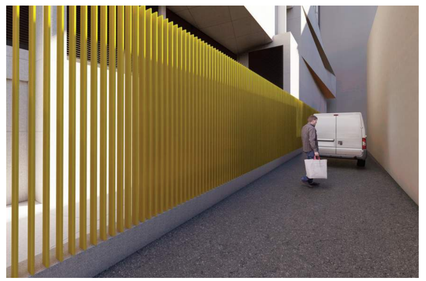
TERRAZZO BRASS JOINT

COLORED CONCRETE WITH
DECORATIVE SCORING AND
SILICA CARBIDE



TEMPORARY PARKLET WITH WOOD SEATING

FENCE TYPE 1
FEATURE METAL FENCE " THE CURTAIN"



FENCE TYPE 2
STANDARD METAL FENCE

NOTES:

MAX.1.5% CROSS SLOPE AT ALL PAVED AREAS.

N

SCALE 1/8"=1'-0"

0 4 8 12

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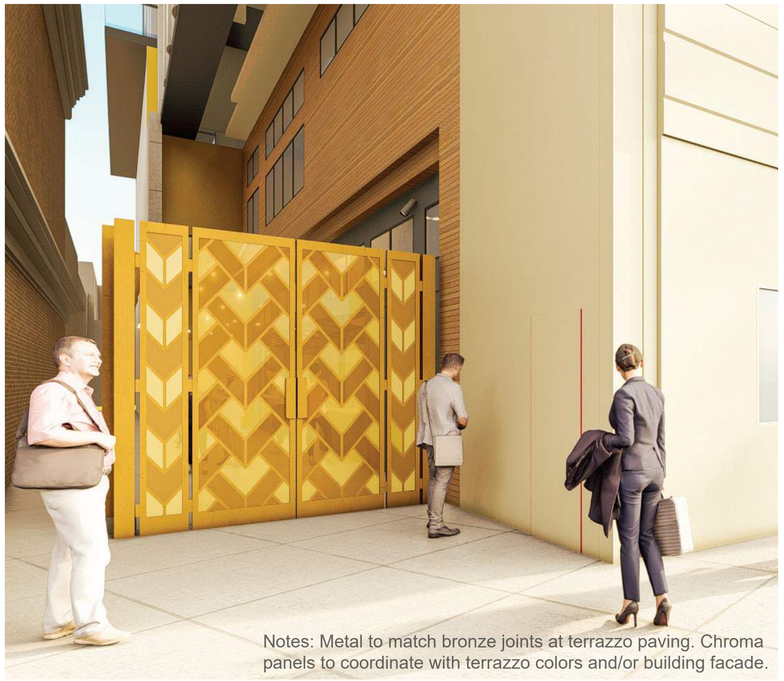
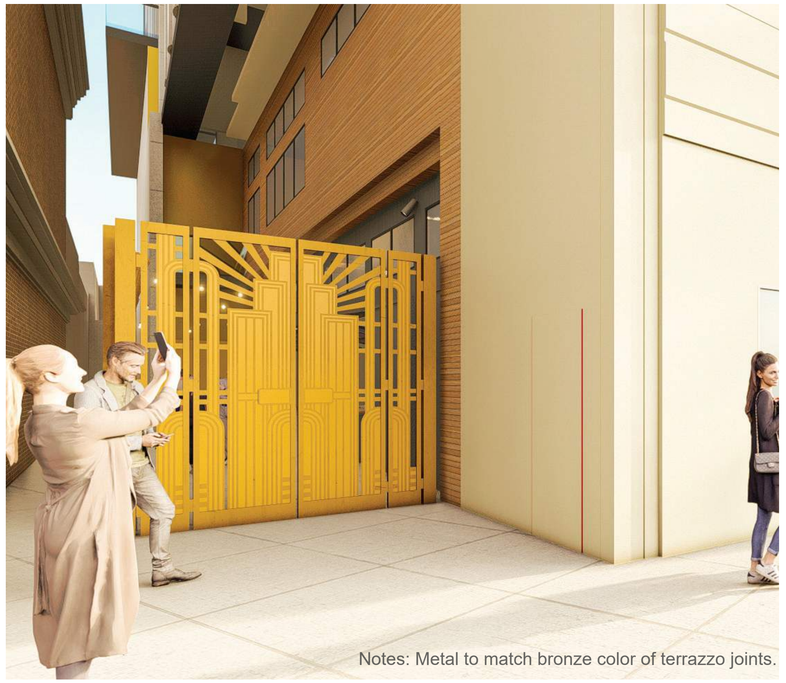
ISSUE DATE:	10/18/23

GROUND FLOOR PLANS

L101



GATE ALTERNATIVE DESIGN
METAL FRAME + COLOR PRINT CHROMA



GATE ALTERNATIVE DESIGN
METAL FRAME +LASER CUT METAL SHEET

PARKLET ALTERNATIVE DESIGN
METAL TUBE FRAME + METAL DECORATIVE PANEL

PARKLET ALTERNATIVE DESIGN
METAL FRAME + WOOD

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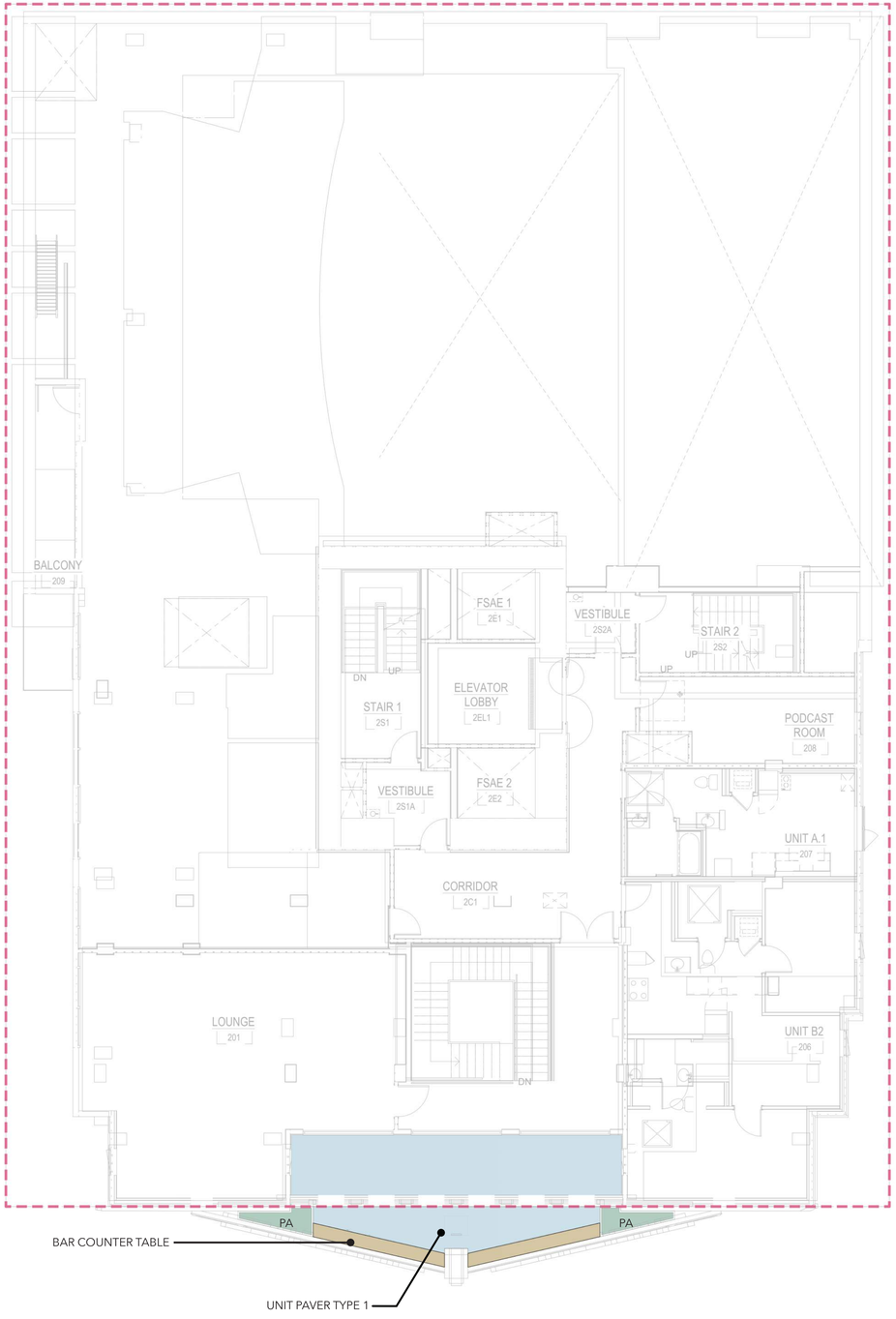
FEATURE ALTERNATIVE DESIGN OPTIONS

L101.1



TERRAZZO BAR TABLE

UNIT PAVER

OPEN SPACE: 360 SQUARE FEET
PLANTING AREA: 28 SQUARE FEET

N

SCALE 1/8"=1'-0"

0 4 8 12

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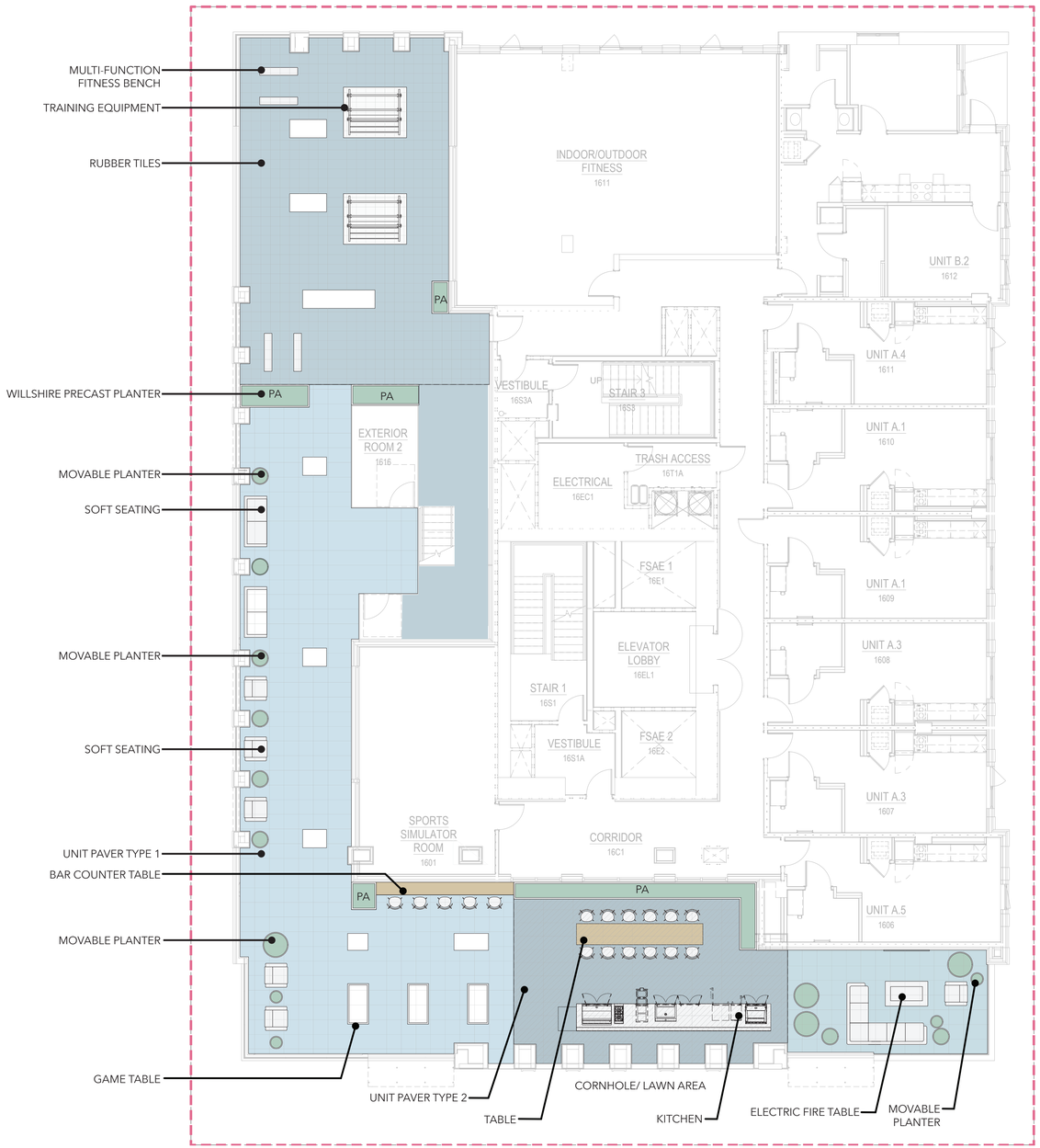
2ND FLOOR PLANS

L102



OPEN SPACE: 3 568 SQUARE FEET
PLANTING AREA: 163 SQUARE FEET

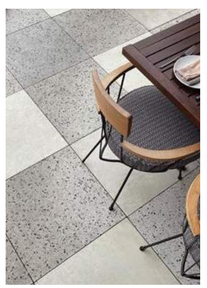
HIIT

CROSSFIT

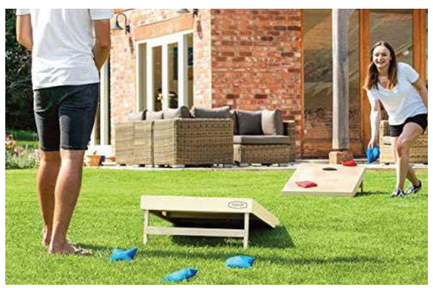
FOOS BALL

KITCHEN ISLAND

FIRE PIT



UNIT PAVER



CORNHOLE

N

SCALE 1/8"=1'-0"

0 4 8 12

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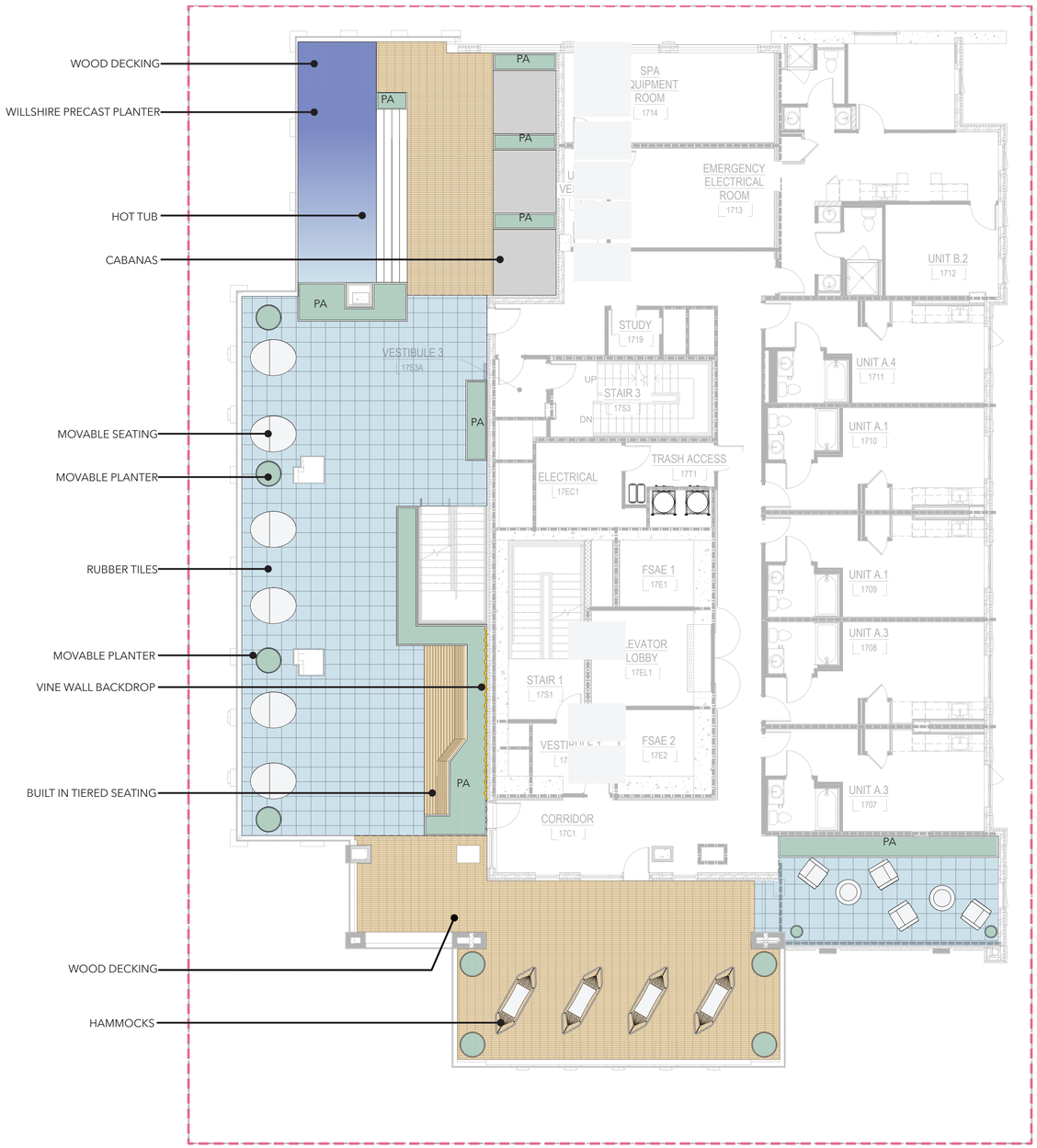
ISSUE DATE: 10/18/23

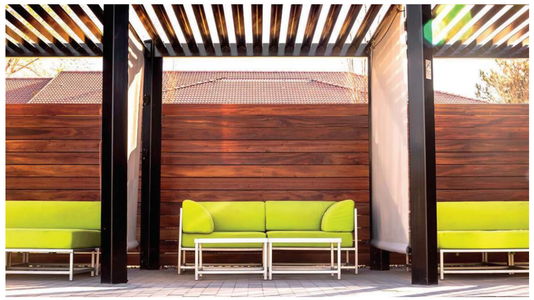
16 TH FLOOR PLANS

L103

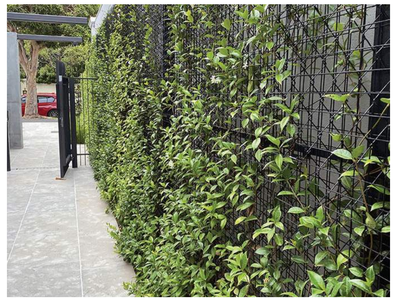


OPEN SPACE: 3437 SQUARE FEET
PLANTING AREA: 441 SQUARE FEET

POOL WITH VIEW



SHADED LOUNGE AREAS

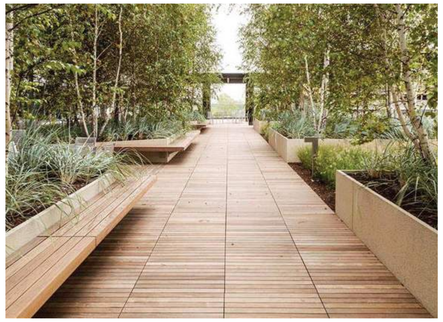


VINE WALL

HAMMOCKS

MOVEABLE SEATING

BUILT IN TIERED SEATING



WOOD DECK ON PEDESTAL

N

SCALE 1/8"=1'-0"

0 4 8 12

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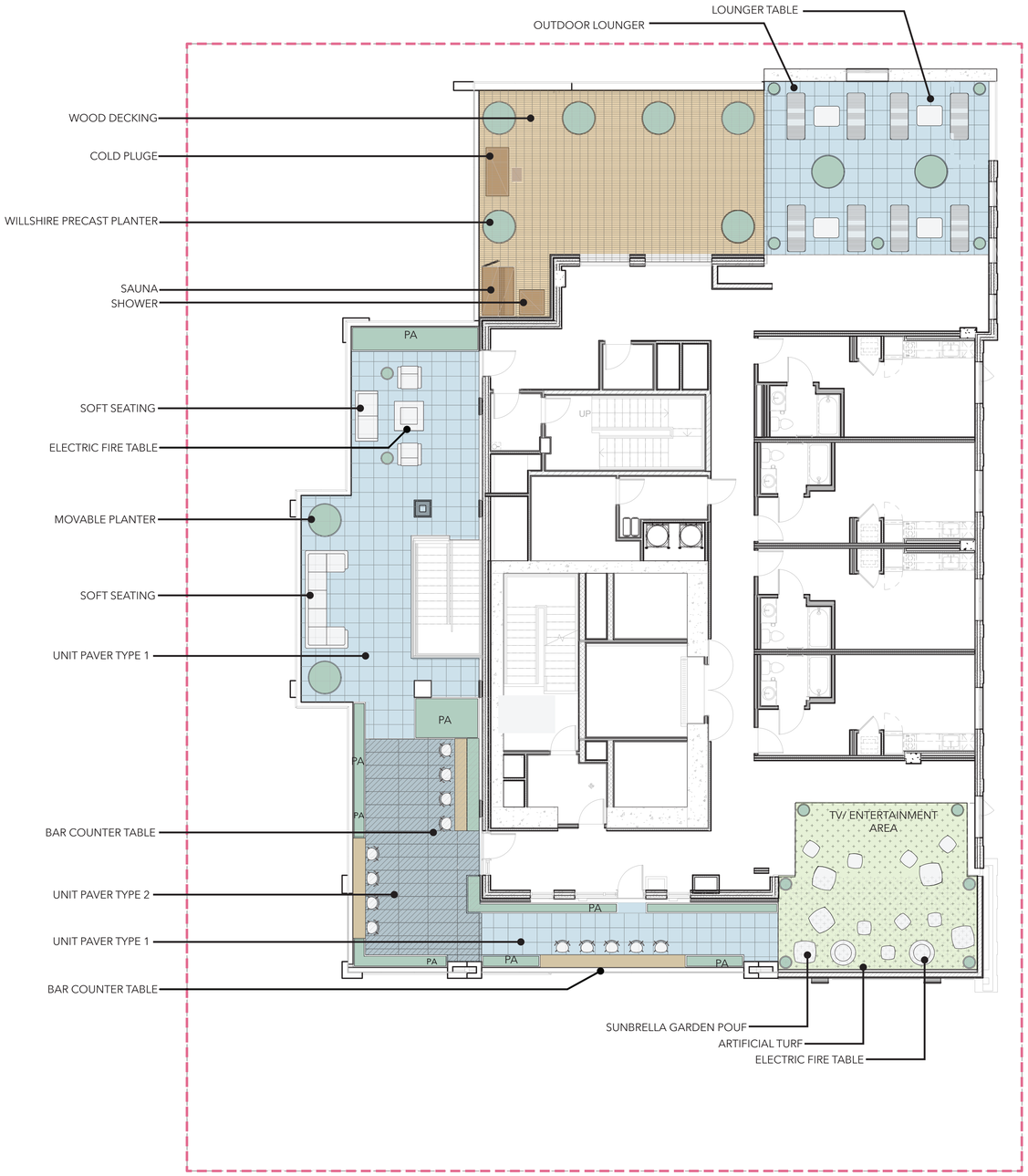
17 TH FLOOR PLANS

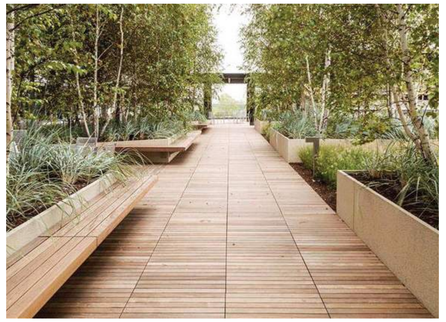
L104



OPEN SPACE: 2 213 SQUARE FEET
PLANTING AREA: 278 SQUARE FEET

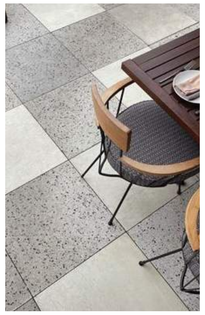
TV/ ENTERTAINMENT AREA

MOVEABLE SEATING



WOOD DECK ON PEDESTAL

FIRE PIT



UNIT PAVER

OUTDOOR LOUNGER

OUTDOOR SHOWER

SAUNA

COLD PLUGE

LOUNGER TABLE

N

SCALE 1/8"=1'-0"

0 4 8 12

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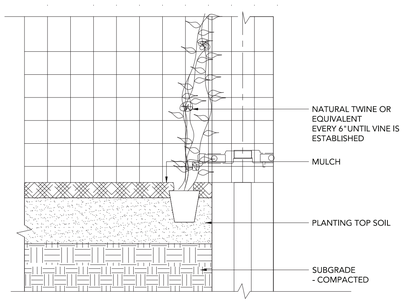
ISSUE DATE: 10/18/23

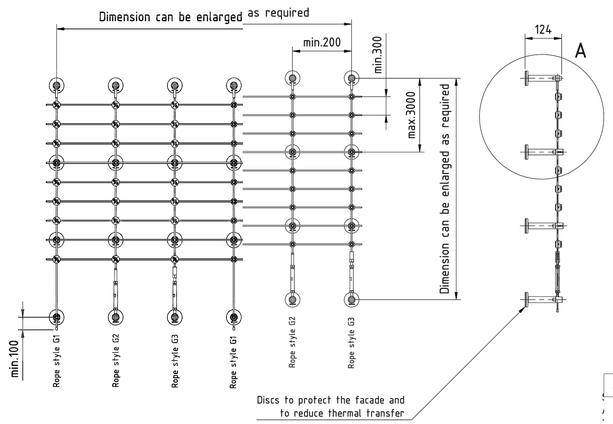
18 TH FLOOR PLANS

L105

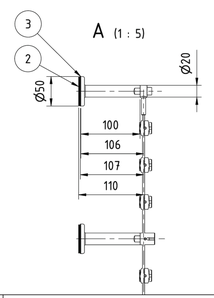
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	SEE PLANS	12	MEDIUM	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS	MID-SPRING
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	SEE PLANS	9	LOW	YES	ATTRACTS BIRDS, BUTTERFLIES	SPRING
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	1'-0" O.C.	144 SF	LOW	YES	ATTRACTS BUTTERFLIES, MOTHS	SUMMER
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	3'-0" O.C.	28 SF	VERY LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS, BEES	SPRING, SUMMER
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	10'-0" O.C.	119 SF	LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS, BEES	SPRING
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	18" O.C.	62 SF	VERY LOW - LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, BEES	SPRING, WINTER, SUMMER, FALL
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	2'-0" O.C.	113 SF	VERY LOW	YES	ATTRACTS BUTTERFLIES	SPRING, WINTER
	HOR CAL	HORDEUM BRACHYANTHERUM CALIFORNICUM	CALIFORNIA MEADOW BARLEY	1 GAL.	2'-0" O.C.	36 SF	MEDIUM	YES	ATTRACTS BUTTERFLIES	SPRING
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	3'-0" O.C.	43 SF	VERY LOW	YES	ATTRACTS HUMMINGBIRDS, BEES, BUTTERFLIES	WINTER, SPRING, SUMMER
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	18" O.C.	146 SF	VERY LOW - LOW	YES	ATTRACTS BUTTERFLIES, BIRDS	SPRING
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	LON HO5	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	2'-0" O.C.	65 SF	VERY LOW - LOW	YES	ATTRACTS HUMMINGBIRDS, BIRDS	SPRING, SUMMER

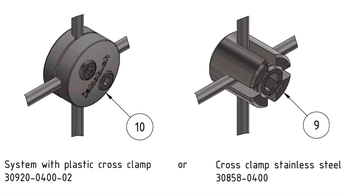


3 VINE PLANTING @ WALL — SCALE: 2"=1" TYPICAL SECTION — 0 6" 12" 18"

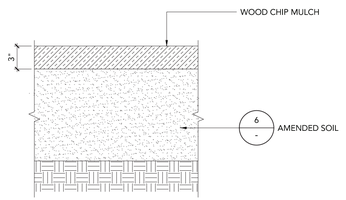


6 JAKOB VINE SISTEM — SCALE: NTS

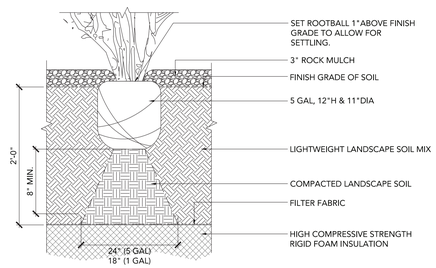




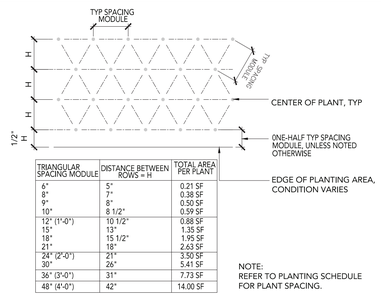
System with plastic cross clamp 30920-0400-02 or Cross clamp stainless steel 30858-0400



5 WOOD CHIP MULCH — SCALE: 2"=1" TYPICAL SECTION — 0 1" 5" 12"



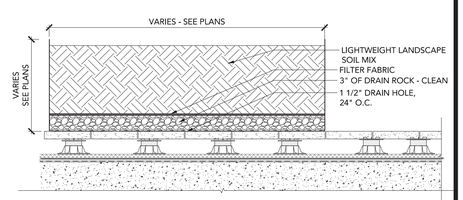
2 SHRUB PLANTING — SCALE: 1 1/2"=1" TYPICAL SECTION — 0 1" 1' 2'



TRIANGULAR SPACING MODULE	DISTANCE BETWEEN ROWS = H	TOTAL AREA PER PLANT
6"	5"	0.21 SF
8"	7"	0.38 SF
9"	8"	0.50 SF
10"	8 1/2"	0.59 SF
12" (1'-0")	10 1/2"	0.88 SF
15"	13"	1.35 SF
18"	15 1/2"	1.95 SF
21"	18"	2.63 SF
24" (2'-0")	21"	3.50 SF
30"	26"	5.41 SF
36" (3'-0")	31"	7.73 SF
48" (4'-0")	42"	14.00 SF

NOTE:
REFER TO PLANTING SCHEDULE FOR PLANT SPACING.

4 PLANT SPACING DIAGRAM — SCALE: NTS TYPICAL SECTION



1 TOURNESOL STEEL PLANTER — SCALE: 1"=1'-0" TYPICAL SECTION — 0 1' 2' 3'

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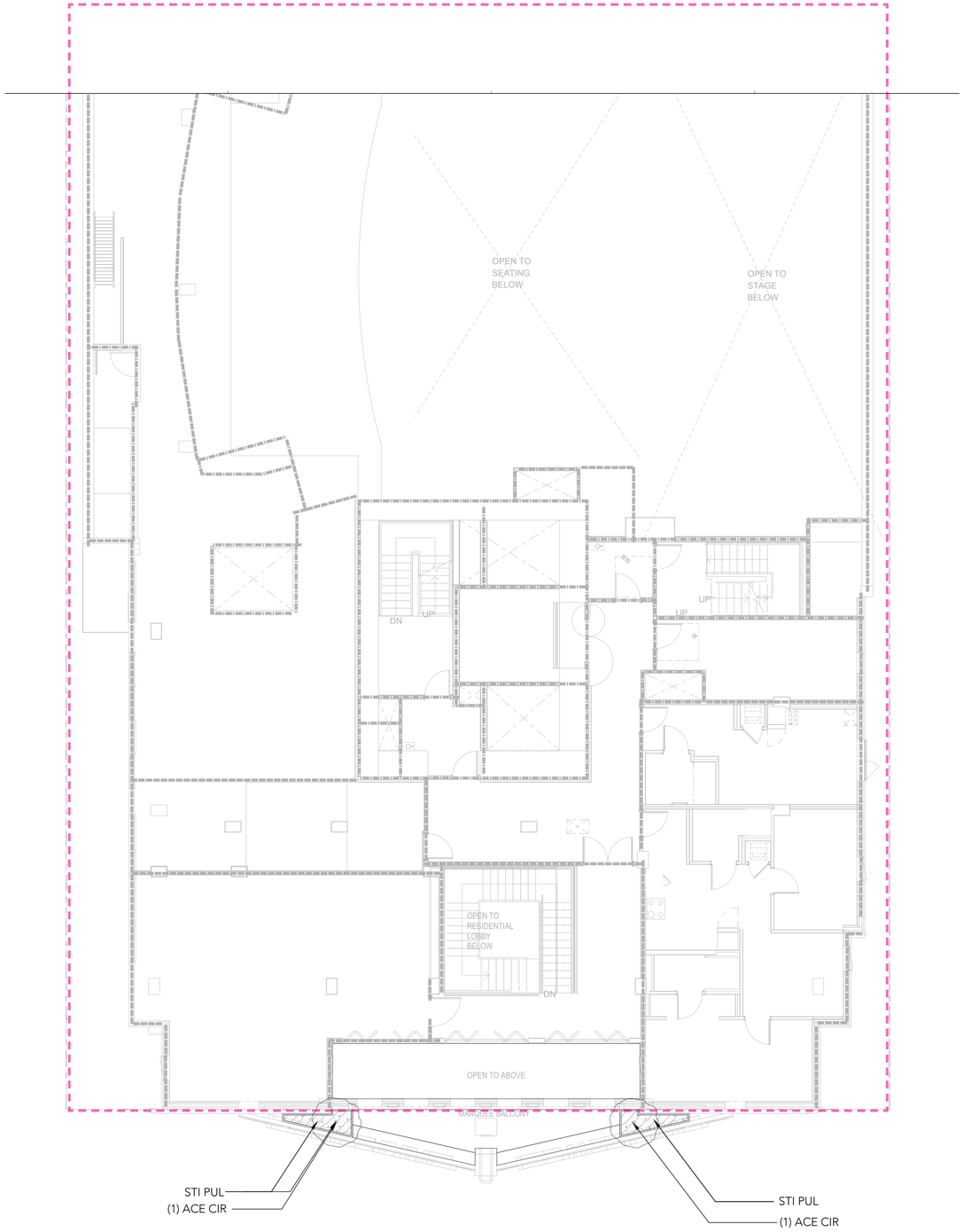
ISSUE DATE: 10/18/23

PLANTING SCHEDULE

L200



ACER CIRCINATUM

STIPA PULCHRA

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	2
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	5 GAL.	28 SF

NORTH

SCALE 3/16" = 1'-0"

0 1' 5' 10' 15' 20' 25'

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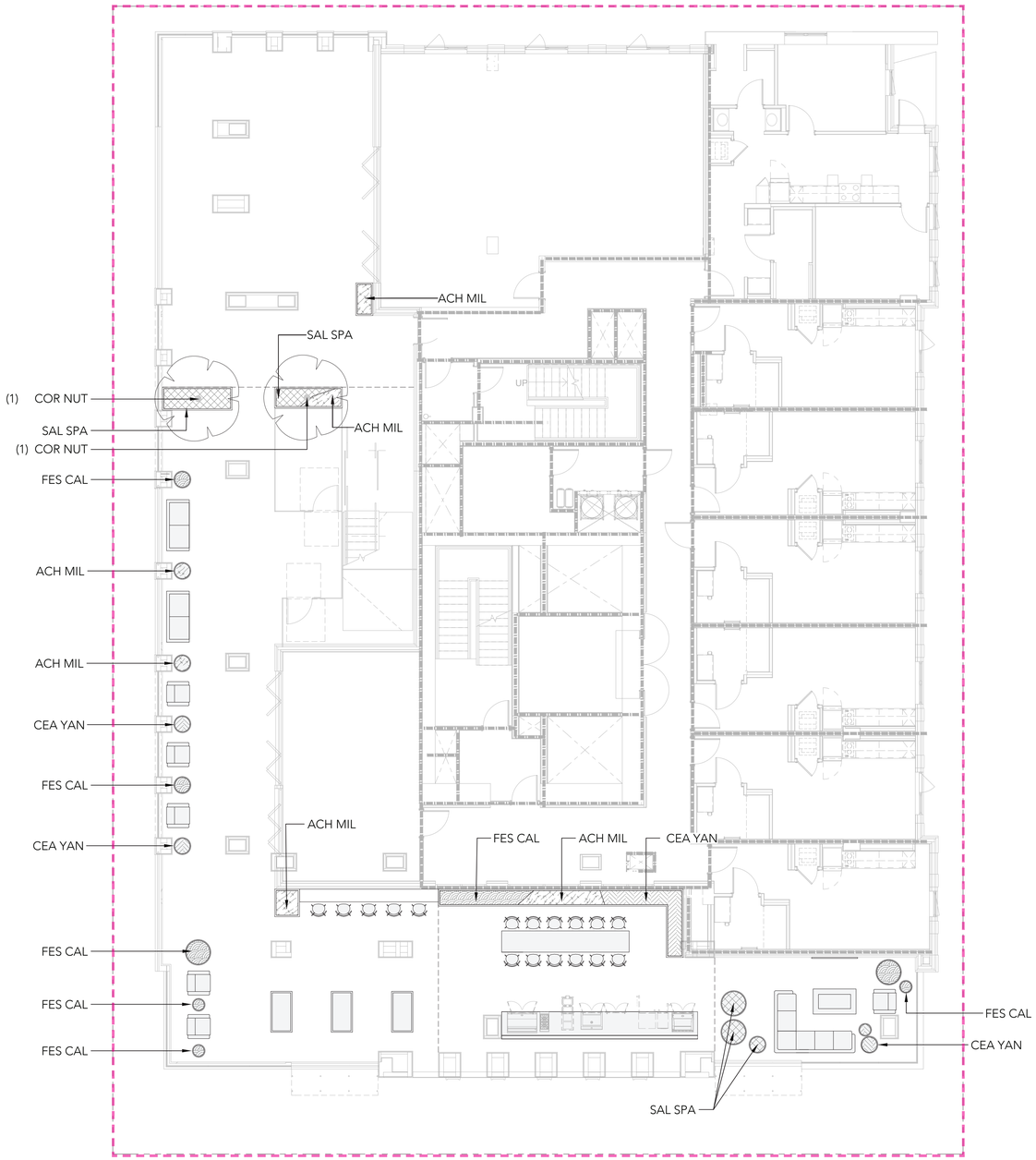
2ND FLOOR
PLANTING PLAN

L202



CORNUS NUTTALLII

ACHILLEA MILLEFOLIUM

CEANOTHUS GRISEUS 'YANKEE POINT'

FESTUCA CALIFORNICA

SALVIA SPATHACEA

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	2
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	48 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	44 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	38 SF
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	43 SF

NORTH

SCALE 3/16" = 1'-0"
0 1' 5' 10' 15' 20' 25'

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GWD

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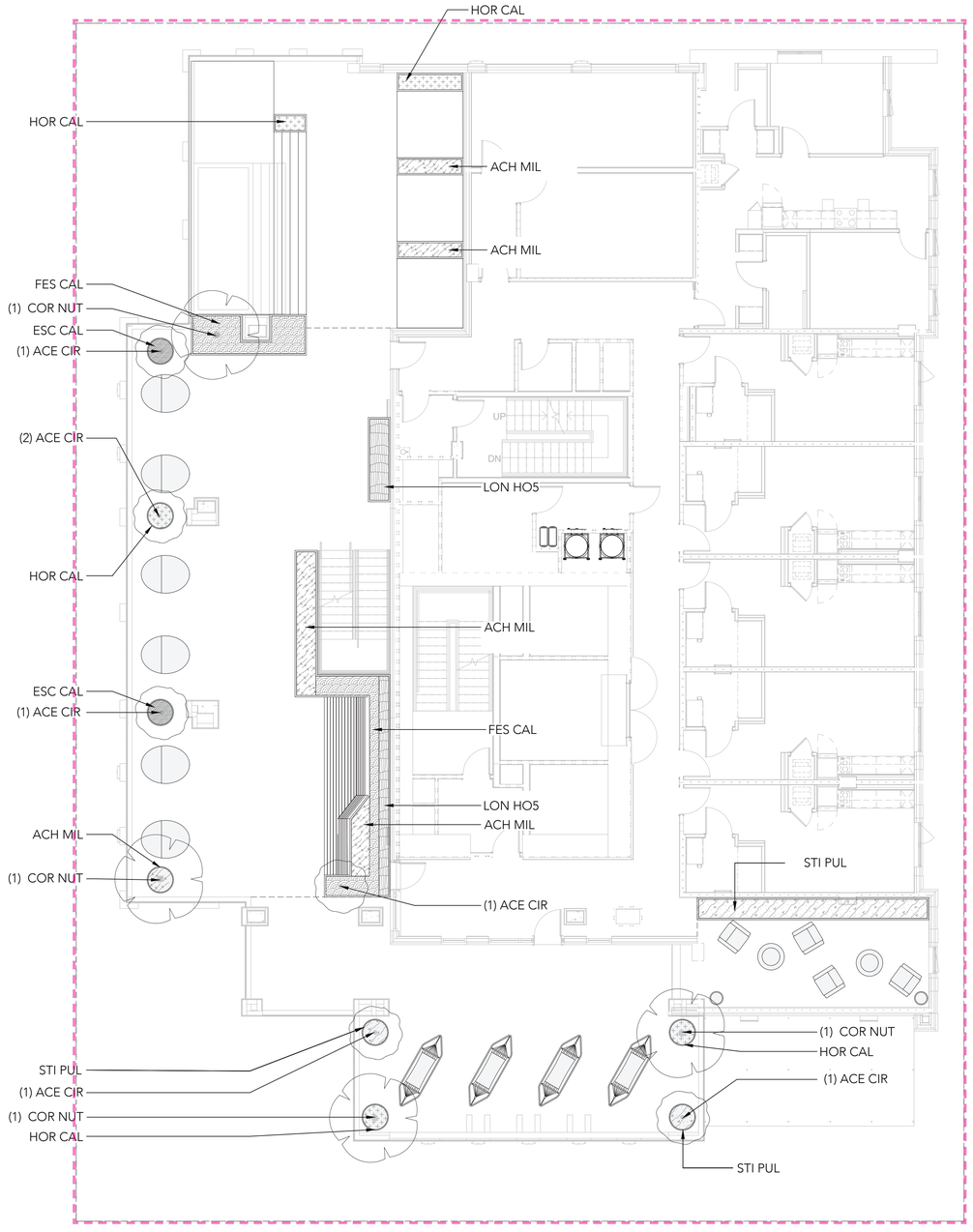
16 TH FLOOR
PLANTING PLAN

L203



LONICERA HISPIDULA

ESCHSCHOLZIA CALIFORNICA

ACER CIRCINATUM

ARTEMISA PYCNOCEPHALA

FESTUCA CALIFORNICA

CORNUS NUTTALLII

CEANOTHUS GRISEUS 'YANKEE POINT'

STIPA PULCHRA

ACHILLEA MILLEFOLIUM

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	4
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	3
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	21 SF
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	28 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	75 SF
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	50 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	32 SF
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	50 SF
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	LON HOS	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	18 SF

NORTH

SCALE 3/16" = 1'-0"
0 1" 5' 10' 15' 20' 25'

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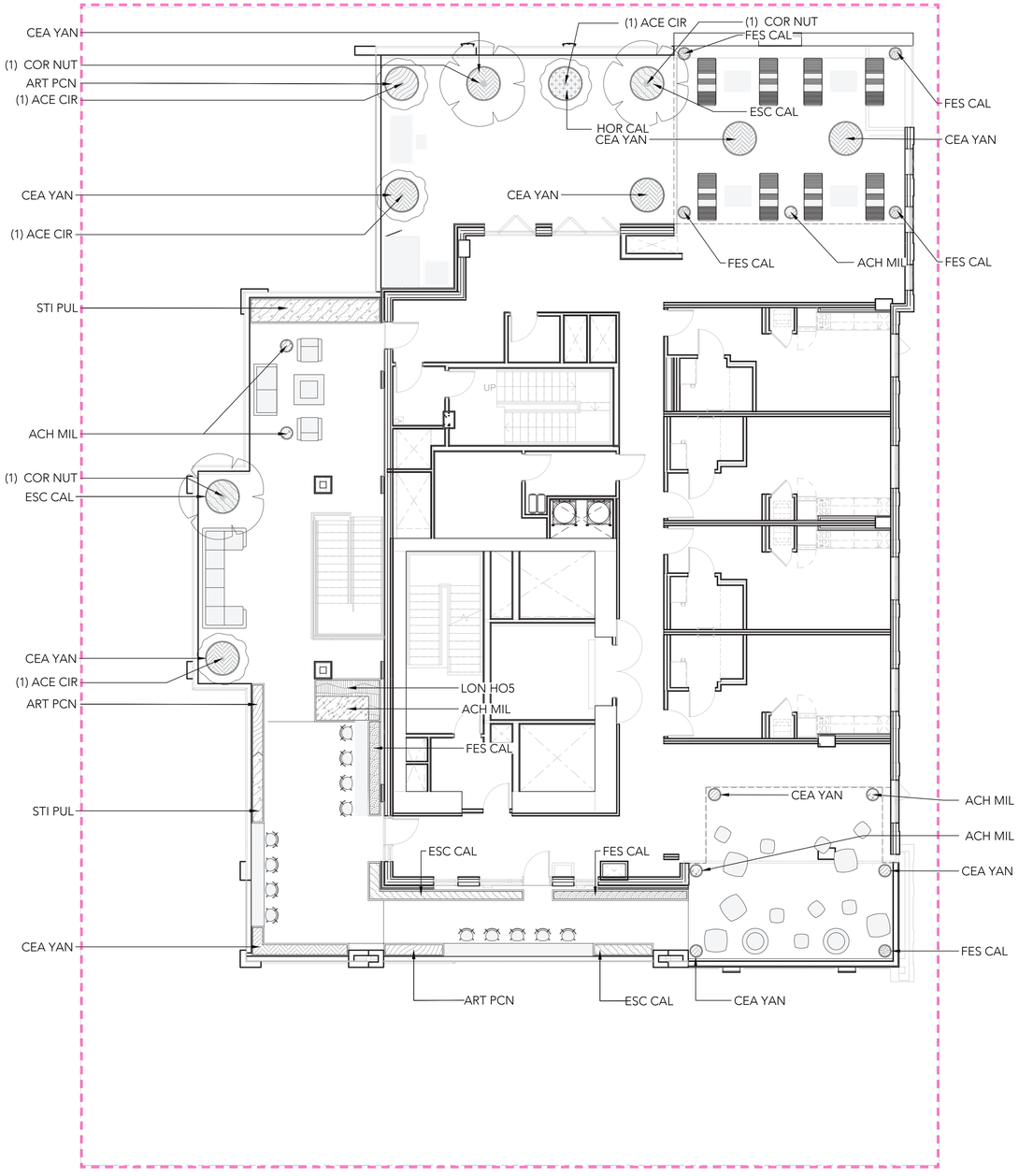
17 TH FLOOR
PLANTING PLAN

L204



LONICERA HISPIDULA

ESCHSCHOLZIA CALIFORNICA

ACER CIRCINATUM

ARTEMISA PYCNOCEPHALA

FESTUCA CALIFORNICA

CORNUS NUTTALLII

CEANOTHUS GRISEUS 'YANKEE POINT'

STIPA PULCHRA

ACHILLEA MILLEFOLIUM

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	4
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	3
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	21 SF
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	28 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	75 SF
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	50 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	32 SF
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	50 SF
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	LON HOS	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	18 SF

NORTH

SCALE 3/16" = 1'-0"

0 1' 5' 10' 15' 20' 25'

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GW

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18 TH FLOOR
PLANTING PLAN

L205

IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
MOISTURE SENSOR	–BASELINE	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–BASELINE	
REMOTE CONTROL VALVE	–IRRITROL–700 SERIES	
QUICK COUPLING VALVE	–RAINBIRD–33DRC	
GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF	
DRIP FLUSH VALVE	–SEE DETAIL	
TREE BUBBLER	–RAINBIRD–1401	
IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE	–18" COVER
SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12	–3" COVER
ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT	–24" COVER
SLEEVING	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING	
STUBOUT	–BY MECHANICAL SECTION OF CONTRACT	
PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

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:	2023.09.08
Project Name:	KITTREDGE - BERKELEY
Project Contact:	Sara Peschel
Project Contact Email:	sara@groundworksoffice.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	39.6	0.45	241	1,131	**15,750**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	39.6	227	241	**11,482**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Difference between MAWA and ETWU	**4,268**	**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	Second Lvl	Drip	28	0.30	0.81	10
	2	16th Lvl	Drip	173	0.30	0.81	64
	3	17th Lvl	Drip	411	0.30	0.81	-
	4	18th Lvl	Drip	278	0.30	0.81	152
							-
							-
	Landscape area (not including SLA)			**890**			**227**

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool	241	1.0	241
	Total SLA	**241**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	**1,131**

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GW

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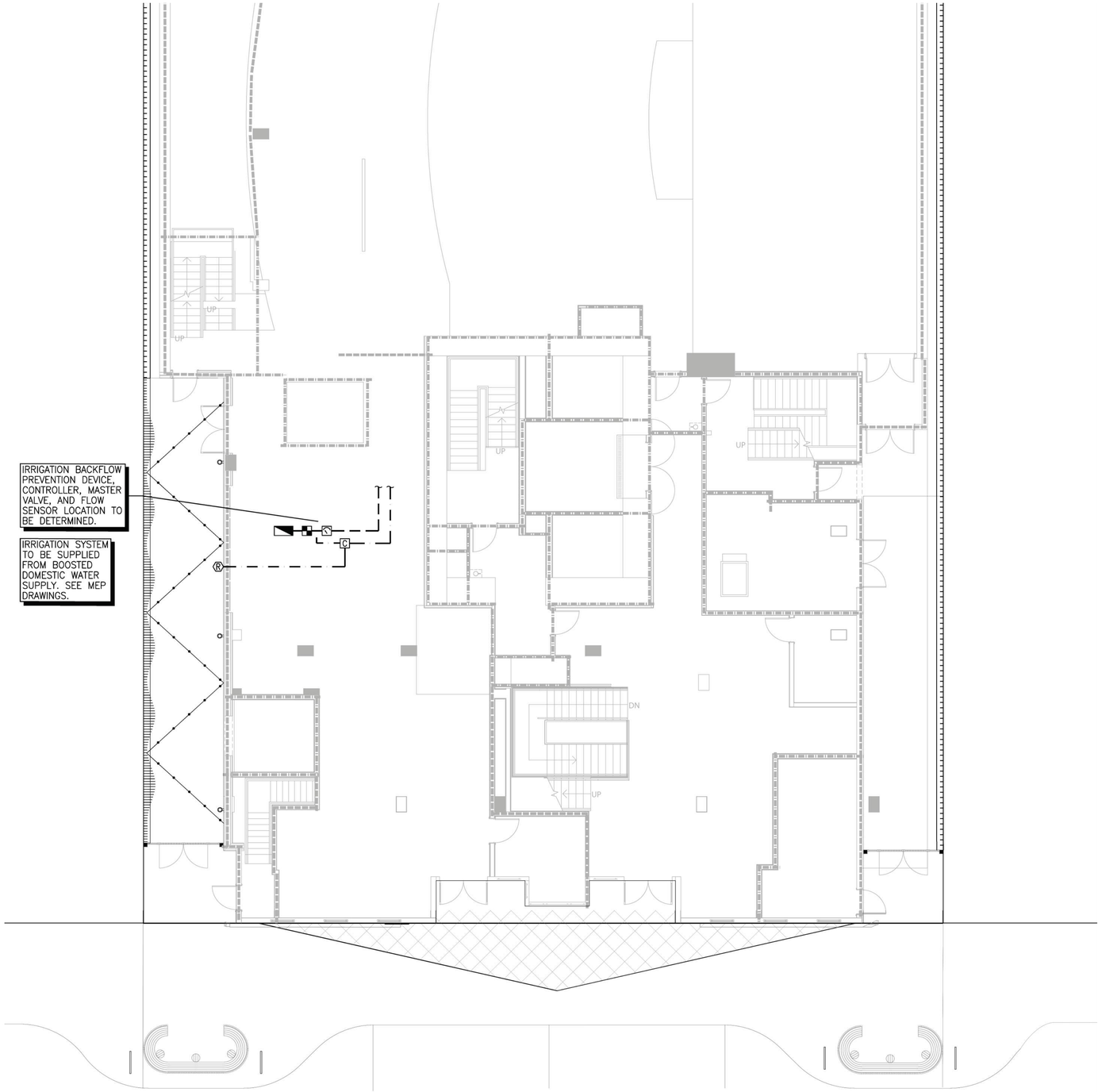
PROJECT #: GDC01

ISSUE DATE: 10/18/23

IRRIGATION SCHEDULE AND CALCULATIONS

L300



IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
MOISTURE SENSOR	–BASELINE	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–BASELINE	
REMOTE CONTROL VALVE	–IRRITROL–700 SERIES	
QUICK COUPLING VALVE	–RAINBIRD–33DRC	
GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF	
DRIP FLUSH VALVE	–SEE DETAIL	
TREE BUBBLER	–RAINBIRD–1401	
IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
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ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT	–24" COVER
SLEEVING	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING	
STUBOUT	–BY MECHANICAL SECTION OF CONTRACT	
PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
sta / gpm / size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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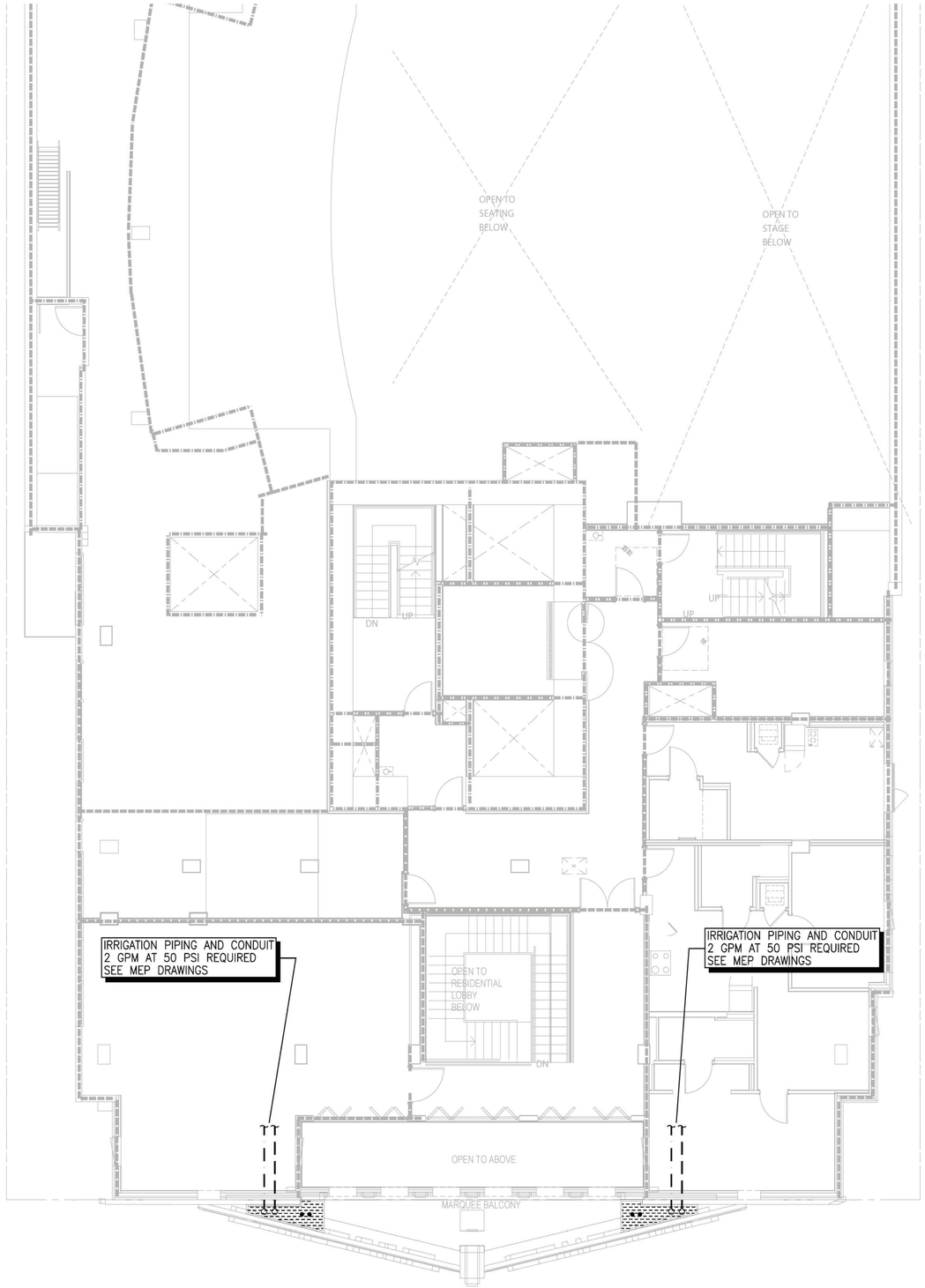
PROJECT #: GDC01

ISSUE DATE: 10/18/23

GROUND FLOOR
IRRIGATION PLANS

L301



IRRIGATION SYSTEM LEGEND

	BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS
C	CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X
R	RAIN SENSOR	–TBD
S	MOISTURE SENSOR	–BASELINE
	MASTER CONTROL VALVE	–SUPERIOR–3100–1"
	FLOW SENSOR	–BASELINE
	REMOTE CONTROL VALVE	–IRRITROL–700 SERIES
	QUICK COUPLING VALVE	–RAINBIRD–33DRC
	GATE VALVE	–NIBCO–T113–IRR–LINE SIZE
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	DRIP FLUSH VALVE	–SEE DETAIL
	TREE BUBBLER	–RAINBIRD–1401
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	PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING
	STUBOUT	–BY MECHANICAL SECTION OF CONTRACT
	PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT
	CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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GW

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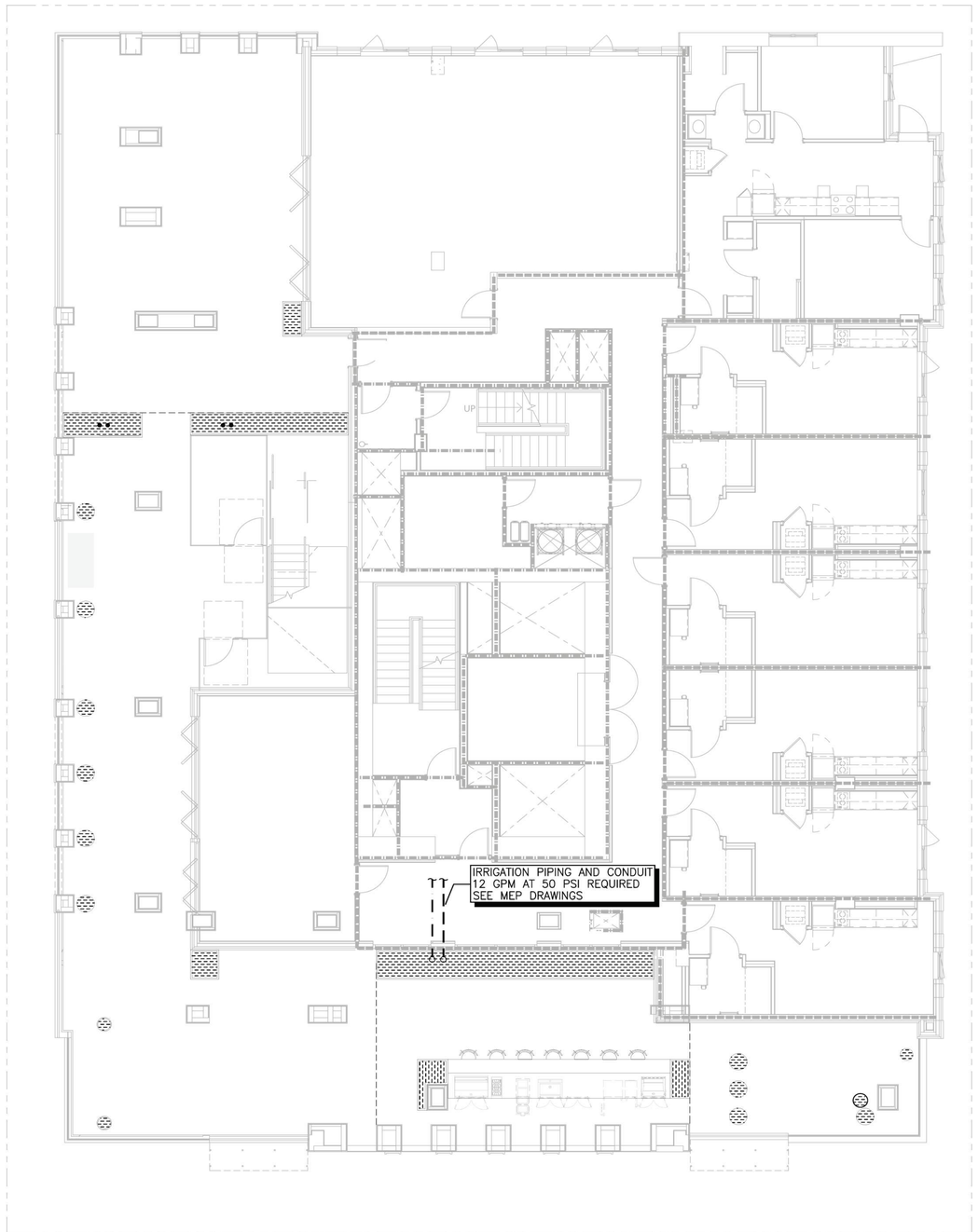
ISSUE DATE: 10/18/23

SECOND FLOOR
IRRIGATION PLANS

L302



IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
MOISTURE SENSOR	–BASELINE	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–BASELINE	
REMOTE CONTROL VALVE	–IRRITROL–700 SERIES	
QUICK COUPLING VALVE	–RAINBIRD–33DRC	
GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF	
DRIP FLUSH VALVE	–SEE DETAIL	
TREE BUBBLER	–RAINBIRD–1401	
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PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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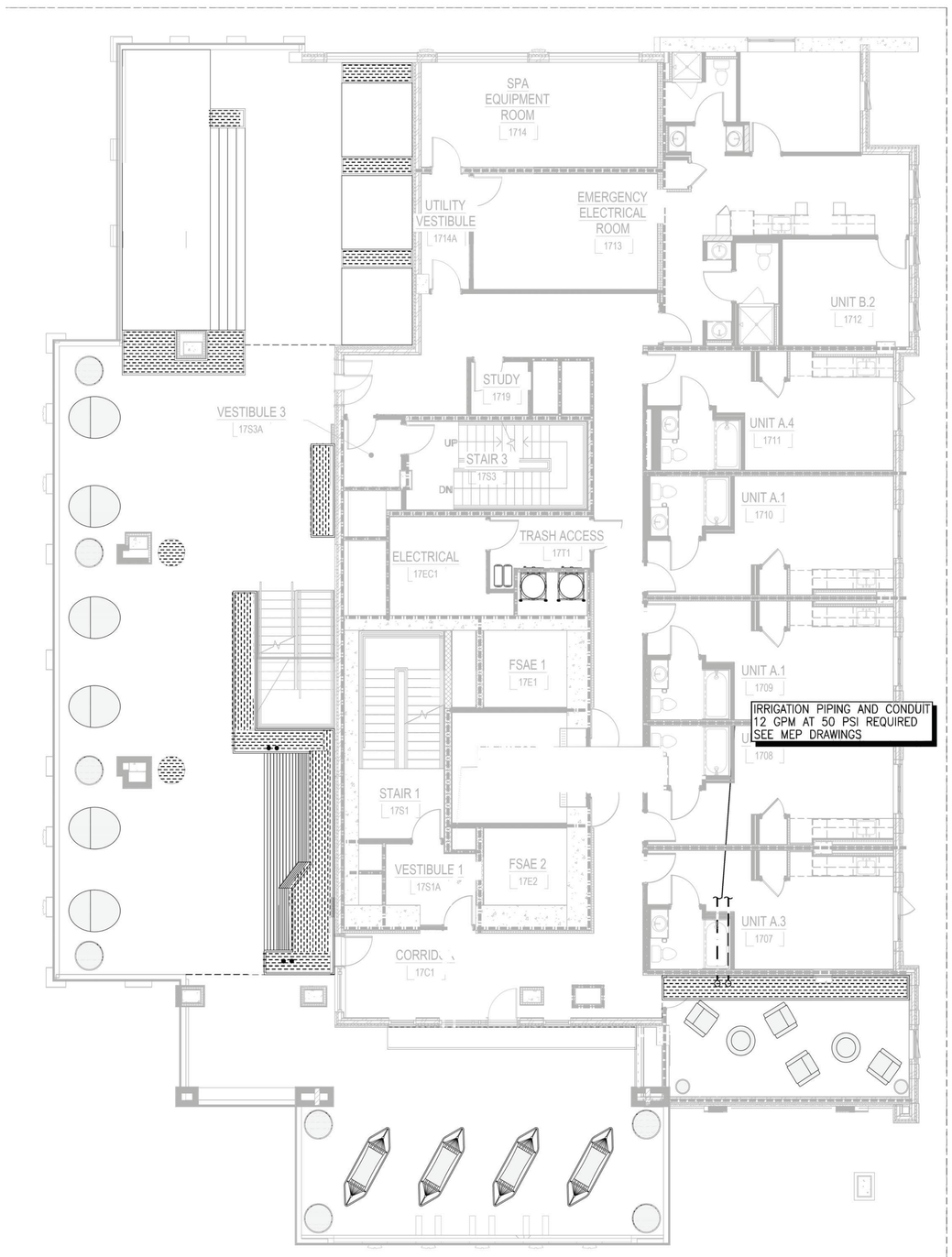
ISSUE DATE: 10/18/23

16 TH FLOOR
IRRIGATION PLANS

L303



IRRIGATION SYSTEM LEGEND

	BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS
C	CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X
R	RAIN SENSOR	–TBD
S	MOISTURE SENSOR	–BASELINE
	MASTER CONTROL VALVE	–SUPERIOR–3100–1"
	FLOW SENSOR	–BASELINE
	REMOTE CONTROL VALVE	–IRRITROL–700 SERIES
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sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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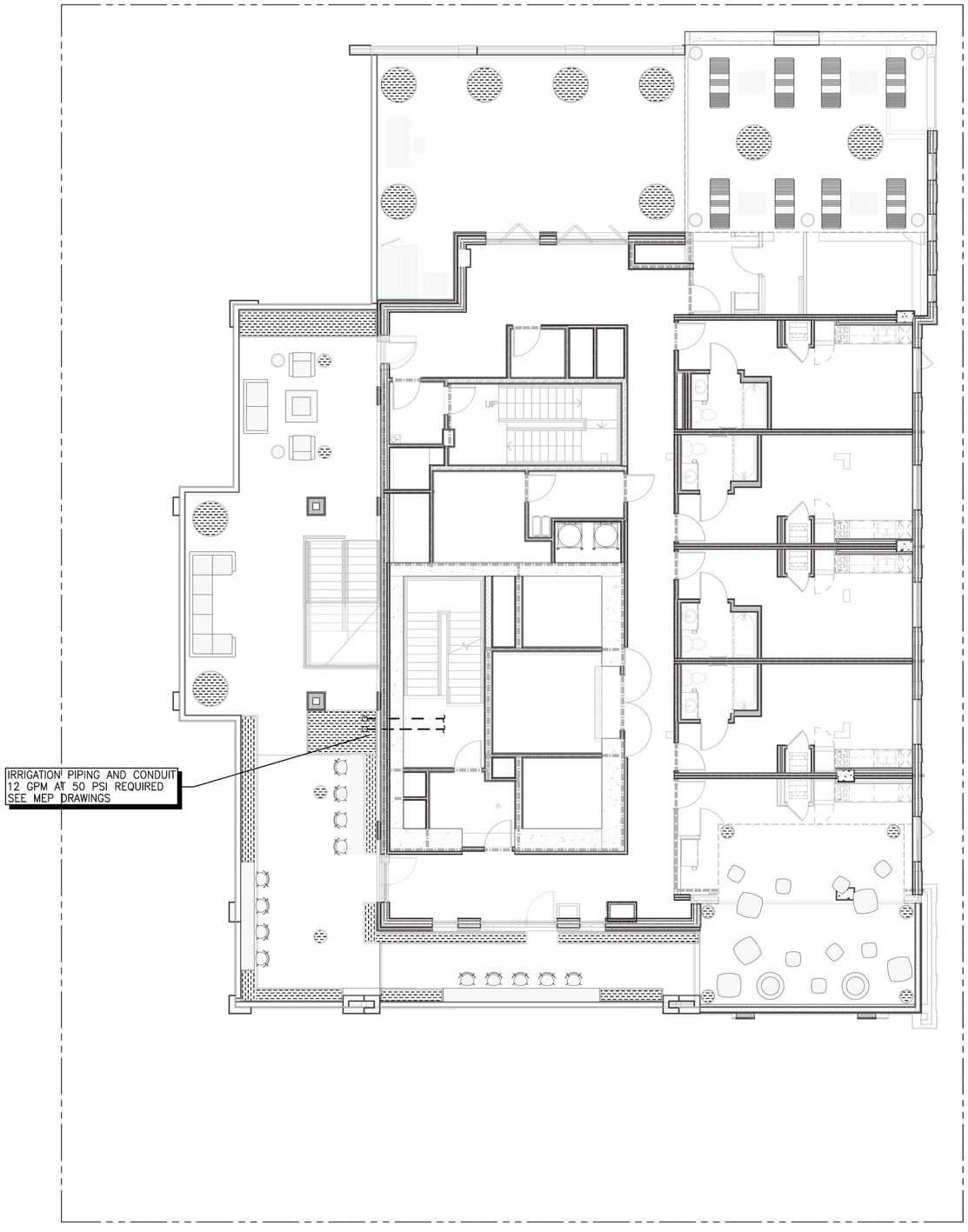
PROJECT #: GDC01

ISSUE DATE: 10/18/23

17 TH FLOOR
IRRIGATION PLANS

L304



IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
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RAIN SENSOR	–TBD	
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sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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GW

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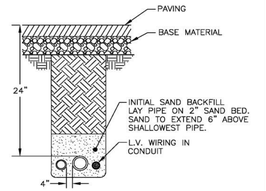
PROJECT #: GDC01

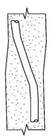
ISSUE DATE: 10/18/23

18 TH FLOOR
IRRIGATION PLANS

L305

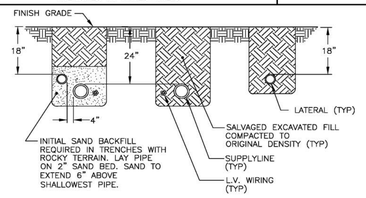
NOTE: ALL PIPING UNDER PAVEMENT SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVING.





SNAKE ALL PIPE IN TRENCHES AS SHOWN

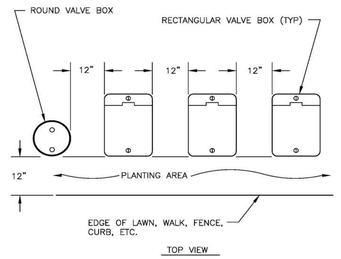
TRENCHES IN PAVED AREAS



TRENCHES IN PLANTING AREAS

A TRENCHING DETAILS
NTS

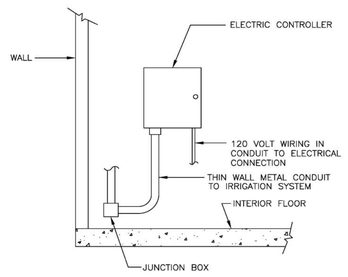
NOTES: 1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.



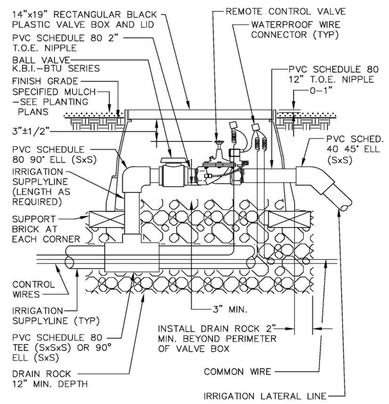
TOP VIEW

B VALVE BOX INSTALLATION DETAIL
NTS

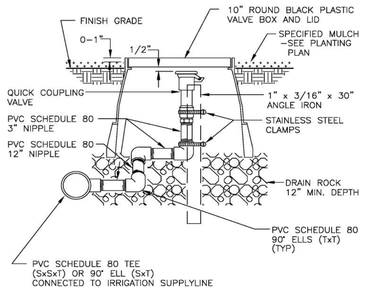
NOTE: ALL CONDUIT SHALL BE RIGID METAL-SIZE AS REQUIRED



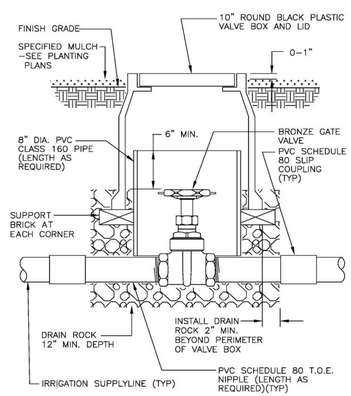
B WALL MOUNT CONTROLLER INSTALLATION DETAIL
NTS



C REMOTE CONTROL VALVE INSTALLATION DETAIL
NTS

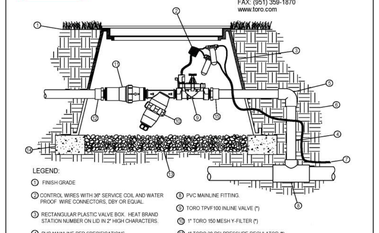


D QUICK COUPLING VALVE RISER ASSEMBLY DETAIL
NTS



E GATE VALVE INSTALLATION DETAIL
NTS

TORO COMPANY - IRRIGATION DIVISION
5825 JASMINE ST.
RIVERSIDE, CA 92504
TOLL FREE: 1-877-345-8676
PHONE: (951) 785-3152
FAX: (951) 359-1870
www.toro.com



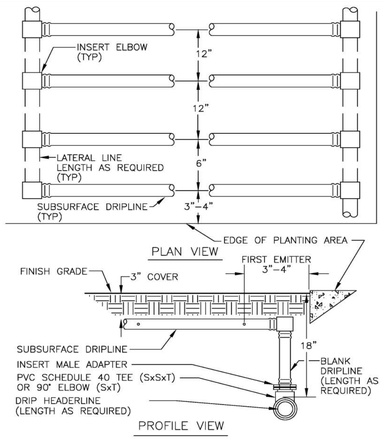
LEGEND:
1. FINISH GRADE
2. CONTROL WIRES WITH 36" SERVICE COIL AND WATER PROOF WIRE CONNECTORS, DBY OR EQUAL.
3. RECTANGULAR PLASTIC VALVE BOX. HEAT BRAND STATION NUMBER ON LID IN 2" HIGH CHARACTERS.
4. PVC MAINLINE PER SPECIFICATIONS (LENGTH AS REQUIRED).
5. SCH 40 PVC ELL (SxS).
6. NATIVE SOIL PER SPECIFICATIONS.
7. CONTROL WIRES TO CONTROLLER.
8. PVC MAINLINE FITTING.
9. TORO TPVF100 INLINE VALVE (*)
10. 1" TORO 150 MESH Y-FILTER (*)
11. 1" TORO 30 PSI PRESSURE REGULATOR (*)
12. SCH 40 PVC MALE ADAPTER TO PVC OR 1" TO 3/4" REDUCER TO TLM75 TRI-LOC FITTING (INCLUDED) TO T-EHDM45-XXX HOSE.
13. PEA GRAVEL SUMP, MINIMUM 6" DEEP.
14. BRICK SUPPORTS (4 COMMON BRICKS REQUIRED).
15. SCH 40 PVC MALE ADAPTER.

NOTES:
1. LOCAL STAPLES ALONG TUBING AT 4'-6" ON CENTER AND AT ALL FITTINGS (TEES, ELLS, ETC.).
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS, AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

MINIMUM FLOW RATE: 0.1 GPM
MAXIMUM FLOW RATE: 20 GPM

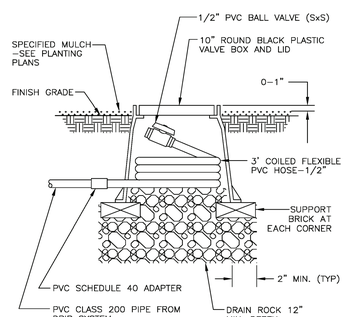
TORO DRIP ZONE KIT
DZK-700

REVISION DATE NOV. 2018



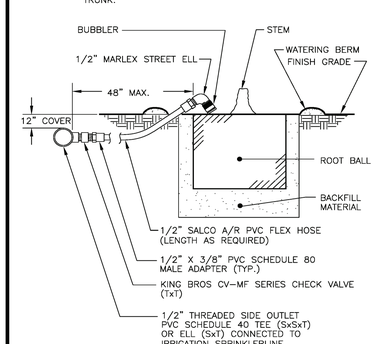
PROFILE VIEW

G SUBSURFACE DRIP INSTALLATION DETAIL
NTS



H FLUSH VALVE INSTALLATION DETAIL
NTS

NOTE: INSTALL BUBBLER ABOVE ROOT BALL. INSTALL BUBBLER ON UPHILL SIDE OF PLANT WHERE APPLICABLE. ALLOW 6" MINIMUM DISTANCE BETWEEN BUBBLER AND TREE TRUNK.



I BUBBLER INSTALLATION DETAIL FOR TREES
NTS

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PROJECT #: GDC01

ISSUE DATE: 10/18/23

IRRIGATION DETAILS

L306

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N

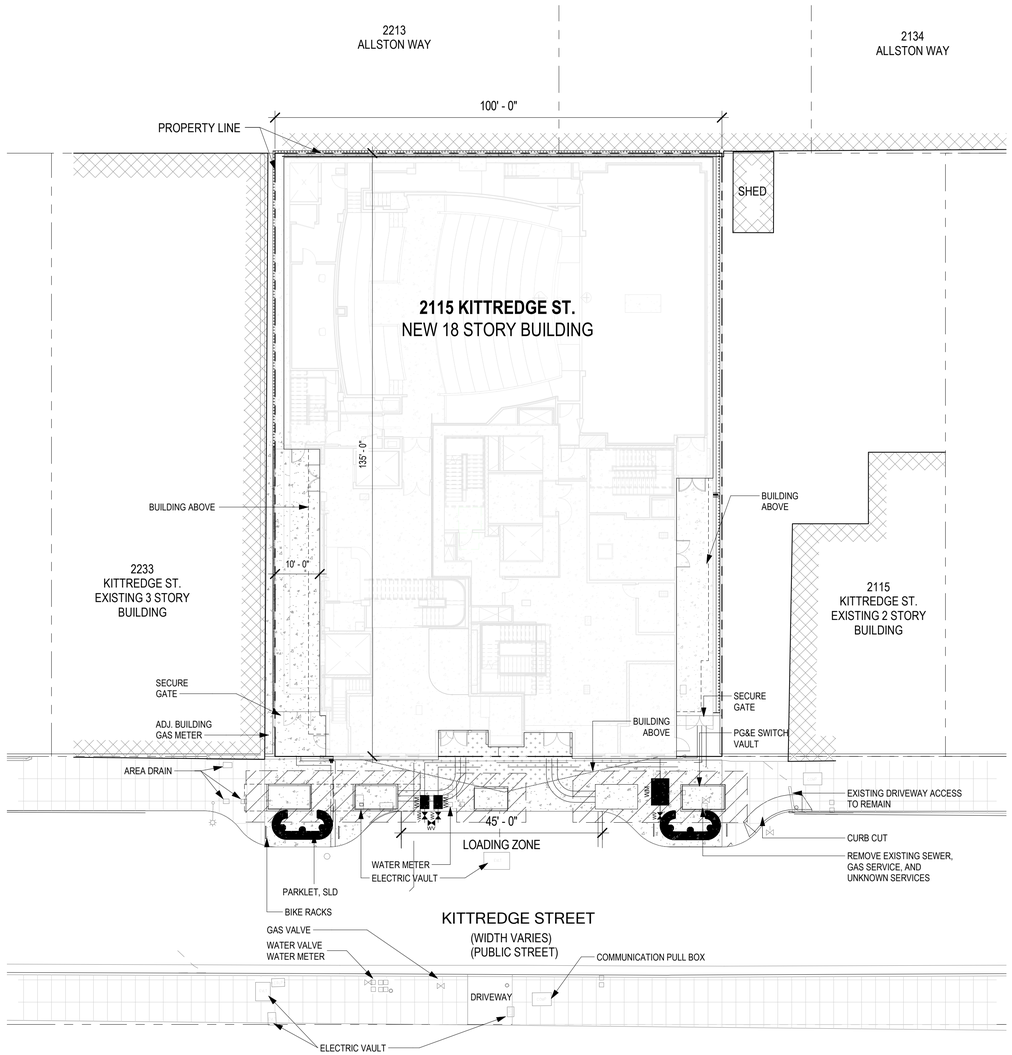
0 4' 8' 16'

GENERAL SITE PLAN NOTES

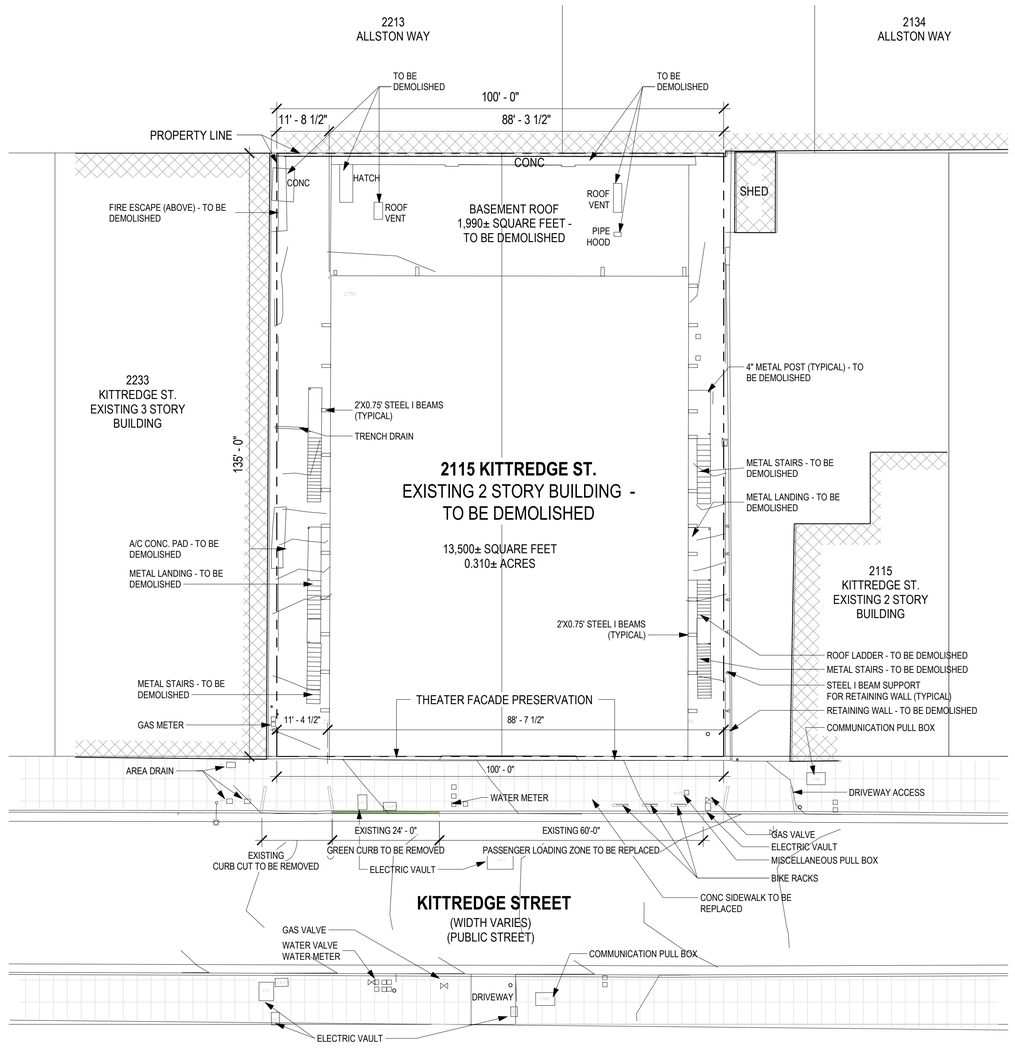
1. SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. PROVIDE SITE PREPARATION GRADING, FILL, AND COMPACTION PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.

SITE PLAN LEGEND:

- TERAZZO FLOORING, SLD
- COLORED CONCRETE W/ DECORATIVE SCORING, SLD
- EXISTING CONCRETE SIDEWALK



2 A100 PROPOSED SITE PLAN
1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)



1 A100 EXISTING SITE PLAN
1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)

ktgy
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ktgy Project Number	GDC01
Contact	Elwin Wong
Email	ewong@ktgy.com
Principal Designer	Jessica Musick

Gilbane

Developer
GILBANE DEVELOPMENT COMPANY
649 Mission Street
5th Floor
San Francisco, CA 94105

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

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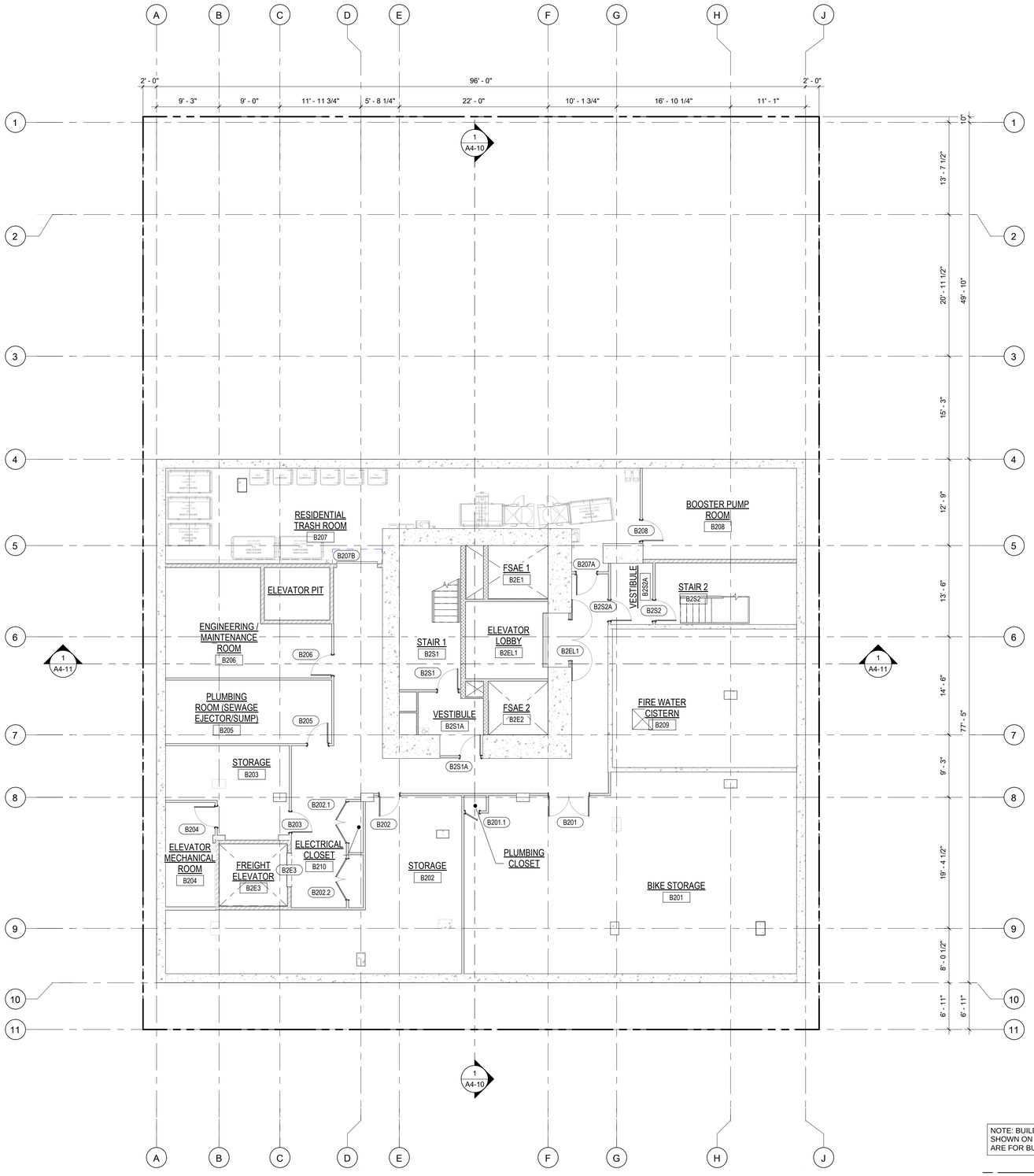
NOT FOR CONSTRUCTION

SITE PLAN

A100



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KEY NOTES

SYMBOLS LEGEND

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- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- WALL MOUNTED FIRE EXTINGUISHER CABINET
- F.E.C. SEMI-RECESSED FIRE EXTINGUISHER CABINET
- 1-HR FIRE & SMOKE RATED CORRIDOR
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- BUILDING OVERHANG ABOVE

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

BASEMENT LEVEL B2 1/8" = 1'-0" **1**

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ktgy Project Number	20230223
Contact	Elwin Wong
Email	ewong@ktgy.com
Principal	Jessica Musick
Designer	

Gilbane

Developer/Owner

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Christian Cerria
7 Jackson Walkway
Providence, RI 02903
571-212-1733

2115 KITTREDGE ST.
BERKELEY, CA 94704

No.	DATE	DESCRIPTION
	11/08/2023	ZAB SUBMITTAL

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BASEMENT 2 FLOOR PLAN

A101

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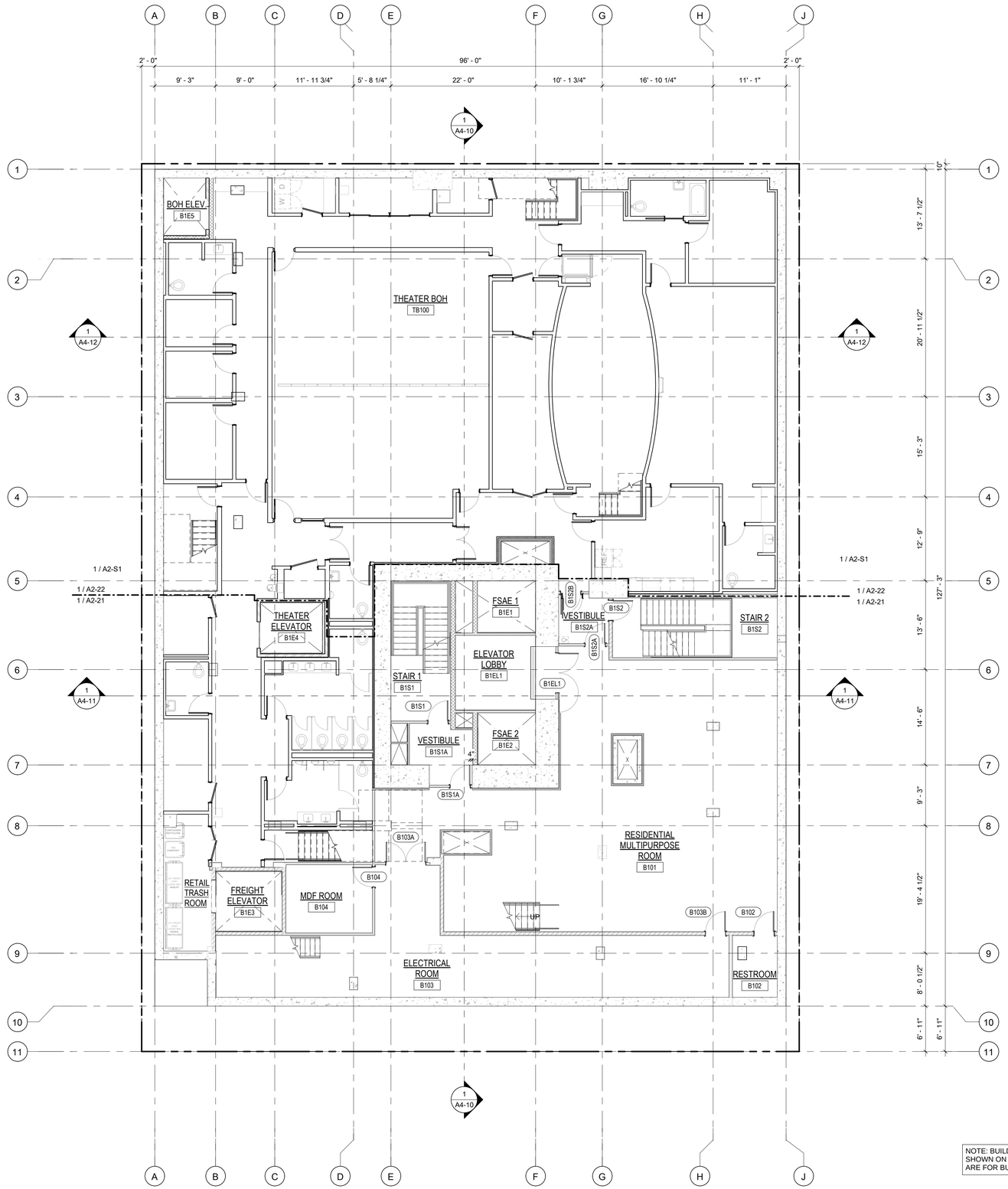

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KEY NOTES

SYMBOLS LEGEND

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- 2-HR FIRE BARRIER
- BUILDING OVERHANG ABOVE

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

BASEMENT LEVEL B1 | 1/8" = 1'-0" | **1**

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ktgy Project Number 20230223

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Principal Jessica Musick
Designer

Gilbane

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BASEMENT 1 FLOOR PLAN

A102

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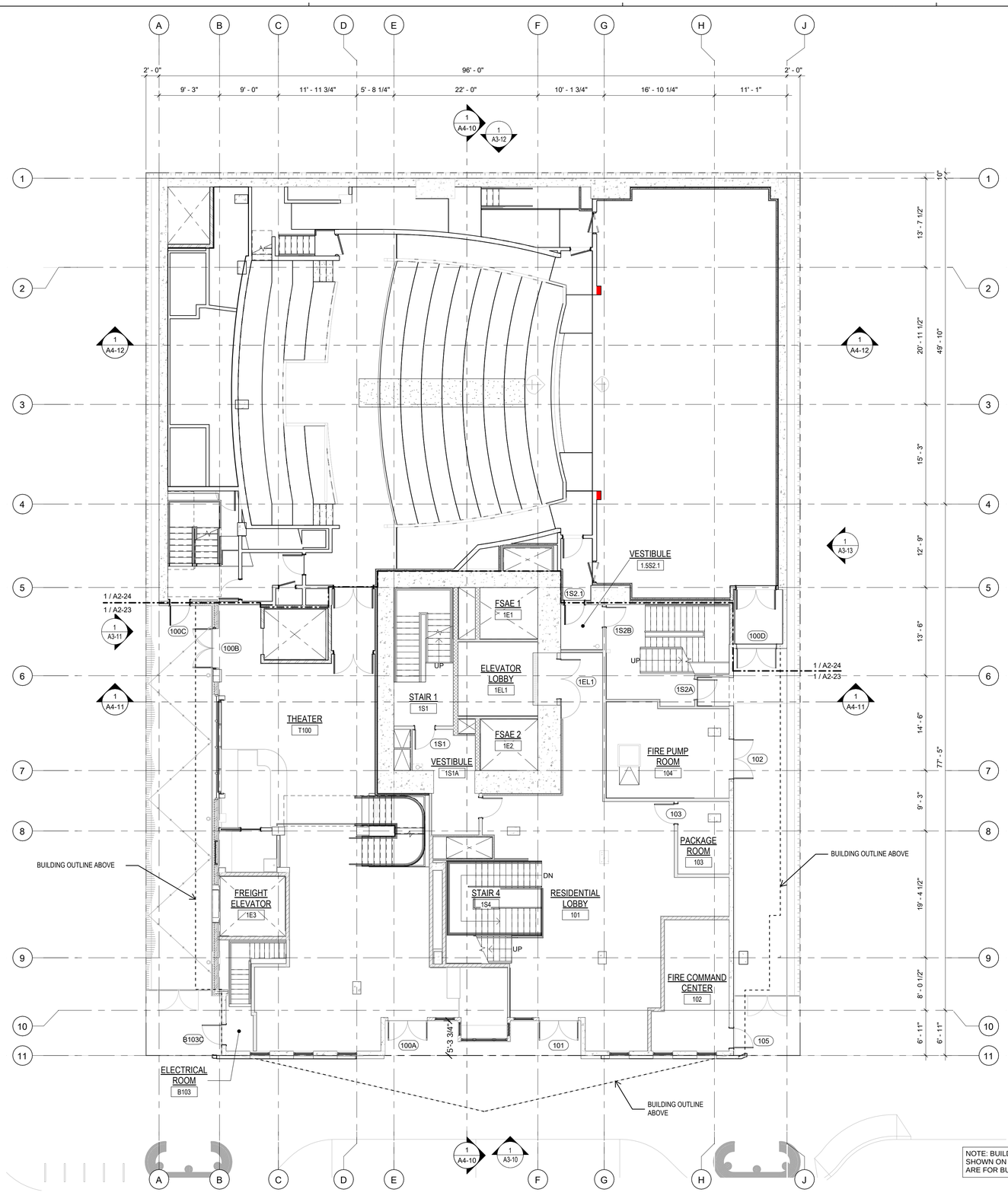

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

LEVEL 1 | 1/8" = 1'-0" | **1**

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KEY NOTES

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GROUND FLOOR PLAN

A103

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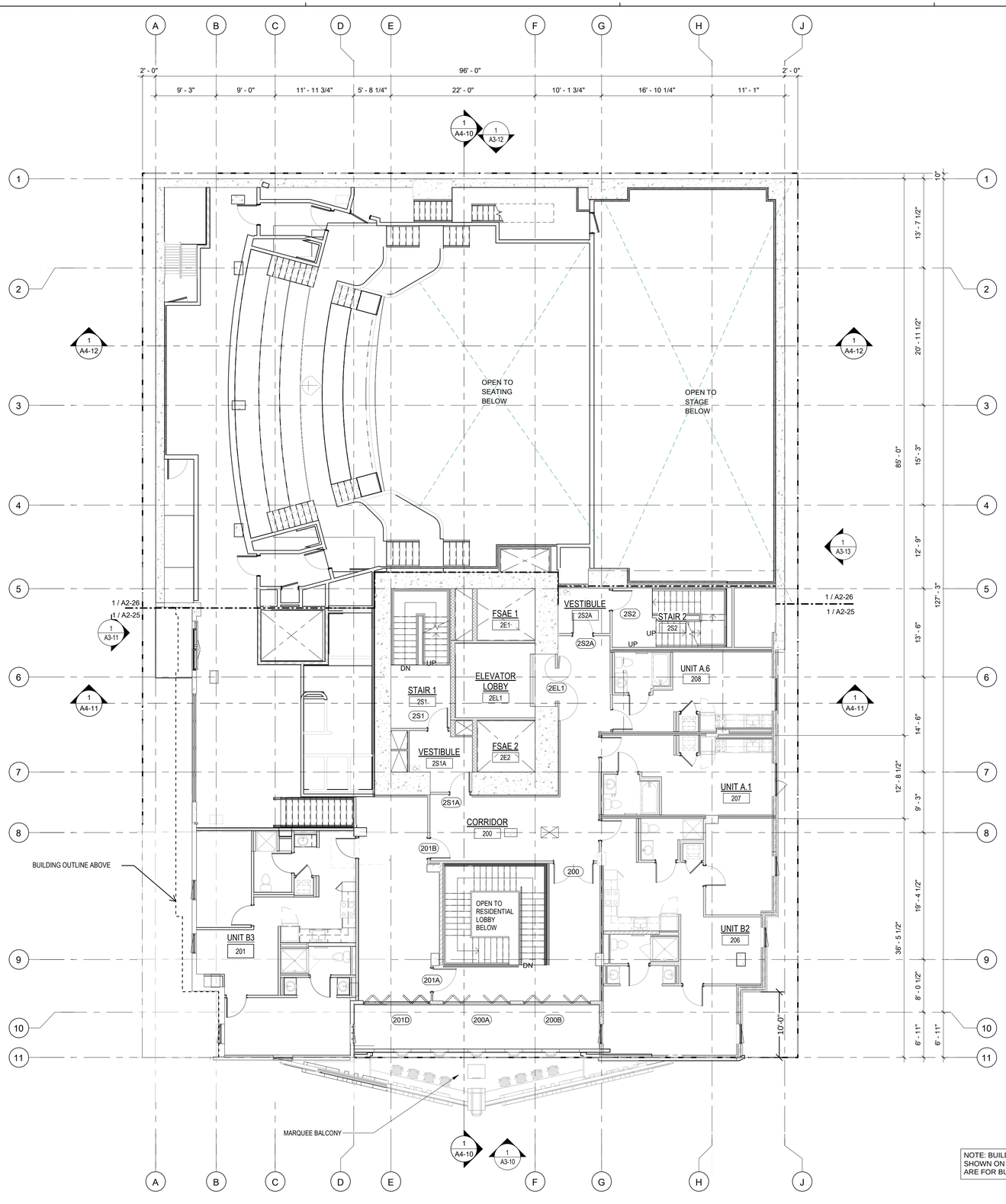

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

LEVEL 2 | 1/8" = 1'-0" | **1**

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KEY NOTES

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LEVEL 2 FLOOR PLAN

A104

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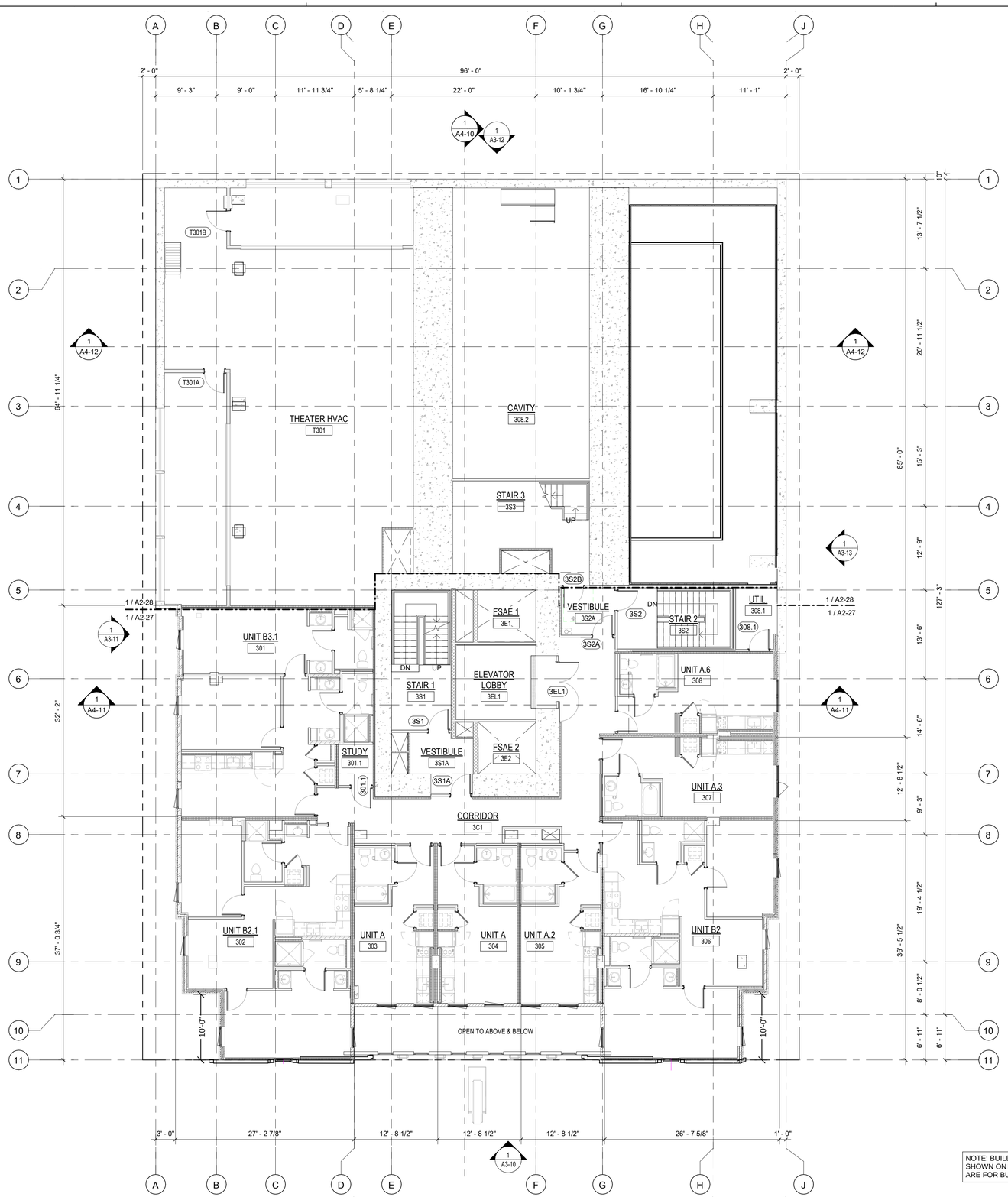

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0 1' 2' 4' 8'

PLAN NORTH

LEVEL 3 | 1/8" = 1'-0" | **1**

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LEVEL 3 FLOOR PLAN

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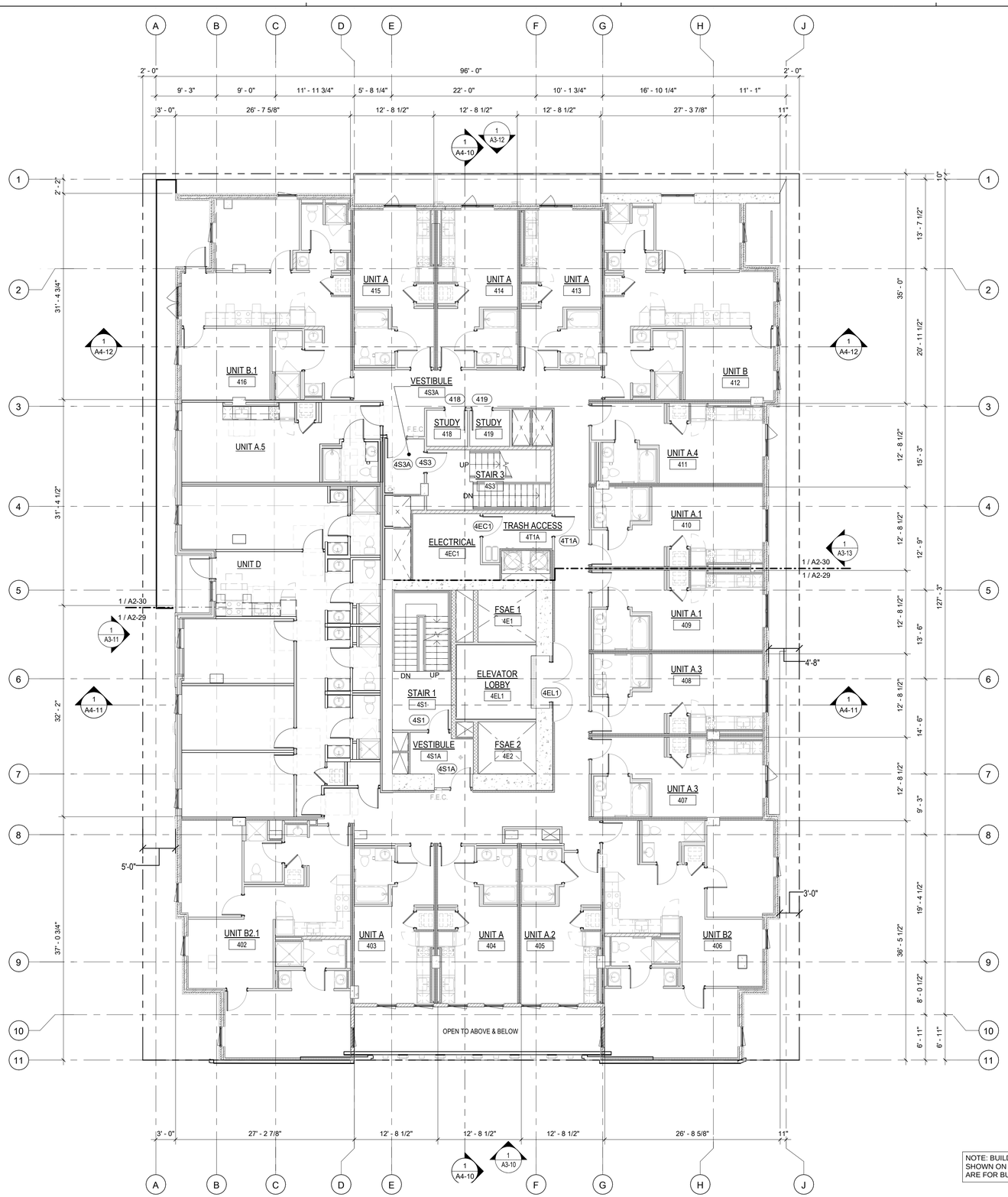

SHEET NOTES

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2. SOFFITS AND CEILINGS HEIGHTS, ETC., ARE MEASURED FROM FINISHED FLOOR ELEVATIONS, U.O.N.
3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS AD20 & AD21 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO AD32 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A011 FOR TYPICAL SYMBOLS LEGEND
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS AD60 & AD61 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/AD02
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

- CONCRETE WALL, S.S.D.
- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- WALL MOUNTED FIRE EXTINGUISHER CABINET
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- 1-HR FIRE & SMOKE RATED CORRIDOR
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- BUILDING OVERHANG ABOVE

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

LEVEL 4 | 1/8" = 1'-0" | **1**

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510.272.2910

ktgy Project Number 20230223
Contact Elwin Wong
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Principal Jessica Musick
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Developer/Owner
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2115 KITTREDGE ST.

BERKELEY, CA 94704

No.	DATE	DESCRIPTION
	11/08/2023	ZAB SUBMITTAL

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LEVEL 4 FLOOR PLAN

A106

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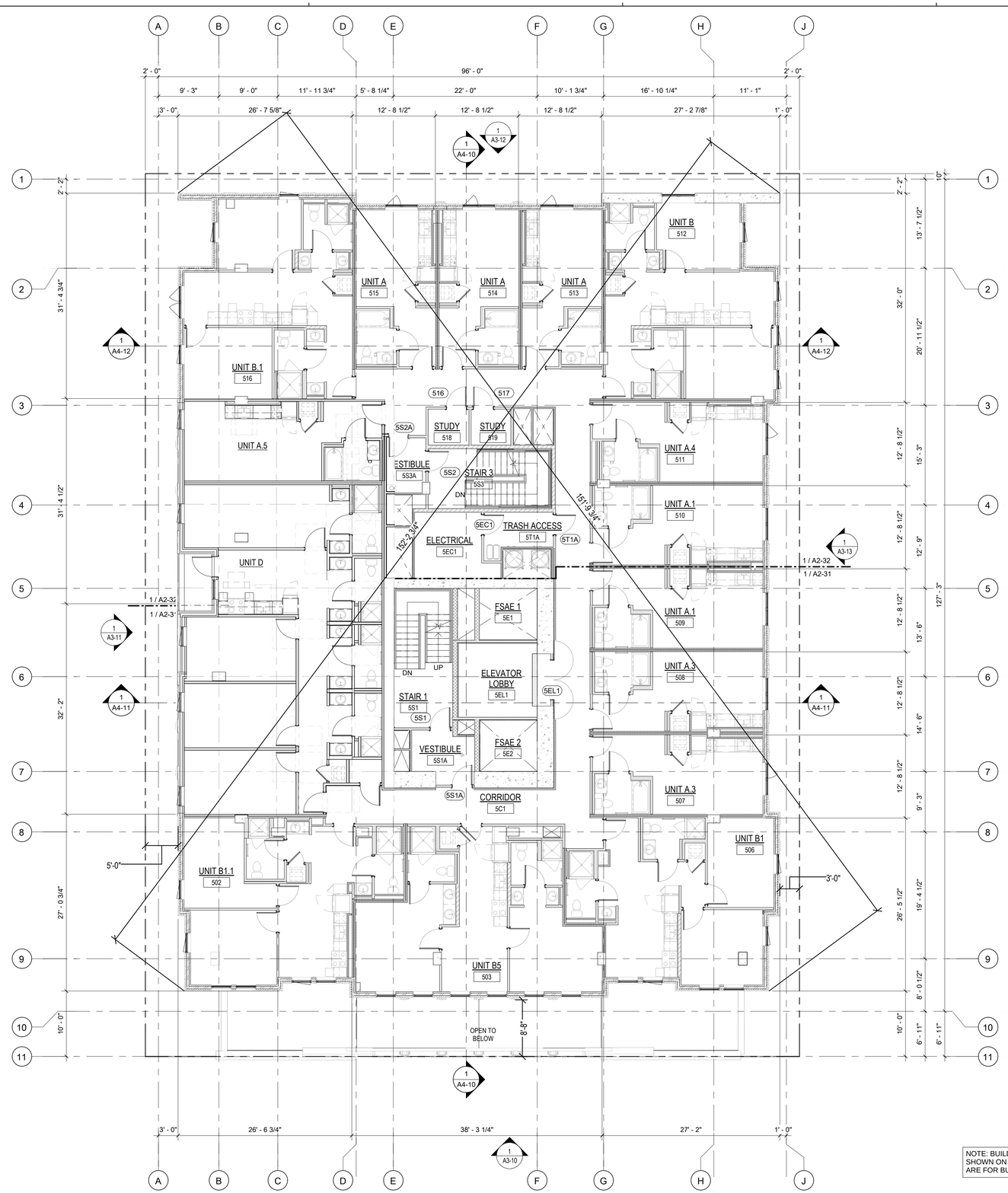
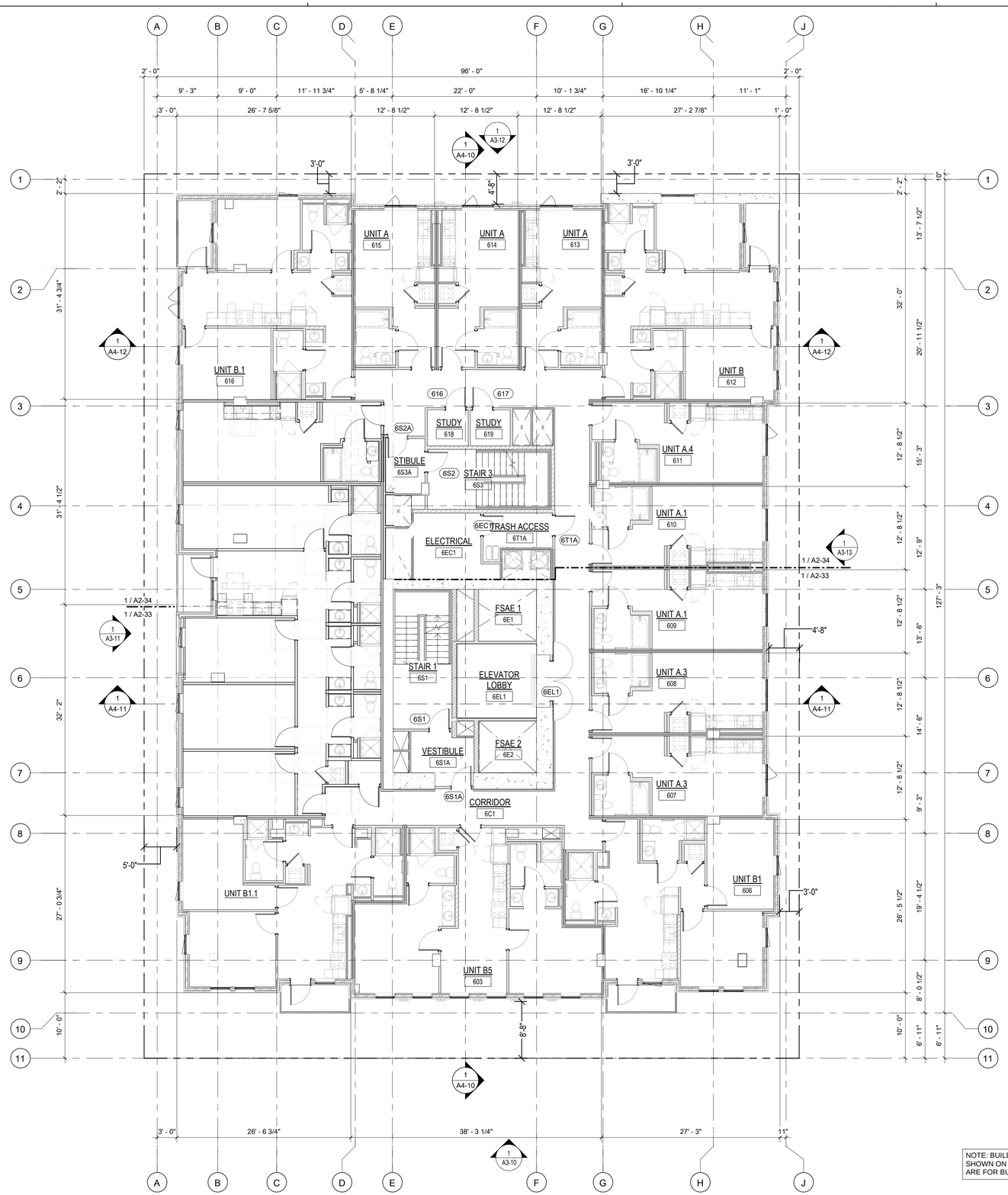

A
B
C
D
E
F
G
H
J
96' - 0"
2' - 0"
9' - 3"
9' - 0"
11' - 11 3/4"
5' - 8 1/4"
22' - 0"
10' - 1 3/4"
16' - 10 1/4"
11' - 1"
3' - 0"
26' - 7 5/8"
12' - 8 1/2"
27' - 2 7/8"
1' - 0"
1 A3-12
1 A4-10
1 A4-12
1 A3-13
1 A3-11
1 A4-11
1 A3-10
1 / A2-32
1 / A2-31
1 / A2-33
1 / A2-34
UNIT A 515
UNIT A 514
UNIT A 513
UNIT B 512
UNIT B.1 516
UNIT A.5
UNIT A.4 511
UNIT A.1 510
UNIT A.1 509
UNIT A.3 508
UNIT A.3 507
UNIT B1 506
UNIT B1.1 502
UNIT B5 503
UNIT D
516
517
STUDY 518
STUDY 519
5S2A
5S2
STAIR 3
5S3
5S3A
ESTIBULE
DN
5EC1
TRASH ACCESS
5T1A
ELECTRICAL
5EC1
152' - 2 3/4"
151' - 3 3/4"
FSAE 1
5E1
DN
UP
ELEVATOR LOBBY
5EL1
STAIR 1
5S1
VESTIBULE
5S1A
FSAE 2
5E2
CORRIDOR
5C1
OPEN TO BELOW
8'-8"
5'-0"
3'-0"
2' - 2"
31' - 4 3/4"
31' - 1 4 1/2"
32' - 2"
27' - 0 3/4"
10' - 0"
13' - 7 1/2"
32' - 0"
20' - 11 1/2"
15' - 3"
12' - 8 1/2"
12' - 9"
12' - 8 1/2"
12' - 8 1/2"
12' - 8 1/2



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- 2-HR FIRE BARRIER
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NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

LEVEL 6, 8, 10, 12, 14 | 1/8" = 1'-0" | **1**

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ktgy Project Number	20230223
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Email	ewong@ktgy.com
Principal	Jessica Musick
Designer	

Gilbane

Developer/Owner

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LEVEL 6, 8, 10, 12, 14
FLOOR PLAN

A108

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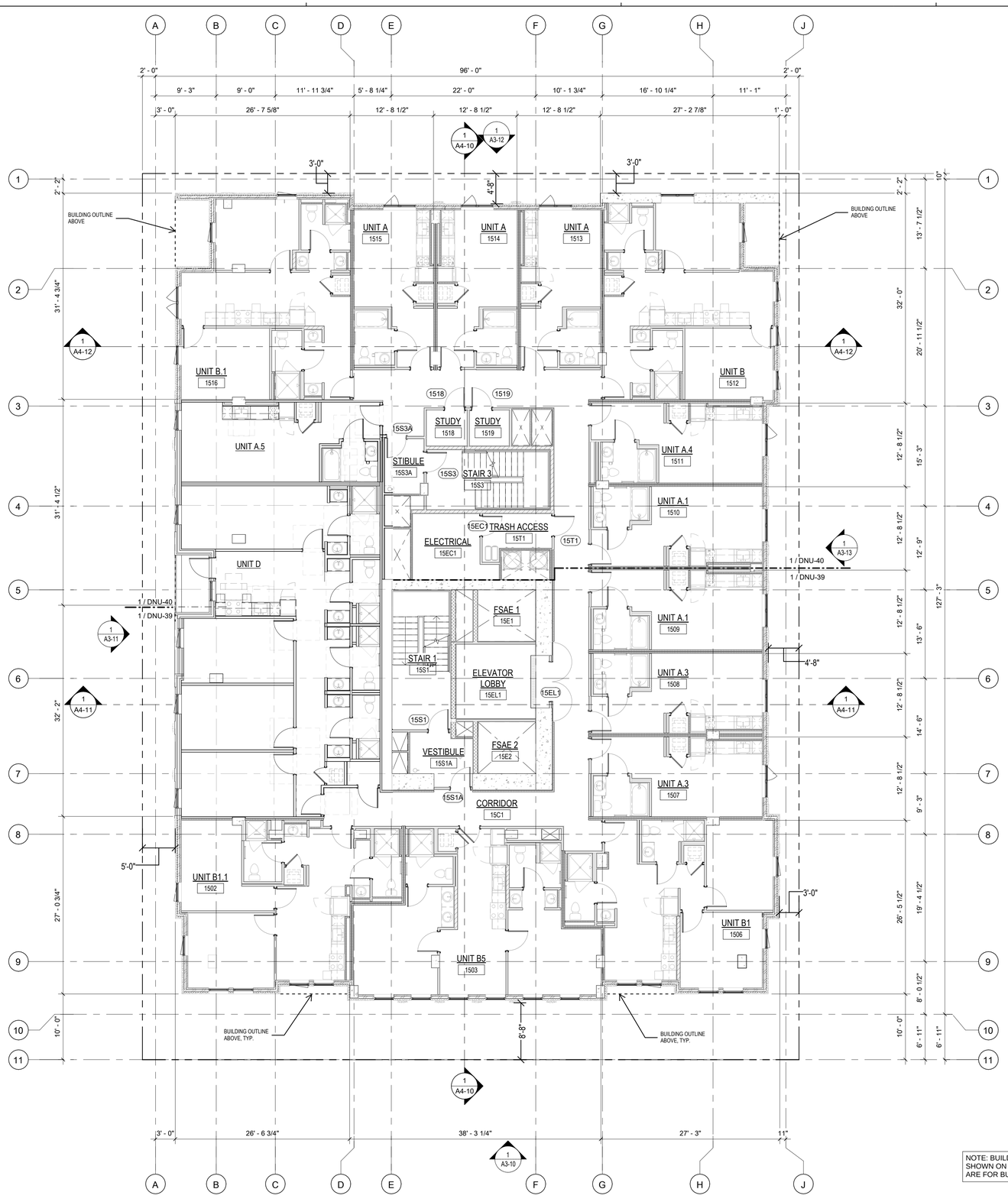

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KEY NOTES

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- BUILDING OVERHANG ABOVE

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

LEVEL 15 | 1/8" = 1'-0" | **1**

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510.272.2910

ktgy Project Number	20230223
Contact	Elwin Wong
Email	ewong@ktgy.com
Principal	Jessica Musick
Designer	

Gilbane

Developer/Owner
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Christian Cerria
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2115 KITTREDGE ST.

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LEVEL 15 FLOOR PLAN

A109

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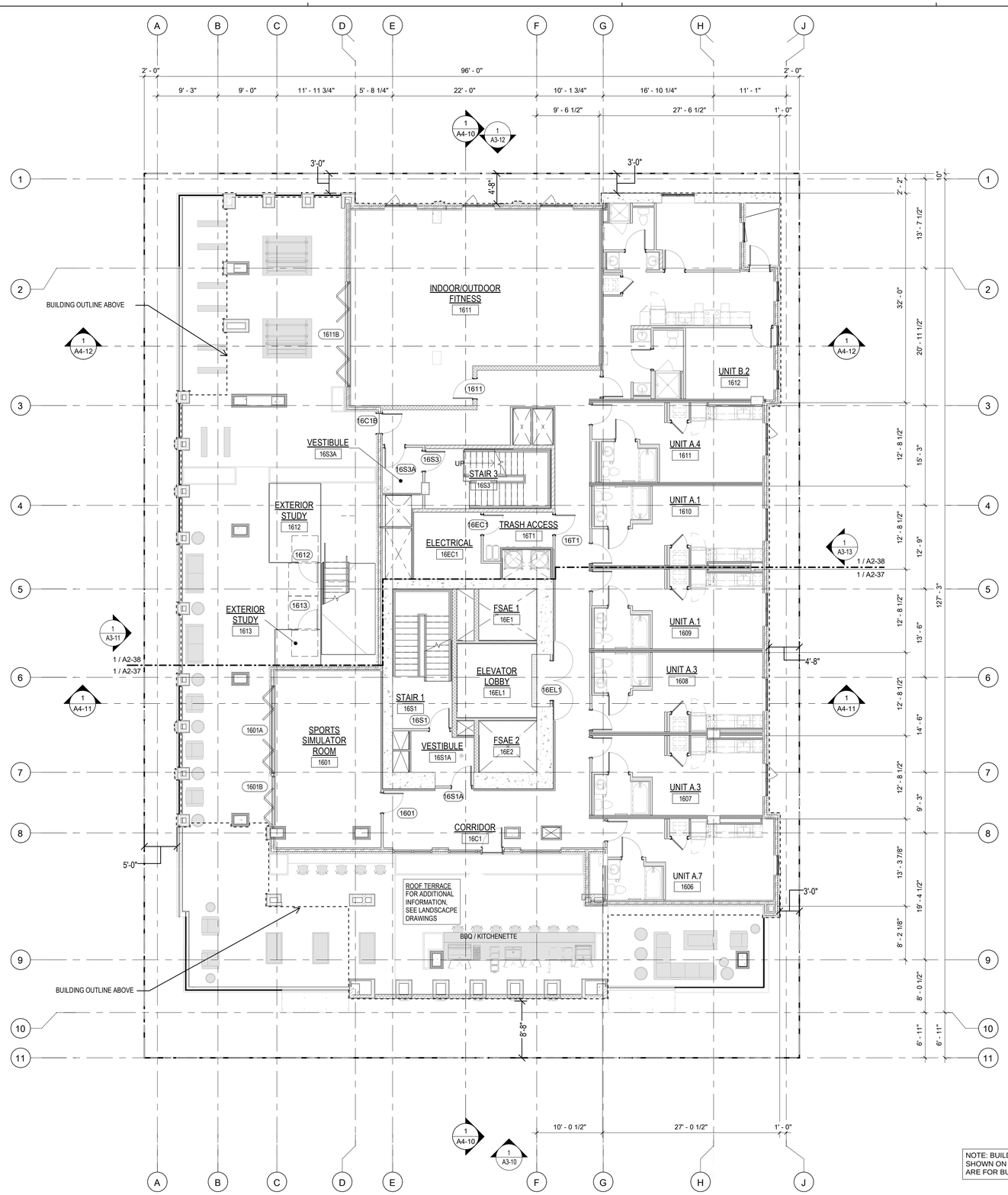

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0 1' 2' 4' 8'

PLAN NORTH

LEVEL 16 | 1/8" = 1'-0" | **1**

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LEVEL 16 FLOOR PLAN

A110

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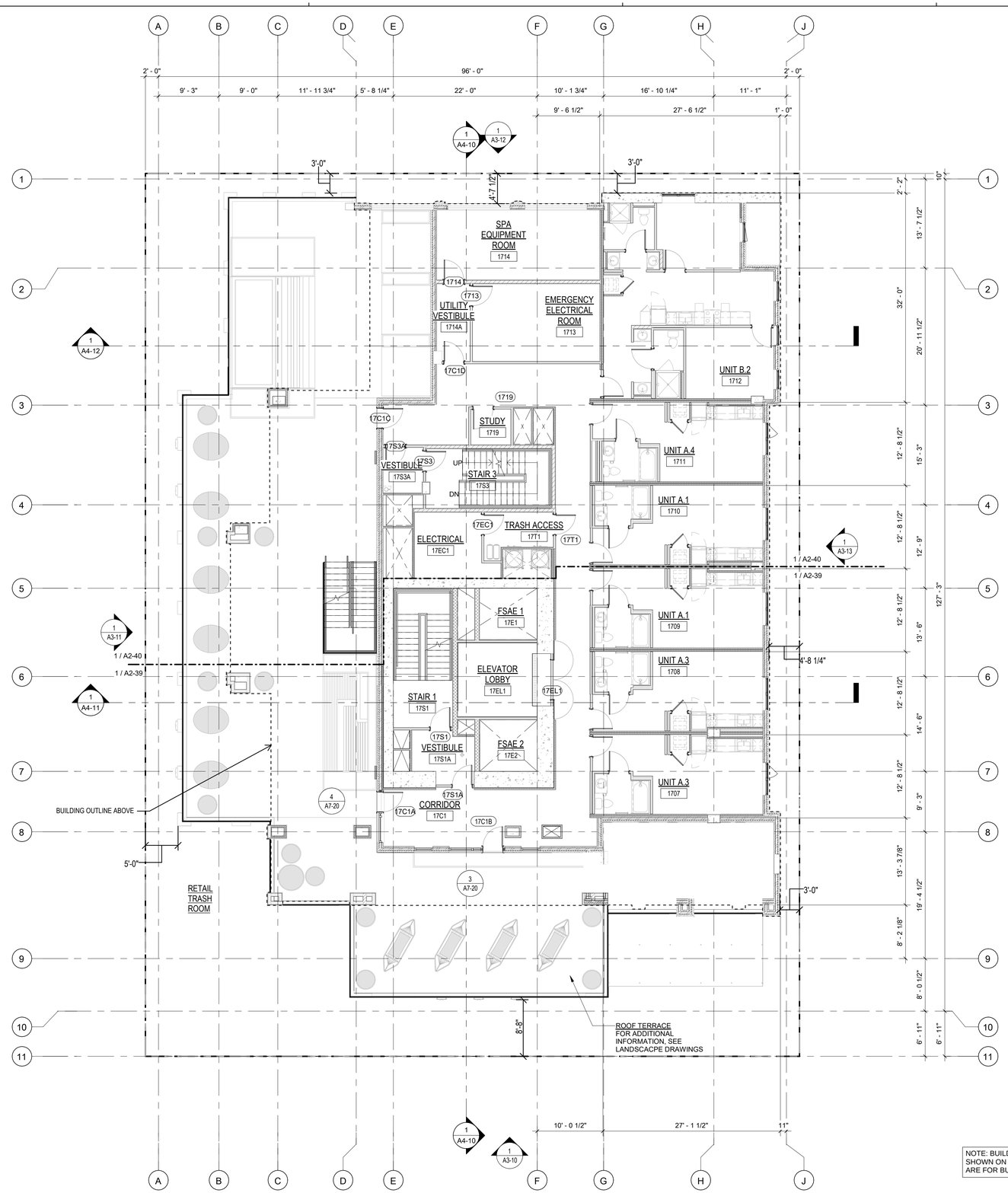

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LEVEL 17 FLOOR PLAN

A111

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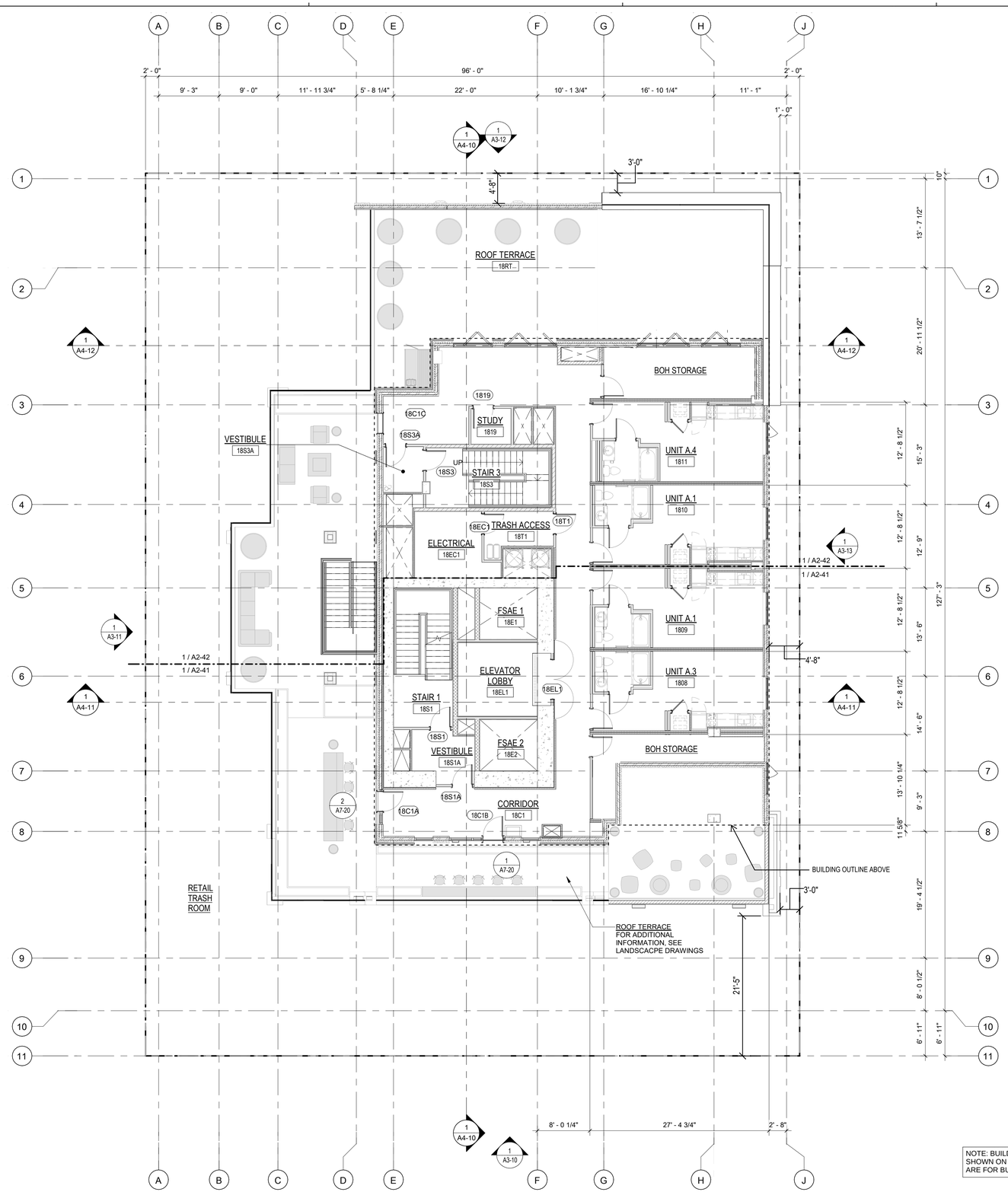

SHEET NOTES

1. FLOOR ELEVATIONS, WHERE INDICATED, ARE TO TOP OF STRUCTURAL CONCRETE. REFER TO LANDSCAPE DRAWINGS FOR WALKWAY PAVING ELEVATIONS.
2. SOFFITS AND CEILINGS HEIGHTS, ETC., ARE MEASURED FROM FINISHED FLOOR ELEVATIONS, U.O.N.
3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS AD20 & AD21 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO AD32 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A011 FOR TYPICAL SYMBOLS LEGEND
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS AD60 & AD61 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/AD02
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

- CONCRETE WALL, S.S.D.
- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- WALL MOUNTED FIRE EXTINGUISHER CABINET
- F.E.C. SEMI-RECESSED FIRE EXTINGUISHER CABINET
- 1-HR FIRE & SMOKE RATED CORRIDOR
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- BUILDING OVERHANG ABOVE

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

LEVEL 18 | 1/8" = 1'-0" | **1**

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BERKELEY, CA 94704

No.	DATE	DESCRIPTION
	11/08/2023	ZAB SUBMITTAL

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LEVEL 18 FLOOR PLAN

A112

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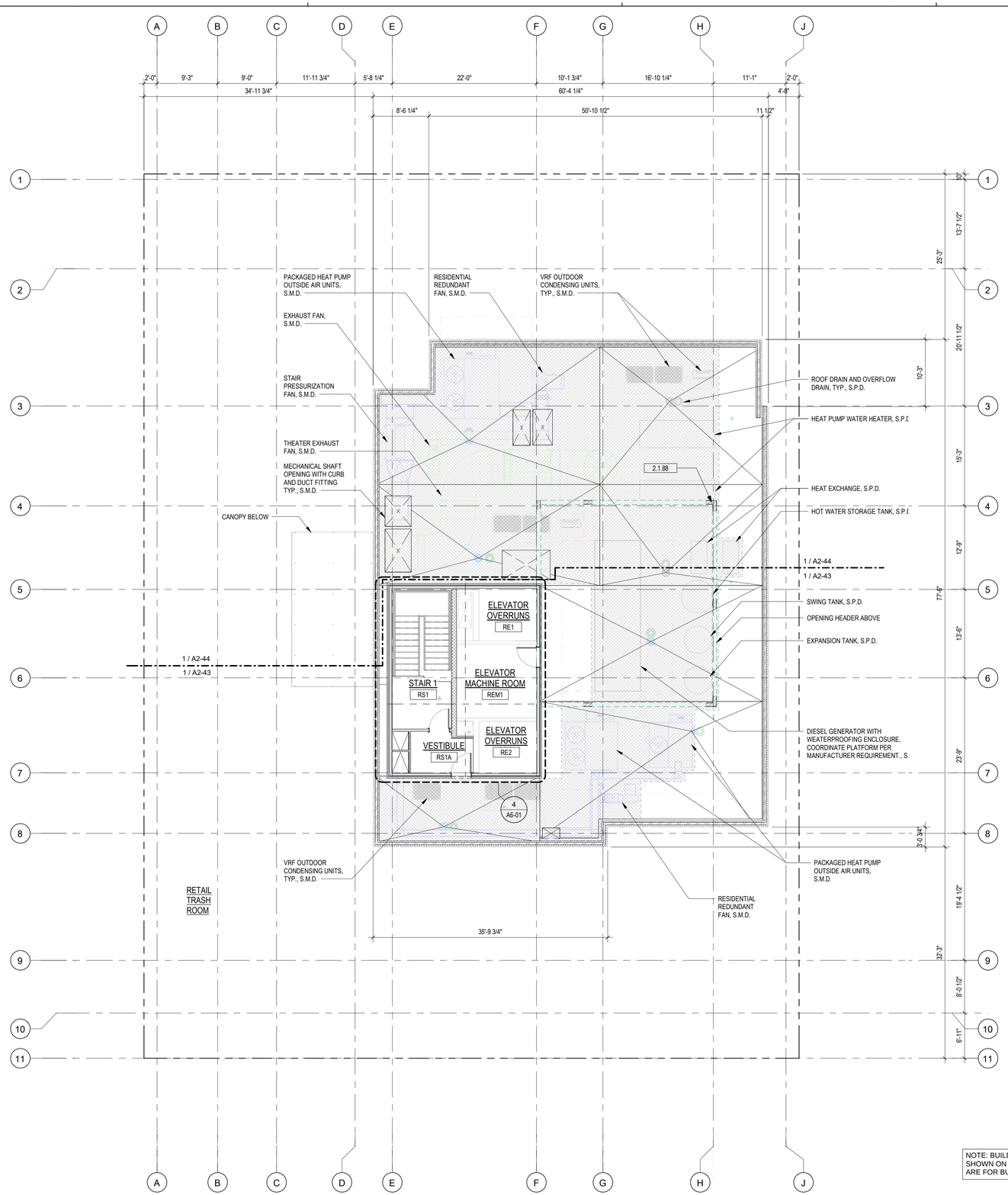

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- 1-HR FIRE & SMOKE RATED CORRIDOR
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- ROOF ELEMENT AREA - 2804 SF

ROOFTOP ELEMENTS CALCULATION

BUILDING AVERAGE FLOOR PLATE = 9882 SF
BUILDING ROOF AREA = 4,530 SF

9882 SF X 15% = 1,482 SF PERMITTED AREA OF ROOF TOP ELEMENT.

TOTAL ROOFTOP ELEMENTS AREA: 2,804 SF (28% OF AVERAGE FLOOR AREA)

NOTE: ROOFTOP ELEMENTS AREA NOT COMPLIANT WITH BMC 23.304.050 REQUIREMENT TO NOT EXCEED 15% OF AVERAGE FLOOR AREA OF THE BUILDING'S STOREIS. WAIVER REQUESTED.

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

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

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ROOF PLAN

A113

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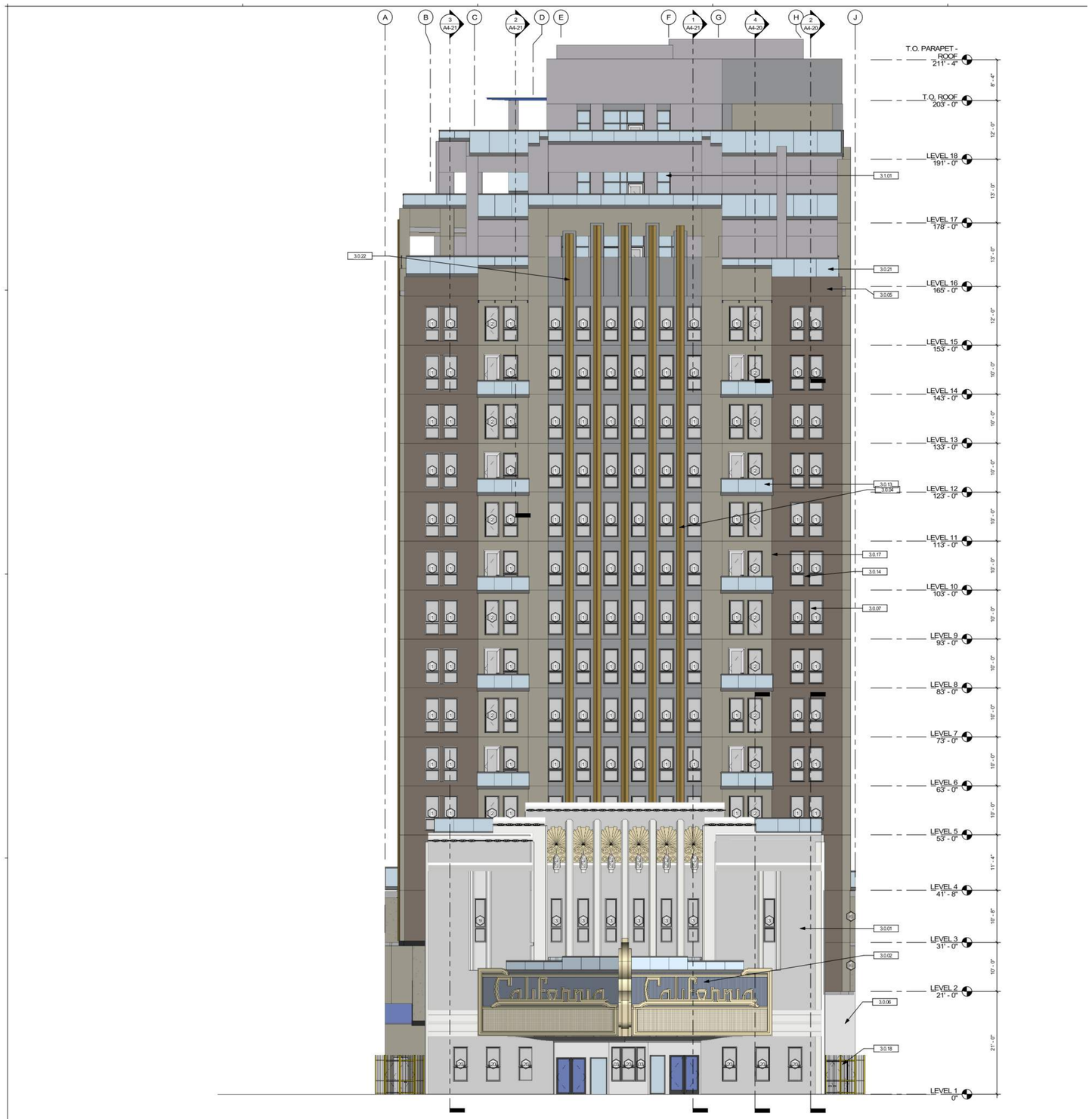
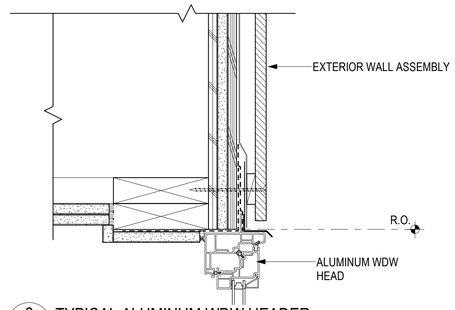


SOUTH ELEVATION 1/8" = 1'-0" 1



2 A201 TYPICAL ALUMINUM WDW HEADER
3" = 1'-0"

KEYNOTES

3.0.01	HISTORIC FACADE TO REMAIN
3.0.02	HISTORIC MARQUE TO REMAIN
3.0.04	RAISED FLUTING INCOPERATED INTO CONCRETE FACADE SYSTEM
3.0.05	CEMENT PLASTER, SMOOTH FINISH
3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.13	GLASS GUARDRAIL WITH METAL CAP, SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.17	SURFACE MOUNTED DECORATIVE METAL LATTICE (DESIGN PENDING), SEE DETAIL X/XX
3.0.18	METAL FENCE & DOUBLE GATE WITH EGRESS HARDWARE, SEE DETAIL X/XX
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES, TYP.
3.1.01	ALUMINUM STOREFRONT & GLAZING SYSTEM

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

FINISH LEGEND

01	**MTL-01** DARK BROWN CONCRETE CLARK PACIFIC 05-13 LIGHT	
02	**MTL-02** LIGHT BROWN CONCRETE CLARK PACIFIC 05-01 MEDIUM	
03	**MTL-03** LIGHT CONCRETE CLARK PACIFIC 06-01 LIGHT	
04	**MTL-04** TERRACE ACCENT SHERWIN WILLIAMS SW 7644 GATEWAY GRAY	
05	**MTL-05** DARK ALUMINUM WINDOW FRAME ARCADIA AB-STD DARK BRONZE	
06	**MTL-06** HPL WOOD PANEL PARKLEX PRODEMA RUSTIK / NATURCLAD-W	
07	**MTL-07** STONE LOOK / FIBER CEMENT PANEL CLARK PACIFIC	
08	**MTL-08** LIGHT BEIGE STUCCO SHERWIN WILLIAMS SW 6147 PANDA WHITE	
09	**MTL-09** LIGHT ALUMINUM WINDOW FRAME MARVIN COCONUT CREAM	
10	**MTL-10** GOLDEN ACCENTS PRISMATIC POWDERS SATIN POLY GOLD	

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SOUTH EXTERIOR ELEVATION

A201

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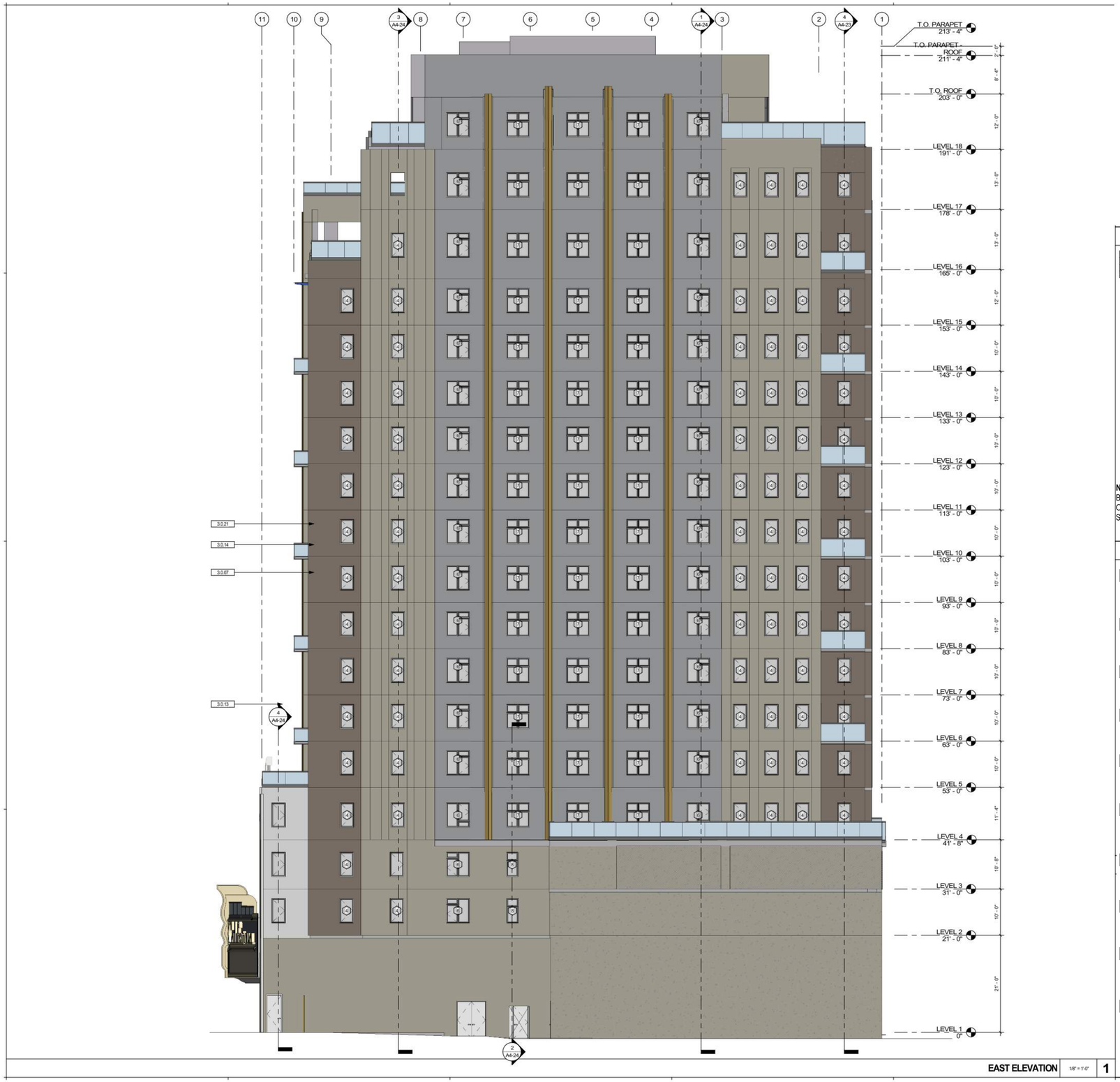

EAST ELEVATION 1/8" = 1'-0" 1

KEYNOTES

3.0.07	CONCRETE COLUMN
3.0.13	GLASS GUARDRAIL WITH METAL CAP. SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY. SEE DETAIL X/XX
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

FINISH LEGEND

01	**MTL-01** DARK BROWN CONCRETE CLARK PACIFIC 05-13 LIGHT	
02	**MTL-02** LIGHT BROWN CONCRETE CLARK PACIFIC 05-01 MEDIUM	
03	**MTL-03** LIGHT CONCRETE CLARK PACIFIC 06-01 LIGHT	
04	**MTL-04** TERRACE ACCENT SHERWIN WILLIAMS SW 7644 GATEWAY GRAY	
05	**MTL-05** DARK ALUMINUM WINDOW FRAME ARCADIA AB-STD DARK BRONZE	
06	**MTL-06** HPL WOOD PANEL PARKLEX PRODEMA RUSTIK / NATURCLAD-W	
07	**MTL-07** STONE LOOK / FIBER CEMENT PANEL CLARK PACIFIC	
08	**MTL-08** LIGHT BEIGE STUCCO SHERWIN WILLIAMS SW 6147 PANDA WHITE	
09	**MTL-09** LIGHT ALUMINUM WINDOW FRAME MARVIN COCONUT CREAM	
10	**MTL-10** GOLDEN ACCENTS PRISMATIC POWDERS SATIN POLY GOLD	

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EAST EXTERIOR ELEVATION

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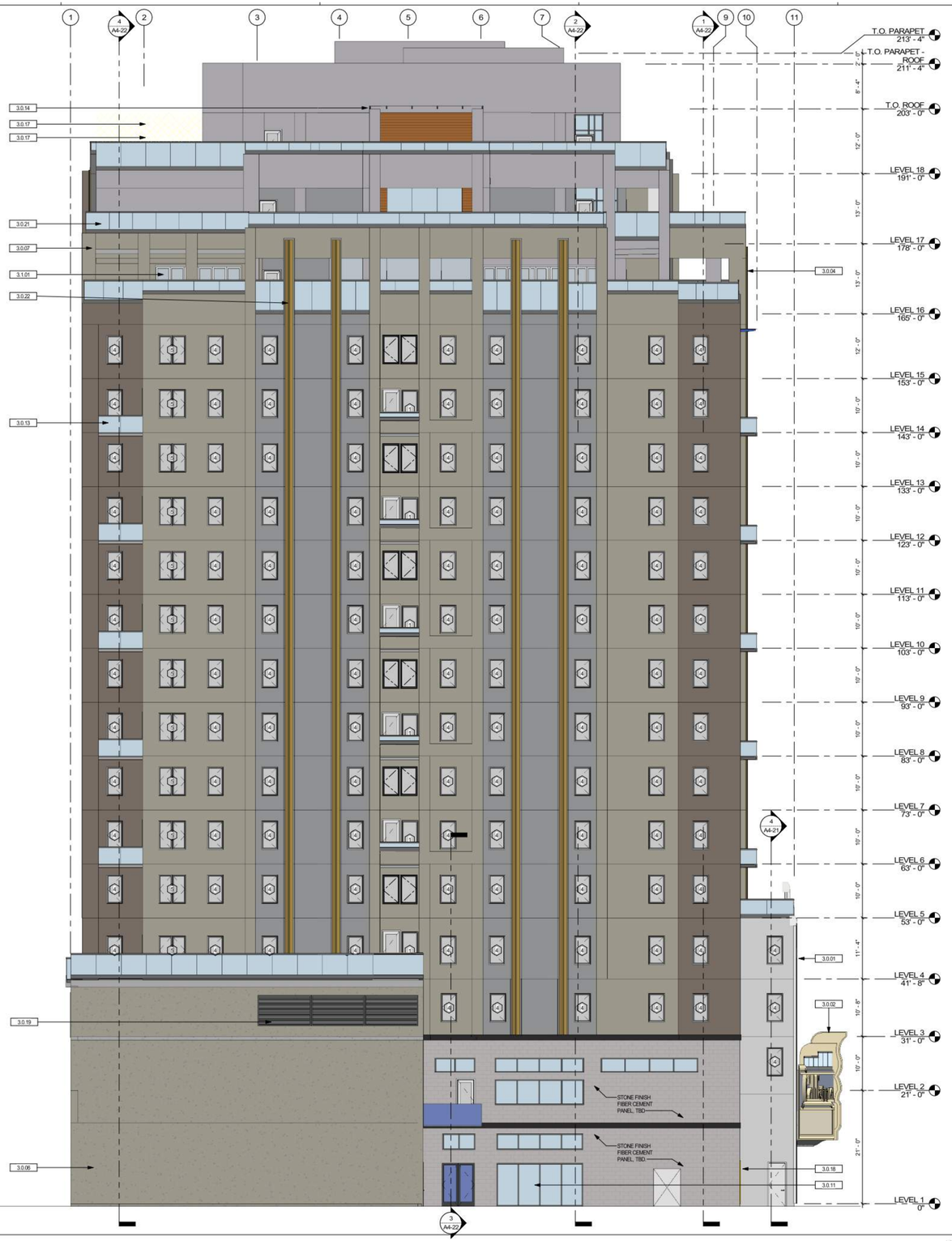

WEST ELEVATION 1/8" = 1'-0" 1

KEYNOTES

3.0.01	HISTORIC FACADE TO REMAIN
3.0.02	HISTORIC MARQUE TO REMAIN
3.0.04	RAISED FLUTING INCOPERATED INTO CONCRETE FACADE SYSTEM
3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.11	OVERHEAD GLASS DOOR. SEE DOOR SCHEDULE
3.0.13	GLASS GUARDRAIL WITH METAL CAP. SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY. SEE DETAIL X/XX
3.0.17	SURFACE MOUNTED DECORATIVE METAL LATTICE (DESIGN PENDING). SEE DETAIL X/XX
3.0.18	METAL FENCE & DOUBLE GATE WITH EGRESS HARDWARE. SEE DETAIL X/XX
3.0.19	METAL LOUVER. SEE MECHANICAL DRAWINGS
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0". SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES, TYP.
3.1.01	ALUMINUM STOREFRONT & GLAZING SYSTEM

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WEST EXTERIOR ELEVATION

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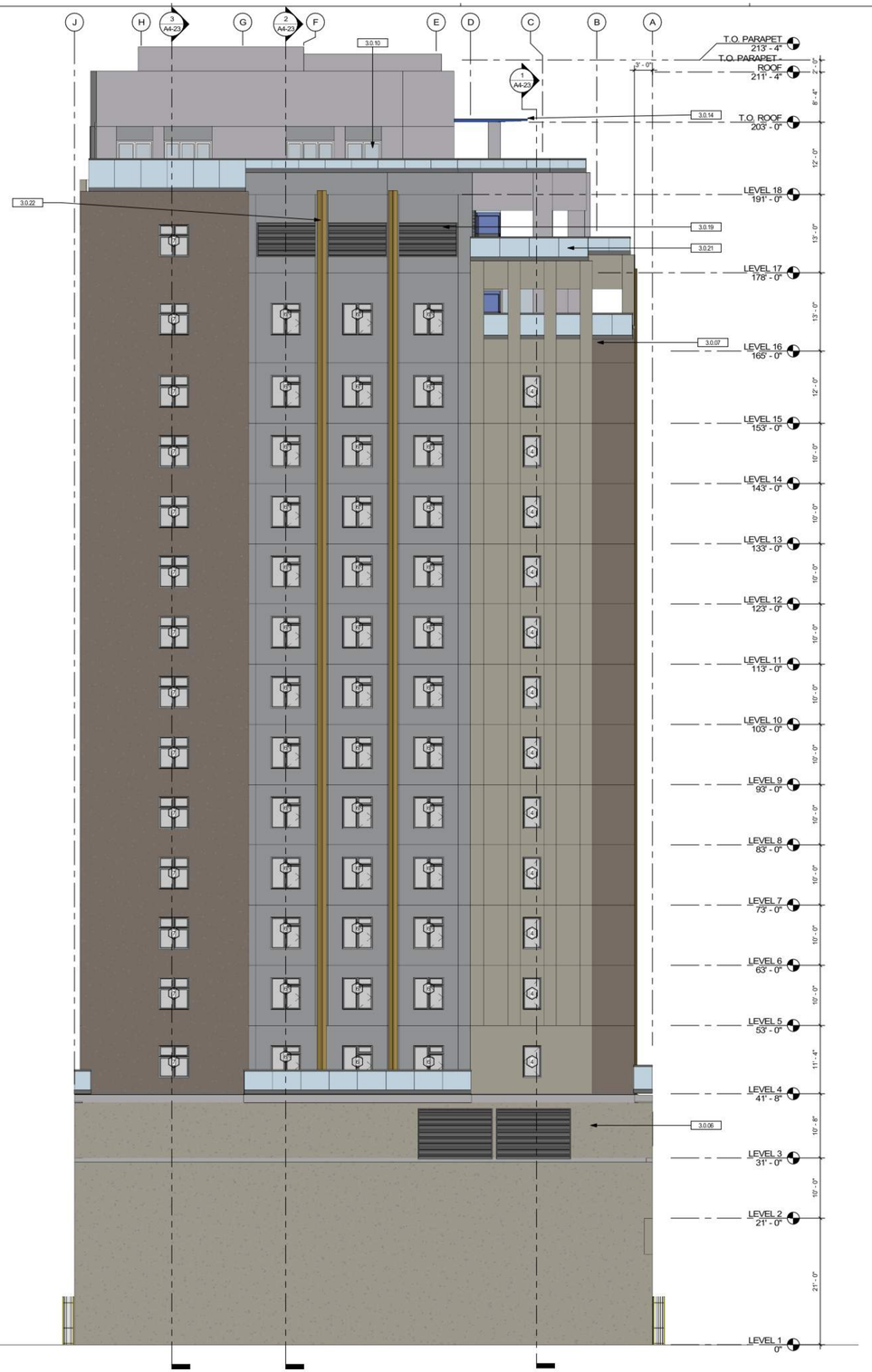

NORTH ELEVATION 1/8" = 1'-0" 1

KEYNOTES

3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.10	FOLDING GLASS WALL, SEE DOOR SCHEDULE
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.19	METAL LOUVER, SEE MECHANICAL DRAWINGS
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES. TYP.

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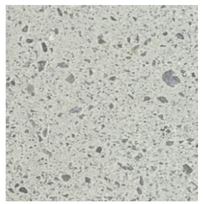
NORTH EXTERIOR ELEVATION

A204

MTL-01
DARK BROWN CONCRETE
CLARK PACIFIC
05-13 LIGHT

MTL-02
LIGHT BROWN CONCRETE
CLARK PACIFIC
05-01 MEDIUM

MTL-03
LIGHT CONCRETE
CLARK PACIFIC
06-01 LIGHT



MTL-04
TERRACE ACCENT
SHERWIN WILLIAMS
SW 7644 GATEWAY GRAY

MTL-05
DARK WINDOW FRAME
ARCADIA
AB-STD DARK BRONZE

MTL-06
HPL WOOD PANEL
PARKLEX PRODEMA
RUSTIK / NATURCLAD-W

MTL-07
STONE LOOK /
FIBER CEMENT PANEL

MTL-08
LIGHT BEIGE STUCCO
SHERWIN WILLIAMS
SW 6147 PANDA WHITE

MTL-09
LIGHT WINDOW FRAME
MARVIN
COCONUT CREAM

MTL-10
GOLDEN ACCENTS
PRISMATIC POWDERS
SATIN POLY GOLD

EXTERIOR ELEVATION MATERIALS ENLARGED
NOT TO SCALE

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Principal	Jessica Musick
Designer	

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

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EXTERIOR ELEVATION MATERIALS

A205

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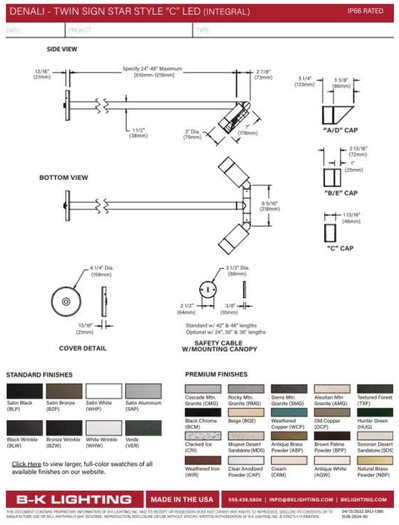
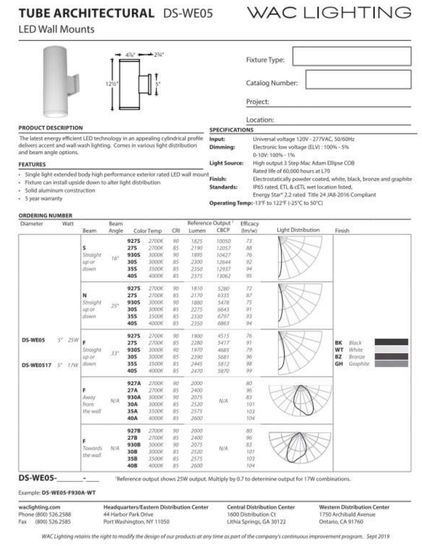
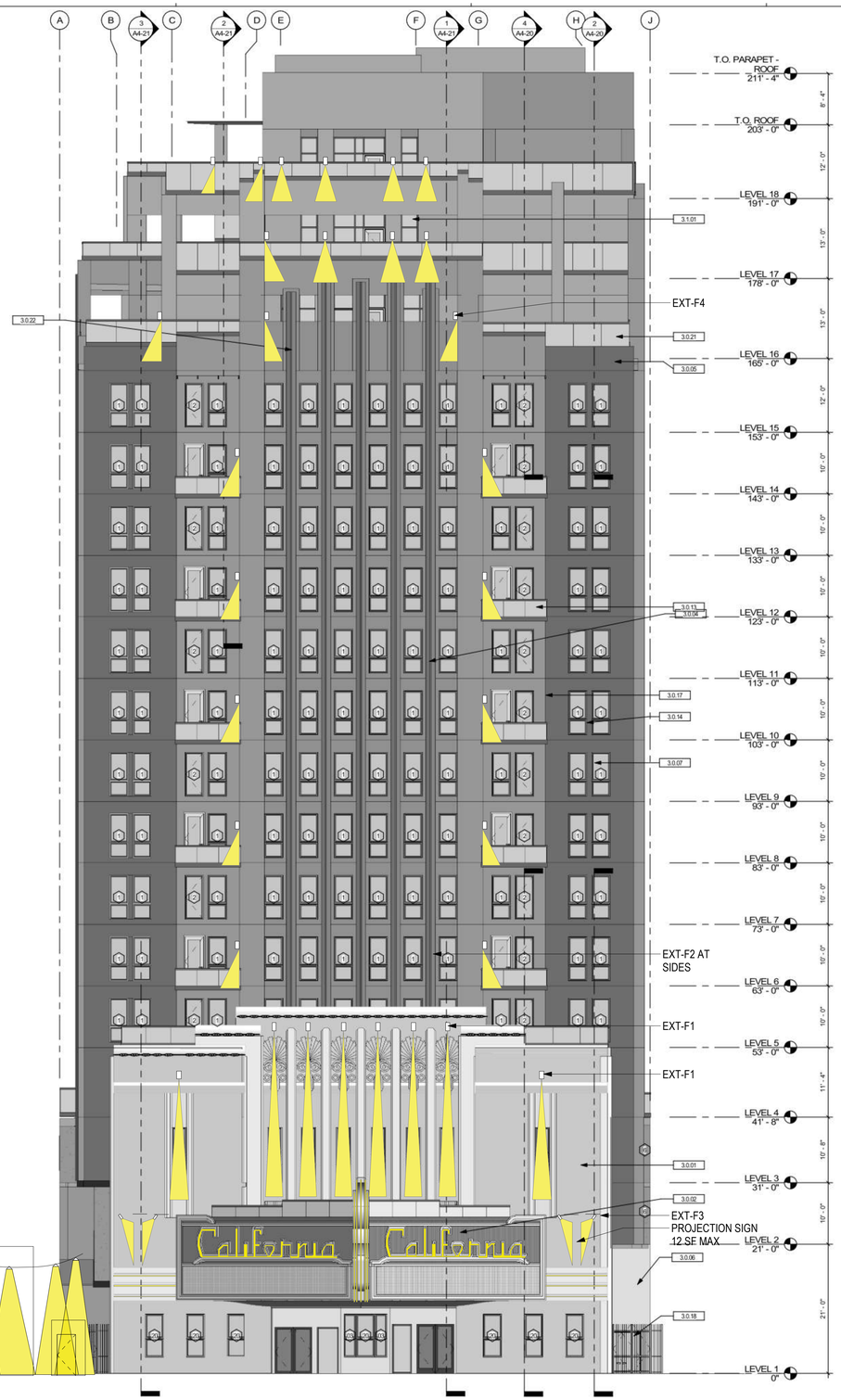
EXT-F3
LED BLADE SIGN
BK - DENALI TWIN STAR



EXT-F4
ROOF DECK (TRELLIS POST & WALL MOUNT)
WAC - TUBE 5"

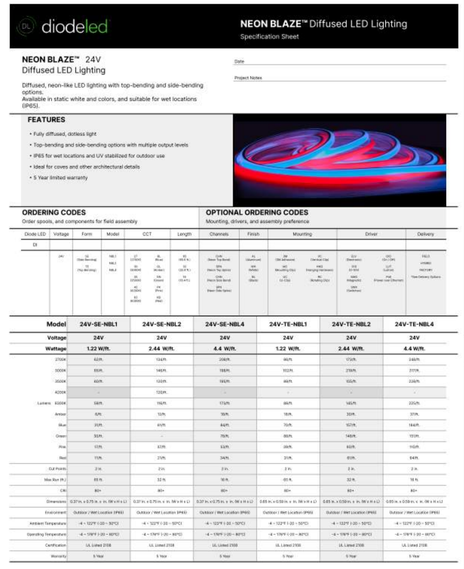




SOUTH ELEVATION 1/8" = 1'-0" **1**

EXT-F1
NARROW BEAM WALL WASH
WAC DS-WSOF-U27B-WT

EXT-F2
FLUSH LED LIGHT STRIPS
DIODE LED



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SOUTH FACADE
LIGHTING & SIGNAGE

A211

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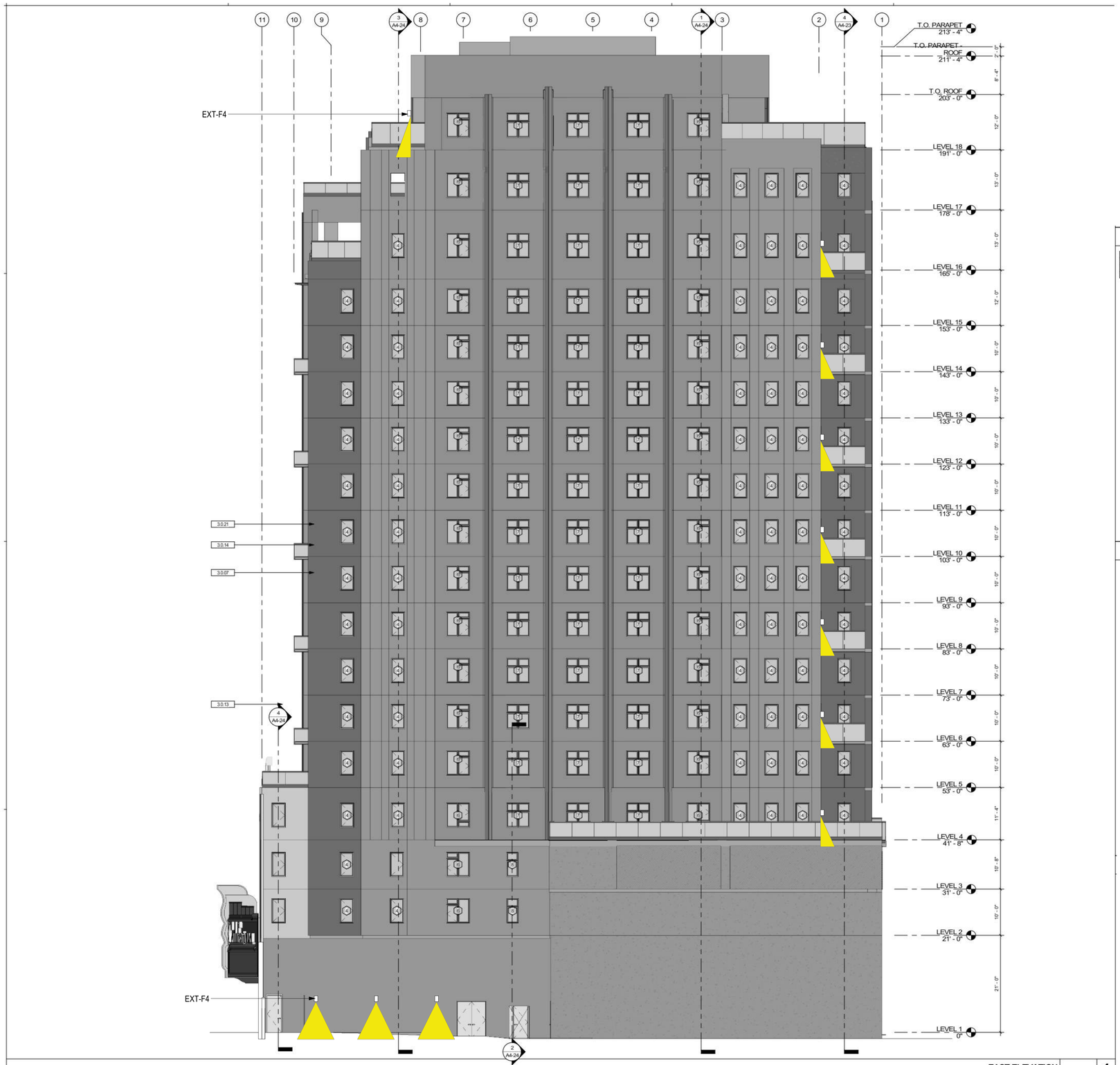

EAST ELEVATION | 1/8" = 1'-0" | 1

KEYNOTES

3.0.07	CONCRETE COLUMN
3.0.13	GLASS GUARDRAIL WITH METAL CAP, SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX

FINISH LEGEND

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EAST FACADE LIGHTING & SIGNAGE

A212

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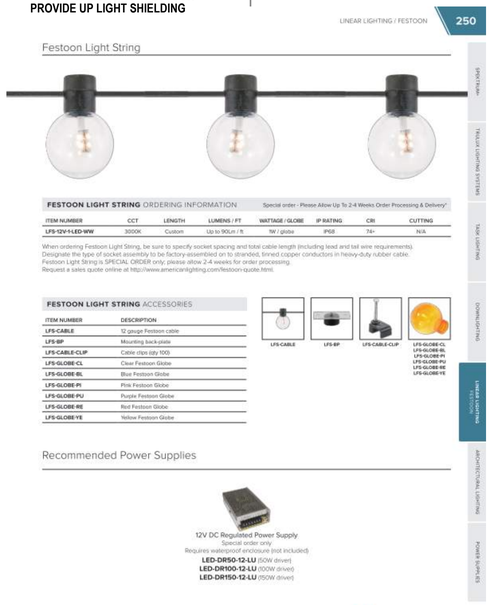
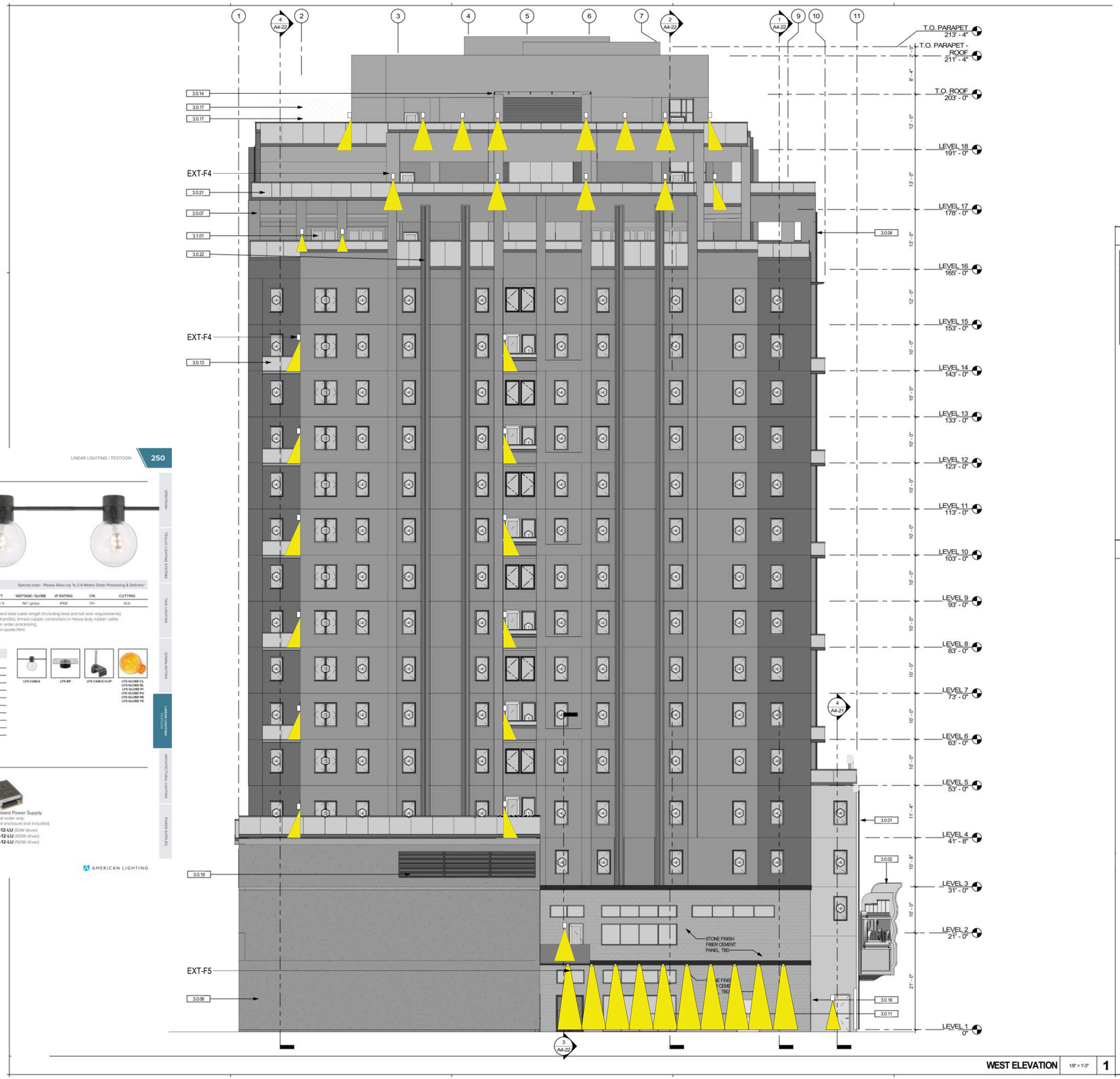
EXT-F5
LED FESTOON / STRING LIGHTING @ COURTYARD
AMERICAL LIGHTING - FESTOON
PROVIDE UP LIGHT SHIELDING





KEYNOTES

3.0.01	HISTORIC FACADE TO REMAIN
3.0.02	HISTORIC MARQUEE TO REMAIN
3.0.04	RAISED FLUTING INCOPERATED INTO CONCRETE FACADE SYSTEM
3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.11	OVERHEAD GLASS DOOR, SEE DOOR SCHEDULE
3.0.13	GLASS GUARDRAIL WITH METAL CAP, SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.17	SURFACE MOUNTED DECORATIVE METAL LATTICE (DESIGN PENDING), SEE DETAIL X/XX
3.0.18	METAL FENCE & DOUBLE GATE WITH EGRESS HARDWARE, SEE DETAIL X/XX
3.0.19	METAL LOUVER, SEE MECHANICAL DRAWINGS
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES, TYP.
3.1.01	ALUMINUM STOREFRONT & GLAZING SYSTEM

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WEST FACADE LIGHTING & SIGNAGE

A213

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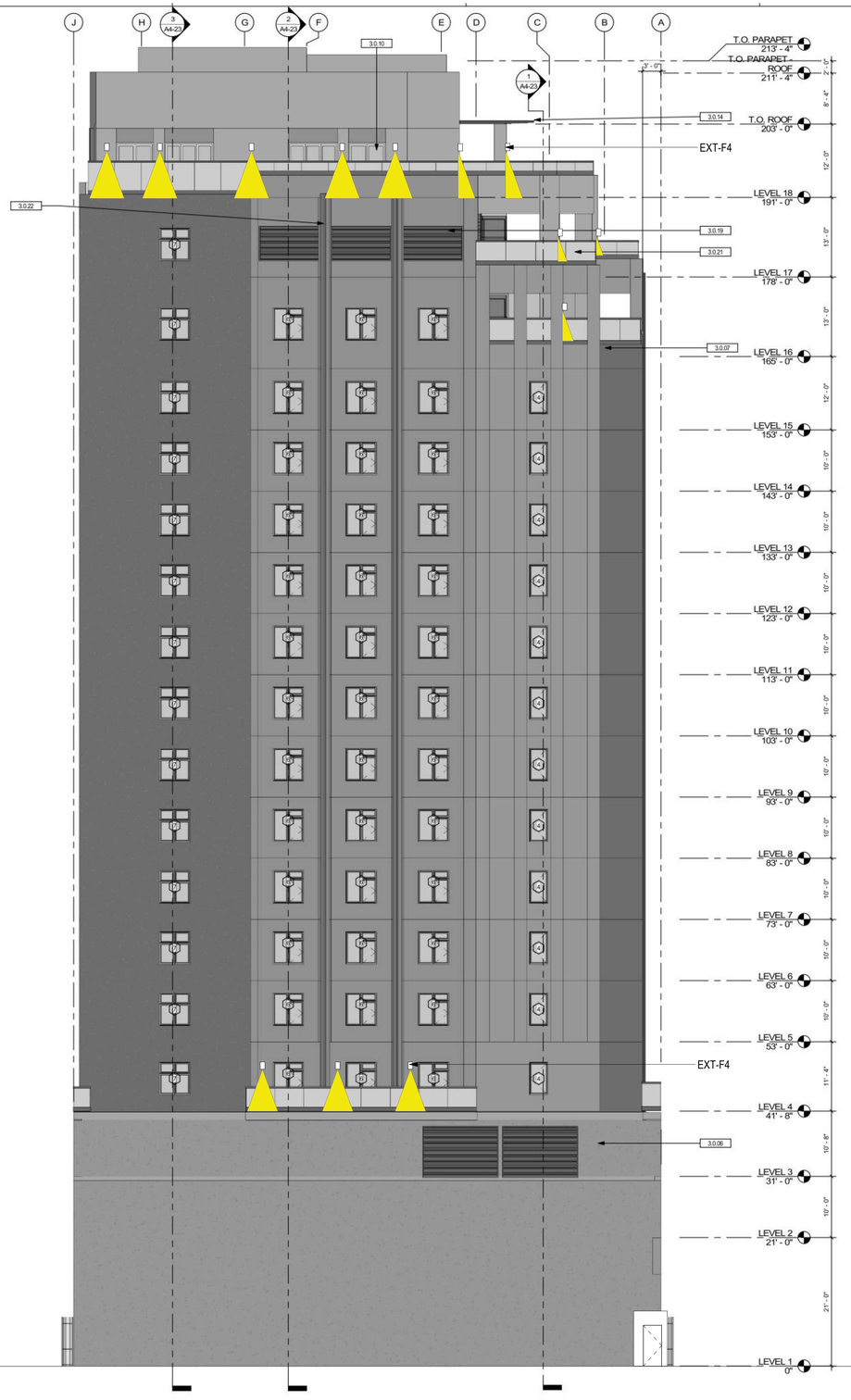

NORTH ELEVATION 1/8" = 1'-0" 1

KEYNOTES

3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.10	FOLDING GLASS WALL, SEE DOOR SCHEDULE
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.19	METAL LOUVER, SEE MECHANICAL DRAWINGS
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES, TYP.

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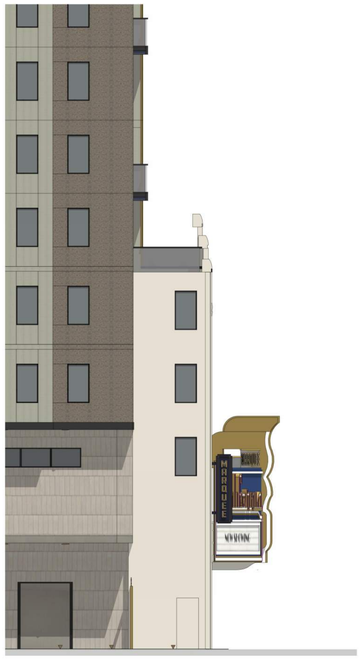
NORTH FACADE
LIGHTING SIGNAGE

A214

1 Partial Illustrated View
Scale: NTS

2 Illustrated View
Scale: NTS



1 Side View
Scale: 1" = 10' (1:120)
@tabloid

2 Front View
Scale: 1" = 10' (1:120)
@tabloid

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SOUTH FACADE SIGNAGE

A215

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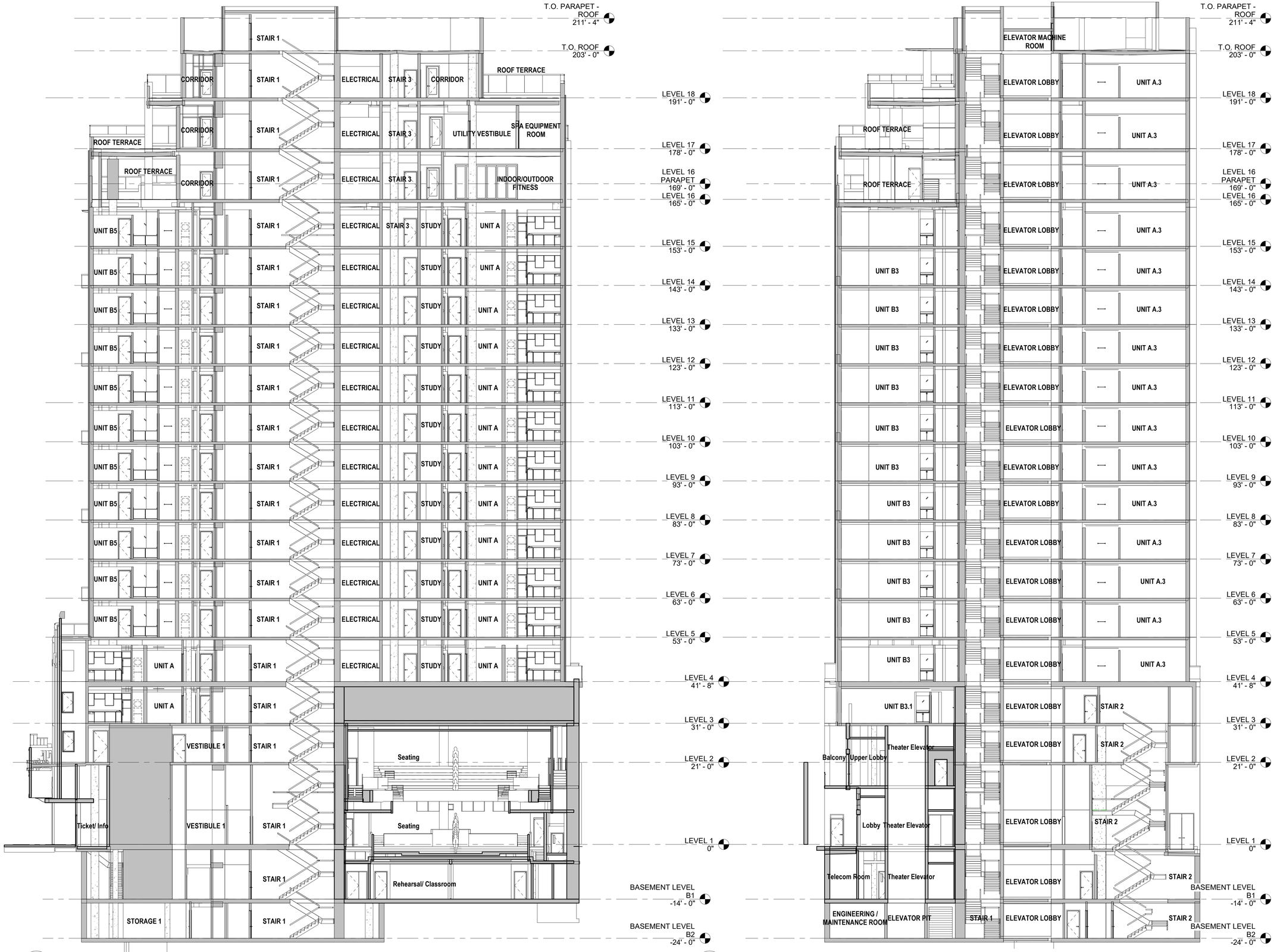

2 A310 N-S SECTION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

1 A310 E-W SECTION
3/32" = 1'-0"

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NOT FOR CONSTRUCTION

BUILDING SECTIONS

A310

PROJECT NUMBER: # ZP2022-0144
ADDRESS: 2115 Kittredge Street, Berkeley, CA

TO: Sharon Gong

FROM: 2115 Kittredge Street Project Team

SUBJECT: Zoning Project Application for 2115 Kittredge Street Project

DATE: November 8, 2023

Thank you for your review of the 2115 Kittredge Street Project. This letter is in response to the City's comments transmitted via email and dated October 31, 2023. Please see below for the project team's response to each comment.

Sincerely,

2115 Kittredge Street Project Team

1. **Assembly Bill 2097 eliminates parking requirements for commercial uses on a site located within ½-mile of a major transit stop. A use permit to reduce commercial parking is no longer needed in the project.**

   Project Team Response: The plan set and applicant statement have been updated to apply Assembly Bill 2097 to the project. The use permit requests to reduce commercial parking and pay the in-lieu parking fee have been removed, and the project requests a refund for these two use permits.

2. **The plans set PDF does not appear to be to scale; please create a scalable PDF at full size, and provide a graphic scale on the sheets to check the scale. Provide an architect's stamp on each sheet in the set.**

   Project Team Response: The plan set has been updated to a scalable PDF at full size with graphic scales on each sheet. The plan set has a "Not for Construction" stamp for these entitlement plans. The architect's stamp will be added to the plan sets during the Building Permit stage.

3. **Is POPOS accessible to the public, given the type of gate proposed at the entry? What would be the hours that it is open to the public? If it isn't publicly accessible, it doesn't qualify as POPOS, and a waiver or concession is needed.**

   Project Team Response: The proposed project does not include a Privately-Owned Public Open Space (POPOS). The proposed project includes 712 square feet of Commercial Useable Open

Space that is associated with the live performance theater use. The Commercial Useable Open Space will be open to theater patrons during shows and other events. This area is referred to as the "Theater Terrace" and will not be open to the public. The project has added a waiver request for the POPOS requirement (pages 16-18). The proposed project requests a waiver for this standard because there is no space on the lot to accommodate the proposed building, as-designed, in addition to a POPOS.

4. **On G002.A, is the corridor on the west side of the ground floor enclosed or unenclosed in the base project? If unenclosed, it shouldn't be included in the residential floor area.**

   Project Team Response: This area of the base project is enclosed and is appropriately categorized as residential floor area. This area is a corridor that serves as a second means of egress for the building. This design also creates a more private and sheltered outdoor courtyard for theater patrons (the required Commercial Useable Open Space).

5. **Is there a separate trash room for the live theater?**

   Project Team Response: Yes, there is a separate trash room for the live theater on Basement Level 1. This commercial trash room is located in the southwest corner of level B1 and is labeled as "Retail Trash Room" on Sheet A102. The residential trash room is located on Basement Level 2, as shown on Sheet A101.

6. **Label the rooftop elements on A113, and the area of the individual elements such as mechanical penthouses, elevator equipment rooms and cupolas, domes, turrets and other architectural elements. Provide dimensions for these types of elements: chimneys, water tanks, heating and air conditioning equipment, vents, pipes and necessary mechanical roof appurtenances.**

   Project Team Response: The rooftop elements have been labeled on Sheet A113. The dimensions of the rooftop mechanical equipment is unknown at this stage of entitlements. The dimensions will be included at the building permit phase. The total area of the rooftop that will house mechanical equipment has been estimated to be 2,804 SF. This exceeds the Rooftop Mechanical Area limit of 15% of the average floor plate area, so the proposed project requests a waiver to comply with this standard.

7. **Use a dashed line to indicate overhangs from the floor above on each floorplan (i.e. on ground floor and on floors 16-18).**

   Project Team Response: Plan set sheets A103, A109, A110, A111, and A112 have been updated with dashed lines to indicate the overhangs from the floor above.

8. **Please verify the numbers in the development standards table below.**

   Project Team Response: The project data has been verified and the revised project data appears in red in the tables below.

C-DMU Standards, Core Sub-Area			Existing	Change	Proposed	Permitted/Required
Lot Area (sq. ft.)			13,500		13,500	n/a
Gross Floor Area (s.f.)			10,880 SF		160,734	n/a
Commercial Floor Area			10,880 SF		24,273	n/a
FAR			0.8		12	n/a
Dwelling Units			n/a		211	n/a
Bedrooms			n/a		313	n/a
Building Height[1]	Maximum		60'-0"		203' (roof) 211'-4" (parapet)	50' min./60' max. (75' max. w/use permit, 180' max. w/use permit, 5' max. parapet by right)
	Stories		2		18	n/a
Building Setbacks[2]	Front (Kittredge)[3]		0' 0' n/a		0' to 5'- 3 ¾" 0' to 8'-8" 8'-8' to 32'-3"	0'–5' (bldg. ht.≤20') 0' (bldg. ht.>20' ≤75') 15' (bldg. ht.>75')
	Rear		2'-8" 2'-8" n/a		0'-10" 0'-10" 3'-0"	0' (bldg. ht.≤20') 5' (bldg. ht.>20' ≤75') 15' (bldg. ht.>75')
	Interior Left Side (west)	0'-65' from frontage	11'-9" 11'-9" n/a		5' 5' 5'	0' (bldg. ht.≤75') 5' (bldg. ht.>75' ≤120') 15' (bldg. ht.>120')
		>65' from frontage	11'-9" 11'-9" n/a		2' 2' 5'	0' (bldg. ht.≤20') 5' (bldg. ht.>20' ≤75') 15' (bldg. ht.>75')
	Interior Right Side (east)	0'-65' from frontage	8'-5" 8'-5" n/a		2' 3' 3'	0' (bldg. ht.≤75') 5' (bldg. ht.>75' ≤120') 15' (bld1g. ht.>120')

			8'-5"		2'	0' (bldg. ht.≤20')
		>65' from frontage	8'-5"		2'	5' (bldg. ht.>20' ≤75')
			n/a		3'	15' (bldg. ht.>75')
	Diagonal Dimension (above 120' height)		>120		152'-2 ¾"	120' (bldg. ht.>120')
Lot Coverage (%)			64		89	n/a
Usable Open Space (s.f.)			n/a		12,539[4]	16,880 min. (80 s.f./d.u.)
~~Privately Owned Public Open Space~~ Commercial Useable Open Space (s.f.)			n/a		712	489 min. (1 s.f./50 s.f. of commercial)

[1] A use permit to allow height up to 75 feet is included in the Base Project for the calculation of the density bonus, and is not a requested waiver. Additional height beyond 75' is being requested as a waiver.

[2] The use permit to allow reduced setbacks up to 75' building height is included in the Base Project for the calculation of the density bonus, and is not a requested waiver. Setback reductions above 75' are being requested as waivers.

[3] The existing theater marquee overhangs approximately 17' into the right-of-way.

[4] Concession also requested to provide to provide 5% landscaped UOS where 40% is required.

= Waiver requested to modify the district standard.

= Concession, pursuant to State Density Bonus Law, requested to modify the district standard.

Abbrreviations: s.f.= square feet; d.u.=dwelling unit; min.=minimum; max.=maximum; bldg. ht.=building height

C-DMU Standards, Core Sub-Area		Existing	Change	Proposed	Permitted/Required
Parking	Commercial (24,273 sq. ft.)	0	--	0	0 min.*
	Residential	n/a	--	0	0 min./106 max. (0.5 spaces/du max.)
	Carshare	n/a	--	n/a	n/a
	Total	0	--	0	0 min./106 max.
Bicycle Parking	Commercial - Short Term (24,273 sq. ft.)	0	--	0	12 (1 space/2,000 s.f. commercial)
	Residential - Long Term (313 bedrooms)	2		105	105 (1 space/3 bedrooms)
	Residential - Short Term (313 bedrooms)	1		8	8 (1 space/40 bedrooms, or 2)
	Total	2/1		105/8 (long term/short term)	105/8 (long term/short term)

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

= Waiver requested to modify the district standard.

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

RhoadesPlanningGroup

2115 Kittredge Street Project

Applicant Statement

November 8, 2023

Project Updates for Zoning Adjustments Board Hearing on December 14, 2023

These updated application materials are submitted in response to comments received on October 5, 2023 from the Landmarks Preservation Commission (LPC) and on October 31, 2023 from City Staff (Sharon Gong, Senior Planner).

1. **Warm Color Palette approved by the Landmarks Preservation Commission**

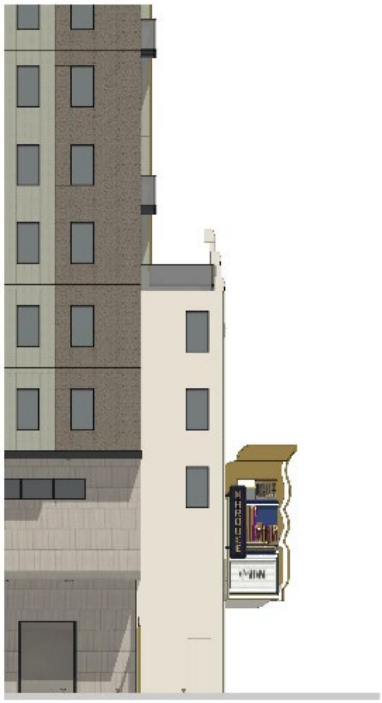
- Changed the overall color and materials palette to be warm, subtle and complementary to the historic façade.
- This color palette is more compatible with the existing historic façade and the tones of the surrounding buildings on Kittredge Street, Shattuck Avenue and Allston Way.

2. **Increased Symmetry of the Top of the Building**

- Reduced non-symmetrical massing elements.
- Relocated two units from the top floor (Level 18) to increase the symmetry of the top of the building.
- Adjusted the location of the generator in the northwest corner in favor of more symmetrical or apparently symmetrical massing.
- Reinforcement of the central axis and vertical elements.
- Create more symmetry in the upper levels by simplifying elements and creating a central vertical hierarchy through emphasis on the columns and pilasters.
- Lighten the upper-level massing to have more of a “fading” effect.

3. Increased ornamentation on North and East facades to match the level of detail on the South and West facades.

- Vertical fins were added to these facades to make the design of all the facades more cohesive.
- The lighting treatment was extended to all four facades.
- Further developed lighting to be indirect and dark-sky compliant. The historical façade will feature the more dramatic lighting while the new addition will have a more subtle backdrop type of illumination.
- Compositionally connecting all four elevations with the use of repeating vertical elements, materials, and window placement.



4. Improved Streetscape

- Improved streetscape with detail provided at entry to improve accessibility and larger gatherings on event nights.
- The bollards have been removed and “parklet” style bulb-outs at both sides of the marquee are symmetrical around the building entrances. A central terrazzo “apron” will be installed at the main entries to the building.

Project Updates for Landmarks Preservation Commission Hearing on October 5, 2023

These updated application materials are submitted in response to comments received on September 1, 2023, from City Staff (Fatema Crane, Landmarks Secretary) or the Landmarks Preservation Commission (LPC). This application package includes the following items as requested by the City and LPC:

1. **Alternative to proposed glass railing (on marquee).**
   - An alternative option for the marquee railing is presented on the Plan Set Sheet G005 – Theater Façade Preservation.

2. **Night rendering.**
   - A rendering of how the proposed project will look at night is presented on Plan Set Sheet G006 – Theater Façade Lighting Proposal.

Figure A: Night Rendering

3. **Consider terrazzo floor/ground inlay at entrance.**
   - Terrazzo will be proposed at the ground level entrance. See Plan Set Sheet L101 – Ground Floor Plans for the proposed location and images of terrazzo material samples. There is no existing terrazzo currently, and there is no photographic evidence that it existed historically.

TERRAZZO

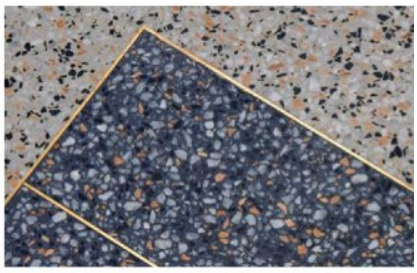

TERRAZZO BRASS JOINT

Figure B: Terrazzo material samples

4. **Confirm colors of original historic façade.**
   - From a paint scraping of the historic façade, it appears that the original paint color was a mint-green, teal color. The original façade seems to have been painted many different colors during its 100+ year history.

Figure C: Original colors of historic façade

5. **Retain original neon lighting, do not replace with neon LED.**
   - The existing marquee lettering with original neon lighting will be retained as neon lighting (not LED). See Plan Set Sheet G006 – Theater Façade Lighting Proposal.

6. **Confirm bird safe glazing.**

- The proposed project will use bird safe glazing. Elevations on Plan Set Sheet A201 through A204 include statements that bird-safe glazing will be utilized on this project.

7. **The proposed blade signs exceed the permitted number of signs for this building.**
   - The project proposes to have one blade sign for the Residential portion of the building and one other blade sign for the Commercial portion of the building – the new performing arts theater.

8. **The proposed streetscape plan should be vetted through PW Traffic Engineering.**
   - The proposed project's streetscape plan has been approved by the City of Berkeley's Planning Staff from Public Works, Traffic Engineering, and ADA Compliance Departments. These departments provided some comments and recommendations, all of which have been incorporated into the current streetscape plan.

9. **Provide at least one alternative that reflects a different overall color & materials palette with more contrast and/or stronger accents. Include a warm color palette to complement the historic façade's materials and colors.**
   - The LPC was presented with two color palettes and approved the color scheme shown below. This color scheme presents a warmer tone to complement the tower and historical theater façade. This color palette contains shades of brown, green, and cream with gold accents. The warmer brown tone on the corner features unifies all four elevations for a more cohesive building design. Similarly, the vertical color-blocking pattern helps breakdown the overall tower massing by giving a sense of depth. This alternate color palette complements the original historic façade and allows it to stand proud while the new tower fades into the background.

Figure D: Alternative color palette

Overview and Project Introduction

This applicant statement has been updated in response to City Staff's direction regarding the project's compatibility with the Secretary of the Interior Standards and initial Design Review comments.

Figure 1: Rendering of Proposed Project

The applicant team is pleased to submit this application package for a new 211-unit multifamily residential infill & adaptive reuse project at 2115 Kittredge Street in Berkeley. This applicant statement includes:

1. Project Description
2. Project Background
3. Compliance with General Plan and Zoning Code
4. Project Analysis
5. Landmark Alteration Permit Requirements
6. CEQA Analysis and Legislative Context
7. Use Permit Required Findings
8. Project Team Contact Information

1. PROJECT DESCRIPTION

The proposed project includes the construction of an 18-story mixed-use building and the adaptive reuse of the existing California Theater façade and marquee. The façade of the theater along Kittredge Street will be preserved, and the proposed project will redevelop the site to include a live performance theater and 211 units of housing, including 22 affordable units. The California Theater was built in 1914 and has screened movies and held performances for the last century. This project will preserve the historic façade and marquee, maintain a creative arts presence at this site with the new theater, while adding desperately needed transit-oriented housing to Downtown Berkeley.

Figure 2: Proposed Project Site

The proposed housing development project includes 211 dwelling units in a 160,734 square foot mixed-use building with 24,273 square feet of non-residential space dedicated to the live performance theater. The project will provide 22 units of affordable housing for Very Low-Income (VLI) households earning not more than 50% of the Area Median Income (AMI). The inclusion of 22 Very Low-Income units entitles the project to a 50% density bonus, unlimited waivers, and up to three concessions, which together allow for the project's proposed 211 dwelling units. The project is subject to the modifications and protections of State Density

Bonus Law (Gov. Code § 65915) and the Housing Accountability Act (Gov. Code § 65589.5). A preliminary application was submitted pursuant to Senate Bill 330 (Gov. Code § 66300) on July 28, 2022, and the proposed development project is consistent with all the provisions of SB 330. A full zoning permit application was submitted on October 12, 2022. The application was deemed complete by the City of Berkeley Planning Staff on March 31, 2023. An Affordable Housing Mitigation Fee will apply to the project and be paid to the City of Berkeley.

The project site is a 13,500 square foot lot that is zoned Downtown Mixed-Use Core (C-DMU), a designation that encourages the development of mixed commercial and high-density residential uses. The new residential development will include (133) studios, (66) 2-bedrooms, and (12) 4-bedroom units. Because of the downtown location one half block west of campus, this project will likely appeal to students and young professionals alike. The proposed project will add 313 bedrooms to Berkeley's housing stock, including 32 below market-rate (BMR) bedrooms, to help alleviate the housing affordability pressure near downtown and by the Cal campus.

Table 1: Unit Mix

Unit Type	Unit Count
Studio	133
2 Bedroom	66
4 Bedroom	12
Total	**211**

Ground Floor Residential

The ground floor plan is separated into a residential entry area on the eastern side of the building and non-residential entrance space for the theater use on the western side. The ground floor residential area includes a lobby, reception desk, mail room, package room and two leasing offices. In the first basement level, the proposed project has a residential multi-purpose room and a lobby restroom for residents.

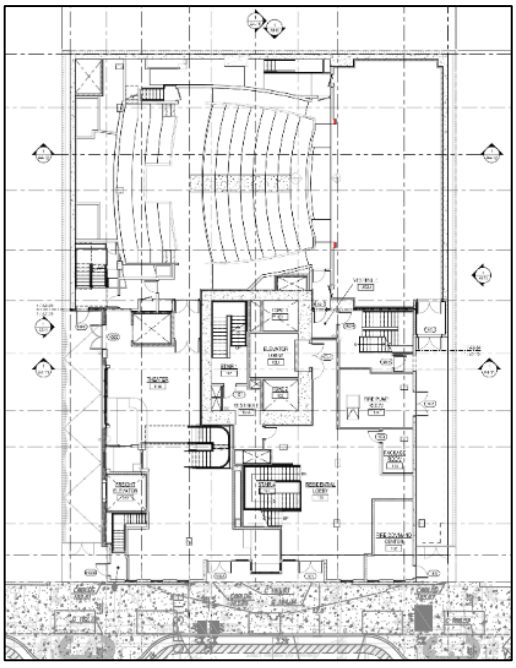


Figure 3: Ground Floor Plan

On the second basement level, there is a bike room, trash/recycling room, and other back of house service areas. The ground floor lobby is connected to the first basement level and second-floor resident's lounge with a large, open staircase. This staircase will be an aesthetically pleasing focal point and design feature connecting the three residential common spaces. The residential lounge on the second floor leads to the residential balcony on top of the theater's marquee. The marquee balcony provides 529 SF of residential useable open space. There are a total of 23 study rooms in the project, with one on Level 3 and two on each floor on Levels 4 through 15.

Level 2 has two studio units and two 2-bedroom units. Level 3 has five studios and three 2-bedroom units. Level 4 has 11 studios and four 2-bed units and one 4-bed unit. Levels 5, 7, 9,

11, and 13 have nine studios, five 2-bedroom units, and one 4-bedroom unit. Levels 6, 8, 10, 12, 14 have nine studios, five 2-bedroom units, and one 4-bedroom unit. There are 2-bedroom units and 4-bedroom units on the western façade of these levels that have private balconies, which will give the upper floors views of the Bay. There are also private balconies on some of the south facing units on these levels. Some corner units also have balconies, however they do not meet the City's minimum dimensions of six feet by six feet, so do not qualify as useable open space. Level 15 has eight studios and five 2-bedrooms units, and one 4-bedroom unit.

Level 16 has six studios and one 2-bedroom unit, along with the building's indoor/outdoor fitness space. The other amenities on the 16th floor include: a BBQ/Kitchenette area, TV Entertainment area, lawn game area, multi-sport simulator. There is 4,158 SF of useable open space on the 16th floor, where future residents can enjoy the unobstructed west-facing views of San Francisco from the hammocks and fire pit seating areas.

The 17th floor has six studios and one 2-bedroom unit. There is 3,908 SF of usable open space on the 17th floor with hot tubs and cabanas. There is also amphitheater seating in front of a vine wall where residents can enjoy the westerns views of sunsets. The top floor on Level 18 contains another 2,892 SF of usable open space with more beautiful, native landscaping for aesthetic appeal.

Figure 4: Aerial View of rooftop decks

Together, these three split-level rooftop decks and the second-floor marquee balcony provide 11,488 SF of open space. Private balconies make up the rest of the residential open space (2,045 SF of qualifying UOS), and all the project's open space areas are designed to be breathtaking outdoor amenities for future residents.

Ground Floor Theater

The proposed project also includes an approximately 349-seat theater fully equipped for live performances. The California Theater Consortium is partnering on the proposed project and envisions a performing arts hub that serves anchor tenants as well as traveling performance groups. This future theater will be able to host community events, as has happened in the past at California Theater.

The new theater is approximately 24,273 SF and spans the 3rd floor, 2nd floor, ground floor, and basement level one (B1). The first basement level holds the facilities to support the performances, including the orchestra pit, green room, dressing rooms, rehearsal space, performer restrooms, storage space, classroom space, and office/meeting space. The ground floor includes the large performance stage, approximately 226 orchestra level seats (including 4 accessible seats), the audio and projection room, the theater lobby and the theater guest restrooms, as well as outdoor theater terrace, ticket booth, and concessions booth. The theater terrace contains 712 SF of commercial useable open space with direct access from the street. Level 2 contains approximately 123 seats on the balcony level (including 2 accessible seats), and the fly area above the stage, while Level 3 holds the theater's mechanical space.

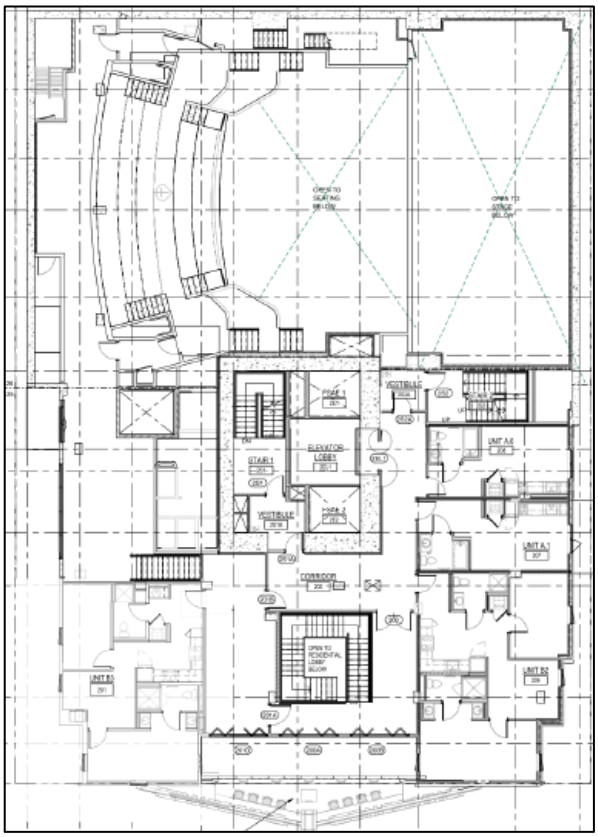


Figure 5: Level 2 – Balcony of Theater

The project site is on the north side of Kittredge Street between Shattuck Avenue and Oxford Street. The proposed site is approximately 350 feet east of the University of California's Berkeley (UCB) campus. Kittredge Street is three blocks away from campus and 1 block away from a Downtown Berkeley BART station entrance. The location of this project will provide future residents with excellent access to the UCB campus, the downtown area, and regional transit opportunities.

The site is very accessible via public transit or active transit. It is well served by multiple bus routes and is less than 0.10 miles from the Downtown Berkeley BART station entrance. The project will not provide any vehicle parking because the site is so well served by transit, bicycle facilities, and nearby services and amenities. The project will provide ample bicycle parking with 105 long term spaces for residents and 8 short term spaces for their guests.

Figure 6: Vicinity Map of Site

This proposed urban infill project with 113 total bike spaces is exceptionally well-suited for future residents to rely solely on sustainable modes of transportation. The building itself will be all-electric,

powered sustainably, and will be LEED Gold (or equivalent) certified. Solar equipment will be housed on the roof to provide clean power to the future building at 2115 Kittredge Street.

Key elements of the project include:

- 211 total units in 18 stories, rooftop deck, amenity spaces, and study rooms/work lounges,
- 22 units affordable to Very Low-Income households @ <50% AMI,
- Live Performing Arts Theater with 349 seats, full stage and full backstage, fly area, and practice support spaces,
- 113 bicycle parking spaces & 0 vehicle parking spaces, and
- Payment of Mitigation and In-Lieu Fees to the City of Berkeley:
    - Affordable Housing Mitigation Fee (~$4,664,685),
    - Berkeley Schools Fee (~$475,535)
    - Public Art In-Lieu Fee (~$241,469).

2. PROJECT BACKGROUND

Property Information

- APN: 057-2030-009
- Parcel Area: 13,500 SF/0.31 acres
- General Plan Designation: Downtown
- Zoning District: Downtown Mixed-Use District (C-DMU Core)

Existing Conditions

Known today as the California Theater, the theater at 2115 Kittredge has screened movies and held live performances for over a century. The move theater operated for 106 years before shutting down in early 2020 (pre-COVID-19 pandemic). This project will be able to retain the theater use by including a live performing arts theater on the 2nd floor, ground floor and the first basement level of the proposed project.

Figure 7: Existing Conditions

The existing three-story building at 2115 Kittredge Street was built in 1914. There is a decorative front façade of the theater with a neon-enhanced marquee, which will be preserved as part of the proposed project. The rest of the building is made of exposed brick, and since 2002 the structure has been surrounded with a steel bracing for seismic purposes. The bracing is painted red and has a diagonal pattern. The side and rear facades will be demolished along with the interior of the structure. The historic

façade and marquee will be kept intact and delicately restored and modified, with a 18-story mixed use building constructed behind it.

Currently, there are no residential units onsite, so the project will not be eliminating any dwelling units from the City of Berkeley's housing stock. The proposed project seeks to increase the density of housing onsite by providing 211 units on a 0.31-acre parcel that is an effective density of 681 dwelling units per acre.

History of Property[1]

This property has been held by the same family since the early 20th century when the City of Berkeley was in the midst of a development boom. The original California Theater owner was John Muldoon, who came to Berkeley after the 1906 earthquake like many others who migrated to the East Bay.

Table 2: Surrounding Uses

Direction	Uses	Zoning
Project Site	*California Theater (vacant, non-operating movie theater)*	*C-DMU Core*
North	Commercial (FedEx & Verizon) and Mixed Use (Gaia Building)	C-DMU Core
East	Restaurants (Tasty Pot, USA and Razan's Organic Kitchen) Historic Resource (A.H. Broad House and Storefronts)	C-DMU Core (& Historic Resource)
South	Office and Commercial (Berkeley Mail Room, State Farm Insurance, and Schneider Steve Consulting)	C-DMU Outer Core
West	Commercial (Luggage Center & Chipotle) Mixed Use/Historic Resource (Brooks Apartment Building with EZ Stop Deli & Kokolo Donbury Restaurant)	C-DMU Core

The heirs of John Muldoon still own the property. After more than a century of keeping the California Theater in the family, they are choosing to sell the property to the project applicant who will preserve the theater use while redeveloping the land to accommodate dense downtown housing for the next 100 years.

In 1906, John Muldoon purchased the subject property and moved his family into the Victorian house with the address of 2113 Kittredge Street, Berkeley. This home was demolished to construct the theater, which opened in 1914. John Muldoon partnered with local Berkeley businessman Frank M. Wilson to commission Albert W. Cornelius, a San Francisco architect, to design the theater and Kidder & McCullough of Berkeley to construct it. T & D Circuit was brought on as the

Figure 8: Existing Conditions

[1] The source of the historical information for this site is the Landmark Preservation Commission's Notice of Decision and the Art Deco Society's Landmark Application.

operator of the newly constructed early motion picture theater. At the time, it was the largest theater in Alameda Country with 2,000 seats.

The theater was built with a large stage and equipment for full theatrical productions, including and orchestra pit and magnificent pipe organ. Early on, T& D held live performances as well as screening silent films for the first decade or so of the theater's history. One notable stage production of T&D is said to have had a cast of thousands. The applicant team for this project and our California Theater Consortium partner are very enthusiastic about the prospect of holding live performances at 2115 Kittredge Street once again.

In 1923, T&D Circuits sold operations of the theater to West Coast Theaters. The new West Coast Theater operators got involved in the Downtown Berkeley community and hosted family events, holiday parties, Parent-Teacher Association (PTA) events, fundraisers, and other community-oriented gatherings. Similarly, the proposed project hopes to restore this legacy to the California theater by holding community-oriented activities in the proposed creative arts hub and event space.

<u>Renovations & Remodels:</u>

In 1928, the theater operations were sold yet again to Fox Studios. This purchase triggered a massive renovation and significant remodel of the California Theater, and it re-opened as the Fox California in 1930. The newly upgraded theater stayed roughly the same size, but now had modern technology for films with sound, featured a new proscenium archway above the stage. The architect of this transformative remodel was Clifford A. Balch, who used the Art Moderne style, one that was modern at the time and is now known as Art Deco. This Art Deco style is characterized by:

- simplified overall building form,
- linear massing and appearance,
- stepped outline,
- smooth wall surface,
- stylized, often geometric, ornamentation and detailing,
- fluting details, and
- bas-relief (low-relief sculpture) decorative elements.

Figure 9: Historic Façade – 1930 remodel

The California Theater was completely transformed by Balch's remodel, who replaced the original ornate Beaux-Arts façade into a modern, imposing façade with minimalist Art Moderne decorations. The new façade had a tripartite front, a stepped parapet and roofline, and a motif of frozen fountains with decorative coins. Balch applied this popular stepped, zigzag pattern of

the façade to other theaters in the area, such as the Berkeley U.A. on Shattuck Avenue, completed during the same period. This 1930 remodel featured a new marquee as well, but that was replaced yet again in the 1952 remodel. The newly installed marquee was larger and featured a new glowing neon sign that read 'California' on both sides of the wedge-shaped Midcentury marquee.

Decline of Movie Theaters:

The first decline in the popularity of movie theaters resulted from the explosion of home televisions in the 1950's and 1960's. The 1970's brought shopping malls and megaplexes, adding more competition for smaller theater operators. In 1976 the California theater split their main auditorium into three screens to show more movies at a time to keep up with their megaplex competitors. Three screening rooms were created by enclosing the balcony area and splitting it into two smaller theaters.

In 1994, Landmark Theaters took over the operating lease and held it for over 15 years. The movie theater industry has further declined due to the advent of online streaming, as well as other factors, so the Landmark Theaters lease expired in early 2020 (pre-COVID-19 pandemic). Because of declining movie sales, the Landmark Theaters could only commit to paying any actual rent, which was not a feasible arrangement for the ownership family. Facing the broader decline of the movie theater industry, the Muldoon heirs have chosen to sell their family property at 2115 Kittredge Street. With the proposed development project, we can keep the theater use alive at this historic Downtown Berkeley property.

Table 3: Timeline of Renovations and Remodels

Year	Upgrade
1914	Original Construction
1928-1930	Complete Remodel of theater & façade in Art Deco style
1952	Complete Remodel of Marquee
1976	Main Auditorium is split into 3 screening rooms
2002	Seismic Upgrade
2022	Proposed: Adpative Reuse of Façade & new 18-story tower

Landmarking Hearing

The Landmark Preservation Commission (LPC) held a public hearing on the California Theater at 2115 Kittredge Street to determine whether the building should be designated as a City of Berkeley Landmark. The LPC determined that the front façade of the theater should be preserved for its historic value and designated that part of the California Theater as a City of Berkeley landmark. The landmark application (LMIN2022-00) was brought to the LPC by the Art Deco Society of California and Berkeley Architectural Heritage Associate (BAHA).

Although the application was to landmark the site, building, and use, the LPC determined that the site, building, and use were not landmark or structure of merit worthy. They did determine that the Kittredge façade and marquee do rise to landmark status and those elements were

approved for landmark status on May 5, 2022, the date of the public hearing, with an effective date of decision of July 27, 2022.

In the Landmark Preservation Commission's Notice of Decision, the Environmental Review Status of 2115 Kittredge is a Categorical Exemption under Section 15061 of the Public Resources Code, Guidelines for Implementation of the California Environmental Quality Act (CEQA). The LPC's Notice of Determination states the following:

> *"CEQA FINDINGS*
>
> *1. The project is found to be exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) pursuant to Section 15061.b.3 of the CEQA Guidelines (activities that can be seen with certainty to have no significant effect on the environment)."*

This development application includes an independent analysis of the historic façade and marquee elements, and the proposed project. The project's historic architecture consultant, Mark Hulbert, compiled a Projects Impact Analysis (PIA) to determine the compatibility of the historic resources and the architectural design of the proposed project using Secretary of the Interior's Standards. That report was emailed to the project's City Planner on October 24, 2022. A revised Project Impact Analysis was attached as part of an earlier resubmittal.

Environmental Conditions

The project site does not contain any hazardous materials onsite. The project does not appear on the California Environmental Protection Agency's (CalEPA) Cortese Lists. Refer to the Hazardous Waste and Substances Statement included as part of this project application packet. This application includes a Phase I and Phase II Environmental Services Assessment.

The project site does not have any protected, culverted, or historic creek beds on the property. As such, the Creek Protection Documentation required as part of the City of Berkeley's Zoning Project Application is not applicable to this project.

3. COMPLIANCE WITH GENERAL PLAN AND ZONING ORDINANCE

The City of Berkeley General Plan designates this project site as Downtown Mixed-Use, a designation characterized by "high density commercial, office, arts, culture, and entertainment and residential development." (City of Berkeley General Plan) The Downtown is also intended to "encourage diverse uses and the highest building intensity in the City to promote a vibrant city-center by increasing housing, supporting retail and cultural uses, and capitalizing on exceptional access to transit." (BGP) This site is subject to the City of Berkeley's Downtown Area Plan (DAP), approved in 2012 and incorporated into the General Plan.

The proposed project site is zoned as Downtown Mixed-Use (C-DMU) and is located in the Core of the downtown. This zoning designation is intended to implement the vision and goals of the

Downtown Area Plan, which include Environmental Sustainability, Land Use, Access, Historic Preservation, Urban Design, Streets and Open Space, Housing and Community Health Services, and Economic Development.

The project will meet all the objective development standards for the C-DMU zoning district, except as modified pursuant to SDBL. Table 4 identifies the applicable development standards and how the proposed project complies with them.

Per California Assembly Bill 2097 (AB 2097), local agencies cannot require residential or commercial vehicle parking for development projects that are located within one half mile of a major transit stop. The proposed project is eligible for AB 2097 because the site is located 0.1 miles away from the Downtown Berkeley BART station, which is also served by many AC Transit bus lines.

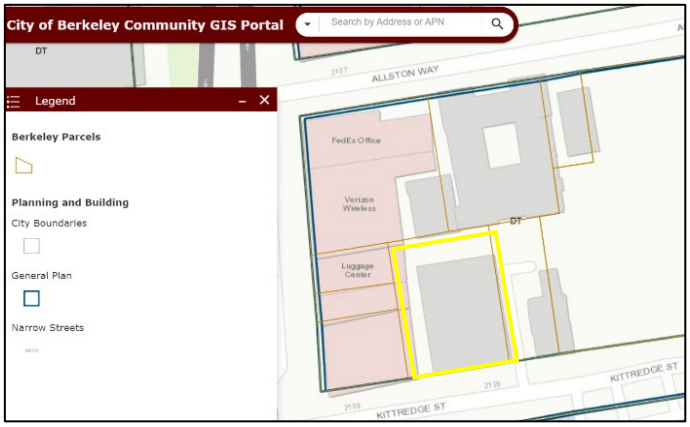


Figure 10: General Plan Map

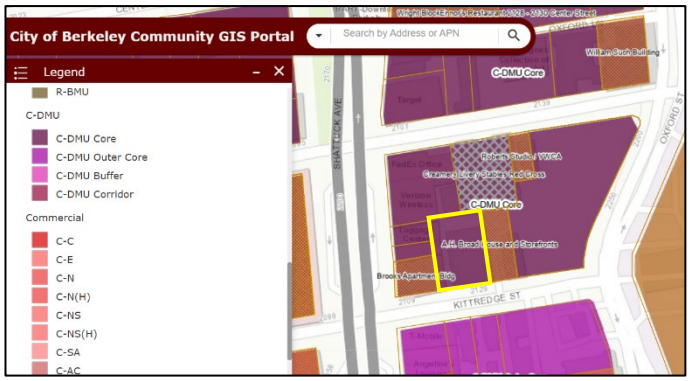


Figure 11: Zoning Map

Table 4: Major Development Standards

Development Standard	**C-DMU Requirement**	**Proposed**	**Compliance**
Maximum Allowed Stories	None	18 stories	Compliant
Maximum Allowed Height	75 feet	211 feet 4 inches	Compliant with SDBL Waiver
Setbacks			
Front	0 feet	0 feet	Compliant
Sides	0 – 20 feet of Building Height = 0’ 21 – 75 feet of Building Height (past 65’ from lot frontage) = 0’ – 5’	East/West Side: Minimum of 3 feet (varies) East/West Side: Minimum of 3 feet (varies)	The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus considers these Use Permit as part of the project

			to reach the maximum allowable density. [2]
Rear	0 – 20 feet of Building Height = 0’ 21 – 75 feet of Building Height (past 65’ from lot frontage) = 0’ – 5’	Minimum of 0 feet (varies) Minimum of 3 feet (varies)	The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus considers these Use Permit as part of the project to reach the maximum allowable density. [2]
Parking			
Vehicles – Residential	0 spaces	0 spaces	Compliant through AB 2097
Vehicles – Commercial	0 spaces	0 spaces	Compliant through AB 2097
Bicycle – Residential Long Term	1 spaces per 3 bedrooms = 313/3 = 105	105 spaces	Compliant
Bicycle – Residential Short Term	2 or 1 per 40 bedrooms, whichever is greater = 8	8 spaces	Compliant
Bicycle – Commercial	1 space per 2,000 SF = 12	0 spaces	Compliant through SDBL waiver
Open Space			
Residential Useable Open Space	80 SF per unit = 16,880 SF	12, 539 SF	Compliant through SDBL concession
Commercial Useable Open Space	1 SF/50 SF of commercial space = 485 SF	712 SF	Compliant
Privately Owned Public Open Space	1 SF of POPOS per 50 SF of commercial space = 485	0 SF	Compliant through SDBL waiver
Landscaped Open Space	40% of required open space	5%	Compliant through SDBL concession

[2] Pursuant to City of Berkeley Planning Department Memorandum issued December 2, 2021.

4. PROJECT ANALYSIS

In addition to the residential and theater project described above, the project is also subject to various City of Berkeley fees and mitigations, as well as state laws. These fees and mitigations include the:

- Affordable Housing Mitigation Fee (~$4,664,685),
- Berkeley Unified School District Fee (~$475,535),
- Transit Passes for residents (~$367,140 per year), and
- Public Art Fee (~$241,469).

Density Bonus Eligibility

The proposed project is eligible for the State Density Bonus because it:

a) Meets all objective development standards, and
b) Provides a sufficient number of Very Low-Income, deed-restricted units of affordable housing.

The base project that meets all objective standards included 141 dwelling units. For the proposed density bonus project, 15% of the base project (or 22 units) are designated as affordable for Very Low-Income households earning less than 50% AMI. Per State Density Bonus Law, that makes this project eligible for a 50% density bonus.

With this density bonus, the project is entitled to an unlimited number of waivers and up to three concessions for development standards that impede the project's ability to utilize the density bonus. The average unit size for the base project is 646 square feet and for the density bonus project is 647 square feet. Tables 5 and 6 below show the waivers and concessions that are being requested by the project. Without these waivers and concessions being granted, the proposed project could not be constructed as designed.

Table 5: Waivers Requested to Accommodate Density Bonus

Standard	**Required**	**Proposed**
Maximum Building Height	75 feet	211 feet and 4 inches
Commercial Bicycle Parking	10 spaces	0 spaces
Privately Owned Public Open Space (POPOS)	485 SF	0 SF
Rooftop Mechanical Equipment Area	15% of Average Floor Plate Area	28% of Average Floor Plate Area (9,882 SF)

Table 6: Concessions Requested to Accommodate Density Bonus		
Standard	**Required**	**Proposed**
Residential Useable Open Space	16,880 square feet	12,539 square feet
Landscaped Open Space	40%	5%
Streets and Open Space Improvement Plan (SOSIP) Fee	136,461 SF of residential area @ $2.23/ SF = $304,308.03	$0

The project requests the waivers and concessions listed above to accommodate the density bonus provided to the project through the State Density Bonus Law. By waiving the development standards for (building height, commercial bicycle parking, POPOS, and rooftop mechanical equipment) as well as granting concessions (for residential useable open space, landscaped open space, and SOSIP fee), the project can provide the proposed density as allowed under SDBL. The tables below provide explanations of why each waiver and concession is needed to accommodate the density bonus units that the project is eligible for based on the inclusion of affordable housing units in the proposed project.

Table 7: Rationale for Waivers Requested
➢ **MAXIMUM BUILDING HEIGHT**
The proposed project has a base project that complies with the 75-foot maximum height limit. That code-compliant base project is 8 stories and takes up over 90% of the subject lot. To incorporate the 50% density bonus, the building needs many additional floors to accommodate the extra residential floor area/ dwelling units allowed under SDBL. Because this site is a small downtown lot, there is no area to expand the building horizontally, so it had to expand vertically. Because the base project reached the maximum allowable height limit for the C-DMU Core zoning district, the proposed project would not be able to add any density bonus units without this waiver.
➢ **COMMERCIAL BICYCLE PARKING**
The proposed project requests a waiver for this development standard because there is no publicly accessible space on the property to place outdoor bike racks, and the commercial theater space is extremely constrained. The project dedicates as much space as possible for the theater use and building a commercial bicycle storage room would take

away valuable square footage from necessary theater amenities such as the green room or dressing rooms. As a result, the project requests a waiver for its commercial bicycle parking requirement.

➢ **PRIVATELY-OWNED PUBLIC OPEN SPACE (POPOS)**

The proposed project requests a waiver for this requirement to provide 485 SF of Privately-Owned Public Open Space onsite. Accommodating the live performance theater and associated commercial usable open space at the ground level, along with the residential program above, means there is no remaining area to dedicate to a POPOS. The Commercial Useable Open Space (712 SF) will be open to theater patrons during shows and other events but will not be publicly accessible, so it does not qualify as a POPOS. Because the residential entrance and lobby area must be on the ground floor, and because the project's site area is so constrained, including a POPOS would physically preclude the building as proposed.

➢ **ROOFTOP MECHANICAL EQUIPMENT AREA**

The proposed project requests a waiver for this development standard because the proposed rooftop mechanical equipment area exceeds the limit of 15% of the building's average floor plate area. The proposed project's average building floor plate area is 9,882 SF, and the rooftop mechanical area is 2,804 SF. This equals 28% of the building's average floor plate area, so the proposed project requests a waiver to comply with this standard. Because this mixed-use building has a live performance theater and 16 floors of housing, there is a large amount of required mechanical equipment. Because the project site is constrained and there is very little space at the ground level interior or exterior of the building, the mechanical equipment must be housed on the roof.

Table 8: Rationale for Concessions Requested

➢ **RESIDENTIAL USEABLE OPEN SPACE**

The proposed project has a base project that complies with Residential Useable Open Space standard. That code-compliant base project provides 11,680 SF of Residential UOS. Because this site is a small downtown lot, there is very little space to dedicate to side yards for useable open space on the ground floor. The proposed project does provide UOS on the ground floor, but it is for the commercial theater use (as required). The project provides as many balconies as possible so that many units do have their own private open space.

To incorporate the 50% density bonus, the building needs many additional floors to accommodate the extra residential floor area/ dwelling units allowed under SDBL. To

comply with the amount of Residential Useable Open Space required by the zoning ordinance, the project would need 16,880 square feet of UOS. Accommodating this much UOS would require dedicating an entire floor and a half of the building to open space. Instead, the project proposes the top three floors with large, west-facing rooftop decks that together provide 9,750SF of useable open space. There is an additional 438 square feet of qualifying UOS in private balconies, for a total of 9,750 square feet of useable open space in the project.

➢ **LANDSCAPED USEABLE OPEN SPACE**

The project proposes to landscape 7% of the useable open space with a drought-tolerant and native planting palette. Because the size of the site is so constrained, most of the useable open space for the project is provided on the split-level rooftop deck. The rooftop decks are beautifully designed and nicely landscaped. However, to provide nice amenity zones where people can gather to socialize, have barbeques, use the hot tub spas, exercise, and more, it was not feasible to have 40% of the area landscaped. Meeting this minimum threshold for landscaped area – and meeting the requirements for drought tolerant landscaping (which precludes lawns) – would render much of the open space unusable if most of the deck was planted with vegetation.

By not planting and maintaining 40% of the rooftop decks as landscaped areas would not only reduce the utility of the space for residents but would also cost an additional ~$407,550 in landscaping, irrigation, and structural reinforcement. This cost savings figure is calculated by assuming that total landscaping cost amounts to approximately $110 per square foot. The top three floors of the building provide useable open space, and landscaping 40% of those spaces would require more structural strength to support that much wet soil on the 16th, 17th, and 18th stories.

➢ **STREETS AND OPEN SPACE IMPROVEMENT PLAN (SOSIP) FEE**

The project requests a concession for this required fee because waiving it will make the project more financially feasible, and this capital can be dedicated to the provision of the 22 affordable housing units in the proposed project. These units will be available to Very Low Income (VLI) households earning not more than 50% of the Area Median Income. Granting a concession for this fee requirement will reallocate these funds towards providing these deeply affordable units to future residents.

Housing Affordability Statement

This project is also subject to the City of Berkeley's inclusionary housing requirement under Berkeley Municipal Code § 23C.12.030 that requires the project to provide at least 20% of the total number of dwelling units as inclusionary units with the option of paying an in-lieu fee instead of providing the units on-site per Berkeley Municipal Code Section 22.20.065.

This project proposes to provide 15% of the base project units onsite, 22 units, for very low-income households. The project will enter into a regulatory agreement with the City of Berkeley that ensures that these proposed affordable dwelling units remain deed-restricted for at least 55 years. The proposed project will also pay an Affordable Housing Mitigation Fee to the City of Berkeley of approximately $4,664,685.

Project Design

The design of the proposed project has evolved to increase compatibility with the historic façade, increase the level of architectural design detail, and "lightening" the top three floors of the building. These building design improvements are based on the recommendations of City Planning Staff.

Figure 12: Southern façade of proposed project

- New Building is now set back an average of 10 feet from facade
- Added balconies to the front façade, which are setback 14 feet
- To accommodate the increased front setback, a new floor was added (previously 17 stories, now 18 stories)
- Refined solar canopy design at rooftop levels
- Architectural treatments paired with color and materials changes have lightened the upper three floors of the building that feature the roof decks.
- Increase visual interest of upper levels by continuing the parapet cap detail around all facades.
- The window and wall treatments of the western façade have been refined to display more design detail.

This proposed project transforms a vacant, non-operating movie theater in the heart of Downtown Berkeley into a mixed-use, 18 story building that will restore the live performing arts theater use to this site and add 211 units of housing. The proposed project will include a ground floor performing arts space which will activate and enliven Kittredge Street just one-half block east of the Shattuck Avenue commercial corridor.

The theater space will serve the general public and contribute to Downtown Berkeley's arts and culture offerings. From the pedestrian perspective, the California Theater façade and marquee will look the same as they have looked for decades. By preserving both the façade and marquee, the project will preserve the street-level context and the pedestrian experience that has existed for many decades.

The preservation and adaptive re-use of the existing landmarked theater façade and marquee serves as a natural base for the proposed new residential building. The proposed residential addition is set back 10 feet from the existing facade, which will allow it to rise vertically from behind the art-deco facade. The new building is modern in its form, materials, and function, but borrows inspiration from the historical façade's architecture and ornamentation. The tower has subtle offsets in the facade, vertically accentuated ornamentation, and a trellis serving as the building's crown and cap. The three top stories will be set back progressively, creating a stepped effect, with glazed railings where rooftop decks occur.

The existing theater facade is uniform in material and minimal in articulation, allowing its bas-relief and other three-dimensional ornamentation to provide texture and depth. The Art Deco facade serves as a minimalist backdrop for the colorful and eye-catching neon of the existing theater marquee. Just as the existing theater façade provides a contrasting backdrop to its prominent marquee, the new 18-story tower seeks to provide a backdrop to the historical Art Deco façade.

As the new building departs from the Art Deco façade, it decidedly embraces its modern materials and form. To offset the imposing, heavy massing of the existing concrete and stucco facade, the new building features elongated floor-to-ceiling window openings. The new tower mirrors the original façade's tripartite arrangement with color blocking, material choice, textures, and forms.

The primary south façade facing Kittredge Street extends vertically past the tripartite façade base. Both east and west corners feature tall and narrow punched window openings to accentuate the verticality of the proposed building. The center bay of the facade is flanked by recessed balconies and features an accent color as well as vertical decorative fins. There are vertically elongated floor-to-ceiling punched window openings with a different fenestration pattern than the corner bays. The stucco is interrupted with seven vertical accent stripes comprised of smooth and grooved ceramic rainscreen cladding. This design element draws the eye upward, and diffused, low-lumen LED lighting will be installed in a recessed way on the inside of the vertical fins. This lighting will provide a dramatic evening and night view of the building.

The east, west, and north facades are similar in their modern designs, using different rhythms of fenestration and recessed balconies to break up the massing of this 18-story building. The color-blocking with beige and slate green adds visual interest to the façade. Each façade has a dark brown concrete material on each corner element, framing the building nicely. The west elevation is unique in that it provides two stacks of private balconies that have glass railings and occur on every other floor.

Figure 13: Western façade of proposed project

The west elevation also has the theater terrace at the ground level, which will feature a large bi-folding door system to allow the theater lobby to spill out into a new alley courtyard for theater patrons. A concessions area will be able to serve patrons both inside and out. Cafe tables, trees in planters, and festoon lighting will offer an inviting environment as well as a welcome glimpse of activity from the pedestrian experience along Kittredge. The courtyard will be architecturally framed by a horizontal canopy that turns groundward in a dramatic sloping form. This element will serve as a partial light and noise screen to the residential units directly above as well as cover for the terrace during light rain.

California Theater Consortium

The California Theater Consortium (CTC) is a coalition of local performing arts non-profits that is partnering on this development project with the applicant team. CTC's mission is to transform the non-residential space in the proposed project to be a multi-purpose creative arts hub. For years, Berkeley-based performing arts companies have been searching for an affordable, accessible, transit-friendly home in which to feature local talent, nurture young artists, and bind community together in ways only the arts can.

CTC is comprised of the Youth Musical Theater Company (YMTC), West Edge Opera, and Berkeley Ballet Theater (BBT). This group will be the anchor tenants for the theater space and will be fundraising to construct the interior of the theater. CTC will fundraise to pay for all the "tenant improvements" for a live performing arts theater. This will include the core, shell, seating, stage, orchestra pit, fly area, dressing rooms, and rehearsal spaces.

Figure 14: Rendering of Proposed Historic Marquee Rehabilitation

The purpose of this space is to host all kinds of live performances such as theater, opera, music, and dance, as well as hosting community events such as literary events and film festivals. This space will add to the local creative arts scene in Berkeley and will be a destination in downtown Berkeley for people to engage with arts and cultural events. This community-oriented focus of the California Theater Consortium will restore the community use of this property, which historically hosted many different types of community events. This proposed theater project will create community between all the creative arts organizations who will use the space, as well as the broader Berkeley and Bay Area community who can come enjoy the performances and events in the re-constructed California Theater.

Public Art

This project proposes to create a live performance theater and associated spaces to become a creative and performing arts hub in Downtown Berkeley. For the time being and for the purposes of this review, the proposed project will pay the Public Art In-Lieu Fee (~$241,469). The project will also consult with the Civic Arts office on how the proposed theater (as designed) can meet Berkeley's On-Site Public Art requirements.

The proposed project's construction of the theater will substantially exceed the City's required Public Art expenditure (1.75% of the Project's Value = ~$528,212.47). The actual cost to construct the 'vanilla shell' of the theater space is projected to be several million dollars in total. The theater space spans the first basement level to the 3rd floor. The historic box office and marquee will be preserved along with the historic façade.

CTC will then finish building the interior of the theater, resulting in even more investment into the space to create a beautiful public arts venue. Restoring the performing arts theater use to 2115 Kittredge Street will allow this project to help preserve the City of Berkeley's supply of Arts & Culture spaces. This proposed theater will become a destination for the Berkeley community and the broader Bay Area community, and it is exceptionally well-served by transit.

Community Meeting

On September 26, 2022, the project team held a community meeting to provide information about the project and request feedback from community members. The team invited all owners and occupants within 300 feet of the site, as well as neighborhood groups, based on a list provided by City staff. The meeting was held at 5:30pm virtually over Zoom. There was one attendee that joined the meeting, a Berkeley resident who lives next door to the proposed project. The project team provided an overview of the project proposal, design, and anticipated process and timeline. The attendee's main concern was that no vehicle parking would be provided in the project, and he also asked questions about the construction phase of the project would affect traffic flow on Kittredge Street, noise levels during sensitive hours, and electric scooters being ridden on sidewalks and blocking sidewalks. There is a Community Meeting Packet attached as part of the application which provides more detail.

Statement Regarding Natural Gas Prohibition, Berkeley Energy Code and Berkeley Green Code
The proposed new building will not include any natural gas infrastructure in compliance with BMC Chapter 12.80. The proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by the City Council on December 3, 2019, including a solar PV system as well as energy and water efficiency measures in an all-electric building. The building will accommodate as much solar PV as is physically and financially feasible for the project, however the rooftop area is relatively small. The Applicant will not be requesting any exemptions to the natural gas prohibition under the Berkeley Municipal Code.

5. LANDMARK ALTERATION PERMIT REQUIREMENTS

This project is applying for a Landmark Alteration Permit to preserve, rehabilitate, and adaptively re-use the landmark façade, marquee and box office of the California Theater at 2115 Kittredge Street. The proposed theater use will be consistent with the historic use of the building. The existing façade will be kept intact, with some alterations, and incorporated into the design of the proposed development project. The marquee may have digital reader boards installed while preserving the framework and neon. None of these proposed alterations affect the character-defining features of the façade. The character-defining features and decorative elements of the historic façade and marquee will be preserved and restored to their original splendor.

The Landmark Preservation Commission's decision, LMIN2022-00, stated that,

> *"This designation shall apply to the subject property and the following distinguishing features of the main building shall be preserved, and missing features shall be restored to the extent possible:*

FAÇADE:

- *Overall height and composition of the primary building facade*
- *Stucco façade*
- *Art Deco-style façade with five vertical piers & six ornamental bays*
- *Art Deco stepped design pattern of façade and roof parapets*
- *Four stepped roof parapets*
- *Main central bay and two flanking bays on upper 3/4th of street façade*
- *Angled fluted upper string course and Art Deco curved coping*
- *Zigzag saw-tooth pattern under the coping*
- *Banding trim divided into four strips above the entrance that visually separates the base and the upper part of the building*
- *Two slightly coved niches located on the widest, outer architectural bays*
- *Projecting corbels and zigzag ornaments*
- *Plaster bas-reliefs (frozen fountains motif)*

Figure 15: Existing and Proposed Façade Design

MARQUEE:

- *Two rectangular neon signs on a projecting prow with stylized lettering that each spell out CALIFORNIA*
- *Projecting prow/angled marquee, surrounded in neon tubing*
- *Lyre shaped center metal piece covered in neon tubing*

ENTRYWAY:

- *Leaf-patterned ceiling/soffit beneath the projecting marquee*
- *Recessed entry*
- *Stucco-and-glass box office*
- *Glass-and-aluminum entry doors."*

The proposed project will keep the historic theater façade, marquee, and box office, which are the locations of all the significant, character-defining Art Deco features and ornamentation. Though some new features like window openings and sashes, and a deck and glass railing on top of the marquee are proposed, the original elements such as the entry doors and decorative marquee soffit will be replaced in-kind. There were no spatial relationships identified as character-defining for the landmark facade; thus, the addition of the 18-story tower will not be detrimental.

The proposed alterations to the façade include punched openings to add a door for access to the marquee balcony and windows on the upper façade and ground floor. The project proposes to sawcut through the façade to create these openings but will otherwise keep the façade entirely intact. The window openings will be made on each of the three parts of the upper façade, as well as at the ground floor level.

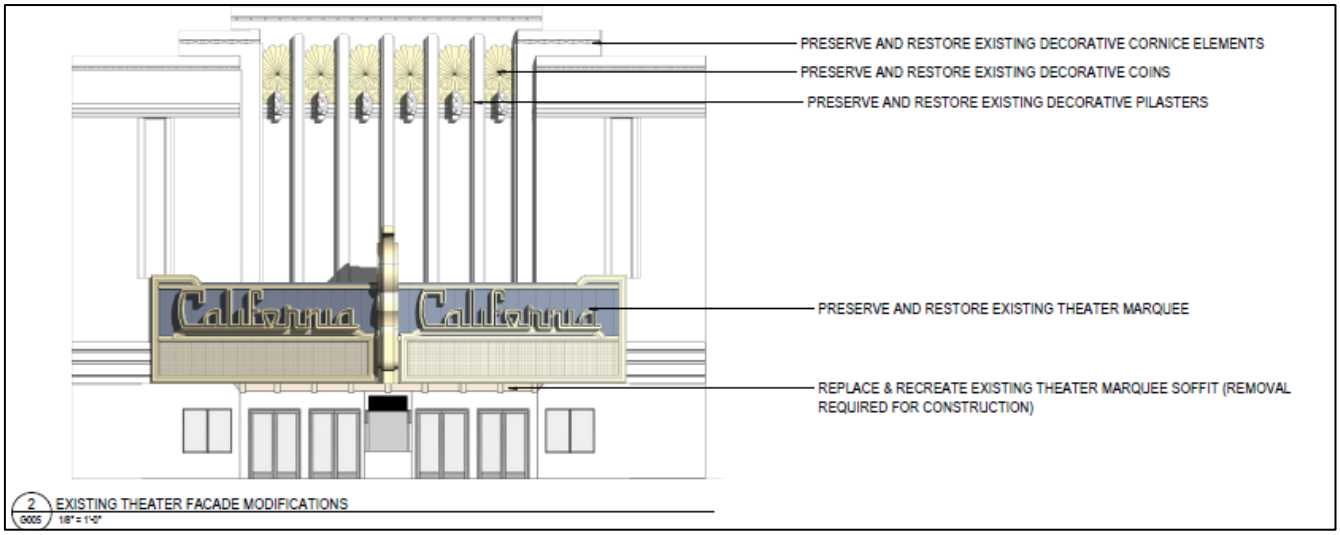


Figure 17: Proposed Façade Design - Preservation

The upper façade alteration will include 10 window infills, two in the east and west corner bays and six in the center bay. The windows in the corner bays will be arranged in vertical bands, while the window infill in the center bay will be arranged horizontally beneath the decorative coins. The vertically oriented will be inserted in between the piers, thus maintaining the character-defining arrangement of five vertical piers and six ornamental bays. The window infills at the ground level will replace the existing poster displays to create a transparent, storefront look for the residential lobby, theater lobby, and ticket booth location. In the entry vestibule, the existing ticket booth fenestration and glazed metal doors will be replaced in-kind, in the same configurations as the original California Theater.

The project also proposes to add a stepped glass railing at the marquee balcony and adding blade signs on either side of the marquee. The theater's marquee will be removed during demolition and construction for its protection and will include minor modifications to modernize it. Because the marquee will need to be removed, the marquee's soffit will need to be replaced and recreated. The marquee itself will be restored, as needed, to maintain its original features, and the neon will be swapped out for LED lights designed in a neon style. The marquee's sign board is currently analog, and it will be upgraded to a digital format.

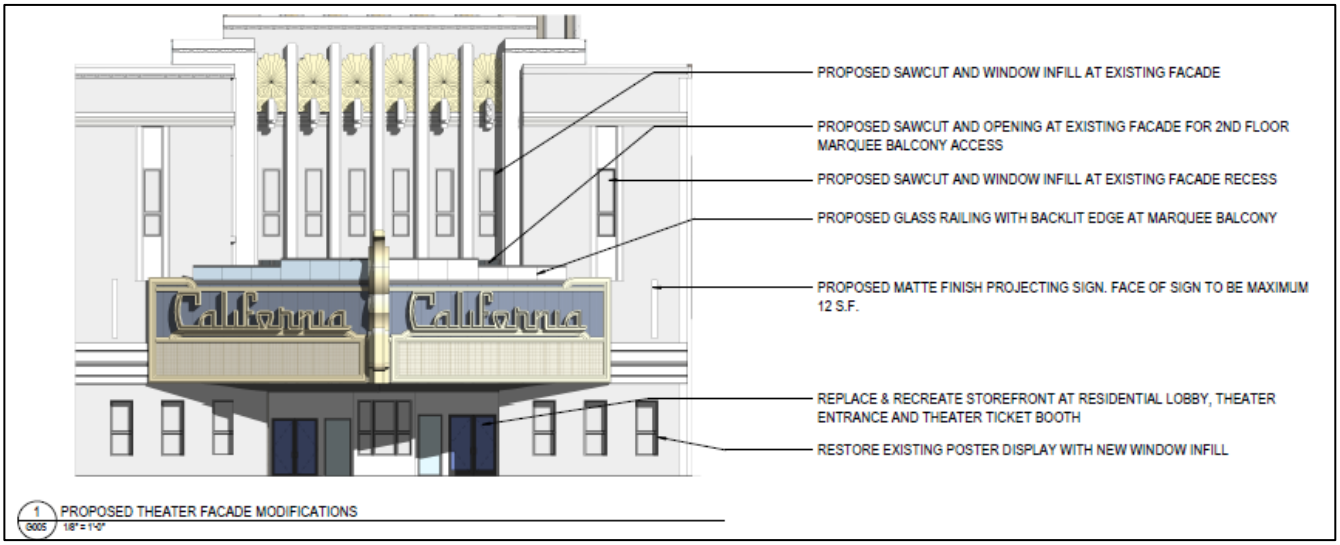


Figure 18: Proposed Façade Design - Alterations

The rationale for this proposed project is to re-develop and underutilized parcel in the downtown and adaptively re-use the historic theater façade. The California Theater has not been immune to the decline of the movie theater industry and had to shutter operates in early 2020 (pre-COVID-19 pandemic). The theater has been vacant for almost 4 years now, and the ownership family has decided to sell the property and theater because they do not see a future for it. Based on the project's benefits described below, the Landmarks Preservation Commission should grant approval for this proposed project at 2115 Kittredge Street.

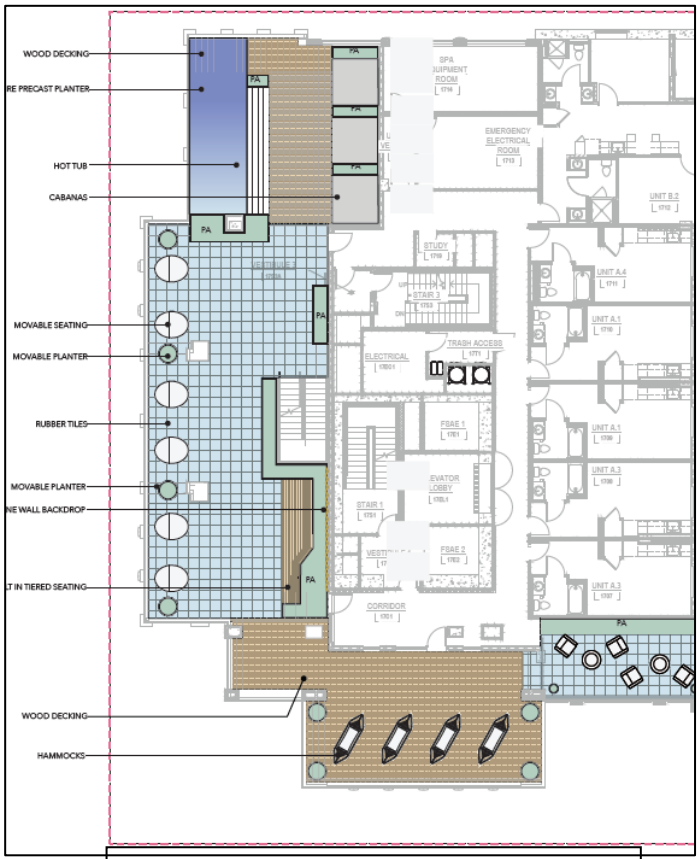


Figure 19: 17th Floor Landscape Plan

Project Benefits

The following benefits of the proposed project at 2115 Kittredge provide the basis for the Landmarks Preservation Commission's approval of this application. The proposed project requires a Landmark Alteration Permit for

partial demolition of the existing building, and structural alterations to the historic landmark façade. The proposed project will offer the following benefits to the City of Berkeley:

Figure 20: East Façade and Historic Marquee

- Redevelop an underutilized parcel in the downtown core, and adaptively reuse the historic façade and marquee of the California Theater,
- Provide 211 dwelling units of dense, transit-oriented housing,
- Provide 22 units of Affordable Housing for Very Low-Income Households @ <50% AMI,
- Pay an Affordable Housing Mitigation Fee of approximately $ 4,664,685 to the City
- Project will pay the 0.8% In-Lieu Fee to the City ($241,469), or construct the cold shell of a live performance theater (which would cost well over 1.75% of the Project's Value and amount to ~$528,212). The project is working with the City's Civic Arts Staff to see if this theater, as-designed, would qualify as Public Art for the City of Berkeley.
- Performing Arts Theater to Preserve Berkeley's Arts & Culture Spaces,
- No vehicle parking and 107 bicycle parking spaces,
- All electric building, LEED Gold or equivalent, with rooftop solar panels,
- Units will be equipped with energy efficient appliances and low flow fixtures, and the site will be planted with drought tolerant landscaping that supports the project's stormwater management plan,
- Pay other in-lieu or mitigation fees, such as the Berkeley Unified School District Fee (~$475,535) and Public Art In-Lieu Fee (~$241,469).

The Landmark Preservation Commission considered an application put forth by the California Art Deco Society and the Berkeley Architectural Heritage Association (BAHA). The LPC rejected the application to landmark the entire theater building, instead opting to landmark the façade and marquee only, which is where the character-defining Art Deco features and ornamentation are located.

This application includes a Project Impacts Analysis (PIA) using the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties. This PIA establishes that the proposed project will not conflict with the SOI Standards. The preserved façade and proposed 18-story

tower do not conflict with the Secretary of Interior standards, and as such does not create a significant and unavoidable impact, per CEQA requirements. The Landmarks Preservation Commission's Notice of Decision on this property is also attached, which documents the findings that the proposed project will not conflict with provisions of the Berkeley Municipal Code Ch. 3.24.

Scale and Massing Studies for Historic Façade Preservation

The proposed project uses the following three projects in the City of Berkeley as precedent studies for incorporating a historic façade into a new development project. In response to the City's Structural Alteration Permit comment letter dated November 30, 2022, the project has provided massing studies that informed the project design. The following projects successfully integrated a lower-level historic façade into a new, larger development along the Shattuck Avenue corridor:

Figure 21: UC Press Building example

- Parker Place (2038 Parker Street),
- UC Press Building (2120 Berkeley Way),
- Acheson Commons (2133 University Avenue).

Figure 22: Parker Place example

The proposed project would like to add to this collection of buildings in Downtown that are preserving Berkeley's history while providing space for future growth.

Figure 23: Acheson Commons example (SW Corner)

Figure 24: Acheson Commons example (SE Corner)

Streetscape and Landscape Concepts

The proposed project's streetscape improvements include decorative and inviting pavement, landscaping, and two street trees framing the marquee (if feasible). The enhanced concrete pavement made of silica carbide and decorative jointing will visually relate to the marquee. The project does propose two street trees that are located so as not to obscure the marquee, however there are crowded conditions at the sidewalk in terms of vaults and underground lines. The location and feasibility of the project's proposed street trees will be confirmed by Public Works. The other planting will only reach a few feet in height so as not to block any views of the landmark façade. There will be bicycle racks between the sidewalk and the street around the proposed parklets.

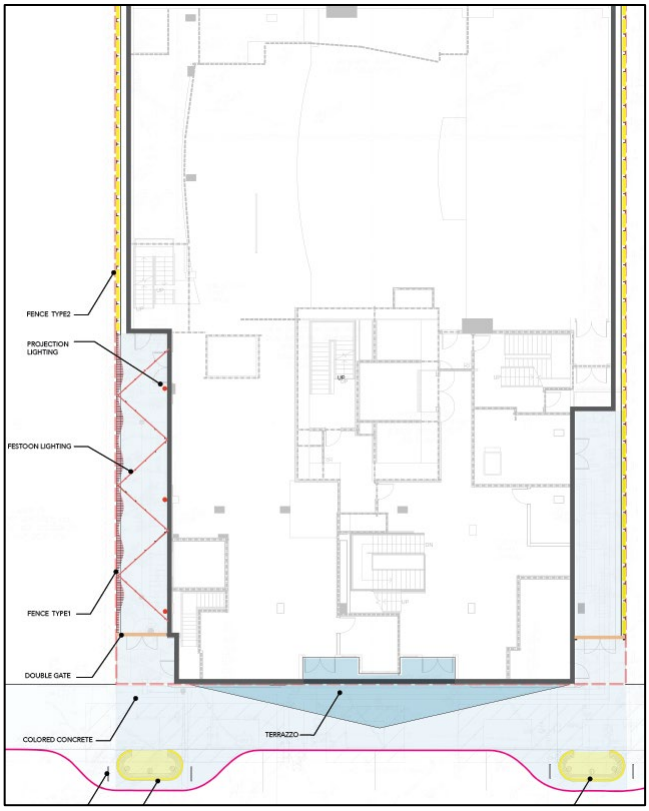


Figure 25: Ground Level Landscape Plan

The theater terrace will be semi-visible from the street when the gate is closed. The gate will be double height, with a fixed upper section that matches the scale of the buildings it's located between. This theater terrace gate will have a decorative, semi-porous design with backlighting to project light and shadows onto the sidewalk, creating visual interest along the Kittredge Street frontage. Festoon lighting and the backlit gate will make the theater terrace appealing at night, which will enliven the space on performance nights.

Figure 26: View of Theater Terrace

The trellis forms at the 17th and 18th level will provide opportunities for additional visible vegetation from the street level and surrounding buildings. The mechanical parapet above the 18th floor is functional in screening noise and sight of the mechanical equipment and provides a cap to the building form that reflects the tripartite design of the historic façade and proposed building.

The planting palette of the proposed project is primarily comprised of native plants, and all the species are drought tolerant. The proposed project complies with California's Water Efficient Landscape Ordinance (WELO). The planting palette includes blue fescue, common yarrow, olive trees, California fuchsia, California poppy, Hummingbird sage, purple needlegrass, and more.

6. CEQA Analysis and Legislative Context

The housing crisis continues to have a significant impact on Californians across the state. The Government Code sections discussed below are state legislative efforts that recognize the severity of California's housing crisis and the difficulties associated with developing new housing at appropriately zoned, transit-oriented, and urbanized locations. These pieces of legislation are applicable to the proposed project:

- California Environmental Quality Act Categorial Exemption (CEQA Guidelines § 15332)
- California Environmental Quality Act Categorical Exemption (CEQA Guidelines § 15061.b.3)
- State Density Bonus Law (Government Code § 65915)
- Housing Crisis Act of 2019 (Government Code § 66300).

CEQA, Historic Resource Compatibility

The proposed architectural design is setback from the historic façade by an average of 10 feet. This allows the rehabilitated facade and marquee to stand in the foreground. Having a larger

setback will create a greater distinction between the historic resource and the proposed new construction. As a result, the proposed addition will be viewed as a backdrop to the historic façade. The new building design is modest and neutral, rather than expressive, thus is deferential to the historic building façade. The historic façade now stands more proud of the proposed addition with the increased setback, as well as being compatible but distinctive in terms of architectural treatments.

The proposed new building reflects the historic design with the tripartite design. There is now a better design to add a large building not directly above but clearly behind the historic façade. There is a vertically oriented center flanked by projecting bays that now include recessed balconies. In addition, there are outer wings that are setback for greater volumetric expression. This revised design has further increased the volumetric variation on the front façade with the addition of the recessed balconies.

Preserving this façade is important to maintain the historic scale of Kittredge Street, and this revised design will not destroy any identified historic features, materials, or spatial relationships. The symmetrical and stepped form and massing of the proposed addition directly relate to the historic façade, as do the proposed vertical architectural accents and lighting. The treatment of the proposed sideward windows at the historic façade additionally retains and reinforces the original design. This revised design is now well aligned with all the Secretary of Interior standards.

CEQA, Infill Exemption

There were no potentially significant impacts identified in the traffic, historic resources, or Phase II analyses. Therefore, this project is eligible for a categorical exemption from CEQA. Because the proposed project is located in an urbanized area and because it is an infill development project, the CEQA Class 32 “Infill” Categorical Exemption applies. The project meets each of criteria A through E of that section. In terms of CEQA, this project is environmentally benign as it will not result in any significant traffic, noise, air quality, or water quality impacts. This proposed infill project is consistent with the City of Berkeley’s objective design and development standards with the use of State Density Bonus Law, and the site does not appear on the California EPA’s Cortese List, so this project is eligible for categorical exemption under CEQA.

Housing Crisis Act/SB 330

The Housing Crisis Act (Gov. Code § 66300) prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project that provides affordable housing. The act also requires that a development project must comply with applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete. The law also requires the city or county to consider and either approve or disapprove the housing development project within the 5 allowable public hearings under HCA, and consistent with the applicable timelines under the

Permit Streamlining Act. The proposed project is also subject to the provisions of SDBL, as described in the Project Analysis section above.

7. USE PERMIT REQUIRED FINDINGS

Conformance with General Plan Policies

SUSTAINABILITY

- Environmental Management Policy #5 – "Green" Buildings: Promote and encourage compliance with "green" building standards.
- Environmental Management Policy #35 – Energy-Efficient Design: Promote high-efficiency design and technologies that provide cost-effective methods to conserve energy and use renewable energy sources.
- Land Use Policy #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.

Response: This project proposed efficiently sized dwelling units outfitted with water & energy efficient appliances in a transit-oriented development. These factors, in additional to meeting the City of Berkeley's Green Building requirements, makes the proposed project a sustainable housing development. The building will be LEED Gold certified or equivalent, all-electric, and equipped with solar panels to power the building with clean energy. The dwelling units will have low-flow fixtures and the proposed landscaping will all be drought-tolerant and largely comprised of native vegetation. This proposed project is environmentally and architecturally sensitive and incorporates many principles of sustainable development.

This is a true infill development project, which will re-develop an underutilized parcel containing an aging, vacant theater space with no dwelling units. The theater ceased operations approximately two and a half years ago. The proposed project at 2115 Kittredge Street will transform this site into a vibrant residential address and attractive pedestrian atmosphere. The new theater at 2115 Kittredge will be re-established as a Downtown Berkeley arts & culture destination. This infill project is especially sustainable in its provision of housing adjacent to the Shattuck Commercial Corridor, which has excellent access to good and services as well as public transportation.

DOWNTOWN ARTS & CULTURE

- Economic Development Policy #10 – The Downtown Economy: Continue to diversify, revitalize and promote the Downtown as the civic, cultural, commercial, and entertainment center of Berkeley.
- Land Use Policy #20 – Downtown Pedestrian and Transit Orientation: Reinforce the pedestrian orientation of the Downtown.
- Economic Development Policy #11 – Arts and Culture: Promote Berkeley locally and internationally by taking actions to support the development of arts and culture in Berkeley.
- Urban Design Policy #34 – Public Art: Support, present, and encourage others to support or present works of public art.

Response: Firstly, this proposed project will add approximately 450-550 new residents to the downtown area who will support the downtown businesses. Adding more residents downtown will enliven the streets at all hours with more people on the streets, which can help increase safety by having more "eyes on the street". There will be more downtown residents to access the goods and services that downtown businesses offer. The 2115 Kittredge address and future housing development there will have an excellent walkability score of 99, i.e., "a walker's paradise". The California Theater has been a fixture on Kittredge Street and the downtown for generations. Having this theater be shuttered for more than three years has really affected that stretch of Kittredge. There are only a few other small businesses and restaurants on the block, but they do not generate much foot traffic.

Secondly, this project proposed to create a live performance theater and associated spaces to become a creative and performing arts hub in Downtown Berkeley. The proposed project intends to spend 1.75% of the Project's Value ($520,776) on Public Art by constructing the 'vanilla shell' of the theater space. If the theater space does not meet the City's Public Arts requirements, the project still intends to construct the theater space in addition to paying the Public Art In-Lieu fee. Restoring the theater use to 2115 Kittredge Street will allow this project to help preserve the City of Berkeley's supply of Arts & Culture spaces. This proposed theater will become a destination for the Berkeley community and the broader Bay Area community. This future destination at 2115 Kittredge Street is exceptionally well served by transit.

The theater will not only host performances, screen movies, and hold community events, but it will also be a creative arts hub that draws people there during the day, evening, and night. The proposed theater will have offices, meeting rooms, and rehearsal spaces, so will be a very dynamic, active space with people coming and going at all hours. Along with the proposed

streetscape redesign, this increased level of activity on Kittredge Street will activate this stretch of Kittredge, and hopefully add liveliness to the entire block.

ARCHITECTURE & PRESERVATION

- Urban Design Policy #5 – Architectural Features: Encourage, and where appropriate require, retention of ornaments and other architecturally interesting features in the course of seismic retrofit and other rehabilitation work.
- Land Use Policy #21 – Architectural Design in the Downtown: Require high-quality architectural design for all Downtown projects.
- Land Use Policy #2 – Preservation: Protect Berkeley's character by identifying, restoring, and preserving historic buildings.

Response: This proposed project aligns with the City of Berkeley General Plan's Land Use and Urban Design policies regarding high-quality architecture, preserving architecturally interesting features, and protecting Berkeley's character by restoring and preserving the historic theater façade. The preservation and adaptive re-use of the existing landmarked theater facade serves as a natural base for the proposed new residential building to rise vertically behind the art-deco facade. The façade will be rehabilitated, with features replaced in-kind if necessary, and the project proposes some structural alterations to add windows and balcony access.

The new building is modern in its form, materials, and function, but borrows inspiration from the historical façade's architecture and ornamentation. This project will protect Berkeley's historic character at the pedestrian level while adding residential density to the Downtown core. As the new building departs from the Art Deco façade, it decidedly embraces its modern materials and form. To offset the imposing, heavy massing of the existing concrete and stucco facade, the new building features elongated floor-to-ceiling window openings. The primary south façade facing Kittredge Street extends vertically past the tripartite façade base. The new tower mirrors the original façade's tripartite arrangement with color blocking, material choice, textures, and forms.

The firm that designed this project, StudioKDA, is a well-renowned local architecture firm located in Berkeley. With many multifamily projects all over the Bay Area, they provide high-quality architecture with impeccable attention to design details. The proposed project's 18-story tower design is compatible but distinctive from the historic façade, letting the historic architecture inform the design of the new building.

HOUSING NEEDS

- Housing Policy #1 – Extremely Low, Very Low, Low and Moderate-Income Housing: Increase the number of housing units affordable to Berkeley residents with lower income levels.
- Housing Policy #33 – Regional Housing Needs: Encourage adequate housing production to meet City needs and the City's share of regional housing needs.

Response: The project will construct 211 dwelling units that have a high-quality and sustainable designs. The efficient project design will offer 313 bedrooms to help meet the demand for downtown apartment living and student housing. The housing crisis is felt acutely here in Berkeley, with people paying extremely high rents to be able to live near campus or in the urban core because the housing supply is so constrained. The project at 2115 Kittredge Street will be able to offer 22 of the proposed units as affordable housing for those who are very low income, earning less than 50% of AMI. This project will supply some of the desperately needed housing at market rate and below market rate, and offer amenities tailored to provide quality living for its residents.

The proposed project will help the City of Berkeley comply with its Regional Housing Needs Assessment (RHNA) targets for the 2023-2031 cycle. The City is required to approve a total of 8,934 units in the next eight years, meaning they need to approve approximately 1,117 per year to keep pace with their target. This project will contribute 211 dwelling units towards that goal. This project will help provide 196 market rate units and 22 affordable units for Very Low-Income households. The City has a total RHNA mandate of 3,664 market rate homes with rents that are Above Median Income, which would average out to about 458 units approved per year. The proposed project would help the City with this supply of market rate housing by providing 189 units rented at Above Median Income rates. The City also has an affordable housing target of 2,446 units for VLI households, meaning it will need to approve approximately 306 VLI units per year to keep pace with their RHNA mandate. The proposed project would supply 22 units towards meeting the City's VLI housing target and would also pay an Affordable Housing Mitigation Fee of approximately $4,664,685 in-lieu of meeting the City of Berkeley's affordable housing mandate.

Also, UC Berkeley has grown its student body by about 10,000 students in the last three years, bringing the total student population in Berkeley to almost 45,000. The proposed project will appeal to university students and will assist in housing Cal's growing student population and the increasing residential population in Downtown Berkeley.

TRANSIT ORIENTED DEVELOPMENT

- Housing Policy #12 – Transit-Oriented New Construction: Encourage construction of new medium and high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
- Transportation Policy #18 – Transportation Impact Analysis and Vehicle Miles Traveled: When considering transportation impacts under the California Environmental Quality Act, the City shall consider how a plan or project affects all modes of transportation, including transit riders, bicyclists, pedestrians, and motorists, to determine the transportation impacts of a plan or project. Plans and projects shall be designed to deliver significant benefits to travel by pedestrians, bicycle, or transit, and/or reduced impacts on air quality, greenhouse gas emissions, and safety. For the purposes of CEQA, Vehicle Miles Traveled (VMT) shall be the metric used to analyze the transportation impacts of a plan or project. (Reso. 69,618-NS (Exh. A), 2020)
- Land Use Policy #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.
- Land Use Policy #24 – Car-Free Housing in the Downtown: Encourage development of transit-oriented, low-cost housing in the Downtown.

Response: This project proposes to add 211 units of housing to Downtown Berkeley, which is a compact, walkable community with excellent transit access. The proposed project aligns with the goal of "Car-Free Housing in the Downtown" because it provides no residential vehicle parking spaces. This proposed project is designed to minimize vehicle trip generation by being transit-oriented and providing 113 total bicycle parking spaces. The project will also encourage alternate modes of transportation through its Transportation Demand Management (TDM) Program, and the proposal is included in this application. The project team anticipates that many future residents at 2115 Kittredge Street will be university students, who can walk or use vehicle-free transportation modes to travel to and from nearby campuses.

Because of the efficient unit design, the rents will be relatively low-cost, and it is likely that future residents will have a smaller carbon footprint than they would otherwise generate living in larger dwelling units. The project is in close proximity to a wide range of goods and services so future residents can rely on active modes of transportation for their daily needs.

The project will add a new performing arts space to the Downtown, at a location that is very convenient for theatergoers to access by public transit. The project will pay a Downtown Parking In-Lieu fee of approximately $1,020,000 to the City of Berkeley instead of providing commercial parking. The proposed project requests a Use Permit to reduce off-street parking requirements and will meet the objective standards of this Use Permit by paying the in-lieu fee.

Use Permits Requested

This section outlines the proposed project's compliance with the required findings for approval of the requested Use Permits for this project.

1. Use Permit, under BMC § 23.204.130(B)(1), Table 23.204-1 to allow a new mixed-use building in the C-DMU zone.
2. Use Permit, under BMC § 23.204.030(A), Table 23.204-2 to construct new floor area over 10,000 square feet.
3. Administrative Use Permit, under BMC § 23.304.050 to allow rooftop equipment projections.
4. Use Permit, under BMC § 23.326.070(A), to demolish main buildings used for non-residential purposes.
5. Use Permit, under BMC § 23.204.130(E)(3)(b), Table 23.204-39 to modify the C-DMU setback standards.
6. Use Permit under BMC Section 23.204.020(A) to construct dwelling units.
7. Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live).
8. Use Permit under BMC Section 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right).
9. Use Permit, under BMC Section 23.310.030(A) to allow Alcohol Beverage Service of distilled spirits.
10. Use Permit, under BMC Section 23.310.020(B) to commence alcohol sales.
11. Administrative Use Permit, under BMC Section 23.302.020(E) to allow outdoor uses.

Use Permit Findings

1. <u>BMC § 23.204.130(B)(1) Table 23.204-1 to allow a new mixed-use building in the C-DMU zone.</u>

   <u>Response:</u> Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to allow construction of a new multi-family building. The construction, establishment, maintenance, and operation of the proposed project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the neighborhood or the City as a whole. Mixed-use housing projects are a permitted use in the C-DMU district, and the proposed structure is appropriate for the district in that it makes housing available in a convenient location proximate to downtown and campus.

Surrounding land uses include other multi-family residential developments of similar scale to the proposed project, and mixed-use or commercial developments. The project location at 2115 Kittredge Street is a half block east of the Shattuck Commercial Corridor, which the City of Berkeley envisioned to support mixed use developments near regional transit, shops, and amenities that the Downtown and campus areas provide. This mixed-use residential building is compatible with the purposes of the C-DMU district to support the residential and commercial needs of downtown residents and the University of California community.

2. BMC § 23.204.030(A), Table 23.204-2 to construct new floor area over 10,000 sq. ft.

"2. C-DMU Findings. To approve a Use Permit for new floor area in the C-DMU district, the ZAB must find that:

(a) The addition or new building is compatible with the visual character and form of the district; and

(b) No designated landmark structure, structure of merit, or historic district in the vicinity would be adversely affected by the appearance or design of the proposed addition."

Response: Because this Use Permit does not have any objective standards in the required findings for the C-DMU district, the proposed project assumes the Use Permit to allow construction of the new floor area ('compatible' and 'adversely' are not objective). Per the Housing Accountability Act and State Density Bonus Law, the City is required to approve the development project since it meets all applicable objective standards. The addition of a 18-story building to Berkeley's Downtown is compatible with the visual character and form of the district. There are some high-rise towers in the downtown already, and there are many approved development projects that will significantly increase the number of high-rise towers in the Downtown Core.

The primary south façade of this building is a landmarked structure, and as such, will be entirely preserved in the proposed project. The façade will be propped up and protected during the demolition and construction phases. The marquee will likely be detached from the façade and stored off-site for safe keeping. The marquee will have rehabilitated neon tubing for the "California" lettering and the analog sign board will be replaced by a digital LED screen. Every other aspect of the marquee will be perfectly preserved so it can be reattached to the façade when construction of the building is complete. In preserving these pieces of the theater and adaptively re-using them in the proposed project, we can maintain the street view of 2115 Kittredge. Many generations of Berkeley residents are fond of this view, and are accustomed to it, so the applicant team is pleased that we will be able to keep the street frontage looking the same as it has for decades.

3. BMC § 23.304.050(A) to construct rooftop projections which exceed the maximum height limit for the district.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Administrative Use Permit to allow rooftop projections to exceed the district's height limit. Because the proposed building height exceeds the district's height limit, the rooftop projections will also exceed that limit.

4. BMC § 23.326.070(A), to demolish main buildings used for non-residential purposes.

   Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to demolish the non-residential building at 2115 Kittredge Street. This proposed project will adaptively reuse the façade of this non-residential building while demolishing the rest of the 1914. The aging building is a vacant, non-operating movie theater in the heart of Downtown Berkeley that has been shuttered for three years. The building itself has already undergone a seismic retrofit in 2002 and would likely need significant renovations to accommodate a change of use. The family who has owned this theater and property for over a century do not see a way forward to have the California Theater continue to operate as a movie theater. The ownership family fully supports the proposed project, which will also the historic theater use to continue. This proposed project will add 450-550 residents and a live performance theater to the downtown core, restoring 2115 Kittredge Street as an arts & culture destination.

5. BMC § 23.204.130(E)(3)(b), Table 23.204-39 to modify setback standards in the C-DMU zone.
   b. Modifications to Standards. The ZAB may modify the setback standards in Table 23.204-39 with a Use Permit upon finding that the modified setbacks will not unreasonably limit solar access or create significant increases in wind experienced on the public sidewalk.

   Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to modify setback standards for the proposed structure at 2115 Kittredge Street. The standards of "unreasonably" and "significant" are not objective, so this does not qualify as an objective standard that this SB 330 project is subject to. The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus project considers these Use Permit as part of the project to reach the maximum allowable density (pursuant to the City of Berkeley Planning Department Memorandum dated August 2, 2021.

6. BMC Section 23.204.020(A), to construct dwelling units.
   Table 23.204-1: Allowed Uses in the Commercial Districts
   - *C-DMU: Multi-Family Dwellings = UP(PH)*

   Response: Because this Use Permit does not have any required findings, the proposed project assumes the Use Permit to construct dwelling units at 2115 Kittredge Street.

7. BMC Section 23.204.020(A) to construct a theater (live)
   Table 23.204-1: Allowed Uses in the Commercial Districts
   - *C-DMU: Theater = AUP*
     - *Incidental Uses: Live Entertainment= AUP*

   Response: Because this Administrative Use Permit does not have any required findings, the proposed project assumes the Use Permit to construct a Theater with Live Entertainment at 2115 Kittredge Street.

8. BMC Section 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right)
   Table 23.204-37: C-DMU Height Limits
   - *Sub-Area: Core Area*
     - *Maximum with Use Permit = 75 feet*

   Response: Because this Use Permit does not have any required findings, the proposed project assumes the Use Permit for a maximum building height of 75 feet at 2115 Kittredge Street.

9. BMC Section 23.310.030(A) to allow Alcohol Beverage Service of distilled spirits.

D. Findings of Public Convenience or Necessity. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, excluding food service establishments with incidental service of beer and/or wine, the Zoning Adjustments Board (ZAB) may approve the application only if it makes all of the following findings:

1. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.

2. The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.

3. If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.

4. If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.

5. The Police Department has reported that the proposed establishment would not be expected to add to crime in the area.

Response: The proposed project will promote the City's economic health, as described in the General Plan policy findings above. The economic benefits of the theater for the City of Berkeley would not be as large without a full bar that includes distilled spirit service. The applicant has not operated a licensed establishment that has been the subject of alcohol violations in the past. Because this project is located in Downtown Berkeley, there are a few parks or schools that may be just outside of the 1,000 feet radius, however this project will not have adverse effects on sensitive public uses. The project does not expect this theater to add crime in the area.

10. BMC § 23.310.020(B), to commence alcohol sales.

B. Permit Required. A Use Permit is required to begin or increase alcoholic beverage sales or service in any way.

C. Application--List of Nearby Establishments. As part of an application to begin or increase alcoholic beverage sales or service, the applicant must provide a list of all establishments within a 1,000-foot radius which are in the same category of alcoholic beverage sales or service, as defined by the California Department of Alcoholic Beverage Control.

D. Findings of Public Convenience or Necessity. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, excluding food service establishments with incidental service of beer and/or wine, the Zoning Adjustments Board (ZAB) may approve the application only if it makes all of the following findings:

1. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.

2. The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.

3. If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.

4. If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.

5. The Police Department has reported that the proposed establishment would not be expected to add to crime in the area.

Response: The proposed project requests this UP to commence alcoholic beverage services at the theater concessions stand. Though there are many restaurants in Downtown Berkeley that have Type 47 ABC Licenses, the new live performance theater will be a unique establishment. The economic benefits of the theater will be significantly increased through the sales of

alcoholic beverages. Here is a list of restaurants in the immediate vicinity that have the same type of alcohol license. Refer to the attachment, "*List of Alcohol-Serving Establishments*", at the end of this Applicant Statement for a list of all the Type 47 ABC Licenses in the same zip code of the proposed project.

- Jupiter
- Alborz Restaurant
- Gather Restaurant
- Cancun Sabor Mexicano
- East Bay Spice Company
- Eureka
- Angeline's
- Tupper & Reid

Granting this Use Permit to allow alcohol service at the theater concessions will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood. Similarly, the proposed alcohol service incidental to food service at the theater concession stand would not 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. The project applicant has not operated a licensed establishment service alcohol and has not received any ABC violations. The Berkeley Police Department has not reported that the proposed establishment would be expected to add to crime in the area.

11. BMC § 23.302.020, Table 23-302-3: to allow outdoor uses in the C-DMU zone.
    Table 23.302-3: Permit Requirements for Outdoor Uses
    - *District/Use Characteristics: All Commercial Districts Except for C-W*
        - *Not Abutting a residential district = AUP*

Response: Because this Administrative Use Permit does not have any objective standards in the required findings, the proposed project assumes the AUP to allow outdoor uses. This AUP will allow the proposed project to include the following outdoor uses:

- Outdoor fitness use on rooftop levels,
- Outdoor movies screenings on rooftop levels, and
- Outdoor food consumption of food and drinks from the theater concessions stand.

8. PROJECT TEAM

Geneva Hesner of Rhoades Planning Group is the project's primary point of contact.

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RhoadesPlanningGroup

2115 Kittredge Street Project

Applicant Statement

November 8~~October 23~~, 2023

Project Updates for Zoning Adjustments Board Hearing on December 14, 2023

These updated application materials are submitted in response to comments received on October 5, 2023 from the Landmarks Preservation Commission (LPC) and on October 31, 2023 from City Staff (Sharon Gong, Senior Planner).

1. **Warm Color Palette approved by the Landmarks Preservation Commission**

- Changed the overall color and materials palette to be warm, subtle and complementary to the historic façade.
- This color palette is more compatible with the existing historic façade and the tones of the surrounding buildings on Kittredge Street, Shattuck Avenue and Allston Way.

2. **Increased Symmetry of the Top of the Building**

- Reduced non-symmetrical massing elements.
- Relocated two units from the top floor (Level 18) to increase the symmetry of the top of the building.
- Adjusted the location of the generator in the northwest corner in favor of more symmetrical or apparently symmetrical massing.
- Reinforcement of the central axis and vertical elements.
- Create more symmetry in the upper levels by simplifying elements and creating a central vertical hierarchy through emphasis on the columns and pilasters.
- Lighten the upper-level massing to have more of a “fading” effect.

3. Increased ornamentation on North and East facades to match the level of detail on the South and West facades.

- Vertical fins were added to these facades to make the design of all the facades more cohesive.
- The lighting treatment was extended to all four facades.
- Further developed lighting to be indirect and dark-sky compliant. The historical façade will feature the more dramatic lighting while the new addition will have a more subtle backdrop type of illumination.
- Compositionally connecting all four elevations with the use of repeating vertical elements, materials, and window placement.

4. Improved Streetscape

- Improved streetscape with detail provided at entry to improve accessibility and larger gatherings on event nights.
- The bollards have been removed and “parklet” style bulb-outs at both sides of the marquee are symmetrical around the building entrances. A central terrazzo “apron” will be installed at the main entries to the building.

Project Updates for Landmarks Preservation Commission Hearing on October 5, 2023

These updated application materials are submitted in response to comments received on September 1, 2023, from City Staff (Fatema Crane, Landmarks Secretary) or the Landmarks Preservation Commission (LPC). This application package includes the following items as requested by the City and LPC:

1. **Alternative to proposed glass railing (on marquee).**
   - An alternative option for the marquee railing is presented on the Plan Set Sheet G005 – Theater Façade Preservation.

2. **Night rendering.**
   - A rendering of how the proposed project will look at night is presented on Plan Set Sheet G006 – Theater Façade Lighting Proposal.

Figure A: Night Rendering

3. **Consider terrazzo floor/ground inlay at entrance.**
   - Terrazzo will be proposed at the ground level entrance. See Plan Set Sheet L101 – Ground Floor Plans for the proposed location and images of terrazzo material samples. There is no existing terrazzo currently, and there is no photographic evidence that it existed historically.

TERRAZZO

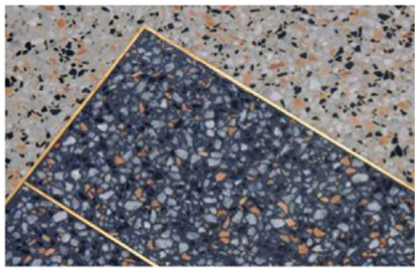
TERRAZZO BRASS JOINT

Figure B: Terrazzo material samples

4. **Confirm colors of original historic façade.**
   - From a paint scraping of the historic façade, it appears that the original paint color was a mint-green, teal color. The original façade seems to have been painted many different colors during its 100+ year history.

Figure C: Original colors of historic façade

5. **Retain original neon lighting, do not replace with neon LED.**
   - The existing marquee lettering with original neon lighting will be retained as neon lighting (not LED). See Plan Set Sheet G006 – Theater Façade Lighting Proposal.

6. **Confirm bird safe glazing.**

- The proposed project will use bird safe glazing. Elevations on Plan Set Sheet A201 through A204 include statements that bird-safe glazing will be utilized on this project.

7. **The proposed blade signs exceed the permitted number of signs for this building.**
   - The project proposes to have one blade sign for the Residential portion of the building and one other blade sign for the Commercial portion of the building – the new performing arts theater.

8. **The proposed streetscape plan should be vetted through PW Traffic Engineering.**
   - The proposed project's streetscape plan has been approved by the City of Berkeley's Planning Staff from Public Works, Traffic Engineering, and ADA Compliance Departments. These departments provided some comments and recommendations, all of which have been incorporated into the current streetscape plan.

9. **Provide at least one alternative that reflects a different overall color & materials palette with more contrast and/or stronger accents. Include a warm color palette to complement the historic façade's materials and colors.**
   - The LPC was presented with two color palettes and approved the color scheme shown below. This color scheme presents a warmer tone to complement the tower and historical theater façade. This color palette contains shades of brown, green, and cream with gold accents. The warmer brown tone on the corner features unifies all four elevations for a more cohesive building design. Similarly, the vertical color-blocking pattern helps breakdown the overall tower massing by giving a sense of depth. This alternate color palette complements the original historic façade and allows it to stand proud while the new tower fades into the background.

Figure D: Alternative color palette

Overview and Project Introduction

This applicant statement has been updated in response to City Staff's direction regarding the project's compatibility with the Secretary of the Interior Standards and initial Design Review comments.

Figure 1: Rendering of Proposed Project

The applicant team is pleased to submit this application package for a new 211-unit multifamily residential infill & adaptive reuse project at 2115 Kittredge Street in Berkeley. This applicant statement includes:

1. Project Description
2. Project Background
3. Compliance with General Plan and Zoning Code
4. Project Analysis
5. Landmark Alteration Permit Requirements
6. CEQA Analysis and Legislative Context
7. Use Permit Required Findings
8. Project Team Contact Information

1. PROJECT DESCRIPTION

The proposed project includes the construction of an 18-story mixed-use building and the adaptive reuse of the existing California Theater façade and marquee. The façade of the theater along Kittredge Street will be preserved, and the proposed project will redevelop the site to include a live performance theater and 211 units of housing, including 22 affordable units. The California Theater was built in 1914 and has screened movies and held performances for the last century. This project will preserve the historic façade and marquee, maintain a creative arts presence at this site with the new theater, while adding desperately needed transit-oriented housing to Downtown Berkeley.

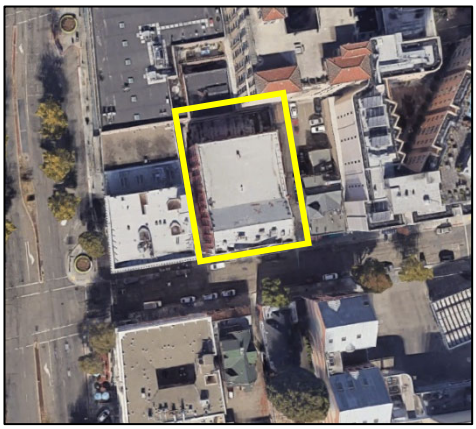
Figure 2: Proposed Project Site

The proposed housing development project includes 211 dwelling units in a 160,734 square foot mixed-use building with 24,273 square feet of non-residential space dedicated to the live performance theater. The project will provide 22 units of affordable housing for Very Low-Income (VLI) households earning not more than 50% of the Area Median Income (AMI). The inclusion of 22 Very Low-Income units entitles the project to a 50% density bonus, unlimited waivers, and up to three concessions, which together allow for the project's proposed 211 dwelling units. The project is subject to the modifications and protections of State Density

Bonus Law (Gov. Code § 65915) and the Housing Accountability Act (Gov. Code § 65589.5). A preliminary application was submitted pursuant to Senate Bill 330 (Gov. Code § 66300) on July 28, 2022, and the proposed development project is consistent with all the provisions of SB 330. A full zoning permit application was submitted on October 12, 2022. The application was deemed complete by the City of Berkeley Planning Staff on March 31, 2023. An Affordable Housing Mitigation Fee will apply to the project and be paid to the City of Berkeley.

The project site is a 13,500 square foot lot that is zoned Downtown Mixed-Use Core (C-DMU), a designation that encourages the development of mixed commercial and high-density residential uses. The new residential development will include (133) studios, (66) 2-bedrooms, and (12) 4-bedroom units. Because of the downtown location one half block west of campus, this project will likely appeal to students and young professionals alike. The proposed project will add 313 bedrooms to Berkeley's housing stock, including 32 below market-rate (BMR) bedrooms, to help alleviate the housing affordability pressure near downtown and by the Cal campus.

Table 1: Unit Mix

Unit Type	Unit Count
Studio	133
2 Bedroom	66
4 Bedroom	12
Total	**211**

Ground Floor Residential

The ground floor plan is separated into a residential entry area on the eastern side of the building and non-residential entrance space for the theater use on the western side. The ground floor residential area includes a lobby, reception desk, mail room, package room and two leasing offices. In the first basement level, the proposed project has a residential multi-purpose room and a lobby restroom for residents.

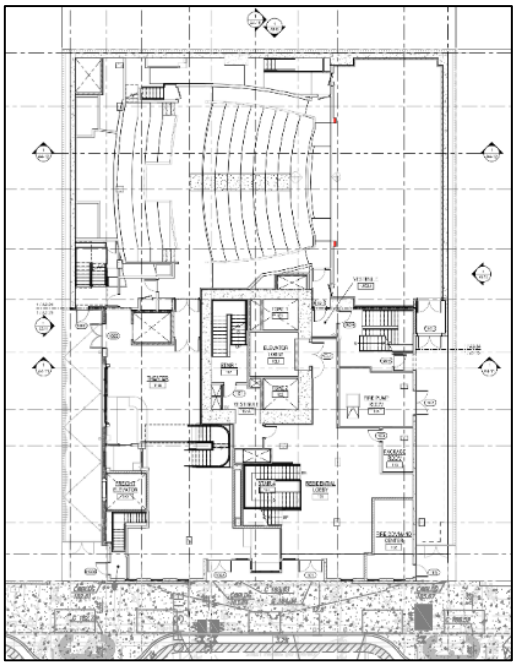

Figure 3: Ground Floor Plan

On the second basement level, there is a bike room, trash/recycling room, and other back of house service areas. The ground floor lobby is connected to the first basement level and second-floor resident's lounge with a large, open staircase. This staircase will be an aesthetically pleasing focal point and design feature connecting the three residential common spaces. The residential lounge on the second floor leads to the residential balcony on top of the theater's marquee. The marquee balcony provides 529 SF of residential useable open space. There are a total of 23 study rooms in the project, with one on Level 3 and two on each floor on Levels 4 through 15.

Level 2 has two studio units and two 2-bedroom units. Level 3 has five studios and three 2-bedroom units. Level 4 has 11 studios and four 2-bed units and one 4-bed unit. Levels 5, 7, 9,

11, and 13 have nine studios, five 2-bedroom units, and one 4-bedroom unit. Levels 6, 8, 10, 12, 14 have nine studios, five 2-bedroom units, and one 4-bedroom unit. There are 2-bedroom units and 4-bedroom units on the western façade of these levels that have private balconies, which will give the upper floors views of the Bay. There are also private balconies on some of the south facing units on these levels. Some corner units also have balconies, however they do not meet the City's minimum dimensions of six feet by six feet, so do not qualify as useable open space. Level 15 has eight studios and five 2-bedrooms units, and one 4-bedroom unit.

Level 16 has six studios and one 2-bedroom unit, along with the building's indoor/outdoor fitness space. The other amenities on the 16th floor include: a BBQ/Kitchenette area, TV Entertainment area, lawn game area, multi-sport simulator. There is 4,158 SF of useable open space on the 16th floor, where future residents can enjoy the unobstructed west-facing views of San Francisco from the hammocks and fire pit seating areas.

The 17th floor has six studios and one 2-bedroom unit. There is 3,908 SF of usable open space on the 17th floor with hot tubs and cabanas. There is also amphitheater seating in front of a vine wall where residents can enjoy the westerns views of sunsets. The top floor on Level 18 contains another 2,892 SF of usable open space with more beautiful, native landscaping for aesthetic appeal.

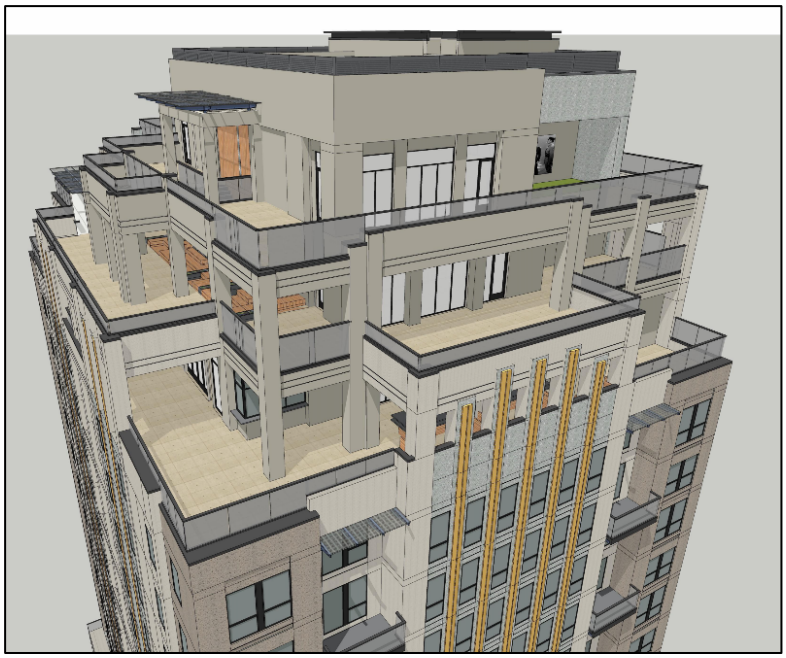

Figure 4: Aerial View of rooftop decks

Together, these three split-level rooftop decks and the second-floor marquee balcony provide 11,488 SF of open space. Private balconies make up the rest of the residential open space (2,045 SF of qualifying UOS), and all the project's open space areas are designed to be breathtaking outdoor amenities for future residents.

Ground Floor Theater

The proposed project also includes an approximately 349-seat theater fully equipped for live performances. The California Theater Consortium is partnering on the proposed project and envisions a performing arts hub that serves anchor tenants as well as traveling performance groups. This future theater will be able to host community events, as has happened in the past at California Theater.

The new theater is approximately 24,273 SF and spans the 3rd floor, 2nd floor, ground floor, and basement level one (B1). The first basement level holds the facilities to support the performances, including the orchestra pit, green room, dressing rooms, rehearsal space, performer restrooms, storage space, classroom space, and office/meeting space. The ground floor includes the large performance stage, approximately 226 orchestra level seats (including 4 accessible seats), the audio and projection room, the theater lobby and the theater guest restrooms, as well as outdoor theater terrace, ticket booth, and concessions booth. The theater terrace contains 712 SF of commercial useable open space with direct access from the street. Level 2 contains approximately 123 seats on the balcony level (including 2 accessible seats), and the fly area above the stage, while Level 3 holds the theater's mechanical space.

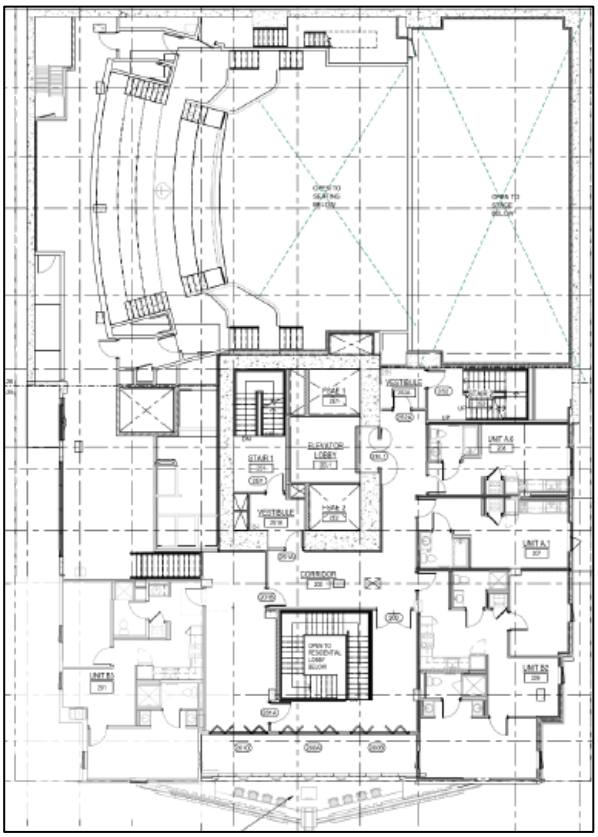

Figure 5: Level 2 – Balcony of Theater

The project site is on the north side of Kittredge Street between Shattuck Avenue and Oxford Street. The proposed site is approximately 350 feet east of the University of California's Berkeley (UCB) campus. Kittredge Street is three blocks away from campus and 1 block away from a Downtown Berkeley BART station entrance. The location of this project will provide future residents with excellent access to the UCB campus, the downtown area, and regional transit opportunities.

The site is very accessible via public transit or active transit. It is well served by multiple bus routes and is less than 0.10 miles from the Downtown Berkeley BART station entrance. The project will not provide any vehicle parking because the site is so well served by transit, bicycle facilities, and nearby services and amenities. The project will provide ample bicycle parking with 105 long term spaces for residents and 8 short term spaces for their guests.

Figure 6: Vicinity Map of Site

This proposed urban infill project with 113 total bike spaces is exceptionally well-suited for future residents to rely solely on sustainable modes of transportation. The building itself will be all-electric,

powered sustainably, and will be LEED Gold (or equivalent) certified. Solar equipment will be housed on the roof to provide clean power to the future building at 2115 Kittredge Street.

Key elements of the project include:

- 211 total units in 18 stories, rooftop deck, amenity spaces, and study rooms/work lounges,
- 22 units affordable to Very Low-Income households @ <50% AMI,
- Live Performing Arts Theater with 349 seats, full stage and full backstage, fly area, and practice support spaces,
- 113 bicycle parking spaces & 0 vehicle parking spaces, and
- Payment of Mitigation and In-Lieu Fees to the City of Berkeley:
    - Affordable Housing Mitigation Fee (~$4,664,685),
    - ~~Street and Open Space Improvement Plan (SOSIP) Fee (~$304,725),~~
    - ~~Downtown Parking In-Lieu Fee (~$1,080,000),~~
    - Berkeley Schools Fee (~$475,535)
    - Public Art In-Lieu Fee (~$241,469).

2. PROJECT BACKGROUND

Property Information

- APN: 057-2030-009
- Parcel Area: 13,500 SF/0.31 acres
- General Plan Designation: Downtown
- Zoning District: Downtown Mixed-Use District (C-DMU Core)

Existing Conditions

Known today as the California Theater, the theater at 2115 Kittredge has screened movies and held live performances for over a century. The move theater operated for 106 years before shutting down in early 2020 (pre-COVID-19 pandemic). This project will be able to retain the theater use by including a live performing arts theater on the 2nd floor, ground floor and the first basement level of the proposed project.

Figure 7: Existing Conditions

The existing three-story building at 2115 Kittredge Street was built in 1914. There is a decorative front façade of the theater with a neon-enhanced marquee, which will be preserved as part of the proposed project. The rest of the building is made of exposed brick, and since 2002 the structure has been surrounded with a

steel bracing for seismic purposes. The bracing is painted red and has a diagonal pattern. The side and rear facades will be demolished along with the interior of the structure. The historic façade and marquee will be kept intact and delicately restored and modified, with a 18-story mixed use building constructed behind it.

Currently, there are no residential units onsite, so the project will not be eliminating any dwelling units from the City of Berkeley's housing stock. The proposed project seeks to increase the density of housing onsite by providing 211 units on a 0.31-acre parcel that is an effective density of 681 dwelling units per acre.

History of Property[1]

This property has been held by the same family since the early 20th century when the City of Berkeley was in the midst of a development boom. The original California Theater owner was John Muldoon, who came to Berkeley after the 1906 earthquake like many others who migrated to the East Bay.

The heirs of John Muldoon still own the property. After more than a century of keeping the California Theater in the family, they are choosing to sell the property to the project applicant who will preserve the theater use while redeveloping the land to accommodate dense downtown housing for the next 100 years.

Table 2: Surrounding Uses

Direction	Uses	Zoning
Project Site	*California Theater (vacant, non-operating movie theater)*	*C-DMU Core*
~~***Table 2: Surrounding Uses***~~		
North	Commercial (FedEx & Verizon)	C-DMU
~~**Direction**~~	~~**Uses**~~	~~**Zoning**~~
~~***Project Site***~~	~~*California Theater (vacant, non-operating movie theater)*~~	~~C-DMU Core~~
~~**North**~~	~~Commercial (FedEx & Verizon) and Mixed Use (Gaia Building)~~	~~C-DMU Core~~
~~**East**~~	~~Office and Commercial (Berkeley Mail Room, State Farm Insurance, and Schneider Steve Consulting)~~	~~C-DMU Core~~
~~**South**~~	~~Restaurants (Tasty Pot, USA and Razan's Organic Kitchen) Historic Resource (A.H. Broad House and Store Fronts)~~	~~C-DMU Core (& Outer Core Historic Resource)~~
~~**West**~~	~~Commercial (Luggage Center & Chipotle) Mixed-Use/Historic Resource (Brooks Apartment Building with EZ Stop Deli & Kokolo Donbury Restaurant)~~	~~C-DMU Core~~
~~**West**~~	~~Commercial (Luggage Center & Chipotle)~~	~~C-DMU Core~~
	~~Mixed-Use/Historic Resource (Brooks Apartment Building with EZ Stop Deli & Kokolo Donbury Restaurant)~~	

[1] The source of the historical information for this site is the Landmark Preservation Commission's Notice of Decision and the Art Deco Society's Landmark Application.

Figure 8: Existing Conditions

In 1906, John Muldoon purchased the subject property and moved his family into the Victorian house with the address of 2113 Kittredge Street, Berkeley. This home was demolished to construct the theater, which opened in 1914. John Muldoon partnered with local Berkeley businessman Frank M. Wilson to commission Albert W. Cornelius, a San Francisco architect, to design the theater and Kidder & McCullough of Berkeley to construct it. T & D Circuit was brought on as the operator of the newly constructed early motion picture theater. At the time, it was the largest theater in Alameda Country with 2,000 seats.

The theater was built with a large stage and equipment for full theatrical productions, including and orchestra pit and magnificent pipe organ. Early on, T& D held live performances as well as screening silent films for the first decade or so of the theater's history. One notable stage production of T&D is said to have had a cast of thousands. The applicant team for this project and our California Theater Consortium partner are very enthusiastic about the prospect of holding live performances at 2115 Kittredge Street once again.

In 1923, T&D Circuits sold operations of the theater to West Coast Theaters. The new West Coast Theater operators got involved in the Downtown Berkeley community and hosted family events, holiday parties, Parent-Teacher Association (PTA) events, fundraisers, and other community-oriented gatherings. Similarly, the proposed project hopes to restore this legacy to the California theater by holding community-oriented activities in the proposed creative arts hub and event space.

<u>Renovations & Remodels:</u>

In 1928, the theater operations were sold yet again to Fox Studios. This purchase triggered a massive renovation and significant remodel of the California Theater, and it re-opened as the Fox California in 1930. The newly upgraded theater stayed roughly the same size, but now had modern technology for films with sound, featured a new proscenium archway above the stage. The architect of this transformative remodel was Clifford A. Balch, who used the Art Moderne style, one that was modern at the time and is now known as Art Deco. This Art Deco style is characterized by:

- simplified overall building form,
- linear massing and appearance,
- stepped outline,
- smooth wall surface,
- stylized, often geometric, ornamentation and detailing,
- fluting details, and
- bas-relief (low-relief sculpture) decorative elements.

Figure 9: Historic Façade – 1930 remodel

The California Theater was completely transformed by Balch's remodel, who replaced the original ornate Beaux-Arts façade into a modern, imposing façade with minimalist Art Moderne decorations. The new façade had a tripartite front, a stepped parapet and roofline, and a motif of frozen fountains with decorative coins. Balch applied this popular stepped, zigzag pattern of the façade to other theaters in the area, such as the Berkeley U.A. on Shattuck Avenue, completed during the same period. This 1930 remodel featured a new marquee as well, but that was replaced yet again in the 1952 remodel. The newly installed marquee was larger and featured a new glowing neon sign that read 'California' on both sides of the wedge-shaped Midcentury marquee.

Decline of Movie Theaters:

Table 3: Timeline of Renovations and Remodels

Year	Upgrade
1914	Original Construction
1928-1930	Complete Remodel of theater & façade in Art Deco style

1952	Complete Remodel of Marquee
1976	Main Auditorium is split into 3 screening rooms
2002	Seismic Upgrade
2022	Proposed: Adpative Reuse of Façade & new 18-story tower

The first decline in the popularity of movie theaters resulted from the explosion of home televisions in the 1950's and 1960's. The 1970's brought shopping malls and megaplexes, adding more competition for smaller theater operators. In 1976 the California theater split their main auditorium into three screens to show more movies at a time to keep up with their megaplex competitors. Three screening rooms were created by enclosing the balcony area and splitting it into two smaller theaters.

In 1994, Landmark Theaters took over the operating lease and held it for over 15 years. The movie theater industry has further declined due to the advent of online streaming, as well as other factors, so the Landmark Theaters lease expired in early 2020 (pre-COVID-19 pandemic). Because of declining movie sales, the Landmark Theaters could only commit to paying any actual rent, which was not a feasible arrangement for the ownership family. Facing the broader decline of the movie theater industry, the Muldoon heirs have chosen to sell their family property at 2115 Kittredge Street. With the proposed development project, we can keep the theater use alive at this historic Downtown Berkeley property.

Landmarking Hearing

The Landmark Preservation Commission (LPC) held a public hearing on the California Theater at 2115 Kittredge Street to determine whether the building should be designated as a City of Berkeley Landmark. The LPC determined that the front façade of the theater should be preserved for its historic value and designated that part of the California Theater as a City of Berkeley landmark. The landmark application (LMIN2022-00) was brought to the LPC by the Art Deco Society of California and Berkeley Architectural Heritage Associate (BAHA).

Although the application was to landmark the site, building, and use, the LPC determined that the site, building, and use were not landmark or structure of merit worthy. They did determine that the Kittredge façade and marquee do rise to landmark status and those elements were approved for landmark status on May 5, 2022, the date of the public hearing, with an effective date of decision of July 27, 2022.

In the Landmark Preservation Commission's Notice of Decision, the Environmental Review Status of 2115 Kittredge is a Categorical Exemption under Section 15061 of the Public Resources Code, Guidelines for Implementation of the California Environmental Quality Act (CEQA). The LPC's Notice of Determination states the following:

> *"CEQA FINDINGS*
>
> *1. The project is found to be exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.)*

pursuant to Section 15061.b.3 of the CEQA Guidelines (activities that can be seen with certainty to have no significant effect on the environment).”

This development application includes an independent analysis of the historic façade and marquee elements, and the proposed project. The project’s historic architecture consultant, Mark Hulbert, compiled a Projects Impact Analysis (PIA) to determine the compatibility of the historic resources and the architectural design of the proposed project using Secretary of the Interior’s Standards. That report was emailed to the project’s City Planner on October 24, 2022. A revised Project Impact Analysis was attached as part of an earlier resubmittal.

Environmental Conditions

The project site does not contain any hazardous materials onsite. The project does not appear on the California Environmental Protection Agency’s (CalEPA) Cortese Lists. Refer to the Hazardous Waste and Substances Statement included as part of this project application packet. This application includes a Phase I and Phase II Environmental Services Assessment.

The project site does not have any protected, culverted, or historic creek beds on the property. As such, the Creek Protection Documentation required as part of the City of Berkeley’s Zoning Project Application is not applicable to this project.

3. COMPLIANCE WITH GENERAL PLAN AND ZONING ORDINANCE

The City of Berkeley General Plan designates this project site as Downtown Mixed-Use, a designation characterized by “high density commercial, office, arts, culture, and entertainment and residential development.” (City of Berkeley General Plan) The Downtown is also intended to “encourage diverse uses and the highest building intensity in the City to promote a vibrant city-center by increasing housing, supporting retail and cultural uses, and capitalizing on exceptional access to transit.” (BGP) This site is subject to the City of Berkeley’s Downtown Area Plan (DAP), approved in 2012 and incorporated into the General Plan.

The proposed project site is zoned as Downtown Mixed-Use (C-DMU) and is located in the Core of the downtown. This zoning designation is intended to implement the vision and goals of the Downtown Area Plan, which include Environmental Sustainability, Land Use, Access, Historic Preservation, Urban Design, Streets and Open Space, Housing and Community Health Services, and Economic Development.

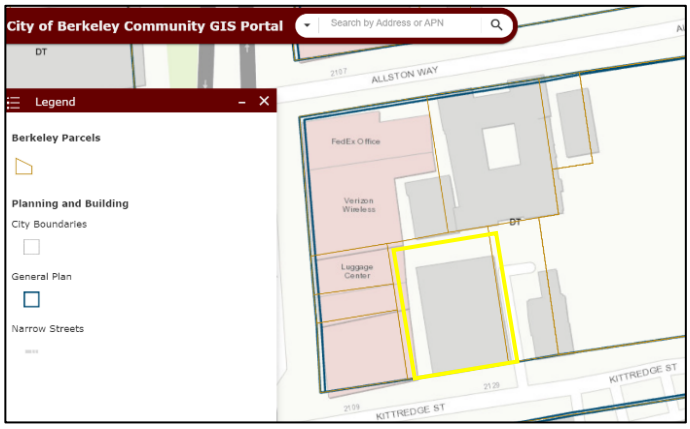

Figure 10: General Plan Map

The project will meet all the objective development standards for the C-DMU zoning

district, except as modified pursuant to SDBL. Table 4 identifies the applicable development standards and how the proposed project complies with them.

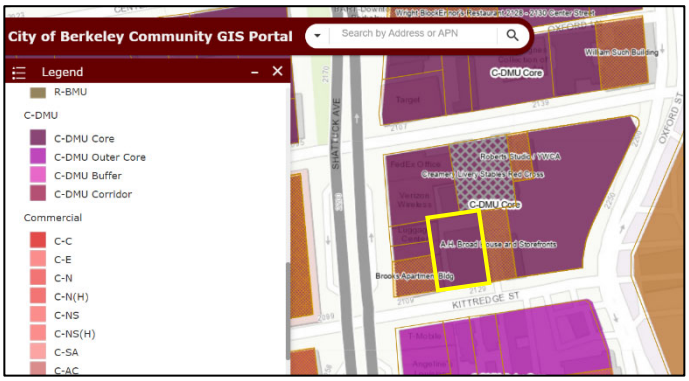

Figure 11: Zoning Map

Per California Assembly Bill 2097 (AB 2097), local agencies cannot require residential or commercial vehicle parking for development projects that are located within one half mile of a major transit stop. The proposed project is eligible for AB 2097 because the site is located 0.1 miles away from the Downtown Berkeley BART station, which is also served by many AC Transit bus lines.~~The C-DMU zoning district includes Use Permits that allow the reduction or waiving of setback and off-street parking requirements. The base project and proposed project both assume these two Use Permits are granted to the project. The Use Permit to modify off-street parking requirements has one objective standard for the findings for issuance, which is to pay the Downtown Parking In-Lieu Fee of approximately $1,080,000. The proposed project will also pay a Downtown Public Open Space In-Lieu Fee of approximately $304,725.~~

Table 4: Major Development Standards

Development Standard	C-DMU Requirement	Proposed	Compliance
Maximum Allowed Stories	None	18 stories	Compliant
Maximum Allowed Height	75 feet	211 feet 4 inches	Compliant with SDBL Waiver
Setbacks			
Front	0 feet	0 feet	Compliant
Sides	0 – 20 feet of Building Height = 0’ 21 – 75 feet of Building Height (past 65’ from lot frontage) = 0’ – 5’	East/West Side: Minimum of 3 feet (varies) East/West Side: Minimum of 3 feet (varies)	The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus considers these Use Permit as part of the project to reach the maximum allowable density. [2]

[2] Pursuant to City of Berkeley Planning Department Memorandum issued December 2, 2021.

Rear	0 – 20 feet of Building Height = 0’ 21 – 75 feet of Building Height (past 65’ from lot frontage) = 0’ – 5’	Minimum of 0 feet (varies) Minimum of 3 feet (varies)	The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus considers these Use Permit as part of the project to reach the maximum allowable density. [2]
Parking			
Vehicles – Residential	0 spaces	0 spaces	Compliant through AB 2097~~Compliant~~
Vehicles – Commercial	~~1.5 spaces per 1,000 SF = 34~~0 spaces	0 spaces	Compliant ~~with Use Permit 23.322.030(J)(2). The project meets the findings for issuance of this Use Permit. The objective standard to grant this Use Permit is the pay the Downtown Parking In-Lieu fee. The project will pay approximately $1,020,000 (@$30,000/space for 34 spaces) in-lieu of providing commercial vehicle parking.~~ through AB 2097
Bicycle – Residential Long Term	1 spaces per 3 bedrooms = 313/3 = 105	105 spaces	Compliant~~.~~
Bicycle – Residential Short Term	2 or 1 per 40 bedrooms, whichever is greater = 8	8 spaces	Compliant~~.~~
Bicycle – Commercial	1 space per 2,000 SF = 12	0 spaces	Compliant through SDBL waiver
Open Space			
Residential Useable Open Space	80 SF per unit = 16,880 SF	12, 539 SF	Compliant through SDBL concession

Commercial Useable Open Space	1 SF/50 SF of commercial space = 485 SF	712 SF	Compliant
Privately Owned Public Open Space	1 SF of POPOS per 50 SF of commercial space = 485~~456~~	0 SF	Compliant ~~through payment of SOSIP In-Lieu Fee of approx. $304,725 (@$2.23/SF for 136,648 SF of residential)~~through SDBL waiver
Landscaped Open Space	40% of required open space	5%	Compliant through SDBL concession

4. PROJECT ANALYSIS

In addition to the residential and theater project described above, the project is also subject to various City of Berkeley fees and mitigations, as well as state laws. These fees and mitigations include the:

- Affordable Housing Mitigation Fee (~$4,664,685),
- ~~Street and Open Space Improvement Plan (SOSIP) Fee (~$304,725),~~
- ~~Downtown Parking In-Lieu Fee (~$1,080,000),~~
- Berkeley Unified School District Fee (~$475,535),
- Transit Passes for residents (~$367,140 per year), and
- Public Art Fee (~$241,469).

Density Bonus Eligibility

The proposed project is eligible for the State Density Bonus because it:

a) Meets all objective development standards, and
b) Provides a sufficient number of Very Low-Income, deed-restricted units of affordable housing.

The base project that meets all objective standards included 141 dwelling units. For the proposed density bonus project, 15% of the base project (or 22 units) are designated as affordable for Very Low-Income households earning less than 50% AMI. Per State Density Bonus Law, that makes this project eligible for a 50% density bonus.

With this density bonus, the project is entitled to an unlimited number of waivers and up to three concessions for development standards that impede the project's ability to utilize the density bonus. The average unit size for the base project is 646 square feet and for the density

bonus project is 647 square feet. Tables 5 and 6 below show the waivers and concessions that are being requested by the project. Without these waivers and concessions being granted, the proposed project could not be constructed as designed.

Table 5: Waivers Requested to Accommodate Density Bonus		
Standard	**Required**	**Proposed**
Maximum Building Height	75 feet	211 feet and 4 inches
Commercial Bicycle Parking	10 spaces	0 spaces
Privately Owned Public Open Space (POPOS)	485 SF	0 SF
Rooftop Mechanical Equipment Area	15% of Average Floor Plate Area	28% of Average Floor Plate Area (9,882 SF)

Table 6: Concessions Requested to Accommodate Density Bonus		
Standard	**Required**	**Proposed**
Residential Useable Open Space	16,880 square feet	12,539 square feet
Landscaped Open Space	40%	5%
Streets and Open Space Improvement Plan (SOSIP) Fee	136,461 SF of residential area @ $2.23/ SF = $304,308.03	$0

The project requests the waivers and concessions listed above to accommodate the density bonus provided to the project through the State Density Bonus Law. By waiving the development standards for (building height, ~~and~~ commercial bicycle parking, POPOS, and rooftop mechanical equipment) as well as granting concessions (for residential useable open space, ~~and~~ landscaped open space, and SOSIP fee), the project can provide the proposed density as allowed under SDBL. The tables below provide explanations of why each waiver and concession is needed to accommodate the density bonus units that the project is eligible for based on the inclusion of affordable housing units in the proposed project.

Table 7: Rationale for Waivers Requested
➢ **MAXIMUM BUILDING HEIGHT**

The proposed project has a base project that complies with the 75-foot maximum height limit. That code-compliant base project is 8 stories and takes up over 90% of the subject lot. To incorporate the 50% density bonus, the building needs many additional floors to accommodate the extra residential floor area/ dwelling units allowed under SDBL. Because this site is a small downtown lot, there is no area to expand the building horizontally, so it had to expand vertically. Because the base project reached the maximum allowable height limit for the C-DMU Core zoning district, the proposed project would not be able to add any density bonus units without this waiver.

➢ COMMERCIAL BICYCLE PARKING

The proposed project requests a waiver for this development standard because there is no publicly accessible space on the property to place outdoor bike racks, and the commercial theater space is extremely constrained. The project dedicates as much space as possible for the theater use and building a commercial bicycle storage room would take away valuable square footage from necessary theater amenities such as the green room or dressing rooms. As a result, the project requests a waiver for its commercial bicycle parking requirement.

➢ PRIVATELY-OWNED PUBLIC OPEN SPACE (POPOS)

The proposed project requests a waiver for this requirement to provide 485 SF of Privately-Owned Public Open Space onsite. Accommodating the live performance theater and associated commercial usable open space at the ground level, along with the residential program above, means there is no remaining area to dedicate to a POPOS. The Commercial Useable Open Space (712 SF) will be open to theater patrons during shows and other events but will not be publicly accessible, so it does not qualify as a POPOS. Because the residential entrance and lobby area must be on the ground floor, and because the project's site area is so constrained, including a POPOS would physically preclude the building as proposed.

➢ ROOFTOP MECHANICAL EQUIPMENT AREA

The proposed project requests a waiver for this development standard because the proposed rooftop mechanical equipment area exceeds the limit of 15% of the building's average floor plate area. The proposed project's average building floor plate area is 9,882 SF, and the rooftop mechanical area is 2,804 SF. This equals 28% of the building's average floor plate area, so the proposed project requests a waiver to comply with this standard. Because this mixed-use building has a live performance theater and 16 floors of housing, there is a large amount of required mechanical equipment. Because the project site is constrained and there is very little space at the ground level interior or exterior of the building, the mechanical equipment must be housed on the roof.

Table 8: Rationale for Concessions Requested

➢ RESIDENTIAL USEABLE OPEN SPACE

The proposed project has a base project that complies with Residential Useable Open Space standard. That code-compliant base project provides 11,680 SF of Residential UOS. Because this site is a small downtown lot, there is very little space to dedicate to side yards for useable open space on the ground floor. The proposed project does provide UOS on the ground floor, but it is for the commercial theater use (as required). The project provides as many balconies as possible so that many units do have their own private open space.

To incorporate the 50% density bonus, the building needs many additional floors to accommodate the extra residential floor area/ dwelling units allowed under SDBL. To ~~comply~~comply with the amount of Residential Useable Open Space required by the zoning ordinance, the project would need 16,880 square feet of UOS. Accommodating this much UOS would require dedicating an entire floor and a half of the building to open space. Instead, the project proposes the top three floors with large, west-facing rooftop decks that together provide 9,750SF of useable open space. There is an additional 438 square feet of qualifying UOS in private balconies, for a total of 9,750 square feet of useable open space in the project.

➢ LANDSCAPED USEABLE OPEN SPACE

The project proposes to landscape 7% of the useable open space with a drought-tolerant and native planting palette. Because the size of the site is so constrained, most of the useable open space for the project is provided on the split-level rooftop deck. The rooftop decks are beautifully designed and nicely landscaped. However, to provide nice amenity zones where people can gather to socialize, have barbeques, use the hot tub spas, exercise, and more, it was not feasible to have 40% of the area landscaped. Meeting this minimum threshold for landscaped area – and meeting the requirements for drought tolerant landscaping (which precludes lawns) – would render much of the open space unusable if most of the deck was planted with vegetation.

By not planting and maintaining 40% of the rooftop decks as landscaped areas would not only reduce the utility of the space for residents but would also cost an additional ~$407,550 in landscaping, irrigation, and structural reinforcement. This cost savings figure is calculated by assuming that total landscaping cost amounts to approximately $110 per square foot. The top three floors of the building provide useable open space, and landscaping 40% of those spaces would require more structural strength to support that much wet soil on the 16th, 17th, and 18th stories.

➢ STREETS AND OPEN SPACE IMPROVEMENT PLAN (SOSIP) FEE

The project requests a concession for this required fee because waiving it will make the project more financially feasible, and this capital can be dedicated to the provision of the 22 affordable housing units in the proposed project. These units will be available to Very Low Income (VLI) households earning not more than 50% of the Area Median Income. Granting a concession for this fee requirement will reallocate these funds towards providing these deeply affordable units to future residents.

Housing Affordability Statement

This project is also subject to the City of Berkeley's inclusionary housing requirement under Berkeley Municipal Code § 23C.12.030 that requires the project to provide at least 20% of the total number of dwelling units as inclusionary units with the option of paying an in-lieu fee instead of providing the units on-site per Berkeley Municipal Code Section 22.20.065.

This project proposes to provide 15% of the base project units onsite, 22 units, for very low-income households. The project will enter into a regulatory agreement with the City of Berkeley that ensures that these proposed affordable dwelling units remain deed-restricted for at least 55 years. The proposed project will also pay an Affordable Housing Mitigation Fee to the City of Berkeley of approximately $4,664,685.

Project Design

The design of the proposed project has evolved to increase compatibility with the historic façade, increase the level of architectural design detail, and "lightening" the top three floors of the building. These building design improvements are based on the recommendations of City Planning Staff.

- New Building is now set back an average of 10 feet from facade
- Added balconies to the front façade, which are setback 14 feet
- To accommodate the increased front setback, a new floor was added (previously 17 stories, now 18 stories)
- Refined solar canopy design at rooftop levels
- Architectural treatments paired with color and materials changes have lightened the upper three floors of the building that feature the roof decks.

Figure 12: Southern façade of proposed project

- Increase visual interest of upper levels by continuing the parapet cap detail around all facades.
- The window and wall treatments of the western façade have been refined to display more design detail.

This proposed project transforms a vacant, non-operating movie theater in the heart of Downtown Berkeley into a mixed-use, 18 story building that will restore the live performing arts theater use to this site and add 211 units of housing. The proposed project will include a ground floor performing arts space which will activate and enliven Kittredge Street just one-half block east of the Shattuck Avenue commercial corridor.

The theater space will serve the general public and contribute to Downtown Berkeley's arts and culture offerings. From the pedestrian perspective, the California Theater façade and marquee will look the same as they have looked for decades. By preserving both the façade and marquee, the project will preserve the street-level context and the pedestrian experience that has existed for many decades.

The preservation and adaptive re-use of the existing landmarked theater façade and marquee serves as a natural base for the proposed new residential building. The proposed residential addition is set back 10 feet from the existing facade, which will allow it to rise vertically from behind the art-deco facade. The new building is modern in its form, materials, and function, but borrows inspiration from the historical façade's architecture and ornamentation. The tower has subtle offsets in the facade, vertically accentuated ornamentation, and a trellis serving as the building's crown and cap. The three top stories will be set back progressively, creating a stepped effect, with glazed railings where rooftop decks occur.

The existing theater facade is uniform in material and minimal in articulation, allowing its bas-relief and other three-dimensional ornamentation to provide texture and depth. The Art Deco facade serves as a minimalist backdrop for the colorful and eye-catching neon of the existing theater marquee. Just as the existing theater façade provides a contrasting backdrop to its prominent marquee, the new 18-story tower seeks to provide a backdrop to the historical Art Deco façade.

As the new building departs from the Art Deco façade, it decidedly embraces its modern materials and form. To offset the imposing, heavy massing of the existing concrete and stucco facade, the new building features elongated floor-to-ceiling window openings. The new tower mirrors the original façade's tripartite arrangement with color blocking, material choice, textures, and forms.

The primary south façade facing Kittredge Street extends vertically past the tripartite façade base. Both east and west corners feature tall and narrow punched window openings to

accentuate the verticality of the proposed building. The center bay of the facade is flanked by recessed balconies and features an accent color as well as vertical decorative fins. There are vertically elongated floor-to-ceiling punched window openings with a different fenestration pattern than the corner bays. The stucco is interrupted with seven vertical accent stripes comprised of smooth and grooved ceramic rainscreen cladding. This design element draws the eye upward, and diffused, low-lumen LED lighting will be installed in a recessed way on the inside of the vertical fins. This lighting will provide a dramatic evening and night view of the building.

The east, west, and north facades are similar in their modern designs, using different rhythms of fenestration and recessed balconies to break up the massing of this 18-story building. The color-blocking with beige and slate green adds visual interest to the façade. Each façade has a dark brown concrete material on each corner element, framing the building nicely. The west elevation is unique in that it provides two stacks of private balconies that have glass railings and occur on every other floor.

Figure 13: Western façade of proposed project

The west elevation also has the theater terrace at the ground level, which will feature a large bi-folding door system to allow the theater lobby to spill out into a new alley courtyard for theater patrons. A concessions area will be able to serve patrons both inside and out. Cafe tables, trees in planters, and festoon lighting will offer an inviting environment as well as a welcome glimpse of activity from the pedestrian experience along Kittredge. The courtyard will be architecturally framed by a horizontal canopy that turns groundward in a dramatic sloping form. This element will serve as a partial light and noise screen to the residential units directly above as well as cover for the terrace during light rain.

California Theater Consortium

The California Theater Consortium (CTC) is a coalition of local performing arts non-profits that is partnering on this development project with the applicant team. CTC's mission is to transform the non-residential space in the proposed project to be a multi-purpose creative arts hub. For years, Berkeley-based performing arts companies have been searching for an affordable, accessible, transit-friendly home in which to feature local talent, nurture young artists, and bind community together in ways only the arts can.

CTC is comprised of the Youth Musical Theater Company (YMTC), West Edge Opera, and Berkeley Ballet Theater (BBT). This group will be the anchor tenants for the theater space and will be fundraising to construct the interior of the theater. CTC will fundraise to pay for all the "tenant improvements" for a live performing arts theater. This will include the core, shell, seating, stage, orchestra pit, fly area, dressing rooms, and rehearsal spaces.

The purpose of this space is to host all kinds of live performances such as theater, opera, music, and dance, as well as hosting community events such as literary events and film festivals. This space will add to the local creative arts scene in Berkeley and will be a destination in downtown Berkeley for people to engage with arts and cultural events. This community-oriented focus of the California Theater Consortium will restore the community use of this property, which historically hosted many different types of community events. This proposed theater project will create community between all the creative arts organizations who will use the space, as well as the broader Berkeley and Bay Area community who can come enjoy the performances and events in the re-constructed California Theater.

Figure 14: Rendering of Proposed Historic Marquee Rehabilitation

Public Art

This project proposes to create a live performance theater and associated spaces to become a creative and performing arts hub in Downtown Berkeley. For the time being and for the purposes of this review, the proposed project will pay the Public Art In-Lieu Fee (~$241,469). The project will also consult with the Civic Arts office on how the proposed theater (as designed) can meet Berkeley's On-Site Public Art requirements.

The proposed project's construction of the theater will substantially exceed the City's required Public Art expenditure (1.75% of the Project's Value = ~$528,212.47). The actual cost to construct the 'vanilla shell' of the theater space is projected to be several million dollars in total. The theater space spans the first basement level to the 3rd floor. The historic box office and marquee will be preserved along with the historic façade.

CTC will then finish building the interior of the theater, resulting in even more investment into the space to create a beautiful public arts venue. Restoring the performing arts theater use to 2115 Kittredge Street will allow this project to help preserve the City of Berkeley's supply of Arts & Culture spaces. This proposed theater will become a destination for the Berkeley community and the broader Bay Area community, and it is exceptionally well-served by transit.

Community Meeting

On September 26, 2022, the project team held a community meeting to provide information about the project and request feedback from community members. The team invited all owners and occupants within 300 feet of the site, as well as neighborhood groups, based on a list provided by City staff. The meeting was held at 5:30pm virtually over Zoom. There was one attendee that joined the meeting, a Berkeley resident who lives next door to the proposed project. The project team provided an overview of the project proposal, design, and anticipated process and timeline. The attendee's main concern was that no vehicle parking would be provided in the project, and he also asked questions about the construction phase of the project would affect traffic flow on Kittredge Street, noise levels during sensitive hours, and electric scooters being ridden on sidewalks and blocking sidewalks. There is a Community Meeting Packet attached as part of the application which provides more detail.

Statement Regarding Natural Gas Prohibition, Berkeley Energy Code and Berkeley Green Code

The proposed new building will not include any natural gas infrastructure in compliance with BMC Chapter 12.80. The proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by the City Council on December 3, 2019, including a solar PV system as well as energy and water efficiency measures in an all-electric building. The building will accommodate as much solar PV as is physically and financially feasible for the project, however the rooftop area is relatively small. The Applicant will not be requesting any exemptions to the natural gas prohibition under the Berkeley Municipal Code.

5. LANDMARK ALTERATION PERMIT REQUIREMENTS

This project is applying for a Landmark Alteration Permit to preserve, rehabilitate, and adaptively re-use the landmark façade, marquee and box office of the California Theater at 2115 Kittredge Street. The proposed theater use will be consistent with the historic use of the building. The existing façade will be kept intact, with some alterations, and incorporated into the design of the proposed development project. The marquee may have digital reader boards installed while preserving the framework and neon. None of these proposed alterations affect the character-defining features of the façade. The character-defining features and decorative elements of the historic façade and marquee will be preserved and restored to their original splendor.

The Landmark Preservation Commission's decision, LMIN2022-00, stated that,

"This designation shall apply to the subject property and the following distinguishing features of the main building shall be preserved, and missing features shall be restored to the extent possible:

FAÇADE:

- *Overall height and composition of the primary building facade*
- *Stucco façade*
- *Art Deco-style façade with five vertical piers & six ornamental bays*
- *Art Deco stepped design pattern of façade and roof parapets*
- *Four stepped roof parapets*
- *Main central bay and two flanking bays on upper 3/4th of street façade*
- *Angled fluted upper string course and Art Deco curved coping*
- *Zigzag saw-tooth pattern under the coping*
- *Banding trim divided into four strips above the entrance that visually separates the base and the upper part of the building*
- *Two slightly coved niches located on the widest, outer architectural bays*
- *Projecting corbels and zigzag ornaments*
- *Plaster bas-reliefs (frozen fountains motif)*

Figure 15: Existing and Proposed Façade Design

MARQUEE:

- *Two rectangular neon signs on a projecting prow with stylized lettering that each spell out CALIFORNIA*
- *Projecting prow/angled marquee, surrounded in neon tubing*
- *Lyre shaped center metal piece covered in neon tubing*

ENTRYWAY:

- *Leaf-patterned ceiling/soffit beneath the projecting marquee*
- *Recessed entry*
- *Stucco-and-glass box office*
- *Glass-and-aluminum entry doors."*

The proposed project will keep the historic theater façade, marquee, and box office, which are the locations of all the significant, character-defining Art Deco features and ornamentation. Though some new features like window openings and sashes, and a deck and glass railing on top of the marquee are proposed, the original elements such as the entry doors and decorative marquee soffit will be replaced in-kind. There were no spatial relationships identified as character-defining for the landmark facade; thus, the addition of the 18-story tower will not be detrimental.

The proposed alterations to the façade include punched openings to add a door for access to the marquee balcony and windows on the upper façade and ground floor. The project proposes to sawcut through the façade to create these openings but will otherwise keep the façade entirely intact. The window openings will be made on each of the three parts of the upper façade, as well as at the ground floor level.

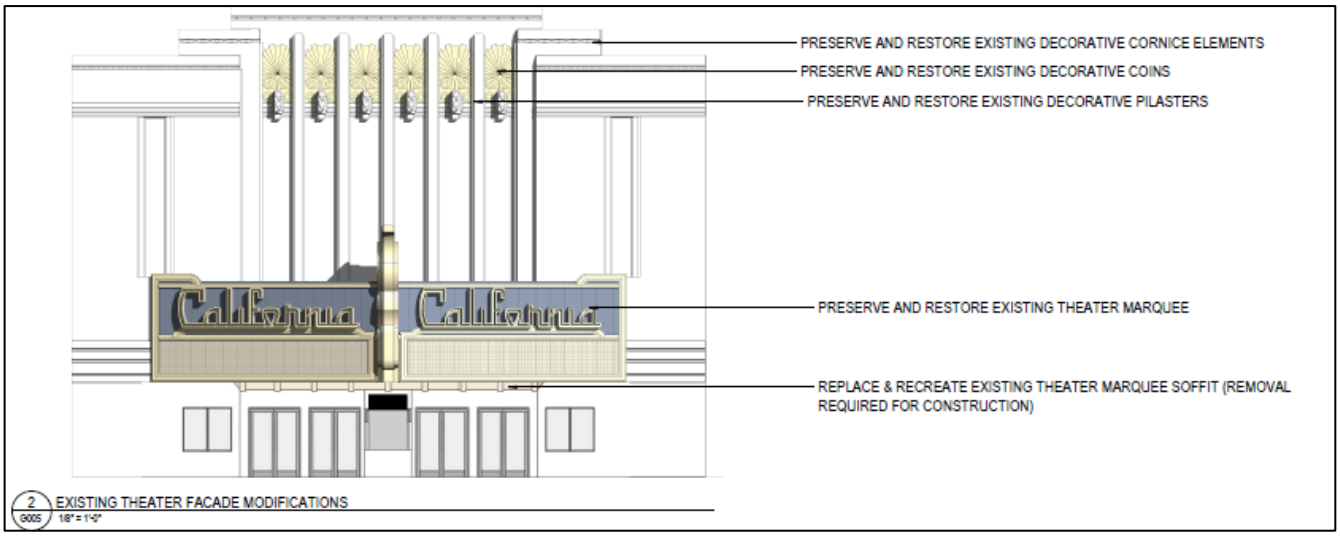

Figure 17: Proposed Façade Design - Preservation

The upper façade alteration will include 10 window infills, two in the east and west corner bays and six in the center bay. The windows in the corner bays will be arranged in vertical bands, while the window infill in the center bay will be arranged horizontally beneath the decorative coins. The vertically oriented will be inserted in between the piers, thus maintaining the character-defining arrangement of five vertical piers and six ornamental bays. The window infills at the ground level will replace the existing poster displays to create a transparent, storefront look for the residential lobby, theater lobby, and ticket booth location. In the entry vestibule, the existing ticket booth fenestration and glazed metal doors will be replaced in-kind, in the same configurations as the original California Theater.

The project also proposes to add a stepped glass railing at the marquee balcony and adding blade signs on either side of the marquee. The theater's marquee will be removed during

demolition and construction for its protection and will include minor modifications to modernize it. Because the marquee will need to be removed, the marquee's soffit will need to be replaced and recreated. The marquee itself will be restored, as needed, to maintain its original features, and the neon will be swapped out for LED lights designed in a neon style. The marquee's sign board is currently analog, and it will be upgraded to a digital format.

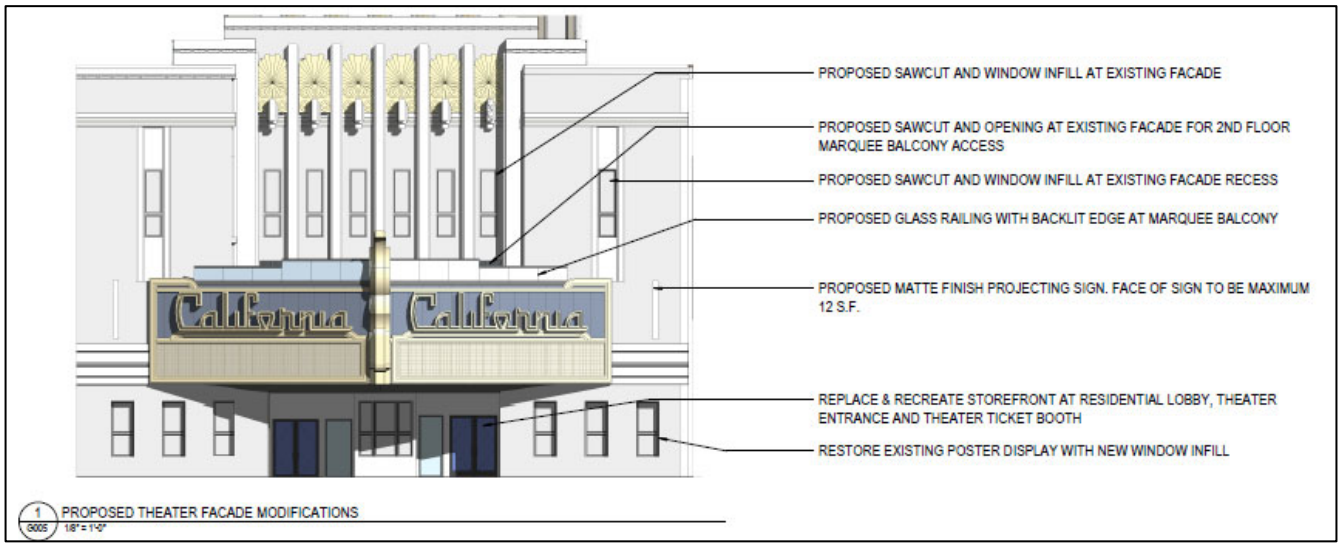

Figure 18: Proposed Façade Design - Alterations

The rationale for this proposed project is to re-develop and underutilized parcel in the downtown and adaptively re-use the historic theater façade. The California Theater has not been immune to the decline of the movie theater industry and had to shutter operates in early 2020 (pre-COVID-19 pandemic). The theater has been vacant for almost 4 years now, and the ownership family has decided to sell the property and theater because they do not see a future for it. Based on the project's benefits described below, the Landmarks Preservation Commission should grant approval for this proposed project at 2115 Kittredge Street.

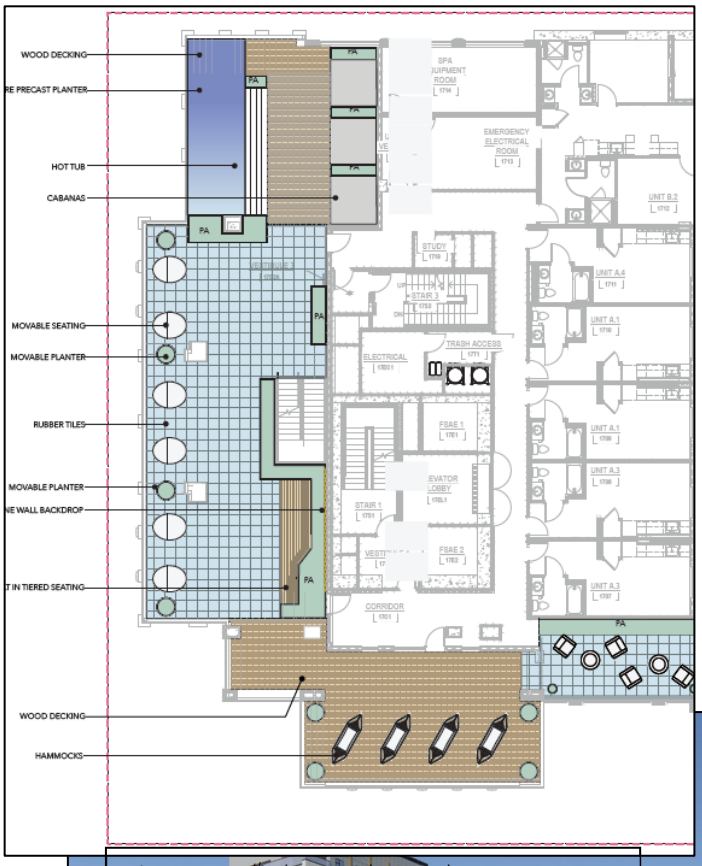

Figure 19: 17th Floor Landscape Plan

Project Benefits

The following benefits of the proposed project at 2115 Kittredge provide the basis for the Landmarks Preservation Commission's approval of this application. The proposed project requires a Landmark Alteration Permit for partial demolition of the existing building, and structural alterations to the historic landmark façade. The proposed project will offer the following benefits to the City of Berkeley:

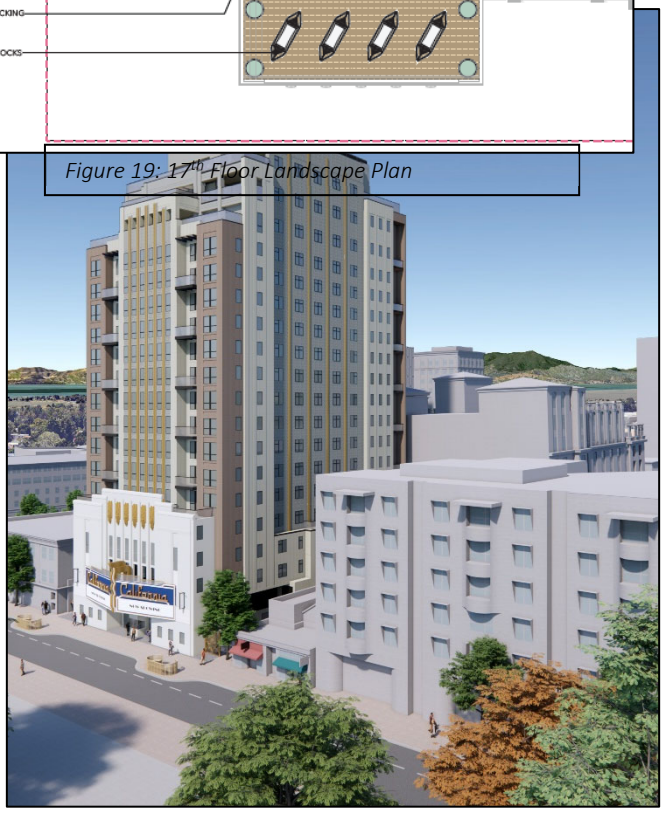

Figure 20: East Façade and Historic Marquee

- Redevelop an underutilized parcel in the downtown core, and adaptively reuse the historic façade and marquee of the California Theater,
- Provide 211 dwelling units of dense, transit-oriented housing,
- Provide 22 units of Affordable Housing for Very Low-Income Households @ <50% AMI,
- Pay an Affordable Housing Mitigation Fee of approximately $ 4,664,685 to the City
- Project will pay the 0.8% In-Lieu Fee to the City ($241,469), or~~and~~ construct the cold shell of a live performance theater (which would cost well over 1.75% of the Project's ~~Value~~ Value and amount to ~~(~~~$528,212). The

~~and the~~ project ~~will~~ is working with the City's Civic Arts ~~consultant~~ Staff to see if this theater, as-designed, would qualify as Public Art for the City of Berkeley~~).~~.

- Performing Arts Theater to Preserve Berkeley's Arts & Culture Spaces,
- No vehicle parking and 107 bicycle parking spaces, ~~(or other micro-mobility device storage spaces),~~
- All electric building, LEED Gold or equivalent, with rooftop solar panels,
- Units will be equipped with energy efficient appliances and low flow fixtures, and the site will be planted with drought tolerant landscaping that supports the project's stormwater management plan,
- Pay other in-lieu or mitigation fees, such as the ~~Streets and Open Space Improvement Plan (SOSIP) Fee (~$304,725), Downtown Parking In-Lieu Fee (~$1,080,000),~~ Berkeley Unified School District Fee (~$475,535) and Public Art In-Lieu Fee (~$~~$~~241,469).

The Landmark Preservation Commission considered an application put forth by the California Art Deco Society and the Berkeley Architectural Heritage Association (BAHA). The LPC rejected the application to landmark the entire theater building, instead opting to landmark the façade and marquee only, which is where the character-defining Art Deco features and ornamentation are located.

This application includes a Project Impacts Analysis (PIA) using the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties. This PIA establishes that the proposed project will not conflict with the SOI Standards. The preserved façade and proposed 18-story tower ~~does~~do not conflict with the Secretary of Interior standards, and as such does not create a significant and unavoidable impact, per CEQA requirements. The Landmarks Preservation Commission's Notice of Decision on this property is also attached, which documents the findings that the proposed project will not conflict with provisions of the Berkeley Municipal Code Ch. 3.24.

Scale and Massing Studies for Historic Façade Preservation

The proposed project uses the following three projects in the City of Berkeley as precedent studies for incorporating a historic façade into a new development project. In response to the City's Structural Alteration Permit comment letter dated November 30, 2022, the project has provided massing studies that informed the project design. The following projects successfully integrated a lower-level historic façade into a new, larger development along the Shattuck Avenue corridor:

Figure 21: UC Press Building example

- Parker Place (2038 Parker Street),
- UC Press Building (2120 Berkeley Way),
- Acheson Commons (2133 University Avenue).

The proposed project would like to add to this collection of buildings in Downtown that are preserving Berkeley's history while providing space for future growth.

Figure 22: Parker Place example

Figure 23: Acheson Commons example (SW Corner)

Figure 24: Acheson Commons example (SE Corner)

Streetscape and Landscape Concepts

The proposed project's streetscape improvements include decorative and inviting pavement, landscaping, and two street trees framing the marquee (if feasible). The enhanced concrete pavement made of silica carbide and decorative jointing will visually relate to the marquee. The project does propose two street trees that are located so as not to obscure the marquee, however there are crowded conditions at the sidewalk in terms of vaults and underground lines. The location and feasibility of the project's proposed street trees will be confirmed by Public Works. The other planting will only reach a few feet in height so as not to block any views of the landmark façade. There will be bicycle racks between the sidewalk and the street ~~in front of the theater's passenger loading zone~~around the proposed parklets.

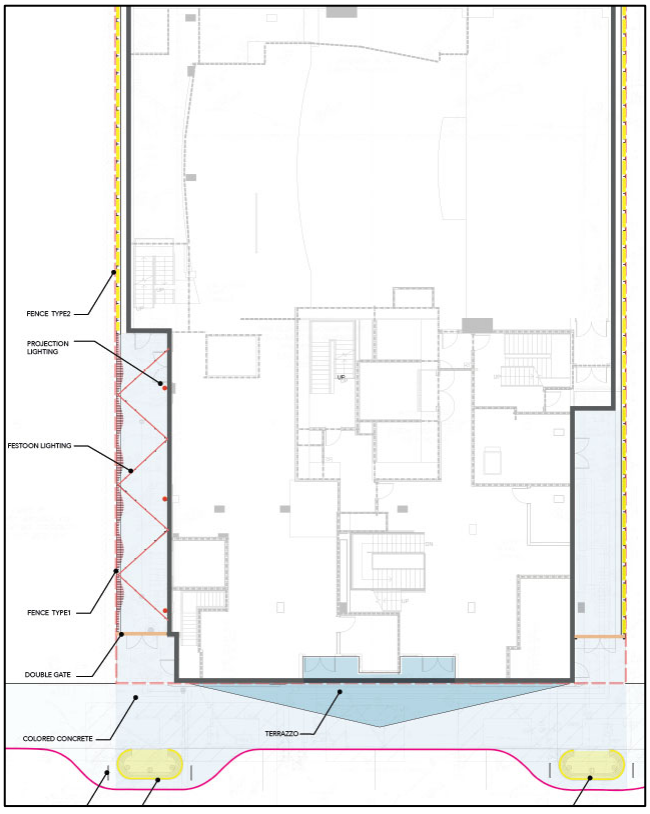

Figure 25: Ground Level Landscape Plan

The theater terrace will be semi-visible from the street when the gate is closed. The gate will be double height, with a fixed upper section that matches the scale of the buildings it's located between. This theater terrace gate will have a decorative, semi-porous design with backlighting to project light and shadows onto the sidewalk, creating visual interest along the Kittredge Street frontage. Festoon lighting and the backlit gate will make the theater terrace appealing at night, which will enliven the space on performance nights.

Figure 26: View of Theater Terrace

The trellis forms at the 17th and 18th level will provide opportunities for additional visible vegetation from the street level and surrounding buildings. The mechanical parapet above the 18th floor is functional in screening noise and sight of the mechanical equipment and provides a cap to the building form that reflects the tripartite design of the historic façade and proposed building.

The planting palette of the proposed project is primarily comprised of native plants, and all the species are drought tolerant. The proposed project complies with California's Water Efficient Landscape Ordinance (WELO). The planting palette includes blue fescue, common yarrow, olive trees, California fuchsia, California poppy, Hummingbird sage, purple needlegrass, and more.

6. CEQA Analysis and Legislative Context

The housing crisis continues to have a significant impact on Californians across the state. The Government Code sections discussed below are state legislative efforts that recognize the severity of California's housing crisis and the difficulties associated with developing new housing at appropriately zoned, transit-oriented, and urbanized locations. These pieces of legislation are applicable to the proposed project:

- California Environmental Quality Act Categorial Exemption (CEQA Guidelines § 15332)
- California Environmental Quality Act Categorical Exemption (CEQA Guidelines § 15061.b.3)
- State Density Bonus Law (Government Code § 65915)
- Housing Crisis Act of 2019 (Government Code § 66300).

CEQA, Historic Resource Compatibility

The proposed architectural design is setback from the historic façade by an average of 10 feet. This allows the rehabilitated facade and marquee to stand in the foreground. Having a larger

setback will create a greater distinction between the historic resource and the proposed new construction. As a result, the proposed addition will be viewed as a backdrop to the historic façade. The new building design is modest and neutral, rather than expressive, thus is deferential to the historic building façade. The historic façade now stands more proud of the proposed addition with the increased setback, as well as being compatible but distinctive in terms of architectural treatments.

The proposed new building reflects the historic design with the tripartite design. There is now a better design to add a large building not directly above but clearly behind the historic façade. There is a vertically oriented center flanked by projecting bays that now include recessed balconies. In addition, there are outer wings that are setback for greater volumetric expression. This revised design has further increased the volumetric variation on the front façade with the addition of the recessed balconies.

Preserving this façade is important to maintain the historic scale of Kittredge Street, and this revised design will not destroy any identified historic features, materials, or spatial relationships. The symmetrical and stepped form and massing of the proposed addition directly relate to the historic façade, as do the proposed vertical architectural accents and lighting. The treatment of the proposed sideward windows at the historic façade additionally retains and reinforces the original design. This revised design is now well aligned with all the Secretary of Interior standards.

CEQA, Infill Exemption

There were no potentially significant impacts identified in the traffic, historic resources, or Phase II analyses. Therefore, this project is eligible for a categorical exemption from CEQA. Because the proposed project is located in an urbanized area and because it is an infill development project, the CEQA Class 32 “Infill” Categorical Exemption applies. The project meets each of criteria A through E of that section. In terms of CEQA, this project is environmentally benign as it will not result in any significant traffic, noise, air quality, or water quality impacts. This proposed infill project is consistent with the City of Berkeley’s objective design and development standards with the use of State Density Bonus Law, and the site does not appear on the California EPA’s Cortese List, so this project is eligible for categorical exemption under CEQA.

Housing Crisis Act/SB 330

The Housing Crisis Act (Gov. Code § 66300) prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project that provides affordable housing. The act also requires that a development project must comply with applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete. The law also requires the city or county to consider and either approve or disapprove the housing development project within the 5 allowable public hearings under HCA, and consistent with the applicable timelines under the

Permit Streamlining Act. The proposed project is also subject to the provisions of SDBL, as described in the Project Analysis section above.

7. USE PERMIT REQUIRED FINDINGS

Conformance with General Plan Policies

SUSTAINABILITY

- Environmental Management Policy #5 – "Green" Buildings: Promote and encourage compliance with "green" building standards.
- Environmental Management Policy #35 – Energy-Efficient Design: Promote high-efficiency design and technologies that provide cost-effective methods to conserve energy and use renewable energy sources.
- Land Use Policy #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.

Response: This project proposed efficiently sized dwelling units outfitted with water & energy efficient appliances in a transit-oriented development. These factors, in additional to meeting the City of Berkeley's Green Building requirements, makes the proposed project a sustainable housing development. The building will be LEED Gold certified or equivalent, all-electric, and equipped with solar panels to power the building with clean energy. The dwelling units will have low-flow fixtures and the proposed landscaping will all be drought-tolerant and largely comprised of native vegetation. This proposed project is environmentally and architecturally sensitive and incorporates many principles of sustainable development.

This is a true infill development project, which will re-develop an underutilized parcel containing an aging, vacant theater space with no dwelling units. The theater ceased operations approximately two and a half years ago. The proposed project at 2115 Kittredge Street will transform this site into a vibrant residential address and attractive pedestrian atmosphere. The new theater at 2115 Kittredge will be re-established as a Downtown Berkeley arts & culture destination. This infill project is especially sustainable in its provision of housing adjacent to the Shattuck Commercial Corridor, which has excellent access to good and services as well as public transportation.

DOWNTOWN ARTS & CULTURE

- Economic Development Policy #10 – The Downtown Economy: Continue to diversify, revitalize and promote the Downtown as the civic, cultural, commercial, and entertainment center of Berkeley.
- Land Use Policy #20 – Downtown Pedestrian and Transit Orientation: Reinforce the pedestrian orientation of the Downtown.
- Economic Development Policy #11 – Arts and Culture: Promote Berkeley locally and internationally by taking actions to support the development of arts and culture in Berkeley.
- Urban Design Policy #34 – Public Art: Support, present, and encourage others to support or present works of public art.

Response: Firstly, this proposed project will add approximately 450-550 new residents to the downtown area who will support the downtown businesses. Adding more residents downtown will enliven the streets at all hours with more people on the streets, which can help increase safety by having more "eyes on the street". There will be more downtown residents to access the goods and services that downtown businesses offer. The 2115 Kittredge address and future housing development there will have an excellent walkability score of 99, i.e., "a walker's paradise". The California Theater has been a fixture on Kittredge Street and the~~ir~~ downtown for generations. Having this theater be shuttered for more than ~~and having been shuttered for~~ three years has really affected that stretch of Kittredge. There are only a few other small businesses and restaurants on the block, but they do not generate much foot traffic.

Secondly, this project proposed to create a live performance theater and associated spaces to become a creative and performing arts hub in Downtown Berkeley. The proposed project intends to spend 1.75% of the Project's Value ($520,776) on Public Art by constructing the 'vanilla shell' of the theater space. If the theater space does not meet the City's Public Arts requirements, the project still intends to construct the theater space in addition to paying the Public Art In-Lieu fee. Restoring the theater use to 2115 Kittredge Street will allow this project to help preserve the City of Berkeley's supply of Arts & Culture spaces. This proposed theater will become a destination for the Berkeley community and the broader Bay Area community. This future destination at 2115 Kittredge Street is exceptionally well served by transit.

The theater will not only host performances, screen movies, and hold community events, but it will also be a creative arts hub that draws people there during the day, evening, and night. The proposed theater will have offices, meeting rooms, and rehearsal spaces, so will be a very dynamic, active space with people coming and going at all hours. Along with the proposed

streetscape redesign, this increased level of activity on Kittredge Street will activate this stretch of Kittredge, and hopefully add liveliness to the entire block.

ARCHITECTURE & PRESERVATION

- Urban Design Policy #5 – Architectural Features: Encourage, and where appropriate require, retention of ornaments and other architecturally interesting features in the course of seismic retrofit and other rehabilitation work.
- Land Use Policy #21 – Architectural Design in the Downtown: Require high-quality architectural design for all Downtown projects.
- Land Use Policy #2 – Preservation: Protect Berkeley's character by identifying, restoring, and preserving historic buildings.

Response: This proposed project aligns with the City of Berkeley General Plan's Land Use and Urban Design policies regarding high-quality architecture, preserving architecturally interesting features, and protecting Berkeley's character by restoring and preserving the historic theater façade. The preservation and adaptive re-use of the existing landmarked theater facade serves as a natural base for the proposed new residential building to rise vertically behind the art-deco facade. The façade will be rehabilitated, with features replaced in-kind if necessary, and the project proposes some structural alterations to add windows and balcony access.

The new building is modern in its form, materials, and function, but borrows inspiration from the historical façade's architecture and ornamentation. This project will protect Berkeley's historic character at the pedestrian level while adding residential density to the Downtown core. As the new building departs from the Art Deco façade, it decidedly embraces its modern materials and form. To offset the imposing, heavy massing of the existing concrete and stucco facade, the new building features elongated floor-to-ceiling window openings. The primary south façade facing Kittredge Street extends vertically past the tripartite façade base. The new tower mirrors the original façade's tripartite arrangement with color blocking, material choice, textures, and forms.

The firm that designed this project, StudioKDA, is a well-renowned local architecture firm located in Berkeley. With many multifamily projects all over the Bay Area, they provide high-quality architecture with impeccable attention to design details. The proposed project's 18-story tower design is compatible but distinctive from the historic façade, letting the historic architecture inform the design of the new building.

HOUSING NEEDS

- Housing Policy #1 – Extremely Low, Very Low, Low and Moderate-Income Housing: Increase the number of housing units affordable to Berkeley residents with lower income levels.
- Housing Policy #33 – Regional Housing Needs: Encourage adequate housing production to meet City needs and the City's share of regional housing needs.

Response: The project will construct 211 dwelling units that have a high-quality and sustainable designs. The efficient project design will offer 313 bedrooms to help meet the demand for downtown apartment living and student housing. The housing crisis is felt acutely here in Berkeley, with people paying extremely high rents to be able to live near campus or in the urban core because the housing supply is so constrained. The project at 2115 Kittredge Street will be able to offer 22 of the proposed units as affordable housing for those who are very low income, earning less than 50% of AMI. This project will supply some of the desperately needed housing at market rate and below market rate, and offer amenities tailored to provide quality living for its residents.

The proposed project will help the City of Berkeley comply with its Regional Housing Needs Assessment (RHNA) targets for the 2023-2031 cycle. The City is required to approve a total of 8,934 units in the next eight years, meaning they need to approve approximately 1,117 per year to keep pace with their target. This project will contribute 211 dwelling units towards that goal. This project will help provide 196 market rate units and 22 affordable units for Very Low-Income households. The City has a total RHNA mandate of 3,664 market rate homes with rents that are Above Median Income, which would average out to about 458 units approved per year. The proposed project would help the City with this supply of market rate housing by providing 189 units rented at Above Median Income rates. The City also has an affordable housing target of 2,446 units for VLI households, meaning it will need to approve approximately 306 VLI units per year to keep pace with their RHNA mandate. The proposed project would supply 22 units towards meeting the City's VLI housing target and would also pay an Affordable Housing Mitigation Fee of approximately $4,664,685 in-lieu of meeting the City of Berkeley's affordable housing mandate.

Also, UC Berkeley has grown its student body by about 10,000 students in the last three years, bringing the total student population in Berkeley to almost 45,000. The proposed project will appeal to university students and will assist in housing Cal's growing student population and the increasing residential population in Downtown Berkeley.

TRANSIT ORIENTED DEVELOPMENT

- Housing Policy #12 – Transit-Oriented New Construction: Encourage construction of new medium and high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
- Transportation Policy #18 – Transportation Impact Analysis and Vehicle Miles Traveled: When considering transportation impacts under the California Environmental Quality Act, the City shall consider how a plan or project affects all modes of transportation, including transit riders, bicyclists, pedestrians, and motorists, to determine the transportation impacts of a plan or project. Plans and projects shall be designed to deliver significant benefits to travel by pedestrians, bicycle, or transit, and/or reduced impacts on air quality, greenhouse gas emissions, and safety. For the purposes of CEQA, Vehicle Miles Traveled (VMT) shall be the metric used to analyze the transportation impacts of a plan or project. (Reso. 69,618-NS (Exh. A), 2020)
- Land Use Policy #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.
- Land Use Policy #24 – Car-Free Housing in the Downtown: Encourage development of transit-oriented, low-cost housing in the Downtown.

Response: This project proposes to add 211 units of housing to Downtown Berkeley, which is a compact, walkable community with excellent transit access. The proposed project aligns with the goal of "Car-Free Housing in the Downtown" because it provides no residential vehicle parking spaces. This proposed project is designed to minimize vehicle trip generation by being transit-oriented and providing 113 total bicycle parking spaces. The project will also encourage alternate modes of transportation through its Transportation Demand Management (TDM) Program, and the proposal is included in this application. The project team anticipates that many future residents at 2115 Kittredge Street will be university students, who can walk or use vehicle-free transportation modes to travel to and from nearby campuses.

Because of the efficient unit design, the rents will be relatively low-cost, and it is likely that future residents will have a smaller carbon footprint than they would otherwise generate living in larger dwelling units. The project is in close proximity to a wide range of goods and services so future residents can rely on active modes of transportation for their daily needs.

The project will add a new performing arts space to the Downtown, at a location that is very convenient for theatergoers to access by public transit. The project will pay a Downtown Parking In-Lieu fee of approximately $1,020,000 to the City of Berkeley instead of providing commercial parking. The proposed project requests a Use Permit to reduce off-street parking requirements and will meet the objective standards of this Use Permit by paying the in-lieu fee.

Use Permits Requested

This section outlines the proposed project's compliance with the required findings for approval of the requested Use Permits for this project.

1. Use Permit, under BMC § 23.204.130(B)(1), Table 23.204-1 to allow a new mixed-use building in the C-DMU zone.

2. Use Permit, under BMC § 23.204.030(A), Table 23.204-2 to construct new floor area over 10,000 square feet.

~~3. Use Permit, under BMC § 23.204.130 (E)(6)(b) to pay a fee in lieu of providing privately owned public open space.~~

~~4.~~3. Administrative Use Permit, under BMC § 23.304.050 to allow rooftop equipment projections.

~~5.~~4. Use Permit, under BMC § 23.326.070(A), to demolish main buildings used for non-residential purposes.

~~6.~~5. Use Permit, under BMC § 23.204.130(E)(3)(b), Table 23.204-39 to modify the C-DMU setback standards.

~~7. Use Permit, under BMC § 23.322.030(J)(2), to reduce off-street parking in the C-DMU district.~~

~~8.~~6. Use Permit under BMC Section 23.204.020(A) to construct dwelling units.

~~9.~~7. Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live).

~~10.~~8. Use Permit under BMC Section 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right).

~~11. Use Permit under BMC Section 23.322.050(A)(10) to reduce commercial parking requirement to zero.~~

~~12.~~9. Use Permit, under BMC Section 23.310.030(A) to allow Alcohol Beverage Service of distilled spirits.

~~13.~~10. Use Permit, under BMC Section 23.310.020(B) to commence alcohol sales.

~~14.~~11. Administrative Use Permit, under BMC Section 23.302.020(E) to allow outdoor uses.

Use Permit Findings

1. BMC § 23.204.130(B)(1) Table 23.204-1 to allow a new mixed-use building in the C-DMU zone.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to allow construction of a new multi-family building. The construction, establishment, maintenance, and operation of the proposed project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the neighborhood or the City as a whole. Mixed-use housing projects are a permitted use in the C-DMU district, and the proposed structure is appropriate for the district in that it makes housing available in a convenient location proximate to downtown and campus.

Surrounding land uses include other multi-family residential developments of similar scale to the proposed project, and mixed-use or commercial developments. The project location at 2115 Kittredge Street is a half block east of the Shattuck Commercial Corridor, which the City of Berkeley envisioned to support mixed use developments near regional transit, shops, and amenities that the Downtown and campus areas provide. This mixed-use residential building is compatible with the purposes of the C-DMU district to support the residential and commercial needs of downtown residents and the University of California community.

2. BMC § 23.204.030(A), Table 23.204-2 to construct new floor area over 10,000 sq. ft.

"2. C-DMU Findings. To approve a Use Permit for new floor area in the C-DMU district, the ZAB must find that:

(a) The addition or new building is compatible with the visual character and form of the district; and

(b) No designated landmark structure, structure of merit, or historic district in the vicinity would be adversely affected by the appearance or design of the proposed addition."

Response: Because this Use Permit does not have any objective standards in the required findings for the C-DMU district, the proposed project assumes the Use Permit to allow construction of the new floor area ('compatible' and 'adversely' are not objective). Per the Housing Accountability Act and State Density Bonus Law, the City is required to approve the development project since it meets all applicable objective standards. The addition of a 18-story building to Berkeley's Downtown is compatible with the visual character and form of the district. There are some high-rise towers in the downtown already, and there are many approved development projects that will significantly increase the number of high-rise towers in the Downtown Core.

The primary south façade of this building is a landmarked structure, and as such, will be entirely preserved in the proposed project. The façade will be propped up and protected during the demolition and construction phases. The marquee will likely be detached from the façade and stored off-site for safe keeping. The marquee will have rehabilitated neon tubing for the "California" lettering and the analog sign board will be replaced by a digital LED screen. Every other aspect of the marquee will be perfectly preserved so it can be reattached to the façade when construction of the building is complete. In preserving these

pieces of the theater and adaptively re-using them in the proposed project, we can maintain the street view of 2115 Kittredge. Many generations of Berkeley residents are fond of this view, and are accustomed to it, so the applicant team is pleased that we will be able to keep the street frontage looking the same as it has for decades.

~~3. BMC § 23.204.130 (E)(6)(b) to pay a fee in lieu of providing privately owned public open space.~~

~~Response: The proposed project will meet the objective standards in the required findings for granting this Use Permit. The proposed project assumes this Use Permit to pay a SOSIP in-lieu fee of approximately $304,308 (at $2.23 for each of the 136,461 SF of residential) instead of providing a privately owned public open space. Future residents of 2115 Kittredge Street will have access to a reasonable amount of open space on the rooftop deck and enjoy amenities designed for the urban lifestyle and the student lifestyle, such as study rooms, social spaces, and ample bike parking.~~

~~The project will be making streetscape improvements to enhance the pedestrian experience in front of the proposed project. The building design will continue the 'street wall' along Kittredge Street with its historic façade and the pedestrian-scaled entryway and theater marquee. The proposed project plans to have decorative paving that continues onto the sidewalk and demarcates the streetscape in front of 2115 Kittredge. Though it will technically be on the sidewalk in the public right of way, these design elements will help make the streetscape in front of the theater feel like a special and distinctive place for the public to enjoy. This streetscape concept that complements the theater design will add aesthetic value to the public realm here along Kittredge Street in the Downtown.~~

~~Though it will not be publicly accessible, there will be commercial useable open space that complements the theater space. Members of the public who come see a show at the future theater will be able to access the outdoor gathering space located along the western side of the proposed project. Theatergoers will be able to enjoy this well-designed outdoor space before and after the show, as well as during intermissions.~~

~~4.~~3. BMC § 23.304.050(A) to construct rooftop projections which exceed the maximum height limit for the district.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Administrative Use Permit to allow rooftop projections to exceed the district's height limit. Because the proposed building height exceeds the district's height limit, the rooftop projections will also exceed that limit.

~~5.~~4. BMC § 23.326.070(A), to demolish main buildings used for non-residential purposes.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to demolish the non-residential building at 2115 Kittredge Street. This proposed project will adaptively reuse the façade of this non-residential building while demolishing the rest of the 1914. The aging building is a vacant, non-operating movie theater in the heart of Downtown Berkeley that has been shuttered for three years. The building itself has already undergone a seismic retrofit in 2002 and would likely need significant renovations to accommodate a change of use. The family who has owned this theater and property for over a century do not see a way forward to have the California Theater continue to operate as a movie theater. The ownership family fully supports the proposed project, which will also the historic theater use to continue. This proposed project will add 450-550 residents and a live performance theater to the downtown core, restoring 2115 Kittredge Street as an arts & culture destination.

~~6.~~5. BMC § 23.204.130(E)(3)(b), Table 23.204-39 to modify setback standards in the C-DMU zone.

b. Modifications to Standards. The ZAB may modify the setback standards in Table 23.204-39 with a Use Permit upon finding that the modified setbacks will not unreasonably limit solar access or create significant increases in wind experienced on the public sidewalk.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to modify setback standards for the proposed structure at 2115 Kittredge Street. The standards of "unreasonably" and "significant" are not objective, so this does not qualify as an objective standard that this SB 330 project is subject to. The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus project considers these Use Permit as part of the project to reach the maximum allowable density (pursuant to the City of Berkeley Planning Department Memorandum dated August 2, 2021.

~~7. BMC § 23.322.030(J)(2), to reduce off-street parking in the C-DMU district.~~

~~*2. C-DMU District. Paying an in-lieu fee to reduce or waive required off-street parking in the C-DMU district requires a Use Permit. To approve the Use Permit, the ZAB must find that the applicant will pay an in-lieu fee to a fund established by the City that provides enhanced transit services.*~~

~~Response: The proposed project requests a Use Permit to reduce off-street parking requirements and will meet the objective standard of this Use Permit by paying the in-lieu fee. The project will pay a Downtown Parking In-Lieu fee of approximately $1,020,000 to the City of Berkeley instead of providing commercial parking.~~

~~This project meets the General Plan goal of a "Car-Free Housing in Downtown" by providing no residential parking, but there is still a development standard for commercial parking in~~

~~the C-DMU zone. The theater use triggers a commercial parking requirement of 1.5 space per 1,000 SF. The theater space is 24,273 SF, so 36 commercial parking spaces are required. The City's fee requires a payment of $30,000 per space in-lieu of providing commercial parking in the proposed T.O.D. project at 2115 Kittredge Street.~~

~~8.~~6. BMC Section 23.204.020(A), to construct dwelling units.

Table 23.204-1: Allowed Uses in the Commercial Districts

- *C-DMU: Multi-Family Dwellings = UP(PH)*

Response: Because this Use Permit does not have any required findings, the proposed project assumes the Use Permit to construct dwelling units at 2115 Kittredge Street.

~~9.~~7. BMC Section 23.204.020(A) to construct a theater (live)

Table 23.204-1: Allowed Uses in the Commercial Districts

- *C-DMU: Theater = AUP*
  - *Incidental Uses: Live Entertainment= AUP*

Response: Because this Administrative Use Permit does not have any required findings, the proposed project assumes the Use Permit to construct a Theater with Live Entertainment at 2115 Kittredge Street.

~~10.~~8. BMC Section 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right)

Table 23.204-37: C-DMU Height Limits

- *Sub-Area: Core Area*
  - *Maximum with Use Permit = 75 feet*

Response: Because this Use Permit does not have any required findings, the proposed project assumes the Use Permit for a maximum building height of 75 feet at 2115 Kittredge Street.

~~11. BMC Section 23.322.050(A)(10) to reduce commercial parking requirement to zero.~~

~~*A. 10) Downtown Reduction/Waiver.*~~

~~*(a) Where Allowed: C-DMU district.*~~

~~*(b) Eligible Uses: All uses.*~~

~~*(c) Permit Required: Use Permit or modified with an AUP.*~~

~~*(d) Finding: The Zoning Officer must make the findings in Subsection B (Findings) below.*~~

~~*B. Findings. Required findings below are in addition to permit findings required in Section 23.406 (Specific Permit Requirements).*~~

~~*1. Commercial, R-S, and R-SMU Districts. When required by Subsection A (Allowed Reductions) above or elsewhere in the Zoning Ordinance, the review authority must*~~

~~*make the following findings to approve a reduction in required off-street parking spaces in a Commercial District, the R-S district, or the R-SMU district:*~~

~~*(a) The reduction will not substantially reduce the availability of on-street parking in the vicinity of the use.*~~

~~*(b) One of the following is true:*~~

~~*i. **The use is located one-third of a mile or less from a Bay Area Rapid Transit (BART) station, intercity rail station or rapid bus transit stops.***~~

~~*ii. The use is located one-quarter of a mile or less from a public or private parking area, lot, or structure that is accessible by the employees of the use and sufficient parking supply is available therein to mitigate the reduction in parking for the use.*~~

~~*iii. A parking survey conducted under procedures set forth by the Planning Department finds that within 500 feet or less of the use, on non-residential district streets, at least two times the number of spaces requested for reduction are available at on-street parking spaces during the peak hours of operation of the use.*~~

~~*(c) One of the following is true:*~~

~~*i. The parking requirement modification will meet the purposes of the district related to improvement and support for alternative transportation, pedestrian improvements, and activity, or similar policies.*~~

~~*ii. **There are other factors, such as alternative transportation demand management strategies or policies in place, that will reduce the parking demand generated by the use.***~~

~~Response: The proposed project complies with the objective standards in the required findings to grant this Use Permit. The proposed project is located in a Commercial District (C-DMU), so is eligible for this Use Permit. Because there is no existing vehicle parking onsite, the reduction would not affect the availability of on-street parking at all.~~

~~2115 Kittredge is just two blocks away from the Downtown Berkeley BART Station and numerous rapid bus transit stops. The proposed project will also fund a Transportation Demand Management (TDM) Program that will provide future residents with monthly transit passes upon request. The TDM Program will be available to residents for the life of the project.~~

~~12.~~9. BMC Section 23.310.030(A) to allow Alcohol Beverage Service of distilled spirits.

D. Findings of Public Convenience or Necessity. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, excluding food service establishments with incidental service of beer and/or wine, the Zoning Adjustments Board (ZAB) may approve the application only if it makes all of the following findings:

1. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.
2. The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.
3. If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.
4. If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.
5. The Police Department has reported that the proposed establishment would not be expected to add to crime in the area.

Response: The proposed project will promote the City's economic health, as described in the General Plan policy findings above. The economic benefits of the theater for the City of Berkeley would not be as large without a full bar that includes distilled spirit service. The applicant has not operated a licensed establishment that has been the subject of alcohol violations in the past. Because this project is located in Downtown Berkeley, there are a few parks or schools that may be just outside of the 1,000 feet radius, however this project will not have adverse effects on sensitive public uses. The project does not expect this theater to add crime in the area.

~~13.~~10. BMC § 23.310.020(B), to commence alcohol sales.

B. Permit Required. A Use Permit is required to begin or increase alcoholic beverage sales or service in any way.
C. Application--List of Nearby Establishments. As part of an application to begin or increase alcoholic beverage sales or service, the applicant must provide a list of all establishments within a 1,000-foot radius which are in the same category of alcoholic beverage sales or service, as defined by the California Department of Alcoholic Beverage Control.
D. Findings of Public Convenience or Necessity. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, excluding food service establishments with incidental service of beer and/or wine, the Zoning Adjustments Board (ZAB) may approve the application only if it makes all of the following findings:
1. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.
2. The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.

3. If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.

4. If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.
5. The Police Department has reported that the proposed establishment would not be expected to add to crime in the area.

Response: The proposed project requests this UP to commence alcoholic beverage services at the theater concessions stand. Though there are many restaurants in Downtown Berkeley that have Type 47 ABC Licenses, the new live performance theater will be a unique establishment. The economic benefits of the theater will be significantly increased through the sales of alcoholic beverages. Here is a list of restaurants in the immediate vicinity that have the same type of alcohol license. Refer to the attachment, "*List of Alcohol-Serving Establishments*", at the end of this Applicant Statement for a list of all the Type 47 ABC Licenses in the same zip code of the proposed project.

- Jupiter
- Alborz Restaurant
- Gather Restaurant
- Cancun Sabor Mexicano
- East Bay Spice Company
- Eureka
- Angeline's
- Tupper & Reid

Granting this Use Permit to allow alcohol service at the theater concessions will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood. Similarly, the proposed alcohol service incidental to food service at the theater concession stand would not 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. The project applicant has not operated a licensed establishment service alcohol and has not received any ABC violations. The Berkeley Police Department has not reported that the proposed establishment would be expected to add to crime in the area.

~~14.~~11. BMC § 23.302.020, Table 23-302-3: to allow outdoor uses in the C-DMU zone.

Table 23.302-3: Permit Requirements for Outdoor Uses

- *District/Use Characteristics: All Commercial Districts Except for C-W*
  - *Not Abutting a residential district = AUP*

Response: Because this Administrative Use Permit does not have any objective standards in the required findings, the proposed project assumes the AUP to allow outdoor uses. This AUP will allow the proposed project to include the following outdoor uses:

- Outdoor fitness use on rooftop levels,
- Outdoor movies screenings on rooftop levels, and
- Outdoor food consumption of food and drinks from the theater concessions stand.

8. PROJECT TEAM

Geneva Hesner of Rhoades Planning Group is the project's primary point of contact.

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2115 KITTREDGE STREET

Air Quality Assessment

Prepared for
Gilbane Development Company

November 2023

ESA

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Air Quality Assessment

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Services provided pursuant to this Agreement are intended solely for the use and benefit of the Gilbane Development Company

No other person or entity shall be entitled to rely on the services, opinions, recommendations, plans or specifications provided pursuant to this agreement without the express written consent of ESA, 180 Grand Avenue Suite 1050, Oakland, CA 94612

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Appendices

Appendix A. CalEEMod Modeling Output.....A-1

1. AIR QUALITY ASSESSMENT

Executive Summary

This air quality assessment (AQ Assessment) was conducted for the 2115 Kittredge Street Project to support the project's approval as a categorical exemption. Construction-related criteria air pollutant emissions were modeled and compared to the Bay Area Air Quality Management District (BAAQMD) thresholds of significance. All construction criteria pollutant emissions would be below their respective thresholds. Therefore, the project would not result in a significant air quality impact associated with construction criteria pollutants.

Introduction

This AQ Assessment evaluates the potential for construction of the 2115 Kittredge Street Project (Project) to result in significant criteria pollutant air quality impacts. ESA has prepared this report for the Gilbane Development Company (the Project Applicant). The Project includes construction of a high-rise student housing building in Berkely, California. This AQ Assessment is required by the City of Berkeley to support the project's approval as a categorical exemption under CEQA Guidelines Sections 15300 to 15332.[1] The AQ Assessment will quantify construction-related criteria air pollutant emissions associated with the project and compare these emissions to the Bay Area Air Quality Management District (BAAQMD) thresholds of significance for CEQA impacts.[2] Criteria air pollutants estimated include reactive organic gases (ROG), nitrogen oxides (NO_X), particulate matter from vehicle exhaust with an aerodynamic diameter equal to or less than 10 microns (PM_{10}), and particulate matter with an aerodynamic diameter equal to or less than 2.5 microns ($PM_{2.5}$). Fugitive emissions of PM_{10} and $PM_{2.5}$ during construction (i.e., dust from construction) are not estimated because ESA assumes the project would implement best management practices (BMPs) from the BAAQMD to reduce dust from construction activities as part of the City's Standard Conditions of Approval.

The analysis includes a summary of the existing air quality conditions in the project area, the applicable regulatory framework for air quality, and the potential for the Project to exceed Bay Area Air Quality Management District (BAAQMD) thresholds of significance for criteria air pollutants during construction. The AQ Assessment addresses both regional and local construction activities that emit criteria pollutants. It also analyzes the types and quantities of these emissions that would be generated on a temporary basis due to proposed construction

1 Specifically, CEQA Guidelines Section 15300.2(c) states that a project which has a potentially significant impact may not quality for a categorical exemption: "A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances."

2 Bay Area Air Quality Management District, 2023. *2022 CEQA Air Quality Guidelines, Chapter 3 Thresholds of Significance*. Available at https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines. Accessed November 2023.

activities. The analysis determines whether construction-related criteria air pollutant emissions exceed the BAAQMD's thresholds significance.

Environmental Setting

The Project is located in the San Francisco Bay Air Basin (SFBAB), which is under the jurisdiction of the BAAQMD. The SFBAB comprises the counties of Alameda, Santa Clara, San Mateo, Contra Costa, and Marin, and parts of Sonoma, Napa, and Solano counties.

Under amendments to the federal Clean Air Act (CAA), the United States Environmental Protection Agency (U.S EPA) has classified air basins or portions thereof as either "attainment" or "non-attainment" for each criteria air pollutant, based on whether the National Ambient Air Quality Standards (NAAQS) have been achieved. The California CAA, which is patterned after the federal CAA, also requires areas to be designated as "attainment" or "non-attainment" for the California Ambient Air Quality Standards (CAAQS). Thus, areas in California have two sets of attainment designations: one set with respect to the NAAQS and one set with respect to the CAAQS. In many cases, the CAAQS are lower than the NAAQS.

The SFBAB is designated non-attainment for federal one-hour ozone, federal $PM_{2.5}$, state one-hour ozone, state 8-hour ozone, state PM_{10}, and state $PM_{2.5}$ standards. The BAAQMD is the primary agency responsible for assuring both sets of ambient air quality standards are attained and maintained in the SFBAB.

TABLE 1 ALAMEDA COUNTY ATTAINMENT STATUS

Pollutant and Averaging Time	Designation/Classification	
	State Standards	Federal Standards
Ozone (1-hour)	Non-attainment	No Federal Standard
Ozone (8-hour)		Non-attainment
Carbon Monoxide (CO)	Attainment/Unclassified	Unclassified/Attainment
Nitrogen Dioxide (NO_2)	Attainment	Unclassified/Attainment
Sulfur Dioxide (SO_2)	Attainment	Unclassified/Attainment
Respirable Particulate Matter (PM_{10})	Non-attainment	Unclassified
Fine Particulate Matter ($PM_{2.5}$)	Non-attainment	Non-attainment

ABBREVIATIONS: CO = carbon monoxide; NO_2 = nitrogen dioxide; SO_2 = sulfur dioxide; PM_{10} = particulate matter with an aerodynamic diameter equal to or less than 10.0 microns; $PM_{2.5}$ = particulate matter with an aerodynamic diameter equal to or less than 2.5 microns.

SOURCE: Bay Area Air Quality Management District, 2017. *Air Quality Standards and Attainment Status*. Available at https://www.baaqmd.gov/about-air-quality/research-and-data/air-quality-standards-and-attainment-status. Accessed November 2023.

Climate and Topography

The climate of the SFBAB is determined largely by a high-pressure system that is often present over the eastern Pacific Ocean off the West Coast of North America. During winter, the Pacific high-pressure system shifts southward, allowing an increased number of storm systems to pass through the region. During summer and early fall, when fewer storms pass through, emissions generated in the SFBAB accumulate as a result of the more stable conditions. The combination of

abundant sunshine and the restraining influences of topography and subsidence inversions creates conditions conducive to the formation of photochemical pollutants, such as ground-level ozone and secondary particulates, including nitrates and sulfates.

Air Pollutants of Concern

Criteria Air Pollutants

Air pollutants of concern for this analysis are criteria air pollutants. Criteria air pollutants are a group of six common air pollutants for which the U.S. EPA has set ambient air quality standards. Criteria air pollutants include ground level ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), particulate matter (PM), and lead. PM is classified by particle size—PM_{10} consists of particulate matter that is 10 microns or less in diameter, while $PM_{2.5}$ refers to the subset of PM_{10} that is less than 2.5 microns or less in diameter.[3] Most of the criteria air pollutants are directly emitted; however, ozone is a secondary pollutant that is formed in the atmosphere by chemical reactions between nitrogen oxides (NO_x), and reactive organic gases (ROG) in the presence of sunlight.

Regulatory Setting

The following regulatory setting is provided to describe how existing air quality in the SFBAB is regulated and to provide background information used to analyze air quality emissions of the Project.

Federal

Clean Air Act and National Ambient Air Quality Standards

The CAA requires the U.S. EPA to establish national ambient air quality standards to protect public health and the environment. The U.S. EPA has set NAAQS for several criteria air pollutants: ozone, NO_2, SO_2, CO, PM (PM_{10} and $PM_{2.5}$), and lead. The U.S. EPA classifies geographic areas as either attainment or non-attainment for each criteria air pollutant, based on whether the NAAQS have been achieved. Air districts in areas that are designated non-attainment must prepare regional air quality plans, discussed in further detail below, to be included in the overall State Implementation Plan. Areas that have a "maintenance" designation have been non-attainment for a certain criteria pollutant but have been re-designated as attainment.

State

California Clean Air Act and California Ambient Air Quality Standards

At the state level, the California Air Resources Board (CARB) oversees California air quality policies and regulations. California has adopted its own air quality standards, known as the CAAQS, which are at least as protective as the NAAQS and are often more stringent. The California CAA calls for the designation of areas as attainment or non-attainment based on state ambient air quality standards (i.e., the CAAQS), rather than the federal standards. The California CAA requires each air district in which CAAQS are exceeded to prepare a plan that documents reasonable progress toward attainment. If an air basin (or portion thereof) exceeds the CAAQS

[3] A micron is one-millionth of a meter.

for a particular criteria air pollutant, it is considered to be in non-attainment for that criteria air pollutant until the area can demonstrate compliance.

Regional

BAAQMD 2017 Clean Air Plan

As discussed above, the SFBAB is designated as a non-attainment area for the state one-hour ozone, 8-hour ozone, PM_{10}, and $PM_{2.5}$ standards. As a result, the BAAQMD is required to prepare air quality plans under the federal and California CAA to meet the federal and state air quality standards for these pollutants. Maintenance plans are required for attainment areas that had previously been designated non-attainment to ensure continued attainment of the standards.

The current air quality plan for the SFBAB is the 2017 Clean Air Plan, adopted by the BAAQMD on April 19, 2017.[4] The 2017 Clean Air Plan addresses the following four categories of pollutants: ground-level ozone and its key precursors, ROG and NO_X; particulate matter, primarily $PM_{2.5}$, and precursors to secondary $PM_{2.5}$; TACs; and GHG emissions. The control measures are categorized based on the economic sector framework including stationary sources, transportation, energy, buildings, agriculture, natural and working lands, waste management, and water measures.

Air Quality Assessment

Approach to Analysis

The analysis presented below follows the guidelines and recommendations for the BAAQMD in its 2022 CEQA Guidelines. Potential air quality impacts are assessed by modeling the estimated average daily emissions generated by Project construction using the California Emissions Estimator Model (CalEEMod), version 2022.1 and comparing them to the BAAQMD's project-level thresholds of significance. CalEEMod was developed in collaboration with California air districts and is recommended by BAAQMD for use in air quality analyses. BAAQMD construction-related thresholds are based on average daily emissions in pounds per day. **Table 2** identifies significance thresholds for criteria air pollutants adopted by BAAQMD for both construction and operations, although for the purpose of this analyses operational thresholds are purely informational. The table is followed by a discussion of the Project's sources of criteria air pollutants and analysis methods. Projects with criteria air pollutant emissions below these significance thresholds would not obstruct implementation of the applicable air quality plan or result in a cumulatively considerable net increase in non-attainment criteria air pollutants within the SFBAB.

[4] Bay Area Air Quality Management District, 2023. *Final 2017 Clean Air Plan*. Available at https://www.baaqmd.gov/~/media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-proposed-final-cap-vol-1-pdf.pdf. Accessed November 2023.

TABLE 2
SIGNIFICANCE THRESHOLDS FOR CRITERIA AIR POLLUTANT EMISSIONS

Pollutant	Construction Thresholds Average Daily (lbs/day)	Operational Thresholds	
		Average Daily (lbs/day)	Maximum Annual (tons/year)
ROG	54	54	10
NO_X	54	54	10
PM_{10}	82 (exhaust)	82	15
$PM_{2.5}$	54 (exhaust)	54	10
$PM_{10}/PM_{2.5}$ (fugitive dust)	Best Management Practices	Not Applicable	

ABBREVIATIONS: lbs = pounds; ROG = reactive organic gases; NO_X = nitrogen oxides; PM_{10} = particulate matter with an aerodynamic diameter equal to or less than 10.0 microns; $PM_{2.5}$ = particulate matter with an aerodynamic diameter equal to or less than 2.5 microns.

SOURCE: Bay Area Air Quality Management District, 2023. *2022 CEQA Air Quality Guidelines, Chapter 3 Thresholds of Significance*. Available at https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines. Accessed November 2023.

Modeling Assumptions

Construction is proposed to take place from September 2024 until October 2027 (37 months). Durations for each construction phase were provided by the Project Applicant and are shown in **Table 3 below**. The Project Applicant also provided types and number of off-road construction equipment associated with each phase, shown in **Table 4** below. Additional information provided by the Project Applicant is listed below:

- Square footage of area and buildings to be demolished.
- Number of days off-road equipment will be used in each phase.
- Hours per day of equipment use.
- Specific equipment horsepower and engine tier (assumed Tier 4 Interim engines for all off-road equipment).
- Number of daily worker trips, vendor trips, and haul truck trips.
- Amount of material exported from the site.

TABLE 3
ANTICIPATED CONSTRUCTION SCHEDULE

Project Phase	Anticipated Start	Anticipated Finish	Workdays
Demolition	September 1, 2024	December 1, 2024	65
Site Preparation	September 1, 2024	January 1, 2025	88
Grading	December 1, 2024	February 1, 2025	45
Trenching	December 1, 2024	February 1, 2025	45
Building Construction	February 1, 2025	March 1, 2027	541
Paving	February 1, 2027	March 1, 2027	21
Architectural Coating	April 1, 2026	October 1, 2027	393

Total – All Construction	**September 1, 2024**	**October 1, 2027**	**805**

SOURCE: Project Applicant

TABLE 4
ANTICIPATED CONSTRUCTION EQUIPMENT

Phase	Construction Equipment	Number	Horsepower
Demolition	Excavators	2	318
	Skid Steer Loaders	2	60
	Aerial Lifts	2	36
	Concrete/Industrial Saws	1	74
	Crushing/Proc. Equipment	1	125
Site Preparation	Rough Terrain Forklifts	1	74
	Graders	2	185
	Skid Steer Loaders	1	60
	Excavators	1	500
	Bore/Drill Rigs	1	1000
Grading	Excavators	1	318
	Graders	1	185
	Tractors/Loaders/Backhoes	1	100
Trenching	Trenchers	1	50
	Excavators	1	46
Building Construction	Forklifts	1	25
	Cement and Mortar Mixers	4	250
	Cranes	1	155
	Rubber Tired Loaders	1	110
	Generator Sets	1	400
	Pumps	1	100
Paving	Excavators	1	46
	Pavers	1	144
	Cement and Mortar Mixers	1	250
	Rollers	1	100
Architectural Coating	Air Compressors	2	5

SOURCE: Project Applicant

Analysis Results

Criteria pollutant emissions from construction of the Project would be generated primarily from heavy duty, diesel-powered equipment such as graders, excavators, and forklifts. Criteria air pollutant emissions from off-road equipment and on-road vehicle exhaust were estimated using CalEEMod; modeling output files are included in **Appendix A**. Construction is assumed to take place over a 37-month period. Project-specific data for construction phasing schedule provided by the project applicant were used in the model to estimate emissions for the construction period. Units for emission thresholds in the BAAQMD are set in average pounds per day for all

construction workdays on an annual basis. Emissions from equipment and vehicle exhaust are presented in **Table 5 below**. As shown in the table, emissions of ROG, NO_X, exhaust PM_{10}, and exhaust $PM_{2.5}$, would all be below their respective significance thresholds.

TABLE 5
AVERAGE DAILY CONSTRUCTION-RELATED CRITERIA POLLUTANT EMISSIONS

Project Construction Year	Average Daily Emissions (pounds per day)			
	ROG	NO_X	Exhaust PM_{10}	Exhaust $PM_{2.5}$
2024	1.6	41.1	0.7	0.7
2025	1.0	7.4	0.1	0.1
2026	6.1	7.8	0.1	0.1
2027	7.1	3.0	0.1	0.1
BAAQMD Thresholds of Significance	*54*	*54*	*82*	*54*
Threshold Exceeded?	No	No	No	No

ABBREVIATIONS: lbs = pounds; ROG = reactive organic gases; NO_X = nitrogen oxides; PM_{10} = particulate matter with an aerodynamic diameter equal to or less than 10.0 microns; $PM_{2.5}$ = particulate matter with an aerodynamic diameter equal to or less than 2.5 microns.

SOURCE: ESA 2023.

Appendix A.
CalEEMod Modeling Output

Data Needs for AQ Analysis

This RFI is based on data needed to run CalEEMod to estimate construction and operational emissions. Refer to the user guide here:https://www.caleemod.com/user-guide
Please fill out each table to the best of your ability. Only enter data in shaded cells.
*Cells shaded **RED** are REQUIRED information.*
*Cells shaded **GREEN** have CalEEMod defaults available that will be used in the event no project specific information is available.*

PROJECT CHARACTERISTICS

Please provide a brief project description below:

Construction

Start year of construction	2024

LAND USE

Please provide details on proposed land uses. Add more rows if necessary.

Proposed Land Uses (i.e. residential, commercial office/retail, parking, event space, etc.)	Size	Unit	Area (square feet)	Site Area (acres)
Residential	174455.67	Square feet	174455.67	0.385674931
Commerical	23206.92	Square feet	23206.92	0.385674931

What is the total site area that would be disturbed during construction?	16800	Square Feet

CONSTRUCTION

CONSTRUCTION PHASING

*This assumes construction will take place in one single phase. If it will be divided up, please add more information about it.**
Please add rows to the table below for each anticipated Construction Phase and subphase of the project.
CalEEMod defaults are available to generate a construction schedule if project specific information is unavailable, as long as a project start date is provided.

Construction Phase	Start Date	End Date	
Demolition	9/1/2024	12/1/2024	65
Site Preparation	9/1/2024	1/1/2025	88
Grading	12/1/2024	2/1/2025	45
Trenching	12/1/2024	2/1/2025	45
Building Construction	2/1/2025	3/1/2027	541
Paving	2/1/2027	3/1/2027	21
Architectural Coating	4/1/2026	10/1/2027	393
			805

Construction workdays per week - 5, 6, or 7?	5 days
Weekday construction hours	7:00AM - 6:00PM
Weekend construction hours (if applicable)	9:00AM - 4:00PM

Add more rows for other Construction Phases if necessary.

CONSTRUCTION EQUIPMENT

Please list the types of construction equipment that would be used for each subphase of each Construction Phase by selecting from the drop down menu in each cell.
Add more rows for other Contruction Phases if necessary. CalEEMod defaults are available in the absence of project specific information.

Construction Phase

Demolition

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	Adjusted hours per day used
Excavators	2	65	8	318	8
Skid Steer Loaders	2	65	8	60	8
Aerial Lifts	2	65	8	36	8
Concrete/Industrial Saws	1	20	8	74	2.461538462
Crushing/Proc. Equipment	1	20	8	125	2.461538462

Site Preparation

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Rough Terrain Forklifts	1	88	8	74	8
Graders	2	88	8	185	8
Skid Steer Loaders	1	88	8	60	8
Excavators	1	88	8	500	8
Bore/Drill Rigs	1	88	8	1000	8

Grading

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Excavators	1	45	8	318	8
Graders	1	45	8	185	8
Tractors/Loaders/Backhoes	1	45	8	100	8

Trenching

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Trenchers	1	15	8	50	2.666666667
Excavators	1	15	8	45.7	2.666666667

Building Construction

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Forklifts	1	360	8	25	5.323475046
Cement and Mortar Mixers	4	40	8	250	0.591497227
Cranes	1	260	8	155	3.844731978
Rubber Tired Loaders	1	90	8	110	1.330868762
Generator Sets	1	260	8	400	3.844731978
Pumps	1	40	8	100	0.591497227

Paving Phase

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Excavators	1	5	8	45.7	1.904761905
Pavers	1	5	8	144	1.904761905
Cement and Mortar Mixers	1	10	8	250	3.80952381
Rollers	1	5	8	100	1.904761905

Architectural Coating

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Air Compressors	2	393	8	5	8

DUST FROM MATERIAL MOVEMENT

Only applicable for site preparation and grading subphases. Skip if there are no site preparation or grading subphases throughout the project.

Construction Phase

Sub-phase	Volume of Material Imported (cubic yards)	Volume of Material Exported (cubic yards)	
Site Preparation	0	2000	cubic yards
Grading	0	11000	cubic yards

What is the capacity of haul trucks that would be importing/exporting material?	Default	cubic yards

DEMOLITION

Only applicable if demolition is proposed as part of the project.

Construction Phase

Sub-phase	Area	Units (building square footage or tons of debris)
Building area to be demolished	10639	Square Feet
Concrete/asphalt area to be demolished	6161	Square Feet

CONSTRUCTION TRIPS AND VEHICLE MILES TRAVELED

*Please provide the number of **one-way vehicle trips** and trip lengths associated with workers, material delivery, and hauling during each construction sub-phase.*
CalEEMod defaults can be generated for worker and vendor trips estimating # of haul trips. If demolition data and in-fill and off-haul volumes are provided, haul trips can be estimated.

Construction Phase

Sub-phase	Average # of workers/day	# of worker trips/day	# vendor trips/day	# haul trips (trips per day)
Demolition	4	8	0	2
Site Prep	8	16	0	2
Grading	10	20	0	8
Trenching	10	20	0	2
Building Construction	80	160	4	0
Paving	8	16	2	0
Architectural Coating	12	24	2	0

Construction Trips	Average one-way trip length (miles)
Worker	45.5
Vendor	5
Haul	55.8

ARCHITECTURAL COATINGS

Please indicate if using Low VOC paints and architectutal coatings.

Construction Phase

Sub-phase	VOC of interior building paint	VOC of exterior building paint
Architectural Coating	*Default*	*Default*

MITIGATION MEASURES

WATER EXPOSED AREA

How many times per day would the site be watered? 2 or 3?	2

REPLACE GROUND COVER

Would the project replace ground cover of exposed areas?	Yes

LIMIT VEHICLE SPEED

Would the project limit vehicle speeds to less than 15mph onsite?	Yes

USE TIER 4 CONSTRUCTION EQUIPMENT?

Would construction equipment have Tier 4 rated engines?	Yes

CLEAN PAVED ROAD

Would the project use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day?	No

2115 Kittredge v2 Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	2115 Kittredge v2
Construction Start Date	9/1/2024
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.90
Precipitation (days)	44.2
Location	37.86848053915142, -122.269071474712
County	Alameda
City	Berkeley
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1529
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.20

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 High Rise	1.00	Dwelling Unit	0.38	174,455	0.00	—	3.00	—

User Defined Commercial	1.00	User Defined Unit	0.00	23,207	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

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.	1.56	7.78	41.3	62.3	0.07	0.83	5.55	5.63	0.80	1.30	1.38	—	8,166	8,166	0.31	0.22	21.6	8,240
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.14	7.91	50.8	79.1	0.10	0.94	7.18	7.33	0.91	1.68	1.83	—	13,628	13,628	0.50	0.58	0.81	13,812
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.76	4.32	9.80	19.7	0.02	0.19	3.79	3.84	0.19	0.89	0.93	—	5,365	5,365	0.09	0.16	6.41	5,419
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.14	0.79	1.79	3.59	< 0.005	0.03	0.69	0.70	0.03	0.16	0.17	—	888	888	0.02	0.03	1.06	897

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.56	1.50	41.3	62.3	0.07	0.83	1.55	2.38	0.80	0.31	1.11	—	8,166	8,166	0.31	0.20	5.27	8,240
2025	1.04	1.03	6.78	31.5	0.03	0.04	5.16	5.21	0.04	1.21	1.25	—	7,546	7,546	0.12	0.20	21.6	7,629
2026	1.10	7.78	7.96	32.7	0.03	0.08	5.55	5.63	0.07	1.30	1.38	—	8,024	8,024	0.13	0.22	21.1	8,113
2027	0.08	6.93	1.18	2.35	< 0.005	0.03	0.39	0.43	0.03	0.09	0.12	—	572	572	0.01	0.02	1.39	580
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	2.14	2.00	50.8	79.1	0.10	0.94	3.57	4.50	0.91	0.77	1.68	—	13,628	13,628	0.50	0.58	0.40	13,812
2025	1.68	1.56	40.0	60.9	0.07	0.72	7.18	7.33	0.70	1.68	1.83	—	12,614	12,614	0.37	0.57	0.81	12,794
2026	1.09	7.76	8.34	28.0	0.03	0.08	5.55	5.63	0.07	1.30	1.38	—	7,610	7,610	0.13	0.22	0.55	7,680
2027	1.25	7.91	11.1	33.3	0.04	0.10	6.08	6.18	0.10	1.43	1.52	—	8,948	8,948	0.18	0.25	0.54	9,028
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.37	0.36	9.80	14.7	0.02	0.19	0.46	0.65	0.19	0.09	0.28	—	2,058	2,058	0.08	0.07	0.76	2,080
2025	0.71	0.69	5.29	18.8	0.02	0.04	3.40	3.44	0.04	0.80	0.83	—	5,049	5,049	0.09	0.16	6.36	5,104
2026	0.76	4.32	5.61	19.7	0.02	0.05	3.79	3.84	0.05	0.89	0.93	—	5,365	5,365	0.09	0.15	6.41	5,419
2027	0.17	3.82	1.60	4.41	0.01	0.02	0.82	0.85	0.02	0.19	0.21	—	1,198	1,198	0.02	0.04	1.27	1,210
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.07	0.07	1.79	2.68	< 0.005	0.03	0.08	0.12	0.03	0.02	0.05	—	341	341	0.01	0.01	0.13	344
2025	0.13	0.13	0.97	3.43	< 0.005	0.01	0.62	0.63	0.01	0.15	0.15	—	836	836	0.02	0.03	1.05	845
2026	0.14	0.79	1.02	3.59	< 0.005	0.01	0.69	0.70	0.01	0.16	0.17	—	888	888	0.02	0.03	1.06	897
2027	0.03	0.70	0.29	0.80	< 0.005	< 0.005	0.15	0.15	< 0.005	0.04	0.04	—	198	198	< 0.005	0.01	0.21	200

3. Construction Emissions Details

3.1. Demolition (2024) - 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	0.39	0.39	10.3	16.7	0.03	0.21	—	0.21	0.20	—	0.20	—	2,891	2,891	0.12	0.02	—	2,901
Demolition	—	—	—	—	—	—	0.11	0.11	—	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.39	0.39	10.3	16.7	0.03	0.21	—	0.21	0.20	—	0.20	—	2,891	2,891	0.12	0.02	—	2,901
Demolition	—	—	—	—	—	—	0.11	0.11	—	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	0.07	0.07	1.83	2.97	< 0.005	0.04	—	0.04	0.04	—	0.04	—	515	515	0.02	< 0.005	—	517
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	0.33	0.54	< 0.005	0.01	—	0.01	0.01	—	0.01	—	85.2	85.2	< 0.005	< 0.005	—	85.5
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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.06	1.12	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	271	271	< 0.005	0.01	1.17	274
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	0.02	0.01	0.44	0.16	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	392	392	0.02	0.06	0.88	412
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.08	0.87	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	251	251	< 0.005	0.01	0.03	253
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	0.02	0.01	0.46	0.16	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	392	392	0.02	0.06	0.02	411
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.16	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	44.9	44.9	< 0.005	< 0.005	0.09	45.5
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	0.08	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	69.8	69.8	< 0.005	0.01	0.07	73.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.44	7.44	< 0.005	< 0.005	0.01	7.53
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	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	11.6	11.6	< 0.005	< 0.005	0.01	12.1

3.3. Site Preparation (2024) - 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	0.97	0.97	30.0	42.0	0.03	0.60	—	0.60	0.59	—	0.59	—	3,679	3,679	0.15	0.03	—	3,691
Dust From Material Movement	—	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	—	0.05	0.05	—	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.97	0.97	30.0	42.0	0.03	0.60	—	0.60	0.59	—	0.59	—	3,679	3,679	0.15	0.03	—	3,691
Dust From Material Movement	—	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	—	0.05	0.05	—	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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.23	0.23	7.17	10.0	0.01	0.14	—	0.14	0.14	—	0.14	—	878	878	0.04	0.01	—	881
Dust From Material Movement	—	—	—	—	—	—	0.10	0.10	—	0.01	0.01	—	—	—	—	—	—	—
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	0.04	0.04	1.31	1.83	< 0.005	0.03	—	0.03	0.03	—	0.03	—	145	145	0.01	< 0.005	—	146
Dust From Material Movement	—	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.08	0.12	2.24	0.00	0.00	0.51	0.51	0.00	0.12	0.12	—	541	541	< 0.005	0.02	2.34	549
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	0.02	0.01	0.44	0.16	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	392	392	0.02	0.06	0.88	412
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	0.16	1.74	0.00	0.00	0.51	0.51	0.00	0.12	0.12	—	501	501	< 0.005	0.02	0.06	507
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	0.02	0.01	0.46	0.16	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	392	392	0.02	0.06	0.02	411
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.04	0.42	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	121	121	< 0.005	< 0.005	0.24	122
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	0.11	0.04	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	93.6	93.6	< 0.005	0.01	0.09	98.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	0.01	0.08	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	20.0	20.0	< 0.005	< 0.005	0.04	20.2
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	< 0.005	< 0.005	< 0.005	< 0.005	—	15.5	15.5	< 0.005	< 0.005	0.02	16.3

3.5. Site Preparation (2025) - 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	0.97	0.97	30.0	42.0	0.03	0.60	—	0.60	0.59	—	0.59	—	3,661	3,661	0.15	0.03	—	3,674
Dust From Material Movemen:	—	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Demolitio n	—	—	—	—	—	—	0.05	0.05	—	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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.17	7.17	< 0.005	< 0.005	—	7.19
Dust From Material Movemen:	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—

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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.19	1.19	< 0.005	< 0.005	—	1.19
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
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	0.08	0.08	0.16	1.62	0.00	0.00	0.51	0.51	0.00	0.12	0.12	—	492	492	< 0.005	0.02	0.06	497
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	0.02	0.01	0.45	0.15	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	385	385	0.02	0.06	0.02	404
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	—	0.97	0.97	< 0.005	< 0.005	< 0.005	0.98
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	—	0.75	0.75	< 0.005	< 0.005	< 0.005	0.79
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.16	0.16	< 0.005	< 0.005	< 0.005	0.16

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	—	0.12	0.12	< 0.005	< 0.005	< 0.005	0.13

3.7. Grading (2024) - 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	0.26	0.26	5.88	11.4	0.02	0.04	—	0.04	0.04	—	0.04	—	2,173	2,173	0.09	0.02	—	2,180
Dust From Material Movemen:	—	—	—	—	—	—	0.22	0.22	—	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	0.02	0.02	0.36	0.69	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	132	132	0.01	< 0.005	—	132
Dust From Material Movemen:	—	—	—	—	—	—	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	0.07	0.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	21.8	21.8	< 0.005	< 0.005	—	21.9
Dust From Material Movemen:	—	—	—	—	—	—	< 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	0.10	0.10	0.20	2.18	0.00	0.00	0.64	0.64	0.00	0.15	0.15	—	627	627	< 0.005	0.02	0.08	633
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	0.10	0.02	1.84	0.63	0.01	0.03	0.41	0.44	0.03	0.11	0.14	—	1,569	1,569	0.07	0.25	0.09	1,645
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	38.3	38.3	< 0.005	< 0.005	0.08	38.8
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	0.11	0.04	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	95.2	95.2	< 0.005	0.02	0.09	99.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.34	6.34	< 0.005	< 0.005	0.01	6.42
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	< 0.005	< 0.005	< 0.005	< 0.005	—	15.8	15.8	< 0.005	< 0.005	0.02	16.5

3.9. Grading (2025) - 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	0.26	0.26	5.88	11.4	0.02	0.04	—	0.04	0.04	—	0.04	—	2,172	2,172	0.09	0.02	—	2,180
Dust From Material Movemen	—	—	—	—	—	—	0.22	0.22	—	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	0.02	0.02	0.37	0.72	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	136	136	0.01	< 0.005	—	137
Dust From Material Movemen	—	—	—	—	—	—	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	0.07	0.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	22.5	22.5	< 0.005	< 0.005	—	22.6
Dust From Material Movemen	—	—	—	—	—	—	< 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	0.10	0.10	0.20	2.02	0.00	0.00	0.64	0.64	0.00	0.15	0.15	—	614	614	< 0.005	0.02	0.07	621
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	0.10	0.02	1.78	0.61	0.01	0.03	0.41	0.44	0.03	0.11	0.14	—	1,541	1,541	0.07	0.25	0.09	1,617
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	38.7	38.7	< 0.005	< 0.005	0.07	39.2
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	0.11	0.04	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	96.5	96.5	< 0.005	0.02	0.09	101
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.42	6.42	< 0.005	< 0.005	0.01	6.50
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	< 0.005	< 0.005	< 0.005	< 0.005	—	16.0	16.0	< 0.005	< 0.005	0.02	16.8

3.11. Building Construction (2025) - 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	0.24	0.24	5.62	10.7	0.03	0.04	—	0.04	0.04	—	0.04	—	2,172	2,172	0.09	0.02	—	2,179
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	0.24	0.24	5.62	10.7	0.03	0.04	—	0.04	0.04	—	0.04	—	2,172	2,172	0.09	0.02	—	2,179
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	0.16	0.16	3.67	7.01	0.02	0.03	—	0.03	0.03	—	0.03	—	1,420	1,420	0.06	0.01	—	1,425
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	0.03	0.03	0.67	1.28	< 0.005	0.01	—	0.01	0.01	—	0.01	—	235	235	0.01	< 0.005	—	236
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	0.79	0.78	1.07	20.7	0.00	0.00	5.14	5.14	0.00	1.21	1.21	—	5,308	5,308	0.02	0.17	21.4	5,381
Vendor	0.01	< 0.005	0.09	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	65.1	65.1	< 0.005	0.01	0.17	68.2
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	0.78	0.76	1.57	16.2	0.00	0.00	5.14	5.14	0.00	1.21	1.21	—	4,915	4,915	0.04	0.17	0.56	4,969
Vendor	0.01	< 0.005	0.10	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	65.2	65.2	< 0.005	0.01	< 0.005	68.1
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	0.50	0.50	0.92	10.6	0.00	0.00	3.27	3.27	0.00	0.76	0.76	—	3,236	3,236	0.02	0.11	6.05	3,276
Vendor	< 0.005	< 0.005	0.06	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	42.6	42.6	< 0.005	0.01	0.05	44.6
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	0.09	0.09	0.17	1.94	0.00	0.00	0.60	0.60	0.00	0.14	0.14	—	536	536	< 0.005	0.02	1.00	542
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.05	7.05	< 0.005	< 0.005	0.01	7.38
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. 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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.24	0.24	5.62	10.7	0.03	0.04	—	0.04	0.04	—	0.04	—	2,172	2,172	0.09	0.02	—	2,179
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	0.24	0.24	5.62	10.7	0.03	0.04	—	0.04	0.04	—	0.04	—	2,172	2,172	0.09	0.02	—	2,179
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	0.17	0.17	4.01	7.66	0.02	0.03	—	0.03	0.03	—	0.03	—	1,551	1,551	0.06	0.01	—	1,557

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	0.03	0.03	0.73	1.40	< 0.005	0.01	—	0.01	0.01	—	0.01	—	257	257	0.01	< 0.005	—	258
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	0.77	0.60	1.06	19.5	0.00	0.00	5.14	5.14	0.00	1.21	1.21	—	5,208	5,208	0.02	0.17	19.4	5,279
Vendor	0.01	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	64.0	64.0	< 0.005	0.01	0.16	67.1
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	0.75	0.58	1.40	15.1	0.00	0.00	5.14	5.14	0.00	1.21	1.21	—	4,823	4,823	0.03	0.17	0.50	4,876
Vendor	0.01	< 0.005	0.10	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	64.1	64.1	< 0.005	0.01	< 0.005	67.0
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.54	0.41	0.88	10.8	0.00	0.00	3.57	3.57	0.00	0.84	0.84	—	3,469	3,469	0.02	0.12	6.00	3,512
Vendor	< 0.005	< 0.005	0.07	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	45.8	45.8	< 0.005	0.01	0.05	47.9
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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.08	0.16	1.98	0.00	0.00	0.65	0.65	0.00	0.15	0.15	—	574	574	< 0.005	0.02	0.99	582
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.58	7.58	< 0.005	< 0.005	0.01	7.93
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

3.15. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.24	0.24	5.62	10.7	0.03	0.04	—	0.04	0.04	—	0.04	—	2,172	2,172	0.09	0.02	—	2,180
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	0.66	1.26	< 0.005	0.01	—	0.01	0.01	—	0.01	—	255	255	0.01	< 0.005	—	256
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	0.12	0.23	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	42.2	42.2	< 0.005	< 0.005	—	42.4
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	0.74	0.56	1.24	14.2	0.00	0.00	5.14	5.14	0.00	1.21	1.21	—	4,734	4,734	0.03	0.17	0.46	4,787
Vendor	0.01	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	62.9	62.9	< 0.005	0.01	< 0.005	65.8
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	0.09	0.07	0.13	1.68	0.00	0.00	0.59	0.59	0.00	0.14	0.14	—	560	560	< 0.005	0.02	0.89	567
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.38	7.38	< 0.005	< 0.005	0.01	7.73
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	0.01	0.02	0.31	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	92.7	92.7	< 0.005	< 0.005	0.15	93.8
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.22	1.22	< 0.005	< 0.005	< 0.005	1.28
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

3.17. 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	0.11	0.11	2.73	4.88	0.01	0.03	—	0.03	0.02	—	0.02	—	930	930	0.04	0.01	—	933
Paving	—	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	0.01	0.01	0.16	0.28	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	53.5	53.5	< 0.005	< 0.005	—	53.7
Paving	—	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	< 0.005	< 0.005	0.03	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.86	8.86	< 0.005	< 0.005	—	8.89
Paving	—	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	0.07	0.06	0.12	1.42	0.00	0.00	0.51	0.51	0.00	0.12	0.12	—	473	473	< 0.005	0.02	0.05	479
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.4	31.4	< 0.005	< 0.005	< 0.005	32.9
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.08	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	27.4	27.4	< 0.005	< 0.005	0.04	27.8
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.81	1.81	< 0.005	< 0.005	< 0.005	1.89
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	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.54	4.54	< 0.005	< 0.005	0.01	4.60
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.30	0.30	< 0.005	< 0.005	< 0.005	0.31
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

3.19. Architectural Coating (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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	1.07	0.96	< 0.005	0.03	—	0.03	0.03	—	0.03	—	158	158	0.01	< 0.005	—	158
Architectural Coatings	—	6.87	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.02	0.02	1.07	0.96	< 0.005	0.03	—	0.03	0.03	—	0.03	—	158	158	0.01	< 0.005	—	158
Architectural Coatings	—	6.87	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.58	0.52	< 0.005	0.02	—	0.02	0.02	—	0.02	—	84.8	84.8	< 0.005	< 0.005	—	85.1
Architectural Coatings	—	3.70	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.10	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.0	14.0	< 0.005	< 0.005	—	14.1
Architectural Coatings	—	0.67	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.06	0.04	0.08	1.46	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	391	391	< 0.005	0.01	1.46	396
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	32.0	32.0	< 0.005	< 0.005	0.08	33.6
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	0.06	0.04	0.11	1.13	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	362	362	< 0.005	0.01	0.04	366
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	32.1	32.1	< 0.005	< 0.005	< 0.005	33.5
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	0.03	0.02	0.05	0.61	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	196	196	< 0.005	0.01	0.34	198
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	17.2	17.2	< 0.005	< 0.005	0.02	18.0
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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.01	0.11	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	32.5	32.5	< 0.005	< 0.005	0.06	32.9
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.85	2.85	< 0.005	< 0.005	< 0.005	2.99
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

3.21. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	1.07	0.96	< 0.005	0.03	—	0.03	0.03	—	0.03	—	158	158	0.01	< 0.005	—	158
Architectural Coatings	—	6.87	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.02	0.02	1.07	0.96	< 0.005	0.03	—	0.03	0.03	—	0.03	—	158	158	0.01	< 0.005	—	158
Architectural Coatings	—	6.87	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.57	0.52	< 0.005	0.02	—	0.02	0.02	—	0.02	—	84.5	84.5	< 0.005	< 0.005	—	84.8
Architectural Coatings	—	3.68	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.10	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.0	14.0	< 0.005	< 0.005	—	14.0
Architectural Coatings	—	0.67	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.06	0.04	0.07	1.36	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	383	383	< 0.005	0.01	1.32	389
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.4	31.4	< 0.005	< 0.005	0.08	32.9
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.04	0.09	1.07	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	355	355	< 0.005	0.01	0.03	359
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.4	31.4	< 0.005	< 0.005	< 0.005	32.9
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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.04	0.58	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	192	192	< 0.005	0.01	0.31	194
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	16.8	16.8	< 0.005	< 0.005	0.02	17.6
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	0.01	< 0.005	0.01	0.10	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	31.7	31.7	< 0.005	< 0.005	0.05	32.1
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.79	2.79	< 0.005	< 0.005	< 0.005	2.92
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

3.23. Trenching (2024) - 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	0.02	0.02	0.85	0.94	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	135
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	< 0.005	< 0.005	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.16	8.16	< 0.005	< 0.005	—	8.18
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	—	1.35	1.35	< 0.005	< 0.005	—	1.35
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	0.10	0.10	0.20	2.18	0.00	0.00	0.64	0.64	0.00	0.15	0.15	—	627	627	< 0.005	0.02	0.08	633
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	0.02	0.01	0.46	0.16	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	392	392	0.02	0.06	0.02	411
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	38.3	38.3	< 0.005	< 0.005	0.08	38.8
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	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	23.8	23.8	< 0.005	< 0.005	0.02	25.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.34	6.34	< 0.005	< 0.005	0.01	6.42
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	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.94	3.94	< 0.005	< 0.005	< 0.005	4.13

3.25. Trenching (2025) - 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	0.02	0.02	0.85	0.94	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
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	< 0.005	< 0.005	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.37	8.37	< 0.005	< 0.005	—	8.40
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	—	1.39	1.39	< 0.005	< 0.005	—	1.39
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	0.10	0.10	0.20	2.02	0.00	0.00	0.64	0.64	0.00	0.15	0.15	—	614	614	< 0.005	0.02	0.07	621
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	0.02	0.01	0.45	0.15	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	385	385	0.02	0.06	0.02	404
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	38.7	38.7	< 0.005	< 0.005	0.07	39.2
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	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	24.1	24.1	< 0.005	< 0.005	0.02	25.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.42	6.42	< 0.005	< 0.005	0.01	6.50
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	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.99	3.99	< 0.005	< 0.005	< 0.005	4.20

4. Operations Emissions Details

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)

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
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Sequest	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	9/1/2024	12/1/2024	5.00	65.0	—
Site Preparation	Site Preparation	9/1/2024	1/1/2025	5.00	88.0	—
Grading	Grading	12/1/2024	2/1/2025	5.00	45.0	—
Building Construction	Building Construction	2/1/2025	3/1/2027	5.00	541	—
Paving	Paving	2/1/2027	3/1/2027	5.00	21.0	—
Architectural Coating	Architectural Coating	4/1/2026	10/1/2027	5.00	393	—
Trenching	Trenching	12/1/2024	2/1/2025	5.00	45.0	—

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	Excavators	Diesel	Tier 4 Interim	2.00	8.00	318	0.38
Demolition	Skid Steer Loaders	Diesel	Tier 4 Interim	2.00	8.00	60.0	0.37
Demolition	Aerial Lifts	Diesel	Tier 4 Interim	2.00	8.00	36.0	0.31

Demolition	Concrete/Industrial Saws	Diesel	Tier 4 Interim	1.00	2.50	74.0	0.73
Demolition	Crushing/Proc. Equipment	Gasoline	Average	1.00	2.50	125	0.85
Site Preparation	Rough Terrain Forklifts	Diesel	Tier 4 Interim	1.00	8.00	74.0	0.40
Site Preparation	Graders	Diesel	Tier 4 Interim	2.00	8.00	185	0.41
Site Preparation	Skid Steer Loaders	Diesel	Tier 4 Interim	1.00	8.00	60.0	0.37
Site Preparation	Excavators	Diesel	Tier 4 Interim	1.00	8.00	500	0.38
Site Preparation	Bore/Drill Rigs	Diesel	Tier 4 Interim	1.00	8.00	999	0.50
Grading	Excavators	Diesel	Tier 4 Interim	1.00	8.00	318	0.38
Grading	Graders	Diesel	Tier 4 Interim	1.00	8.00	185	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	1.00	8.00	100	0.37
Building Construction	Forklifts	Diesel	Tier 4 Interim	1.00	4.00	25.0	0.20
Building Construction	Cement and Mortar Mixers	Diesel	Tier 4 Interim	4.00	0.60	250	0.56
Building Construction	Cranes	Diesel	Tier 4 Interim	1.00	3.80	155	0.29
Building Construction	Rubber Tired Loaders	Diesel	Tier 4 Interim	1.00	1.30	110	0.36
Building Construction	Generator Sets	Diesel	Tier 4 Interim	1.00	3.80	400	0.74
Building Construction	Pumps	Diesel	Tier 4 Interim	1.00	0.60	100	0.74
Paving	Excavators	Diesel	Tier 4 Interim	1.00	1.90	46.0	0.38
Paving	Pavers	Diesel	Tier 4 Interim	1.00	1.90	144	0.42
Paving	Cement and Mortar Mixers	Diesel	Tier 4 Interim	1.00	3.80	250	0.56
Paving	Rollers	Diesel	Tier 4 Interim	1.00	1.90	100	0.38
Architectural Coating	Air Compressors	Diesel	Tier 4 Interim	1.00	8.00	5.00	0.48
Architectural Coating	Air Compressors	Diesel	Tier 4 Interim	1.00	6.00	37.0	0.48
Trenching	Trenchers	Diesel	Tier 4 Interim	1.00	2.60	50.0	0.50
Trenching	Excavators	Diesel	Tier 4 Interim	1.00	2.60	46.0	0.38

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	8.00	45.5	LDA,LDT1,LDT2
Demolition	Vendor	0.00	5.00	HHDT,MHDT
Demolition	Hauling	2.00	55.8	HHDT
Demolition	Onsite truck	0.00	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	16.0	45.5	LDA,LDT1,LDT2
Site Preparation	Vendor	0.00	5.00	HHDT,MHDT
Site Preparation	Hauling	2.00	55.8	HHDT
Site Preparation	Onsite truck	0.00	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	45.5	LDA,LDT1,LDT2
Grading	Vendor	0.00	5.00	HHDT,MHDT
Grading	Hauling	8.00	55.8	HHDT
Grading	Onsite truck	0.00	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	160	45.5	LDA,LDT1,LDT2
Building Construction	Vendor	4.00	5.00	HHDT,MHDT
Building Construction	Hauling	0.00	55.8	HHDT
Building Construction	Onsite truck	0.00	—	HHDT
Paving	—	—	—	—
Paving	Worker	16.0	45.5	LDA,LDT1,LDT2
Paving	Vendor	2.00	5.00	HHDT,MHDT

Paving	Hauling	0.00	55.8	HHDT
Paving	Onsite truck	0.00	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	12.0	45.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	2.00	5.00	HHDT,MHDT
Architectural Coating	Hauling	0.00	55.8	HHDT
Architectural Coating	Onsite truck	0.00	—	HHDT
Trenching	—	—	—	—
Trenching	Worker	20.0	45.5	LDA,LDT1,LDT2
Trenching	Vendor	0.00	5.00	HHDT,MHDT
Trenching	Hauling	2.00	55.8	HHDT
Trenching	Onsite truck	0.00	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%

5.5. Architectural Coatings

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	353,271	117,757	34,810	11,603	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	10,639	—
Site Preparation	0.00	2,000	88.0	6,161	—
Grading	0.00	11,000	22.5	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments High Rise	—	0%
User Defined Commercial	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	204	0.03	< 0.005
2025	0.00	204	0.03	< 0.005
2026	0.00	204	0.03	< 0.005
2027	0.00	204	0.03	< 0.005

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

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

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)

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
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
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	40.2
AQ-DPM	61.6
Drinking Water	4.21
Lead Risk Housing	17.6
Pesticides	0.00
Toxic Releases	58.5
Traffic	12.3
Effect Indicators	—
CleanUp Sites	25.9

Groundwater	80.3
Haz Waste Facilities/Generators	95.9
Impaired Water Bodies	0.00
Solid Waste	0.00
Sensitive Population	—
Asthma	5.50
Cardio-vascular	29.6
Low Birth Weights	90.2
Socioeconomic Factor Indicators	—
Education	29.7
Housing	99.4
Linguistic	42.8
Poverty	91.5
Unemployment	33.6

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	12.61388426
Employed	4.042089054
Median HI	2.335429231
Education	—
Bachelor's or higher	94.63621199
High school enrollment	100
Preschool enrollment	95.7141024
Transportation	—

Auto Access	0.346464776
Active commuting	99.67919928
Social	—
2-parent households	0.230976517
Voting	21.98126524
Neighborhood	—
Alcohol availability	21.44232003
Park access	81.35506224
Retail density	99.80751957
Supermarket access	94.25125112
Tree canopy	34.80046195
Housing	—
Homeownership	0.757089696
Housing habitability	30.50173232
Low-inc homeowner severe housing cost burden	99.12742205
Low-inc renter severe housing cost burden	17.1435904
Uncrowded housing	46.38778391
Health Outcomes	—
Insured adults	87.86090081
Arthritis	99.0
Asthma ER Admissions	93.2
High Blood Pressure	99.1
Cancer (excluding skin)	98.9
Asthma	37.3
Coronary Heart Disease	98.5
Chronic Obstructive Pulmonary Disease	93.7
Diagnosed Diabetes	98.4

Life Expectancy at Birth	31.7
Cognitively Disabled	62.4
Physically Disabled	68.4
Heart Attack ER Admissions	90.9
Mental Health Not Good	47.3
Chronic Kidney Disease	99.0
Obesity	92.5
Pedestrian Injuries	90.9
Physical Health Not Good	89.8
Stroke	97.8
Health Risk Behaviors	—
Binge Drinking	35.4
Current Smoker	58.7
No Leisure Time for Physical Activity	70.6
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	97.0
Elderly	95.0
English Speaking	28.9
Foreign-born	67.8
Outdoor Workers	87.9
Climate Change Adaptive Capacity	—
Impervious Surface Cover	2.6
Traffic Density	52.1
Traffic Access	87.4
Other Indices	—

Hardship	47.8
Other Decision Support	—
2016 Voting	30.1

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	36.0
Healthy Places Index Score for Project Location (b)	31.0
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	Project specific information
Construction: Construction Phases	Project specific information
Construction: Off-Road Equipment	Project specific information
Construction: Demolition	Project specific information

Construction: Trips and VMT	Project specific information
Construction: Off-Road Equipment EF	Change bore/drill rig HP from 1000 to 999 to fit into modeled HP bin.
Construction: Dust From Material Movement	Project specific information

Planning & Development
Land Use Planning Division

ZONING OFFICER MEMORANDUM

Date: November 15, 2023

From: Samantha Updegrave, Zoning Officer

Subject: Underground Electrical Utility Infrastructure Installation

Location: 2115 Kittredge Street, ZP2022-0144/LMSAP2022-0011

To Whom it May Concern:

The City of Berkeley (City) is aware of Pacific Gas & Electric (PG&E) regulations requiring above-ground installation of electrical utility infrastructure on public and private property for new development in the PG&E service area (Electric Rule No. 2). The City understands that exceptions to the rule are acceptable when warranted.

The City strongly encourages undergrounding to support land use, urban design, infrastructure regulations and accessibility requirements (outlined below), particularly in higher density areas. Pad mounted transformers are strongly discouraged. New and previously-approved projects must provide ground-floor uses and streetscape improvements to satisfy the City's planning and development standards, policy guidelines, and permits. To comply with the requirements of the Municipal Code, electrical utility infrastructure including subsurface transformers, is required to be constructed within the public right of way, subject to an encroachment permit.

City of Berkeley provisions related to underground utilities

From the Downtown Design Guidelines (2012) (page 35):

- Many of the features desirable for a pedestrian oriented Downtown are precisely those found in the original storefronts of Downtown Berkeley's Landmark and Significant buildings. These features, which include inviting entranceways, continuous display windows, obvious locations for signs, and sensitively scaled proportions, should be incorporated into new as well as remodeled storefronts.

From the Downtown Design Guidelines (2012) (page 43):

- Building equipment, including air conditioning units, pipes, ducts, meters, transformers and dumpsters must be enclosed, buried, or otherwise concealed from public view, including views from nearby buildings.

From the Southside Design Guidelines (2011):

- Conceal electrical boxes, transformers, utilities and conduits from view.
- Maintain a continuous zero front setback at the ground floor except to provide recessed storefront entrances, a special corner feature, or usable open space such as outdoor dining, or to form a mid-block pedestrian passageway.

From the Zoning Ordinance (Berkeley Municipal Code (BMC) Title 23, Section 23.404.060(B)(4)):

- Conformance to Approved Plans: All work performed under an approved permit shall comply with the approved plans and any conditions of approval.

From the Standard Conditions of Approval for all Use Permits and Design Review approvals:

- 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.

From the Public Works Encroachment Ordinance:

- BMC Section 16.18.020 Permit required for encroachment. A. No person shall construct, maintain or place any encroachment without complying with the terms of this chapter. No building permit, zoning permit, use permit, variance or public right-of-way permit for any construction in the public right-of-way will be issued until the encroachment permit has been obtained.

From the Subdivision Ordinance (including condominiums):

- BMC Section 21.44.060 Utilities required. Each unit or lot within the subdivision shall be served by gas (if required), electric, telephone and cablevision facilities. All utilities within the subdivision and along peripheral streets shall be placed underground, except facilities exempted by California Public Utilities Commission regulations.

California Water Boards

Gavin Newsom
Governor

Yana Garcia
Secretary for
Environmental Protection

San Francisco Bay Regional Water Quality Control Board

November 16, 2023 (hh)
GeoTracker ID: T10000021433

Gilbane Development Company
Attn: Christian Cerria
7 Jackson Walkway
Providence, RI 02903
ccerria@gilbaneco.com

Subject: Site Cleanup Program (SCP) Recovery of Oversight Costs at the Former California Theatre, 2115 Kittredge Street, Berkeley, Alameda County

Dear Christian Cerria:

Regional Water Board staff has reviewed the data regarding the contamination found at the subject site. As discussed with you and your consultant, the site has not been adequately characterized at this time. Based on the available data, it is unclear if the contamination threatens to adversely affect the beneficial uses of groundwater and/or human health. These beneficial uses include municipal supply, agricultural supply, and industrial service and process supply.

Water Code section 13304 allows the Regional Water Board to recover reasonable expenses for overseeing the investigation and cleanup of illegal discharges, contaminated properties, and other unregulated releases adversely affecting or threatening to adversely affect the State's waters. The Regional Water Board intends to recover such costs for regulatory oversight work conducted in accordance with this section. To ensure that sufficient Regional Water Board staff resources are available to conduct the necessary reviews and approvals, we intend to include this site in the Region's Site Cleanup Cost Recovery Program, more fully described in the attached Reimbursement Process for Regulatory Oversight (Attachment 1).

Estimate of Work to be Performed and Expected Outcome

Regional Water Board staff will be actively overseeing the investigation and cleanup of this site. Given this, Regional Water Board staff estimate that the following work will be performed through the remainder of Fiscal Year (FY) 2023/2024: 1) Perform site inspections as needed; 2) Attend or conduct meetings related to site characterization and case closure; and 3) Discuss issues related to the site and prepare written correspondence between the Regional Water Board and interested parties.

In accordance with Water Code section 13365, we will identify more detailed, specific outcomes in the future as work progresses and more site-specific data become available.

Billing Rates

Attachment 1 provides a detailed description of the billing procedure. Attachment 2 lists the billing rates for employees expected to engage in the work or services for your site/facility. We estimate that 60 hours will be required in the oversight of the site for (select one of the options and delete other) through the remainder of FY 2023/2024, ending June 30, 2024. This is merely an estimate. The actual time needed will depend on the nature and extent of the necessary oversight. The name and classification of employees making charges will be listed on invoices. The average billing rate is approximately $215 per hour. An estimate for any necessary work after June 30, 2024, will be provided in late spring. No payment is required up front. Invoices for hours charged to your site will be provided by the State Water Board on a quarterly basis. You will only be billed for the hours actually charged by Regional Water Board staff plus operating expenses as described in Attachments 1 and 2.

Please acknowledge in writing your intent to reimburse the State for cleanup oversight work as described in this letter and Attachment 1. Please return Attachment 3, or its equivalent, by November 30, 2023.

If you have any questions concerning this letter, please contact Helen Hild of my staff at (510) 622- 2419 or helen.hild@waterboards.ca.gov.

Sincerely,

Katie Kulha, PE
Senior Water Resource Control Engineer

Attachment 1 - Reimbursement Process for Regulatory Oversight

Attachment 2 - Billing Rates

Attachment 3 - Acknowledgment Letter

ATTACHMENT 1 - REIMBURSEMENT PROCESS FOR REGULATORY OVERSIGHT

We have identified your facility or property as requiring regulatory cleanup oversight. Pursuant to the Porter-Cologne Water Quality Control Act, reasonable costs for such oversight can be recovered by the Regional Water Quality Control Board (Regional Water Board) from the responsible party. The purpose of this enclosure is to explain the oversight billing process structure.

For the purposes of the billing process, the responsible party who signs the agreement as the “authorized representative” becomes the legally responsible billing party. The “authorized representative” is assuming responsibility for receiving and paying the invoices. In short, State Water Board will pursue collection efforts on the “authorized representative.” For sites with multiple parties who are legally named as responsible parties for the environmental liability, invoices are typically only sent to one person and this person is the legally responsible billing party. Conversely, a developer or other third party may voluntarily enroll in cost recovery without environmental liability.

Introduction
The Porter-Cologne Water Quality Control Act authorizes the State Water Resources Control Board (State Water Board) to set up Cost Recovery Programs. The Budget Act of 1993 authorized the State Water Board to establish a Cost Recovery Program for the Site Cleanup Program (SCP). The program is set up so that reasonable expenses incurred by the State Water Board and Regional Water Boards in overseeing cleanup of illegal discharges, contaminated properties, and other unregulated releases adversely impacting the State's waters can be reimbursed by the responsible party. Reasonable expenses will be billed to responsible parties and collected by the Fee Coordinator at the State Water Board in the Division of Financial Assistance.

The Billing System
Each cost recovery account has a unique charge number assigned to it. Whenever any oversight work is done, the hours worked are charged to the account number on the employee's time sheet. The cost of the hours worked is calculated by the State Accounting System based on the employee's salary and benefit rate and the State Water Board overhead rate.

State Water Board and Regional Water Board administrative charges for work such as accounting, billing preparation, general program meetings and program specific training cannot be charged directly to an account. This work will be charged to administrative accounting codes. The Accounting Office totals these administrative charges for the billing period and distributes them back to all of the accounts based on the number of hours charged to each account during that billing period. These charges show as State Water Board Program Administrative Charges and Regional Water Board Program Administrative Charges on the Invoice.

The Overhead Charges are based on the number of labor hours charged to the account. The overhead charges consist of rent, utilities, travel, supplies, training, and personnel services. If there is no labor charged to the account during the billing period,

there will be no overhead charges for that billing period with the exception of the last month of each fiscal year. This is due to the fact that the labor charges end June 30 for the current fiscal year. However, several kinds of overhead charges such as supply orders and travel expenses are paid after the fiscal year ends. The State Water Board Accounting Office keeps track of these charges and distributes them back to all of the accounts based on the number of hours charged to each account for the whole fiscal year that has just ended.

Therefore, the quarterly statements for the last month of the fiscal year could show no labor hours charged for the billing period, but some overhead charges could be charged to the account.

Invoices are issued quarterly, one quarter in arrears. If a balance is owed, a check is to be remitted to the State Water Board with the invoice remittance stub within 30 days after receipt of the invoice. The Accounting Office sends a report of payments to the Fee Coordinator on a quarterly basis.

Copies of the invoices are sent to the appropriate Regional Water Boards so that they are aware of the oversight work invoiced. Questions regarding the work performed should be directed toward your Regional Water Board project manager. If the responsible party becomes delinquent in its quarterly payments, oversight work may cease immediately.

Work will not begin again unless the payments are brought up to date.

Daily Logs
A detailed description (daily log) of the actual work being done at each specific site is kept by each employee in the Regional Water Board who works on cleanup oversight at the property. This information is provided on the quarterly invoice using standardized work activity codes to describe the work performed. Upon request, a more detailed description of the work performed is available from the Regional Water Board staff.

Agreement
If this site is subject to a 13304 Order, the responsible party of the property is required to acknowledge that he/she understands the reimbursement process and billing procedures for appropriate cleanup oversight costs. If the site is not under a 13304 Order, no cleanup oversight will be performed until this acknowledgement is received. You may wish to consult an attorney in this matter.

As soon as the acknowledgment is received, the account will be added to the active SCP Cost Recovery billing list and oversight work will begin. If the site is subject to an order, you may receive an invoice for the costs incurred preparing the Order.

Removal from the Billing System
After the cleanup is complete, the Regional Water Board will submit a closure form to the State Water Board to close the account. If a balance is due, the Fee Coordinator will

send a final billing for the balance owed. The responsible party should then submit a check to the State Water Board to close the account.

If the site is not subject to an Order, a responsible party may request to discontinue their regulatory oversight. Please submit a request in writing explaining the reason that you request to terminate oversight and the effective date. You will be billed for all charges incurred until this request is made in writing or the effective date, whichever is later. If the request is due to a change in ownership, please provide contact information for the new owner and describe any agreement with them regarding payment for cleanup and oversight costs.

Regional Water Board Dispute Resolution

The Regional Water Board staff provides each responsible party (upon request) with daily logs of actual oversight work done and supporting accounting information for the responsible party's site. If, upon the receipt of the billing statement, the responsible party disputes the amount due, the responsible party may follow the dispute resolution procedure described below. If the responsible party follows the procedure, the Regional Water Board will not initiate, except as noted, enforcement action for failure to reimburse the State Water Board. During this procedure, the responsible party is encouraged to confer with Regional Water Board staff at any time to discuss the areas in question and attempt to resolve the dispute.

1. The responsible party must notify the Regional Water Board in writing within 30 calendar days of receipt of the billing statement to indicate that it disputes the billing statement and requests a meeting with the Regional Water Board Assistant Executive Officer. This notification must indicate the specific areas of dispute and provide all appropriate support documentation. Upon completion of the meeting, the Assistant Executive Officer will provide a recommendation to the Regional Water Board Executive Officer on the dispute and recommend an amount due, based on documentation provided by both the responsible party and the Regional Water Board staff at the meeting. The Executive Officer will submit a written decision and resultant amount due to the responsible party and specify the new due date by which the resultant amount due must be paid to avoid enforcement action. This due date will be not less than ten working days from the date of the Executive Officer's written decision.

2. If, upon receipt of the Executive Officer's written decision, the responsible party still disputes the amount due and so notifies the Executive Officer by the new due date, the Executive Officer will schedule an appeal hearing of the decision before the Regional Water Board at the next appropriate monthly meeting. The Executive Officer may also consider recommending that the Regional Water Board take enforcement action for the responsible party's failure to pay the resultant amount due by the new due date if the Regional Water Board finds the responsible party's appeal without basis. Any amount due and not appealed to the Regional Water Board will be considered a violation of the Regional Water Board's order.

California Code of Regulations - Dispute Resolution
If a dispute regarding oversight charges cannot be resolved with the Regional Water Board, section 13320 of the California Water Code provides an appeal process to Regional Water Board decisions. Regulations implementing Water Code section 13320 are found in Title 23 of the California Code of Regulations, section 2050.

Electronic Reporting
Code of Regulations, Title 23, Division 3, Chapter 30 and Title 27, Division 3, Subdivisions 1 and 2, require you or your consultants to electronically submit analytical laboratory data in electronic deliverable format for soil, vapor, and water samples, site map (i.e., GEO_MAP), boring/well survey information, depth to groundwater, boring logs and well screen intervals, location data (i.e., GEO_XY file), elevation data (i.e., GEO_Z file), and technical reports (e.g., work plans, assessment, and monitoring reports) in portable data format (PDF) to the State Water Resources Control Board (State Water Board) GeoTracker database at:
http://www.waterboards.ca.gov/ust/electronic_submittal/index.shtml

STATE WATER RESOURCES CONTROL BOARD
SITE CLEANUP PROGRAM (SCP)
BILLING COST EXPLANATION
Fiscal Year 2023-2024

Employee Salary and Benefit by Classification [1]	Salary/Benefits Range	
AEO - Assistant Executive Officer CEA	$ 13,563	$ 28,008
ADMOFFII - Admin Officer II	$ 8,550	$ 10,623
AGPA - Associate Governmental Program Analyst	$ 7,902	$ 10,191
AFCNSL - Staff Counsel (Attorney)	$ 10,244	$ 15,518
SFCNSLIII - Staff Counsel III (Attorney)	$ 14,643	$ 18,786
SFCNSLIV - Staff Counsel IV (Attorney)	$ 16,177	$ 20,770
BSA - Business Serv Asst	$ 4,482	$ 7,063
EG - Engineering Geologist	$ 8,585	$ 16,164
EPMI - Environmental Program Manager I	$ 16,609	$ 20,648
EPMII - Environmental Program Manager II	$ 19,276	$ 21,898
ES - Environmental Scientist	$ 5,936	$ 11,351
EOI - Exec Officer I	$ 22,167	$ 25,182
EOII - Exec Officer II	$ 22,709	$ 25,794
OA - Office Assistant	$ 4,124	$ 5,767
OT - Office Technician	$ 4,825	$ 6,220
PWRCE - Principal Water Resources Control Engineer	$ 20,198	$ 22,942
PPS - Public Participation Specialist	$ 7,902	$ 9,892
SEA - Sanitary Engineering Associate	$ 8,908	$ 11,152
SET - Sanitary Engineering Technician	$ 6,137	$ 8,815
SEG - Senior Engineering Geologist	$ 15,136	$ 18,944
SRES - Senior Environmental Scientist	$ 14,364	$ 17,857
SRES - Senior Environmental Scientist (Spec)	$ 10,506	$ 13,069
SWRCE - Senior Water Resources Control Engineer	$ 15,136	$ 18,944
SSA - Staff Services Analyst	$ 5,061	$ 8,472
SUEG - Supervising Engineering Geologist	$ 16,625	$ 20,810
SUWRCE - Supervising Water Resources Control Engineer	$ 16,625	$ 20,810
WRCE - Water Resources Control Engineer	$ 8,585	$ 16,082

Intermittent Employees:

SA - Scientific Aid	$16.07/hour	$19.07/hour

Note: The State is currently in negotiations with the unions so the upper limits of these ranges may be subject to change.

Operating Expenses and Equipment [2] (both State and Regional Board offices)
Indirect Costs (Overhead + Admin = cost of doing business)

	140%
Billing Example for One Month Salary	
WRCE - Water Resources Control Engineer	
Total Direct Labor Charges [3] (per month):	$ 16,082
Contract Charges (if applicable):	$ -
Direct Labor Overhead:	$ 12,062
State Board Program Admin and Overhead:	$ 2,414
Regional Board Program Admin and Overhead:	$ 8,041
Total Cost (per month):	$ 38,600
Divided by 176 hours per month equals per hour:	$ 219

(Due to the various classifications that expend SCP resources an average of **$215.00** per hour can be used for projection purposes.)

[1] The name and classification of employees performing oversight work will be listed on invoices you receive.
[2] The examples are estimates based on recent billings. Actual charges may be higher or lower.
[3] Total Direct Labor Charges = Salary and Benefits

Attachment 3

ACKNOWLEDGMENT OF RECEIPT OF OVERSIGHT COST REIMBURSEMENT ACCOUNT LETTER

I, Christian Cerria, acting within the authority vested in me as an authorized representative of Gilbane Development Company, a corporation, acknowledge that I have received and read a copy of the attached *REIMBURSEMENT PROCESS FOR REGULATORY OVERSIGHT* and the cover letter dated November 16, 2023, concerning cost reimbursement for Regional Water Board staff costs involved with oversight of cleanup and abatement efforts at 2115 Kittredge Street, Berkeley.

I understand the reimbursement process and billing procedures as explained in the letter. Our company is willing to participate in the cost recovery program and pay all subsequent billings in accordance with the terms in your letter and its attachments, *and to the extent required by law*. I also understand that signing this form does not constitute any admission of environmental liability, but rather only an intent to pay for costs associated with oversight, *as set forth above, and to the extent required by law*. Billings for payment of oversight costs should be mailed to the following individual and address:

BILLING CONTACT Hayden Gordon

BILLING ADDRESS 7 Jackson Walkway,

Providence, RI 02903

TELEPHONE NO. (571) 212-1733

EMAIL ccerria@gilbaneco.com

RESPONSIBLE PARTY/ AUTHORIZED REPRESENTATIVE

(Signature)

Development Director

(Title)

DATE: 11/20/23

Staff: (hh)

From: Alice Hale Price
To: Hild, Helen@Waterboards
Cc: Amber Koster; Chris Alger; Cerria, Christian; Geneva Hesner; Fuerstenberg (Abramson), Amelia; Gordon, Hayden; Mark Rhoades
Subject: 2115 Kittredge - Proposed Scope of Work
Date: Thursday, December 14, 2023 8:57:49 AM
Attachments: [redacted].png
[redacted].pdf

EXTERNAL:

Helen – As discussed, we are proposing the following scope of work to address the unknowns regarding the TCE detection in in the VaporPin sample and evaluate general conditions of groundwater. The approximate depth of the slab of the lower basement level is 24 feet below current sidewalk level, however, the slab will be as thick as 10 feet deep in some locations so total excavation depths will reach 34 feet in some portions of the footprint. The project will require dewatering during construction but will not require ongoing dewatering due to the waterproofing incorporated in the design.

Proposed Scope of Work

- Advancement of three borings to a depth of approximately 5 feet below first encountered groundwater. Groundwater is expected to be encountered between approximately 10 and 20 feet bgs, depending on location within the building.
    - Collection of grab-groundwater samples from each boring using a temporary PVC casing with a 5-foot screened interval. Samples will be collected using a peristaltic or check-valve pump. Grab-groundwater samples will be submitted to a California-certified analytical laboratory for analysis for volatile organic compounds; MTBE; total petroleum hydrocarbons in the gasoline, diesel, and motor oil ranges; metals (filtered); and semi-volatile organic compounds.
    - *Depending on the depth to groundwater, the 5-ft slotted screen for the grab groundwater samples will be somewhere between 10-15 and 20-25 feet bgs. As noted above, the floor of the lower basement will be located at approximately 24 feet bgs.*
- Advancement of three borings located approximately 3 feet from the grab-groundwater borings for the construction of temporary soil vapor wells. The borings will be advanced to a depth of approximately 5 feet **above** the depth of first encountered groundwater or 5 feet total depth, whichever is greater (for example, if groundwater is encountered at a depth of 9 feet bgs, the soil vapor well boring would be advanced to 5 feet bgs). *The entirety of the vadose zone within the building footprint is expected to be excavated during the excavation; however, we have proposed these samples to provide context on the vapor intrusion potential from groundwater.* The temporary soil vapor wells will be constructed as follows:
    - Sand in a 1 foot layer with a 6-inch stainless steel probe tip installed in the center
    - Dry bentonite in a 1 foot layer
    - Hydrated bentonite installed to the surface.

  Assuming that soil-vapor well borings are advanced using direct push technology drilling methods, the soil-vapor wells will be allowed to equilibrate overnight prior to sampling (if well borings are advanced using a hand auger, the wells will be allowed to equilibrate for at least 48 hours). The soil vapor probes will be sampled in general accordance with the DTSC Advisory Active Soil Gas Investigations guidance (2015) using a helium shroud. Each sample will be analyzed for VOCs by USEPA Method TO-15 and helium by ASTM Method D1946.

Proposed boring locations are depicted on the attached figure.

Please confirm that this approach will provide the Water Board with sufficient data to support a conclusive determination regarding the need for further oversight.

Thank you again for your time,
Alice

Alice Hale Price, PE
Principal Engineer & Director of Bay Area Operations
(she/her)
1300 Clay Street, Suite 1000
Oakland, California 94612
O: 510.645.1850 ext. 57 | F: 510-380-6304 | C: 510.390.1276
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Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

ZONING ADJUSTMENTS BOARD
NOTICE OF PUBLIC HEARING

SUBJECT: **2113-15 Kittredge Street**
Use Permit #ZP2022-0144

WHEN: **Thursday, January 11, 2024.**
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»

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«Next Record»«NAME1»
«NAME2»
«ADDRESS1» «ADDRESS2»

	PROJECT: 2113-15 Kittredge Street, Use Permit #ZP2022-0144 to demolish the commercial building on a landmarked site (preserving the front façade), and construct an 18-story (203 feet, with 8-foot, 4-inch parapet), 160,734-square-foot, mixed use building with 211 dwelling units (including 22 Very Low-income Density Bonus qualifying units), and a 24,273-square-foot live theater space. **CEQA RECOMMENDATION:** Categorically exempt pursuant to Section 15331 ("Historical Resource Restoration/Rehabilitation") and Section 15332 ("Infill Development Projects") of the CEQA Guidelines.
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: **December 21, 2023**	
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.	

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Internal

NAME1
CITY OF BERKELEY
DAVID BROWER CENTER
OXFORD COMMERCIAL LLC
OXFORD PLAZA LP
REGENTS OF THE UNIVERSITY OF CALIFORNIA
DWF VI VMG ALLSTON LLC
MAGNES MUSEUM FOUNDATION
MARTIN DAVID J & MARILYN R TRS ETAL
HIRAHARA FAMILY LIMITED PARTNERSHIP
2108 ALLSTON LLC
STERLING BERKELEY ALLSTON LP
CERFAM LLC
AQUARIUS TWINS INC
WISE STANLEY & WISE ADDINGTON L JR HEIRS OF E ETAL
AMHERST VENTURES LLC
GORDON JOHN K & MITCHELL JANIS TRS & GORDON M ETAL
KOOYMAN STEVEN P & SUSAN J TRS
BERKELEY LODGE NO 270 I O O F
YOUNG JAMES C & YOUNG EDDIE JR
YOUNG JAMES C & EDDIE JR
GORDON JOHN K & MITCHELL JANIS L TRS & GORDON ETAL
H DRAKE CORPORATION
2110 KITTREDGE LLC
PELEG YORAM & BARBARA L TRS & WEIL BEN
CARLSON SUSAN TR
2176 KITTREDGE OWNER LLC
FU JIHWA & JI H TRS
HSR BERKELEY INVESTMENTS LLC
CA STUDENT LIVING BERKELEY LLC
BPR PROPERTIES BERKELEY LLC
COMMON AREA PM 6889 6 7 & 8 OWNERS ETAL
LMP SHATTUCK PROPERTY OWNER LLC
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Daughters for Social / Economic Change
Downtown Berkeley Association
McKinley-Addison-Grant Neighborhood Association
Milvia-King Alliance
Berkeley High Neighbors
University of California, Facilities Services
Urban Creeks Council
Bananas Inc.
Berkeley Central Library
Adams Broadwell Joseph & Cardoza
Public Notice Journal

Internal

NAME2	ADDRESS1
2180 MILVIA ST	BERKELEY CA
2150 ALLSTON WAY	BERKELEY CA
2220 OXFORD ST	BERKELEY CA
2220 OXFORD ST	BERKELEY CA
1111 FRANKLIN ST	OAKLAND CA
301 HOWARD ST	SAN FRANCISCO CA
P O BOX 482	BERKELEY CA
2171 SHATTUCK AVE	BERKELEY CA
PO BOX 9456	MINNEAPOLIS MN
21 LOCUST AVE	MILL VALLEY CA
444 W LAKE ST	CHICAGO IL
715 EL CAMINO REAL	SAN BRUNO CA
2115 KITTREDGE ST	BERKELEY CA
52 MAYHAN ST	OAKHILL WV
3215 MONTEREY BLVD	OAKLAND CA
2091 ROSE ST	BERKELEY CA
24692 LAS ALTURAS CT	LAGUNA HILLS CA
2288 FULTON ST	BERKELEY CA
2281 SHATTUCK AVE	BERKELEY CA
2281 SHATTUCK AVE	BERKELEY CA
2091 ROSE ST	BERKELEY CA
244 KEARNY ST	SAN FRANCISCO CA
21 LOCUST AVE	MILL VALLEY CA
155 ESMEYER DR	SAN RAFAEL CA
2138 KITTREDGE ST	BERKELEY CA
2342 SHATTUCK AVE	BERKELEY CA
1400 SHATTUCK AVE	BERKELEY CA
1849 SAWTELLE BLVD	LOS ANGELES CA
130 E RANDOLPH ST	CHICAGO IL
4290 EL CAMINO REAL	PALO ALTO CA
8739 RESEARCH DR	CHARLOTTE NC
PO BOX 130639	CARLSBAD CA
2175 KITTREDGE ST 411	BERKELEY CA
2175 KITTREDGE ST 202	BERKELEY CA
2175 KITTREDGE ST 501	BERKELEY CA
2175 KITTREDGE ST 611	BERKELEY CA
2175 KITTREDGE ST 504	BERKELEY CA
2175 KITTREDGE ST 604	BERKELEY CA
2175 KITTREDGE ST 511	BERKELEY CA
2175 KITTREDGE ST 101	BERKELEY CA
2175 KITTREDGE ST 608	BERKELEY CA
2175 KITTREDGE ST 313	BERKELEY CA
2175 KITTREDGE ST 602	BERKELEY CA
2150 ALLSTON WY 100	BERKELEY CA
2175 KITTREDGE ST 314	BERKELEY CA
2175 KITTREDGE ST 216	BERKELEY CA

Internal

2150 ALLSTON WY 440	BERKELEY CA
2175 KITTREDGE ST 203	BERKELEY CA
2150 ALLSTON WY 350	BERKELEY CA
2175 KITTREDGE ST 305	BERKELEY CA
2175 KITTREDGE ST 605	BERKELEY CA
2175 KITTREDGE ST 207	BERKELEY CA
2150 ALLSTON WY 280	BERKELEY CA
2175 KITTREDGE ST 514	BERKELEY CA
2175 KITTREDGE ST 211	BERKELEY CA
2175 KITTREDGE ST 610	BERKELEY CA
2150 ALLSTON WY 470	BERKELEY CA
2150 ALLSTON WY 210	BERKELEY CA
2175 KITTREDGE ST 418	BERKELEY CA
2150 ALLSTON WY 230	BERKELEY CA
2175 KITTREDGE ST 506	BERKELEY CA
2175 KITTREDGE ST 311	BERKELEY CA
2175 KITTREDGE ST 306	BERKELEY CA
2175 KITTREDGE ST 520	BERKELEY CA
2175 KITTREDGE ST 620	BERKELEY CA
2175 KITTREDGE ST	BERKELEY CA
2175 KITTREDGE ST 308	BERKELEY CA
2150 ALLSTON WY 270	BERKELEY CA
2175 KITTREDGE ST 415	BERKELEY CA
2175 KITTREDGE ST 510	BERKELEY CA
2175 KITTREDGE ST 508	BERKELEY CA
2150 ALLSTON WY 480	BERKELEY CA
2200 FULTON ST D	BERKELEY CA
2150 ALLSTON WY 460	BERKELEY CA
2200 OXFORD ST	BERKELEY CA
2175 KITTREDGE ST 218	BERKELEY CA
2175 KITTREDGE ST 416	BERKELEY CA
2175 KITTREDGE ST 215	BERKELEY CA
2175 KITTREDGE ST 619	BERKELEY CA
2175 KITTREDGE ST 205	BERKELEY CA
2200 FULTON ST B	BERKELEY CA
2175 KITTREDGE ST 413	BERKELEY CA
2150 ALLSTON WY 380	BERKELEY CA
2175 KITTREDGE ST 307	BERKELEY CA
2175 KITTREDGE ST 517	BERKELEY CA
2150 ALLSTON WY 400	BERKELEY CA
2175 KITTREDGE ST 309	BERKELEY CA
2240 OXFORD ST	BERKELEY CA
2175 KITTREDGE ST 512	BERKELEY CA
2175 KITTREDGE ST 606	BERKELEY CA
2150 ALLSTON WY 450	BERKELEY CA
2175 KITTREDGE ST 201	BERKELEY CA
2242 OXFORD ST	BERKELEY CA

Internal

2175 KITTREDGE ST 304	BERKELEY CA
2175 KITTREDGE ST 405	BERKELEY CA
2150 ALLSTON WY 340	BERKELEY CA
2175 KITTREDGE ST 513	BERKELEY CA
2200 FULTON ST	BERKELEY CA
2175 KITTREDGE ST 518	BERKELEY CA
2175 KITTREDGE ST 502	BERKELEY CA
2220 OXFORD ST	BERKELEY CA
2175 KITTREDGE ST 507	BERKELEY CA
2175 KITTREDGE ST 609	BERKELEY CA
2150 ALLSTON WY 390	BERKELEY CA
2175 KITTREDGE ST 319	BERKELEY CA
2150 ALLSTON WY 310	BERKELEY CA
2175 KITTREDGE ST 613	BERKELEY CA
2175 KITTREDGE ST 317	BERKELEY CA
2150 ALLSTON WY 240	BERKELEY CA
2175 KITTREDGE ST 210	BERKELEY CA
2175 KITTREDGE ST 420	BERKELEY CA
2230 OXFORD ST	BERKELEY CA
2177 KITTREDGE ST	BERKELEY CA
2175 KITTREDGE ST 402	BERKELEY CA
2175 KITTREDGE ST 214	BERKELEY CA
2175 KITTREDGE ST 303	BERKELEY CA
2150 ALLSTON WY 490	BERKELEY CA
2175 KITTREDGE ST 401	BERKELEY CA
2175 KITTREDGE ST 417	BERKELEY CA
2175 KITTREDGE ST 419	BERKELEY CA
2150 ALLSTON WY 250	BERKELEY CA
2175 KITTREDGE ST 607	BERKELEY CA
2175 KITTREDGE ST 217	BERKELEY CA
2150 ALLSTON WY	BERKELEY CA
2150 ALLSTON WY 360	BERKELEY CA
2175 KITTREDGE ST 412	BERKELEY CA
2175 KITTREDGE ST 408	BERKELEY CA
2150 ALLSTON WY 330	BERKELEY CA
2175 KITTREDGE ST 519	BERKELEY CA
2200 FULTON ST A	BERKELEY CA
2175 KITTREDGE ST 206	BERKELEY CA
2175 KITTREDGE ST 614	BERKELEY CA
2175 KITTREDGE ST 407	BERKELEY CA
2175 KITTREDGE ST 616	BERKELEY CA
2175 KITTREDGE ST 515	BERKELEY CA
2175 KITTREDGE ST 213	BERKELEY CA
2175 KITTREDGE ST 318	BERKELEY CA
2150 ALLSTON WY 300	BERKELEY CA
2175 KITTREDGE ST 505	BERKELEY CA
2175 KITTREDGE ST 312	BERKELEY CA

Internal

2175 KITTREDGE ST 301	BERKELEY CA
2175 KITTREDGE ST 414	BERKELEY CA
2175 KITTREDGE ST 409	BERKELEY CA
2150 ALLSTON WY 320	BERKELEY CA
2175 KITTREDGE ST 208	BERKELEY CA
2165 KITTREDGE ST	BERKELEY CA
2150 ALLSTON WY 410	BERKELEY CA
2175 KITTREDGE ST 615	BERKELEY CA
2175 KITTREDGE ST 403	BERKELEY CA
2200 FULTON ST C	BERKELEY CA
2175 KITTREDGE ST 516	BERKELEY CA
2150 ALLSTON WY 370	BERKELEY CA
2175 KITTREDGE ST 209	BERKELEY CA
2175 KITTREDGE ST 410	BERKELEY CA
2175 KITTREDGE ST 315	BERKELEY CA
2150 ALLSTON WY 290	BERKELEY CA
2175 KITTREDGE ST 617	BERKELEY CA
2175 KITTREDGE ST 618	BERKELEY CA
2175 KITTREDGE ST 503	BERKELEY CA
2150 ALLSTON WY 260	BERKELEY CA
2175 KITTREDGE ST 302	BERKELEY CA
2175 KITTREDGE ST 601	BERKELEY CA
2175 KITTREDGE ST 612	BERKELEY CA
2150 ALLSTON WY 430	BERKELEY CA
2175 KITTREDGE ST 406	BERKELEY CA
2175 KITTREDGE ST 509	BERKELEY CA
2175 KITTREDGE ST 603	BERKELEY CA
2175 KITTREDGE ST 102	BERKELEY CA
2175 KITTREDGE ST 316	BERKELEY CA
2175 KITTREDGE ST 212	BERKELEY CA
2175 KITTREDGE ST 404	BERKELEY CA
2175 KITTREDGE ST 310	BERKELEY CA
2175 KITTREDGE ST 204	BERKELEY CA
2299 PIEDMONT AV 342I	BERKELEY CA
2299 PIEDMONT AV 425	BERKELEY CA
2299 PIEDMONT AV 562	BERKELEY CA
2299 PIEDMONT AV ON	BERKELEY CA
2299 PIEDMONT AV 633	BERKELEY CA
2299 PIEDMONT AV 545	BERKELEY CA
2299 PIEDMONT AV 553	BERKELEY CA
2299 PIEDMONT AV 424	BERKELEY CA
2299 PIEDMONT AV 495	BERKELEY CA
2299 PIEDMONT AV 521	BERKELEY CA
2299 PIEDMONT AV 662	BERKELEY CA
2299 PIEDMONT AV 514	BERKELEY CA
2299 PIEDMONT AV 477	BERKELEY CA
2299 PIEDMONT AV 567	BERKELEY CA

Internal

2299 PIEDMONT AV 528	BERKELEY CA
2299 PIEDMONT AV 46	BERKELEY CA
2299 PIEDMONT AV 200	BERKELEY CA
2299 PIEDMONT AV 745	BERKELEY CA
2299 PIEDMONT AV 635	BERKELEY CA
2299 PIEDMONT AV 375	BERKELEY CA
2299 PIEDMONT AV 396	BERKELEY CA
2299 PIEDMONT AV 659	BERKELEY CA
2299 PIEDMONT AV 549	BERKELEY CA
2299 PIEDMONT AV 525	BERKELEY CA
2299 PIEDMONT AV 613	BERKELEY CA
2299 PIEDMONT AV 757	BERKELEY CA
2299 PIEDMONT AV 305	BERKELEY CA
2299 PIEDMONT AV 458	BERKELEY CA
2299 PIEDMONT AV 433	BERKELEY CA
2299 PIEDMONT AV 464	BERKELEY CA
2299 PIEDMONT AV 54T	BERKELEY CA
2299 PIEDMONT AV U	BERKELEY CA
2299 PIEDMONT AV 642	BERKELEY CA
2299 PIEDMONT AV 62T	BERKELEY CA
2299 PIEDMONT AV 395	BERKELEY CA
2299 PIEDMONT AV 466	BERKELEY CA
2299 PIEDMONT AV 551	BERKELEY CA
2299 PIEDMONT AV F30	BERKELEY CA
2299 PIEDMONT AV 823	BERKELEY CA
2299 PIEDMONT AV 332	BERKELEY CA
2299 PIEDMONT AV 511B	BERKELEY CA
210 STADIUM RIM RD	BERKELEY CA
2299 PIEDMONT AV M30	BERKELEY CA
2299 PIEDMONT AV G40	BERKELEY CA
2299 PIEDMONT AV 654	BERKELEY CA
2299 PIEDMONT AV 655	BERKELEY CA
2299 PIEDMONT AV 818-B	BERKELEY CA
2301 BANCROFT WY	BERKELEY CA
2242 PIEDMONT AV	BERKELEY CA
2299 PIEDMONT AV I8	BERKELEY CA
2299 PIEDMONT AV 342	BERKELEY CA
2232 PIEDMONT AV	BERKELEY CA
2299 PIEDMONT AV 552	BERKELEY CA
2299 PIEDMONT AV 838	BERKELEY CA
2299 PIEDMONT AV 502	BERKELEY CA
2299 PIEDMONT AV 623	BERKELEY CA
2299 PIEDMONT AV I	BERKELEY CA
2299 PIEDMONT AV 717	BERKELEY CA
2299 PIEDMONT AV 423	BERKELEY CA
2299 PIEDMONT AV 740	BERKELEY CA
2299 PIEDMONT AV 370B	BERKELEY CA

Internal

2299 PIEDMONT AV 442	BERKELEY CA
2299 PIEDMONT AV 439	BERKELEY CA
2299 PIEDMONT AV 30R	BERKELEY CA
2299 PIEDMONT AV G30	BERKELEY CA
2299 PIEDMONT AV 542	BERKELEY CA
2220 PIEDMONT AV	BERKELEY CA
2299 PIEDMONT AV 661	BERKELEY CA
2299 PIEDMONT AV 404	BERKELEY CA
2299 PIEDMONT AV 497	BERKELEY CA
2299 PIEDMONT AV I867	BERKELEY CA
2299 PIEDMONT AV 732	BERKELEY CA
2299 PIEDMONT AV 465	BERKELEY CA
2299 PIEDMONT AV 620	BERKELEY CA
2299 PIEDMONT AV 522	BERKELEY CA
2299 PIEDMONT AV 556	BERKELEY CA
2299 PIEDMONT AV 449	BERKELEY CA
2299 PIEDMONT AV 703	BERKELEY CA
2299 PIEDMONT AV 817	BERKELEY CA
2299 PIEDMONT AV 391	BERKELEY CA
2240 PIEDMONT AV	BERKELEY CA
2299 PIEDMONT AV 821	BERKELEY CA
2299 PIEDMONT AV 386	BERKELEY CA
2299 PIEDMONT AV 660	BERKELEY CA
2299 PIEDMONT AV 448	BERKELEY CA
2299 PIEDMONT AV I432	BERKELEY CA
2181 SHATTUCK AV	BERKELEY CA
2177 SHATTUCK AV	BERKELEY CA
2187 SHATTUCK AV	BERKELEY CA
2109 ALLSTON WY	BERKELEY CA
2185 SHATTUCK AV	BERKELEY CA
2107 ALLSTON WY	BERKELEY CA
2199 SHATTUCK AV	BERKELEY CA
2115 ALLSTON WY 3	BERKELEY CA
2115 ALLSTON WY 4	BERKELEY CA
2115 ALLSTON WY	BERKELEY CA
2115 ALLSTON WY 5	BERKELEY CA
2115 ALLSTON WY 2	BERKELEY CA
2115 ALLSTON WY 1	BERKELEY CA
2121 ALLSTON WY	BERKELEY CA
2161 ALLSTON WY 204	BERKELEY CA
2161 ALLSTON WY 304	BERKELEY CA
2161 ALLSTON WY 501	BERKELEY CA
2161 ALLSTON WY 507	BERKELEY CA
2161 ALLSTON WY 407	BERKELEY CA
2161 ALLSTON WY 512	BERKELEY CA
2161 ALLSTON WY 406	BERKELEY CA
2161 ALLSTON WY 302	BERKELEY CA

Internal

2161 ALLSTON WY A	BERKELEY CA
2161 ALLSTON WY 212	BERKELEY CA
2161 ALLSTON WY 307	BERKELEY CA
2161 ALLSTON WY 209	BERKELEY CA
2161 ALLSTON WY 412	BERKELEY CA
2161 ALLSTON WY 309	BERKELEY CA
2161 ALLSTON WY 311	BERKELEY CA
2161 ALLSTON WY 303	BERKELEY CA
2161 ALLSTON WY 511	BERKELEY CA
2161 ALLSTON WY 201	BERKELEY CA
2161 ALLSTON WY 508	BERKELEY CA
2161 ALLSTON WY 207	BERKELEY CA
2161 ALLSTON WY 414	BERKELEY CA
2161 ALLSTON WY 413	BERKELEY CA
2161 ALLSTON WY 202	BERKELEY CA
2161 ALLSTON WY 403	BERKELEY CA
2161 ALLSTON WY 313	BERKELEY CA
2161 ALLSTON WY 211	BERKELEY CA
2161 ALLSTON WY 213	BERKELEY CA
2161 ALLSTON WY 504	BERKELEY CA
2161 ALLSTON WY 514	BERKELEY CA
2161 ALLSTON WY 214	BERKELEY CA
2161 ALLSTON WY 510	BERKELEY CA
2161 ALLSTON WY 215	BERKELEY CA
2161 ALLSTON WY	BERKELEY CA
2161 ALLSTON WY 402	BERKELEY CA
2161 ALLSTON WY 312	BERKELEY CA
2161 ALLSTON WY 305	BERKELEY CA
2161 ALLSTON WY 505	BERKELEY CA
2161 ALLSTON WY 506	BERKELEY CA
2161 ALLSTON WY 515	BERKELEY CA
2161 ALLSTON WY 408	BERKELEY CA
2161 ALLSTON WY B	BERKELEY CA
2161 ALLSTON WY 301	BERKELEY CA
2161 ALLSTON WY 502	BERKELEY CA
2161 ALLSTON WY 503	BERKELEY CA
2161 ALLSTON WY 210	BERKELEY CA
2161 ALLSTON WY 509	BERKELEY CA
2161 ALLSTON WY 409	BERKELEY CA
2161 ALLSTON WY 405	BERKELEY CA
2161 ALLSTON WY C	BERKELEY CA
2161 ALLSTON WY 205	BERKELEY CA
2161 ALLSTON WY 314	BERKELEY CA
2161 ALLSTON WY 404	BERKELEY CA
2161 ALLSTON WY 310	BERKELEY CA
2161 ALLSTON WY 411	BERKELEY CA
2161 ALLSTON WY 206	BERKELEY CA

Internal

2161 ALLSTON WY D	BERKELEY CA
2161 ALLSTON WY 410	BERKELEY CA
2161 ALLSTON WY 203	BERKELEY CA
2161 ALLSTON WY 401	BERKELEY CA
2161 ALLSTON WY 308	BERKELEY CA
2161 ALLSTON WY 208	BERKELEY CA
2161 ALLSTON WY 306	BERKELEY CA
2161 ALLSTON WY 513	BERKELEY CA
2161 ALLSTON WY 415	BERKELEY CA
2161 ALLSTON WY 315	BERKELEY CA
2219 SHATTUCK AV	BERKELEY CA
2221 SHATTUCK AV	BERKELEY CA
2223 SHATTUCK AV	BERKELEY CA
2225 SHATTUCK AV	BERKELEY CA
2233 SHATTUCK AV	BERKELEY CA
2231 SHATTUCK AV 221	BERKELEY CA
2231 SHATTUCK AV 330	BERKELEY CA
2231 SHATTUCK AV 228	BERKELEY CA
2231 SHATTUCK AV 11H	BERKELEY CA
2231 SHATTUCK AV 4H	BERKELEY CA
2231 SHATTUCK AV 21H	BERKELEY CA
2231 SHATTUCK AV 2H	BERKELEY CA
2231 SHATTUCK AV 326	BERKELEY CA
2231 SHATTUCK AV 5H	BERKELEY CA
2231 SHATTUCK AV 25H	BERKELEY CA
2231 SHATTUCK AV 220	BERKELEY CA
2231 SHATTUCK AV 10H	BERKELEY CA
2231 SHATTUCK AV 233	BERKELEY CA
2231 SHATTUCK AV 24H	BERKELEY CA
2231 SHATTUCK AV 324	BERKELEY CA
2231 SHATTUCK AV 22H	BERKELEY CA
2231 SHATTUCK AV 19H	BERKELEY CA
2231 SHATTUCK AV 18H	BERKELEY CA
2231 SHATTUCK AV 28	BERKELEY CA
2231 SHATTUCK AV 230	BERKELEY CA
2231 SHATTUCK AV 331	BERKELEY CA
2231 SHATTUCK AV 226	BERKELEY CA
2231 SHATTUCK AV 328	BERKELEY CA
2231 SHATTUCK AV 224	BERKELEY CA
2231 SHATTUCK AV 232	BERKELEY CA
2231 SHATTUCK AV 3H	BERKELEY CA
2231 SHATTUCK AV 227	BERKELEY CA
2231 SHATTUCK AV 332	BERKELEY CA
2231 SHATTUCK AV 322	BERKELEY CA
2231 SHATTUCK AV 26	BERKELEY CA
2231 SHATTUCK AV 231	BERKELEY CA
2231 SHATTUCK AV 320	BERKELEY CA

Internal

2231 SHATTUCK AV 13H	BERKELEY CA
2231 SHATTUCK AV 15H	BERKELEY CA
2231 SHATTUCK AV 223	BERKELEY CA
2231 SHATTUCK AV 20H	BERKELEY CA
2231 SHATTUCK AV 27	BERKELEY CA
2231 SHATTUCK AV 225	BERKELEY CA
2231 SHATTUCK AV 12H	BERKELEY CA
2231 SHATTUCK AV 9H	BERKELEY CA
2231 SHATTUCK AV	BERKELEY CA
2231 SHATTUCK AV 234	BERKELEY CA
2231 SHATTUCK AV 23H	BERKELEY CA
2231 SHATTUCK AV 30	BERKELEY CA
2231 SHATTUCK AV 321	BERKELEY CA
2231 SHATTUCK AV 329	BERKELEY CA
2231 SHATTUCK AV 222	BERKELEY CA
2231 SHATTUCK AV 8H	BERKELEY CA
2231 SHATTUCK AV 16H	BERKELEY CA
2231 SHATTUCK AV 1H	BERKELEY CA
2231 SHATTUCK AV 229	BERKELEY CA
2231 SHATTUCK AV 327	BERKELEY CA
2231 SHATTUCK AV 334	BERKELEY CA
2231 SHATTUCK AV 323	BERKELEY CA
2231 SHATTUCK AV 333	BERKELEY CA
2231 SHATTUCK AV 6H	BERKELEY CA
2231 SHATTUCK AV 14H	BERKELEY CA
2231 SHATTUCK AV 7H	BERKELEY CA
2237 SHATTUCK AV	BERKELEY CA
2231 SHATTUCK AV 325	BERKELEY CA
2231 SHATTUCK AV 29	BERKELEY CA
2231 SHATTUCK AV 17H	BERKELEY CA
2115 KITTREDGE ST	BERKELEY CA
2113 KITTREDGE ST	BERKELEY CA
2117 KITTREDGE ST 3	BERKELEY CA
2117 KITTREDGE ST 4	BERKELEY CA
2117 KITTREDGE ST 1	BERKELEY CA
2117 KITTREDGE ST 2	BERKELEY CA
2119 KITTREDGE ST	BERKELEY CA
2117 KITTREDGE ST	BERKELEY CA
2134 ALLSTON WY	BERKELEY CA
2116 ALLSTON WY 411	BERKELEY CA
2116 ALLSTON WY 515	BERKELEY CA
2116 ALLSTON WY 509	BERKELEY CA
2116 ALLSTON WY 205	BERKELEY CA
2116 ALLSTON WY 605	BERKELEY CA
2116 ALLSTON WY 709	BERKELEY CA
2116 ALLSTON WY 312	BERKELEY CA
2116 ALLSTON WY 601	BERKELEY CA

Internal

2116 ALLSTON WY 301	BERKELEY CA
2116 ALLSTON WY 416	BERKELEY CA
2116 ALLSTON WY 311	BERKELEY CA
2116 ALLSTON WY 212	BERKELEY CA
2116 ALLSTON WY 203	BERKELEY CA
2116 ALLSTON WY 516	BERKELEY CA
2128 ALLSTON WY	BERKELEY CA
2116 ALLSTON WY 514	BERKELEY CA
2116 ALLSTON WY 513	BERKELEY CA
2116 ALLSTON WY 702	BERKELEY CA
2116 ALLSTON WY 708	BERKELEY CA
2116 ALLSTON WY 404	BERKELEY CA
2116 ALLSTON WY 615	BERKELEY CA
2116 ALLSTON WY 701	BERKELEY CA
2116 ALLSTON WY 401	BERKELEY CA
2116 ALLSTON WY 315	BERKELEY CA
2116 ALLSTON WY 614	BERKELEY CA
2116 ALLSTON WY 314	BERKELEY CA
2116 ALLSTON WY 511	BERKELEY CA
2116 ALLSTON WY 207	BERKELEY CA
2116 ALLSTON WY 506	BERKELEY CA
2116 ALLSTON WY 504	BERKELEY CA
2116 ALLSTON WY 406	BERKELEY CA
2116 ALLSTON WY 213	BERKELEY CA
2116 ALLSTON WY 613	BERKELEY CA
2116 ALLSTON WY 302	BERKELEY CA
2116 ALLSTON WY 607	BERKELEY CA
2116 ALLSTON WY 602	BERKELEY CA
2116 ALLSTON WY 704	BERKELEY CA
2116 ALLSTON WY 211	BERKELEY CA
2116 ALLSTON WY 612	BERKELEY CA
2116 ALLSTON WY 307	BERKELEY CA
2116 ALLSTON WY 414	BERKELEY CA
2116 ALLSTON WY 705	BERKELEY CA
2116 ALLSTON WY 608	BERKELEY CA
2116 ALLSTON WY 206	BERKELEY CA
2116 ALLSTON WY 313	BERKELEY CA
2116 ALLSTON WY 501	BERKELEY CA
2116 ALLSTON WY 710	BERKELEY CA
2116 ALLSTON WY 505	BERKELEY CA
2116 ALLSTON WY 604	BERKELEY CA
2116 ALLSTON WY 415	BERKELEY CA
2116 ALLSTON WY 214	BERKELEY CA
2116 ALLSTON WY 201	BERKELEY CA
2116 ALLSTON WY 209	BERKELEY CA
2116 ALLSTON WY 606	BERKELEY CA
2130 ALLSTON WY	BERKELEY CA

Internal

2116 ALLSTON WY 216	BERKELEY CA
2116 ALLSTON WY 707	BERKELEY CA
2116 ALLSTON WY 215	BERKELEY CA
2116 ALLSTON WY 210	BERKELEY CA
2116 ALLSTON WY 304	BERKELEY CA
2120 ALLSTON WY	BERKELEY CA
2126 ALLSTON WY	BERKELEY CA
2132 ALLSTON WY	BERKELEY CA
2116 ALLSTON WY 204	BERKELEY CA
2116 ALLSTON WY 512	BERKELEY CA
2116 ALLSTON WY 408	BERKELEY CA
2116 ALLSTON WY 503	BERKELEY CA
2116 ALLSTON WY 407	BERKELEY CA
2116 ALLSTON WY 403	BERKELEY CA
2116 ALLSTON WY 310	BERKELEY CA
2116 ALLSTON WY 305	BERKELEY CA
2116 ALLSTON WY 316	BERKELEY CA
2116 ALLSTON WY 508	BERKELEY CA
2116 ALLSTON WY 706	BERKELEY CA
2116 ALLSTON WY 208	BERKELEY CA
2116 ALLSTON WY 610	BERKELEY CA
2116 ALLSTON WY 502	BERKELEY CA
2124 ALLSTON WY	BERKELEY CA
2116 ALLSTON WY 405	BERKELEY CA
2116 ALLSTON WY 703	BERKELEY CA
2122 ALLSTON WY	BERKELEY CA
2116 ALLSTON WY 609	BERKELEY CA
2116 ALLSTON WY 308	BERKELEY CA
2116 ALLSTON WY 402	BERKELEY CA
2116 ALLSTON WY 507	BERKELEY CA
2116 ALLSTON WY 306	BERKELEY CA
2116 ALLSTON WY 611	BERKELEY CA
2116 ALLSTON WY 412	BERKELEY CA
2116 ALLSTON WY	BERKELEY CA
2116 ALLSTON WY 309	BERKELEY CA
2116 ALLSTON WY 409	BERKELEY CA
2116 ALLSTON WY 410	BERKELEY CA
2116 ALLSTON WY 510	BERKELEY CA
2116 ALLSTON WY 603	BERKELEY CA
2116 ALLSTON WY 616	BERKELEY CA
2116 ALLSTON WY 202	BERKELEY CA
2116 ALLSTON WY 413	BERKELEY CA
2116 ALLSTON WY 711	BERKELEY CA
2116 ALLSTON WY 303	BERKELEY CA
2205 SHATTUCK AV	BERKELEY CA
2213 SHATTUCK AV	BERKELEY CA
2201 SHATTUCK AV	BERKELEY CA

Internal

2209 SHATTUCK AV	BERKELEY CA
2108 ALLSTON WY	BERKELEY CA
2211 SHATTUCK AV	BERKELEY CA
2207 SHATTUCK AV	BERKELEY CA
2150 KITTREDGE ST	BERKELEY CA
2176 KITTREDGE ST	BERKELEY CA
2138 KITTREDGE ST 1	BERKELEY CA
2138 KITTREDGE ST 3	BERKELEY CA
2138 KITTREDGE ST 2	BERKELEY CA
2138 KITTREDGE ST	BERKELEY CA
2124 KITTREDGE ST 706	BERKELEY CA
2124 KITTREDGE ST 161	BERKELEY CA
2124 KITTREDGE ST 97	BERKELEY CA
2124 KITTREDGE ST 270	BERKELEY CA
2124 KITTREDGE ST	BERKELEY CA
2124 KITTREDGE ST 810	BERKELEY CA
2124 KITTREDGE ST 214	BERKELEY CA
2124 KITTREDGE ST 41	BERKELEY CA
2124 KITTREDGE ST 715	BERKELEY CA
2124 KITTREDGE ST 42	BERKELEY CA
2124 KITTREDGE ST C	BERKELEY CA
2124 KITTREDGE ST 124	BERKELEY CA
2124 KITTREDGE ST 754	BERKELEY CA
2124 KITTREDGE ST 31	BERKELEY CA
2124 KITTREDGE ST 198	BERKELEY CA
2124 KITTREDGE ST 55	BERKELEY CA
2124 KITTREDGE ST 26	BERKELEY CA
2124 KITTREDGE ST 837	BERKELEY CA
2124 KITTREDGE ST 805	BERKELEY CA
2124 KITTREDGE ST 18	BERKELEY CA
2124 KITTREDGE ST 780	BERKELEY CA
2124 KITTREDGE ST 89	BERKELEY CA
2124 KITTREDGE ST 257	BERKELEY CA
2124 KITTREDGE ST 260	BERKELEY CA
2124 KITTREDGE ST 811	BERKELEY CA
2124 KITTREDGE ST 726	BERKELEY CA
2124 KITTREDGE ST 39	BERKELEY CA
2124 KITTREDGE ST 5	BERKELEY CA
2124 KITTREDGE ST 778	BERKELEY CA
2124 KITTREDGE ST 46	BERKELEY CA
2124 KITTREDGE ST 100	BERKELEY CA
2124 KITTREDGE ST 121	BERKELEY CA
2124 KITTREDGE ST 69	BERKELEY CA
2124 KITTREDGE ST 1	BERKELEY CA
2124 KITTREDGE ST 7	BERKELEY CA
2124 KITTREDGE ST 33	BERKELEY CA
2124 KITTREDGE ST 142	BERKELEY CA

Internal

2124 KITTREDGE ST 814	BERKELEY CA
2124 KITTREDGE ST 107	BERKELEY CA
2124 KITTREDGE ST 20	BERKELEY CA
2124 KITTREDGE ST 156	BERKELEY CA
2124 KITTREDGE ST 804	BERKELEY CA
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2110 KITTREDGE ST 205	BERKELEY CA
2259 SHATTUCK AV	BERKELEY CA
2263 SHATTUCK AV	BERKELEY CA
2110 KITTREDGE ST 204	BERKELEY CA
2110 KITTREDGE ST 106	BERKELEY CA
2110 KITTREDGE ST 210	BERKELEY CA
2110 KITTREDGE ST 103	BERKELEY CA
2110 KITTREDGE ST 212	BERKELEY CA
2261 SHATTUCK AV	BERKELEY CA
2255 SHATTUCK AV	BERKELEY CA
2110 KITTREDGE ST 110	BERKELEY CA
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2110 KITTREDGE ST 101	BERKELEY CA
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2110 KITTREDGE ST 202	BERKELEY CA
2110 KITTREDGE ST 105	BERKELEY CA
2257 SHATTUCK AV	BERKELEY CA

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2285 SHATTUCK AV	BERKELEY CA
2105 BANCROFT WY	BERKELEY CA
2109 BANCROFT WY	BERKELEY CA
2295 SHATTUCK AV	BERKELEY CA
2113 BANCROFT WY	BERKELEY CA
2284 FULTON ST	BERKELEY CA
2280 FULTON ST	BERKELEY CA
2288 FULTON ST	BERKELEY CA
2282 FULTON ST	BERKELEY CA
2090 KITTREDGE ST	BERKELEY CA
2270 SHATTUCK AV	BERKELEY CA
2270 SHATTUCK AV B	BERKELEY CA
2272 SHATTUCK AV	BERKELEY CA
2222 SHATTUCK AV	BERKELEY CA
2086 ALLSTON WY 222	BERKELEY CA
2211 HAROLD WY	BERKELEY CA
2220 SHATTUCK AV	BERKELEY CA
2060 ALLSTON WY A	BERKELEY CA
2060 ALLSTON WY B	BERKELEY CA
2200 SHATTUCK AV	BERKELEY CA
2065 KITTREDGE ST F	BERKELEY CA
2065 KITTREDGE ST E	BERKELEY CA
2236 SHATTUCK AV	BERKELEY CA
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2065 KITTREDGE ST	BERKELEY CA
2060 ALLSTON WY C	BERKELEY CA
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2070 ALLSTON WY	BERKELEY CA
2065 KITTREDGE ST D	BERKELEY CA
2064 ALLSTON WY	BERKELEY CA
2228 SHATTUCK AV	BERKELEY CA
2210 SHATTUCK AV	BERKELEY CA
2066 ALLSTON WY	BERKELEY CA
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2074 ALLSTON WY	BERKELEY CA
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2216 SHATTUCK AV	BERKELEY CA
2202 SHATTUCK AV	BERKELEY CA
2086 ALLSTON WY 201	BERKELEY CA

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2230 SHATTUCK AV	BERKELEY CA
2226 SHATTUCK AV	BERKELEY CA
2072 ALLSTON WY	BERKELEY CA
2061 ALLSTON WY	BERKELEY CA
2052 CENTER ST	BERKELEY CA
2190 SHATTUCK AV	BERKELEY CA
2075 ALLSTON WY	BERKELEY CA
PO BOX 2203	BERKELEY CA
2230 SHATTUCK AVE SUITE C	BERKELEY CA
1806 ALLSTON WAY	BERKELEY CA
1731 MILVIA ST	BERKELEY CA
1908 CHANNING WAY	BERKELEY CA
A&E Building, Room 300 University of California Berkeley	BERKELEY CA
861 REGAL RD	BERKELEY CA
5232 CLAREMONT AVE	OAKLAND CA
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601 GATEWAY BLVD. Su 1000	SOUTH SAN FRANCISC(
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2023-12-31-Planning-Commission

Received
JAN 0 2 2024
Land Use Planning

AMHERST VENTURES, LLC

2231 SHATTUCH, BERKELEY, CALIFORNIA 94704

December 31, 2023

Robert Jeon, Owner
Chadd Everone, Manager
510-486-1314

Land Use Division
Attention: ZAB Secretary
1947 Center Street,
Second Floor
Berkeley California 94704
zab@berkeleyca.gov

Regarding "Project 2113-15 Kittredge St Permit #ZP2022-01-0144" and a Hearing of Thursday, January 11, 2024 at 7:00 p.m. Berkeley Unified School District Board; Room 1231 Addison Street, Bekeley

Robert Jeon (as Amherst Ventures LLC) has owned the Amherst building, which is adjacent to the above project, since 1985. We have the following questions about this project.

The project will be an 18 storey building said to be a forerunner of much larger buildings in the area. The down-town already seems over built with such new buildings. Has the City done an economic feasibility study of such developments and if so is that available and where? What about stress of resources such as water (will eventually be is short supply), electricity, and commercials services. Also, we are informed that these types of developments will have units "subdivided" to house 4 tenants with a shared kitchen and toilet and yield an income of about $5,000+ per month. Is that the case of this building and would not such density be inhumane and be taking advantage of lower income people which includes students?

Has a study been done to assess the collateral damage to our adjacent property.?

Of particular concern is that we have an on-going dispute with the owners of the new building about the right-of-access to the alley on the Western side of the new building. For the Amherst, that serves as a fire exit, location of utilities, and the removal of trash and was used by the theater as a fire exit. That alley has been a shared right-of-way between the Amherst and the theater

since the construction of the theater in 1914. How can this dispute be resolved without litigation?
Is there an impact study on the toxic substances from the old theater during the construction of the new building? What about damage to surrounding buildings and the stress on utilities in general caused by the new development.

Please give a schedule of planned events related to the development.

Thank you,

Chadd Everone

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A PROFESSIONAL CORPORATION
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RACHAEL E. KOSS
AIDAN P. MARSHALL
TARA C. RENGIFO

Of Counsel
MARC D. JOSEPH
DANIEL L. CARDOZO

January 11, 2024

Via Email and US Mail
Zoning Adjustments Board
Chairperson Yes Duffy
Vice Chairperson Kimberly Gaffney
Members: Igor Tregub; Michael Thompson; Cecilia Lunaparra
Shoshana O'Keefe; Charles Kahn
Alyssa Please; Debra Sanderson
Zoning Adjustments Board Secretary
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704
Email: zab@berkeleyca.gov

Via Email Only
Sharon Gong
Email: sgong@cityofberkeley.info

Re: Agenda Item No. 4: 2113-15 Kittredge Street Project (Use Permit #ZP2022-0144)

Dear Zoning Adjustments Board Chairperson Duffy, Vice Chairperson Gaffney, Board Members, Ms. Gong:

We are writing on behalf of East Bay Residents for Responsible Development ("East Bay Residents" or "EBRRD") regarding Agenda Item No. 4, the 2113-15 Kittredge Street Project (Use Permit #ZP2022-0144; APN057-2030-009) ("Project") proposed by Christian Cerria and 2115 Kittredge Street LLC (collectively "Applicant").[1] The Applicant is requesting Use Permits from the City of Berkeley ("City") to demolish the commercial building on a landmarked site (preserving the front façade), and construct an 18-story (203 feet, with 8-foot, 4-inch parapet), 160,734-square-foot, mixed-use building with 211 dwelling units (including 22 Very Low-Income Density Bonus qualifying units), and a 24,273-square-foot live theater

[1] City of Berkeley, Zoning Adjustments Board, Staff Report for Board Action (January 11, 2024) (Item #4 ZAB 2024-01-11) 2113-15 Kittredge Street Use Permit #ZP2022-0144. Available at https://berkeleyca.gov/sites/default/files/documents/2024-01-11_ZAB_Item%204_2113-15%20Kittredge_Staff%20Report%20and%20Attachments.pdf ("Staff Report").

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space with 355 seats, a full stage and backstage, fly area, and practice support spaces. The project site is located on the north side of Kittredge Street, within the Downtown Mixed-Use District (C-DMU), Core Sub-Area, as identified in the City's Downtown Area Plan ("DAP").

East Bay Residents urges the Zoning Adjustments Board ("ZAB") to continue tonight's hearing and remand the Project to staff due to the City's failure to comply with the California Environmental Quality Act ("CEQA") and the Project's failure to demonstrate consistency with General Plan and DAP workforce standards. The Project proposes to convert a commercial building to a residential, mixed-use development. The staff report recommends that the Project be found categorically exempt from CEQA pursuant to Section 15332 ("Infill Development Projects") and Section 15331 ("Historical Resource Restoration/Rehabilitation") of the CEQA Guidelines. This recommendation is unsupported by the record and should not be adopted.

First, a CEQA exemption is inapplicable to the Project because there is substantial evidence in the record demonstrating that the Project has potentially significant impacts from hazardous materials and on historical resources which require mitigation. Mitigated categorical exemptions are prohibited by CEQA.[2] "If a project may have a significant effect on the environment, CEQA review must occur and only then are mitigation measures relevant… Mitigation measures may support a negative declaration but not a categorical exemption."[3]

With regard to hazards, there is substantial evidence demonstrating that the Project site has potentially significant impacts from soil contamination that exceed health-based residential environmental screening levels ("ESL") and hazardous waste screening criteria.[4] The Staff Report and soil investigations conclude that mitigation is required to clean the contamination to safe levels before the Project can proceed and staff have included the mitigation as a condition of approval.[5]

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[2] *Salmon Pro. & Watershed Network v. County of Marin* (*"SPAWN")* (2004) 125 Cal.App.4th at 1102; *Azusa Land Recl. Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal. App.4th 1165, 1198-1201.

[3] Salmon Protection & Watershed Network v. County of Marin (2004) 125 Cal.App.4th 1098, 1102 ("SPAWN").

[4] Staff Report, p. 9; Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California (November 8, 2022), p. 6 of 9. Available at: https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/5291501700/2023-03_ltr-rpt-PhII%20Investigation-0424-002-001-Final.pdf.

[5] *Id.*

With regard to historical resources, the Project may result in a substantial adverse change in the significance of the historic resource of the California Theatre, rendering an exemption inapplicable.[6] Moreover, the measures required by the Landmarks Preservation Commission "that ensure restoration and rehabilitation of the retained portion of the historic structure, as well as documentation and salvage of the property in its current form" constitute mitigation measures under CEQA.[7]

Second, the City lacks substantial evidence to conclude that the Project would not result in significant effects relating to traffic, noise, air quality, or water quality, or that the Project complies with the General Plan.[8] These are prerequisites for a CEQA exemption and facial requirements for the Class 32 exemption.[9]

With regard to water quality, the City lacks substantial evidence to conclude that the Project will not have significant effects because the site is under active investigation by the San Francisco Bay Regional Water Quality Control Board ("Water Board"), which concluded in November 2023 that "[b]ased on the available data, ***it is unclear if the contamination threatens to adversely affect the beneficial uses of groundwater and/or human health***."[10] There is no evidence in the record demonstrating that either the Water Board or the City have provided evidence resolving the uncertainty identified by the Water Board that water quality and public health impacts may be significant. Rather, the Phase II soil investigation concluded that "soil remediation may be required during grading,"[11] demonstrating that there may be significant water quality and public health impacts which requires mitigation.

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[6] 14 CCR § 14300.2(f) ("[a] categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.").
[7] City of Berkeley Landmarks Preservation Commission Staff Report, 2113 Kittredge Street – California Theater (Oct. 5, 2023), p. 8 of 10. Available at: https://berkeleyca.gov/sites/default/files/documents/2023-10-05_LPC_Item%207_2113-2115%20Kittredge_Combined%20Staff%20Report%20and%20Attachments_2.pdf
[8] *Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, 269 (lead agency must provide "substantial evidence to support [their] finding that the Project will not have a significant effect").
[9] 14 Cal. Code Regs. ("CCR") § 15332(a), (d).
[10] San Francisco Bay Regional Water Quality Control Board, Site Cleanup Program (SCP) Recovery of Oversight Costs at the Former California Theatre, 2115 Kittredge Street, Berkeley, Alameda County (November 16, 2023). Available at: https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/9991040885/2023-11-30_CRA%202115%20Kittredge_Executed.pdf (emphasis added).
[11] Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California (November 8, 2022), p. 6-7 of 9. Available at: https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/5291501700/2023-03_ltr-rpt-PhII%20Investigation-0424-002-001-Final.pdf.

The City also lacks substantial to conclude that the Project will not have significant effects on air quality and public health from the Project's air emissions. The City did not disclose the Project's greenhouse gas ("GHG") emissions and has not prepared a health risk analysis to determine the extent of air contaminants released during Project construction and operation that may impact human health. Absent this evidence, staff's determination that air quality impacts are less than significant to support a Categorical Exemption is not supported by substantial evidence in the record.

Finally, the Project has not demonstrated consistency with General Plan and DAP policies to promote the welfare of local workers and sustainable economic development.

The ZAB should remand the Project to prepare a legally adequate environmental impact report ("EIR") to adequately analyze and mitigate the Project's potentially significant environmental impacts before the Project can lawfully be approved.

I. STATEMENT OF INTEREST

East Bay Residents for Responsible Development is an unincorporated association of individuals and labor organizations that may be adversely affected by the potential impacts associated with Project development. The association includes labor organizations UA Plumbers and Pipefitters Local 342, International Brotherhood of Electrical Workers Local 595, Sheet Metal Workers Local 104, Sprinkler Fitters Local 483, and their members and their families who live and/or work in the City of Berkeley and Alameda County.

The individual members of EBRRD live, work, and raise their families in the City of Berkeley and Alameda County. They would be directly affected by the Project's impacts. Individual members may also work on the Project itself. They will therefore be first in line to be exposed to any health and safety hazards that may exist on the Project site.

The organizational members of EBRRD also have an interest in enforcing the City's planning and zoning laws and the State's environmental laws that encourage sustainable development and ensure a safe working environment for its members. Environmentally detrimental projects can jeopardize future jobs by making it more difficult and more expensive for business and industry to expand in the region, and by making it less desirable for businesses to locate and people to live there. Indeed, continued degradation can, and has, caused restrictions on growth that reduce

future employment opportunities. Finally, EBRRD's members are concerned about projects that present environmental and land use impacts without providing countervailing economic and community benefits.

II. THE PROJECT IS NOT EXEMPT FROM CEQA BECAUSE THERE IS SUBSTANTIAL EVIDENCE OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH REQUIRE MITIGATION

To rely on a categorical exemption, the City must determine, based on substantial evidence, that approval of the Project would not result in any significant effects on the environment.[12] Exemptions must be narrowly construed and are not to be expanded beyond the scope of their plain language.[13] An agency may not rely on a categorical exemption if mitigation measures would be necessary to reduce potentially significant effects to less than significant levels.[14] "'An agency should decide whether a project is eligible for a categorical exemption *as part of its preliminary review of the project'* without reference to or reliance upon any proposed mitigation measures."[15] If an activity may have a significant effect on the environment, the activity is not exempt from CEQA, CEQA review must occur, and only then are mitigation measures relevant.[16]

A. The Project's Soil Contamination Results in Significant Hazardous Materials and Public Health Impacts Requiring Mitigation

There is substantial evidence demonstrating that the Project has potentially significant impacts from soil contamination that exceed health-based residential ESLs and hazardous waste screening criteria.[17]

The Phase II Subsurface Investigation conducted for the Project identified a number of hazardous contaminants impacts onsite demonstrating a potentially significant environmental impact with respect to public health. **Lead was**

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[12] Pub. Res. Code §§ 21080(b)(9); 21084(a); *Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, 269 (lead agency must provide "substantial evidence to support [their] finding that the Project will not have a significant effect.")
[13] *Castaic Lake Water Agency v. City of Santa Clarita* (1995) 41 Cal.App.4th 1257.
[14] *SPAWN,* 125 Cal.App.4th at 1102; *Azusa Land Recl. Co.,* 52 Cal. App.4th at 1198-1201.
[15] *Id.* at 1106 (internal citations omitted) (emphasis added).
[16] *SPAWN,* 125 Cal.App.4th at 1107.
[17] Staff Report, p. 9; Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California (November 8, 2022), p. 6 of 9. Available at:
https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/5291501700/2023-03_ltr-rpt-PhII%20Investigation-0424-002-001-Final.pdf.

detected in soil samples, and the concentration in one of the soil samples exceeded the residential ESL and hazardous waste screening criteria.[18] Additionally, several volatile organic compounds ("VOCs") were detected in each of the soil-vapor samples at concentrations above laboratory reporting limits.[19] **Benzene and bromodichloromethane were detected at concentrations exceeding the residential ESLs**, but below the commercial/industrial ESLs.[20] Chloroform was detected at a concentration above the conservative commercial/industrial ESL.[21]

Residential ESLs are health-protective screening thresholds for subsurface contaminants at project sites intended for residential use. As the Water Board explains:

> Residential Land Use should be used to evaluate sites for unrestricted future land-use. This includes sites to be used for residential developments, hospitals, day care centers and other sensitive purposes (DTSC 2002). ESLs listed under this category incorporate assumptions regarding long-term, frequent exposure of children and adults in a residential setting.[22]

If contamination exceeds a residential ESL for a proposed residential project, it constitutes a significant impact requiring disclosure and mitigation in a CEQA document.[23] The Project's exceedances of residential ESLs constitute a significant environmental impact which require remediation, mitigation, and analysis in an EIR before the Project can be approved. The City cannot rely on a CEQA exemption.

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[18] Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California (November 8, 2022), p. 6 of 9. Available at: https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/5291501700/2023-03_ltr-rpt-PhII%20Investigation-0424-002-001-Final.pdf.

[19] *Id.*

[20] *Id.*

[21] *Id.*

[22] San Francisco Bay Regional Water Quality Control Board, *User's Guide: Derivation and Application of Environmental Screening Levels (ESLs)* (2019), p. 2-12. available at https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwjs3eyyxNaDAxXoMEQIHa6PCA0QFnoECDgQAQ&url=https%3A%2F%2Fcanvas.eee.uci.edu%2Fcourses%2F35369%2Ffiles%2F14524449%2Fdownload%3Fdownload_frd%3D1&usg=AOvVaw2yRfXhcKKP99AYVFLz6NlC&opi=89978449 (last visited 1/11/24).

[23] *Comtys. for a Better Env't v. Cal. Resources Agency* (2002) 103 Cal.App.4th 98, 110-111 (when impact exceeds significance threshold, agency must disclose in EIR that impact is significant); *Schenck v. County of Sonoma* (2011) 198 Cal.App.4th 949, 960; *CBE v. SCAQMD*, 48 Cal.4th at 327 (impact is significant because exceeds "established significance threshold for NOx … constitute[ing] substantial evidence supporting a fair argument for a significant adverse impact").

1. <u>The Need for Mitigation of the Site's Soil Contamination Impacts Does Not Support a CEQA Exemption</u>

The City has acknowledged that the site's soil contamination impact is significant and has included mitigation in the Project's conditions of approval which require site cleanup.[24] The City is therefore precluded from relying on a categorical exemption under *SPAWN*.

The Phase II Subsurface Investigation concluded that "soil remediation may be required during grading."[25] The Conditions of Approval in the Staff Report provide that preparation of a Soil and Groundwater Management Plan is required, but the full remediation plan has not been provided for public review.[26] The site's exceedances of residential ESLs must be remediated to levels that are below residential ESLs before the Project can be approved. The Soil and Groundwater Management Plan will therefore include remediation that constitutes mitigation under CEQA.

A "mitigation measure" is a measure designed to minimize a project's significant environmental impacts.[27] CEQA defines mitigation to include:

(a) Avoiding the impact altogether by not taking a certain action or parts of an action.
(b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
(c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
(d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
(e) Compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements.[28]

[24] Staff Report, p. 9.
[25] *Id.* at 7 of 9.
[26] Staff Report, p. 12 of 28.
[27] Pub. Res. Code § 21002.1(a).
[28] 14 CCR § 15370.

Here, the City seeks to rely on standard conditions of approval which it asserts are "requirements of the project and not mitigation."[29] While a citywide requirement to prepare a soil management plan for all projects may be standard, the requirement to implement site-specific measures to reduce a significant contamination impact at a particular project site, as here, is mitigation unique to the project. Under CEQA, the additional remediation of soil contamination in the SGMP would constitute mitigation measures to "rectify[] the impact by…restoring the impacted environment."[30]

Agencies are prohibited from relying on mitigated categorical exemptions.[31] The Court in *Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster*, held that the CEQA Guidelines does not authorize consideration of mitigation measures in connection with a categorical exemption, and held that if mitigation measures are needed to avoid potentially significant impacts, then at a minimum a mitigated negative declaration must be prepared.[32] The court in *SPAWN* similarly held that if there is a reasonable possibility of a significant effect on the environment, then the project must be reviewed under CEQA and mitigation measures may be considered only as part of that CEQA review.[33]

The City's reliance on the standard condition of approval is dissimilar to the *Walters v. City of Redondo Beach* case where the court held that a condition of approval requiring compliance with local noise standards was not a mitigation measure defeating the use of a categorical exemption, when the city found the project would meet those standards and imposed conditions of approval to ensure that it would do so.[34] Here, the standard condition of approval requires the Applicant to conduct additional environmental review in a Soil and Groundwater Management Plan and to potentially conduct additional remediation to mitigate the Project's existing soil contamination. The City cannot escape CEQA review by relying on conditions of approval to conduct its environmental review.

Moreover, the court in *Berkeley Hillside* clarified that "a finding of environmental impacts must be based on the proposed project as actually

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[29] City of Berkeley, Standard Conditions of Approval, Ordinance No. 12899 C.M.S, (2020) p. 2. Available at: https://cao-94612.s3.amazonaws.com/documents/Standard-Conditions-of-Approval-December-2020.pdf.
[30] 14 CCR § 15370.
[31] *Salmon Protection & Watershed Network v. County of Marin* (2004) 125 CA4th 1098, 1102.
[32] (1997) 52 CA4th 1165, 1200.
[33] 125 CA4th at 1102.
[34] (2016) 1 CA5th 809.

approved."[35] The SGMP may find additional environmental impacts and require additional remediation. Therefore, the Staff Report's conclusions as to environmental impacts are not based on the proposed Project as approved, but are based on future environmental review and remediation under a Soil and Groundwater Management Plan. Future remediation, mitigation, and environmental review cannot be the basis to support a categorical exemption.

The remediation associated with the SGMP to reduce contamination to levels that do not exceed residential ESLs constitutes mitigation measure, thus precluding reliance on a categorical exemption for Project approval. An EIR must be prepared which includes the analysis of the SGMP, to adequately characterize, analyze, and mitigate the Project's potentially significant hazardous contamination impacts.

B. The Project May Result in Potentially Significant Historic Resources Impacts Which Require Mitigation

The CEQA Guidelines provides that "[a] categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."[36] Here, the Project may result in a substantial adverse change in the significance of the historic resource of the California Theatre, so an exemption is inapplicable. Moreover, the measures required by the Landmarks Preservation Commission for the Project "that ensure restoration and rehabilitation of the retained portion of the historic structure, as well as documentation and salvage of the property in its current form" constitute mitigation measures under CEQA.[37] "If a project may have a significant effect on the environment, CEQA review must occur and only then are mitigation measures relevant… Mitigation measures may support a negative declaration but not a categorical exemption."[38] Here, the City is improperly relying on mitigation measures to support approval of the Project under a categorical exemption, in violation of CEQA.

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[35] *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1105.
[36] 14 CCR § 14300.2(f).
[37] City of Berkeley Landmarks Preservation Commission Staff Report, 2113 Kittredge Street – California Theater (Oct. 5, 2023), p. 8 of 10. Available at: https://berkeleyca.gov/sites/default/files/documents/2023-10-05_LPC_Item%207_2113-2115%20Kittredge_Combined%20Staff%20Report%20and%20Attachments_2.pdf
[38] Salmon Protection & Watershed Network v. County of Marin (2004) 125 Cal.App.4th 1098, 1102 ("SPAWN").

III. THE CITY LACKS SUBSTANTIAL EVIDENCE TO SUPPORT A CEQA EXEMPTION

If an activity may have a significant effect on the environment, the activity is not categorically exempt from CEQA.[39] A lead agency must provide "substantial evidence to support [their] finding that the Project will not have a significant effect."[40] The City failed to meet that standard here, because there are several impact areas in which the record contains no evidence to support the City's reliance on the proposed Class 31 or Class 32 exemptions.

Additionally, the Project fails to meet the facial requirements for a Class 32 exemption. CEQA Guidelines Section 15332 provides an exemption from CEQA for "benign infill projects that are consistent with the General Plan and Zoning requirements" of a municipality and that satisfy the following criteria:[41]

(a) 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.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

The Project fails to meet the requirements of Section 15332(a) and (d) because the record lacks substantial evidence that the Project will not result in significant effects to water quality, public health, and air quality. The Project may also result in inconsistencies with the General Plan. For these reasons, the Project fails to qualify for the Infill Exemption.

[39] *SPAWN,* 125 Cal.App.4th at 1107.
[40] *Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, 269.
[41] 14 CCR § 15332.

A. The City Lacks Substantial Evidence to Conclude that the Project Will Not Have Significant Effects on Water Quality

The Project site is listed on the State Water Resources Control Board's Geotracker database as "Pending Review as of 10/20/2023" as the Former California Theatre (Global ID: T10000021433).[42] On November 16, 2023, following the Phase II Subsurface Investigation, the San Francisco Bay Regional Water Quality Control Board advised the Applicant that "[b]ased on the available data, it is unclear if the contamination threatens to adversely affect the beneficial uses of groundwater and/or human health. These beneficial uses include municipal supply, agricultural supply, and industrial service and process supply."[43] Absent additional review and remediation, the City lacks substantial evidence that water quality impacts are less than significant to allow for approval of the Project under an Infill Exemption.

B. The City Lacks Substantial Evidence to Conclude the Project Will Not Have Significant Effects on Air Quality and Public Health

An exemption is improper, where, as here, the Project may result in significant air quality impacts.[44] The Staff Report for the Project does not contain a quantified health risk analysis ("HRA" or "health risk assessment") to evaluate the Project's potentially significant air quality and public health impacts from construction and operation. Absent a health risk assessment, the record does not contain substantial evidence that toxic air contaminants from construction and operation will be reduced to less than significant levels.

The Staff Report provides that the Applicant is required to 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."[45] However, this HRA has not yet been prepared, and

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[42] State Water Resources Control Board Geotracker, Former California Theatre (T10000021433). Available at: https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000021433.
[43] San Francisco Bay Regional Water Quality Control Board, Site Cleanup Program (SCP) Recovery of Oversight Costs at the Former California Theatre, 2115 Kittredge Street, Berkeley, Alameda County (November 16, 2023). Available at: https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/9991040885/2023-11-30_CRA%202115%20Kittredge_Executed.pdf
[44] 14 CCR § 15332(d).
[45] Staff Report, Conditions & Findings, p. 17 of 28.

is not included in the record before the ZAB. Therefore, the City lacks substantial evidence to support a finding that the Project's air quality and health impacts from toxic air contaminants will be less than significant.

The Staff Report fails to adequately analyze the Project's air quality and health risk impacts. The Project may result in significant air quality and health risk impacts which may be only discovered after approval under the exemption. The Project should be remanded to Staff to prepare a legally adequate environmental impact report, including a health risk assessment to analyze the Project's potentially significant air quality and public health impacts before the Project can lawfully be approved.

Condition 40 requires the following measures:

> 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. Consistent with the assumptions included in the Air Quality Assessment prepared by ESA on November 2023 (Refer to Appendix X), all off road equipment shall be equipped with Tier 4 engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.
> In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:
> • An equipment inventory summarizing the type of off-road equipment required for each phase of construction consistent with equipment list included in the Air Quality Assessment, 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.

> • 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]

As discussed above, the fact that a Standard Condition of Approval requires analysis of impacts does not demonstrate that a project has no significant effects. The results of the HRA will demonstrate whether or not there is a significant health risk posed by the Project's air emissions, information required by CEQA.[47] And if those effects are significant prior to mitigation, a CEQA exemption will be inapplicable.

The City cannot rely on a categorical exemption absent substantial evidence concluding that air quality and public health impacts are less than significant without supporting evidence. The City must prepare an EIR to adequately analyze and mitigate the Project's potentially significant environmental impacts with respect to air quality and public health.

C. The City Lacks Substantial Evidence to Conclude that the Project Will Not Have Significant Effects from Greenhouse Gas Emissions

The City lacks substantial evidence to support a determination that greenhouse gas ("GHG") emissions impacts are less than significant so as to support a categorical exemption. CEQA requires that in order to qualify for a categorical exemption, the City must demonstrate, based on substantial evidence, that there are no "significant effects" of the Project on the environment.[48] Here, the City has not demonstrated that GHG emissions impacts are less than significant. Therefore, the City lacks substantial evidence to support reliance on the proposed exemptions.

The Staff Report includes analysis of the Project's GHG impacts for construction only, and includes no relevant analysis regarding operational GHG impacts.[49] Moreover, the claim by the Landmarks Preservation Commission that the Project will be "powered sustainably" is not supported by substantial evidence, nor is the Landmarks Preservation Commission, the City's historical resource

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[46] Staff Report, Conditions & Findings, p. 17 of 28.
[47] *Sierra Club v County of Fresno* (2018) 6 Cal.5th 502, 518–522 (CEQA requires an analysis of human health impacts).
[48] *Banker's Hill,* 139 Cal.App.4th at 269.
[49] Staff Report, Air Quality Assessment, Appendix A, p. 6 of 45.

committee, an expert in analyzing GHG emissions.[50] The record contains no study quantifying GHG impacts, no evidence that the source of energy for the Project is "sustainably" sourced, and does not demonstrate that, if so, it would reduce the Project's GHG impacts to less than significant levels in order to rely on a CEQA exemption.

The City must remand the Project to Staff to prepare a legally adequate EIR to adequately analyze and mitigate the Project's potentially significant environmental impacts with respect to GHG emissions.

IV. THE PROJECT MAY RESULT IN NONCONFORMANCE WITH THE GENERAL PLAN AND ZONING

The Project has not demonstrated conformance with General Plan workforce policies. Housing development projects in the City must implement the goals and policies of the General Plan, including Policy ED-4, which includes the following:

> 1) Ensure that Berkeley has an adequate supply of decent housing, living wage jobs, and businesses providing basic goods and services.
> 2) New housing will be developed to expand housing opportunities in Berkeley to meet the needs of all income groups.[51]

General Plan Economic Development and Employment ("ED") Policy ED-1 (Employment and Training) provides that it is the Policy of the City to "**Increase the number of jobs that go to Berkeley citizens by coordinating economic development efforts with employment placement** through the following actions:

> **A. Work with job training programs and encourage training for life skills, job readiness, and specific target industries**, including industrial companies in West Berkeley.
> **B. Provide labor market information from data sources and industry sectors to local educational institutions and training agencies for adults and youths**.

[50] Berkeley Landmarks Preservation Commission, Agenda, (Oct. 5, 2023). Available at: https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/2023-10-05_LPC_Agenda_Linked_0.pdf.
[51] Berkeley General Plan (April 23, 2002), p. I-1.

C. Coordinate City employment and job training programs with the University of California, Vista College, and other local educational institutions.
D. Encourage the University to hire Berkeley residents.
E. Encourage the Berkeley Unified School District to provide education and job skills appropriate to jobs in Berkeley and the region.
F. Create a collaborative process among the City, employers, and local disability/minority organizations to provide access to economic and artistic opportunities and development services for all people through education, technical assistance, and economic incentives.
G. Develop and implement employment programs to assist citizens with temporary and permanent employment.
H. Establish agreements with major employers to provide job training for Berkeley youth similar to the Bayer biotech agreements.
I. Strengthen and improve the administration and performance of the First Source Program, and establish better links between the First Source Program and the Office of Economic Development.
J. Consider development of an ordinance that requires that a percentage of Berkeley residents be hired for publicly funded construction jobs.[52]

General Plan ED Element Objectives provides the following City development objectives:

1. Provide a variety of jobs with varied skill levels for <u>residents</u> of Berkeley.
2. Promote community and neighborhood values.
3. Support businesses that are independent, locally owned, and neighborhood-serving.
4. Encourage environmentally sustainable business.
5. Promote revitalization in neighborhoods and communities that have historically higher-than-average rates of unemployment.
6. Promote a strong industrial base as a vital foundation of a stable economy.
7. Increase social and economic equity in land use decisions.
8. Support culture and the arts in Berkeley.
9. Promote general retail businesses and a variety of cultural, recreational, entertainment, and public sector activities in the Downtown to ensure that

[52] Berkeley General Plan Economic Development and Employment Element, Policy ED-1, p. ED-5 (emphasis added).

> the Downtown will remain a vital, attractive, and unifying center for the city.[53]

Policy ED-12 (Promoting Berkeley) requires the City to" promote Berkeley as a location for appropriate business, visitor, and conference destination through specific actions, including "[d]evelop, maintain, and distribute economic and demographic information pertaining to the Berkeley economy.[54]

Insofar as the Project does not include any commitment to provide construction jobs to local Berkeley or East Bay residents and does not contribute to any apprenticeship or other construction job training programs for the majority of the trades, or healthcare expenditures, the Project fails to comply with these General Plan policies. As proposed, the Project is not required to use apprentices or provide healthcare benefits to its construction workers,[55] and the Applicant has not agreed to use a skilled local construction workforce to construct the Project. The Project may therefore be built with low-wage, out-of-area[56] workers who lack the livable wages, health benefits, stability, and basic standard of living that Berkeley has committed to ensuring for all of its workers on all housing developments constructed in the City. If so, the Project would be detrimental to the health, safety, peace, morals, comfort, and general welfare of the City and its residents, especially its local construction workforce, and may fail to comply with General Plan workforce policies.

By contrast, providing a local skilled and trained workforce, including apprenticeship commitments and providing healthcare expenditures for

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[53] Berkeley General Plan Economic Development and Employment Element, Element Objectives, p. ED-5 (emphasis added).
[54] *Id.* at Policy ED-12(C), p. ED-10.
[55] The Project does not appear to be subject to Berkeley's Helping Achieve Responsible Development with Healthcare and Apprenticeship Training Standards ("HARD HATS") Ordinance, Berkeley Municipal Code ("BMC") Chapter 13.107, given the Project's SB 330 application.
[56] Statement by Councilmember Hahn, Berkeley City Council Hearing (September 20, 2022 6 PM): City Councilmember Hahn, in favor of the HARD HATS Ordinance, said that the ordinance is necessary because workers are "being bussed in from the Central Valley" which deprives them of time with their families and loved ones, and prevents them from being able to take their children to school in the morning.

construction workers would implement the policies laid out in the General Plan Economic Development and Employment Element.[57][58]

A. The Applicant Should Consider Including Voluntary Healthcare and Apprenticeship Training Standards in Line with the HARD HATS Ordinance

The Project is not required to comply with the HARD HATS Ordinance due to its effective date. However, East Bay Residents recommends that the Project include voluntary commitments to provide construction apprenticeship training opportunities for Berkeley and Alameda County residents, local hire, and healthcare expenditures for its construction workforce that are in line with the General Plan's workforce goals and consistent with City's new HARD HATS Ordinance.

The Ordinance went into effect on January 1, 2024 to implement apprenticeship program requirements and healthcare security for workers on General Plan area projects. In enacting the HARD HATS Ordinance, the City was striving "**to promote the general welfare**."[59] Among the many general welfare concerns cited by the City was the detrimental role that the homebuilding industry plays in perpetuating income inequality by using low wage construction workers:

> Homebuilding is supposed to reduce the number of people waiting in line for housing they can afford. But when the homebuilding industry itself generates excessive very low and low wage construction employment, that just increases the number of people needing subsidies from the taxpayer. Low wage employment is in fact a problem in both the residential and commercial construction markets.[60]

The HARD HATS staff report explained that "[t]he creation and utilization of apprenticeship along with the commitments to paid healthcare act to both recruit and retain an adequate base of construction workers and to be a pipeline for future

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[57] The City has authority to impose conditions of approval on the Project to ensure consistency with the General Plan's economic and workforce policies. Local agencies have broad discretion to construe general plan policies in light of the plan's purposes, and to weigh and balance general plan policies when applying them. *Eureka Citizens for Responsible Gov. v. City of Eureka* (2007) 147 Cal.App.4th 357, 373-74.

[58] SB 330 projects must be consistent with the general plan and zoning. Gov. Code § 65589.5, subd. (j)(1).

[59] BMC § 13.107.112.

[60] HARD HATS Staff Report pp. 4-5.

supervisors and licensed independent contractors."[61] It further provided that "[r]equiring contractors on major projects in Berkeley to employ apprentices results in a higher volume of apprentice training, and thus, an increase in the construction labor force available to carry out the construction anticipated by the general plan, and especially that targeted by the Housing Element."[62]

The Applicant has not committed to apprenticeship or healthcare standards for its construction workforce, without which the Project may perpetuate precisely the problems that the City's General Plan workforce standards, general welfare zoning code sections, and the new HARD HATS Ordinance seek to remedy.

B. Utilizing a Skilled Construction Workforce Promotes the Goals Set Forth in the Regional Housing Needs Assessment

One of the main rationales for the HARD HATS Ordinance was to increase the housing supply through the use of a local skilled and trained labor force. Berkeley has been assigned a Regional Housing Needs Assessment ("RHNA") of roughly 9,000 units of housing to produce over an eight year period, or over 1,100 units per year.[63] The City has concluded that Berkeley does not have an adequate supply of construction workers to build over 1,100 housing units per year while also building, altering, and maintaining public and private commercial nonresidential buildings and infrastructure.[64] Only 1,250 construction sector employees lived in Berkeley in 2018.[65] City staff have previously concluded that Berkeley cannot rely on contractors to reliably import surplus skilled construction workers from other cities,[66] and that construction jobs – particularly residential construction jobs - have lost their competitive edge relative to other jobs in the Bay Area regional economy.[67] To meet its General Plan goals, Berkeley seeks to create working conditions that will help to overcome the construction labor market's failures to make construction jobs attractive enough to recruit and retain productive trade workers.

At the September 20, 2022 hearing on the HARD HATS Ordinance, City Councilmembers explained that there is a "shortage of qualified local construction workers" and that is one reason why it is hard to get housing built.[68]

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[61] *Id.*
[62] *Id.*
[63] HARD HATS Staff Report, p. 80.
[64] *Id.*
[65] *Id.*
[66] *Id.*
[67] *Id.*
[68] Statement by Councilmember Hahn, Berkeley City Council Hearing (September 20, 2022 6 PM).

Councilmember Hahn explained that Berkeley should "develop more labor, have working conditions, and pay, and benefits that you need to live in the Bay Area."[69] Further Councilmember Hahn asserted that Berkeley needs to expand the available workforce of people who are able to build housing and other projects, and "to ensure they have protections."[70] Mayor Arreguin noted that the "key to addressing the significant shortage of housing is addressing the shortage of a skilled and trained workforce."[71] The Applicant has not demonstrated that the Project will help meet this goal of addressing the housing shortage by utilizing local skilled and trained construction workers.

C. Promoting Jobsite Health and Safety

Berkeley Mayor Arreguin stated in the September 20, 2022 hearing on the HARD HATS Ordinance, that it is "unacceptable to build housing on the backs of low wage workers" and noted that there is exploitation of our construction workforce.[72] The Mayor cited to projects in Berkeley where there is wage theft, OSHA violations, unsafe workplace conditions, and worker exploitation.[73] The Mayor emphasized the importance of enabling the Berkeley construction workforce to access healthcare through the implementation of measures in the HARD HATS Ordinance. The Applicant should consider providing healthcare expenditures to its construction workers to help reduce the risks of injury and illness to construction workers.

V. THE PROJECT IS INCONSISTENT WITH THE DOWNTOWN AREA PLAN

The Project does not conform with the Downtown Area Plan because it fails to provide "significant community benefits" as required by the Plan. The Downtown Area Plan provides that "All new buildings *shall* deliver significant community benefits, many of which should be in proportion to building height."[74] The Downtown Area Plan requires projects above 75 feet to include significant community benefits in the form of affordable housing, supportive social services, green features, open space, transportation demand features, job training, and/or

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[69] *Id.*
[70] *Id.*
[71] Statement by Mayor Arreguin, Berkeley City Council Hearing (September 20, 2022 6 PM).
[72] *Id.*
[73] *Id.*
[74] City of Berkeley, Downtown Area Plan (2012) p. LU-12. Available at: https://berkeleyca.gov/sites/default/files/2022-03/Downtown-Area-Plan.pdf (emphasis added).

employment opportunities.[75] The applicable public benefit requirements are to be included as conditions of approval and the owner shall enter into a written agreement that shall be binding on all successors in interest.[76] This Project has not demonstrated consistency with the Downtown Area Plan for failure to include community benefits as conditions of approval.

VI. THE PROJECT MAY BE DETRIMENTAL TO THE GENERAL WELFARE AND INCONSISTENT WITH THE ZONING ORDINANCE

In order to approve a Use Permit, under Berkeley Municipal Code Section 23.406.040, the ZAB must find that the proposed project:

i. Will not be detrimental to the health, safety, peace, morals, comfort, or **general welfare** of persons residing or visiting in the area or neighborhood of the proposed use; and
ii. Will not 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.

The zoning code mandates that use permits for housing projects developed within the City cannot be approved if they are detrimental to the health, safety, peace, morals, comfort, or general welfare of the City, its residents, workers and visitors, to the surrounding neighborhood, or are inconsistent with zoning.[77] The Project is inconsistent with these requirements and fails to meet the City's goals for ensuring a stable and viable construction workforce.

The Staff Report lacks substantial evidence that the Project would not be detrimental to the general welfare. The ZAB therefore lacks the evidence necessary to support the findings to issue a use permit under the City's zoning ordinance. The ZAB should not approve the Project until the Applicant provides substantial evidence demonstrating that the Project will not be detrimental to the City, its residents, and its workers, and until the Project fully complies with the General Plan and DAP.

[75] *Id.*
[76] *Id.*
[77] Berkeley Municipal Code Section 23.406.040(E).

VII. CONCLUSION

The record lacks substantial evidence demonstrating that the Project qualifies for a CEQA exemption or that it complies with the General Plan and DAP. The ZAB should remand the Project to prepare a legally adequate EIR to adequately analyze and mitigate the Project's potentially significant environmental impacts with respect to hazardous materials, historic resources, water quality, public health, air quality and GHG emissions before the Project can lawfully be approved.

Thank you for considering our comments. Please place this comment letter in the record of proceedings for this matter.

Sincerely,

/s/

Kelilah D. Federman
Christina Caro

:kdf

ZONING ADJUSTMENTS BOARD

NOTICE OF DECISION

DATE OF BOARD DECISION: January 11, 2024
DATE NOTICE MAILED: January 22, 2024
APPEAL PERIOD EXPIRATION: February 5, 2024
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification)[1]: February 6, 2024

2113-15 Kittredge Street

Use Permit #ZP2022-0144 to demolish the commercial building on a landmarked site (preserving the front façade), and construct an 18-story (203 feet, with 8-foot, 4-inch parapet), 160,734-square-foot, mixed-use building with 211 dwelling units (including 22 Very Low-Income Density Bonus qualifying units), and a 24,273-square-foot live theater space.

The Zoning Adjustments Board of the City of Berkeley, after conducting a public hearing, **APPROVED** the following permits:

A. Zoning Permits Required:

- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC Section 23.204.020(A) to construct dwelling units
- Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live)
- Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.130(E)(1) to exceed the maximum building height limits, up to 75 feet (plus 5-foot parapet, by right)
- Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district
- Use Permit under BMC Section 23.04.130(E)(3)(b) to modify side and rear setback requirements

[1] Pursuant to BMC Section 23.410.050(C), the City Council may certify any ZAB decision for review during the 14-day appeal period after the notice of the ZAB's decision is issued. Certification has the same effect as an appeal. However, BMC Section 1.04.070 suspends or "tolls" the Council's deadline to certify when the Council is on recess. Thus, in cases where the 14-day appeal period is scheduled to *end* during a Council recess, the certification deadline is extended past the end of the recess for the remainder of the appeal period. In cases where the appeal period *begins* during a Council recess, the certification deadline is extended until 14 days after the first Council meeting after the recess. *Extension of the certification deadline has no effect on the appeal deadline.*

- Use Permit under BMC Section 23.310.020(B) to commence alcoholic beverage service of distilled spirits
- Use Permit under BMC Section 23.310.030(A) for alcoholic beverage service, including distilled spirits when incidental to a food service
- Administrative Use Permit under BMC Section 23.302.020(E)(4) to allow outdoor uses in a commercial district not abutting a residential district

B. **Concessions and Waivers Requested Pursuant to State Density Bonus Law (California Government Code Section 65915):**
- Concession to reduce Usable Open Space (residential) requirement – to provide 12,539 square feet, where 16,880 square feet is required
- Concession to reduce landscaped Usable Open Space requirement – to provide 5 percent where 40 percent is required
- Waiver of BMC Section 23.04.130(E)(1) to exceed building height limits – to be 203 feet to roof and 211 feet, 4 inches to parapet (8-foot, 4-inch-high parapet), where 75 feet is the limit (plus 5-foot parapet by right)
- Waiver of BMC Section 23.204.130(E)(3) to reduce the front, sides and rear setbacks (see Table 4: Development Standards)
- Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum to five feet, four inches, where five feet maximum is required, at 0-20 feet building height
- Waiver of BMC Section 23.204.130(E)(3) to exceed the diagonal measurement limit of the building above 120 feet height – to be 152 feet, three inches, where 120 feet is required
- Waiver of BMC Section 23.322.090(A) to provide zero commercial short-term bicycle parking, where 12 is required

ZONING: C-DMU (Core) – Downtown Mixed-Use Commercial District – Core Sub-area

APPLICANT: Christian Cerria, 2115 Kittredge Street LLC, 629 Mission Street, 5th Floor, San Francisco, CA 94105

INTERESTED PARTY: Kelilah D. Federman and Christina Caro, Adams Broadwell Joseph & Cardoza, 601 Gateway Blvd., Ste. 1000, South San Francisco CA 94080

PROPERTY OWNER: Robin Lent, 426 Sandhill Circle, Menlo Park, CA 94025

ENVIRONMENTAL REVIEW STATUS: Categorically exempt pursuant to Section 15331 (“Historical Resource Restoration/Rehabilitation) and Section 15332 (“Infill Development Projects”) of the CEQA Guidelines.

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

	Yes	No	Abstain	Absent	Recused
DUFFY	x				
KAHN				x	
PLESE	x				
O'KEEFE				x	
LUNAPARRA				x	
SANDERSON	x				
BLACKABY	x				
GAFFNEY	x				
TREGUB			x		
BOARD VOTE:	**5**	**0**	**1**	**3**	**0**

ATTEST: Claudia Garcia, 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.

ATTACHMENT 1

FINDINGS AND CONDITIONS

JANUARY 11, 2024

2113-15 Kittredge Street

Use Permit #ZP2022-0144 to demolish the commercial building on a landmarked site (preserving the front façade), and construct an 18-story (203 feet, with 8-foot, 4-inch parapet), 160,734-square-foot, mixed-use building with 211 dwelling units (including 22 Very Low-Income Density Bonus qualifying units), and a 24,273-square-foot live theater space.

PERMITS REQUIRED

- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC Section 23.204.020(A) to construct dwelling units
- Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live)
- Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.130(E)(1) to exceed the maximum building height limits, up to 75 feet (plus 5-foot parapet, by right)
- Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district
- Use Permit under BMC Section 23.04.130(E)(3)(b) to modify side and rear setback requirements
- Use Permit under BMC Section 23.310.020(B) to commence alcoholic beverage service of distilled spirits
- Use Permit under BMC Section 23.310.030(A) for alcoholic beverage service, including distilled spirits, when incidental to a food service
- Administrative Use Permit under BMC Section 23.302.020(E)(4) to allow outdoor uses in a commercial district not abutting a residential district

CONCESSIONS/WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918

- Concession to reduce Usable Open Space (residential) requirement – to provide 12,539 square feet, where 16,880 square feet is required
- Concession to reduce landscaped Usable Open Space requirement – to provide 5 percent, where 40 percent is required
- Waiver of BMC Section 23.04.130(E)(1) to exceed building height limits – to be 203 feet to roof and 211 feet, 4 inches to parapet (8-foot, 4-inch-high parapet), where 75 feet is the limit (plus 5-foot parapet by right)
- Waiver of BMC Section 23.204.130(E)(3) to reduce the front, sides and rear setbacks (see Attachment 2, Plan Set)
- Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum to five feet, four inches, where five feet maximum is required, at 0-20 feet building height
- Waiver of BMC Section 23.204.130(E)(3) to exceed the diagonal measurement limit of the building above 120 feet height – to be 152 feet, three inches, where 120 feet is required

- Waiver of BMC Section 23.322.090(A) to provide zero commercial short-term bicycle parking, where 12 is required

I. CEQA FINDINGS

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 ("Historical Resource Restoration/Rehabilitation") and Section 15332 ("Infill Development Projects") of the CEQA Guidelines.

The project meets the requirements under CEQA Guidelines Section 15331 for rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

The project meets the requirements under CEQA Guidelines Section 15332, as follows:

A. The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations.
B. The project occurs within the Berkeley City limits on a project site of no more than five acres, and is surrounded by urban uses.
C. The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species.
D. The project would 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 would address potential impacts related to traffic, noise, air quality, and water quality.
E. The site can be adequately served by all required utilities and public services.

2. 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 would not affect any historical resource.

II. DENSITY BONUS FINDINGS

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

A. Under the City's methodology for implementing density bonuses, the "base project" consists of 141 units;
B. The project will provide at least 22 Very Low-Income (VLI) qualifying units in the 141-unit "base project";
C. 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 two concessions or incentives. This equates to a density bonus of 70 units (71 units maximum) above the Base Project, for a total of 211 units (212 units maximum).

2. In accordance with Government Code Section 65915(d) and (k), the Zoning Adjustments Board hereby grants the following concessions in order to provide for affordable housing costs:
   A. Concession to Usable Open Space (residential) requirement – to provide 12,539 square feet, where 16,880 square feet is required
   B. Concession to reduce the landscaped Usable Open Space requirement – to provide 5 percent, where 40 percent is required

3. In accordance with Government Code Section 65915(d), 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 the concession is required to provide for affordable rents, as provided in Government Code Section 65915(d)(1)(A) because 1) approval of the concession will result in identifiable and actual cost reduction; 2) approval of the concession 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) will not be contrary to State or Federal law.

4. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers:
   A. Waiver of BMC Section 23.04.130(E)(1) to exceed building height limits – to be 203 feet to roof and 211 feet, 4 inches to parapet (8-foot, 4-inch-high parapet), where 75 feet is the limit (plus 5-foot parapet by right)
   B. Waiver of BMC Section 23.204.130(E)(3) to reduce the front, sides and rear setbacks (see Attachment 2, Plan Set)
   C. Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum, where five feet maximum is required, at 0-20 feet building height
   D. Waiver of BMC Section 23.204.130(E)(3) to exceed the diagonal measurement limit of the building above 120 feet height – to be 152 feet, three inches, where 120 feet is required
   E. Waiver of BMC Section 23.322.090(A) to provide zero commercial short-term bicycle parking, where 12 is required

   These waivers are required because state law requires the City to modify development standards as necessary to accommodate these density bonus units, and because the Zoning Adjustments Board hereby finds that the density bonus units can best be accommodated by granting these waivers.

5. 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 approval of waivers is required 1) 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.

III. FINDINGS FOR APPROVAL

6. The Housing Accountability Act §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:

A. The development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and
B. 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 includes construction of 211 dwelling units. Because the base project would comply with applicable, objective general plan and zoning standards, §65589.5(j) does apply 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 by staff.

7. As required by Section 23.406.040(E)(1) of the BMC, 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:

A. The project is consistent with all applicable C-DMU District standards and qualifies for waivers and concessions for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915;
B. New shadow impacts will occur 1) in the summer months and fall months around noon and in the hours before sunset on the mixed-use residential building at 2134 Allston Way to the north and the mixed-use residential buildings at 2220-40 Oxford and 2165-77 Kittredge Streets to the east; and 2) in the winter months in the hours before sunset on the mixed-use residential buildings at 2161 Allston Way and 2173-75 Allston Way to the northeast. All other new shadows will impact commercial buildings in the vicinity. The extent of the new shadow impact from the project on the site's adjacent areas is not unreasonable for a development in the dense, downtown district that allows building heights up to 60-foot, with zero to five-foot setbacks from property lines, by right.
C. 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 that the project meets the non-detriment finding.

IV. OTHER FINDINGS FOR APPROVAL

8. As required by BMC Section 23.326.070(A), in order to approve a Use Permit to demolish a commercial structure, the Zoning Adjustments Board finds that:

A. The proposed demolition of the existing landmarked movie theater building will not be materially detrimental to the commercial needs and public interest of the neighborhood because the proposed project will replace the eliminated commercial floor area with a mixed-use building that has more commercial space than the existing building, and will provide a significant amount of new dwelling units, to bring more diversity of services to residents and workers in the vicinity and new housing to the neighborhood and the City at large.
B. The existing structure to be demolished is a 10,880-square-foot movie theater. This commercial use will be replaced by a 24,273-square-foot live theater facility, 211 units of new residential units, and two new parklets directly in front of the building, in the public

right-of-way on Kittredge Street. The demolition is required in order to allow the proposed mixed-use project to be built.

C. The proposed demolition referral and Structural Alteration Permit were approved by the Landmarks Preservation Commission (LPC) on October 5, 2023.

9. As required by BMC Sections 23.310.020(B) and 23.310.030(A), in order to approve permits to commence distilled spirits alcoholic beverage sales or service when incidental to food service, the Zoning Adjustments Board finds that:

A. There are 40 existing Alcoholic Beverage Control (ABC) Type 47 (On-Sale General-Eating Place) licenses issued to establishments within 1000 feet of the project site.

B. The Findings of Public Convenience or Necessity can be made because:

1. The allowance of distilled spirits sales and service with theater concessions in the project will provide a wider range of alcoholic menu options to theater patrons that are customarily available to live theatrical venues. Such expanded menu choices will contribute to the economic success of the theater over a concessions menu that only offers beer and wine. The addition of distilled spirits to the concessions offerings will also increase business revenue, resulting in increased tax revenue for the City.
2. The project site is within 1,000 feet of Berkeley High School, at Allston Way and Milvia Street, and Constitution Square, on Shattuck Avenue between Center Street and Allston Way, which is well-used by the public and patrons of the nearby food establishments for gathering and eating. The Berkeley Police Department has reviewed the proposal and noted that there are no alcoholic beverage violations against the property owner, that the proposed mixed-use project appears to fit within the general character of the existing uses in the neighborhood, and that the project will not likely increase crime or calls for service in the area.

C. The project will be subject to alcohol service standards included in the Conditions of Approval, and must operate as a bona fide eating place, as defined by the ABC.

10. As required by Section 23.204.130(I) of the BMC, the Zoning Adjustments Board finds that the proposed use or structure:

A. *Is compatible with the purposes of the district to implement the vision and goals of the Downtown Area Plan (DAP)*:

1. Environmental Sustainability and Access: The project will be a high-density development with no vehicular parking, in proximity to regional transit, shops and amenities, and will provide more housing in the Downtown to increase access to local services and amenities by foot, by bicycle and via transit, while promoting public transit as an efficient and attractive choice through its location and through its Transportation Demand Management measures and other associated Conditions of Approval. The project is designed to achieve a LEED Platinum rating. The project will comply with the State's Model Water Efficient Landscape Ordinance (MWELO), and will feature a number of native plant species in its landscape palette.
2. Land Use, Housing and Community Health and Services, Economic Development: The project will introduce 211 new residential units, in a mix of unit sizes – studio, two-bedroom and four-bedroom units – and 22 very low-income units to the neighborhood, to help broaden the range of household incomes in the area and contribute to diversifying housing opportunities for households of different ages, incomes, varying sizes, and abilities in the Downtown.

The project features a 24,273-square-foot live theater facility that will contribute to the Downtown's appeal as a major destination for the region, with a unique concentration of housing, jobs and cultural destinations near transit, shops and amenities, enhancing the area's vitality, livability, sustainability, and character while preserving the character of the Downtown Historic neighborhood.

3. Historic Preservation and Urban Design: The LPC evaluated the project design's consistency with DAP Design Guidelines and its impact to the Shattuck Avenue Downtown Historic District resource, and conditioned the project approval to provide further design refinements and to implement site/historic preservation measures, in order to enhance compatibility of building design with the Historic District.
   Streets and Open Space: The project's 24,273-square-foot live theater facility, 211 residential units, and two public parklets on Kittredge Street will increase the number of residents in the neighborhood and will provide a new destination for both local and non-local patrons, helping to improve the Downtown neighborhood's livability and to foster an exceptional sense of place. The project will provide 12,539 square feet of private open space for residents that will comply with the State's MWELO requirements. In addition, the project would be required to contribute to the Streets and Open Space Improvement Plan (SOSIP) fund via Condition of Approval.

B. *Is compatible with surrounding uses and buildings:* The project site currently contains a movie theater that ceased operations in 2021. Uses on the surrounding properties include retail, an art center, an event venue public parking, restaurant, and multi-family residential. The project features a live theater facility and multi-family residential units, a similar mixture of uses that already exists on the site and in the vicinity. Thus, the project will not introduce new land uses that do not already exist in the Downtown, and will further the vision and goals of the DAP. The LPC approved the project with conditions for further design refinement and historic preservation requirements, and deemed the project consistent with DAP design guidelines.

11. As required by Section 23.304.050(A) of the BMC, the Zoning Adjustments Board finds that:

A. The project proposes stair and elevator elements (non-habitable, by definition) on the roof of the Base Project that represent less than the 15 percent threshold, as shown in the base project diagrams on sheet G002.A.

B. A Wind and Comfort Impact Analysis was prepared in March, 2022 for an approved use permit at 2190 Shattuck, a site that is one block to the east of the subject site, for a 25-story building proposal with zero to five-foot setbacks up to 268 feet in height, that concluded that the building will not cause significant additional wind impact on the street level at Shattuck Avenue and Allston Way. The Project, which consists of an 18-story building with similar setback reductions up to 203 feet in height, will similarly not result in significant changes to wind patterns on the sidewalk at the site along Kittredge Street.

V. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

The following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. Conditions 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; 8-1/2" by 11" sheets are not acceptable.

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 reestablish 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 be in compliance 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 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. 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.

VI. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC 23.406.040.E, the Zoning Adjustments Board attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

10. 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 #

11. Final Design Review at Landmarks Preservation Commission (LPC). The Project requires approval of a Final Design Review application by the LPC.

12. 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 16.28.030, and entered into the City's database after the building permit is issued but prior to final inspection.

13. 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. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical:

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

irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.

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

14. 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 take into account 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 an existing conditions study (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.

15. 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 Downtown Area Plan Mitigation Monitoring and Reporting Program (Attachment 7). The applicant shall be responsible for demonstrating compliance with all conditions of approval 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)

16. 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.

17. 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.

18. 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.

19. Construction and Demolition Diversion. Applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.

20. 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. Environmental Site Assessments:

1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 2 years old*) shall be submitted to TMD for developments for:
   - All new commercial, industrial and mixed use developments and all large improvement projects.
   - All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).
   - EMA is available online at: http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf

2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.

3) If the Phase I is over 2 years old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.

B. Soil and Groundwater Management Plan:
1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.
2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.
3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.

C. Building Materials Survey:
1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. 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. 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.

D. Hazardous Materials Business Plan:
1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at http://cers.calepa.ca.gov/ within 30 days if on-site hazardous materials exceed BMC 15.20.040. HMBP requirement can be found at http://ci.berkeley.ca.us/hmr/

Prior to Issuance of Any Building (Construction) Permit

21. Percent for Public Art: Consistent with Chapter 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.

22. Affordable Housing Mitigation Fee: Consistent with BMC 22.20.065 and fee resolution No. 68,074-N.S., the applicant shall provide a schedule, consistent with a schedule approved by the

City Manager or her designee, outlining the timeframe for payment of the AHMF, or provide an alternative to the fee payment as permitted by the BMC. Payment of the AHMF may be reduced if paid prior to the building permit per resolution No. 68,074-N.S., and shall be paid no later than prior to the issuance of a certificate of occupancy for the project.

23. 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.

24. 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.

25. Streets and Open Space Improvement Plan: Street Frontage Improvements. Streets and Open Space Improvement Plan: Street Frontage Improvements. Consistent with the Downtown Streets and Open Space Improvement Plan (SOSIP) (or subsequent iterations as adopted by the City), the developer shall construct improvements along Kittredge Street, to the centerline. Such improvements shall be included with the building permit submittal, designed and constructed as directed by the Public Works and Fire Departments, and constructed prior to certificate of occupancy.

26. Streets and Open Space Improvement Plan: Impact Fee: As required by BMC Section 23.204.130.F, the project shall pay an impact fee to implement the Streets and Open Space Improvement Plan (SOSIP) per the fee schedule adopted by the Council by resolution. The City shall deposit this payment into the Downtown Streets and Open Space Improvement Fund (SOSIF), or its equivalent, to pay for the design and construction of the SOSIP Major Projects. The fee shall apply to the project's "Gross Floor Area" as defined in BMC Section 23.502, less any existing Gross Floor Area removed as part of the project.

27. Green Building Certification. The applicant shall submit documentation demonstrating that the building will attain LEED Gold or higher, or attain a building performance equivalent to this rating that has been approved by the Zoning Officer for this project. Documentation shall include proof of payment of the registration/application fee to the organization administering the green building certification system (e.g. USGBC/GBCI for LEED, Build It Green for GreenPoint Rated, etc.), a copy of the updated green building checklist that reflects anticipated points, and a statement from the appropriate project team professional (e.g. LEED Accredited Professional, GreenPoint Rater, etc.) verifying that the project is on track for certification at the required level or above. The submitted green building checklist must be a type that is appropriate for the project and a version that is being accepted by the organization granting the green building certification at the time of building permit application. Whenever applicable, measures from the green building checklist shall be incorporated and noted on site plans.

28. Affordable Housing. As required by Resolution No. 66,617-N.S., adopted June 3, 2014, Applicant shall offset the estimated impacts of the project on affordable housing according to the following formulas:

USE	AFFORDABLE UNITS or FEE	
Office, Research + Development, Restaurant/Retail, Hotel	1 unit per 52,859 gross square feet	$6.06 per gross square foot
Industrial/Manufacturing, Warehouse/Storage (except "self-storage"	1 unit per 105,719 gross square feet	$3.03 per gross square foot
Self-Storage	1 unit per 54,432 gross square feet	$5.88 per gross square foot

The requirement may be satisfied by:

Housing Production - Applicant shall cause to be constructed in the City of Berkeley no less than 0 additional housing affordable to households with income at 30 percent of the SMSA median income. Applicant must have site control and Use Permit approval for the required Affordable Housing project prior to receipt of the building permit for this non-residential project, and must secure an Occupancy Permit for the required Affordable Housing project no later than 18 months from the receipt of the Occupancy Permit for this non-residential project.

-OR-

In-Lieu Fee - Applicant shall pay an equivalent in-lieu impact fee in the amounts and according to the schedule listed below (13,393 net gross square feet x $6.06 = $81,161.58 total fee):

Prior to Building Permit	$27,054
Prior to Occupancy Permit	$27,054
1 Year from Occupancy Permit	$27,054

The final payment shall be appropriately secured by the City, e.g., by a letter of credit, bond, Promissory Note, Deed of Trust or another appropriate form of security. Some payments carry interest from the date they would normally be due. Applicants may request reductions to these fee amounts, under the provisions of BMC Sections 22.20.070 or 22.20.080 relating to lower levels of impact, infeasibility, or overriding benefit to the City.

Applicants may request reductions to these fee amounts, under the provisions of BMC Sections 22.20.070 or 22.20.080 relating to lower levels of impact, infeasibility, or overriding benefit to the City.

29. Child Care. As required by Resolution No. 66,618-N.S., adopted June 3, 2014, Applicant shall offset the estimated impacts of the project on affordable child care according to the following formulas:

USE	FEE
Office, Restaurant/Retail	$1.68 per gross square foot
Industrial/Manufacturing	$1.01 per gross square foot
Hotel/lodging	$2.02 per gross square foot
Warehouse/Storage	$0.83 per gross square foot
Research & Development	$1.08 per gross square foot

In-Lieu Fee. Applicant shall pay a fee into the City's Child Care Operating Subsidy account in the amounts and according to the schedule listed below (13,393 net gross square feet x $1.68 = $22,500.24 total fee:

Prior to Building Permit	$7,500
Prior to Occupancy Permit	$7,500
1 Year from Occupancy Permit	$7,500

The final payment shall be appropriately secured by the City, e.g., by a letter of credit, bond, Promissory Note, Deed of Trust or another appropriate form of security. Some payments carry interest from the date they would normally be due.

Applicants may request reductions to these fee amounts, under the provisions of BMC Sections 22.20.070 or 22.20.080 relating to lower levels of impact, infeasibility, or overriding benefit to the City.

30. 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.).

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. Prohibition of Natural Gas Infrastructure in New Buildings. The project shall comply with the City of Berkeley Prohibition of Natural Gas Infrastructure in New Buildings (BMC Chapter 12.80). The building permit plan set submission shall include a cover sheet declaration: "Natural Gas-Free Design as required by BMC Chapter 12.80."

33. Recycling and Organics Collection. Applicant shall provide recycling and organics collection areas for occupants, clearly marked on site plans, which comply with the Alameda County Mandatory Recycling Ordinance (ACWMA Ordinance 2012-01).

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

Prior to Demolition or Start of Construction:

35. 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.

During Construction:

36. 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.

37. 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.

38. 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:

- Contact information (i.e. “hotline” phone number, and email address) for the project construction manager
- Calendar and schedule of daily/weekly/monthly construction activities
- 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.

39. Public Works - Implement 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‘s 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.

40. 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. Consistent with the assumptions included in the *Air Quality Assessment* prepared by ESA on November 2023 (Refer to Appendix X), all off road equipment shall be equipped with Tier 4 engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.

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

- An equipment inventory summarizing the type of off-road equipment required for each phase of construction consistent with equipment list included in the *Air Quality Assessment*, 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.
- 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.

41. Soil/Groundwater Contamination. The project proponent shall provide documentation of from compliance from the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) with the SFBRWQCB Oversight Agreement, dated November 16, 2023, prior to the commencement of any ground disturbing activity. (See Attachment 5.)

42. 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 second page of the original 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.

43. 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%. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff.

44. Transportation Construction Plan. The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) is required for all phases of construction, particularly for the following activities:

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

The applicant shall secure the City Traffic Engineer's approval of a TCP. Please contact the Office of Transportation at 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 consistent with any other requirements of the construction phase.

45. Construction / No Parking Permits. Contact the Permit Service Center (PSC) at 1947 Center Street, Third Floor or (510) 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. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

46. 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.

47. 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.

48. 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.

49. 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.

50. 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.

51. 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 10,000 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).

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. 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.

K. 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.

52. 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.

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

54. 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.

55. 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.

56. 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.

57. Public Works. 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:

58. Compliance with Conditions. 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.

59. Compliance with Approved Plan. The project shall conform to the plans and statements in the Use Permit, subject to any minor reductions in unit count and net square footage that may be required to ensure building code compliance, as approved by the Building and Safety Division. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **November 8, 2023**, except as modified by conditions of approval.

60. 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 Section 23.322.060 have been installed. A Parking and Transportation Demand Management (PTDM) compliance report documenting that the programmatic measures required in BMC Section 23.322.060 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 this section:

A. New construction that results in an off-street total of more than 25 publicly available parking spaces shall install dynamic signage to Transportation Division specifications, including real-time garage occupancy signs at the entries and exits to the parking facility with vehicle detection capabilities and enabled for future connection to the regional 511 Travel Information System; or equivalent, as determined by the Land Use Division in consultation with the Transportation Division. The information panels shall be shown in the construction drawings and shall be installed prior to occupancy.

B. For any new building with residential units or structures converted to a residential use, required parking spaces shall 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.

C. For new structures or additions over 20,000 square feet, the property owner shall provide transportation benefits at no cost to every employee, residential unit, and/or group living accommodation resident, one unlimited local bus transit service pass for units with one to two bedrooms, and two unlimited local bus transit service passes for units with three bedrooms or more; or (subject to the review and approval of the Zoning Officer in consultation with the Transportation Division) a functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted adult monthly local bus pass. A notice describing these transportation benefits shall be posted in a location or locations visible to all employee and residents.

D. For residential structures constructed or converted from a non-residential use that provide off-street parking, vehicle sharing spaces shall be provided in the amounts shown in BMC Table 23.322-6, to be offered to vehicle sharing service providers at no cost, for as long as providers request the spaces, and otherwise consistent with BMC Section 23.322.060(D).

61. Green Building Certification. The applicant shall submit updated documentation demonstrating that the building will attain LEED Gold or higher, or attain a building performance equivalent to this rating that has been approved by the Zoning Officer for this project. Documentation expected at this stage includes proof of submission of the final application materials and payment of the certification fee. If this submission has not yet occurred, a detailed explanation and timeline indicating when it will it happen must be submitted to the Zoning Officer for review and approval. Once awarded by the organization administering the green building certification system, the applicant shall forward a copy of the certification award to the Zoning Officer.

BELOW MARKET RATE UNITS

62. Number of Below Market Rate Units. The project shall provide **22 Very Low-Income** rental dwelling units ("BMR Units"), which are required to comply with the State Density Bonus Law (Government Code Section 65915) as well as to comply with the Affordable Housing Mitigation Fee, BMC Section 22.20.065.D. The BMR Units shall be designated in the Regulatory Agreement and shall be reasonably dispersed throughout the project; be of the same size and contain, on average, the same number of bedrooms as the non-BMR units in the project; and be comparable with the design or use of non-BMR units in terms of appearance, materials and finish quality. The designation of BMR Units shall conform to the addresses assigned to the building by the City.

63. Regulatory Agreement. Prior to the issuance of a building permit, the applicant shall enter into a Regulatory Agreement that implements Government Code Section 65915 and 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 maximum qualifying household income for the BMR Units shall be 50 percent of area median income (AMI), and the maximum housing payment shall be 30 percent of 50 percent of AMI, as set forth in the following paragraphs of this condition. If the BMR units are occupied by very low-income tenants receiving a rental subsidy through the Section 8 or Shelter Plus Care programs, the rent received by the project sponsor may exceed the restricted rent to the payment standards allowed under those programs so long as the rent allowed under the payment standards is not greater than the market rents charged

for comparable units in the development. The applicant shall submit the Regulatory Agreement to the Housing and Community Services Department (HHCS) via email to affordablehousing@cityofberkeley.info for review and approval.

64. Affordable Housing: Below Market Rate Program. In addition, affordable units must adhere to the administrative guidelines for the City's Below Market Rate program. These guidelines can be found online at https://berkeleyca.gov/community-recreation/affordable-housing-berkeley/below-market-rate-rental-information-owners-and.The guidelines are updated annually by HHCS and posted online. Please note the following key provisions from the guidelines:

A. Maximum rent shall be adjusted for the family size appropriate for the unit pursuant to California Health & Safety Code Section 50052.5 (h).
B. Rent shall include a reasonable allowance for utilities, as published and updated by the Berkeley Housing Authority, including garbage collection, sewer, water, electricity, gas, and other heating, cooking and refrigeration fuels. Such allowance shall take into account the cost of an adequate level of service. Utilities do not include telephone service. Rent also includes any separately charged fees or service charges assessed by the lessor which are required of all tenants, other than security deposits.
C. BMR units will be provided for the life of the project under Section 22.20.065.

65. Determination of Area Median Income (AMI).

- The "AMI" (Area Median Income) shall be based on the income standards for the Oakland Primary Metropolitan Statistical Area reported by the United States Department of Housing and Urban Development (HUD). In the event HUD discontinues establishing such income standards, AMI shall be based on income standards determined by the California State Department of Housing and Community Development (HCD). If such income standards are no longer in existence, the City will designate another appropriate source or method for determining the median household income.
- The applicable AMI for the purpose of determining the allowable rent for each unit (but not for the purpose of determining eligibility for occupancy of an inclusionary unit) shall be determined in accordance with the following table:

Unit Size	**AMI Standard**
Studio unit	AMI for a one-person household
One-bedroom unit	AMI for a two-person household
Two-bedroom unit	AMI for a three-person household
Three-bedroom unit	AMI for a four-person household

66. 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, than are required in the foregoing provisions.

67. Affordable Housing. Dwellings that are approved as rental units, but in which a condo map is approved prior to issuance of an occupancy permit, shall be subject to the affordability requirements within BMC 23.328 in effect on March 31, 2023. (A) Residential housing projects for the construction of five or more Dwelling Units; (B) Residential housing projects for the construction of one to four new Dwelling Units, when such Units are added to an existing one to

four-unit property, which has been developed after August 14, 1986, and the resulting number of units totals five or more. All Units in such a property are subject to the requirements of this chapter; (C) Residential housing projects proposed on lots whose size and zoning designation is such to allow construction of five or more Dwelling Units.

68. Affordable Housing – Density Bonus. If a density bonus was granted for the project, the regulatory agreement shall reflect the number of qualifying units set forth in Section 65915(f)(4) that are needed to support the bonus that was granted.

At All Times:

69. 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).

70. 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.

71. 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.

72. Design Review. Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Landmarks Preservation Commission approval.

73. 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.

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

75. 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.

76. 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 project planner shall notify the Finance Department, Customer Service Center, to 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, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of an occupancy permit or final inspection.

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.

ALCOHOLIC BEVERAGE SERVICE CONDITIONS (on-site)

79. The Food Service Establishment shall comply with all applicable regulations of the California Department of Alcoholic Beverage Control (ABC).

80. Alcoholic beverage service shall be "incidental" to the primary food service use, as defined in Zoning Ordinance 23.502. An incidental use shall not exceed twenty-five percent (25%) of the floor area of the primary use, and if it consists of the commercial sales of a different line of products or services than the primary use, such incidental use may not generate gross receipts in excess of 33 percent of the gross receipts generated by the primary use.

81. Alcohol beverage service shall be only be allowed as part of a "bona fide eating place" making "actual and substantial sales of meals," and stringently enforces this requirement as determined and required by the ABC.

82. The service of alcohol shall be limited to normal meal hours (per ABC) during the restaurant's hours of operation. Patrons may only purchase food or finish drinks already purchased within the approved service hours. The Zoning Adjustments Board shall approve any change in the hours of restaurant operations and/or alcohol service (except decreased hours in compliance with applicable ABC regulations). Hours of operation are subject to review and amendment by the Zoning Adjustments Board as necessary to avoid detriment to the neighborhood or to achieve conformance with revised City standards or policies.

83. During operating hours, 100 percent of the service area shall be designed and used for and must possess the necessary utensils, and condiment dispensers with which to serve meals to the public.

84. The sale of alcoholic beverages for consumption off the premises is prohibited.

85. There shall be no service or consumption of alcohol on the public right-of-way, unless authorized by a Public Works sidewalk seating permit.

86. All alcoholic beverages served to patrons must be served in durable restaurant tableware (i.e. cups or glasses). No beer or wine may be distributed in its original bottle or can, or in any other potentially disposable container.

87. There shall be no bar or lounge area upon the licensed premises maintained for the sole purpose of sales, service or consumption of alcoholic beverages directly to patrons for consumption.

88. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Neither alcohol-dispensing facilities nor sign(s) advertising alcoholic beverages shall be visible from the public right-of-way. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.

89. A Berkeley Police Department Crime Prevention Through Environmental Design (CPTED) survey shall be completed prior to commencing alcohol service.

90. All employees selling and/or serving alcohol, or directly supervising such sales and/or service, shall complete the Licensee Education on Alcohol and Drugs (LEAD) program, or another equivalent program offered or certified by the California Department of Alcoholic Beverage Control within 6 months of employment at the establishment. Employees who have completed the course within the last five (5) years shall be exempt from this requirement.

91. Employees shall not serve alcohol to patrons who appear to be inebriated or otherwise unable to behave in an orderly manner upon consuming alcohol.

92. Any operator of the licensed establishment shall not have had a prior licensed establishment that was the subject of verified complaints or violations regarding alcohol, public safety or nuisance statutes or regulations to be confirmed by the Zoning Officer prior to issuance or transfer of a business license at this location.

93. Fortified alcohol products (e.g., malt liquor), shall not be sold on the premises.

94. The applicant shall establish cash handling procedures to reduce the likelihood of robberies and theft.

95. At no time shall the operator rent the restaurant space to a third-party promoter.

96. The owner or operator of the establishment shall take reasonable measures to prevent disturbances by patrons in the immediate vicinity. Such measures shall include signs reminding patrons of nearby residences and requests not to congregate or loiter near such residences nor operate vehicles in a noisy manner on residential streets. The operator shall give surveillance to public areas near the establishment, keep such areas free of trash and litter, provide lighting, and otherwise attempt to prevent conduct that might disturb the peace and quiet of residences in the vicinity. Furthermore, the operator shall assume reasonable responsibility for ensuring that patrons do not block the entrance or interfere with pedestrian activity on the adjacent public sidewalk.

97. This Use Permit, including these and all other required conditions, shall be posted in conspicuous location, available for viewing by any interested party.

98. This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Zoning Officer that the maintenance or operation of this establishment is violating any of these or other required conditions or is detrimental to the health,

safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

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 $1500. 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 $5,520.
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.

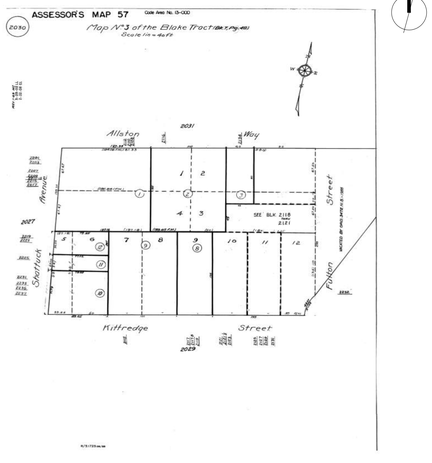
   If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

2115 KITTREDGE ST

5 LOCATION MAP
G000 NOT TO SCALE

4 VICINITY MAP
G000 NOT TO SCALE

For Assessment Use Only



3 ASSESSOR'S PARCEL MAP
G000 12" = 1'-0"

ZONING CODE INFORMATION

SITE INFORMATION			
ADDRESS	2115 KITTREDGE ST BERKELEY, CA		
APN	057-2030-009		
ZONING DISTRICT	C-DMU		
OVERLAY / SPECIAL DISTRICT			
SEISMIC SAFETY			
ALQUIST PRIOLO	NO	LIQUEFACTION ZONE	NO
LANDSLIDE ZONE	NO	UNREINFORCED MASONRY	NO
HISTORIC INFO			
HISTORIC PRESERVATION			
LANDMARK / STRUCTURE OF MERIT	YES		
ENVIRONMENTAL SAFETY			
CREEK BUFFER	NONE	FIRE ZONE	1
ENVIRONMENTAL MGMT AREA	YES	FLOOD ZONE	NO

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

Claudia Gorman — January 11, 2024
SIGNATURE — DATE

*** Findings and Conditions Attached**

BUILDING DATA PER PLANNING CODE

	EXISTING	PERMITTED / REQUIRED	NEW BASE PROJECT CALCULATION	NEW PROPOSED PROJECT CALCULATION	NOTES / CODE REFERENCE
BUILDING / LOT INFO					
LOT AREA	13,500 SF	-	NO CHANGE	NO CHANGE	
BUILDING FOOTPRINT	8,680 SF	-	12,972 SF	12,016	
LOT COVERAGE	64%	-	96%	89%	
AREAS					
COMMERCIAL FLOOR AREA	10,880 SF		20,591 SF	24,273 SF	
RESIDENTIAL FLOOR AREA	0 SF	-	91,100 SF	136,461 SF	
GROSS FLOOR AREA	10,880 SF	-	111,691 SF	160,734 SF	
COMMERCIAL USABLE OPEN SPACE	0 SF	20,591 SF / 50 SF = 412 SF	457 SF	-	1 SQ.FT / 50 SF
		24,473 SF / 50 SF = 489 SF	-	712 SF	BMC TABLE 23.204-40
RESIDENTIAL USABLE OPEN SPACE	0 SF	146 UNITS X 80 SF = 11,680 SF	11,680 SF	-	80 SF/UNIT
		211 UNITS X 80 SF = 16,880 SF	-	12,539 SF	BMC TABLE 23.204-40
					DENSITY BONUS CONCESSION REQUESTED
LANDSCAPED OPEN SPACE	0 SF	40% OF 16,880 = 6,752 SF		5% OF 17,369 = 910 SF	***DENSITY BONUS CONCESSION REQUESTED***
IMPERVIOUS SURFACE AREA	100%	-	100%	100%	
HEIGHT					
# STORIES	2	-	8	18	
MAX BLDG HEIGHT	60'-0" +	75'-0"	75'-0"	211'-04"	BMC:23.204-38: C-DMU
					DENSITY BONUS WAIVER REQUESTED
SETBACKS					
FRONT YARD SETBACK	0'-0"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 0' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= NO MIN.	0'	MIN 0' VARIES	
INTERIOR EAST	8'-4.5"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 3' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= 0' - 5'-0"	3'	MIN 3' VARIES	***USE PERMIT - 23.204.130B***
INTERIOR WEST	11'-8.5"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 3' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= 0'- 5'-0"	3'	MIN 3' VARIES	***USE PERMIT - 23.204.130B***
REAR YARD SETBACK	2'-8"	0 - 20'-0" BLDG HT= NO MIN	0'	MIN 0' VARIES	BMC: TABLE 23.204-39
		21' - 75' BLDG HT= 5'-0"	3'	MIN 3' VARIES	***USE PERMIT - 23.204.130B***
UNITS					
RESIDENTIAL DENSITY (UNIT COUNT)					
UNIT COUNT					
STUDIO	0	-	-	133	
2-BEDROOM	0	-	-	66	
4-BEDROOM	0	-	-	12	
TOTAL	0	-	-	211	
BELOW MARKET RATE UNITS	0			22	15% OF BASE PROJECT UNITS ARE AFFORDABLE FOR VLI = ELIGIBLE 50% DENSITY BONUS (SEE...
PARKING					
RESIDENTIAL CAR PARKING	0	0	0	0	BMC 23.322-1
COMMERCIAL CAR PARKING	0	0	-	0	***NONE REQUIRED PER AB 2097***
ADA PARKING	0		0	0	
BIKE PARKING (COMMERCIAL)	0	24,273 SF / 2,000 SF = 12	-	0	***DENSITY BONUS WAIVER REQUESTED***
BIKE PARKING (SHORT TERM RESIDENTIAL)	1	313 / 40 = 8	-	8	2, OR 1 PER 40 BEDROOMS,WHICHEVER IS GREATER
BIKE PARKING (LONG TERM RESIDENTIAL)	2	313 / 3 = 105	-	105	1/3 BEDROOMS, BMC TABLE 23.322-90

UNIT MIX:
15% VLI FOR 50% DENSITY BONUS =
15% VLI OF 141 (BASE UNITS) = 21.15 = 22

	MR	BMR	TOTAL
STUDIO:	119	14	133
2-BEDROOM:	59	7	66
4-BEDROOM:	11	1	12

6 UNIT MIX
G000 NOT TO SCALE

PER BMC SECTION 12.80.040 NATURAL GAS INFRASTRUCTURE SHALL BE PROHIBITED IN NEWLY CONSTRUCTED BUILDINGS.

2115 KITTREDGE ST BERKELEY, CA

SE PERMIT - 11/08/23

1 PROJECT DESCRIPTION
G000

THE PROPOSED PROJECT AT 2115 KITTREDGE WILL RETAIN THE ORGINAL PRIMARY SOUTH FACADE OF THE BUILDING AND CONSTRUCT A 18-STORY MIXED-USE BUILDING WITH APPROX. 160,000 SF WITH ADDITIONAL BASEMENTS. THE PROPOSED BUILDING WILL INCLUDE A THEATRE OF APPROX. 24,000 SF AT THE GROUND AND SECOND FLOORS, AND (211) DWELLING UNITS. THIS SB330 DENSITY BONUS PROJECT WILL HAVE 22 AFFORDABLE UNITS. THERE WILL BE AMENITY USABLE OPEN SPACES FOR THE RESIDENTS ON THE SECOND, 16TH, 17TH, AND 18TH FLOORS.

2 PROJECT TEAM
G000

OWNER:
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SAN FRANCISCO, CA 94105
TEL: (571) 551-7706

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ktgy.com
510.272.2910

ktgy Project Number	GDC01
Contact	Elwin Wong
Email	ewong@ktgy.com
Principal	Jessica Musick
Designer	

Gilbane

Developer
GILBANE
DEVELOPMENT
COMPANY
649 Mission Street
5th Floor
San Francisco, CA
94105

2115 KITTREDGE ST
2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

NOT FOR CONSTRUCTION

PROJECT INFORMATION

G000

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ABBREVIATIONS

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

ABBREVIATIONS

(E)	EXISTING
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EGSB	EXTERIOR GYPSUM SHEATHING BOARD
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR or ELEVATION
ELEVS	ELEVATIONS
EMER	EMERGENCY
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL BOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXCAV	EXCAVATE
EXF	EXTERIOR FINISH SYSTEM
EXH	EXHAUST
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDMPR	FIRE DAMPER
FDN	FOUNDATION
FDR	FIRE DOOR
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH, FINISH FACE, FINISH
FLR	
FG	FINISHED GRADE
FHC	FIRE HOSE CABINET
FIN	FINISH (ED)
FL	FLOOR
FLEX	FLEXIBLE
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF MASONRY
FR	FACE OF STUD
FRPF	FIRE RATED
FRP	FIRE PROOF
FRT	FIBERGLASS REINFORCED STEEL
FS	FINISH SLAB
FSEC	FOOD SERVICE QUIP. CONTRACTOR
FSR	FIRE SPRINKLER RISER
FT or '	FOOT OR FEET
FTG	FOOTING
FOH	FRONT OF HOUSE
FURN	FURNITURE
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	FIBER REINFORCED CONCRETE
GFRG	FIBER REINFORCED GYPSUM
GL	GLAZING
GR	GUARD RAIL
GSB	GYPSUM SHEATHING BOARD
GSM	GALVANIZED METAL SHEET
GYP	GYPSUM
GWB	GYPSUM WALLBOARD
H or HT	HEIGHT
HC	HOLLOW CORE
HCP	HANDICAP
HDR	HEADER
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HORIZ	HORIZONTAL
HR	HOUR or HANDRAIL
HSS	HOLLOW STRUCTURAL SECTION
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
HW	HOT WATER

ABBREVIATIONS

ID	INSIDE DIAMETER or DIMESNION
IN or "	INCH or INCHES
INCL	INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J-BOX	JUNCTION BOX
JS	JANITOR'S SINK
JST	JOIST
KEC	KITCHEN EQUIPMENT CONTRACTOR
L	LENGTH, LONG. ANGLE
LAM	LAMINATE
LH	LEFT HAND
LP	LOW POINT
LT	LIGHT
LTG	LIGHTING
LVL	LEVEL
LVR	LOUVER
LYR	LAYER
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MBSM	MODIFIED BITUMINOUS SHEET
MC	MINERAL CORE
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MUL	MULLION
MTD	MOUNTED
MWP	MEMBRANE WATERPROOFING
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NO or #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NR	NON-RATED
O/	OVER
OC	ON CENTER
OCC	OCCUPANCY, OCCUPANT(S)
OD	OUTSIDE DIAMETER or DIMENSION
OFD	OVERFLOWN DRAIN
OH	OPPOSITE HAND
OPNG	OPPOSITE
OPP	OPENING
OPT	OPTIONAL or OPTIMUM
ORD	OVERFLOW ROOF DRAIN
OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED
OZ	OUNCE
PART BD	PARTICLE BOARD
PBO	PROVIDED BY OWNER
PCC	PRECAST CONCTRETE
PCP	PORTLAND CEMENT PLASTER
PERF	PERFORATED
PL	PLATE or PROPERTY LINE
P-LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PR	PAIR
PRC	POLYMER REINFORCED CONCRETE
PREFAB	PREFABRICATED
PRKG	PARKING
PSD	PARKING STRUCTURE DRAWINGS
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PT	POINT
PTN	PARTITION
PVMT	PAVEMENT
R	RADIUS or RISER
(R)	REMOVE
RA	RETURN AIR
RC	REINFORCED CONCRETE
RD	ROOF DRAIN

ABBREVIATIONS

REC	RECESSED
REF	REFERENCE
REFL	REFLECTED or REFLECTIVE
REG	REGISTER
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION
RH	RIGHT HAND or ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
RV	ROOF VENT
S	SOUTH
SA	SUPPLY AIR
SAB	SOUND ATTENUATION BLANKET
SC	SOLID CORE
SCHED	SCHEDULE
SCP	SCUPPER
SD	STORM DRAIN
SECT	SECTION
SEP JT	SEPARATION JOINT
SF	SQUARE FEET
SHT	SHEET
SHTHG	SHEATHING
SHM	SELF HEALING MEMBRANE
SHV	SHELVING
SI or IN²	SQUARE INCHES
SIM	SIMILAR
SKYLT	SKYLIGHT
SLNT	SEALANT
SP	STANDPIPE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SED #___	SEE ELECTRICAL DRAWING
SMD #___	SEE MECHANICAL DRAWING
SSD #___	SEE STRUCTURAL DRAWING
STD	STANDARD
STL	STEEL
STN	STAIN
STRUC	STRUCTURAL
SUSP	SUSPENDED
SYMM	SYMMETRICAL
T	TEMPERED
T	TREAD
TA	TOILET ACCESSORY
TBD	TO BE DETERMINED
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPERED
T&G	TOUNGUE AND GROOVE
THK	THICK
THRU	THROUGH
TC	TOP OF CURB
TO	TOP OF
TOC	TOP OF CONCRETE
TOP	TOP OF PARAPET
TOPO	TOPOGRAPHIC
TOS	TOP OF STEEL
TP	TOP OF PAVEMENT
TS	TOP OF STAIR
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UC	UNDER CUT
UFC	UNIFROM FIRE CODE
UL	UNDERWRITER'S LABORATOR
UNF	UNFINISHED
UNO or UON	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W	WEST or WIDTH or WASHER
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WEEP HOLE or WATER HEATER
W/I	WITHIN

SHEET LIST

SHEET #	SHEET NAME	ENTITLEMENTS 10/23/2023
GENERAL		
G000	PROJECT INFORMATION	•
G001	DRAWING INDEX, SYMBOLS & ABBREVIATIONS	•
G002.A	DENSITY BONUS CALCS - BASE	•
G002.B	DENSITY BONUS CALCS - PROPOSED	•
G003	LOT COVERAGE, USABLE OPEN SPACE CALCS	•
G004	EXISTING SITE PHOTOS	•
G005	THEATER FACADE PRESERVATION	•
G006	THEATER FACADE LIGHTING PROPOSAL	•
G007	STREET STRIP ELEVATION	•
G008	SHADOW STUDIES - DEC 22	•
G009	SHADOW STUDIES - JUNE 21	•
G010	SHADOW STUDIES - SEPT 22	•
G011	GREENPOINT RATED CHECKLIST	•
G012	TERRACE VIEWS AND PERSPECTIVES	•
G013	PERSPECTIVE CONTEXT RENDERINGS	•
G014	NIGHT RENDERING	•
CIVIL		
C000	NOTES, LEGEND, & ABBREVIATIONS	•
C001	TOPOGRAPHIC SURVEY	•
C100	DEMOLITION PLAN	•
C200	SITE AND GRADING PLAN	•
C201	ROUGH GRADING PLAN	•
C300	UTILITY PLAN	•
C400	STORMWATER MANAGEMENT PLAN	•
C500	CONSTRUCTION DETAILS	•
C501	CONSTRUCTION DETAILS	•
C502	CONSTRUCTION DETAILS	•
C503	CONSTRUCTION DETAILS	•
C600	WATER POLLUTION CONTROL DRAWINGS	•
C601	WATER POLLUTION CONTROL DETAILS	•
LANDSCAPE		
L100	CALGREEN CHECKLIST	•
L101	GROUND FLOOR MATERIALS PLAN	•
L101.1	FEATURE ALTERNATIVE DESIGN OPTIONS	•
L102	2ND FLOOR PLANS	•
L103	16TH FLOOR PLAN	•
L104	17TH FLOOR PLAN	•
L105	18TH FLOOR PLAN	•
L200	PLANTING SCHEDULE	•
L202	2ND FLOOR PLANTING PLAN	•
L203	16TH FLOOR PLANTING PLAN	•
L204	17TH FLOOR PLANTING PLAN	•

SHEET LIST

SHEET #	SHEET NAME	ENTITLEMENTS 10/23/2023
L205	18TH FLOOR PLANTING PLAN	•
L300	IRRIGATION SCHEDULE AND CALCULATIONS	•
L301	GROUND FLOOR IRRIGATION PLAN	•
L302	2ND FLOOR IRRIGATION PLAN	•
L303	16TH FLOOR IRRIGATION PLAN	•
L304	17TH FLOOR IRRIGATION PLAN	•
L305	18TH FLOOR IRRIGATION PLAN	•
L306	IRRIGATION DETAILS	•
ARCHITECTURAL		
A100	SITE PLAN	•
A101	BASEMENT 2 FLOOR PLAN	•
A102	BASEMENT 1 FLOOR PLAN	•
A103	GROUND FLOOR PLAN	•
A104	LEVEL 2 FLOOR PLAN	•
A105	LEVEL 3 FLOOR PLAN	•
A106	LEVEL 4 FLOOR PLAN	•
A107	LEVEL 5,7,9,11,13 FLOOR PLAN	•
A108	LEVEL 6,8,10,12,14 FLOOR PLAN	•
A109	LEVEL 15 FLOOR PLAN	•
A110	LEVEL 16 FLOOR PLAN	•
A111	LEVEL 17 FLOOR PLAN	•
A112	LEVEL 18 FLOOR PLAN	•
A113	ROOF FLOOR PLAN	•
A201	SOUTH EXTERIOR ELEVATION	•
A202	EAST EXTERIOR ELEVATION	•
A203	WEST EXTERIOR ELEVATION	•
A204	NORTH EXTERIOR ELEVATION	•
A205	EXTERIOR ELEVATION MATERIALS	•
A211	SOUTH FACADE LIGHTING & SIGNAGE	•
A212	EAST FACADE LIGHTING & SIGNAGE	•
A213	WEST FACADE LIGHTING & SIGNAGE	•
A214	NORTH FACADE LIGHTING SIGNAGE	•
A215	SOUTH FACADE SIGNAGE	•
A310	BUILDING SECTIONS	•

VIEW NO. ON SHEET / SHEET NO. — VIEW REFERENCE

SECTION REFERENCE

DETAIL SECTION REFERENCE

ELEVATION REFERENCE

INTERIOR ELEVATION REFERENCE

ENLARGED PLAN / DETAIL REFERENCE

PROJECT NORTH / TRUE NORTH — NORTH ARROW

REVISION CLOUD

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

WALL, FLR/CLG, AND ROOF TYPE

DOOR SYMBOL

WINDOW SYMBOL

PLUMBING FIXTURE / APPLIANCE SYMBOL

FINISH REFERENCE

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

10' - 0" — DIMENSON TO CENTERLINE

10' - 0" — DIMENSON TO FACE OF FINISH

ALIGN — ALIGN FACE OF FINISH

DATUM REFERENCE: ELEVATION, WORK, OR CONTROL

ELEVATION CHANGE: CEILING OR FLOOR LEVEL

+ 0' - 0" — SPOT ELEVATION

GRAPHIC SYMBOLS

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BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

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NOT FOR CONSTRUCTION

DRAWING INDEX, SYMBOLS & ABBREVIATIONS

G001

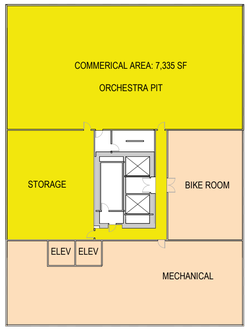
DENSITY BONUS TABLE

Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density...	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
91,100	140.82	141.00	15%	21.15	22.00	50.00%	70.50	71	212

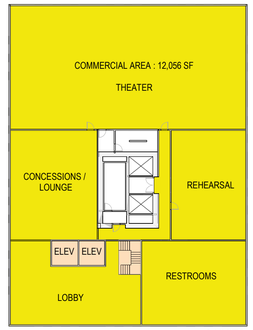
Base Project Square Footage	Floor
0	basement 2
0	basement 1
11,664	first
11,348	second
11,348	third
11,348	fourth
11,348	fifth
11,348	sixth
11,348	seventh
11,348	eighth

LEGEND:

- COMMERCIAL AREA
- RESIDENTIAL AREA (BASE)
- NON-QUALIFYING RESIDENTIAL AREA (BASE)
- COMMERCIAL USABLE OPEN SPACE



B2 BASEMENT
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



0 UNITS

B1 BASEMENT
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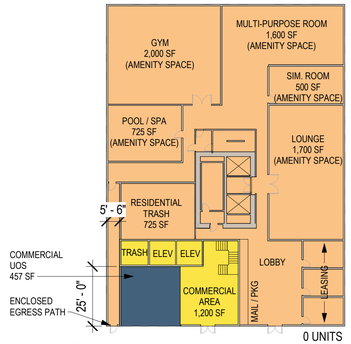

0 UNITS

1 1ST FLOOR
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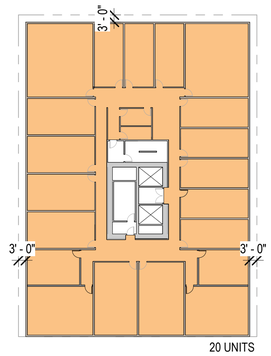
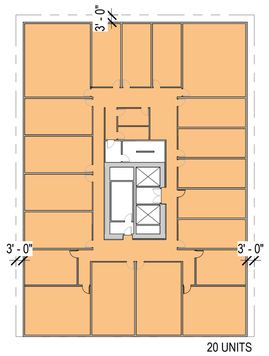


20 UNITS

2 2ND FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



20 UNITS

3 3RD FLOOR
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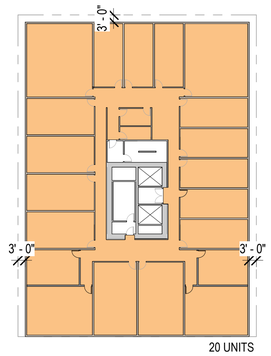

20 UNITS

4 4TH FLOOR
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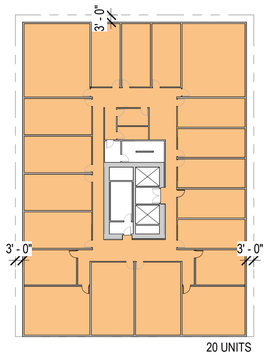
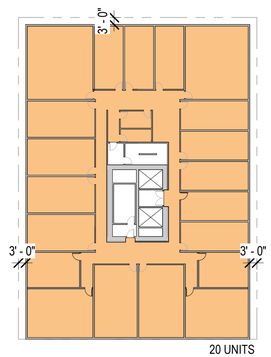


20 UNITS

5 5TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



20 UNITS

6 6TH FLOOR
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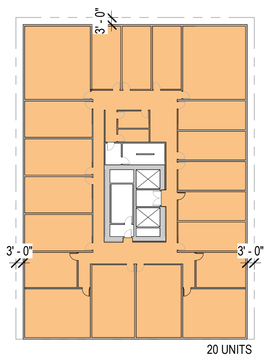
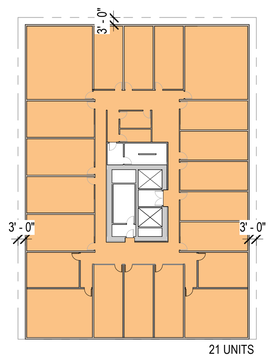


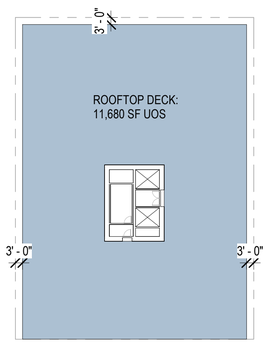
20 UNITS

7 7TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

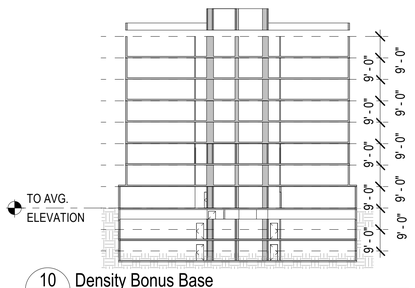


21 UNITS

8 8TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



9 ROOFTOP DECK
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



10 Density Bonus Base
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

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NOT FOR CONSTRUCTION

DENSITY BONUS CALCS - BASE

G002.A

DENSITY BONUS TABLE									
Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density...	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
91,100	140.82	141.00	15%	21.15	22.00	50.00%	70.50	71	212

LEGEND:

- COMMERCIAL AREA
- COMMERCIAL UOS
- RESIDENTIAL AREA CONFORMING
- RESIDENTIAL AREA NON-QUALIFYING
- PRIVATE UOS
- RESIDENTIAL UOS

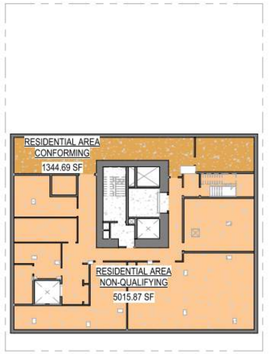
Base Project Square Footage	Floor	Residential Sq. Footage Proposed
0	basement 2	1345
0	basement 1	1798
11,664	first	2301
11,348	second	3417
11,348	third	4707
11,348	fourth	9733
11,348	fifth	9279
11,348	sixth	9269
11,348	seventh	9270
11,348	eighth	9269
	nineth	9270
	tenth	9269
	eleventh	9270
	twelfth	9269
	thirteenth	9270
	fourteenth	9269
	fifteenth	9270
	sixteenth	5363
	seventeenth	3473
	eighteenth	2353
91,100	TOTAL	136,461

Total Square Footage: 136,461

Proposed Units: 211

Average Unit Size: 647

%VLI	%DB
5%	20.0%
6%	22.5%
7%	25%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.75%
13%	42.5%
14%	46.25%
15%	50.0%



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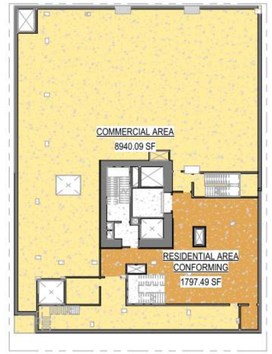

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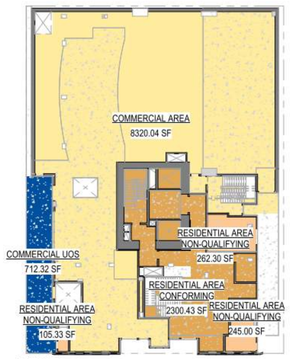

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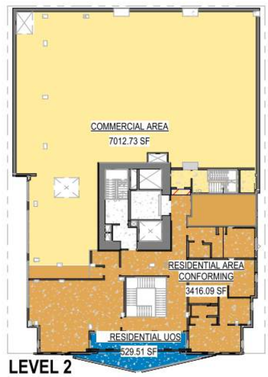

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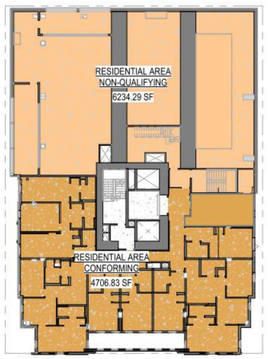

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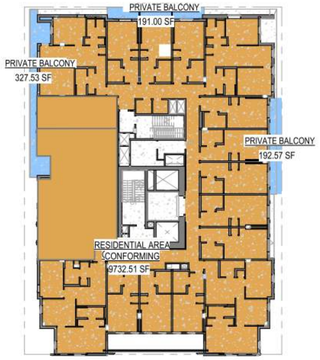

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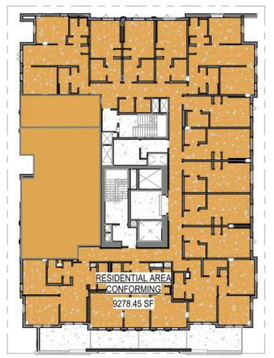

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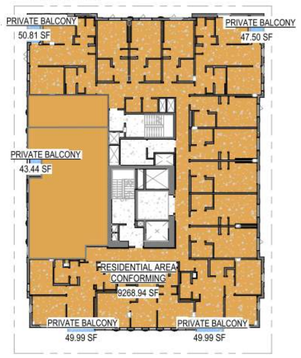

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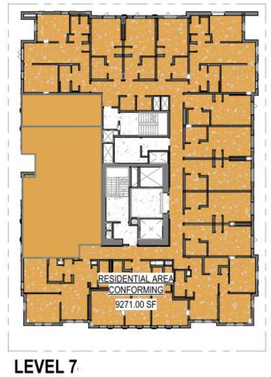

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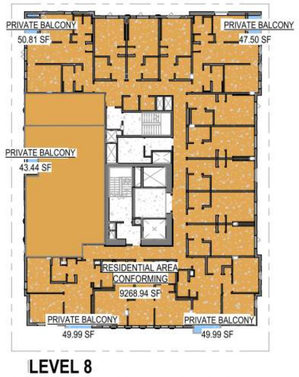

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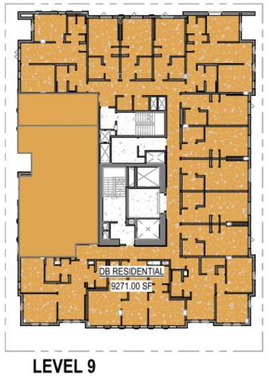

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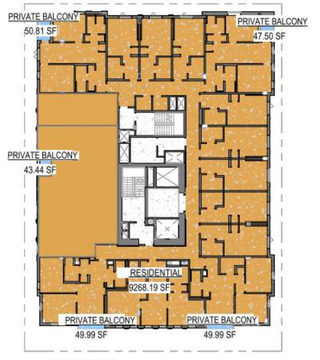

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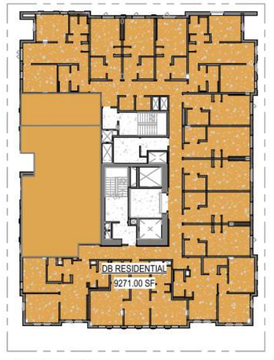

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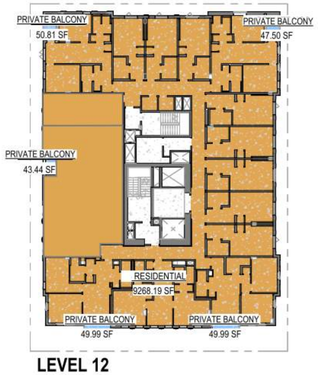

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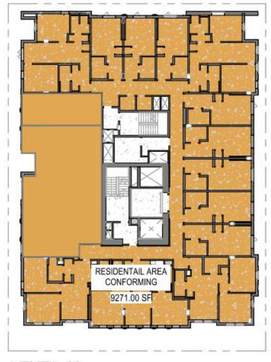

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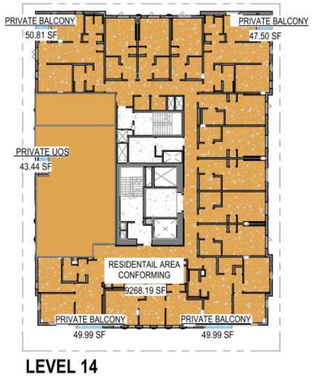

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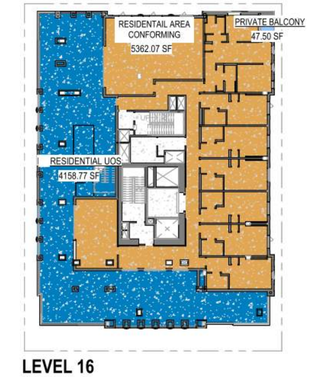
LEVEL 15



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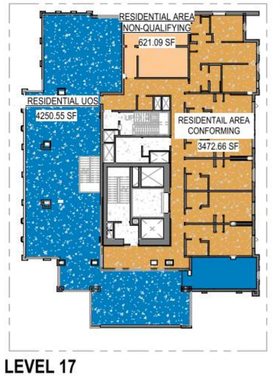

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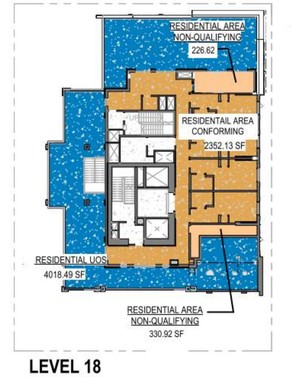

LEVEL 18

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510.272.2910

ktgy Project Number GDC01
Contact Elwin Wong
Email ewong@ktgy.com
Principal Jessica Musick
Designer

Gilbane

Developer
GILBANE DEVELOPMENT COMPANY
649 Mission Street
5th Floor
San Francisco, CA
94105

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

NOT FOR CONSTRUCTION

DENSITY BONUS CALCS - PROPOSED

G002.B

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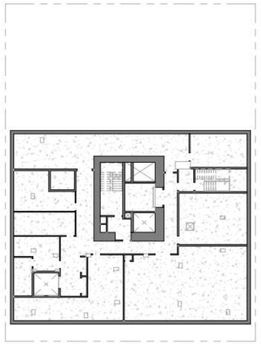

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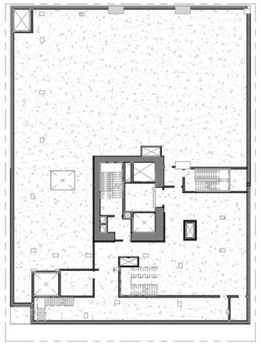

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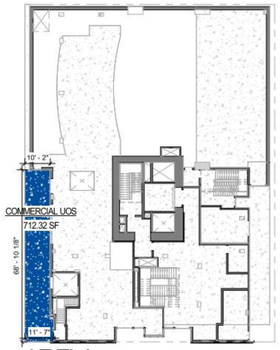

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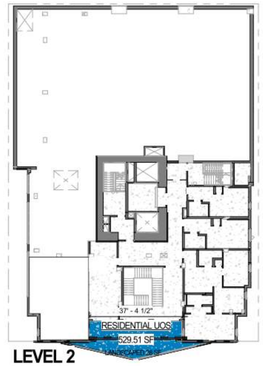

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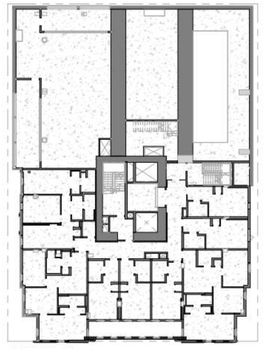

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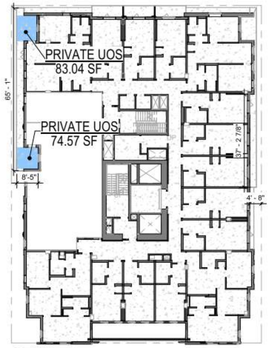

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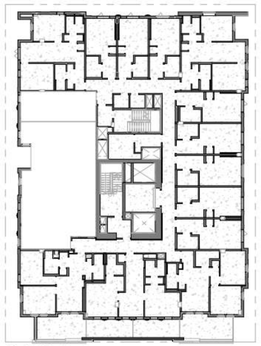

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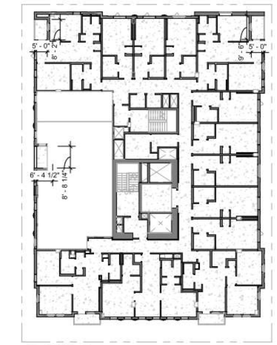

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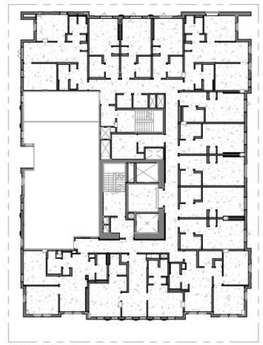

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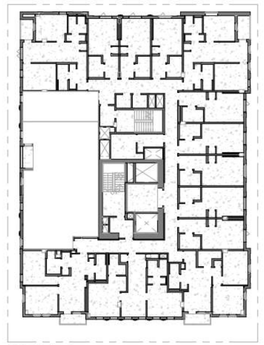

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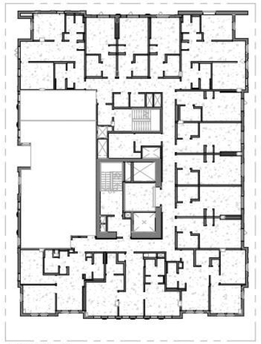

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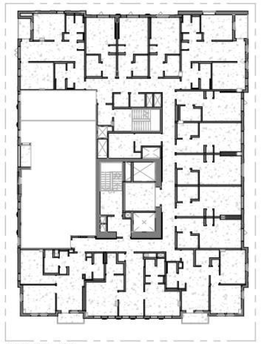

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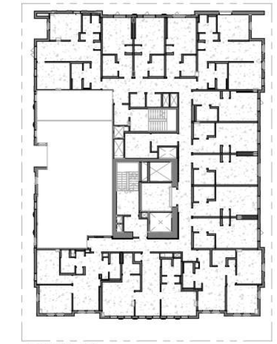

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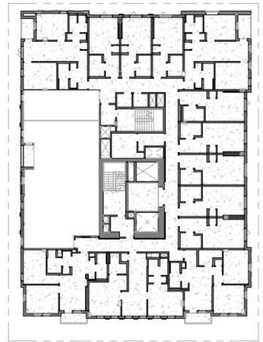

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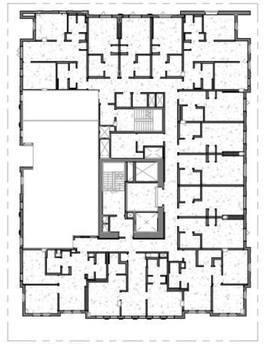

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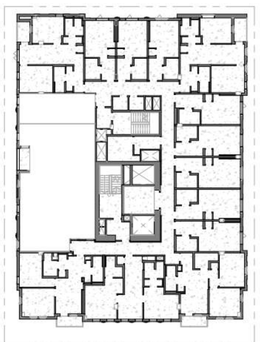

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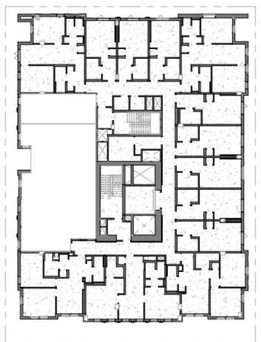
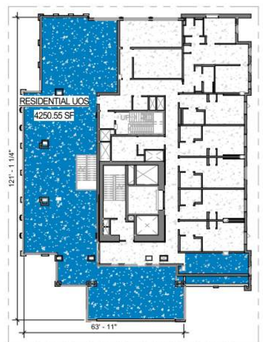
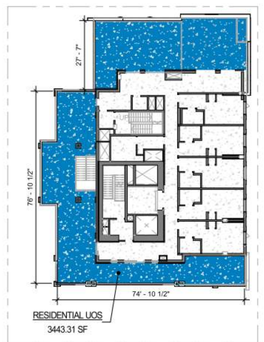


LEVEL 15

LEVEL 16 LANDSCAPE 163 SF



LEVEL 17 LANDSCAPE 441 SF



LEVEL 18 LANDSCAPE 278 SF

PROJECT DENSITY CALCULATIONS

UOS REQUIREMENTS:

NON-RESIDENTIAL USES:
1 sq. ft. of privately-owned public open space per 50 sq. ft. of commercial floor area.
*Each square foot of usable open space provided as privately-owned public open space is counted as two square feet of required on-site open space.

RESIDENTIAL:
80 FT PER UNIT
NOTE: PRIVATE BALCONIES LESS THAN 6FT IN WIDTH OR DEPTH NOT INCLUDED IN USABLE OPEN SPACE

UOS CALCS

NON-RESIDENTIAL USES
PROPOSED COMMERCIAL = 712 SF

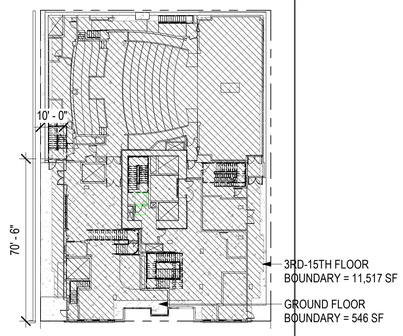
RESIDENTIAL
211 UNITS x 80 SF = 16,880 SF
PROPOSED COMMON = 12,382 SF
PROPOSED PRIVATE = 157 SF
RESIDENTIAL TOTAL = 12,539 SF

LANDSCAPED UOS (RESIDENTIAL)
40% OF COMMON UOS
REQUIRED: 40% OF 12,539 (COMMON) = 5,015 SF
PROPOSED: 7% OF 12,539 (COMMON) = 877 SF

Area Schedule (Project Density Calc) Sorted by Level Commercial Usable Open Space Only		
Level	Name	Area
LEVEL 1	COMMERCIAL UOS	712.32 SF
COMMERCIAL UOS TOTAL		712.32 SF

Area Schedule (Project Density Calc) Sorted by Level Usable Open Space Only		
Level	Name	Area
LEVEL 2	RESIDENTIAL UOS	529.51 SF
LEVEL 4	PRIVATE UOS	157.61 SF
LEVEL 16	RESIDENTIAL UOS	4158.77 SF
LEVEL 17	RESIDENTIAL UOS	4250.55 SF
LEVEL 18	RESIDENTIAL UOS	3443.31 SF
		12539.74 SF

LOT COVERAGE CALCUALTIONS
MAX. BLDG. BOUNDRY AREA
11,517 SF + 546 SF =12,063 SF
LOT SIZE = 13,500 SF
LOT COVERAGE =12,063/13,500 = 89%



1 G003 GROUND FLOOR
1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

BUILDING PROGRAM LEGEND:
- COMMERCIAL UOS
- DB RESIDENTIAL UOS

ktgy
Architecture | Branding | Interiors | Planning
1814 Franklin St
Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

ktgy Project Number GDC01
Contact Elwin Wong
Email ewong@ktgy.com
Principal Jessica Musick
Designer

Gilbane
Developer
GILBANE DEVELOPMENT COMPANY
649 Mission Street
5th Floor
San Francisco, CA 94105

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

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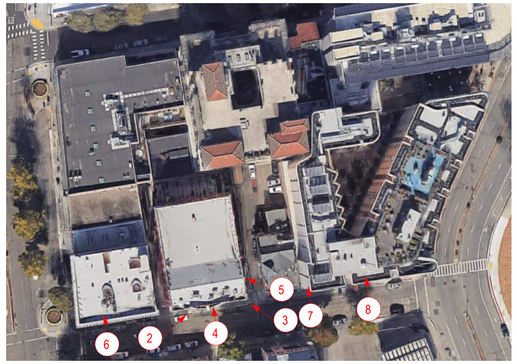
LOT COVERAGE, USABLE OPEN SPACE CALCS

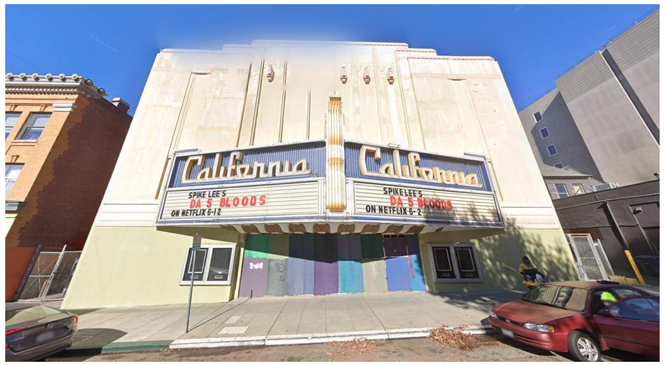
G003



1 2115 KITTREDGE STREET SITE CONTEXT PHOTO KEY
1" = 1'-0"

2 STREET VIEW LOOKING NORTH

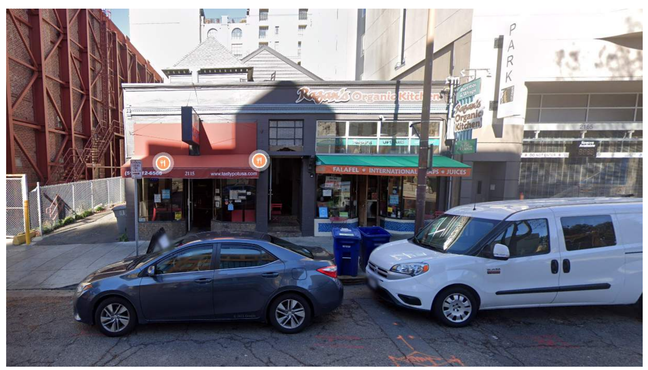
3 STREET VIEW LOOKING WEST



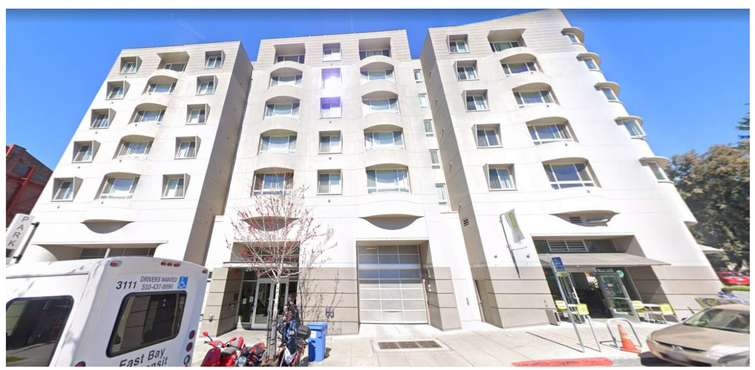
4 STREET VIEW LOOKING NORTHWEST

5 EAST SIDEYARD LOOKING WEST

6 2231 SHATTUCK



7 2115 & 2119 KITTREDGE



8 2165 & 2177 KITTREDGE

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Principal Jessica Musick
Designer

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
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	11/08/2023	ZAB SUBMITTAL

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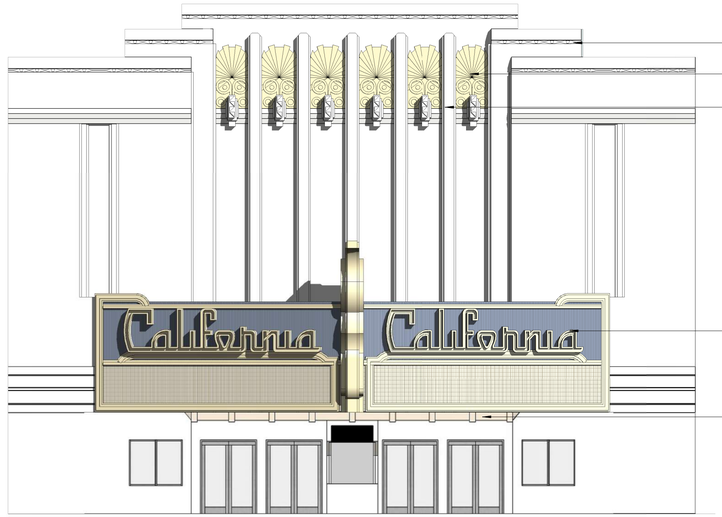
EXISTING SITE PHOTOS

G004

EXISTING THEATER FACADE

HISTORICAL THEATER FACADE



PRESERVE AND RESTORE EXISTING DECORATIVE CORNICE ELEMENTS

PRESERVE AND RESTORE EXISTING DECORATIVE COINS

PRESERVE AND RESTORE EXISTING DECORATIVE PILASTERS

PRESERVE AND RESTORE EXISTING THEATER MARQUEE

REPLACE & RECREATE EXISTING THEATER MARQUEE SOFFIT (REMOVAL REQUIRED FOR CONSTRUCTION)

2 G005 EXISTING THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

ALTERNATIVE RAIL OPTION AT MARQUEE BALCONY

PROPOSED SAWCUT AND WINDOW INFILL AT EXISTING FACADE

PROPOSED SAWCUT AND OPENING AT EXISTING FACADE FOR 2ND FLOOR MARQUEE BALCONY ACCESS

PROPOSED SAWCUT AND WINDOW INFILL AT EXISTING FACADE RECESS

PROPOSED GLASS RAILING WITH BACKLIT EDGE AT MARQUEE BALCONY

PROPOSED MATTE FINISH PROJECTING SIGN. FACE OF SIGN TO BE MAXIMUM 12 S.F.

REPLACE & RECREATE STOREFRONT AT RESIDENTIAL LOBBY, THEATER ENTRANCE AND THEATER TICKET BOOTH

RESTORE EXISTING POSTER DISPLAY WITH NEW WINDOW INFILL

1 G005 PROPOSED THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

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THEATER FACADE PRESERVATION

G005

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EXISTING THEATER FACADE

HISTORICAL THEATER FACADE

NEW LED WASH LIGHTING AT TOP OF EXISTING FACADE

NEW LED WASH LIGHTING ABOVE EXISTING RECESSED PANEL

RESTORE EXISTING MARQUEE NEON WITH ORIGINAL NEON LIGHTING

PROPOSED GLASS RAILING WITH BACKLIT EDGE AT MARQUEE BALCONY

NEW LED BLADE SIGN LIGHTING

RETAIN EXISTING MARQUEE LETTERING WITH ORIGINAL NEON LIGHTING

NEW LED STRIP LIGHTING AT EXISTING HORIZONTAL BAND

1 G006 PROPOSED THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

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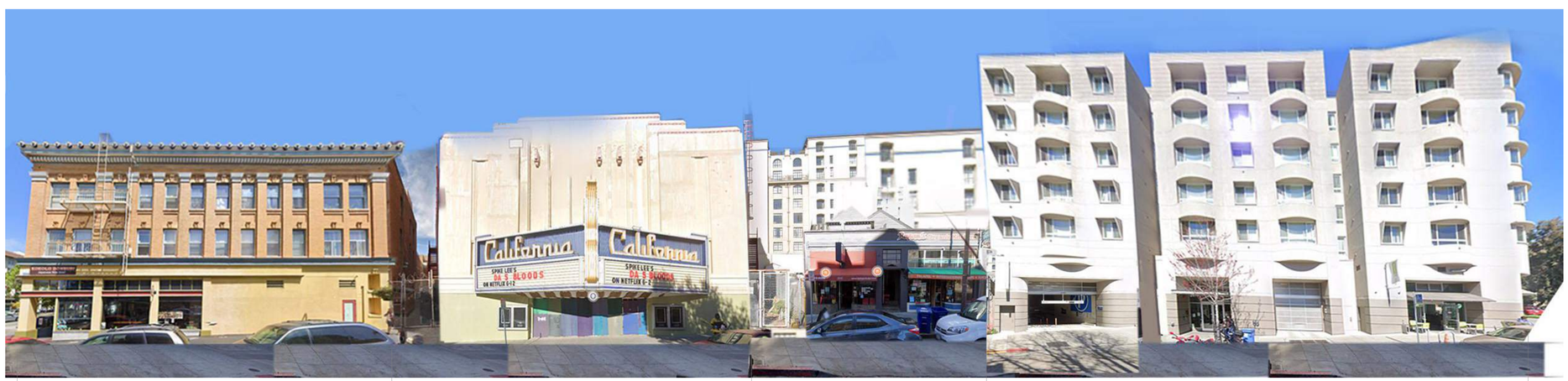
THEATER FACADE
LIGHTING PROPOSAL

G006

2231 SHATTUCK | 2115 KITGREDGE | 2119 KITTREDGE | 2165 & 2177 KITTREDGE

BUILDING SITE

2 G007 (N) STREET STRIP ELEVATIONS
3/4" = 1'-0"



2231 SHATTUCK | 2115 KITGREDGE | 2119 KITTREDGE | 2165 & 2177 KITTREDGE

BUILDING SITE

1 G007 (E) STREET STRIP ELEVATIONS
NOT TO SCALE

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STREET STRIP ELEVATION

G007

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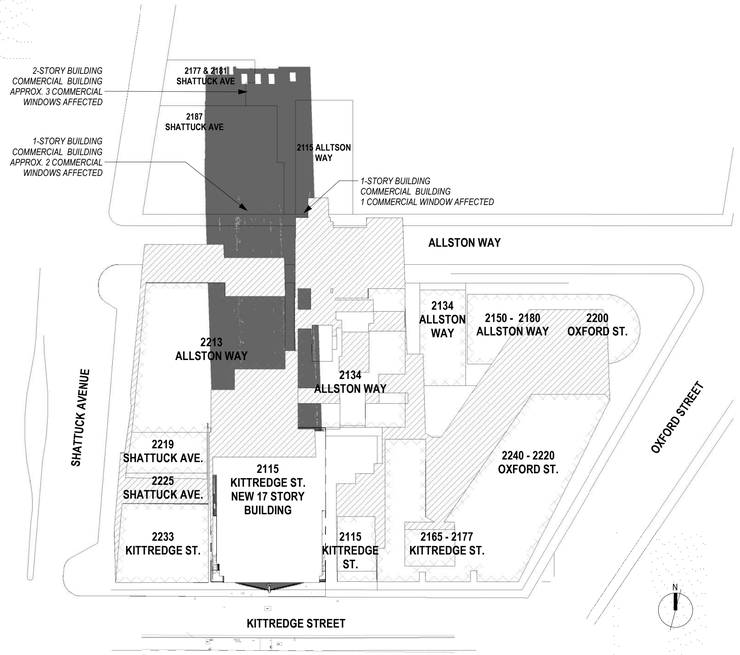
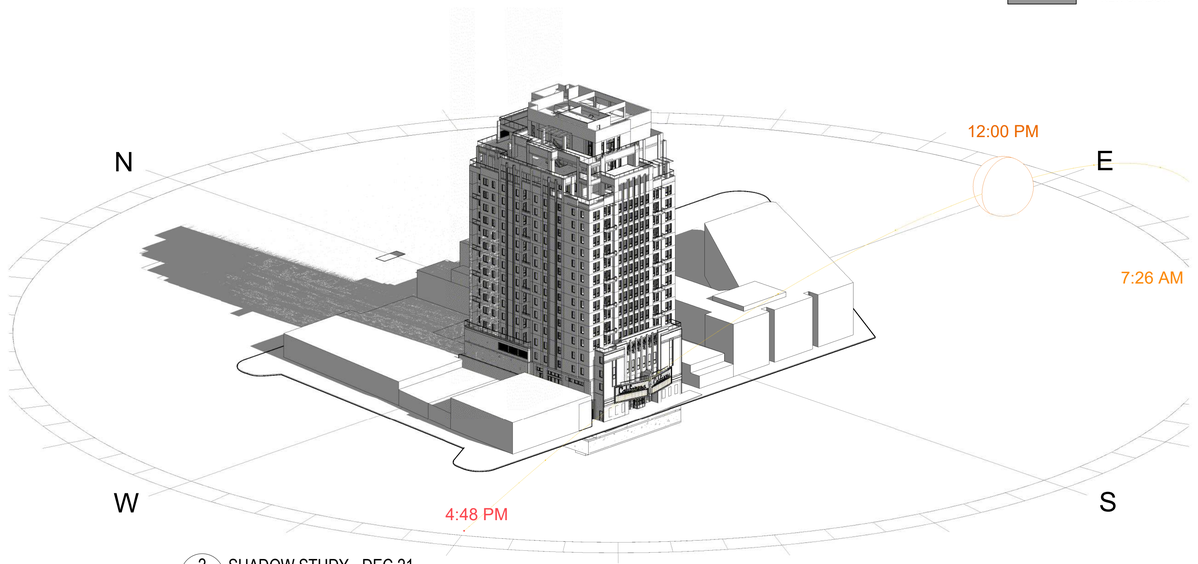
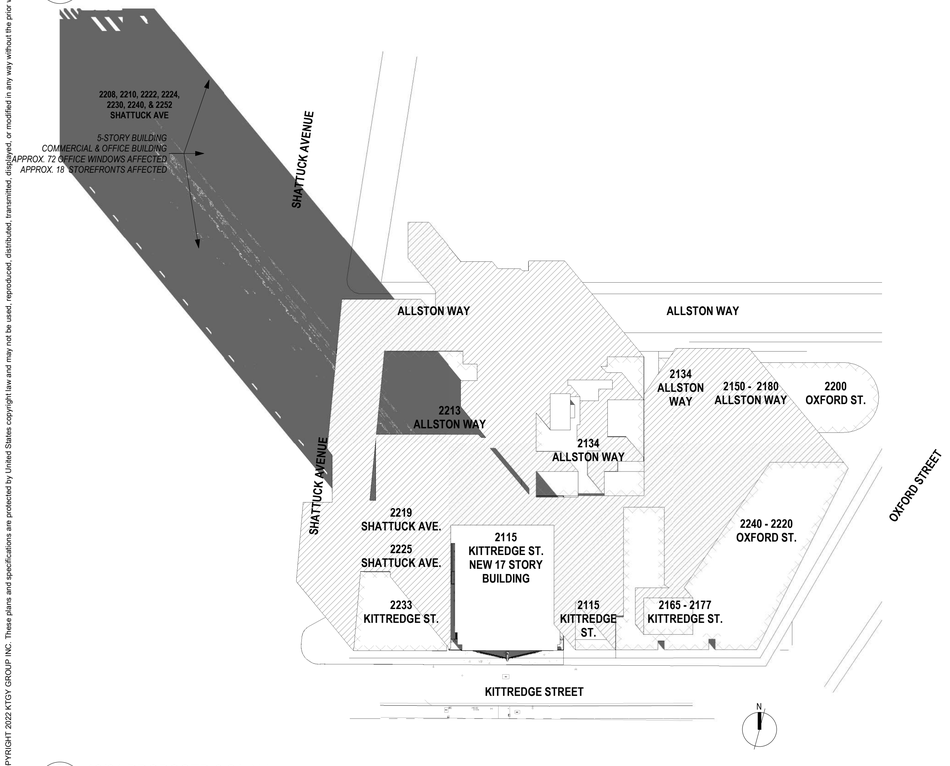


1 G008 12/21 PROPOSED NOON
1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)



2 G008 SHADOW STUDY - DEC 21



3 G008 12/21 PROPOSED 9 21 AM
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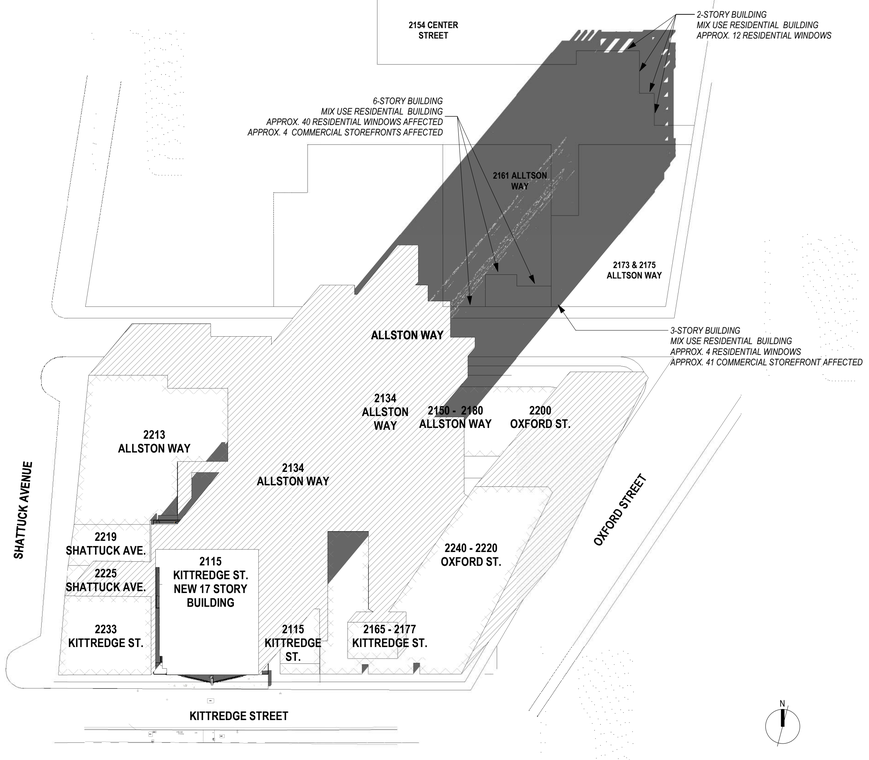

4 G008 12/21 PROPOSED 2 54 PM
1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

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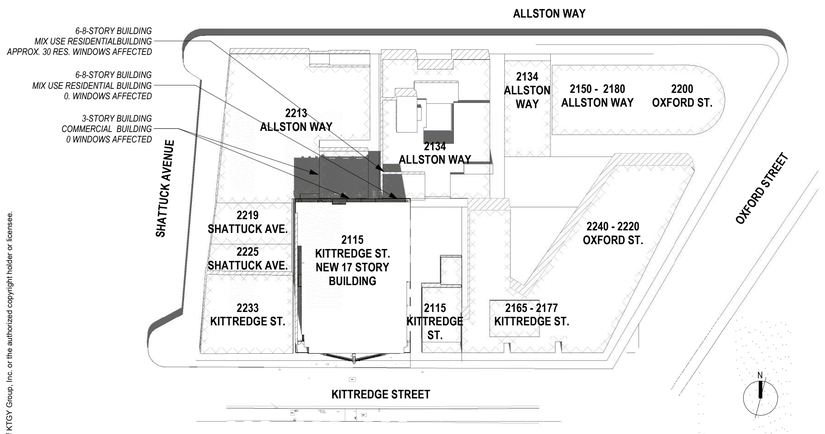
SHADOW STUDIES - DEC 22

G008



1 G009 06/21 PROPOSED NOON
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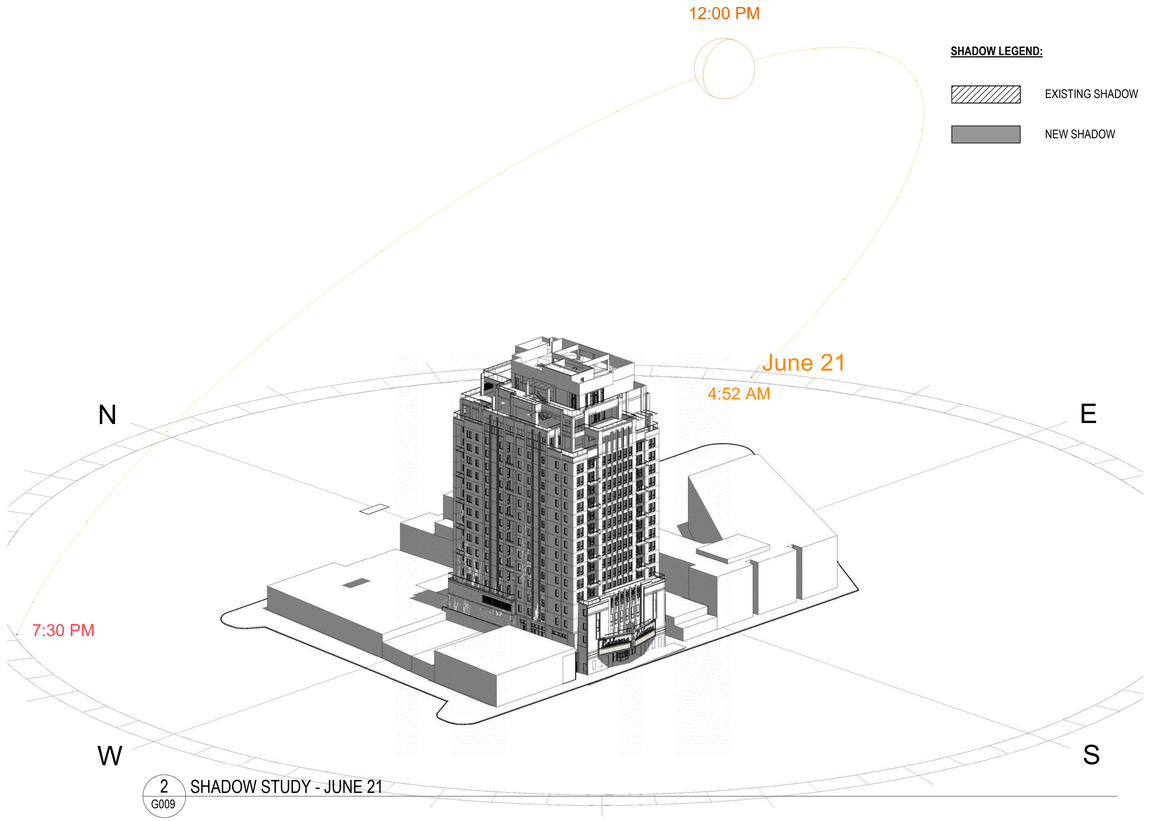
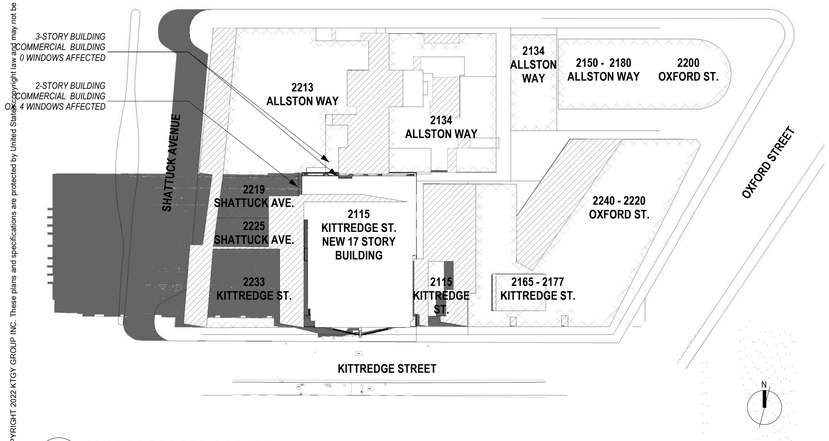


2 G009 SHADOW STUDY - JUNE 21



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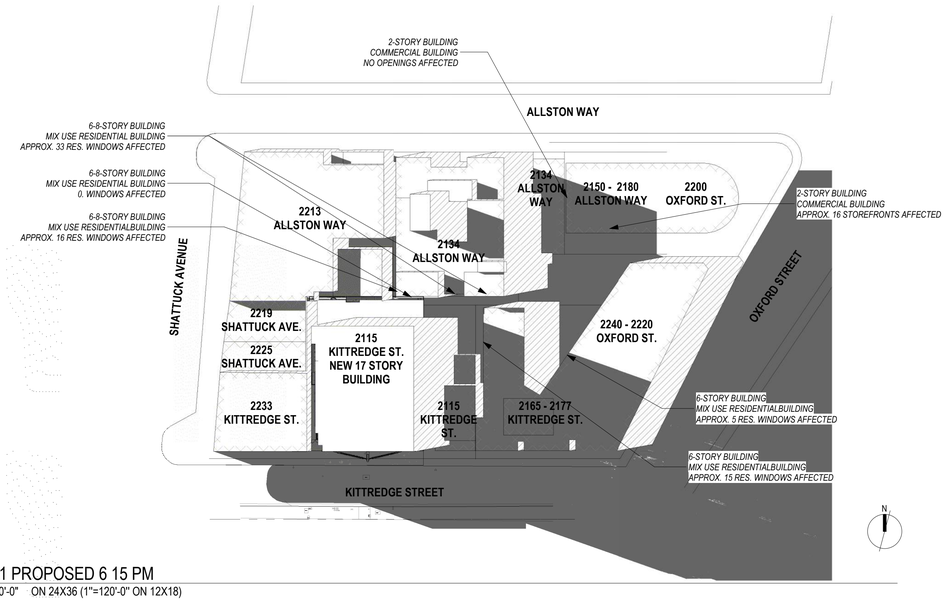

4 G009 06/21 PROPOSED 6 15 PM
1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

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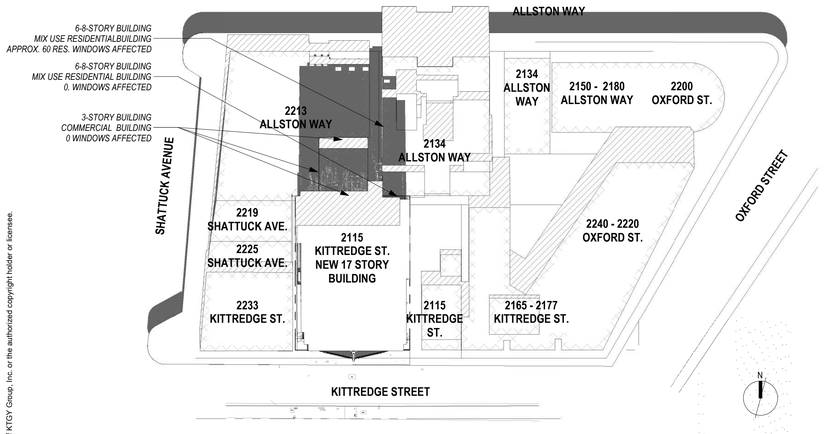
SHADOW STUDIES - JUNE 21

G009



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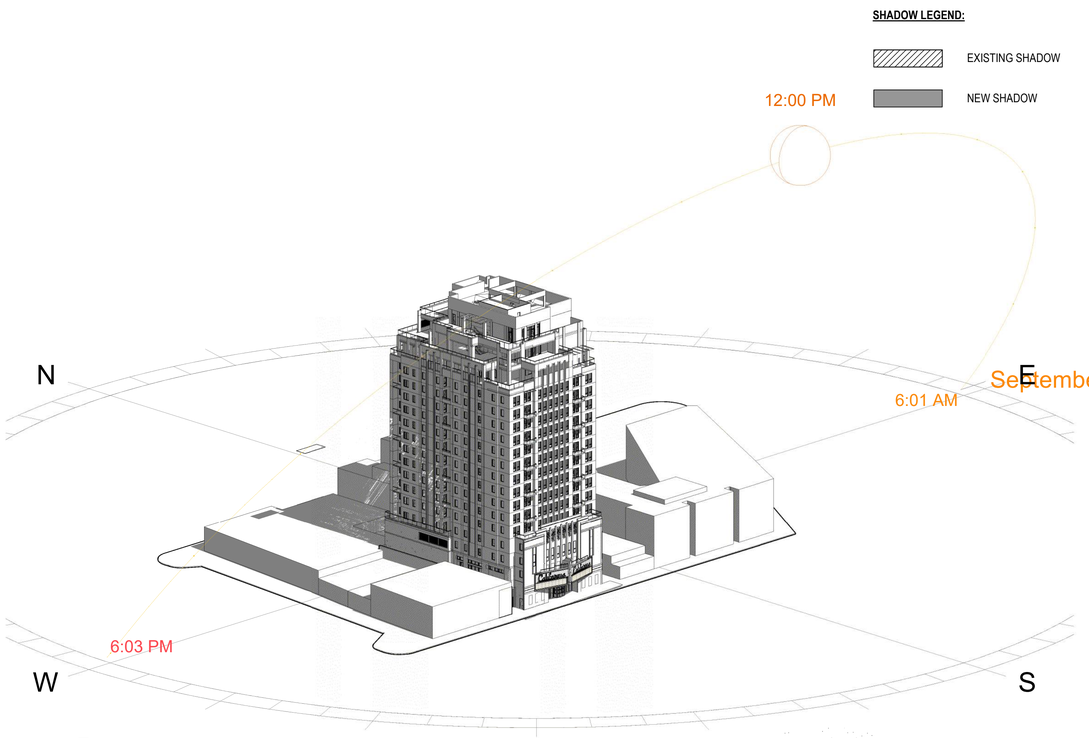
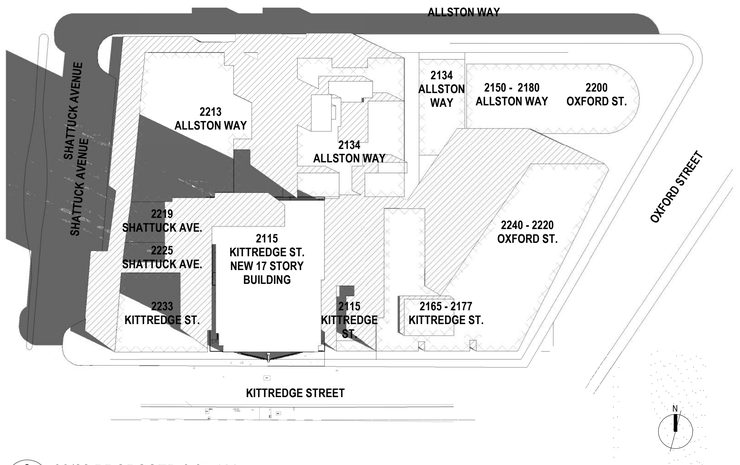


2 G010 SHADOW STUDY - SEPT 22



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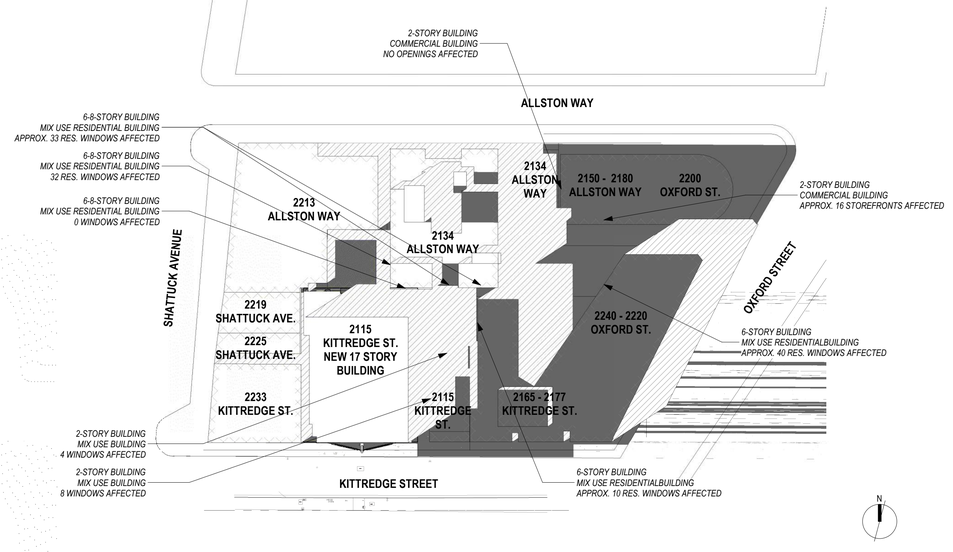

4x G010 09/22 PROPOSED 6 15 PM
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SHADOW STUDIES - SEPT 22

G010

NEW HOME RATING SYSTEM, VERSION 8.0

MULTIFAMILY CHECKLIST

Points Targeted: 157
Certification Level Targeted: Platinum
Compliance Pathway Targeted: All Electric High-Rise

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, E5.2 , H6.1, J5.1, O1, O7.

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.builditgreen.org/greenpointrated**
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 8

Project Name: GDC01
Project Street: 2115 Kittredge
Project City: Berkeley
Project Zip: 94704

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
CALGreen								
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1	
A. SITE								
No	**A1. Construction Footprint** (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed)	0				1		
	A2. Job Site Construction Waste Diversion							
Yes	A2.1 70% C&D Waste Diversion **(Including** Alternative Daily Cover)	2				2		
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1		
No	**A3. Recycled Content Base Material** (Minimum 25% Post-Consumer Content)	0				1		
No	**A4. Heat Island Effect Reduction (Non-Roof)**	0		1				
No	**A5. Construction Environmental Quality Management Plan Including Flush-Out**	0			1			
	A6. Stormwater Control: Prescriptive Path							
No	A6.1 Permeable Paving Material	0					1	
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1	
Yes	A6.3 Non-Leaching Roofing Materials	1					1	
No	A6.4 Smart Stormwater Street Design	0	1					
No	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Annual Runoff Onsite)	0					3	
B. FOUNDATION								
Yes	**B1. Fly Ash and/or Slag in Concrete** (Minimum of 30%)	1				1		
Yes	**B2. Radon-Resistant Construction**	2			2			
Yes	**B3. Foundation Drainage System**	2				2		
No	**B4. Moisture Controlled Crawlspace**	0			1			
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
C. LANDSCAPE								
6.70%	Enter the landscape area percentage. Points capped at 3 for less than 15%.							
No	**C1. Plants Grouped by Water Needs (Hydrozoning)**	0					1	
No	**C2. Three Inches of Mulch in Planting Beds**	0					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 Maintenance)	1				1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	1					3	
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2	
No	C4.2 Turf on a Small Percentage of Landscaped Area	0					2	
No	**C5. Trees to Moderate Building Temperature** (at least 50% of West Facing Glazing and Walls Shaded)	0		1	1		1	
Yes	**C6. High-Efficiency Irrigation System**	0					2	
No	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil** (with Soil Testing)	0					2	
No	**C8. Rainwater Harvesting System**	0					3	

Project Name: GDC01
Project Street: 2115 Kittredge
Project City: Berkeley
Project Zip: 94704

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	**C9. Recycled Wastewater Irrigation System**	0					1	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0					2	
TBD	**C11. Landscape Meets Water Budget**						1	
	C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 20%	0				1		
TBD	**C13. Reduced Light Pollution** (Exterior lighting fixtures shielded and directed downward)		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	2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2		
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1		
No	D1.3 Advanced Framing Measures	0				2		
No	**D2. Construction Material Efficiencies** (Pre-assembled wall and roof framing for at least 80% of project)	0				1		
	D3. Engineered Lumber							
No	D3.1 Engineered Beams and Headers	0				1		
No	D3.2 Wood I-Joists or Web Trusses for Floors	0				1		
No	D3.3 Engineered Lumber for Roof Rafters	0				1		
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
No	D3.5 OSB for Subfloor	0				0.5		
No	D3.6 OSB for Wall and Roof Sheathing	0				0.5		
No	**D4. Insulated Headers**	0		1				
	D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6		
No	D5.2 Panel Products	0				3		
	D6. Solid Wall Systems							
Yes	D6.1 At Least 90% of Floors	1				1		
Yes	D6.2 At Least 90% of Exterior Walls	2		1		1		
Yes	D6.3 At Least 90% of Roofs	2		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							
Yes	D9.1 Detached Garage	2			2			No Garage Provided
No	D9.2 Mitigation Strategies for Attached Garage	0			1			
	D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				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								
Yes	**E1. Environmentally Preferable Decking**	1				1		
No	**E2. Flashing Installation Third-Party Verified**	0				2		
Yes	**E3. Rain Screen Wall System**	2				2		
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	
No	**E6. Vegetated Roof**	0	2	2				

Project Name: GDC01
Project Street: 2115 Kittredge
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	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
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. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
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							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1	Increase insulation on pipe
No	G1.3 Increased Efficiency in Hot Water Distribution	0					2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm	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	2					2	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf						1	possible
No	**G3. Pre-Plumbing for Graywater System**	0					1	
No	**G4. Operational Graywater System**	0					3	
TBD	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**						1	confirm costs w/ rep
Yes	**G6. Submeter Water for Tenants**	2					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace	1			1			all electric - no combustion
Yes	H1.2 Sealed Combustion Water Heater	2			2			heat pump
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
TBD	H3.2 Pressure Balance the Ductwork System			1				testing @ each unit (sealed windows & doors)
TBD	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**				1			centralized fan @ roof
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0		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 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R	
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			
Yes	**H8. High Efficiency HVAC Filter (MERV 16+)**	1			1			min. merv 13
No	**H9. Advanced Refrigerants** (low global warming potential refrigerants)	0			1			
I. RENEWABLE ENERGY								
10.00%	**I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	2		25				
	I2. Low Carbon Homes							
No	I2.1 Near Zero Energy Home (offset at least 80% of annual site energy use)	0		2				

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	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	I2.2 Low Carbon Home (meet lbs CO2e/sq.ft. threshold)	0		4				
No	**I3. Energy Storage**	0		1				
No	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**	0		4				
≥60% of common area	**I5. Photovoltaic System for Multifamily Projects**	0		8				
J. BUILDING PERFORMANCE AND TESTING								
Yes	**J1. Third-Party Verification of Quality of Insulation Installation**	1			1			
Yes	**J2. Supply and Return Air Flow Testing**	2		1	1			
Yes	**J3. Mechanical Ventilation Testing**	1			1			
Yes	**J4. All Electric or Combustion Appliance Safety Testing**	1			1			
All Electric High-Rise	**J5. Building Energy Performance**							**Option 1: Mixed Fuel** - High-Rise: Compliance margin is 10% over T24 or higher. Low Rise: Minimum Delta EDR ranges from 6-10 based on climate zone. Both high-rise and low-rise require pre-wiring requirements: Dryer - conductor rated for 40 amp, Range - conductor rated for 50 amp. PV and storage credit allowed. **Option 2: All Electric Compliance** - Meet Efficiency EDR based on climate zone (0-5). PV and Storage credit allowed. High-Rise: meet T24. **Option 3: Annual Energy Use** - Minimum 20% compliance based on annual energy use. PV credit not
3								Climate Zone Input
8	J5.1 Home Meets or Exceeds Energy Compliance Pathway	41		25+				
0.00%	J5.2 Non-Residential Spaces Outperform Title 24			15				
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1				
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1				savings by design
No	**J8. ENERGY STAR® for Homes**	0		1				
No	**J9. EPA Indoor airPlus Certification**				2			
No	**J10. Blower Door Testing**	0			3			
No	**J11. Compartmentalization of Units** (Minimize uncontrolled pathways for indoor air pollutants between units)	0		1	1			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units (Deliberate hard surface at entrances and permanent assembly for shoe storage)	0			1			
No	K1.2 Entryways to Buildings (Deliberate hard surface at entrances and built-in, permanent walk-off mat or grill)	0			1			
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2			
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
Yes	K4.5 Countertops	1				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 Level Less Than 27 Parts Per Billion**	0			2			
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1			
Yes	**K9. Durable Cabinets** (Plywood for casework and doors, ball bearing drawer slides, dovetail joints, two directional metal hinges)	2				2		
No	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**	0				1		
L. FLOORING								
≥75%	**L1. Environmentally Preferable Flooring**	3				3		

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	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**				3			
Yes	**L3. Durable Flooring** (All flooring is hard surface)	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							
TBD	M2.1 CEE-Rated Clothes Washer			1			2	
Yes	M2.2 ENERGY STAR® Dryer	1		1				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
<20 cubic feet	**M3. Size-Efficient ENERGY STAR® Refrigerator**	2		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		
	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				
No	**M6. Electric Vehicle Charging Stations and Infrastructure**	0		2				
No	**M7. Central Laundry**	0					1	
Yes	**M8. Gearless Elevator**	1		1				
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>35	N1.3 Conserve Resources by Increasing Density	4		2		2		
No	N1.4 Cluster Homes for Land Preservation	0	1			1		
	N1.5 Home Size Efficiency	6				9		
875	Enter the area of the home, in square feet							
2	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Major Transit Stop							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1					
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	0	2					
0	Enter the number of Tier 1 services							
0	Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1	1					
No	N3.3 Traffic Calming Strategies	0	2					
No	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	0	1					
Yes	N3.5 Bicycle Storage for Residents	1	1					
Yes	N3.6 Bicycle Storage for Non-Residents	1	1					
TBD	N3.7 Reduced Parking Capacity		2					No parking required
	N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
Yes	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	1	1					
	N5. Social Interaction							
No	N5.1 Residence Entries with Views to Callers	0	1					
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1					
No	N5.3 Porches Oriented to Street and Public Space	0	1					
	N6. Passive Solar Design							
No	N6.1 Heating Load	0		2				

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	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	N6.2 Cooling Load	0		2				
	N7. Adaptable Building							
No	N7.1 Universal Design Principles in Units	0	1		1			
No	N7.2 Full-Function Independent Rental Unit	0	1					
	N8. Resiliency							
TBD	N8.1 Climate Impact Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation)		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		
	N9. Social Equity							
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)		1			1		
No	N9.2 Community Location (Disadvantaged Community)	0	1		1			
	N10. Affordability							
No	N10.1 Dedicated Units for Households Making 80% of AMI or Less	0	2					
Yes	N10.2. Units with Multiple Bedrooms for Households Making 80% of AMI or Less	2	1					
No	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1					
	N11. Mixed-Use Development							
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1					
Yes	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services		1					
O. OTHER								
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R	
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5	
No	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	0		0.5	0.5	0.5	0.5	
No	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	0		0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
No	O5.1 Energy Home System Monitors	0		2				
No	O5.2. Water Home System Monitors	0					1	
	O6. Green Building Education							
Yes	O6.1 Marketing Green Building	2	2					
Yes	O6.2 Green Building Signage	1		0.5			0.5	
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R	
No	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**	0				1		
No	**O9. Residents Are Offered Free or Discounted Transit Passes**	0	2					
No	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**	0				1		
Yes	**O11. Smokefree Housing**	2			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							
Yes	P2.1 Tenant Improvement Requirements for Build-Outs	2			1		1	
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1			1			
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1			
	P3. Commissioning							
Yes	P3.1 Design Phase	2		1	1			
Yes	P3.2 Construction Phase	3		2	1			
Yes	P3.3 Post-Construction Phase	3		2	1			
TBD	**P4. Building Enclosure Testing**			1	1	1		

Summary

Project Name: GDC01
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	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	370	46	110	69	91	54
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved	157.0	11.0	66.0	29.0	36.0	15.0

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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

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NOT FOR CONSTRUCTION

GREENPOINT RATED CHECKLIST

G011

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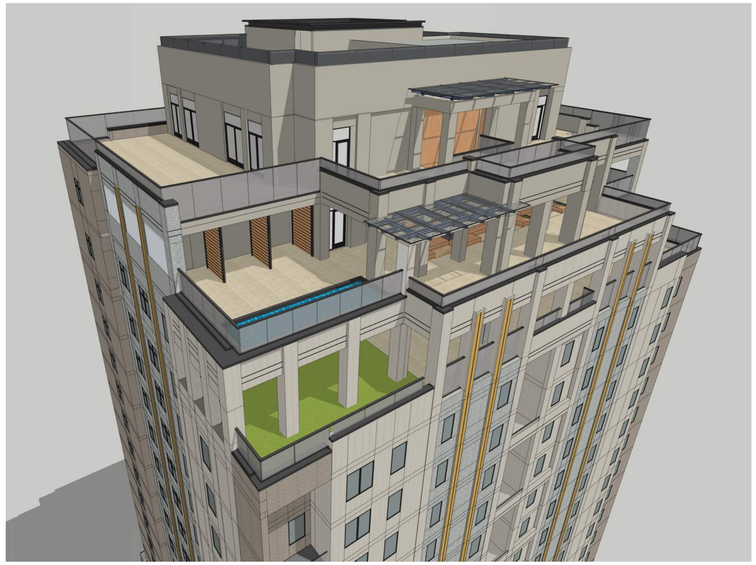
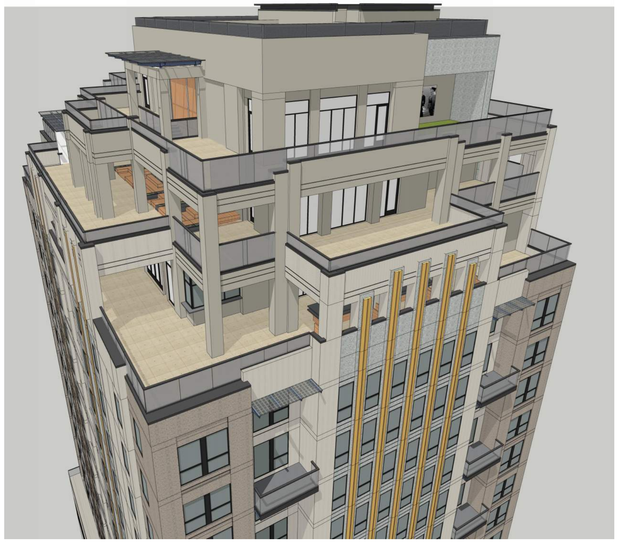


5 G012 NW TERRACE PERSPECTIVE
NOT TO SCALE

4 G012 SE TERRACE PERSPECTIVE
NOT TO SCALE



3 G012 SW TERRACE PERSPECTIVE
NOT TO SCALE

2 G012 SOUTH TERRACE ELEVATION
NOT TO SCALE

1 G012 WEST TERRACE ELEVATION
NOT TO SCALE

NOTE: THE DESIGN INTENT OF THE TERRACE PERSPECTIVES AND ELEVATIONS IS TO SEE THE TERRACE MASSING AND STEPPING BACK OF THE FACADE AS ONE MOVES UP THE BUILDING. FOR EXTERIOR COLOR AND MATERIALS, PLEASE REFER TO SHEETS G013 AND A205.

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TERRACE VIEWS AND PERSPECTIVES

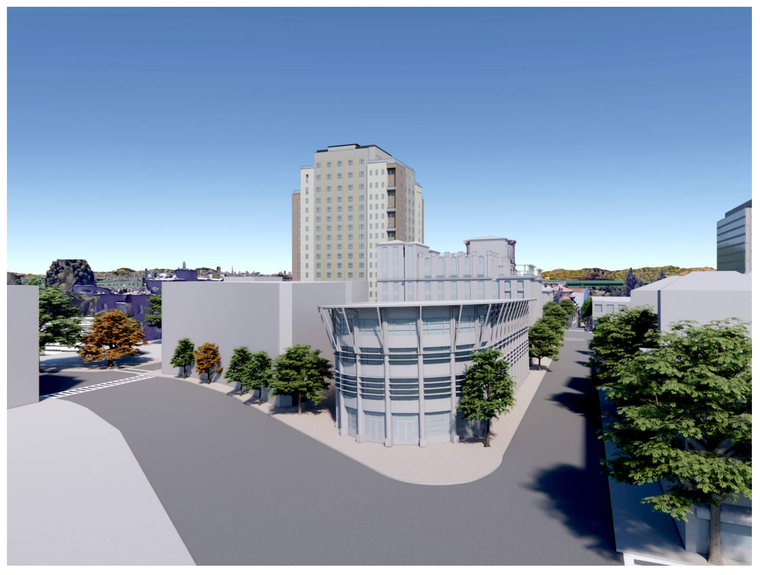
G012

6 G013 NW CONTEXT VIEW
NOT TO SCALE

5 G013 SE CONTEXT VIEW
NOT TO SCALE

4 G013 PEDESTRIAN LEVEL PERSPECTIVE
NOT TO SCALE

3 G013 SW CONTEXT VIEW
NOT TO SCALE



2 G013 NE CONTEXT VIEW
NOT TO SCALE

1 G013 CONTEXT VIEW MAP
NOT TO SCALE

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PERSPECTIVE CONTEXT RENDERINGS

G013

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NOT FOR CONSTRUCTION

NIGHT RENDERING

G014

2115 KITTREDGE STREET

BERKELEY, CA 94704

LEGEND

	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT	EP	
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	15" SD
PERFORATED PIPE		6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	4" FW
DOMESTIC WATER MAIN	6" DW	4" DW
CHILLED WATER MAIN	6" CHW	4" CHW
IRRIGATION LINE	2" IRR	4" IRR
HOT WATER SUPPLY & RETURN	HWS–HWR	HWS HWR
STEAM LINE	ST	ST
TRENCH DRAIN		
CONDENSATE RETURN	CR	CR
FLOW LINE		
CHAIN LINK FENCE	x x	x x
GAS MAIN	G	2" G
ELECTRIC AND SIGNAL DUCT BANK	E	E
OVERHEAD ELECTRIC LINE	OHE	OHE
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	90 89
SPOT ELEVATION	x 95.94 95.94 G	FG 95.94
DIRECTION OF SLOPE		2:1 1%
GAS METER		GM
GAS VALVE	GV	GV
WATER METER		WM
WATER VALVE	WV	WV
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE	PIV	PIV
FIRE DEPARTMENT CONNECTION		
WATER LINE TEE		
CAP AND PLUG END		
AIR RELEASE VALVE		ARV
SIGN		
ACCESSIBLE RAMP		
CONCRETE THRUST BLOCK		
REDUCER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN	CB	
STORM DRAIN CURB INLET		
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		
JOINT POLE	JP	JP
OVERLAND RELEASE		
CONSTRUCTION DETAIL REFERENCE		15 / C5.2 DETAIL REFERENCE SHEET REFERENCE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

811 Know what's below. Call before you dig.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.

ABBREVIATIONS

AB – AGGREGATE BASE
AC – ASPHALT CONCRETE
AD – AREA DRAIN
ADA – AMERICANS WITH DISABILITIES ACT
ASB – AGGREGATE SUBBASE
BC – BEGINNING OF CURVE
BFP – BACK FLOW PREVENTOR
BLDC – BUILDING CORNER
BLDG – BUILDING
BOD – BOTTOM OF DOCK
BOL – BOLLARD
BOS – BOTTOM OF STEP
BOW – FG @ BOTTOM OF WALL
BVC – BEGIN VERTICAL CURVE
BW – BACK OF WALK
C – CONCRETE OR CIVIL
C&G – CURB AND GUTTER
CB – CATCH BASIN
CI – COMBINATION INLET
CIP – CAST IRON PIPE
CL – CENTER LINE OR CLASS
CMP – CORRUGATED METAL PIPE
CO – CLEANOUT
COI – CURB OPENING INLET
CONC – CONCRETE
CONST – CONSTRUCTION OR CONSTRUCT
CY – CUBIC YARD
DCDA – DOUBLE CHECK DETECTOR ASSEMBLY
DI – DROP INLET
DIP – DUCTILE IRON PIPE
DOM – DOMESTIC
DW – DOMESTIC WATER
DWG – DRAWING
E – EAST
EC – END OF CURVE
EP – EDGE OF PAVEMENT
ER – END OF RETURN
EVC – END VERTICAL CURVE
ELEV – ELEVATION
EX., EXIST. – EXISTING
FC – FACE OF CURB
FDC – FIRE DEPARTMENT CONNECTION
FF – FINISHED FLOOR
FG – FINISHED GRADE
FH – FIRE HYDRANT
FL – FLOW LINE
FOUND – FOUNDATION
FS – FINISHED SURFACE
FT – FOOT
FW – FIRE WATER
G – GROUND ELEVATION
GB – GRADE BREAK
GV – GATE VALVE
HCR – ACCESSIBLE RAMP
HP – HIGH POINT
INV – INVERT ELEVATION
JP – JOINT POLE
JT – JOINT TRENCH
LIP – LIP OF GUTTER
LP – LOW POINT
LSA – LANDSCAPE ARCHITECT
MAX – MAXIMUM
MEP – MECHANICAL/ELECTRICAL/PLUMBING
MH – MANHOLE
MIN – MINIMUM
MPVC – MIDPOINT OF VERTICAL CURVE
MON – MONUMENT
N – NORTH
N.I.C. – NOT IN CONTRACT
NO – NUMBER
NTS – NOT TO SCALE
P – PAVEMENT ELEVATION
PCC – PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV – POST INDICATOR VALVE
PL – PROPERTY LINE
PMH – POWER MANHOLE
POC – POINT ON CURVE
PP – POWER POLE
PRC – POINT OF REVERSE CURVATURE
PVC – POLYVINYL CHLORIDE PIPE
R – RADIUS
RC – RELATIVE COMPACTION
RCP – REINFORCED CONCRETE PIPE
RPPA – REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W – RIGHT OF WAY
S – SLOPE OR SOUTH
S.A.D. – SEE ARCHITECTURAL DRAWINGS
SB – SEDIMENT BASIN
SD – STORM DRAIN
S.E.D. – SEE ELECTRICAL DRAWINGS
SF – SILT FENCE
SG – SUBGRADE
S.L.D. – SEE LANDSCAPE DRAWINGS
S.M.D. – SEE MECHANICAL DRAWINGS
SMH – SIGNAL MANHOLE
S.P.D. – SEE PLUMBING DRAWINGS
SS – SANITARY SEWER
STA – STATION
STD – STANDARD
S/W – SIDEWALK
TC – TOP OF CURB
TD – TRENCH DRAIN
TOD – TOP OF DOCK
TOE – TOE OF SLOPE
TOS – TOP OF STAIR
TOW – FG @ TOP OF WALL
TS – TOP OF SLAB
TYP – TYPICAL
UON – UNLESS OTHERWISE NOTED
U/G – UNDERGROUND
VC – VERTICAL CURVE
WM – WATER METER
WV – WATER VALVE
W – WEST
WWF – WELDED WIRE FABRIC
W/ – WITH

CONSTRUCTION NOTES

1. ALL OFF-SITE CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE CITY OF BERKELEY STANDARD PLANS & SPECIFICATIONS.
2. CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE CITY OF BERKELEY POLICE AND FIRE DEPARTMENTS.
3. CONTRACTOR SHALL POST ON THE SITE, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
4. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY UNLESS AN EXCAVATION PERMIT SPECIFIES OTHERWISE.
5. THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
7. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
8. ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
12. THE CONTRACTOR SHALL HAVE A SUPERINTENDENT OR REPRESENTATIVE ON SITE AT ALL TIMES DURING CONSTRUCTION.
13. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
14. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
15. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR STORM DRAIN.
16. A CONTAINED AND COVERED AREA ON-SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
17. ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION.
18. ANY TEMPORARY ON-SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
19. CONCRETE TRUCKS AND CONCRETE FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

UTILITY/POTHOLE NOTE

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLING PRIOR TO COMMENCING CONSTRUCTION.

DIMENSIONS

ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

ENCROACHMENT NOTE:

A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN THIS ENCROACHMENT PERMIT AND FOLLOW ALL CONSTRUCTION RELATED REQUIREMENTS OF SUCH PERMIT.

RECORD DRAWING NOTE

THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

HAZARDOUS MATERIALS NOTE

THERE MAY BE ASBESTOS CONTAINING PIPE AND PIPE INSTALLATION OR OTHER HAZARDOUS MATERIALS WITHIN THE PROJECT AREA. THE CONTRACTOR WILL PROTECT ALL HAZARDOUS CONTAINING ITEMS DURING THE EXECUTION OF THIS CONTRACT. ADDITIONALLY THE CONTRACTOR WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR HAZARDOUS MATERIALS.

CONSTRUCTION FENCE

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
2. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION SITE TO THE CITY OF BERKELEY STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

FIRE DESIGN NOTE:

THE CONTRACTOR SHALL DESIGN, PREPARE SHOP DRAWINGS FOR, OBTAIN ALL REQUIRED APPROVALS, AND CONSTRUCT THE FIRE SYSTEM FOR THE PROPOSED PROJECT. CONTRACTOR SHALL HAVE SHOP DRAWINGS STAMPED BY A FIRE PROTECTION ENGINEER AS REQUIRED BY THE LOCAL AUTHORITY.

APPLICABLE FIRE CODE NOTES

APPLICABLE CODES AS OF JANUARY 1, 2023:

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR)

2022 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 (PART 2, TITLE 24, CCR)
(2021 EDITION INTERNATIONAL BUILDING CODE)

2022 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, CCR)
(2020 EDITION NATIONAL ELECTRICAL CODE)

2022 CALIFORNIA MECHANICAL CODE (PART 4, TITLE 24, CCR)
(2021 EDITION UNIFORM MECHANICAL CODE)

2022 CALIFORNIA PLUMBING CODE (PART 5, TITLE 24, CCR)
(2021 EDITION UNIFORM PLUMBING CODE)

2022 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, CCR)

2022 CALIFORNIA ELEVATOR SAFETY ORDERS (CHAPTER 4, TITLE 8, CCR)

2022 CALIFORNIA FIRE CODE (PART 9, TITLE 24, CCR)
(2021 EDITION INTERNATIONAL FIRE CODE)

2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)

TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE REFERENCE STANDARDS AS LISTED AND AMENDED PER 2022 CALIFORNIA FIRE CODE, CHAPTER 80:

NFPA 13 – AUTOMATIC SPRINKLER SYSTEMS – 2016 EDITION
NFPA 14 – STANDPIPE SYSTEMS – 2016 EDITION
NFPA 24 – PRIVATE FIRE MAINS – 2016 EDITION
NFPA 72 – NATIONAL FIRE ALARM CODE – 2016 EDITION
NFPA 20 – STATIONARY PUMPS FOR FIRE PROTECTION – 2016 EDITION
NFPA 99 – HEALTH CARE FACILITIES – 2018 EDITION

UNDERGROUND FIRE SERVICE TO FIRE HYDRANTS REQUIREMENTS:

NFPA 24, SEC. 10.1.1.3: UNLESS THE REQUIREMENTS OF 10.1.1.3 ARE MET, ALL FERROUS METAL PIPE SHALL BE LINED IN ACCORDANCE WITH THE APPLICABLE STANDARDS IN TABLE 10.1.1.1

NFPA 24, SEC. 10.4: THE DEPTH OF COVER OVER WATER PIPES SHALL NOT BE LESS THAN 2-1/2 FEET TO PREVENT MECHANICAL DAMAGE. PIPE UNDER DRIVEWAYS SHALL BE BURIED AT A MINIMUM DEPTH OF 3 FEET. PIPE UNDER RAILROAD TRACKS SHALL BE BURIED AT A MINIMUM DEPTH OF 4 FEET.

NFPA 24, SEC. 10.4.1.1: ALL BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION-RETARDING MATERIAL AFTER INSTALLATION.

NFPA 24, SEC. 10.4.3: PIPE SHALL NOT BE RUN UNDER BUILDINGS EXCEPT WHERE PERMITTED IN 10.4.3.1 AND 10.4.3.2

NFPA 24, SEC. 10.6.1: THRUST BLOCKS SHALL BE PERMITTED WHERE SOIL IS STABLE AND CAPABLE OF RESISTING THE ANTICIPATED THRUST FORCES. THRUST BLOCKS SHALL BE OF A CONCRETE MIX NOT LEANER THAN ONE PART CEMENT, TWO AND ONE HALF PARTS SAND, AND FIVE PARTS STONE. THRUST BLOCKS SHALL BE PLACED BETWEEN UNDISTURBED EARTH AND THE FITTING TO BE RESTRAINED, AND SHALL BE CAPABLE OF RESISTING THE CALCULATED THRUST FORCES. WHEREVER POSSIBLE, THRUST BLOCKS SHALL BE PLACED SO THAT THE JOINTS ARE ACCESSIBLE FOR REPAIR.

NFPA 24, SEC. 10.6.2.5: CORROSION RESISTANCE. AFTER INSTALLATION, RODS, NUTS, BOLTS, WASHERS, CLAMPS, AND OTHER RESTRAINING DEVICES SHALL BE CLEANED AND THOROUGHLY COATED WITH BITUMINOUS OR OTHER ACCEPTABLE CORROSION-RETARDING MATERIAL.

NFPA 24, SEC. 10.10.2.1.1: UNDERGROUND PIPING, FROM THE WATER SUPPLY TO THE SYSTEM RISER, AND LEAD-IN CONNECTIONS TO THE SYSTEM RISER SHALL BE COMPLETELY FLUSHED BEFORE THE CONNECTION IS MADE TO THE DOWNSTREAM FIRE PROTECTION SYSTEM PIPING. THE FLUSHING OPERATION SHALL BE CONTINUED FOR A SUFFICIENT TIME TO ENSURE THOROUGH CLEANING. THE MINIMUM RATE OF FLOW SHALL BE NOT LESS THAN THAT SPECIFIED IN SECTION 10.10.2.1.3.

NFPA 24, SEC. 10.10.2.2.1: ALL PIPING AND ATTACHED APPURTENANCES SUBJECT TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY TESTED AT 200 PSI OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE AT ±5 PSI FOR 2 HOURS.

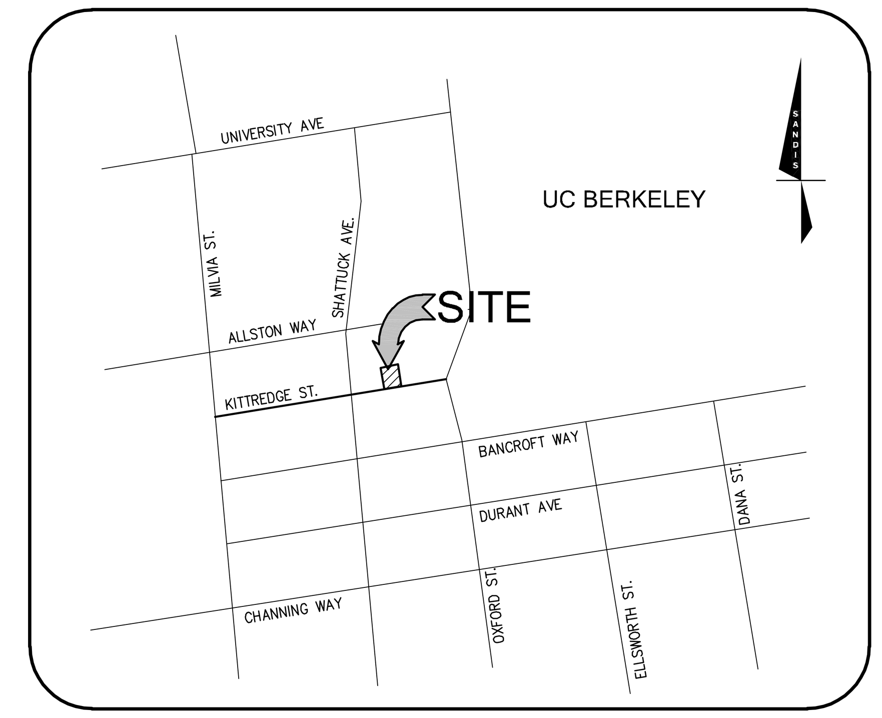
NFPA 24, SEC 10.10.1: THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: (1) NOTIFYING THE AUTHORITY HAVING JURISDICTION AND THE OWNER'S REPRESENTATIVE OF THE TIME AND DATE TESTING IS TO BE PERFORMED; (2) PERFORMING ALL REQUIRED ACCEPTANCE TESTS; (3) COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE(S) SHOWN IN FIGURE 10.10.1.

UNDERGROUND WORK CAUTION

CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOR NORTHERN CALIFORNIA DIAL 811 OR (800) 227-2600. FOR OTHER AREAS CALL (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

DUST CONTROL NOTES

1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY'S DEPARTMENT OF PUBLIC WORKS.
3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
4. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
5. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).
6. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT SWPPP (IF ONE EXISTS) OR AS APPLICABLE PER LOCAL REGULATIONS AT ALL TIMES. THE SITE SHALL BE SPRINKLERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. ALL GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND (OR WORSE) STAGE SMOG ALERTS.



VICINITY MAP

N.T.S.

PROJECT DESCRIPTION

THE PROJECT ENTAILS AN EIGHTEEN LEVEL (AND TWO BASEMENT LEVELS) APARTMENT TOWER WITH A THEATER INCLUDED IN THE LOWER LEVELS. THE CIVIL SCOPE OF WORK INCLUDES: SITE DEMOLITION, SANITARY SEWER BUILDING LATERAL, STORMWATER MEDIA FILTER AND PUMP, AREA DRAINS AND TRENCH DRAIN, FIRE AND DOMESTIC WATER SERVICE LATERALS, CURB AND GUTTER, AND SIDEWALK.

CIVIL SHEET INDEX

C000 NOTES, LEGEND, & ABBREVIATIONS
C001 TOPOGRAPHIC SURVEY
C100 DEMOLITION PLAN
C200 SITE AND GRADING PLAN
C300 UTILITY PLAN
C400 STORMWATER MANAGEMENT PLAN
C500 CONSTRUCTION DETAILS
C501 CONSTRUCTION DETAILS
C502 CONSTRUCTION DETAILS
C503 CONSTRUCTION DETAILS

SANDIS BUILD ON. SANDIS.NET

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No.	DATE	DESCRIPTION
	8/28/2023	100% DD Set

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

NOTES, LEGEND, & ABBREVIATIONS

C000

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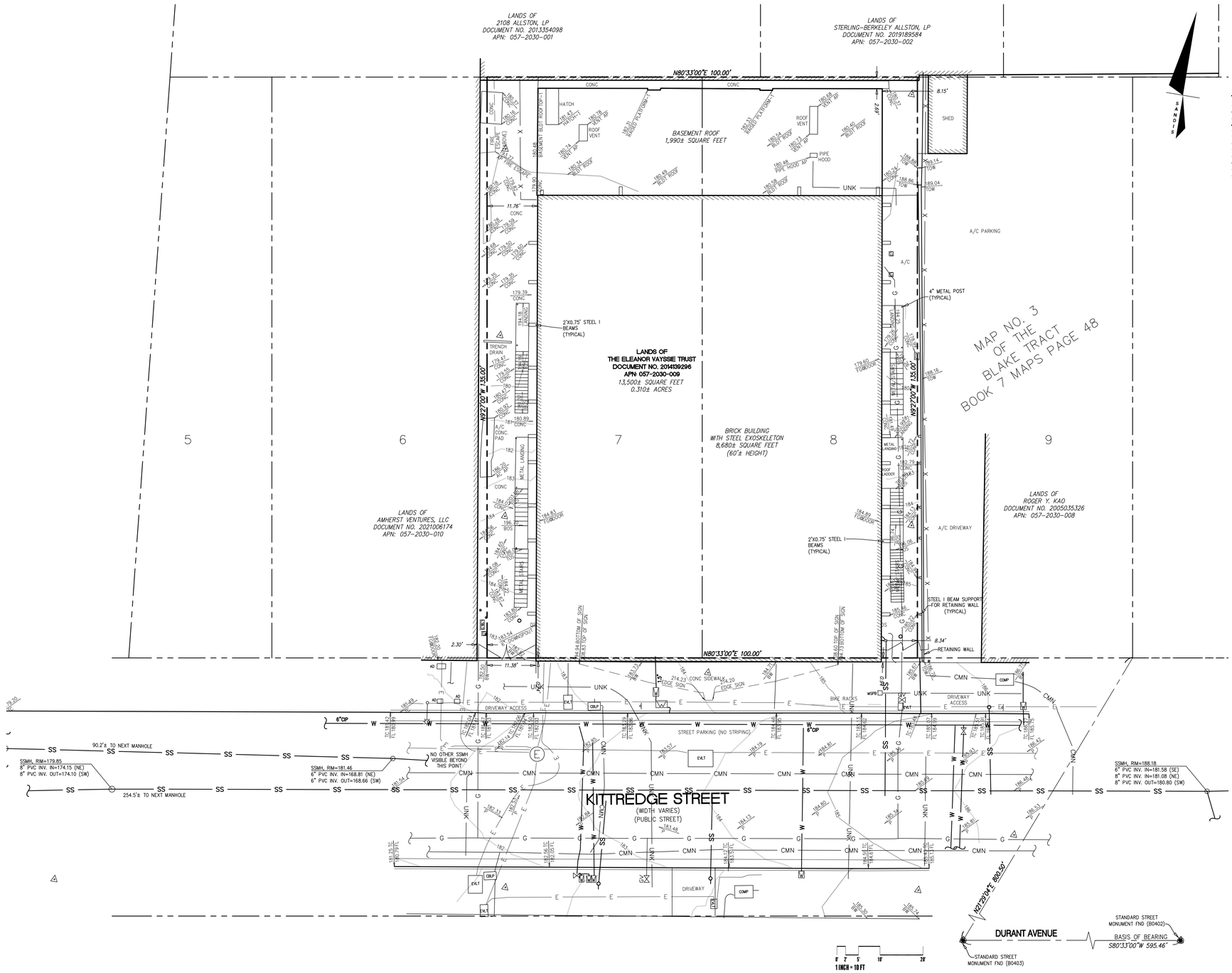

LEGEND

BUILDING LINE
BUILDING OVERHANG
CURB LINE
FENCE LINE
PROPERTY LINE
CONTOUR LINES
COMMUNICATION LINE
ELECTRIC LINE
GAS LINE
SANITARY SEWER LINE
UNKNOWN LINE
WATER LINE

SYMBOLS & ABBREVIATIONS

AD — AREA DRAIN
BOL — BOLLARD
BOS — BOTTOM OF STAIRS
BW — BACK OF WALK
CBPB — CABLE PULL BOX
COMP — COMMUNICATION PULL BOX
CONC — CONCRETE
DS — DOWN SPOUT
E — ELECTRIC MANHOLE
EVLT — ELECTRIC VAULT
FL — FLOW LINE
GM — GAS METER
GV — GAS VALVE
MSPB — MISCELLANEOUS PULL BOX
SIGNS
SSCO — SANITARY CLEANOUT
SANITARY MANHOLE
STREET LIGHT SINGLE ARM
TC — TOP OF CURB
TOS — TOP OF STAIRS
WATER METER
WATER VALVE

SURVEY NOTES

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756.
2. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
4. TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP.
5. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
6. DATES OF FIELD SURVEY: 04/13/2022, 04/15/2022, AND 04/22/2022.

BASIS OF BEARINGS

THE BEARING OF NORTH 80°33'00" EAST ALONG THE MONUMENT LINE OF DURANT AVENUE AS SHOWN UPON THAT CERTAIN MAP ENTITLED PARCEL MAP 9108 RECORDED IN BOOK 296, MAPS, PAGES 60-65, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF BERKELEY BENCHMARK B3560, DESCRIBED AS 1⅛" BRASS DISK IN CONCRETE AT THE NORTH NOSE OF THE MEDIAN ISLAND ON SHATTUCK AVENUE AT THE SOUTH SIDE OF KITTREDGE STREET

ELEV=178.28 FEET (CITY OF BERKELEY DATUM)

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

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TOPOGRAPHIC SURVEY

C001

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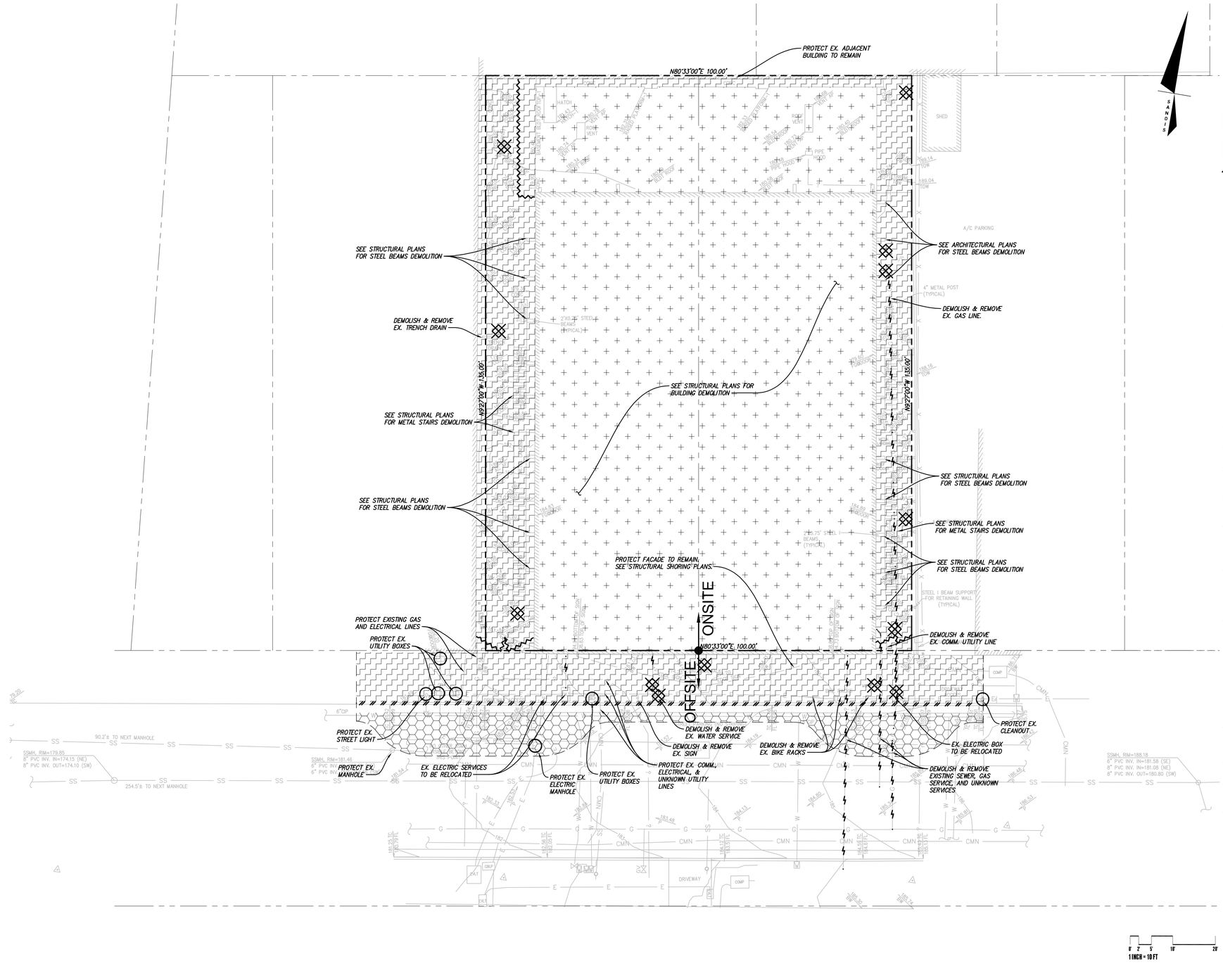

LEGEND

- SAWCUT LINE. CONTRACTOR SHALL SAWCUT WITH A NEAT, CLEAN EDGE. SAWCUT CONCRETE AT NEAREST JOINT TO SAWCUT LINE SHOWN ON PLAN.
- DEMOLISH AND REMOVE CONCRETE INCLUDING ANY ASSOCIATED BASE ROCK AND REBAR. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY THE GEOTECHNICAL ENGINEER.
- DEMOLISH AND REMOVE EXISTING BUILDING, SEE ARCHITECTURAL PLANS FOR EXTENT OF BUILDING DEMOLITION. STABILIZE THE EXISTING SUBGRADE.
- DEMOLISH AND REMOVE EXISTING CURB AND GUTTER, INCLUDING ANY ASSOCIATED REBAR OR BASE ROCK. SAWCUT WITH NEAT, CLEAN EDGE.
- REMOVE EXISTING WALL OR FENCE INCLUDING ASSOCIATED FOOTINGS. RETURN FENCE TO OWNER.
- DEMOLISH AND REMOVE EX. UTILITY LINE. BACKFILL EMPTY TRENCH WITH APPROVED FILL PER GEOTECHNICAL REPORT.
- DEMOLISH AND REMOVE EX. UTILITY STRUCTURE
- CAP EXISTING UTILITY WHERE SHOWN PER UTILITY OWNERS SPECIFICATIONS AND REQUIREMENTS. IF PRESSURIZED UTILITY CONTRACTOR SHALL HAVE COMPETENT PROFESSIONAL DESIGN PIPE RESTRAINTS.
- PROTECT EXISTING UTILITY TO REMAIN

DEMOLITION NOTES

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
5. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
6. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
7. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS AND THE PROJECT SWPPP IF APPLICABLE.
8. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR THEIR AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
10. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE UTILITY OWNER AND ANY AFFECTED PROPERTIES OR BUILDINGS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
11. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR RELOCATED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
12. CONTRACTOR TO DEMOLISH AND REMOVE ALL IRRIGATION IN LANDSCAPE AREAS WITHIN THE LIMIT OF WORK. IF ANY IRRIGATION LINES OR MAINS ARE IN THE LIMIT OF WORK OR ARE DAMAGED THAT SERVE LANDSCAPE TO REMAIN, CONTRACTOR TO RECONNECT OR RELOCATE AT NO ADDITIONAL COST TO OWNER.
13. PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS OTHERWISE NOTED. REPLACE ANY DAMAGED UTILITY TO REMAIN TO KEEP OPERABLE DURING CONSTRUCTION.
14. ALL UTILITY SHUT DOWNS ARE TO BE AVOIDED. IF SHUT DOWNS ARE NECESSARY, CONTRACTOR TO COORDINATE SHUT DOWN WITH UTILITY OWNER WITH 48 HOUR MINIMUM NOTICE.
15. ALL EXISTING STORM DRAIN, SANITARY SEWER, AND WATER MAINS THAT SERVE EXISTING BUILDINGS MUST REMAIN OPERABLE DURING CONSTRUCTION. CONTRACTOR TO SET UP TEMPORARY SERVICE OR PUMP AS NECESSARY TO ENSURE UNINTERRUPTED SERVICE.

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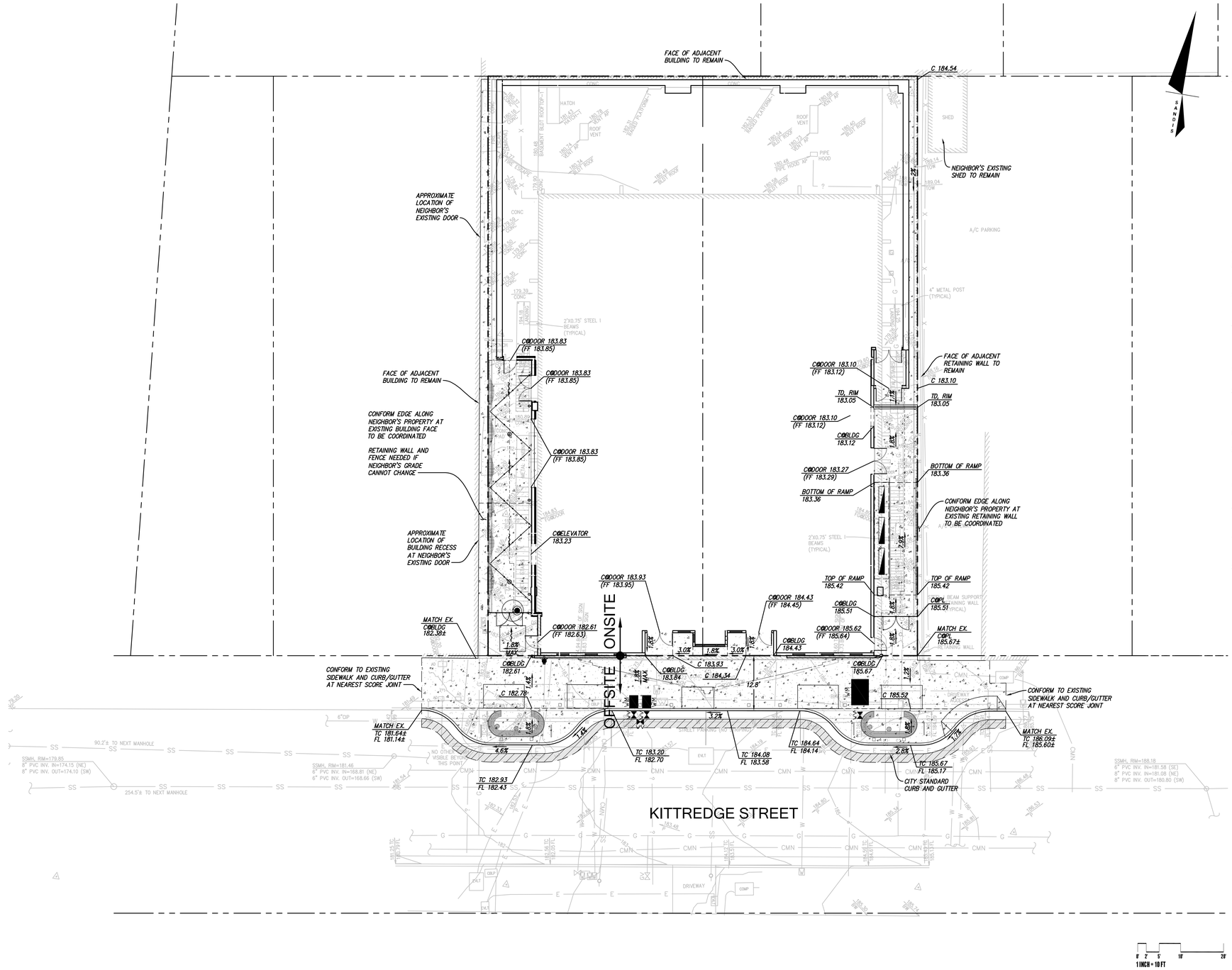
DEMOLITION PLAN

C100



LEGEND

- PROPERTY LINE
- SAWCUT LINE
- GRADE BREAK
- HARDSCAPE, SLD FOR FINISH DETAILS
- LANDSCAPING

SITE AND GRADING NOTES

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND WITH THE AMERICANS WITH DISABILITIES ACT.
2. PATH OF TRAVEL TO BUILDING SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
3. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO THE BUILDING. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOORS OPEN ONTO THE LANDING.
4. MAXIMUM CROSS SLOPE ALONG SIDEWALK OR PATHWAY SHALL BE 2% MAXIMUM.
5. THE SIDEWALK SHALL HAVE A 4' MINIMUM CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO THE ENGINEER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.

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SITE AND GRADING PLAN

C200

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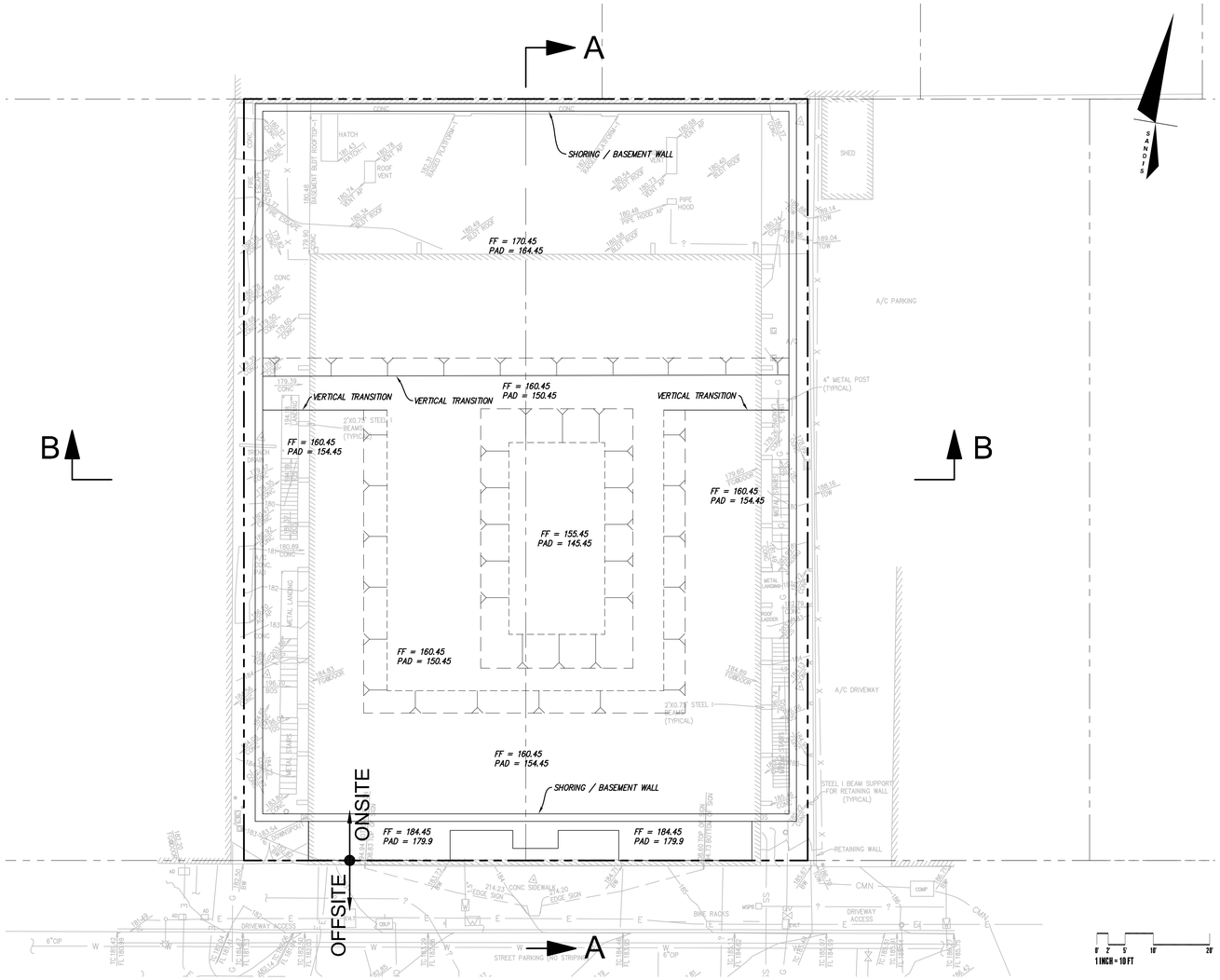
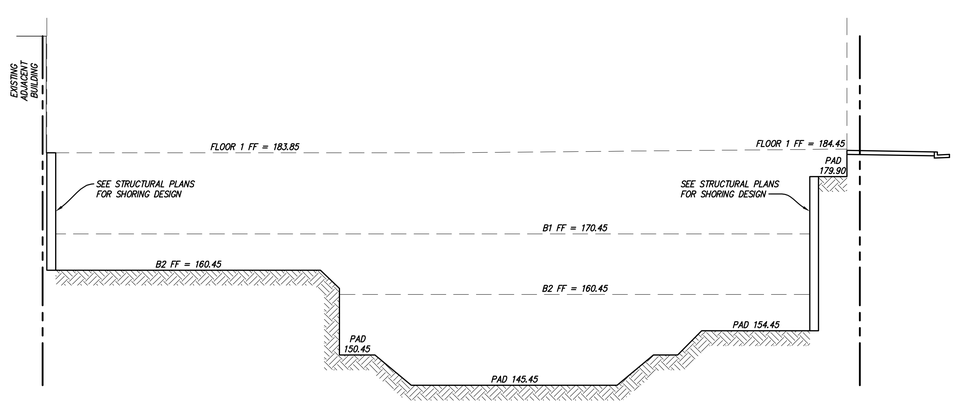


LEGEND

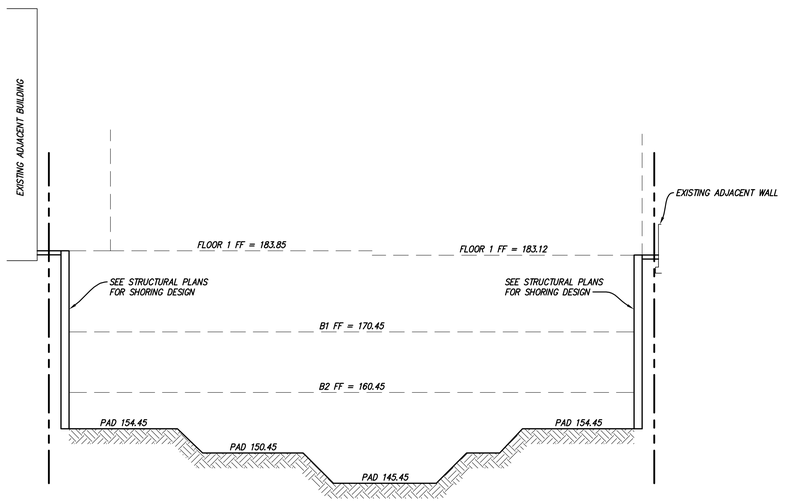
- DIRECTION OF STEEP SLOPE
- FLOW LINE
- TOP OF SLOPE
- TOE OF SLOPE
- 194 / 195 CONTOURS

COORDINATION NOTES

1. WORK WITH STRUCTURAL ENGINEER ON SHORING DESIGN AND LOCATION TO FINALIZE ROUGH GRADING PLAN.
2. WORK WITH ARCHITECT AND STRUCTURAL ENGINEER TO FINALIZE PAD ELEVATIONS.



SECTION A–A
1"=10'



SECTION B–B
1"=10'

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ROUGH GRADNG PLAN

C201

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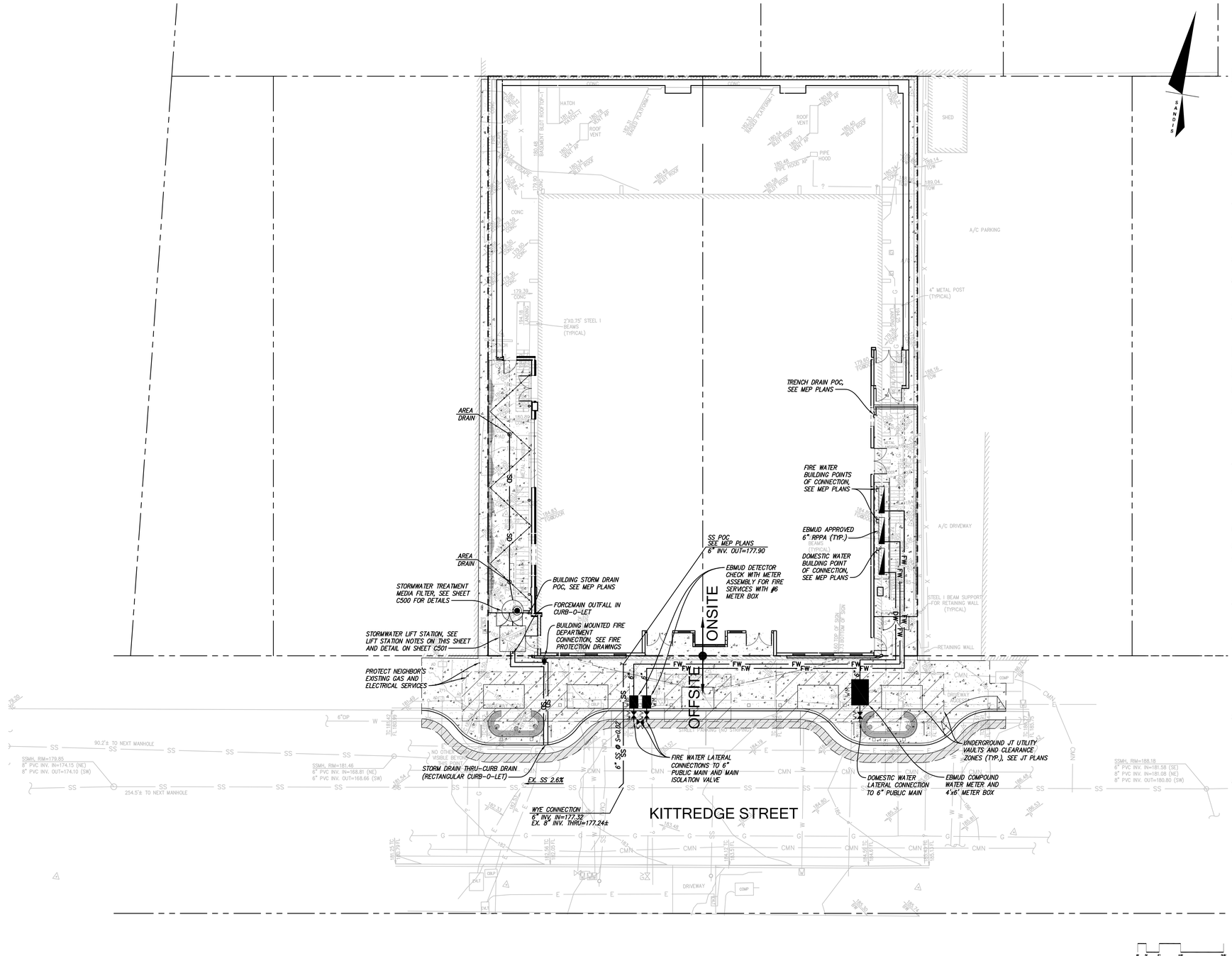

LEGEND

PROPERTY LINE

SAWCUT LINE

UTILITY NOTES

1. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
2. ALL UTILITY TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
3. POTHOLING IS STRONGLY RECOMMENDED FOR NEW GRAVITY FLOW SYSTEMS TO VERIFY THE DEPTH OF ALL EXISTING CROSSING UTILITIES. POTHOLING CAN ALSO VERIFY THE SIZE AND MATERIAL OF ANY OTHER UTILITIES THE PROJECT IS CONNECTING ONTO.
4. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
5. ALL SEWER LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING.
6. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE EBMUD STANDARDS.
7. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
8. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AND AT SIZE CHANGES.

LIFT STATION NOTES

STORMWATER TREATMENT MEDIA FILTER AND PUMP. THE STORMWATER TREATMENT DESIGN STRATEGY ENTAILS:

1. ALL ROOF AND PAVEMENT RUNOFF IS CAPTURED VIA AREA/ROOF DRAINS AND PIPED TO MEDIA FILTER VAULT.
2. STORMWATER IS TREATED THROUGH THE MEDIA FILTERS DURING A WATER QUALITY RAIN EVENT (IE. 0.2 IN/HR RAINFALL INTENSITY). THE WATER SUBSEQUENTLY HEADS TOWARDS THE OUTLET.
   - 2.1. LARGER STORM EVENTS WILL BYPASS THE MEDIA FILTERS AND HEAD DIRECTLY TO THE OUTLET.
3. STORMWATER LEAVES THE VAULT THROUGH THE OUTLET AND INTO A LIFT STATION SIZED FOR A 100 YEAR STORM EVENT WITH N+1 PUMP REDUNDANCY.
4. THE LIFT STATION FINALLY DISCHARGES INTO A THROUGH-CURB DRAIN WHICH THEN OUTFALLS INTO THE STREET GUTTER PAN.

GENERAL NOTES

1. ALL TRENCHES SHALL BE BACK FILLED PER DETAIL **X**, SHEET **XXX**
2. CATHODIC PROTECTION SHALL BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, UNLESS SPECIFICALLY DEEMED UNNECESSARY BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH THE UTILITY OWNER.
3. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
4. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORK UP-STREAM, AND SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
6. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
7. VERTICAL SEPARATION REQUIREMENTS (UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLANS):

   A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE, MEASURED FROM OUTSIDE EDGE OF PIPE, SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

   WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
9. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHALL BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.
10. ANY PIPING TO BE ABANDONED IN PLACE SHALL BE FILLED WITH GROUT AND CAPPED.

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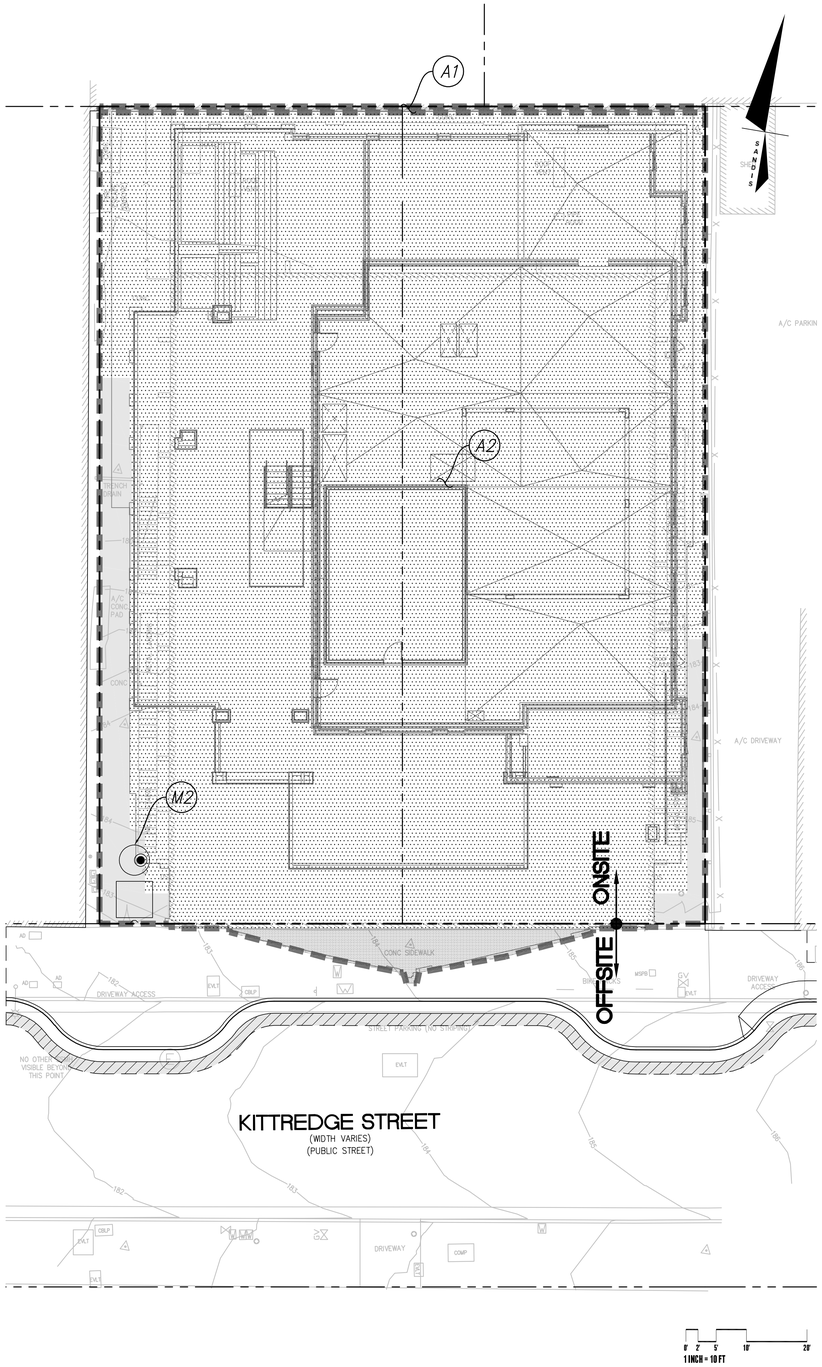
UTILITY PLAN

C300



LEGEND

- PROPOSED HARDSCAPE
- PROPOSED ROOF
- EXISTING ROOF
- DRAINAGE AREA BOUNDARY

STORMWATER MANAGEMENT NOTES:

THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE ADDITION AND REPLACEMENT. GIVEN THAT THE PROJECT SURPASSES THIS THRSHOLD, THE PROJECT IS CONSIDERED A REGULATED PROJECT PER THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2022-0018 AND R2-2015-0049). THIS PLAN PRESENTS THE METHODS AND CALCULATIONS FOR COMPLYING WITH THESE REQUIREMENTS, IN ACCORDANCE WITH THE CITY OF BERKELEY AND ALAMEDA COUNTY STORMWATER PROGRAMS. MOROVER, GIVEN THAT THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA, THE PROJECT MUST TREAT THE ENTIRE SITE.

THIS PROJECT IS CONSIDERED A SPECIAL PROJECT CATEGORY "A" PER THE CHARACTERISTICS LISTED IN ALAMEDA COUNTY'S SPECIAL PROJECTS WORKSHEET:

A. PROJECT IS IN A DOWNTOWN CORE AREA.
B. PROJECT CREATES/REPLACES < ½ ACRE IMPERVIOUS SURFACE.
C. PROJECT INCLUDES NO SURFACE AREA PARKING.
D. PROJECT HAS AT LEAST 85% COVERAGE BY PERMANENT STRUCTURES.

A NARRATIVE IS INCLUDED AS PART OF THE PLANNING SUBMITTAL WHICH DESCRIBES HOW LID TREATMENT IS NOT FEASIBLE ONSITE, AND WHY THE PROJECT MUST USE A MEDIA FILTER TO REGULATE THE QUALITY OF STORMWATER LEAVING THE SITE. THIS TREATMENT DEVICE IS DESCRIBED BELOW:

A. MEDIA FILTER – RUNOFF FROM THE CONTRIBUTING IMPERVIOUS SURFACE FLOWS THROUGH A MEDIA FILTER SIZED TO TREAT THE RUNOFF BASED ON A 0.2 IN/HR INTENSITY (TREATMENT STORM EVENT). THIS IS A NON-LID TREATMENT MEASURE WHICH REMOVES POLLUTANTS FROM RUNOFF THROUGH SCREENING AND FILTER CARTRIDGES MADE UP OF MANUFACTURED MEDIA. THIS TREATMENT DEVICE IS ONLY ALLOWED FOR "SPECIAL PROJECTS". THIS PROJECT QUALIFIES AS A CATEGORY A SPECIAL PROJECT.

C.3 STORMWATER TREATMENT MEASURES

AREA ID	PROPOSED IMPERVIOUS AREA (SF)	EXISTING IMPERVIOUS AREA (SF)	TOTAL AREA (SF)	BMP ID	BMP TYPE
A1	0	75	75	–	IN-LIEU CREDIT[1]
A2	13,461	270[2]	13,731	M2	MEDIA FILTER[3]

TABLE FOOTNOTES:

1. EXISTING UNTREATED IMPERVIOUS SURFACE INCLUDES NEIGHBORING BUILDING ROOF WITHIN PROJECT PROPERTY. EXISTING IMPERVIOUS AREA WITHIN DRAINAGE AREA A2 WILL BE TREATED IN LIEU OF THIS AREA.
2. THIS AREA REPRESENTS THE EXISTING FOOTPRINT OF THE EXISTING MARQUEE SIGN TO REMAIN. 75 SF OF THE OVERALL 270 SF TREATED AREA WILL BE USED AS IN-LIEU CREDIT FOR DRAINAGE AREA A1.
3. SEE EXAMPLE MEDIA FILTER PRODUCT, THIS SHEET. SIZED USING RATIONAL METHOD (Q=CiA):

C=0.85 (ROOF/HARDSCAPE)
i_{treat}=0.2 IN/HR (TREATMENT RAINFALL INTENSITY)
i_{type}=2.05 IN/HR (10 YEAR/10 MIN RAINFALL INTENSITY PER NOAA)
A=0.32 ACRES
Q_{treat}=0.05 CFS
Q_{bmp}=0.56 CFS

FEMA FLOOD ZONE DESIGNATION

THE PROPOSED PROJECT SITE RESIDES IN FEMA'S FLOOD INSURANCE RATE MAP (FIRM) 06001C0057G, EFFECTIVE AUGUST 3, 2009. THE ENTIRE PROJECT AREA IS LOCATED IN ZONE X, 'OTHER AREAS' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE ALAMEDA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO IMPERVIOUS AREA ADDED OR REPLACED BEING LESS THAN 1 ACRE.

File Path:\\sandis1 Date/Time: 8/28/2023 10:
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Sandis Project Number	622032
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Principal	Michael Kuykendall
Designer	Nicholas Chandler

Gilbane

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649 Mission Street
5th Floor
San Francisco, CA
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No.	DATE	DESCRIPTION
	8/28/2023	100% DD Set

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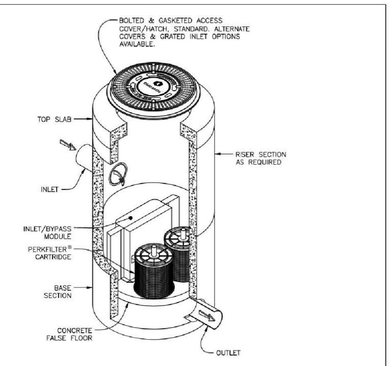
STORMWATER MANAGEMENT PLAN

C400

PF-MH-46



Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C478.
2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Field poured concrete collar required, by others.
3. Inlet & outlet pipe(s) are to be Ø18" maximum. Inlet pipes must enter the structure in the inlet chamber.
4. Inlet chamber shall be supplied with drain-down device designed to remove standing water between storm events.
5. Minimum separation between invert in & invert out is outlet pipe diameter plus 4.00".
6. For depths less than specified minimums contact Oldcastle Infrastructure for engineering assistance.

PerkFilter® Ø48" Manhole
One to Two Cartridges / Stacks

Oldcastle Infrastructure A CRH COMPANY
Ph: 800.579.8819 | www.oldcastleinfrastructure.com/stormwater

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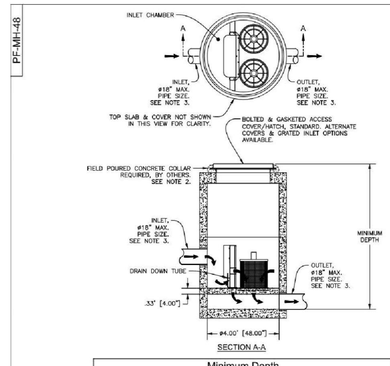
Drawing No.	Rev.	BSR	ECO-0165	Date
PF-MH-48	A	ARS 1/22/2020		PPS 1/23/20

SHEET 1 OF 2

PF-MH-46



SECTION A-A

Minimum Depth

PIPE SIZE / CARTRIDGE TYPE	Ø6" MINIMUM DEPTH fr/M TO OUTLET	Ø8" MINIMUM DEPTH fr/M TO OUTLET	Ø10" MINIMUM DEPTH fr/M TO OUTLET	Ø12" MINIMUM DEPTH fr/M TO OUTLET	Ø15" MINIMUM DEPTH fr/M TO OUTLET	Ø18" MINIMUM DEPTH fr/M TO OUTLET
12"	3.67' [44.00"]	3.92' [47.00"]	4.17' [50.09"]	4.42' [53.00"]	4.67' [56.00"]	4.92' [59.00"]
18"	4.42' [53.00"]	4.67' [56.00"]	4.92' [59.09"]	5.17' [62.00"]	5.42' [65.00"]	5.67' [68.00"]
12" + 12"	5.17' [62.00"]	5.42' [65.00"]	5.67' [68.09"]	5.92' [71.00"]	6.17' [74.00"]	6.42' [77.00"]
12" + 18"	5.67' [68.00"]	5.92' [71.00"]	6.17' [74.09"]	6.42' [77.00"]	6.67' [80.00"]	6.92' [83.00"]

Ø48" PERKFILTER MANHOLE
TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	CARTRIDGE STACK CONFIGURATION: 12"		18"		12" & 12"		12" & 18"	
	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)
1	12 / 0.03	2.47	18 / 0.04	3.65	24 / 0.05	3.45	30 / 0.67	3.62
2	24 / 0.05	2.47	36 / 0.08	3.65	48 / 0.11	3.45	60 / 0.13	3.62
MAXIMUM HEAD LOSS	1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET	

PerkFilter® Ø48" Manhole
One to Two Cartridges / Stacks

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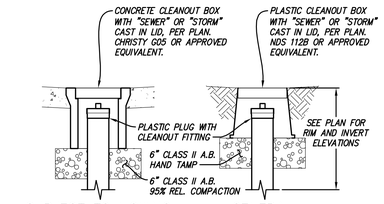
PF-MH-48	A	ARS 1/22/2020		PPS 1/23/20

SHEET 2 OF 2

MEDIA FILTER
N.T.S.
1



NOTES:

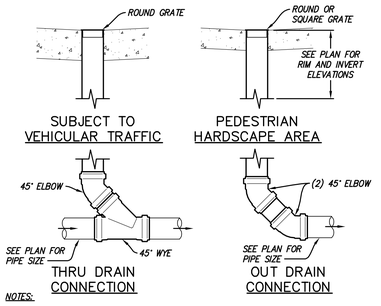
1. RISER DIAMETER SHALL MATCH THRU/OUT PIPE SIZE.

GRAVITY CLEANOUT
1"=1'
2

PIPE SIZE	NDS MODEL NUMBER*		
	PEDESTRIAN		VEHICULAR
	ROUND GRATE (BLACK PLASTIC)	SQUARE GRATE	ROUND GRATE (DUCTILE IRON)
4"	11	4 (BLACK PLASTIC)	N/A
6"	40	970 (BLACK PLASTIC)	D6
8"	10	12DH-WO** (CAST IRON)	D8

*OR APPROVED EQUIVALENT

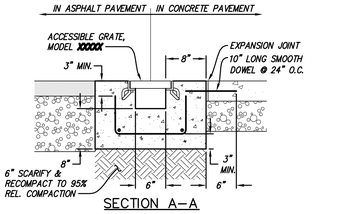
**12" TO 8" REDUCER REQUIRED TO CONNECT TO 8" RISER PIPE



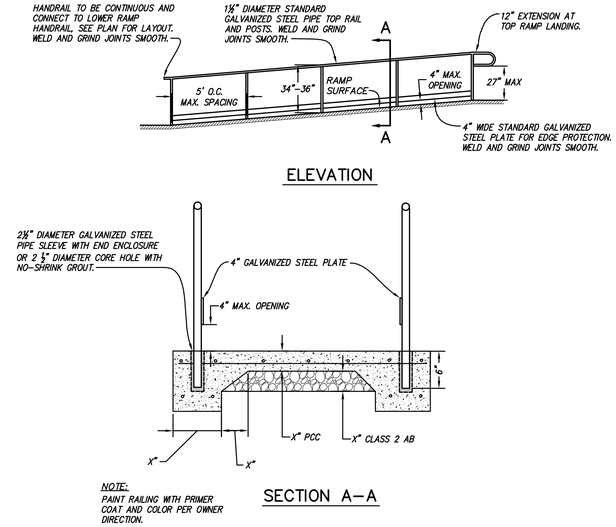
NOTES:

1. RISER DIAMETER SHALL MATCH STORM DRAIN AREA DRAIN SIZE.
2. THRU/OUT PIPE SIZE SHALL BE EQUAL OR GREATER THAN RISER DIAMETER.

HARDSCAPE AREA DRAIN
1"=1'
3



CAST-IN-PLACE TRENCH DRAIN
1"=1'
4



NOTE:
PAINT RAILING WITH PRIMER COAT AND COLOR PER OWNER DIRECTION.

ACCESSIBLE RAMP AND HANDRAIL
N.T.S.
5

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File: X:\P\622032\4_ENGINEERING\2_PLAN SETS\3_SHEET SET\ONSITE\C501 CONSTRUCTION DETAILS.dwg Date: Sep 07, 2023

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Designer	Nicholas Chandler

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CONSTRUCTION DETAILS

C500

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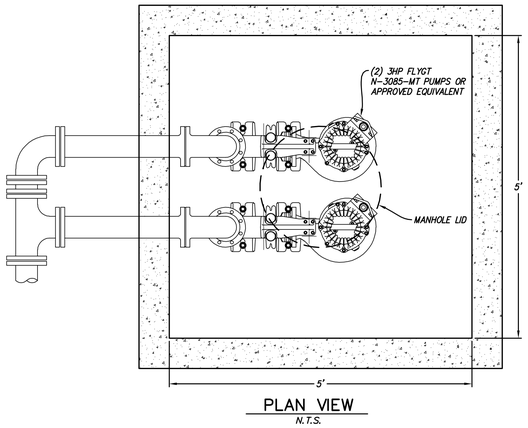
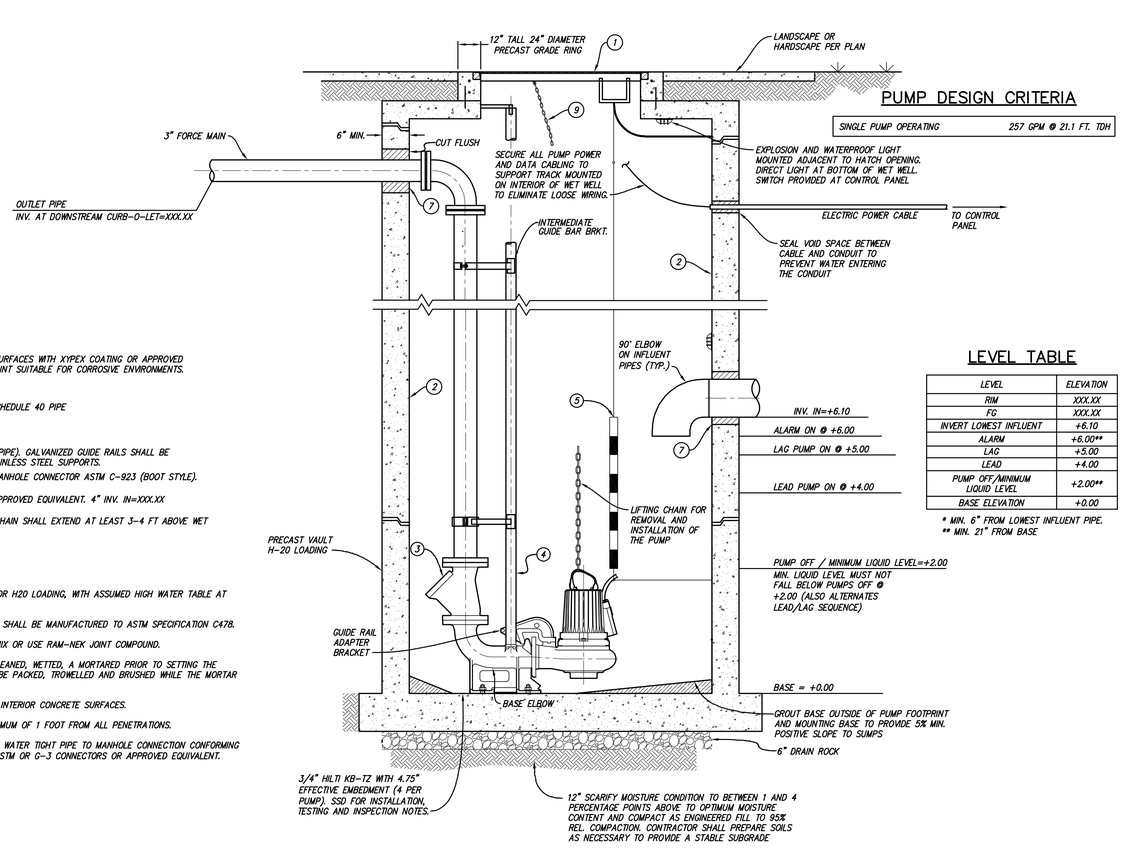


PLAN VIEW
N.T.S.



SECTION A-A
N.T.S.

PUMP DESIGN CRITERIA

SINGLE PUMP OPERATING	257 GPM @ 21.1 FT. TDH

LEVEL TABLE

LEVEL	ELEVATION
RIM	XXX.XX
FG	XXX.XX
INVERT LOWEST INFLUENT	+6.10
ALARM	+6.00**
LAG	+5.00
LEAD	+4.00
PUMP OFF/MINIMUM LIQUID LEVEL	+2.00**
BASE ELEVATION	+0.00

* MIN. 6" FROM LOWEST INFLUENT PIPE.
** MIN. 21" FROM BASE

NOTES:

1. H-20 RATED MANHOLE LID..
2. COAT INTERIOR OF LIFT STATION SURFACES WITH XYPEX COATING OR APPROVED EQUIVALENT. PAINT WITH WHITE PAINT SUITABLE FOR CORROSIVE ENVIRONMENTS.
3. BALL CHECK VALVE.
4. (4) 2" GUIDE BAR, GALVANIZED SCHEDULE 40 PIPE
5. LEVEL PROBE (SEE LEVEL TABLE)
6. (4) 2" GUIDE BAR (SCHEDULE 40 PIPE). GALVANIZED GUIDE RAILS SHALL BE SUPPORTED EVERY 5-FT WITH STAINLESS STEEL SUPPORTS.
7. WATER TIGHT RESILIENT PIPE TO MANHOLE CONNECTOR ASTM C-923 (BOOT STYLE).
8. JOSAM 67724 SWING CHECK OR APPROVED EQUIVALENT. 4" INV. IN=XXX.XX
9. STAINLESS STEEL LIFTING CHAIN. CHAIN SHALL EXTEND AT LEAST 3-4 FT ABOVE WET WELL.

NOTES:

A. PUMP STATION TO BE DESIGNED FOR H20 LOADING, WITH ASSUMED HIGH WATER TABLE AT ELEVATION AT XXX.XX

B. PRECAST PUMP STATION MATERIAL SHALL BE MANUFACTURED TO ASTM SPECIFICATION C478.

C. GROUT JOINTS WITH 1:3 MORTAR MIX OR USE RAM-NEK JOINT COMPOUND.

D. ALL CONCRETE JOINTS SHALL BE LEANED, WETTED, A MORTARED PRIOR TO SETTING THE NEXT SECTION THE JOINTS SHALL BE PACKED, TROWELLED AND BRUSHED WHILE THE MORTAR IS PLASTIC.

E. XYPEX CONCENTRATE COATING ON INTERIOR CONCRETE SURFACES.

F. JOINT LOCATIONS SHALL BE A MINIMUM OF 1 FOOT FROM ALL PENETRATIONS.

G. ALL PIPE PENETRATIONS SHALL BE WATER TIGHT PIPE TO MANHOLE CONNECTION CONFORMING TO ASTM C-923. A-LOK'S Z-LOK STM OR G-3 CONNECTORS OR APPROVED EQUIVALENT.

LIFT STATION 1
N.T.S.

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Designer	Nicholas Chandler

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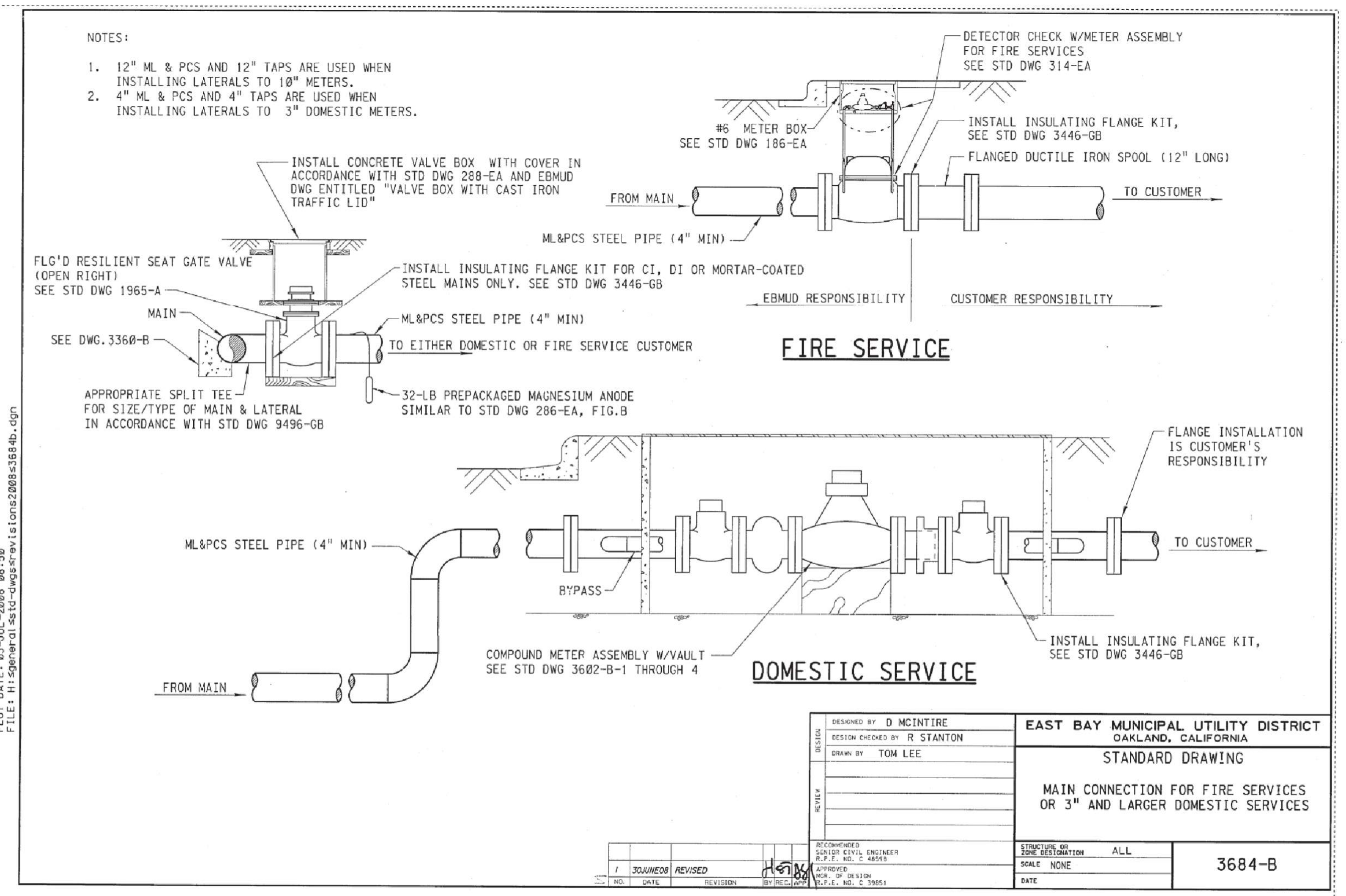
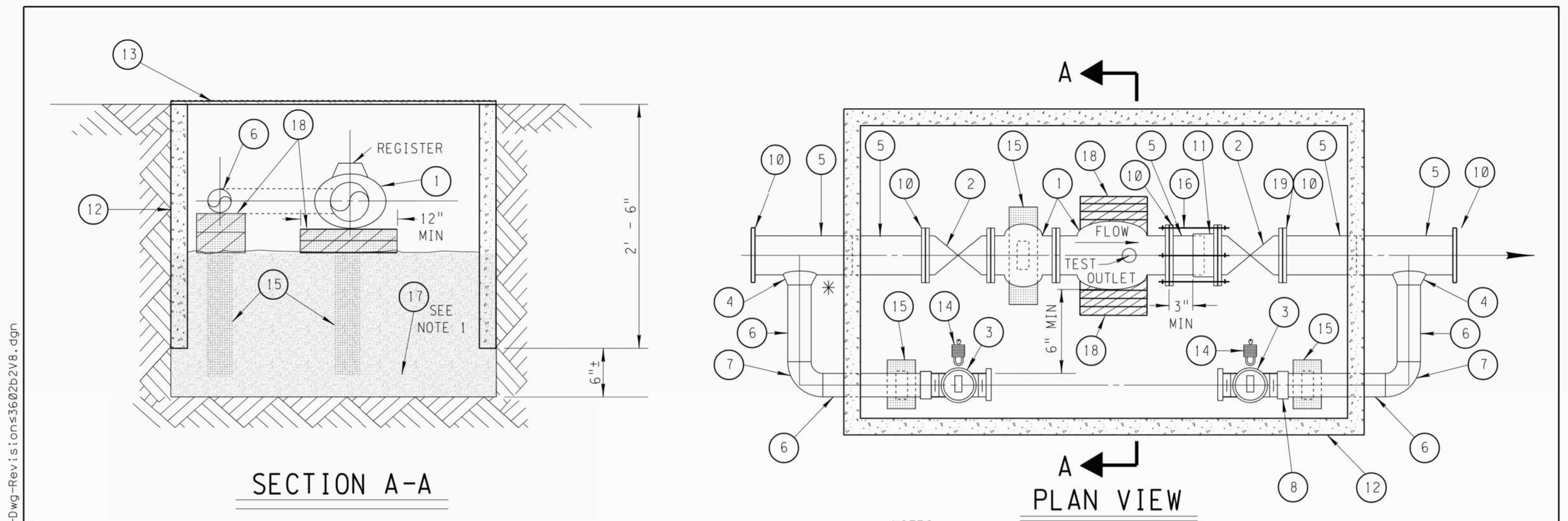
CONSTRUCTION DETAILS

C501





MATERIAL LIST			
ITEM	REQ'D	DESCRIPTION	REMARKS
1	1	COMPOUND METER, 4", PLATE STRAINER, ATTACHED	
2	2	GATE VALVE, 4", 125 LB, FLG'D, NRS, NUT OPERATOR, OPEN RIGHT	
3	2	CURB STOP, 2", 300 PSI WP, NO LEAD BRASS, W/LOCK WING & PLUG	
4	2	WELDOLET, 2" X 4", RUN	
5	4'±	PIPE, 4" DIA, SCH 40, ML&PCS	SEE NOTE 10
6	9'±	PIPE, 2" DIA, SCH 40, TAPE WRAPPED STEEL	
7	2	90° ELBOW, 2", SCH 40, TAPE WRAPPED STEEL	
8	1	INSULATING UNION	
9	-	-	
10	5	SLIP ON FLANGE, 4" AWWA CLASS D, 150 LB DRILLING	SEE NOTE 10
11	1	FLANGED COUPLING ADAPTER, 4", ROCKWELL STYLE 912	SEE NOTE 10
12	1	METER BOX, PANEL VAULT, 5' X 3' X 2.5' DEEP	
13	1	STEEL DIAMOND PATTERN LID OR QUASITE COVER, AS REQ'D	
14	2	DISTRICT SECURITY LOCK (DFAA2)	
15	AS REQD	REDWOOD BLOCK PIPE SUPPORT, SEE ITEM 18	
16	4	TIE RODS	SEE NOTE 10
17	1/4CYD±	1/4± CUBIC YD ROCK FILL FOR DRAINAGE	
18	AS REQD	2" x 4" REDWOOD BLOCKS TAPEWRAPPED	
19	1	INSULATING FLANGE KIT, 4"	

NOTES

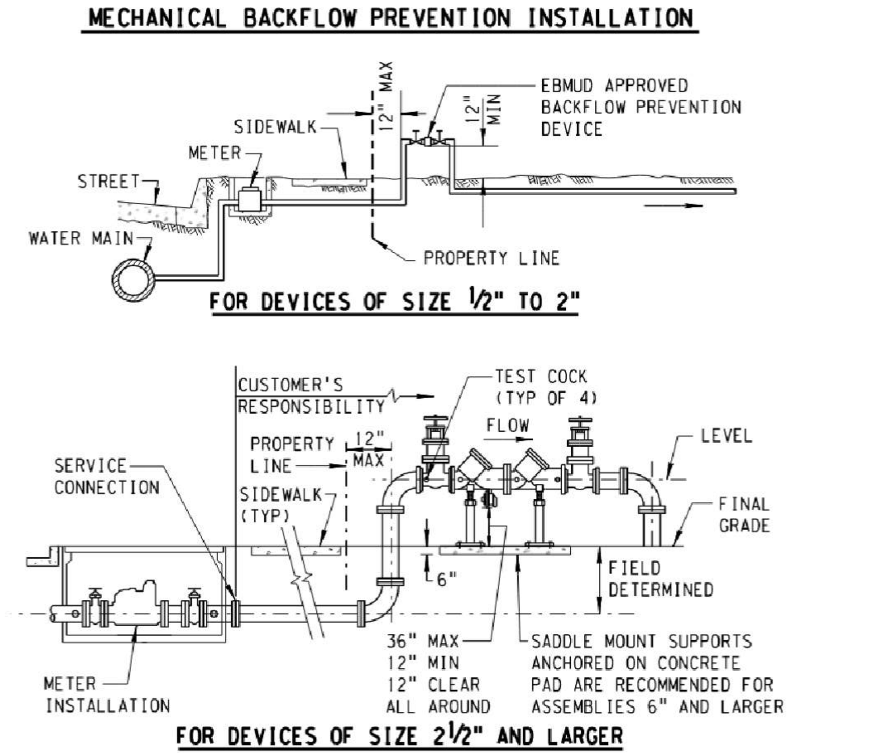
1. MINIMUM 3/4" DRAIN ROCK FILL LEVEL TO BE BOTTOM OF BOX.
2. TAPE WRAP ALL BURIED BARE STEEL AND BYPASS PIPING.
3. METER VAULTS FOR 3" AND 4" COMPOUND METERS TO BE 3'X 5'X 2.5' DEEP.
4. BYPASS VALVES MUST BE ACCESSIBLE AND OPERABLE FROM INSIDE VAULT.
5. NO VEHICLE TRAFFIC ON VAULTS.
6. REMOTE READERS SHALL BE INSTALLED ON METERS.
*7. WHEN POSSIBLE, WELDOLETS TO BYPASS PIPING SHOULD BE POSITIONED INSIDE VAULT.
8. IF THE DEVICE LAYOUT AS SHOWN CANNOT FIT IN THE EXISTING METER BOX, THEN CONTACT THE METER SHOP FOR A REVISED LAYOUT.
9. COAT ALL UNCOATED METALIC SURFACES OF PIPE, FITTINGS, BOLTS AND NUTS WITH PETROLATUM WAX TAPE PER EBMUD STANDARD, SPECIFICATION 09961.1.
10. ITEMS 5,10,11 AND 16 ARE AVAILABLE AS A COMPLETE DISMANTLING JOINT ASSEMBLY.

REVISED JUNE 5, 2020 DJB
REVISED JULY 26, 2005 RES

DESIGNED BY P.A. JOHNSON
DESIGN CHECKED BY E.J. CARVILLE
DRAWN BY W. MCALEER TOM LEE
RECOMMENDED SENIOR CIVIL ENGINEER R.P.E. NO. C 36285 P.A.C.
APPROVED MGR. OF DESIGN R.P.E. NO. C 39851 D.L.P.

EAST BAY MUNICIPAL UTILITY DISTRICT
OAKLAND, CALIFORNIA
STANDARD DRAWING
4" COMPOUND METER SETTING WITH 2" BYPASS
AUTOMATIC METER READING COMPATIBILITY
STRUCTURE OR ZONE DESIGNATION ALL
SCALE NONE
DATE 04 DEC 89
3602-B-2

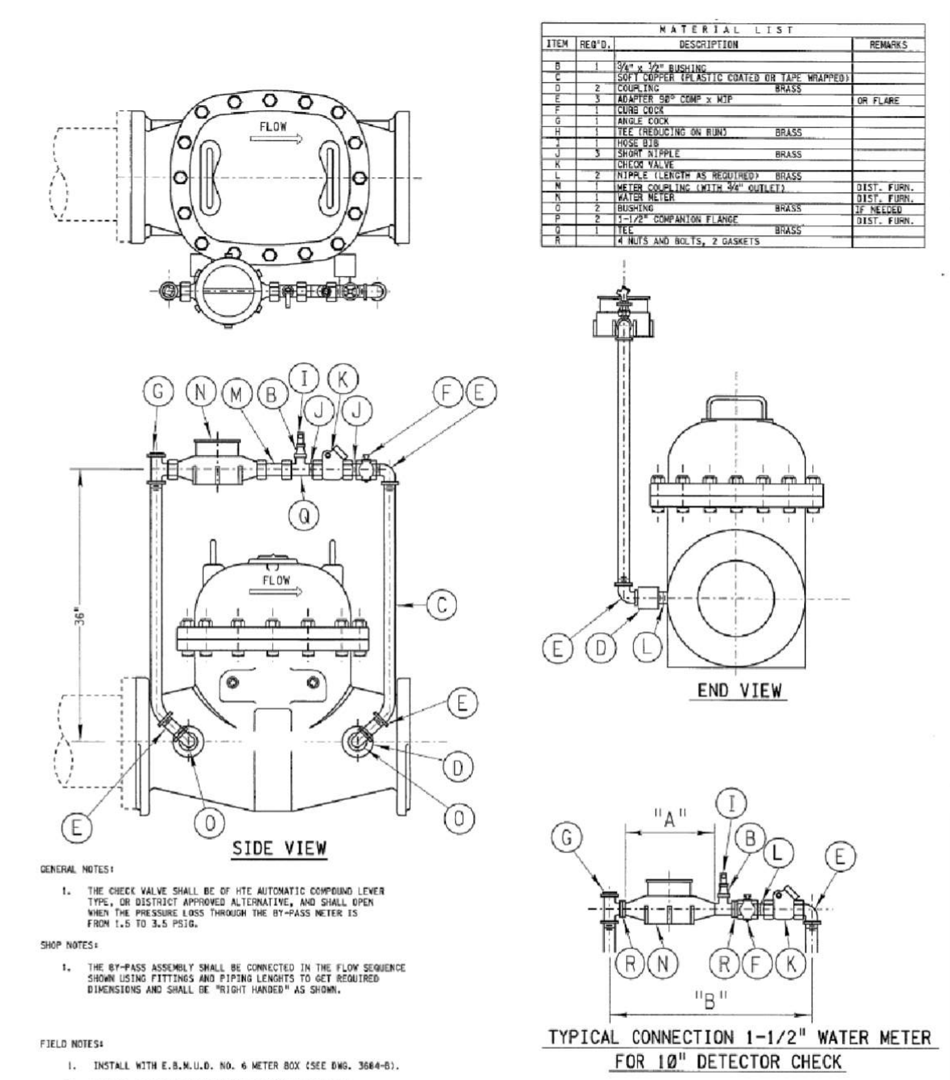
MECHANICAL BACKFLOW PREVENTION INSTALLATION



NOTES:

1. USE ONLY BACKFLOW ASSEMBLIES THAT ARE APPROVED BY THE EBMUD BACKFLOW SECTION.
2. THE SUPPLY SHALL SURFACE AT A DISTANCE OF NO MORE THAT 12 INCHES FROM THE PROPERTY LINE.
3. REDUCED PRESSURE PRINCIPLE (RPs) ASSEMBLIES SHALL BE INSTALLED IN AREAS WITH ADEQUATE DRAINAGE.
4. NO CONNECTIONS WILL BE ALLOWED BETWEEN THE SERVICE CONNECTION (WATER METER) AND THE BACKFLOW ASSEMBLY.
5. HEIGHT OF THE BACKFLOW ASSEMBLY SHALL BE AT LEAST 12" ABOVE GRADE TO THE BOTTOM OF THE ASSEMBLY (A MAXIMUM OF 36" ABOVE GRADE) AND A 12" PERIMETER AROUND THE ASSEMBLY.
6. ALL SERVICES WITH A BACKFLOW ASSEMBLY REQUIRE A PRESSURE RELIEF VALVE (PRV) ON WATER HEATERS.
7. PROTECTION FROM FREEZE DAMAGE OR THEFT MIGHT BE NECESSARY IN EXPOSED AREAS.
8. VAULT INSTALLATION OF DOUBLE-CHECK VALVES (DC) MAY BE USED IN CERTAIN LOCATIONS AND ONLY WITH PRIOR APPROVAL OF THE DISTRICT. SEE STANDARD DRAWINGS 1928-A AND 1930-A.
9. INSTALL DIRECTLY AFTER THE SERVICE CONNECTION AS SHOWN ABOVE. OBTAIN APPROVAL PRIOR TO INSTALLATION IF THERE IS ANY DEVIATION.

DESIGNED BY EBMUD
DRAWN BY BK
EAST BAY MUNICIPAL UTILITY DISTRICT
OAKLAND, CALIFORNIA
STANDARD DRAWING
MECHANICAL BACKFLOW PREVENTION INSTALLATION METHODS FOR WATER SERVICES
SCALE NONE
DATE 23 SEP 14
1931-A-1



MATERIAL LIST			
ITEM	REQ'D.	DESCRIPTION	REMARKS
B	1	3/4" x 1/2" BUSHING	
C		SOFT COPPER (PLASTIC COATED OR TAPE WRAPPED)	
D	2	COUPLING BRASS	
E	3	ADAPTER 90° COMP x MIP	OR FLARE
F	1	CURB COCK	
G	1	ANGLE COCK	
H	1	TEE (REDUCING ON RUN) BRASS	
I	1	HOSE BIB	
J	3	SHORT NIPPLE BRASS	
K		CHECK VALVE	
L	2	NIPPLE (LENGTH AS REQUIRED) BRASS	
M	1	METER COUPLING (WITH 3/4" OUTLET)	DIST. FURN.
N	1	WATER METER	DIST. FURN.
O	2	BUSHING BRASS	IF NEEDED
P	2	1-1/2" COMPANION FLANGE	DIST. FURN.
Q	1	TEE BRASS	
R		4 NUTS AND BOLTS, 2 GASKETS	

GENERAL NOTES:

1. THE CHECK VALVE SHALL BE OF HTE AUTOMATIC COMPOUND LEVER TYPE, OR DISTRICT APPROVED ALTERNATIVE, AND SHALL OPEN WHEN THE PRESSURE LOSS THROUGH THE BY-PASS METER IS FROM 1.5 TO 3.5 PSIG.

SHOP NOTES:

1. THE BY-PASS ASSEMBLY SHALL BE CONNECTED IN THE FLOW SEQUENCE SHOWN USING FITTINGS AND PIPING LENGHTS TO GET REQUIRED DIMENSIONS AND SHALL BE "RIGHT HANDED" AS SHOWN.

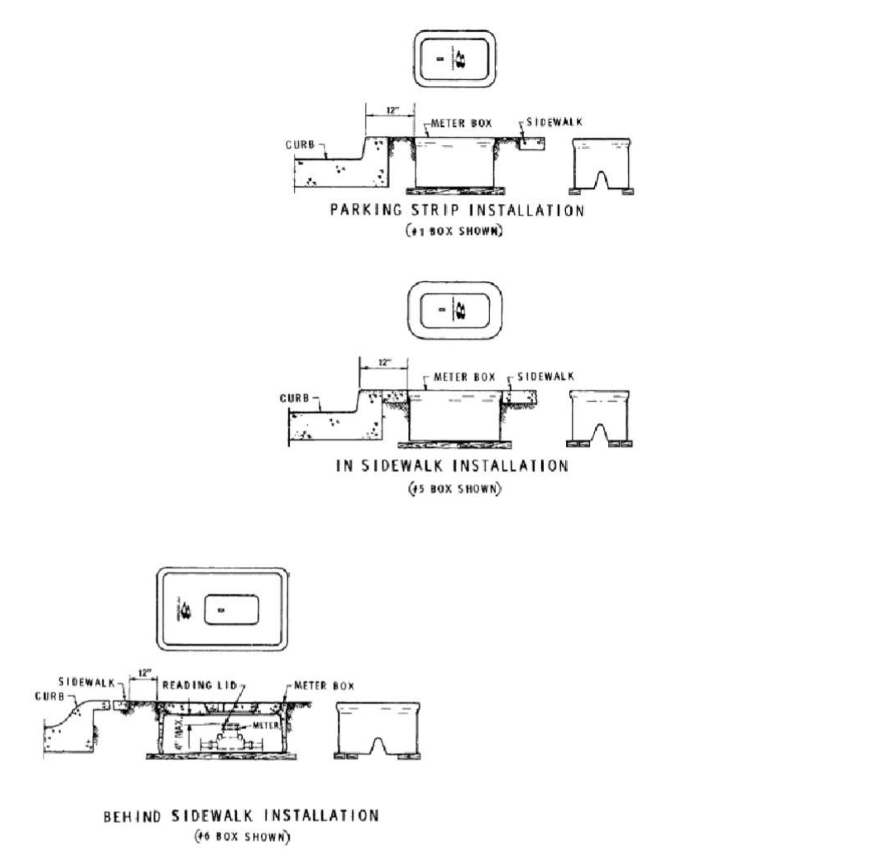
FIELD NOTES:

1. INSTALL WITH E.B.M.U.D. NO. 6 METER BOX (SEE DWG. 3684-B).
2. INSTALL FLANGE INSULATION KIT AT MAIN IF MAIN IS METALLIC, OTHER THAN PLASTIC-COATED STEEL.
3. COAT ALL METALLIC PIPE AND FITTINGS WITH MASTIC PER E.B.M.U.D. SPECIFICATIONS.
4. INSTALL PACKAGED 32 LB. ANODE TO LATERAL PER DWG. 286-EA, FIG. B.
5. INSTALLATION PER DWG. 3684-B.

DETECTOR CHECK SIZE	METER SIZE	PIPE & FITTING SIZE	LENGTH "A"	LENGTH "B"
4"	5/8" x 3/4"	3/4"		
6"	5/8" x 3/4"	3/4"	a	
8"	1"	1"		
10"	1-1/2" FLG.	1-1/2"	b (14-1/4"	28"

a. BETWEEN FITTING ENDS
b. BETWEEN NIPPLE ENDS

REVISED JULY 26, 2005 RES
DESIGNED BY EBMUD
DESIGN CHECKED BY W. HARRIS
DRAWN BY J. GIOVANNINI
RECOMMENDED L.S. HENTZSCHEL
APPROVED, DIRECTOR OF ENGINEERING W.F. ANTON
EAST BAY MUNICIPAL UTILITY DISTRICT
OAKLAND, CALIFORNIA
STANDARD DRAWING
DETECTOR CHECK METERS ASSEMBLY
SCALE NONE
DATE 01 OCT 74
314-EA



NOTES:

1. ALL METER BOXES MUST BE SET TRUE, PERPENDICULAR TO STREET AND FLUSH WITH EXISTING SURFACE.
2. METER BOXES WILL NOT SUPPORT VEHICLE WHEEL LOAD, UNLESS RATED FOR H 20 TRAFFIC.
3. SPACE BETWEEN BOXES IN MULTIPLE METER INSTALLATION SHALL BE 2".
4. AVOID SETTING METER BOXES IN TRAVELED WALKWAYS, DRIVEWAYS WHEREVER POSSIBLE.
5. DO NOT SET METER BOXES ON PRIVATE PROPERTY.
6. ALL METER BOXES ARE COMMERCIAL PRODUCTS. SHAPE AND DIMENSIONS MAY VARY.
7. METER BOXES FOR 1-1/2" AND 2" SERVICES SHALL REST ON 2"x8"x12" REDWOOD BLOCKS, 4 EACH FOR #5 AND #6 BOXES, AND 2 EACH FOR #1 BOX.
8. READING LIDS SHOULD BE WITHIN 4" OF BOX COVER.
9. BOXES AVAILABLE IN CONCRETE AND LIGHT-WEIGHT POLYMERIC CONCRETE.

METER BOX DIMENSIONS

SERVICE LATERAL	BOX NO.	DIMENSIONS (INCHES) LENGTH	WIDTH	HEIGHT
3/4"	1	18 TO 19 1/2	11 TO 13 3/4	12
1"	5	22 TO 24	13 TO 14	11 TO 12
1-1/2" TO 2"	6	31-3/4 TO 36	20 TO 24	12

NO.	DATE	REVISION	BY	REC.	APP.
3	3 MAR 11	REVISED - CHANGE "METER" COLUMN TO "SERVICE LATERAL"	MB	ST	AST
2	30JUNE08	REVISED	JW	ST	AST

DESIGN BY EBMUD
DRAWN BY J. GIOVANNINI
EAST BAY MUNICIPAL UTILITY DISTRICT
OAKLAND, CALIFORNIA
STANDARD DRAWING
METER BOX INSTALLATIONS
#1, #5, AND #6 METER BOXES
SCALE NONE
DATE 1 MAR 73
186-EA

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Sandis Project Number	622032
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Principal	Michael Kuykendall
Designer	Nicholas Chandler

Gilbane

Developer
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2115 KITTREDGE ST.
BERKELEY, CA 94704

No.	DATE	DESCRIPTION
	8/28/2023	100% DD Set

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C502

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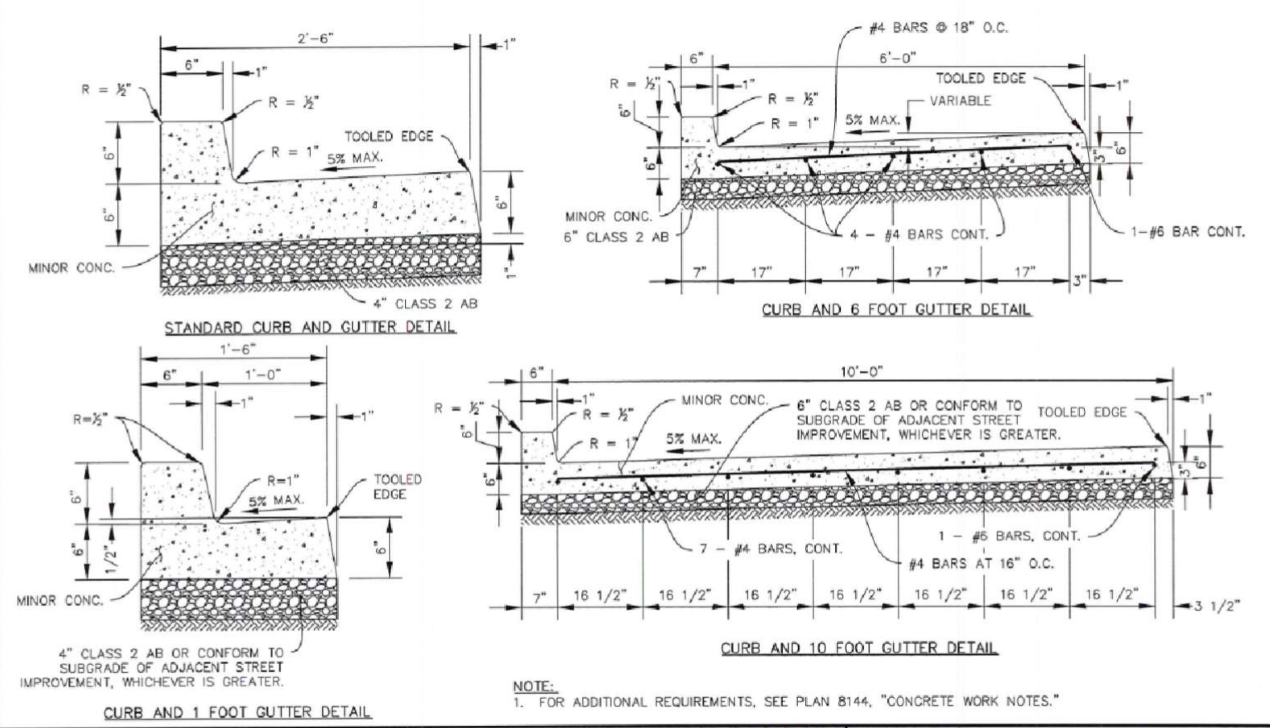


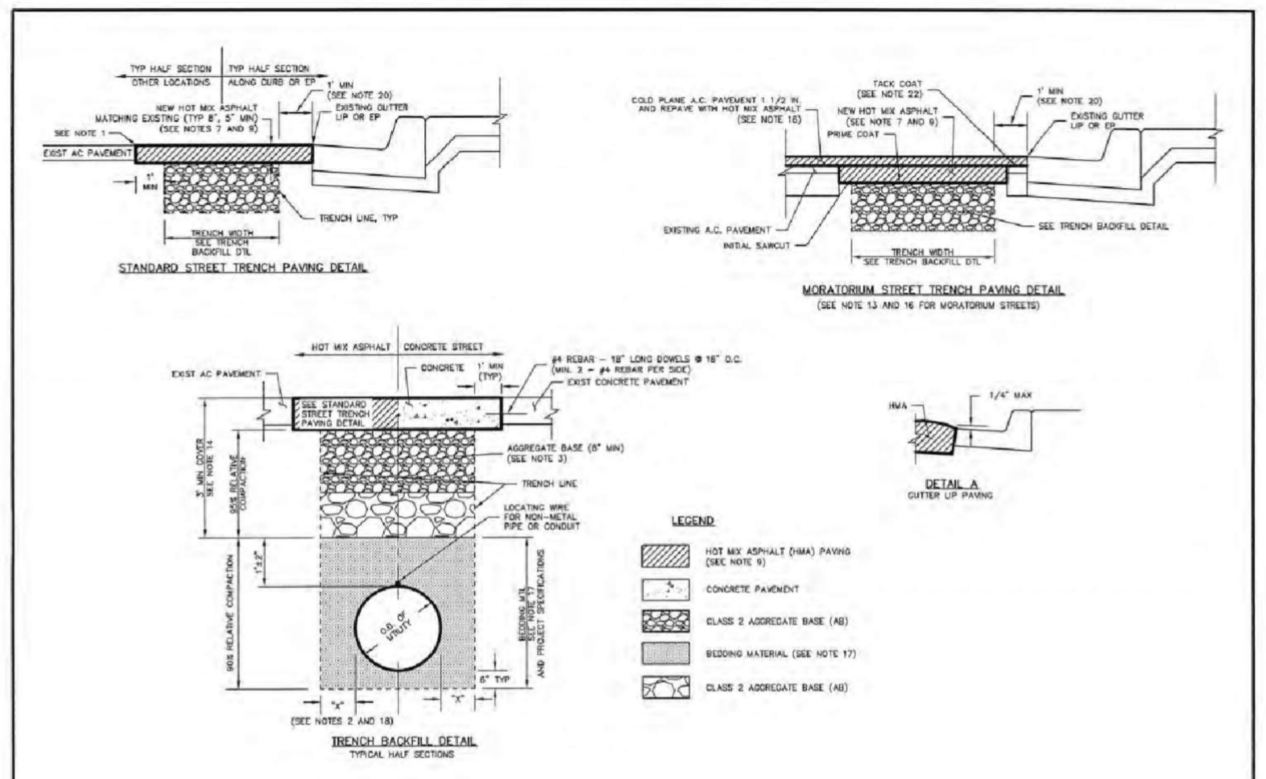
NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

STANDARD DETAIL
CURB AND GUTTER

SUBMITTED: Don Zrby, SUPERVISING CIVIL ENGINEER — DATE: 2/27/17 — R.C.E. 64582
APPROVED: MANAGER OF ENGINEERING — DATE: 2/28/17 — R.C.E. 66014

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



STANDARD DETAIL
TRENCH EXCAVATION AND SURFACE RESTORATION

SUBMITTED: SUPERVISING CIVIL ENGINEER — DATE: 7/6/16 — R.C.E. 64582
APPROVED: MANAGER OF ENGINEERING — DATE: 7/6/16 — R.C.E. 66014

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

NOTES:

1. TRENCH EXCAVATION IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF BERKELEY GENERAL REGULATIONS FOR TRENCH EXCAVATION AND SURFACE RESTORATION IN THE PUBLIC RIGHT OF WAY. CUT THROUGH THE FULL DEPTH OF EXISTING SURFACING TO A NEAT STRAIGHT LINE AT LEAST 1.0 FOOT OUTSIDE THE TRENCH LINE. RECUT PAVEMENT EDGES DAMAGED DURING CONSTRUCTION TO NEAT LINES PRIOR TO PAVING. APPLY PAINT BINDER (TACK COAT) TO ALL VERTICAL SURFACES IN ACCORDANCE WITH THE LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.
2. MINIMUM WIDTH OF TRENCH SHALL BE IN ACCORDANCE WITH THE DIMENSION SHOWN ON THE TRENCH BACKFILL DETAIL. DIMENSIONS "X" IS SHOWN BELOW FOR THE UTILITY "O.D."

UTILITY O.D.	"X" MIN
UNDER 1.0'	0.5'
1.0' TO 4.5'	1.0'
OVER 4.5'	2.0'

3. CLASS 2 AGGREGATE BASE (AB) SHALL BE INSTALLED IMMEDIATELY BELOW THE PAVEMENT SECTION TO BE REPLACED. THE AB QUALITY, GRADATION AND THE METHOD OF INSTALLATION SHALL BE IN CONFORMANCE WITH SECTION 26 OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION. THE DEPTH OF THE AB SHALL BE IN ACCORDANCE WITH THE TRENCH BACKFILL DETAIL. 95% RELATIVE COMPACTION IS REQUIRED.
4. RELATIVE COMPACTION SHALL BE DETERMINED BY CALIFORNIA TEST NUMBER 231 (NUCLEAR GAUGE) OR APPROVED EQUAL. PERMITTEE SHALL ARRANGE AND PAY FOR THE TEST FOR RELATIVE COMPACTION WHEN ORDERED BY THE ENGINEER. THE TEST SHALL BE PERFORMED BY A QUALIFIED MATERIAL TESTING LABORATORY AND TEST RESULTS BE SUBMITTED TO ENGINEERING FORTY-EIGHT (48) HOURS IN ADVANCE OF PERMANENT PAVING OPERATION.
5. PERMITTEE SHALL PLACE TEMPORARY BITUMINOUS RESURFACING TWO (2) INCHES IN THICKNESS OVER THE COMPACTED BACKFILL AREAS. GREATER THICKNESS MAY BE REQUIRED FOR MAJOR INTERSECTIONS AND OTHER CRITICAL AREAS BY THE ENGINEER AS NECESSARY. STEEL PLATES MAY BE USED AS AN ALTERNATIVE IF APPROVED BY ENGINEER.
6. TEMPORARY BITUMINOUS RESURFACING (CUT-BACK) SHALL BE MECHANICALLY COMPACTED IN PLACE TO A UNIFORM, EVEN SURFACE AND SHALL BE TRUE TO STREET GRADE AND CROSS SECTION. THE PERMITTEE SHALL REGULARLY INSPECT AND MAINTAIN THE TEMPORARY BITUMINOUS RESURFACING UNTIL THE EXCAVATION IS PERMANENTLY PAVED. THE SURFACING SHALL NOT VARY TO MORE THEN 1/2" FROM THE EDGE OF A 10 FOOT STRAIGHT EDGE. UPON NOTIFICATION, THE PERMITTEE SHALL CORRECT THE SURFACE DEFICIENCY WITHIN 48 HOURS. LOOSE ROCKS AND OTHER DEBRIS GENERATED FROM TEMPORARY RESURFACING OPERATIONS SHALL BE IMMEDIATELY REMOVED FROM THE WORKSITE.
7. TEMPORARY BITUMINOUS RESURFACING SHALL BE REMOVED BEFORE PLACEMENT OF FINAL PAVING. FINAL PAVING SHALL BE MINIMUM FIVE (5) INCHES THICK OR SAME AS THE EXISTING PAVEMENT, WHICHEVER IS GREATER. THE PAVEMENT SHALL BE PLACED ON UNDISTURBED PREVIOUSLY COMPACTED BACKFILL AREAS.
8. PAVEMENT OUTSIDE OF THE FINAL CUT LINE DAMAGED BY THE PERMITTEE'S OPERATIONS SHALL BE REMOVED BY SAW-CUTTING IN LINES PERPENDICULAR OR PARALLEL TO THE ORIGINAL TRENCH LINES. NO DIAGONAL CUTS WILL BE PERMITTED.
9. HOT MIX ASPHALT (HMA) SHALL BE TYPE A IN CONFORMANCE WITH SECTION 39 OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS, UNLESS OTHER WISE SPECIFIED IN THE ENCROACHMENT PERMIT CONDITIONS OR AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT. HMA SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
10. THE TOP 1 1/2" OF HMA SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 1/2" UNLESS OTHERWISE SPECIFIED. THE HMA BENEATH THE TOP LAYER SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 3/4".
11. UPON COMPLETION OF PAVING OPERATIONS THE PERMITTEE SHALL IMMEDIATELY REPLACE ALL PAVEMENT MARKING AND TRAFFIC STRIPING DAMAGED OR REMOVED BY HIS OPERATIONS. PAVEMENT MARKINGS AND TRAFFIC STRIPINGS SHALL BE REPLACED IN KIND OR WITH SUBSTITUTE MATERIAL APPROVED BY THE ENGINEER.
12. WHEN ANY PORTION OF THE CURB AT A LEGAL PEDESTRIAN CROSSWALK OR ANY PORTION OF THE SIDEWALK IN IMMEDIATE CONTACT WITH SUCH CURB IS REMOVED BY THE PERMITTEE OPERATIONS, THE PERMITTEE SHALL CONSTRUCT, AS PART OF HIS REPLACEMENT OPERATIONS, A CURB RAMP AS SHOWN IN CITY OF BERKELEY STANDARD DETAIL NO. 6780.
13. EXCAVATION ON STREETS RECONSTRUCTED OR RESURFACED WITHIN THE LAST 5 YEARS WILL NOT BE PERMITTED EXCEPT FOR CONDITIONS ENUMERATED IN THE CITY OF BERKELEY GENERAL REGULATIONS AND FOR TRENCH EXCAVATION AND SURFACE RESTORATION IN THE PUBLIC RIGHT OF WAY.
14. MINIMUM COVER OVER UTILITIES IS GOVERNED BY THE CALIFORNIA PUBLIC UTILITIES COMMISSION. UTILITY OWNERS SHALL CONSIDER PLACING THEIR UTILITY LINE AT A GREATER DEPTH TO AVOID FUTURE RELOCATION DUE TO STREET/ROAD RECONSTRUCTION. THE INCREASED DEPTH SHOULD INCLUDE SUFFICIENT CLEARANCE BETWEEN THE UTILITY AND PAVEMENT STRUCTURAL SECTION UPGRADE TO PREVENT DAMAGE BY CONSTRUCTION EQUIPMENT. THE PUBLIC WORKS DEPARTMENT RECOMMENDS A MINIMUM OF 36 INCHES OF COVER BELOW THE PAVEMENT SURFACE IN ROADWAYS AND 24 INCHES BELOW FINISH GRADE IN SIDEWALKS AND OTHER PUBLIC RIGHT OF WAY.
15. RESTORATION OF THE TRENCH EXCAVATION ON CALTRANS RIGHT OF WAY (SAN PABLO AVE., ASHBY AVE., AND TUNNEL RD.) SHALL BE IN ACCORDANCE WITH CALTRANS ENCROACHMENT PERMIT.
16. RESTORE PAVEMENT AS FOLLOWS: FOR TRENCHES PARALLEL WITH THE CENTERLINE OF THE STREET, COLD PLANE AND REPAVE THE LANE IN WHICH THE TRENCH LIES. FOR TRANSVERSE TRENCHES, COLD PLANE AND REPAVE 1/2 LANE WIDTH ON EACH SIDE OF THE TRENCH. FOR BELL HOLES, COLD GRIND AND PAVE 1 LANE WIDTH ON EACH SIDE OF THE EXCAVATION. PRIOR TO COLD PLANING, THE TRENCH SHALL BE PAVED IN 3 INCH MAXIMUM LIFTS TO THE ORIGINAL SURFACE GRADES OR TO WITHIN 1 1/2 INCHES OF THE EXISTING SURFACE. IF THE CONTRACTOR ELECTS TO PAVE WITHIN 1 1/2 INCHES OF THE EXISTING SURFACE, THE REMAINING 1 1/2 INCHES MUST BE PAVED WITH CUT BACK ASPHALT UNTIL THE SURFACE IS PLANED. FINAL PAVING SHALL COMMENCE WITHIN 3 DAYS AFTER COLD GRINDING. ALL LOOSE MATERIAL SHALL BE REMOVED FROM THE AREA TO BE REPAVED PRIOR TO REPAVING.
17. BEDDING MATERIAL SHALL BE CLASS 2 AB OR CRUSHED ROCK PER 2015 GREENBOOK, TABLE 200-1.2.1(A), 3/4" SIEVE SIZE. ALTERNATIVE MATERIALS SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT. IN NO CASE SHALL "PEA" GRAVEL BE ALLOWED. A MAXIMUM OF 6 INCHES OF SAND MAY BE USED AS A BEDDING MATERIAL FOR COMMUNICATION, GAS AND ELECTRIC CONDUITS ONLY.
18. FOR GAS, ELECTRIC AND COMMUNICATION CONDUITS WITH AN OUTSIDE DIAMETER EQUAL TO OR LESS THAN 4 INCHES, THE TRENCH WIDTH MAY BE REDUCED TO NO LESS THAN 12 INCHES.
19. UNSUITABLE NATIVE MATERIAL SHALL BE EXCAVATED BELOW THE LIMIT OF EXCAVATION AND REPLACED WITH SUITABLE BACKFILL MATERIAL WHEN DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
20. WHERE THE TRENCH PARALLELS CURB AND THE NEAREST TRENCH LINE IS LESS THAN 3 FEET FROM THE GUTTER LIP, ALL EXISTING HMA SHALL BE REPLACED TO THE GUTTER LIP.
21. SLURRY CEMENT BACKFILL SHALL COMPLY WITH SECTION 19-3.02E OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS.
22. APPLY PAINT BINDER (TACK COAT) TO ALL EXISTING AC AND CONCRETE SURFACES IN ACCORDANCE WITH THE LATEST EDITION OF CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS.

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

STANDARD DETAIL
TRENCH EXCAVATION AND SURFACE RESTORATION

SUBMITTED: SUPERVISING CIVIL ENGINEER — DATE: 7/6/16 — R.C.E. 64582
APPROVED: MANAGER OF ENGINEERING — DATE: 7/6/16 — R.C.E. 66014

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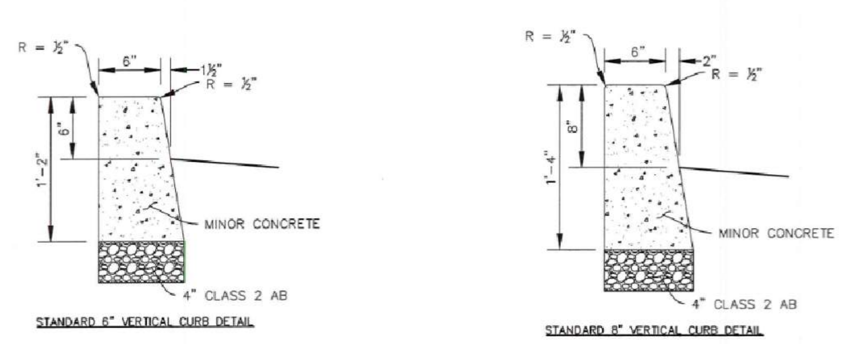

NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

STANDARD DETAIL
VERTICAL CONCRETE CURB

SUBMITTED: Don Zrby, SUPERVISING CIVIL ENGINEER — DATE: 2/27/17 — R.C.E. 64582
APPROVED: MANAGER OF ENGINEERING — DATE: 2/28/17 — R.C.E. 66014

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

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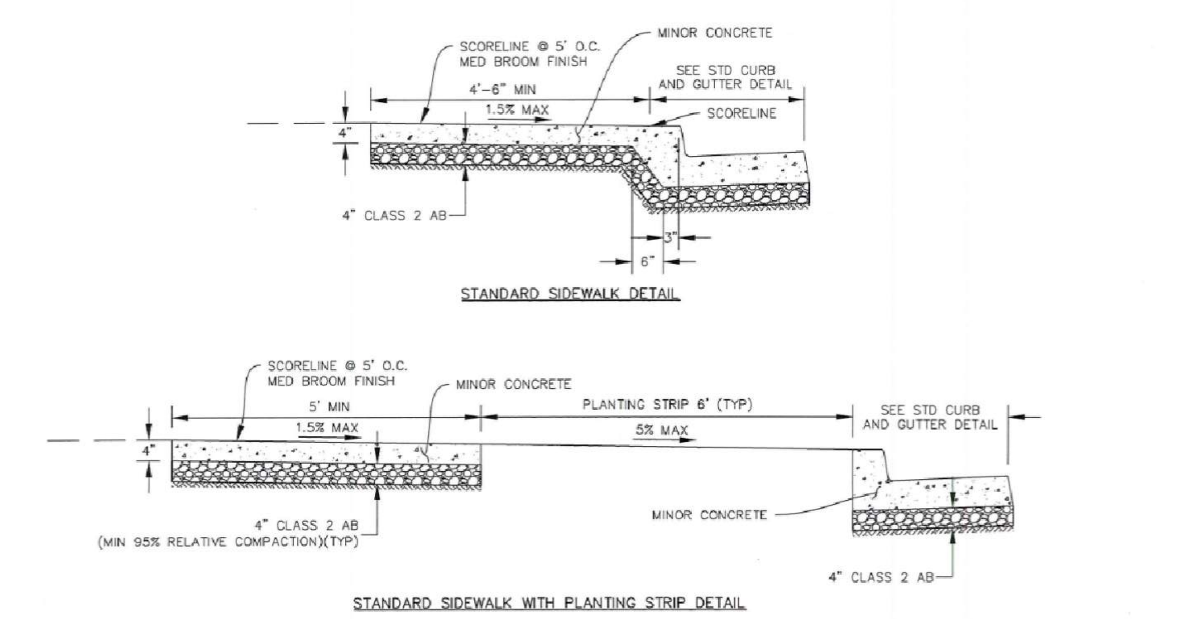

NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

STANDARD DETAIL
SIDEWALK

SUBMITTED: Don Zrby, SUPERVISING CIVIL ENGINEER — DATE: 2/27/17 — R.C.E. 64582
APPROVED: MANAGER OF ENGINEERING — DATE: 2/28/17 — R.C.E. 66014

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

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Sandis Project Number 622032
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Designer Nicholas Chandler

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CONSTRUCTION DETAILS

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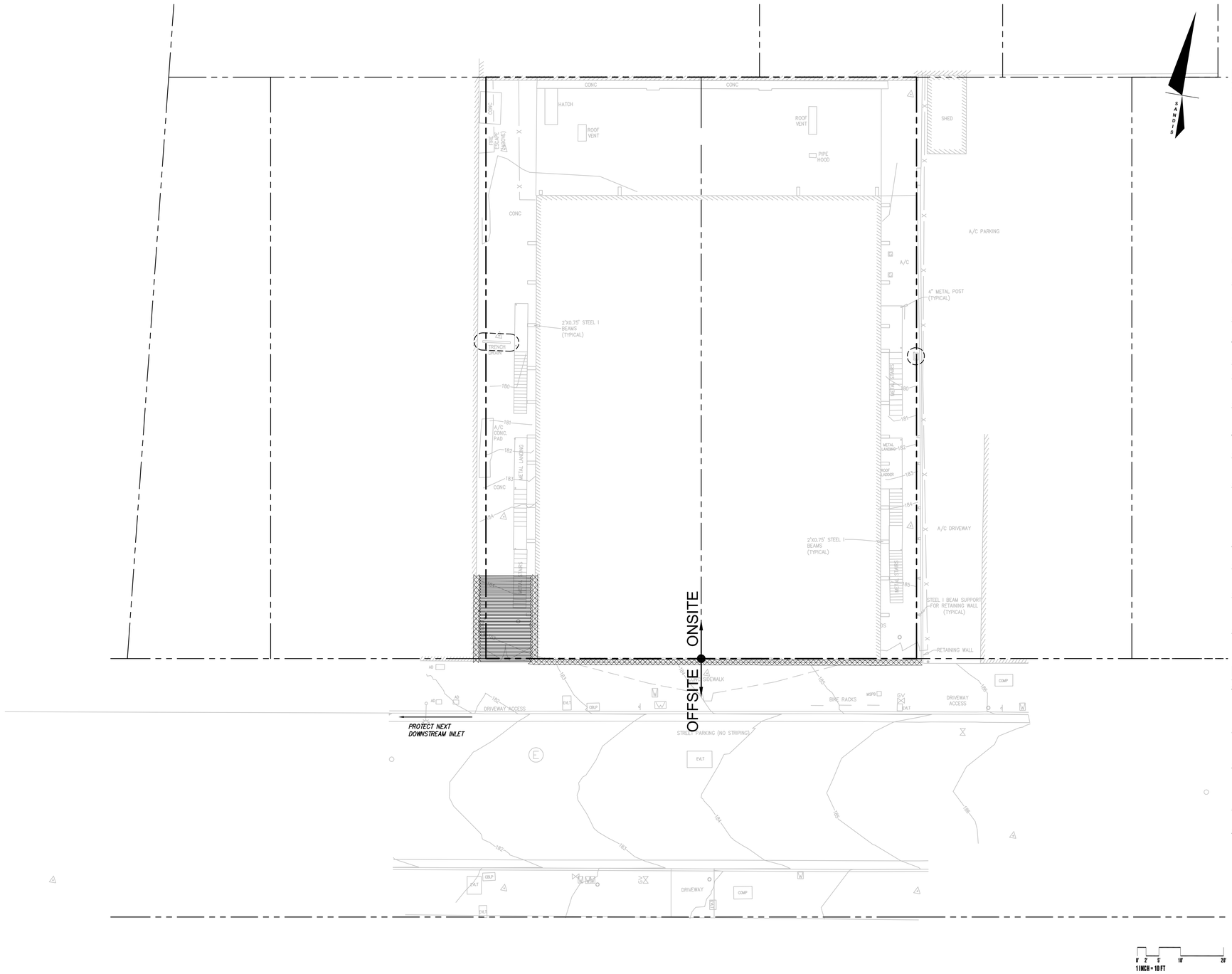

LEGEND

STABILIZED EXIT 4

FIBER ROLL 3

INLET PROTECTION 1 2

WATER POLLUTION CONTROL NOTES:

A. THIS PLAN IS FOR STORMWATER POLLUTION CONTROL DURING CONSTRUCTION IF NO SWPPP IS REQUIRED. IF A SWPPP FOR THE PROJECT HAS BEEN ISSUED THE PROJECT SWPPP OVERRIDES ANYTHING SHOWN ON THIS PLAN.

B. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.

C. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.

D. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.

E. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.

F. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.

G. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.

H. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.

I. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.

J. STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONTRACTOR. COORDINATE WITH SITE QSP.

K. ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE, ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.

L. STREET SWEEPING SHALL BE CHECKED DAILY TO ENSURE DEPOSITED SEDIMENT AND DEBRIS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE REGENERATIVE VACUUM STREET CLEANER TO MITIGATE AIR AND WATER POLLUTION.

M. RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.

PROJECT SITE MAINTENANCE

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.

2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.

3. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.

4. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.

5. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.

0' 2' 5' 10' 20'
1 INCH = 10 FT

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Designer	Nicholas Chandler

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WATER POLLUTION CONTROL DRAWING

C600

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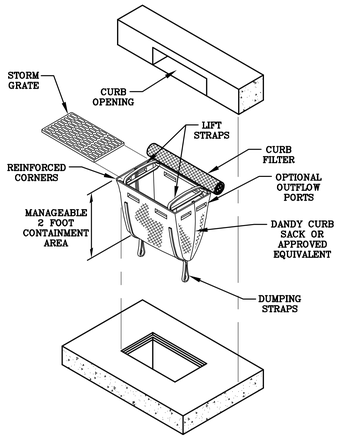

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

DETAIL 1

CURB INLET SEDIMENT SACK

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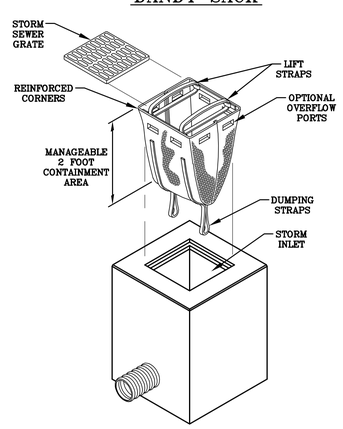
DANDY SACK™



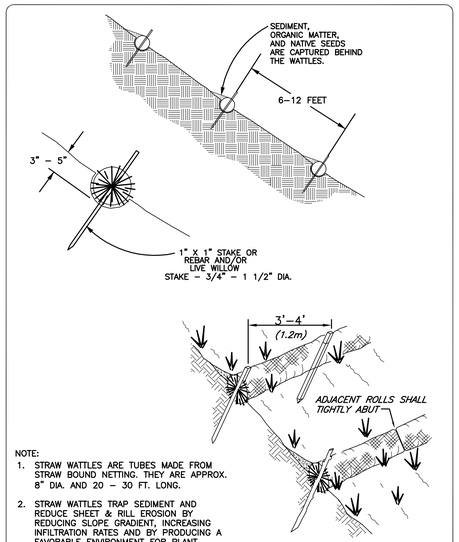
NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY– PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

DETAIL 2

DROP INLET SEDIMENT BARRIER

© DANDY CURB SACK



NOTE:

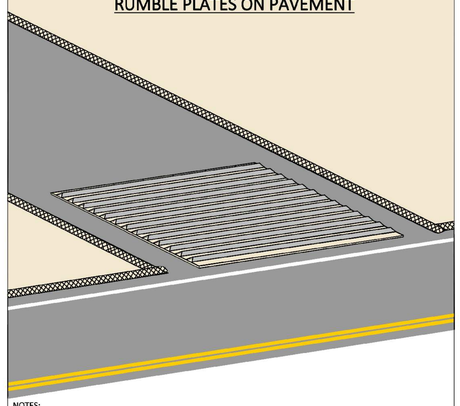
1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

DETAIL 3

STRAW WATTLES

© 1994 JOHN MCCULLAH

RUMBLE PLATES ON PAVEMENT



NOTES:

1. USE CORRUGATED STEEL PLATES ON PAVEMENT TO PROVIDE A STABILIZED ENTRANCE AND EXIT FOR VEHICLES.
2. CLEAN PLATES REGULARLY TO MAINTAIN EFFECTIVENESS.
3. MAINTAIN DUST CONTROL AND IMPLEMENT STREET SWEEPING AND VACUUMING AS NEEDED.

DETAIL 4

RUMBLE PLATES ON PAVEMENT

File Pathtotcdesk Date://2113 Kittredge/20230223_KITTREDGE
Plotted: Sep 07, 2023 10:10
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BUILD ON.
SANDIS.NET

SANDIS

Civil Engineers | Surveyors | Planners
636 9th Street
Oakland, CA 94607
sandis.net
510.873.8866

Sandis Project Number	622032
Contact	Michael Kuykendall
Email	mkuykendall@sandis.net
Principal	Michael Kuykendall
Designer	Nicholas Chandler

Gilbane

Developer
Gilbane Development Company
649 Mission Street
5th Floor
San Francisco, CA
94105 gilbaneco.com

2115 KITTREDGE ST.
BERKELEY, CA 94704

No.	DATE	DESCRIPTION
	8/28/2023	100% DD Set

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

WATER POLLUTION CONTROL DETAILS

C601

Bay-Friendly Basics Landscape Checklist

This Bay-Friendly Basics Checklist is for all new construction and renovation of landscapes that are 2,500 square feet of irrigated area or greater and require a permit. The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is considered a minimum set of practices to improve the environmental performance of the landscape. Projects are recommended to to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, check "N/A" and make a note of why the measure does not apply to the project (attach additional sheets if necessary). For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit: www.BayFriendly.org

Project: 2115 Kittredge Street
Address: Berkeley, CA **Date:** 9/23/22

Earthwork & Soil Health

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**1. Mulch** **Requirement** All soil on site is protected with a minimum of 3 inches of mulch after construction. **Recomendation** Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; *Bay-Friendly Guide to Mulch*, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable).	See L2.00 for SF of planting areas and CY of mulch. Remaining information to be submitted during construction.
☐	☐	☐	**2. Amend the Soil with Compost Before Planting** **Requirement** Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • Submit+H35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette,* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	Soil analysis to be submitted with building permit application.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**5. Do Not Plant Invasive Plant Species** **Requirement** None of the plant species listed by CAL-IPC's Don't Plant a Pest as invasive in the San-Francisco, Bay Area are included in the planting plan. **Definition** An invasive speices is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likeley to cause economic or environmental harm or harm to human health. Federal Executive Order 1311. **Reference** Bay-Friendly Landscape Guielines, Practice 2.1d; Don't Plant A Pestbrochures for trees and plants available at www.cal-ipc.org; www.cal-ipc.org/ip/inventory/weedlist.php.	• Compare the complete list of plants in the plant palette to the Cal-IPC list of plants that are invasive to the San Francisco Bay-Area. • Submit the complete plant palette. • Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species.	Signed statement to be provided upon completion of construction.
☐	☐	☐	**6. Grow drought tolerant CA native, Mediterranean or climate adapted plants** **Requirement** A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a published plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately. **Recommendation** California native or Mediterranean species are strongly recommended. **Reference** *Bay-Friendly Landscape Guidelines* Practice 4.2; www.owue.water.ca.gov/docs/wucols00.pdf.	• Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (download a Bay-Friendly plant legend template to facilitate this process at www.BayFriendly.org). • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Bay Friendly plant legend is included in drawing set. Signed statement to be provided upon completion of construction.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			Materials		
☑	☐	☐	**3. Reduce and Recycle Landscape Construction Waste** **Requirement** Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. **Reference:** StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org.	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org. • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).	Percent diversion to be included in project specifications.
			Planting		
☑	☐	☐	**4. Choose & Locate Plants to Grow to Natural Size** **Requirement** Species will be selected and plants spaced to allow them to grow to their natural size and shape . Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into thier planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. **Reference** *Bay-Friendly Landscape Guidelines* , Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin,Carol, David Fross and Bart O'Brien, *California Native Plants for the Garden*; East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates;* Sunset,*Western Garden Book.*	• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Signed statement to be provided upon completion of construction.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☐	☐	☑	**7. Minimize the lawn** **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere.*	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	No turf included in project.
			Irrigation		
☑	☐	☐	**8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting)** that Includes a Moisture &/or Rain Sensor Shutoff **Requirement** Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. **Reference** *Bay-Friendly Landscape Guidelines* , Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.	See sheet L3.04 Signed statement to be provided upon completion of construction.
☑	☐	☐	**9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide** **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	See sheet L3.04 Signed statement to be provided upon completion of construction.

Bay-Friendly Basics: Bay-Friendly Basics represents the 9 required practices in the Bay-Friendly Landscape Scorecard. Landscapes that achieve the Bay-Friendly Basics will achieve significant environmental benefits for the project and community as well as taking the first step toward becoming a Bay-Friendly Rated Landscape. If a project is interested in seeking to qualify as a Bay-Friendly Rated Landscape, it must also earn a minimum of 60 points on the Bay-Friendly Landscape Scorecard and be evaluated by a qualified Bay-Friendly Rater. Please visit www.BayFriendlyCoalition.org to learn more about taking this next step in sustainability. The Bay-Friendly Basics is not a substitute for exercising sound judgment in particular circumstances. Rather, the Bay-Friendly Basics is designed to help local governments raise the minimum environmental requirements for landscape projects that require a permit.

This checklist works well with the Small Commercial Green Building Checklist available at www.stopwaste.org/smallcommercial.

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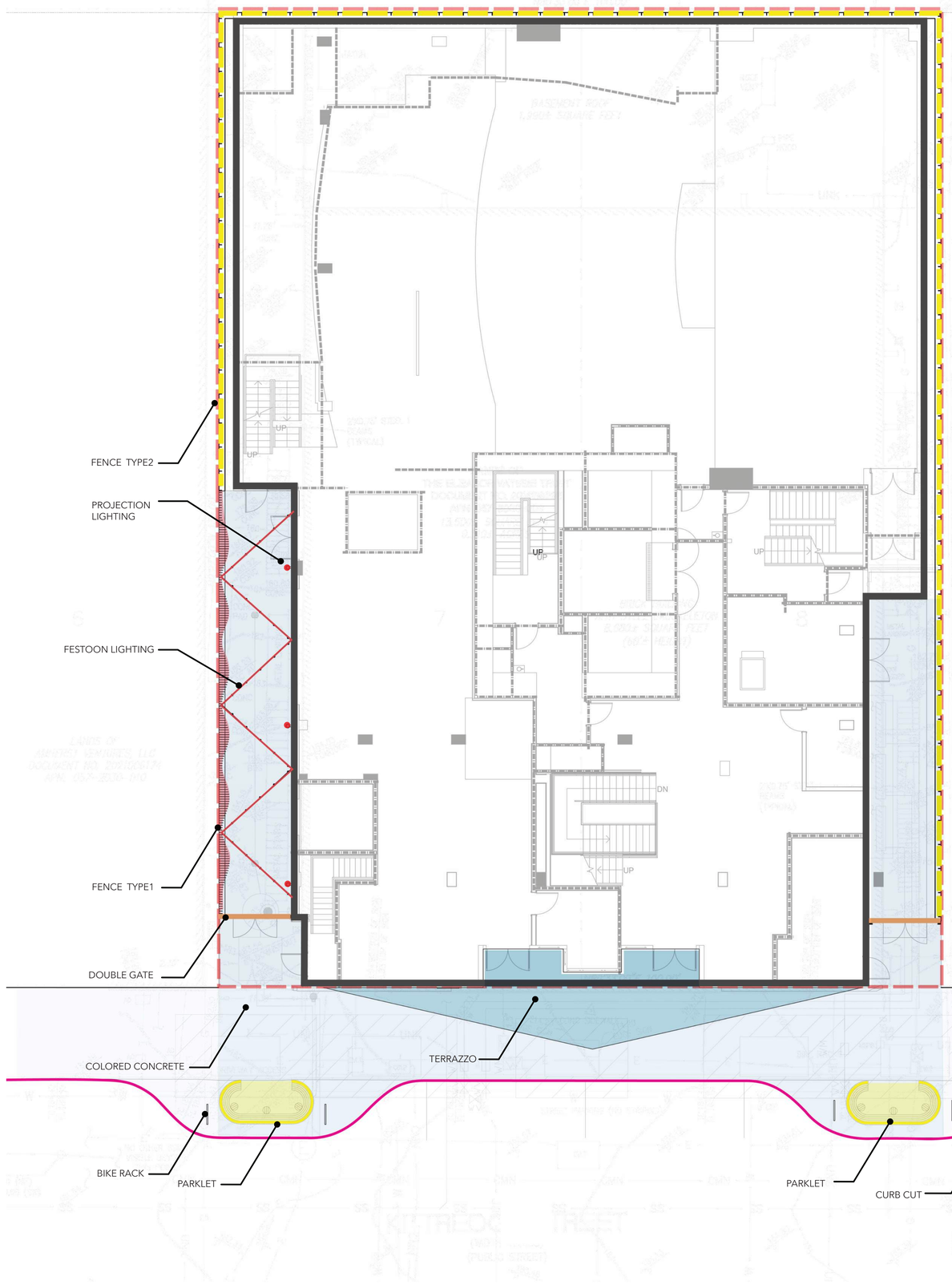
PROJECT #: GDC01

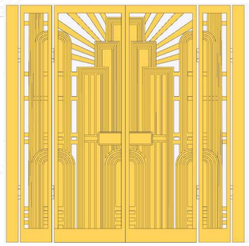
ISSUE DATE: 10/18/23

CAL GREEN CHECKLIST

L100



OPEN SPACE: 2 953 SQUARE FEET

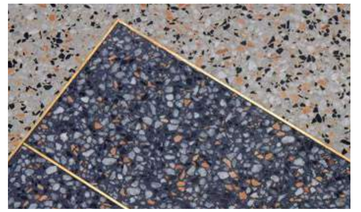


DOUBLE HEIGHT
BACKLIT STEEL GATE

FESTOON LIGHTING

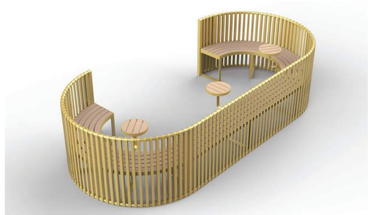
PROJECTION LIGHTING

TERRAZZO



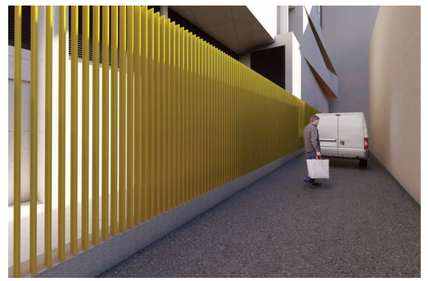
TERRAZZO BRASS JOINT

COLORED CONCRETE WITH
DECORATIVE SCORING AND
SILICA CARBIDE



TEMPORARY PARKLET WITH WOOD SEATING

FENCE TYPE 1
FEATURE METAL FENCE " THE CURTAIN"



FENCE TYPE 2
STANDARD METAL FENCE

NOTES:

MAX.1.5% CROSS SLOPE AT ALL PAVED AREAS.

N

SCALE 1/8"=1'-0"

0 4 8 12

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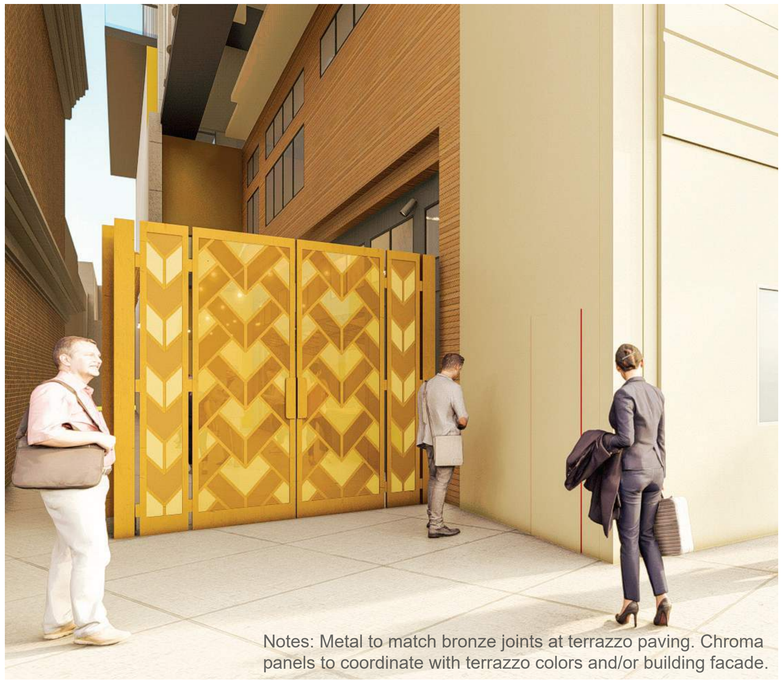
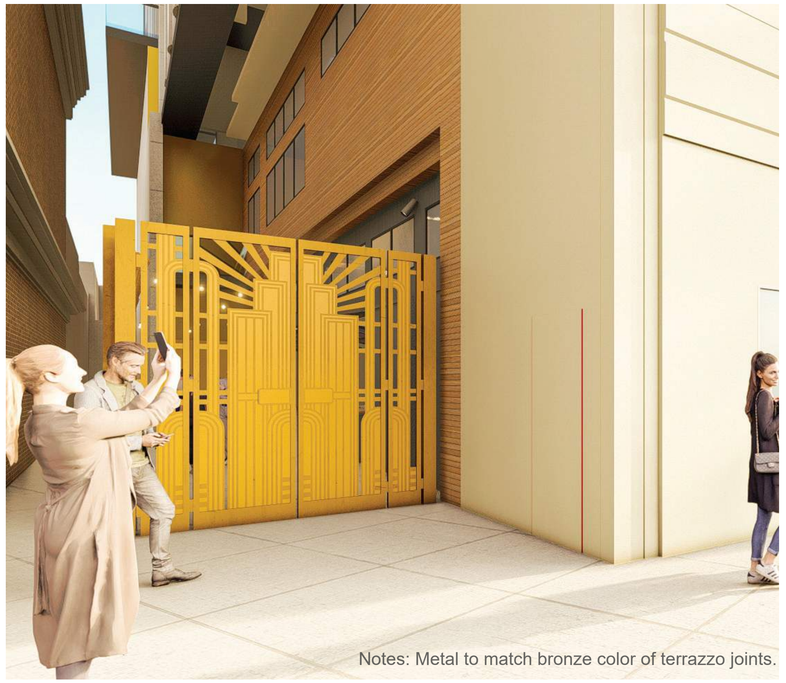
GROUND FLOOR PLANS

L101



GATE ALTERNATIVE DESIGN
METAL FRAME + COLOR PRINT CHROMA



GATE ALTERNATIVE DESIGN
METAL FRAME +LASER CUT METAL SHEET

PARKLET ALTERNATIVE DESIGN
METAL TUBE FRAME + METAL DECORATIVE PANEL

PARKLET ALTERNATIVE DESIGN
METAL FRAME + WOOD

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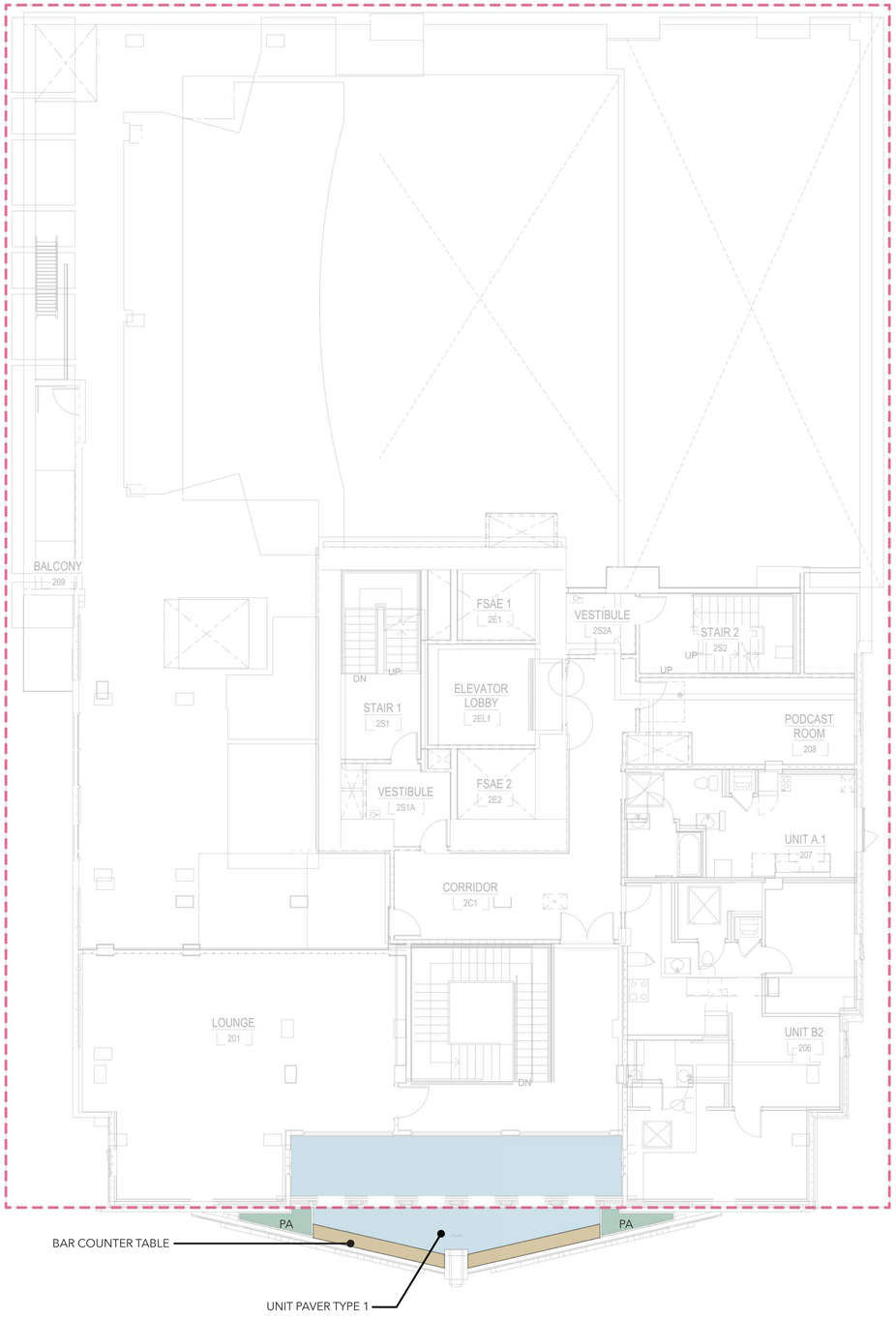
FEATURE ALTERNATIVE DESIGN OPTIONS

L101.1



TERRAZZO BAR TABLE

UNIT PAVER

OPEN SPACE: 360 SQUARE FEET
PLANTING AREA: 28 SQUARE FEET

N

SCALE 1/8"=1'-0"

0 4 8 12

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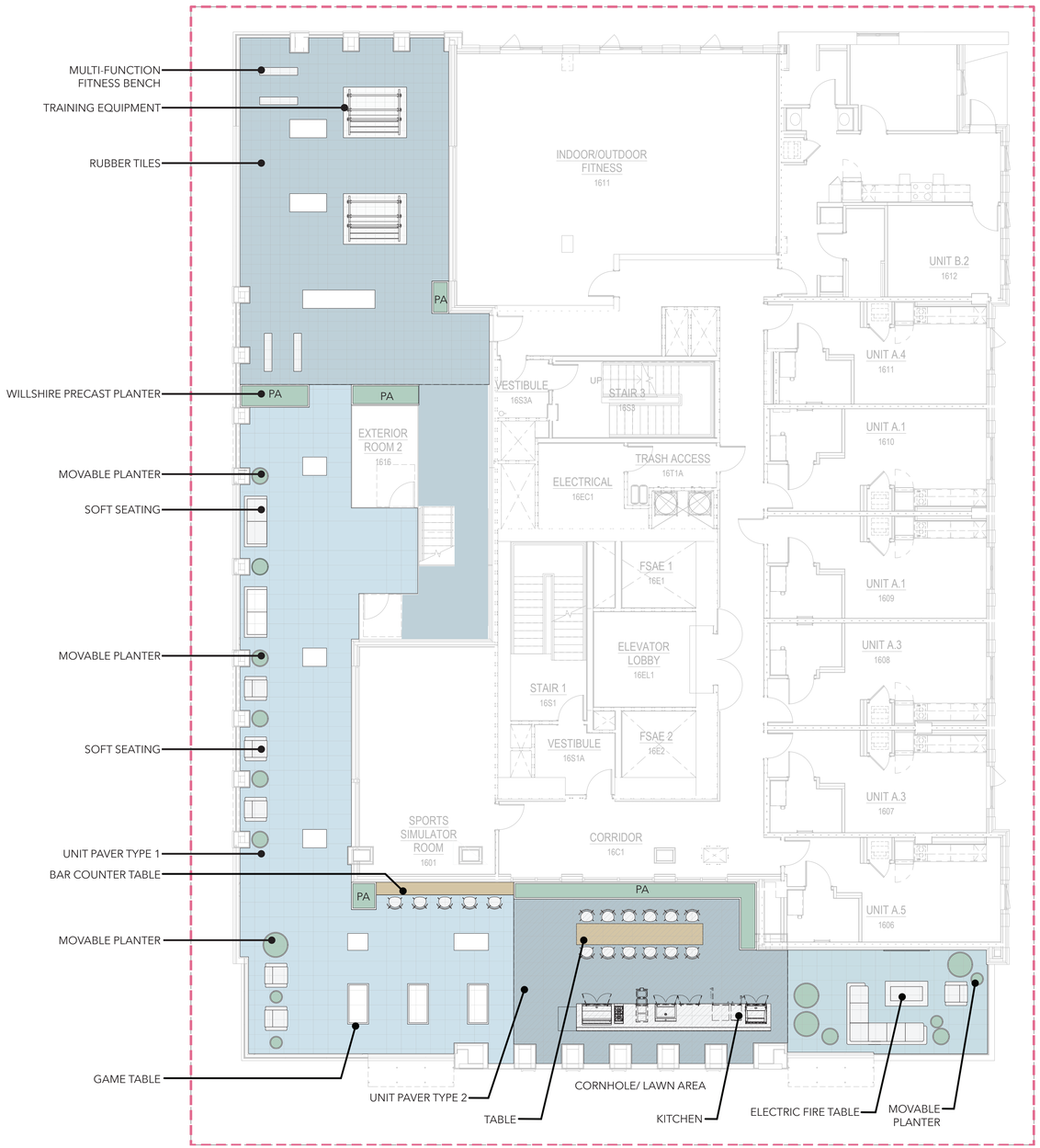
2ND FLOOR PLANS

L102



OPEN SPACE: 3 568 SQUARE FEET
PLANTING AREA: 163 SQUARE FEET

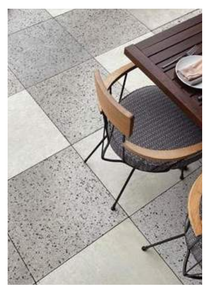
HIIT

CROSSFIT

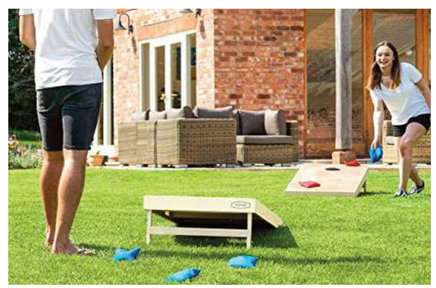
FOOS BALL

FIRE PIT

KITCHEN ISLAND



UNIT PAVER



CORNHOLE

N

SCALE 1/8"=1'-0"

0 4 8 12

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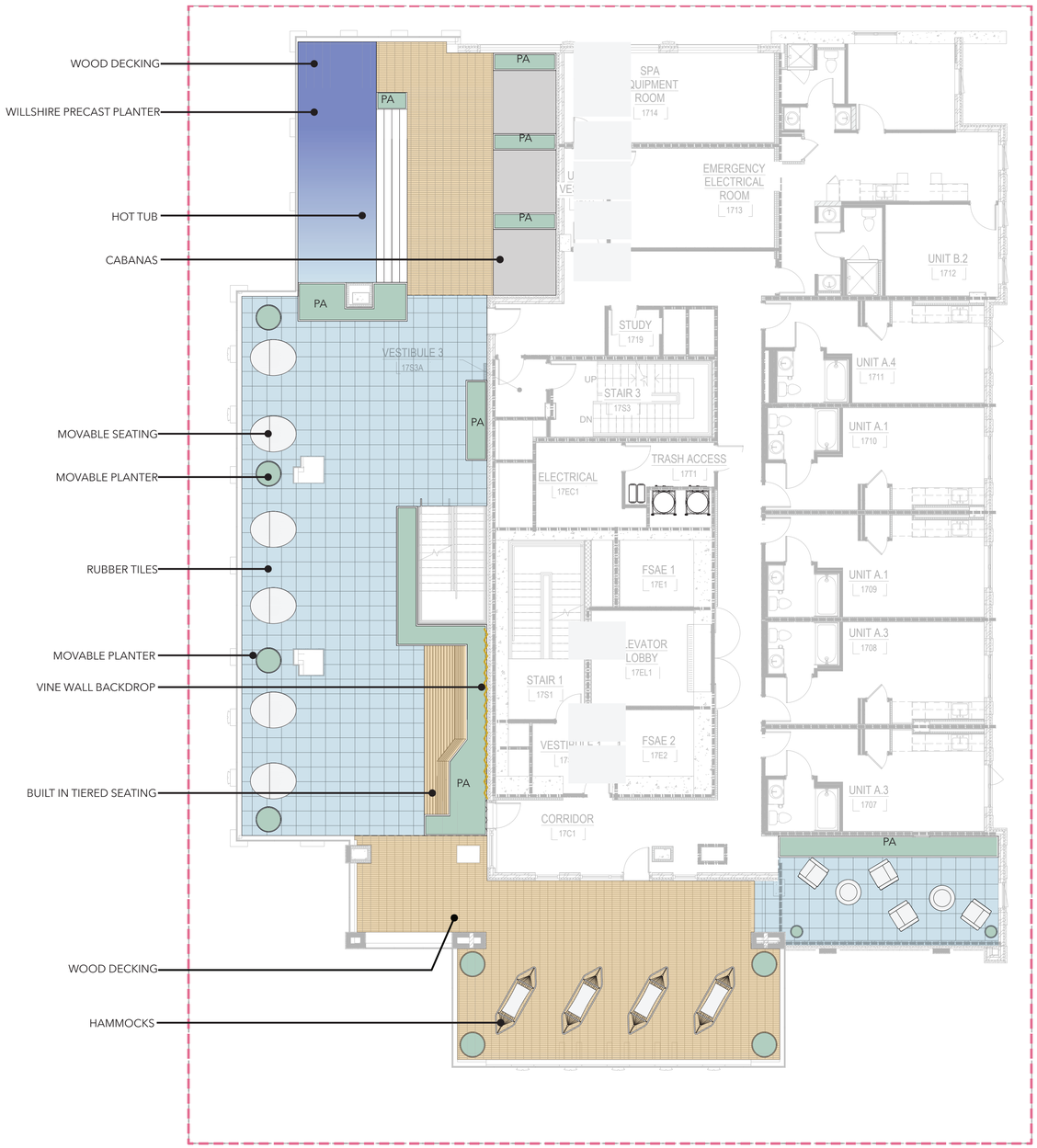
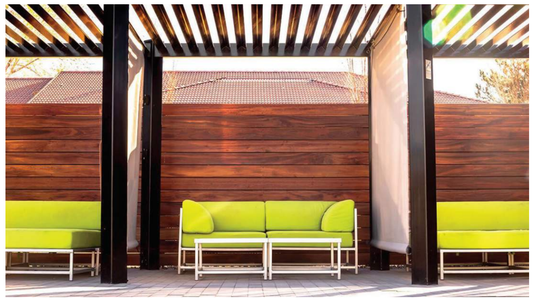
16 TH FLOOR PLANS

L103

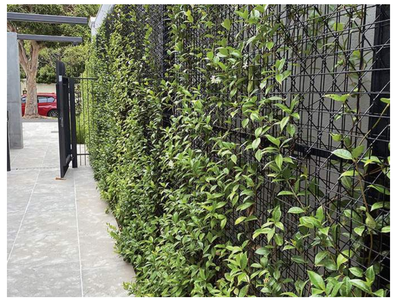


OPEN SPACE: 3437 SQUARE FEET
PLANTING AREA: 441 SQUARE FEET

POOL WITH VIEW



SHADED LOUNGE AREAS

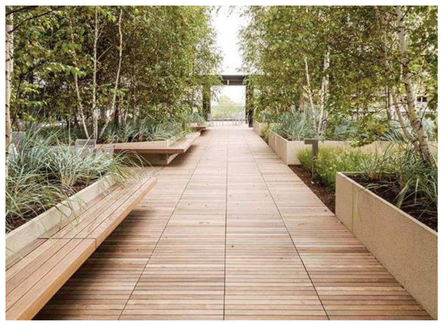


VINE WALL

HAMMOCKS

MOVEABLE SEATING

BUILT IN TIERED SEATING



WOOD DECK ON PEDESTAL

N

SCALE 1/8"=1'-0"

0 4 8 12

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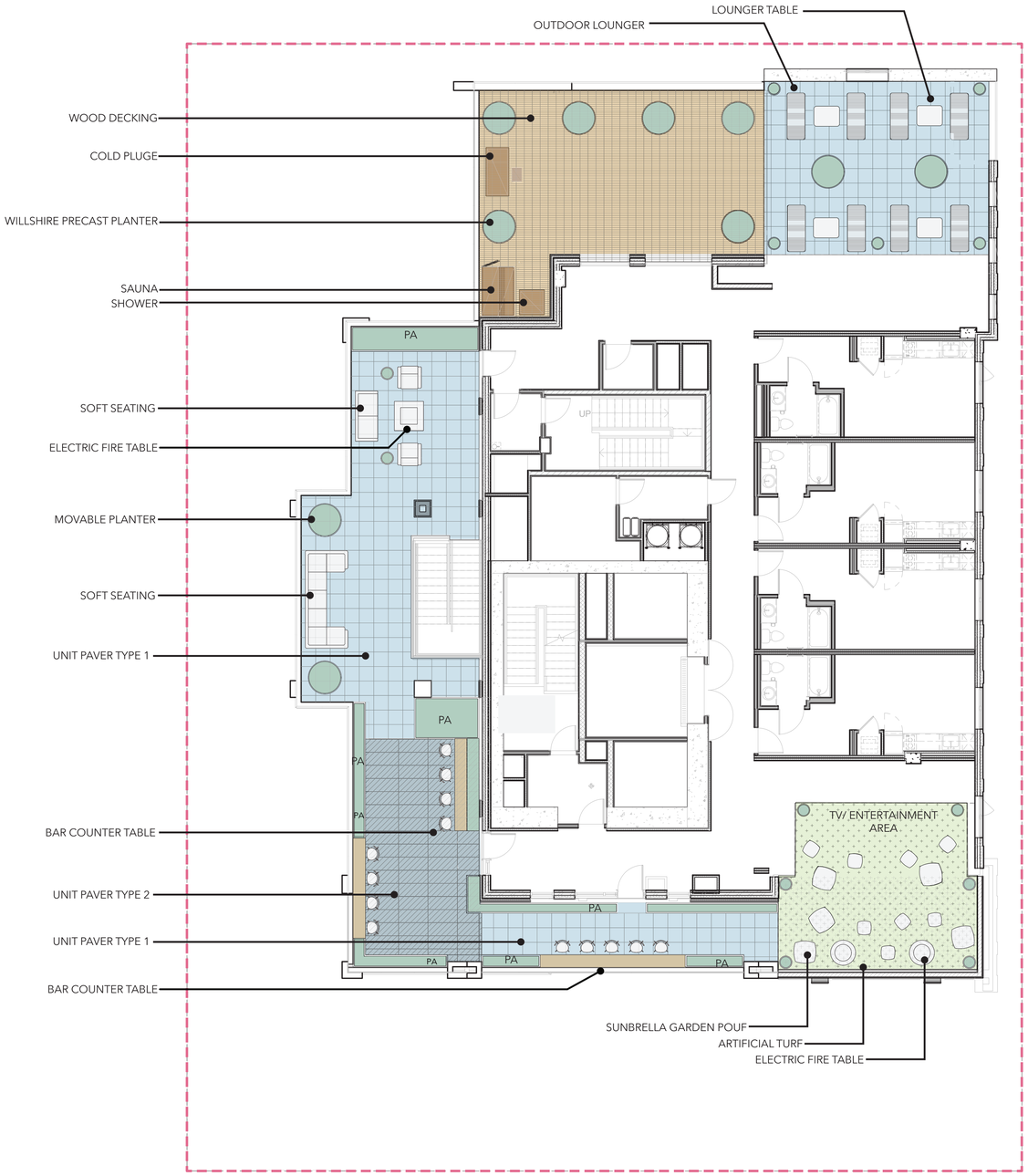
17 TH FLOOR PLANS

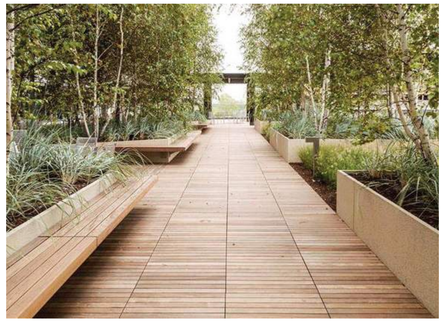
L104



OPEN SPACE: 2 213 SQUARE FEET
PLANTING AREA: 278 SQUARE FEET

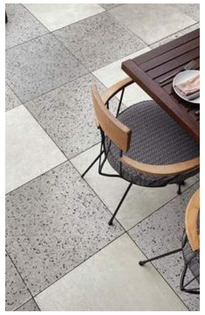
TV/ ENTERTAINMENT AREA

MOVEABLE SEATING



WOOD DECK ON PEDESTAL

FIRE PIT



UNIT PAVER

OUTDOOR LOUNGER

OUTDOOR SHOWER

SAUNA

COLD PLUGE

LOUNGER TABLE

N

SCALE 1/8"=1'-0"

0 4 8 12

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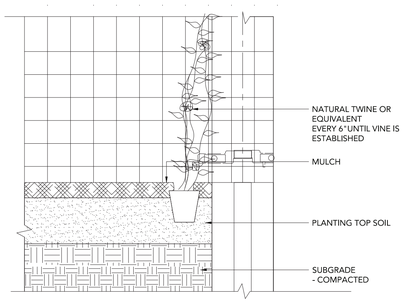
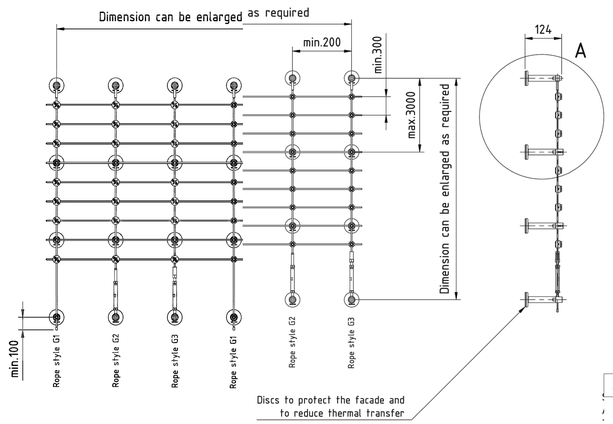
18 TH FLOOR PLANS

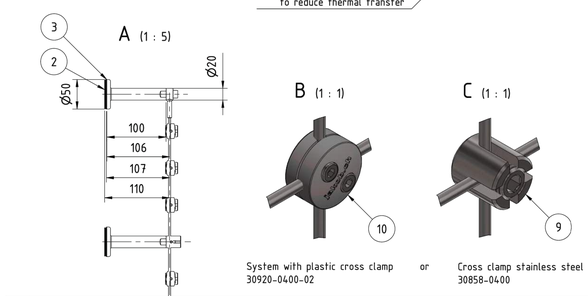
L105

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	SEE PLANS	12	MEDIUM	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS	MID-SPRING
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	SEE PLANS	9	LOW	YES	ATTRACTS BIRDS, BUTTERFLIES	SPRING
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	1'-0" O.C.	144 SF	LOW	YES	ATTRACTS BUTTERFLIES, MOTHS	SUMMER
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	3'-0" O.C.	28 SF	VERY LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS, BEES	SPRING, SUMMER
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	10'-0" O.C.	119 SF	LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS, BEES	SPRING
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	18" O.C.	62 SF	VERY LOW - LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, BEES	SPRING, WINTER, SUMMER, FALL
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	2'-0" O.C.	113 SF	VERY LOW	YES	ATTRACTS BUTTERFLIES	SPRING, WINTER
	HOR CAL	HORDEUM BRACHYANTHERUM CALIFORNICUM	CALIFORNIA MEADOW BARLEY	1 GAL.	2'-0" O.C.	36 SF	MEDIUM	YES	ATTRACTS BUTTERFLIES	SPRING
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	3'-0" O.C.	43 SF	VERY LOW	YES	ATTRACTS HUMMINGBIRDS, BEES, BUTTERFLIES	WINTER, SPRING, SUMMER
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	18" O.C.	146 SF	VERY LOW - LOW	YES	ATTRACTS BUTTERFLIES, BIRDS	SPRING
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	LON HO5	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	2'-0" O.C.	65 SF	VERY LOW - LOW	YES	ATTRACTS HUMMINGBIRDS, BIRDS	SPRING, SUMMER



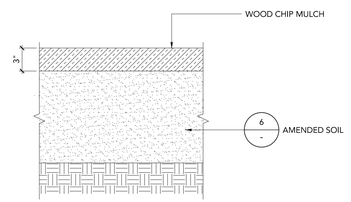
3 VINE PLANTING @ WALL — SCALE: 2"=1" TYPICAL SECTION — 0 6" 12" 18"



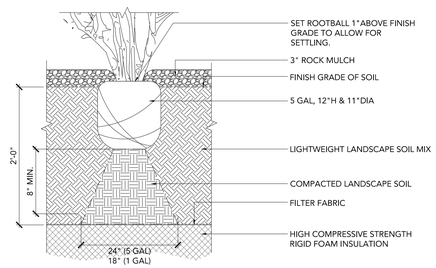


System with plastic cross clamp 30920-0400-02 or Cross clamp stainless steel 30858-0400

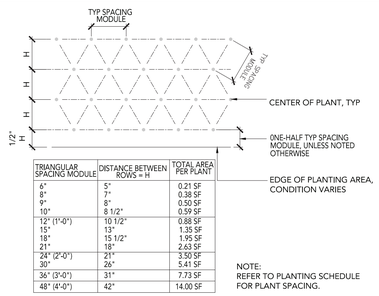
6 JAKOB VINE SISTEM — SCALE: NTS



5 WOOD CHIP MULCH — SCALE: 2"=1" TYPICAL SECTION — 0 1" 5" 12"



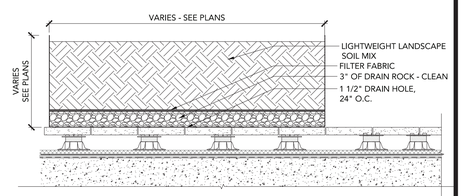
2 SHRUB PLANTING — SCALE: 1 1/2"=1" TYPICAL SECTION — 0 1" 1' 2'



TRIANGULAR SPACING MODULE	DISTANCE BETWEEN ROWS = H	TOTAL AREA PER PLANT
6"	5"	0.21 SF
8"	7"	0.38 SF
9"	8"	0.50 SF
10"	8 1/2"	0.59 SF
12" (1'-0")	10 1/2"	0.88 SF
15"	13"	1.35 SF
18"	15 1/2"	1.95 SF
21"	18"	2.63 SF
24" (2'-0")	21"	3.50 SF
30"	26"	5.41 SF
36" (3'-0")	31"	7.73 SF
48" (4'-0")	42"	14.00 SF

NOTE:
REFER TO PLANTING SCHEDULE FOR PLANT SPACING.

4 PLANT SPACING DIAGRAM — SCALE: NTS TYPICAL SECTION



1 TOURNESOL STEEL PLANTER — SCALE: 1"=1'-0" TYPICAL SECTION — 0 1' 2' 3'

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GW

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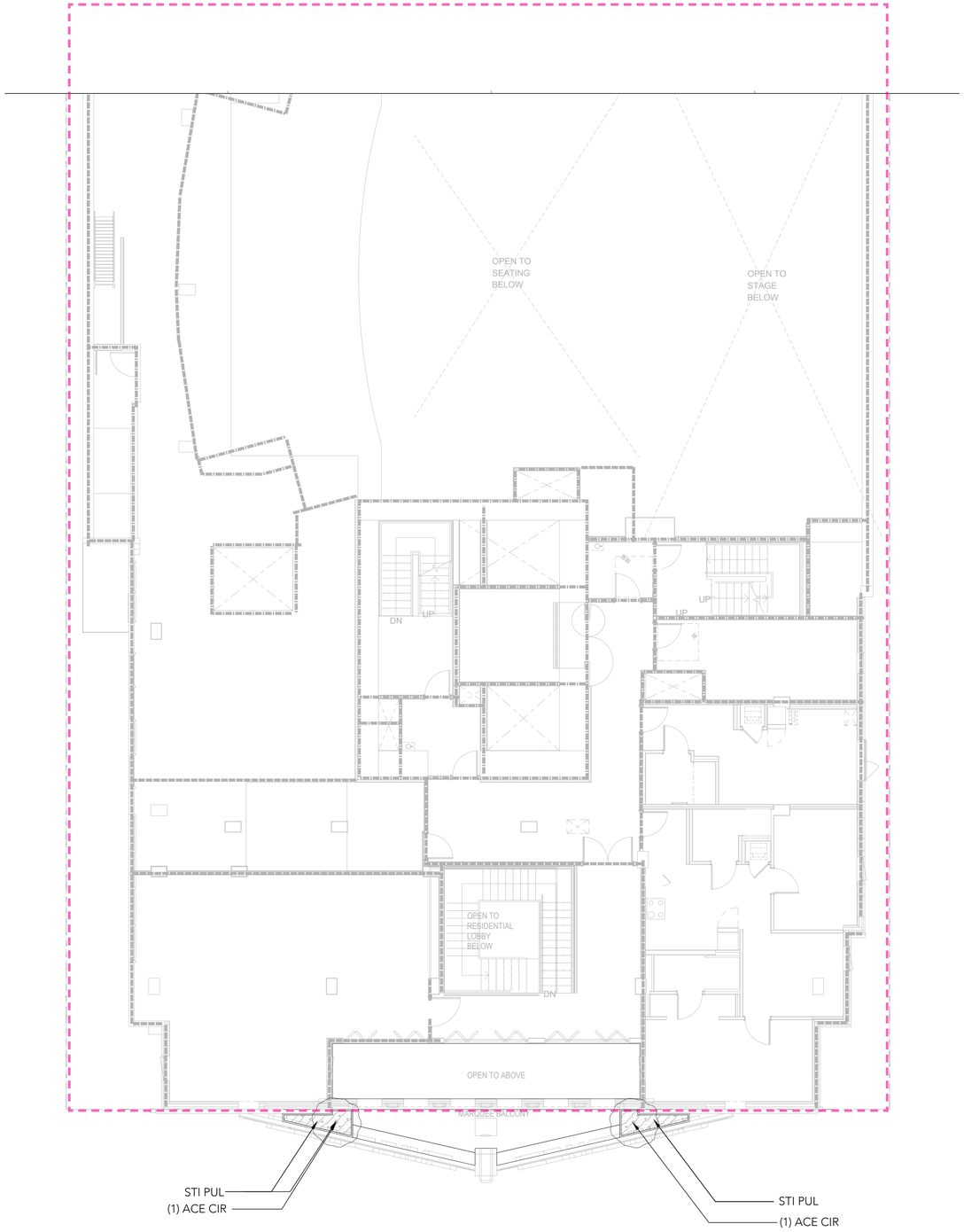
PROJECT #: GDC01

ISSUE DATE: 10/18/23

PLANTING SCHEDULE

L200



ACER CIRCINATUM

STIPA PULCHRA

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	2
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	5 GAL.	28 SF

NORTH

SCALE 3/16" = 1'-0"
0 1' 5' 10' 15' 20' 25'

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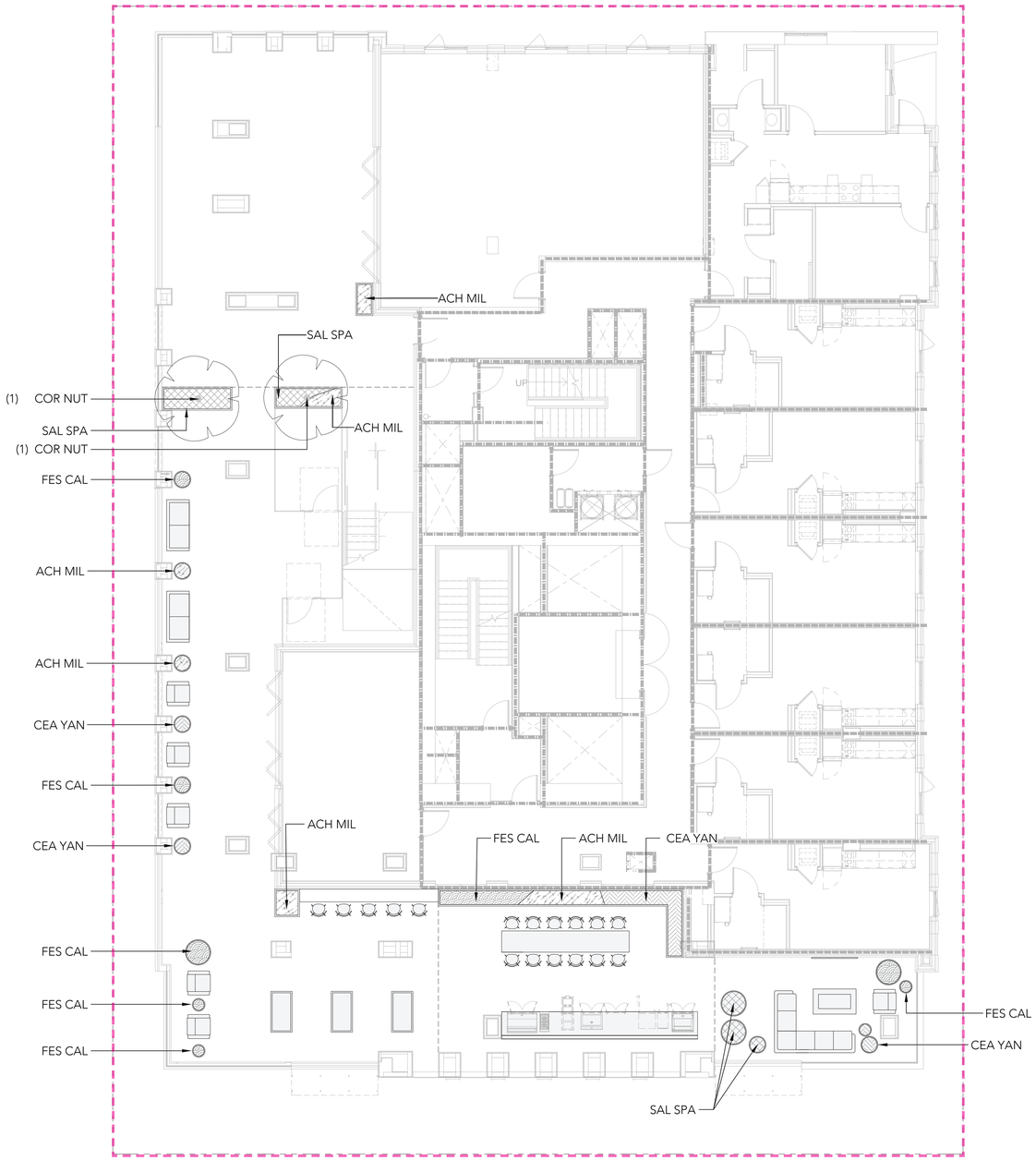
PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 10/18/23

2ND FLOOR
PLANTING PLAN

L202



CORNUS NUTTALLII

ACHILLEA MILLEFOLIUM

CEANOTHUS GRISEUS 'YANKEE POINT'

FESTUCA CALIFORNICA

SALVIA SPATHACEA

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	2
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	48 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	44 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	38 SF
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	43 SF

NORTH

SCALE 3/16" = 1'-0"
0 1' 5' 10' 15' 20' 25'

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GW

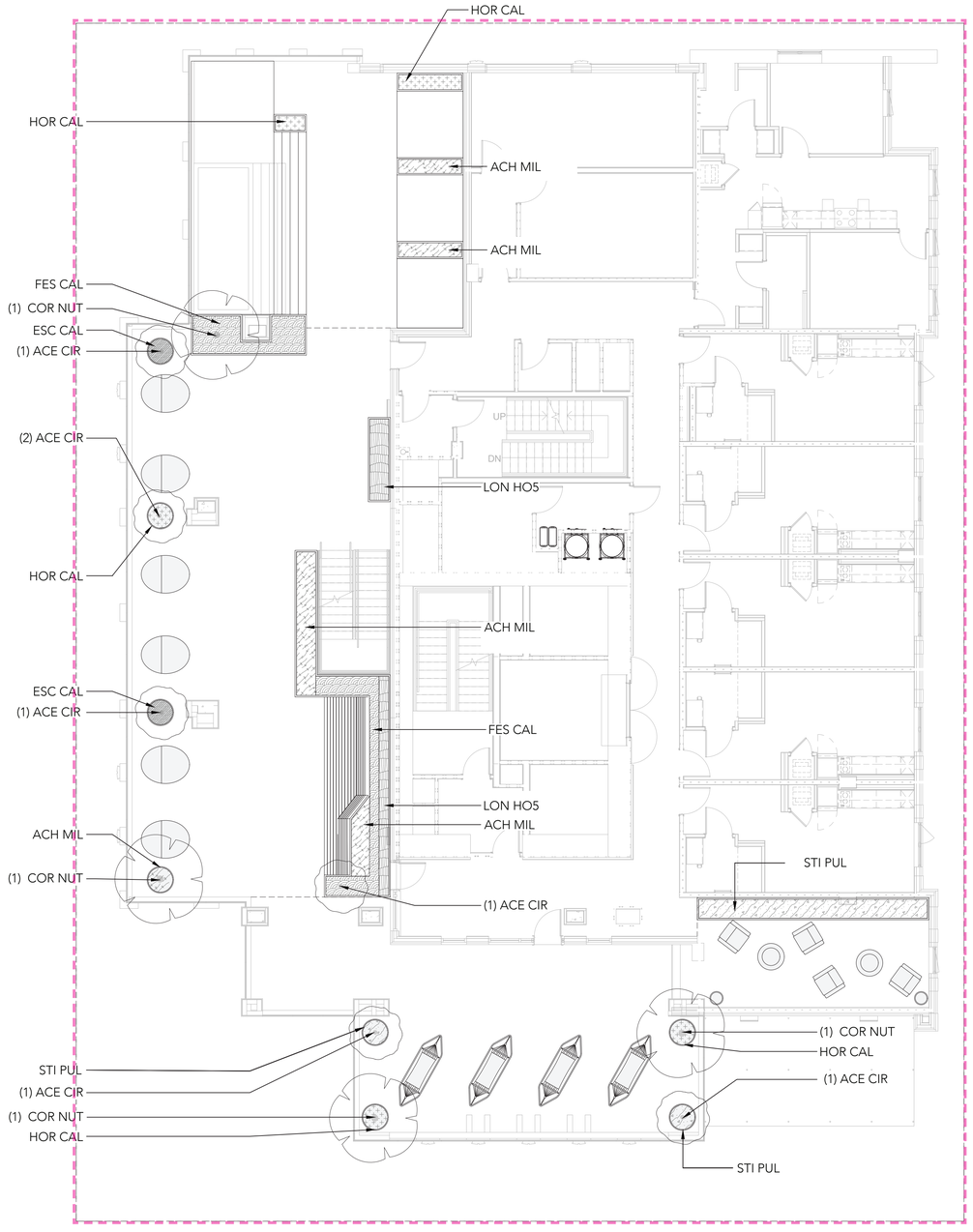
△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 10/18/23

16 TH FLOOR
PLANTING PLAN

L203



LONICERA HISPIDULA

ESCHSCHOLZIA CALIFORNICA

ACER CIRCINATUM

ARTEMISA PYCNOCEPHALA

FESTUCA CALIFORNICA

CORNUS NUTTALLII

CEANOTHUS GRISEUS 'YANKEE POINT'

STIPA PULCHRA

ACHILLEA MILLEFOLIUM

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	4
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	3
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	21 SF
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	28 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	75 SF
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	50 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	32 SF
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	50 SF
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	LON HOS	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	18 SF

NORTH

SCALE 3/16" = 1'-0"
0 1' 5' 10' 15' 20' 25'

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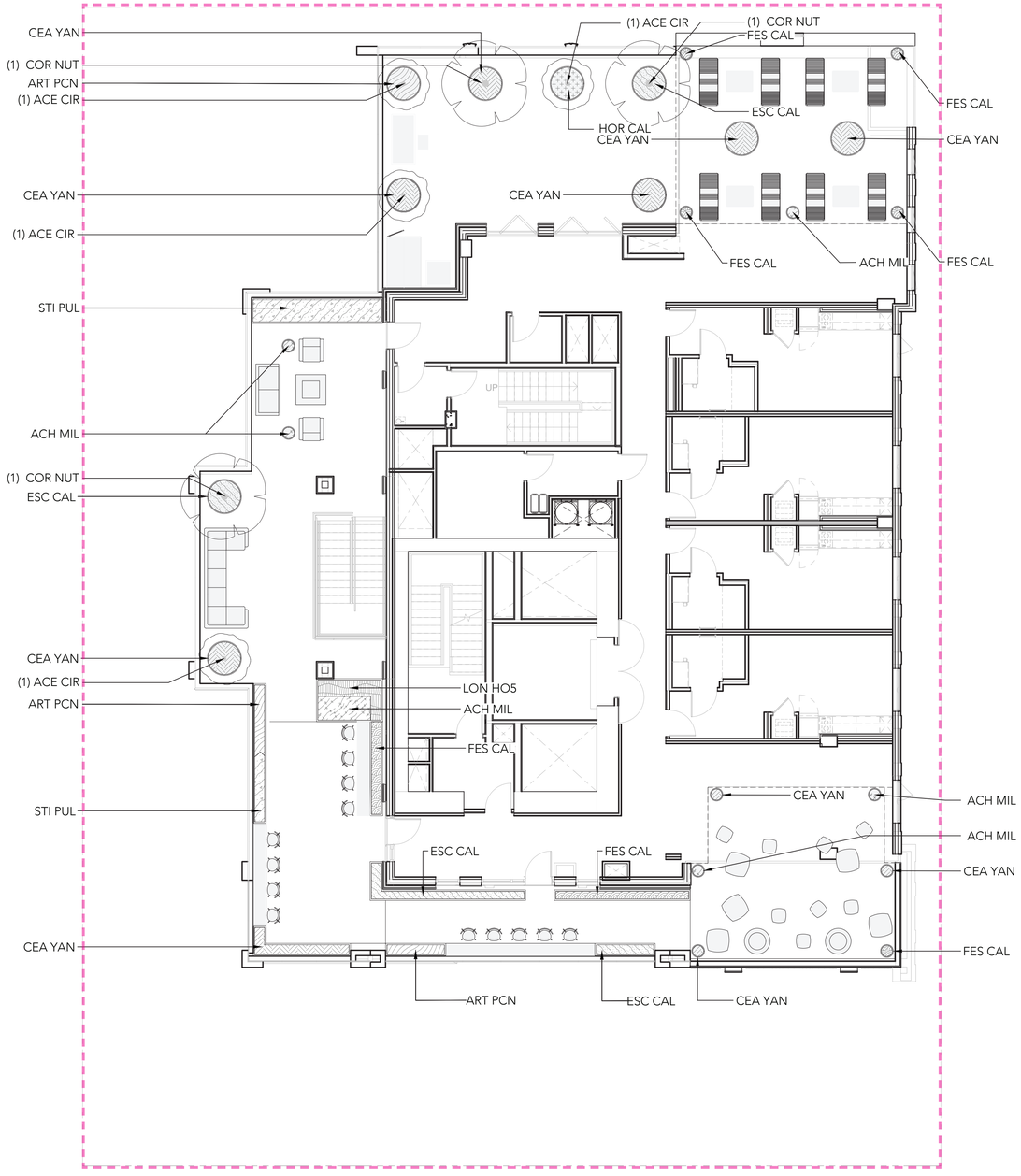
△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 10/18/23

17 TH FLOOR
PLANTING PLAN

L204



LONICERA HISPIDULA

ESCHSCHOLZIA CALIFORNICA

ACER CIRCINATUM

ARTEMISA PYCNOCEPHALA

FESTUCA CALIFORNICA

CORNUS NUTTALLII

CEANOTHUS GRISEUS 'YANKEE POINT'

STIPA PULCHRA

ACHILLEA MILLEFOLIUM

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	4
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	3
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	21 SF
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	28 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	75 SF
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	50 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	32 SF
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	50 SF
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	LON HOS	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	18 SF

NORTH

SCALE 3/16" = 1'-0"

0 1' 5' 10' 15' 20' 25'

studioKDA

GW

△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 10/18/23

18 TH FLOOR
PLANTING PLAN

L205

IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
MOISTURE SENSOR	–BASELINE	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–BASELINE	
REMOTE CONTROL VALVE	–IRRITROL–700 SERIES	
QUICK COUPLING VALVE	–RAINBIRD–33DRC	
GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF	
DRIP FLUSH VALVE	–SEE DETAIL	
TREE BUBBLER	–RAINBIRD–1401	
IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE	–18" COVER
SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12	–3" COVER
ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT	–24" COVER
SLEEVING	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING	
STUBOUT	–BY MECHANICAL SECTION OF CONTRACT	
PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE		

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:	2023.09.08
Project Name:	KITTREDGE - BERKELEY
Project Contact:	Sara Peschel
Project Contact Email:	sara@groundworksoffice.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	39.6	0.45	241	1,131	**15,750**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	39.6	227	241	**11,482**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Difference between MAWA and ETWU **4,268** **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	Second Lvl	Drip	28	0.30	0.81	10
	2	16th Lvl	Drip	173	0.30	0.81	64
	3	17th Lvl	Drip	411	0.30	0.81	-
	4	18th Lvl	Drip	278	0.30	0.81	152
							-
							-
	Landscape area (not including SLA)			**890**			**227**

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool	241	1.0	241
	Total SLA	**241**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	**1,131**

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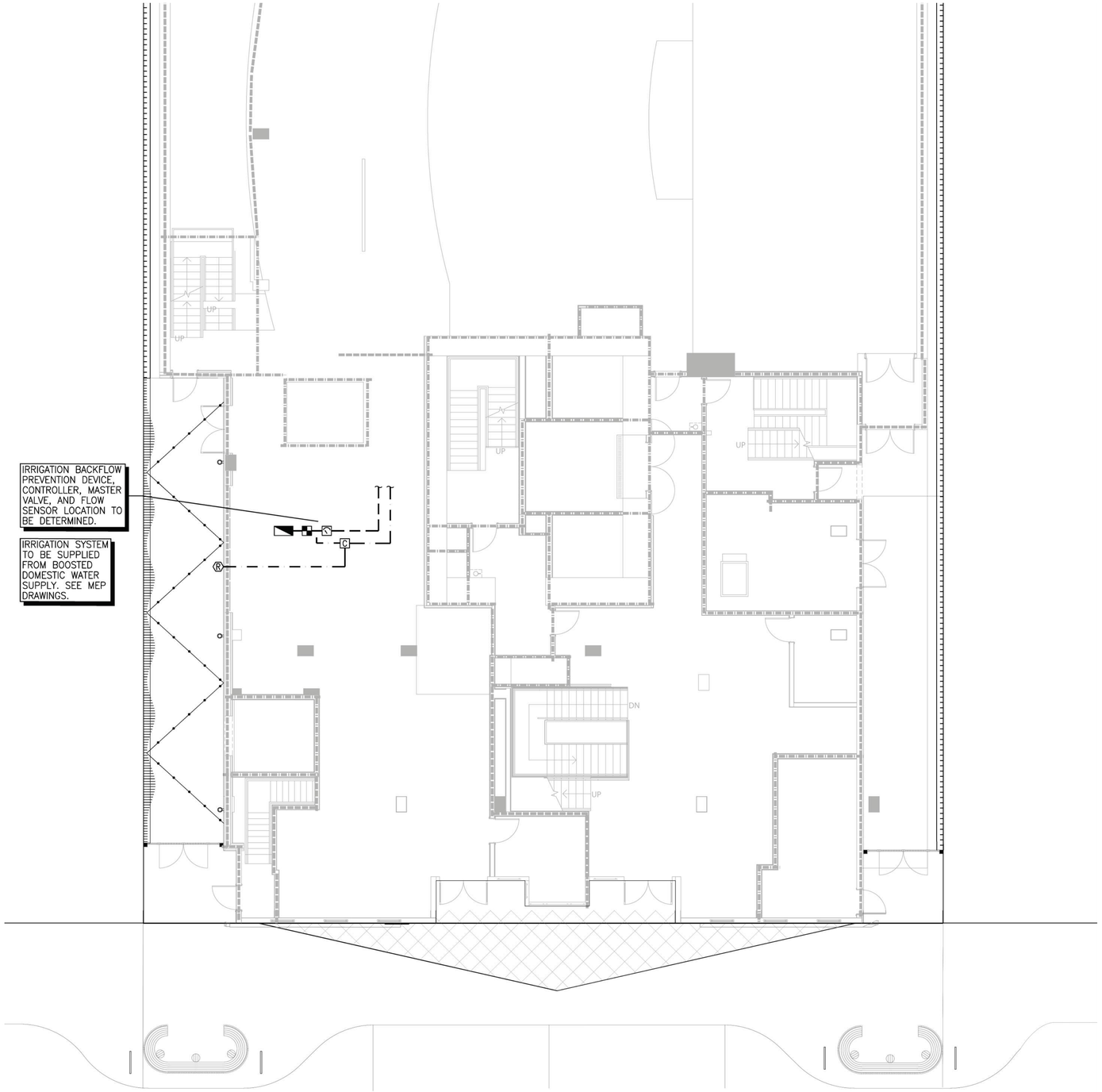
PROJECT #: GDC01

ISSUE DATE: 10/18/23

IRRIGATION SCHEDULE AND CALCULATIONS

L300



IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
MOISTURE SENSOR	–BASELINE	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–BASELINE	
REMOTE CONTROL VALVE	–IRRITROL–700 SERIES	
QUICK COUPLING VALVE	–RAINBIRD–33DRC	
GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF	
DRIP FLUSH VALVE	–SEE DETAIL	
TREE BUBBLER	–RAINBIRD–1401	
IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE	–18" COVER
SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12	–3" COVER
ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT	–24" COVER
SLEEVING	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING	
STUBOUT	–BY MECHANICAL SECTION OF CONTRACT	
PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

studioKDA

GW

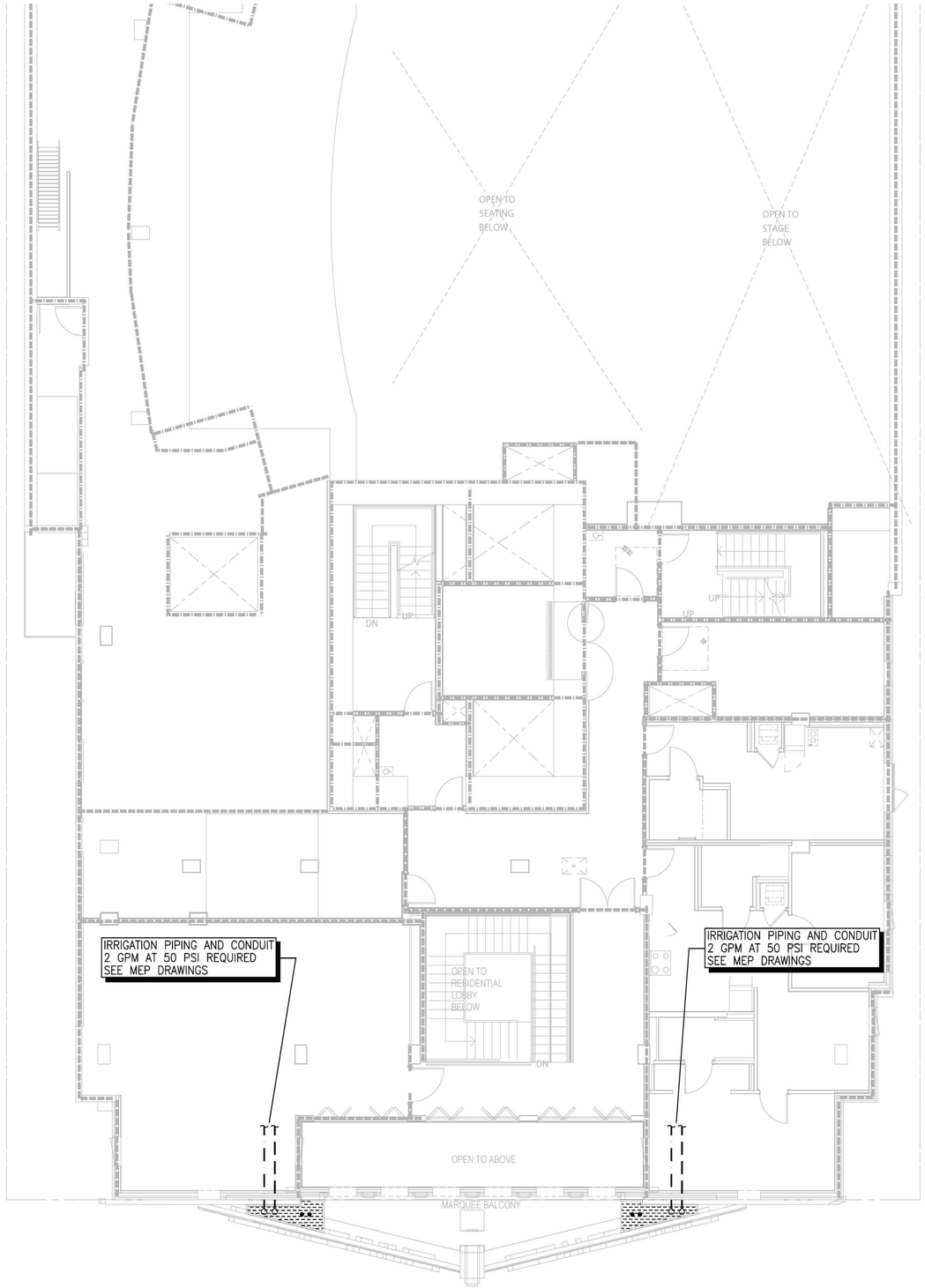
△ PROJECT ISSUE RECORD:

PROJECT #: GDC01

ISSUE DATE: 10/18/23

GROUND FLOOR
IRRIGATION PLANS

L301



IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
RAIN SENSOR	–TBD	
MOISTURE SENSOR	–BASELINE	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–BASELINE	
REMOTE CONTROL VALVE	–IRRITROL–700 SERIES	
QUICK COUPLING VALVE	–RAINBIRD–33DRC	
GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF	
DRIP FLUSH VALVE	–SEE DETAIL	
TREE BUBBLER	–RAINBIRD–1401	
IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE	–18" COVER
SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12	–3" COVER
ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT	–24" COVER
SLEEVING	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING	
STUBOUT	–BY MECHANICAL SECTION OF CONTRACT	
PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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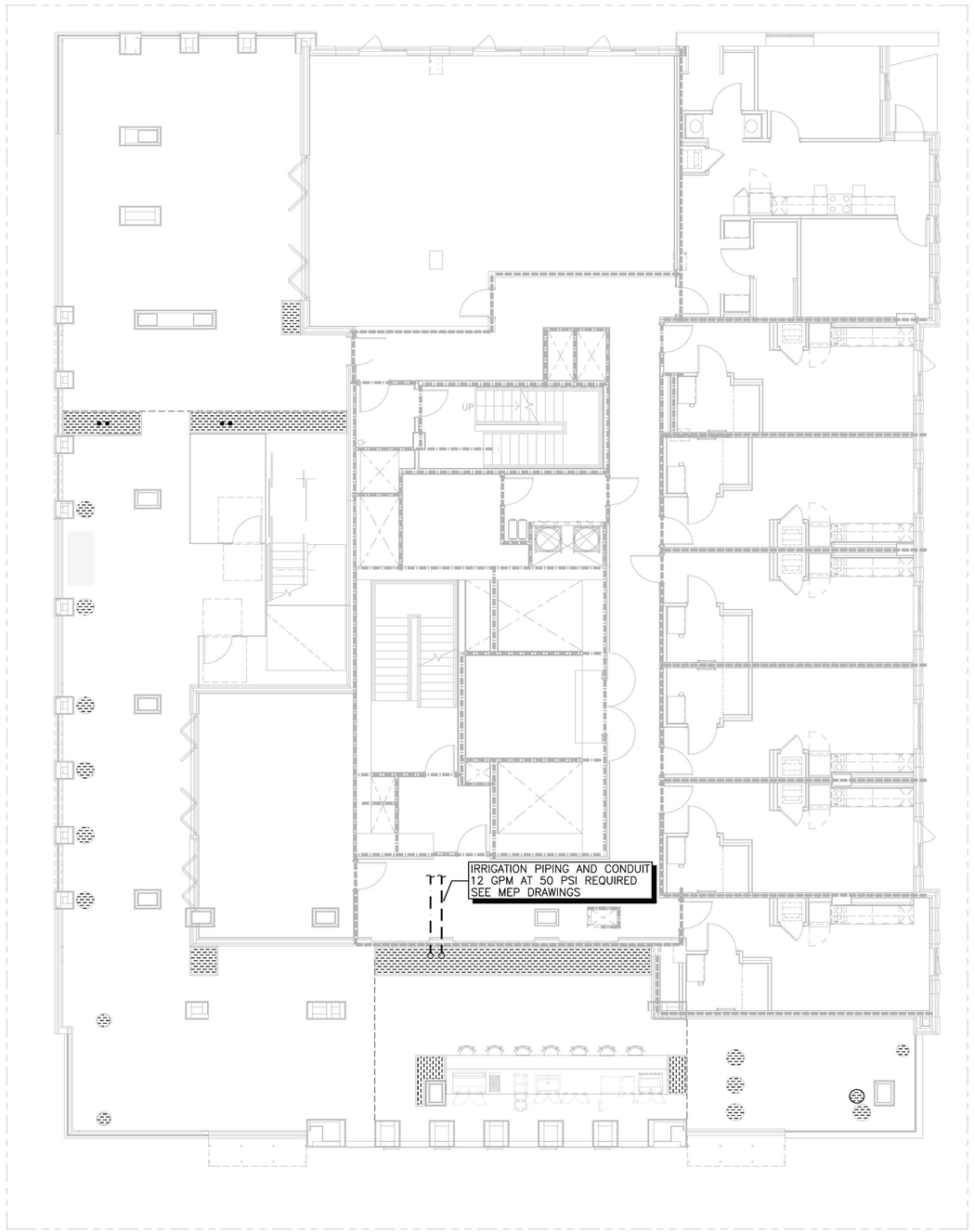
ISSUE DATE: 10/18/23

SECOND FLOOR
IRRIGATION PLANS

L302



IRRIGATION SYSTEM LEGEND

	BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
C	CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X	
R	RAIN SENSOR	–TBD	
S	MOISTURE SENSOR	–BASELINE	
	MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
F	FLOW SENSOR	–BASELINE	
	REMOTE CONTROL VALVE	–IRRITROL–700 SERIES	
	QUICK COUPLING VALVE	–RAINBIRD–33DRC	
	GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
	DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF	
	DRIP FLUSH VALVE	–SEE DETAIL	
•	TREE BUBBLER	–RAINBIRD–1401	
	IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
	IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE	–18" COVER
	SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12	–3" COVER
	ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT	–24" COVER
	SLEEVING	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
	PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING	
○	STUBOUT	–BY MECHANICAL SECTION OF CONTRACT	
	PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT	
	CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE		

N

SCALE 1/8"=1'-0"

0 4 8 12

studioKDA

GW

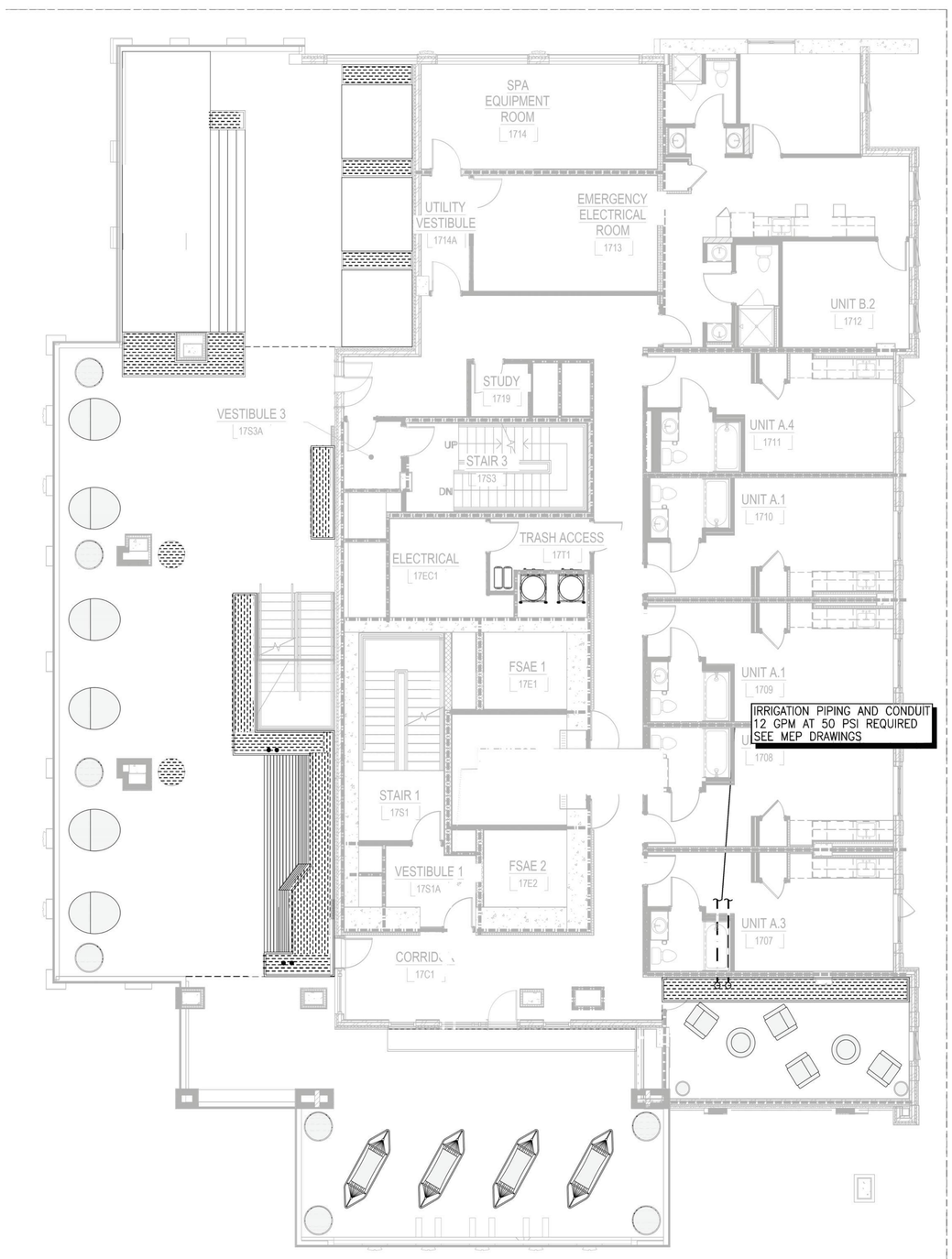
△	PROJECT ISSUE RECORD:	

PROJECT #: GDC01

ISSUE DATE: 10/18/23

16 TH FLOOR
IRRIGATION PLANS

L303



IRRIGATION SYSTEM LEGEND

	BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS
C	CONTROLLER ASSEMBLY	–BASELINE SYSTEMS–BL–1000–X
R	RAIN SENSOR	–TBD
S	MOISTURE SENSOR	–BASELINE
	MASTER CONTROL VALVE	–SUPERIOR–3100–1"
	FLOW SENSOR	–BASELINE
	REMOTE CONTROL VALVE	–IRRITROL–700 SERIES
	QUICK COUPLING VALVE	–RAINBIRD–33DRC
	GATE VALVE	–NIBCO–T113–IRR–LINE SIZE
	DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF
	DRIP FLUSH VALVE	–SEE DETAIL
	TREE BUBBLER	–RAINBIRD–1401
	IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE –24" COVER
	IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE –18" COVER
	SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12 –3" COVER
	ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT –24" COVER
	SLEEVING	–1120/SCHEDULE 40 PVC PIPE –24" COVER
	PIPING UNDER PAVERS/DECKING	–COPPER TYPE L SEAMLESS TUBING
	STUBOUT	–BY MECHANICAL SECTION OF CONTRACT
	PIPING THROUGH STRUCTURE	–BY PLUMBING SECTION OF CONTRACT
	CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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GW

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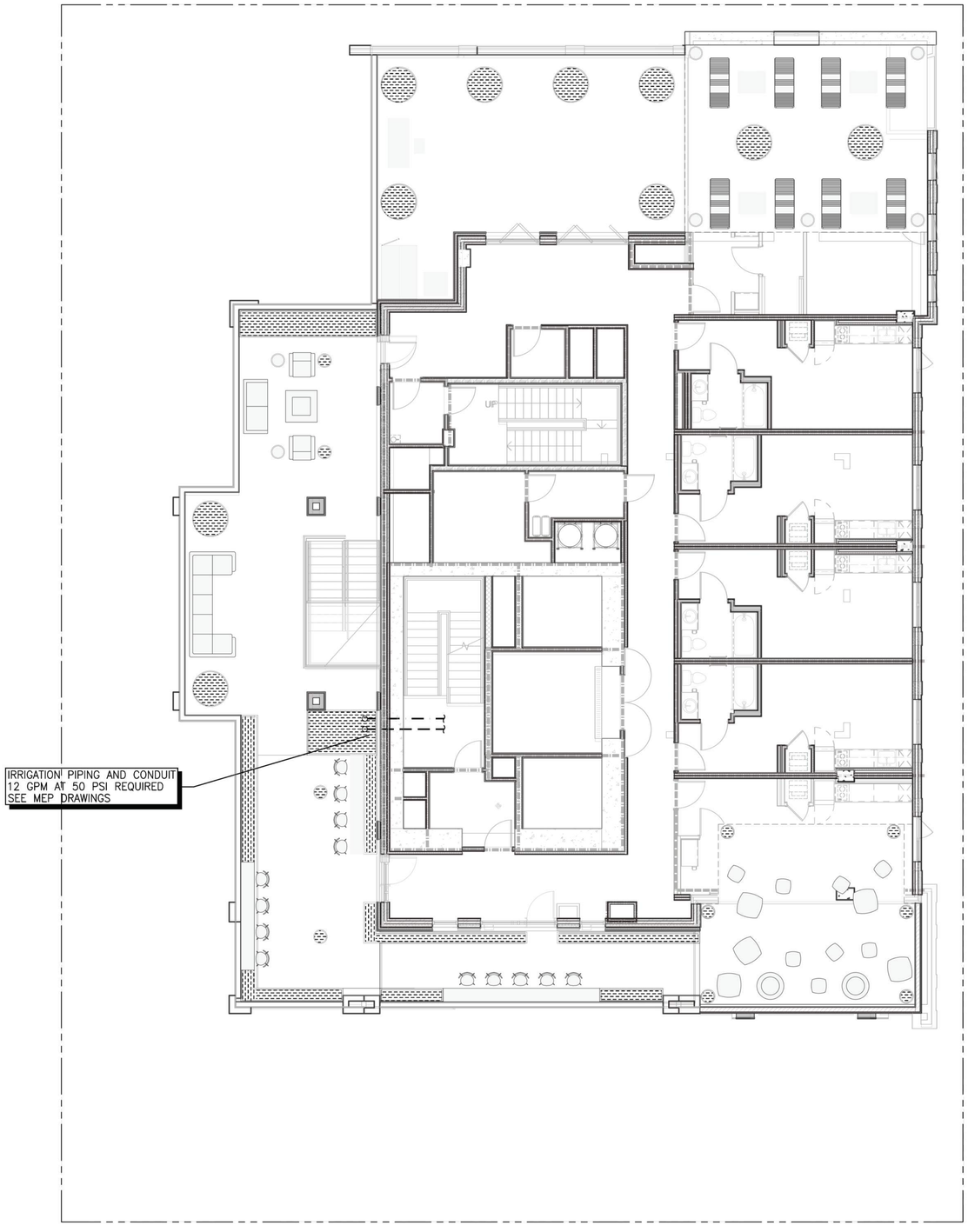
PROJECT #: GDC01

ISSUE DATE: 10/18/23

17 TH FLOOR
IRRIGATION PLANS

L304



IRRIGATION SYSTEM LEGEND

BACKFLOW PREVENTION DEVICE	–FEBCO–825Y–1" –SEE CIVIL DRAWINGS	
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DRIP CONTROL ASSEMBLY	–TORO–DZK–700–MF	
DRIP FLUSH VALVE	–SEE DETAIL	
TREE BUBBLER	–RAINBIRD–1401	
IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE	–24" COVER
IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE	–18" COVER
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ELECTRICAL CONDUIT	–1120/SCHEDULE 40 ELECTRICAL CONDUIT	–24" COVER
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CONDUIT THROUGH STRUCTURE	–BY ELECTRICAL SECTION OF CONTRACT	
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

N

SCALE 1/8"=1'-0"

0 4 8 12

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GW

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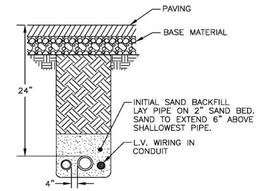
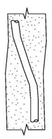
18 TH FLOOR
IRRIGATION PLANS

L305

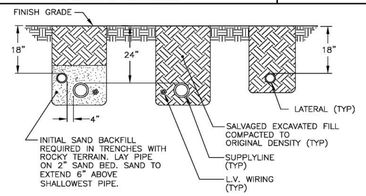
NOTE: ALL PIPING UNDER PAVEMENT SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVING.





SNAKE ALL PIPE IN TRENCHES AS SHOWN

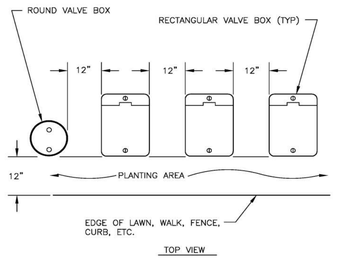
TRENCHES IN PAVED AREAS



TRENCHES IN PLANTING AREAS

A TRENCHING DETAILS
NTS

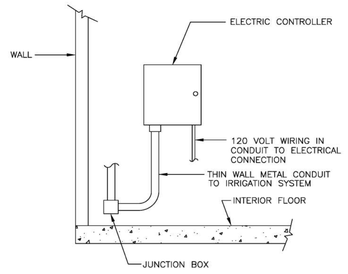
NOTES: 1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.



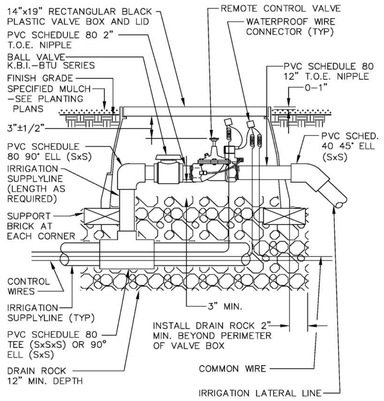
TOP VIEW

B VALVE BOX INSTALLATION DETAIL
NTS

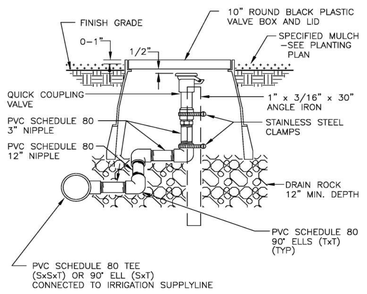
NOTE: ALL CONDUIT SHALL BE RIGID METAL-SIZE AS REQUIRED



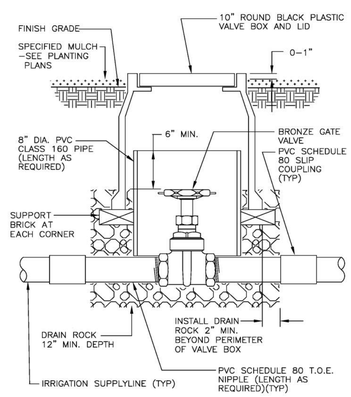
B WALL MOUNT CONTROLLER INSTALLATION DETAIL
NTS



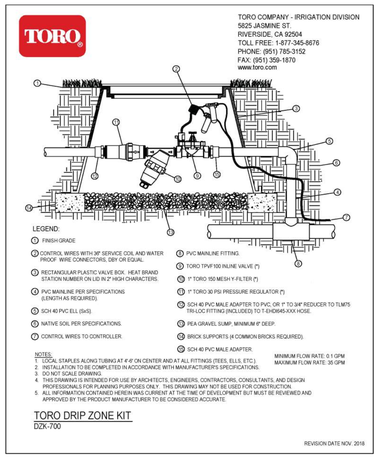
C REMOTE CONTROL VALVE INSTALLATION DETAIL
NTS

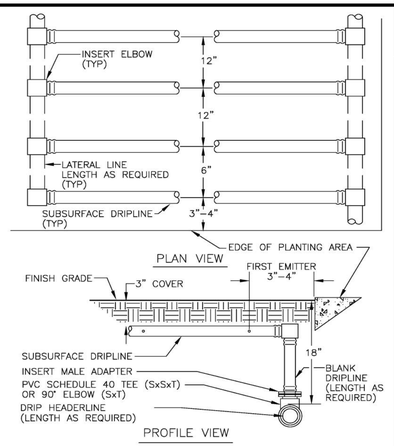


D QUICK COUPLING VALVE RISER ASSEMBLY DETAIL
NTS

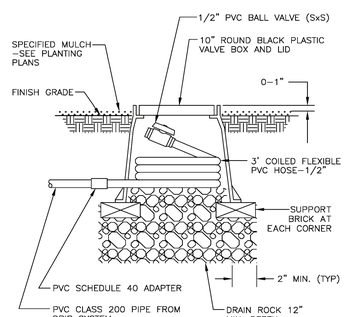


E GATE VALVE INSTALLATION DETAIL
NTS



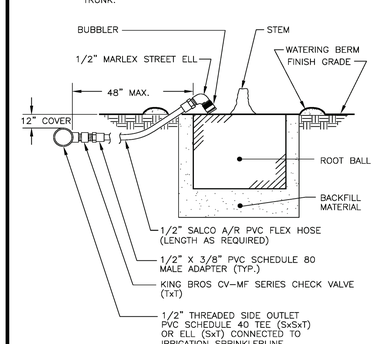


G SUBSURFACE DRIP INSTALLATION DETAIL
NTS



H FLUSH VALVE INSTALLATION DETAIL
NTS

NOTE: INSTALL BUBBLER ABOVE ROOT BALL. INSTALL BUBBLER ON UPHILL SIDE OF PLANT WHERE APPLICABLE. ALLOW 6" MINIMUM DISTANCE BETWEEN BUBBLER AND TREE TRUNK.



I BUBBLER INSTALLATION DETAIL FOR TREES
NTS

studioKDA

GWO

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IRRIGATION DETAILS

L306

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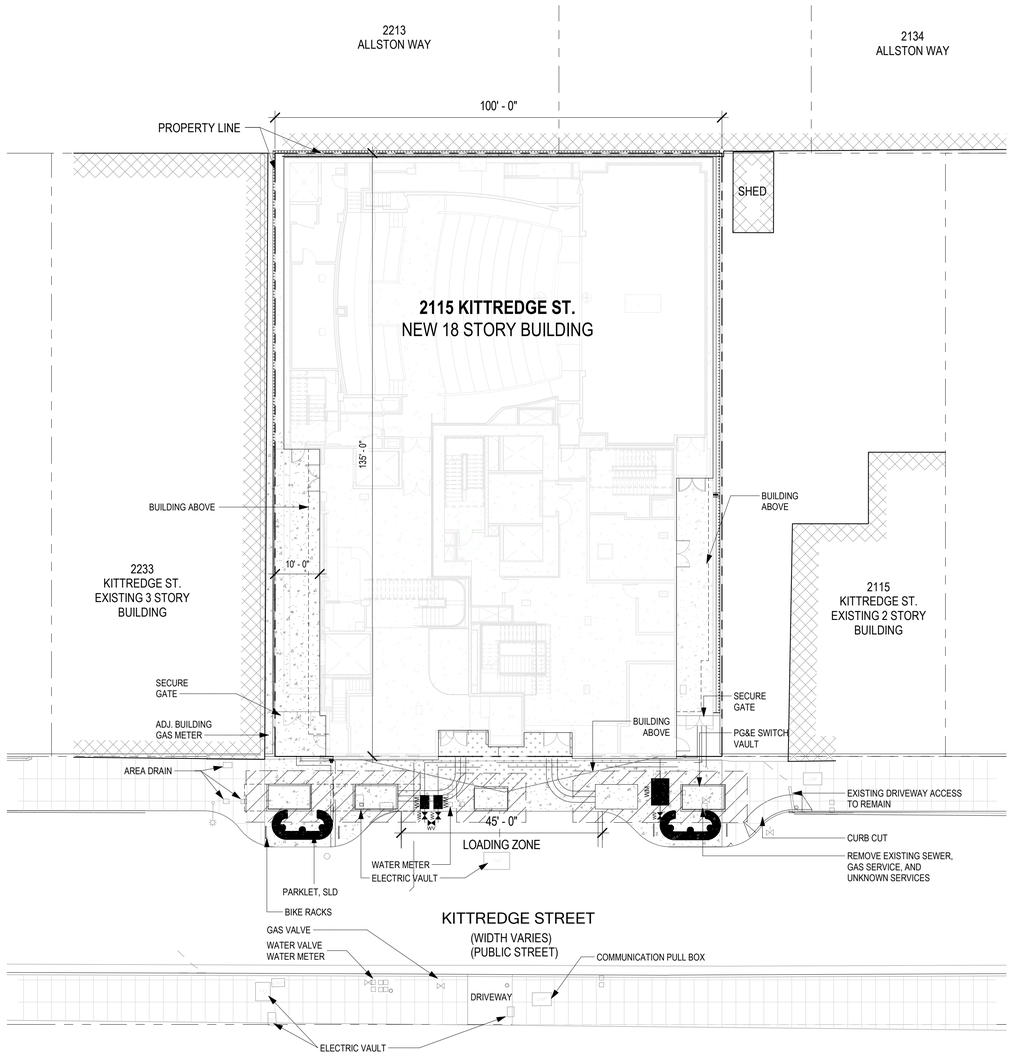
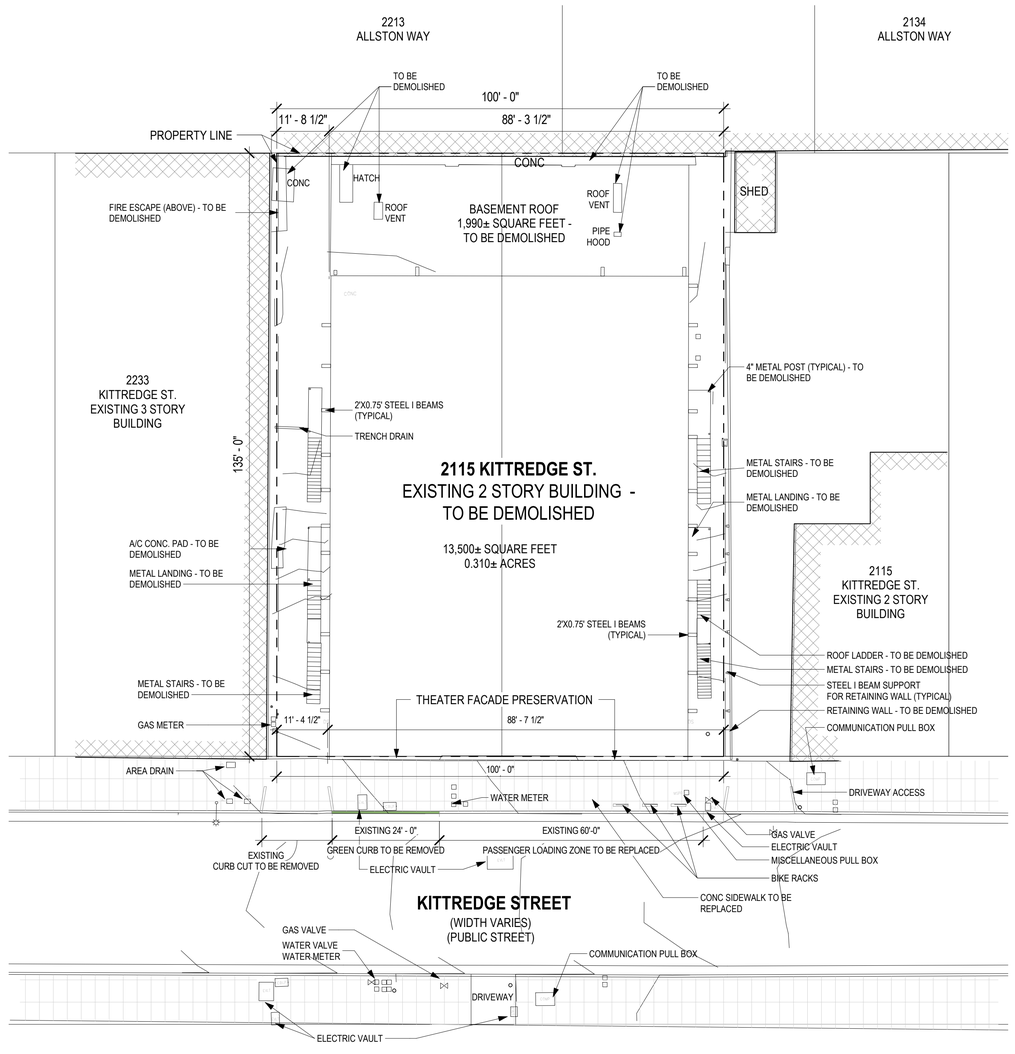


2 A100 PROPOSED SITE PLAN
1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)



1 A100 EXISTING SITE PLAN
1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)

N
0 4' 8' 16'

GENERAL SITE PLAN NOTES

1. SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. PROVIDE SITE PREPARATION GRADING, FILL, AND COMPACTION PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.

SITE PLAN LEGEND:

- TERAZZO FLOORING, SLD
- COLORED CONCRETE W/ DECORATIVE SCORING, SLD
- EXISTING CONCRETE SIDEWALK

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ktgy.com
510.272.2910

ktgy Project Number GDC01
Contact Elwin Wong
Email ewong@ktgy.com
Principal Designer Jessica Musick

Gilbane

Developer
GILBANE DEVELOPMENT COMPANY
649 Mission Street
5th Floor
San Francisco, CA 94105

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

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	9/26/2023	LPC RESUBMITTAL
	11/08/2023	ZAB SUBMITTAL

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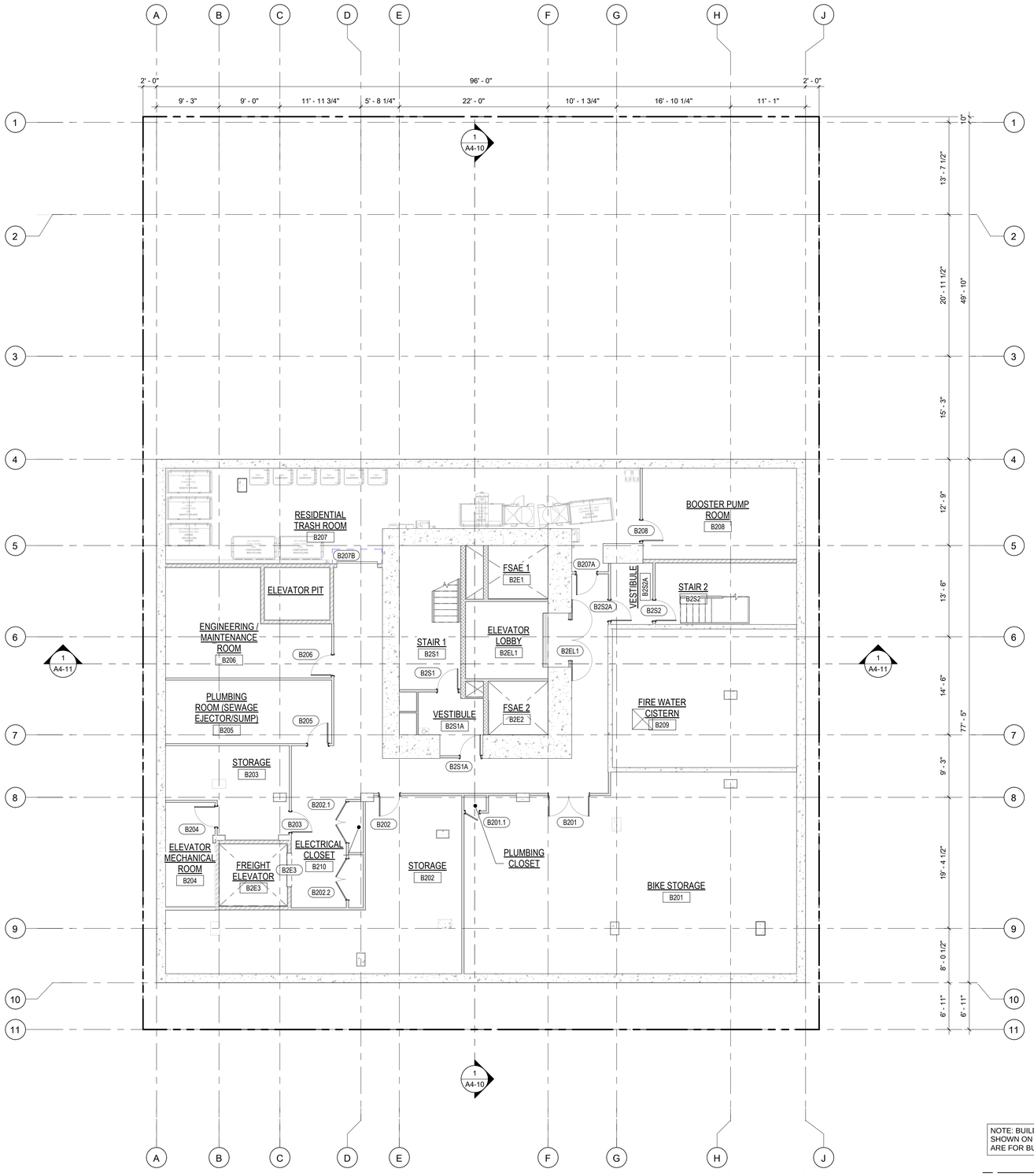
SITE PLAN

A100



SHEET NOTES

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2. SOFFITS AND CEILINGS HEIGHTS, ETC., ARE MEASURED FROM FINISHED FLOOR ELEVATIONS, U.O.N.
3. STUD DIMENSIONS INDICATED ARE PROVIDED TO SET MINIMUM WALL WIDTHS. SEE STRUCTURAL DRAWING FOR MINIMUM STRUCTURAL REQUIREMENTS.
4. PROVIDE FIRESTOPPING AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED ASSEMBLIES CBC SECTION 712. REFER TO SHEETS AD20 & AD21 & SPECS.
5. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY EXIT SIGNAGE.
6. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
8. REFER TO AD32 FOR ELEVATOR ACCESSIBILITY NOTES & DETAILS.
9. PROVIDE ADDITIONAL LAYER OF 5/8" GYPSUM BOARD IN ADDITION TO RATED ASSEMBLY AS REQUIRED TO ALIGN WITH ADJACENT 2 HOUR WALLS.
10. REFER TO SHEET A011 FOR TYPICAL SYMBOLS LEGEND
11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS AD60 & AD61 FOR TYPICAL DOOR DETAILS.
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16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/AD02
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

- CONCRETE WALL, S.S.D.
- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- WALL MOUNTED FIRE EXTINGUISHER CABINET
- F.E.C. SEMI-RECESSED FIRE EXTINGUISHER CABINET
- 1-HR FIRE & SMOKE RATED CORRIDOR
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- BUILDING OVERHANG ABOVE

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

BASEMENT LEVEL B2 1/8" = 1'-0" **1**

ktgy
Architecture | Branding | Interiors | Planning
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Oakland, CA 94612
ktgy.com
510.272.2910

ktgy Project Number	20230223
Contact	Elwin Wong
Email	ewong@ktgy.com
Principal	Jessica Musick
Designer	

Gilbane

Developer/Owner

2115 Kittredge St. LLC
Christian Cerria
7 Jackson Walkway
Providence, RI 02903
571-212-1733

2115 KITTREDGE ST.
BERKELEY, CA 94704

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BASEMENT 2 FLOOR PLAN

A101

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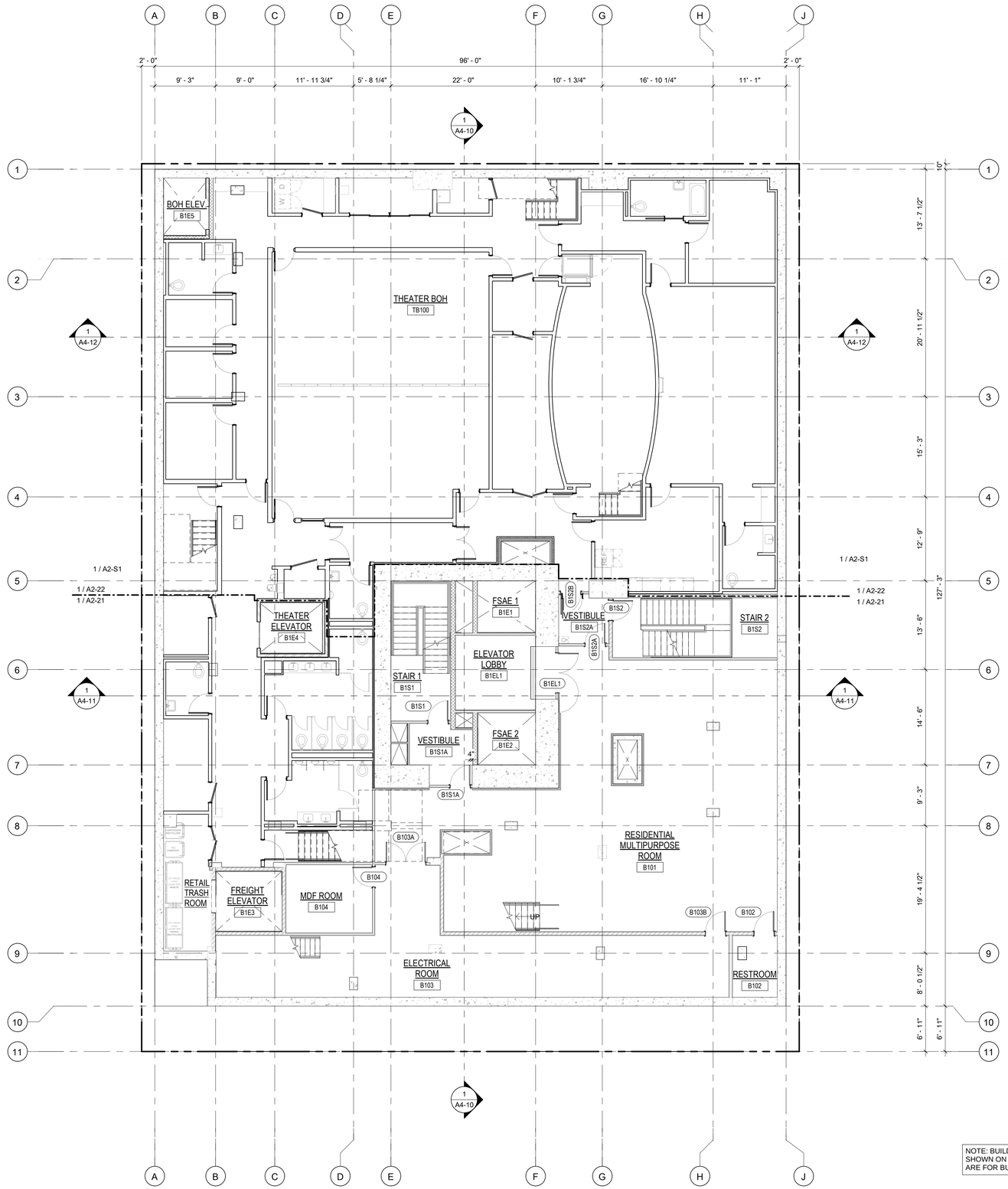

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0 1' 2' 4' 8'

PLAN NORTH

BASEMENT LEVEL B1 | 1/8" = 1'-0" | **1**

ktgy

Architecture | Branding | Interiors | Planning

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Suite 400
Oakland, CA 94612
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510.272.2910

ktgy Project Number 20230223

Contact Elwin Wong
Email ewong@ktgy.com
Principal Jessica Musick
Designer

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BASEMENT 1 FLOOR PLAN

A102

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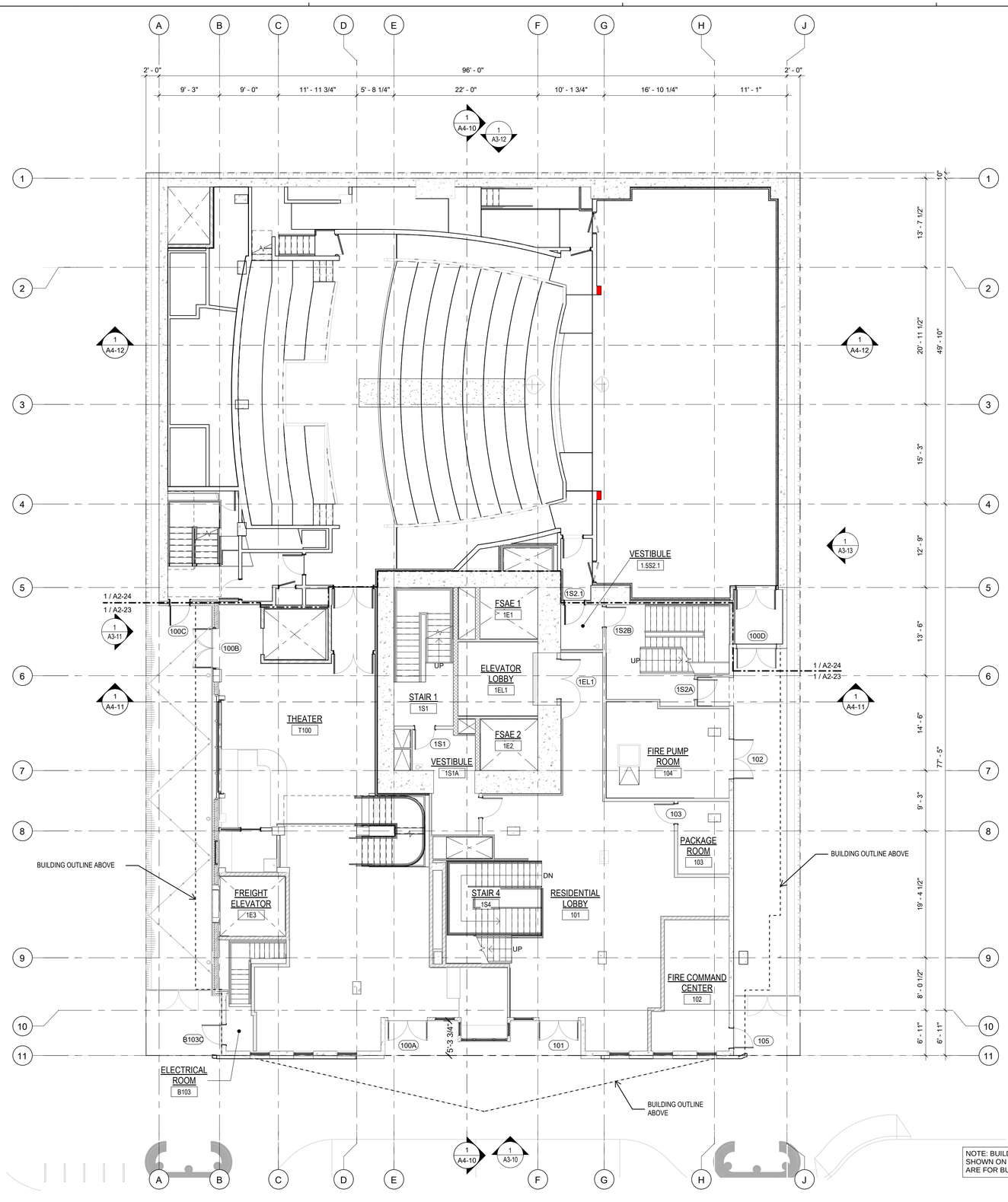

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0 1' 2' 4' 8'

PLAN NORTH

LEVEL 1 | 1/8" = 1'-0" | **1**

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14. UNLESS OTHERWISE NOTED, REFER TO SHEETS AD60 & AD61 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/AD02
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

- CONCRETE WALL, S.S.D.
- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- WALL MOUNTED FIRE EXTINGUISHER CABINET
- F.E.C. SEMI-RECESSED FIRE EXTINGUISHER CABINET
- 1-HR FIRE & SMOKE RATED CORRIDOR
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- BUILDING OVERHANG ABOVE

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Principal	Jessica Musick
Designer	

Gilbane

Developer/Owner

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2115 KITTREDGE ST.

BERKELEY, CA 94704

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GROUND FLOOR PLAN

A103

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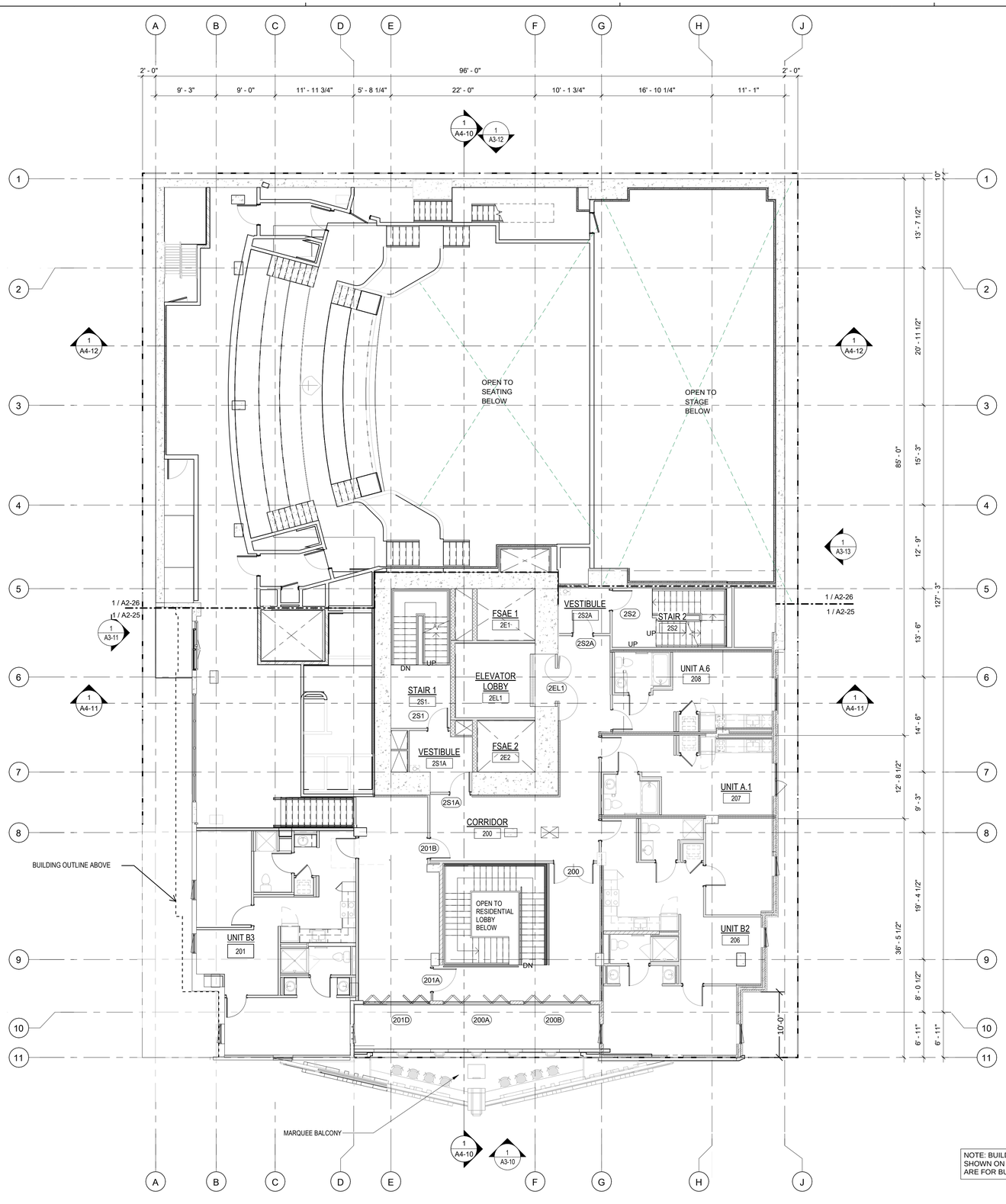

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- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- BUILDING OVERHANG ABOVE

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

LEVEL 2 | 1/8" = 1'-0" | **1**

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LEVEL 2 FLOOR PLAN

A104

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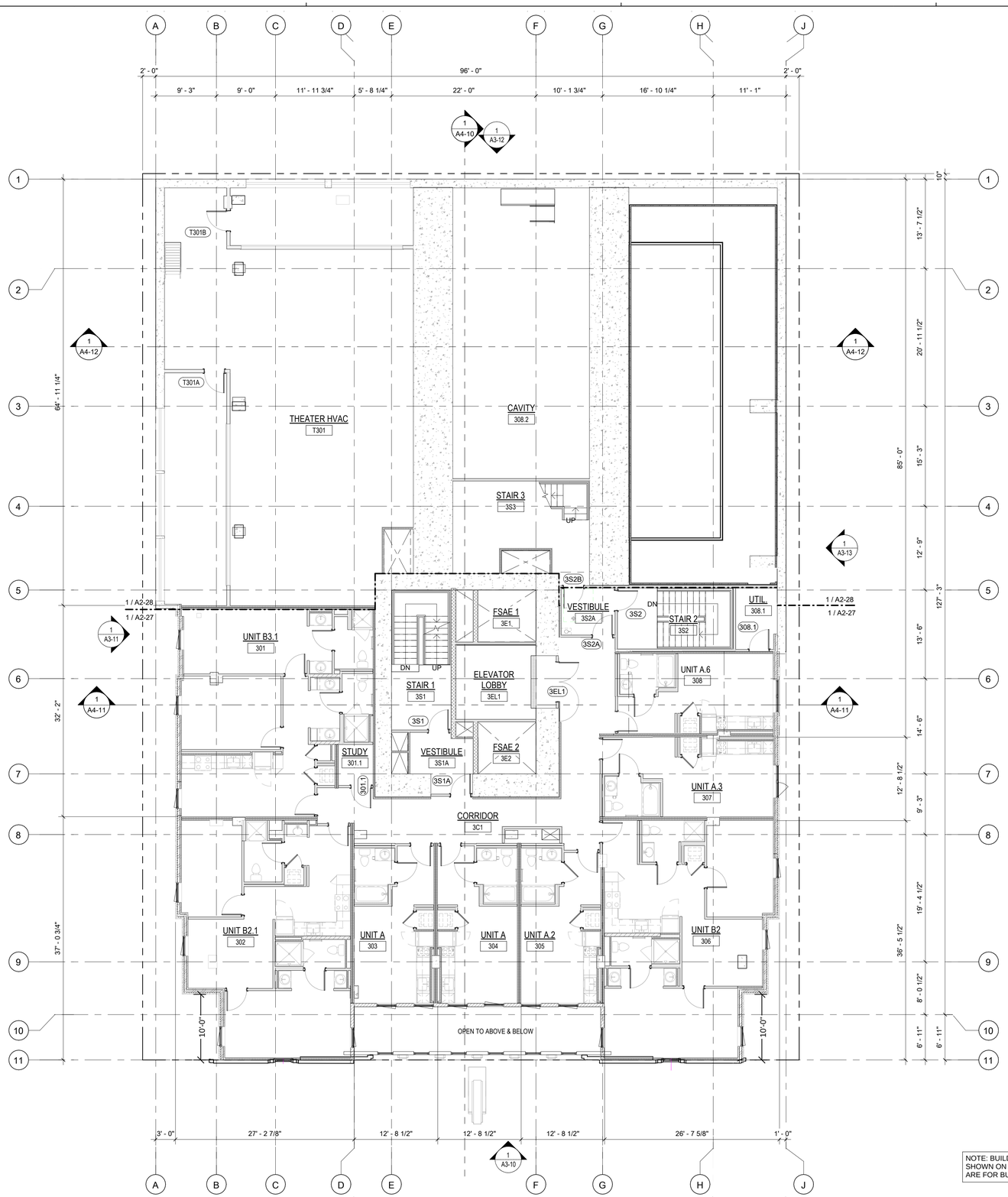

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0 1' 2' 4' 8'

PLAN NORTH

LEVEL 3 | 1/8" = 1'-0" | **1**

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LEVEL 3 FLOOR PLAN

A105

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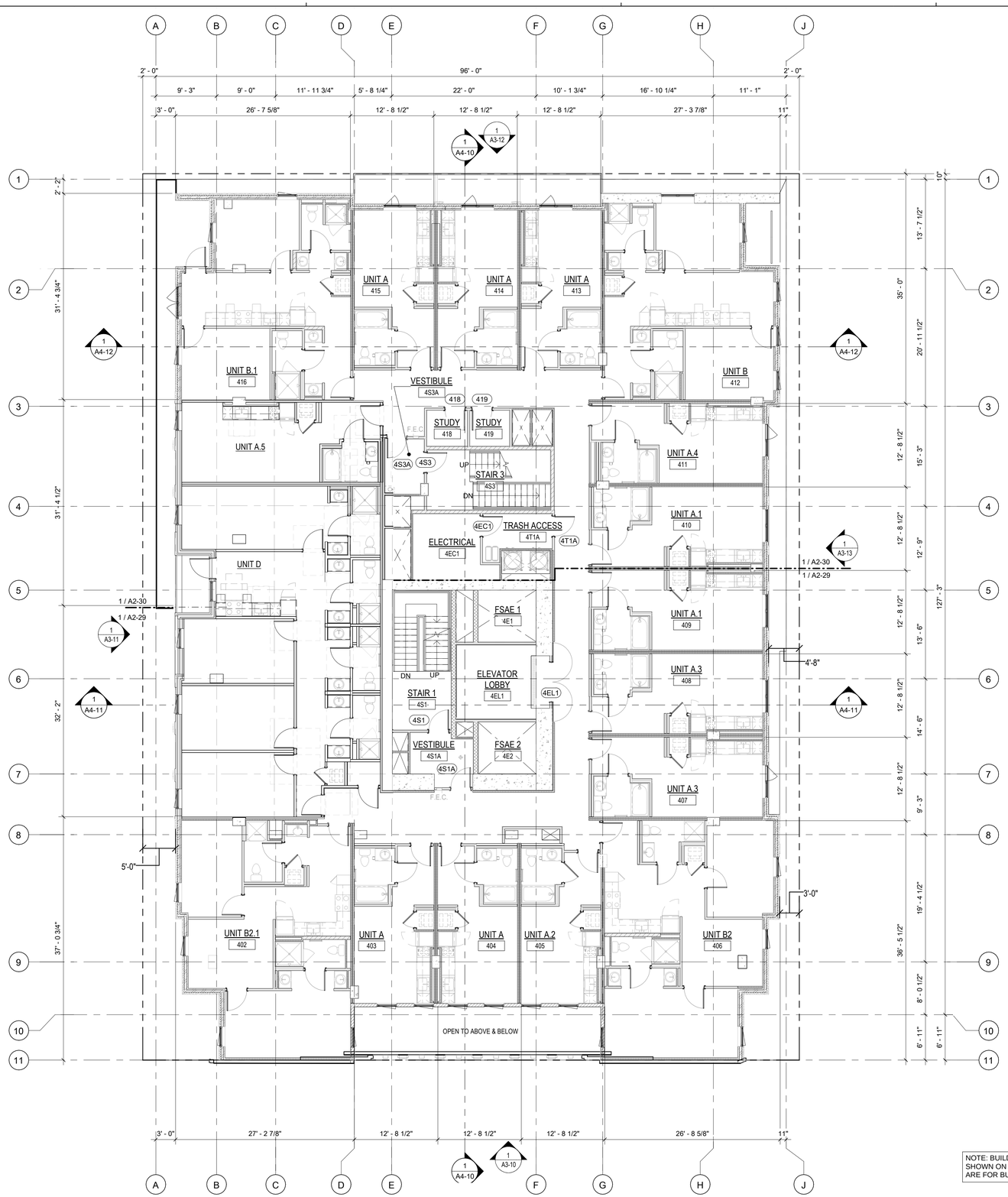

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

LEVEL 4 | 1/8" = 1'-0" | **1**

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LEVEL 4 FLOOR PLAN

A106

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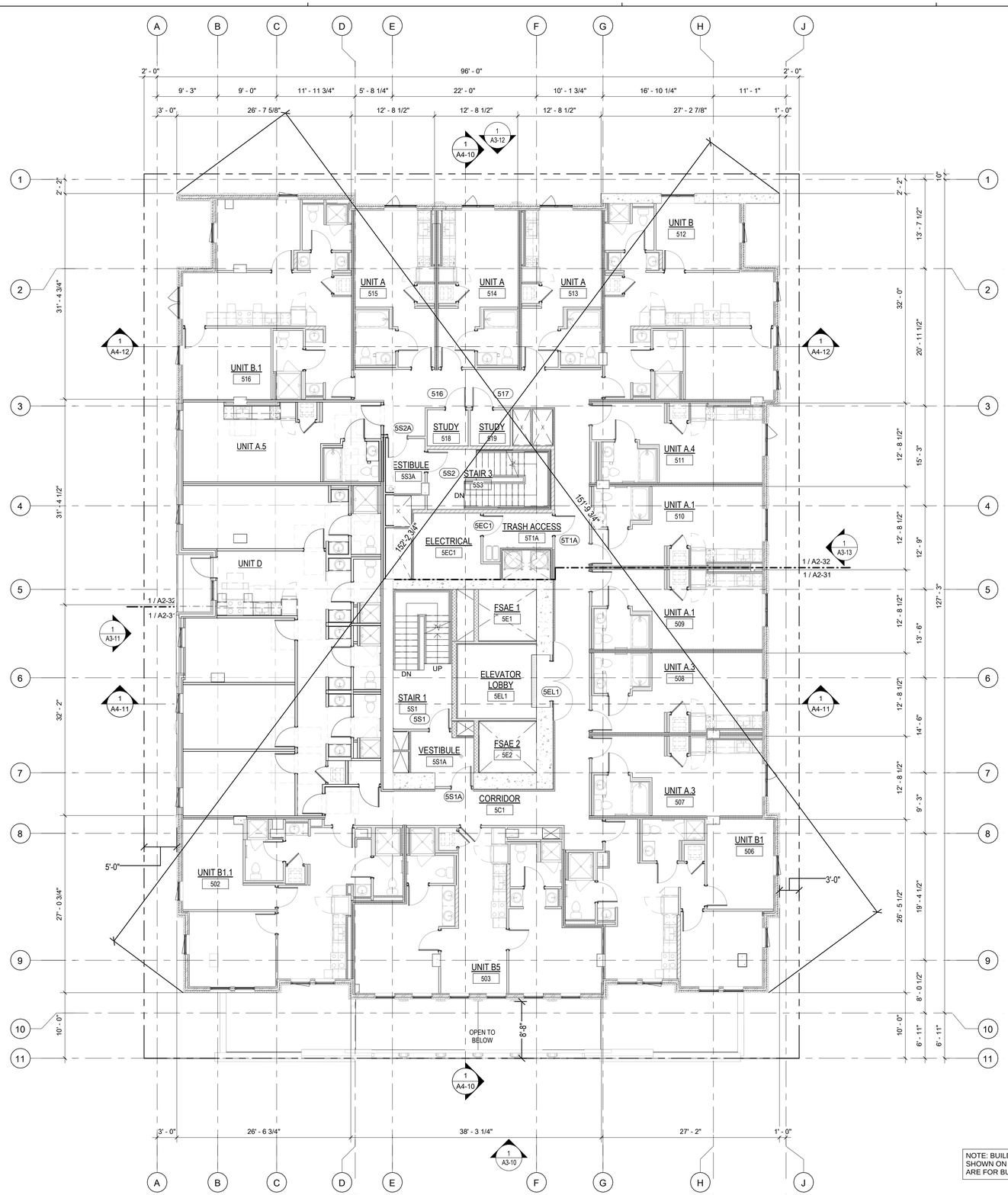

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0 1' 2' 4' 8'

PLAN NORTH

LEVEL 5, 7, 9, 11, 13 | 1/8" = 1'-0" | **1**

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LEVEL 5, 7, 9, 11, 13
FLOOR PLAN

A107

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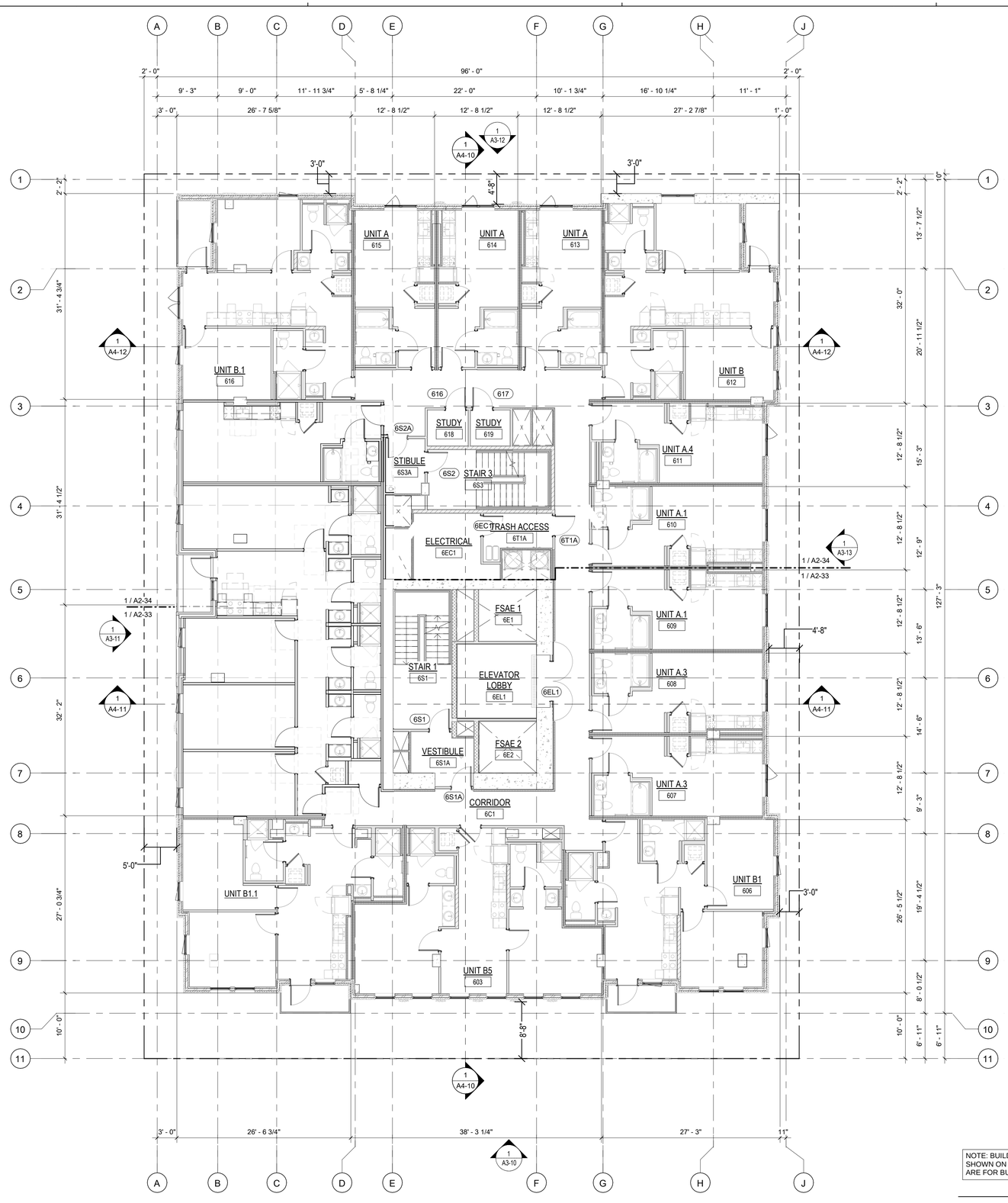

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PLAN NORTH

LEVEL 6, 8, 10, 12, 14 | 1/8" = 1'-0" | **1**

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LEVEL 6, 8, 10, 12, 14
FLOOR PLAN

A108

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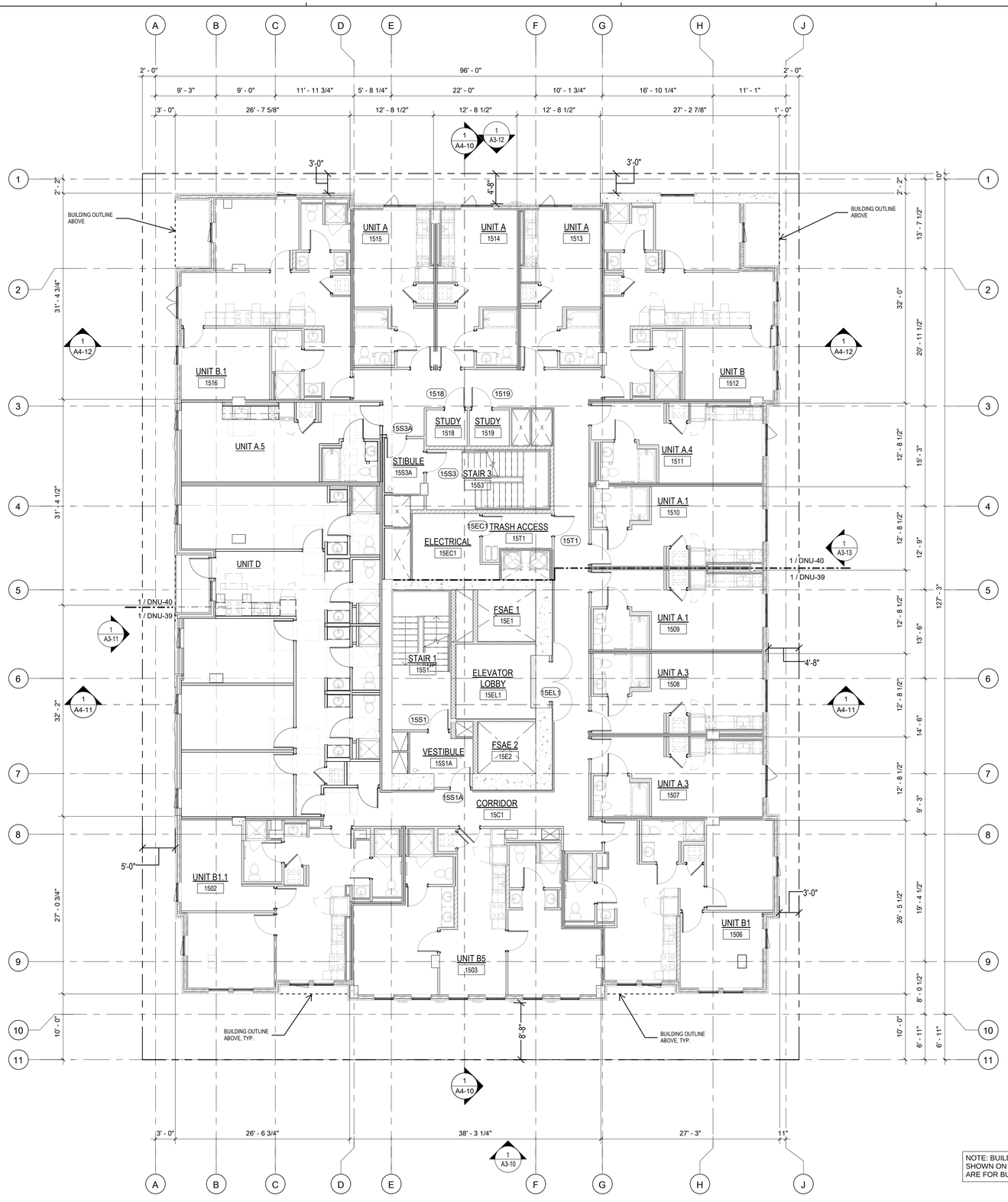

SHEET NOTES

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7. REFER TO ENLARGED PLANS FOR TACTILE EXIT SIGN LOCATIONS.
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11. REFER TO EXITING DIAGRAMS ON SHEETS A0-10 THROUGH A0-20 FOR EXITING REQUIREMENTS.
12. REFER TO EBM AND STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHOR LOCATIONS.
13. DUCT PENETRATION OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE FIRE DAMPERS.
14. UNLESS OTHERWISE NOTED, REFER TO SHEETS AD60 & AD61 FOR TYPICAL DOOR DETAILS.
15. DIMENSIONS TO CENTER LINE OF COLUMN OR WALL, TYPICAL, U.O.N.
16. FIRE EXTINGUICHER SIZE OF 2A:10B:C TO BE PLACED AT A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
17. FOR DOOR ACCESS REQUIREMENT REFER TO DETAIL 1/AD02
18. WINDOWS AND GLAZED DOORS MUST HAVE LABEL FOR THE "U" AND SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE ENERGY COMPLIANCE INFORMATION LOCATED ON T-24 SHEET EN.1 FOR THE REQUIRED VALUES.

KEY NOTES

SYMBOLS LEGEND

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- 2-1/2" METAL STUD
- 3-5/8" METAL STUD
- 6" METAL STUD
- 8" METAL STUD
- WALL MOUNTED FIRE EXTINGUISHER CABINET
- F.E.C. SEMI-RECESSED FIRE EXTINGUISHER CABINET
- 1-HR FIRE & SMOKE RATED CORRIDOR
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- BUILDING OVERHANG ABOVE

NOTE: BUILDING AND WALL SECTIONS SHOWN ON PLANS AND ELEVATIONS ARE FOR BUILDING PERMIT USE ONLY.

0 1' 2' 4' 8'

PLAN NORTH

LEVEL 15 | 1/8" = 1'-0" | **1**

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ktgy Project Number	20230223
Contact	Elwin Wong
Email	ewong@ktgy.com
Principal	Jessica Musick
Designer	

Gilbane

Developer/Owner
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Christian Cerria
7 Jackson Walkway
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571-212-1733

2115 KITTREDGE ST.

BERKELEY, CA 94704

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LEVEL 15 FLOOR PLAN

A109

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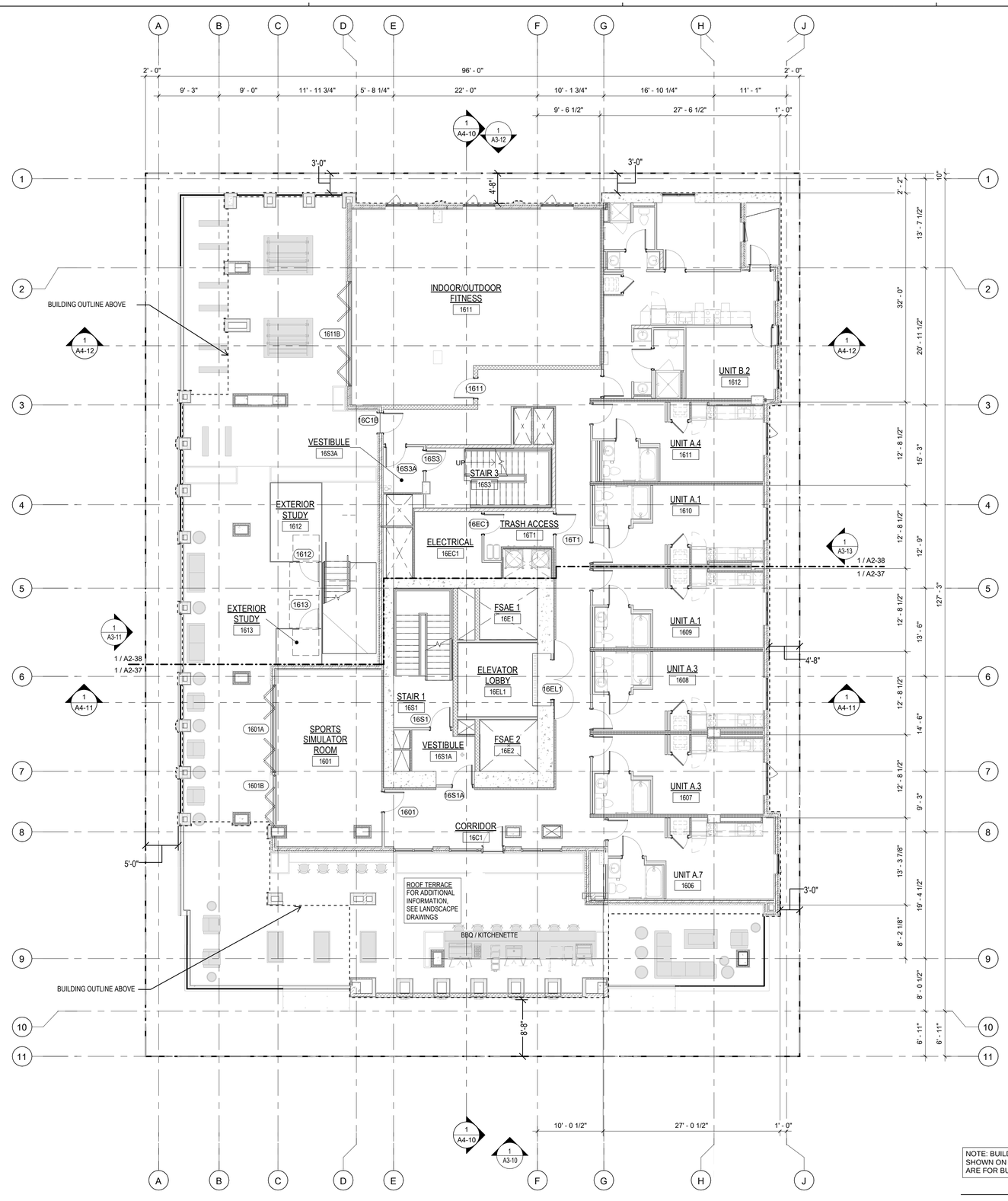

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- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- BUILDING OVERHANG ABOVE

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PLAN NORTH

LEVEL 16 | 1/8" = 1'-0" | **1**

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LEVEL 16 FLOOR PLAN

A110

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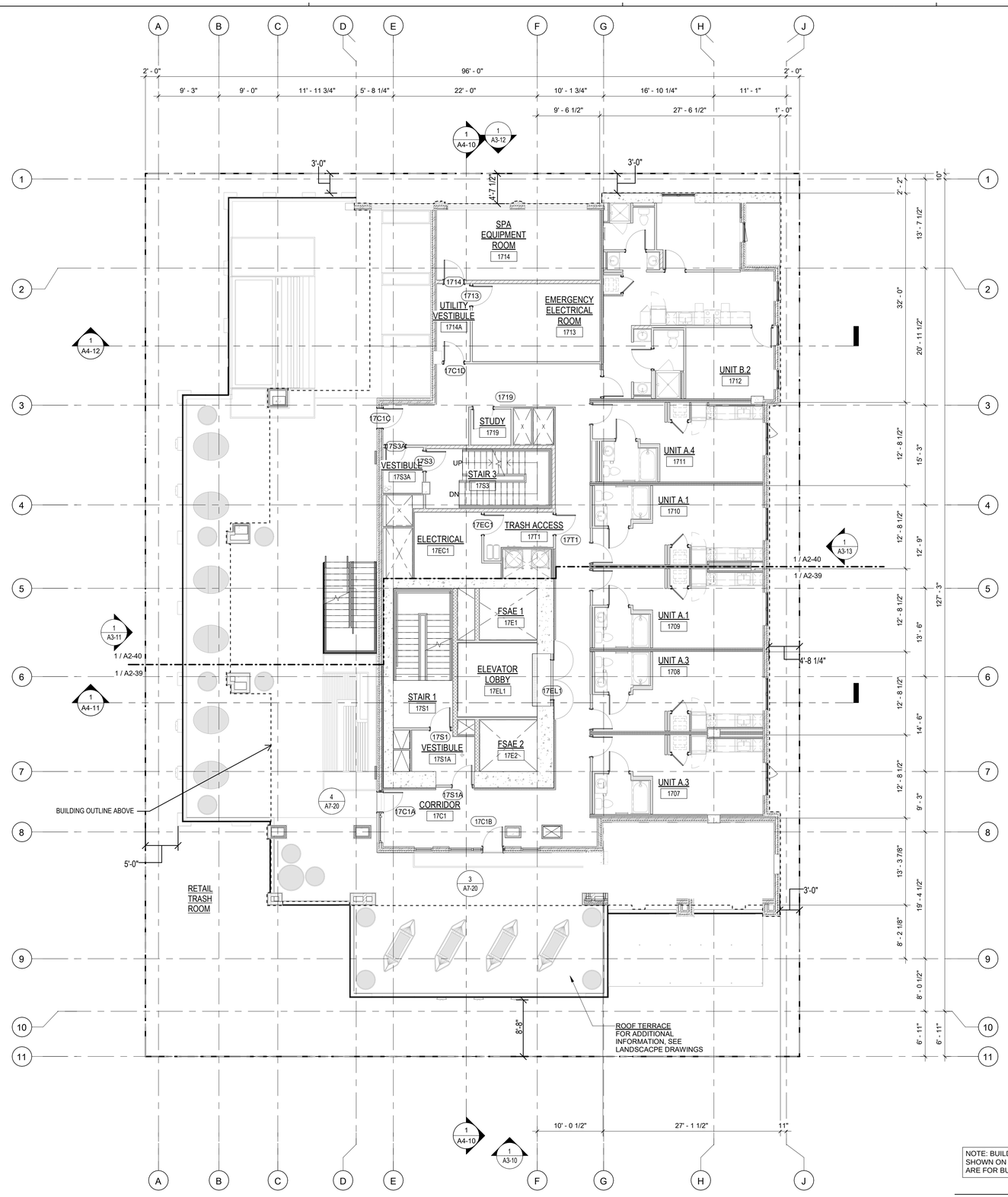

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PLAN NORTH

LEVEL 17 | 1/8" = 1'-0" | **1**

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LEVEL 17 FLOOR PLAN

A111

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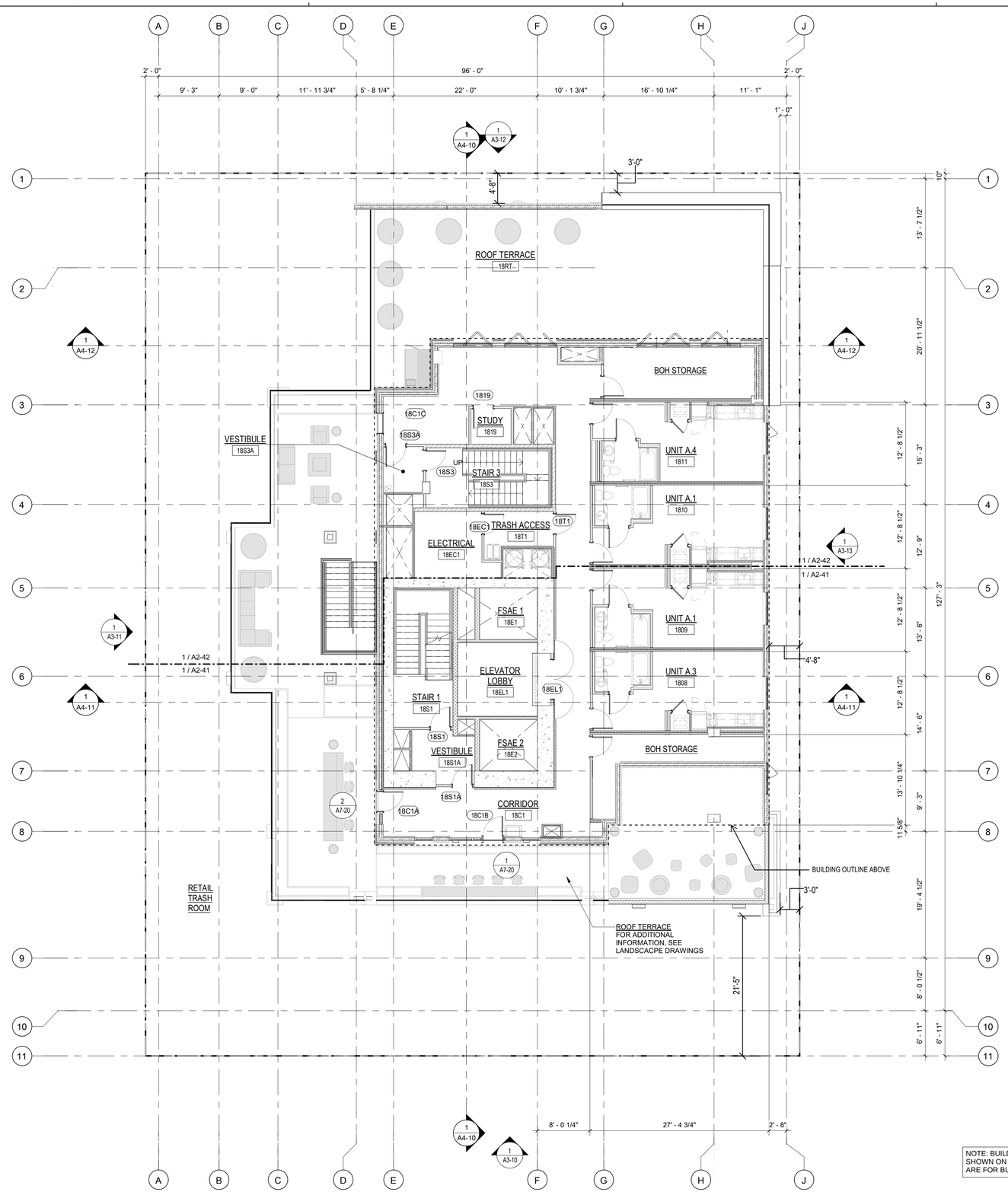

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KEY NOTES

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0 1' 2' 4' 8'

PLAN NORTH

LEVEL 18 | 1/8" = 1'-0" | **1**

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LEVEL 18 FLOOR PLAN

A112

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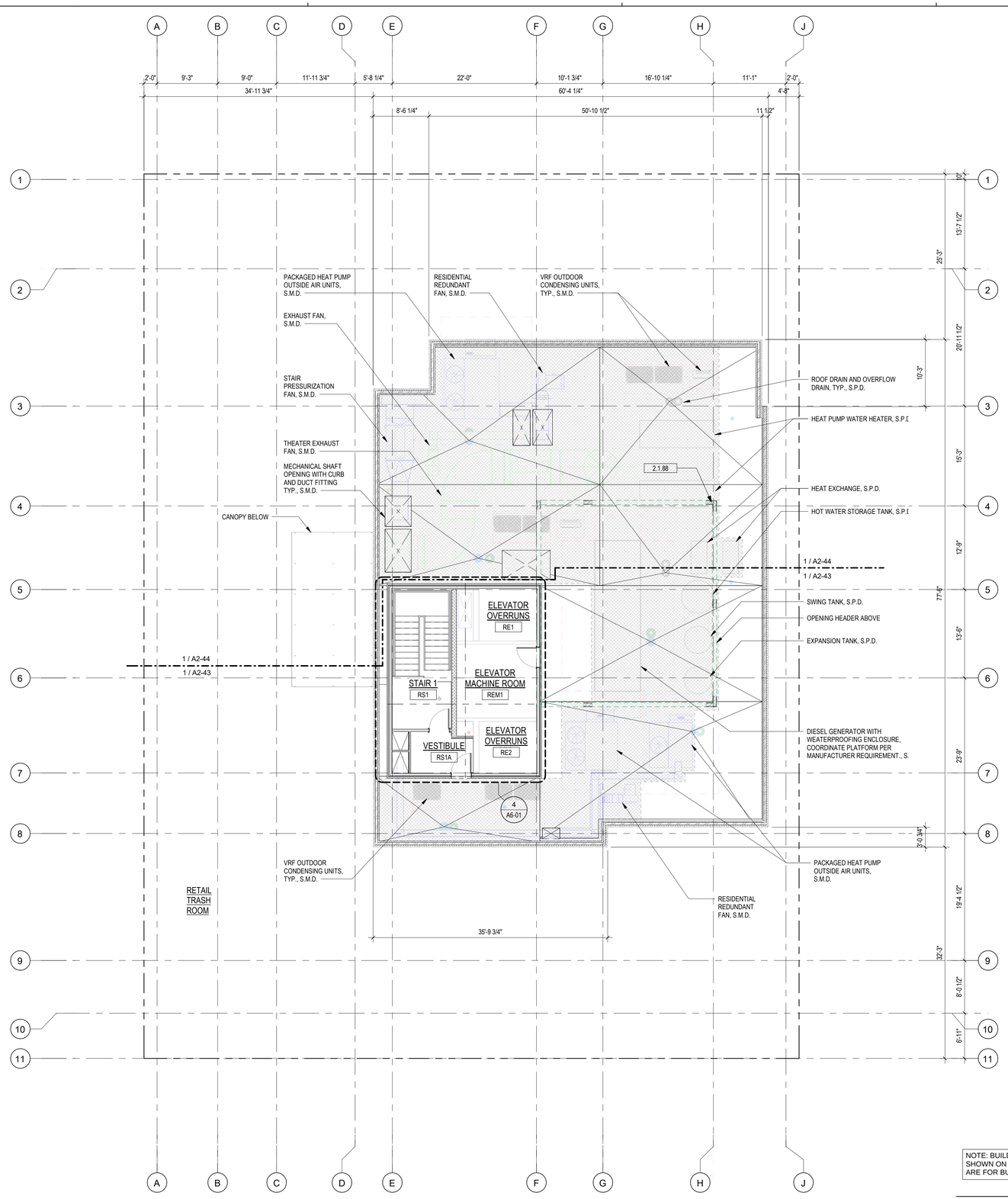

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- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- ROOF ELEMENT AREA - 2804 SF

ROOFTOP ELEMENTS CALCULATION

BUILDING AVERAGE FLOOR PLATE = 9882 SF
BUILDING ROOF AREA = 4,530 SF

9882 SF X 15% = 1,482 SF PERMITTED AREA OF ROOF TOP ELEMENT.

TOTAL ROOFTOP ELEMENTS AREA: 2,804 SF (28% OF AVERAGE FLOOR AREA)

NOTE: ROOFTOP ELEMENTS AREA NOT COMPLIANT WITH BMC 23.304.050 REQUIREMENT TO NOT EXCEED 15% OF AVERAGE FLOOR AREA OF THE BUILDING'S STOREIS. WAIVER REQUESTED.

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0 1' 2' 4' 8'

PLAN NORTH

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

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ROOF PLAN

A113

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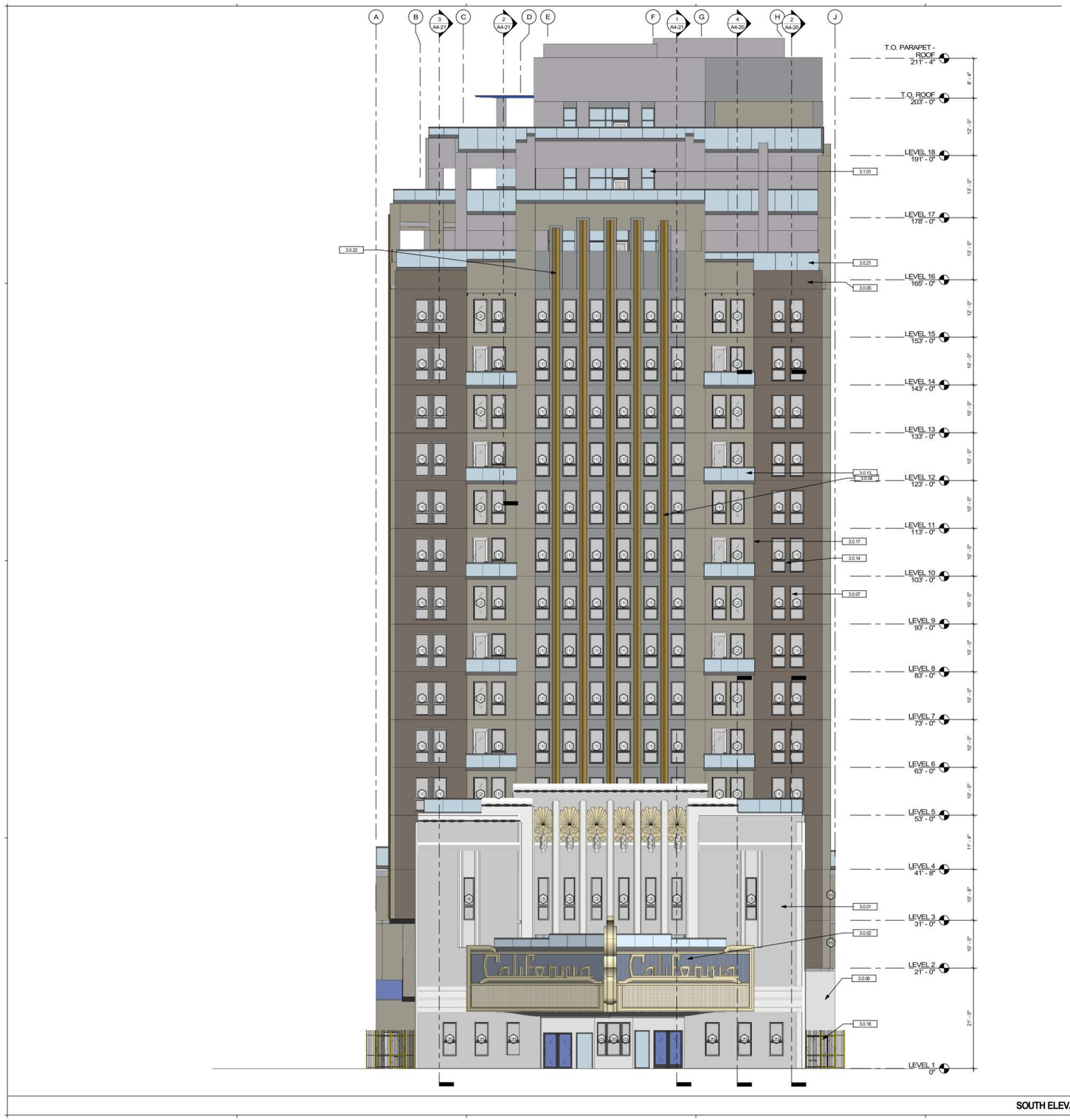
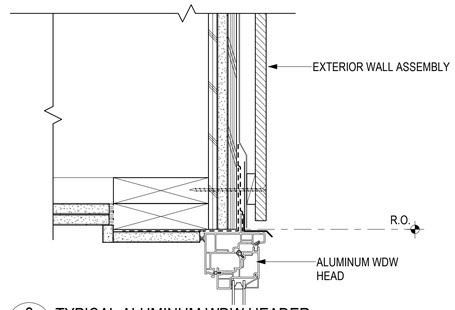


SOUTH ELEVATION 1/8" = 1'-0" 1



2 A201 TYPICAL ALUMINUM WDW HEADER
3" = 1'-0"

KEYNOTES

3.0.01	HISTORIC FACADE TO REMAIN
3.0.02	HISTORIC MARQUE TO REMAIN
3.0.04	RAISED FLUTING INCOPERATED INTO CONCRETE FACADE SYSTEM
3.0.05	CEMENT PLASTER, SMOOTH FINISH
3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.13	GLASS GUARDRAIL WITH METAL CAP, SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.17	SURFACE MOUNTED DECORATIVE METAL LATTICE (DESIGN PENDING), SEE DETAIL X/XX
3.0.18	METAL FENCE & DOUBLE GATE WITH EGRESS HARDWARE, SEE DETAIL X/XX
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES, TYP.
3.1.01	ALUMINUM STOREFRONT & GLAZING SYSTEM

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

FINISH LEGEND

01	**MTL-01** DARK BROWN CONCRETE CLARK PACIFIC 05-13 LIGHT	
02	**MTL-02** LIGHT BROWN CONCRETE CLARK PACIFIC 05-01 MEDIUM	
03	**MTL-03** LIGHT CONCRETE CLARK PACIFIC 06-01 LIGHT	
04	**MTL-04** TERRACE ACCENT SHERWIN WILLIAMS SW 7644 GATEWAY GRAY	
05	**MTL-05** DARK ALUMINUM WINDOW FRAME ARCADIA AB-STD DARK BRONZE	
06	**MTL-06** HPL WOOD PANEL PARKLEX PRODEMA RUSTIK / NATURCLAD-W	
07	**MTL-07** STONE LOOK / FIBER CEMENT PANEL CLARK PACIFIC	
08	**MTL-08** LIGHT BEIGE STUCCO SHERWIN WILLIAMS SW 6147 PANDA WHITE	
09	**MTL-09** LIGHT ALUMINUM WINDOW FRAME MARVIN COCONUT CREAM	
10	**MTL-10** GOLDEN ACCENTS PRISMATIC POWDERS SATIN POLY GOLD	

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	11/08/2023	ZAB SUBMITTAL

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SOUTH EXTERIOR ELEVATION

A201

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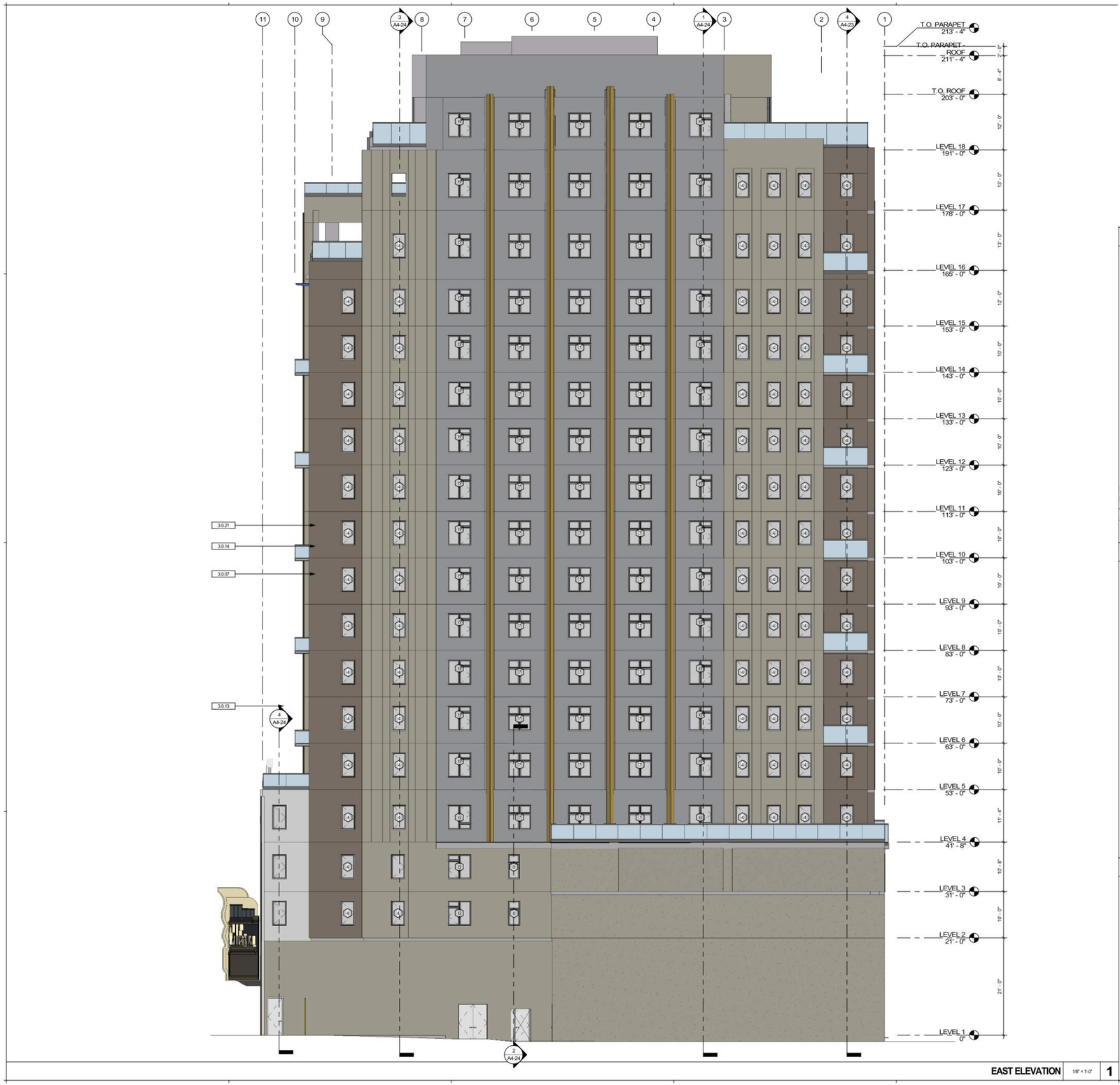

EAST ELEVATION 1/8" = 1'-0" 1

KEYNOTES

3.0.07	CONCRETE COLUMN
3.0.13	GLASS GUARDRAIL WITH METAL CAP. SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY. SEE DETAIL X/XX
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX

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Designer	

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EAST EXTERIOR ELEVATION

A202

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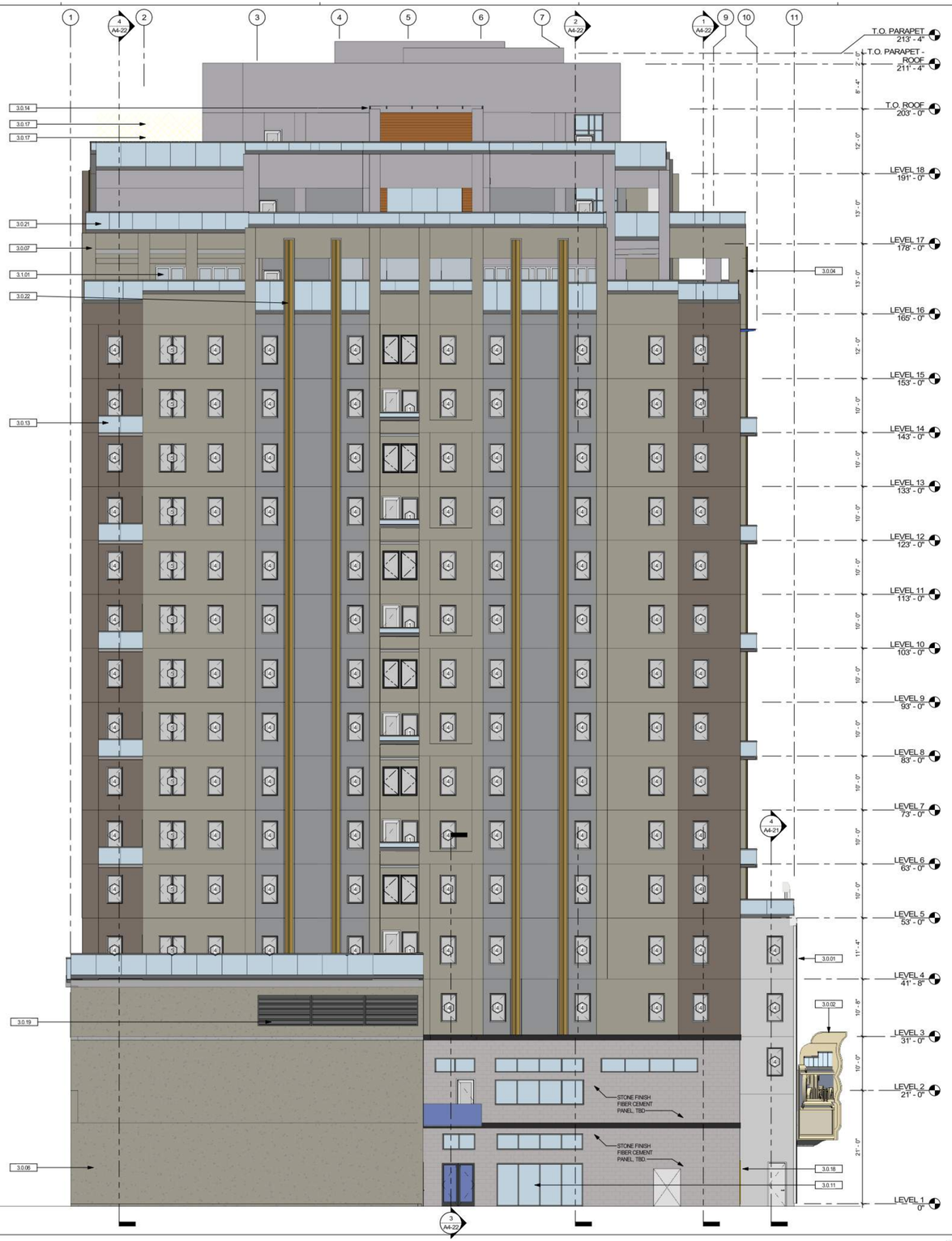

WEST ELEVATION 1/8" = 1'-0" 1

KEYNOTES

3.0.01	HISTORIC FACADE TO REMAIN
3.0.02	HISTORIC MARQUE TO REMAIN
3.0.04	RAISED FLUTING INCOPERATED INTO CONCRETE FACADE SYSTEM
3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.11	OVERHEAD GLASS DOOR. SEE DOOR SCHEDULE
3.0.13	GLASS GUARDRAIL WITH METAL CAP. SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY. SEE DETAIL X/XX
3.0.17	SURFACE MOUNTED DECORATIVE METAL LATTICE (DESIGN PENDING). SEE DETAIL X/XX
3.0.18	METAL FENCE & DOUBLE GATE WITH EGRESS HARDWARE. SEE DETAIL X/XX
3.0.19	METAL LOUVER. SEE MECHANICAL DRAWINGS
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0". SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES, TYP.
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WEST EXTERIOR ELEVATION

A203

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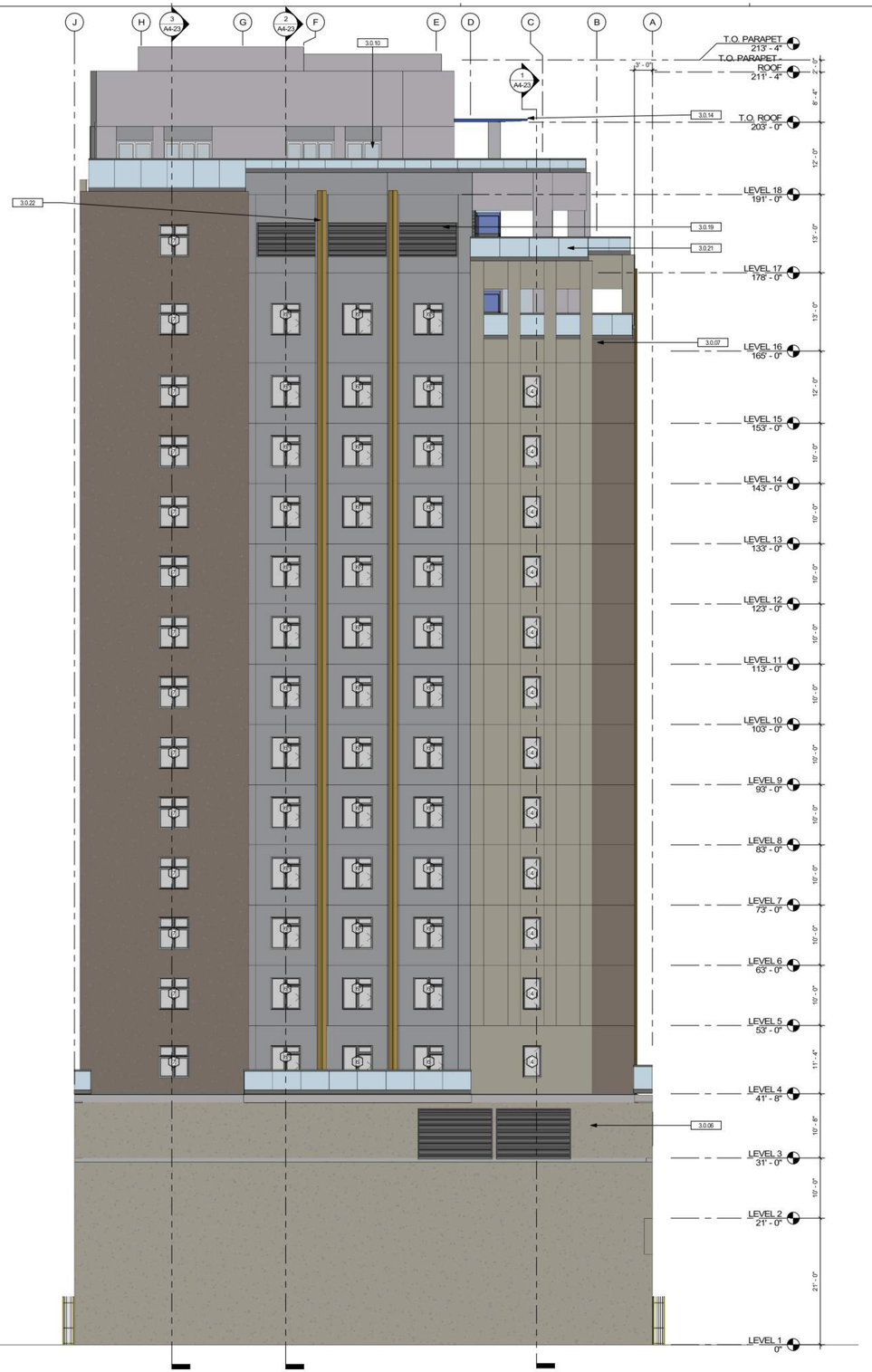

NORTH ELEVATION 1/8" = 1'-0" 1

KEYNOTES

3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.10	FOLDING GLASS WALL, SEE DOOR SCHEDULE
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.19	METAL LOUVER, SEE MECHANICAL DRAWINGS
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX
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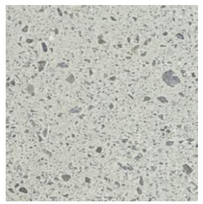
NORTH EXTERIOR ELEVATION

A204

MTL-01
DARK BROWN CONCRETE
CLARK PACIFIC
05-13 LIGHT

MTL-02
LIGHT BROWN CONCRETE
CLARK PACIFIC
05-01 MEDIUM

MTL-03
LIGHT CONCRETE
CLARK PACIFIC
06-01 LIGHT



MTL-04
TERRACE ACCENT
SHERWIN WILLIAMS
SW 7644 GATEWAY GRAY

MTL-05
DARK WINDOW FRAME
ARCADIA
AB-STD DARK BRONZE

MTL-06
HPL WOOD PANEL
PARKLEX PRODEMA
RUSTIK / NATURCLAD-W

MTL-07
STONE LOOK /
FIBER CEMENT PANEL

MTL-08
LIGHT BEIGE STUCCO
SHERWIN WILLIAMS
SW 6147 PANDA WHITE

MTL-09
LIGHT WINDOW FRAME
MARVIN
COCONUT CREAM

MTL-10
GOLDEN ACCENTS
PRISMATIC POWDERS
SATIN POLY GOLD

EXTERIOR ELEVATION MATERIALS ENLARGED
NOT TO SCALE

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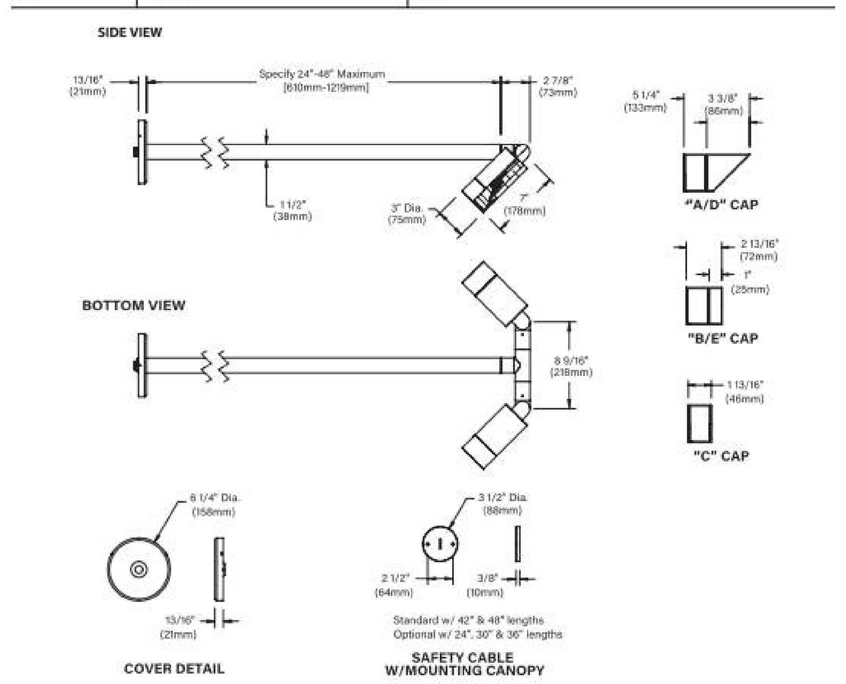
EXTERIOR ELEVATION MATERIALS

A205

EXT-F3
LED BLADE SIGN
BK - DENALI TWIN STAR

DENALI - TWIN SIGN STAR STYLE "C" LED (INTEGRAL) — IP66 RATED

DATE | PROJECT | TYPE



STANDARD FINISHES

Satin Black (BLP), Satin Bronze (BZP), Satin White (WHP), Satin Aluminum (SAP), Black Wrinkle (BLW), Bronze Wrinkle (BZW), White Wrinkle (WHW), Verde (VER)

Click Here to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES

Cascade Mtn. Granite (CMG), Rocky Mtn. Granite (RMG), Sierra Mtn Granite (SMG), Aleutian Mtn Granite (AMG), Textured Forest (TXF), Black Chrome (BCM), Beige (BGE), Weathered Copper (WCP), Old Copper (OCP), Hunter Green (HUG), Cracked Ice (CRI), Mojave Desert Sandstone (MDS), Antique Brass Powder (ABP), Brown Patina Powder (BPP), Sonoran Desert Sandstone (SDS), Weathered Iron (WIR), Clear Anodized Powder (CAP), Cream (CRM), Antique White (AQW), Natural Brass Powder (NBP)

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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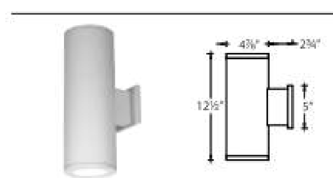
EXT-F4
ROOF DECK (TRELLIS POST & WALL MOUNT)
WAC - TUBE 5"

TUBE ARCHITECTURAL DS-WE05 — 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

- Single light extended body high performance exterior rated LED wall mount
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

SPECIFICATIONS

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

ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color Temp		CRI	Reference Output[1] Lumen	CBCP	Efficacy (lm/w)	Finish
DS-WE05 5" 25W / DS-WE0517 5" 17W		S Straight up or down	16°	927S	2700K	90	1825	10050	73	BK Black
				27S	2700K	85	2190	12057	88	WT White
				930S	3000K	90	1895	10427	76	BZ Bronze
				30S	3000K	85	2300	12644	92	GH Graphite
				35S	3500K	85	2350	12937	94	
				40S	4000K	85	2375	13062	95	
		N Straight up or down	25°	927S	2700K	90	1810	5280	72	
				27S	2700K	85	2170	6335	87	
				930S	3000K	90	1880	5478	75	
				30S	3000K	85	2275	6643	91	
				35S	3500K	85	2330	6797	93	
				40S	4000K	85	2350	6863	94	
		F Straight up or down	33°	927S	2700K	90	1900	4515	76	
				27S	2700K	85	2280	5417	91	
				930S	3000K	90	1970	4685	79	
				30S	3000K	85	2390	5681	96	
				35S	3500K	85	2445	5812	98	
				40S	4000K	85	2470	5870	99	
		F Away from the wall	N/A	927A	2700K	90	2000	N/A	80	
				27A	2700K	85	2400		96	
				930A	3000K	90	2075		83	
				30A	3000K	85	2520		101	
				35A	3500K	85	2575		103	
				40A	4000K	85	2600		104	
		F Towards the wall	N/A	927B	2700K	90	2000	N/A	80	
				27B	2700K	85	2400		96	
				930B	3000K	90	2075		83	
				30B	3000K	85	2520		101	
				35B	3500K	85	2575		103	
				40B	4000K	85	2600		104	

DS-WE05-______-___ [1]Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

Example: DS-WE05-F930A-WT

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

Headquarters/Eastern Distribution Center
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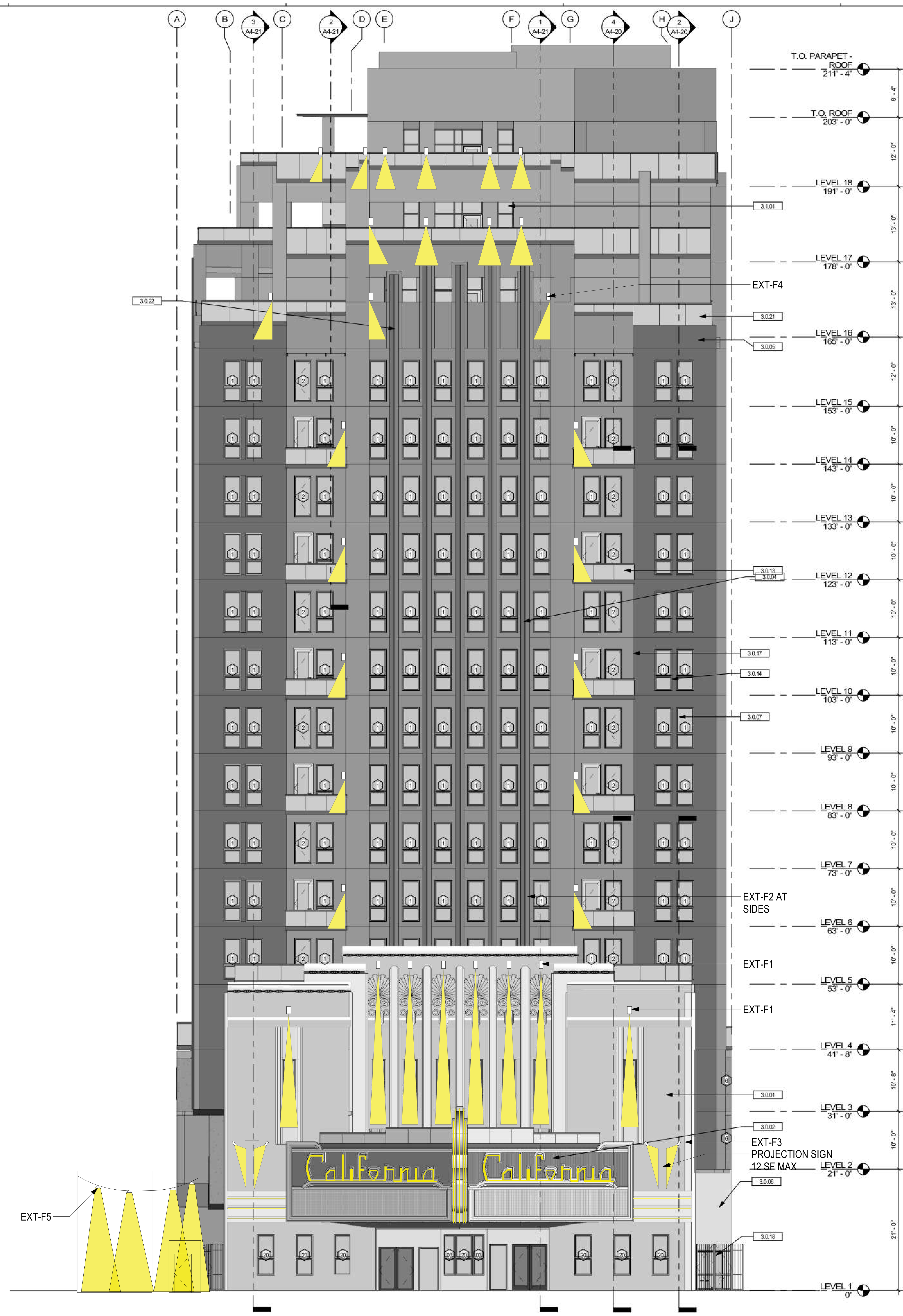
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

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



SOUTH ELEVATION | 1/8" = 1'-0" | 1

EXT-F1
NARROW BEAM WALL WASH
WAC DS-WSOF-U27B-WT

9/22/22, 2:06 PM — Ultra Narrow Beam Wall Mount | WAC Lighting Co.

Tube Architectural - Ultra Narrow Beam Wall Mount
High performance facade LED wall mount light

- IP65 rated, ETL & cETL wet location listed
- Solid aluminum construction
- Universal driver (120V-220V-277V)
- **Power:** 11W
  Delivered Lumens: Up to 155
  CRI: 85
  Dimming : (0-10V) 100% - 20%, (ELV) 100%-10%
  Rated Life : 80,000 hours

Finishes: BK, BZ, GH, WT

Where to buy?

Distribution	Model	Beam	Color Temp	CRI	Light Direction	Finish	Order Number
Single	DS-WS05 5", 11W	U 6°	27 2700K	85	B Towards the wall	BK- Black	DS-WS05-U27B-BK
	DS-WS06 6", 11W		30 3000K	85		WT- White	Add to Wish List
			35 3500K	85		BZ- Bronze	
			40 4000K	85		GH- Graphite	
Double	DS-WD05 Double, 5", 11x2W	U 6°	27 2700K	85	B Towards the wall	BK- Black	DS-WD05-U27B-BK
	DS-WD06 Double, 6", 11x2W		30 3000K	85		WT- White	Add to Wish List
			35 3500K	85		BZ- Bronze	
			40 4000K	85		GH- Graphite	

launch.waclighting.com/product/3210 — 1/1

EXT-F2
FLUSH LED LIGHT STRIPS
DIODE LED

diodeled — **NEON BLAZE™** Diffused LED Lighting — Specification Sheet

NEON BLAZE™ 24V
Diffused LED Lighting

Date
Project Notes

Diffused, neon-like LED lighting with top-bending and side-bending options.
Available in static white and colors, and suitable for wet locations (IP65).

FEATURES

- Fully diffused, dotless light
- Top-bending and side-bending options with multiple output levels
- IP65 for wet locations and UV stabilized for outdoor use
- Ideal for coves and other architectural details
- 5 Year limited warranty

ORDERING CODES — Order spools, and components for field assembly
OPTIONAL ORDERING CODES — Mounting, drivers, and assembly preference

Diode LED	Voltage	Form	Model	CCT	Length	Channels	Finish	Mounting	Driver	Delivery
DI	24V	SE (Side Bending) / TE (Top Bending)	NBL1 / NBL2 / NBL4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Model	24V-SE-NBL1	24V-SE-NBL2	24V-SE-NBL4	24V-TE-NBL1	24V-TE-NBL2	24V-TE-NBL4
Voltage	24V	24V	24V	24V	24V	24V
Wattage	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.
Lumens 2700K	62/ft.	134/ft.	208/ft.	96/ft.	173/ft.	248/ft.
3000K	65/ft.	146/ft.	188/ft.	102/ft.	210/ft.	317/ft.
3500K	60/ft.	120/ft.	185/ft.	86/ft.	155/ft.	229/ft.
4000K	-	120/ft.	-	-	-	-
6500K	58/ft.	116/ft.	173/ft.	89/ft.	145/ft.	225/ft.
Amber	6/ft.	10/ft.	18/ft.	18/ft.	30/ft.	37/ft.
Blue	31/ft.	61/ft.	44/ft.	70/ft.	157/ft.	184/ft.
Green	35/ft.	-	76/ft.	86/ft.	148/ft.	151/ft.
Pink	17/ft.	47/ft.	63/ft.	39/ft.	63/ft.	110/ft.
Red	15/ft.	21/ft.	34/ft.	31/ft.	61/ft.	64/ft.
Cut Points	2 in.	2 in.	3 in.	3 in.	3 in.	3 in.
Max Run (ft.)	65 ft.	32 ft.	16 ft.	65 ft.	32 ft.	16 ft.
CRI	80+	80+	80+	80+	80+	80+
Dimensions	0.37 in. x 0.75 in. x in. (W x H x L)	0.37 in. x 0.75 in. x in. (W x H x L)	0.37 in. x 0.75 in. x in. (W x H x L)	0.65 in. x 0.59 in. x in. (W x H x L)	0.65 in. x 0.59 in. x in. (W x H x L)	0.65 in. x 0.59 in. x in. (W x H x L)
Environment	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)
Ambient Temperature	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)
Operating Temperature	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)
Certification	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108
Warranty	5 Year	5 Year	5 Year	5 Year	5 Year	5 Year

Specification Sheet | NEON BLAZE™ Diffused LED Lighting | SS062022 | V3.1
1 of 6

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Principal: Jessica Musick
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SOUTH FACADE LIGHTING & SIGNAGE

A211

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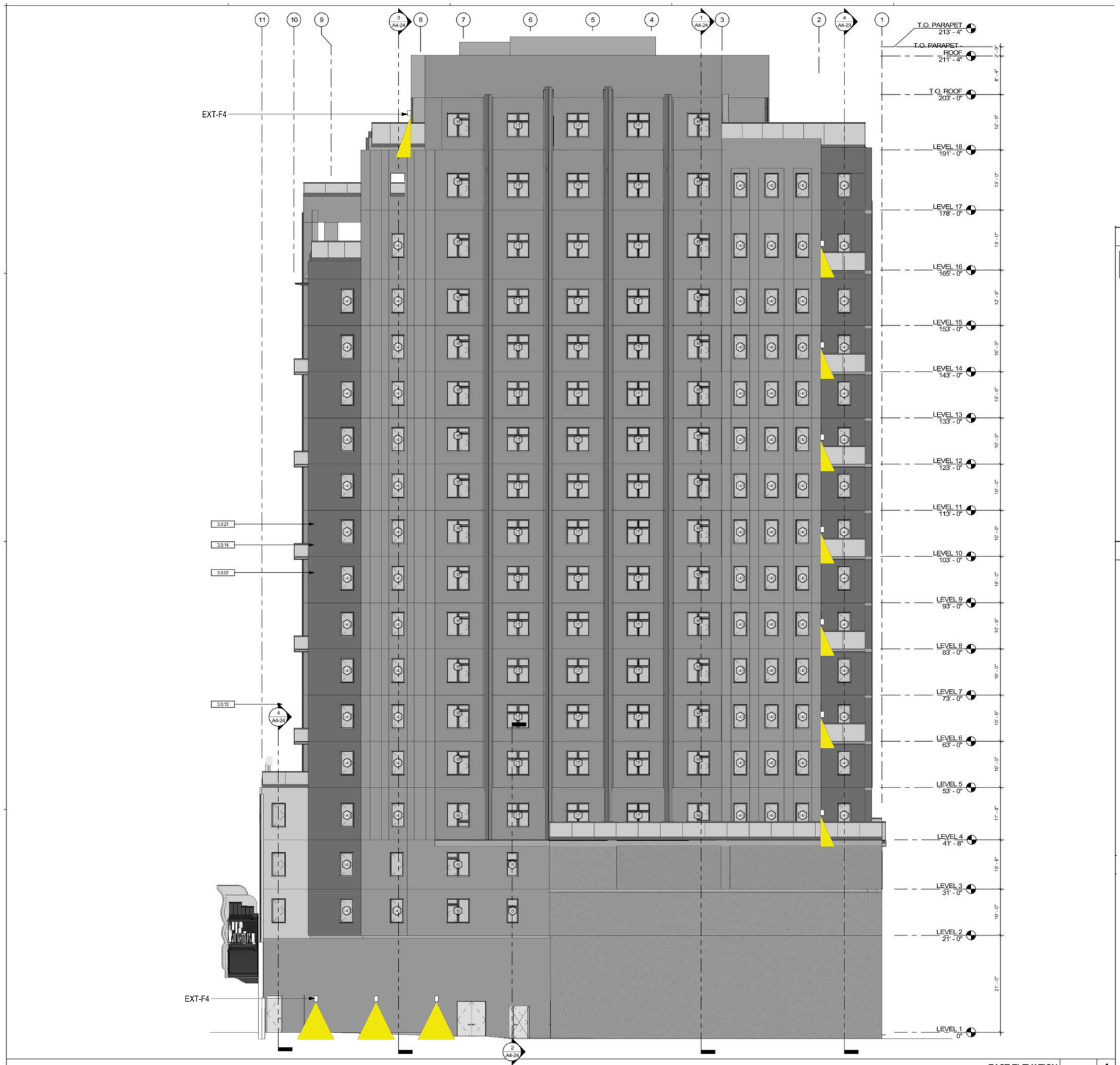

EAST ELEVATION | 1/8" = 1'-0" | 1

KEYNOTES

3.0.07	CONCRETE COLUMN
3.0.13	GLASS GUARDRAIL WITH METAL CAP, SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX

FINISH LEGEND

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EAST FACADE LIGHTING & SIGNAGE

A212

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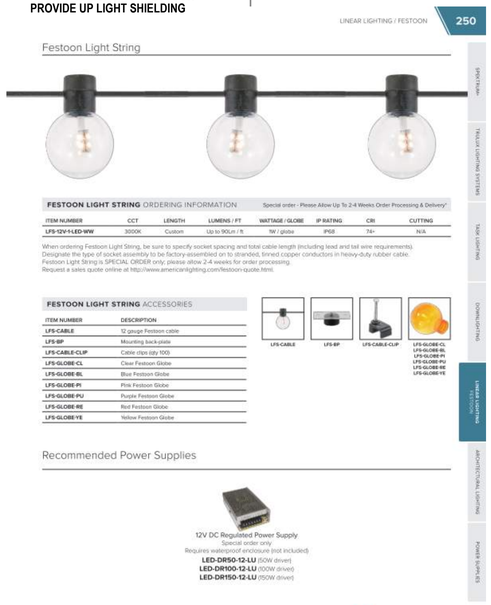
EXT-F5
LED FESTOON / STRING LIGHTING @ COURTYARD
AMERICAL LIGHTING - FESTOON
PROVIDE UP LIGHT SHIELDING



LINEAR LIGHTING / FESTOON 250

Festoon Light String

FESTOON LIGHT STRING ORDERING INFORMATION — Special order - Please Allow Up To 2-4 Weeks Order Processing & Delivery*

ITEM NUMBER	CCT	LENGTH	LUMENS / FT	WATTAGE / GLOBE	IP RATING	CRI	CUTTING
LFS-12V-1-LED-WW	3000K	Custom	Up to 90Lm / ft	1W / globe	IP68	74+	N/A

When ordering Festoon Light String, be sure to specify socket spacing and total cable length (including lead and tail wire requirements).
Designate the type of socket assembly to be factory-assembled on to stranded, tinned copper conductors in heavy-duty rubber cable.
Festoon Light String is SPECIAL ORDER only; please allow 2-4 weeks for order processing.
Request a sales quote online at http://www.americanlighting.com/festoon-quote.html.

FESTOON LIGHT STRING ACCESSORIES

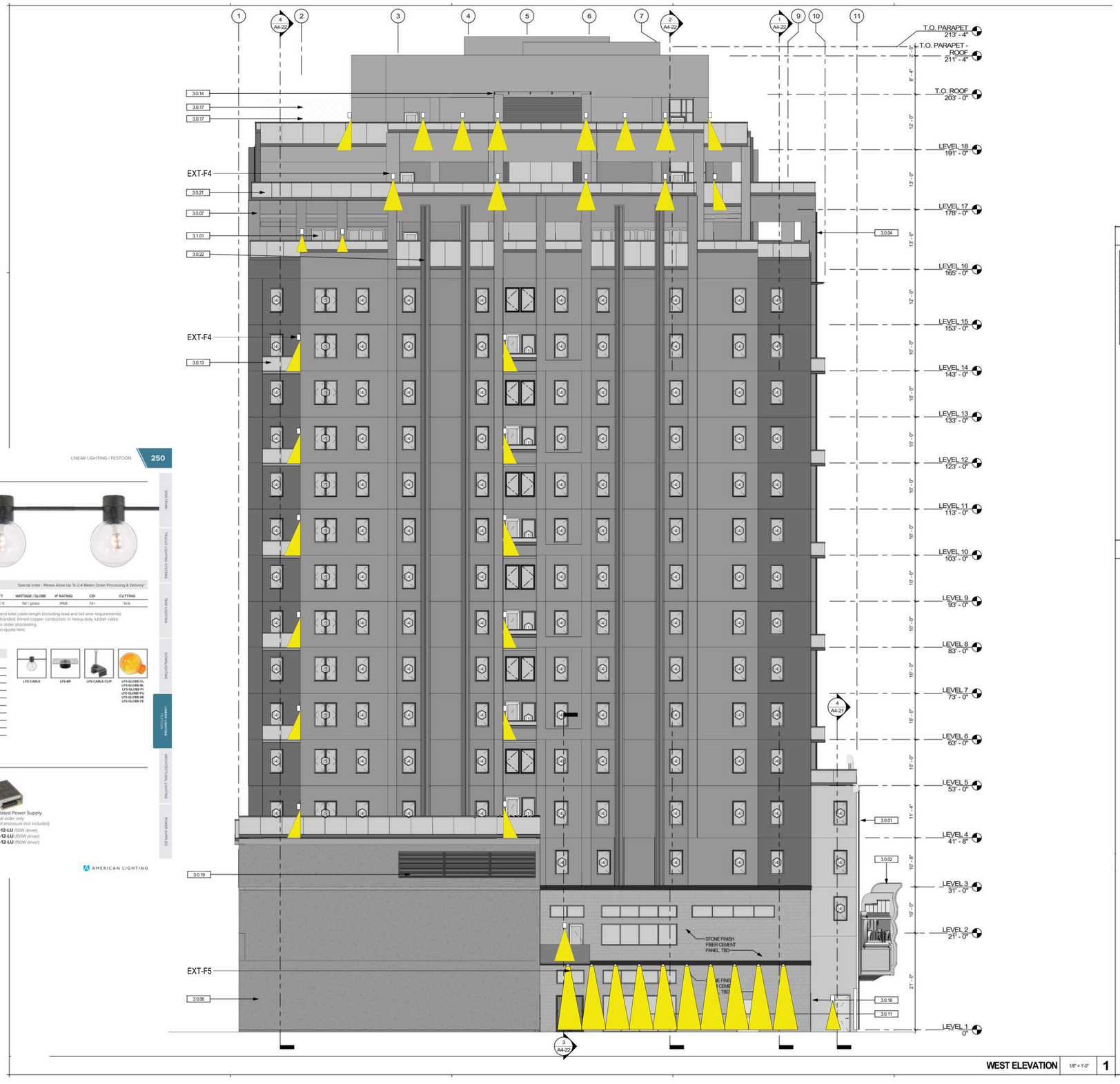
ITEM NUMBER	DESCRIPTION
LFS-CABLE	12 gauge Festoon cable
LFS-BP	Mounting back-plate
LFS-CABLE-CLIP	Cable clips (qty 100)
LFS-GLOBE-CL	Clear Festoon Globe
LFS-GLOBE-BL	Blue Festoon Globe
LFS-GLOBE-PI	Pink Festoon Globe
LFS-GLOBE-PU	Purple Festoon Globe
LFS-GLOBE-RE	Red Festoon Globe
LFS-GLOBE-YE	Yellow Festoon Globe

Recommended Power Supplies

12V DC Regulated Power Supply.
Special order only.
Requires waterproof enclosure (not included)
LED-DR50-12-LU (50W driver)
LED-DR100-12-LU (100W driver)
LED-DR150-12-LU (150W driver)

www.AmericanLighting.com — AMERICAN LIGHTING

SPECIALTY
TRACK LIGHTING SYSTEMS
TRACK LIGHTING
DOWNLIGHTING
LINEAR LIGHTING
ARCHITECTURAL LIGHTING
POWER SUPPLIES



WEST ELEVATION 1/8" = 1'-0" 1

KEYNOTES

3.0.01	HISTORIC FACADE TO REMAIN
3.0.02	HISTORIC MARQUEE TO REMAIN
3.0.04	RAISED FLUTING INCOPERATED INTO CONCRETE FACADE SYSTEM
3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.11	OVERHEAD GLASS DOOR, SEE DOOR SCHEDULE
3.0.13	GLASS GUARDRAIL WITH METAL CAP, SEE DETAIL X/XX
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.17	SURFACE MOUNTED DECORATIVE METAL LATTICE (DESIGN PENDING), SEE DETAIL X/XX
3.0.18	METAL FENCE & DOUBLE GATE WITH EGRESS HARDWARE, SEE DETAIL X/XX
3.0.19	METAL LOUVER, SEE MECHANICAL DRAWINGS
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES, TYP.
3.1.01	ALUMINUM STOREFRONT & GLAZING SYSTEM

FINISH LEGEND

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WEST FACADE LIGHTING & SIGNAGE

A213

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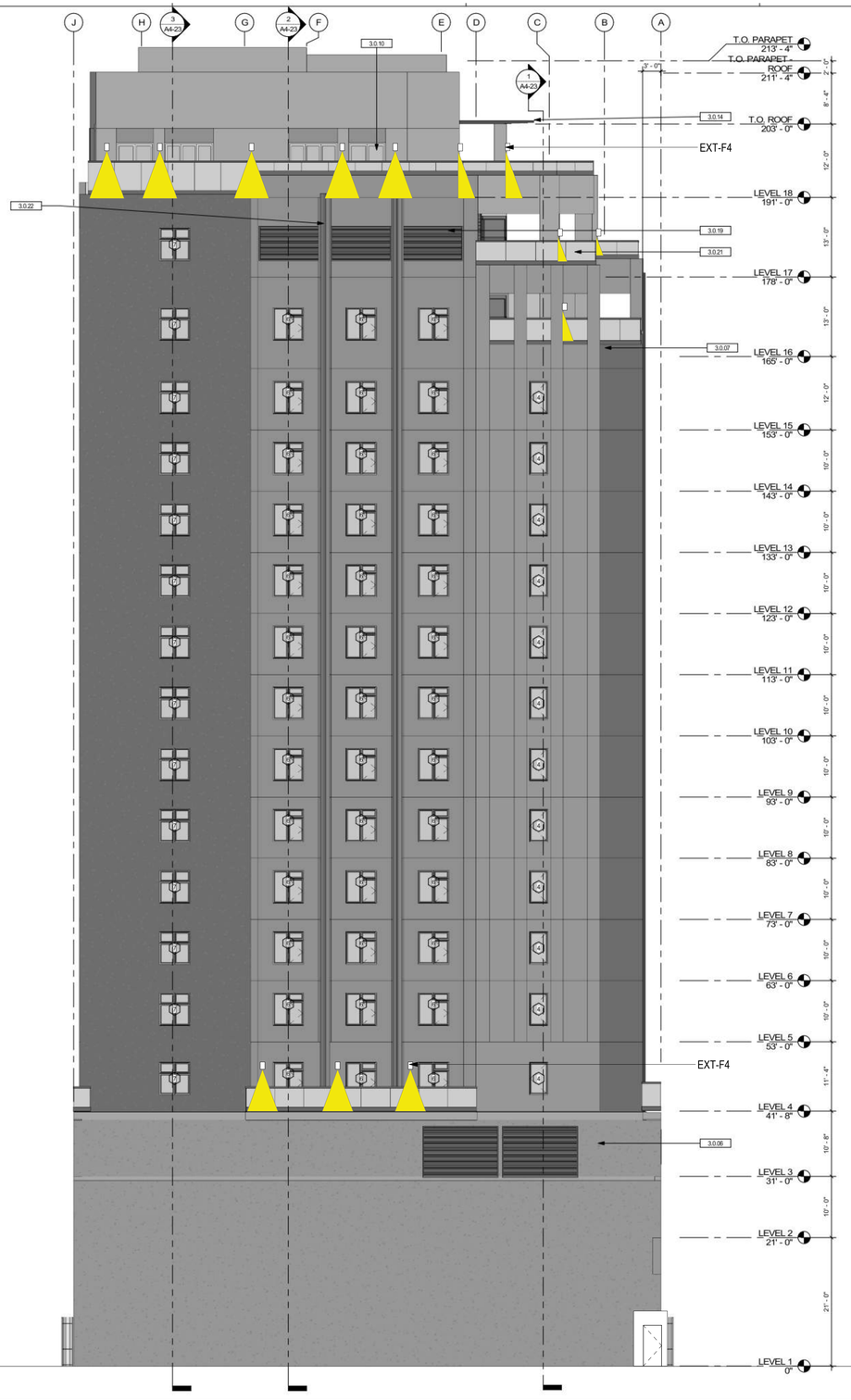

NORTH ELEVATION 1/8" = 1'-0" 1

KEYNOTES

3.0.06	CONCRETE WALL
3.0.07	CONCRETE COLUMN
3.0.10	FOLDING GLASS WALL, SEE DOOR SCHEDULE
3.0.14	METAL AWNING AND GLASS CANOPY, SEE DETAIL X/XX
3.0.19	METAL LOUVER, SEE MECHANICAL DRAWINGS
3.0.21	FALL PROTECTION GUARDRAIL @ 6'-0", SEE DETAIL X/XX
3.0.22	FACTORY INSTALLED PROFILE WITH LED LIGHT COVE ON BOTH SIDES, TYP.

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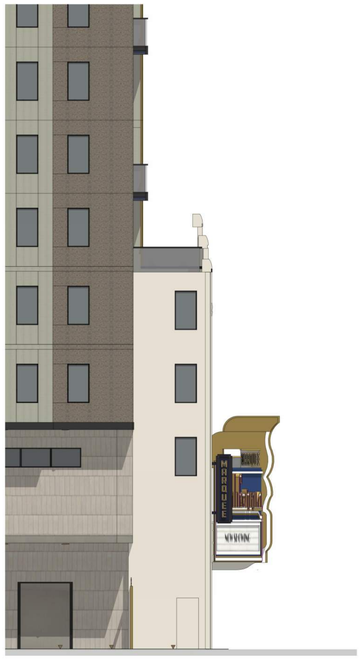
NORTH FACADE
LIGHTING SIGNAGE

A214

1 Partial Illustrated View
Scale: NTS

2 Illustrated View
Scale: NTS



1 Side View
Scale: 1" = 10' (1:120)
@tabloid

2 Front View
Scale: 1" = 10' (1:120)
@tabloid

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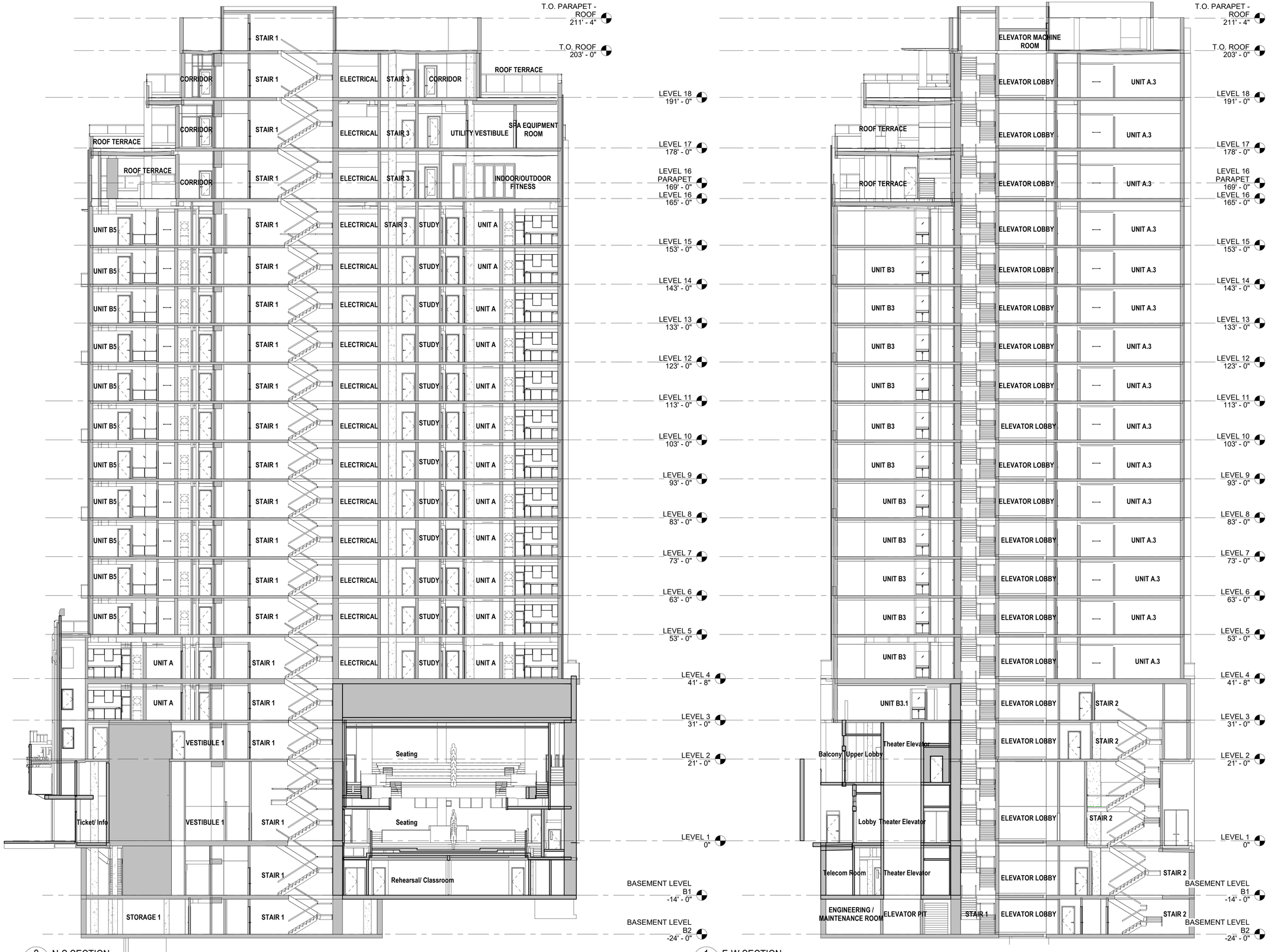
SOUTH FACADE SIGNAGE

A215



2 A310 N-S SECTION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

1 A310 E-W SECTION
3/32" = 1'-0"

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BUILDING SECTIONS

A310

Planning and Development Department
Land Use Planning Division

PROOF OF SERVICE

DATE: January 22, 2024

TO: Whom It May Concern

FROM: Melinda Jacob, OSII

SUBJECT: **USE PERMIT #ZP2022-0144 – 2113-15 KITTREDGE STREET**

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:

Christian Cerria 2115 Kittredge LLC 649 Mission St., 5th Flr. San Francisco, CA 94105	Robin Lent 426 Sandhill Circle Menlo Park, CA 94025	Kelilah D. Federman Adams Broadwell Joseph & Cardozo 601 Gateway Blvd. Ste. 1000 South San Francisco CA 94080

☒ 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 January 22, 2024 at Berkeley, California.

Melinda A. Jacob

Melinda Jacob, OSII

ORIGINAL

CITY OF BERKELEY - CITY CLERK
2024 FEB 5 PM2:04

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A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
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SOUTH SAN FRANCISCO, CA 94080-7037
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kfederman@adamsbroadwell.com

SACRAMENTO OFFICE
520 CAPITOL MALL, SUITE 350
SACRAMENTO, CA 95814-4721
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KELILAH D. FEDERMAN
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ANDREW J. GRAF
TANYA A. GULESSERIAN
DARION N. JOHNSTON
RACHAEL E. KOSS
AIDAN P. MARSHALL
TARA C. RENGIFO

Of Counsel
MARC D. JOSEPH
DANIEL L. CARDOZO

February 5, 2024

Via Email and Hand Delivery
Mayor Jesse Arreguín
Members: Rashi Kesarwani, Terry Taplin, Ben Bartlett, Kate Harrison, Sophie Hahn, Susan Wengraf, Mark Humbert
Berkeley City Council
2180 Milvia Street
Berkeley, CA 94704
Email: council@cityofberkeley.info

Mark Numainville
Berkeley City Clerk
2180 Milvia Street, 1st Floor
Berkeley, CA 94704
Email: clerk@cityofberkeley.info

Via Email Only
Sharon Gong, Staff Planner
Email: sgong@cityofberkeley.info

Re: Appeal to City Council re 2113-15 Kittredge Street (Use Permit #ZP2022-0144)

Dear Mayor Arreguín, Members: Kesarwani, Taplin, Bartlett, Harrison, Hahn, Wengraf, Humbert and Mr. Numainville:

We are writing on behalf of East Bay Residents for Responsible Development ("East Bay Residents" or "Residents") to appeal the Zoning Adjustment Board's ("ZAB") January 11, 2024 approval of the 2113-15 Kittredge Street Project (Use Permit #ZP2022-0144; APN057-2030-009) ("Project").[1] Residents submitted comments to the ZAB ahead of the January 11, 2024 hearing on the Project.[2] The

[1] **Exhibit A:** City of Berkeley, Zoning Adjustments Board Notice of Decision, 2113-2115 Kittredge Street Use Permit #ZP2022-0144 (Date of Board Decision: January 11, 2024, Date Notice Mailed): January 22, 2024, Appeal Period Expiration: February 5, 2024, Effective Date of Permit (Barring Appeal or Certification: February 6, 2024)), (hereinafter "Notice of Decision").
[2] **Exhibit B**: Letter from ABJC to ZAB re *Agenda Item No. 4: 2113-15 Kittredge Street Project (Use Permit #ZP2022-0144)* (Jan. 11, 2024).

printed on recycled paper

Project is proposed by Christian Cerria and 2115 Kittredge Street LLC (collectively "Applicant"). The Applicant requested Use Permits from the City of Berkeley ("City") to demolish the commercial building on the landmarked site (preserving the front façade), and construct an 18-story (203 feet, with 8-foot, 4-inch parapet), 160,734-square-foot, mixed-use building with 211 dwelling units (including 22 Very Low-Income Density Bonus qualifying units), and a 24,273-square-foot live theater space with 355 seats, a full stage and backstage, fly area, and practice support spaces. Construction is proposed to take place for 37 months from September 2024 until October 2027. The Project is within 1,000 feet of Berkeley High School within the C-DMU Core Sub-Area and the Downtown General Plan Designation.[3]

This appeal is timely filed within 14 days of the City's January 22, 2024 mailing of the Notice of Decision of the ZAB decision, pursuant to Berkeley Municipal Code ("BMC" or "Municipal Code") Section 23.410-1. This Appeal is taken from the following ZAB actions, and is accompanied by payment of the required appeal fee of $1500:

- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building.
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development.
- Use Permit under BMC Section 23.204.020(A) to construct dwelling units
- Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live).
- Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more.
- Use Permit under BMC Section 23.204.130(E)(1) to exceed the maximum building height limits, up to 75 feet (plus 5-foot parapet, by right).
- Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district.
- Use Permit under BMC Section 23.04.130(E)(3)(b) to modify side and rear setback requirements.
- Use Permit under BMC Section 23.310.020(B) to commence alcoholic beverage service of distilled spirits.

---

[3] City of Berkeley, Zoning Adjustments Board, Staff Report for Board Action (January 11, 2024) (Item #4 ZAB 2024-01-11) 2113-15 Kittredge Street Use Permit #ZP2022-0144. Available at https://berkeleyca.gov/sites/default/files/documents/2024-01-11_ZAB_Item%204_2113-15%20Kittredge_Staff%20Report%20and%20Attachments.pdf ("Staff Report").

- Use Permit under BMC Section 23.310.030(A) for alcoholic beverage service, including distilled spirits when incidental to a food service.
- Administrative Use Permit under BMC Section 23.302.020(E)(4) to allow outdoor uses in a commercial district not abutting a residential district.
- Determination that the Project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15331 ("Historical Resource Restoration/Rehabilitation") and Section 15332 ("Infill Development Projects") of the CEQA Guidelines.[4]

This Appeal was prepared with the assistance of air quality and hazardous materials experts Matt Hagemann, P.G., C.Hg and Paul E. Rosenfeld, Ph.D. of Soil Water Air Protection Enterprises ("SWAPE"), whose comments are included in the SWAPE Comments ("SWAPE Comments"). The SWAPE Comments and Mr. Hagemann's and Dr. Rosenfeld's expert curriculum vitae ("CV") are attached hereto as **Exhibit C.**

I. SUMMARY OF REASONS FOR APPEAL

Residents appeal the ZAB's actions pursuant to BMC Sections 23.410.030 and 23.406.040(E) on the grounds that:

1) **The Project may result in significant effects on air quality, public health, hazardous materials/water quality, historic resources and GHG emissions, rendering CEQA exemptions inapplicable and requiring preparation of an environmental impact report ("EIR");**
2) **The City lacks substantial evidence to demonstrate that the environmental effects of the Project are less than significant to support reliance on CEQA Exemptions;**
3) **The Project violates CEQA and the Climate Action Plan for failure to quantify the Project's operational greenhouse gas emissions;**
4) **The City has not demonstrated that the Project is consistent with General Plan policies to promote the welfare of local workers and sustainable economic development.**

[4] Notice of Determination, p. 1-2 of 5.

For the reasons explained herein and in Residents' January 11, 2024 comments to the ZAB[5], the City has not made, and cannot make, the necessary findings to support approval of the Project's Conditional Use Permits or exempt the Project from environmental review under CEQA. The City Council should uphold this appeal and remand the Project to Staff to prepare a legally adequate environmental impact report ("EIR") to remedy the deficiencies detailed herein and to adequately analyze and mitigate the Project's potentially significant environmental impacts before the Project can lawfully be approved.

First, the ZAB's reliance on CEQA exemptions for Project approval was inconsistent with law and unsupported because substantial evidence demonstrates that the Project may result in significant environmental impacts requiring mitigation. If an activity may have a significant effect on the environment, the activity is not categorically exempt from CEQA.[6] Mitigated categorical exemptions are also prohibited by CEQA.[7] "If a project may have a significant effect on the environment, CEQA review must occur and only then are mitigation measures relevant... Mitigation measures may support a negative declaration but not a categorical exemption."[8]

There is substantial evidence demonstrating that the Project's air quality and health risk impacts are significant and require mitigation. The City did not prepare a health risk assessment to quantify the Project's air quality and health risk impacts, in violation of CEQA.[9] Resident's air quality and hazardous materials expert SWAPE conducted a health risk assessment demonstrating significant air quality and health risk impacts.[10] SWAPE's quantitative health risk assessment found that the Project results in an excess cancer risk over the course of a residential lifetime (30 years) of approximately 107 in one million.[11] The infant and lifetime cancer risks exceed the BAAQMD threshold of 10 in one million, resulting in a significant environmental impact.[12]

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[5] See Exhibit B: Letter from ABJC to ZAB re *Agenda Item No. 4: 2113-15 Kittredge Street Project (Use Permit #ZP2022-0144)* (Jan. 11, 2024).
[6] Pub. Res. Code §§ 21080(b)(9); 21084(a); *Salmon Pro. & Watershed Network v. County of Marin ("SPAWN")* (2004) 125 Cal.App.4th.
[7] *SPAWN*, 125 Cal.App.4th at 1102; *Azusa Land Recl. Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal. App.4th 1165, 1198-1201.
[8] Salmon Protection & Watershed Network v. County of Marin (2004) 125 Cal.App.4th 1098, 1102 ("SPAWN").
[9] *Sierra Club v County of Fresno* (2018) 6 Cal.5th 502, 518–522 (CEQA requires an analysis of human health impacts).
[10] SWAPE Comments, p. 9-10.
[11] *Id.*
[12] SWAPE Comments, p. 9-10; *Comtys. for a Better Env't v. Cal. Resources Agency* (2002) 103 Cal.App.4th 98, 110-111 (when impact exceeds significance threshold, agency must disclose in CEQA

Substantial evidence also demonstrates that the Project site has potentially significant impacts from soil contamination that exceed health-based residential environmental screening levels ("ESL") and hazardous waste screening criteria, resulting in a significant impact which precludes reliance on a categorical exemption.[13] Project-specific mitigation is required to clean the contamination to safe levels before the Project can proceed and staff have included the mitigation as a condition of approval, demonstrating that the Project is not exempt from CEQA.[14]

Additionally, the Project results in a substantial adverse change in the significance of the historic resource of the California Theatre, rendering an exemption inapplicable.[15] The measures required by the Landmarks Preservation Commission "that ensure restoration and rehabilitation of the retained portion of the historic structure, as well as documentation and salvage of the property in its current form" constitute mitigation measures under CEQA.[16]

Finally, the ZAB failed to require the Project to demonstrate consistency with City planning documents, including the City's Climate Action Plan, which requires an analysis of the Project's greenhouse gas emissions, the Downtown Area Plan and the General Plan's Economic Development and Employment ("ED") Element, which includes City policies to increase social and economic equity in land use decisions through community and workforce benefits, such as the use of a local skilled and trained workforce.

The Municipal Code prohibits the City from approving a use permit if the project is "detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed

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document that impact is significant); *Schenck v. County of Sonoma* (2011) 198 Cal.App.4th 949, 960; *CBE v. SCAQMD*, 48 Cal.4th at 327 (impact is significant because exceeds "established significance threshold for NOx ... constitute[ing] substantial evidence supporting a fair argument for a significant adverse impact").

[13] Staff Report, p. 9; Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California (November 8, 2022), p. 6 of 9. Available at: https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/5291501700/2023-03_ltr-rpt-PhII%20Investigation-0424-002-001-Final.pdf.(hereinafter "Phase II Subsurface Investigation").

[14] *Id.*

[15] 14 CCR § 14300.2(f) ("[a] categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.").

[16] City of Berkeley Landmarks Preservation Commission Staff Report, 2113 Kittredge Street – California Theater (Oct. 5, 2023), p. 8 of 10. Available at: https://berkeleyca.gov/sites/default/files/documents/2023-10-05_LPC_Item%207_2113-2115%20Kittredge_Combined%20Staff%20Report%20and%20Attachments_2.pdf

use.....or to the general welfare of the City."[17] The Housing Accountability Act also authorizes disapproval of a housing project where the project has a specific, adverse unmitigated impact upon public health or safety,[18] or is inconsistent with the general plan or zoning ordinance in jurisdictions with a current Housing Element,[19] and requires projects to comply with CEQA.[20] The Project's significant environmental impacts with respect to health risk, hazards, and historical resources demonstrate a failure to comply with CEQA and result in a public detriment to the health, safety, comfort and general welfare of the community surrounding the Project. Moreover, the Project's failure to demonstrate consistency with the CAP, Downtown Area Plan and General Plan results in additional public detriment.

In order to approve a Project under CEQA categorical exemptions, the City must demonstrate based on substantial evidence that the Project does not result in significant environmental impacts.[21] The City failed to meet that standard here, because there are several impact areas in which Residents' experts provided substantial evidence of significant impacts, or in which the record contains no evidence to support the City's reliance on the proposed Class 31 or Class 32 exemptions.

For these reasons stated herein, the Project fails to qualify for CEQA exemptions and the ZAB's decision to approve the Project was contrary to law.

II. REQUESTED ACTION ON APPEAL

The City Council should reverse the decision of the ZAB, vacate the Project approvals, and remand the Project to staff to prepare a legally adequate EIR. The City Council may take action on the subject of an appeal or any aspect of an appealed project (de novo review) pursuant to BMC Section 23.410.040(E)(1).[22] The Municipal Code grants the City Council the authority to:

- Modify, reverse, or affirm, wholly or partly, any decision, determination, condition or requirement of the prior review authority; or

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[17] BMC § 23.406.040(E)(1)(a), (b).
[18] Gov. Code § 65589.5(d)(2).
[19] Gov. Code § 65589.5(d)(5).
[20] Gov. Code § 65589.5(e).
[21] *Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, 269.
[22] Berkeley Municipal Code ("BMC") Section 23.410.040(E)(1).

- For appeals to the City Council, remand the matter to the prior review authority to reconsider the application, and/or any revisions to the application submitted after the review authority's action.[23]

Additionally, the Council should remand the Project to Staff to confer with the Applicant about including voluntary conditions in the Project which implement workforce standards that satisfy zoning code, General Plan and Downtown Area Plan requirements. The conditions should include public benefits such as apprenticeship opportunities, local hire provisions, and healthcare, which promote the general welfare. Such conditions would be consistent with the Municipal Code and would ensure compliance with the General Plan and Downtown Are Plan.

III. STATEMENT OF INTEREST

East Bay Residents for Responsible Development is an unincorporated association of individuals and labor organizations that may be adversely affected by the potential impacts associated with Project development. The association includes the UA Plumbers and Pipefitters Local 342, International Brotherhood of Electrical Workers Local 595, Sheet Metal Workers Local 104, Sprinkler Fitters Local 483, their members and families, and City and Alameda County residents.

The individual members of Residents live, work, and raise their families in the Berkeley and Alameda County. They would be directly affected by the Project and its impacts. The organizational members of Residents also have an interest in enforcing public interest, health and safety, labor and environmental laws that encourage sustainable development and ensure a safe working environment for its members. Residents' members are also concerned about projects that are built without providing opportunities to improve the recruitment, training, and retention of skilled workforces.

IV. THE ZAB'S RELIANCE ON CEQA EXEMPTIONS WAS CONTRARY TO LAW AND UNSUPPORTED BECAUSE THE PROJECT RESULTS IN SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH REQUIRE MITIGATION

In approving the Project, the ZAB improperly relied on categorical exemptions pursuant to Section 15331 ("Historical Resource Restoration / Rehabilitation") and Section 15332 ("Infill Development Projects") of the CEQA Guidelines.

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[23] *Id.* at 23.140.040(G).

In order to rely on a categorical exemption, the City must determine, based on substantial evidence, that approval of the Project would not result in any significant effects on the environment.[24] Exemptions must be narrowly construed and are not to be expanded beyond the scope of their plain language.[25] An agency may not rely on a categorical exemption if mitigation measures would be necessary to reduce potentially significant effects to less than significant levels.[26] "'An agency should decide whether a project is eligible for a categorical exemption *as part of its preliminary review of the project'* without reference to or reliance upon any proposed mitigation measures."[27] If an activity may have a significant effect on the environment, the activity is not exempt from CEQA, CEQA review must occur, and only then are mitigation measures relevant.[28] The ZAB failed to comply with CEQA by approving the Project in reliance on unsupported exemptions.

A. The Project May Result in Significant Air Quality and Health Risk Impacts Requiring Mitigation

CEQA requires that an EIR must be prepared, whenever it can be fairly argued on the basis of substantial evidence that the project may have a significant environmental impact.[29] Substantial evidence includes "fact, a reasonable assumption predicated upon fact, or expert opinion supported by fact."[30] A significant environmental impact is defined as a substantial or potentially substantial adverse change in the environment.[31] The environment refers to the physical conditions "existing within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, objects of historic or aesthetic significance."[32]

Substantial evidence, as detailed herein and in the SWAPE Comments' health risk assessment, demonstrates that the Project may result in significant air quality and health risk impacts requiring preparation of an EIR to adequately analyze and mitigate such impacts before the Project can lawfully be approved.

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[24] Pub. Res. Code §§ 21080(b)(9); 21084(a); *Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, 269 (lead agency must provide "substantial evidence to support [their] finding that the Project will not have a significant effect.")
[25] *Castaic Lake Water Agency v. City of Santa Clarita* (1995) 41 Cal.App.4th 1257.
[26] *SPAWN,* 125 Cal.App.4th at 1102; *Azusa Land Recl. Co.,* 52 Cal. App.4th at 1198-1201.
[27] *Id.* at 1106 (internal citations omitted) (emphasis added).
[28] *SPAWN,* 125 Cal.App.4th at 1107.
[29] PRC § 21151; 14 CCR § 15064(f); *Citizens for Responsible Equitable Envt'l Dev. v. City of Chula Vista* ("*CREED*") (2011) 197 Cal.App.4th 327, 330-31; *Communities for a Better Env't v. South Coast Air Quality Mgmt. Dist.* (2010) 48 Cal.4th 310, 319 ("*CBE v. SCAQMD*").
[30] PRC § 21080(e)(1) (emphasis added); *CREED,* 197 Cal.App.4th at 331.
[31] PRC §§ 21068, 21100(d); 14 CCR § 15382.
[32] PRC § 21060.5.

i. Residents' Expert Health Risk Assessment Found Significant Health Risk Impacts from Project Construction Emissions

Construction of the Project over 37 months or 1,125-days will result in a significant health risk impact requiring mitigation. Residents' air quality expert SWAPE conducted a quantitative health risk assessment, using the emissions data provided by the City, which found significant cancer risks associated with Project construction. Specifically, SWAPE's health risk assessment determined that the Project will result in an excess cancer risk of 102 in one million for infants (0-2). The excess cancer risk over the course of a residential lifetime of 30 years is 107 in one million. The excess cancer risk for children (2-16) exceeds the BAAQMD threshold of 10 in one million. The cancer risk associated with Project construction exceeds BAAQMD threshold of 10 in a million. BAAQMD's 2022 CEQA Guidelines also states that "An excess cancer risk level of more than 10 in a million" results in a cumulatively considerable impact under CEQA.[33] Here, the Project results in a significant air quality and health risk impact for an exceedance of BAAQMD thresholds. If an impact exceeds an established significance threshold, it constitutes a significant impact requiring disclosure and mitigation in a CEQA document.[34]

CEQA requires that an EIR must be prepared, whenever it can be fairly argued on the basis of substantial evidence that the project may have a significant environmental impact.[35] Substantial evidence includes "fact, a reasonable assumption predicated upon fact, or expert opinion supported by fact."[36] Here, substantial evidence from Resident's experts' health risk assessment supports the determination that the Project results in significant air quality and health risk impacts requiring preparation of an EIR before the Project can lawfully be approved.

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[33] Bay Area Air Quality Management District 2022 CEQA Guidelines, p. 5-13. Available at: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa-guidelines-2022/ceqa-guidelines-chapter-5-project-air-quality-impacts_final-pdf.pdf?rev=de582fe349e545989239cbbc0d62c37a&sc_lang=en.

[34] *Comtys. for a Better Env't v. Cal. Resources Agency* (2002) 103 Cal.App.4th 98, 110-111 (when impact exceeds significance threshold, agency must disclose in EIR that impact is significant); *Schenck v. County of Sonoma* (2011) 198 Cal.App.4th 949, 960; *CBE v. SCAQMD*, 48 Cal.4th at 327 (impact is significant because exceeds "established significance threshold for NOx ... constitute[ing] substantial evidence supporting a fair argument for a significant adverse impact").

[35] PRC § 21151; 14 CCR § 15064(f); *Citizens for Responsible Equitable Envt'l Dev. v. City of Chula Vista* ("*CREED*") (2011) 197 Cal.App.4th 327, 330-31; *Communities for a Better Env't v. South Coast Air Quality Mgmt. Dist.* (2010) 48 Cal.4th 310, 319 ("*CBE v. SCAQMD*").

[36] PRC § 21080(e)(1) (emphasis added); *CREED*, 197 Cal.App.4th at 331.

ii. The City Failed to Conduct a Health Risk Assessment, in violation of CEQA and Regulatory Guidance

CEQA requires an analysis of human health impacts from exposure to a project's air emissions.[37] The City failed to perform an analysis of the Project's health risk resulting from exposure to the Project's construction and operational emissions, in violation of CEQA. The City's reliance on a condition of approval (Condition 40) to mitigate health risk from construction emissions does not excuse the City of the duty to disclose the severity of the Project's health risk when evaluating whether the Project qualifies for a CEQA exemption.

The City's decision to forego an analysis of health risk impacts is also inconsistent with regulatory guidance on evaluating health risk. The California Office of Environmental Health Hazard Assessment ("OEHHA") recommends a formal health risk assessment for construction exposures lasting longer than 2-months, and "[e]xposures from projects lasting more than 6 months should be evaluated for the duration of the project."[38] Here, Project construction will last longer than 37 months, which is significantly longer than the two-month short-term threshold set by OEHHA to trigger the need for a quantitative health risk analysis ("HRA"). Because Project construction will last more than six months, the OEHHA guidance specifies that cancer exposure from Project construction "should be evaluated for the duration of the project."[39] The City failed to conduct an HRA for the duration of the project as recommended by OEHHA.

The ZAB violated CEQA by approving the Project without evaluating health risk for the duration of the Project. An EIR must be prepared which includes a quantitative HRA.

a. The City's Failure to Prepare a Health Risk Analysis Constitutes Impermissibly Deferred Analysis

CEQA requires disclosure of the severity of a project's impacts and the probability of their occurrence *before* a project can be approved.[40] In *Bozung v.*

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[37] *Sierra Club*, 6 Cal.5th at 518–522.
[38] Office of Environmental Health Hazard Assessment (OEHHA), Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments, February 2015 (OEHHA 2015), Section 8.2.10: Cancer Risk Evaluation of Short Term Projects, pp. 8-17/18; https://oehha.ca.gov/air/crnr/notice-adoption-air-toxics-hot-spots-program-guidance-manual-preparation-health-risk-0.
[39] OEHHA 2015 p. 8-18.
[40] 14 CCR §§ 15143, 15162.2(a); *Cal. Build. Indust. Ass'n v. BAAQMD* (2015) 62 Cal.4th 369, 388-90 ("*CBIA v. BAAQMD*") (disturbance of toxic soil contamination at project site is potentially significant

Local Agency Formation Commission ,the Supreme Court upheld "the principle that the environmental impact should be assessed as early as possible in government planning."[41] A study conducted after approval of a project will inevitably have a diminished influence on decision-making.[42] Even if the study is subject to administrative approval, it is analogous to the sort of post hoc rationalization of agency actions that has been repeatedly condemned in decisions construing CEQA.[43]

Here, the ZAB relied on compliance with a post-approval condition, Condition 40, to avoid pre-approval disclosure of the Project's health risk impacts from construction emissions (and failed entirely to evaluate the Project's health risk from operational emissions), in violation of CEQA. Condition 40 provides that projects with construction lasting more than 2 months shall either (1) prepare a health risk assessment, or (2) use Tier 3 or VDECS-equipped off-road construction equipment.[44] Both of these actions would occur after Project approval. Thus, any health risk assessment would not be considered by the decision maker or the public prior to Project approval, and would instead be utilized as a "post hoc rationalization" to support the City's past decision to approve the Project. This approach is prohibited by CEQA.

Moreover, Condition 40 provides no certainty that a health risk assessment will ever be prepared and submitted to the Land Use Planning Division. Instead, under Condition 40, the Applicant may just use Tier 4 or VDECs construction equipment to avoid a health risk assessment entirely. Skipping disclosure of impacts and jumping straight to mitigation is a clear violation of CEQA.[45]

The City similarly cannot rely on Condition 40's option to utilize Tier 4 or VDECs construction equipment as a "design feature" of the Project to avoid disclosure of environmental impacts, because disclosure of an impact required by CEQA cannot be collapsed with mitigation.[46] Even if the use of Tier 4 or VDECs

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impact requiring CEQA review and mitigation); *Madera Oversight Coalition v. County of Madera* (2011) 199 Cal. App. 4th 48, 82; *Berkeley Keep Jets Over the Bay Com. v. Bd. of Port Comrs. ("Berkeley Jets")* (2001) 91 Cal.App.4th 1344, 1370-71; CEQA Guidelines, Appendix G.

[41] (1975) 13 Cal.3d 263, 282.

[42] *Sundstrom v. County of Mendocino*, supra, 202 Cal.App.3d 296, 307.

[43] *Id.*; *No Oil, Inc. v. City of Los Angeles*, supra, 13 Cal.3d 68, 81; *Environmental Defense Fund, Inc. v. Coastside County Water Dist.* (1972) 27 Cal.App.3d 695, 706.

[44] Staff Report, p. 17 (Condition 40).

[45]. *Lotus v. Dept. of Transportation* (2013) 223 Cal.App.4th 650 (CEQA document may not compress analysis of impacts and mitigation measures into a single issue, and must incorporate all measures designed to reduce potentially significant project impacts into legally binding mitigation plan).

[46] *Id.*

construction equipment were successful to reduce health risk below levels of significance, the City must still disclose to the public and decision makers whether the Project's unmitigated emissions would exceed applicable thresholds of significance. The City failed to perform this necessary analysis and cannot lawfully defer the analysis until after Project approval.

B. The Project's Soil Contamination Results in Significant Hazardous Materials and Public Health Impacts Requiring Mitigation

There is substantial evidence in the City's own studies demonstrating that the Project site has potentially significant impacts from soil contamination that exceed health-based residential environmental screening levels ("ESL") and hazardous waste screening criteria.[47] The Staff Report and soil investigations conclude that mitigation is required to clean the contamination to safe levels before the Project can proceed and staff have included the mitigation as a condition of approval.[48]

The Phase II Subsurface Investigation conducted for the Project identified a number of hazardous contaminants impacts onsite demonstrating a potentially significant environmental impact with respect to public health. **Lead was detected in soil samples, and the concentration in one of the soil samples exceeded the residential ESL** and hazardous waste screening criteria.[49] Additionally, several volatile organic compounds ("VOCs") were detected in each of the soil-vapor samples at concentrations above laboratory reporting limits.[50] **Benzene and bromodichloromethane were detected at concentrations exceeding the residential ESLs**, but below the commercial/industrial ESLs.[51] Chloroform was detected at a concentration above the conservative commercial/industrial ESL.[52]

Residential ESLs are health-protective screening thresholds for subsurface contaminants at project sites intended for residential use. As the Water Board explains:

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[47] Staff Report, p. 9; Phase II Subsurface Investigation, p. 6 of 9.
[48] *Id.*
[49] Phase II Subsurface Investigation, p. 6 of 9.
[50] *Id.*
[51] *Id.*
[52] *Id.*

> Residential Land Use should be used to evaluate sites for unrestricted future land-use. This includes sites to be used for residential developments, hospitals, day care centers and other sensitive purposes (DTSC 2002). ESLs listed under this category incorporate assumptions regarding long-term, frequent exposure of children and adults in a residential setting.[53]

If contamination exceeds a residential ESL for a proposed residential project, it constitutes a significant impact requiring disclosure and mitigation in a CEQA document.[54] The Project's exceedances of residential ESLs constitute a significant environmental impact which require remediation, mitigation, and analysis in an EIR before the Project can be approved. The City cannot rely on a CEQA exemption where, as here, hazardous materials impacts remain significant and require mitigation.

i. Mitigation Precludes Reliance on a CEQA Exemption

The City has acknowledged that the site's soil contamination impact is significant and has included mitigation in the Project's conditions of approval which require site cleanup.[55] The City is therefore precluded from relying on a categorical exemption under *SPAWN*.

The Phase II Subsurface Investigation concluded that "soil remediation may be required during grading."[56] The Conditions of Approval in the Staff Report provide that preparation of a Soil and Groundwater Management Plan is required, but the full remediation plan has not been provided for public review.[57] The site's exceedances of residential ESLs must be remediated to levels that are below residential ESLs before the Project can be approved. The Soil and Groundwater Management Plan will therefore include remediation that constitutes mitigation under CEQA. The fact that Condition 20(b) requires cleanup oversight by the City's

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[53] San Francisco Bay Regional Water Quality Control Board, *User's Guide: Derivation and Application of Environmental Screening Levels (ESLs)* (2019), p. 2-12. available at https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwjs3eyyxNaDAxXoMEQIHa6PCA0QFnoECDgQAQ&url=https%3A%2F%2Fcanvas.eee.uci.edu%2Fcourses%2F35369%2Ffiles%2F14524449%2Fdownload%3Fdownload_frd%3D1&usg=AOvVaw2yRfXhcKKP99AYVFLz6NlC&opi=89978449 (last visited 1/11/24).

[54] *Comtys. for a Better Env't*, 103 Cal.App.4th at 110-111 (when impact exceeds significance threshold, agency must disclose in EIR that impact is significant); *Schenck,* 198 Cal.App.4th at 960; *CBE v. SCAQMD*, 48 Cal.4th at 327 (impact is significant because exceeds "established significance threshold for NOx … constitute[ing] substantial evidence supporting a fair argument for a significant adverse impact").

[55] Staff Report, p. 9.

[56] *Id.* at 7 of 9.

[57] Staff Report, p. 12 of 28.

Toxic Management Division ("TMD") does not change the underlying fact that the Project site contains contaminations at levels exceeding residential significance thresholds which require mitigation.

A "mitigation measure" is a measure designed to minimize a project's significant environmental impacts.[58] CEQA defines mitigation to include:

(a) Avoiding the impact altogether by not taking a certain action or parts of an action.
(b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
(c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
(d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
(e) Compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements.[59]

Here, the City seeks to rely on standard conditions of approval which it asserts are "requirements of the project and not mitigation."[60] While a citywide requirement to prepare a soil management plan for all projects may be standard, the requirement to implement site-specific measures to reduce a significant contamination impact at a particular project site, as here, is mitigation unique to the project. Under CEQA, the additional remediation of soil contamination in the SGMP would constitute mitigation measures to "rectify[] the impact by...restoring the impacted environment."[61] Moreover, CEQA does not allow the lead agency to compress the analysis of impacts and mitigation measures into a single issue to avoid disclosure of a potentially significant impact.[62]

Agencies are prohibited from relying on mitigated categorical exemptions.[63] The Court in *Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster*, held that the CEQA Guidelines does not authorize consideration of mitigation measures in connection with a categorical exemption, and held that if mitigation

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[58] Pub. Res. Code § 21002.1(a).
[59] 14 CCR § 15370.
[60] City of Berkeley, Standard Conditions of Approval, Ordinance No. 12899 C.M.S, (2020) p. 2. Available at: https://cao-94612.s3.amazonaws.com/documents/Standard-Conditions-of-Approval-December-2020.pdf.
[61] 14 CCR § 15370.
[62] *Lotus*, (2014) 223 Cal.App.4th at 656.
[63] *Salmon Protection & Watershed Network v. County of Marin* (2004) 125 CA4th 1098, 1102.

measures are needed to avoid potentially significant impacts, then at a minimum a mitigated negative declaration must be prepared.[64] The court in *SPAWN* similarly held that if there is a reasonable possibility of a significant effect on the environment, then the project must be reviewed under CEQA and mitigation measures may be considered only as part of that CEQA review.[65]

The City's reliance on the standard condition of approval is dissimilar to the *Walters v. City of Redondo Beach* case where the court held that a condition of approval requiring compliance with local noise standards was not a mitigation measure defeating the use of a categorical exemption, when the city found the project would meet those standards and imposed conditions of approval to ensure that it would do so.[66] Here, the standard condition of approval requires the Applicant to conduct additional environmental review in a Soil and Groundwater Management Plan and to potentially conduct additional remediation to mitigate the Project's existing soil contamination. The City cannot escape CEQA review by relying on conditions of approval to conduct its environmental review.

Moreover, the court in *Berkeley Hillside* clarified that "a finding of environmental impacts must be based on the proposed project as actually approved."[67] The SGMP may find additional environmental impacts and require additional remediation. Therefore, the Staff Report's conclusions as to environmental impacts are not based on the proposed Project as approved, but are based on future environmental review and remediation under a Soil and Groundwater Management Plan. Future remediation, mitigation, and environmental review cannot be the basis to support a categorical exemption.

The remediation associated with the SGMP to reduce contamination to levels that do not exceed residential ESLs constitutes mitigation measure, thus precluding reliance on a categorical exemption for Project approval. An EIR must be prepared which includes the analysis of the SGMP, to adequately characterize, analyze, and mitigate the Project's potentially significant hazardous contamination impacts.

C. The Project May Result in Potentially Significant Historic Resources Impacts Which Require Mitigation

The CEQA Guidelines provides that "[a] categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance

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[64] (1997) 52 CA4th 1165, 1200.
[65] 125 CA4th at 1102.
[66] (2016) 1 CA5th 809.
[67] *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1105.

of a historical resource."[68] Here, the Project may result in a substantial adverse change in the significance of the historic resource of the California Theatre, so an exemption is inapplicable. Moreover, the measures required by the Landmarks Preservation Commission for the Project "that ensure restoration and rehabilitation of the retained portion of the historic structure, as well as documentation and salvage of the property in its current form" constitute mitigation measures under CEQA.[69]

"If a project may have a significant effect on the environment, CEQA review must occur and only then are mitigation measures relevant... Mitigation measures may support a negative declaration but not a categorical exemption."[70] Here, the City is improperly relying on mitigation measures to support approval of the Project under a categorical exemption, in violation of CEQA.

V. THE CITY LACKS SUBSTANTIAL EVIDENCE TO SUPPORT A CEQA EXEMPTION

If an activity may have a significant effect on the environment, the activity is not categorically exempt from CEQA.[71] A lead agency must provide "substantial evidence to support [their] finding that the Project will not have a significant effect."[72] The City failed to meet that standard here, because there are several impact areas in which the record contains no evidence to support the City's reliance on the proposed Class 31 or Class 32 exemptions.

Additionally, the Project fails to meet the facial requirements for a Class 32 exemption. CEQA Guidelines Section 15332 provides an exemption from CEQA for "benign infill projects that are consistent with the General Plan and Zoning requirements" of a municipality and that satisfy the following criteria:[73]

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[68] 14 CCR § 14300.2(f).
[69] City of Berkeley Landmarks Preservation Commission Staff Report, 2113 Kittredge Street – California Theater (Oct. 5, 2023), p. 8 of 10. Available at: https://berkeleyca.gov/sites/default/files/documents/2023-10-05_LPC_Item%207_2113-2115%20Kittredge_Combined%20Staff%20Report%20and%20Attachments_2.pdf
[70] Salmon Protection & Watershed Network v. County of Marin (2004) 125 Cal.App.4th 1098, 1102 ("SPAWN").
[71] *SPAWN,* 125 Cal.App.4th at 1107.
[72] *Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, 269.
[73] 14 CCR § 15332.

(a) 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.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

The Project fails to meet the requirements of Section 15332(a) and (d) because the record lacks substantial evidence that the Project will not result in significant effects to water quality, public health, and air quality. The Project may also result in inconsistencies with the General Plan, CAP, and Downtown Area Plan. For these reasons, the Project fails to qualify for the Infill Exemption or any other categorical exemption.

A. The City Lacks Substantial Evidence to Conclude that the Project Will Not Have Significant Effects from Greenhouse Gas Emissions

The City lacks substantial evidence to support a determination that greenhouse gas ("GHG") emissions impacts are less than significant so as to support a categorical exemption. CEQA requires that in order to qualify for a categorical exemption, the City must demonstrate, based on substantial evidence, that there are no "significant effects" of the Project on the environment.[74] Here, the City has not demonstrated that GHG emissions impacts are less than significant. Therefore, the City lacks substantial evidence to support reliance on the proposed exemptions.

The Staff Report includes analysis of the Project's GHG impacts for construction only, and includes no relevant analysis regarding operational GHG impacts.[75] Moreover, the claim by the Landmarks Preservation Commission that the Project will be "powered sustainably" is not supported by substantial evidence.[76] The record contains no study quantifying GHG impacts, no evidence that the source of energy for the Project is "sustainably" sourced, and does not demonstrate that, if

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[74] *Banker's Hill,* 139 Cal.App.4th at 269.
[75] Staff Report, Air Quality Assessment, Appendix A, p. 6 of 45.
[76] Berkeley Landmarks Preservation Commission, Agenda, (Oct. 5, 2023). Available at: https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/2023-10-05_LPC_Agenda_Linked_0.pdf.

so, it would reduce the Project's GHG impacts to less than significant levels in order to rely on a CEQA exemption. Moreover, the Landmarks Preservation Commission is the City's historical resource committee, not a qualified expert in analyzing GHG emissions.[77] The Commission's conclusion that the Project's GHG emissions would be less than significant does not constitute substantial evidence.[78]

The record contains no study quantifying operational GHG impacts, no evidence that the source of energy for the Project is "sustainably" sourced, and does not demonstrate that, if so, it would reduce the Project's GHG impacts to less than significant levels in order to rely on a CEQA exemption. The City Council should uphold this appeal and remand the Project to Staff to prepare a legally adequate EIR to adequately analyze and mitigate the Project's potentially significant environmental impacts with respect to GHG emissions.

B. The City Lacks Substantial Evidence to Conclude that the Project Will Not Have Significant Effects on Water Quality

The Project site is listed on the State Water Resources Control Board's Geotracker database as "Pending Review as of 10/20/2023" as the Former California Theatre (Global ID: T10000021433).[79] On November 16, 2023, following the Phase II Subsurface Investigation, the San Francisco Bay Regional Water Quality Control Board advised the Applicant that "[b]ased on the available data, it is unclear if the contamination threatens to adversely affect the beneficial uses of groundwater and/or human health. These beneficial uses include municipal supply, agricultural supply, and industrial service and process supply."[80] Absent additional review and remediation, the City lacks substantial evidence that water quality impacts are less than significant to allow for approval of the Project under a categorical exemption.

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[77] Berkeley Landmarks Preservation Commission, Agenda, (Oct. 5, 2023). Available at: https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/2023-10-05_LPC_Agenda_Linked_0.pdf.

[78] PRC 21082.2(c); 14 CCR 15384(b) (substantial evidence includes reasonable assumptions predicated on facts and expert opinion supported by facts).

[79] State Water Resources Control Board Geotracker, Former California Theatre (T10000021433). Available at: https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000021433.

[80] San Francisco Bay Regional Water Quality Control Board, Site Cleanup Program (SCP) Recovery of Oversight Costs at the Former California Theatre, 2115 Kittredge Street, Berkeley, Alameda County (November 16, 2023). Available at: https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/9991040885/2023-11-30_CRA%202115%20Kittredge_Executed.pdf

C. The City Lacks Substantial Evidence to Conclude the Project Will Not Have Significant Effects on Air Quality and Public Health

An exemption is improper, where, as here, the Project may result in significant air quality impacts.[81] As discussed above, the Staff Report for the Project does not contain a quantified health risk analysis ("HRA" or "health risk assessment") to evaluate the Project's potentially significant air quality and public health impacts from construction and operation. Absent a health risk assessment, the record does not contain substantial evidence that toxic air contaminants from construction and operation will be reduced to less than significant levels. The City cannot rely on a categorical exemption absent substantial evidence concluding that air quality and public health impacts are less than significant without supporting evidence. The City must prepare an EIR to adequately analyze and mitigate the Project's potentially significant environmental impacts with respect to air quality and public health.

VI. THE CITY FAILED TO ANALYZE GREENHOUSE GAS IMPACTS PRIOR TO ZAB APPROVAL AND THE PROJECT CONTRAVENES THE CITY'S CLIMATE ACTION PLAN

As discussed above, the Staff Report is silent with respect to analysis of the Project's operational greenhouse gas emissions. The City's failure to analyze the significance of the Project's GHG emissions is both a violation of CEQA and of the City's Climate Action Plan.

Pursuant to CEQA Guidelines § 15064.4 subdivision (a), "A lead agency shall make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project. A lead agency shall have discretion to determine, in the context of a particular project, whether to:

(1) Quantify greenhouse gas emissions resulting from a project; and/or
(2) Rely on a qualitative analysis or performance-based standards."

Here, the City quantified construction-related GHG emissions, [82] but failed to quantify operational GHG emissions, thus failing to follow the first method. Utilizing the second method, a qualitative analysis, an agency may adopt an area wide plan to reduce greenhouse gas emissions and determine that a project's incremental contribution to climate change is not significant if the project complies

[81] 14 CCR § 15332(d).
[82] Staff Report, Air Quality Assessment, Appendix A, p. 6 of 45.

with the requirements of the previously adopted plan.[83] The City of Berkeley's CAP is the relevant area wide plan for the reduction of GHGs.

Conformance with the CAP requires a new project to "report projected GHG emissions."[84] The Berkeley CAP requires "that new projects achieve a minimum point level on an appropriate green building checklist (e.g., GreenPoint Rated Checklist for residential buildings or LEED checklist for nonresidential) **and report projected GHG emissions**."[85] The Staff Report did not include either a quantified operational GHG analysis or a report of projected operational GHG emissions. Rather, the Air Quality Assessment's Modeling files left the operational greenhouse gas analysis tables for "Operations Emissions Details" completely blank. The City therefore failed to analyze operational greenhouse gas emissions through either quantitative analysis or "report projected GHG emissions," as required by the CAP. This omission is a violation of CEQA and the CAP.

In *Mission Bay Alliance v. Office of Community Inv. & Infrastructure* (2016) 6 CA5th 160, 198, the court upheld an EIR's analysis that was based on determining consistency with a locally adopted climate strategy and GHG reduction plan.[86] Here, in order to demonstrate consistency with the Berkeley Climate Action Plan, the Project is required to quantify and "report projected GHG emissions."[87] The City must therefore quantify and report the Project's operational GHG emissions in order to comply with CEQA and the Climate Action Plan. The ZAB failed to require this analysis before approving the Project. The City Council should uphold this appeal and remand the Project to staff to circulate a legally adequate EIR containing an operational GHG analysis before the Project can be reconsidered for approval.

VII. THE PROJECT MAY RESULT IN NONCONFORMANCE WITH THE GENERAL PLAN AND ZONING

The Project has not demonstrated conformance with General Plan workforce policies. Housing development projects in the City must implement the goals and policies of the General Plan, including Policy ED-4, which includes the following:

> 1) Ensure that Berkeley has an adequate supply of decent housing, living wage jobs, and businesses providing basic goods and services.

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[83] 14 CCR § 15183.5, subd. (b).
[84] City of Berkeley Climate Action Plan, p. 59.
[85] City of Berkeley Climate Action Plan, p. 59.
[86] *Mission Bay Alliance v. Office of Community Inv. & Infrastructure* (2016) 6 CA5th 160, 198.
[87] City of Berkeley Climate Action Plan, p. 59.

2) New housing will be developed to expand housing opportunities in Berkeley to meet the needs of all income groups.[88]

General Plan Economic Development and Employment ("ED") Policy ED-1 (Employment and Training) provides that it is the Policy of the City to "**Increase the number of jobs that go to Berkeley citizens by coordinating economic development efforts with employment placement** through the following actions:

A. Work with job training programs and encourage training for life skills, job readiness, and specific target industries, including industrial companies in West Berkeley.
B. Provide labor market information from data sources and industry sectors to local educational institutions and training agencies for adults and youths.
C. Coordinate City employment and job training programs with the University of California, Vista College, and other local educational institutions.
D. Encourage the University to hire Berkeley residents.
E. Encourage the Berkeley Unified School District to provide education and job skills appropriate to jobs in Berkeley and the region.
F. Create a collaborative process among the City, employers, and local disability/minority organizations to provide access to economic and artistic opportunities and development services for all people through education, technical assistance, and economic incentives.
G. Develop and implement employment programs to assist citizens with temporary and permanent employment.
H. Establish agreements with major employers to provide job training for Berkeley youth similar to the Bayer biotech agreements.
I. Strengthen and improve the administration and performance of the First Source Program, and establish better links between the First Source Program and the Office of Economic Development.
J. Consider development of an ordinance that requires that a percentage of Berkeley residents be hired for publicly funded construction jobs.[89]

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[88] Berkeley General Plan (April 23, 2002), p. I-1.
[89] Berkeley General Plan Economic Development and Employment Element, Policy ED-1, p. ED-5 (emphasis added).

General Plan ED Element Objectives provides the following City development objectives:

> **1. Provide a variety of jobs with varied skill levels for residents of Berkeley.**
> 2. Promote community and neighborhood values.
> 3. Support businesses that are independent, locally owned, and neighborhood-serving.
> **4. Encourage environmentally sustainable business.**
> **5. Promote revitalization in neighborhoods and communities that have historically higher-than-average rates of unemployment.**
> **6. Promote a strong industrial base as a vital foundation of a stable economy.**
> **7. Increase social and economic equity in land use decisions.**
> 8. Support culture and the arts in Berkeley.
> 9. Promote general retail businesses and a variety of cultural, recreational, entertainment, and public sector activities in the Downtown to ensure that the Downtown will remain a vital, attractive, and unifying center for the city.[90]

Policy ED-12 (Promoting Berkeley) requires the City to promote Berkeley as a location for appropriate business, visitor, and conference destination through specific actions, including "[d]evelop, maintain, and distribute economic and demographic information pertaining to the Berkeley economy.[91]

Insofar as the Project does not include any commitment to provide construction jobs to local Berkeley or East Bay residents and does not contribute to any apprenticeship or other construction job training programs for the majority of the trades, or healthcare expenditures, the Project fails to comply with these General Plan policies. As proposed, the Project is not required to use apprentices or provide healthcare benefits to its construction workers,[92] and the Applicant has not agreed to use a skilled local construction workforce to construct the Project. The Project may therefore be built with low-wage, out-of-area[93] workers who lack the

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[90] Berkeley General Plan Economic Development and Employment Element, Element Objectives, p. ED-5 (emphasis added).
[91] *Id.* at Policy ED-12(C), p. ED-10.
[92] The Project does not appear to be subject to Berkeley's Helping Achieve Responsible Development with Healthcare and Apprenticeship Training Standards ("HARD HATS") Ordinance, Berkeley Municipal Code ("BMC") Chapter 13.107, given the Project's SB 330 application.
[93] Statement by Councilmember Hahn, Berkeley City Council Hearing (September 20, 2022 6 PM): City Councilmember Hahn, in favor of the HARD HATS Ordinance, said that the ordinance is necessary because workers are "being bussed in from the Central Valley" which deprives them of

livable wages, health benefits, stability, and basic standard of living that Berkeley has committed to ensuring for all of its workers on all housing developments constructed in the City. If so, the Project would be detrimental to the health, safety, peace, morals, comfort, and general welfare of the City and its residents, especially its local construction workforce, and may fail to comply with General Plan workforce policies.

By contrast, providing a local skilled and trained workforce, including apprenticeship commitments and providing healthcare expenditures for construction workers would implement the policies laid out in the General Plan Economic Development and Employment Element.[94][95]

A. The Applicant Should Consider Including Voluntary Healthcare and Apprenticeship Training Standards in Line with the HARD HATS Ordinance

The Project is not required to comply with the HARD HATS Ordinance due to its effective date. However, East Bay Residents recommends that the Project include voluntary commitments to provide construction apprenticeship training opportunities for Berkeley and Alameda County residents, local hire, and healthcare expenditures for its construction workforce that are in line with the General Plan's workforce goals and consistent with City's new HARD HATS Ordinance.

The Ordinance went into effect on January 1, 2024 to implement apprenticeship program requirements and healthcare security for workers on General Plan area projects. In enacting the HARD HATS Ordinance, the City was striving "**to promote the general welfare.**"[96] Among the many general welfare concerns cited by the City was the detrimental role that the homebuilding industry plays in perpetuating income inequality by using low wage construction workers:

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time with their families and loved ones, and prevents them from being able to take their children to school in the morning.

[94] The City has authority to impose conditions of approval on the Project to ensure consistency with the General Plan's economic and workforce policies. Local agencies have broad discretion to construe general plan policies in light of the plan's purposes, and to weigh and balance general plan policies when applying them. *Eureka Citizens for Responsible Gov. v. City of Eureka* (2007) 147 Cal.App.4th 357, 373-74.

[95] SB 330 projects must be consistent with the general plan and zoning. Gov. Code § 65589.5, subd. (j)(1).

[96] BMC § 13.107.112.

> Homebuilding is supposed to reduce the number of people waiting in line for housing they can afford. But when the homebuilding industry itself generates excessive very low and low wage construction employment, that just increases the number of people needing subsidies from the taxpayer. Low wage employment is in fact a problem in both the residential and commercial construction markets.[97]

The HARD HATS staff report explained that "[t]he creation and utilization of apprenticeship along with the commitments to paid healthcare act to both recruit and retain an adequate base of construction workers and to be a pipeline for future supervisors and licensed independent contractors."[98] It further provided that "[r]equiring contractors on major projects in Berkeley to employ apprentices results in a higher volume of apprentice training, and thus, an increase in the construction labor force available to carry out the construction anticipated by the general plan, and especially that targeted by the Housing Element."[99]

The Applicant has not committed to apprenticeship or healthcare standards for its construction workforce, without which the Project may perpetuate precisely the problems that the City's General Plan workforce standards, general welfare zoning code sections, and the new HARD HATS Ordinance seek to remedy.

B. Utilizing a Skilled Construction Workforce Promotes the Goals Set Forth in the Regional Housing Needs Assessment

One of the main rationales for the HARD HATS Ordinance was to increase the housing supply through the use of a local skilled and trained labor force. Berkeley has been assigned a Regional Housing Needs Assessment ("RHNA") of roughly 9,000 units of housing to produce over an eight year period, or over 1,100 units per year.[100] The City has concluded that Berkeley does not have an adequate supply of construction workers to build over 1,100 housing units per year while also building, altering, and maintaining public and private commercial nonresidential buildings and infrastructure.[101] Only 1,250 construction sector employees lived in Berkeley in 2018.[102] City staff have previously concluded that Berkeley cannot rely on contractors to reliably import surplus skilled construction workers from other cities,[103] and that construction jobs – particularly residential construction jobs -

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[97] HARD HATS Staff Report pp. 4-5.
[98] *Id.*
[99] *Id.*
[100] *Id.* at p. 80.
[101] *Id.*
[102] *Id.*
[103] *Id.*

have lost their competitive edge relative to other jobs in the Bay Area regional economy.[104] To meet its General Plan goals, Berkeley seeks to create working conditions that will help to overcome the construction labor market's failures to make construction jobs attractive enough to recruit and retain productive trade workers.

At the September 20, 2022 hearing on the HARD HATS Ordinance, City Councilmembers explained that there is a "shortage of qualified local construction workers" and that is one reason why it is hard to get housing built.[105] Councilmember Hahn explained that Berkeley should "develop more labor, have working conditions, and pay, and benefits that you need to live in the Bay Area."[106] Councilmember Hahn further asserted that Berkeley needs to expand the available workforce of people who are able to build housing and other projects, and "to ensure they have protections."[107] Mayor Arreguin noted that the "key to addressing the significant shortage of housing is addressing the shortage of a skilled and trained workforce."[108] The Applicant has not demonstrated that the Project will help meet this goal of addressing the housing shortage by utilizing local skilled and trained construction workers.

C. Promoting Jobsite Health and Safety

Berkeley Mayor Arreguin stated in the September 20, 2022 hearing on the HARD HATS Ordinance, that it is "unacceptable to build housing on the backs of low wage workers" and noted that there is exploitation of our construction workforce.[109] The Mayor cited to projects in Berkeley where there is wage theft, OSHA violations, unsafe workplace conditions, and worker exploitation.[110] The Mayor emphasized the importance of enabling the Berkeley construction workforce to access healthcare through the implementation of measures in the HARD HATS Ordinance. The Applicant should consider providing healthcare expenditures to its construction workers to help reduce the risks of injury and illness to construction workers.

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[104] *Id.*
[105] Statement by Councilmember Hahn, Berkeley City Council Hearing (September 20, 2022 6 PM).
[106] *Id.*
[107] *Id.*
[108] *Id.*
[109] *Id.*
[110] *Id.*

VIII. THE PROJECT IS INCONSISTENT WITH THE DOWNTOWN AREA PLAN

The Project does not conform with the Downtown Area Plan because it fails to provide "significant community benefits" as required by the Plan. The Downtown Area Plan provides that "All new buildings *shall* deliver significant community benefits, many of which should be in proportion to building height."[111] The Downtown Area Plan requires projects above 75 feet to include significant community benefits in the form of affordable housing, supportive social services, green features, open space, transportation demand features, job training, and/or employment opportunities.[112] The applicable public benefit requirements are to be included as conditions of approval and the owner shall enter into a written agreement that shall be binding on all successors in interest.[113] This Project has not demonstrated consistency with the Downtown Area Plan for failure to include community benefits as conditions of approval.

IX. THE PROJECT IS DETRIMENTAL TO THE GENERAL WELFARE AND INCONSISTENT WITH THE ZONING ORDINANCE[114]

In order to approve a Use Permit, under Berkeley Municipal Code Section 23.406.040, the ZAB must find that the proposed project:

i. Will not be detrimental to the health, safety, peace, morals, comfort, or **general welfare** of persons residing or visiting in the area or neighborhood of the proposed use; and
ii. Will not 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.

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[111] City of Berkeley, Downtown Area Plan (2012) p. LU-12. Available at: https://berkeleyca.gov/sites/default/files/2022-03/Downtown-Area-Plan.pdf (emphasis added).
[112] *Id.*
[113] *Id.*
[114] The Applicant may argue that the zoning code's general welfare standard is not an objective standard within the meaning of SB 330. This is incorrect, as compliance with CEQA, including mitigating or demonstrating the absence of significant, detrimental environmental and public health effects, and compliance with the General Plan, are objective requirements under the Housing Accountability Act. Gov. Code § 65589.5(d)(2) (disapproval authorized where housing project has would have a specific, adverse unmitigated impact on public health or safety); § 65589.5(e) (projects subject to HAA must comply with CEQA); § 65589.5(d)(5) (disapproval authorized where project is inconsistent with general plan or zoning ordinance in jurisdictions with current Housing Element).

The zoning code mandates that use permits for housing projects developed within the City cannot be approved if they are detrimental to the health, safety, peace, morals, comfort, or general welfare of the City, its residents, workers and visitors, to the surrounding neighborhood, or are inconsistent with zoning.[115] The Project is inconsistent with these requirements and fails to meet the City's goals for ensuring a stable and viable construction workforce.

The Municipal Code prohibits the City from approving a use permit if the project is "detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use.....or to the general welfare of the City."[116] The Housing Accountability Act also authorizes disapproval of a housing project where the project has a specific, adverse unmitigated impact upon public health or safety,[117] or is inconsistent with the general plan or zoning ordinance in jurisdictions with a current Housing Element.[118]

There is substantial evidence demonstrating that the Project's significant environmental impacts with respect to health risk, hazards, and historical resources are likely to result in a public detriment to the health, safety, comfort and general welfare of the community surrounding the Project. The Project's failure to demonstrate consistency with the CAP, Downtown Area Plan and General Plan may result in additional public detriment that the ZAB failed to consider.

The ZAB lacked substantial evidence to support the findings to issue a use permit under the City's zoning ordinance. The City Council should uphold this appeal and remand the Project to staff to prepare an EIR and to require the Applicant to provide substantial evidence demonstrating that the Project will not be detrimental to the City, its residents, and its workers, and that the Project will fully comply with the General Plan and Downtown Area Plan.

X. CONCLUSION

For the reasons stated herein, the City Council should reverse the ZAB's January 11, 2024 decision approving the Project and remand the Project to prepare a legally adequate EIR to adequately analyze and mitigate the Project's potentially significant environmental impacts with respect to hazardous materials, historic resources, water quality, public health, air quality and GHG emissions before the

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[115] BMC § 23.406.040(E).
[116] BMC § 23.406.040(E)(1)(a), (b).
[117] Gov. Code § 65589.5(d)(2).
[118] Gov. Code § 65589.5(d)(5).

Project can lawfully be approved. The Council should also require the Applicant to demonstrate compliance with applicable General Plan and Downtown Area Plan policies.

Thank you for considering this appeal.

Sincerely,

Kelilah D. Federman

Attachments
KDF:acp

6899-004acp

EXHIBIT A

ZONING ADJUSTMENTS BOARD

NOTICE OF DECISION

DATE OF BOARD DECISION: January 11, 2024
DATE NOTICE MAILED: January 22, 2024
APPEAL PERIOD EXPIRATION: February 5, 2024
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification)[1]: February 6, 2024

2113-15 Kittredge Street

Use Permit #ZP2022-0144 to demolish the commercial building on a landmarked site (preserving the front façade), and construct an 18-story (203 feet, with 8-foot, 4-inch parapet), 160,734-square-foot, mixed-use building with 211 dwelling units (including 22 Very Low-Income Density Bonus qualifying units), and a 24,273-square-foot live theater space.

The Zoning Adjustments Board of the City of Berkeley, after conducting a public hearing, **APPROVED** the following permits:

A. Zoning Permits Required:

- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC Section 23.204.020(A) to construct dwelling units
- Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live)
- Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.130(E)(1) to exceed the maximum building height limits, up to 75 feet (plus 5-foot parapet, by right)
- Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district
- Use Permit under BMC Section 23.04.130(E)(3)(b) to modify side and rear setback requirements

[1] Pursuant to BMC Section 23.410.050(C), the City Council may certify any ZAB decision for review during the 14-day appeal period after the notice of the ZAB's decision is issued. Certification has the same effect as an appeal. However, BMC Section 1.04.070 suspends or "tolls" the Council's deadline to certify when the Council is on recess. Thus, in cases where the 14-day appeal period is scheduled to *end* during a Council recess, the certification deadline is extended past the end of the recess for the remainder of the appeal period. In cases where the appeal period *begins* during a Council recess, the certification deadline is extended until 14 days after the first Council meeting after the recess. *Extension of the certification deadline has no effect on the appeal deadline.*

- Use Permit under BMC Section 23.310.020(B) to commence alcoholic beverage service of distilled spirits
- Use Permit under BMC Section 23.310.030(A) for alcoholic beverage service, including distilled spirits when incidental to a food service
- Administrative Use Permit under BMC Section 23.302.020(E)(4) to allow outdoor uses in a commercial district not abutting a residential district

B. **Concessions and Waivers Requested Pursuant to State Density Bonus Law (California Government Code Section 65915):**
   - Concession to reduce Usable Open Space (residential) requirement – to provide 12,539 square feet, where 16,880 square feet is required
   - Concession to reduce landscaped Usable Open Space requirement – to provide 5 percent where 40 percent is required
   - Waiver of BMC Section 23.04.130(E)(1) to exceed building height limits – to be 203 feet to roof and 211 feet, 4 inches to parapet (8-foot, 4-inch-high parapet), where 75 feet is the limit (plus 5-foot parapet by right)
   - Waiver of BMC Section 23.204.130(E)(3) to reduce the front, sides and rear setbacks (see Table 4: Development Standards)
   - Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum to five feet, four inches, where five feet maximum is required, at 0-20 feet building height
   - Waiver of BMC Section 23.204.130(E)(3) to exceed the diagonal measurement limit of the building above 120 feet height – to be 152 feet, three inches, where 120 feet is required
   - Waiver of BMC Section 23.322.090(A) to provide zero commercial short-term bicycle parking, where 12 is required

ZONING: C-DMU (Core) – Downtown Mixed-Use Commercial District – Core Sub-area

APPLICANT: Christian Cerria, 2115 Kittredge Street LLC, 629 Mission Street, 5th Floor, San Francisco, CA 94105

INTERESTED PARTY: Kelilah D. Federman and Christina Caro, Adams Broadwell Joseph & Cardoza, 601 Gateway Blvd., Ste. 1000, South San Francisco CA 94080

PROPERTY OWNER: Robin Lent, 426 Sandhill Circle, Menlo Park, CA 94025

ENVIRONMENTAL REVIEW STATUS: Categorically exempt pursuant to Section 15331 ("Historical Resource Restoration/Rehabilitation) and Section 15332 ("Infill Development Projects") of the CEQA Guidelines.

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

	Yes	No	Abstain	Absent	Recused
DUFFY	x				
KAHN				x	
PLESE	x				
O'KEEFE				x	
LUNAPARRA				x	
SANDERSON	x				
BLACKABY	x				
GAFFNEY	x				
TREGUB			x		
BOARD VOTE:	**5**	**0**	**1**	**3**	**0**

ATTEST: Claudia Garcia, 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.

EXHIBIT B

ADAMS BROADWELL JOSEPH & CARDOZO
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TANYA A. GULESSERIAN
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RACHAEL E. KOSS
AIDAN P. MARSHALL
TARA C. RENGIFO

Of Counsel
MARC D. JOSEPH
DANIEL L. CARDOZO

January 11, 2024

Via Email and US Mail
Zoning Adjustments Board
Chairperson Yes Duffy
Vice Chairperson Kimberly Gaffney
Members: Igor Tregub; Michael Thompson; Cecilia Lunaparra
Shoshana O'Keefe; Charles Kahn
Alyssa Please; Debra Sanderson
Zoning Adjustments Board Secretary
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704
Email: zab@berkeleyca.gov

Via Email Only
Sharon Gong
Email: sgong@cityofberkeley.info

Re: Agenda Item No. 4: 2113-15 Kittredge Street Project (Use Permit #ZP2022-0144)

Dear Zoning Adjustments Board Chairperson Duffy, Vice Chairperson Gaffney, Board Members, Ms. Gong:

We are writing on behalf of East Bay Residents for Responsible Development ("East Bay Residents" or "EBRRD") regarding Agenda Item No. 4, the 2113-15 Kittredge Street Project (Use Permit #ZP2022-0144; APN057-2030-009) ("Project") proposed by Christian Cerria and 2115 Kittredge Street LLC (collectively "Applicant").[1] The Applicant is requesting Use Permits from the City of Berkeley ("City") to demolish the commercial building on a landmarked site (preserving the front façade), and construct an 18-story (203 feet, with 8-foot, 4-inch parapet), 160,734-square-foot, mixed-use building with 211 dwelling units (including 22 Very Low-Income Density Bonus qualifying units), and a 24,273-square-foot live theater

[1] City of Berkeley, Zoning Adjustments Board, Staff Report for Board Action (January 11, 2024) (Item #4 ZAB 2024-01-11) 2113-15 Kittredge Street Use Permit #ZP2022-0144. Available at https://berkeleyca.gov/sites/default/files/documents/2024-01-11_ZAB_Item%204_2113-15%20Kittredge_Staff%20Report%20and%20Attachments.pdf ("Staff Report").

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space with 355 seats, a full stage and backstage, fly area, and practice support spaces. The project site is located on the north side of Kittredge Street, within the Downtown Mixed-Use District (C-DMU), Core Sub-Area, as identified in the City's Downtown Area Plan ("DAP").

East Bay Residents urges the Zoning Adjustments Board ("ZAB") to continue tonight's hearing and remand the Project to staff due to the City's failure to comply with the California Environmental Quality Act ("CEQA") and the Project's failure to demonstrate consistency with General Plan and DAP workforce standards. The Project proposes to convert a commercial building to a residential, mixed-use development. The staff report recommends that the Project be found categorically exempt from CEQA pursuant to Section 15332 ("Infill Development Projects") and Section 15331 ("Historical Resource Restoration/Rehabilitation") of the CEQA Guidelines. This recommendation is unsupported by the record and should not be adopted.

First, a CEQA exemption is inapplicable to the Project because there is substantial evidence in the record demonstrating that the Project has potentially significant impacts from hazardous materials and on historical resources which require mitigation. Mitigated categorical exemptions are prohibited by CEQA.[2] "If a project may have a significant effect on the environment, CEQA review must occur and only then are mitigation measures relevant... Mitigation measures may support a negative declaration but not a categorical exemption."[3]

With regard to hazards, there is substantial evidence demonstrating that the Project site has potentially significant impacts from soil contamination that exceed health-based residential environmental screening levels ("ESL") and hazardous waste screening criteria.[4] The Staff Report and soil investigations conclude that mitigation is required to clean the contamination to safe levels before the Project can proceed and staff have included the mitigation as a condition of approval.[5]

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[2] *Salmon Pro. & Watershed Network v. County of Marin ("SPAWN")* (2004) 125 Cal.App.4th at 1102; *Azusa Land Recl. Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal. App.4th 1165, 1198-1201.

[3] Salmon Protection & Watershed Network v. County of Marin (2004) 125 Cal.App.4th 1098, 1102 ("SPAWN").

[4] Staff Report, p. 9; Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California (November 8, 2022), p. 6 of 9. Available at: https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/5291501700/2023-03_ltr-rpt-PhII%20Investigation-0424-002-001-Final.pdf.

[5] *Id.*

With regard to historical resources, the Project may result in a substantial adverse change in the significance of the historic resource of the California Theatre, rendering an exemption inapplicable.[6] Moreover, the measures required by the Landmarks Preservation Commission "that ensure restoration and rehabilitation of the retained portion of the historic structure, as well as documentation and salvage of the property in its current form" constitute mitigation measures under CEQA.[7]

Second, the City lacks substantial evidence to conclude that the Project would not result in significant effects relating to traffic, noise, air quality, or water quality, or that the Project complies with the General Plan.[8] These are prerequisites for a CEQA exemption and facial requirements for the Class 32 exemption.[9]

With regard to water quality, the City lacks substantial evidence to conclude that the Project will not have significant effects because the site is under active investigation by the San Francisco Bay Regional Water Quality Control Board ("Water Board"), which concluded in November 2023 that "[b]ased on the available data, ***it is unclear if the contamination threatens to adversely affect the beneficial uses of groundwater and/or human health.***"[10] There is no evidence in the record demonstrating that either the Water Board or the City have provided evidence resolving the uncertainty identified by the Water Board that water quality and public health impacts may be significant. Rather, the Phase II soil investigation concluded that "soil remediation may be required during grading,"[11] demonstrating that there may be significant water quality and public health impacts which requires mitigation.

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[6] 14 CCR § 14300.2(f) ("[a] categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.").

[7] City of Berkeley Landmarks Preservation Commission Staff Report, 2113 Kittredge Street – California Theater (Oct. 5, 2023), p. 8 of 10. Available at: https://berkeleyca.gov/sites/default/files/documents/2023-10-05_LPC_Item%207_2113-2115%20Kittredge_Combined%20Staff%20Report%20and%20Attachments_2.pdf

[8] *Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, 269 (lead agency must provide "substantial evidence to support [their] finding that the Project will not have a significant effect").

[9] 14 Cal. Code Regs. ("CCR") § 15332(a), (d).

[10] San Francisco Bay Regional Water Quality Control Board, Site Cleanup Program (SCP) Recovery of Oversight Costs at the Former California Theatre, 2115 Kittredge Street, Berkeley, Alameda County (November 16, 2023). Available at: https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/9991040885/2023-11-30_CRA%202115%20Kittredge_Executed.pdf (emphasis added).

[11] Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California (November 8, 2022), p. 6-7 of 9. Available at: https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/5291501700/2023-03_ltr-rpt-PhII%20Investigation-0424-002-001-Final.pdf.

The City also lacks substantial to conclude that the Project will not have significant effects on air quality and public health from the Project's air emissions. The City did not disclose the Project's greenhouse gas ("GHG") emissions and has not prepared a health risk analysis to determine the extent of air contaminants released during Project construction and operation that may impact human health. Absent this evidence, staff's determination that air quality impacts are less than significant to support a Categorical Exemption is not supported by substantial evidence in the record.

Finally, the Project has not demonstrated consistency with General Plan and DAP policies to promote the welfare of local workers and sustainable economic development.

The ZAB should remand the Project to prepare a legally adequate environmental impact report ("EIR") to adequately analyze and mitigate the Project's potentially significant environmental impacts before the Project can lawfully be approved.

I. STATEMENT OF INTEREST

East Bay Residents for Responsible Development is an unincorporated association of individuals and labor organizations that may be adversely affected by the potential impacts associated with Project development. The association includes labor organizations UA Plumbers and Pipefitters Local 342, International Brotherhood of Electrical Workers Local 595, Sheet Metal Workers Local 104, Sprinkler Fitters Local 483, and their members and their families who live and/or work in the City of Berkeley and Alameda County.

The individual members of EBRRD live, work, and raise their families in the City of Berkeley and Alameda County. They would be directly affected by the Project's impacts. Individual members may also work on the Project itself. They will therefore be first in line to be exposed to any health and safety hazards that may exist on the Project site.

The organizational members of EBRRD also have an interest in enforcing the City's planning and zoning laws and the State's environmental laws that encourage sustainable development and ensure a safe working environment for its members. Environmentally detrimental projects can jeopardize future jobs by making it more difficult and more expensive for business and industry to expand in the region, and by making it less desirable for businesses to locate and people to live there. Indeed, continued degradation can, and has, caused restrictions on growth that reduce

future employment opportunities. Finally, EBRRD's members are concerned about projects that present environmental and land use impacts without providing countervailing economic and community benefits.

II. THE PROJECT IS NOT EXEMPT FROM CEQA BECAUSE THERE IS SUBSTANTIAL EVIDENCE OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH REQUIRE MITIGATION

To rely on a categorical exemption, the City must determine, based on substantial evidence, that approval of the Project would not result in any significant effects on the environment.[12] Exemptions must be narrowly construed and are not to be expanded beyond the scope of their plain language.[13] An agency may not rely on a categorical exemption if mitigation measures would be necessary to reduce potentially significant effects to less than significant levels.[14] "'An agency should decide whether a project is eligible for a categorical exemption *as part of its preliminary review of the project'* without reference to or reliance upon any proposed mitigation measures."[15] If an activity may have a significant effect on the environment, the activity is not exempt from CEQA, CEQA review must occur, and only then are mitigation measures relevant.[16]

A. The Project's Soil Contamination Results in Significant Hazardous Materials and Public Health Impacts Requiring Mitigation

There is substantial evidence demonstrating that the Project has potentially significant impacts from soil contamination that exceed health-based residential ESLs and hazardous waste screening criteria.[17]

The Phase II Subsurface Investigation conducted for the Project identified a number of hazardous contaminants impacts onsite demonstrating a potentially significant environmental impact with respect to public health. **Lead was**

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[12] Pub. Res. Code §§ 21080(b)(9); 21084(a); *Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, 269 (lead agency must provide "substantial evidence to support [their] finding that the Project will not have a significant effect.")
[13] *Castaic Lake Water Agency v. City of Santa Clarita* (1995) 41 Cal.App.4th 1257.
[14] *SPAWN,* 125 Cal.App.4th at 1102; *Azusa Land Recl. Co.,* 52 Cal. App.4th at 1198-1201.
[15] *Id.* at 1106 (internal citations omitted) (emphasis added).
[16] *SPAWN,* 125 Cal.App.4th at 1107.
[17] Staff Report, p. 9; Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California (November 8, 2022), p. 6 of 9. Available at:
https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/5291501700/2023-03_ltr-rpt-PhII%20Investigation-0424-002-001-Final.pdf.

detected in soil samples, and the concentration in one of the soil samples exceeded the residential ESL and hazardous waste screening criteria.[18] Additionally, several volatile organic compounds ("VOCs") were detected in each of the soil-vapor samples at concentrations above laboratory reporting limits.[19] **Benzene and bromodichloromethane were detected at concentrations exceeding the residential ESLs**, but below the commercial/industrial ESLs.[20] Chloroform was detected at a concentration above the conservative commercial/industrial ESL.[21]

Residential ESLs are health-protective screening thresholds for subsurface contaminants at project sites intended for residential use. As the Water Board explains:

> Residential Land Use should be used to evaluate sites for unrestricted future land-use. This includes sites to be used for residential developments, hospitals, day care centers and other sensitive purposes (DTSC 2002). ESLs listed under this category incorporate assumptions regarding long-term, frequent exposure of children and adults in a residential setting.[22]

If contamination exceeds a residential ESL for a proposed residential project, it constitutes a significant impact requiring disclosure and mitigation in a CEQA document.[23] The Project's exceedances of residential ESLs constitute a significant environmental impact which require remediation, mitigation, and analysis in an EIR before the Project can be approved. The City cannot rely on a CEQA exemption.

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[18] Summary of Phase II Subsurface Investigation, Downtown Berkeley Adaptive Reuse Project, 2115 Kittredge Street in Berkeley, California (November 8, 2022), p. 6 of 9. Available at: https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/5291501700/2023-03_ltr-rpt-PhII%20Investigation-0424-002-001-Final.pdf.

[19] *Id.*

[20] *Id.*

[21] *Id.*

[22] San Francisco Bay Regional Water Quality Control Board, *User's Guide: Derivation and Application of Environmental Screening Levels (ESLs)* (2019), p. 2-12. available at https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwjs3eyyxNaDAxXoMEQIHa6PCA0QFnoECDgQAQ&url=https%3A%2F%2Fcanvas.eee.uci.edu%2Fcourses%2F35369%2Ffiles%2F14524449%2Fdownload%3Fdownload_frd%3D1&usg=AOvVaw2yRfXhcKKP99AYVFLz6NlC&opi=89978449 (last visited 1/11/24).

[23] *Comtys. for a Better Env't v. Cal. Resources Agency* (2002) 103 Cal.App.4th 98, 110-111 (when impact exceeds significance threshold, agency must disclose in EIR that impact is significant); *Schenck v. County of Sonoma* (2011) 198 Cal.App.4th 949, 960; *CBE v. SCAQMD*, 48 Cal.4th at 327 (impact is significant because exceeds "established significance threshold for NOx ... constitute[ing] substantial evidence supporting a fair argument for a significant adverse impact").

1. **The Need for Mitigation of the Site's Soil Contamination Impacts Does Not Support a CEQA Exemption**

The City has acknowledged that the site's soil contamination impact is significant and has included mitigation in the Project's conditions of approval which require site cleanup.[24] The City is therefore precluded from relying on a categorical exemption under *SPAWN*.

The Phase II Subsurface Investigation concluded that "soil remediation may be required during grading."[25] The Conditions of Approval in the Staff Report provide that preparation of a Soil and Groundwater Management Plan is required, but the full remediation plan has not been provided for public review.[26] The site's exceedances of residential ESLs must be remediated to levels that are below residential ESLs before the Project can be approved. The Soil and Groundwater Management Plan will therefore include remediation that constitutes mitigation under CEQA.

A "mitigation measure" is a measure designed to minimize a project's significant environmental impacts.[27] CEQA defines mitigation to include:

(a) Avoiding the impact altogether by not taking a certain action or parts of an action.
(b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
(c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
(d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
(e) Compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements.[28]

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[24] Staff Report, p. 9.
[25] *Id.* at 7 of 9.
[26] Staff Report, p. 12 of 28.
[27] Pub. Res. Code § 21002.1(a).
[28] 14 CCR § 15370.

Here, the City seeks to rely on standard conditions of approval which it asserts are "requirements of the project and not mitigation."[29] While a citywide requirement to prepare a soil management plan for all projects may be standard, the requirement to implement site-specific measures to reduce a significant contamination impact at a particular project site, as here, is mitigation unique to the project. Under CEQA, the additional remediation of soil contamination in the SGMP would constitute mitigation measures to "rectify[] the impact by...restoring the impacted environment."[30]

Agencies are prohibited from relying on mitigated categorical exemptions.[31] The Court in *Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster*, held that the CEQA Guidelines does not authorize consideration of mitigation measures in connection with a categorical exemption, and held that if mitigation measures are needed to avoid potentially significant impacts, then at a minimum a mitigated negative declaration must be prepared.[32] The court in *SPAWN* similarly held that if there is a reasonable possibility of a significant effect on the environment, then the project must be reviewed under CEQA and mitigation measures may be considered only as part of that CEQA review.[33]

The City's reliance on the standard condition of approval is dissimilar to the *Walters v. City of Redondo Beach* case where the court held that a condition of approval requiring compliance with local noise standards was not a mitigation measure defeating the use of a categorical exemption, when the city found the project would meet those standards and imposed conditions of approval to ensure that it would do so.[34] Here, the standard condition of approval requires the Applicant to conduct additional environmental review in a Soil and Groundwater Management Plan and to potentially conduct additional remediation to mitigate the Project's existing soil contamination. The City cannot escape CEQA review by relying on conditions of approval to conduct its environmental review.

Moreover, the court in *Berkeley Hillside* clarified that "a finding of environmental impacts must be based on the proposed project as actually

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[29] City of Berkeley, Standard Conditions of Approval, Ordinance No. 12899 C.M.S, (2020) p. 2. Available at: https://cao-94612.s3.amazonaws.com/documents/Standard-Conditions-of-Approval-December-2020.pdf.
[30] 14 CCR § 15370.
[31] *Salmon Protection & Watershed Network v. County of Marin* (2004) 125 CA4th 1098, 1102.
[32] (1997) 52 CA4th 1165, 1200.
[33] 125 CA4th at 1102.
[34] (2016) 1 CA5th 809.

approved."[35] The SGMP may find additional environmental impacts and require additional remediation. Therefore, the Staff Report's conclusions as to environmental impacts are not based on the proposed Project as approved, but are based on future environmental review and remediation under a Soil and Groundwater Management Plan. Future remediation, mitigation, and environmental review cannot be the basis to support a categorical exemption.

The remediation associated with the SGMP to reduce contamination to levels that do not exceed residential ESLs constitutes mitigation measure, thus precluding reliance on a categorical exemption for Project approval. An EIR must be prepared which includes the analysis of the SGMP, to adequately characterize, analyze, and mitigate the Project's potentially significant hazardous contamination impacts.

B. The Project May Result in Potentially Significant Historic Resources Impacts Which Require Mitigation

The CEQA Guidelines provides that "[a] categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."[36] Here, the Project may result in a substantial adverse change in the significance of the historic resource of the California Theatre, so an exemption is inapplicable. Moreover, the measures required by the Landmarks Preservation Commission for the Project "that ensure restoration and rehabilitation of the retained portion of the historic structure, as well as documentation and salvage of the property in its current form" constitute mitigation measures under CEQA.[37] "If a project may have a significant effect on the environment, CEQA review must occur and only then are mitigation measures relevant... Mitigation measures may support a negative declaration but not a categorical exemption."[38] Here, the City is improperly relying on mitigation measures to support approval of the Project under a categorical exemption, in violation of CEQA.

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[35] *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1105.
[36] 14 CCR § 14300.2(f).
[37] City of Berkeley Landmarks Preservation Commission Staff Report, 2113 Kittredge Street – California Theater (Oct. 5, 2023), p. 8 of 10. Available at: https://berkeleyca.gov/sites/default/files/documents/2023-10-05_LPC_Item%207_2113-2115%20Kittredge_Combined%20Staff%20Report%20and%20Attachments_2.pdf
[38] Salmon Protection & Watershed Network v. County of Marin (2004) 125 Cal.App.4th 1098, 1102 ("SPAWN").

III. THE CITY LACKS SUBSTANTIAL EVIDENCE TO SUPPORT A CEQA EXEMPTION

If an activity may have a significant effect on the environment, the activity is not categorically exempt from CEQA.[39] A lead agency must provide "substantial evidence to support [their] finding that the Project will not have a significant effect."[40] The City failed to meet that standard here, because there are several impact areas in which the record contains no evidence to support the City's reliance on the proposed Class 31 or Class 32 exemptions.

Additionally, the Project fails to meet the facial requirements for a Class 32 exemption. CEQA Guidelines Section 15332 provides an exemption from CEQA for "benign infill projects that are consistent with the General Plan and Zoning requirements" of a municipality and that satisfy the following criteria:[41]

(a) 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.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

The Project fails to meet the requirements of Section 15332(a) and (d) because the record lacks substantial evidence that the Project will not result in significant effects to water quality, public health, and air quality. The Project may also result in inconsistencies with the General Plan. For these reasons, the Project fails to qualify for the Infill Exemption.

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[39] *SPAWN,* 125 Cal.App.4th at 1107.
[40] *Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, 269.
[41] 14 CCR § 15332.

A. The City Lacks Substantial Evidence to Conclude that the Project Will Not Have Significant Effects on Water Quality

The Project site is listed on the State Water Resources Control Board's Geotracker database as "Pending Review as of 10/20/2023" as the Former California Theatre (Global ID: T10000021433).[42] On November 16, 2023, following the Phase II Subsurface Investigation, the San Francisco Bay Regional Water Quality Control Board advised the Applicant that "[b]ased on the available data, it is unclear if the contamination threatens to adversely affect the beneficial uses of groundwater and/or human health. These beneficial uses include municipal supply, agricultural supply, and industrial service and process supply."[43] Absent additional review and remediation, the City lacks substantial evidence that water quality impacts are less than significant to allow for approval of the Project under an Infill Exemption.

B. The City Lacks Substantial Evidence to Conclude the Project Will Not Have Significant Effects on Air Quality and Public Health

An exemption is improper, where, as here, the Project may result in significant air quality impacts.[44] The Staff Report for the Project does not contain a quantified health risk analysis ("HRA" or "health risk assessment") to evaluate the Project's potentially significant air quality and public health impacts from construction and operation. Absent a health risk assessment, the record does not contain substantial evidence that toxic air contaminants from construction and operation will be reduced to less than significant levels.

The Staff Report provides that the Applicant is required to 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."[45] However, this HRA has not yet been prepared, and

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[42] State Water Resources Control Board Geotracker, Former California Theatre (T10000021433). Available at: https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000021433.
[43] San Francisco Bay Regional Water Quality Control Board, Site Cleanup Program (SCP) Recovery of Oversight Costs at the Former California Theatre, 2115 Kittredge Street, Berkeley, Alameda County (November 16, 2023). Available at: https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/9991040885/2023-11-30_CRA%202115%20Kittredge_Executed.pdf
[44] 14 CCR § 15332(d).
[45] Staff Report, Conditions & Findings, p. 17 of 28.

is not included in the record before the ZAB. Therefore, the City lacks substantial evidence to support a finding that the Project's air quality and health impacts from toxic air contaminants will be less than significant.

The Staff Report fails to adequately analyze the Project's air quality and health risk impacts. The Project may result in significant air quality and health risk impacts which may be only discovered after approval under the exemption. The Project should be remanded to Staff to prepare a legally adequate environmental impact report, including a health risk assessment to analyze the Project's potentially significant air quality and public health impacts before the Project can lawfully be approved.

Condition 40 requires the following measures:

> 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. Consistent with the assumptions included in the Air Quality Assessment prepared by ESA on November 2023 (Refer to Appendix X), all off road equipment shall be equipped with Tier 4 engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.
> In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:
> • An equipment inventory summarizing the type of off-road equipment required for each phase of construction consistent with equipment list included in the Air Quality Assessment, 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.

• 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]

As discussed above, the fact that a Standard Condition of Approval requires analysis of impacts does not demonstrate that a project has no significant effects. The results of the HRA will demonstrate whether or not there is a significant health risk posed by the Project's air emissions, information required by CEQA.[47] And if those effects are significant prior to mitigation, a CEQA exemption will be inapplicable.

The City cannot rely on a categorical exemption absent substantial evidence concluding that air quality and public health impacts are less than significant without supporting evidence. The City must prepare an EIR to adequately analyze and mitigate the Project's potentially significant environmental impacts with respect to air quality and public health.

C. The City Lacks Substantial Evidence to Conclude that the Project Will Not Have Significant Effects from Greenhouse Gas Emissions

The City lacks substantial evidence to support a determination that greenhouse gas ("GHG") emissions impacts are less than significant so as to support a categorical exemption. CEQA requires that in order to qualify for a categorical exemption, the City must demonstrate, based on substantial evidence, that there are no "significant effects" of the Project on the environment.[48] Here, the City has not demonstrated that GHG emissions impacts are less than significant. Therefore, the City lacks substantial evidence to support reliance on the proposed exemptions.

The Staff Report includes analysis of the Project's GHG impacts for construction only, and includes no relevant analysis regarding operational GHG impacts.[49] Moreover, the claim by the Landmarks Preservation Commission that the Project will be "powered sustainably" is not supported by substantial evidence, nor is the Landmarks Preservation Commission, the City's historical resource

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[46] Staff Report, Conditions & Findings, p. 17 of 28.
[47] *Sierra Club v County of Fresno* (2018) 6 Cal.5th 502, 518–522 (CEQA requires an analysis of human health impacts).
[48] *Banker's Hill,* 139 Cal.App.4th at 269.
[49] Staff Report, Air Quality Assessment, Appendix A, p. 6 of 45.

committee, an expert in analyzing GHG emissions.[50] The record contains no study quantifying GHG impacts, no evidence that the source of energy for the Project is "sustainably" sourced, and does not demonstrate that, if so, it would reduce the Project's GHG impacts to less than significant levels in order to rely on a CEQA exemption.

The City must remand the Project to Staff to prepare a legally adequate EIR to adequately analyze and mitigate the Project's potentially significant environmental impacts with respect to GHG emissions.

IV. THE PROJECT MAY RESULT IN NONCONFORMANCE WITH THE GENERAL PLAN AND ZONING

The Project has not demonstrated conformance with General Plan workforce policies. Housing development projects in the City must implement the goals and policies of the General Plan, including Policy ED-4, which includes the following:

> 1) Ensure that Berkeley has an adequate supply of decent housing, living wage jobs, and businesses providing basic goods and services.
> 2) New housing will be developed to expand housing opportunities in Berkeley to meet the needs of all income groups.[51]

General Plan Economic Development and Employment ("ED") Policy ED-1 (Employment and Training) provides that it is the Policy of the City to "**Increase the number of jobs that go to Berkeley citizens by coordinating economic development efforts with employment placement** through the following actions:

> **A. Work with job training programs and encourage training for life skills, job readiness, and specific target industries**, including industrial companies in West Berkeley.
> **B. Provide labor market information from data sources and industry sectors to local educational institutions and training agencies for adults and youths.**

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[50] Berkeley Landmarks Preservation Commission, Agenda, (Oct. 5, 2023). Available at: https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/2023-10-05_LPC_Agenda_Linked_0.pdf.
[51] Berkeley General Plan (April 23, 2002), p. I-1.

C. Coordinate City employment and job training programs with the University of California, Vista College, and other local educational institutions.
D. Encourage the University to hire Berkeley residents.
E. Encourage the Berkeley Unified School District to provide education and job skills appropriate to jobs in Berkeley and the region.
F. Create a collaborative process among the City, employers, and local disability/minority organizations to provide access to economic and artistic opportunities and development services for all people through education, technical assistance, and economic incentives.
G. Develop and implement employment programs to assist citizens with temporary and permanent employment.
H. Establish agreements with major employers to provide job training for Berkeley youth similar to the Bayer biotech agreements.
I. Strengthen and improve the administration and performance of the First Source Program, and establish better links between the First Source Program and the Office of Economic Development.
J. Consider development of an ordinance that requires that a percentage of Berkeley residents be hired for publicly funded construction jobs.[52]

General Plan ED Element Objectives provides the following City development objectives:

1. Provide a variety of jobs with varied skill levels for residents of Berkeley.
2. Promote community and neighborhood values.
3. Support businesses that are independent, locally owned, and neighborhood-serving.
4. Encourage environmentally sustainable business.
5. Promote revitalization in neighborhoods and communities that have historically higher-than-average rates of unemployment.
6. Promote a strong industrial base as a vital foundation of a stable economy.
7. Increase social and economic equity in land use decisions.
8. Support culture and the arts in Berkeley.
9. Promote general retail businesses and a variety of cultural, recreational, entertainment, and public sector activities in the Downtown to ensure that

[52] Berkeley General Plan Economic Development and Employment Element, Policy ED-1, p. ED-5 (emphasis added).

the Downtown will remain a vital, attractive, and unifying center for the city.[53]

Policy ED-12 (Promoting Berkeley) requires the City to" promote Berkeley as a location for appropriate business, visitor, and conference destination through specific actions, including "[d]evelop, maintain, and distribute economic and demographic information pertaining to the Berkeley economy.[54]

Insofar as the Project does not include any commitment to provide construction jobs to local Berkeley or East Bay residents and does not contribute to any apprenticeship or other construction job training programs for the majority of the trades, or healthcare expenditures, the Project fails to comply with these General Plan policies. As proposed, the Project is not required to use apprentices or provide healthcare benefits to its construction workers,[55] and the Applicant has not agreed to use a skilled local construction workforce to construct the Project. The Project may therefore be built with low-wage, out-of-area[56] workers who lack the livable wages, health benefits, stability, and basic standard of living that Berkeley has committed to ensuring for all of its workers on all housing developments constructed in the City. If so, the Project would be detrimental to the health, safety, peace, morals, comfort, and general welfare of the City and its residents, especially its local construction workforce, and may fail to comply with General Plan workforce policies.

By contrast, providing a local skilled and trained workforce, including apprenticeship commitments and providing healthcare expenditures for

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[53] Berkeley General Plan Economic Development and Employment Element, Element Objectives, p. ED-5 (emphasis added).
[54] *Id.* at Policy ED-12(C), p. ED-10.
[55] The Project does not appear to be subject to Berkeley's Helping Achieve Responsible Development with Healthcare and Apprenticeship Training Standards ("HARD HATS") Ordinance, Berkeley Municipal Code ("BMC") Chapter 13.107, given the Project's SB 330 application.
[56] Statement by Councilmember Hahn, Berkeley City Council Hearing (September 20, 2022 6 PM): City Councilmember Hahn, in favor of the HARD HATS Ordinance, said that the ordinance is necessary because workers are "being bussed in from the Central Valley" which deprives them of time with their families and loved ones, and prevents them from being able to take their children to school in the morning.

construction workers would implement the policies laid out in the General Plan Economic Development and Employment Element.[57][58]

A. The Applicant Should Consider Including Voluntary Healthcare and Apprenticeship Training Standards in Line with the HARD HATS Ordinance

The Project is not required to comply with the HARD HATS Ordinance due to its effective date. However, East Bay Residents recommends that the Project include voluntary commitments to provide construction apprenticeship training opportunities for Berkeley and Alameda County residents, local hire, and healthcare expenditures for its construction workforce that are in line with the General Plan's workforce goals and consistent with City's new HARD HATS Ordinance.

The Ordinance went into effect on January 1, 2024 to implement apprenticeship program requirements and healthcare security for workers on General Plan area projects. In enacting the HARD HATS Ordinance, the City was striving "**to promote the general welfare.**"[59] Among the many general welfare concerns cited by the City was the detrimental role that the homebuilding industry plays in perpetuating income inequality by using low wage construction workers:

> Homebuilding is supposed to reduce the number of people waiting in line for housing they can afford. But when the homebuilding industry itself generates excessive very low and low wage construction employment, that just increases the number of people needing subsidies from the taxpayer. Low wage employment is in fact a problem in both the residential and commercial construction markets.[60]

The HARD HATS staff report explained that "[t]he creation and utilization of apprenticeship along with the commitments to paid healthcare act to both recruit and retain an adequate base of construction workers and to be a pipeline for future

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[57] The City has authority to impose conditions of approval on the Project to ensure consistency with the General Plan's economic and workforce policies. Local agencies have broad discretion to construe general plan policies in light of the plan's purposes, and to weigh and balance general plan policies when applying them. *Eureka Citizens for Responsible Gov. v. City of Eureka* (2007) 147 Cal.App.4th 357, 373-74.

[58] SB 330 projects must be consistent with the general plan and zoning. Gov. Code § 65589.5, subd. (j)(1).

[59] BMC § 13.107.112.

[60] HARD HATS Staff Report pp. 4-5.

supervisors and licensed independent contractors."[61] It further provided that "[r]equiring contractors on major projects in Berkeley to employ apprentices results in a higher volume of apprentice training, and thus, an increase in the construction labor force available to carry out the construction anticipated by the general plan, and especially that targeted by the Housing Element."[62]

The Applicant has not committed to apprenticeship or healthcare standards for its construction workforce, without which the Project may perpetuate precisely the problems that the City's General Plan workforce standards, general welfare zoning code sections, and the new HARD HATS Ordinance seek to remedy.

B. Utilizing a Skilled Construction Workforce Promotes the Goals Set Forth in the Regional Housing Needs Assessment

One of the main rationales for the HARD HATS Ordinance was to increase the housing supply through the use of a local skilled and trained labor force. Berkeley has been assigned a Regional Housing Needs Assessment ("RHNA") of roughly 9,000 units of housing to produce over an eight year period, or over 1,100 units per year.[63] The City has concluded that Berkeley does not have an adequate supply of construction workers to build over 1,100 housing units per year while also building, altering, and maintaining public and private commercial nonresidential buildings and infrastructure.[64] Only 1,250 construction sector employees lived in Berkeley in 2018.[65] City staff have previously concluded that Berkeley cannot rely on contractors to reliably import surplus skilled construction workers from other cities,[66] and that construction jobs – particularly residential construction jobs - have lost their competitive edge relative to other jobs in the Bay Area regional economy.[67] To meet its General Plan goals, Berkeley seeks to create working conditions that will help to overcome the construction labor market's failures to make construction jobs attractive enough to recruit and retain productive trade workers.

At the September 20, 2022 hearing on the HARD HATS Ordinance, City Councilmembers explained that there is a "shortage of qualified local construction workers" and that is one reason why it is hard to get housing built.[68]

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[61] *Id.*
[62] *Id.*
[63] HARD HATS Staff Report, p. 80.
[64] *Id.*
[65] *Id.*
[66] *Id.*
[67] *Id.*
[68] Statement by Councilmember Hahn, Berkeley City Council Hearing (September 20, 2022 6 PM).

Councilmember Hahn explained that Berkeley should "develop more labor, have working conditions, and pay, and benefits that you need to live in the Bay Area."[69] Further Councilmember Hahn asserted that Berkeley needs to expand the available workforce of people who are able to build housing and other projects, and "to ensure they have protections."[70] Mayor Arreguin noted that the "key to addressing the significant shortage of housing is addressing the shortage of a skilled and trained workforce."[71] The Applicant has not demonstrated that the Project will help meet this goal of addressing the housing shortage by utilizing local skilled and trained construction workers.

C. Promoting Jobsite Health and Safety

Berkeley Mayor Arreguin stated in the September 20, 2022 hearing on the HARD HATS Ordinance, that it is "unacceptable to build housing on the backs of low wage workers" and noted that there is exploitation of our construction workforce.[72] The Mayor cited to projects in Berkeley where there is wage theft, OSHA violations, unsafe workplace conditions, and worker exploitation.[73] The Mayor emphasized the importance of enabling the Berkeley construction workforce to access healthcare through the implementation of measures in the HARD HATS Ordinance. The Applicant should consider providing healthcare expenditures to its construction workers to help reduce the risks of injury and illness to construction workers.

V. THE PROJECT IS INCONSISTENT WITH THE DOWNTOWN AREA PLAN

The Project does not conform with the Downtown Area Plan because it fails to provide "significant community benefits" as required by the Plan. The Downtown Area Plan provides that "All new buildings *shall* deliver significant community benefits, many of which should be in proportion to building height."[74] The Downtown Area Plan requires projects above 75 feet to include significant community benefits in the form of affordable housing, supportive social services, green features, open space, transportation demand features, job training, and/or

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[69] *Id.*
[70] *Id.*
[71] Statement by Mayor Arreguin, Berkeley City Council Hearing (September 20, 2022 6 PM).
[72] *Id.*
[73] *Id.*
[74] City of Berkeley, Downtown Area Plan (2012) p. LU-12. Available at: https://berkeleyca.gov/sites/default/files/2022-03/Downtown-Area-Plan.pdf (emphasis added).

employment opportunities.[75] The applicable public benefit requirements are to be included as conditions of approval and the owner shall enter into a written agreement that shall be binding on all successors in interest.[76] This Project has not demonstrated consistency with the Downtown Area Plan for failure to include community benefits as conditions of approval.

VI. THE PROJECT MAY BE DETRIMENTAL TO THE GENERAL WELFARE AND INCONSISTENT WITH THE ZONING ORDINANCE

In order to approve a Use Permit, under Berkeley Municipal Code Section 23.406.040, the ZAB must find that the proposed project:

i. Will not be detrimental to the health, safety, peace, morals, comfort, or **general welfare** of persons residing or visiting in the area or neighborhood of the proposed use; and
ii. Will not 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.

The zoning code mandates that use permits for housing projects developed within the City cannot be approved if they are detrimental to the health, safety, peace, morals, comfort, or general welfare of the City, its residents, workers and visitors, to the surrounding neighborhood, or are inconsistent with zoning.[77] The Project is inconsistent with these requirements and fails to meet the City's goals for ensuring a stable and viable construction workforce.

The Staff Report lacks substantial evidence that the Project would not be detrimental to the general welfare. The ZAB therefore lacks the evidence necessary to support the findings to issue a use permit under the City's zoning ordinance. The ZAB should not approve the Project until the Applicant provides substantial evidence demonstrating that the Project will not be detrimental to the City, its residents, and its workers, and until the Project fully complies with the General Plan and DAP.

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[75] *Id.*
[76] *Id.*
[77] Berkeley Municipal Code Section 23.406.040(E).

VII. CONCLUSION

The record lacks substantial evidence demonstrating that the Project qualifies for a CEQA exemption or that it complies with the General Plan and DAP. The ZAB should remand the Project to prepare a legally adequate EIR to adequately analyze and mitigate the Project's potentially significant environmental impacts with respect to hazardous materials, historic resources, water quality, public health, air quality and GHG emissions before the Project can lawfully be approved.

Thank you for considering our comments. Please place this comment letter in the record of proceedings for this matter.

Sincerely,

/s/

Kelilah D. Federman
Christina Caro

:kdf

EXHIBIT C

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January 19, 2024

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Subject: **Comments on the 2113-15 Kittredge Street Project**

Dear Ms. Federman,

We have reviewed the January 2024 Staff Report and Notice of Decision ("Staff Report") for the 2113-15 Kittredge Street Project ("Project") located in the City of Berkeley ("City"). The Project proposes to demolish a commercial building and construct 211 dwelling units and a 24,273-square-foot ("SF") live theater space on the 0.310-acre site.

Our review concludes that the Staff Report fails to adequately evaluate the Project's air quality, health risk, and greenhouse gas impacts. As a result, emissions and health risk impacts associated with construction and operation of the proposed Project may be underestimated and inadequately addressed. A full CEQA analysis should be prepared to adequately assess and mitigate the potential air quality, health risk, and greenhouse gas impacts that the project may have on the environment.

Air Quality

Incorrect Reliance on Categorical Exemptions, including the Class 32 Categorical Exemption

The Staff Report states that "the project is categorically exempt pursuant to Section 15331 ('Historical Resource Restoration/Rehabilitation') and Section 15332 ('Infill Development Projects') of the CEQA Guidelines" (p. 2). However, CEQA Sections 21080 and 21084 provide that only projects having no significant effect on the environment can be categorically exempt from CEQA review, and according to § 15332 of the CEQA Guidelines, a project can only be characterized as an in-fill development and qualify for a Class 32 Categorical Exemption if "approval of the project would not result in any significant effects

relating to traffic, noise, air quality, or water quality." [1] The Staff Report fails to mention or quantitatively evaluate the Project's health risk impacts. As such, the Staff Report fails to demonstrate a less than significant air quality impact on the environment per CEQA Guidelines § 15332 or to rely on any other categorical exemption. As a result, the Project is ineligible for a categorical exemption, including the Class 32 Categorical Exemption, and a full CEQA analysis should be prepared for three reasons:

(1) The Staff Report fails to evaluate the Project's operational emissions whatsoever;
(2) The Staff Report fails to adequately evaluate diesel particulate matter emissions; and
(3) SWAPE's screening-level analysis indicates a potentially significant health risk impact.

1) Failure to Evaluate Operational Air Quality Emissions

Review of the Staff Report and associated documents reveals that the Project fails to adequately evaluate potentially significant operational air quality emissions. Although the Project demonstrates that construction-related criteria pollutant emissions will not exceed BAAQMD thresholds, the Project fails to demonstrate similar compliance with operational criteria pollutant emissions thresholds (Table 5, p. 7). Further, review of the Project's CalEEMod output files demonstrates that the Project fails to include the operational air quality emissions whatsoever (Staff Report, p. 184). Until the City adequately analyzes any potentially significant operational air quality pollutant emissions, we cannot verify that the Project would not result in a significant air quality impact.

2) Diesel Particulate Matter Emissions Inadequately Evaluated

The Staff Report fails to mention or evaluate the Project's construction-related or operational toxic air contaminant ("TAC") emissions whatsoever. This is incorrect for five reasons.

First, by failing to prepare a quantified construction and operational HRA, the Project is inconsistent with CEQA's requirement to make "a reasonable effort to substantively connect a project's air quality impacts to likely health consequences." [2] This poses a problem because, according to the Air Quality Assessment ("AQ Assessment"), construction of the Project would produce DPM emissions through the exhaust stacks of construction equipment over a duration of approximately 37 months (p. 6). However, the Staff Report fails to evaluate the TAC emissions associated with Project construction and operation or indicate the concentrations at which such pollutants would trigger adverse health effects. Without making a reasonable effort to connect the Project's TAC emissions to the potential health risks posed to nearby receptors, the Staff Report is inconsistent with CEQA's requirement to correlate Project-generated emissions with potential adverse impacts on human health.

Second, the Office of Environmental Health Hazard Assessment ("OEHHA"), the organization responsible for providing guidance on conducting HRAs in California, released its most recent *Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments* in February 2015. This

[1] CEQA Guidelines Section 15332, available at: http://resources.ca.gov/ceqa/guidelines/art19.html.
[2] "Sierra Club v. County of Fresno." Supreme Court of California, December 2018, *available at:* https://ceqaportal.org/decisions/1907/Sierra%20Club%20v.%20County%20of%20Fresno.pdf.

guidance document describes the types of projects that warrant the preparation of an HRA. Specifically, OEHHA recommends that all short-term projects lasting at least 2 months assess cancer risks.[3] Additionally, according to OEHHA:

> "Exposure from projects lasting more than 6 months should be evaluated for the duration of the project. In all cases, for assessing risk to residential receptors, the exposure should be assumed to start in the third trimester to allow for the use of the ASFs (OEHHA, 2009)."[4]

As the Project's anticipated construction duration exceeds the 2-month and 6-month thresholds set forth by OEHHA, construction of the Project meets the threshold warranting a quantified HRA under OEHHA guidance and should be evaluated for the entire 37-month construction period. Furthermore, OEHHA recommends that an exposure duration of 30 years should be used to estimate the individual cancer risk at the maximally exposed individual resident ("MEIR").[5] While the Staff Report fails to provide the expected lifetime of the proposed Project, we can reasonably assume that the Project would operate for at least 30 years, if not more. Therefore, operation of the Project also exceeds the 2-month and 6-month requirements set forth by OEHHA and should be evaluated for the entire 30-year residential exposure duration, as indicated by OEHHA guidance. These recommendations reflect the most recent state health risk policies, and as such, an EIR should be prepared to include an analysis of health risk impacts posed to nearby sensitive receptors from Project-generated DPM emissions.

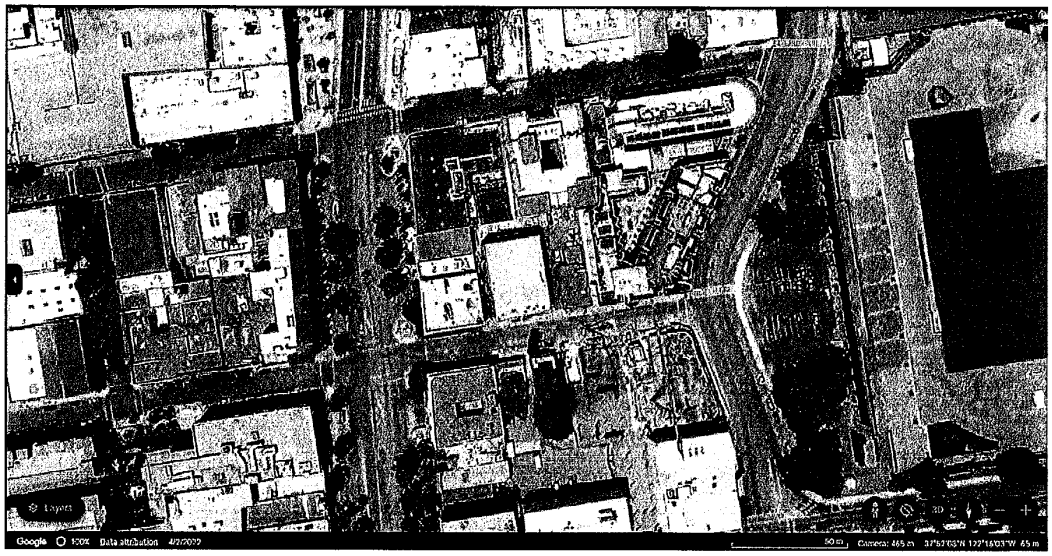
Third, the Bay Area Air Quality Management District ("BAAQMD") requires projects within 1,000 feet of an existing sensitive receptor or source to evaluate the cancer risk associated with Project construction and operation (see excerpt below):[6]

Table 2-1
Air Quality CEQA Thresholds of Significance*

Pollutant	Construction-Related	Operational-Related
Project-Level		
Risk and Hazards for new sources and receptors (Individual Project)*	Same as Operational Thresholds**	Compliance with Qualified Community Risk Reduction Plan OR Increased cancer risk of >10.0 in a million Increased non-cancer risk of > 1.0 Hazard Index (Chronic or Acute) Ambient $PM_{2.5}$ increase: > 0.3 µg/m^3 annual average Zone of Influence: 1,000-foot radius from property line of source or receptor

[3] "Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, *available at:* https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf, p. 8-18.
[4] "Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, *available at:* https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf, p. 8-18.
[5] "Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, *available at:* https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf, p. 2-4.
[6] "California Environmental Quality Act Air Quality Guidelines." BAAQMD, May 2017, *available at*: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en, p. 2-2, Table 2-1.

Review of Google Earth demonstrates that there are existing sensitve receptors at residential developments adjacent to the Project site (see screenshot below).



Source, Google Earth, April 2022

As a result, an analysis of the health risk posed to nearby, existing receptors from both Project operation and construction needs to be conducted pursuant to the BAAQMD.

Fourth, by not conducting a quantified construction or operational HRA for nearby, existing sensitive receptors, the Staff Report fails to compare the excess health risk impact to the applicable BAAQMD threshold of 10 in one million.[7] Specifically, regarding the operational TAC emissions threshold, the BAAQMD states:

> "The Lead Agency shall determine whether operational-related TAC and $PM_{2.5}$ emissions generated as part of a proposed project siting a new source or receptor would expose existing or new receptors to levels that exceed BAAQMD's applicable Thresholds of Significance stated below:
>
> - Compliance with a qualified Community Risk Reduction Plan;
> - An excess cancer risk level of more than 10 in one million..."[8]

Regarding the construction-related TAC emissions threshold, the BAAQMD states:

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[7] "California Environmental Quality Act Air Quality Guidelines." BAAQMD, May 2017, *available at*: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en, p. 2-5.

[8] "California Environmental Quality Act Air Quality Guidelines." BAAQMD, May 2017, *available at*: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en, p. 5-3.

"BAAQMD recommends that the same community risk and hazard Threshold of Significance for project operations be applied to construction."[9]

Pursuant to CEQA, OEHHA, and the BAAQMD, an analysis of the health risk posed to nearby, existing receptors from Project construction and operation should have been conducted.

3) Screening-Level Analysis Demonstrates Potentially Significant Health Risk Impact

In order to conduct our screening-level risk assessment we relied upon AERSCREEN, which is a screening level air quality dispersion model.[10] AERSCREEN is included in the OEHHA and the California Air Pollution Control Officers Associated ("CAPCOA") guidance as the appropriate air dispersion model for Level 2 health risk screening assessments ("HRSAs").[11, 12] A Level 2 HRSA utilizes a limited amount of site-specific information to generate maximum reasonable downwind concentrations of air contaminants to which nearby sensitive receptors may be exposed. If an unacceptable air quality hazard is determined to be possible using AERSCREEN, a more refined modeling approach should be conducted prior to approval of the Project.

We note, however, that the PM_{10} exhaust values listed in the CalEEMod output files are inconsistent with those listed in the AQ Assessment (Table 5, p.7). Nonetheless, we prepared a preliminary HRA of the Project's construction health risk impact to residential sensitive receptors using the annual PM_{10} exhaust estimates from the Staff Report's CalEEMod output files. Consistent with recommendations set forth by OEHHA, we assumed residential exposure begins during the third trimester stage of life.[13] The Staff Report's CalEEMod model indicates that construction activities will generate approximately 68 pounds of DPM over the 1,125-day construction period.[14] The AERSCREEN model relies on a continuous average emission rate to simulate maximum downward concentrations from point, area, and volume emission sources. To account for the variability in equipment usage and truck trips over Project construction, we calculated an average DPM emission rate by the following equation:

$$Emission\ Rate\ \left(\frac{grams}{second}\right) = \frac{67.5\ lbs}{1125\ days} \times \frac{453.6\ grams}{lbs} \times \frac{1\ day}{24\ hours} \times \frac{1\ hour}{3{,}600\ seconds} = \mathbf{0.000315\ g/s}$$

Using this equation, we estimated a construction emission rate of 0.000315 grams per second ("g/s"). Subtracting the 1,125-day construction period from the total residential duration of 30 years, we assumed that after Project construction, the sensitive receptor would be exposed to the Project's

[9] "California Environmental Quality Act Air Quality Guidelines." BAAQMD, May 2017, *available at*: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en, p. 8-7.
[10] "Air Quality Dispersion Modeling - Screening Models," U.S. EPA, *available at:* https://www.epa.gov/scram/air-quality-dispersion-modeling-screening-models.
[11] "Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, *available at:* https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf.
[12] "Health Risk Assessments for Proposed Land Use Projects." CAPCOA, July 2009, *available at:* http://www.valleyair.org/transportation/CAPCOA_HRA_LU_Guidelines_8-6-09.pdf.
[13] "Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, *available at:* https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf, p. 8-18.
[14] See Attachment A for health risk calculations.

operational DPM for an additional 26.92 years. However, the CalEEMod output files provided in the Staff Report do not include operational outputs. As such, operational PM_{10} exhaust values were omitted from the calculations. Construction was simulated as a 0.31-acre rectangular area source in AERSCREEN, with approximate dimensions of 50- by 25-meters. A release height of three meters was selected to represent the height of stacks of operational equipment and other heavy-duty vehicles, and an initial vertical dimension of one and a half meters was used to simulate instantaneous plume dispersion upon release. An urban meteorological setting was selected with model-default inputs for wind speed and direction distribution. The population of Berkeley was obtained from U.S. 2022 Census data.[15]

The AERSCREEN model generates maximum reasonable estimates of single-hour DPM concentrations from the Project Site. The U.S. EPA suggests that the annualized average concentration of an air pollutant be estimated by multiplying the single-hour concentration by 10% in screening procedures.[16] As previously stated, Google Earth indicates that the nearest sensitive receptors are residential buildings adjacent to the Project site. However, review of the AERSCREEN output files demonstrates that the *maximally* exposed individual receptor ("MEIR") is located approximately 25 meters from the Project site. The single-hour concentration estimated by AERSCREEN for Project construction is approximately 3.669 $\mu g/m^3$ DPM at approximately 25 meters downwind. Multiplying this single-hour concentration by 10%, we get an annualized average concentration of 0.3669 $\mu g/m^3$ for Project construction at the MEIR.

We calculated the excess cancer risk to the MEIR using applicable HRA methodologies prescribed by OEHHA, as recommended by BAAQMD.[17] Specifically, guidance from OEHHA and the California Air Resources Board ("CARB") recommends the use of a standard point estimate approach, including high-point estimate (i.e. 95th percentile) breathing rates and age sensitivity factors ("ASF") in order to account for the increased sensitivity to carcinogens during early-in-life exposure and accurately assess risk for susceptible subpopulations such as children. The residential exposure parameters, such as the daily breathing rates ("BR/BW"), exposure duration ("ED"), age sensitivity factors ("ASF"), fraction of time at home ("FAH"), and exposure frequency ("EF") utilized for the various age groups in our screening-level HRA are as follows:

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[15] "Berkeley." U.S. Census Bureau, 2022, *available at:* https://datacommons.org/place/geoId/0606000.
[16] "Screening Procedures for Estimating the Air Quality Impact of Stationary Sources Revised." U.S. EPA, October 1992, *available at:* http://www.epa.gov/ttn/scram/guidance/guide/EPA-454R-92-019_OCR.pdf.
[17] "California Environmental Quality Act Air Quality Guidelines." BAAQMD, May 2017, *available at:* http://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en, p. 56; see also "Recommended Methods for Screening and Modeling Local Risks and Hazards." BAAQMD, May 2011, *available at:* http://www.baaqmd.gov/~/media/Files/Planning%20and%20Research/CEQA/BAAQMD%20Modeling%20Approach.ashx, p. 65, 86.

Exposure Assumptions for Residential Individual Cancer Risk						
Age Group	**Breathing Rate** (L/kg-day)[18]	**Age Sensitivity Factor**[19]	**Exposure Duration** (years)	**Fraction of Time at Home**[20]	**Exposure Frequency** (days/year)[21]	**Exposure Time** (hours/day)
3rd Trimester	361	10	0.25	0.85	350	24
Infant (0 – 2)	1090	10	2	0.85	350	24
Child (2 – 16)	572	3	14	0.72	350	24
Adult (16 – 30)	261	1	14	0.73	350	24

For the inhalation pathway, the procedure requires the incorporation of several discrete variates to effectively quantify dose for each age group. Once determined, contaminant dose is multiplied by the cancer potency factor ("CPF") in units of inverse dose expressed in milligrams per kilogram per day ($mg/kg/day^{-1}$) to derive the cancer risk estimate. Therefore, to assess exposures, we utilized the following dose algorithm:

$$Dose_{AIR,per\ age\ group} = C_{air} \times EF \times \left[\frac{BR}{BW}\right] \times A \times CF$$

where:

$Dose_{AIR}$ = dose by inhalation (mg/kg/day), per age group
C_{air} = concentration of contaminant in air (µg/m3)
EF = exposure frequency (number of days/365 days)
BR/BW = daily breathing rate normalized to body weight (L/kg/day)

[18] "Air Toxics NSR Program Health Risk Assessment Guidelines." BAAQMD, December 2016, available at: https://www.baaqmd.gov/~/media/files/planning-and-research/permit-modeling/hra_guidelines_12_7_2016_clean-pdf.pdf?la=en#:~:text=To%20assess%20potential%20inhalation%20exposure%20to%20offsite%20workers%2C%20OEHHA%20recommended,for%20an%20eight%2Dhour%20day, p. 6; see also "Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, available at: https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf.

[19] "Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, available at: https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf, p. 8-5 Table 8.3.

[20] "Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, available at: https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf, p. 5-24; see also: "Air Toxics NSR Program Health Risk Assessment Guidelines." BAAQMD, December 2016, available at: https://www.baaqmd.gov/~/media/files/planning-and-research/permit-modeling/hra_guidelines_12_7_2016_clean-pdf.pdf?la=en#:~:text=To%20assess%20potential%20inhalation%20exposure%20to%20offsite%20workers%2C%20OEHHA%20recommended,for%20an%20eight%2Dhour%20day, p. 4, 5.

[21] "Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, available at: https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf, p. 5-24.

A = inhalation absorption factor (default = 1)
CF = conversion factor (1x10-6, µg to mg, L to m3)

To calculate the overall cancer risk, we used the following equation for each appropriate age group:

$$Cancer\ Risk_{AIR} = Dose_{AIR} \times CPF \times ASF \times FAH \times \frac{ED}{AT}$$

where:

$Dose_{AIR}$ = dose by inhalation (mg/kg/day), per age group
CPF = cancer potency factor, chemical-specific $(mg/kg/day)^{-1}$
ASF = age sensitivity factor, per age group
FAH = fraction of time at home, per age group (for residential receptors only)
ED = exposure duration (years)
AT = averaging time period over which exposure duration is averaged (always 70 years)

Consistent with the 1,125-day construction schedule, the annualized average concentration for construction was used for the entire third trimester of pregnancy (0.25 years), the entire infantile stage of life (0 – 2 years), and the first 0.83 years of the child stage of life (2 – 16). The results of our calculations are shown in the table below.

The Maximally Exposed Individual at an Existing Residential Receptor

Age Group	**Emissions Source**	**Duration** (years)	**Concentration** (ug/m3)	**Cancer Risk**
3rd Trimester	Construction	0.25	0.3669	4.24E-06
Infant (0 - 2)	Construction	2	0.3669	1.02E-04
	Construction	*0.83*	*0.3669*	*5.68E-06*
	Operation	*13.17*	*	*
Child (2 - 16)	Total	14		*
Adult (16 - 30)	Operation	14	*	*
Lifetime		**30**		**1.07E-04**

As demonstrated in the table above, the excess cancer risks for the 3rd trimester of pregnancy, infants, and children at the MEIR located approximately 25 meters away, over the course of Project construction is approximately 4.24, 102, and 5.68 in one million, respectively. The excess cancer risk over the course of a residential lifetime (30 years) is approximately 107 in one million. The child cancer

risks exceed the BAAQMD threshold of 10 in one million, resulting in a potentially significant impact not previously addressed or identified by the Staff Report.

Our analysis represents a screening-level HRA, which is known to be conservative and tends to err on the side of health protection. The purpose of the screening-level HRA is to demonstrate the potential link between Project-generated emissions and adverse health risk impacts. According to the U.S. EPA:

> "EPA's Exposure Assessment Guidelines recommend completing exposure assessments iteratively using a tiered approach to 'strike a balance between the costs of adding detail and refinement to an assessment and the benefits associated with that additional refinement' (U.S. EPA, 1992).
>
> In other words, an assessment using basic tools (e.g., simple exposure calculations, default values, rules of thumb, conservative assumptions) can be conducted as the first phase (or tier) of the overall assessment (i.e., a screening-level assessment).
>
> The exposure assessor or risk manager can then determine whether the results of the screening-level assessment warrant further evaluation through refinements of the input data and exposure assumptions or by using more advanced models."

As demonstrated above, screening-level analyses warrant further evaluation in a refined modeling approach. As our screening-level HRA demonstrates that construction of the Project could result in a potentially significant health risk impact, an EIR should be prepared to include a refined health risk analysis which adequately and accurately evaluates health risk impacts associated with Project construction. If the refined analysis similarly concludes that the Project would result in a significant health risk impact, then mitigation measures should be incorporated, as described below in the "Feasible Mitigation Measures Available to Reduce Emissions" section.

Greenhouse Gas

Failure to Adequately Evaluate Greenhouse Gas Impacts

The Staff Report fails to discuss the Project's greenhouse gas ("GHG") emissions whatsoever. As such, we are unable to verify that the Project would not have a significant GHG impact. An EIR should be prepared to include a quantitative GHG analysis which adequately evaluates the Project's emissions. Until such an analysis is prepared, the Project should not be approved.

Furthermore, it is policy of the State that eligible renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. Until the feasibility of generating on-site renewable energy production is considered, beyond the construction of a roof with solar readiness, the Project should not be approved.

Mitigation

Feasible Mitigation Measures Available to Reduce Emissions

Our analysis demonstrates that the Project may result in potentially significant air quality and health risk impacts that should be mitigated further, and that the City failed to demonstrate that the Project's GHG

impacts are less than significant. As such, in an effort to reduce the Project's emissions, we identified several mitigation measures that are applicable to the proposed Project. Therefore, to reduce the Project's emissions, we recommend consideration of implementing all SCAG's 2020 *RTP/SCS* PEIR's Air Quality Project Level Mitigation Measures ("PMM-AQ-1") and Greenhouse Gas Project Level Mitigation Measures ("PMM-GHG-1") that are not otherwise required under local regulation or Air District rules, as described below: [22]

SCAG RTP/SCS 2020-2045
Air Quality Project Level Mitigation Measures – PMM-AQ-1: **In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards. Such measures may include the following or other comparable measures identified by the Lead Agency:**
a) Minimize land disturbance.
b) Suspend grading and earth moving when wind gusts exceed 25 miles per hour unless the soil is wet enough to prevent dust plumes.
e) Limit vehicular paths on unpaved surfaces and stabilize any temporary roads.
f) Minimize unnecessary vehicular and machinery activities.
h) Revegetate disturbed land, including vehicular paths created during construction to avoid future off-road vehicular activities.
n) Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.
o) Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites.
r) Projects located within the South Coast Air Basin should consider applying for South Coast AQMD "SOON" funds which provides funds to applicable fleets for the purchase of commercially available low-emission heavy-duty engines to achieve near-term reduction of NOx emissions from in-use off-road diesel vehicles.
s) Projects located within AB 617 communities should review the applicable Community Emissions Reduction Plan (CERP) for additional mitigation that can be applied to individual projects.
t) Where applicable, projects should provide information about air quality related programs to schools, including the Environmental Justice Community Partnerships (EJCP), Clean Air Ranger Education (CARE), and Why Air Quality Matters programs.
u) Projects should work with local cities and counties to install adequate signage that prohibits truck idling in certain locations (e.g., near schools and sensitive receptors).

[22] "4.0 Mitigation Measures." Connect SoCal Program Environmental Impact Report Addendum #1, September 2020, available at: https://scag.ca.gov/sites/main/files/file-attachments/fpeir_connectsocal_addendum_4_mitigationmeasures.pdf?1606004420, p. 4.0-2 – 4.0-10; 4.0-19 – 4.0-23; See also: "Certified Final Connect SoCal Program Environmental Impact Report." Southern California Association of Governments (SCAG), May 2020, *available at:* https://scag.ca.gov/peir.

y) Projects that will introduce sensitive receptors within 500 feet of freeways and other sources should consider installing high efficiency of enhanced filtration units, such as Minimum Efficiency Reporting Value (MERV) 13 or better. Installation of enhanced filtration units can be verified during occupancy inspection prior to the issuance of an occupancy permit.

z) Develop an ongoing monitoring, inspection, and maintenance program for the MERV filters.

aa) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities.

bb) The following criteria related to diesel emissions shall be implemented on by individual project sponsors as appropriate and feasible:

- Diesel nonroad vehicles on site for more than 10 total days shall have either (1) engines that meet EPA on road emissions standards or (2) emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%
- Diesel generators on site for more than 10 total days shall be equipped with emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%.
- Emission control technology shall be operated, maintained, and serviced as recommended by the emission control technology manufacturer.
- Diesel vehicles, construction equipment, and generators on site shall be fueled with ultra-low sulfur diesel fuel (ULSD) or a biodiesel blend approved by the original engine manufacturer with sulfur content of 15 ppm or less.
- The construction contractor shall maintain a list of all diesel vehicles, construction equipment, and generators to be used on site. The list shall include the following:
    i. Contractor and subcontractor name and address, plus contact person responsible for the vehicles or equipment.
    ii. Equipment type, equipment manufacturer, equipment serial number, engine manufacturer, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation.
    iii. For the emission control technology installed: technology type, serial number, make, model, manufacturer, EPA/CARB verification number/level, and installation date and hour-meter reading on installation date.
- The contractor shall establish generator sites and truck-staging zones for vehicles waiting to load or unload material on site. Such zones shall be located where diesel emissions have the least impact on abutters, the general public, and especially sensitive receptors such as hospitals, schools, daycare facilities, elderly housing, and convalescent facilities.
- The contractor shall maintain a monthly report that, for each on road diesel vehicle, nonroad construction equipment, or generator onsite, includes:
    i. Hour-meter readings on arrival on-site, the first and last day of every month, and on off-site date.
    ii. Any problems with the equipment or emission controls.
    iii. Certified copies of fuel deliveries for the time period that identify:
        1. Source of supply
        2. Quantity of fuel
        3. Quantity of fuel, including sulfur content (percent by weight)

cc) Project should exceed Title-24 Building Envelope Energy Efficiency Standards (California Building Standards Code). The following measures can be used to increase energy efficiency:

- Provide pedestrian network improvements, such as interconnected street network, narrower roadways and shorter block lengths, sidewalks, accessibility to transit and transit shelters, traffic calming measures, parks and public spaces, minimize pedestrian barriers.
- Provide traffic calming measures, such as:
    i. Marked crosswalks
    ii. Count-down signal timers
    iii. Curb extensions iv. Speed tables
    iv. Raised crosswalks

v. Raised intersections
vi. Median islands
vii. Tight corner radii
viii. Roundabouts or mini-circles
ix. On-street parking
x. Chicanes/chokers

- Create urban non-motorized zones
- Provide bike parking in non-residential and multi-unit residential projects
- Dedicate land for bike trails
- Limit parking supply through:
  i. Elimination (or reduction) of minimum parking requirements
  ii. Creation of maximum parking requirements
  iii. Provision of shared parking
- Require residential area parking permit.
- Provide ride-sharing programs
  i. Designate a certain percentage of parking spacing for ride sharing vehicles
  ii. Designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles
  iii. Providing a web site or messaging board for coordinating rides
  iv. Permanent transportation management association membership and finding requirement.

Greenhouse Gas Project Level Mitigation Measures – PMM-GHG-1

In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards. Such measures may include the following or other comparable measures identified by the Lead Agency:

b) Reduce emissions resulting from projects through implementation of project features, project design, or other measures, such as those described in Appendix F of the State CEQA Guidelines.

c) Include off-site measures to mitigate a project's emissions.

d) Measures that consider incorporation of Best Available Control Technology (BACT) during design, construction and operation of projects to minimize GHG emissions, including but not limited to:

i. Use energy and fuel-efficient vehicles and equipment;
ii. Deployment of zero- and/or near zero emission technologies;
iii. Use lighting systems that are energy efficient, such as LED technology;
iv. Use the minimum feasible amount of GHG-emitting construction materials;
v. Use cement blended with the maximum feasible amount of flash or other materials that reduce GHG emissions from cement production;
vi. Incorporate design measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse;
vii. Incorporate design measures to reduce energy consumption and increase use of renewable energy;
viii. Incorporate design measures to reduce water consumption;
ix. Use lighter-colored pavement where feasible;
x. Recycle construction debris to maximum extent feasible;
xi. Plant shade trees in or near construction projects where feasible; and
xii. Solicit bids that include concepts listed above.

e) Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following:

i. Promote transit-active transportation coordinated strategies; ii. Increase bicycle carrying capacity on transit and rail vehicles; iii. Improve or increase access to transit; iv. Increase access to common goods and services, such as groceries, schools, and day care; v. Incorporate affordable housing into the project; vi. Incorporate the neighborhood electric vehicle network; vii. Orient the project toward transit, bicycle and pedestrian facilities; viii. Improve pedestrian or bicycle networks, or transit service; ix. Provide traffic calming measures; x. Provide bicycle parking; xi. Limit or eliminate park supply; xii. Unbundle parking costs; xiii. Provide parking cash-out programs; xiv. Implement or provide access to commute reduction program;
f) Incorporate bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; and planning for and building local bicycle projects that connect with the regional network;
g) Improving transit access to rail and bus routes by incentives for construction and transit facilities within developments, and/or providing dedicated shuttle service to transit stations; and
h) Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that: i. Provide car-sharing, bike sharing, and ride-sharing programs; ii. Provide transit passes; iii. Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services; iv. Provide incentives or subsidies that increase that use of modes other than single-occupancy vehicle; v. Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms; vi. Provide employee transportation coordinators at employment sites; vii. Provide a guaranteed ride home service to users of non-auto modes.
i) Designate a percentage of parking spaces for ride-sharing vehicles or high-occupancy vehicles, and provide adequate passenger loading and unloading for those vehicles;
j) Land use siting and design measures that reduce GHG emissions, including: i. Developing on infill and brownfields sites; ii. Building compact and mixed-use developments near transit; iii. Retaining on-site mature trees and vegetation, and planting new canopy trees; iv. Measures that increase vehicle efficiency, encourage use of zero and low emissions vehicles, or reduce the carbon content of fuels, including constructing or encouraging construction of electric vehicle charging stations or neighborhood electric vehicle networks, or charging for electric bicycles; and v. Measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse.
k) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities. The measures provided above are also intended to be applied in low income and minority communities as applicable and feasible.

l) Require at least five percent of all vehicle parking spaces include electric vehicle charging stations, or at a minimum, require the appropriate infrastructure to facilitate sufficient electric charging for passenger vehicles and trucks to plug-in.
m) Encourage telecommuting and alternative work schedules, such as: i. Staggered starting times ii. Flexible schedules iii. Compressed work weeks
n) Implement commute trip reduction marketing, such as: i. New employee orientation of trip reduction and alternative mode options ii. Event promotions iii. Publications
o) Implement preferential parking permit program
p) Implement school pool and bus programs
q) Price workplace parking, such as: i. Explicitly charging for parking for its employees; ii. Implementing above market rate pricing; iii. Validating parking only for invited guests; iv. Not providing employee parking and transportation allowances; and v. Educating employees about available alternatives.

These measures offer a cost-effective, feasible way to incorporate lower-emitting design features into the proposed Project, which subsequently, reduce emissions released during Project construction and operation.

An EIR should be prepared to include all feasible mitigation measures, as well as include updated air quality, health risk, and GHG analyses to ensure that all potentially significant effects are accurately disclosed, and that all necessary mitigation measures are implemented to reduce emissions to below thresholds. The EIR should also demonstrate a commitment to the implementation of these measures prior to Project approval, to ensure that the Project's significant emissions are reduced to the maximum extent possible.

Disclaimer

SWAPE has received limited discovery regarding this project. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,

Matt Hagemann, P.G., C.Hg.

Paul E. Rosenfeld, Ph.D.

Attachment A: Updated Health Risk Calculations
Attachment B:SWAPE's AERSCREEN Output Files
Attachment C: Matt Hagemann CV
Attachment D: Paul Rosenfeld CV

Attachment A

Construction

2024	
Annual Emissions (tons/year)	0.03
Daily Emissions (lbs/day)	0.164383562
Construction Duration (days)	122
Total DPM (lbs)	20.05479452
Total DPM (g)	9096.854795
Start Date	9/1/2024
End Date	1/1/2025
Construction Days	122

2025	
Annual Emissions (tons/year)	0.01
Daily Emissions (lbs/day)	0.054794521
Construction Duration (days)	365
Total DPM (lbs)	20
Total DPM (g)	9072
Start Date	1/1/2025
End Date	1/1/2026
Construction Days	365

2026	
Annual Emissions (tons/year)	0.01
Daily Emissions (lbs/day)	0.054794521
Construction Duration (days)	365
Total DPM (lbs)	20
Total DPM (g)	9072
Start Date	1/1/2026
End Date	1/1/2027
Construction Days	365

2027	
Annual Emissions (tons/year)	0.005
Daily Emissions (lbs/day)	0.02739726
Construction Duration (days)	273
Total DPM (lbs)	7.479452055
Total DPM (g)	3392.679452
Start Date	1/1/2027
End Date	10/1/2027
Construction Days	273

Total	
Total DPM (lbs)	67.53424658
Total DPM (g)	30633.53425
Emission Rate (g/s)	0.00031516
Release Height (meters)	3
Total Acreage	0.31
Max Horizontal (meters)	50.09
Min Horizontal (meters)	25.05
Initial Vertical Dimension (meters)	1.5
Setting	Urban
Population	118,950
Start Date	9/1/2024
End Date	10/1/2027
Total Construction Days	1125
Total Years of Construction	3.08
Total Years of Operation	26.92

Operation

Emission Rate	
Annual Emissions (tons/year)	
Daily Emissions (lbs/day)	0
Total DPM (lbs)	0
Emission Rate (g/s)	0
Release Height (meters)	3
Total Acreage	0.31
Max Horizontal (meters)	50.09
Min Horizontal (meters)	25.05
Initial Vertical Dimension (meters)	1.5
Setting	Urban
Population	118,950

Attachment B

AERSCREEN 21112 / AERMOD 21112 01/17/24
14:37:17

TITLE: 2113 Kittredge Street, Construction

********** AREA PARAMETERS **********

SOURCE EMISSION RATE:	0.315E-03	g/s	0.250E-02	lb/hr
AREA EMISSION RATE:	0.251E-06	g/(s-m2)	0.199E-05	lb/(hr-m2)
AREA HEIGHT:	3.00	meters	9.84	feet
AREA SOURCE LONG SIDE:	50.09	meters	164.34	feet
AREA SOURCE SHORT SIDE:	25.05	meters	82.19	feet
INITIAL VERTICAL DIMENSION:	1.50	meters	4.92	feet
RURAL OR URBAN:	URBAN			
POPULATION:	118950			
INITIAL PROBE DISTANCE =	5000.	meters	16404.	feet

********** BUILDING DOWNWASH PARAMETERS **********

BUILDING DOWNWASH NOT USED FOR NON-POINT SOURCES

********** FLOW SECTOR ANALYSIS **********

25 meter receptor spacing: 1. meters - 5000. meters

MAXIMUM IMPACT RECEPTOR

Zo SECTOR	SURFACE ROUGHNESS	1-HR CONC (ug/m3)	RADIAL (deg)	DIST (m)	TEMPORAL PERIOD
1*	1.000	3.669	0	25.0	WIN

* = worst case diagonal

********** MAKEMET METEOROLOGY PARAMETERS **********

MIN/MAX TEMPERATURE: 250.0 / 310.0 (K)

MINIMUM WIND SPEED: 0.5 m/s

ANEMOMETER HEIGHT: 10.000 meters

SURFACE CHARACTERISTICS INPUT: AERMET SEASONAL TABLES

DOMINANT SURFACE PROFILE: Urban
DOMINANT CLIMATE TYPE: Average Moisture
DOMINANT SEASON: Winter

ALBEDO: 0.35
BOWEN RATIO: 1.50
ROUGHNESS LENGTH: 1.000 (meters)

SURFACE FRICTION VELOCITY (U*) NOT ADUSTED

METEOROLOGY CONDITIONS USED TO PREDICT OVERALL MAXIMUM IMPACT

YR	MO	DY	JDY	HR
10	01	10	10	01

H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50

HT	REF TA	HT
10.0	310.0	2.0

********** AERSCREEN AUTOMATED DISTANCES **********
OVERALL MAXIMUM CONCENTRATIONS BY DISTANCE

DIST (m)	MAXIMUM 1-HR CONC (ug/m3)	DIST (m)	MAXIMUM 1-HR CONC (ug/m3)
1.00	2.684	2525.00	0.6673E-02

25.00	3.669	2550.00	0.6584E-02
50.00	1.627	2575.00	0.6497E-02
75.00	0.8872	2600.00	0.6411E-02
100.00	0.5846	2625.00	0.6328E-02
125.00	0.4248	2650.00	0.6246E-02
150.00	0.3281	2675.00	0.6167E-02
175.00	0.2642	2700.00	0.6088E-02
200.00	0.2192	2725.00	0.6012E-02
225.00	0.1859	2750.00	0.5937E-02
250.00	0.1605	2775.00	0.5864E-02
275.00	0.1407	2800.00	0.5793E-02
300.00	0.1247	2825.00	0.5723E-02
325.00	0.1117	2850.00	0.5654E-02
350.00	0.1008	2875.00	0.5587E-02
375.00	0.9155E-01	2900.00	0.5521E-02
400.00	0.8372E-01	2925.00	0.5457E-02
425.00	0.7698E-01	2950.00	0.5393E-02
450.00	0.7113E-01	2975.00	0.5331E-02
475.00	0.6623E-01	3000.00	0.5271E-02
500.00	0.6171E-01	3025.00	0.5211E-02
525.00	0.5769E-01	3050.00	0.5153E-02
550.00	0.5410E-01	3075.00	0.5096E-02
575.00	0.5088E-01	3100.00	0.5039E-02
600.00	0.4798E-01	3125.00	0.4984E-02
625.00	0.4536E-01	3150.00	0.4930E-02
649.99	0.4297E-01	3174.99	0.4877E-02
675.00	0.4080E-01	3199.99	0.4825E-02
700.00	0.3880E-01	3225.00	0.4774E-02
725.00	0.3698E-01	3250.00	0.4724E-02
749.99	0.3529E-01	3275.00	0.4675E-02
775.00	0.3374E-01	3300.00	0.4626E-02
800.00	0.3229E-01	3325.00	0.4579E-02
825.00	0.3096E-01	3350.00	0.4532E-02
850.00	0.2971E-01	3375.00	0.4486E-02
875.00	0.2855E-01	3400.00	0.4441E-02
900.00	0.2747E-01	3425.00	0.4397E-02
924.99	0.2645E-01	3450.00	0.4353E-02
950.00	0.2550E-01	3475.00	0.4310E-02
975.00	0.2460E-01	3500.00	0.4268E-02
1000.00	0.2376E-01	3525.00	0.4227E-02
1025.00	0.2297E-01	3550.00	0.4186E-02
1050.00	0.2222E-01	3575.00	0.4146E-02
1075.00	0.2152E-01	3600.00	0.4107E-02
1100.00	0.2085E-01	3625.00	0.4068E-02
1125.00	0.2021E-01	3650.00	0.4030E-02
1150.00	0.1961E-01	3675.00	0.3993E-02
1175.00	0.1904E-01	3700.00	0.3956E-02
1200.00	0.1850E-01	3725.00	0.3919E-02
1225.00	0.1798E-01	3750.00	0.3884E-02
1250.00	0.1749E-01	3775.00	0.3849E-02

1275.00	0.1702E-01
1300.00	0.1658E-01
1325.00	0.1615E-01
1350.00	0.1574E-01
1375.00	0.1535E-01
1400.00	0.1497E-01
1425.00	0.1461E-01
1450.00	0.1427E-01
1475.00	0.1394E-01
1500.00	0.1362E-01
1525.00	0.1332E-01
1550.00	0.1302E-01
1575.00	0.1274E-01
1600.00	0.1247E-01
1625.00	0.1221E-01
1650.00	0.1195E-01
1675.00	0.1171E-01
1700.00	0.1147E-01
1725.00	0.1125E-01
1750.00	0.1103E-01
1775.00	0.1081E-01
1800.00	0.1061E-01
1825.00	0.1041E-01
1850.00	0.1022E-01
1875.00	0.1003E-01
1900.00	0.9852E-02
1924.99	0.9677E-02
1950.00	0.9507E-02
1975.00	0.9343E-02
2000.00	0.9183E-02
2025.00	0.9028E-02
2050.00	0.8878E-02
2075.00	0.8732E-02
2100.00	0.8590E-02
2125.00	0.8451E-02
2150.00	0.8317E-02
2175.00	0.8186E-02
2200.00	0.8059E-02
2224.99	0.7936E-02
2250.00	0.7815E-02
2275.00	0.7698E-02
2300.00	0.7583E-02
2325.00	0.7472E-02
2350.00	0.7363E-02
2375.00	0.7257E-02
2400.00	0.7154E-02
2425.00	0.7053E-02
2449.99	0.6955E-02
2475.00	0.6859E-02
2500.00	0.6765E-02
3800.00	0.3814E-02
3825.00	0.3780E-02
3850.00	0.3746E-02
3875.00	0.3713E-02
3900.00	0.3681E-02
3925.00	0.3649E-02
3950.00	0.3617E-02
3975.00	0.3586E-02
4000.00	0.3556E-02
4025.00	0.3525E-02
4050.00	0.3496E-02
4075.00	0.3466E-02
4100.00	0.3437E-02
4125.00	0.3409E-02
4150.00	0.3381E-02
4175.00	0.3353E-02
4200.00	0.3326E-02
4225.00	0.3299E-02
4250.00	0.3273E-02
4275.00	0.3246E-02
4300.00	0.3221E-02
4325.00	0.3195E-02
4350.00	0.3170E-02
4375.00	0.3145E-02
4400.00	0.3121E-02
4425.00	0.3097E-02
4450.00	0.3073E-02
4475.00	0.3050E-02
4500.00	0.3026E-02
4525.00	0.3004E-02
4550.00	0.2981E-02
4575.00	0.2959E-02
4600.00	0.2937E-02
4625.00	0.2915E-02
4650.00	0.2894E-02
4675.00	0.2873E-02
4700.00	0.2852E-02
4725.00	0.2831E-02
4750.00	0.2811E-02
4775.00	0.2791E-02
4800.00	0.2771E-02
4825.00	0.2751E-02
4850.00	0.2732E-02
4875.00	0.2713E-02
4900.00	0.2694E-02
4924.99	0.2675E-02
4950.00	0.2656E-02
4975.00	0.2638E-02
5000.00	0.2620E-02

********** AERSCREEN MAXIMUM IMPACT SUMMARY **********

3-hour, 8-hour, and 24-hour scaled
concentrations are equal to the 1-hour concentration as referenced in
SCREENING PROCEDURES FOR ESTIMATING THE AIR QUALITY
IMPACT OF STATIONARY SOURCES, REVISED (Section 4.5.4)
Report number EPA-454/R-92-019
http://www.epa.gov/scram001/guidance_permit.htm
under Screening Guidance

CALCULATION PROCEDURE	MAXIMUM 1-HOUR CONC (ug/m3)	SCALED 3-HOUR CONC (ug/m3)	SCALED 8-HOUR CONC (ug/m3)	SCALED 24-HOUR CONC (ug/m3)	SCALED ANNUAL CONC (ug/m3)
FLAT TERRAIN	3.697	3.697	3.697	3.697	N/A
DISTANCE FROM SOURCE	26.00 meters				
IMPACT AT THE AMBIENT BOUNDARY	2.684	2.684	2.684	2.684	N/A
DISTANCE FROM SOURCE	1.00 meters				

Attachment C

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

2656 29th Street, Suite 201
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Matt Hagemann, P.G, C.Hg.
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Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

Geologic and Hydrogeologic Characterization
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
Industrial Stormwater Compliance
CEQA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 30 years of experience in environmental policy, contaminant assessment and remediation, stormwater compliance, and CEQA review. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) and directed efforts to improve hydrogeologic characterization and water quality monitoring. For the past 15 years, as a founding partner with SWAPE, Matt has developed extensive client relationships and has managed complex projects that include consultation as an expert witness and a regulatory specialist, and a manager of projects ranging from industrial stormwater compliance to CEQA review of impacts from hazardous waste, air quality and greenhouse gas emissions.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2104, 2017;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 300 environmental impact reports and negative declarations since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at more than 100 industrial facilities.
- Expert witness on numerous cases including, for example, perfluorooctanoic acid (PFOA) contamination of groundwater, MTBE litigation, air toxins at hazards at a school, CERCLA compliance in assessment and remediation, and industrial stormwater contamination.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.
- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted

public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9.

Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific

principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt is currently a part time geology instructor at Golden West College in Huntington Beach, California where he taught from 2010 to 2014 and in 2017.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F.** 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examinations, 2009-2011.

Attachment D

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

SOIL WATER AIR PROTECTION ENTERPRISE
2656 29th Street, Suite 201
Santa Monica, California 90405
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Office: (310) 452-5555
Fax: (310) 452-5550
Email: prosenfeld@swape.com

Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Focus on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years of experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, industrial, military and agricultural sources, unconventional oil drilling operations, and locomotive and construction engines. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities. Dr. Rosenfeld has also successfully modeled exposure to contaminants distributed by water systems and via vapor intrusion.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, creosote, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at sites and has testified as an expert witness on numerous cases involving exposure to soil, water and air contaminants from industrial, railroad, agricultural, and military sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Rosenfeld P. E., Spaeth K., Hallman R., Bressler R., Smith, G., (2022) Cancer Risk and Diesel Exhaust Exposure Among Railroad Workers. *Water Air Soil Pollution.* **233,** 171.

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P.**, (2015) Modeling the Effect of Refinery Emission On Residential Property Value. Journal of Real Estate Research. 27(3):321-342

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.,** Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermod and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

Rosenfeld, P.E. & Feng, L. (2011). *The Risks of Hazardous Waste.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Wood and Paper Industries.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2009). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Petroleum Industry*. Amsterdam: Elsevier Publishing.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. *WIT Transactions on Ecology and the Environment, Air Pollution,* 123 (17), 319-327.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research.* 105, 194-197.

Rosenfeld, P.E., J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

Rosenfeld, P. E., M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., **Rosenfeld, P.E.** (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities.* Boston Massachusetts: Elsevier Publishing

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

Rosenfeld P. E., J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004.* New Orleans, October 2-6, 2004.

Rosenfeld, P.E., and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49(9), 171-178.

Rosenfeld, P. E., Grey, M. A., Sellew, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.

Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office*, Publications Clearinghouse (MS–6), Sacramento, CA Publication #442-02-008.

Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality.* 29, 1662-1668.

Rosenfeld, P.E., C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

Rosenfeld, P.E., and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

Rosenfeld, P.E., and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research.* 131(1-4), 247-262.

Chollack, T. and **P. Rosenfeld.** (1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., "The science for Perfluorinated Chemicals (PFAS): What makes remediation so hard?" Law Seminars International, (May 9-10, 2018) 800 Fifth Avenue, Suite 101 Seattle, WA.

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution.* Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution.* Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution.* Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water.* Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting*. Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition*. Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference*. Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference*. Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust.* Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives.* Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association.* Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants.*. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum.* Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable.* Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association.* Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association.* Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association.* Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conferenc*e. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association.* Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings.* Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America.* Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell.* Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest.* Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America.* Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. $20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: $10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: $15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. $500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

In the Superior Court of the State of California, County of San Bernardino
Billy Wildrick, Plaintiff vs. BNSF Railway Company
Case No. CIVDS1711810
Rosenfeld Deposition 10-17-2022

In the State Court of Bibb County, State of Georgia
Richard Hutcherson, Plaintiff vs Norfolk Southern Railway Company
Case No. 10-SCCV-092007
Rosenfeld Deposition 10-6-2022

In the Civil District Court of the Parish of Orleans, State of Louisiana
Millard Clark, Plaintiff vs. Dixie Carriers, Inc. et al.
Case No. 2020-03891
Rosenfeld Deposition 9-15-2022

In The Circuit Court of Livingston County, State of Missouri, Circuit Civil Division
Shirley Ralls, Plaintiff vs. Canadian Pacific Railway and Soo Line Railroad
Case No. 18-LV-CC0020
Rosenfeld Deposition 9-7-2022

In The Circuit Court of the 13th Judicial Circuit Court, Hillsborough County, Florida Civil Division
Jonny C. Daniels, Plaintiff vs. CSX Transportation Inc.
Case No. 20-CA-5502
Rosenfeld Deposition 9-1-2022

In The Circuit Court of St. Louis County, State of Missouri
Kieth Luke et. al. Plaintiff vs. Monsanto Company et. al.
Case No. 19SL-CC03191
Rosenfeld Deposition 8-25-2022

In The Circuit Court of the 13th Judicial Circuit Court, Hillsborough County, Florida Civil Division
Jeffery S. Lamotte, Plaintiff vs. CSX Transportation Inc.
Case No. NO. 20-CA-0049
Rosenfeld Deposition 8-22-2022

In State of Minnesota District Court, County of St. Louis Sixth Judicial District
Greg Bean, Plaintiff vs. Soo Line Railroad Company
Case No. 69-DU-CV-21-760
Rosenfeld Deposition 8-17-2022

In United States District Court Western District of Washington at Tacoma, Washington
John D. Fitzgerald Plaintiff vs. BNSF
Case No. 3:21-cv-05288-RJB
Rosenfeld Deposition 8-11-2022

In Circuit Court of the Sixth Judicial Circuit, Macon Illinois
Rocky Bennyhoff Plaintiff vs. Norfolk Southern
Case No. 20-L-56
Rosenfeld Deposition 8-3-2022

In Court of Common Pleas, Hamilton County Ohio
Joe Briggins Plaintiff vs. CSX
Case No. A2004464
Rosenfeld Deposition 6-17-2022

In the Superior Court of the State of California, County of Kern
George LaFazia vs. BNSF Railway Company.
Case No. BCV-19-103087
Rosenfeld Deposition 5-17-2022

In the Circuit Court of Cook County Illinois
Bobby Earles vs. Penn Central et. al.
Case No. 2020-L-000550
Rosenfeld Deposition 4-16-2022

In United States District Court Easter District of Florida
Albert Hartman Plaintiff vs. Illinois Central
Case No. 2:20-cv-1633
Rosenfeld Deposition 4-4-2022

In the Circuit Court of the 4th Judicial Circuit, in and For Duval County, Florida
Barbara Steele vs. CSX Transportation
Case No.16-219-Ca-008796
Rosenfeld Deposition 3-15-2022

In United States District Court Easter District of New York
Romano et al. vs. Northrup Grumman Corporation
Case No. 16-cv-5760
Rosenfeld Deposition 3-10-2022

In the Circuit Court of Cook County Illinois
Linda Benjamin vs. Illinois Central
Case No. No. 2019 L 007599
Rosenfeld Deposition 1-26-2022

In the Circuit Court of Cook County Illinois
Donald Smith vs. Illinois Central
Case No. No. 2019 L 003426
Rosenfeld Deposition 1-24-2022

In the Circuit Court of Cook County Illinois
Jan Holeman vs. BNSF
Case No. 2019 L 000675
Rosenfeld Deposition 1-18-2022

In the State Court of Bibb County State of Georgia
Dwayne B. Garrett vs. Norfolk Southern
Case No. 20-SCCV-091232
Rosenfeld Deposition 11-10-2021

In the Circuit Court of Cook County Illinois
Joseph Ruepke vs. BNSF
Case No. 2019 L 007730
Rosenfeld Deposition 11-5-2021

In the United States District Court For the District of Nebraska
Steven Gillett vs. BNSF
Case No. 4:20-cv-03120
Rosenfeld Deposition 10-28-2021

In the Montana Thirteenth District Court of Yellowstone County
James Eadus vs. Soo Line Railroad and BNSF
Case No. DV 19-1056
Rosenfeld Deposition 10-21-2021

In the Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al.cvs. Cerro Flow Products, Inc.
Case No. 0i9-L-2295
Rosenfeld Deposition 5-14-2021
Trial October 8-4-2021

In the Circuit Court of Cook County Illinois
Joseph Rafferty vs. Consolidated Rail Corporation and National Railroad Passenger Corporation d/b/a AMTRAK,
Case No. 18-L-6845
Rosenfeld Deposition 6-28-2021

In the United States District Court For the Northern District of Illinois
Theresa Romcoe vs. Northeast Illinois Regional Commuter Railroad Corporation d/b/a METRA Rail
Case No. 17-cv-8517
Rosenfeld Deposition 5-25-2021

In the Superior Court of the State of Arizona In and For the Cunty of Maricopa
Mary Tryon et al. vs. The City of Pheonix v. Cox Cactus Farm, L.L.C., Utah Shelter Systems, Inc.
Case No. CV20127-094749
Rosenfeld Deposition 5-7-2021

In the United States District Court for the Eastern District of Texas Beaumont Division
Robinson, Jeremy et al vs. CNA Insurance Company et al.
Case No. 1:17-cv-000508
Rosenfeld Deposition 3-25-2021

In the Superior Court of the State of California, County of San Bernardino
Gary Garner, Personal Representative for the Estate of Melvin Garner vs. BNSF Railway Company.
Case No. 1720288
Rosenfeld Deposition 2-23-2021

In the Superior Court of the State of California, County of Los Angeles, Spring Street Courthouse
Benny M Rodriguez vs. Union Pacific Railroad, A Corporation, et al.
Case No. 18STCV01162
Rosenfeld Deposition 12-23-2020

In the Circuit Court of Jackson County, Missouri
Karen Cornwell, Plaintiff, vs. Marathon Petroleum, LP, Defendant.
Case No. 1716-CV10006
Rosenfeld Deposition 8-30-2019

In the United States District Court For The District of New Jersey
Duarte et al, Plaintiffs, vs. United States Metals Refining Company et. al. Defendant.
Case No. 2:17-cv-01624-ES-SCM
Rosenfeld Deposition 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" Defendant.
Case No. 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No. BC615636
Rosenfeld Deposition 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No. BC646857
Rosenfeld Deposition 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiffs vs. The 3M Company et al., Defendants
Case No. 1:16-cv-02531-RBJ
Rosenfeld Deposition 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants
Cause No. 1923
Rosenfeld Deposition 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintifs vs. Chevron Corporation, et al., Defendants
Cause No. C12-01481
Rosenfeld Deposition 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition 8-23-2017

In United States District Court For The Southern District of Mississippi
Guy Manuel vs. The BP Exploration et al., Defendants
Case No. 1:19-cv-00315-RHW
Rosenfeld Deposition 4-22-2020

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No. LC102019 (c/w BC582154)
Rosenfeld Deposition 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., Plaintiffs, vs. Meritor Inc., et al., Defendants
Case No. 4:16-cv-52-DMB-JVM
Rosenfeld Deposition July 2017

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No. RG14711115
Rosenfeld Deposition September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No. LALA002187
Rosenfeld Deposition August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action No. 14-C-30000
Rosenfeld Deposition June 2015

In The Iowa District Court for Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No. 4980
Rosenfeld Deposition May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case No. CACE07030358 (26)
Rosenfeld Deposition December 2014

In the County Court of Dallas County Texas
Lisa Parr et al, Plaintiff, vs. Aruba et al, Defendant.
Case No. cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial April 2014

In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., Plaintiffs, vs. Republic Services, Inc., et al., Defendants
Case No. 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition October 2012

In the United States District Court for the Middle District of Alabama, Northern Division
James K. Benefield, et al., Plaintiffs, vs. International Paper Company, Defendant.
Civil Action No. 2:09-cv-232-WHA-TFM
Rosenfeld Deposition July 2010, June 2011

In the Circuit Court of Jefferson County Alabama
Jaeanette Moss Anthony, et al., Plaintiffs, vs. Drummond Company Inc., et al., Defendants
Civil Action No. CV 2008-2076
Rosenfeld Deposition September 2010

In the United States District Court, Western District Lafayette Division
Ackle et al., Plaintiffs, vs. Citgo Petroleum Corporation, et al., Defendants.
Case No. 2:07CV1052
Rosenfeld Deposition July 2009

2024-02-06-Appeal-Planning-Commission

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AMHERST VENTURES, LLC

Received
FEB 06 2024
Land Use Planning

2231 SHATTUCH, BERKELEY, CALIFORNIA 94704

February 6. 2024

Robert Jeon, Owner
Chadd Everone, Manager
510-486-1314

Sharon Gong, Senior Planner
Planning and Development Land Use Division
Attention: ZAB Secretary
1947 Center Street,
Second Floor
Berkeley California 94704
zab@berkeleyca.gov

Permit Service Center
1947 Center Street, 3rd Floor,
Berkeley, CA 94704.
981-7500

Appeal of final Determination regarding "**Project**: 2113-15 Kittredge St. Permit #ZP2022-01-0144" at a Hearing on Thursday, January 11, 2024 at 7:00 p.m. Berkeley Unified School District Board; Room 1231 Addison Street, Berkeley

The **Appellant** is Robert Jeon (d.b.a. Amherst Ventures LLC), who has owned the Amherst building since 1985. The Amherst, at 2231 Shattuck, was originally constructed in 1906 and on April 7, 2003 it was designated a "City of Berkeley Landmark". The Amherst is immediately adjacent 2113-15 Kittredge on the north/east corner. Mr. Jong has the following unresolved issues with the Developer which are described below, and he requests a pause in the implementation of the construction permit, for a reasonable amount of time, in an attempt to reconcile his differences with the Developer as described below.

Issue #1. Has the Developer sufficiently complied with the provisions of "#14 Damage Due to Construction Vibration" in "V. Standard of Conditions of Approval For All Projects" dated January 11, 2024. The Appellant would like the opportunity to have an independent civil engineer to evaluation the soils report, structural plans, and other relevant data to insure that the demolition and construction will not damage the foundation and side-walls of the Amherst at 2231 Shattuck.

Issue #2. Between the two buildings (the former theater at 2113-15 Kittredge and the Amherst 2231 Shattuck) there has been a shared alley since the original constructions and far beyond the

limits of a common law easement. The alley is used by the Amherst for: waste removal, location of utilities, and an exit/fire-scape. There is a dispute with the Developer about the right of usage, which remains unaddressed. Attempts to discuss the matter remain in suspense. Mr. Jeon needs time to complete discussions or to seek a legal remedy.

Thank your for your attention.

Robert Jeon, Owner

Chadd Everone, Manager

Enclosed is the fee which is understood to be the appropriate fee in "Filing an Appeal on a Zoning or Land Use Decision" (i.e. $200) - "Appeal must be signed by persons who owns at least 35 percent of dwellings units within 300 feet of the project site" Affirmed! Please notify me if this is incorrect so that we can pay any deficit in a timely manner. Chadd Everone cae@fis.org or 510-486-1314

City Clerk Department

March 14, 2024

Kelilah D. Federman
on behalf of East Bay Residents for Responsible Development
601 Gateway Blvd., Ste. 1000
South San Francisco, CA 94080

RE: 2113-15 Kittredge Street – Appeal ZAB Decision Use Permit # ZP#2022-0144

Dear Appellant:

This will acknowledge receipt of your appeal of the Zoning Adjustments Board decision of January 11, 2024, approving the following permits:

A. Zoning Permits Required:

- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC Section 23.204.020(A) to construct dwelling units
- Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live)
- Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.130(E)(1) to exceed the maximum building height limits, up to 75 feet (plus 5-foot parapet, by right)
- Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district
- Use Permit under BMC Section 23.04.130(E)(3)(b) to modify side and rear setback requirements
- Use Permit under BMC Section 23.310.020(B) to commence alcoholic beverage service of distilled spirits
- Use Permit under BMC Section 23.310.030(A) for alcoholic beverage service, including distilled spirits when incidental to a food service
- Administrative Use Permit under BMC Section 23.302.020(E)(4) to allow outdoor uses in a commercial district not abutting a residential district

B. **Concessions and Waivers Requested Pursuant to State Density Bonus Law (California Government Code Section 65915):**

- Concession to reduce Usable Open Space (residential) requirement – to provide 12,539 square feet, where 16,880 square feet is required
- Concession to reduce landscaped Usable Open Space requirement – to provide 5 percent where 40 percent is required
- Waiver of BMC Section 23.04.130(E)(1) to exceed building height limits – to be 203 feet to roof and 211 feet, 4 inches to parapet (8-foot, 4-inch-high parapet), where 75 feet is the limit (plus 5-foot parapet by right)
- Waiver of BMC Section 23.204.130(E)(3) to reduce the front, sides and rear setbacks (see Table 4: Development Standards)
- Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum to five feet, four inches, where five feet maximum is required, at 0-20 feet building height
- Waiver of BMC Section 23.204.130(E)(3) to exceed the diagonal measurement limit of the building above 120 feet height – to be 152 feet, three inches, where 120 feet is required
- Waiver of BMC Section 23.322.090(A) to provide zero commercial short-term bicycle parking, where 12 is required

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 **June 4, 2024**.

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**
May 21, 2024, by 5:00 p.m. (Tuesday)	Twelve days before the meeting (Thursday)	Agenda Packet
May 28, 2024, by 5:00 p.m. (Tuesday)	Five days before the meeting (Thursday)	Supplemental 1
June 3, 2024, 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, May 23, 2024 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

Christian Cerria (Applicant)
Robin Lent (Owner)
Kelilah D. Federman & Christina Caro, Adams Broadwell Joseph & Cardoza (Interested Party)

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.

From: Hild, Helen@Waterboards
To: Amber Koster; Alice Hale Price
Cc: Chris Alger; Cerria, Christian; Geneva Hesner; Fuerstenberg (Abramson), Amelia; Gordon, Hayden; Mark Rhoades
Subject: RE: 2115 Kittredge - Proposed Scope of Work
Date: Tuesday, April 23, 2024 10:34:00 AM
Attachments: image001.png

Hi Amber,

Thank you for your email. The proposed scope of work is approved. Please add contingent soil sampling via EPA Method 5035 if visual or olfactory contamination is encountered during boring advancement.

Let me know when you plan on conducting sampling activities and I will try to make it out for a visit.

Thank you,
Helen

Helen Hild, PG
Engineering Geologist
San Francisco Bay Water Board
(510) 622-2419

From: Amber Koster <amber.koster@terraphase.com>
Sent: Monday, April 1, 2024 4:48 PM
To: Hild, Helen@Waterboards <Helen.Hild@Waterboards.ca.gov>; Alice Hale Price <alice.hale.price@terraphase.com>
Cc: Chris Alger <chris.alger@terraphase.com>; Cerria, Christian <CCerria@GilbaneCo.com>; Geneva Hesner <geneva@rhoadesplanninggroup.com>; Fuerstenberg (Abramson), Amelia <AFuerstenberg@GilbaneCo.com>; Gordon, Hayden <HGordon@GilbaneCo.com>; Mark Rhoades <mark@rhoadesplanninggroup.com>
Subject: RE: 2115 Kittredge - Proposed Scope of Work

EXTERNAL:

Hi Helen –

Thank you for the follow up. We've consolidated the updated approach here to conduct groundwater and soil vapor screening to provide a conservative evaluation for future use:

- Advancement of three borings. The excavation at the Kittredge Site is currently planned to be approximately 34 to 39 feet deep in the portion underlain by the B2 level and approximately 20 feet deep in the portion underlain only by the B1 level. There is the potential that modifications to the building design will necessitate a +/-4 foot change in the final slab elevations. The excavation has the potential to encounter multiple water bearing zones if the stratigraphy is similar to that beneath the Berkeley Touchless facility. Terraphase proposes to advance the first of three borings in the lobby area to the total maximum excavation depth (43 feet bgs). This location was chosen since it is the only flat and solid location we can access, and since it is near street level, we will be able to sample and log the entire soil

column to assess the potential for multiple water bearing zones. Terraphase will screen the soil using a PID as well as for visual evidence of contamination. Terraphase will then proceed based on the findings as follows:
    - If the lithology and field screening indicate the presence of multiple water bearing zones with varying degrees of contamination: Terraphase will collect a sample from the lowest water bearing interval in the first boring advanced. The second and third borings will target the upper water bearing zones.
    - If there is no indication of distinct water bearing zones, or if there is no evidence of differing levels of contamination within water bearing zones (based on PID readings and visual examination): all three borings will be screened from first encountered groundwater to the total excavation depth. This will assess the entire dewatering zone for contamination at all three borings and be a better representation of the quality of the water produced during excavation dewatering.
- Advancement of three borings located approximately 3 feet from the grab-groundwater borings for the construction of temporary soil vapor wells. The borings will be advanced to a depth of approximately 5 feet **above** the depth of first encountered groundwater or 5 feet total depth, whichever is greater (for example, if groundwater is encountered at a depth of 9 feet bgs, the soil vapor well boring would be advanced to 5 feet bgs). *The entirety of the vadose zone within the building footprint is expected to be excavated during the excavation; however, we have proposed these samples to provide context on the vapor intrusion potential from groundwater.* The temporary soil vapor wells will be constructed as follows:
    - Sand in a 1 foot layer with a 6-inch stainless steel probe tip installed in the center
    - Dry bentonite in a 1 foot layer
    - Hydrated bentonite installed to the surface.

  Assuming that soil-vapor well borings are advanced using direct push technology drilling methods, the soil-vapor wells will be allowed to equilibrate overnight prior to sampling (if well borings are advanced using a hand auger, the wells will be allowed to equilibrate for at least 48 hours). The soil vapor probes will be sampled in general accordance with the DTSC Advisory Active Soil Gas Investigations guidance (2015) using a helium shroud. Each sample will be analyzed for VOCs by USEPA Method TO-15 and helium by ASTM Method D1946.

Please let us know if you have additional input or would like to discuss.

Amber M. Koster, PE
Senior Associate Engineer

7901 Stoneridge Drive, Suite 528
Pleasanton, California 94588
O: 925.444.0555 ext. 65 | C: 510.455.0522
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From: Hild, Helen@Waterboards <Helen.Hild@Waterboards.ca.gov>
Sent: Friday, March 8, 2024 11:03 AM
To: Alice Hale Price <alice.hale.price@terraphase.com>

Cc: Amber Koster <amber.koster@terraphase.com>; Chris Alger <chris.alger@terraphase.com>; Cerria, Christian <CCerria@GilbaneCo.com>; Geneva Hesner <geneva@rhoadesplanninggroup.com>; Fuerstenberg (Abramson), Amelia <AFuerstenberg@GilbaneCo.com>; Gordon, Hayden <HGordon@GilbaneCo.com>; Mark Rhoades <mark@rhoadesplanninggroup.com>
Subject: RE: 2115 Kittredge - Proposed Scope of Work

Hi Alice,

Thanks for the responses. Considering the potential modifications the design team may need to make, can you verify that the sampling proposed in your December 2023 email will still be representative for the future site use?

Thanks,
Helen

Helen Hild, PG
Engineering Geologist
San Francisco Bay Water Board
(510) 622-2419

From: Alice Hale Price <alice.hale.price@terraphase.com>
Sent: Tuesday, March 5, 2024 2:29 PM
To: Hild, Helen@Waterboards <Helen.Hild@Waterboards.ca.gov>
Cc: Amber Koster <amber.koster@terraphase.com>; Chris Alger <chris.alger@terraphase.com>; Cerria, Christian <CCerria@GilbaneCo.com>; Geneva Hesner <geneva@rhoadesplanninggroup.com>; Fuerstenberg (Abramson), Amelia <AFuerstenberg@GilbaneCo.com>; Gordon, Hayden <HGordon@GilbaneCo.com>; Mark Rhoades <mark@rhoadesplanninggroup.com>
Subject: RE: 2115 Kittredge - Proposed Scope of Work

EXTERNAL:

Hi Helen – See the following info from the structural team.

1. The mat slab thickness is designed to evenly distribute the point loads from the columns to an allowable uniform load specified by the geotechnical engineer. At the lateral shear walls the thickness of the slab needs to increase due to higher loads. There are additional depressions for the elevator pits in this area too.
2. We assume that the basement slab may need to be adjusted by a maximum of +/- 4 feet bases on the 100% DD design dated August 28, 2023 and approved by the City's Zoning Adjustments Board on 1/12/24. This variation is due to refinements of the design (such as specific elevator manufacture pit depths). Please let us know if there is a depth limit restriction for the site as the design team can do their best to accommodate moving forward.

Thanks,
Alice

Alice Hale Price, PE
Principal Engineer & Director of Bay Area Operations
(she/her)
1300 Clay Street, Suite 1000
Oakland, California 94612
O: 510.645.1850 ext. 57 | F: 510-380-6304 | C: 510.390.1276
alice.hale.price@terraphase.com

From: Hild, Helen@Waterboards <Helen.Hild@Waterboards.ca.gov>
Sent: Tuesday, February 13, 2024 3:53 PM
To: Alice Hale Price <alice.hale.price@terraphase.com>
Cc: Amber Koster <amber.koster@terraphase.com>; Chris Alger <chris.alger@terraphase.com>; Cerria, Christian <CCerria@GilbaneCo.com>; Geneva Hesner <geneva@rhoadesplanninggroup.com>; Fuerstenberg (Abramson), Amelia <AFuerstenberg@GilbaneCo.com>; Gordon, Hayden <HGordon@GilbaneCo.com>; Mark Rhoades <mark@rhoadesplanninggroup.com>
Subject: RE: 2115 Kittredge - Proposed Scope of Work

Hi Alice,

Thanks for the drawings. Out of curiosity, can you tell me why it's proposed to be that thick?

Also, can you tell me when the final design drawings are estimated to be completed? The additional sampling should be representative of future site conditions.

Thanks,
Helen

Helen Hild, PG
Engineering Geologist
San Francisco Bay Water Board
(510) 622-2419

From: Alice Hale Price <alice.hale.price@terraphase.com>
Sent: Monday, February 5, 2024 2:32 PM
To: Hild, Helen@Waterboards <Helen.Hild@Waterboards.ca.gov>
Cc: Amber Koster <amber.koster@terraphase.com>; Chris Alger <chris.alger@terraphase.com>; Cerria, Christian <CCerria@GilbaneCo.com>; Geneva Hesner <geneva@rhoadesplanninggroup.com>; Fuerstenberg (Abramson), Amelia <AFuerstenberg@GilbaneCo.com>; Gordon, Hayden <HGordon@GilbaneCo.com>; Mark Rhoades <mark@rhoadesplanninggroup.com>
Subject: RE: 2115 Kittredge - Proposed Scope of Work

EXTERNAL:

Hi Helen –

Sorry for the delay. To address your question regarding the slab - As shown in the attached sheet, the current plans include:

- Northern portion of building: Basement Level 1 will be underlain by an approximately 6 foot thick mat foundation; bottom of foundation at approximately 20 feet below grade.
- Southern portion of the building: Basement Level 2 includes the elevator pit, which will have an approximately 10 foot thick mat foundation. The other portions of Basement Level 2 mat foundation will be 6 feet thick. The bottom of foundation for Basement Level 2 will range from 30 to 39 feet below grade.

Please note that the information provided is representative of the due diligence-level analysis and will be refined during the design of construction drawings.

Please let us know if you have any further questions.

Thanks,
Alice

Alice Hale Price, PE
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alice.hale.price@terraphase.com

From: Alice Hale Price
Sent: Wednesday, January 24, 2024 10:16 AM
To: 'Hild, Helen@Waterboards' <Helen.Hild@Waterboards.ca.gov>
Cc: Amber Koster <amber.koster@terraphase.com>; Chris Alger <chris.alger@terraphase.com>; Cerria, Christian <CCerria@GilbaneCo.com>; Geneva Hesner <geneva@rhoadesplanninggroup.com>; Fuerstenberg (Abramson), Amelia <AFuerstenberg@GilbaneCo.com>; Gordon, Hayden <HGordon@GilbaneCo.com>; Mark Rhoades <mark@rhoadesplanninggroup.com>
Subject: RE: 2115 Kittredge - Proposed Scope of Work

Hi Helen – Apologies for the delay. I am awaiting information back from the design team.

Thanks,
Alice

Alice Hale Price, PE
Principal Engineer & Director of Bay Area Operations
(she/her)
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Oakland, California 94612
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alice.hale.price@terraphase.com

From: Hild, Helen@Waterboards <Helen.Hild@Waterboards.ca.gov>
Sent: Tuesday, January 23, 2024 10:01 AM
To: Alice Hale Price <alice.hale.price@terraphase.com>
Cc: Amber Koster <amber.koster@terraphase.com>; Chris Alger <chris.alger@terraphase.com>; Cerria, Christian <CCerria@GilbaneCo.com>; Geneva Hesner <geneva@rhoadesplanninggroup.com>; Fuerstenberg (Abramson), Amelia <AFuerstenberg@GilbaneCo.com>; Gordon, Hayden <HGordon@GilbaneCo.com>; Mark Rhoades <mark@rhoadesplanninggroup.com>
Subject: RE: 2115 Kittredge - Proposed Scope of Work

Thanks Alice. Do you have an anticipated timing for the response to my first question?

Thanks,
Helen

Helen Hild, PG
Engineering Geologist
San Francisco Bay Water Board
(510) 622-2419

From: Alice Hale Price <alice.hale.price@terraphase.com>
Sent: Tuesday, January 9, 2024 8:30 AM
To: Hild, Helen@Waterboards <Helen.Hild@Waterboards.ca.gov>
Cc: Amber Koster <amber.koster@terraphase.com>; Chris Alger <chris.alger@terraphase.com>; Cerria, Christian <CCerria@GilbaneCo.com>; Geneva Hesner <geneva@rhoadesplanninggroup.com>; Fuerstenberg (Abramson), Amelia <AFuerstenberg@GilbaneCo.com>; Gordon, Hayden <HGordon@GilbaneCo.com>; Mark Rhoades <mark@rhoadesplanninggroup.com>
Subject: RE: 2115 Kittredge - Proposed Scope of Work

EXTERNAL:

Hi Helen –

The answer to question # 2 is below. We are still working on getting the response to # 1 from the design team.

Borings at the Berkeley Touchless facility, approximately 150 feet southeast and cross-

gradient from the Kittredge Site, showed at least three thin (4 feet thick), discontinuous water bearing zones in the upper 40 feet below ground surface (bgs); see attached cross-section. The zones were comprised of silty sand layers within lower permeability materials and were present from approximately 22-26, 28-32, and 34 to 38 feet bgs. A sample collected from a boring screened from approximately 18-24 bgs had an MtBE concentration two orders of magnitude less than a sample collected from an adjacent boring screened from approximately 27-32 feet bgs. However, the apparently distinct water bearing zones identified onsite were not present in offsite borings, suggesting the water bearing zones may be distinctly associated with the Berkeley Touchless facility itself and do not represent regionally continuous features.

The excavation at the Kittredge Site will be approximately 34 feet deep and so has the potential to encounter multiple water bearing zones, if the stratigraphy is similar to that beneath the Berkely Touchless facility. Terraphase proposes to advance the first of three borings to the total excavation depth (34 feet bgs). Terraphase will examine soil from the entire stratigraphic column to assess the potential for multiple water bearing zones. Terraphase will screen the soil using a PID as well as for visual evidence of contamination. Terraphase will then proceed based on the findings as follows:

- If the lithology and field screening indicate the presence of multiple water bearing zones with varying degrees of contamination: Terraphase will collect a sample from the lowest water bearing interval in the first boring advanced. The second and third borings will target the upper water bearing zones.
- If there is no indication of distinct water bearing zones, or if there is no evidence of differing levels of contamination within water bearing zones (based on PID readings and visual examination): all three borings will be screened from first encountered groundwater to the total excavation depth. This will assess the entire dewatering zone for contamination at all three borings and be a better representation of the quality of the water produced during excavation dewatering.

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alice.hale.price@terraphase.com

From: Hild, Helen@Waterboards <Helen.Hild@Waterboards.ca.gov>
Sent: Wednesday, January 3, 2024 11:00 AM
To: Alice Hale Price <alice.hale.price@terraphase.com>
Cc: Amber Koster <amber.koster@terraphase.com>; Chris Alger <chris.alger@terraphase.com>; Cerria, Christian <CCerria@GilbaneCo.com>; Geneva Hesner <geneva@rhoadesplanninggroup.com>; Fuerstenberg (Abramson), Amelia <AFuerstenberg@GilbaneCo.com>; Gordon, Hayden <HGordon@GilbaneCo.com>; Mark Rhoades <mark@rhoadesplanninggroup.com>
Subject: RE: 2115 Kittredge - Proposed Scope of Work

Hi Alice,

I have a couple of clarifying questions below:

1. Why is the slab going to be 10 feet thick? What locations will it be that thick? Can you update the figure to show the associated depths and locations of the proposed foundation?
2. Can you verify if the first encountered groundwater will be representative of all of the groundwater that will be in contact with the proposed building? Do we know if there are different water bearing units between 10 feet and 35 feet bgs?

Thanks,
Helen

Helen Hild, PG
Engineering Geologist
San Francisco Bay Water Board
(510) 622-2419

From: Alice Hale Price <alice.hale.price@terraphase.com>
Sent: Thursday, December 14, 2023 8:57 AM
To: Hild, Helen@Waterboards <Helen.Hild@Waterboards.ca.gov>
Cc: Amber Koster <amber.koster@terraphase.com>; Chris Alger <chris.alger@terraphase.com>; Cerria, Christian <CCerria@GilbaneCo.com>; Geneva Hesner <geneva@rhoadesplanninggroup.com>; Fuerstenberg (Abramson), Amelia <AFuerstenberg@GilbaneCo.com>; Gordon, Hayden <HGordon@GilbaneCo.com>; Mark Rhoades <mark@rhoadesplanninggroup.com>
Subject: 2115 Kittredge - Proposed Scope of Work

EXTERNAL:

Helen – As discussed, we are proposing the following scope of work to address the unknowns regarding the TCE detection in in the VaporPin sample and evaluate general conditions of groundwater. The approximate depth of the slab of the lower basement level is 24 feet below current sidewalk level, however, the slab will be as thick as 10 feet deep in some locations so total excavation depths will reach 34 feet in some portions of the footprint. The project will require dewatering during construction but will not require ongoing dewatering due to the waterproofing incorporated in the design.

Proposed Scope of Work

- Advancement of three borings to a depth of approximately 5 feet below first encountered groundwater. Groundwater is expected to be encountered between approximately 10 and 20 feet bgs, depending on location within the building.
    - Collection of grab-groundwater samples from each boring using a temporary PVC casing with a 5-foot screened interval. Samples will be collected using a peristaltic or check-valve pump. Grab-groundwater samples will be submitted to a California-certified analytical laboratory for analysis for volatile organic compounds; MTBE; total petroleum hydrocarbons in the gasoline, diesel, and motor oil ranges; metals (filtered); and semi-volatile organic compounds.
    - *Depending on the depth to groundwater, the 5-ft slotted screen for the grab*

groundwater samples will be somewhere between 10-15 and 20-25 feet bgs. As noted above, the floor of the lower basement will be located at approximately 24 feet bgs.

- Advancement of three borings located approximately 3 feet from the grab-groundwater borings for the construction of temporary soil vapor wells. The borings will be advanced to a depth of approximately 5 feet **above** the depth of first encountered groundwater or 5 feet total depth, whichever is greater (for example, if groundwater is encountered at a depth of 9 feet bgs, the soil vapor well boring would be advanced to 5 feet bgs). *The entirety of the vadose zone within the building footprint is expected to be excavated during the excavation; however, we have proposed these samples to provide context on the vapor intrusion potential from groundwater.* The temporary soil vapor wells will be constructed as follows:
  - Sand in a 1 foot layer with a 6-inch stainless steel probe tip installed in the center
  - Dry bentonite in a 1 foot layer
  - Hydrated bentonite installed to the surface.

  Assuming that soil-vapor well borings are advanced using direct push technology drilling methods, the soil-vapor wells will be allowed to equilibrate overnight prior to sampling (if well borings are advanced using a hand auger, the wells will be allowed to equilibrate for at least 48 hours). The soil vapor probes will be sampled in general accordance with the DTSC Advisory Active Soil Gas Investigations guidance (2015) using a helium shroud. Each sample will be analyzed for VOCs by USEPA Method TO-15 and helium by ASTM Method D1946.

Proposed boring locations are depicted on the attached figure.

Please confirm that this approach will provide the Water Board with sufficient data to support a conclusive determination regarding the need for further oversight.

Thank you again for your time,
Alice

Alice Hale Price, PE
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