AGENDA

BERKELEY CITY COUNCIL MEETING

Tuesday, November 14, 2023
6:00 PM

SCHOOL DISTRICT BOARD ROOM - 1231 ADDISON STREET, BERKELEY, CA 94702

TELECONFERENCE LOCATION - 1404 LE ROY AVE, BERKELEY 94708

JESSE ARREGUIN, MAYOR

Councilmembers:

DISTRICT 1 – RASHI KESARWANI
DISTRICT 2 – TERRY TAPLIN
DISTRICT 3 – BEN BARTLETT
DISTRICT 4 – KATE HARRISON
DISTRICT 5 – SOPHIE HAHN
DISTRICT 6 – SUSAN WENGRAF
DISTRICT 7 – RIGEL ROBINSON
DISTRICT 8 – MARK HUMBERT

This meeting will be conducted in a hybrid model with both in-person attendance and virtual participation. If you are feeling sick, please do not attend the meeting in person.

Live captioned broadcasts of Council Meetings are available on Cable B-TV (Channel 33) and via internet accessible video stream at http://berkeley.granicus.com/MediaPlayer.php?publish_id=1244.

*Remote participation by the public is available through Zoom. To access the meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL: https://cityofberkeley-info.zoomgov.com/j/1617610462 To request to speak, use the "raise hand" icon by rolling over the bottom of the screen. To join by phone: Dial **1-669-254-5252 or 1-833-568-8864 (Toll Free)** and enter **Meeting ID: 161 761 0462**. If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Chair. Please be mindful that the meeting will be recorded.*

To submit a written communication for the City Council's consideration and inclusion in the public record, email council@berkeleyca.gov.

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953 and applicable Executive Orders as issued by the Governor that are currently in effect. Any member of the public may attend this meeting. Questions regarding public participation may be addressed to the City Clerk Department (510) 981-6900. The City Council may take action related to any subject listed on the Agenda.

Pursuant to the City Council Rules of Procedure and State Law, the presiding officer may remove, or cause the removal of, an individual for disrupting the meeting. Prior to removing an individual, the presiding officer shall warn the individual that their behavior is disrupting the meeting and that their failure to cease their behavior may result in their removal. The presiding officer may then remove the individual if they do not promptly cease their disruptive behavior. "Disrupting" means engaging in behavior during a meeting of a legislative body that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting and includes, but is not limited to, a failure to comply with reasonable and lawful regulations adopted by a legislative body, or engaging in behavior that constitutes use of force or a true threat of force.

Preliminary Matters

Roll Call:

Land Acknowledgement Statement: *The City of Berkeley recognizes that the community we live in was built on the territory of xučyun (Huchiun (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's residents have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan Tribe and to create meaningful actions that uphold the intention of this land acknowledgement.*

Ceremonial Matters: *In addition to those items listed on the agenda, the Mayor may add additional ceremonial matters.*

1. Presentation: AC Transit Realign Process

City Manager Comments: *The City Manager may make announcements or provide information to the City Council in the form of an oral report. The Council will not take action on such items but may request the City Manager place a report on a future agenda for discussion.*

Public Comment on Non-Agenda Matters: *Persons will be selected to address matters not on the Council agenda. If five or fewer persons wish to speak, each person selected will be allotted two minutes each. If more than five persons wish to speak, up to ten persons will be selected to address matters not on the Council agenda and each person selected will be allotted one minute each. Persons attending the meeting in-person and wishing to address the Council on matters not on the Council agenda during the initial ten-minute period for such comment, must submit a speaker card to the City Clerk in person at the meeting location and prior to commencement of that meeting. The remainder of the speakers wishing to address the Council on non-agenda items will be heard at the end of the agenda.*

Public Comment by Employee Unions (first regular meeting of the month): *This period of public comment is reserved for officially designated representatives of City of Berkeley employee unions, with five minutes allocated per union if representatives of three or fewer unions wish to speak and up to three minutes per union if representatives of four or more unions wish to speak.*

Consent Calendar

The Council will first determine whether to move items on the agenda for "Action" or "Information" to the "Consent Calendar", or move "Consent Calendar" items to "Action." Three members of the City Council must agree to pull an item from the Consent Calendar or Information Calendar for it to move to Action. Items that remain on the "Consent Calendar" are voted on in one motion as a group. "Information" items are not discussed or acted upon at the Council meeting unless they are moved to "Action" or "Consent".

No additional items can be moved onto the Consent Calendar once public comment has commenced. At any time during, or immediately after, public comment on Information and Consent items, any Councilmember may move any Information or Consent item to "Action." Following this, the Council will

vote on the items remaining on the Consent Calendar in one motion.

For items moved to the Action Calendar from the Consent Calendar or Information Calendar, persons who spoke on the item during the Consent Calendar public comment period may speak again at the time the matter is taken up during the Action Calendar.

Public Comment on Consent Calendar and Information Items Only: *The Council will take public comment on any items that are either on the amended Consent Calendar or the Information Calendar. Speakers will be entitled to two minutes each to speak in opposition to or support of Consent Calendar and Information Items. A speaker may only speak once during the period for public comment on Consent Calendar and Information items.*

Additional information regarding public comment by City of Berkeley employees and interns: Employees and interns of the City of Berkeley, although not required, are encouraged to identify themselves as such, the department in which they work and state whether they are speaking as an individual or in their official capacity when addressing the Council in open session or workshops.

Consent Calendar

1. Contract No. 090741-1 Amendment: Foster and Foster Consulting Actuaries Inc (formerly Bartel Associates, LLC) for Actuarial Consulting Services
From: City Manager
Recommendation: Adopt a Resolution authorizing the City Manager to execute an amendment to Contract No. 090741-1 increasing contract amount by $370,000 with Foster and Foster Consulting Actuaries Inc (formerly Bartel Associates, LLC) for Actuarial Consulting Services, for a revised total contract amount not to exceed $750,000 through December 31, 2025.
Financial Implications: See report
Contact: Sharon Friedrichsen, Budget Manager, (510) 981-7000

2. Resolution of Intention - Expansion of the Elmwood BID for Calendar Year 2025
From: City Manager
Recommendation: Adopt a Resolution declaring the City Council's intention to levy an assessment in the Elmwood Business Improvement District ("BID" or "District") for 2025 and directing the City Clerk to schedule a public hearing for January 16, 2024 regarding an expanded district boundary and assessment rates for 2025.
Financial Implications: See report
Contact: Eleanor Hollander, Economic Development, (510) 981-7530

3. Formal Bid Solicitations and Request for Proposals Scheduled for Possible Issuance After Council Approval on November 14, 2023
From: City Manager
Recommendation: Approve the request for proposals or invitation for bids (attached to staff report) that will be, or are planned to be, issued upon final approval by the requesting department or division. All contracts over the City Manager's threshold will be returned to Council for final approval.
Financial Implications: Various Funds - $2,453,813
Contact: Henry Oyekanmi, Finance, (510) 981-7300

Consent Calendar

4. Dorothy Day House Contract Amendment No. 31900284 to fund an Inclement Weather Shelter Program
From: City Manager
Recommendation: Adopt a Resolution authorizing the City Manager or her designee to execute an amendment to Contract No. 31900284 with Dorothy Day House (DDH) to add up to $290,000 to operate the 2023-2024 inclement weather shelter for a total contract amount not to exceed $6,549,173.
Financial Implications: See report
Contact: Lisa Warhuus, Health, Housing, and Community Services, (510) 981-5400

5. Contract: Mercury Associates, Inc. for Fleet Replacement/Maintenance Study and Consulting Services
From: City Manager
Recommendation: Adopt a Resolution authorizing the City Manager to execute a contract and any amendments with Mercury Associates, Inc. to complete a fleet assessment, right sizing study, and fleet consulting services for a total amount not to exceed $125,000 for the contract period of December 1, 2023 through December 30, 2026.
Financial Implications: See report
Contact: Liam Garland, Public Works, (510) 981-6300

6. Purchase Order: Western Truck Parts and Equipment for One Roll Off Truck
From: City Manager
Recommendation: Adopt a Resolution satisfying requirements of City Charter Article XI Section 67.2 allowing the City Manager to participate in Sourcewell bid procedures and authorize the City Manager to execute a purchase order for one (1) Roll Off Truck with Western Truck Parts and Equipment in an amount not to exceed $335,000.
Financial Implications: See report
Contact: Liam Garland, Public Works, (510) 981-6300

7. Purchase Order Amendment: Diesel Direct West, Inc. for Fuel for City Vehicles and Equipment
From: City Manager
Recommendation: Adopt a Resolution authorizing the City Manager to amend the multi-year purchase order with Diesel Direct West, Inc. for the purchase of fuel for City vehicles and emergency equipment (including generators,) increasing the combined amount by $400,000 for a total not-to-exceed amount of $11,894,000, through February 28, 2024.
Financial Implications: See report
Contact: Liam Garland, Public Works, (510) 981-6300

Council Consent Items

8. Budget Referral: Berkeley Junior Jackets Facilities Expenses
From: Councilmember Taplin (Author), Councilmember Hahn (Co-Sponsor), Councilmember Harrison (Co-Sponsor)
Recommendation: Refer to the Annual Appropriations Ordinance #2 process $7,000 to provide Young Lives Matter Foundation, Inc. the necessary funds for the Berkeley Junior Jackets youth sports program's operating expenses associated with the use of Berkeley Unified School District facilities.
Financial Implications: See report
Contact: Terry Taplin, Councilmember, District 2, (510) 981-7120

9. Memorandum of Understanding for East Bay Hills Regional Wildfire Prevention and Coordination
From: Councilmember Wengraf (Author), Mayor Arreguin (Co-Sponsor), Councilmember Hahn (Co-Sponsor)
Recommendation: Adopt a resolution authorizing the City of Berkeley to enter into a Memorandum of Understanding (MOU) with other jurisdictions in Alameda and Contra Costa Counties to form a Wildfire Prevention Coordinating Group (WPCG) to improve regionwide collaboration to reduce wildfire risk.
Financial Implications: See report
Contact: Susan Wengraf, Councilmember, District 6, (510) 981-7160

Action Calendar

The public may comment on each item listed on the agenda for action. For items moved to the Action Calendar from the Consent Calendar or Information Calendar, persons who spoke on the item during the Consent Calendar public comment period may speak again during one of the Action Calendar public comment periods on the item. Public comment will occur for each Action item (excluding public hearings, appeals, and/or quasi-judicial matters) in one of two comment periods, either 1) before the Action Calendar is discussed; or 2) when the item is taken up by the Council.

A member of the public may only speak at one of the two public comment periods for any single Action item.

The Presiding Officer will request that persons wishing to speak line up at the podium, or use the "raise hand" function in Zoom, to determine the number of persons interested in speaking at that time. Up to ten (10) speakers may speak for two minutes. If there are more than ten persons interested in speaking, the Presiding Officer may limit the public comment for all speakers to one minute per speaker. Speakers are permitted to yield their time to one other speaker, however no one speaker shall have more than four minutes. The Presiding Officer may, with the consent of persons representing both sides of an issue, allocate a block of time to each side to present their issue.

Action items may be reordered at the discretion of the Chair with the consent of Council.

Action Calendar – Scheduled Public Comment Period

During this public comment period, the Presiding Officer will open and close a comment period for each Action item on this agenda (excluding any public hearings, appeals, and/or quasi-judicial matters). The public may speak on each item. Those who speak on an item during this comment period may not speak a second time when the item is taken up by Council.

Action Calendar – Public Hearings

Staff shall introduce the public hearing item and present their comments. For certain hearings, this is followed by five-minute presentations each by the appellant and applicant. The Presiding Officer will request that persons wishing to speak line up at the podium, or use the "raise hand" function in Zoom, to be recognized and to determine the number of persons interested in speaking at that time.

Up to ten (10) speakers may speak for two minutes. If there are more than ten persons interested in speaking, the Presiding Officer may limit the public comment for all speakers to one minute per speaker. Speakers are permitted to yield their time to one other speaker, however no one speaker shall have more than four minutes. The Presiding Officer may with the consent of persons representing both sides of an issue allocate a block of time to each side to present their issue.

When applicable, each member of the City Council shall verbally disclose all ex parte contacts concerning the subject of the hearing. Councilmembers shall also submit a report of such contacts in writing prior to the commencement of the hearing. Written reports shall be available for public review in the office of the City Clerk.

10. Renewal of the Elmwood Avenue BID for Calendar Year 2024
From: City Manager
Recommendation: Conduct a public hearing and, upon conclusion, adopt a Resolution confirming the Annual Report and Budget for the Elmwood Business Improvement District (hereafter, “the District”, “the Elmwood BID” or “the BID”) and, if no majority protest exists, levy annual assessments in the District for calendar year 2024 to finance services and improvements and authorize a fiscal agency contract with Elmwood Business Association for receipt and expenditure of District funds.
Financial Implications: See report
Contact: Eleanor Hollander, Economic Development, (510) 981-7530

11. Renewal of the Solano Avenue BID for Calendar Year 2024
From: City Manager
Recommendation: Conduct a public hearing and, upon conclusion, adopt a Resolution confirming the Annual Report and Budget for the Solano Avenue Business Improvement District (hereafter, “Solano BID Advisory Board” or “the BID”) for 2023-2024 and, if no majority protest exists, levy annual assessments in the District for calendar year 2024 to finance services and improvements and authorize a fiscal agency contract for receipt and expenditure of District funds.
Financial Implications: See report
Contact: Eleanor Hollander, Economic Development, (510) 981-7530

Action Calendar – Public Hearings

12. Amendments to the Berkeley Election Reform Act to ensure consistency within the Act for cost of living adjustments and committee reporting requirement thresholds
From: Fair Campaign Practices Commission
Recommendation: Conduct a public hearing and, upon conclusion, adopt first reading of an ordinance amending the Berkeley Election Reform Act (BMC Chapter 2.12) to (1) amend provisions related to filing requirement thresholds to be consistent with recent amendment to qualification threshold for committees ; and (2) add two dollar amount thresholds to the list of amounts subject to cost of living adjustments in order to maintain consistency with other associated amounts.
Financial Implications: See report
Contact: Sam Harvey, Commission Secretary, (510) 981-6950

13. Amendments to Berkeley Municipal Code Title 23 (Zoning Ordinance), the Zoning Map, General Plan Land Use Diagram, and the General Plan Relating to the Southside Zoning Implementation Program of the 2023-2031 Housing Element Update
From: City Manager
Recommendation: Conduct a public hearing and upon conclusion:
1. Adopt a first reading of an Ordinance amending Title 23 of the Berkeley Municipal Code to increase residential development potential in the Southside Plan Area, per Program 27— Priority Development Areas, Commercial and Transit Corridors and Program 33—Zoning Code Amendment: Residential of the 2023-2031 Housing Element Update
2. Adopt a Resolution:
a. Adopting an Addendum to the 2023-2031 Housing Element Update Environmental Impact Report (EIR); and
b. Approving and adopting General Plan map and text amendments to re-designate certain parcels and update certain land use designations to be consistent with the associated Ordinance amendments.
3. Refer to the City Manager to analyze prevailing wage requirements, as recommended in Planning Commission's letter dated September 15, 2023; and refer a budget allocation of $50,000 for this project to the FY2025 budget process.
Financial Implications: See report
Contact: Jordan Klein, Planning and Development, (510) 981-7400

Information Reports

14. Measure O Bond Impacts on Affordable Housing Development in Berkeley
From: City Manager
Contact: Lisa Warhuus, Health, Housing, and Community Services, (510) 981-5400

Information Reports

15. LPO NOD: 60 Panoramic Way, #LMIN2023-0001
From: City Manager
Contact: Jordan Klein, Planning and Development, (510) 981-7400

16. LPO NOD: 803 Delaware Street, LMSAP2023-0002
From: City Manager
Contact: Jordan Klein, Planning and Development, (510) 981-7400

17. LPO NOD: 1960 San Antonio Avenue/645 Arlington Avenue, #LMSAP2022-0005
From: City Manager
Contact: Jordan Klein, Planning and Development, (510) 981-7400

18. LPO NOD: 2113-2115 Kittredge Street/#LMSAP2022-0011
From: City Manager
Contact: Jordan Klein, Planning and Development, (510) 981-7400

19. Planning Commission Fiscal Year 2023-24 Work Plan
From: Planning Commission
Contact: Alisa Shen, Commission Secretary, (510) 981-7400

Public Comment – Items Not Listed on the Agenda

Adjournment

NOTICE CONCERNING YOUR LEGAL RIGHTS*: If you object to a decision by the City Council to approve or deny a use permit or variance for a project the following requirements and restrictions apply: 1) No lawsuit challenging a City decision to deny (Code Civ. Proc. §1094.6(b)) or approve (Gov. Code 65009(c)(5)) a use permit or variance may be filed more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) In any lawsuit that may be filed against a City Council decision to approve or deny a use permit or variance, 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.*

Archived indexed video streams are available at:
https://berkeleyca.gov/your-government/city-council/city-council-agendas.
Channel 33 rebroadcasts the following Wednesday at 9:00 a.m. and Sunday at 9:00 a.m.

Communications to the City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service to the City Clerk Department at 2180 Milvia Street. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk Department for further information.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the public counter at the City Clerk Department located on the first floor of City Hall located at 2180 Milvia Street as well as posted on the City's website at https://berkeleyca.gov/.

Agendas and agenda reports may be accessed via the Internet at:
https://berkeleyca.gov/your-government/city-council/city-council-agendas
and may be read at reference desks at the following locations:

City Clerk Department - 2180 Milvia Street, First Floor
Tel: 510-981-6900, TDD: 510-981-6903, Fax: 510-981-6901
Email: clerk@berkeleyca.gov

Libraries: Main – 2090 Kittredge Street,
Claremont Branch – 2940 Benvenue, West Branch – 1125 University,
North Branch – 1170 The Alameda, Tarea Hall Pittman South Branch – 1901 Russell

COMMUNICATION ACCESS INFORMATION:
This meeting is being held in a wheelchair accessible location.
To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at (510) 981-6418 (V) or (510) 981-6347 (TDD) at least three business days before the meeting date.

Attendees at public meetings are reminded that other attendees may be sensitive to various scents, whether natural or manufactured, in products and materials. Please help the City respect these needs.

Captioning services are provided at the meeting, on B-TV, and on the Internet. In addition, assisted listening devices for the hearing impaired are available from the City Clerk prior to the meeting, and are to be returned before the end of the meeting.

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I hereby certify that the agenda for this meeting of the Berkeley City Council was posted at the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way, as well as on the City's website, on November 2, 2023.

Mark Numainville, City Clerk

Communications

Council rules limit action on Communications to referral to the City Manager and/or Boards and Commissions for investigation and/or recommendations. All communications submitted to Council are public record. Copies of individual communications are available for viewing at the City Clerk Department and through Records Online.

Hopkins Street

1. Mariya
2. S. Entwistle
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Ashby BART Housing
3. Jack Kurzweil
4. Sharon Rose
5. Vincent Casalaina
6. Tobey Wiebe
7. Sonya Dublin
8. Jane Scantlebury
9. Paola Laverde

Integrating Public Art into the Waterfront Specific Plan
10. Civic Arts Commission

Berkeley Robberies
11. Dave Libby, on behalf of Assembly Builders

Tenant Opportunity To Purchase Act
12. Matt Gustafson

Police Accountability Board (PAB) Memo
13. Hansel Aguilar, Director of PAB

Japan Wastewater
14. Grace Morizawa, Chair, Berkeley Peace and Justice Commission (2)

Human Feces
15. Todd Jersey

Alameda County Transit Redistricting Plan
16. Alfred Twu

National Sandwich Day
17. Sonia Anand Rodrigues

Miyawaki Forest
18. Melinda Howard-Herrarte, on behalf of the Sierra Club

Mari Mendonca to Berkeley Housing Board
19. Berkeley Tenants Union

Chicago's Municipal Grocery Store
20. Russell Bates

Cannabis Policy
21. Getting It Right from the Start

Encampment Policy
22. John Caner, on behalf of the Downtown Berkeley Association
23. Carole Marasovic

Hate Speech and Hate Crime
24. Karen Weil

Israel and Palestine
25. Amy Cummings
26. Barbara Gilbert
27. Russell Bates
28. Virginia Browning
29. Luqman Saib

Ceasefire Now
30. 49 similarly-worded form letters

Stand with Palestine
31. 40 similarly-worded form letters

Supplemental Communications and Reports
Items received by the deadlines for submission will be compiled and distributed as follows. If no items are received by the deadline, no supplemental packet will be compiled for said deadline.

- **Supplemental Communications and Reports 1**
  Available by 5:00 p.m. five days prior to the meeting.

- **Supplemental Communications and Reports 2**
  Available by 5:00 p.m. the day before the meeting.

- **Supplemental Communications and Reports 3**
  Available by 5:00 p.m. two days following the meeting.

Ceremonial Item

Realign

Check out our proposals online!

Realign Draft Service Scenarios

INFORMATIONAL ITEM: AC Transit Realign Bus Service Network Plan Update

Berkeley City Council

TUESDAY, NOVEMBER 14, 2023

AC Transit At-a-Glance

Rider Demographics:

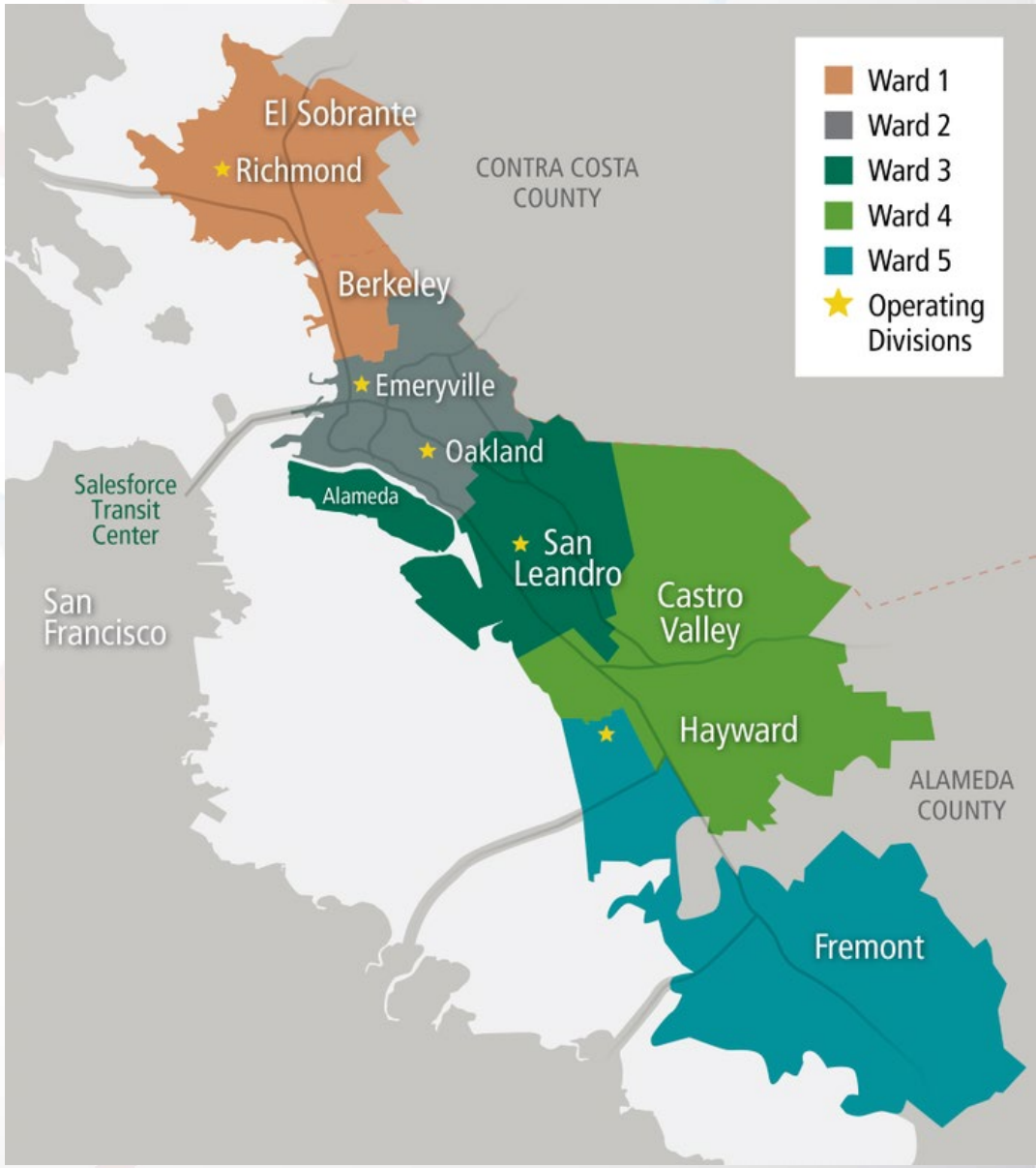
- **65%** low income
- **75%** people of color
- **29%** Limited English Proficiency
- **27%** of riders are traveling to work
- **30,000** student trips to and from school every school day

Riders During Pandemic:

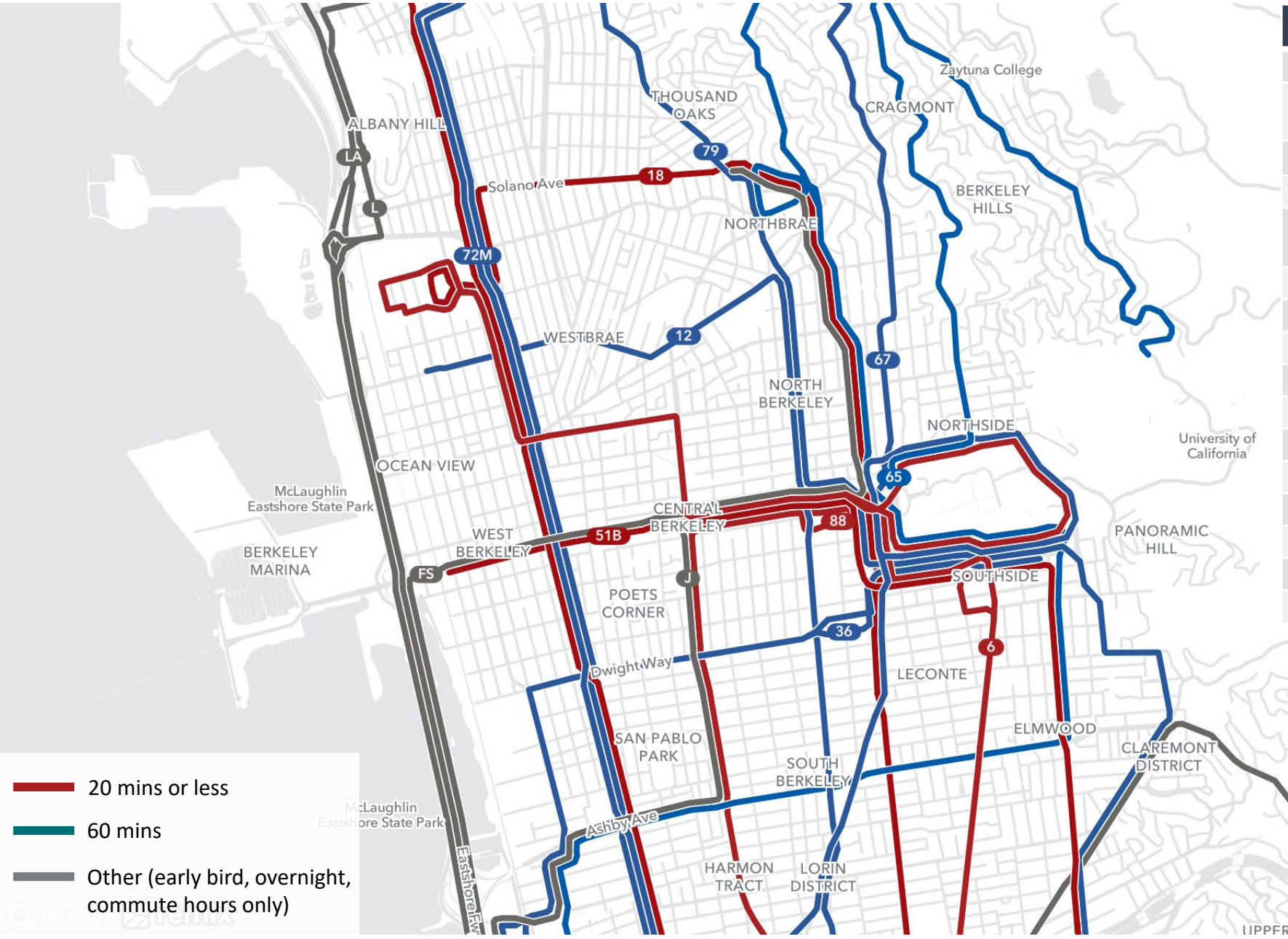
- **40%** of riders made an essential trip
- **15%** of riders identified as an essential worker
- **43%** riders do not have access to a car

We serve

Essential workers, students, low-income, seniors, commuters, individuals with disabilities, and anyone wishing to reduce their carbon footprint.



Transit Service in Berkeley Today



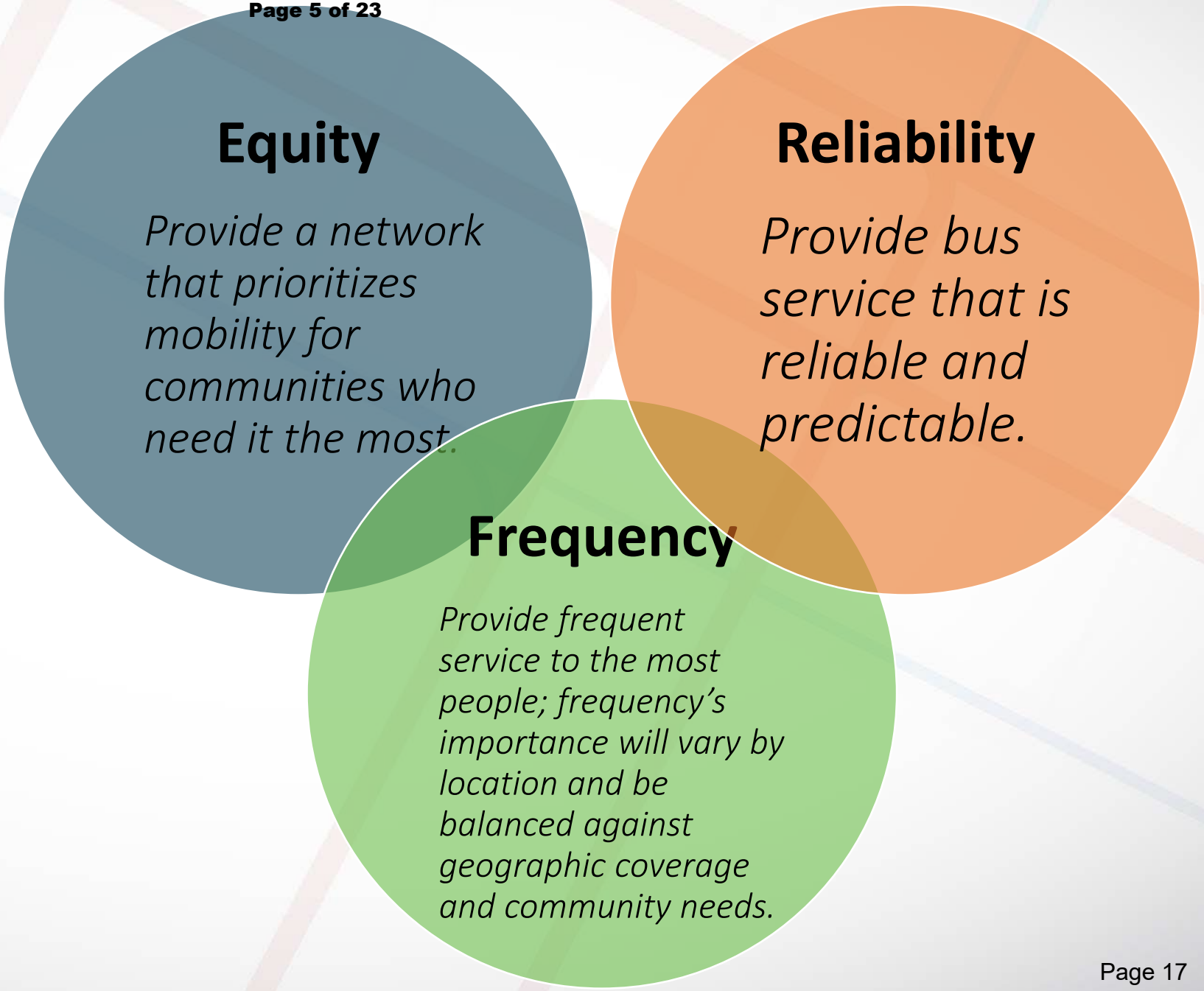
Line	Serving	Wkdy Frequency
6	Telegraph	Every 12 min
7	Arlington, El Cerrito, Ashby, Emeryville	Every 30 min.
12	Gilman, Shattuck	Every 24 min.
18	MLK, UC Village, Solano	Every 16 min
36	Dwight, UC, Emeryville, West Oakland	Every 30 min
51B	University, College	Every 12 min
52	Cedar, UC Village	Every 15 min
65	Grizzly Peak, Euclid	Every 40 min
67	Tilden	Every 30 min
72/72M	San Pablo	Every 15 min, combined
72R	San Pablo Rapid	Every 12 min
79	Colusa, Claremont	Every 30 min
88	Sacramento, Market	Every 18 min
F	Adeline, SF	Every 30 min
FS	University, SF	Varies
J	Sacramento, SF	Varies

Realign Project Phasing

1	2	3	4	5
Develop Plans + Learn Rider Needs	Aligning Guiding Principles with Community Assessment	**Develop Service Scenarios and Gather Feedback**	Draft Final Service Plan and Plan Adoption	Develop Service Standards and Inform Riders about Service Changes
Mar-Jun 2023	*Jul-Aug 2023*	*Sep-Dec 2023*	*Jan-Apr 2024*	*Apr-Sep 2024*

On-going emphasis on equity and transparency in all project phases and communications

Guiding Principles



Service Scenarios Overview

Cost-Neutral

Stay the Course → **Balanced Coverage Scenario**

More Frequency, Less Coverage → **Frequent Service Scenario**

Unconstrained

(Pending funding availability)

More Frequency, More Coverage → **Unconstrained Vision Scenario**

Balanced Coverage Scenario

- Keeps today's balance between core service and providing network coverage.
  - Improves access to many destinations
  - New coverage to areas with high transit demand
  - Simplifies routes to improve reliability and travel time
  - Better matches service frequency to customer demand

Frequent Service Scenario

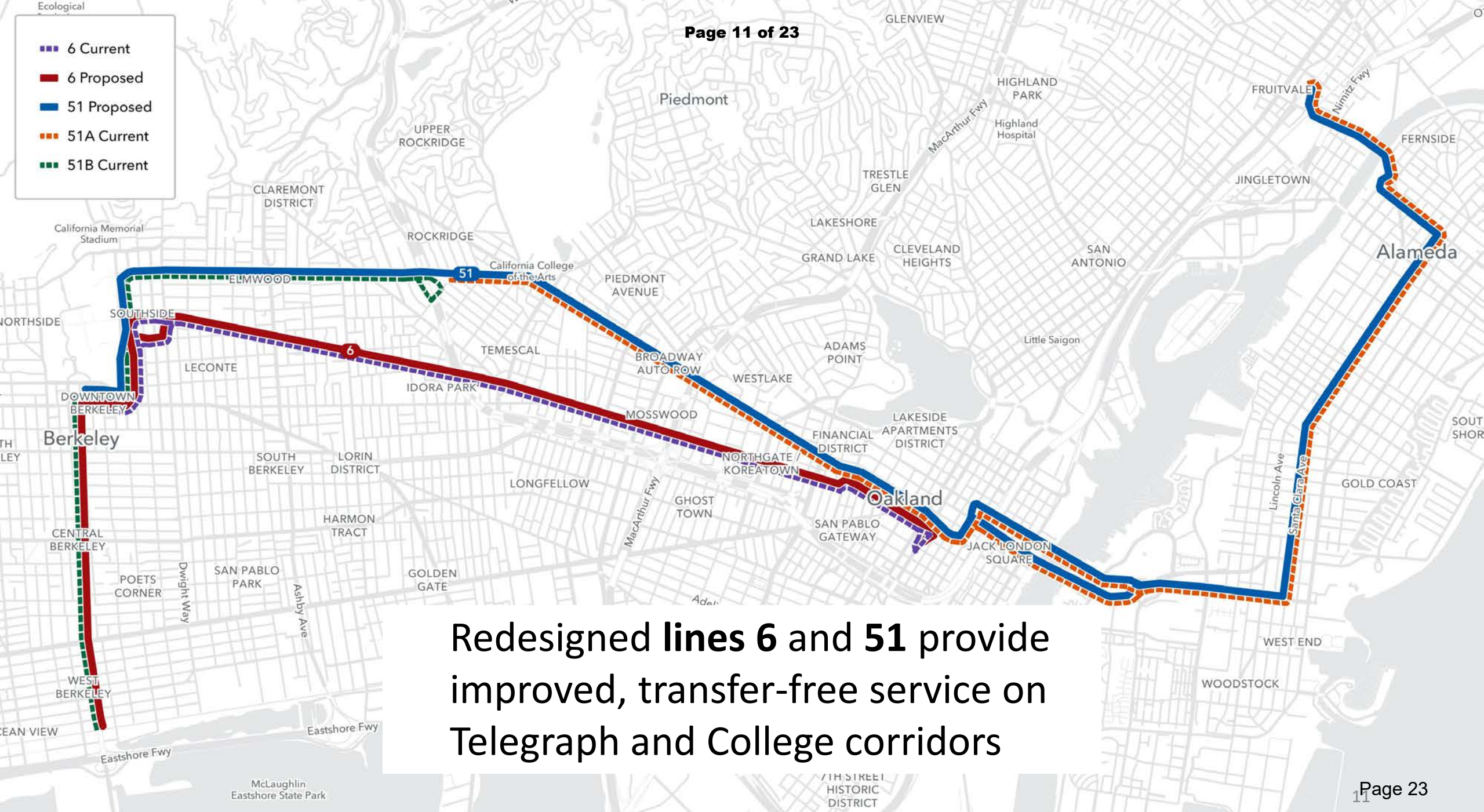
- Focuses more frequent service in denser areas at the cost of network coverage.
  - All local routes provide weekday service at least every 30 minutes
  - Better frequency on busier trunk routes
  - Simplifies routes to improve reliability and travel times
  - Eliminates less productive local lines and route segments.

Unconstrained Vision Scenario

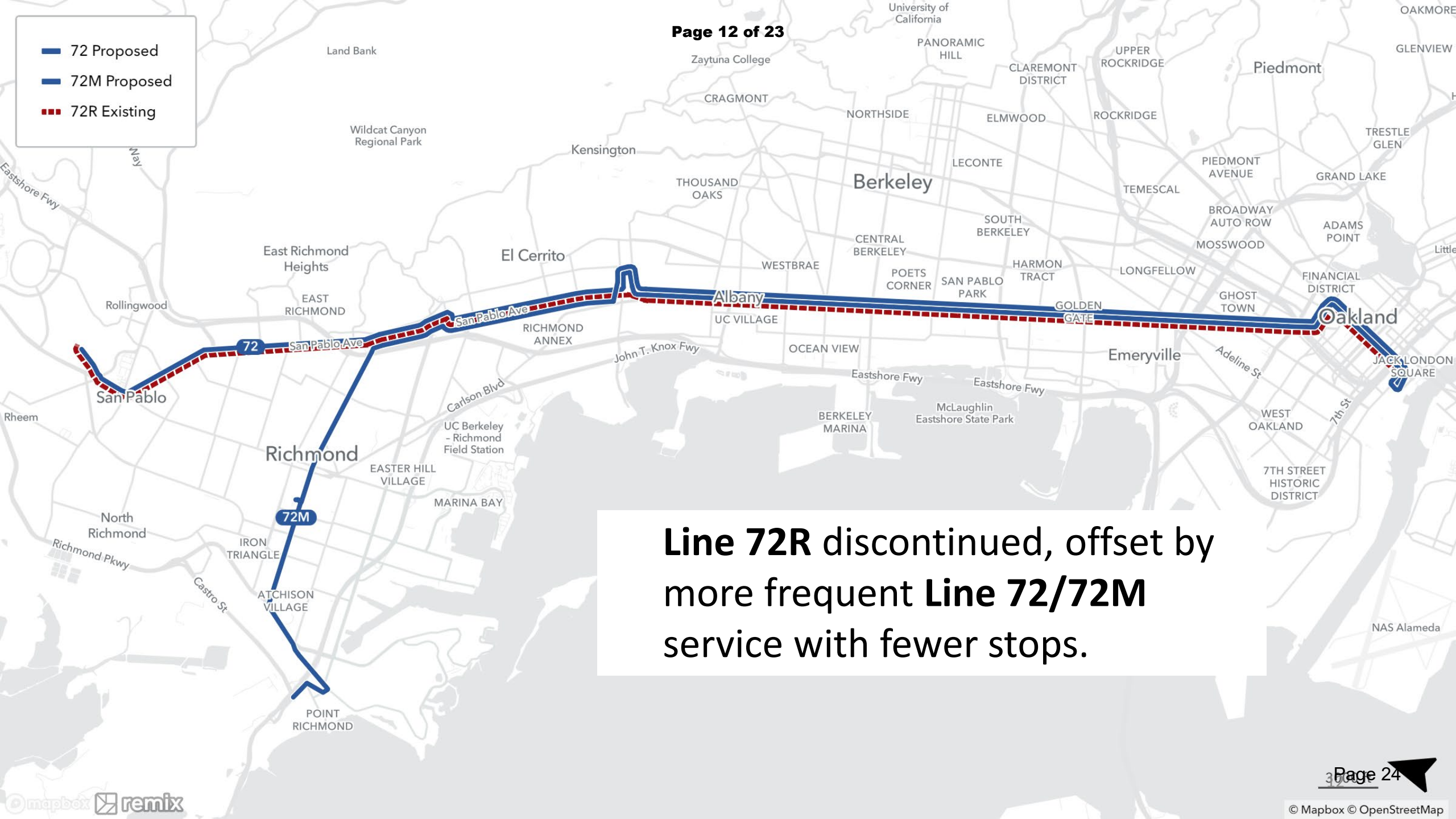
- Expanded frequent service, expanded coverage, more revenue, operators, buses, bus garages needed.
- Restores pandemic suspensions, with some changes to support equity and reflect new travel patterns.
- Proposed on-demand microtransit zones where fixed route service expansion is less practical.

Key Highlights

Consistent between Balanced Coverage and Frequent Service scenarios

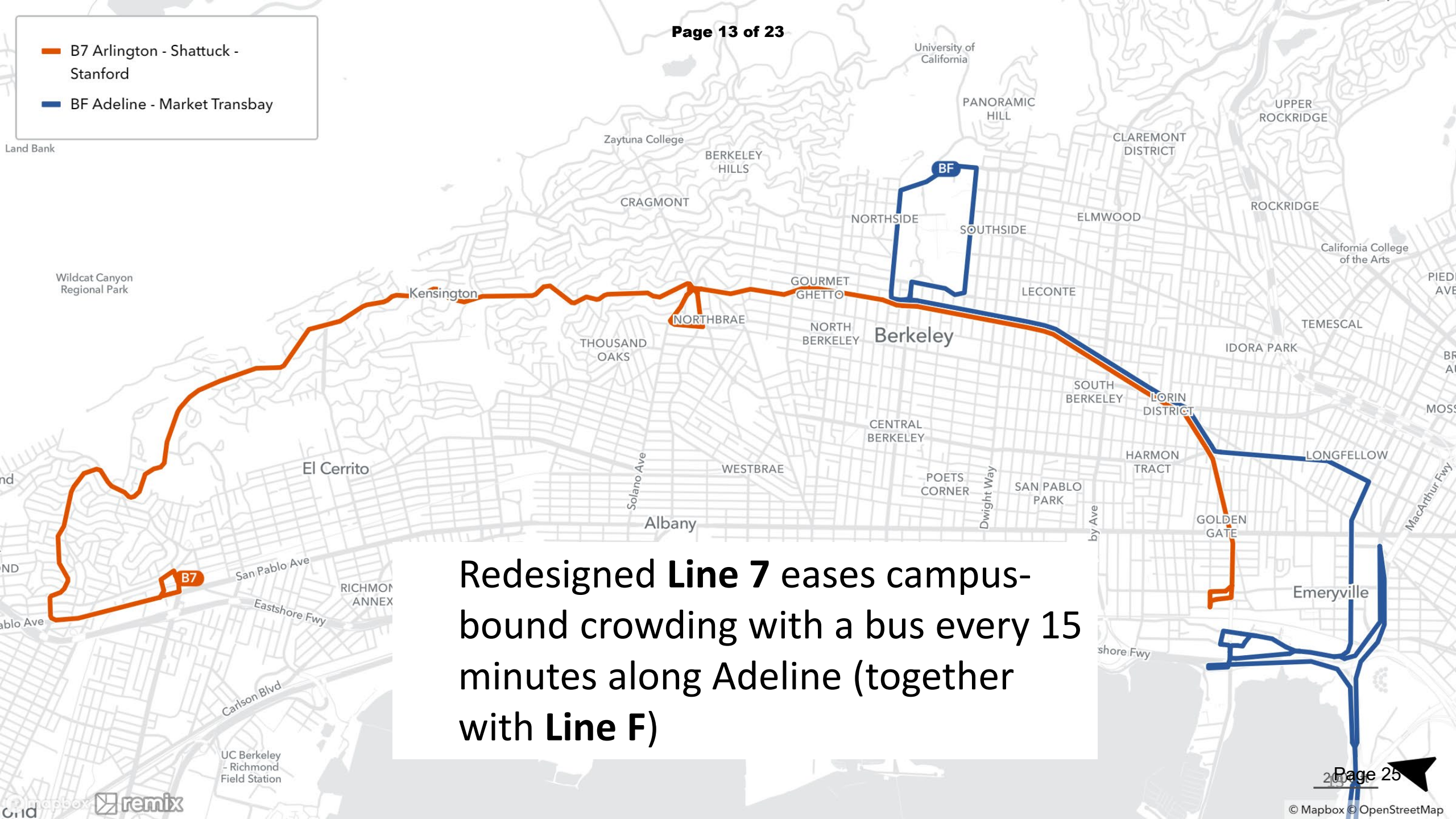


Redesigned **lines 6** and **51** provide improved, transfer-free service on Telegraph and College corridors

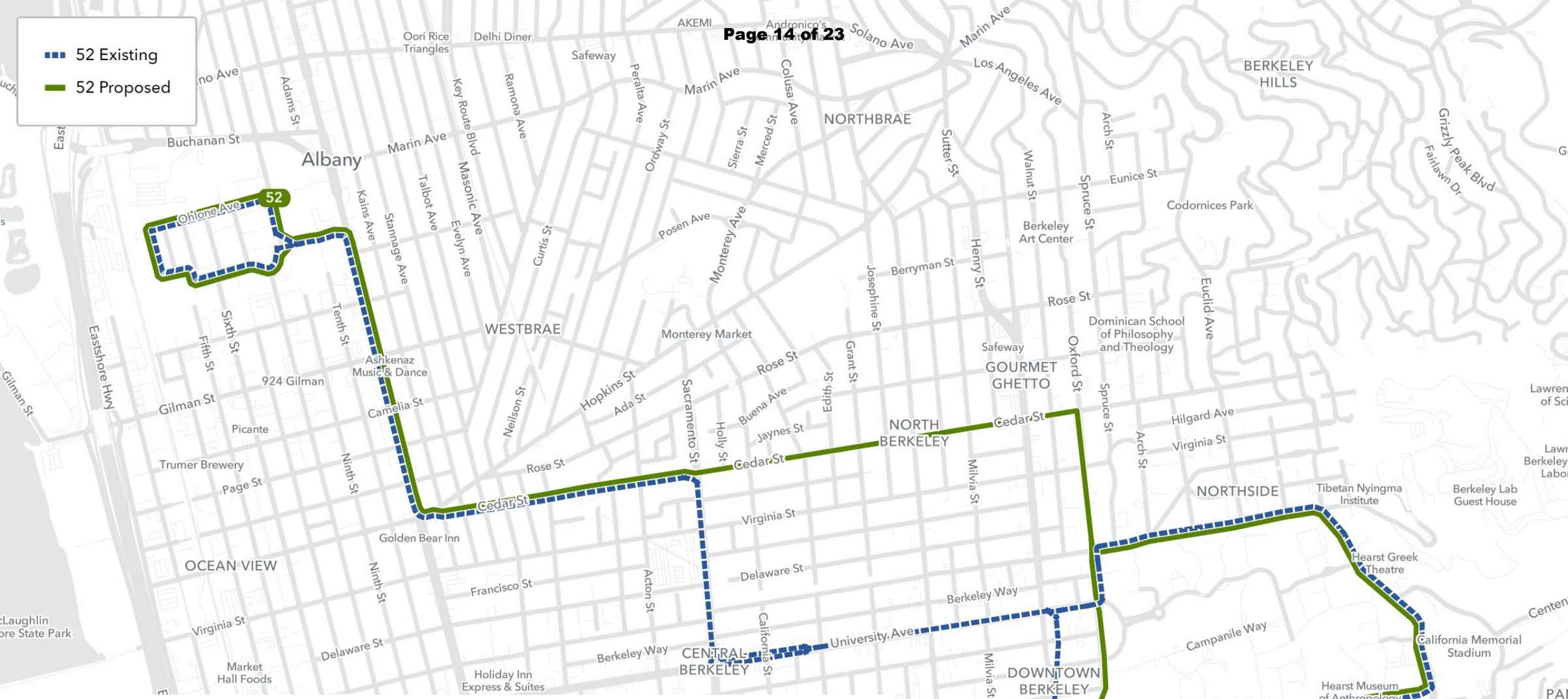


Line 72R discontinued, offset by more frequent **Line 72/72M** service with fewer stops.

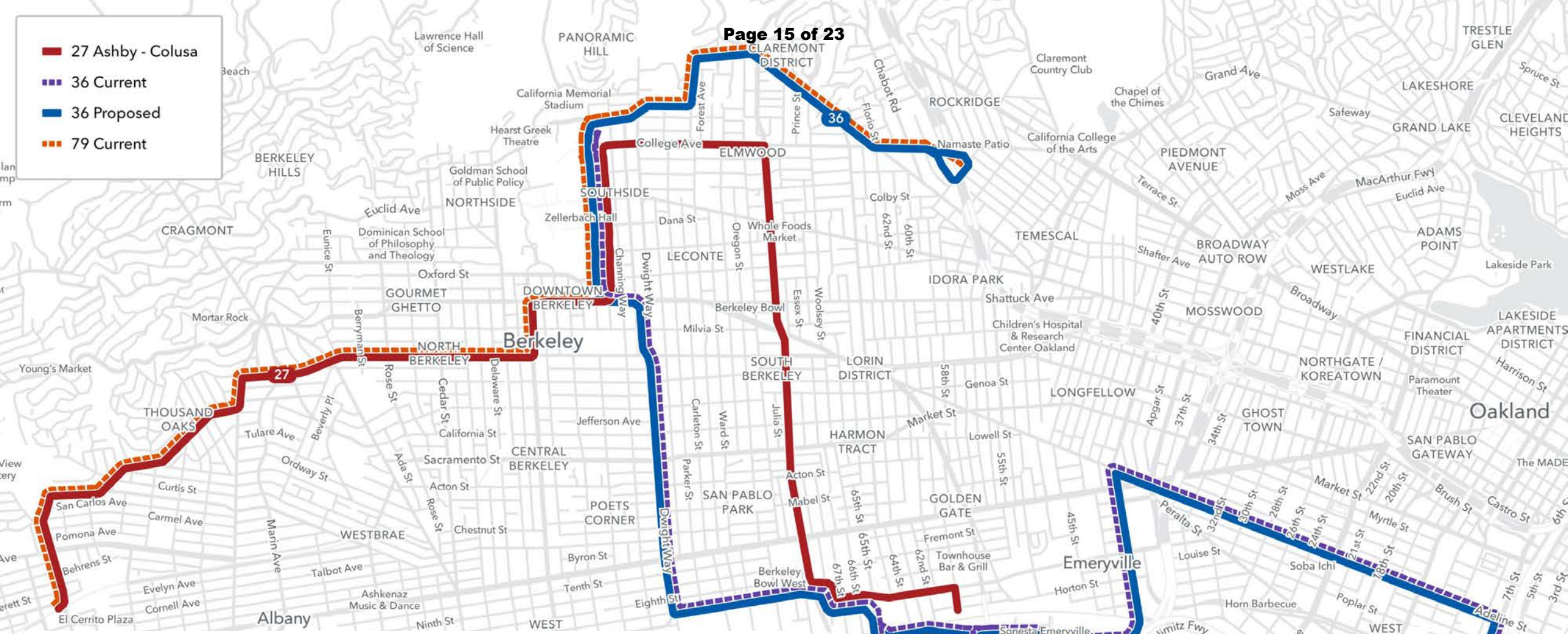
© Mapbox © OpenStreetMap



Redesigned **Line 7** eases campus-bound crowding with a bus every 15 minutes along Adeline (together with **Line F**)

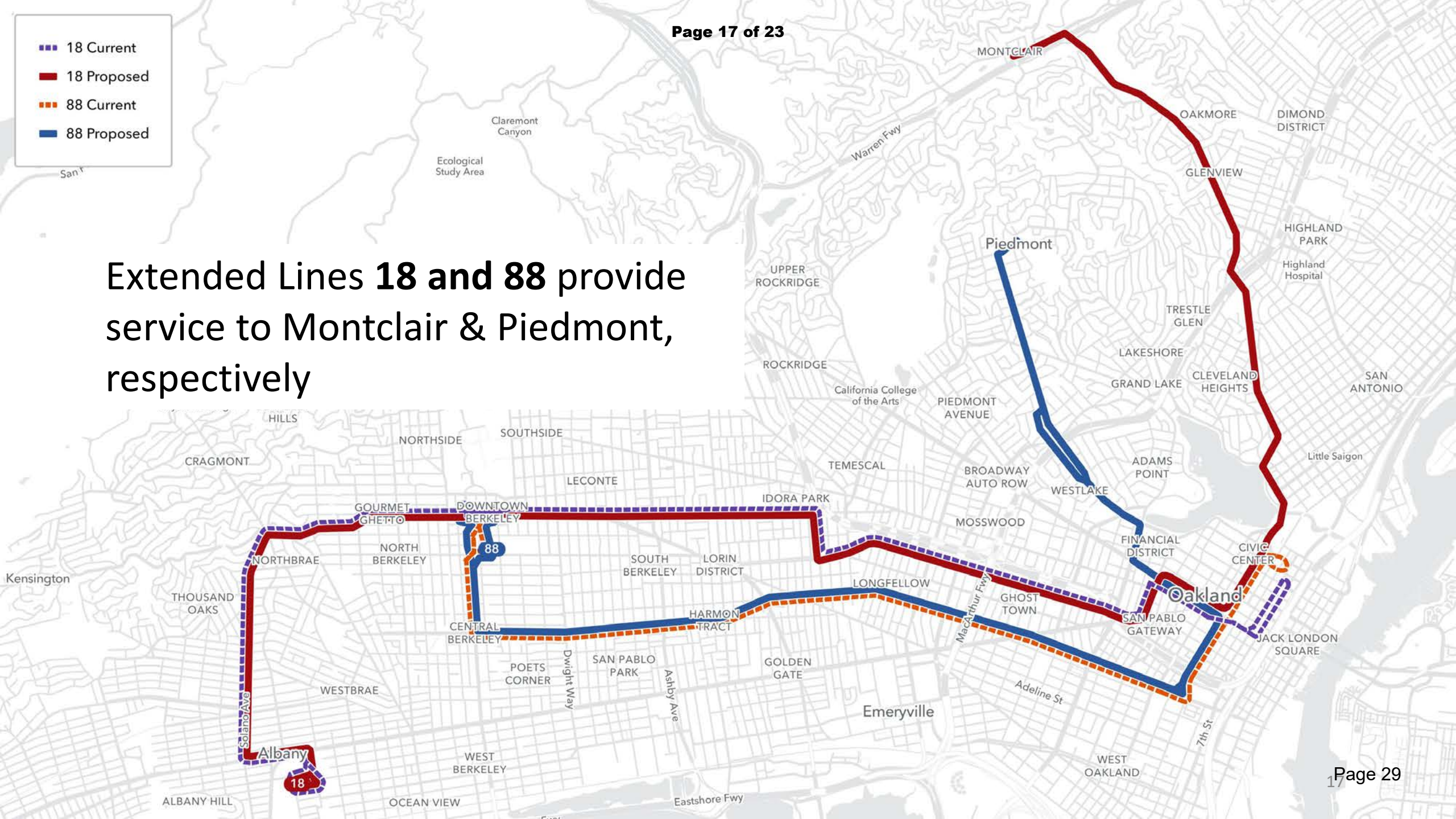


New **Line 52** provides more direct service to North Shattuck

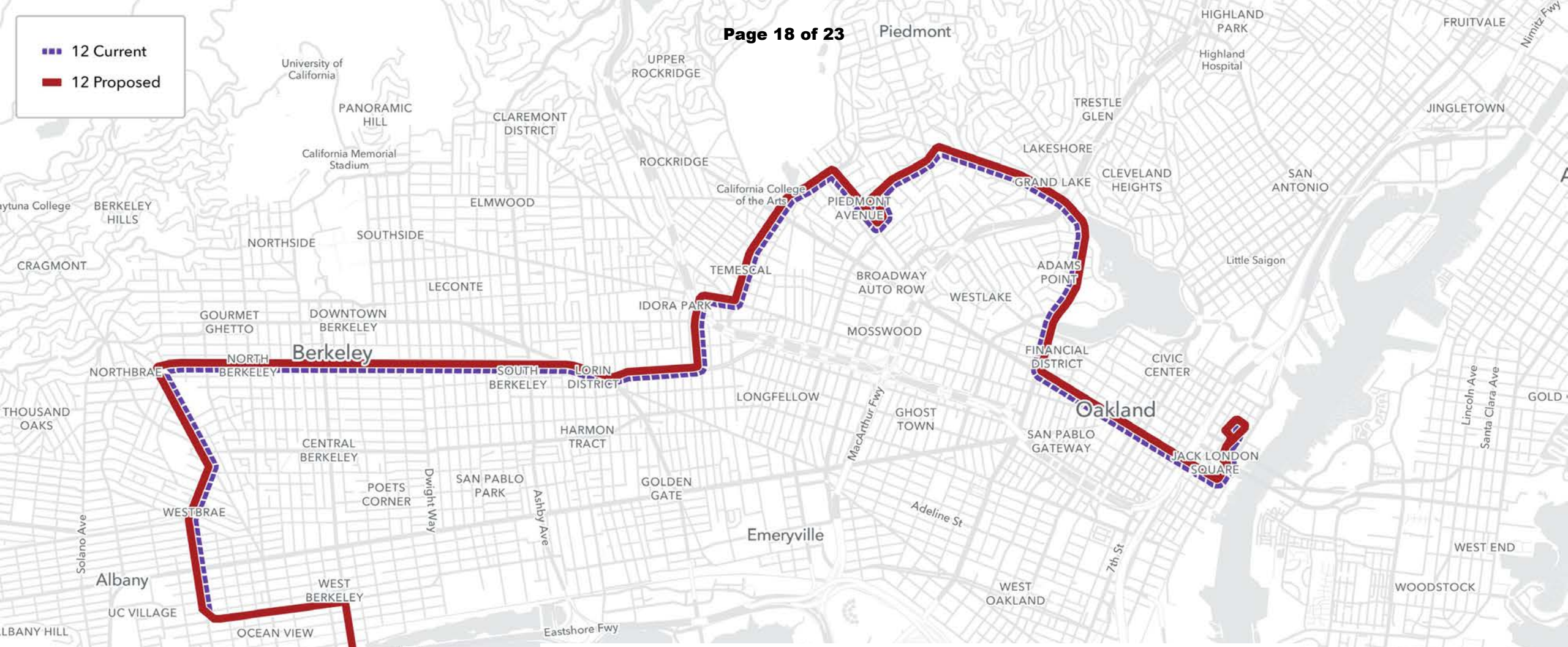


New **Line 27** combines current Line 79 with service on Ashby. **Line 36** is extended to cover Claremont portion of **Line 79.**

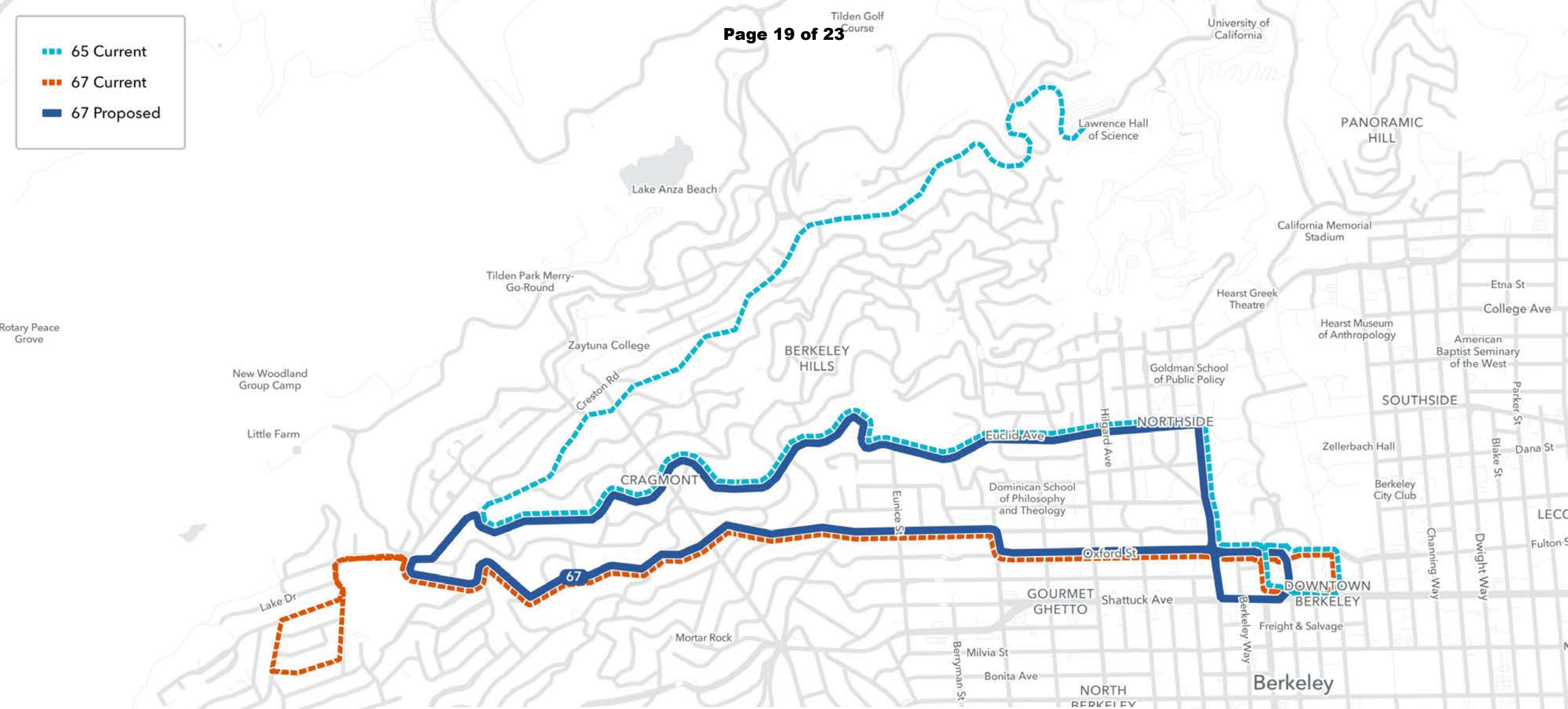
Extended Line **29** provides service on Alcatraz



Extended Lines **18 and 88** provide service to Montclair & Piedmont, respectively



Lines **12** extended to provide service to Berkeley Marina



In Frequent Scenario: **Lines 65 and 67** are consolidated.

Key Tradeoffs

Balanced Scenario:

- Existing lines will be longer to free up resources for new service
  - 6, 12, 18, 29, 36, 51, 88
- Added service on Alcatraz
- Continual service from UC to Oakland on 6 and 51
- 72R discontinued, replaced by more frequent 72/72M with fewer stops

Frequent Scenario

- Coverage in Berkeley Hills reduced to improve frequency on high-ridership lines

System-wide Summary

	Existing Network	Balanced Coverage Scenario	Frequent Service Scenario	Unconstrained Vision Scenario
10 minutes or less	2 routes	3 routes	4 routes	20 routes
10 - 15 minutes	9 routes	8 routes	10 routes	17 routes
15 – 30 minutes	28 routes	34 routes	39 routes	26 routes
Over 30 minutes	23 routes	14 routes	0 routes	0 routes
Total	**62 routes**	**59 routes**	**53 routes**	**63 routes**

Public Engagement: Phase 3

November 1 – December 13, 2023

Shape the future of AC Transit's bus network

Review and comment on bus service proposals online, in person, or at a local library.

Visit: actransit.org/realign

more info at
Actransit.org/realign

Email us at
realign@actransit.org

Staff Contacts

Ryan Lau
External Affairs Representative
(510) 891-4843
rlau@actransit.org

Carissa Lee
Acting Senior Transportation Planner
(510) 891-4867
cmlee@actransit.org

Check out our proposals online!

01

Office of the City Manager

CONSENT CALENDAR
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Sharon Friedrichsen, Budget Manager

Subject: Contract No. 090741-1 Amendment: Foster and Foster Consulting Actuaries Inc (formerly Bartel Associates, LLC) for Actuarial Consulting Services

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute an amendment to Contract No. 090741-1 increasing contract amount by $370,000 with Foster and Foster Consulting Actuaries Inc (formerly Bartel Associates, LLC) for Actuarial Consulting Services, for a revised total contract amount not to exceed $750,000 through December 31, 2025.

FINANCIAL IMPLICATION OF RECOMMENDATION

The recommended contract amendment with Foster and Foster for Actuarial Consulting Services will add $370,000 to the existing contract amendment for a total not to exceed amount of $750,000 through December 31, 2025. Funding for the amendment is available in the FY 2024 Adopted Update Budget General Fund budget with additional funding contingent on appropriation within the Fiscal Year 2025 and 2026 Adopted Budget.

CURRENT SITUATION AND ITS EFFECTS

Under the direction of the City Council and the City Manager, the Human Resources Department is responsible for labor relations activities including actuarial projections to determine the fiscal impacts of the City's various other post-employment benefits ("OPEB") related to pension, medical, and disability. The City pre-funds all of the post-employment benefit plans and contracts for periodic actuarial studies to ensure the plans are meeting the financial assumptions to be able to pay the benefits in future years and to comply with the Governmental Accounting Standards Board (GASB) Statement No. 45 (Accounting and Financial Reporting for Employers for Post-employment Benefits other than Pension); GASB Statement No. 27 (Accounting for Pensions by State and Local Governmental Employers); GASB Statement No. 67 (Financial Reporting for Pension Plans – An Amendment of GASB 25); and GASB Statement No. 68 (Accounting and Financial Reporting for Pensions-An Amendment of GASB Statement No. 27) reporting requirements. In creating these benefit plans, one of the stipulations stated in the various Union agreements requires the City to complete periodic actuarial evaluations of the plans to ensure adequate funding. Lastly, City management, at the direction of City Council, has applied this same requirement to any proposed modifications to the negotiated benefit that may be proposed during contract negotiations.

It should also be noted that compliance with the GASB requirements impacts the timing of the completion of the City's audited financial statements and the production of the Annual Comprehensive Financial Statement Report. In addition, Foster and Foster provides actuarial consulting services to the City Manager's Office, the Finance Department and Human Resources. Most recently, Foster and Foster assisted with providing pension and OPEB analysis for the City's unfunded liabilities report, which is required by Council resolution to be updated every two years. Given the complexity of addressing pension and OPEB liabilities, as well as the changing nature of GASB reporting requirements, it is recommended that the contract amount be increased.

BACKGROUND

Foster and Foster Consulting Actuaries Inc. acquired Bartel Associates, LLC and specializes in providing GASB compliant actuarial services to public agencies including retiree medical and pension GASB valuations, actuarial audits, and CalPERS retirement consulting. Over the past several years, the City has contracted with Bartel Associates, LLC to complete actuarial services that are used for periodic actuarial evaluation to determine the fiscal impacts of retirement and OPEB, such as retiree health insurance, offered by the City as well as to meet reporting requirements.

The City's retirement pension benefits are provided through its participation in CalPERS. The benefits are funded by a combination of employee contributions that are set by statute and by employer contributions, which fluctuate from year to year based on an annual actuarial valuation performed by CalPERS. Each of the plans has different rates for the City's annual employer contribution which are generally based on the demographics of the plan participants and the value of investment returns of the City's assets in the CalPERS system.

In addition to CalPERS, the City also provides pension benefits to a closed group of former firefighters and police officers who elected to not transfer to CalPERS and retired prior to March 1973 under the Safety Members Pension Fund (SMPF). This single employer defined benefit pension plan is administered by the Safety Members Pension Board Annual actuarial valuations are required of this plan as stated in GASB Statement No. 27; GASB Statement No. 67; and GASB Statement No. 68.

The City also provides retiree medical benefits and a disability retirement benefits to a closed group of Supplementary Retirement and Income Plan I (SRIP I) participants who were hired prior to July 22, 1988, who have not elected to transfer to SRIP II, and are permanently or indefinitely disabled.

Actuarial analyses allow the City to comply with the various GASB Statement requirements and to meet the City's objectives in recognizing current and future liabilities, and assist the City in its continuing efforts to foster a funding policy that ensures assets are available to pay the benefits as employees retire and not place an undue one-time strain on the City's budget.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

There are no identifiable environmental effects, climate impacts, or sustainability opportunities associated with the subject of this report.

RATIONALE FOR RECOMMENDATION

Foster and Foster offer the City a professional and cost-effective solution to the City's actuarial analysis requirements. Many of these actuarial reports are time sensitive and required for completion of the annual financial audit, for compliance with the City Council's reporting on its unfunded liabilities and for analyzing various benefit-related proposals. The firm has institutional knowledge of the City's pension and post-employment benefit plans, as well as those of many comparable agencies in the region, which is beneficial in evaluating the financial impacts of both existing and proposed plans and for providing funding recommendations to the Council for consideration.

ALTERNATIVE ACTIONS CONSIDERED

The type of actuarial work is specialized and the use of an outside firm to provide an independent analysis of the City's plans helps ensure the City meets financial reporting requirements in a timely manner.

CONTACT PERSON

Sharon Friedrichsen, Budget Manager, 510-981-7000

ATTACHMENT

1: Resolution

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

CONTRACT NO. 090741-1 AMENDMENT: FOSTER AND FOSTER CONSULTING ACTUARIES, INC. FOR ACTUARIAL SERVICES

WHEREAS, there is a need for actuarial services for determining future liabilities for the City's post-employment benefit plans: pension plans with the California Public Employees' Retirement System (CalPERS); Retiree Health Premium Assistance Plan; Police Employees Retirement Income Plan; Safety Members Pension Fund; and Supplementary Retirement and Income Plan I;

WHEREAS, this type of actuarial work is specialized within the professional accounting field and is done by persons who are familiar with professional accounting and actuarial standards and reporting requirements; and

WHEREAS, the City does not have staff that can provide such opinion, advice and services; and

WHEREAS, Bartel Associates, LLC was selected for actuarial services related to CalPERS as part of a continuing engagement since September 2011; and

WHEREAS, on September 30, 2011, the City entered into a contract with Bartel Associates, LLC (hereinafter "Bartel") (Contract No. 8958) for an amount not to exceed $15,000 to provide actuarial services pertaining to the City's CalPERS pension plan; and

WHEREAS, on November 9, 2012, the City Manager authorized an amendment to increase the contract amount by $15,000 for a revised contract amount not to exceed $30,000; and

WHEREAS, on April 1, 2014, the City Manager authorized an amendment to increase the contract amount by $19,999 for a revised contract amount not to exceed $49,999; and

WHEREAS, on December 13, 2016 by Resolution No. 67,779-N.S., Council authorized the City Manager to execute an amendment to Contract No. 8958C with Bartel, increasing the contract amount by $30,001, for a revised contract amount not to exceed $80,000; and

WHEREAS, on February 23, 2015, the City issued a Request for Proposal (RFP No. 15-10932-C) for actuarial services related to other post-employment benefits: Retiree Health Premium Assistance Plan, Police Employees Retirement Income Plan, Safety Members Pension Fund, and Supplementary Retirement and Income Plans; and a selection committee selected Bartel Associates, LLC as being best able to meet the City's objectives; and

WHEREAS, on November 1, 2015, by Resolution No. 67,181-N.S., Council authorized the City Manager to enter into Contract No. 8958D with Bartel for a contract amount not to exceed $175,000 for other' non-CalPERS post-employment benefits; and

WHEREAS, on November 14, 2017, by Resolution No. 68,217-N.S., Council authorized the City Manager to enter into Contract No. 8958E with Bartel for a contract amount not to exceed $175,000 for other non-CalPERS post-employment benefits; and

WHEREAS, on July 27, 2021, by Resolution No. 69,978-N.S., Council authorized the City Manager to enter into Contract No. 8958F with Bartel for a contract amount not to exceed $270,000 for other non-CalPERS post-employment benefits; and

WHEREAS, on July 12, 2022, by Resolution No. 70,446-N.S., Council authorized the City Manager to enter into Contract No. 8958G (ERMA Contract 090741-1) with Bartel for a contract amount not to exceed $380,000 for actuarial consulting services; and

WHEREAS, Foster and Foster Consulting Actuaries, Inc. acquired Bartel and Associates and the firm has, most recently, provided consulting services related to the City's preparation of an updated unfunded liabilities report, labor negotiations and actuarial analysis required by the Government Accounting Standards Board (GASB) for the completion of the City's annual financial audit; and

WHEREAS, the City is close to reaching the contract limit and anticipates the continued needed for actuarial Consulting Services in the immediate and near future; and

WHEREAS, funding for this amendment is available in the FY 2024 General Fund budget from the City Manager's Office, Finance Department and Human Resources and subject to additional appropriations in Fiscal Years 2025 and 2026.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a contract and any amendments with Foster and Foster Consulting Actuaries, Inc. (formerly Bartel and Associates LLC) for actuarial consulting services, for an amount not to exceed $750,000 effective September 30, 2011 through December 31, 2025. A record signature copy of said contract and any amendments to be on file in the Office of the City Clerk.

02

Office of the City Manager

CONSENT CALENDAR
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Eleanor Hollander, Economic Development Manager

Subject: Resolution of Intention - Expansion of the Elmwood BID for Calendar Year 2025

RECOMMENDATION

Adopt a Resolution declaring the City Council's intention to levy an assessment in the Elmwood Business Improvement District ("BID" or "District") for 2025 and directing the City Clerk to schedule a public hearing for January 16, 2024 regarding an expanded district boundary and assessment rates for 2025.

FISCAL IMPACTS OF RECOMMENDATION

Based on the expanded geographic District boundary, projected Business Improvement District (BID) revenue of approximately $50,000 will be deposited into the Elmwood BID Fund, and expensed from budget code 782-21-208-251-0000-000-446-636110. The BID constitutes an independent funding source that must be targeted to commercial revitalization efforts that are recommended by the Advisory Board. The City of Berkeley operates a parking lot within the district and will thus be assessed $2,000 annually, paid through the Off-Street Parking Fund.

CURRENT SITUATION AND ITS EFFECTS

On August 18, 2023, the Elmwood Business Association voted unanimously to support the expansion of the district boundary. On October 2, 2023, the Elmwood Business Improvement District Advisory Board voted on an expanded district boundary to be implemented in calendar year 2025 (M/S-Han/Hammond; Ayes: (3) Han, Berne, Hammond, Nays: 0, Absent: (1) Stepak. The Elmwood Business Improvement District Advisory Board also voted to increase the assessment rate by $1,000 for Parking Lot Operators to $2,000, and decrease the $250 assessment rate for Hair, Nail and Skin Services (NAICS 81211) to $200 annually which is reflected in Exhibits A1 and A2 (M/S-Han/Berne; Ayes: (3) Han, Berne, Hammond, Nays: 0, Absent: (1) Stepak.

BACKGROUND

The Elmwood Business Improvement District was established in 2013 via Resolution No. 66,345-N.S. to provide the Elmwood Business Association (EBA) with a sustainable, predictable source of funding for its activities to promote, maintain, and

beautify the Elmwood commercial district. The Elmwood Business Association has used the funds raised through the BID to implement a variety of activities such as place-based marketing materials, events, and capital improvements in the district.

Starting in March of 2019, the members of the both the EBA and the BID Advisory Board expressed interest in expanding the boundaries of the Elmwood BID to increase capacity and collaboration with unrepresented businesses on the northern and southern ends of the Berkeley's commercial areas along College Avenue. During the course of outreach with impacted merchants; collaboration with the neighboring Rockridge District Association in Oakland was explored and rich opportunities for streetscape improvements and partnerships were uncovered. The goal of expanding the District boundary is to support activities and programing and increase merchant and business owner collaboration in areas along College Avenue that have not previously benefited from BID support.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS
By maintaining and enhancing the district, the Elmwood BID creates shopping opportunities for residents and visitors alike while encouraging alternative forms of transportation. Because the District is well served by public transportation and biking infrastructure, these services indirectly support environmental sustainability goals of encouraging alternative transportation modes and decreasing carbon emissions.

RATIONALE FOR RECOMMENDATION
California Streets and Highway Code Section 36623 and Section 54954.6 of the California Government Code requires that the City Council approve modification to the Elmwood BID boundary and assessment rates by first passing a resolution stating Council's intention to approve a modification to the Elmwood BID boundary. Additionally, a public meeting is required and set for December 12, 2023 and a subsequent public hearing is set for January 16, 2024.

ALTERNATIVE ACTIONS CONSIDERED
None.

CONTACT PERSON
Kieron Slaughter, Office of Economic Development, (510) 981-2490

Attachments:
1: Resolution
Exhibit A1: Proposed Elmwood BID Boundary Map 2025
Exhibit A2: Proposed Elmwood BID Assessment Rates 2025

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

DECLARING COUNCIL'S INTENTION TO LEVY AN ASSESSMENT IN THE ELMWOOD BUSINESS IMPROVEMENT DISTRICT FOR 2025; AND DIRECTING THE CITY CLERK TO SCHEDULE A PUBLIC HEARING FOR JANUARY 16, 2024 REGARDING AN EXPANDED DISTRICT BOUNDARY AND ASSESSMENT RATES FOR 2025

WHEREAS, the Parking and Business Improvement Area Law of 1989 (California Streets and Highway Code section 36500 et seq.) authorizes cities to establish parking and business improvement areas for the purpose of imposing assessments on businesses for certain purposes; and

WHEREAS, on November 19, 2013 the Berkeley City Council established such an area known as the Elmwood Business Improvement District (the "District"); and

WHEREAS, the City Council established the Elmwood Business Improvement District Advisory Board (Advisory Board) to act in compliance with State law to oversee the activities of the District; and

WHEREAS, on October 2, 2023 the Advisory Board voted to approve an expanded boundary map of the District, to update the assessment rates, and to submit the proposed rates and map to the City Council as required by the California Streets and Highways Code Section 36500; and

WHEREAS, the proposed district map is clear and complete and found to comply with the interests of Elmwood BID assessees; and

WHEREAS, the process for modifying the boundaries and assessments in Business Improvement Districts requires that cities adopt a Resolution of Intent that declares their intent to modify the boundary and the assessment and then set a date for a public hearing where interested parties may be heard on the issue.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley as follows:

Section 1. Pursuant to the provisions of Section 36500 et seq. of the California Streets and Highways Code (the "Act"), the City Council declares its intent to modify the district boundary map and levy an annual assessment for the parking and business improvement area known as the Elmwood Business Improvement District.

Section 2. The boundaries of the District are set forth in Exhibit A1 to the Resolution of Intent which is attached hereto and incorporated herein by reference.

Section 3. The improvements and activities proposed for the District will utilize funds designated for activities and improvements in the Elmwood area. Council explicitly intends that funds generated through this BID shall not be used to pay for activities routinely paid for by the City. The improvements and activities proposed for the District

are to promote, maintain and beautify the Elmwood Commercial District and include maintenance and capital improvements targeted for the area. Funds must be used for designated activities and improvements in the Elmwood BID commercial area. Funds generated through this BID shall not be used for activities routinely paid for by the City.

Any interested individual may contact Kieron Slaughter, Secretary to the Elmwood BID Advisory Board at (510) 981-2490 or at 2180 Milvia St., 5th Floor, Berkeley, CA 94704.

Section 4. The City Council intends to levy assessments on businesses located within the boundaries of the District shown Exhibit A1 and according to the business classifications and rates set forth in Exhibit A2 which is attached hereto and incorporated herein by reference. Any past due business license tax and related assessment fees will correspond to the rate currently in place. Any past due business license tax and related assessment fees not in the assessment boundary prior to January 1, 2025 will not be subject to the assessment.

Section 5. A public hearing shall be held before the City Council at 6:00 p.m. on January 16, 2024 at 1231 Addison Street, Berkeley, California. Following the hearing the Council will consider adoption of a resolution approving the District boundary map and levying an assessment as recommended by the Elmwood Business Improvement Advisory Board. At this hearing the Council will hear all interested persons for or against the expanded District boundary map or the levying of such an assessment. A public meeting will be held December 12, 2023 at 6:00 p.m. at 1231 Addison Street, Berkeley, California regarding the proposed expansion as required by Government Code Section 54954.6.

Protests may be made orally at the public hearing, or in writing by any interested person. Written protests shall be filed with or mailed to the City Clerk Department, 2180 Milvia Street, First Floor, Berkeley, California, 94704. Written protests must be received by the City Clerk at or before 3:00 pm on January 16, 2024. Written protests may also be filed in person at the public hearing, prior to the close of the hearing. Written protests will not be considered valid unless signed by the owner of a business located within the boundaries of the proposed District. This signature shall be accompanied by the name of the business owner (printed) and the date of the protest. Additionally, written protests shall contain a description of the business sufficient to identify the business, such as business name (printed), business address (printed), and City Business License Tax Registration number (or, if no Business License Number, Financial Institution name). Protests must also state if they are protesting against the furnishing of a specified type or types of improvements or activities within the District.

If the person so protesting is not listed on City records as the owner of the business, the protest shall be accompanied by written evidence that the person subscribing the protest is the owner of the business.

Any protest pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularity or defect to which the objection is made. If written protests are received from the owners of businesses in the District which will pay fifty

percent (50%) or more of the assessment proposed to be levied, no further proceedings to levy the assessment shall be taken for a period of one year from the date of the finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or types of improvements or activities within the District, those types of improvements or activities shall be eliminated.

Section 7. The City Clerk is directed to give notice of said public hearing by publishing the Resolution of Intention in a newspaper of general circulation.

Section 8. The City Clerk is directed to give notice of said hearings as provided in section 36623 of the Act and section 54954.6 of the Government Code, which requires that the agency shall give notice by mail to the record owner of each identified business and financial institution. The public hearing shall be held not less than 45 days after the adoption of this Resolution.

Exhibits
A1: Proposed Elmwood BID Boundary District Map - 2025
A2: Proposed Elmwood BID Assessment Rates – 2025

Exhibit A1: Proposed Elmwood Business Improvement District Boundary Map - 2025

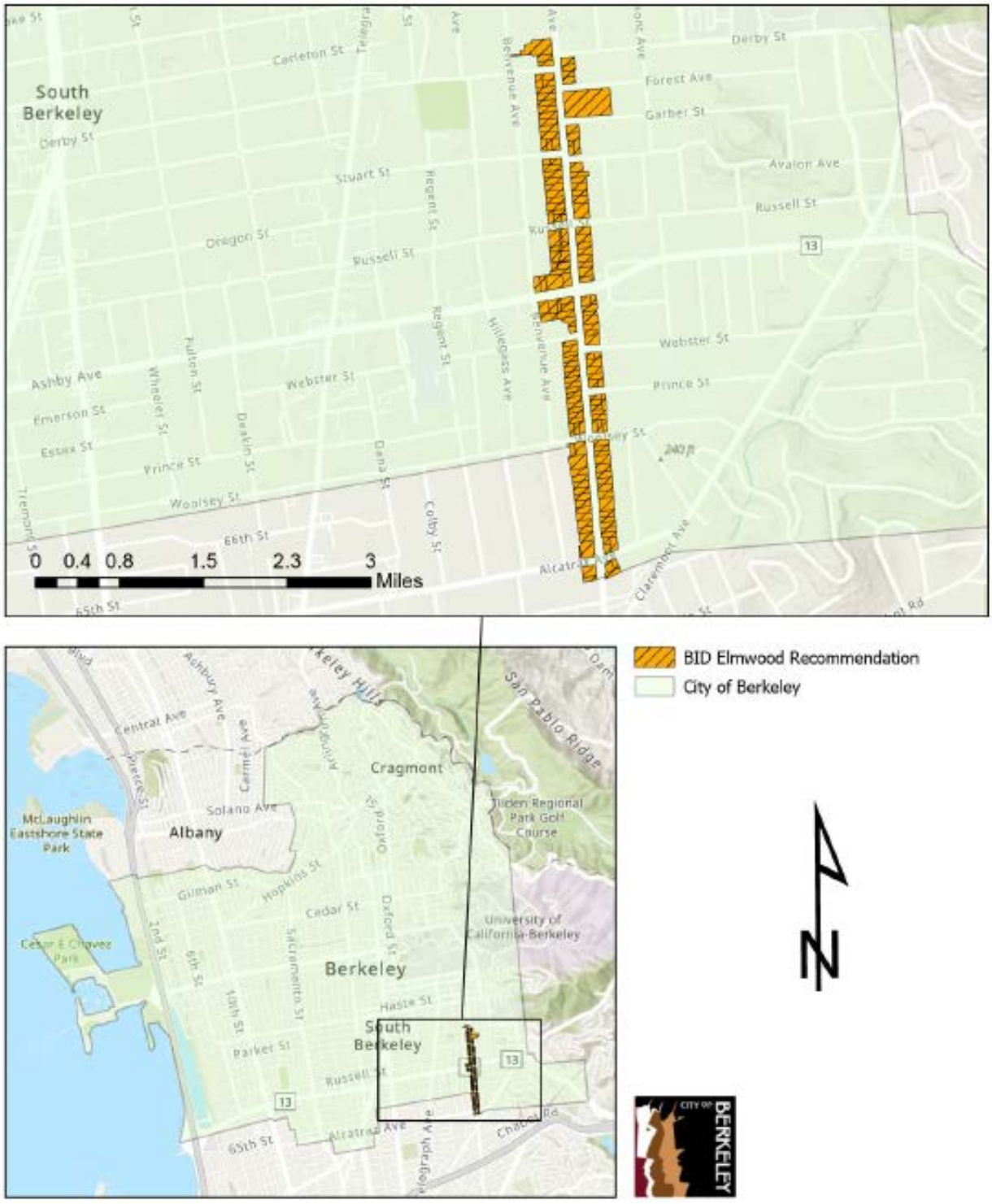


Exhibit A2: Elmwood Business Improvement District, Assessment Rates – 2025

Classifications	Rates
Retail including jewelers and groceries but not restaurants (Tax Codes R, M and G but without NAICS 722, Food Services and Drinking Places) • Gross receipts under $350,000 • Gross receipts $350,000-$999,999 • Gross receipts $1,000,000+	 $250.00 per year $350.00 per year $500.00 per year
Restaurants, including all businesses that prepare and serve food at the request of customers (NAICS 722)	$500.00 per year
Professionals including offices of real estate brokers (Tax Code P) • Gross receipts under $100,000 • Gross receipts over $100,000	 $300.00 per year $400.00 per year
Entertainment and Recreation (Tax Code E)	$450.00 per year
Business, Personal and Repair Services (Tax Code B) except Hair, Nail and Skin Cares Services (NAICS 81211)	$200.00 per year
Hair, Nail and Skin Care Services (NAICS 81211)	$200.00 per year
Parking lot operators	$2,000.00 per year
Financial Institutions	$2,500.00 per year

Any business that is classified as a nonprofit (Tax Code N) for business licenses purposes, shall nevertheless pay the assessment at the rate that corresponds to its North American Standard Industrial Classification if it is engaged in the sale of products or services. Any new business established within the District shall not be required to pay an assessment on application for its business license but only on renewal at the end of the year it was initiated. (Ord. 7317-NS § 3 (part), 2013

Office of the City Manager

CONSENT CALENDAR
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Henry Oyekanmi, Director, Finance

Subject: Formal Bid Solicitations and Request for Proposals Scheduled for Possible Issuance After Council Approval on November 14, 2023

RECOMMENDATION

Approve the request for proposals or invitation for bids (attached to staff report) that will be, or are planned to be, issued upon final approval by the requesting department or division. All contracts over the City Manager's threshold will be returned to Council for final approval.

FISCAL IMPACTS OF RECOMMENDATION

Total estimated cost of items included in this report is **$2,453,813**

PROJECT	Fund	Source	Amount
Children's Story Time Renovation	101	Professional Services – Misc.	$200,000
Parker-Addison Mobility and Safety Improvements Project	134 306	Measure BB Professional Services – Misc.	$816,813
Berkeley Emergency Communication Center Dispatch Modernization	164	Professional Services – Misc.	$400,000
Food for Summer Lunch Program	319	Supplies – Food – Non-Employee	$325,000
Hardscape Repair and Replacement for PRW	608	Marina Fund	$80,000
Land Use Planning Consultant	336 011 621	Prof. Services – Misc.	$632,000
Total:			**$2,453,813**

CURRENT SITUATION AND ITS EFFECTS

On May, 6, 2008, Council adopted Ordinance No. 7,035-N.S. effective June 6, 2008, which increased the City Manager's purchasing authority for services to $50,000. As a result, this required report submitted by the City Manager to Council is now for those purchases in excess of $100,000 for goods; and $200,000 for playgrounds and construction; and $50,000 for services. If Council does not object to these items being sent out for bid or proposal within one week of them appearing on the agenda, and upon final notice to proceed from the requesting department, the IFB (Invitation for Bid) or RFP (Request for Proposal) may be released to the public and notices sent to the potential bidder/respondent list.

BACKGROUND

On May 6, 2008, Council adopted Ordinance No. 7,035-N.S., amending the City Manager's purchasing authority for services.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The Finance Department reviews all formal bid and proposal solicitations to ensure that they include provisions for compliance with the City's environmental policies. For each contract that is subject to City Council authorization, staff will address environmental sustainability considerations in the associated staff report to City Council.

RATIONALE FOR RECOMMENDATION

Need for the goods and/or services.

ALTERNATIVE ACTIONS CONSIDERED

None.

CONTACT PERSON

Darryl Sweet, General Services Manager, Finance, 510-981-7329

ATTACHMENTS

1: Formal Bid Solicitations and Request for Proposals Scheduled for Possible Issuance After Council Approval on November 14, 2023

a. Children's Story Time Renovation
b. Parker-Addison Mobility and Safety Improvements Project
c. Berkeley Emergency Communication Center Dispatch Modernization
d. Food for Summer Lunch Program
e. Hardscape Repair and Replacement for PRW
f. Land Use Planning Consultant

Note: Original of this attachment with live signature of authorizing personnel is on file in General Services.

SPECIFICATION NO.	DESCRIPTION OF GOODS / SERVICES BEING PURCHASED	APPROX. RELEASE DATE	APPROX. BID OPENING DATE	INTENDED USE	ESTIMATED COST	BUDGET CODE TO BE CHARGED	DEPT. / DIVISION	CONTACT NAME & PHONE
24-11639-C	Children's Story Time Renovation	January 2024	February 2024	The Berkley Public Library is soliciting written proposals from qualified firms or individuals experienced in work with library remodeling and construction	$200,000 over the course of 12 months	PROF SVCS – MISCELLANEOUS 101-22-242-271-0000-000-463-612990-	Library	Henry Bankhead (510) 981-6109
DEPT. TOTAL					**$ 200,000.00**			
24-11640-C	Parker-Addison Mobility and Safety Improvements Projec	02/08/24	3/07/24	The scope of the project involves installation of bike boulevard infrastructure consisting of striping, pavement markings, and wayfinding signage along the length of the corridor. The project also includes two new traffic circle construction, traffic calming signage, curb ramp construction, and striping. The project will also widen the existing ramp walkway located at the north end of the Strawberry Creek Park basketball courts, as well as two adjacent curb ramps located at both ends of the West Street cul-de-sac. Also, two speed tables will be installed on Bonar Street, from Addison Street to Allston Way.	$816,813 (includes 10% construction contingency) $74,256 $742,557 Includes AHSC Grant Funding	134-54-622-668-0000-000-431-665110-(PWTRBP2203) 306-54-622-668-0000-000-431-665110-(PWTRBP2203)	Public Works - Transportation	Pedram Massoudi 981-6416
DEPT. TOTAL					**$ 816,813.00**			
24-11635-C	Berkeley Emergency Communication Center Dispatch Modernization	11/1/23	11/22/23	Implementation plan development and execution for priority dispatch, EMD, and other ECC upgrades	$400,000	164-72-742-838-0000-000-422-612990-	Office of the Fire Chief	Shanalee Gallagher, 312-613-1099
DEPT. TOTAL					**$ 400,000.00**			
24-11637-C	Food for Summer Lunch Program	11/14/23	12/14/2023	The City of Berkeley is soliciting proposals from qualified firms or individuals to prepare and deliver lunches and snacks for our Summer Lunch Program, beginning in 2024.	$65,000 per year; 5-year total: $325,000	319-52-543-570-1004-000-461-644110-	Parks, Recreation & Waterfront Department, Recreation Division	Ginsi Bryant, Recreation Program Supervisor 510-981-6678 gbryant@berkeleyca.gov
24-11638-C	Hardscape Repair and Replacement for PRW	10/17/23	11/16/2023	Removal of finger docks and repair of utilities. Installation of diamond plate and cleats.	$ 80,000.00	Marina Fund 608-52-545-000-0000-000-473-624110-PRWWF24001	PRW Building Maintenance/Waterfront	Walt Vandernald
DEPT. TOTAL					**$ 405,000.00**			
24-11641-C	Environmental Justice Element, Safety Element Update, and Equitable Climate and Resilience Metrics	Late October 2023	12-Dec-23	Land Use Planning Consulting Service	$632,000 (Note: this includes $279,000 grant from State of California Office of Planning and Research (OPR) Adaptation Planning Grant Program and $352,960 from City of Berkeley)	$279,000 (Grant) from: 336-53-584-622-0000-000-441-612990 $300,000 from: 011-53-584-622-0000-000-441-612990 $52,960 from: 621-53-584-622-0000-000-472-612990	Planning and Development/Land Use Planning	Alisa Shen 510-981-7409
DEPT. TOTAL					**$ 632,000.00**			
TOTAL					**$ 2,453,813.00**			

04

Office of the City Manager

CONSENT CALENDAR
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Lisa Warhuus, Health, Housing, and Community Services

Subject: Dorothy Day House Contract Amendment No. 31900284 to fund an Inclement Weather Shelter Program

RECOMMENDATION

Adopt a Resolution authorizing the City Manager or her designee to execute an amendment to Contract No. 31900284 with Dorothy Day House (DDH) to add up to $290,000 to operate the 2023-2024 inclement weather shelter for a total contract amount not to exceed $6,549,173.

FISCAL IMPACTS OF RECOMMENDATION

At its June 26, 2023 meeting, City Council allocated $412,185 in Measure P (Fund #011) to operate an inclement weather shelter for up to 141 nights. Start up and program delivery costs for DDH to operate the inclement weather shelter are estimated to be $290,000. The remainder will be used to make improvements to the Veteran's Building auditorium, which will be this year's site for the inclement weather shelter.

CURRENT SITUATION AND ITS EFFECTS

The 2023-2024 inclement winter shelter season will be from November 27, 2023 through April 15, 2023. The shelter will be activated when the overnight temperature is forecast at 40 degrees or below or if there is a 50% chance of rain. When activated, the shelter will be open Monday through Saturday from 6 p.m. to 8 a.m. and on Sundays from 3:30 p.m. to 8 a.m. This schedule closely aligns with daytime indoor options during the winter season. Nightly shelter activities will include an evening meal and information about other homelessness resources, including how to access a year-round shelter bed if available. Dorothy Day House will enter into a contract with a security company to provide additional oversight and support during shelter operating hours.

This year's inclement weather shelter is planned to be in the auditorium at the Veteran's Building. This new location is preferred because it does not have daytime programing that would be impacted, and it is just steps away from DDH's daytime drop-in center,

which has shower, laundry, and meal programs, making it easier for guests to access daytime respite and basic services. In addition to the inclement weather shelter, DDH will also operate a 24/7 winter shelter for 29 people at 2134 Martin Luther King Way. This seasonal shelter will operate during the same winter season period as the inclement weather shelter. Similar to other single adult congregate shelters in the coordinated entry system, the winter shelter beds will be accessible through the North County Housing Resource Center (HRC), operated by Bay Area Community Services (BACS).

Over the past several months, Berkeley shelters have been increasing their shelter census to reach pre-COVID levels. The addition of these two winter season shelters will increase the number of congregate shelter beds, on cold and/or rainy nights, to 297 beds. The City also coordinates referrals for an additional 90 non-congregate shelter beds for a total of 387 beds in the Berkeley shelter system.

BACKGROUND

Over the past couple of years, the inclement weather shelter at Old City Hall has shifted to a 24/7 winter shelter program that includes three meals per day and access to showers at DDH's shower program. Last year, the City activated the winter shelter and an inclement weather shelter. Due to high levels of precipitation and low temperatures last winter, the inclement weather shelter was activated for an unprecedented 127 nights and served 440 unduplicated individuals.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

There are no identifiable environmental effects, climate impacts or sustainability opportunities associated with the subject of this project.

RATIONALE FOR RECOMMENDATION

Dorothy Day House has a long history of operating Berkeley's inclement weather shelter program and will be able to leverage and maximize DDH resources by operating three shelters in close proximity to its meal and daytime resources programs.

ALTERNATIVE ACTIONS CONSIDERED

In the past, the City has only operated one seasonal shelter, which was only activated when the weather criteria was met. However, since the inclement weather shelter is now a winter shelter program with referrals coming through the North County HRC, an inclement weather shelter is needed to provide drop-in access to shelter during severe weather periods to keep unhoused residents warm and dry. Since there is still an urgent need for an inclement weather shelter and funding was already allocated in the FY24 budget for this purpose, no other alternatives were considered.

CONTACT PERSON

Jennifer Vasquez, Community Services Specialist III, HHCS, (510) 981-5431

Attachment:

1: Resolution

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

CONTRACT NO. 31900284 AMENDMENT: DOROTHY DAY HOUSE

WHEREAS, the City of Berkeley is committed to providing a humane response to addressing homelessness; and

WHEREAS, the City of Berkeley has historically implemented a seasonal winter shelter program; and

WHEREAS, Dorothy Day House, has experience activating Berkeley's Emergency Storm Shelter when weather was forecast to be 40 degrees or colder or there is a 50% chance of rain during the winter season; and

WHEREAS, Dorothy Day House has agreed to operate this winter's inclement weather shelter for up to 141 nights from November 27, 2023 through April 15, 2024; and

WHEREAS, Dorothy Day House has an existing contract with the City of Berkeley, Contract No. 31900284; and

WHEREAS, funds in the amount of $290,000 are needed for Dorothy Day House to operate the inclement weather shelter for up to 141 days from November 27, 2023 through April 15, 2024; and

WHEREAS, on June 27, 2023, the City Council allocated $412,185 in the FY24 budget to operate an inclement weather shelter; and

NOW THEREFORE, BE IT RESOLVED that the City Manager is hereby authorized to execute an amendment for Contract No. 31900284, with Dorothy Day House to add $290,000 for a total contract not to exceed amount of $6,549,173 for the purpose of operating an inclement weather shelter program for up to 141 nights from November 27, 2023 through April 15, 2023; and

BE IF FURTHER RESOLVED that a payment of $84,000 will be advanced to cover staffing and start-up costs that will be accrued while executing the amendment; and

A record signature copy of said contract and any amendments to be on file in the City Clerk Department.

Office of the City Manager

CONSENT CALENDAR
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Liam Garland, Director, Public Works

Subject: Contract: Mercury Associates, Inc. for Fleet Replacement/Maintenance Study and Consulting Services

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a contract and any amendments with Mercury Associates, Inc. to complete a fleet assessment, right sizing study, and fleet consulting services for a total amount not to exceed $125,000 for the contract period of December 1, 2023 through December 30, 2026.

FISCAL IMPACTS OF RECOMMENDATION

Funding is available in FY2024 budgets of Fund 671 Equipment Replacement Fund in the amount of $62,500 and Fund 672 Equipment Maintenance Fund in the amount of $62,500.

CURRENT SITUATION AND ITS EFFECTS

The Public Works' Equipment Maintenance Division needs a consultant to perform a comprehensive analysis of the fleet and all of its current practices, policies and procedures related to vehicle replacement, usage, size, and vehicle standardization. The consulting services will include evaluating the current processes and policies, assist the City with implementing AssetWorks (the new work order and equipment asset management software) after it is implemented in January of 2024, and provide ongoing training to staff on how to utilize the system for maximum effectiveness.

Additionally, authorization of this contract will support management implementation of the recommendations outlined in the *Fleet Replacement Fund Short Millions* Audit Report:

> *Recommendation 1.2: Conduct an analysis of the City's current fleet and determine the optimal fleet size to provide services efficiently and effectively. This analysis should include fleet units identified as reserve, backup, and "pool" vehicles. The outcome of the analysis should be a plan to achieve and provide funding for the optimal fleet size.*

This contract supports the Strategic Plan Priority of advancing our goal of providing state-of-the-art, well-maintained infrastructure, amenities, and facilities.

BACKGROUND

The Department worked with General Services to release a Request for Proposals - Specification No. 22-11496 on May 3, 2022 for an Equipment Maintenance/Fleet Study. Two vendors responded, and Mercury Associates, Inc. was selected as the most responsive and responsible vendor.

Since the release of the request for proposals, the Equipment Maintenance Division has been working closely with the Information Technology Department and AssetWorks on the implementation resulting in the need for additional consulting services which will be provided by this contract.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

There are potential impacts to environmental sustainability and climate impacts that will be clarified by the fleet right sizing assessment which may reduce the number of overall fleet vehicles. The assessment will also support the overall fleet transition away from fossil fuels to electricity, and may recommend the purchase of alternative vehicle types such as electric bikes.

RATIONALE FOR RECOMMENDATION

The City conducted a competitive procurement process and selected the most responsive and responsible vendor. The Department has a critical business and operational need for these consulting services.

ALTERNATIVE ACTIONS CONSIDERED

None.

CONTACT PERSON

Joy Brown, Operations Manager, Public Works, 510-981-6629
Greg Ellington, Equipment Maintenance Superintendent, Public Works, 510-981-6469
Sean O’Shea, Administrative and Fiscal Manager, Public Works, 510-981-6306

Attachment:
1: Resolution

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

CONTRACT: MERCURY ASSOCIATES, INC. FOR FLEET REPLACEMENT/MAINTENANCE STUDY AND CONSULTING SERVICES

WHEREAS, the City released Specification No. 22-11496 on May 3, 2022 for an Equipment Maintenance /Fleet Study; and

WHEREAS, two vendors responded, and Mercury Associates, Inc. was found to be the most responsive and responsible bidder; and

WHEREAS, the Public Works Equipment Maintenance Division requires consulting services to perform a comprehensive analysis of the fleet, policies and procedures related to vehicle replacement, usage, size, and vehicle standardization.

WHEREAS, Mercury Associates, Inc. will also provide as needed fleet consulting services including best utilization of AssetWorks; and

WHEREAS, funding for FY2024 is available in Equipment Replacement Fund 671 and Equipment Replacement Fund 672.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City of Berkeley adopt a Resolution authorizing the City Manager to execute a contract and any amendments with Mercury Associates, Inc. to provide fleet replacement/equipment maintenance study and consulting services from December 1, 2023 through December 30, 2026 in an amount not to exceed $125,000.

Office of the City Manager

CONSENT CALENDAR
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Liam Garland, Director, Department of Public Works

Subject: Purchase Order: Western Truck Parts and Equipment for One Roll Off Truck

RECOMMENDATION

Adopt a Resolution satisfying requirements of City Charter Article XI Section 67.2 allowing the City Manager to participate in Sourcewell bid procedures and authorize the City Manager to execute a purchase order for one (1) Roll Off Truck with Western Truck Parts and Equipment in an amount not to exceed $335,000.

FISCAL IMPACTS OF RECOMMENDATION

The purchase of one Roll Off Truck will not exceed $335,0000 and includes freight, California tire fees, registration, extended warranty, training and sales tax. Funding for the purchase of these vehicles is available in the FY 2024 budget for Equipment Replacement Fund 671.

CURRENT SITUATION AND ITS EFFECTS

This purchase will replace unit 6360 which is a 2008 model vehicle that has reached the end of its useful life expectancy. The City Public Works Department Zero Waste Division provides refuse, recycling, mixed containers (Metal, plastic, aluminum), and food/green materials collection services for both residential and commercial community members. Collected material will be transported to the City's Transfer Station for disposal or reuse.

BACKGROUND

Throughout the year, each City Department pays its proportionate share into the Equipment Replacement Fund, and those funds are utilized to replace equipment at the end of its useful life. If a vehicle purchase request exceeds $25,000, the Department of Finance, General Services Division solicits bids or piggybacks off competitively bid contracts to ensure City Departments receive the best pricing.

City Charter XI Section 67.2 allows the City to purchase goods without undergoing a competitive bid process if the City uses pricing obtained by another entity through a competitive process.

The City is a no-cost member and participant of Sourcewell (formerly National Joint Powers Alliance) (NJPA), a municipal contracting agency operating under the legislative authority of Minnesota Statue 123A.21. The original statue was revised in 1995 to allow government clients to better meet their specific needs through participation in a service cooperative, rather than paying higher costs associated with individual procurement. Sourcewell allows participating municipal agencies to leverage the benefits of cooperative purchasing and reduces procurement costs. Sourcewell serves all educational, government and non-profit agencies nationwide, and offers cooperative contracted products, equipment and service opportunities to government entities throughout the U.S.

The new 2024 Crane Carrier model LET2-40 Standard Cab Chassis will be purchased piggybacking off Sourcewell Contract No. 060920-CRN. All Sourcewell contracts have been competitively solicited nationwide. On April 16, 2020 Sourcewell released Request for Proposal No. 060920 for Class 4-8 Chassis with Related Equipment, Accessories, and Services. The solicitation was released for approximately fifty-five days and twenty-five proposals were submitted and received. Upon review, the Sourcewell proposal evaluation committee selected Crane Carrier Company, LLC, now known effective January 1, 2023 as Battle Motors, Inc., a chassis manufacturer, as the best most responsive proposer to meet the specifications thusly awarding Contract No. 060920-CRN. Western Truck Parts and Equipment is the authorized Norther California dealer for the Battle Motors who will handle the pre-delivery preparation of the unit with delivery to the City.

In conjunction, Battle Motors will be working with Amrep for the new 2024 roll off body. Battle Motors will be piggybacking off Sourcewell Contract No. 040621-WQI for the body acquisition. On February 16, 2021 Sourcewell released Request for Proposal No. 040621 for Bulk Solid Waste and Recycling Equipment. The solicitation was released for approximately forty-nine days and twenty-one proposals were submitted and received. Upon review, the Sourcewell proposal evaluation committee selected Wastequip Manufacturing Company, LLC was the best most responsive submittal to meet the specifications thusly awarding Contract No. 040621-WQI. The Wastequip authorized dealer for roll off bodies is Amrep Manufacturing Company, LLC.

For all contracts, Sourcewell charges an administrative fee based upon the percentage of the sale. For this purchase the fee will be paid by the contractor Crane Carrier Company, LLC, now Battle Motors, Inc. directly to Sourcewell and will not be passed on to the City.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

Public Works endeavors to procure the most fuel-efficient vehicles and equipment that are suitable for the required tasks. At present, the Zero Waste Division is actively pursuing the purchase of an additional roll off truck that would be 100% electric and is in the initial process of determining the best location and type of charger for this vehicle. It

is anticipated that the authorization for this electric roll off truck and corresponding infrastructure will be requested by City Council in the next six to twelve months.

The Solid Waste & Recycling Transfer Station is undergoing a replacement project that will include electric vehicle charging capabilities that do not exist at this time for fleet charging. Once construction is completed, additional commercially available electric vehicle alternatives will be purchased.

RATIONALE FOR RECOMMENDATION

All City vehicles and equipment are due for replacement at the end of their recognized economic lifecycles. City departments that utilize fleet vehicles pay into the equipment replacement fund, which fully funds vehicle replacement as they reach the end of their lifecycle.

ALTERNATIVE ACTIONS CONSIDERED

None. Keeping equipment longer than its useful service life results in higher maintenance costs and excessive downtime in order to keep operating in a safe and serviceable manner.

CONTACT PERSON

Greg Ellington, Superintendent, Department of Public Works (510) 981-6469
Sherri Degnan, Senior Buyer, Department of Public Works (510) 981-7313
Joy Brown, Operations Manager, Department of Public Works (510) 981-6629
Sara Rubio, Temporary Fleet Procurement Specialist, (510) 981-5372

Attachment:
1: Resolution

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

WESTERN TRUCK PARTS AND EQUIPMENT FOR ONE ROLL OFF TRUCK

WHEREAS, one (1) Roll Off Truck is needed by the City Public Works Zero Waste Division to provide refuse collection services for both residential and commercial community members; and

WHEREAS, the Roll Off Truck will replace unit 6360 which has reached the end of its useful life; and

WHEREAS, equipment must be replaced on a reasonable schedule that allows equipment operator to efficiently and effectively carry out their duties; and

WHEREAS, City Charter XI Section 67.2 Section 67.2 allows the City to purchase goods without undergoing a competitive bid process if the City uses pricing obtained by another entity through a competitive bid process; and

WHEREAS, Sourcewell bid procedures satisfy the procurement requirements of the City; and

WHEREAS, funds in the amount of $335,000 are available in the FY 2024 Equipment Replacement Fund.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a purchase order satisfying requirements of City Charter Article XI Section 67.2 allowing the city to participate in Sourcewell (formerly NJPA) bid procedures to purchase one Roll Off Truck with Western Truck Center in an amount not to exceed $335,000.

Office of the City Manager

CONSENT CALENDAR
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Liam Garland, Director, Public Works

Subject: Purchase Order Amendment: Diesel Direct West, Inc. for Fuel for City Vehicles and Equipment

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to amend the multi-year purchase order with Diesel Direct West, Inc. for the purchase of fuel for City vehicles and emergency equipment (including generators,) increasing the combined amount by $400,000 for a total not-to-exceed amount of $11,894,000, through February 28, 2024.

FISCAL IMPACTS OF RECOMMENDATION

Funding to pay for continued fuel purchases is available in the FY 2024 Equipment Maintenance Fund (Fund 672) Budget. Individual departments are charged by the Equipment Maintenance Division for actual usage.

CURRENT SITUATION AND ITS EFFECTS

On July 18, 2023, the City issued Specification Number 23-11579-C, for Bulk Renewable Diesel and Gas Delivery services. Multiple fuel vendors responded and a new bulk diesel fuel vendor was chosen on September 21, 2023. A new four-year Contract with the successful bidder(s), for bulk diesel delivery services is currently in progress and anticipated to be submitted to City Council for Authority and executed by the City Manager by or before December 31, 2023.

Public Works' Equipment Maintenance Division purchases fuel for use by the City's vehicles and equipment, including emergency generators. Due to increasing fuel prices, the previously approved City Council total not-to-exceed amount with Diesel Direct is nearing the end of its authorized funding limit more rapidly than anticipated. To ensure uninterrupted delivery of fuel for the City's fleet and emergency equipment, staff recommends approval of the proposed purchase order amendment.

Public Works' Equipment Maintenance Division endeavors to procure the most fuel-efficient vehicles and equipment that are suitable for the required tasks. For every fleet purchase, staff researches the feasibility and availability of fully electric vehicles (EVs) and hybrid-electric powertrains to support the City's transition from fossil fuels to renewable energy resources. However, for most medium and heavy-duty applications

that support Public Works operations and others, staff research finds that there are no viable EVs or equipment for consideration at this time. The current need for conventional and alternative fuel aligns with the 2020 Municipal Fleet Electrification assessment that recognizes the lack of commercially available and viable fully electric medium and heavy-duty vehicles.

This purchase order amendment supports the Strategic Plan Priority goal of creating a resilient, safe, connected, and prepared city.

BACKGROUND

In January, 2016, City Council approved, Resolution No. 67,363-N.S. for a four (4) year contract with three (2) year options to extend, for a total maximum period of ten years, with Golden Gate Petroleum (now Diesel Direct) for fuel and equipment for City vehicles and emergency equipment, for the total not-to-exceed amount of $7,444,000.

In 2018 Diesel Direct West, Inc. notified the City of Berkley that the company had acquired Golden Gate Petroleum's fuel delivery business and would continue to offer the City the same service in terms of pricing, delivery, and schedule.

The City Manager signed an extension to term of contract extending the multi-year purchase order authorization term with Diesel Direct West, Inc. from June 30, 2020 to June 30, 2021 and again further extending the term through September 30, 2021.

City Council approved Resolution No. 70,026-N.S. on September 14, 2021, authorizing the City Manager to execute a purchase order extension with Diesel Direct, Inc. for fuel for City vehicles and equipment, increasing the combined amount by $1,400,000 for a new total not-to-exceed amount of $8,844,000, and extending the term through June 30, 2022.

City Council approved Resolution No. 70,428 N.S. on June 28, 2022, authorizing the City Manager to execute a purchase order extension with Diesel Direct, Inc. for fuel for City vehicles and equipment, increasing the combined amount by $1,900,000 for a new total not-to-exceed amount of $10,744,000, and extending the term through December 30, 2023.

City Council approved Resolution No. 70,791-N.S. on April 25, 2023, authorizing the City Manager to execute a purchase order extension with Diesel Direct, Inc. for fuel for City vehicles and equipment, increasing the combined amount by $750,000 for a new total not-to-exceed amount of $11,494,000.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The City currently uses a combination of renewable diesel, gasoline, and electricity to power its fleet and equipment. The City has used renewable diesel exclusively for diesel vehicles and equipment since 2016. The City is urgently transitioning its light duty fleet

to electric but will need to continue to purchase fuel as commercially available and viable fully electric medium and heavy-duty vehicles are not available at this time.

In June 2020, the City Council received the Municipal Fleet Electrification Assessment. The assessment proposed to install 51 charging stations with 100 chargers and upgrade all 129 vehicles in the light-duty fleet to EVs by the year 2030. Public Works (PW) has made significant progress toward the electrification of the City's municipal fleet by installing 31 charging stations with 61 chargers and transitioning the City's existing light-duty fleet. In 2020, there were 46 hybrids and 15 plug-in hybrid vehicles. Since, PW has facilitated vehicle orders/purchases for 48 EVs (sedans and pickups), 26 hybrid SUVs for the Police Department, and 23 renewable diesel vehicles to replace gasoline vehicles. These improvements are moving the City's fleet towards a fossil-free goal and have reduced its consumption of traditional gasoline by 37% from its 2001 peak.

Public Works is on track to complete the conversion of the light-duty fleet to EVs by 2028, two years ahead of the assessment's schedule. Additionally, funding was allocated to the Public Works Capital Improvement Fund to construct charging infrastructure for the Corporation Yard. This project is currently in the design phase with anticipated construction beginning in the Fall of 2023.

Additionally, the City is transitioning away from compressed natural gas vehicles to renewable diesel to further reduce the carbon footprint of the City's fleet.

RATIONALE FOR RECOMMENDATION

Fuel, primarily renewable diesel, is required for the City's fleet including emergency response vehicles, critical equipment, and emergency generators. With the ongoing volatility of the fuel market, backed up by monitoring Oil Pricing Information Service (OPIS) prices, staff finds extension of the current purchase order to be prudent and cost-effective option ensuring a continued, uninterrupted supply of fuel for City vehicles and emergency equipment until a contract with a new vendor can be finalized.

ALTERNATIVE ACTIONS CONSIDERED

The City can choose to purchase fuel on the open market without indexed price or cost savings from volume considerations. However, this is not recommended since the City will be unable to realize any cost savings.

CONTACT PERSON

Greg Ellington, Equipment Superintendent, Public Works, (510) 981-6469
Joy Brown, Operations Manager, Public Works, (510) 981-6629

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

PURCHASE ORDERS EXTENSION: DIESEL DIRECT, INC. FOR FUEL FOR CITY VEHICLES AND EQUIPMENT

WHEREAS, fuel is needed for purchase by Public Works Equipment Maintenance for use by City vehicles and equipment including emergency generators, and by the Fire Department for fuel at City fire stations; and

WHEREAS, on January 26, 2016, City Council approved, Resolution No. 67,363-N.S. for a four (4) year contract with three (2) year options to extend, for a total maximum period of ten years, with Golden Gate Petroleum (now Diesel Direct) for fuel for City vehicles and emergency equipment in the amount not-to-exceed $7,444,000; and

WHEREAS, in 2018 Diesel Direct West, Inc. notified the City that the company had acquired Golden Gate Petroleum's fuel delivery business and would continue to offer the City the same in terms of pricing, delivery, and schedule; and

WHEREAS, the City Manager signed an extension to term of contract extending the multi-year purchase order authorization term with Diesel Direct West, Inc. from June 30, 2020 to June 30, 2021 and again extending the term through September 30, 2021.

WHEREAS, on September 14, 2021, City Council approved Resolution No. 70-026 N.S. authorizing the City Manager to execute a purchase order extension with Diesel Direct, Inc. for fuel for City vehicles and emergency equipment, increasing the combined amount by $1,400,000 for a new total not-to-exceed amount of $8,844,000, and extending the term through June 30, 2022; and

WHEREAS, on June 28, 2022 City Council approved Resolution No. 70,428 N.S. authorizing the City Manager to execute a purchase order extension with Diesel Direct, Inc. for fuel for City vehicles and emergency equipment, increasing the combined amount by $1,900,000 for a new total not-to-exceed of $10,744,000, and extending the term through December 30, 2023; and

WHEREAS, on April 25, 2023, City Council approved Resolution No. 70,791-N.S. authorizing the City Manager to execute a purchase order extension with Diesel Direct, Inc. for fuel for City vehicles and emergency equipment, increasing the combined amount by $750,000 for a new total not-to-exceed amount of $11,494,000; and

WHEREAS, on July 18, 2023, the City issued Specification Number 23-11579-C soliciting bulk renewable diesel fuel delivery services and the City is in the process of selecting a fuel delivery vendor(s) chosen; and

WHEREAS, funding will be appropriated in the FY 2024 budget in General Fund 011 and Equipment Maintenance Fund 672.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a purchase order extension with Diesel Direct, Inc. for fuel for City vehicles and equipment, increasing the combined amount by $400,000 for a total not-to-exceed amount of $11,894,000.

08

BERKELEY CITY COUNCILMEMBER
TERRY TAPLIN
DISTRICT 2

CONSENT CALENDAR
Nov. 14, 2023

To: Honorable Mayor and Members of the City Council

From: Councilmember Taplin, Councilmember Hahn (co-sponsor), Councilmember Harrison (co-sponsor)

Subject: Budget Referral: Berkeley Junior Jackets Facilities Expenses

RECOMMENDATION

Refer to the Annual Appropriations Ordinance #2 process $7,000 to provide Young Lives Matter Foundation, Inc. the necessary funds for the Berkeley Junior Jackets youth sports program's operating expenses associated with the use of Berkeley Unified School District facilities.

FINANCIAL IMPLICATIONS

$7,000.

BACKGROUND

Since 2017, the nonprofit Young Lives Matter Foundation has operated the Berkeley Junior Jackets athletics program to build community through leadership, wellness, academic, and sports programming for Berkeley's young people. As an all-volunteer organization, Junior Jackets is doing invaluable work for Berkeley's families and children with intensely limited resources, and is continuously fundraising to maintain operations. Their programs are of particular importance to the Black families that call South and West Berkeley home, as well as those displaced from Berkeley. The Berkeley Jr Jackets mission of encouraging positive life choices while dealing with academic achievement, personal nutrition, social acceptance, domestic violence, homelessness, and bullying is of immeasurable importance at a time when violence has escalated in South and West Berkeley. Nonprofit community-based services such as Berkeley Jr Jackets need active support from local government so that they can pursue their mission at full capacity.

The Berkeley City Council approved a $6,000 allocation for Berkeley Junior Jackets in November 2022. A $7,000 allocation would defray the full rental costs for the season's games and practices, with an additional $200 left over for equipment and uniforms.

Supporting free youth sports programming and mentorship in the community advances our Strategic Plan's goal to champion and demonstrate social and racial equity.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

None.

2180 Milvia Street, Berkeley, CA 94704 ● Tel: (510) 981-7120 ● E-Mail: TTaplin@berkeleyca.gov

CONTACT PERSON

Councilmember Taplin Council District 2 510-981-7120

Attachments:
1: Berkeley Unified School District Property Management Invoice and Permit: Jacket Stadium (7/19/23)
2: Berkeley Unified School District Property Management Invoice and Permit: Jacket Field and the Wrestling Room (8/22/23)
3: Urgent Item: Budget Referral: Berkeley Junior Jackets (November 2022)

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

SHORT TITLE OF RESOLUTION HERE

WHEREAS, (Whereas' are necessary when an explanation or legislative history is required); and

WHEREAS, (Insert Additional 'Whereas Clauses' as needed); and

WHEREAS, enter text here; and

WHEREAS, enter text here; and

WHEREAS, (The last "Whereas" paragraph should contain a period (.) .

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that (Action to be taken) - ends in a period (.).

BE IT FURTHER RESOLVED that (for further action if needed; if not delete) - ends in a period (.).

Exhibits **[Delete if there are NO exhibits]**
A: Title of the Exhibit
B: Title of the Exhibit

Property Management
1707 Russell Street, Berkeley, CA 94703
(510) 644-8603 Fax: (510) 644-8983

Berkeley PUBLIC SCHOOLS
Berkeley Unified School District

Berkeley Unified School District
PROPERTY MANAGEMENT INVOICE and PERMIT

Date: 7/19/23

Permit #24-0003

Invoice # 24-0003

To:Berkeley Jr Jackets

Facility: Jacket Stadium

Date of use: 8/20, 8/26, 9/9, 9/23 & 10/6
Hours of use: 7a-6p
Custodial fees: $546 per game
Rental fees: $396 per game

TOTAL DUE: $4710

Certificate of insurance on file expires .

Payment is due 10 days before the date of use. If payment is not received by due date this permit will be canceled.

Please make cashier's check or money order payable to: Berkeley Unified School District and refer to your permit number on all correspondence and payments. Send payment to:

Jeff Snow
Facility Manager
C/O Berkeley High School
1980 Allston way
Berkeley, CA 94704

Jeffrey Snow
Berkeley High School Facility Manager
(510) 644-4567

Property Management
1707 Russell Street, Berkeley, CA 94703
(510) 644-8603 Fax: (510) 644-8983

Berkeley PUBLIC SCHOOLS
Berkeley Unified School District

Berkeley Unified School District
PROPERTY MANAGEMENT INVOICE and PERMIT

Date: 8/22/23

Permit #24-0007

Invoice # 24-0007

To:Berkeley Jr Jackets Practices

Facility: Jacket Field and the Wrestling Room

Date of use: 8/21-9/1 (5 days a week) 9/4-10/20 (3 days a week)
Hours of use: 7:30-9:00p
Custodial fees: 0
Rental fees: $2090

TOTAL DUE: $2090

Certificate of insurance on file expires .

Payment is due 10 days before the date of use. If payment is not received by due date this permit will be canceled.

Please make cashier's check or money order payable to: Berkeley Unified School District and refer to your permit number on all correspondence and payments. Send payment to:

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Berkeley, CA 94704

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URGENT ITEM
AGENDA MATERIAL

Government Code Section 54954.2(b)
Rules of Procedure Chapter III.C.5

THIS ITEM IS NOT YET AGENDIZED AND MAY OR MAY NOT BE ACCEPTED FOR THE AGENDA AS A LATE ITEM, SUBJECT TO THE CITY COUNCIL'S DISCRETION ACCORDING TO BROWN ACT RULES

Meeting Date: **November 15, 2022**

Item Description: **Budget Referral: Berkeley Junior Jackets Field Use Expenses**

This item is submitted pursuant to the provision checked below:

☐ Emergency Situation (54954.2(b)(1) - majority vote required)
Determination by a majority vote of the legislative body that an emergency situation exists, as defined in Section 54956.5.

☒ Immediate Action Required (54954.2(b)(2) - two-thirds vote required)
There is a need to take immediate action and the need for action came to the attention of the local agency subsequent to the agenda for this meeting being posted.

Once the item is added to the agenda (Consent or Action) it must be passed by the standard required vote threshold (majority, two-thirds, or 7/9).

Facts supporting the addition of the item to the agenda under Section 54954.2(b) and Chapter III.C.5 of the Rules of Procedure:

Berkeley Junior Jackets is an all-volunteer non-profit that has led youth sports and education programing alongside the organization Youth Lives Matter since 2017. In recent years, the organization has paid Berkeley Unified School District for the use of the fields at Berkeley High School for many of their games. The costs for using these fields are incredibly burdensome for an organization running without profit. The City of Berkeley must do what it can to support programs like the Jr Jackets, which primarily serves Berkeley's Black youth, with funding when opportunities such as this one arise. A budget allocation at this time is necessary in order to allow Jr Jackets to plan for its next year of programming.

BERKELEY CITY COUNCILMEMBER
TERRY TAPLIN
DISTRICT 2

CONSENT CALENDAR
November 15, 2022

To: Honorable Mayor and Members of the City Council

From: Councilmember Terry Taplin

Subject: Budget Referral: Berkeley Junior Jackets Field Use Expenses

RECOMMENDATION
That the City Council refers $6000 to the November Annual Appropriations Ordinance to provide Berkeley Junior Jackets' the necessary funds to cover expenses associated with the use of Berkeley Unified School District facilities in the operation of their youth sports program.

FISCAL IMPACTS
An estimated $6,000 for the use of Berkeley High School's field during the 2023-2024 school year.

BACKGROUND
Since 2017, Berkeley Junior Jackets has worked in conjunction with Youth Lives Matter to build community through leadership, wellness, academic, and sports programing for Berkeley's young people. As an all-volunteer agency, Junior Jackets is doing invaluable work for Berkeley's families and children with intensely limited resources. Their programs are of particular importance to the Black families that call South and West Berkeley home, as well as those displaced from Berkeley. The Berkeley Jr Jackets mission of encouraging positive life choices while dealing with academic achievement, personal nutrition, social acceptance, domestic violence, homelessness, and bullying is of immeasurable importance at a time when violence continues to wreak havoc on West Berkeley communities. Organizations such as Jr Jackets, which runs without profit and is limited in its resources, require active support from local government so that they can pursue their mission at the height of their ability.

ENVIRONMENTAL IMPACTS
None.

CONTACT
Terry Taplin, Councilmember, District 2, (510) 981-7120

Susan Wengraf
Councilmember District 6

CONSENT CALENDAR
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Councilmember Wengraf (Author), Mayor Arreguin (Co-Sponsor)

Subject: Memorandum of Understanding for East Bay Hills Regional Wildfire Prevention and Coordination

RECOMMENDATION

Adopt a resolution authorizing the City of Berkeley to enter into a Memorandum of Understanding (MOU) with other jurisdictions in Alameda and Contra Costa Counties to form a Wildfire Prevention Coordinating Group (WPCG) to improve regionwide collaboration to reduce wildfire risk.

FINANCIAL IMPLICATIONS

The City of Berkeley previously contributed $4,000 as its share of funding for the creation of the MOU. WPCG members may implement dues to fund activities if agreed to by 100% of WPCG members.

CURRENT SITUATION

The WPCG's primary purpose will be to provide regional coordination among elected officials and policy support to fire chiefs and their staff to support:

- the development of model fire codes, and
- joint plans to reduce flammable vegetation and replace it with wildfire resistant vegetation where appropriate, and
- to identify and apply for state, federal or other funds to assist with wildfire risk mitigation activities, and
- to support planning for wildfire evacuations and response, especially where efforts cross jurisdictional boundaries between one or more of the Participating Agencies, and
- to work cooperatively to influence legislation at the State level to mitigate wildfire risk and to make wildfire safety a priority.

BACKGROUND

The risk of catastrophic wildfire is growing due to changing conditions driven by climate change. The Camp Fire, which swept through the town of Paradise in 2018, causing 85

deaths and destroying more than 18,000 buildings, was the deadliest and most destructive wildfire in California's history. The wildfire that swept across parts of Maui, destroying much of Lahaina on August 8, 2023, killed at least 97 people, making it one of the deadliest in the nation.

Wildfires can be so intense that the Berkeley Fire Department now advises residents in the Berkeley Hills to leave their homes in advance of Extreme Fire Weather, when forecasted wind speeds, temperature and low humidity produce *especially* risky conditions in Berkeley. A wildfire that gains enough momentum during these extreme conditions is virtually unstoppable until winds change. Embers flying ahead of a firestorm can easily ignite homes in areas of Berkeley outside of the hills. This occurred during the 2017 Tubbs Fire which raced through the Coffey Park neighborhood in Santa Rosa.

Given the growing danger of wildfire, a regional approach to mitigating risk is practical. Wildfire does not respect geographic boundaries so coordination and collaboration between jurisdictions is essential. City Council adopted a resolution on September 14, 2021 in support of considering a Joint Powers Authority (JPA) of more than 20 municipalities, counties, and fire districts in the East Bay Hills to facilitate coordination of wildfire safety and prevention.

For the past three years, Councilmember Wengraf, Mayor Arreguín and Fire Department Staff attended meetings to discuss the creation of a Joint Powers Authority. During those discussions, consensus grew that a JPA, which would create a new government entity, was unnecessary. Instead, participants agreed to establish a coordinating group via a MOU. A smaller working group was established to draft the MOU. Berkeley was well represented in the working group.

On June 28, 2023, public officials representing 28 jurisdictions met to discuss the final draft of the MOU. Since, the City Attorney, Fire Chief, Mayor and Councilmember Wengraf have all reviewed and approved the MOU. The next step is for Council to approve the MOU.

After approval of the MOU by all participating agencies, the first meeting of the new Wildfire Prevention and Coordination Group (WPCG) will be scheduled.

ENVIRONMENTAL SUSTAINABILITY

Wildfire has an enormously negative impact on environmental sustainability and climate change. The World Health Organization states that, "Wildfire smoke is a mixture of hazardous air pollutants, such $PM_{2.5}$, NO_2, ozone, aromatic hydrocarbons, or lead. In addition to contaminating the air with toxic pollutants, wildfires also simultaneously impact the climate by releasing large quantities of carbon dioxide and other greenhouse gases into the atmosphere." This regional MOU to coordinate wildfire prevention strategies will reduce the chances of catastrophic wildfire in the East Bay Hills.

CONTACT PERSON

Councilmember Wengraf Council District 6 510-981-7160

Attachments:
1: Resolution
2: MOU for adoption
3: 2021.0914 Resolution Expressing Conceptual Support for JPA
2: List of all attendees at the June 28 Stakeholders meeting
3: Presentation from the June 28 meeting

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

EAST BAY HILLS REGIONAL WILDFIRE PREVENTION AND COORDINATION MOU

WHEREAS, the risk of catastrophic wildfire is growing due to changing conditions driven by climate change; and

WHEREAS, wildfire's frequency and intensity demand regional wildfire prevention strategies and actions to keep residents safe; and

WHEREAS, the Berkeley City Council adopted a resolution on September 14, 2021 in support of considering a Joint Powers Authority (JPA) among more than 20 municipalities, counties, and fire districts in the East Bay Hills to facilitate coordination of wildfire safety and prevention; and

WHEREAS, Councilmember Wengraf, Mayor Arreguín and Fire Department staff attended these meetings, ultimately agreeing to establish a coordinating group, the *Wildfire Prevention Coordinating Group*, via a Memorandum of Understanding as an alternate structure to a JPA.

NOW THEREFORE, BE IT RESOLVED that the Council of the City of Berkeley approves the *Memorandum of Understanding for Coordination of Wildfire Prevention Activities to Protect the East Bay Hills in Alameda and Contra Costa Counties*.

Exhibits
A: MOU

MEMORANDUM OF UNDERSTANDING FOR COORDINATION OF WILDFIRE PREVENTION ACTIVITIES TO PROTECT THE EAST BAY HILLS IN ALAMEDA AND CONTRA COSTA COUNTIES

This Memorandum of Understanding ("MOU") is entered into as of _____, 2023, (the "Effective Date") by and between the following agencies (referred to herein individually as a "Participating Agency" and collectively as the "Participating Agencies"):

[[List of agencies]]; and any other New Participating Agency in accordance with Section 4 of this MOU.

Recitals

A. The East Bay Hills along the border of Alameda and Contra Costa Counties, and extending north to Hercules and south to Fremont, is a high wildfire risk zone. As wildfires do not respect political boundaries, fire prevention and vegetation management are regional efforts that require coordination among the many jurisdictions, fire districts, and other regional agencies in the East Bay wildfire zone.

B. While there are strong regional coordinating efforts that have been long established, the pace of climate change and its impacts to wildfire in the region call for more coordination at the governing body level. With support from community organizations concerned with wildfire prevention, a group of public officials representing the counties, municipalities and fire districts in the East Bay Hills has come together to form a structure for elected officials to meet their common goals regarding regional wildfire prevention, including providing governance and policy support towards regional efforts to lobby for legislation and funding, improve grant funding and wildfire hazard reduction, resulting in the development, execution and implementation of this MOU. This group desires for the Counties of Alameda and Contra Costa, together with all municipalities and fire districts in the East Bay Hills that include areas in high wildfire risk zones, as determined by the California Department of Forestry and Fire Protection (CAL FIRE), to sign this MOU.

C. Each of the Participating Agencies performs wildfire prevention activities, including but not limited to adopting and implementing fire codes; enforcing weed/overgrown vegetation hazard abatement standards; planning, coordinating and applying for local and regional grants, implementing wildfire hazard identification and mitigation programs; and engaging in separate and joint wildfire emergency response planning.

D. Staff members of certain Participating Agencies currently work together on common endeavors, particularly within Contra Costa County and within Alameda County. These efforts are expected to continue. The Participating Agencies desire to better coordinate these activities at both the governing body and staff levels to improve their efficacy and efficiency, with the shared goal of increasing each Participating Agency's respective level of service to the residents and property owners in the region.

E. In furtherance of this goal, the Participating Agencies desire to create and benefit from opportunities for cross-agency governing body communication and cooperation related to wildfire prevention in the East Bay Hills, without altering any of the Participating Agencies' jurisdictional boundaries, existing cooperative efforts at the staff or Board/Council levels, or create new legal authorities.

F. The Counties of Alameda and Contra Costa are subdivisions of the State of California with responsibility for adopting and enforcing Fire Codes within all unincorporated

areas of the County, though separate fire protection districts and municipalities provide fire prevention and suppression services throughout the entire County.

G. The municipalities of [list of municipalities] are municipal corporations located in Alameda and Contra Costa Counties with responsibility for providing fire prevention and fire and emergency response services within their respective jurisdictions, whether directly or by contract with a local fire protection district.

H. The municipalities of [list of municipalities] are municipal corporations located in Alameda and Contra Costa Counties in which fire prevention and fire and emergency response services are provided by local fire protection districts.

I. Each of the counties listed in Recital F, above, is responsible for ratifying a Fire Code, and enforcing portions thereof, within the unincorporated portions of its respective jurisdiction.

J. Each of the municipalities listed in Recitals G and H, above, is responsible for ratifying a Fire Code, and enforcing portions thereof, within its respective jurisdiction.

K. The [list of fire protection districts] Districts are organized under the Fire Protection District Law of 1987 (Health & Safety Code § 13800 et seq.) to provide fire prevention and suppression services within their jurisdictions within portions of Alameda and Contra Costa Counties.

NOW THEREFORE, the Participating Agencies agree as follows:

1. **Shared Intent.** The Participating Agencies desire to collaborate on strategies and activities to minimize wildfire hazards in the East Bay Hills by:

A. Providing regional coordination among elected officials and policy support to fire chiefs and their staff in developing model fire codes.

B. Providing regional coordination among elected officials and policy support to fire chiefs and their staff in developing and implementing joint plans to reduce flammable wildland vegetation and replace it with wildfire resistant vegetation where appropriate.

C. Working with regional partners including the Hills Emergency Forum and local fire chiefs to identify and apply for state, federal or other funds to assist with wildfire risk mitigation activities including (but not limited to) risk identification, planning, and vegetation removal from public and private lands, protecting sensitive wildlife habitats and native plant landscapes, and supporting private property owners to implement home hardening activities.

D. Supporting the planning and coordination efforts of fire chiefs and their staff to plan wildfire evacuations and response, especially where these efforts cross jurisdictional boundaries between one or more of the Participating Agencies.

E. Working cooperatively to influence legislation at the State level to support resources and policies to mitigate wildfire risk and to make wildfire safety a priority.

2. **Term of Agreement.** The term of this MOU will commence on _____, 20_ and continue unless terminated pursuant to Section 7, below.

3. **Co-operative Structure: East Bay Hills Regional Wildfire Prevention Coordinating Group.** The Participating Agencies agree to form an East Bay Hills Regional Wildfire Prevention Coordinating Group (WPCG) as described below. The WPCG's responsibilities will be executed in a manner consistent with the Participating Agencies' individual fire prevention responsibilities.

A. **WPCG Members.**

Each Participating Agency will appoint one member and one alternate from its governing body to serve on the WPCG. More specifically, all WPCG members and alternates shall be elected or appointed members of Boards of Supervisors, City or Town Councils, Boards of Directors, or a functional equivalent. Upon authorizing execution of this MOU, each Participating Agency will endeavor to identify its member and alternate within two months. A quorum of the WPCG will consist of representatives of 50% plus one of the Participating Agencies

B. **Principles.** The WPCG will adhere to the following principles:

i. Each member of the WPCG commits to actively advance the Shared Intent described in Section 1 of this MOU.

ii. The WPCG will provide a means of coordination, information sharing and peer review concerning means of accomplishing the Shared Intent described in Section 1 of this MOU.

iii. Signing this MOU and appointing a member to the WPCG does not obligate any Participating Agency to include other Participating Agencies in their individual wildfire prevention and risk mitigation activities.

C. **Duties.** The WPCG will undertake the following duties:

i. Hold open and public meetings in accordance with a regular meeting schedule established by the WPCG, not less than quarterly.

ii. Establish goals, procedures and programs, as necessary, for accomplishing the Shared Intent outlined in Section 1 of this MOU.

iii. Designate a Fiscal Agent, as further described in Section 3.F, and provide policy oversight, advice and direction to the Fiscal Agent.

iv. Develop and implement a plan for staff support of WPCG activities and objectives, whether provided by members from one or more Participating Agency, or one or more other consulting entities hired the WPCG (such as private companies, other public entities, community-based organizations, or other non-profit organizations).

v. Propose a dues structure to fund WPCG activities, and implement if so agreed by 100% of WPCG members.

vi. Apply for grants or other funds that may become available for joint use by the Participating Agencies, if so agreed by the WPCG members.

vii. In the event that either (i) a dues structure is instituted, or (ii) grants or other funds are received: Adopt, monitor and revise a budget for expenditure or distribution of such funds on an annual basis (or other timeframe established by the WPCG,

taking into account the life cycle of various grants and Participating Agency contributions). The budget will generally outline the staffing assignments and resources needed to accomplish the funded projects.

D. **Chair.** At the first meeting of each calendar year, the WPCG will elect a Chair for purposes of facilitating meetings of the WPCG and overseeing development of the agenda, with whatever assistance the Chair requires.

The Chair also may create a stakeholder advisory group consisting of individuals such as representatives of other public agencies, Firesafe Councils, neighborhood or other community-based organizations, and other organizations owning land and/or serving communities of residences and businesses in the East Bay Hills wildfire zone.

E. **Decision Making.** Except where otherwise noted in this MOU, the WPCG shall make decisions only with an affirmative vote of a majority of the WPCG members (or their alternates, in the members' absence). Additional decision-making procedures may be established by the WPCG as needed.

F. **Designation of a Fiscal Agent.** The WPCG will designate one of the Participating Agencies to serve as the WPCG's "Fiscal Agent," in which role that entity will (i) serve as the WPCG treasurer and (ii) enter into contracts on behalf of the WPCG. The WPCG will review the designation of the Fiscal Agent not more often than once every three years and with at least six months of time for the then-current and newly-selected agencies to prepare for the transition. The selection is subject to approval by the governing body of the newly-selected entity. In the event of a new designation and approval of the governing body of the newly-selected Fiscal Agent, the then-current and newly-selected Fiscal Agents will seek approval from their governing bodies to (i) transfer funds or access to WPCG accounts to the new Fiscal Agent, (ii) assign all outstanding WPCG-required contracts to the new Fiscal Agent, and (iii) take such other actions as may be necessary or convenient to effect the transition of the Fiscal Agent role. The WPCG will establish a process for reimbursing the Fiscal Agent for its actual costs and expenses accrued in performing its duties under this MOU, including for staff time based on then-current hourly rates of compensation.

4. **Addition of Participating Agencies.** Additional municipalities, special districts, and other public agencies may become Participating Agencies after obtaining approval of (a) their governing bodies, and (b) the WPCG. Any additional Participating Agency must evidence its agreement to the terms of this MOU, or a subsequent restatement of this MOU, by executing a signature page in the same form used by the original Participating Agencies and accepting the then-current terms of this MOU. Counter-signature by only the Fiscal Agent is required for the additional Participating Agency to be bound by the terms of this MOU with all other signatories to this MOU.

5. **Employment of Personnel.** The employees of each Participating Agency coordinating services pursuant to this MOU are not, and shall not be deemed, employees of any of the other Participating Agencies for any purpose. Each Participating Agency shall be solely responsible for all salary, benefits, workers' compensation, and insurance for its personnel providing services pursuant to this MOU, and said personnel shall be considered solely employees of the Participating Agencies for all supervisory, disciplinary and other employment related purposes.

6. **Litigation Support.** The Participating Agencies will make their employees available to testify in any litigation brought regarding work performed under this MOU. Should a Participating Agency request that another Participating Agency's employees testify in litigation

following the termination of this MOU, the requesting Participating Agency shall compensate the Participating Agency that is fulfilling the request for employees' costs and expenses in preparing for, traveling to, and testifying in such matters at the employee's then current hourly rate of compensation, unless such litigation is brought by the requesting Participating Agency or is based solely on allegations of the Participating Agency's negligent performance or wrongdoing.

7. **Termination or Withdrawal.** At any time and without cause, a Participating Agency may terminate its participation in this MOU by giving sixty (60) days' prior written notice to the other Participating Agencies.

8. **Indemnification.** Each of the other Participating Agencies will jointly indemnify, and hold harmless the Fiscal Agent and its directors/councilmembers/supervisors, officers, employees and agents (collectively, "Indemnitees") against all liability, claims, suits, actions, costs or expenses arising from loss of or damage to property, and injuries to or death of any person (including but not limited to the property or employees of each Participating Agency) when arising out of performance of this MOU.

The indemnifying Participating Agencies' obligation to defend includes the payment of all reasonable attorneys' fees and all other costs and expenses of suit, and if any judgment is rendered, or settlement entered, against any Indemnitee, the indemnifying Participating Agencies must, at their expense, satisfy and discharge the same.

This Section 8, Indemnification, will survive termination or expiration of this MOU.

9. **General Provisions.**

A. **Not a Joint Venture or Joint Powers Authority.** The Participating Agencies intend by this MOU to establish only a coordinating arrangement with regard to their respective individual and joint fire prevention activities, and do not intend to create a joint powers agency, partnership, joint venture, or joint enterprise at this time.

B. **No Third-Party Beneficiary.** This MOU is only for the benefit of the Participating Agencies as corporate entities and shall not be construed as or deemed to operate as an agreement for the benefit of any third party or parties. This MOU does not entitle any third party or parties to any right, benefit, position, or right of action of any kind for any reason whatsoever.

C. **Notices.** All written notices required or permitted to be given under this MOU will be deemed made when received by the other party or parties at its/their respective address(es) as indicated on its/their Signature Page(s), attached at the end of this MOU.

D. **Waiver.** No failure on the part of any Participating Agency party to exercise any right or remedy hereunder shall operate as a waiver of any other right or remedy that any Participating Agency may have hereunder, nor does waiver of a breach or default under this MOU constitute a continuing waiver of a subsequent breach of the same or any other provision of this Agreement.

E. **Counterparts.** This MOU may be executed in one or more counterparts, each of which shall be considered an original and all of which constitute a single instrument.

F. **Severability.** If any provision of this MOU or the application thereof to any person, entity or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this MOU, or the application of such provision to persons, entities or circumstances, other than those as to which it is invalid or unenforceable, shall not be affected

thereby, and each other provision of this MOU shall be valid and enforceable to the fullest extent permitted by law.

G. **Amendment.** No modification, waiver, mutual termination, or amendment of this MOU is effective unless made in writing and signed by all of the Participating Agencies.

H. **Disputes.** In any dispute over any aspect of this MOU, the prevailing party shall be entitled to reasonable attorney's fees and costs.

I. **Governing Law.** This MOU, regardless of where executed, shall be governed by and construed to the laws of the State of California. Venue for any action regarding this Agreement shall be in the Superior Court of Alameda or Contra Costa County.

J. **Existing Agreements.** This MOU supplements, and does not replace, any prior or future agreements between any two or more Participating Agencies, including for contracted, shared or cooperative fire prevention and/or emergency medical services .

IN WITNESS WHEREOF, the parties have caused this MOU to be executed effective as of the day and year first above written.

[[SIGNATURE PAGES FOR EACH SIGNATORY AGENCY]

RESOLUTION NO. 70,029-N.S.

EXPRESSING CONCEPTUAL SUPPORT FOR THE FORMATION OF AN EAST BAY WILDFIRE PREVENTION AND VEGETATION MANAGEMENT JOINT POWERS AGENCY

WHEREAS, historic wildfires throughout California and the Western United States in recent years demonstrate that the impacts of global climate change will continue to have potentially devastating effects throughout the region; including loss of life, loss of property, economic impacts, infrastructure damage, and public health hazards associated with air quality, among others; and

WHEREAS, reactive approaches to fire management and containment are deployed during times of crisis and overextend local and state resources; and

WHEREAS, the spread of wildfire does not respect political or jurisdictional boundaries; burn areas and air quality impacts from smoke extend throughout the region; and

WHEREAS, a large portion of the East Bay region, including the East Bay Hills from Hercules to Fremont are a designated high-risk fire hazard zone by the State Agency CALFIRE; and

WHEREAS, a more coordinated approach and investment in wildfire prevention and vegetation management may help to mitigate the number and severity of wildfire events; and

WHEREAS, regional coordination may prove both more effective and more efficient in developing and implementing best practices, as well as sharing expertise and other resources; and

WHEREAS, the East Bay contains more than 33 municipalities, numerous unincorporated communities, and fire and special districts, that may all benefit from a coordinated fire management approach; and

WHEREAS, a regional initiative has been launched to form a Joint Powers Authority (JPA) bringing together cities, counties, and jurisdictions from throughout the East Bay to pursue coordinated planning and funding for vegetation management and fire prevention; and

WHEREAS, participating in planning and development of a JPA will be beneficial for the City of Berkeley to access and leverage state and federal resources for vegetation management and pursue coordinated projects to reduce fire risk in the East Bay Hills.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Berkeley agrees to be involved and participate in presentations, meetings, and negotiations to consider, in concept, the formation of a regional Vegetation Management Joint Powers Agency to address and improve fire safety in the East Bay.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon passage and adoption.

The foregoing Resolution was adopted by the Berkeley City Council on September 14, 2021 by the following vote:

Ayes: Bartlett, Droste, Hahn, Harrison, Kesarwani, Robinson, Taplin, Wengraf, and Arreguin.

Noes: None.

Absent: None.

Jesse Arreguin, Mayor

Attest: Mark Numainville, City Clerk

Agency/Jurisdiction	Name	Title
Alameda County	Ali Abbors	Planner III
Alameda County	Shahidah Williams	Public Protection Policy Associate
Alameda County Fire Department	Willie McDonald	Fire Chief
Alameda County LAFCO	Rachel Jones	Executive Officer
Alameda County Resource Conservation District	Katherine Boxer	Chief Executive Officer
Bay Area Air Quality Management District	Dan Meer	Manager, Special Projects
Bay Area Council	Abby Raisz	Research Manager
Bay Area Council Economic Institute	Patrick Kallerman	Vice President of Research
CalFire	Ed Orre	Division Chief
Caltrans	Leah Budu	Principal Transportation Engineer
City of Alameda	Nicholas Luby	Fire Chief
City of Albany	James Boito	Fire Chief
City of Berkeley	Anthony Rodriguez	Legislative Aide
City of Berkeley	Chris Pinto	Assistant Fire Chief
City of Berkeley	Dan Green	Assistant Fire Chief
City of Berkeley	David Sprague	Fire Chief
City of Berkeley	Susan Wengraf	Councilmember
City of El Cerrito	Karen Pinkos	City Manager
City of El Cerrito	Paul Fadelli	Councilmember
City of Fremont	Allen DeMers	Assistant to the City Manager
City of Fremont	Heather Mozdean	Deputy Fire Chief, Training & EMS
City of Hayward	Kelly McAdoo	CITY MANAGER
City of Hercules	Dante Hall	City Manager
City of Hercules	Tim Rood	Community Development Director
City of Moraga	Scott Mitnick	Town Manager
City of Oakland	Joe DeVries	Deputy City Administrator
City of Oakland	Keara Odoherty	City Council
City of Orinda	David Biggs	City Manager
City of Piedmont	Dave Brannigan	Fire Chief
City of Pinole	Andrew Murray	City Manager
City of Pinole	James Parrott	Fire Consultant
City of Pinole	Maureen Toms	Councilmember
City of Richmond	Angel Montoya	Fire Chief
City of Richmond (District 5)	Gayle McLaughlin	Council Member
Claremont Canyon Conservancy	Jon Kaufman	President, Board of Directors
Contra Costa County	Edgar Rosales	District Coordinator (John Gioia)
Contra Costa County	Robert Rodgers	District Coordinator (John Gioia)
Contra Costa County (District 2)	Jill Ray	Field Representative (Candace Andersen)
East Bay Municipal Utilties District	Scott Hill	Manager, Watershed and Recreation
East Bay Regional Park District	Aileen Theile	Fire Chief
El Cerrito	Eric Saylors	Fire Chief
Hanson Bridgett	Shayna van Hoften	Attorney
Kensington Fire	Larry Nagel	Secretary
Livermore-Pleasanton Fire Department	Jason Solak	Deputy Fire Chief
Livermore-Pleasanton Fire Department	Kim Colantuono	Assistant Fire Marshal
Livermore-Pleasanton Fire Department	Ryan Rucker	Fire Marshal

Agency/Jurisdiction	Name	Title
Moraga-Orinda Fire District	Dave Winnacker	Fire Chief
Oakland Fire Department	Matthew Nichelini	Assistant Chief of Fire Department
Oakland Firesafe Council	Ken Benson	President
Oakland Firesafe Council	Lisa Jacobs	Secretary
Oakland Firesafe Council	Sue Duncan	Public Member
PlaceWorks	David Early	Senior Advisor
Renne Public Law Group	Rubin Cruse	Attorney
Rodeo-Hercules Fire District	Rebecca Ramirez	Fire Chief
Rodeo-Hercules Fire District	Tammy Tomas	Administrative Assistant
San Ramon Valley Fire Protection	Lance Maples	Division Chief
West Contra Costa Fire Safe Council	Soheila Bana	President
	Dick Schneider	
	Marco Sherman	
	Pedro Ruiz	
	Skyler Dias	

East Bay Hills Wildfire Prevention & Coordination
A grassroots advocacy effort to create a formalized agreement to reduce wildfire threat throughout the East Bay
Photo credit: Julia Sumangil Photography

Meeting Agenda
June 28, 2023
1. Welcome
2. Presentation
3. Question & Answer
4. Next Steps
Photo credit: Julia Sumangil Photography

Guiding Principles for a Regional Approach to Wildfire Prevention

Increasing Threats

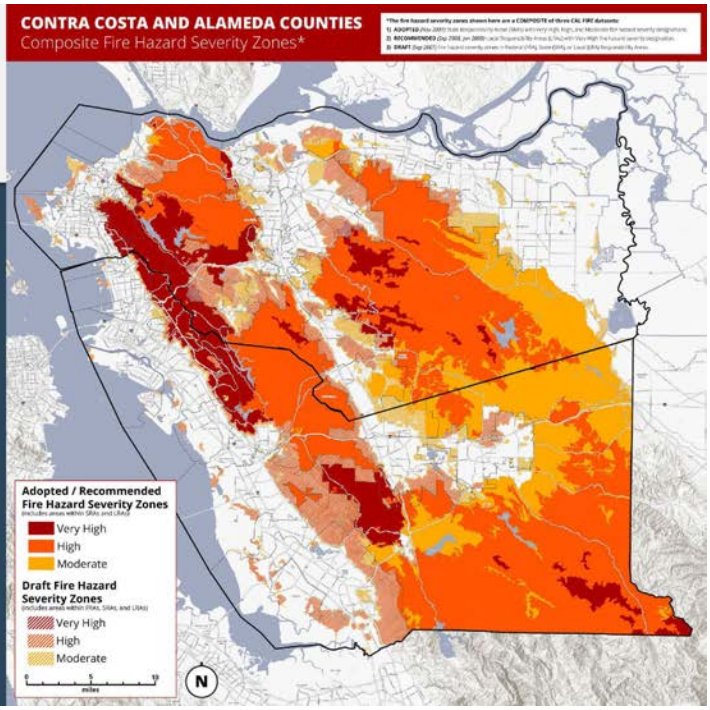
In the face of increasing threats from wildfire, it is time for a new, more effective, regional approach to keep residents safe.

Regional Issue

Wildfires do not respect political boundaries so fire prevention and vegetation management should be regional efforts.

Difficult to Coordinate

Coordinating among the many jurisdictions is a challenge without a specialized mechanism



Existing Wildfire Prevention Activities

- Hills Emergency Forum (HEF)
- Regional Priority Plan (RPP)
- Community Wildfire Protection Plan (CWPP)
- EBRPD Wildfire Risk and Fine Scale Vegetation Mapping
- East Bay Regional Communication System Authority

Gaps in Wildfire Prevention Activity Coordination

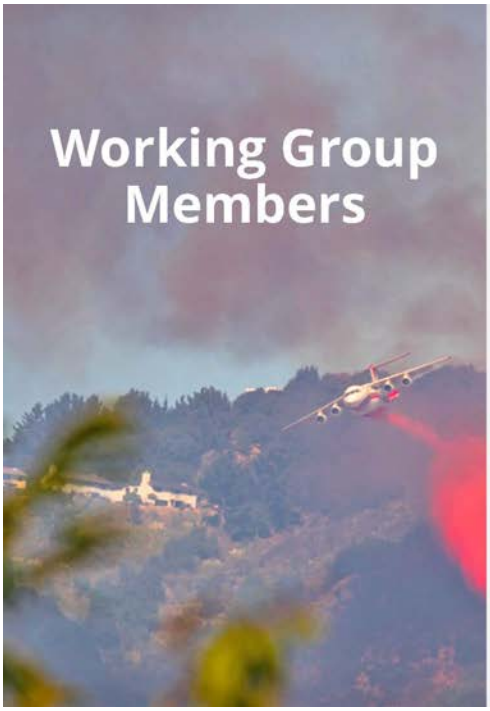
- **Coordination exists for wildfire suppression, but not for prevention**
- **Increased attention needed in WUI areas**
- **No dedicated staff for regional wildfire prevention coordination**
- **No interjurisdictional framework for policy making**
- **Uneven enforcement of vegetation management regulations and state fire code**
- **State and federal grant procurement could be optimized through regional coordination, support for smaller jurisdictions**

Our Work to Date

- **2019-2021:** Oakland Firesafe Council (OFC) and affiliated organizations began fundraising and coordination of this current effort
- **December 2021:** First meeting of 25+ agency officials
- **Summer 2022:** Agreement to work towards MOU
- **Fall 2022:** OFC retains Hanson Bridgett law firm to draft MOU
- **Dec 2022:** Draft MOU is presented to Working Group
- **Spring 2023:** Draft MOU is revised with input from Working Group
- **June 2023:** Working Group agrees to present revised Draft MOU to agency representatives and make public

Funding Partners Supporting MOU Development

- Bay Area Air Quality Management District
- Donner Family Fund
- State Coastal Conservancy grant with the Bay Area Council Economic Forum
- CSAA Insurance Group
- PG&E
- Additional contributions from individuals and neighborhood groups in the East Bay Hills
- Alameda County
- Contra Costa County
- City of Berkeley
- City of Oakland
- City of Richmond
- City of Pinole
- Moraga-Orinda Fire Protection District



Alameda County
Office of Supervisor **Keith Carson**, Fire Chief **William McDonald**

Contra Costa County
Office of Supervisor **John Gioia**, Fire Chief **Lewis Broschard**

City of Berkeley
Councilmember **Susan Wengraf**, Assistant Fire Chief **Dan Green**

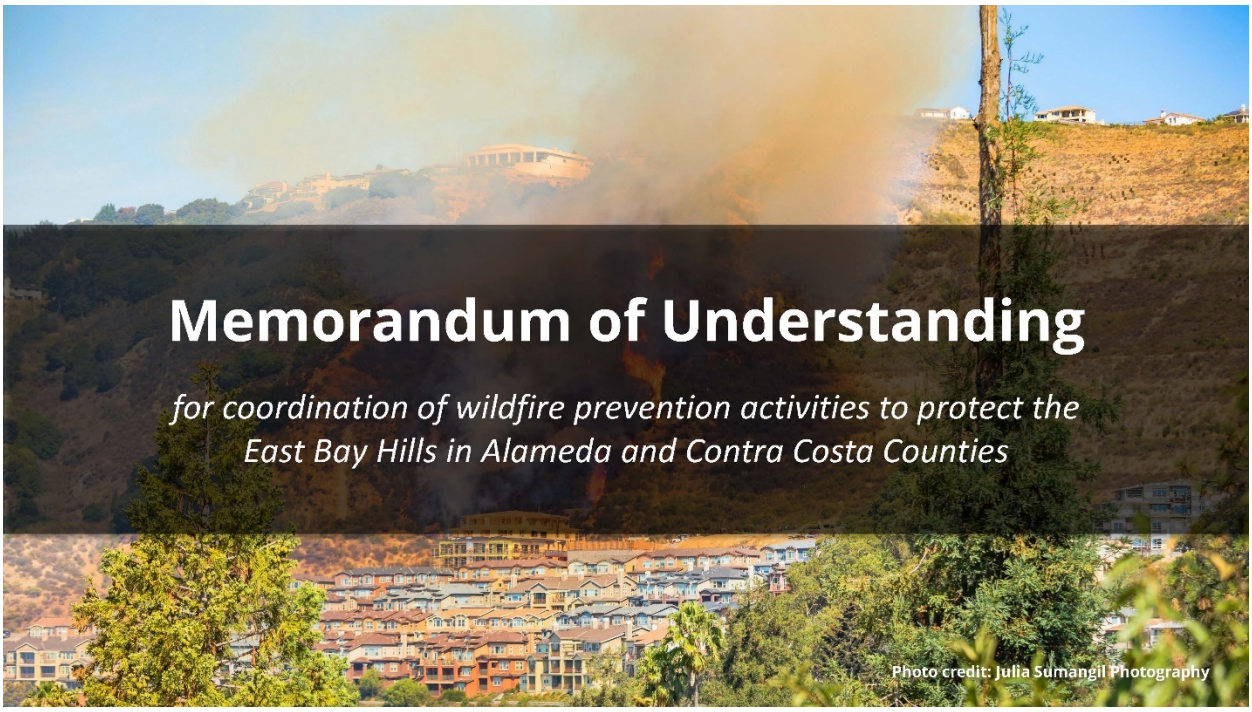
City of Oakland
Deputy City Administrator **Joe DeVries**,
Deputy Fire Chief **Damon Covington**/Fire Chief **Reginald Freeman**

City of Pinole
Mayor Pro Tem **Maureen Toms**

City of Richmond
Councilmember **Gayle McLaughlin**, Fire Chief **Angel Montoya**

Moraga-Orinda Fire Protection District
Fire Chief **Dave Winnacker**

Photo credit: Julia Sumangil Photography



Recitals

- Highlights the high wildfire risk in the East Bay Hills area
- Emphasizes the need for regional coordination among jurisdictions, fire districts, and regional agencies
- Formation of a group of public officials representing the counties, municipalities, and fire districts
- Common goals regarding regional wildfire prevention

Recitals, Continued

- Description of the wildfire prevention activities performed by Participating Agencies
- Current collaboration efforts within counties, but limited coordination across county lines
- Desire to improve coordination and enhance efficacy and efficiency of activities
- Shared goal of increasing each Participating Agency's level of service to residents and property owners

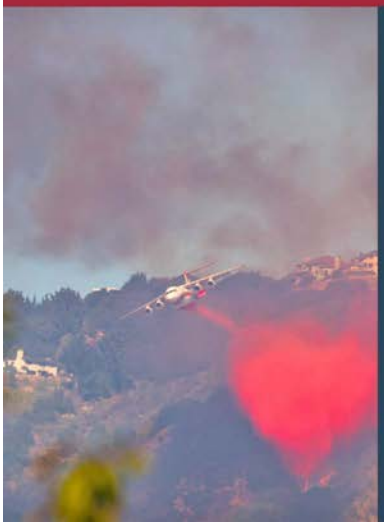
Recitals, Continued

- Desire to create opportunities for cross-agency communication and cooperation
- No alteration of jurisdictional boundaries, cooperative efforts, or legal authorities
- Description of responsibilities of the counties, municipalities, and fire protection districts
- Ratification and enforcement of Fire Codes within respective jurisdictions

Shared Intent

- **Collaboration strategies and activities to minimize wildfire hazards in the East Bay Hills**
- **Assisting in the development of model codes for fire prevention**
- **Joint plans for vegetation management and wildfire-resistant vegetation**
- **Partnering to apply for state, federal, and other grant funds**
- **Planning for wildfire evacuations and response across jurisdictions**

Co-operative Structure



East Bay Hills Regional Wildfire Prevention Coordinating Group (WPCG)

Formation and Composition

- Each Participating Agency appoints one member and one alternate from its governing body
- Members and alternates are elected or appointed officials

Principles and Duties

- Hold open and public meetings
- Establish goals, procedures and programs
- Designate a Fiscal Agent
- Develop and implement a plan for staff support
- Institute a dues structure
- Apply for grants and other funds
- Adopt an annual budget

Decision Making Process

- Decision making requires an affirmative vote of the majority
- Quorum requires representatives from 50% plus one of the Participating Agencies
- Additional decision-making procedures may be established

NEXT STEPS

- Review today
- Edits if needed
- Ratification by City Councils, Boards of Supervisors and Fire District Boards

Contact
JON KAUFMAN jonk@solem.com
LISA JACOBS ljacobs@oaklandfiresafecouncil.org
DAVID EARLY dearly@placeworks.com
EastBayWildfire.org

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Office of the City Manager

PUBLIC HEARING
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Eleanor Hollander, Economic Development Manager

Subject: Renewal of the Elmwood Avenue BID for Calendar Year 2024

RECOMMENDATION

Conduct a public hearing and, upon conclusion, adopt a Resolution confirming the Annual Report and Budget for the Elmwood Business Improvement District (hereafter, "the District", "the Elmwood BID" or "the BID") and, if no majority protest exists, levy annual assessments in the District for calendar year 2024 to finance services and improvements and authorize a fiscal agency contract with Elmwood Business Association for receipt and expenditure of District funds.

FISCAL IMPACTS OF RECOMMENDATION

Projected BID revenue of approximately $30,000 will be deposited into the Elmwood BID Fund, and expensed from budget code 782-21-208-251-0000-000-446-636110. The BID constitutes an independent funding source that must be targeted to commercial revitalization efforts that are recommended by the Advisory Board. The City of Berkeley operates a parking lot within the district and will thus be assessed $1,000, paid through the Off-Street Parking Fund (835-4942-410-4046). To the extent that the work of the Elmwood BID enhances the development of the Elmwood and its business climate over the long term, the BID contributes towards improving City revenues through increased sales and property taxes.

CURRENT SITUATION AND ITS EFFECTS

Under the State of California Parking and Business Improvement Area law of 1989 (California Streets and Highways Code Section 36500 et. seq.) that authorized the establishment of the Elmwood BID, the City Council must hold a public hearing before levying assessments for 2024. The renewal process was initiated on October 10, 2023, when Council approved by Resolution No. 71,078-N.S. (Attachment 1, Exhibit A) the Annual report of 2023 and budget for 2024 and set the public hearing date for November 14, 2023. The City Clerk noticed businesses in the Elmwood BID area by publishing Resolution No. 71,078-N.S. in a newspaper of general circulation. If no majority protest is received at the public hearing, at its conclusion the City Council may confirm the Annual report of 2023 and budget for 2024 and levy assessments.

BACKGROUND
The Elmwood BID was established in November 2013 to provide the Elmwood Business Association with a sustainable, predictable source of funding for its activities to promote, maintain and beautify the Elmwood commercial district. The Elmwood Business Association has used the funds raised through the BID to implement a variety of activities such as marketing, place-based branding, events, and capital improvements.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS
By maintaining and enhancing the district, the Elmwood BID creates shopping opportunities for residents and visitors alike while encouraging alternative forms of transportation. The environmental enhancements contribute to making the Elmwood a more pleasant walking destination. Because the district is served by public transportation and biking infrastructure, these services indirectly support environmental sustainability goals of encouraging alternative transportation choices.

RATIONALE FOR RECOMMENDATION
State law requires that the City Council annually renew the Elmwood BID by conducting a public hearing on the proposed renewed assessment for the coming year.

ALTERNATIVE ACTIONS CONSIDERED
The Advisory Board has considered many alternatives for expenditure of its limited revenues and has decided upon the activities described in the Annual Report as its priorities for 2024.

CONTACT PERSON
Kieron Slaughter, Office of Economic Development, 510-981-2490

1: Resolution
Exhibit A: Resolution No. 71,078-N.S., with incorporated Annual Report, map of the District and Assessment table
2: Public Hearing Notice

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

CONFIRMING THE ANNUAL REPORT FOR THE ELMWOOD BUSINESS IMPROVEMENT DISTRICT (BID), LEVYING AN ANNUAL ASSESSMENT FOR THE ELMWOOD BID FOR 2024, AND AUTHORIZING A CONTRACT OR CONTRACT AMENDMENTS WITH ELMWOOD BUSINESS ASSOCIATION TO SERVE AS FISCAL AGENT FOR RECEIPT AND EXPENDITURE OF ELMWOOD BID FUNDS

WHEREAS, the Elmwood Business Improvement District (BID) Advisory Board recommended an Annual Report to the Berkeley City Council that outlined the activities of the District proposed for the year 2024, including a budget for said activities, as required by California Streets and Highways Code Section 36533 and Berkeley Municipal Code Section 7.97.080; and

WHEREAS, on October 10, 2023, the City Council by Resolution No. 71,078-N.S. (attached as Exhibit A) approved the Annual Report and proposed budget of the Elmwood BID for 2023-24 and declared its intent to levy an assessment in the District to finance the proposed activities for the calendar year 2024; and

WHEREAS, Resolution No. 71,078-N.S. also scheduled a public hearing for November 14, 2023, to consider levying said assessment and gave notice that interested parties could attend and be heard on the issue, for and against; and

WHEREAS, the City Clerk has notified potential assessees of the public hearing by publishing the Resolution of Intention in a newspaper of general circulation; and

WHEREAS, the public hearing has now been held and there has not been protests by business owners who collectively pay 50 percent or more of the assessment proposed to be levied.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that any protests are overruled and the Annual Report of the Elmwood BID is confirmed, thereby levying an annual assessment for the Elmwood BID for calendar year 2024.

BE IT FURTHER RESOLVED that the Council authorizes the City Manager to enter into a contract or contract amendments with Elmwood Business Association to receive and spend funds for purposes approved in the Annual Report and Budget and as directed by the Elmwood BID Advisory Board.

Exhibit A: Resolution No. 71,078-N.S., including the 2023-24 Annual Report, map of the District and Assessment Table

RESOLUTION NO. 71,078-N.S.

APPROVING THE 2023 ANNUAL REPORT AND PROPOSED BUDGET OF THE ELMWOOD BUSINESS IMPROVEMENT DISTRICT FOR 2024; DECLARING COUNCIL'S INTENTION TO LEVY AN ASSESSMENT IN THE DISTRICT FOR 2024; AND DIRECTING THE CITY CLERK TO SCHEDULE A PUBLIC HEARING FOR NOVEMBER 14, 2023 REGARDING LEVYING OF A RENEWED ASSESSMENT FOR 2024

WHEREAS, the Parking and Business Improvement Area Law of 1989 (California Streets and Highway Code section 36500 et seq.) authorizes cities to establish parking and business improvement areas for the purpose of imposing assessments on businesses for certain purposes; and

WHEREAS, on November 19, 2013 the Berkeley City Council established such an area known as the Elmwood Business Improvement District (the "District"); and

WHEREAS, the City Council established the Elmwood Business Improvement District Advisory Board (Advisory Board) to act in compliance with State law to oversee the activities of the District; and

WHEREAS, the Advisory Board has submitted an Annual Report to the Berkeley City Council that outlines the activities of the District proposed for 2023 as required by the California Streets and Highways Code Section 36533; and

WHEREAS, the Annual Report is clear and complete and found to comply with the interests of Elmwood BID assessees; and

WHEREAS, the annual process for levying assessments in Business Improvement Districts requires that cities adopt a Resolution of Intent that declares their intent to levy such an assessment and then set a date for a public hearing where interested parties may be heard on the issue.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley as follows:

Section 1. The City Council hereby approves the Elmwood Business Improvement District Annual Report for 2023-24 (Exhibit A) as submitted to the City Clerk by the Elmwood Business Improvement District Advisory Board.

Section 2. Pursuant to the provisions of Section 36500 et seq. of the California Streets and Highways Code (the "Act"), the City Council declares its intent to levy an annual assessment for the parking and business improvement area known as the Elmwood Business Improvement District.

Section 3. The boundaries of the District are set forth in Exhibit A1 to the Elmwood BID Annual Report and Budget which is attached hereto and incorporated herein by reference.

Section 4. The improvements and activities proposed for the District are as described in the Report and Budget (Exhibit A) and appended hereto. Council intends that these funds be used for designated activities and improvements in the Elmwood commercial area. Council explicitly intends that funds generated through this BID shall not be used to pay for activities routinely paid for by the City.

Section 5. The City Council intends to levy assessments on businesses located within the boundaries of the District shown Exhibit A1 and according to the business classifications and rates set forth in Exhibit A2 which is attached hereto and incorporated herein by reference.

Section 6. A public hearing shall be held before the City Council on November 14, 2023. Following the hearing the Council will consider adoption of a resolution levying an assessment as recommended by the Elmwood Business Improvement Advisory Board. At this hearing the Council will hear all interested persons for or against the levying of such an assessment.

All formal written and oral protests against the levying of the District assessment should contain the following certification: "I certify that I am the owner of the business listed below, and that the business is located or operates within the boundaries of the Elmwood Business Improvement District." Protests should also contain the following information: business name (printed), business address (printed), City Business License Tax Registration number, name of protester (printed), signature of protester, date of protest and the reason(s) the protester is against the levying of the District assessment. Protests will not be considered valid unless signed and submitted by the owner of a business located within the boundaries of the proposed District. Written protests shall be filed with the City Clerk, First Floor, City Hall, at 2180 Milvia Street, Berkeley, California, 94704, at or before 3 pm on November 14, 2023 and shall contain a description of the business sufficient to identify the business, and if the person so protesting is not listed on City records as the owner of the business, the protest shall be accompanied by written evidence that the person subscripting the protest is the owner of the business. Any protest pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularity or defect to which the objection is made. If written protests are received from the owners of businesses in the District which will pay fifty percent (50%) or more of the assessment proposed to be levied, no further proceedings to levy the assessment shall be taken for a period of one year from the date of the finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or types of improvements or activities within the District, those types of improvements or activities shall be eliminated.

Section 7. The City Clerk is directed to give notice of said public hearing by publishing the Resolution of Intention in a newspaper of general circulation.

The foregoing Resolution was adopted by the Berkeley City Council on October 10, 2023 by the following vote:

Ayes: Hahn, Humbert, Kesarwani, Robinson, Taplin, Wengraf, and Arreguin.

Noes: None.

Absent: Bartlett and Harrison.

Jesse Arreguin, Mayor

Attest: Mark Numainville, City Clerk

EXHIBIT A

Annual Report for the Elmwood Business Improvement District for 2023-24

August 31, 2023

To: Members of the Berkeley City Council
From: The Elmwood Business Improvement District Advisory Board
Re: 2024 Elmwood BID Renewal

We respectfully request that the Elmwood Business Improvement District be renewed for the 2024 fiscal year, with the same boundary as the prior year (Exhibit A1). The assessment method and basis remain the same.

The Elmwood BID was established in November 2013 to promote, maintain and beautify the Elmwood commercial district. Revenues of roughly $30,000 per year provide a regular, predictable source of funding for the Elmwood Business Association (EBA) activities, and an additional $5,000 of grant funding and fundraising is also anticipated. The Elmwood BID has allowed the EBA to expand its activities into areas such as maintenance and capital improvements.

The Elmwood Business Association is continuing to be the catalyst for Elmwood Business District's ongoing vitality. Here are some highlights:

- Rolled out SmartSpace Pilot (employee parking program) in collaboration with CoB Transportation Dept.
- Discussed AC Transit EasyPass program to Elmwood merchants with employees encourage public transit use
- Maintenance of year-round lighting installation on district buildings
- Website: www.shoptheelmwood.com serves as one of the district's main marketing tools – District Events, Introducing New Businesses, and ongoing marketing updates
- Installation of Welcome to Elmwood banners as well as seasonal banners on light posts and ongoing maintenance
- Quarterly weeding and cleaning of Russell St. parking lot partnering with UC Berkeley
- Maintenance of security camera at Russell St. parking lot
- Maintaining a part-time Administrative Assistant to:
    - Post on social media
    - Manage merchant communications
    - Promote monthly specials among Elmwood Merchants
    - Updating the website to keep it current
    - Project manage events around Elmwood BID
- Sponsored the following events:
    - Spring and Fall Outdoor Movie Nights

  - Fall Live Music Stroll
  - Shop Local Promotions
- Held a Merchant Social at the newly opened Five Tacos and Beers restaurant
- Outreach to merchants at the southern end of Elmwood toward Alcatraz to include them in the Elmwood BID expansion plan effective in calendar year 2025.
- Applied and received Berkeley Civic Arts Grant to put on the Elmwood Music Festival
- Members of the board active in other Berkeley commercial and residential neighborhoods to promote harmony and cooperation

Below for your review is a summary of our current financial position and our proposed budget for 2023-24.

2023-24 Actual and Projected Expenditures

Elmwood Business Association

INCOME		2024 Budget	2023 Actual
Operating Income			
	BID Membership dues	$ 30,000	$ 30,000
	Other (Grant Income, Wine Walk Income etc)	$ 5,000	$ -
	Total Operating Income	**$ 35,000**	$ 30,000
Non-Operating Income			
	Other		
	Total Non-Operating Income		$ -
Total INCOME		**$ 35,000**	$ 30,000

EXPENSES			
Advertising & Marketing			
	Banner Maintenance	$ 1,500	$ 5,199
	Building Light Maintenance	$ 1,000	$ -
	Wine Walk production	$ 4,000	$ -
	Spring event production	$ 1,200	$ -
	Summer event production	$ 1,000	$ -
	Web Hosting and Domains	$ -	$ 504
	General Marketing, Ads, Social media	$ 500	$ 258
	Halloween event production	$ 500	$ 1,130
	Holiday season event production (incl. tree lights)	$ 8,000	$ 12,573
	EBA Expansion research	$ 250	$ -

Consulting & Accounting			
	Accounting S/W (Xero)/Tax Filing	$ 200	$ 195
Dues and Subscriptions			
	Chamber of Commerce	$ 305	$ 305
Insurance			
	Liability for EBA	$ 500	$ 500
	Liability for Board members	$ 800	$ 754
License & Permits			
	Taxes & Licenses	$ 150	$ 128
Other: Office Supplies/Annual Mtg.			
	Printing/copy	$ 650	$ 960
	Postage & Delivery (PO Box)	$ 250	$ 202
	Misc.		$ -
	Annual Mtg. Food/Beverage	$ 600	$ 317
Repairs and Maintenance			
	Gardening (Tree wells)	$ 500	$ -
	Sidewalk Cleaning (Power Wash)	$ 500	$ -
Professional Fees			
	Legal and Professional Fees	$ 100	$ -
Security			
	Holiday Private Security	$ 8,500	$ 7,072
Admin Support			
	Wages	$ 12,000	$ 9,500
	Total Operating Expenses	**$ 43,005**	$ 39,596
Reserves Earnings		$ (8,005)	$ (9,596)

Exhibit A1: Elmwood Business Improvement District, Map

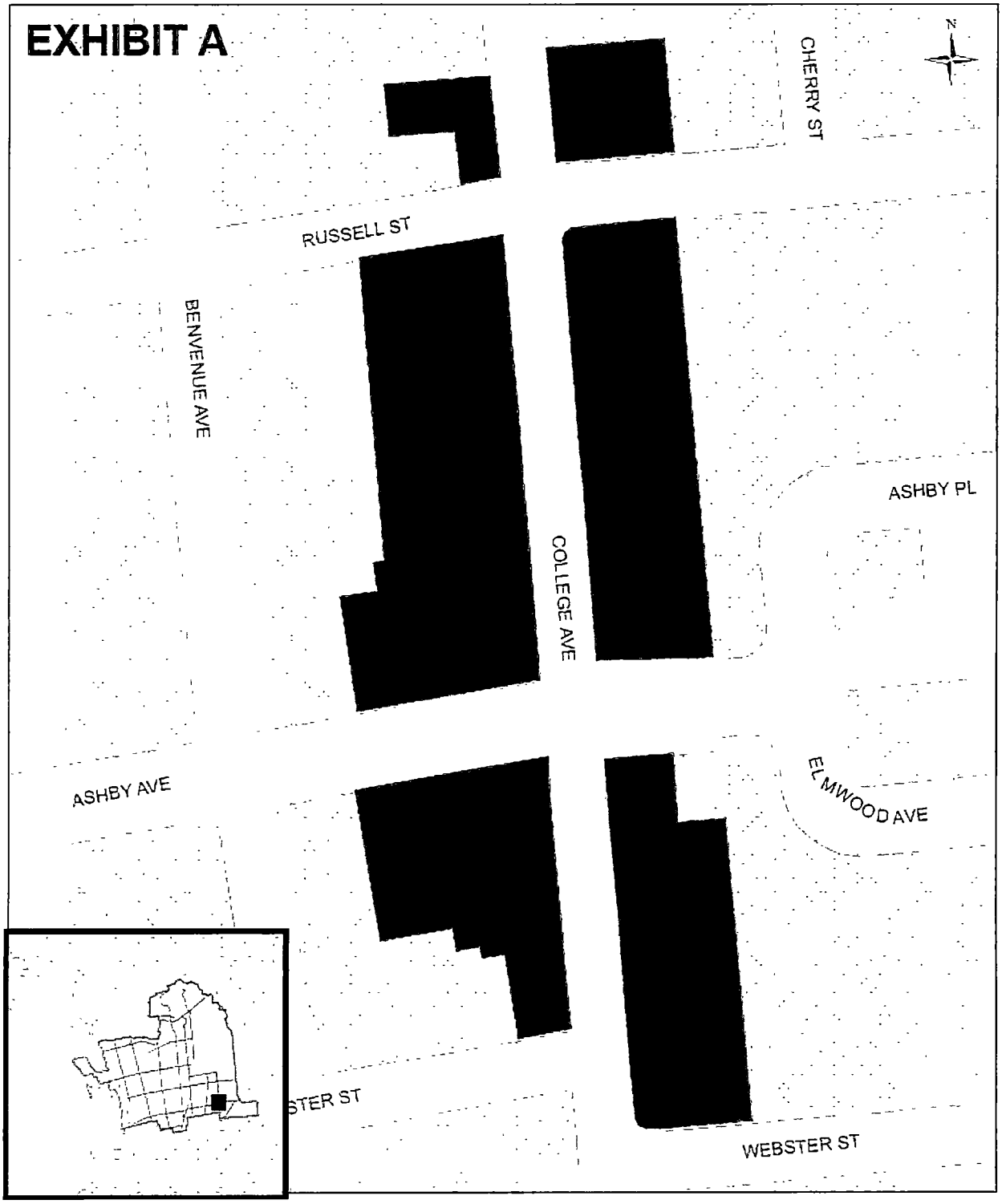

Exhibit A2: Elmwood Business Improvement District, Assessment Rates

Classifications	Rates
Retail including jewelers and groceries but not restaurants (Tax Codes R, M and G but without NAICS 722, Food Services and Drinking Places) • Gross receipts under $350,000 • Gross receipts $350,000=$999,000 • Gross receipts $1,000,000	 $250.00 per year $350.00 per year $500.00 per year
Restaurants, including all businesses that prepare and serve food at the request of customers (NAICS 722)	$500.00 per year
Professionals including offices of real estate brokers (Tax Code P) • Gross receipts under $100,000 • Gross receipts over $100,000	 $300.00 per year $400.00 per year
Entertainment and Recreation (Tax Code E)	$450.00 per year
Business, Personal and Repair Services (Tax Code B) except Hair, Nail and Skin Cares Services (NAICS 81211)	$200.00 per year
Hair, Nail and Skin Care Services (NAICS 81211)	$250.00 per year
Parking lot operators	$1,000.00 per year
Financial Institutions	$2,500.00 per year

Any business that is classified as a nonprofit (Tax Code N) for business licenses purposes, shall nevertheless pay the assessment at the rate that corresponds to its North American Standard Industrial Classification if it is engaged in the sale of products or services. Any new business established within the District shall not be required to pay an assessment on application for its business license but only on renewal at the end of the year it was initiated. (Ord. 7317-NS § 3 (part), 2013)

NOTICE OF PUBLIC HEARING
BERKELEY CITY COUNCIL

RENEWAL OF THE ELMWOOD BUSINESS IMPROVEMENT DISTRICT AND LEVYING OF ASSESSMENT FOR 2024

The Elmwood Business Improvement District (BID) Advisory Board is proposing that the Berkeley City Council confirm the Annual Report of the Elmwood BID for 2023 and levy an assessment for 2024.

The hearing will be held on November 14, 2023 at 6:00 p.m. at the Berkeley School District Board Room, 1231 Addison Street, Berkeley, CA 94702

A copy of the agenda material for this hearing will be available on the City's website at www.berkeleyca.gov as of **November 2, 2023.**

Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, or e-mailed to council@berkeleyca.gov in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk at (510) 981-6900 or clerk@berkeleyca.gov for further information.

For further information, please contact Kieron Slaughter, Office of Economic Development, at 510-981-2490.

Published: Resolution of Intention No. 71,078-N.S. October 27, 2023 –Berkeley Voice
As required by Streets and Highways Code Section 36534.

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I hereby certify that the Notice for this Public Hearing of the Berkeley City Council was posted at the display case located near the walkway in front of the Maudelle Shirek Building 2134 Martin Luther King Jr. Way, as well as on the City's website, on November 2, 2023.

Mark Numainville, City Clerk
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Office of the City Manager

PUBLIC HEARING
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Eleanor Hollander, Economic Development Manager

Subject: Renewal of the Solano Avenue BID for Calendar Year 2024

RECOMMENDATION

Conduct a public hearing and, upon conclusion, adopt a Resolution confirming the Annual Report and Budget for the Solano Avenue Business Improvement District (hereafter, "Solano BID Advisory Board" or "the BID") for 2023-2024 and, if no majority protest exists, levy annual assessments in the District for calendar year 2024 to finance services and improvements and authorize a fiscal agency contract for receipt and expenditure of District funds.

FISCAL IMPACTS OF RECOMMENDATION

Projected BID revenue of approximately $25,000 will be deposited into the Solano Avenue BID Fund, revenue budget code 783-21-208-251-0000-000-000-412110 and expensed from budget code 783-21-208-251-0000-000-446-636110. The BID constitutes an independent funding source that must be targeted to commercial revitalization efforts that are recommended by the Solano BID Advisory Board. The work of the Solano BID enhances the economic development of Solano Avenue and its business climate over the long term, and therefore the BID contributes towards improving City revenues through increased sales and property taxes.

CURRENT SITUATION AND ITS EFFECTS

Under the State of California Parking and Business Improvement Area law of 1989 (California Streets and Highways Code Section 36500 et. seq.) that authorized the establishment of the Solano Avenue BID, the City Council must hold a public hearing before levying assessments for 2024. The renewal process was initiated on October 10, 2023, when Council approved by Resolution No. 71,079–N.S. (See Attachment 1, Exhibit A) the Annual report and budget for 2023-24 sent to it by the Advisory Board and set the public hearing date for November 14, 2023. (The Annual Report with a budget is part of Attachment 1, Exhibit A). The City Clerk noticed businesses in the Solano Avenue BID area by publishing Resolution No. 71,079–N.S. in a newspaper of general circulation. If no majority protest is received at the public hearing, at its conclusion the City Council may confirm the Annual report and budget for 2024 and levy assessments.

BACKGROUND

Since its revival in May 2012, the Solano BID Advisory Board has used Solano BID revenues to finance three programs: 1) a tree watering contract to ensure the health of 48 young street trees on Solano; 2) installing a program of 40 hanging planter baskets on light poles; and 3) sponsorship of events that attract customers to the district and improvements that enhance the pedestrian experience. In 2023, the BID program has focused on sponsoring activities and improvements intended to market and promote the Solano Avenue business district. In the wintertime, the BID in conjunction with the Solano Avenue Association (which represents both Albany and Berkeley businesses along Solano Avenue) pays a contractor to erect holiday lights and decorations on City street light poles. This will continue for the 2023-24 season. Although the BID will spend a good portion of its funds on the holiday décor program, in the remainder of 2023 it has initiated an expanded landscaping program to clean and level tree wells and water existing hanging flower baskets. BID expenditures are to be made through an established fiscal agency contract with Telegraph Property and Business Management Corporation (Telegraph PBMC).

ENVIRONMENTAL SUSTAINABILITY

By maintaining and enhancing the district, the Solano BID creates shopping opportunities for residents and visitors alike while encouraging alternative forms of transportation. The environmental enhancements such as the added street trees, hanging planters, parklet, and holiday decorations contribute to making Solano a more pleasant walking destination. Because the District is well served by public transportation and biking infrastructure, these services indirectly support environmental sustainability goals of encouraging alternative transportation modes.

RATIONALE FOR RECOMMENDATION

State law requires that the City Council annually renew the Solano BID by conducting a public hearing on the proposed renewed assessment for the coming year.

ALTERNATIVE ACTIONS CONSIDERED

No alternative actions were considered.

CONTACT PERSON

Vincent McCoy, Secretary to the Solano BID Advisory Board, (510) 981-7043.

Attachments

1: Resolution
    Exhibit A: Resolution No. 71,079–N.S. with incorporated Annual Report, Budget, District Map, and Assessment table
2: Public Hearing Notice

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

CONFIRMING THE ANNUAL REPORT AND BUDGET FOR THE SOLANO AVENUE BUSINESS IMPROVEMENT DISTRICT (BID), LEVYING AN ANNUAL ASSESSMENTFOR THE SOLANO AVENUE BID FOR 2024, AND AUTHORIZING A CONTRACT OR CONTRACT AMENDMENTS WITH A SUITABLE NON-PROFIT TO SERVE AS FISCAL AGENT FOR RECEIPT AND EXPENDITURE OF SOLANO AVENUE BID FUNDS.

WHEREAS, the Solano Avenue Business Improvement District (BID) Advisory Board recommended an Annual Report to the Berkeley City Council that outlined the activities of the District proposed for the year 2024, including a budget for said activities, as required by California Streets and Highways Code Section 36533 and Berkeley Municipal Code Section 7.97.080; and

WHEREAS, on October 10, 2023, the City Council by Resolution No. 71,079–N.S. (attached as Exhibit A) approved the Annual Report and proposed budget of the Solano Avenue BID for 2023-24 and declared its intent to levy an assessment in the District to finance the proposed activities for the calendar year 2024; and

WHEREAS, Resolution No. 71,079–N.S. also scheduled a public hearing for November 14, 2023, to consider levying said assessment and gave notice that interested parties could attend and be heard on the issue, for and against; and

WHEREAS, the City Clerk has notified potential assessees of the public hearing by publishing the Resolution of Intention in a newspaper of general circulation; and

WHEREAS, the public hearing has now been held and there has not been protests by business owners who collectively pay 50 percent or more of the assessment proposed to be levied.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that protests are over-ruled and the Annual Report of the Solano Avenue BID is confirmed, thereby levying an annual assessment for the Solano Avenue BID for calendar year 2024.

BE IT FURTHER RESOLVED that the Council authorizes the City Manager to enter into a contract or contract amendments with a suitable non-profit to receive and spend funds for purposes approved in the Annual Report and Budget and as directed by the Solano Avenue BID Advisory Board.

Exhibit A: Resolution No. 71,079–N.S. (October 10, 2023), including the 2023-24 Annual Report and Budget, District Map, and Assessment Table

RESOLUTION NO. 71,079-N.S.

APPROVING THE ANNUAL REPORT AND PROPOSED BUDGET OF THE SOLANO AVENUE BUSINESS IMPROVEMENT DISTRICT FOR 2023-24; DECLARING COUNCIL'S INTENTION TO LEVY AN ASSESSMENT IN THE DISTRICT FOR 2024; AND DIRECTING THE CITY CLERK TO SCHEDULE A PUBLIC HEARING FOR NOVEMBER 14, 2023 TO CONSIDER LEVYING A RENEWED ASSESSMENT FOR 2024.

WHEREAS, the Parking and Business Improvement Area Law of 1989 (California Streets and Highway Code section 36500 et seq.) authorizes cities to establish parking and business improvement areas for the purpose of imposing assessments on businesses for certain purposes; and

WHEREAS, on December 9, 2003 the Berkeley City Council established such an area known as the Solano Avenue Business Improvement District (the "District"); and

WHEREAS, the City Council established a Solano Avenue Business Improvement District Advisory Board (Advisory Board) to act in compliance with State law to oversee the activities of the District; and

WHEREAS, the City Council established a Solano Avenue Business Improvement District Advisory Board (Advisory Board) to act in compliance with State law to oversee the activities of the District; and

WHEREAS, the Advisory Board has submitted an Annual Report for 2023 to the Berkeley City Council that outlines the activities of the District proposed for 2024 as required by the California Streets and Highways Code Section 36533; and

WHEREAS, the Annual Report is clear and complete and found to comply with the interests of Solano Avenue assessees; and

WHEREAS, the annual process for levying assessments in Business Improvement Districts requires that cities adopt a Resolution of Intent that declares their intent to levy such an assessment and then set a date for a public hearing where interested parties may be heard on the issue.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley as follows:

Section 1. The City Council hereby approves the Solano Avenue Business Improvement District Annual Report 2023 and Budget for the year 2024 (Exhibit A) as submitted to the City Clerk by the Solano Avenue Business Improvement District Advisory Board.

Section 2. Pursuant to the provisions of Section 36500 et seq. of the California Streets and Highways Code (the "Act"), the City Council declares its intent to levy an annual assessment for the parking and business improvement area known as the Solano Avenue Business Improvement District.

Section 3. The boundaries of the District are set forth in Exhibit A1 to the 2023 Annual Report which is attached hereto and incorporated herein by reference.

Section 4. The improvements and activities proposed for the District are as described in the Report and Budget (Exhibit A) and appended hereto. Council intends that these funds be used for designated activities and improvements in the Solano Avenue commercial area. Council explicitly intends that funds generated through this BID shall not be used to pay for activities routinely paid for by the City.

Section 5. The City Council intends to levy assessments on businesses located within the boundaries of the District shown Exhibit A1 and according to the business classifications and rates set forth in Exhibit A2 which is attached hereto and incorporated herein by reference.

Section 6. A public hearing shall be held before the City Council on November 14, 2023. Following the hearing the Council will consider adoption of a resolution levying an assessment as recommended by the Solano Avenue Business Improvement Advisory Board. At this hearing the Council will hear all interested persons for or against the levying of such an assessment.

All written and oral protests against the levying of the District should contain the following certification: "I certify that I am the owner of the business listed below, and that the business is located or operates within the boundaries of the Solano Avenue Business Improvement District." Protests should also contain the following information: business name (printed), business address (printed), City Business License Tax Registration number, name of protester (printed), signature of protester, date of protest and the reason(s) the protester is against the levying of the District assessment. Protests will not be considered valid unless signed and submitted by the owner of a business located within the boundaries of the proposed District. Written protests shall be filed with the City Clerk, First Floor, City Hall, at 2180 Milvia Street, Berkeley, California, 94704, at or before 3 pm on November 14, 2023 and shall contain a description of the business sufficient to identify the business, and if the person so protesting is not listed on City records as the owner of the business, the protest shall be accompanied by written evidence that the person subscripting the protest is the owner of the business. Any protest pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularity or defect to which the objection is made. If written protests are received from the owners of businesses in the District which will pay fifty percent (50%) or more of the assessment proposed to be levied, no further proceedings to levy the assessment shall be taken for a period of one year from the date of the finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or

types of improvements or activities within the District, those types of improvements or activities shall be eliminated.

Section 7. The City Clerk is directed to give notice of said public hearing by publishing the Resolution of Intention in a newspaper of general circulation seven days prior to the public hearing.

The foregoing Resolution was adopted by the Berkeley City Council on October 10, 2023 by the following vote:

Ayes: Hahn, Humbert, Kesarwani, Robinson, Taplin, Wengraf, and Arreguin.

Noes: None.

Absent: Bartlett and Harrison.

Jesse Arreguin, Mayor

Attest: _____
Mark Numainville, City Clerk

Exhibit A

Report for the Solano Avenue Business Improvement District for 2023 and Budget for 2024

Background
The first version of the Solano Business Improvement District (BID) operated from 2002-2007, with administration of the BID headed by the Solano Avenue Association (SAA). In 2012, the Council appointed the Solano BID Advisory Board to administer the Solano Avenue BID, to fund physical improvements to the street and dedicate marketing and promotion efforts towards the businesses on the portion of Solano Avenue that lies in Berkeley. This Annual report and budget updates the most recent year of operational programs of the Solano BID.

Landscape Program
In 2013, the Solano BID financed a tree watering program for young street trees along upper Solano Avenue. In 2016, per the City of Berkeley arborist, the trees were mature enough to not require additional water services. In early 2016, the board voted to enhance Solano's landscape by installing 41 hanging planter baskets on light poles distributed throughout the district, utilizing the Downtown Berkeley Association's (DBA) services. The DBA watered and maintained the baskets though the end of calendar year 2018. From 2019 to 2021, rainwater alone supported the baskets, and in 2022 the Solano BID entered into a contract with The Peralta Services Corporation to supplement other efforts to clean, weed, and level the tree wells through the district, and to develop an ongoing watering and maintenance system for the hanging flower baskets. Peralta's services began in July of 2022 and, per Peralta, the latest service occurred on August 23, 2023. Expanded landscaping improvements in the tree wells, including porous pavement, and enhancement or replacement of the hanging succulent baskets, have been considered and further options and changes will be discussed in the context of the 2024 Solano BID Work Plan.

In 2020, funds were approved and a selection process was conducted for a public realm plan and revitalization study on Solano Avenue. The BID was supportive of the process and was deeply committed to involving both local merchants and local residents in the effort to re-imagine Solano Avenue in a way that brings more vitality to the Avenue in concert with the efforts of the City of Albany, with the intention of strengthening the Solano Avenue 'brand' overall. The funding for this project was repurposed for the emergency response to the COVID-19 pandemic. The project was restored in the city's FY22 budget (adopted June 29, 2021) and began again in 2022-23. The BID will continue to be supportive of this effort as appropriate.

Marketing and Promotion of Solano
Marketing and promotion of Solano Avenue constitutes a second priority of the Solano BID. In 2022, the BID took on an ambitious coordinated district marketing program, allocating $17,000 to the development of a banner campaign and $15,000 to a marketing mailer, both with the theme "North Berkeley in Bloom." The Solano Stroll (produced by the SAA) returned to an "in-person" event on September 11, 2022, which was followed in short order by the

unveiling of refreshed street banners for Solano Avenue. The 2023 Solano Stroll is scheduled for September 10, 2023.

To promote the avenue during the holiday season, the BID established a holiday decor program. In 2016 and 2017 the BID contracted with Christmas Light Pros of SF to deploy decorative unlit multi-colored garlands. In 2018 and 2019, the board approved funding for a new vendor under the direction of the SAA, with BID reimbursement to the SAA, which covered more poles and provided greater decoration coordination opportunities with neighboring Albany, all at a lower cost than previous seasons. The BID used the same vendor and process in the 2022-2023 season and plans to do the same in the 2023-2024 season. This partnership underscores the leverage the BID obtains in working with the SAA to provide support for BID priorities for the Berkeley portion of Solano Avenue.

In the remainder of 2023, the Solano BID Advisory Board may again decide to participate in the development of holiday campaigns and activities (e.g., supporting the SAA in producing the 'Santa on Solano' event or similar). The details of the 2024 Work Plan, including street treatments, events, marketing, and possible additional improvement programs to deploy merchant fees effectively and equitably, will be developed over the remainder of 2023. Concurrently, the BID will eagerly await the completion of The Oaks bouldering and fitness gym from Touchstone Climbing at the top of the Avenue, which is still under construction.

Commissioner Recruitment

In the spirit of vibrant and effective service to the merchants of the Solano BID, the Advisory Board continues to recruit new board members. After two resignations in 2022, leaving the Board with just two members, four new potential members were identified in 2023. Two of these individuals have joined the BID Advisory Board, and outreach continues to other merchants in the BID. Merchant owners are often busy operating, and sometimes expanding, their businesses. The Advisory Board reminds merchants that they can assign a proxy, from inside or outside their organization, to represent them on the Board. City of Berkeley residence is not required for Board membership.

Solano BID Administration

The Solano BID has contracted with a fiscal agent, the Telegraph Property and Business Management Corporation (Telegraph PBMC), which charges a 5% fee on new BID revenue annually. For example, the anticipated new Solano BID revenue for 2024 is $25,000, so the fiscal agent fee is estimated to be $1,250.

FINANCIAL STATUS OF THE SOLANO BID, AUGUST 2023		
Solano BID Revenue, as of 7/27/2023	$	55,297
Less fiscal agent fee to Telegraph PBMC (5%) - of estimated new revenue	$	(1,250)
Less funds allocated for Solano Ave Assn Events Contract, including 2023-24 holiday-related events	$	(20,000)

Less funds allocated for holiday decor installation, removal and storage, Nov '23 to Jan '24	$	(5,800)
Less Funds for Banners (install, new brackets etc.)	$	(20,000)
Unallocated as of 8/24/2023	**$**	**8,247**
BUDGET FOR THE SOLANO BID FOR 2024 (Calendar Year)		
Estimated new revenue 2024	$	25,000
Carryover from 2023 (estimated)	$	8,247
Total available for expenditure in 2024	**$**	**33,247**

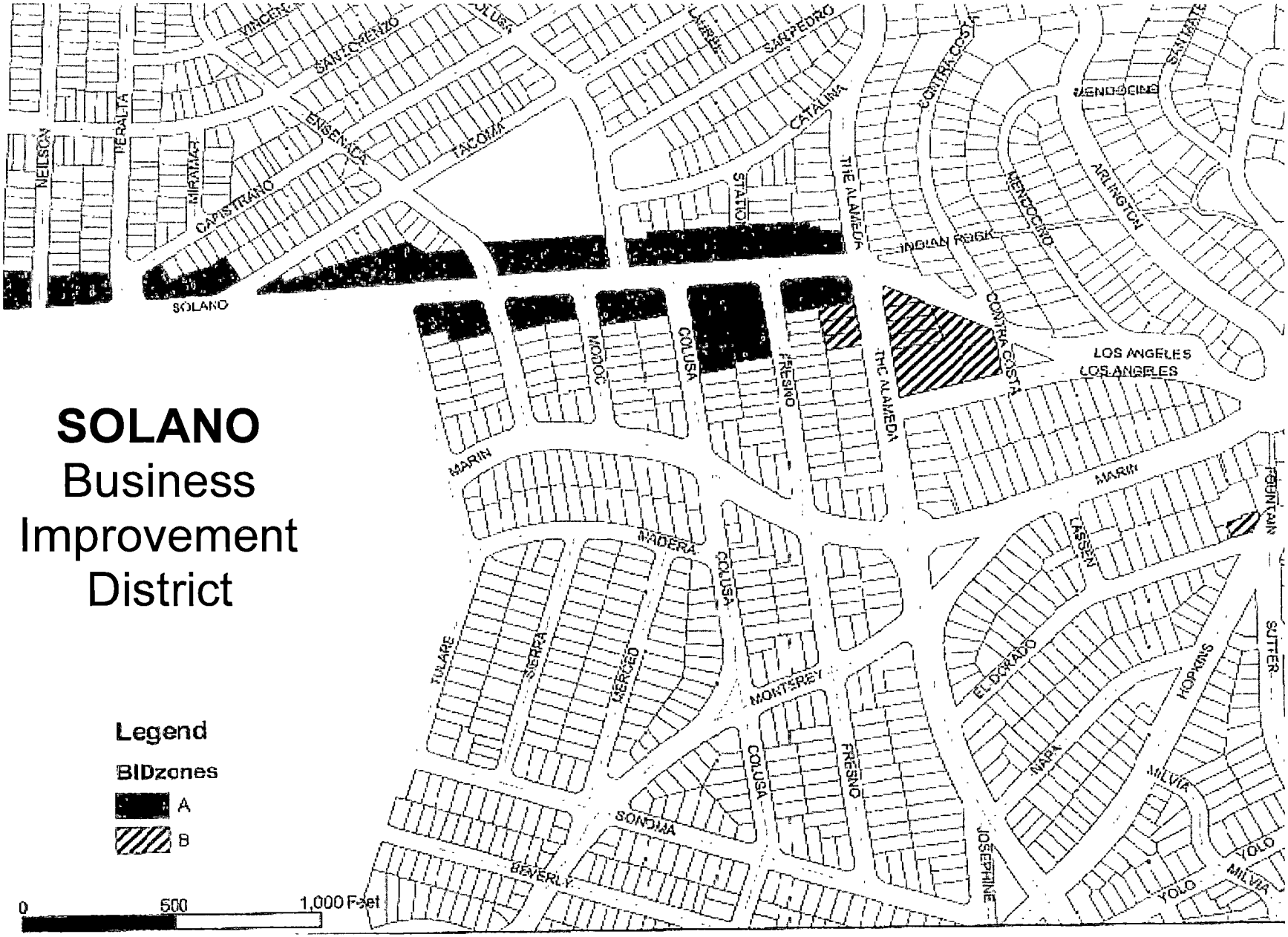
RECOMMENDATIONS

The Advisory Board recommends that Council:

- Approve the 2023 Annual Report and 2024 Budget.
- Make no changes in the boundaries of the Solano Business Improvement District or in the two Benefit Zones, A & B, as shown in Exhibit A1.
- Make no changes in the method and basis for merchant assessments, as shown in Exhibit A2.

Carry over to 2024 the estimated surplus revenues from 2023, as stated in the 2024 Budget

Exhibit A1


SOLANO
Business
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CAPISTRANO
TACOMA
CATALINA
THE ALAMEDA
CONTRA COSTA
MENDOCINO
ARLINGTON
INDIAN ROCK
LOS ANGELES
MARIN
MADERA
COLUSA
FRESNO
MONTEREY
SONOMA
BEVERLY
TULARE
SIERRA
MERCED
EL DORADO
NAPA
HOPKINS
SUTTER
YOLO
MILVIA
JOSEPHINE
LASSEN
FOUNTAIN

Exhibit A2

Berkeley Solano Avenue Business Improvement District Annual Assessment Formula

Type of Business		Annual Assessments *Zone A*	*Zone B*
a. *Retailers and Restaurants*	1-5 employees	$200	$125
	6-9 employees	$300	$175
	10+ employees	$400	$225
b. *Service Businesses*		$175	$100
c. *Professional Services*		$100	$65
d. *Financial Institutions*		$500	$500

NOTICE OF PUBLIC HEARING
BERKELEY CITY COUNCIL

RENEWAL OF THE SOLANO AVENUE BUSINESS IMPROVEMENT DISTRICT AND LEVYING OF ASSESSMENT FOR 2024

The Solano Avenue Business Improvement District (BID) Advisory Board is proposing that the Berkeley City Council confirm the Annual Report of the Solano Avenue BID for 2023 and levy an assessment for 2024.

The hearing will be held on November 14, 2023 at 6:00 p.m. The hearing will be held via videoconference pursuant to Government Code Section 54953(e) and the state declared emergency.

A copy of the agenda material for this hearing will be available on the City's website at www.berkeleyca.gov as of **November 2, 2023.**

For further information, please contact Vincent McCoy, Office of Economic Development, at (510) 981-7043.

Written comments should be mailed directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, or emailed to council@berkeleyca.gov in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk at 981-6900 or clerk@berkeleyca.gov for further information.

Published: Resolution of Intention No. 71,079–N.S., October 27, 2023 – Berkeley Voice
As required by Streets and Highways Code Section 36534.

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I hereby certify that the Notice for this Public Hearing of the Berkeley City Council was posted at the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way, as well as on the City's website, on November 2, 2023.

Mark Numainville, City Clerk
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Fair Campagn Practices Commission

PUBLIC HEARING
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Jim Hynes, Chair, Fair Campaign Practices Commission

Submitted by: Samuel Harvey, Secretary, Fair Campaign Practices Commission

Subject: Amendments to the Berkeley Election Reform Act to ensure consistency within the Act for cost of living adjustments and committee reporting requirement thresholds

RECOMMENDATION

Conduct a public hearing and, upon conclusion, adopt first reading of an ordinance amending the Berkeley Election Reform Act (BMC Chapter 2.12) to (1) amend provisions related to filing requirement thresholds to be consistent with recent amendment to qualification threshold for committees; and (2) add two dollar amount thresholds to the list of amounts subject to cost of living adjustments in order to maintain consistency with other associated amounts.

FISCAL IMPACTS OF RECOMMENDATION

None.

CURRENT SITUATION AND ITS EFFECTS

These recommended amendments to the Berkeley Election Reform Act ("BERA") were approved by the Fair Campaign Practices Commission ("FCPC") at its regular meeting of October 19, 2023.

Action: M/S/C (Isselbacher/Saginor) Motion to approve amendments to the Berkeley Election Reform Act for submission to the City Council.

Vote: O'Donnell, Ching, Saginor, Isselbacher, Hernandez, Hynes; Noes: none; Abstain: none; Absent: Blome.

Pursuant to Berkeley Municipal Code Section 2.12.051, BERA may be amended by the "double green light" process. This process requires that the FCPC adopt the amendments by a two-thirds vote, and the City Council hold a public hearing and adopt the amendments by a two-thirds vote.

BACKGROUND

The Fair Campaign Practices Commission has approved a set of proposed technical amendments to the Berkeley Election Reform Act (BERA) to amend sections of BERA which have been affected by the 2021 adoption of a cost of living adjustment for the candidate contribution limit and subsequent amendments. (See BMC § 2.12.415.)

1. Amendment #1

Section 2.12.545 Cost of living adjustments
Section 2.12.271 Campaign statements--Additional filing requirements
Section 2.12.335 Disclosure on campaign communications of certain contributions and loans

This proposed amendment addresses sections of BERA which use the now-obsolete $250 amount to set thresholds for filing and disclaimer requirements. The $250 threshold was presumably adopted in these contexts to parallel the candidate contribution limit. Now that the candidate contribution limit changes with cost of living, and is currently set at $270, these other thresholds will need to be amended so that they will similarly change as cost of living adjustments are made to the candidate contribution limit.

Both Section 2.12.271 and Section 2.12.335 have dollar amount thresholds that are related to the now-obsolete $250 contribution limit. These two sections have been added to the list of indexed dollar amounts contained in Section 2.12.545. Section 2.12.545 requires that the amounts are adjusted in January of odd-numbered years. In order for the amounts in 2.12.271 and 2.12.335 to “catch-up” to the previously indexed amounts, language has been added to provide for the amounts in these sections to be adjusted immediately after the clean-up amendments have been adopted.

Section 2.12.271 adds additional filing requirements for committees that make contributions for or against ballot measures. The quarterly filing requirement in this section is for committees that make expenditures in excess of $250 in support of or in opposition to a city ballot measure. In order to keep this threshold tied to the contribution limit.

Section 2.12.335 requires the listing of the top-four contributors under “Major Funding Provided By” on certain campaign materials. The threshold for the top-four was established at “over $250” so that it only captured contributions that exceeded the individual person candidate contribution limit of $250.

2. Amendment #2

2.12.270 Campaign statement—filing requirements

This proposed amendment provides changes to provisions related to filing requirements in order to parallel the new threshold for qualification as a “committee,” which was increased from $250 to $1,000 following adoption of the cost of living adjustment for the candidate contribution limit.

The definition of a campaign committee was changed from a $250 threshold to a $1,000 threshold in Section 2.12.095. The related change to Section 2.12.270 reflects this update, but uses a cross-reference to Section 2.12.095 in order to keep the language relevant and current even if future amendments are adopted. Also, the amendment deletes the use of “telegram” as a communication method to help modernize the code.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS
None.

RATIONALE FOR RECOMMENDATION
The purpose of these technical amendments is to ensure consistency between BERA’s interrelated provisions by amending sections of BERA which have been affected by the 2021 adoption of a cost of living adjustment for the candidate contribution limit and subsequent amendments.

ALTERNATIVE ACTIONS CONSIDERED
None.

CITY MANAGER

CONTACT PERSON
Jim Hynes, Chair, Fair Campaign Practices Commission, (510) 981-6998
Samuel Harvey, Commission Secretary, Fair Campaign Practices Commission (510) 981-6998

Attachments:
1. Proposed ordinance amending BERA

ORDINANCE NO. _____

AMENDING BERKELEY MUNICIPAL CODE CHAPTER 2.12

BE IT ORDAINED by the Council of the City of Berkeley as follows:

Section 1. That Berkeley Municipal Code Section 2.12.545 is amended to read as follows:

2.12.545 Cost of living adjustments

2.12.545 Cost of living adjustments.
A) The Commission shall adjust the dollar amounts specified in Sections 2.12.167, 2.12.271, 2.12.335, 2.12.500.A.3, 2.12.500.A.6, 2.12.500.A.7, 2.12.500.A.8, 2.12.505.B, and 2.12.530.B.3.b for cost of living changes pursuant to Section 2.12.075 in January of every odd-numbered year following Council implementation. Such adjustments shall be rounded to the nearest ten dollars ($10) with respect to Sections 2.12.167, 2.12.500.A.3 and 2.12.530.B.3.b and one thousand dollars ($1,000) with respect to Section 2.12.505.B.

B) As soon as practicable after adoption of the amendments providing for the adjustment of Sections 2.12.271 and 2.12.335, but no later than December 31, 2024, the Commission shall perform an initial adjustment of the dollar amounts in those sections.

Section 2. That Berkeley Municipal Code Section 2.12.270 is amended to read as follows:

2.12.270 Campaign statement--Filing requirements.

A. Each candidate and each committee shall file no fewer than two campaign statements prior to an election, excluding run-off elections, and one campaign statement following the election, excluding run-off elections. Campaign statements shall be filed in accordance with the filing dates prescribed by state law. The semi-annual campaign statement that is filed pursuant to state law following an election shall serve as the post-campaign statement required by this section. If state law does not establish the filing dates for campaign statements, the commission shall set the necessary filing dates.

B. Each candidate and committee involved in a run-off election, and each committee supporting or opposing a candidate participating in a run-off election, shall file one campaign statement prior to the run-off election in addition to any other campaign statements required by this section and one campaign statement following the run-off election. The semi-annual statement that is filed pursuant to state law following a run-off election shall serve as the post-campaign statement required by this section. The campaign statements shall be filed in accordance with the filing dates prescribed by state law. If state law does not establish the filing dates for campaign statements in run-off elections, the commission shall set the necessary filing dates.

C. 1. Notwithstanding subsections A and B of this section, a candidate or officeholder who plans to receive contributions or make expenditures of less than the committee threshold in Section 2.12.095~~two hundred fifty dollars and who plans to make expenditures of less than two hundred fifty dollars~~ in a calendar year may file a short form

campaign statement for that calendar year as prescribed by state laws and regulations. The period covered by the short form is the calendar year. If ~~No other campaign statements must be filed by a~~the candidate or officeholder who has filed a short form campaign statement for activity in the calendar year ~~unless the candidate~~ makes~~receives two hundred fifty dollars or more in~~ expenditures or receives contributions that exceed the committee threshold in Section 2.12.095, they must file campaign statements as required by subsections A or B, or other applicable sections of Chapter 2.12.

2. During the six months prior to an election in which the candidate or officeholder is being voted upon, a candidate or officeholder who files a short form campaign statement and subsequently receives contributions or makes expenditures exceeding the committee threshold in Section 2.12.095~~totaling two hundred fifty dollars or more or makes expenditures totaling two hundred fifty dollars or more~~ during the calendar year shall send written notification to the City Clerk, and each candidate or officeholder contending for the same office, as follows:

(a) The notification shall be sent within forty-eight hours of receiving contributions or making expenditures~~-~~ exceeding the committee threshold in Section 2.12.095~~totaling two hundred fifty dollars or more or making expenditures of two hundred fifty dollars or more~~;

(b) The notification shall include the name and address of the candidate or officeholder, the elective office for which the short form campaign statement was filed, the date of the election, and the date contributions exceeding the committee threshold in Section 2.12.095 ~~totaling two hundred fifty dollars~~ or more were received or expenditures exceeding the committee threshold in Section 2.12.095~~totaling two hundred fifty dollars or more~~ were made;

(c) The notification shall be sent by ~~telegram,~~ guaranteed overnight delivery, personal delivery, or facsimile transmission.

NOTICE OF PUBLIC HEARING
BERKELEY CITY COUNCIL

AMENDMENTS TO THE BERKELEY ELECTION REFORM ACT

The Fair Campaign Practices Commission is proposing amendments to the Berkeley Election Reform Act related to ensure consistency within the Act for cost of living adjustments and committee reporting requirement thresholds.

The hearing will be held on, November 14, 2023 at [6:00 p.m.] in the School District Board Room, 1231 Addison Street.

A copy of the agenda material for this hearing will be available on the City's website at www.CityofBerkeley.info as of November 2, 2023.

For further information, please contact Samuel Harvey, Commission Secretary at 981-6998.

Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the City Clerk. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk at 981-6900 or clerk@cityofberkeley.info for further information.

Published: November 3, 2023

Pursuant to Berkeley Municipal Code section 2.12.051
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I hereby certify that the Notice for this Public Hearing of the Berkeley City Council was posted at the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way, as well as on the City's website, on [Enter Date].

_____
Mark Numainville, City Clerk
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Office of the City Manager

PUBLIC HEARING
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

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

Subject: Amendments to Berkeley Municipal Code Title 23 (Zoning Ordinance), the Zoning Map, General Plan Land Use Diagram, and the General Plan Relating to the Southside Zoning Implementation Program of the 2023-2031 Housing Element Update

RECOMMENDATION

Conduct a public hearing and upon conclusion:

1. Adopt a first reading of an Ordinance amending Title 23 of the Berkeley Municipal Code to increase residential development potential in the Southside Plan Area, per Program 27— Priority Development Areas, Commercial and Transit Corridors and Program 33—Zoning Code Amendment: Residential of the 2023-2031 Housing Element Update

2. Adopt a Resolution:

    a. Adopting an Addendum to the 2023-2031 Housing Element Update Environmental Impact Report (EIR); and

    b. Approving and adopting General Plan map and text amendments to re-designate certain parcels and update certain land use designations to be consistent with the associated Ordinance amendments.

3. Refer to the City Manager to analyze prevailing wage requirements, as recommended in Planning Commission's letter dated September 15, 2023; and refer a budget allocation of $50,000 for this project to the FY2025 budget process.

SUMMARY

The Department of Planning and Development is proposing amendments to the City's Zoning Ordinance (Title 23), in response to City Council referrals, recent changes in State laws, and the requirements of the City's 2023-2031 Housing Element, to increase residential development potential—particularly for student-oriented housing—within the Southside Plan Area. The proposed amendments also include non-substantive technical corrections to ensure consistency throughout the Zoning Ordinance. The full

text of the zoning ordinance changes can be found in ***Attachment 1***. A summary table that identifies each Zoning Ordinance section and the proposed changes is in ***Attachment 2.*** The Resolution adopting the Addendum to the Housing Element EIR (***Attachment 3***) and the General Plan map and text amendments can be found in ***Attachment 4***.

FISCAL IMPACTS OF RECOMMENDATION

The proposed zoning changes are intended to increase the development potential for properties in the Southside. This could result in higher property tax revenues. These changes also allow for larger development projects compared to the current zoning regulations, so on average, the City can expect to collect more development fees. These fees may include those for affordable housing (BMC 23.328), child care if the projects involve non-residential uses (BMC 22.20), and public art (BMC 6.13). Additionally, the Berkeley Unified School District Facilities Fee could be expected to generate increased revenues.[1]

As more buildings, residents, businesses, employees, customers and vehicles are added to the City, there is likely to be an increased demand for fire and emergency services. This would likely require the deployment of additional emergency responders and response apparatus, and the expansion of existing or creation of new infill deployment facilities. There may also be a need for additional staff to accommodate the increased workload to administer and process permits, answer and dispatch 911 calls, conduct fire and life safety plan checks, and perform building inspections. Additional comments from the Fire Department can be found in ***Attachment 10***.

CURRENT SITUATION AND ITS EFFECTS

The Southside Zoning Implementation Program is a Strategic Plan Priority Project, advancing the City's goal to create affordable housing and housing support services for our most vulnerable community members.

"The Southside" refers to the area located on the south side of the UC Berkeley campus, roughly bounded by Bancroft Way, Dwight Way, Fulton Street and Prospect Street (***Attachment 6,*** *and* ***Figures 1*** *and* ***2,*** *below*).

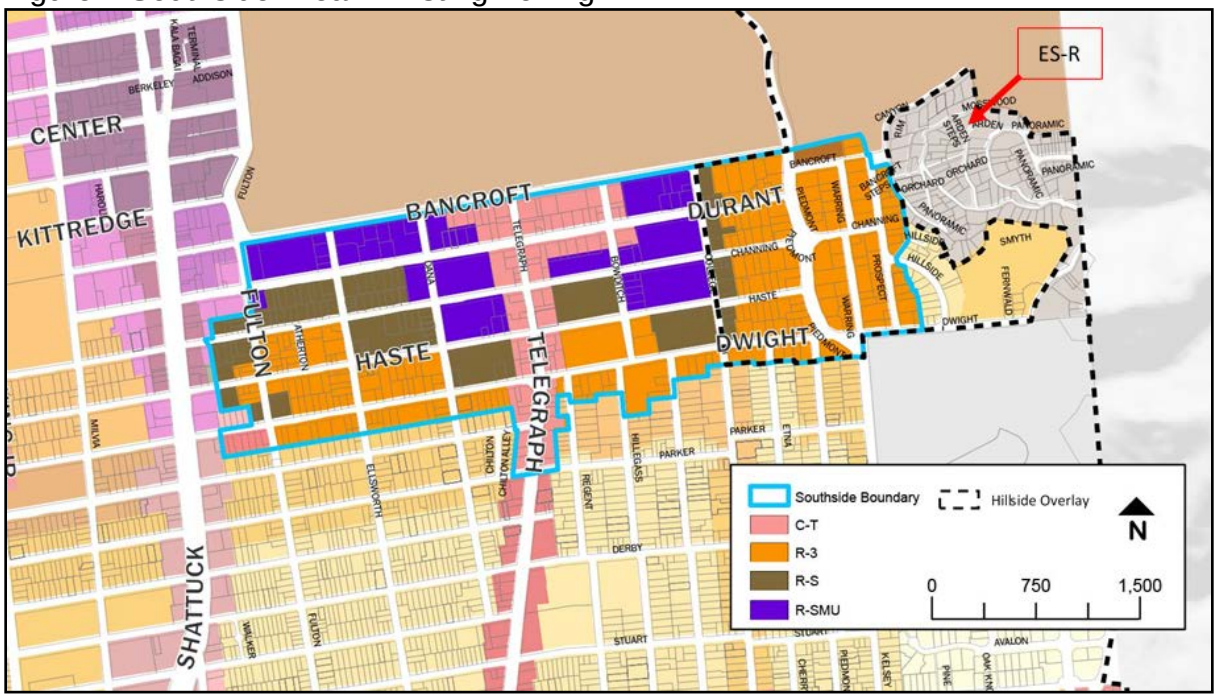
City staff have prepared Zoning Ordinance and zoning map changes to adjust district boundaries and create or modify objective development standards, including building height, minimum residential density, floor area ratio (FAR), lot coverage, setbacks, and ground-floor residential uses, to increase residential development potential—particularly student-oriented housing—in the following zoning districts within the Southside (***Figure 1****):*

[1] April 2023. Berkeley Unified School District (BUSD) School Facility Fees. https://www.berkeleyschools.net/wp-content/uploads/2023/04/BUSD-School-Facility-Fee-Notice-7.28.22-002.pdf

- Multiple-Family Residential (R-3) and Hillside Overlay (R-3(H))
- Residential Southside (R-S) and Hillside Overlay (R-S(H))
- Residential Southside Mixed-Use (R-SMU)
- Telegraph Commercial (C-T)

The Southside also includes seven parcels zoned C-SA, but no changes are proposed for those parcels. In addition, the zoning district boundary adjustments require conforming General Plan Land Use text and map amendments.

Figure 1 Southside Area - Existing Zoning



Detailed descriptions of the proposed zoning changes and General Plan text and map amendments, and a detailed rationale for each proposed change, can be found in the staff report for the Planning Commission's September 6, 2023 meeting (***Attachments 7 and 8). Table 1*** provides a summary of the recommended changes for each development standard and the policy rationale for each recommendation.

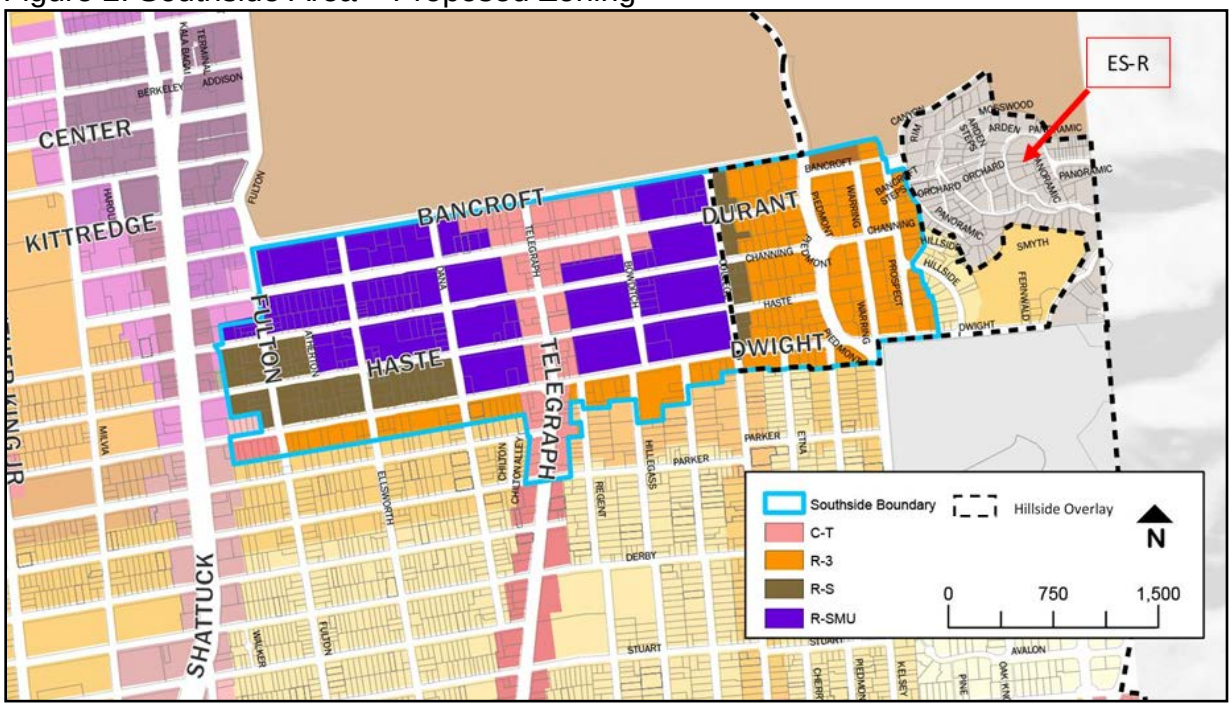
Table 1. Summary of Proposed Southside Development Standards

Development Standard and Recommendation	Policy Goal
Floor Area Ratio (FAR) Set a maximum FAR	• Allow flexibility in project design • Provide predictability for the review process and outcome • Facilitate calculations for State Density Bonus and possible local density bonus
Lot Coverage Remove maximum requirement	• Encourage housing development through increasing capacity • Increase predictability of development outcomes through objective standards • Increase flexibility through a menu of options for open space and residential amenities • Increase ease of compliance through simplified standards
Setbacks Reduce setbacks and remove Use Permit exceptions	
Open Space • Reduce requirement and increase flexibility in meeting open space standard • Set requirement to a per 1,000 square foot of gross residential floor area standard, rather than per unit	
Building Separation Remove minimum requirement	
Building Height Set a maximum height limit and remove Use Permit exceptions	
Density • Set a minimum dwelling unit-per-acre standard (du/acre) • Remove minimum lot size requirement	• Help meet Housing Element goals to achieve Regional Housing Needs Allocation (RHNA) • Set a density measurement (units/acre) that is aligned with State Law

The proposed zoning changes are summarized below:

- *Zoning boundary adjustments (**Figure 2**)*:
    - *R-SMU Expansion.* The R-SMU zoning district would expand into areas currently zoned R-S (west of Telegraph) and R-3 (east of Telegraph).
    - *R-S Expansion.* The R-S district would expand into areas currently zoned R-3 in the southwest of the Southside Plan Area.

Figure 2. Southside Area – Proposed Zoning



- *Allowing ground floor residential uses in the C-T:* Currently, residential uses are not permitted on the ground floor in the C-T zoning district. The proposed zoning changes would permit ground floor residential uses as long as there is an active commercial use occupying the first 30 feet of depth from the property line.
- *Establishing a maximum Floor Area Ratio (FAR)*: Currently, there is no maximum FAR in the R-3, R-S and R-SMU zoning districts. The proposed zoning changes include maximum FARs for all zoning districts in the Southside based upon approximately 95 percent of a parcel's maximum zoning envelope, including height and setback requirements.
- *Establishing minimum densities*: Currently, there are no minimum densities for development in the Southside. The proposed zoning changes include minimum densities, in dwelling units per acre, for development in the R-S (100 du/acre); R-SMU (150 du/acre); and C-T (200 du/acre) zoning districts. The proposed zoning changes also include a minimum density for the R-3 zoning district (60 du/acre) which only applies to R-3 parcels in the Southside Plan Area.
- *Removing lot coverage maximums*. Currently, each zoning district includes a maximum lot coverage standard. The proposed zoning changes remove lot coverage maximums and regulate building bulk through FAR, setbacks and building height standards.

- *Establishing new objective building height standards*. The proposed zoning changes include increases in maximum heights, and the removal of the ability to exceed maximum heights with a permit (***Table 2***).

  Table 2. Maximum Heights

	R-3	R-S	R-SMU	C-T North of Dwight	C-T South of Dwight
Existing	35 feet (increase with AUP)	35 feet (Up to 45 feet with UP)	60 feet	65 feet (Up to 75 feet with UP)	50 feet (Up to 65 feet with UP)
Proposed	45 feet	55 feet	85 feet	85 feet	

- *Establishing new objective setback standards*. The proposed changes include reductions in required setbacks and the removal of the ability to further reduce setbacks with a permit.
- *Establishing new open space requirements*. Currently, required open space is measured in square feet per unit. The proposed zoning changes instead base required open space on the total square footage of residential floor area. This change acknowledges that student-oriented housing in the Southside may not always consist of regular housing units, but may include Group Living Accommodations. This move towards basing open space requirements off residential floor area is consistent with the recently-adopted change in methodology for calculation of the affordable housing fee.

  The proposed zoning changes also allow a project to provide up to 50 percent of the total amount of required usable open space through shared residential amenities that may be indoors (such as multipurpose rooms or fitness areas) and incentivizes pedestrian-oriented amenities on the ground floor along the building frontage.
- *Removing building separation requirements*. Currently, buildings located on a single lot are required to be separated from one another by a minimum of 8 feet, with the required separation increasing as the building gets taller. The proposed Southside Area zoning changes include eliminating building separation requirements and applying Building and Fire Code requirements for fire rating and separation.

BACKGROUND

The City Council has referred to staff to consider and codify zoning standards to encourage the creation of additional residential development and affordable homes in the Southside (***Attachment 9***). Further purposes include:

- Addressing State laws that seek to reduce time involved in permitting processes through by-right and ministerial approvals.
- Implementing housing programs identified in the 2023-2031 Housing Element Update.
- Increasing certainty for applicants and community members by removing subjective judgements from project approvals.
- Reducing the administrative costs and burden associated with needing to provide qualitative justifications for discretionary review.

Council Referrals

The Southside Plan was adopted in 2011. Since 2016, the City Council has forwarded five referrals to increase housing production and the overall development potential in the Southside by considering and codifying new zoning regulations for streamlined processes and less restrictive objective development standards (***Table 3***). These referrals directed staff to reduce the development costs and administrative burden associated with discretionary review processes. Two additional Council referrals related to the Southside Area are pending (***Table 4***).

Table 3. Southside Zoning Implementation Program - City Council Referrals

Community Benefits within C-T (7/12/2016)	Allow increased development potential in the Telegraph Commercial (C-T) District between Dwight Avenue and Bancroft Avenue and develop community benefit requirements, with a focus on labor practices and affordable housing.
Non-Commercial Ground Floor in C-T (4/4/2017)	Create a Use Permit process to allow non-commercial use on the ground floor in appropriate locations, where commercial might otherwise be required. A pilot project is suggested for the C-T District.
Increase Height and FAR (10/31/2017)	Facilitate student housing by increasing the height and Floor Area Ratio (FAR) in the portions of the R-SMU, R-S and R-3 District which are located within the Southside area west of College Avenue.
Increase Student Housing (5/1/2018)	Convert commercial space into residential use within all districts in the Southside located west of College Avenue.
More Student Housing Now (11/27/2018)	Convert commercial space in the C-T to residential use, expand the Car-Free Housing overlay in the Southside, allow two high-rises for student housing, and consider micro-units and modular units.

Table 4. Pending Additional Southside City Council Referrals

Pilot Density Program in C-T (5/30/2017)	Develop a pilot Density Bonus program for the C-T District to generate in-lieu fees that could be used to build housing for homeless and extremely low-income residents.
Southside Impact Fee Nexus Study (2/14/2023)	Establish a development impact fee for projects within the Southside Plan boundary for the purpose of funding Southside public realm improvements.

State Laws Related to Housing
The City is required by State law to identify objective zoning standards for the purpose of defining housing development projects that qualify for protections under the Housing Accountability Act (HAA) and to define a base project for the purposes of calculating density bonuses pursuant to the State Density Bonus Law.

2023-2031 Housing Element Update
The recently adopted and certified Housing Element Update includes two implementation programs relating to this effort: 1) Program 27—Priority Development Areas, Commercial and Transit Corridors intended to increase housing capacity and production; and 2) Program 33—Zoning Code Amendment: Residential, to study and establish residential objective standards to provide clarity and predictability, as well as establish a minimum density standard expressed in “units per acre” to ensure adequate baseline capacity to meet housing targets and achieve Housing Element compliance.

Community Outreach
The proposed amendments are based on input from community engagement through the Housing Element Update and specific outreach related to the proposed changes in the Southside, as well as prior meetings with the City Council, Planning Commission, and the Southside Environmental Impact Report (EIR) Subcommittee.

In the past two years, staff have presented the proposed Southside zoning amendments to the following advisory bodies (***Table 5***) and community organizations (***Table 6***).

Table 5. Presentations to City Commissions and Committees (2022-2023)

September 20, 2022	City Council worksession on Residential Objective Standards, including proposed zoning changes to promote Middle Housing in lower density districts and encourage increased housing capacity in the Southside.[2]
October 14, 2022	City/University of California (UC)/Students Relations Committee presentation and discussion.
November 2, 2022	Planning Commission presentation and discussion.

[2] September 20, 2022. Council Worksession Residential Objective Standards on Middle Housing and the Southside. https://berkeleyca.gov/sites/default/files/documents/2022-09-20%20WS%20Item%2001%20Residential%20Objective%20Standards.pdf

April 19, 2023	Planning Commission presentation and discussion.
May 18, 2023	Design Review Committee presentation and discussion.
June 15, 2023	Design Review Committee presentation and discussion.
September 6, 2023	Planning Commission public hearing and recommendation.

Table 6. Presentations to Community Organizations (2021-2023)

September 14, 2022	East Bay for Everyone (EB4E)
September 26, 2022	UC Berkeley Campus Planning
October 4, 2022	The Associated Students of the University of California (ASUC) Housing Commission
October 5, 2022 January 19, 2023	Southside Neighborhood Consortium (SNC)
October 4, 2022	Berkeley Design Advocates (BDA)
February 8, 2023	Berkeley Architectural Heritage Association (BAHA)

Staff also conducted in-person events at the Berkeley Harvest Festival (October 15, 2022) and on Sproul Plaza (October 18, 2022) to collect community feedback, and conducted an online survey (November 27, 2022 to December 18, 2022) to seek feedback from UC Berkeley students.[3]

Planning Commission Recommendation – September 6, 2023
Pursuant to BMC 22.04.020 (Master Plan Amendment Procedures) and 23.412 (Zoning Ordinance Amendments), the Planning Commission held a duly noticed public hearing on September 6, 2023 to review and make a recommendation to the City Council on the proposed zoning changes, General Plan text and map amendments, and the Housing Element EIR Addendum.

At that meeting, the Planning Commission unanimously voted[4] to take the following actions:

1. The Planning Commission recommended, without amendment, adoption of the proposed zoning changes, General Plan text and map amendments, and the Housing Element EIR Addendum; and

[3] December 2022. Final Summary Southside Area UC Student Housing Survey. https://berkeleyca.gov/sites/default/files/documents/FinalSummary_Southside%20Area%20UC%20Student%20Housing%20Survey%20-%2019%20December%202022.pdf

[4] September 6, 2023. Planning Commission: Item 10: Southside Zoning Amendment. Moved: Vincent; Seconded: Marthinsen; Ayes: Merker, Vincent, Oatfield, Marthinsen, Moore, Yung, Hauser, Frank. Noes: None. Abstain: None. Absent: Mikiten. (8-0-0-1)

2. The Planning Commission directed Commissioner Oatfield and Chair Vincent to draft a letter to the City Council on the Commission's behalf to accompany the Commission's recommendation (***Attachment 5***). The letter includes statements on the following topics:

    a. ***Prevailing Wage Requirements.*** A proposal from Commissioner Frank (Alternate) to include prevailing wage as part of the proposed zoning changes within Title 23 Zoning of the BMC.

    b. ***Land Value Capture and Community Benefits.*** A request for clarification from the City Council on provisions for land value capture and community benefits per the Council's July 25, 2017 resolution (No. 68,133-N.S.).

    c. ***Master Leasing.*** A request for clarification from the City Council on the City's agreement with the University of California regarding master leasing of private developments.

Prevailing Wage: Inclusion of a prevailing wage requirement for construction projects in the Southside would be a significant new addition to the currently proposed zoning amendments. As part of the recommended action, staff propose that the City Council adopt a referral, including a budget referral for associated consulting services, for analysis of potential prevailing wage requirements. Such a change would merit detailed technical analysis to determine any effects of these policies on project feasibility, projected housing buildout, potential constraint on housing production (in accordance with state law), and potential accompanying actions to offset these potential impacts. Staff notes there are currently no labor or workforce standards included in BMC Title 23 (Planning Code). The recently-adopted HARD HATS ordinance, which includes healthcare and apprenticeship standards that apply to development projects, is included in BMC Title 13 (Public Peace, Morals and Welfare).

Land Value Capture and Community Benefits: In response to City Council's referral regarding value capture and community benefits, the Planning Commission in 2019 found that the proposed zoning changes would increase funding for affordable housing, which is the primary community benefit outcome. In March 2022, Planning Commission considered and approved an affordable housing fee that scales up, meaning that developers will contribute more to affordable housing as their projects become larger.

The City Council has also recently referred a Southside Impact Fee Nexus Study to establish a development impact fee specifically for projects in the Southside Plan boundary for the purpose of funding Southside public realm improvements. Additionally, the HARD HATS ordinance includes workforce-related benefits for larger projects, such as those that are encouraged by the proposed zoning changes. City Council has also referred consideration of a Southside Local Density Bonus Program, which would offer

incentives to developers who provide funding for affordable housing in the Southside. Staff do not recommend any additional action at this time.

Master Leasing: The City and the University of California are actively engaged in discussions regarding the University's practice of master leasing off-campus residential buildings. In July, 2021 the City and the University entered a settlement agreement to resolve mutual claims around development impacts and processes. Section 4.10 of that agreement states:

> *4.10 The University and the City will collaborate in good faith to reach an agreement regarding the University's master leasing of off-campus residential buildings, and will meet and confer in an effort to reach such an agreement within one year of the Effective Date. The University and City contemplate that such an agreement will set a date by which the University would reduce or eliminate its use of master leasing of residential facilities, excepting only temporary leasing necessary to create surge space during the renovation or construction of campus housing facilities. This Section does not require either party to enter into such an agreement, but the parties shall use their good faith best efforts to do so.*

It is staff's understanding that the University of California has not entered into a master lease agreement with a private development partner for at least the past four years. Staff do not recommend any additional action at this time.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

Housing Element Update EIR
Development projections for this project and all reasonably foreseeable growth resulting from development contemplated by the City's updated Housing Element and the University of California Berkeley's Long-Range Development Plan were analyzed in the Environmental Impact Report (EIR) for the 2023-2031 Housing Element Update ("Housing Element Update EIR"), which was certified by the City Council on January 18, 2023.[5]

Issues relating to environmental impacts on public services, particularly as they relate to fire protection services, emergency access, and wildfire issues, were analyzed in the Housing Element Update EIR for all reasonably foreseeable growth resulting from development contemplated by the City's updated Housing Element and the University of California Berkeley's Long Range Development Plan. The specific impact analyses are found in the following impact sections of the Housing Element Update EIR: (1) Section 4.13 (Public Services and Recreation); (2) Section 4.14 (Transportation); (3) Section 4.17 (Wildfire).

[5] Housing Element Update 2023-2031 Final EIR.
https://berkeleyca.gov/sites/default/files/documents/ATT%202%20FEIR_RTC.pdf

EIR Addendum
The Housing Element Update EIR assumed that approximately 1,000 additional dwelling units would be feasible with implementation of this project. Staff found that the changes to the development standards as currently proposed would allow approximately 2,650 additional dwelling units, an increase in development potential compared to the amount analyzed in the EIR of approximately 1,650 units, which requires supplemental CEQA review.

The proposed Southside Zoning Implementation Program would amend the Zoning Code and Zoning Map to increase residential development potential consistent with the Housing Element Update. The Southside Zoning Implementation Program does not allow for any additional growth other than that authorized by the 2023-2031 Housing Element, which was analyzed in the Housing Element Update EIR. Therefore, an Addendum to the Housing Element EIR was prepared, as the zoning amendments would have no new or substantially more severe significant environmental effects than were analyzed for the growth contemplated by the 2023-2031 Housing Element. (See CEQA Guidelines Section 15164.) The impact analyses in the Addendum that correspond to the impact discussion in the EIR are found in Addendum Sections 5.13 (Public Services and Recreation), impacts on Fire Protection (pp. 72-73); 5.14 (Transportation), impacts on emergency access (pp. 75, 76-77); and 5.17 (Wildfire). The discussion in these Addendum sections reviewed the previous analyses conducted in the Housing Element Update EIR, including previously adopted mitigation measures, and concluded that no new or substantially more severe significant impacts would occur, and no new mitigation measures are required.

RATIONALE FOR RECOMMENDATION

The proposed zoning changes and General Plan text and map amendments align with commitments made by the City Council with the adoption of the 2023-2031 Housing Element Update. These changes also reflect the guidance provided to staff through five specific City Council referrals. Staff engaged with various community stakeholders and facilitated multiple meetings involving both the City Council and Planning Commission to discuss and refine these proposals. The feedback received during these sessions has been incorporated into the proposed zoning changes.

ALTERNATIVE ACTIONS CONSIDERED

Over the course of developing the proposed zoning amendments, staff considered zoning changes and development standards that would have resulted in a smaller increase in development potential than the proposed zoning changes, as well as:

- **Lot Coverage.** Currently, zoning districts in the Southside include lot coverage standards that restrict total development to a certain percentage of the total area of a lot. An initial draft of the proposed zoning changes included a revision to these standards, permitting a greater percentage of a lot to be developed. The

proposed zoning changes, however, remove all lot coverage standards, instead regulating the bulk of development through setbacks, height and FAR.

- **Maximum Density.** An initial draft of the proposed zoning changes included a maximum density expressed in units per acre. Based on feedback from the Planning Commission to eliminate caps on housing, the proposed zoning removes a maximum density standard. Staff also found that a unit per acre measurement does not correlate directly with population density for student-oriented housing typologies, which can range widely from small studios to group living accommodations to large shared units.

CONTACT PERSON

Justin Horner, Associate Planner, Planning and Development, 510-981-7476

ATTACHMENTS

1. Ordinance – Zoning Ordinance Text Amendments
2. Reference Matrix – Southside Zoning Ordinance Amendments
3. Addendum to the 2023-2031 Housing Element Update EIR
4. Resolution - General Plan Map and Text Amendments
5. Planning Commission Letter, September 21, 2023
6. Existing and Proposed Zoning Map
7. Planning Commission Report, September 6, 2023.
8. Existing and Proposed Development Standards Tables
9. Referenced City Council Referrals
    a. Community Benefits within C-T (7/12/2016)
    b. Allow Non-commercial Use on the Ground Floor in C-T (4/4/2017)
    c. Increase Height and FAR in the R-SMU, R-S and R-3 (10/31/2017)
    d. Increase Student Housing (5/1/2018)
    e. More Student Housing Now (11/27/2018)
    f. Pilot Density Program in C-T (5/30/2017)
    g. Southside Impact Fee Nexus Study (2/14/2023)
10. Fire Department Comments
11. Public Hearing Notice

ORDINANCE NO. -N.S.
SOUTHSIDE ZONING AMENDMENTS

BE IT ORDAINED by the Council of the City of Berkeley as follows:

Section 1. That Berkeley Municipal Code Section 23.106.035 is hereby added to read:

23.106.035 – Floor Area, Gross Residential

A. **Gross Residential Floor Area Defined**. Gross residential floor area means the total floor area of all of the following:

1. Residential units.
2. In a Group Living Accommodation (GLA), common rooms/lounges and supporting facilities such as kitchens and restrooms.
3. Habitable attic.
4. Mezzanine or loft within a residential unit.

B. **Residential Unit Defined**. Residential unit means any Dwelling Unit, any Live/Work Unit, or any bedroom of a GLA except a GLA in a University-recognized fraternity, sorority or co-op; provided, however, that for purposes of this section, "residential unit" shall not include any Accessory Dwelling Unit or Junior Accessory Dwelling Unit.

Section 2. That Berkeley Municipal Code Section 23.106.100 is hereby added to read:

23.106.100 – Residential Density

A. **Residential Density Defined**. The ratio of the number of dwelling units on a lot to the lot area as measured in acres.

B. **Measurement**. Residential density shall be calculated by dividing the total number of dwelling units on a lot by the total lot area in acres, rounded to the nearest whole number. Accessory Dwelling Units and Junior Accessory Dwelling Units are not included in the minimum or maximum density established by the underlying zoning district (see Section 23.306.020).

Section 3. That the following lines under the category "Residential Uses" in Table 23.202-1 (Allowed Uses in Residential Districts) within Berkeley Municipal Code 23.202.020 (Allowed Land Uses) are hereby amended to read:

ZC = Zoning Certificate AUP = Administrative Use Permit UP(PH) = Use Permit NP = Not Permitted * Use-Specific Regulations Apply **Required permits for specific uses are set forth in the R-BMU Master Development Permit (MDP). See 23.202.150(A) and 23.202.150(D)	RESIDENTIAL DISTRICTS											USE-SPECIFIC REGULATIONS Applies to uses with an asterisk following the permit requirement (e.g., ZC*)
	R-1	R-1A	ES-R	R-2	R-2A	R-3	R-4	R-5	R-S	R-SMU	R-BMU**	
Residential Uses												
Dwellings												
Single-Family	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)*	UP(PH)	UP(PH)	UP(PH)*	UP(PH)*	NP	23.302.070(H)
Two-Family	NP	UP(PH)	NP	UP(PH)	UP(PH)	UP(PH)*	UP(PH)	UP(PH)	UP(PH)*	UP(PH)*	NP	23.302.070(H)
Multi-Family	NP	NP	NP	UP(PH)	UP(PH)	UP(PH)*	UP(PH)*	UP(PH)	UP(PH)*	UP(PH)*	UP(PH)	23.302.070(H)
Group Living Accommodation	NP	NP	NP	NP	NP	UP(PH)*	UP(PH)*	UP(PH)	UP(PH)*	UP(PH)*	UP(PH)	23.302.070(H)
Senior Congregate Housing	NP	NP	NP	NP	See 23.302.070.~~H~~I-Use-Specific Regulations							
Mixed-Use Residential	NP	NP	NP	UP(PH)	UP(PH)	UP(PH)*	UP(PH)*	UP(PH)	UP(PH)	UP(PH)*	UP(PH)	23.302.070(H)

Section 4. That Berkeley Municipal Code Section 23.202.030(A)(1) is hereby amended to read:

1. Permits Required.

~~a. In all Residential Districts except for the ES-R district, residential additions require permits as follows:~~

~~i. Residential additions (up to 15 percent of lot area or 600 square feet, whichever is less): Zoning Certificate.~~

~~ii. Major residential additions (more than 15 percent of lot area or 600 square feet, whichever is less): AUP.~~

~~b.~~a. In the ES-R district, residential additions require permits as follows:

Text highlighted in gray consists of non-substantive technical edits and renumbering.

i. Residential additions up to 10 percent of lot area or 200 square feet, whichever is less: Zoning Certificate.

ii. Major residential additions more than 10 percent of lot area or 200 square feet, whichever is less: Use Permit.

b. In the R-3, R-S, R-SMU and C-T districts within the Southside Plan boundaries, any residential addition requires a Zoning Certificate.

c. In all other Residential Districts, residential additions require permits as follows:

i. Residential additions (up to 15 percent of lot area or 600 square feet, whichever is less): Zoning Certificate.

ii. Major residential additions (all other residential additions) AUP.

Section 5. That Berkeley Municipal Code Section 23.202.030(B) is hereby amended to read:

B. Adding Bedrooms.

1. In the R-1, R-1A, R-2, R-2A, and R-3 districts outside of the Southside Plan boundaries, adding a bedroom to a lot requires permits as follows:

a. Adding a first, second, third, or fourth bedroom to a lot: no permit required.

b. Adding a fifth bedroom to a lot: AUP.

c. Adding a bedroom to a lot beyond the fifth: Use Permit.

2. See Section 23.502.020.B - Defined Terms (“B” Terms) for bedroom definition.

3. In the ES-R district, any alteration to create a new bedroom in a single-family detached home on a single lot requires an AUP. See Section 23.202.070.H.6 (Land Use Intensification) for required finding.

~~3.~~4. In the R-3, R-S, or R-SMU districts within the Southside Plan boundaries, adding any bedroom to a lot requires a Zoning Certificate.

Section 6. That Berkeley Municipal Code Section 23.202.100(C) is hereby amended to read:

C. **Additional Permit Requirements.** See Subsection~~s~~ A of Section 23.202.030 (Residential Additions) and Subsection B of Section 23.202.030 (Adding Bedrooms).

Section 7. That Berkeley Municipal Code Section 23.202.100(E) is hereby amended to read:

E. **Development Standards.**

Text highlighted in gray consists of non-substantive technical edits and renumbering.

1. **Basic Standards.** See Table 23.202-11: R-3 Development Standards. ~~See Table 23.202-11: R-3 Lot and Height Standards, Table 23.202-12: R-3 Setback and Building Separation Standards, and Table 23.202-13: R-3 Lot Coverage Standards.~~

2. **Supplemental Standards.** Supplemental development standards that apply in the R-3 district are noted in Table 23.202-11: R-3 Development Standards. ~~Lot and Height Standards, Table 23.202-12: R-3 Setback and Building Separation Standards, and Table 23.202-13: R-3 Lot Coverage Standards.~~

TABLE 23.202-11: R-3 DEVELOPMENT STANDARDS

BASIC STANDARDS	OUTSIDE OF SOUTHSIDE PLAN	WITHIN SOUTHSIDE PLAN	SUPPLEMENTAL STANDARDS
Lot Area, Minimum			23.304.020 – Lot Requirements
New Lots	5,000 sq. ft.	No minimum	
Per Group Living Accommodation Resident	350 sq. ft. [1]	No minimum	
Residential Density			23.106.100 – Residential Density
Minimum (du/acre)	No minimum	60	
Maximum (du/acre)	No maximum	No maximum	
Usable Open Space, Minimum			23.304.090 – Usable Open Space
Per Dwelling Unit	200 sq. ft.	150 sq. ft. per 1,000 sq. ft. of gross residential floor area	
Per Group Living Accommodation Resident	90 sq. ft.		
Floor Area Ratio, Maximum	No maximum	3.0	
Main Building Height, Average			23.304.050 – Building Height
New Buildings and Non-Residential Additions	35 ft. and 3 stories	45 ft.	
Residential Additions	16 ft. [2]		
Lot Coverage, Maximum			23.304.120 – Lot Coverage
Interior and Through Lot	1 Story: 45%	100%	
	2 Stories: 45%		

	3 Stories: 30%		
Corner Lot	1 Story: 50%	100%	
	2 Stories: 50%		
	3 Stories: 45%		
Lot Line Setback, Minimum			23.304.030 - Setbacks
Front	15 ft.	10 ft.	
Rear	15 ft.	10 ft.	
Interior Side	1st Story: 4 ft.	4 ft.	
	2nd Story: 4 ft.		
	3rd Story: 6 ft.		
Street Side	1st Story: 6 ft.	4 ft.	
	2nd Story: 8 ft.		
	3rd Story: 10 ft.		
Building Separation, Minimum	1st Story: 8 ft.	No minimum	23.304.040 – Building Separation in Residential Districts
	2nd Story: 12 ft.		
	3rd Story: 16 ft.		
Notes: [1] One additional resident is allowed for remaining lot area between 200 and 350 square feet. [2] Maximum 35 ft. with an AUP.			

~~**TABLE 23.202-11: R-3 LOT AND HEIGHT STANDARDS**~~

~~**BASIC STANDARDS**~~		~~**SUPPLEMENTAL STANDARDS**~~
~~Lot Area, Minimum~~		~~23.304.020– Lot Requirements~~
~~New Lots~~	~~5,000 sq. ft.~~	
~~Per Group Living Accommodation Resident~~	~~350 sq. ft. [1]~~	

Text highlighted in gray consists of non-substantive technical edits and renumbering.

Basic Standards		Supplemental Standards
Usable Open Space, Minimum		23.304.090 – Usable Open Space
Per Dwelling Unit	200 sq. ft.	
Per Group Living Accommodation Resident	90 sq. ft.	
Floor Area Ratio, Maximum	No maximum	
Main Building Height, Average		23.304.050 – Building Height
New Buildings and Non-Residential Additions	35 ft. and 3 stories	
Residential Additions	16 ft. [2]	
Notes: [1] One additional resident is allowed for remaining lot area between 200 and 350 square feet. [2] Maximum 35 ft. with an AUP.		

Table 23.202-12: R-3 Setback and Building Separation Standards

	Standards by Building Story			Supplemental Standards
	1st	2nd	3rd	
Lot Line Setbacks, Minimum				23.304.030 - Setbacks
Front	15 ft.	15 ft.	15 ft.	
Rear	15 ft.	15 ft.	15 ft.	
Interior Side	4 ft.	4 ft.	6 ft.	
Street Side	6 ft.	8 ft.	10 ft.	
Building Separation, Minimum	8 ft.	12 ft.	16 ft.	23.304.040- Building Height

Table 23.202-13: R-3 Lot Coverage Standards

	Standard Based on Building Height			Supplemental Standards
	1 story	2 stories	3 stories	
Lot Coverage, Maximum				23.304.120-Lot Coverage
Interior and Through Lot	45%	45%	30%	

Text highlighted in gray consists of non-substantive technical edits and renumbering.

~~Corner Lot~~	~~50%~~	~~50%~~	~~45%~~	

~~3. **Increase in Lot Coverage.** Lot coverage may be increased for a project in an R-3 district located within the Southside Plan boundaries if an AUP is obtained with one or both of the following findings:~~

~~a. The increased coverage would enable a new rear dwelling on the lot; or~~

~~b. It would enable moving a historic building onto the lot.~~

Section 8. That Berkeley Municipal Code Section 23.202.110(E) is hereby amended to read:

E. **Development Standards.**

1. **Basic Standards.** See Table 23.202-124: R-4 Lot and Height Standards, Table 23.202-135: R-4 Setback and Building Separation Standards, and Table 23.202-146: R-4 Lot Coverage Standards.
2. **Supplemental Standards.** Supplemental development standards that apply in the R-4 district are noted in Table 23.202-124: R-4 Lot and Height Standards, Table 23.202-135: R-4 Setback and Building Separation Standards, and Table 23.202-146: R-4 Lot Coverage Standards.

TABLE 23.202-~~14~~12: R-4 LOT AND HEIGHT STANDARDS

BASIC STANDARDS		SUPPLEMENTAL STANDARDS
Lot Area, Minimum		23.304.020– Lot Requirements
New Lots	5,000 sq. ft.	
Per Group Living Accommodation Resident	350 sq. ft. [1]	
Usable Open Space, Minimum		23.304.090– Usable Open Space
Per Dwelling Unit	200 sq. ft.	
Per Group Living Accommodation Resident	90 sq. ft.	
Floor Area Ratio, Maximum	No maximum	
Main Building Height, Average		23.304.050– Building Height
New Buildings and Non-Residential Additions	35 ft. and 3 stories [2]	
Residential Additions	16 ft. [3]	

Text highlighted in gray consists of non-substantive technical edits and renumbering.

BASIC STANDARDS	SUPPLEMENTAL STANDARDS
Notes: [1] One additional resident is allowed for remaining lot area between 200 and 350 square feet. [2] Maximum 65 ft. and six stories allowed with Use Permit. [3] Height greater than 16 ft. up to 35 ft. allowed with an AUP. Height greater than 35 ft. up to 65 ft. and six stories allowed with a Use Permit.	

TABLE 23.202-1~~35~~: R-4 SETBACK AND BUILDING SEPARATION STANDARDS

	STANDARDS BY BUILDING STORY						SUPPLEMENTAL STANDARDS
	1ST	2ND	3RD	4TH	5TH	6TH	
Lot Line Setbacks, Minimum							
Front	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	23.304.030–Setbacks
Rear	15 ft.	15 ft.	15 ft.	17 ft.	19 ft.	21 ft.	
Interior Side	4 ft.	4 ft.	6 ft.	8 ft.	10 ft.	12 ft.	
Street Side	6 ft.	8 ft.	10 ft.	12 ft.	14 ft.	15 ft.	
Building Separation, Minimum	8 ft.	12 ft.	16 ft.	20 ft.	24 ft.	28 ft.	23.304.040–Building Separation in Residential Districts

TABLE 23.202-~~16~~14: R-4 LOT COVERAGE STANDARDS

	STANDARD BASED ON BUILDING HEIGHT						SUPPLEMENTAL STANDARDS
	1 STORY	2 STORIES	3 STORIES	4 STORIES	5 STORIES	6 STORIES	
Lot Coverage, Maximum							
Interior and Through Lot	45%	45%	40%	35%	35%	35%	23.304.120–Lot Coverage
Corner Lot	50%	50%	45%	40%	40%	40%	

Section 9. That Berkeley Municipal Code Section 23.202.120(D) is hereby amended to read:

D. **Development Standards.**

1. **Basic Standards.** See Table 23.202-1~~5~~7: R-5 Lot and Height Standards, Table

23.202-168: R-5 Setback and Building Separation Standards, and Table 23.202-179: R-5 Lot Coverage Standards.

2. **Supplemental Standards.** Supplemental development standards that apply in the R-5 district are noted in Table 23.202-157: R-5 Lot and Height Standards, Table 23.202-168: R-5 Setback and Building Separation Standards, and Table 23.202-179: R-5 Lot Coverage Standards.

TABLE 23.202-157: R-5 LOT AND HEIGHT STANDARDS

BASIC STANDARDS		SUPPLEMENTAL STANDARDS
Lot Area, Minimum		23.304.020– Lot Requirements
New Lots	5,000 sq. ft.	
Per Group Living Accommodation Resident	175 sq. ft. [1]	
Usable Open Space, Minimum		23.304.090– Usable Open Space
Per Dwelling Unit	100 sq. ft.	
Per Group Living Accommodation Resident	35 sq. ft.	
Floor Area Ratio, Maximum	No maximum	
Main Building Height, Average		23.304.050– Building Height
New Construction	40 ft. and 4 stories [2]	
Residential Additions	18 ft. [3]	

Notes:
[1] One additional person is allowed for remaining lot area between 100 and 175 square feet.
[2] Maximum 65 feet and 6 stories allowed with a Use Permit.
[3] Height greater than 18 ft. up to 40 ft. allowed with an AUP. Height greater than 40 ft. up to 65 ft allowed with a Use Permit.

TABLE 23.202-168: R-5 SETBACK AND BUILDING SEPARATION STANDARDS

	STANDARDS BY BUILDING STORY						SUPPLEMENTAL STANDARDS
	1ST	2ND	3RD	4TH	5TH	6TH	
Lot Line Setbacks, Minimum							23.304.030– Setbacks
Front	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	
Rear	15 ft.	15 ft.	15 ft.	17 ft.	19 ft.	21 ft.	
Interior	4 ft.	4 ft.	6 ft.	8 ft.	10 ft.	12 ft.	

Street Side	6 ft.	8 ft.	10 ft.	10 ft.	10 ft.	10 ft.	
Building Separation, Minimum	8 ft.	12 ft.	16 ft.	20 ft.	24 ft.	28 ft.	23.304.040–Building Separation in Residential Districts

TABLE 23.202-179: R-5 LOT COVERAGE STANDARDS

	STANDARD BASED ON BUILDING HEIGHT						SUPPLEMENTAL STANDARDS
	1 STORY	2 STORIES	3 STORIES	4 STORIES	5 STORIES	6 STORIES	
Lot Coverage, Maximum							
Interior and Through Lots	55%	55%	50%	45%	40%	40%	23.304.120–Lot Coverage
Corner Lots	60%	60%	55%	50%	45%	45%	

Section 10. That Berkeley Municipal Code Section 23.202.130(E) is hereby amended to read:

E. **Development Standards.**

1. **Basic Standards.** See Table 23.202-1820: R-S Development Standards.~~, Table 23.202-20: R-S Lot and Height Standards, Table 23.202-21: R-S Setback and Building Separation Standards, and Table 23.202-22: R-S Lot Coverage Standards~~

2. **Supplemental Standards.** Supplemental development standards that apply in the R-S district are noted in Table 23.202-1820: R-S DevelopmentLot and Height Standards~~, Table 23.202-21: R-S Setback and Building Separation Standards, and Table 23.202-22: R-S Lot Coverage Standards~~.

~~3.~~

TABLE 23.202 -1820: R-S LOT AND HEIGHT STANDARDSDEVELOPMENT STANDARDS

BASIC STANDARDS		SUPPLEMENTAL STANDARDS
Lot Area, Minimum		23.204304.020-Lot Requirements
New Lots	No minimum5,000 sq. ft.	
Per Group Living Accommodation Resident	No minimum 350 sq. ft.[1]	
Residential Density		23.106.100-Residential

Text highlighted in gray consists of non-substantive technical edits and renumbering.

Minimum (du/acre)	100	Density
Maximum (du/acre)	No maximum	
Usable Open Space, Minimum	50 sq. ft. per 1,000 sq. ft. of gross residential floor area	23.304-.090-Usable Open Space
~~Per Dwelling Unit~~	~~50 sq. ft.~~	
~~Per Group Living Accommodation~~	~~20 sq. ft.~~	
Floor Area Ratio, Maximum	~~No maximum~~4.0	
Main Building Height, Maximum	55 ft.	23.304.050-Building Height
~~New Construction~~	~~35 ft. and 3 stories [2]~~	
~~Residential Additions~~	~~16 ft. [3]~~	
Lot Line Setbacks, Minimum		23.304.030-Setbacks
Front	No minimum	
Rear	4 ft.	
Interior Side	4 ft.	
Street Side	No minimum	
Building Separation, Minimum	No minimum	23.304.040-Building Separation in Residential Districts
Lot Coverage, Maximum	100%	23.304.120-Lot Coverage

~~Notes:~~

~~[1] One additional person is allowed for remaining lot area between 350 and 200 square feet.~~

~~[2] Maximum 45 feet and 4 stories allowed with a Use Permit if at least 50 percent of the total building floor area is designated for residential use and the ZAB finds that the project meets the purpose of the district.~~

~~[3] Maximum 35 feet and 3 stories allowed with an AUP. Maximum 45 feet and 4 stories allowed with a Use Permit if at least 50 percent of the total building floor area is designated for residential use and the ZAB finds that the project meets the purpose of the district.~~

~~Table 23.202-21: R-S Setback and Building Separation Standards~~

	~~Standards by Building Story~~	~~Supplemental~~

Text highlighted in gray consists of non-substantive technical edits and renumbering.

	1ST	2ND	3RD	4TH	STANDARDS
Lot Line Setback, Minimum					
Front	10 ft.	10 ft.	10 ft.	10 ft.	23.304.030-Setbacks
Rear	10 ft.	10 ft.	10 ft.	17 ft.	
Interior	4 ft.	4 ft.	6 ft.	8 ft.	
Street Side	6 ft.	8 ft.	10 ft.	10 ft.	
Building Separation, Minimum	8 ft.	12 ft.	16 ft.	20 ft.	23.304.040-Building Separation in Residential Districts

TABLE 23.202-22: R-S LOT COVERAGE STANDARDS

	STANDARD BASED ON BUILDING HEIGHT				SUPPLEMENTAL STANDARDS
	1 STORY	2 STORIES	3 STORIES	4 STORIES	
Lot Coverage, Maximum					23.304.120-Lot Coverage
Interior and Through Lot	65%	65%	60%	55%	
Corner Lot	70%	70%	65%	60%	

Section 11. That the Berkeley Municipal Code 23.202.140(E) is hereby amended to read:

F. **Development Standards.**

1. Basic Standards.

a. Table 23.202-2319: R-SMU Lot and Height Development Standards shows lot and height standards that apply in al areas in the R-SMU district.

TABLE 23.202-1923: R-SMU LOT AND HEIGHTDEVELOPMENT STANDARDS

BASIC STANDARDS		SUPPLEMENTAL STANDARDS
Lot Area, Minimum		23.304.020 - Lot Requirements
New Lots	No minimum5,000 sq. ft.	
Per Group Living Accommodation Resident	No minimum 350 sq.ft. [1]	

Text highlighted in gray consists of non-substantive technical edits and renumbering.

BASIC STANDARDS		SUPPLEMENTAL STANDARDS
Residential Density		23.106.100-Residential Density
Minimum (du/acre)	150	
Maximum (du/acre)	No maximum	
Usable Open Space, Minimum	40 sq. ft. per 1,000 sq. ft. of gross residential floor area	23.304.090 – Usable Open Space
Floor Area Ratio, Maximum	~~No maximum~~7.0	
~~Usable Open Space, Minimum~~		
~~Per Dwelling Unit~~	~~40 sq. ft.~~	~~23.304.090 – Usable Open Space~~
~~Per Group Living Accommodation Resident~~	~~20 sq. ft.~~	
Main Building Height, Maximum	~~60~~ 85 ft. ~~and 4 stories~~	23.304.050-Building Height
~~New Buildings~~	~~60 ft. and 4 stories~~	
~~Residential Additions~~	~~16 ft. [2]~~	
Lot Line Setbacks, Minimum		23.304.030-Setbacks
Front	No minimum	
Rear	4 ft.	
Interior Side	No minimum	
Street Side	No minimum	
Building Separation, Minimum	No minimum	23.304.040-Building Separation in Residential Districts
Lot Coverage, Maximum	100%	23.304.120-Lot Coverage
~~Notes:~~ ~~[1] One additional person is allowed for between 100 and 175 square feet of remaining lot area.~~ ~~[2] Maximum 60 feet and 4 stories allowed with an AUP, or up to the district limit with a UP(PH).~~		

~~b. Table 23.202-24 and Table 23.202-25 show setback, building separation, and lot coverage standards that apply to main buildings:~~

~~With dwelling units or group living accommodations; or~~

~~Are located north of Durant Avenue~~

2. **Supplemental Standards.** Supplemental development standards that apply in the R-SMU district are noted in Table 23.202-19~~23 to Table 23.202-27~~.

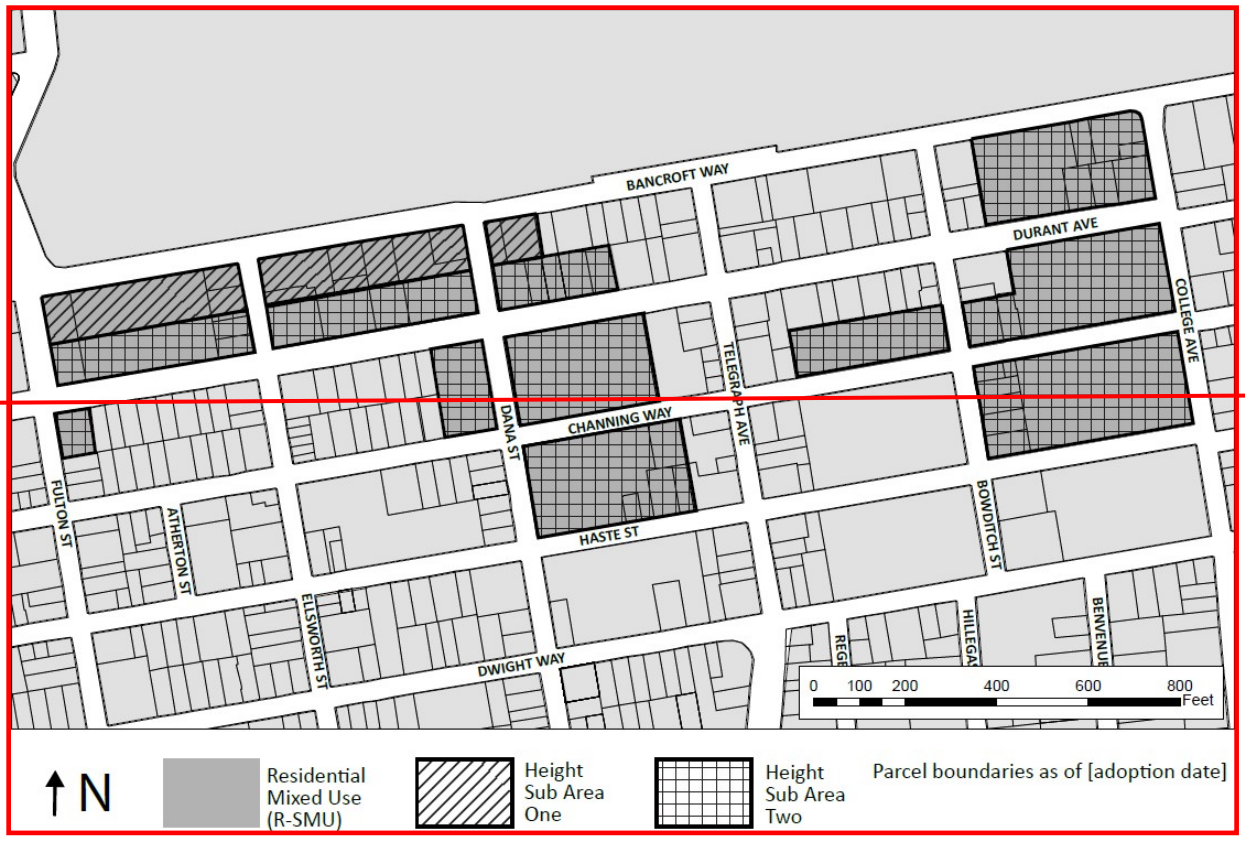
~~3. **Increase in Building Height.**~~

~~a. The ZAB may approve a Use Permit to increase the allowed height of a main building or residential addition in the two subareas shown in Figure 23.202-2: R-SMU Subareas. Maximum allowed height is:~~

~~i. 75 feet and 5 stories in Subarea One; and~~

~~ii. 65 feet and 5 stories in Subarea Two.~~

~~**FIGURE 23.202-2: R-SMU SUBAREAS**~~



~~To approve the Use Permit for increased building height, the ZAB must make the following findings:~~

~~At least 50 percent of the total floor area is designated for residential use.~~

~~The project meets the purposes of the R-SMU district as stated in Section 23.202.140.A (District Purpose).~~

~~**Increase in Density for Group Living Accommodation.** The ZAB may approve a Use Permit to increase the density of a group living accommodation use (i.e., decrease the minimum lot area per group living accommodation room as shown in Table 23.202-~~

23:R-SMU Lot and Height Standards. To approve the Use Permit, the ZAB must make the following findings:
At least 50 percent of the total building floor area is designated for residential use.
The increased density will not be detrimental to the immediate neighborhood.
The project meets the purposes of the R-SMU district as stated in Section 23.202.140.A R-SMU Residential Southside District (District Purpose).
Table 23.202-24: R-SMU Setback and Building Separation Standards for Main Buildings with Dwelling Units or Group Living Accommodations or Located North of Durant Avenue

	Standards by Building Story					Supplemental Standards
	1st	2nd	3rd	4th	5th[1]	
Lot Line Setbacks, Minimum						
Front	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	23.304.030-Setbacks
Rear	10 ft.	10 ft.	10 ft.	17 ft.	19 ft.	
Interior	4 ft.	4 ft.	6 ft.	8 ft.	10 ft.	
Street Side	6 ft.	8 ft.	10 ft.	10 ft.	10 ft.	
Building Separation, Minimum	8 ft.	12 ft.	16 ft.	20 ft.	24 ft.	23.304.040-Building Separation in Residential Districts
[1] The 5th story regulations are not applicable to buildings with less than 50% residential floor area nor for buildings outside of Subareas 1 and 2 (even if located north of Durant Avenue).						

Table 23.202-25: R-SMU Lot Coverage Standards for Main Buildings with Dwelling Units or Group Living Accommodations Or Located North of Durant Avenue

	Standard Based on Building Height					Supplemental Standards
	1 story	2 stories	3 stories	4 stories	5 stories	
Lot Coverage, Maximum						
Interior and Through Lots	55%	55%	50%	45%	40%	23.304.120-Lot Coverage
Corner Lots	60%	60%	55%	50%	45%	

Table 23.202-26 and Table 23.202-27 show setback, building separation, and lot coverage standards that apply to main buildings:
Without dwelling units or group living accommodations: or
Located south of Durant Avenue.

Table 23.202-26: R-SMU Setback and Building Separation Standards for Main Buildings without Dwelling Units or Group Living Accommodations Or Located South of Durant Avenue

	Building Story Standard				Supplemental Standards
	1st	2nd	3rd	4th	
Lot Line Setback, Minimum					
Front	15 ft.	15 ft.	15 ft.	15 ft.	23.304.030-Setbacks
Rear	15 ft.	15 ft.	15 ft.	17 ft.	
Interior	4 ft.	4 ft.	6 ft.	8 ft.	
Street Side	6 ft.	8 ft.	10 ft.	10 ft.	
Building Separation, Minimum	8 ft.	12 ft.	16 ft.	20 ft.	23.304.040-Building Separation in Residential Districts

Table 23.202-27: R-SMU Lot Coverage Standards for Main Buildings without Dwelling Units or Group Living Accommodations or located South of Durant Avenue

	Standard Based on Building Height				Supplemental Standards
	1 story	2 stories	3 stories	4 stories	
Lot Coverage, Maximum					
Interior and Through Lot	45%	50%	40%	35%	23.304.120-Lot Coverage
Corner Lot	50%	50%	45%	40%	

Increase in Lot Coverage.

An AUP may be approve to increase lot coverage up to 100 percent for a main building that contains dwelling units, contains group living accommodations, or is located north of Durant Avenue.

To approve an AUP, a finding must be made that the increase is appropriate given the setbacks and architectural design of surrounding buildings.

Section 12. That the Berkeley Municipal Code 23.202.150(D) is hereby amended to read:

D. Ground-floor Uses. See Table 23.202-208: Permitted Street-Facing Ground Floor Uses.

TABLE 23.202-208: PERMITTED STREET-FACING GROUND FLOOR USES

Text highlighted in gray consists of non-substantive technical edits and renumbering.

FRONTAGE LOCATIONS	PERMITTED STREET-FACING GROUND FLOOR USES
Along Ashby and MLK	Non-Residential Uses or non-residential accessory spaces to residential buildings, such as community rooms. At least 50% of the combined frontage of MLK and Ashby must include active ground -floor uses. [1] Active uses at corner locations are encouraged.
Along Adeline	Non-Residential Uses or non-residential accessory spaces to residential buildings, such as community rooms.
Along Woolsey, Tremont [2], or fronting interior public spaces	Residential or Non-Residential Uses
Along Sacramento, along the Ohlone Greenway, or within 50 feet of any street corner	Residential or Non-Residential Uses
Along Delaware, Acton, or Virginia	Residential Uses
[1] Active uses are commercial uses ~~which generate regular and frequent foot traffic; such uses include businesses~~ in the following use categories: Retail; Personal and Household Services; Food and Alcohol Service, and Entertainment.	
[2] Public entrances for non-residential uses fronting Tremont Street must be located on Woolsey Street.	

Section 13. That the Berkeley Municipal Code 23.202.150(F)(1) and (2) are hereby amended to read:

F. Development Standards.

1. **Basic Standards.** See Table 23.202-2~~1~~8.

2. **Supplemental Standards.** Supplemental standards that apply in the R- BMU district are noted in Table 23.202-2~~1~~9.

TABLE 23.202-2~~1~~9: R-BMU DEVELOPMENT STANDARDS

		SUPPLEMENTAL STANDARDS
Lot Area, Minimum	No minimum	23.304.020-Lot Requirements
Private Usable Open Space, Minimum [1][2]		23.304.090-Usable Open Space
Per Dwelling Unit	40 sf/DU	23.304.090-Usable Open

Text highlighted in gray consists of non-substantive technical edits and renumbering.

		Space
Per Group Living Accommodation Resident	15 sf/resident	23.304.090-Usable Open Space
Public Open Space, Minimum		
Per Dwelling Unit	35 sf/unit	
Per Group Living Accommodation Resident	18 sf/resident	
Floor Area Ratio (FAR), Maximum	4.2	
Main Building Height, Maximum [3]	80 feet and 7 stories	23.304.050-Building Height
Residential Density, Minimum	75 dwelling units per acre	
[1] Private Usable Open Space may be provided as any combination of personal and common private space.		
[2] 50% of the Private Usable Open Space requirement may be fulfilled through the provision of an equal amount of additional Public Open Space.		
[3] Building Height Measurement: In the case of a roof with a parapet wall, building height shall be measured to the top of the roof and parapets may exceed the height limits by up to five feet by right.		

Section 14. That the following lines under the category “Residential Uses” in Table 23.204-1 (Allowed Uses in Commercial Districts) within Berkeley Municipal Code 23.204.020 (Allowed Land Uses) are hereby amended to read:

ZC = Zoning Certificate AUP = Administrative Use Permit UP(PH) = Use Permit NP = Not Permitted -- = Permitted with AUP, see 23.204.020(B) [#] = Table Note Permit Requirement * Use-Specific Regulations Apply	COMMERCIAL DISTRICTS											USE-SPECIFIC REGULATIONS
	C-C	C-U	C-N	C-E	C-NS	C-SA	C-T	C-SO	C-DMU	C-W	C-AC	
Residential Uses												
Dwellings												
Single-Family	UP(PH)	UP(PH)*	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)*	UP(PH)	UP(PH)	UP(PH)	UP(PH)	23.204.060.B.3.i 23.302.070(H)

Text highlighted in gray consists of non-substantive technical edits and renumbering.

ZC = Zoning Certificate AUP = Administrative Use Permit UP(PH) = Use Permit NP = Not Permitted -- = Permitted with AUP, see 23.204.020(B) [#] = Table Note Permit Requirement * Use-Specific Regulations Apply	COMMERCIAL DISTRICTS											USE-SPECIFIC REGULATIONS
	C-C	C-U	C-N	C-E	C-NS	C-SA	C-T	C-SO	C-DMU	C-W	C-AC	
Two-Family	UP(PH)	UP(PH)*	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)*	UP(PH)	UP(PH)	UP(PH)	UP(PH)	23.204.060.B.3.i 23.302.070(H)
Multi-Family	UP(PH)	UP(PH)*	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)*	UP(PH)	UP(PH)	UP(PH)	UP(PH)	23.204.060.B.3.i 23.302.070(H)
Group Living Accommodation	UP(PH)	UP(PH)*	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)*	UP(PH)	UP(PH)	UP(PH)	UP(PH)	23.204.060.B.3.i 23.302.070(H)
Hotel, Residential	UP(PH)	UP(PH)*	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)*	UP(PH)	UP(PH)	UP(PH)	UP(PH)	23.204.060.B.3.i 23.302.070(H)
Mixed-Use Residential	UP(PH)	UP(PH)*	UP(PH)	UP(PH)	UP(PH)	UP(PH)*	UP(PH)*	UP(PH)	UP(PH)	See Table 23.204-41	UP(PH)	23.204.060.B.3; 23.204.100.B.4.i 23.204.110.B.5.i 23.302.070(H)
Senior Congregate Housing	See 23.302.070.~~H~~I											

Section 15. That Berkeley Municipal Code Section 23.204.110(B)(5) is hereby amended to read:

5. **Residential ~~Only Buildings~~ Use, Ground Floor**. Residential uses are permitted on the ground floor where located behind a commercial use. The ground floor commercial use must meet the following standards:

   a. Occupy a minimum 30-foot depth of the ground floor, as measured from the ground floor street frontage, and

   ~~a.~~b. Occupy the full extent of the building frontage, excluding required utilities, driveways, pedestrian access and residential lobby. ~~Residential-only buildings are not permitted in the C-T district. Dwelling units and group living accommodations are allowed only above the ground floor in a mixed-use building.~~

Text highlighted in gray consists of non-substantive technical edits and renumbering.

Section 16. That Berkeley Municipal Code Section 23.204.110(D) is hereby amended to read:

D. **Development Standards.**

1. **Basic Standards.** See Table 23.204-32: C-T Development Standards.

TABLE 23.204-32: C-T DEVELOPMENT STANDARDS

BASIC STANDARDS		SUPPLEMENTAL STANDARDS
Lot Area Minimum		23.304.020-Lot Requirements
New Lots	No minimum	
Per Group Living Accommodation Resident	No minimum ~~350 sq. ft. [1]~~	
Residential Density		23.106.100-Residential Density
Minimum (du/acre)	200	
Maximum (du/acre)	No maximum	
Usable Open Space, Minimum	40 sq. ft. per 1,000 sq. ft. of gross residential floor area	23.304.090-Usable Open Space
~~Space Per Dwelling Unit~~	~~40 sq. ft. [4]~~	
~~Per Group Living Accommodation Resident~~	~~No minimum~~	
Floor Area Ratio, Maximum	8.0	
~~South of Dwight Way~~	~~4.0~~	
~~North of Dwight Way~~	~~5.0 [2]~~	
Telegraph/Channing Parking Garage, APN 55-1879-6-1 ~~[3]~~	No maximum	
Main Building Height, Minimum	35 ft.	23.304.050-Building Height
Main Building Height, Maximum	85 ft.	23.304.050 – Building Height
~~South of Dwight Way~~	~~50 ft. [2]~~	
~~North of Dwight Way~~	~~65 ft. [2]~~	
Telegraph/Channing Parking Garage ~~[3]~~ , APN 55-1879-6-1	85 ft. and 7 stories	
Lot Line Setbacks, Minimum		23.304.030-Setbacks
Abutting/Confronting a Non-residential District	No minimum	

Text highlighted in gray consists of non-substantive technical edits and renumbering.

Abutting/Confronting a Residential District	See 23.304.030(-C)(-2)	
Building Separation, Minimum	No minimum	23.304.040-Building Separation in Residential Districts
Lot Coverage, Maximum	100%	23.304.120-Lot Coverage
~~Notes:~~ ~~[1] One additional resident is allowed for remaining lot area between 200 and 350 square feet.~~ ~~[2] Increased FAR and height allowed with Use Permit. See Table 23.204-33.~~ ~~[3] APN 55-1879-6-1.~~ ~~[4] No dimension may be less than 6 feet.~~		

2. **Lots Abutting or Confronting a Residential District.** See 23.304.130 (Non-Rresidential Districts Abutting a Residential District) for additional building feature requirements for lots that abut or confront a Residential District.

~~3. **Increased Group Living Density.**~~

~~a. Projects with group living accommodations occupying 50 percent or more of the total building floor area are eligible for increased density.~~

~~b. To approve a Use Permit to increase the density of a group living accommodation the ZAB must make the following findings:~~

~~i. The increase in density will not be detrimental to the immediate neighborhood; and~~

~~ii. The project meets the purposes of the district.~~

~~4. **Height and FAR Increases.**~~

~~a. Projects with 50 percent or more of the total building floor area for residential use are eligible for increased building height and FAR as shown in Table 23.204-33.~~

~~TABLE 23.204-33: C-T ALLOWED HEIGHT AND FAR INCREASES~~

~~Project Location~~	~~Allowed Increase~~	
	~~Height~~	~~FAR~~
~~South of Dwight Way~~	~~65 ft. and 5 stories~~	~~No increase allowed~~
~~North of Dwight Way~~	~~75 ft.~~	~~6.0~~

~~b. The ZAB may allow the increased height and FAR with a Use Permit upon finding that the project will not result in a significant reduction in sunlight on Telegraph Avenue sidewalks.~~

~~5. **Shade Studies.**~~

~~a. A shade study is required for all proposed buildings exceeding three stories or 40 feet.~~

~~b. Based on the findings of the shade study, the ZAB may require the fourth or higher story of a building to be set back to minimize shade impacts on adjacent properties or the public right-of-way.~~

~~6.~~3. **Environmental Impacts.** Projects that may create environmental impacts as described in the Southside Plan Final EIR shall be subject to the adopted Mitigation Monitoring and Reporting Program (MMRP).

Section 17. That Berkeley Municipal Code Section 23.204.120(D) is hereby amended to read:

D. **Development Standards.**

1. **Basic Standards.** See Table 23.204-3~~4~~4: C-SO Development Standards. For residential-only projects, see also Table 23.204-3~~4~~5: C-SO Setback and Building Separation Standards for Residential-Only Uses and Table 23.204-3~~5~~6: C-SO Lot Coverage Standards for Residential-Only Uses.

TABLE 23.204-~~34~~33: C-SO DEVELOPMENT STANDARDS

	Project Land Use			Supplemental Standards
	Non-Residential and Mixed Use	Mixed-Use [1]	Residential Only [1]	
Lot Area, Minimum				
New Lots	No minimum		5,000 sq. ft	23.304.020– Lot Requirements
Per Group Living Accommodation Resident	350 sq. ft. [2]			
Usable Open Space, Minimum				23.304.090– Usable Open Space
Per Dwelling Unit	40 sq. ft. [4]		200 sq. ft.	
Per Group Living Accommodation Resident	No minimum		90 sq. ft.	

Text highlighted in gray consists of non-substantive technical edits and renumbering.

	Project Land Use			Supplemental Standards
	Non-Residential and Mixed Use	Mixed-Use [1]	Residential Only [1]	
Floor Area Ratio, Maximum	2.0		No maximum	
Main Building Height, Minimum	No minimum			
Main Building Height, Maximum	28 ft. and 2 stories			23.304.050– Building Height
Lot Line Setbacks, Minimum				23.304.030– Setbacks
Abutting/Confronting a Non-residential District	No minimum		See ~~Table 23.204-35~~ Table 23.204-34	
Abutting/Confronting a Residential District	See 23.304.030.C.2			
Building Separation, Minimum	No minimum [3]		See ~~Table 23.204-35~~ Table 23.204-34	23.304.040– Building Separation in Residential Districts
Lot Coverage, Maximum	100%		See ~~Table 23.204-36~~Table 23.204-35	23.304.120– Lot Coverage

Notes:
[1] For mixed use and residential only projects, development standards included in this table may be modified. See 23.204.120~~.~~(D)~~.~~(3).
[2] One additional resident is allowed for remaining lot area between 200 and 350 square feet.
[3] For mixed-use projects, minimum building separation shall be as required for residential-only projects
[4] No dimension may be less than 6 feet.

TABLE 23.204-~~35~~34: C-SO SETBACK AND BUILDING SEPARATION STANDARDS FOR RESIDENTIAL-ONLY USES

	STANDARDS BY BUILDING STORY			SUPPLEMENTAL STANDARDS
	1ST	2ND	3RD	

Text highlighted in gray consists of non-substantive technical edits and renumbering.

Lot Line Setbacks, Minimum [1]				23.304.030– Setbacks
Front	15 ft.	15 ft.	15 ft.	
Rear	15 ft.	15 ft.	15 ft.	
Interior	4 ft.	4 ft.	6 ft.	
Street Side	6 ft.	8 ft.	10 ft.	
Building Separation, Minimum [1]	8 ft.	12 ft.	16 ft.	23.304.040– Building Separation in Residential Districts
[1] For mixed use and residential-only projects, development standards included in this table may be modified. See 23.204.120.(D).(3).				

TABLE 23.204-~~36~~35: C-SO LOT COVERAGE STANDARDS FOR RESIDENTIAL-ONLY USES

	STANDARD BASED ON BUILDING HEIGHT			SUPPLEMENTAL STANDARDS
	1 STORY	2 STORIES	3 STORIES	
Lot Coverage, Maximum [1]				23.304.120– Lot Coverage
Interior and Through Lots	45%	45%	40%	
Corner Lots	50%	50%	45%	
[1] For mixed use and residential-only projects, development standards included in this table may be modified. See 23.204.120.(D).(3).				

Section 18. That Berkeley Municipal Code Section 23.204.120(D)(3) is hereby amended to read:

3. **Modification to Standards –Mixed Use and Residential-Only Projects.** The ZAB may modify development standards in Table 23.204-3~~3~~4, Table 23.204-3~~4~~5, and Table 23.204-3~~5~~6 for a mixed-use or residential-only project with a Use Permit upon making one of the following findings:

   a. The modification will encourage public transit utilization and existing off-street parking facilities in the area of the proposed building.

   b. The modification will facilitate the construction of residential or tourist hotel uses where appropriate.

   c. The modification will permit consistency with the building setbacks existing in the immediate area where a residential building setback would not serve a useful purpose.

Text highlighted in gray consists of non-substantive technical edits and renumbering.

Section 19. That Berkeley Municipal Code Section 23.204.130(E)(1)(a) is hereby amended to read:

1. **Height.**

   a. **Height Limits.** Table 23.204-36~~7~~: C-DMU Height Limits shows height limits in the C-DMU district, except as otherwise allowed by Paragraph 2 below. See Figure 23.204-5: C-DMU Sub-Areas for district sub-area boundaries.

FIGURE 23.204-5: C-DMU SUB-AREAS

Text highlighted in gray consists of non-substantive technical edits and renumbering.

TABLE 23.204-367: C-DMU HEIGHT LIMITS

SUB-AREA	MINIMUM	MAXIMUM	MAXIMUM WITH USE PERMIT
Core Area	50 ft.	60 ft.	75 ft.
Outer Core	40 ft.		
Corridor	40 ft.		
Buffer	No minimum	50 ft.	60 ft.

Section 20. That Berkeley Municipal Code Section 23.204.130(E)(2)(a) Table 23.204-38 is hereby amended to read:

TABLE 23.204-378: C-DMU INCREASED HEIGHT ALLOWANCE

Sub-Area	Number of Buildings	Height	
		Minimum	Maximum
Combined Core and Outer Core	2	75 ft.	120 ft.
Core	3	120 ft.	180 ft.

Section 21. That Berkeley Municipal Code Section 23.204.130(E)(3)(a) is hereby amended to read:

3. **Setbacks.**

a. **Basic Standards.** Table 23.204-389 shows minimum required lot line setbacks in the C-DMU district. Additional standards are listed in 23.204.130.3.d.

TABLE 23.204-389:C-DMU SETBACK STANDARDS

PORTION OF BUILDING AT HEIGHT OF:	FRONT	MINIMUM INTERIOR SIDE		MINIMUM REAR
		65' AND LESS FROM LOT FRONTAGE	OVER 65' FROM LOT FRONTAGE	
Zero to 20 feet	No minimum. 5 ft. max.	No minimum		
21 feet to 75 feet	No minimum.	No minimum	5 ft.	
76 feet to 120 feet	15 ft. min.	5 ft.	15 ft.	

Text highlighted in gray consists of non-substantive technical edits and renumbering.

Over 120 feet	15 ft. min.	15 ft.

Section 22. That Berkeley Municipal Code Section 23.204.130(E)(3)(b) is hereby amended to read:

b. **Modifications to Standards.** The ZAB may modify the setback standards in Table 23.204-389 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.

Section 23. That Berkeley Municipal Code Section 23.204.130(E)(3)(c) is hereby amended to read:

c. **Residential Transitions.** The setback standards in Table 23.204-389 shall not apply to commercial lots abutting or confronting residential zoning. Such lots shall comply with Section 23.304.030.(C).(2)—Setbacks (Lots Adjacent to Residential Districts)

Section 24. That Berkeley Municipal Code Section 23.204.130(E)(4) is hereby amended to read:

4. **Usable Open Space.** Table 23.204-3940 shows minimum required usable open space in the C-DMU district.

TABLE 23.204-3940: C-DMU USABLE OPEN SPACE REQUIREMENTS

	MINIMUM USABLE OPEN SPACE	SUPPLEMENTAL STANDARDS
Residential Uses	80 sq. ft./unit [1]	23.304.090– Usable Open Space
Non-Residential Uses	1 sq. ft. of privately-owned public open space per 50 sq. ft. of commercial floor area.	
Note: [1] 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.		

Section 25. That Berkeley Municipal Code Section 23.204.140(B)(2) is hereby amended to read:

2. **Mixed-Use Residential.**

a. See Table 23.204-401 for mixed-use residential permit requirements in the C-W district.

TABLE 23.204-401: C-W MIXED-USE RESIDENTIAL PERMIT REQUIREMENTS

Text highlighted in gray consists of non-substantive technical edits and renumbering.

Total Project Floor Area	Permit Required
Projects with both residential and retail uses where the retail space comprises 15% to 33% of total gross floor area	
Less than 20,000 square feet	ZC
20,000 square feet or more	UP(PH)
All other mixed-use residential projects	
Less than 5,000 square feet	ZC
5,000 to 9,000 square feet	AUP
More than 9,000 square feet	UP(PH)

b. All new retail uses in an existing mixed-use development are subject to the permit requirements for mixed use development as shown in Table 23.204-401~~1~~.

Section 26. That Berkeley Municipal Code Section 23.204.140(E)(1) is hereby amended to read:

E. **Development Standards.**

1. **Basic Standards.** See Table 23.204-412~~2~~ for development standards in the C-W district.

TABLE 23.204-412~~2~~: C-W DEVELOPMENT STANDARDS

BASIC STANDARDS		SUPPLEMENTAL STANDARDS
Lot Area Minimum		23.304.020– Lot Requirements
New Lots	No minimum	
Per Group Living Accommodation Resident		
Usable Open Space, Minimum		23.304.090– Usable Open Space
Per Dwelling Unit or Live/Work Unit	40 sq. ft.	
Per Group Living Accommodation Resident	No minimum	
Floor Area Ratio, Maximum	3.0	
Main Building Height, Minimum	No minimum	
Main Building Height, Maximum	40 ft. and 3 stories [1,2]	23.304.050– Building Height
Lot Line Setbacks, Minimum		23.304.030–

Text highlighted in gray consists of non-substantive technical edits and renumbering.

Abutting/Confronting a Non-residential District	No minimum	Setbacks
Abutting/Confronting a Residential District	See 23.304.030.C.2	
Building Separation, Minimum	No minimum	
Lot Coverage, Maximum	100%	23.304.120– Lot Coverage
Notes: [1] 50 ft. and 4 stories allowed for mixed-use projects. The fourth floor must be used for residential or live/work purposes. [2] On Assessor Parcel Numbers 054-1763-001-03, 054-1763-010-00 and 054-1763-003-03 the maximum height is 50 feet and 4 stories.		

Section 27. That Berkeley Municipal Code Section 23.204.150(B)(3)(a) is hereby amended to read:

3. **Permitted Ground Floor Uses.**

a. **Commercial and Active Commercial Required.** In addition to other requirements of the C-AC district, the first 30 feet of depth of the ground floor, as measured from the frontage which abuts the portions of Adeline Street, Shattuck Avenue, MLK, Jr. Way or Ashby Avenue identified in Table 23.204-423: C-AC Permitted Ground Floor Uses shall be reserved for either Active Commercial Uses, or for commercial uses. Ground floor tenant spaces with frontages on streets not identified below can be used for any use permitted in the district.

TABLE 23.204-423: C-AC PERMITTED GROUND FLOOR USES

AREA	PERMITTED GROUND FLOOR USE
Shattuck Avenue between Dwight and Derby	Commercial Uses
Shattuck between Ward and Russell	Active Commercial Uses
Adeline between Russell and City boundary	
Ashby, east of Adeline	
North side of Ashby, west of Adeline	

Section 28. That Berkeley Municipal Code Section 23.204.150(E)(1) is hereby amended to read:

1. **Basic Standards.** See Table 23.204-434: C-AC South Shattuck Subarea Development Standards, and Table 23.204-445: C-AC North and South Adeline Subarea Development Standards.

Section 29. That Berkeley Municipal Code Section 23.204.150(E)(5) Table 23.204-44 is hereby amended to read:

TABLE 23.204-434: C-AC SOUTH SHATTUCK SUBAREA DEVELOPMENT STANDARDS

	PROJECT LAND USE [5]							SUPPLEMENTAL STANDARDS
	Residential and Mixed Use Tier 1 (Less than 14% affordable housing)	Residential & Mixed Use Tier 2 (14% affordable housing)	Residential & Mixed Use Tier 3 (21% affordable housing)	Residential & Mixed Use Tier 4 (25% affordable housing)	Residential & Mixed Use (100% affordable housing)	Group Living Accommodation [6]	Non-Residential	
Lot Area Minimum								23.304.020–Lot Requirements
New Lots	No minimum					350 sq. ft.		
Per Group Living Accommodation Resident	N/A					350 sq. ft. [1]		
Usable Open Space, Minimum [3]	40 sq. ft							
Per Dwelling Unit/GLA Resident [4]	40 sq. ft.							23.304.090–Usable Open Space
Floor Area Ratio, Maximum	2.5	4.0	5.0	5.5	5.5	2.5	2.5	
Main Building Height, Maximum	4 stories 45 feet	6 stories 65 feet	7 stories 75 feet	8 stories 85 feet	8 stories 90 feet	4 stories 45 feet	4 stories 45 feet	23.304.050–Building Height

Text highlighted in gray consists of non-substantive technical edits and renumbering.

	PROJECT LAND USE [5]							SUPPLEMENTAL STANDARDS
	Residential and Mixed Use Tier 1 (Less than 14% affordable housing)	Residential & Mixed Use Tier 2 (14% affordable housing)	Residential & Mixed Use Tier 3 (21% affordable housing)	Residential & Mixed Use Tier 4 (25% affordable housing)	Residential & Mixed Use (100% affordable housing)	Group Living Accommodation [6]	Non-Residential	
Residential Density, Maximum (du/acre) [2]	120	210	250	300	300	1 GLA resident per 350 sf of lot area	N/A	
Lot Line Setbacks, Minimum								23.304.030–Setbacks
Abutting/Confronting a Non-residential District	No minimum							
Abutting/Confronting a Residential District	See 23.204.150.~~(GE)~~							
Building Separation, Minimum	No minimum							
Lot Coverage, Maximum								23.304.120–Lot Coverage
Interior Lot	60%	90%	90%	90%	90%	60%	100%	
Corner Lot	70%	90%	90%	95%	95%	70%	100%	

Text highlighted in gray consists of non-substantive technical edits and renumbering.

	PROJECT LAND USE [5]							SUPPLEMENTAL STANDARDS
	Residential and Mixed Use Tier 1 (Less than 14% affordable housing)	Residential & Mixed Use Tier 2 (14% affordable housing)	Residential & Mixed Use Tier 3 (21% affordable housing)	Residential & Mixed Use Tier 4 (25% affordable housing)	Residential & Mixed Use (100% affordable housing)	Group Living Accommodation [6]	Non-Residential	
Notes: [1] One additional resident is allowed for remaining lot area between 200 and 350 square feet. [2] For the purposes of calculating the State Density Bonus the Tier 1 density shall constitute the maximum allowable gross residential density. Tier 2, 3, and 4 density is authorized as a local density bonus under Government Code section 65915(n). [3] An AUP may be granted to reduce useable open space requirements if shown to be necessary to build an all-electric building. [4] Each square-foot of open space that is designated as publicly accessible open space shall be counted as two square-feet of required on-site open space. [5] Affordable units calculated as percentage of total units								

Section 30. That Berkeley Municipal Code Section 23.204.150(E)(5) Table 23.204-45 is hereby amended to read:

TABLE 23.204-445: C-AC NORTH AND SOUTH ADELINE SUBAREA DEVELOPMENT STANDARDS

	Project Land Use [6]	Supplemental

Text highlighted in gray consists of non-substantive technical edits and renumbering.

	Residential and Mixed Use Tier 1 (Less than 14% affordable housing)	Residential & Mixed Use Tier 2 (14% affordable housing)	Residential & Mixed Use Tier 3 (21% affordable housing)	Residential & Mixed Use Tier 4 (25% affordable housing)	Residential & Mixed Use (100% affordable housing)	Group Living Accommodation	Non-Residential	Standards
Lot Area Minimum								23.304.020-Lot Requirements
New Lots	No minimum							
Per Group Living Accommodation Resident	N/A					350 sq. ft. [1]	N/A	
Usable Open Space, Minimum [3]	40 sq. ft.							
Per Dwelling Unit/GLA Resident [4]	N/A					40 sq. ft.		23.304.090-Usable Open Space
Floor Area Ratio, Maximum	2.0	3.5	4.0	5.0	5.0	2.5	2.8	
Residential Density, Maximum (du/acre) [2]	100	150	210	250	250	1 GLA resident per 350 sf of lot area	N/A	

Text highlighted in gray consists of non-substantive technical edits and renumbering.

Main Building Height, Maximum	3 stories 35 feet	5 stories 55 feet	6 stories 65 feet	7 stories 75 feet	7 stories 80 feet	4 stories 45 feet	3 stories 45 feet	
Lot Line Setbacks, Minimum								
Abutting/Confronting a Non-residential District	No minimum							23.304.030-Setbacks
Abutting/Confronting a Residential District	10 ft 20 ft from any shared lot line for any portion exceeding 35 feet 45 ft from front property line for any portion exceeding 45 feet						N/A	23.304.030-Setbacks 23.204.150.E.5
Building Separation, Minimum	No minimum							23.304.040-Building Separation in Residential Districts
Interior Lot	60%	90%	90%	90%	90%	60%	100%	
Corner Lot	70%	90%	90%	95%	95%	70%	100%	
Lot Coverage, Maximum	100%							

Text highlighted in gray consists of non-substantive technical edits and renumbering.

Notes:
[1] One additional resident is allowed for remaining lot area between 200 and 350 square feet.
[2] For the purpose State Density Bonus calculation, the Tier 1 density is the maximum allowable gross residential density. Tier 2, 3, and 4 density is authorized as a local density bonus under Government Code section 65915(n).
[3] An AUP may be granted to reduce useable open space requirements if shown to be necessary to build an all-electric building.
[4] Each square-foot of open space that is designated as publicly accessible open space shall be counted as two square-feet of required on-site open space.
[5] Affordable units calculated as percentage of total units

Text highlighted in gray consists of non-substantive technical edits and renumbering.

Section 31. That Berkeley Municipal Code Section 23.204.150(F)(2)(b) is hereby amended to read:

b. **Active Commercial Areas**. Ground floor frontages in areas identified as Active Commercial in Table 23.204-423 shall meet the requirements of 23.204.150(F)(2)(a) except:

i. Ground floors shall have a minimum floor to floor height of 15 feet and a minimum floor to ceiling height of 12 feet.

ii. Facades shall provide at least 75 percent transparency between 3 and 10 feet above grade (doors and transparent windows) to allow maximum visual interaction between sidewalk areas and the interior. Dark or mirrored glass will not satisfy this requirement.

Section 32. That Berkeley Municipal Code Section 23.204.150(F)(2)(c) is hereby amended to read:

c. **Commercial Use Areas**. Ground floor frontages in areas identified as commercial in Table 23.204-423 shall meet the requirements of 23.204.150(F)(2)(a) except:

i. Ground floors shall have a minimum floor to floor height of 15 feet and a minimum floor to ceiling height of 12 feet.

ii. Facades shall provide at least 65% transparency between 3 and 10 feet above grade (doors and transparent windows) to allow maximum visual interaction between sidewalk areas and the interior of office spaces. Dark or mirrored glass will not satisfy this requirement.

Section 33. That Berkeley Municipal Code Sub-Sections 23.302.070(H) through (K) are hereby amended to read:

H. **Residential Use, Ground-Floor Units**.

1. Southside Plan Area. In the R-3, R-S, R-SMU, and C-T districts within the Southside Plan boundaries, individual unit entries located within six feet of the front property line shall be at least 18 inches above the finished grade of the adjacent public frontage.

~~H.~~I. **Senior Congregate Housing.** Table 23.302-10 shows permits required for senior congregate housing.

TABLE 23.302-10: PERMIT REQUIREMENTS FOR SENIOR CONGREGATE HOUSING

PROJECT	PERMIT REQUIRED

Text highlighted in gray consists of non-substantive technical edits and renumbering.

Change of use from an existing dwelling unit to accommodate six or fewer people	ZC
Change of use from an existing dwelling unit to accommodate seven or more people	AUP
New construction to accommodate any number of people	UP(PH)

~~I.~~J. **Supportive Housing.**

1. *Permits Required.* Supportive housing shall be allowed by right in zones where multifamily and mixed uses are permitted, if the proposed housing development satisfies requirements pursuant to Government Code Section 65651(a).

~~J.~~K. **Smoke Shops.** In all districts, smoke shops are not permitted within 1,400 feet of a school or public park.

~~K.~~L. **Warehouse Storage for Retail Use.**

1. In all districts where retail uses are allowed, on-site storage of goods is allowed as an accessory use to a primary retail use on the lot.
2. The storage of goods for a contiguous and directly accessible retail space is allowed in the MU-LI and MU-R districts subject to the following:
   a. An AUP is required for storage 3,000 square feet or less; a Use Permit is required for storage more than 3,000 square feet.
   b. Except for food product stores in the MU-LI district, the storage is permitted only for uses within the district. Storage for retail uses wholly or partially outside the district is not permitted.

Section 34. That Berkeley Municipal Code Section 23.304.030 Table 23.304-1 is hereby amended to read:

TABLE 23.304-1: ALLOWED SETBACK REDUCTIONS IN RESIDENTIAL DISTRICTS

DISTRICT WHERE ALLOWED	WHEN ALLOWED	MINIMUM SETBACK WITH REDUCTION	REQUIRED PERMIT	REQUIRED ADDITIONAL FINDINGS [1]
Front Setback Reductions				

Text highlighted in gray consists of non-substantive technical edits and renumbering.

District Where Allowed	When Allowed	Minimum Setback with Reduction	Required Permit	Required Additional Findings [1]
ES-R	On any lot	No minimum.	UP(PH) [2]	The reduced setback is: 1) necessary to allow economic use of property due to the size, shape of the lot or the topography of the site; and 2) consistent with the ES-R district purpose.
~~R-S; R-SMU~~	~~On any lot~~	~~No minimum~~	~~AUP~~	~~The reduced setback is appropriate given the setbacks and architectural design of surrounding buildings~~
~~R-SMU~~	~~For either: 1) a main building with dwelling units or group living accommodations; or 2) any building north of Durant Avenue~~	~~No minimum~~	~~AUP~~	~~The reduced setback is appropriate given the setbacks and architectural design of surrounding buildings~~
Rear Setback Reductions				
ES-R [3]	On any lot	No minimum	UP(PH) [2]	The reduced setback is: 1) necessary to allow economic use of property due to the size, shape of the lot or the topography of the site; and 2) consistent with the ES-R district purpose.
R-1, R-1A	On a lot less than 100 ft. deep	20% of lot depth	ZC	None
R-1A	To construct a dwelling unit	12 ft.	AUP	The unit would not cause a detrimental impact on emergency access; or on light, air or privacy for neighboring properties.

Text highlighted in gray consists of non-substantive technical edits and renumbering.

District Where Allowed	When Allowed	Minimum Setback with Reduction	Required Permit	Required Additional Findings [1]
R-2, R-2A, R-3, R-4, R-5 [4]~~, R-S, R-SMU~~	On a lot with two or more main buildings with dwelling units	No minimum	AUP	No additional findings
~~R-SMU~~	~~For either: 1) a main building with dwelling units or group living accommodations; or 2) any building north of Durant Avenue~~	~~No minimum~~	~~AUP~~	~~The reduction is appropriate given the setbacks and architectural design of surrounding buildings~~
Side Setback Reductions				
ES-R [3]	Any lot	No minimum	UP(PH) [2]	The reduced setback is: 1) necessary to allow economic use of property due to the size, shape of the lot or the topography of the site; and 2) consistent with the ES-R district purpose.
R-1, R-1A	Lot width less than 40 ft. [45]	10% of lot width or 3 ft., whichever is greater	ZC	None
R-2, R-2A	Lot width less than 40 ft.	First and second stories: 10% of lot width or 3 ft., whichever is greater; Third story: 5 ft.	ZC	None

District Where Allowed	When Allowed	Minimum Setback with Reduction	Required Permit	Required Additional Findings [1]
~~R-SMU~~	~~For either: 1) a main building with dwelling units or group living accommodations; or 2) any building north of Durant Avenue~~	~~No minimum~~	~~AUP~~	~~The reduced setback is appropriate given the setbacks and architectural design of surrounding buildings~~

Notes:
[1] Findings are in addition to any AUP or Use Permit findings required in 23.406-Specifc Permit Requirements.
[2] Fire Department must review and approve reduced setbacks in respect to fire safety.
[3] For lots less than 5,000 square feet, reductions are not allowed for property lines abutting a property under different ownership.
[4] Parcels located within the R-3 district within the Southside Plan boundaries are exempt from this section.
[45] Not permitted for rear main buildings in the R-1A district.

Section 35. That Berkeley Municipal Code Section 23.304.030 Table 23.304-3 is hereby amended to read:

Table 23.304-3: Setbacks Adjacent to Residential Districts

District	Minimum Lot Line Setback when Lot Line Abuts or Confronts a Lot in a Residential District			
	Front	Rear	Interior Side	Street Side
~~All Commercial Districts~~C-C, C-U, C-N, C-E, C-NS, C-SA, C-SO, C-DMU, C-W, C-AC, MU-LI	Same as required in adjacent Residential District [1]	10 feet or 10% of the lot depth, whichever is less	5 ft.	Same as required in adjacent Residential District [1]
C-T	No minimum		5 ft.	4 ft.
MU-R	10 ft. [1]	10 feet or 10% of the lot width, whichever is less [2]		

Text highlighted in gray consists of non-substantive technical edits and renumbering.

Notes: [1] In the MU-LI and MU-R districts, setback may be reduced to the smaller of front setbacks on abutting lot with an AUP. [2] This applies to lots that abut or confront a lot either in a Residential District or containing one or more dwelling units.

Section 36. That Berkeley Municipal Code Section 23.304.040 Table 23.304-4 is hereby amended to read:

TABLE 23.304-4: PERMITS REQUIRED FOR BUILDING SEPARATION REDUCTIONS IN RESIDENTIAL DISTRICTS

DISTRICT WHERE ALLOWED	WHEN ALLOWED	PERMIT REQUIRED	FINDINGS [1]
R-1A	On a lot with two or more main buildings with a dwelling unit	AUP	The unit would not cause a detrimental impact on emergency access; or on light, air or privacy for neighboring properties.
R-2, R-2A, R-3[2], R-4, R-5~~, R-S, R-SMU~~	On a lot with two or more main buildings with a dwelling unit	AUP	No additional findings
ES-R [3~~2~~]	Any lot	UP(PH)	1) The reduced building separation is necessary to allow economic use of property for residential purposes; 2) the development complies with all other applicable setback, coverage, and floor requirements; and 3) the reduced building separation is consistent with the ES-R district purpose.
Notes: [1] Findings in addition to AUP or Use Permit findings required in ~~in~~ Chapter 23.406. [2] Parcels located within the R-3 district within the Southside Plan boundaries are exempt from this section. [3] Fire Department must review and approve reduced setbacks in respect to fire safety.			

Section 37. That Berkeley Municipal Code Section 23.304.050(C) is hereby added to read:

C. **Parapets Allowed Above Height Limit**. Parapets may exceed the height limit by up to five feet as of right in the following districts:

1. The R-3, R-S, R-SMU, and C-T districts located within the Southside Plan boundaries.
2. The C-DMU district (see Section 23.204.130(E)(1)(b)).
3. The R-BMU district (see Section 23.202.150(F)).
4. The C-AC district (see Section 23.204.150(E)(4)).

Section 38. That Berkeley Municipal Code Section 23.304.090 is hereby amended to read:

A. **Applicability.** The standards in this section apply to areas used to satisfy minimum usable open space requirements.

1. Southside Plan Area Standards.
   a. For parcels located in the R-3, R-S, R-SMU, or C-T districts within the Southside Plan boundaries, the minimum usable open space required is calculated on a per 1,000 square feet of gross residential floor area basis.
   b. Certain development projects located in the R-3, R-S, R-SMU or C-T districts within the Southside Plan boundaries may satisfy a portion of the required usable open space by providing residential amenities that meet the qualifying criteria in Section 23.304.090(D) and (E).

B. **Standards**.

1. **Accessibility and Use.** Usable open space shall be accessible to the occupants of the building for active or passive recreation use.
2. **Assignment to Unit.** An area which is accessible and/or usable only by the occupants of a particular dwelling unit may satisfy the usable open space area requirements only for that particular dwelling unit.
3. **Minimum Dimensions**. Except for balconies, a usable open space area must have a minimum width and length of 10 feet.
4. **Balconies**.
   a. A maximum of 50 percent of the total required usable open space area may be satisfied by balconies.
   b. A balcony must have a minimum width and length of 6 feet.
   c. At least one exterior side must be open and unobstructed except for required railings.
5. **Uncovered**. Except for balconies, usable open space shall be at least 75 percent open to the sky.

6. **Slope.** Usable open space must have a slope of 8 percent grade or less.
7. **Landscaping**.
   a. At least 40 percent of the total required usable open space area, exclusive of balconies above the ground floor, shall be landscaped.
   b. A landscaped area may not include off-street parking spaces, driveways, paved walkways and paths, patios and other surfaces covered by concrete or asphalt.
   c. For multiple dwelling uses, required landscaped areas shall incorporate automatic irrigation and drainage facilities adequate to assure healthy growing conditions for plants.
8. **Amenities.** Usable open space which is not planted shall be developed to encourage outdoor active or passive recreational use and shall include such elements as decks, sports courts, outdoor seating, decorative paved areas and walkways which do not serve as entrance walkways.
9. **Access Features Not Included.** Usable open space may not contain area designated for off-street parking and loading, service areas, driveways, required walkways or other features used for access to dwelling units.

C. **Other Open Space Areas.** Areas of the lot which do not qualify as usable open space and which are not designated as driveways, off-street parking spaces or required walkways, shall be retained as landscaped areas

D. **Southside Plan Area Shared Indoor Residential Amenities**. A development project located in the R-3, R-S, R-SMU or C-T districts may provide up to 50 percent of the total usable open space required through one or more of the following shared residential amenities. Each shared amenity space shall have a minimum width and length of 10 feet.

1. Gym/Health Club/Fitness Studio;
2. Multipurpose room; or
3. Pet wash room.

E. **Southside Plan Area Pedestrian Amenities**. A development project located in the R-3, R-S, R-SMU or C-T districts within the Southside Plan boundaries may provide pedestrian amenities located on private property in the space immediately adjacent to the building frontage.

1. Each square foot of pedestrian amenity space is counted as 1.5 square feet of usable open space.
2. Pedestrian amenities shall meet all of the following criteria:

a. Has an average minimum depth of six feet, measured from the front property line;

b. Does not contain enclosed structures;

c. Provides pedestrian-scale lighting; and

d. Is open to the sky, except for the following building encroachments:

i. Bay windows.

ii. Balconies.

iii. Galleries.

iv. Awnings/canopies.

v. Covered walkways.

Section 39. That Berkeley Municipal Code Sections 23.502.020(D)(4) through (16) are hereby amended to read:

D. **"D" Terms**.

4. Density. See 23.106.100-Residential Density.

~~4.~~5. **Density Bonus.** See 23.332.020 (Definitions).

~~5.~~6. **Department.** The Planning and Development Department of the City of Berkeley or its successor administrative unit.

~~6.~~7. **Department Store.** A retail store selling several kinds of merchandise, which are usually grouped into separate sections, including but not limited to, apparel, housewares, household hardware, household appliances, household electronics and gifts.

~~7.~~8. **Dormer.** A projection built out from a sloping roof, usually housing a vertical window or ventilating louver. See also 23.304.110 (Dormers).

~~8.~~9. **Dormitory.** A building providing group living accommodations, occupied by individuals not sharing a common household, characterized by separate sleeping rooms without individual kitchen facilities and containing congregate bath and/or dining facilities or rooms.

~~9.~~10. **Drive-in Uses.** A use where a customer is permitted or encouraged, either by the design of physical facilities or by the service and/or packaging procedures offered, to be served while remaining seated within an automobile. This use includes drive-through food service establishments, financial services (banks), and automatic carwashes.

Text highlighted in gray consists of non-substantive technical edits and renumbering.

~~10.~~11. **Driveway.** A paved, vehicular accessway connecting an off-street parking space or parking lot with a public or private street.

~~11.~~12. **Drug Paraphernalia.** As defined in California Health and Safety Code Section 11364.5(d).

~~12.~~13. **Drugstore.** A retail establishment where the profession of pharmacy is practiced and/or where licensed prescription drugs and general merchandise are offered for sale. A food products store with a pharmacy is not a drugstore.

~~13.~~14. **Dry Cleaning and Laundry Plants.** A place where clothes are dry cleaned, dyed and/or laundered as part of a commercial business, whether or not such clothes were deposited by a customer at that location, or transported from another location, as part of a service. This use includes all establishments subject to Section 19233 of the State of California Business and Professions Code, regulating Dry Cleaning Plants, but excludes laundromats and cleaners as defined in this chapter.

~~14.~~15. **Duplex.** A building or use of a lot designed for, or occupied exclusively by, two households.

~~15.~~16. **Dwelling Unit.** A building or portion of a building designed for, or occupied exclusively by, persons living as one household.

Section 40. That Berkeley Municipal Code Sub-Sections 23.502.020(F)(7) though (14) are hereby amended to read:

7. **Floor Area, Gross Residential**. See 23.106.035 – Floor Area, Gross Residential.

~~7.~~8. **Floor Area, Leasable.** See 23.106.040– Floor Area, Leasable.

~~8.~~9. **Floor Area Ratio (FAR).** See 23.106.050– Floor Area Ratio.

~~9.~~10. **Food Product Store.** A retail products store selling foods primarily intended to be taken to another location to be prepared and consumed, and the incidental preparation of food or beverages for immediate consumption off the premises.

~~10.~~11. **Food and Beverage for Immediate Consumption.** The sale of food or non-alcoholic beverages for immediate consumption not on the premises.

~~11.~~12. **Food Service Establishments.** An establishment which in whole or in part prepares food or beverages for immediate consumption on or off the premises.

a. **Carry Out Food Store:** A store which serves food or non-alcoholic beverages for immediate consumption not on the premises, but usually in the vicinity of the store. This use is usually characterized as an establishment

which serves food altered in texture and/or temperature on a customer-demand basis, puts such food in non-sealed packages or edible containers, requires payment for such food before consumption, and provides no seating or other physical accommodations for on- premises dining. Examples of this use include delicatessens and other stores without seating which sell doughnuts, croissants, ice cream, frozen yogurt, cookies, whole pizzas and sandwiches. This use excludes bakeries and food products stores.

b. **Quick Service Restaurant:** An establishment which serves food or beverages for immediate consumption either on the premises, or to be taken out for consumption elsewhere. This use is usually characterized as an establishment in which food is cooked on a customer-demand basis, payment is required before consumption, limited or no able service is provided (no waiters), and seating or other physical accommodations for on- premises customer dining is provided. Examples of this use include establishments selling primarily hamburgers or other hot or cold sandwiches, hot dogs, tacos and burritos, pizza slices, fried chicken, or fish and chips.

c. **Full-Service Restaurant**: An establishment which serves food or beverages for immediate consumption primarily on the premises, with only a minor portion, if any, of the food being taken out of the establishment. This use is characterized as an establishment in which food is cooked or prepared on the premises on a customer-demand basis, which requires payment after consumption, and provides seating and tables for on-premises customer dining with table service (waiters).

~~12.~~13. **Fraternity House.** A building used for group living accommodations by an organization recognized by the University of California at Berkeley or other institution of higher learning.

~~13.~~14. **Front Wall.** The wall of the building nearest the front lot line.

Section 41. That Berkeley Municipal Code Sections 23.502.020(L) (8) through (22) are hereby amended to read:

8. **Lighting, Pedestrian-Scale**. A lighting source that provides lighting for pedestrian space, such as sidewalks, parks, and walking paths. Pedestrian-scale lighting sources are directed toward the sidewalk, positioned lower than roadway lighting, and have a mounting height of between 7 feet and 15 feet above finished grade. Examples include post-top lighting, pendant lighting, bollard light posts, and wall-mounted light fixtures.

~~8.~~9. **Limited Equity Cooperative.** The form of ownership defined in Section 11003.4(a) of the Business and Professions Code or other form of ownership, wherein appreciation of equity of dwelling units is no greater than appreciation

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permitted by California Health and Safety Code Section 33007.5 for a Limited Equity Cooperative.

~~9.~~10. **Live Entertainment.** Any one or more of any of the following, performed live by one or more persons, whether or not done for compensation and whether or not admission is charged: musical act (including karaoke); theatrical act (including stand-up comedy); play; revue; dance; magic act; disc jockey; or similar activity.

~~10.~~11. **Live/Work.** A built space used or designed to be used both as a workplace and as a residence by one or more persons in conformance with Chapter 23.312 (Live/Work).

~~11.~~12. **Loading Space, Off-street.** A covered or uncovered space for trucks or other delivery vehicles for the loading or unloading of freight, cargo, packages, containers or bundles of goods and/or bulky goods.

~~12.~~13. **Loft.** See mezzanine.

~~13.~~14. **Lot.** A separate legal subdivision of land, as recorded with the County of Alameda Recorder. See Figure 23.502-4: Lot Configuration.

a. **Abutting Lot.** A lot having a common property line or separated by a public path or alley, private street or easement to the subject lot.

b. **Confronting Lot.** A lot whose front property line is intersected by a line perpendicular to and intersecting the front property line of the subject lot.

c. **Corner Lot.** A lot bounded on two or more adjacent sides by street lines, providing that the angle of intersection is less than 135 degrees.

d. **Flag Lot.** A lot so shaped that the main portion of the lot area does not have direct street frontage, other than by a connection of a strip of land which is used for access purposes.

e. **Interior Lot.** A lot bounded on one side by a street line and on all other sides by lot lines between adjacent lots or is bounded by more than one street with an intersection greater than or equal to 135 degrees.

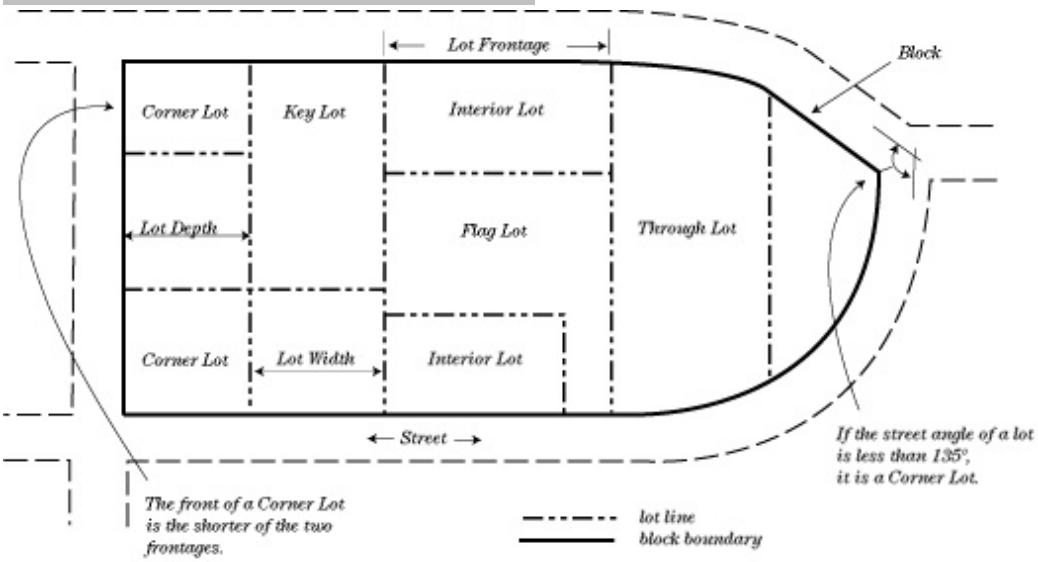
f. **Key Lot.** Any interior lot which abuts the rear lot line of a corner lot.

g. **Receiving Lot.** The lot to which a building is relocated from a different lot.

h. **Source Lot.** The lot from which a building is relocated to a different lot.

i. **Through Lot.** A lot having frontage on two parallel or approximately parallel streets.

FIGURE 23.502-4: LOT CONFIGURATION



~~14.~~15. **Lot Area.** The total horizontal area within a lot's boundary lines.

a. **Lot Area in R-BMU Only**: The total horizontal area within a lot's boundary lines, minus the square footage of the footprints of any buildings, facilities or equipment that are, or shall be, under the control of the San Francisco Bay Area Rapid Transit District (BART).

~~15.~~16. **Lot Coverage.** See 23.106.020 (Lot Coverage).

~~16.~~17. **Lot Depth.** The average distance from the front lot line to the rear lot line measured in the general direction of the side lines.

~~17.~~18. **Lot Frontage.** That dimension of a lot's front lot line abutting on a street.

~~18.~~19. **Lot Lines.** The boundaries between a lot and other property or the public right-of-way.

~~19.~~20. **Lot Line, Front.** The shorter of the two intersecting lot lines along the rights-of-way of a corner lot shall be deemed to be the front of the lot for purposes of determining the lot frontage and for yard requirements. In the case of a lot having equal frontage, or in the case of an irregularly shaped lot, the Zoning Officer shall determine the front in such a manner as to best promote the orderly development of the immediate area.

~~20.~~21. **Lot Width.** The average distance between the side lot lines measured at right angles to the lot depth.

~~21.~~22. **Low Barrier Navigation Center.** A temporary, low-barrier-to-entry shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, healthy services, shelter, and housing. Low barrier includes best practices to reduce barriers to entry, such

as allowing partners, pets, storage of personal items, and privacy pursuant to California Government Code Section 65660 and includes services to connect people to permanent housing through a service plan and services staffing and a coordinated entry system pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations.

Section 42. That Berkeley Municipal Code Sections 23.502.020(R)(13) through (22) are hereby amended to read:

13. **Residential Density**. See 23.106.100-Residential Density

~~13.~~14. **Residential Districts.** The districts listed under the Residential Districts heading in Table 23.108-1: Zoning Districts.

~~14.~~15. **Residential Hotel Room.** A room which is:

a. Used, designed, or intended to be used for sleeping for a period of 14 consecutive days or more;

b. Not a complete dwelling unit, as defined in this chapter; and

c. Not a Tourist Hotel Room, as defined in this chapter.

~~15.~~16. **Residential Use.** Any legal use of a property as a place of residence, including but not limited to dwelling units, group living accommodations, and residential hotels.

~~16.~~17. **Retail, General.** A retail establishment engaged in the sales of personal, consumer, or household items to the customers who will use such items. This use includes antique stores, art galleries, arts and crafts supply stores, bicycle shops, building materials and garden supplies stores, clothing stores, computer stores, cosmetic/personal care items, department stores, drug paraphernalia stores, drug stores, fabric, textile and sewing supply shops, flower and plant stores, food product stores, furniture stores, garden supply stores, nurseries, gift/novelty shops, household hardware and housewares stores, household electronics/electrical stores, jewelry/watch shops, linen shops includes bedding, musical instruments and materials stores, office supply stores, paint stores, photography equipment supply stores, secondhand stores, sporting goods stores, stationery, cards and paper goods stores toy stores and variety stores. This use excludes video rental stores, service of vehicle parts, and firearm/munition sales.

~~17.~~18. **Retaining Wall.** A wall designed to contain and resist the lateral displacement of soil and of which such soil is at a higher elevation on one side of the wall.

~~18.~~19. **Review Authority.** The City official or body responsible for approving or denying a permit application or other form of requested approval under the Zoning Ordinance.

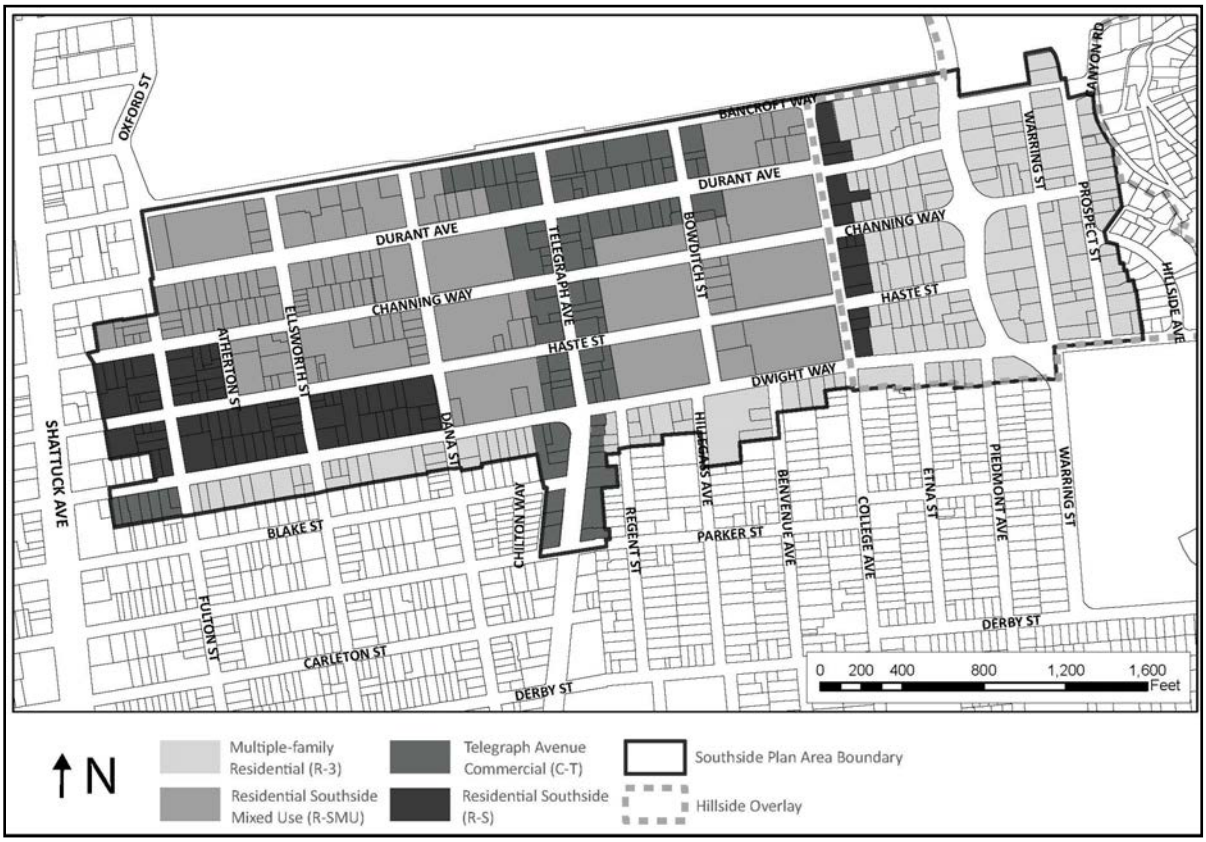
20. **Room, Multipurpose**. An area designed to accommodate a range of recreation and assembly activities, such as meetings, conferences, social gatherings, and studying.

21. **Room, Pet Wash**. An area designed to accommodate self-service pet washing, including grooming, to support animal and resident health.

~~19.~~22. **Rooming House.** A building used for residential purposes, other than a hotel, where lodging for 5 or more persons, who are not living as a single household, is provided for compensation, whether direct or indirect. In determining the number of persons lodging in a rooming house, all residents shall be counted, including those acting as manager, landlord, landlady or building superintendent. See also Boarding House.

Section 43. Copies of this Ordinance shall be posted for two days prior to adoption in the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way. Within 15 days of adoption, copies of this Ordinance shall be filed at each branch of the Berkeley Public Library and the title shall be published in a newspaper of general circulation.

Exhibit A: Proposed Zoning Map – Southside Plan Area



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ATTACHMENT 2. REFERENCE MATRIX – SOUTHSIDE ZONING ORDINANCE AMENDMENTS

Section (Ordinance Section)	Title	Action	Description/Rationale of Changes
23.106 Rules of Measurement			
23.106.035 (Section 1)	Floor Area – Gross Residential	Add	Add a new definition as part of new usable open space calculation.
23.106.100 (Section 2)	Residential Density	Add	Add a new definition as part of new minimum density regulation.
23.202.020 Allowed Residential Land Uses			
Table 23.202-1 (Section 3)	Allowed Uses in Residential Districts	Amend	Add reference to new entry standard for individual residential units (23.302.070(H)).
23.202.030 Residential Districts – Additional Permit Requirements			
23.202.030(A)(1) (Section 4)	Residential Additions - Permits Required	Amend	Residential additions more than 15 percent of the lot area or 600 square feet, whichever is less require a Zoning Certificate.
23.202.030(B) (Section 5)	Residential Additions - Adding Bedrooms	Amend	Adding the fifth or more bedroom to an existing lot requires a Zoning Certificate.
23.202.100 R-3 Multiple-Family Residential District			
23.202.100(C) (Section 6)	Additional Permit Requirements	Amend	Fix typo.
23.202.100(E) (Section 7)	Development Standards	Amend	Consolidate development standards into one table, update standards consistent with proposal, add new figure showing R-3 parcels within Southside.
23.202.110 R-4 Multi-Family Residential District			
23.202.110(E) (Section 8)	Development Standards	Amend	Revise table numbers.
23.202.120 R-5 High-Density Residential District			
23.202.120(D) (Section 9)	Development Standards	Amend	Revise table numbers.
23.202.130 R-S Residential Southside District			
23.202.130(E) (Section 10)	Development Standards	Amend	Consolidate development standards into one table, update standards consistent with proposal.
23.202.140 R-SMU Residential Southside District			
23.202.140(E) (Section 11)	Development Standards	Amend	Consolidate development standards into one table, update standards consistent with proposal.
23.202.150 R-BMU Residential BART Mixed Use District			
23.202.150(D) (Section 12)	Ground-Floor Uses	Amend	Revise table and figure number.

ATTACHMENT 2. REFERENCE MATRIX – SOUTHSIDE ZONING ORDINANCE AMENDMENTS

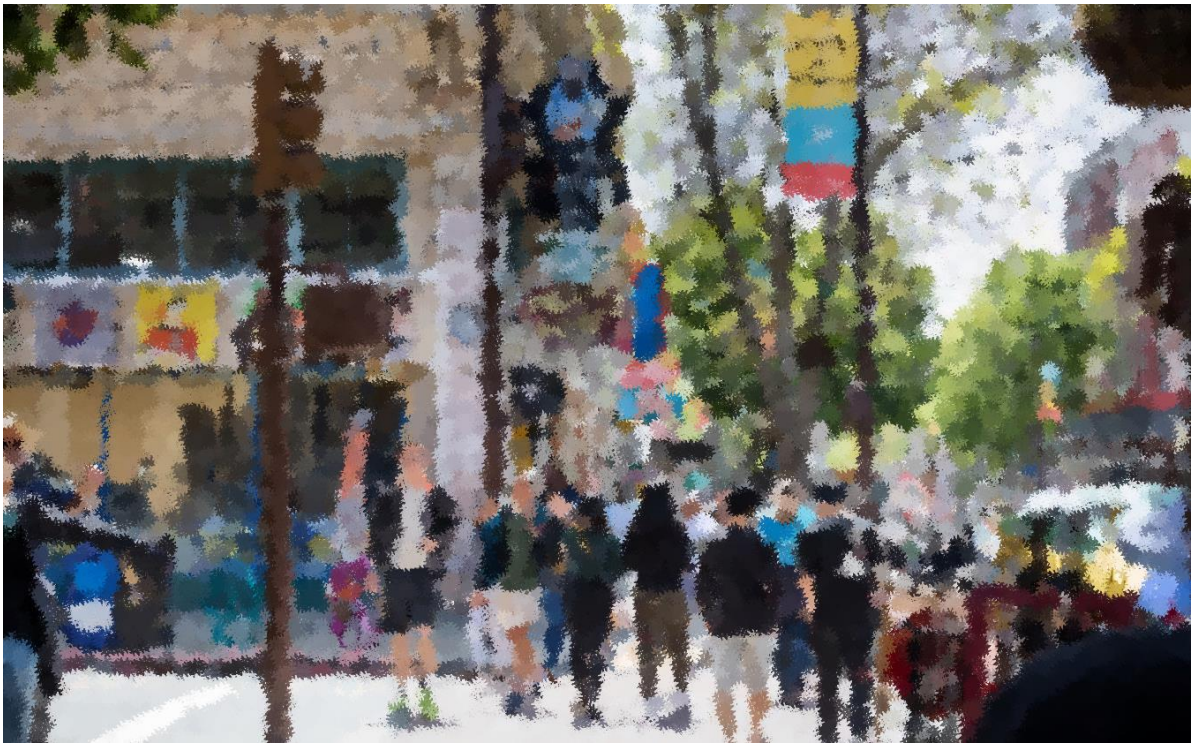
Section (Ordinance Section)	Title	Action	Description/Rationale of Changes
23.202.150(F)(1)-(2) (Section 13)	Development Standards	Amend	Revise table numbers.
23.204.020 Allowed Land Use Commercial Districts			
Table 23.204-1 (Section 14)	Allowed Uses in Commercial Districts	Amend	• Add reference to 23.204.110(B)(5) for mixed-use residential projects in the C-T district • Add reference to new entry standard for individual residential units (23.302.070(K))
23.204.110 C-T Telegraph Avenue Commercial District			
23.204.110(B)(5) (Section 15)	Residential Only Buildings	Amend	Allow residential uses on the ground floor of buildings in the C-T district, subject to certain design standards.
23.204.110(D) (Section 16)	Development Standards	Amend	Consolidate development standards into one table, update standards consistent with proposal.
23.204.120 C-SO Solano Avenue Commercial District			
23.204.120(D) (Section 17)	Development Standards	Amend	Revise table numbers.
23.204.120(D)(3) (Section 18)	Modification to Standards – Mixed Use and Residential-Only Projects	Amend	Revise table number references.
23.204.130 C-DMU Downtown Mixed-Use District			
23.204.130(E)(1)(a) (Section 19)	Height	Amend	Revise table number references.
Table 23.204-38 (Section 20)	C-DMU Increased Height Allowance	Amend	Revise table number reference.
23.204.130(E)(3)(a) (Section 21)	Setbacks	Amend	Revise table number reference.
23.204.130(E)(3)(b) (Section 22)	Modifications to Standards	Amend	Revise table number reference.
23.204.130(E)(3)(c) (Section 23)	Residential Transitions	Amend	Revise table number reference.
23.204.130(E)(4) (Section 24)	Usable Open Space	Amend	Revise table number reference.
23.204.140 C-W West Berkeley Commercial District			
23.204.140(B)(2) (Section 25)	Mixed-Use Residential	Amend	Revise table number reference.
23.204.140(E)(1) (Section 26)	Development Standards	Amend	Revise table number reference.

ATTACHMENT 2. REFERENCE MATRIX – SOUTHSIDE ZONING ORDINANCE AMENDMENTS

Section (Ordinance Section)	Title	Action	Description/Rationale of Changes
23.204.150 C-AC Adeline Corridor Commercial District			
23.204.150(B)(3)(a) (Section 27)	Permitted Ground Floor Uses	Amend	Revise table number reference.
23.204.150(E)(1) (Section 28)	Basic Standards	Amend	Revise table number references.
Table 23.204-44 (Section 29)	C-AC South Shattuck Subarea Dev. Standards	Amend	Revise table number.
Table 23.204-45 (Section 30)	C-AC North and South Adeline Subarea Dev. Standards	Amend	Revise table number.
23.204.150(F)(2)(b) (Section 31)	Active Commercial Areas	Amend	Revise table number reference.
23.204.150(F)(2)(c) (Section 32)	Commercial Use Areas	Amend	Revise table number reference.
23.302.070 Use-Specific Standards			
23.302.070(H-K) (Section 33)	Residential Use, Ground-Floor Units	Add	Add a new requirement that, within the Southside, individual residential unit entries within 6 feet of the front property line to be at least 18 inches above finished grade.
23.304 General Development Standards			
Table 23.304-1 (Section 34)	Setbacks Reductions in Residential Districts	Amend	Remove discretionary permit to reduce minimum setbacks.
Table 23.304-3 (Section 35)	Setbacks Adjacent to Residential Districts	Amend	Add new minimum setbacks in the C-T district for lot lines abutting or confronting lots in a residential district.
23.304.040 (Section 36)	Building Separation in Residential Districts - Table 23.304-4	Amend	Remove discretionary permit to reduce building separation.
23.304.050(C) (Section 37)	Building Height	Add	Add new allowance in Southside for parapets to exceed the maximum height up to 5 feet as of right, clarify other districts that also allow parapets as of right.
23.304.090 (Section 38)	Usable Open Space	Amend	Add requirements specific to the Southside.
23.502.020 - Defined Terms			

ATTACHMENT 2. REFERENCE MATRIX – SOUTHSIDE ZONING ORDINANCE AMENDMENTS

Section (Ordinance Section)	Title	Action	Description/Rationale of Changes
23.502.020(D)(4-16) (Section 39)	"D" Terms - Density	Add	Add new definition of residential density for minimum density regulation.
23.502.020(F)(7-14) (Section 40)	"F" Terms – Floor Area, Gross Residential	Add	Add new definition for gross residential floor area for usable open space regulation.
23.502.020(L)(8-22) (Section 41)	"L" Terms – Lighting, Pedestrian Scale	Add	Add new definition for pedestrian-scale lighting.
23.502.020(R)(13-22) (Section 42)	"R" Terms – Room, Multipurpose and Pet Wash	Add	Add new definition for residential density, multipurpose room, and pet wash room.



Southside Zoning Implementation Program

Addendum to the 2023-2031 Housing Element Update Final Environmental Impact Report

SCH #2022010331

prepared by

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August 2023

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1 Introduction

This document is an Addendum to the *2023-2031 Housing Element Update Environmental Impact Report* (EIR) (State Clearinghouse #2022010331) (hereinafter referred to as the "2023 EIR") which was prepared for the City of Berkeley 2023-2031 Housing Element Update ("HEU"). The 2023 EIR was certified, the mitigation measures in the EIR were adopted and incorporated into the HEU, and the HEU was approved by the City of Berkeley ("City") on January 18, 2023. Pursuant to State CEQA Guidelines section 15150, an addendum "may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public." Accordingly, the environmental analysis and mitigation measures identified in the 2023 EIR are incorporated by reference herein. Where the analysis in this Addendum relies upon the analysis of the 2023 EIR it will be appropriately summarized and referenced. The 2023 EIR is available for public review at:

City of Berkeley
Land Use Planning Division
1947 Center Street, Second Floor
Berkeley, California 94704

The document is also available on the City's website: https://berkeleyca.gov/construction-development/land-use-development/general-plan-and-area-plans/housing-element-update.

The proposed Southside Zoning Implementation Project (hereinafter referred to as "the proposed project" would involve changes to the approved HEU that was analyzed in the 2023 EIR in order to implement zoning text and map amendments, and associated General Plan text and map amendments for the Southside Area (hereinafter referred to as "Southside Area") as called for in HEU Program 27, and to establish minimum density standards as called for in HEU Program 33. Therefore, some modifications and additions are necessary to the 2023 EIR, but as discussed in this Addendum no subsequent or supplemental EIR is required.

Pursuant to Section 15164 of the *CEQA Guidelines*[1], a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15612 calling for preparation of a subsequent EIR have occurred. Under Section 15162 (a), where an EIR has been certified for a project, no subsequent EIR shall be prepared for the project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that substantial changes are proposed in the project, substantial changes occur with respect to the circumstances under which the project is undertaken, or new information of substantial importance, any of which require major revisions of the previous EIR due to one or more new significant impacts not discussed in the previous EIR, or a substantially increase in the severity of previously identified significant impacts.

Regarding preparation of an addendum to an EIR, Section 15164 of the *CEQA Guidelines* states that:

- The lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred (Section 15164(a)).
- An addendum need not be circulated for public review but can be included in or attached to the final EIR (Section 15164(c)).

[1] The CEQA Guidelines are found at California Code of Regulation, Title 14, Section 15000 *et seq*.

- The decision-making body shall consider the addendum with the final EIR prior to making a decision on the project (Section 15164(d)).
- A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence (Section 15164(e))

This Addendum has been prepared in accordance with CEQA (California Public Resources Code Section 21000, *et seq.*) and the *CEQA Guidelines*. It describes the changes in the HEU that constitute the proposed project, and compares the impacts of those changes to the impacts of the HEU identified in the 2023 EIR. The analysis in this Addendum concludes that the proposed project does not require preparation of a subsequent EIR.

2 Background

This section provides an overview of the 2023-2031 Housing Element and the analysis of the HEU in the 2023 EIR to provide context for this Addendum.

2.1 2023-2031 Housing Element Update Project Description

The 2023-2031 HEU project amended the City's General Plan by replacing the 5th Cycle Housing Element with the 2023-2031 6th Cycle Housing Element, and amended other portions of the City's General Plan as needed for consistency and HEU implementation. The City's Regional Housing Needs Allocation (RHNA) for the 2023-2031 planning period was 8,934 units, distributed among four income categories (very low, low, moderate, and above moderate). In order to meet the RHNA, the City assessed the capacity to provide sites to meet the RHNA in three categories: Likely Sites, Pipeline Sites, and Opportunity Sites. The Likely Sites, Pipeline Sites and Opportunity Sites together constituted the 2023 EIR Sites Inventory, providing for a total of 15,153 units, which includes 800 accessory dwelling units (ADUs).[2]

The City determined, based on the sites inventory, that rezoning was not needed to meet the RHNA. However, based on development activity the City determined that zoning alone would not deliver the level of deed-restricted affordable housing and economic and geographic diversity that the HEU aimed to achieve. Therefore, implementation programs and zoning policies were included in the HEU to encourage additional housing, particularly affordable housing that supports a diversity of income levels and household types. The implementation programs included in the HEU include a program to promote middle- and moderate-incoming housing and a program to facilitate additional housing development in the Southside Area; these are summarized below.

Middle Housing Rezoning

The Middle Housing Rezoning implementation program was designed to increase density in Single-Family Residential (R-1), Limited Two-Family Residential (R-1A), Restricted Two-Family Residential (R-2), Restricted Multiple-Family Residential (R-2A), and Mixed Use-Residential (MU-R) zoning districts based on the State's adoption of Senate Bill (SB) 9, and to promote housing for middle- and moderate-income households. Based on the proposed density changes, the 2023 EIR analyzed 770 additional units distributed throughout the R-1 districts and 975 additional units distributed throughout the R-1A, R-2, R-2A and MU-R districts, for a total of 1,745 middle housing units in the 2023-2031 period.

Southside Zoning Modification Project

The Southside Zoning Modification Project included amendments aimed at facilitating additional housing compared to what would be allowed under the existing zoning within the Southside Plan Area. The zoning modifications and a HEU program for local density bonus were intended to increase housing capacity and production to better meet student housing demand in the Southside

[2] Likely Sites included 4,685 units with an estimated 800 ADUs; Pipeline Sites included 2,415 units; and Opportunity Sites included 8,053 units.

Area through changes in a targeted number of zoning parameters: building heights, building footprints (including setbacks and lot coverage), parking, ground-floor residential use, and adjustments to the existing zoning district boundaries. The 2023 EIR assumed rezoning would allow for 1,000 more units in the portions of the Multiple-Family Residential (R-3), Residential High Density Subarea (R-S), Residential Mixed Use Subarea (R-SMU), and Telegraph Avenue Commercial (C-T) districts within the Southside Area for the 2023-2031 period.

2023 EIR Buildout

Table 1 summarizes the buildout analyzed in the 2023 EIR, which is based on the 2023 EIR Sites Inventory of 15,153 units, an additional 1,200 units at the Ashby and North Berkeley BART stations, and projections for implementation programs - Middle Housing Rezoning and the Southside Zoning Modification Project - totaling 2,745 units. Overall, the 2023 EIR assumed that implementation of the HEU zoning changes and other programs could facilitate up to 19,098 units additional units in Berkeley.

Table 1 2023 EIR Projected Buildout

	Total New Units
EIR Sites Inventory	
Likely Sites	4,685
Pipeline Sites	2,415
Opportunity Sites	8,053
Implementation Programs	
Middle Housing Rezoning	1,745
Southside Zoning Modification Project	1,000
Ashby and North Berkeley BART Stations	1,200
Overall EIR Growth Assumption	**19,098**

Source: City of Berkeley 2023a

2.2 2023-2031 Housing Element Update EIR

The 2023 EIR evaluated potential environmental consequences associated with the HEU for all of the environmental issue areas identified in the *CEQA Guidelines* Appendix G checklist. The 2023 EIR found the following impacts to be less than significant without mitigation: aesthetics, biological resources, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services and recreation, transportation, and utilities and service systems.

The 2023 EIR found that the following impacts would have less-than-significant impacts with implementation of mitigation measures identified in the EIR:

- Air Quality
- Cultural Resources
- Geology and Soils
- Tribal Cultural Resources
- Wildfire

Mitigation Measure AQ-1 (Construction Emissions Reduction Measures), Mitigation Measure AQ-2 (Construction Health Risk Assessment), and Mitigation Measure AQ-3 (TAC Exposure Reduction Building Measures) would reduce air quality impacts to less than significant levels. Mitigation Measure GEO-1 (Protection of Paleontological Resources) would reduce geology and soils impacts to less than significant levels. Mitigation Measure TCR-1 (Tribal Cultural Monitoring) would reduce tribal cultural resources impacts to less than significant levels.

The 2023 EIR found that the HEU would have significant and unavoidable impacts related to cultural resources. Mitigation Measure CUL-1 (Historic Context Statement, Cultural Resources Survey and Designations) and Mitigation Measure CUL-2 (Historic Resources Discretionary Review) would reduce cultural resources impacts to the maximum extent feasible. However, even with implementation of mitigation measures, existing historical resources and historical resources eligible for listing could still be materially impaired by future development that would be carried out under the HEU. Therefore, cultural resources impacts would remain significant and unavoidable.

The 2023 EIR also found that the HEU would have significant and unavoidable impacts related to noise. Although future development facilitated by the HEU would be required to comply with the City's Standard Conditions of Approval, which would reduce construction noise impacts to the extent feasible, larger developments involving lengthier construction durations with the use of larger, heavy-duty equipment could still exceed the City's standards for stationary equipment in both multi-family residential and commercial zones. Furthermore, construction noise levels could exceed the City's standards at multiple sites where the HEU would facilitate development in Berkeley. Therefore, construction noise impacts would remain significant and unavoidable.

The 2023 EIR also found that the HEU would have significant and unavoidable impacts related to wildfire. Adherence to City regulations and procedures and implementation of Mitigation Measure W-1 (Undergrounding of Power Drops in the VHFHSZs) would reduce the risk of fire during construction, but not to a less-than-significant level. That is because, for some development projects, even with implementation of wildfire prevention measures, impacts may result from the potential for unusual site-specific or road conditions, project characteristics, and the general ongoing fire risk in Berkeley Hills. Therefore, wildfire impacts would remain significant and unavoidable.

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3 Project Description

3.1 Project Location and Existing Conditions

The project location is the "Southside Area" of the City of Berkeley, as defined in the 2011 Southside Plan (City of Berkeley 2011) and shown in Figure 1 (Regional Location) and Figure 2 (Southside Area Location). The Southside Area encompasses approximately 28 full city blocks and several more partial city blocks, all directly south of the main campus of the University of California at Berkeley ("the University"). The Southside Area is generally bounded by Bancroft Way and the University on the north; Dwight Way on the south (including parcels on both sides of Dwight Way); Prospect Street on the east (including parcels on both sides of Prospect Street); and Fulton Street on the west (including some parcels extending west from Fulton towards Shattuck Avenue and Downtown Berkeley). The Southside Area also includes properties extending south along Telegraph Avenue between Dwight Way and Parker Street.

The Southside Area contains a diverse mix of land uses, including housing, offices, retail, religious and cultural institutions, schools, hotels, parking, recreational uses, and public streets. The most common existing use is residential, which currently occupies approximately 60 percent of the developable land in the Southside Area (excluding streets).

In addition to housing, the Southside Area includes the important retail and social corridor of Telegraph Avenue, a major student-oriented street that provides storefront shopping, restaurants, community activity, and street vendors.

Shops and businesses used by students, visitors, and residents are also found elsewhere in the Southside Area. They include longstanding establishments such as Caffe Strada and Free House at College Avenue and Bancroft Way; the retail and commercial block along Dwight Way between Shattuck Avenue and Fulton Street; and the many shops and restaurants along streets perpendicular to Telegraph Avenue – particularly along Bancroft Way and Durant Avenue.

Recreational uses in the Southside Area include the University-owned and managed People's Park. Two city parks are located within walking distance of the Southside: Civic Center Park at Milvia and Center streets, and Willard Park at Derby Street and Hillegass Avenue.

The Southside Area contains a range of institutional land uses which include religious, social and cultural institutions, as well as the University of California, Berkeley (University). University-owned parcels, located mostly west of College Avenue, are shown in Figure 3. University-owned land includes University-operated student housing, University-owned student housing operated by the Berkeley Student Cooperative, and well as and non-residential uses associated with the University, such as the Tang Health Center, the Legends Aquatic Center, the and the UC Berkeley Safe Transportation Research and Education Center.

Figure 1 Regional Location

Imagery provided by Esri and its licensors © 2020.

Project Location

N

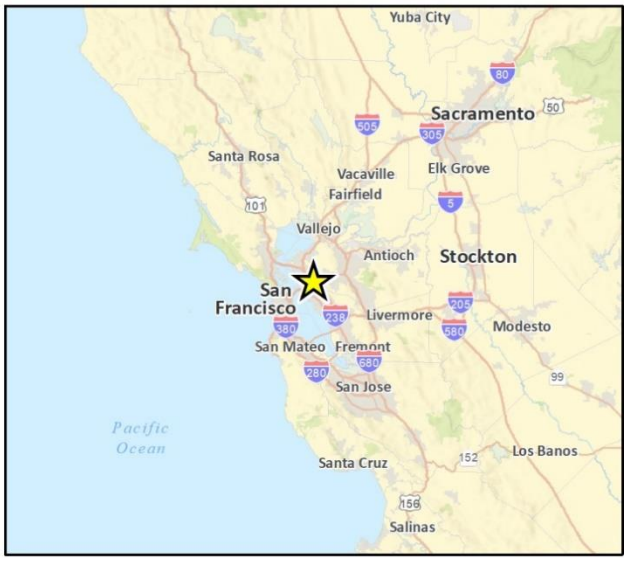
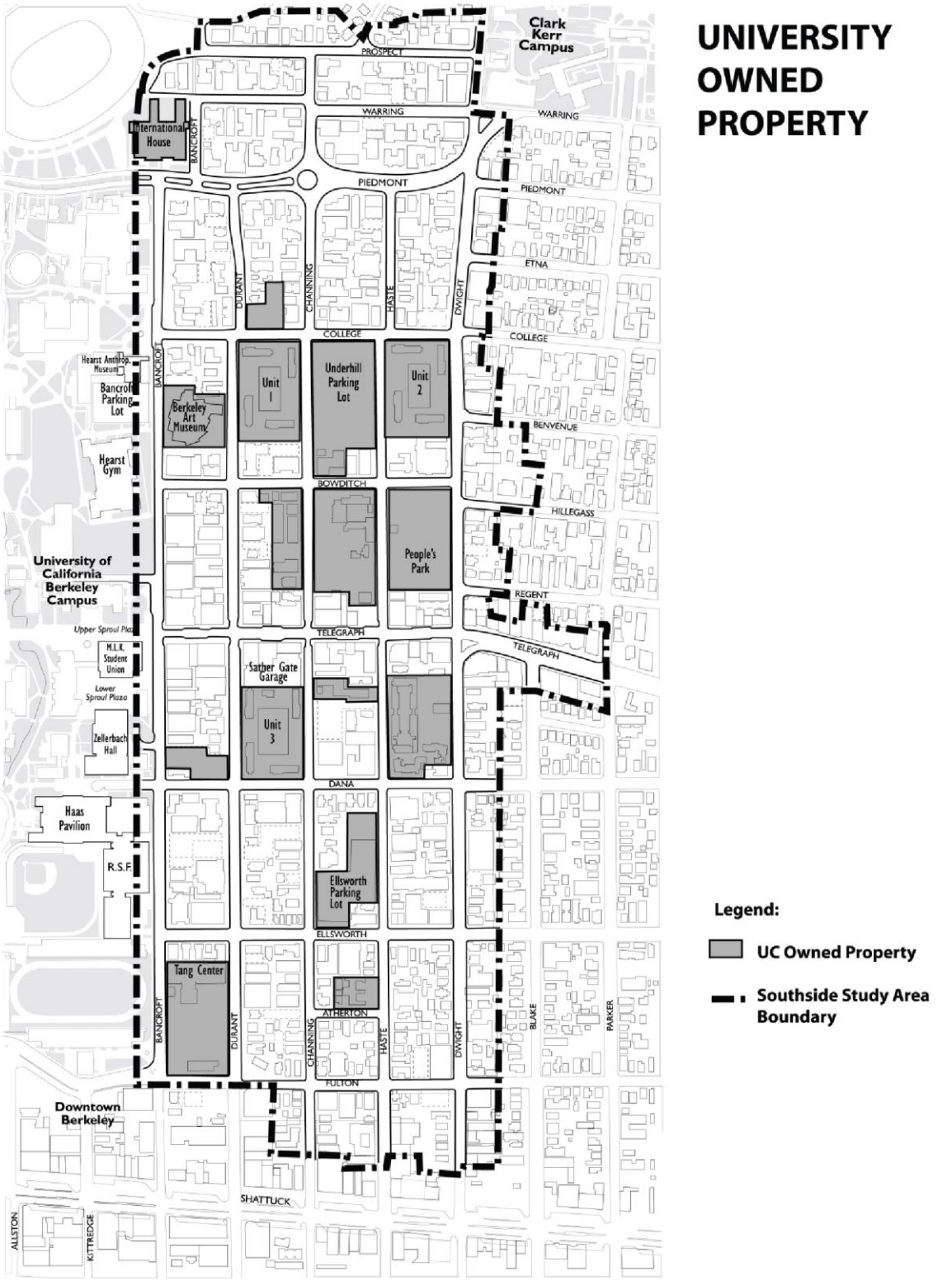


Figure 2 Southside Area Location

Imagery provided by Microsoft Bing and its licensors © 2020.

Figure 3 University-owned Parcels



Source: City of Berkeley 2011.

The UC Berkeley 2021 Long Range Development Plan (2021 LRDP), adopted by the UC Board of Regents in 2021, establishes a framework to guides campus development over a 15-year period.[3] The 2021 LRDP EIR (State Clearinghouse Number 2020040078) evaluated future development that could occur from implementation of the 2021 LRDP, this includes University-owned land located in the Southside Area, specifically People's Park, 2020 Bancroft Way, the former Anna Head School, Unit 3, and the Channing/Ellsworth complex.

Existing Zoning

The City's Zoning Ordinance and associated Zoning Map identify specific zoning districts in Berkeley, and development standards that apply to each district. The zoning districts that currently exist in the Southside Area are as follows:

- C-T (Telegraph Avenue Commercial District)
- R-SMU (Residential Southside Mixed Use District)
- R-S (Residential Southside High Density District)
- R-3 (Multiple-Family Residential District)
- C-SA (South Area Commercial District)

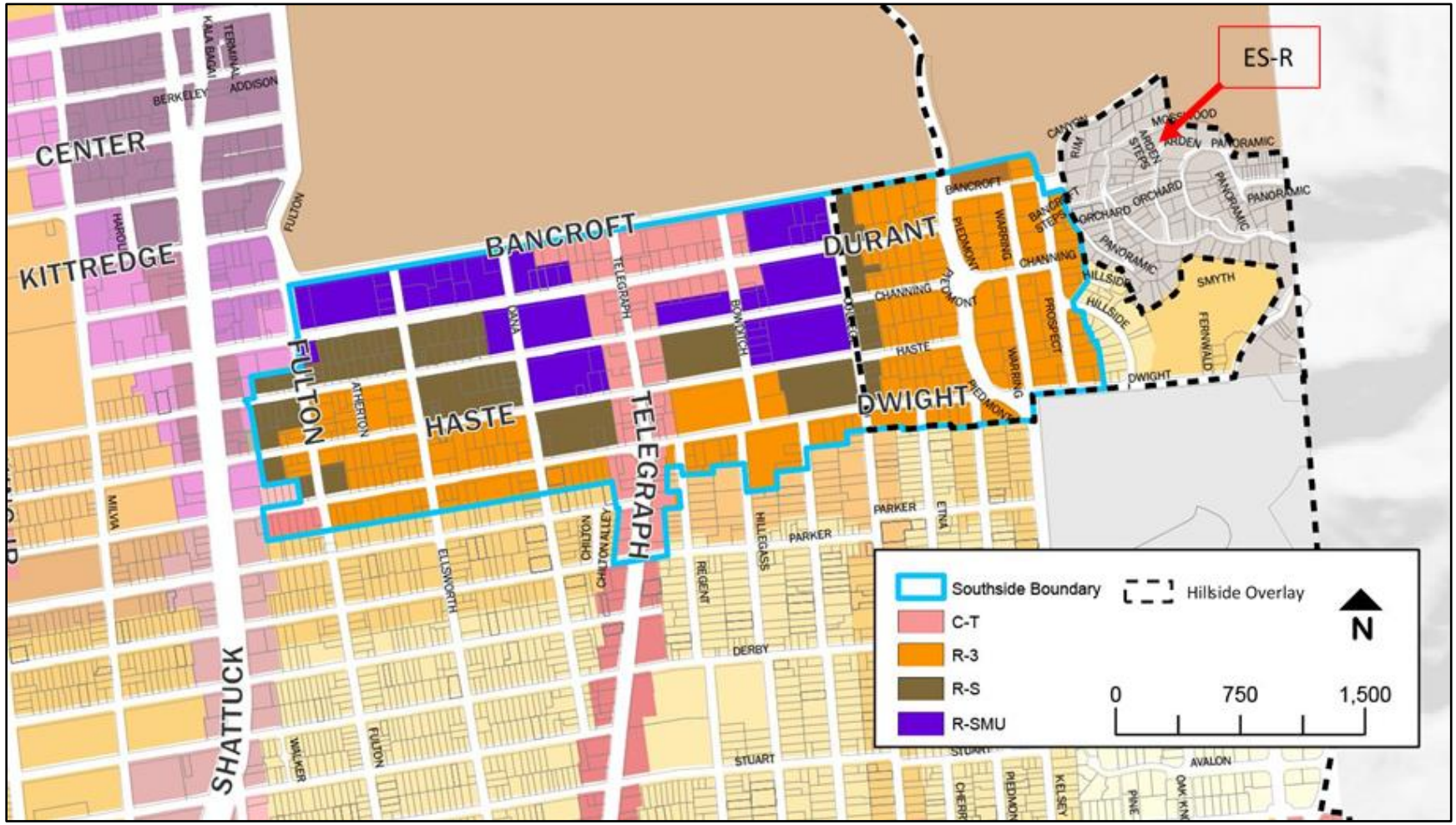
These existing zoning districts are shown in Figure 4, and their associated zoning district standards are summarized in Table 2.

Parcels in the Southside Area located east of College Avenue are subject to the Hillside (H) Overlay, which includes maximum allowed height limits to give reasonable protection to views and allow for flexibility in setbacks and building separation to accommodate steep topography, irregular lot pattern, unusual street conditions, or other special aspects of the hillside areas.

The 2011 Southside Plan also established a "Car-Free Housing" area which currently applies to the C-T district, the R-SMU district, and some portions of the R-S and R-S(H) districts located north of Haste Street. The Car-Free Housing area allows for reduced parking requirements for residential uses and increased allowable lot coverage. The C-T district, R-SMU district, and R-S district – along with the Car-Free Housing area – only occur in the Southside Area. The R-3, C-SA, and Hillside Overlay districts occur in other parts of Berkeley as well as the Southside Area.

[3] UC Berkeley Campus Planning Documents, 2021 Long Range Development Plan. https://capitalstrategies.berkeley.edu/planning-documents.

Figure 4 Existing Southside Area Zoning District Boundaries



Source: City of Berkeley 2023a

Table 2 Summary of Existing Southside Area Zoning District Standards

	C-T (north of Dwight)[1]	C-T (south of Dwight)[1]	R-SMU[2]	C-SA[1]	R-S[2]	R-3[2]
General Plan Designation	Avenue Commercial	Avenue Commercial	Residential Mixed Use	Avenue Commercial	High Density Residential	Medium Density Residential
Max Height (stories)[3]	None (assume 6 based on height)	4	4 (5 with UP)	5 if residential, 3 if non-res	3 (4 with UP)	3
Max Height (feet)[3]	65' (75' with UP)	50' (65' with UP)	60' (65' or 75' with UP)	60' if residential; 36' if non-res	35' (45' with UP)	35'
Front Setback[4]	None	None	10' (0' with AUP)	15' (see R-4)	10' (0' with AUP)	15'
Rear Setback[4]	None	None	10' – 19' (0' with AUP)	15'-21' (see R-4)	10' – 17' (can be reduced w/ AUP)	15' (can be reduced w/ AUP)
Side Setback[4]	None	None	4' – 10' (0' with AUP)	4'-12' (see R-4)	4' – 8'	4' – 6'
Side Setback[4] (street)	None	None	6' – 10' (0' with AUP)	6'-15' (see R-4)	6' – 10'	6' – 10'
Max Lot Coverage	100%	100%	40% - 60% (100% with AUP)	40-50% (see R-4)	55% - 70%	40% - 50%
Min Building Separation[5]	None	None	8'-24'	8'-28'	8'-20'	8'-16'
Residential Parking	None required	None required	None required	1 parking space/unit	None required if in C-FH area; 1 parking space/unit if not in C-FH area	1 parking space/unit
Max Residential Density (GLA residents only)	350 sf. (GLA density can be increased with UP)	350 sf (GLA density can be increased with UP)	175 sf/GLA resident (greater density with UP)	350 sf (GLA density can be increased with UP)	350 sf/GLA resident (no option to exceed)	350 sf/GLA resident (no option to exceed)
Min Lot Area	None	None	5,000 sf	None/5,000 sf for residential only land use	5,000 sf	5,000 sf
Max FAR	5.0 (6.0 with UP)	4.5	N/A	4.0	N/A	N/A
Min Open Space	40 sf/DU	40 sf/DU	40 sf/DU 20 sf/GLA resident	40sf/DU	50 sf/DU 20 sf/GLA resident	200 sf/DU 90 sf/GLA resident

	C-T (north of Dwight) [1]	C-T (south of Dwight) [1]	R-SMU[2]	C-SA[1]	R-S[2]	R-3[2]
Ground-floor residential	Not allowed	Not allowed	Allowed	Allowed	Allowed	Allowed

Notes: AUP: Administrative Use Permit; DU: Dwelling Unit; GLA: Group Living Accommodations; UP: Use Permit, C-FH: Car-Free Housing

[1] Other uses allowed in this district include residential uses; public and quasi-public uses; retail uses; personal and household services; office uses; food and alcohol services, lodging, entertainment, and assembly uses; vehicle service and sales uses; industrial and heavy commercial uses; incidental uses; and other miscellaneous uses with an approved AUP, UP, or ZC as applicable (BMC Table 23-204-1).

[2] Other uses allowed in this district include residential uses; public and quasi-public uses; commercial uses; industrial and heavy commercial uses; and other uses with an approved AUP, UP, or ZC as applicable (BMC Table 23.202-1).

[3] Parcels located east of College Avenue are also subject to the Hillside (H) Overlay height standards, which allow for an average and maximum height of 35 feet and three stories for new buildings, and modified height standards for residential additions. These limits can be exceeded with an Administrative Use Permit upon finding the project is consistent with the purposes of the Hillside Overlay zone.

[4] Parcels located east of College Avenue are also subject to the Hillside (H) Overlay setback standards, which allow for a reduction in the minimum required main building setbacks with an Administrative Use Permit, upon finding the project is consistent with the purposes of the Hillside Overlay zone.

[5] Parcels located east of College Avenue are also subject to the Hillside (H) Overlay building separation standards, which allow for a reduction in the minimum required building separation with an Administrative Use Permit, upon finding the project is consistent with the purposes of the Hillside Overlay zone.

3.2 Proposed Project Description

Consistent with what was envisioned for the Southside Area in the HEU and analyzed in the 2023 EIR, the proposed project would include amendments to the Zoning Ordinance and Zoning Map, and associated General Plan text and map amendments, to increase development potential, particularly student-oriented housing.

Figure 5 shows the proposed zoning district boundary changes. As shown in Figure 5, the proposed project would include expansion of the R-SMU district in the area four blocks west of Telegraph Avenue, which would change from R-S to R-SMU, and three blocks east of Telegraph Avenue, which would change from R-3 and R-S to R-SMU. The proposed project would also include expansion of the R-S district into the areas currently zoned R-3 in between Haste Street, Dwight Way, and Fulton Street. No zoning boundary changes are proposed for the C-T district or within the Hillside Overlay zone.

Table 3 identifies the proposed modifications to the development standards in the Zoning Ordinance. The project would involve the creation or modification of objective standards in the Southside Area, including building height, coverage, and ground-floor residential uses in the R-3, R-3H, R-S, R-SH, R-SMU, and C-T zoning districts. The Southside Area also includes seven parcels zoned C-SA, but no changes are proposed for C-SA within the Southside Area.

Table 3 Proposed Zoning Ordinance Amendments

Building Height

Zoning standards for building height would be changed in the following ways:

- For all Southside Area zoning districts, remove the Use Permit option to exceed height limits. Height limits stated in the zoning ordinance will be the maximum allowed. Parapets would be allowed to exceed the maximum height by up to 5 feet as of right.
- Institute a maximum building height in the Southside Area as follows:
  - Allow up to 85' in C-T (increase from 65' north of Dwight, and 50 feet south of Dwight)
  - Allow up to 85' in R-SMU (increase from 60', 4 stories)
  - Allow up to 55' in R-S (increase from 35', 3 stories)
  - Allow up to 45' in R-3 within the Southside Area (increase from 35', 3 stories), measured as an average, not a maximum

Building Footprint (Setback, Building Separation, and Lot Coverage)

Zoning standards for building setbacks, separation, and lot coverage in the Southside Plan Area would be changed in the following ways:

- For all Southside Area zoning districts, remove the discretionary review option to modify setbacks, building separation, and lot coverage.
- Allow 10' front setback in R-3 and R-3H (currently 15').
- Allow 0' front setback in R-S, R-SH, R-SMU, and C-T (currently allowed with an AUP in R-S and R-SMU, and by right in C-T).
- Allow 0' street side setback in R-S, R-SH and R-SMU (currently varies from 6' to 10', depending on number of stories, may be reduced to 0' with an AUP).
- Allow 4' interior side setback in R-3, R-3H, R-S, and R-SH (currently varies from 4' to 6' in the R-3 and R-3H, and from 4' to 8' in the R-S and R-SH, depending on number of stories).
- Allow 0' interior side setback in R-SMU (currently varies from 4' to 10', depending on number of stories, may be reduced to 0' with an AUP).
- Allow 10' rear setback in R-3 and R-3H (currently 15', may be reduced to 0' with an AUP).
- Allow 4' rear setback in R-S, R-SMU (currently varies from 10' to 19' depending on number of stories, may be reduced to 0' with an AUP).
- Eliminate requirement for shade studies in C-T.
- Eliminate the maximum lot coverage requirement in all districts.
- Eliminate the minimum building separation requirement in all districts.

Parking

Citywide residential parking standards would apply to all districts in the Southside Area:

- No minimum residential parking requirements (exception: 1 space/unit in Hillside Overlay on streets narrower than 26 feet)
- Residential parking maximum of 0.5 spaces/unit (exception: no maximum in Hillside Overlay on streets narrower than 26 feet)

Usable Open Space

Zoning standards for open space would be changed in the following ways:

- For all Southside Area zoning districts, replace dwelling unit and group living accommodation (GLA) room standards with gross residential floor area standard. The minimum requirement would be based on a per 1,000 square foot ratio of gross residential floor area.
- Institute a minimum usable open space requirement in the Southside Area as follows:
  - At least 150 square feet per 1,000 square feet of gross residential floor area in the R-3 and R-3H (currently 200 square feet per dwelling unit/90 square feet per GLA room)
  - At least 50 square feet per 1,000 square feet of gross residential floor area in the R-S and R-SH (currently 50 square feet per dwelling unit/20 square feet per GLA room)

  - At least 40 square feet per 1,000 square feet of gross residential floor area in the R-SMU and C-T (currently 40 square feet per dwelling unit in R-SMU and C-T, 20 square feet per GLA room in R-SMU)

- For all Southside Area zoning districts, allow up to 50 percent of the total required usable open space to be provided from any of the following:
  - Multipurpose rooms
  - Fitness centers
  - Pet washing rooms
- In the zoning districts that do not require a minimum front setback (R-S, R-SMU, C-T), allow usable open space to be provided in the building frontage zone, meeting the following requirements:
  - Each square foot of usable open space provided in the frontage zone is weighted as 1.5 square feet toward meeting the minimum requirement
  - Minimum average depth of 6' from front property line, not required to be continuous for building frontage
  - Pedestrian-scale lighting
  - Enclosed structures are prohibited
  - Must be open to the sky, with the exception of building encroachments

Floor Area Ratio

Zoning standards for floor area ratio (FAR) would be changed in the following ways:

- Institute a maximum FAR in the R-3, R-S, and R-SMU where FAR is not currently regulated
- Allow up to 3.0 FAR in the R-3, R-3H
- Allow up to 4.0 FAR in the R-S, R-SH
- Allow up to 7.0 FAR in the R-SMU
- Allow up to 8.0 FAR in the C-T (increase from 6.0 with a Use Permit north of Dwight, and 4.0 south of Dwight)

Ground-Floor Residential Use

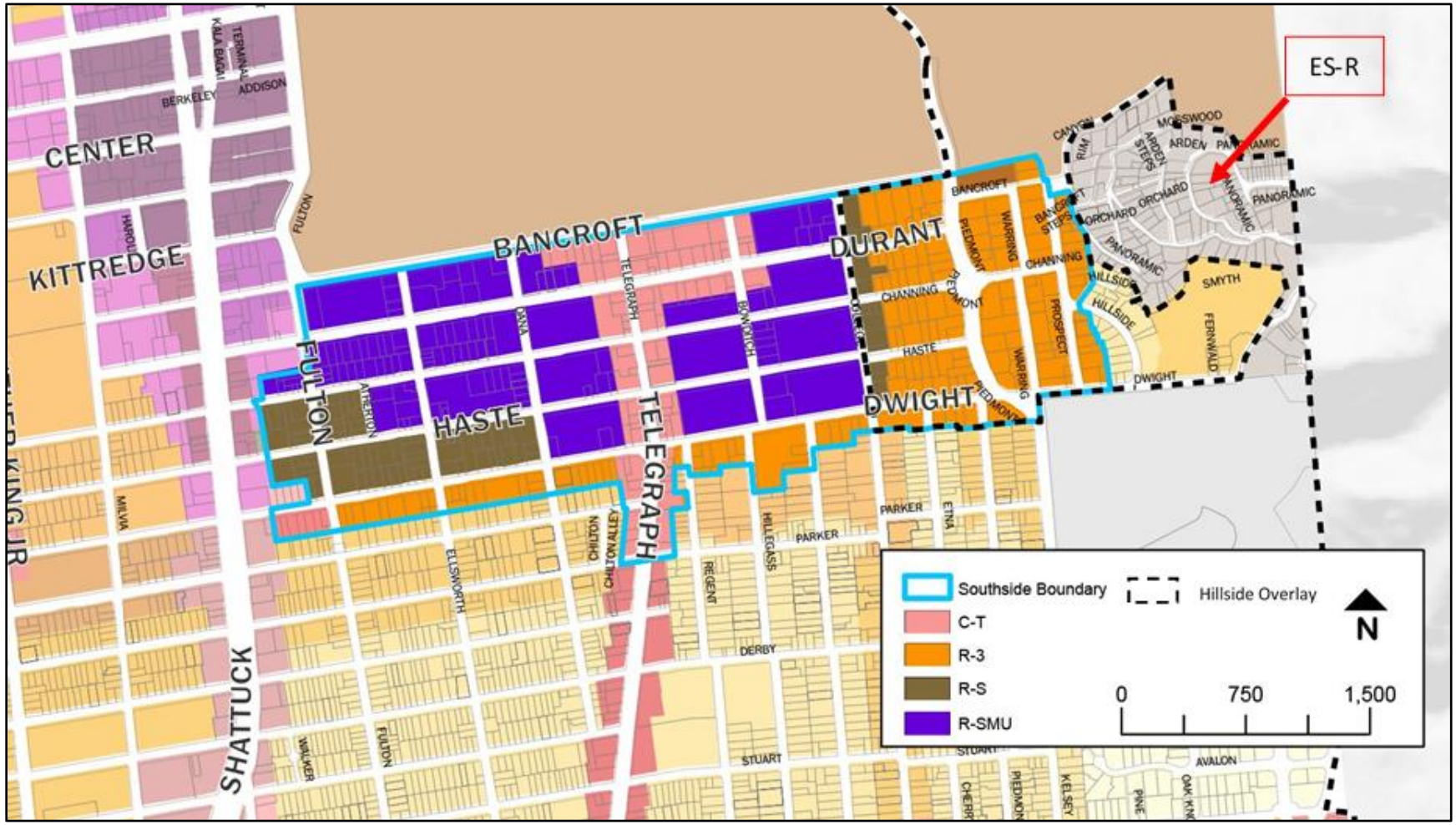
Zoning standards for ground-floor residential use would be changed in the following ways:

- Allow ground-floor residential anywhere in C-T if it is located behind a commercial use, with the commercial use occupying at least the front 30 feet of depth on the ground floor and the entire building frontage.
- Require minimum grade separation of 18 inches above finished grade for residential unit entries located on the ground floor within 6' of the property line in any district in the Southside Area.

Density

- Adopt a minimum density standard for all residential uses in the Southside Area measured on a per dwelling unit basis, as follows:
  - 60 dwelling units per acre in the R-3, R-3H
  - 100 dwelling units per acre in the R-S, R-SH
  - 150 dwelling units per acre in the R-SMU
  - 200 dwelling units per acre in the C-T
- Remove the maximum density standard for GLAs in all districts in the Southside Area
- Remove the minimum lot area standard in all districts in the Southside Area

Figure 5 Proposed Southside Area Zoning District Boundaries



Source: City of Berkeley 2023a

3.3 Proposed Project Buildout Assumptions

The maximum buildout scenario that may occur with the proposed project is shown below in Table 4 and provides the basis for this analysis. As shown in Table 4, the proposed project could result in up to 2,652 new units on 65 sites in the Southside Area. As discussed above under Section 2, the 2023 EIR analyzed a buildout of 1,000 units for the Southside Area. The proposed project would therefore include an additional 1,652 units compared to the HEU.

Table 4 Maximum Buildout Assumptions Under the Proposed Project

	R-3	R-S	R-SMU	C-T	Total
Maximum Height	45 ft	55 ft	85 ft	85 ft	–
Maximum Floor Area Ratio	3	4	7	8	–
Units					
Total Units	48	142	1,661	3,092	4,943
Assumed Housing Element Units (Opportunity Sites)/Existing Capacity	(11)	(64)	(558)	(1,658)	(2,291)
Projected Additional Units	**37**	**78**	**1,103**	**1,434**	**2,652**

Notes: ( ) denotes subtraction

4 Conclusion Regarding Preparation of an Addendum to the 2013 EIR

Pursuant to *CEQA Guidelines* Section 15164, a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in *CEQA Guidelines* Section 15162 calling for preparation of a subsequent EIR have occurred.

The impact analysis that follows in Section 5 of this Addendum, concludes, based on substantial evidence, that the proposed project would not result in new or substantially more severe significant environmental impacts beyond those identified in the 2023 EIR due to substantial changes in the previously approved project, substantial changes in the circumstances under which the project is undertaken, or new information of substantial importance. None of the conditions described in *CEQA Guidelines* Section 15162 that would call for preparation of a subsequent EIR have been met because of the proposed project's changes to the approved HEU. Therefore, this Addendum is the appropriate level of environmental documentation to prepare for the proposed project under CEQA. The City will consider this Addendum, along with the 2023 EIR, prior to making a decision on the proposed project.

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5 Environmental Impacts of the Proposed Changes to the HEU

This Addendum analyzes the changes proposed under the proposed project compared to the analysis of the HEU project in the 2023 EIR to determine if any of the criteria in *CEQA Guidelines* Section 15162 that call for preparing a subsequent EIR would apply to the proposed project. The existing environmental conditions on and around the project site are substantially the same under present conditions as those described in the 2023 EIR. The analysis contained in this section provides updates to existing environmental conditions, where necessary, to characterize potential impacts of the proposed project.

Appendix G of the *CEQA Guidelines* provides a checklist of environmental issues areas suggested for assessment in a CEQA analysis. The 2023 EIR addressed most of these environmental issue areas in detail including the following:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Population and Housing
- Public Services and Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities
- Wildfire

No impacts associated with agriculture and forestry resources or mineral resources were found to occur, and these issues were not analyzed further in the 2023 EIR. The proposed project would be located within the study area analyzed in the 2023 EIR, which includes the entire city of Berkeley, and for the same reasons as stated in the 2023 EIR would not result in impacts related to agriculture and forestry resources or mineral resources because those resources are not present in the Southside Area. Therefore, these issues are not addressed further in this Addendum. The remaining environmental issue areas included in Appendix G of the *CEQA Guidelines* were analyzed in the 2023 EIR.

Potential environmental impacts of the proposed project are analyzed in this Addendum to determine if they are consistent with the impact analysis in the 2023 EIR, and whether additional mitigation measures are required to minimize or avoid further potential impacts. Where the following analysis identifies impacts, mitigation measures identified in the 2023 EIR and adopted and incorporated into the HEU, as well as existing applicable policies and regulations, are discussed, as relevant, with respect to mitigating potentially significant impacts of the proposed project that are different from (new) or substantially more severe than those identified in the 2023 EIR.

5.1 Aesthetics

Impacts Identified in the 2023 EIR

As discussed in Section 4.1, *Aesthetics*, of 2023 EIR, the HEU would not have a substantial adverse effect on a scenic vista since most new buildings would be of a similar height as existing development and views that would be affected are already fully or intermittently impeded by mature trees and buildings. Development under the HEU would also be subject to design review as part of the project approval process and would be subject to the City's general development standards (Berkeley Municipal Code [BMC] Chapter 23.304) as well as objective development standards to ensure that buildings are compatible with neighboring land uses and architectural design and scale. Development under the HEU would replace facilities such as parking lots with buildings that may reduce nighttime sources of light, and new light sources would likely be adjacent and similar to nearby light sources. Development would also be required to comply with BMC Sections 23.304.100 and 23.304.130 which require exterior lighting to be shielded to avoid light spillover onto adjacent residential properties. Furthermore, the closest State Scenic Highway to the city is I-580 in Oakland approximately 1.6 miles from the city limits, and the closest eligible State Scenic Highway is SR 13 located approximately 0.5 miles from the city limits. The proposed project would not have a substantial adverse effect on a scenic vista, conflict with applicable local regulations governing scenic quality, create a new source of substantial light and glare, or substantially damage scenic resources within a scenic highway. Therefore, aesthetics impacts would be less than significant.

Impacts of the Proposed Project

Senate Bill 743 (California Public Resources Code Section 21099) passed in 2013, made changes to CEQA for projects located in transit-oriented development areas. Among these changes are that a project's aesthetics impacts are no longer considered significant impacts on the environment if the project is a residential, mixed-use residential, or employment center project and if the project is located on an infill site within a transit priority area (TPA). Pursuant to Section 21099 of the California Public Resources Code, a "transit priority area" is defined as an area within 0.5 mile of an existing or planned major transit stop. A "major transit stop" is defined in Section 21064.3 of the California Public Resources Code as a rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

Although the proposed project would increase potential buildout in the Southside Area compared to what was analyzed in the 2023 EIR by up to 1,652 units, the proposed project would only facilitate development in the Southside Area, which is a designated TPA as mapped by the Metropolitan Transportation Commission (MTC 2021). The Southside Area is located within 0.5 mile of the Downtown Berkeley BART station and multiple bus routes such as the Alameda-Contra Costa Transit District (AC Transit) bus routes 6, 36, 51B, 52, 79, 604, 605, 851, and F. Therefore, because the proposed project would facilitate residential uses within a TPA, aesthetics impacts may not be considered significant impacts on the environment.

Pursuant to CEQA Statute Section 21099.d, "aesthetic impacts do not include impacts on historical or cultural resources." Analysis of impacts related to historic or cultural resources is provided below in Section 5.4, *Cultural Resources*.

Effects and Mitigation Measures

No new or substantially more severe significant effects would occur related to aesthetics, and no new mitigation measures are required.

Conclusion

The proposed project would have less than significant impacts with respect to aesthetics. Furthermore, aesthetics impacts within TPAs, such as the Southside Area, are not considered to be significant effects on the environment. No substantial changes have occurred that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to aesthetics than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

5.2 Air Quality

Impacts Identified in the 2023 EIR

As discussed in Section 4.2, *Air Quality*, of the 2023 EIR, analysis of the HEU relied on the 2017 Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines. Construction-related air quality impacts were found to be less than significant with implementation of Berkeley's Standard Conditions of Approval (COA) related to diesel particulate matter controls during construction, as well as Mitigation Measure AQ-1, which was adopted and incorporated into the HEU and requires adherence to BAAQMD's Basic Construction Mitigation Measures to reduce fugitive dust impacts. Operational air quality impacts were also found to be less than significant because the VMT associated with HEU buildout would increase by approximately 38 percent, which would not exceed the rate of increase from the forecast population of approximately 43 percent. As discussed in Section 4.2 of the 2023 EIR, because the HEU's VMT increase would not conflict with the BAAQMD's CEQA Guidelines operational plan-level significance thresholds for criteria air pollutants, and the HEU would be consistent with control measures within the BAAQMD 2017 Clean Air Plan, impacts related to conflicting or obstructing implementation of an applicable air quality plan would be less than significant.

According to the California Office of Environmental Health Hazard Assessment (OEHHA), construction of individual projects lasting longer than two months or located within 1,000 feet of sensitive receptors could potentially expose nearby sensitive receptors to substantial pollutant concentrations and therefore could result in potentially significant health risk impacts (OEHHA 2015). Construction conducted in response to the HEU could exceed BAAQMD's thresholds of an increased cancer risk of greater than 10.0 in a million and an increased non-cancer risk of greater than 1.0 Hazard Index (Chronic or Acute), and result in potentially significant impacts related to construction TAC emissions. However, with implementation of Mitigation Measure AQ-2, which was adopted and incorporated into the HEU, construction-related TAC impacts were found to be less than significant. The 2023 EIR determined that operation of land uses facilitated by buildout of the HEU would not include sources of TACs such as freeways and high-volume roadways, truck distribution centers, ports, rail yards, refineries, chrome plating facilities, dry cleaners using perchloroethylene, and gasoline dispensing facilities, and also would not include new stationary sources onsite such as emergency diesel generators (BAAQMD 2017). Therefore, the 2023 EIR found less than significant impacts related to operational TACs.

In 2005, CARB issued recommendations to avoid siting new residences within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day or close to known stationary TAC sources (CARB 2005). BAAQMD's average daily traffic (ADT) threshold is lower, at 10,000 vehicles per day (BAAQMD 2012); therefore, this analysis conservatively uses BAAQMD's ADT threshold. Development consistent with the HEU could place sensitive receptors living in housing within approximately 500 to 1,000 feet of Interstate 580 (I-580) and Interstate 80 (I-80). There is also the potential for development to occur within 500 feet of roadways that have existing traffic volumes of 10,000 vehicles per day or more such as University Avenue, Adeline Street, Telegraph Avenue, Claremont Avenue, and Gilman Street (Caltrans 2020). Therefore, development of those housing sites could create a potentially significant impact by exposing future sensitive receptors to substantial pollutant concentrations. However, implementation of Mitigation Measure AQ-3, which was adopted and incorporated into the HEU, would be required and would reduce impacts to a less than significant level.

The 2023 EIR found that the HEU would not generate objectionable odors affecting a substantial number of people during operation since it would not include uses such as wastewater treatment plants, landfills or transfer stations, refineries, composting facilities, confined animal facilities, food manufacturing, smelting plants, or chemical plants. Impacts related to odors would be less than significant.

Impacts of the Proposed Project

Although the proposed project would increase potential buildout in the Southside Area compared to what was analyzed in the 2023 EIR by up to 1,652 units, it would facilitate increased development located within 0.5 mile of the Downtown Berkeley BART station and multiple bus routes such as the Alameda-Contra Costa Transit District (AC Transit) bus routes 6, 36, 51B, 52, 79, 604, 605, 851, and F, as well as the University of California, Berkeley Bear Transit R-Line, which would allow for easier use of alternative modes of transportation and would reduce the use of personal vehicles and subsequent mobile emissions. Similar to the HEU, development facilitated by the proposed project would be required to comply with the latest Title 24 and BMC regulations, including:

- The requirements for residential indoor air quality;
- Part 6 of Title 24, which requires all new low-rise buildings to install photovoltaic (PV) panels that can generate an output greater or equal to the amount of electricity that is annually consumed;
- BMC Section 23.322.090, which contains requirements for residential bicycle parking; BMC Section 19.36.040, which is a "reach code" that exceeds the energy efficiency standards of the California Energy Code;
- BMC Section 19.37.040, which requires 20 percent of parking spaces to be electric vehicle charging spaces capable of supporting future electric vehicle chargers and 80 percent of parking spaces to include raceways to facilitate future electric vehicle supply equipment at all new multi-family developments, and for new one- and two-family dwelling units to accommodate a dedicated 208/240-volt branch circuit for a future EV charger;
- BMC Chapter 19.37 which requires a minimum 65 percent diversion of construction/demolition waste; and BMC Chapter 12.80 (with limited exemptions and exceptions), which requires all-electric new construction to reduce consumption of nonrenewable energy sources.

Therefore, the proposed project would be consistent with the primary goals and control measures of the 2017 Clean Air Plan.

The proposed project would also increase the amount of construction activities compared to the HEU since it would potentially facilitate up to 1,652 more units, thereby further increasing air pollutant emissions that would affect local air quality. However, similar to the HEU, development facilitated by the proposed project would be required to comply with the City's Standard COA regarding diesel particulate matter controls during construction, as well as previously adopted Mitigation Measure AQ-1, which requires implementation of BAAQMD's Basic Construction Mitigation Measures. This would reduce construction-related emissions to a less than significant level, similar to the HEU.

According to the BAAQMD 2022 CEQA Air Quality Guidelines (BAAQMD 2023), determining compliance with the threshold for criteria air pollutants and precursors requires an assessment of the rate of increase of plan VMT and population. As discussed in the 2023 EIR, VMT associated with the HEU would not exceed the rate of increase from the forecast population. Table 5 summarizes the net increase in citywide population compared to the increase in citywide VMT based on modeling performed by Kittelson & Associates (Appendix A). Citywide data is used because VMT is not localized or constrained only to the Southside Area.

Table 5 Increase in Population Compared to VMT Under Project

	2020 Without Project	2031 With Proposed Project	Net Increase	Percent Change
Population	128,004	186,771	58,767	45.9%
Residential Vehicle Miles Traveled	1,436,244	1,982,372	546,128	38.0%

Source: Data provided by Kittelson & Associates, Inc 2023 (Appendix A)

As shown in Table 5, VMT for the proposed project would also increase at a lower percentage when compared to the 2020 Without Project scenario than the increase in population because the proposed project would concentrate growth and residences in proximity to jobs and services to reduce single-occupancy vehicle trips and encourage alternative models of travel. Therefore, impacts concerning criteria pollutants generated from operation of the project would be less than significant, same as the HEU.

Similar to the HEU, development facilitated by the proposed project could exceed BAAQMD's thresholds for increased cancer risk of greater than 10.0 in a million and for increased non-cancer risk of greater than 1.0 Hazard Index (Chronic or Acute), and construction TAC impacts would be potentially significant. Nonetheless, individual development would be required to continue to implement previously adopted Mitigation Measure AQ-2, which would require preparation of a construction Health Risk Assessment (HRE) that would reduce construction TAC impacts to a less than significant level.

Operation of development facilitated by the proposed project would not include sources of TACs such as freeways and high-volume roadways, truck distribution centers, ports, rail yards, refineries, chrome plating facilities, dry cleaners using perchloroethylene, and gasoline dispensing facilities, and therefore would not be considered a source of TACs. Residences also do not typically include new stationary sources of TACs onsite, such as emergency diesel generators. However, if residences did include a new stationary source onsite, it would be subject to BAAQMD Regulation 2, Rule 2 (New Source Review) and require permitting. This process would ensure that the stationary source does not exceed applicable BAAQMD health risk thresholds. Therefore, similar to the HEU, operational TAC impacts due to the proposed project would be less than significant.

Unlike the HEU, the proposed project would only facilitate increased development within the Southside Area and would not place sensitive receptors living in housing within approximately 500 to 1,000 feet of Interstate 580 (I-580), Interstate 80 (I-80), or State Route 13 (SR 13). However, there is potential for development to occur within 500 feet of a roadway that has a traffic volume of 10,000 vehicles per day or more such as Telegraph Avenue, which could result in a potentially significant impact. Therefore, continued implementation of previously adopted Mitigation Measure AQ-3 would be required for future development located within 500 feet of Telegraph Avenue, which would require the incorporation of TAC reduction design features into future projects in order to reduce impacts to a less than significant level.

As with the HEU, the proposed project's changes to the HEU would only include residential uses and would not include odor-generating uses such as wastewater treatment plants, landfills or transfer stations, refineries, composting facilities, confined animal facilities, food manufacturing, smelting plants, or chemical plants. Therefore, development facilitated by the proposed project would not generate objectionable odors affecting a substantial number of people during operation, and impacts would be less than significant, similar to the HEU.

Effects and Mitigation Measures

No new or substantially more severe significant effects would occur to air quality, and no new mitigation measures are required. Berkeley's Standard COA requiring construction BMPs, as referenced in the 2023 EIR, would remain applicable.

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 Public Works Department for review and approval prior to the issuance of building permits.

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

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, 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.

Previously adopted 2023 EIR Mitigation Measures AQ-1 through AQ-3 would remain applicable and would continue to be implemented and monitored.

AQ-1 Construction Emissions Reduction Measures

As part of the City's development approval process, the City shall require applicants for future development projects within the project sites to comply with the current Bay Area Air Quality Management District's basic control measures for reducing construction emissions of PM_{10} (Table 8-2, Basic Construction Mitigation Measures Recommended for All Proposed Projects, of the May 2017 BAAQMD CEQA Guidelines), outlined below.

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times a day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. 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.
4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
5. 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.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacture's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper conditions prior to operation.
8. 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 number shall also be visible to ensure compliance with applicable regulations.

AQ-2 Construction Health Risk Assessment

For individual projects (excluding ADUs, single-family residences, and duplexes) where construction activities would occur within 1,000 feet of sensitive receptors, would last longer than two months, and would not utilize Tier 4 and/or alternative fuel construction equipment, the project applicant shall prepare a construction health risk assessment (HRA). The HRA shall determine potential risk and compare the risk to the following BAAQMD thresholds:

- Non-compliance with Qualified Community Risk Reduction Plan;
- Increased cancer risk of > 10.0 in a million;
- Increased non-cancer risk of > 1.0 Hazard Index (Chronic or Acute); or
- Ambient $PM_{2.5}$ increase of > 0.3 $\mu g/m^3$ annual average

If risk exceeds the thresholds, measures such as requiring the use of Tier 4 and/or alternative fuel construction equipment shall be incorporated to reduce the risk to appropriate levels.

AQ-3 TAC Exposure Reduction Building Measures

The following design features shall be incorporated for residential development located within 1,000 feet of I-580/80 or on a lot that fronts on a section of roadway with 10,000 vehicles per day or more in order to reduce exposure of proposed residences to TACs from vehicles and stationary combustion engines (i.e., generators):

1. If the proposed buildings would use operable windows or other sources of infiltration of ambient air, the development shall install a central HVAC system that includes high efficiency particulate filters (HEPA). These types of filters are capable of removing approximately 99.97 percent of the DPM emissions from air introduced into the HVAC system (U.S. EPA 2022). The system may also include a carbon filter to remove other chemical matter. Filtration systems must operate to maintain positive pressure within the building interior to prevent entrainment of outdoor air indoors.
2. If the development limits infiltration through non-operable windows, a suitable ventilation system shall include a ventilation system with filtration specifications equivalent to or better than the following: (1) American Society of Heating, Refrigerating and Air- Conditioning Engineers MERV-13 supply air filters, (2) greater than or equal to one air exchanges per hour of fresh outside filtered air, (3) greater than or equal to four air exchanges per hour recirculation, and (4) less than or equal to 0.25 air exchanges per hour in unfiltered infiltration. These types of filtration methods are capable of removing approximately 90 percent of the DPM emissions from air introduced into the HVAC system.
3. Windows and doors shall be fully weatherproofed with caulking and weather-stripping that is rated to last at least 20 years. Weatherproof should be maintained and replaced by the property owner, as necessary, to ensure functionality for the lifetime of the project.
4. Where appropriate, install passive (drop-in) electrostatic filtering systems, especially those with low air velocities (*i.e.*, 1 mph).
5. Prepare an ongoing maintenance plan for the HVAC and filtration systems, consistent with manufacturers' recommendations.
6. The applicant shall inform occupants regarding the proper use of any installed air filtration system.

Conclusion

The proposed project would have less than significant impacts after mitigation with respect to air quality. No substantial changes have occurred that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to air quality than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

5.3 Biological Resources

Impacts Identified in the 2023 EIR

As discussed in Section 4.3, *Biological Resources*, of the 2023 EIR, the HEU does not include development sites on the western boundary of Berkeley, where marine, estuarine, and lacustrine habitats may provide habitats for special-status species and native fish and wildlife, and include mainly sites in the urbanized core of the City. Therefore, the HEU would have less than significant impacts related to riparian habitats and sensitive natural communities, state or federally protected wetlands, and movement of native resident or migratory fish or wildlife species. Nonetheless, trees, shrubs, man-made structures, and the ground surface throughout Berkeley provide suitable nesting substrates for birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGC), and construction activities under the HEU could potentially affect nesting birds if carried out during breeding season. However, with compliance with the City's Standard COA related to avoiding disturbance of nesting birds, impacts would be less than significant. As discussed in the 2023 EIR, development facilitated by the HEU would be required to comply with the City's Tree Ordinance (BMC No. 6,509-N.S.), and because there are no adopted habitat conservation plans or natural community conservation plans within the city of Berkeley, the HEU would not conflict with provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan.

Impacts of the Proposed Project

Although the proposed project's changes to the HEU would facilitate the development of up to 1,652 more units in the Southside Area compared to the adopted HEU, the proposed project would only increase residential density on non-vacant and underutilized sites in a highly-urbanized area of the city away from open space preserves and non-channelized creeks and would not directly or indirectly impact the habitat of special-status species. New development facilitated under the proposed project would not differ substantially from the urban development already allowed in the Southside Area with respect to implications for biological resources. Although trees and other vegetation in the Southside Area may support species of nesting migratory birds protected under the CFGC, development facilitated by the proposed project would be required to comply with the City's Standard COA regarding avoidance of disturbance of nesting birds, which would reduce impacts to a less than significant level, similar to the proposed project.

The Southside Area does not contain natural communities considered sensitive by the California Department of Fish and Wildlife. Two occurrences of Northern Coastal Salt Marsh are located approximately 3.3 miles to the southwest and 3.8 miles to the northwest, and two occurrences of Northern Maritime Chaparral are located approximately four miles to the southeast and five miles to the northeast of the Southside Area. These sensitive natural communities would not be affected by the proposed project due to their respective distances from the Southside Area. There are also no mapped or designated federally protected wetlands in the Southside Area (USFWS 2023). Some underground drainage culverts may intersect the Southside Area; however, these are not federally protected and therefore are not subject to United States Army Corps of Engineers (USACE) jurisdiction. Additionally, pursuant to BMC Chapter 17.08, obstructing or interfering with watercourses is prohibited and construction within 30 feet of a culverted creek must receive a permit from the City Engineer and comply with the provisions in the chapter to ensure the watercourse is protected. Due to the developed nature of the Southside Area, there would not be potential for impacts to protected wetlands. Additionally, the Southside Area is not within, and does not function as, a significant regional or local wildlife movement corridor, since there are no

waterways that could be utilized for movement of native residents or migratory fish. Furthermore, there are no habitat conservation plans or natural community conservation plans adopted in the Southside Area, and the proposed project would not conflict with such plans. Therefore, impacts would be less than significant, similar to the HEU.

Similar to the HEU, the proposed project could result in the removal of mature trees during construction. General Plan Policy EM-29 requires the City to maintain and enhance street and park trees to improve the environment and provide habitat. On-going implementation of that policy through site-specific design review and use permits would reduce potential impacts to locally significant trees to a less than significant level. Development facilitated by the proposed project would also be required to adhere to the City of Berkeley's Tree Ordinance (BMC No. 6,509-N.S.), which prohibits the removal of coast live oak trees unless determined to be necessary for public safety by the City Manager. Therefore, with adherence to the City's Tree Ordinance and other policies and ordinances for protecting biological resources, impacts would be less than significant, similar to the HEU.

Effects and Mitigation Measures

No new or substantially more severe significant effects would occur to biological resources, and no new mitigation measures are required. Berkeley's Standard COA requiring avoiding disturbance of nesting birds, as referenced in the 2023 EIR, would remain applicable.

> **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 Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (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.

Conclusion

The proposed project would have less than significant impacts with respect to biological resources. No substantial changes have occurred that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to biological resources than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

5.4 Cultural Resources

Impacts Identified in the 2023 EIR

As discussed in Section 4.4, *Cultural Resources*, of the 2023 EIR, the City has adopted regulations related to cultural resources that would apply to development facilitated by the HEU. Pursuant to Chapter 3.24 of the BMC, the City's Landmarks Preservation Commission (LPC) ordinance provides procedures for the local designation of historical resources and includes a provision for a permit review which allows the LPC to review and approve construction, alteration, or demolition of a designated landmark, buildings in designated historic districts, and structures of merit. In addition, pursuant to BMC Section 23.326.070(C), the City requires any application for a use permit or administrative use permit to demolish a non-residential building or structure which is 40 or more years old to be forwarded to the LPC for review before consideration of the permit by the Zoning Adjustments Board. Further, the City's zoning project application has submittal requirements for zoning projects that include the proposed demolition or substantial change to any building 40 or more years old subject to environmental review requiring a historical resource evaluation. For projects subject to discretionary review, potential impacts to historical resources would be addressed by following the existing procedures of the City's permit review process, and by adherence to the City's conditions of approval. The BMC requirements and zoning project application submittal requirements listed above are intended to reduce impacts to historical resources by ensuring that proposed changes to buildings do not negatively impact the resource by encouraging the preservation and maintenance of historical materials and ensuring work performed is consistent with the resource's historical character. Nonetheless, the 2023 EIR determined that there is potential for historic resources that have not yet been subject to evaluation or would not be subject to the City's permit review or zoning application requirements to be adversely impacted, and Mitigation Measure CUL-1 and Mitigation Measure CUL-2, which were adopted and incorporated into the HEU, would be required to reduce impacts to the maximum extent feasible. However, even with implementation of previously-adopted Mitigation Measure CUL-1 and Mitigation Measure CUL-2, existing and eligible historical resources could still be materially impaired by future development that would be facilitated by the HEU because specific actions intended for the reduction of impacts to historical resources could be deemed infeasible. In addition, future projects that are not subject to discretionary review and have not been previously evaluated for the presence of historical resources could result in the demolition of potential historic resources. Therefore, impacts to historical resources were found to be significant and unavoidable.

The 2023 EIR found that ground-disturbance of native soils on properties for the purposes of development facilitated by the HEU could contain previously unknown prehistoric or historic-period resources, and individual development projects facilitated by the HEU that would involve ground disturbance activities would have the potential to damage or destroy archaeological resources, especially if they occur below previously disturbed sediments. However, with adherence to the City's Standard COA related to archaeological resources, impacts would be less than significant.

The 2023 EIR also determined that ground-disturbing activities associated with development under the HEU could result in damage to or destruction of human burials. However, compliance with the California Health and Safety Code (Section 7050.5, 7051, and 7054), which has specific provisions for the protection of human burial remains; PRC Section 5097.98, which addresses the disposition of Native American burials, protects such remains, and establishes the Native American Heritage Commission (NAHC) to resolve related disputes; and the City's Standard COA related to human remains; would result in impacts that would be less than significant.

Impacts of the Proposed Project

Historical Resources

The Southside Area is home to approximately 168 known qualifying historical resources under CEQA (i.e., designated and/or eligible at the federal, State, or local level), as well as three potential historic districts (Piedmont Avenue Parkway Historic District, Telegraph Avenue Commercial Corridor Historic District, and College Homestead Tract Historic District) and additional resources that may not have been identified or evaluated yet. Since the certification of the 2023 EIR and approval of the HEU, 14 properties located on Bancroft Way were added to the City of Berkeley Landmarks list, the State Register, and/or the National Register:

CITY OF BERKELEY LANDMARKS LIST

- Fred Turner Building
- Harmon Gym (Hass Pavilion)

STATE REGISTER

- St Mark's Episcopal Church
- Gray Gables, Canterbury Foundation
- Trinity United Methodist Church
- University Art Museum
- Richard A Clark House, Davis House
- International House

CITY OF BERKELEY LANDMARKS LIST AND STATE REGISTER

- Westminster Hall

CITY OF BERKELEY LANDMARKS LIST, STATE REGISTER, AND NATIONAL REGISTER

- First Unitarian Church/UC Dance Studio
- College Women's Club
- George C Edwards Field and Stadium
- Hearst Gymnasium for Women

The HEU analyzed in the 2023 EIR did not include specific physical development projects, but the 2023 EIR assumed that development was a reasonably foreseeable outcome that would be facilitied by adoption of the HEU. The proposed project also does not call for specific physical development projects but, similarly, this analysis assumes that implementation of the proposed project's zoning changes in the Southside Area would facilitate development projects. Therefore, as was assumed in the 2023 EIR, reasonably foreseeable development facilitated by the proposed project could impact historical resources through demolition and construction activities.

The City currently has procedures in place for projects that would involve the demolition of non-residential buildings 40 or more years old that require use permits or administrative use permits to be forwarded to the LPC for review. The City's zoning project application also has submittal requirements for zoning projects that include the proposed demolition or substantial change to a building more than 40 years old subject to environmental review requiring a historical resource

evaluation. For projects subject to discretionary review, potential impacts to historical resources would be addressed by following the existing procedures of the permit review process, and by adherence to the City's conditions of approval. These regulations are intended to reduce impacts to historical resources by ensuring that proposed changes to buildings do not adversely impact the resource through encouraging the preservation and maintenance of historical materials and ensuring work performed is consistent with the resource's historical character.

Nonetheless, future development in the Southside Area may be allowed "by-right" and would not undergo discretionary review. For these projects, the City would not have the authority to implement review procedures for evaluating buildings 40 or more years old. Further, there are designated, known, and potential historic resources and districts in the Southside Area. Although the continued implementation of previously adopted Mitigation Measure CUL-1 and Mitigation Measure CUL-2 would be required in order to reduce impacts to historical resources to the maximum extent feasible, even with implementation of these mitigation measures, existing and eligible historical resources could still be materially impaired by future development that would be facilitated by the proposed project. Material impairment could occur because specific actions intended for the reduction of impacts to historical resources could be determined to be infeasible. Material impairment could also occur because future projects that are not subject to discretionary review on sites with structures that have not been previously evaluated to initiate a landmark or structure-of-merit designation could result in the demolition of potential but unknown historic resources. Although future development would be required to comply with mitigation measures CUL-1 and CUL-2 as adopted in the HEU, similar to the HEU, impacts due to the proposed project's changes to the HEU would remain significant and unavoidable. Nonetheless, impacts related to historical resources would not be substantially more severe than what was analyzed in the HEU.

Archaeological Resources and Human Remains

Similar to what was analyzed in the 2023 EIR, although development under the proposed project would occur on non-vacant and underutilized sites in previously disturbed areas, ground-disturbing activities such as earthmoving and excavation could still potentially damage and/or destroy unrecorded archaeological resources in subsurface soils within the Southside Area. However, future development facilitated by the proposed project would be required to comply with the City's Standard COA related to archaeological resources during demolition, grading, and construction, which would reduce impacts to a less than significant level, similar to the HEU. Additionally, construction activities could also potentially disturb human remains. However, implementation of the proposed project would involve disturbance in the same Southside Area as analyzed in the 2023 EIR, and conditions in the Southside Area have not substantially changed since certification of the 2023 EIR and adoption of the HEU. Future development would be subject to federal and State regulations, such as the California Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98, and the California Code of Regulations Section 15064.5(e) (CEQA), which state the mandated procedures of conduct following the discovery of human remains. Future development would also be required to comply with the City's Standard COA related to human remains resources during demolition, grading, and construction, which would reduce impacts to a less than significant level, similar to the adopted HEU.

Effects and Mitigation Measures

Historical Resources

No new or substantially more severe significant effects would occur to cultural resources, and no new mitigation measures are required. Previously adopted Mitigation Measure CUL-1 and Mitigation Measure CUL-2 would remain applicable and would continue to be implemented and monitored.

CUL-1 Historic Context Statement, Cultural Resources Survey and Designations

During the period of this Housing Element, the City should conduct a citywide historic context statement and a cultural resource survey to identify historic resources, with priority given to sites in the EIR Site Inventory, to determine if there are designed built environment features which are over 40 years of age proposed to be altered or demolished. Designation of historic or cultural resources should be conducted by the Landmarks Preservation Commission pursuant to 3.24.260 of the Berkeley Municipal Code.

CUL-2 Historical Resources Discretionary Review

For projects that are subject to discretionary review that occur during the Housing Element period where a historical-age building or structure that has not been previously evaluated is present, a historical resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior Professional Qualification Standards (PQS) in architectural history or history. The qualified architectural historian or historian shall conduct an intensive-level survey in accordance with the California Office of Historic Preservation guidelines to determine if the property qualifies for federal, state, or local historical resources designation. All age eligible properties shall be evaluated within their historic context and documented in a technical memorandum with Department of Parks and Recreation Series 523 Forms.

Should a property be found to be a qualifying historical resource, the project shall be subject to the City's regulations for permit review, including by the Preservation Landmarks Commission pursuant to Chapter 3.24.260, and/or by the Zoning Adjustments Board pursuant to Chapter 23.326 of the City of Berkeley Municipal Code. Efforts shall be made to the extent feasible to ensure that impacts are mitigated. Application of mitigation shall generally be overseen by a qualified architectural historian or historic architect meeting the PQS, unless unnecessary in the circumstances (e.g., preservation in place). In conjunction with a development application that may affect the historical resource, the historical resources built environment assessment shall also identify and specify the treatment of character-defining features and construction activities.

Efforts shall be made to the greatest extent feasible to ensure that the relocation, rehabilitation, or alteration of the resource is consistent with the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). In accordance with CEQA, a project that has been determined to conform with the Standards generally would not cause a significant adverse direct or indirect impact to historical resources (14 CCR § 15126.4(b)(1)). Application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City for review and concurrence. As applicable, the report shall demonstrate how the project complies with the Standards and be submitted to the City for review and approval prior to the issuance of permits.

If significant historical resources are identified on a development site and compliance with the Standards and or avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These may include documentation of the resource in a manner consistent with the standards of the Historic American Building Survey (HABS). Documentation should include full descriptive and historical narrative, measured drawings, and medium format photographs, all in archivally stable format.

Archaeological Resources and Human Remains

No new or substantially significant effects to archaeological resources or human remains were identified and no new mitigation measures are required. Berkeley's Standard COAs, as referenced in the 2023 EIR, would remain applicable and would reduce impacts to archaeological resources and human remains.

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.

Human Remains (*Ongoing throughout demolition, grading, and/or construction*). In the event that human skeletal remains are uncovered 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.

Conclusion

Historical Resources

Previously adopted Mitigation Measure CUL-1 and Mitigation Measure CUL-2 would remain applicable to the proposed project. However, even with implementation of these mitigation measures, impacts to cultural resources would remain significant and unavoidable, similar to the adopted HEU. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to historical resources than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

Archaeological Resources and Human Remains

The proposed project would have less than significant impacts with respect to archaeological resources and human remains. No substantial changes have occurred that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to archaeological resources or human remains than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

5.5 Energy

Impacts Identified in the 2023 EIR

As discussed in Section 4.5, *Energy*, of the 2023 EIR, construction facilitated by the HEU would involve temporary energy use. During construction, contractors would be required to comply with the provisions of California Code of Regulations Title 13 Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than 5 minutes and would minimize unnecessary fuel consumption. Construction equipment would be subject to the United States Environmental Protection Agency's (USEPA) Construction Equipment Fuel Efficiency Standard, which would also minimize inefficient, wasteful, or unnecessary fuel consumption. The HEU would also be required to comply with standards and regulations such as 2019 CALGreen (as codified in CCR Title 24, Part 11) and BMC Chapter 19.37, which would ensure energy is used efficiently during construction.

Development under the HEU would be required to comply with standards set in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California's CALGreen standards (California Code of Regulations, Title 24, Part 11) and BMC Chapters 12.80, 19.36, and 19.36 would require implementation of energy-efficient light fixtures and building materials into the design of new construction projects, limit the use of natural gas infrastructure in new development, and provide for electric-ready infrastructure for natural gas appliances in new buildings. The HEU would facilitate development along transit corridors, near BART stations, and in Priority Development Areas (PDA), which would place residents in proximity to public transit and encourage walking and bicycling. BMC Chapter 19.37 would require at least 20 percent of parking spaces at new multi-family residential developments to be capable of supporting electric vehicle chargers and raceway at the remaining 80 percent of parking spaces to facilitate future electric vehicle supply equipment, which would support the use of electric vehicles by future residents.

In addition, the HEU would be consistent with state renewable energy and energy efficiency plans as well as the City's General Plan policies related to energy. Impacts of the HEU would be less than significant.

Impacts of the Proposed Project

Although the proposed project would increase potential buildout in the Southside Area compared to what was analyzed in the 2023 EIR by up to 1,652 units, which would increase the amount of construction activities, energy use during demolition and construction would be temporary, and construction equipment used would be typical of construction projects in the region. Construction contractors would also be required to comply with the same regulations outlined in the 2023 EIR such as CARB regulations, provisions of California Code of Regulations, Title 13, Sections 2449 and 2485, USEPA Construction Equipment Fuel Efficiency, and 40 Code of Federal Regulations Parts 1039, 1065, and 1068. Future development would also be expected to utilize fuel-efficient equipment consistent with State and federal regulations, as well as divert a minimum of 65 percent of construction and demolition debris and recycle and salvage 100 percent of excavated soil and land-clearing debris, concrete, and of asphalt during construction and demolition activities pursuant to the latest iteration of CALGreen and BMC Chapter 19.37. Therefore, construction-related energy impacts would be less than significant, similar to the adopted HEU.

Long-term operation of future development under the proposed project would require permanent grid connections for electricity to power internal and exterior building lighting, and heating and cooling systems. Electricity in Berkeley is supplied by East Bay Community Energy (EBCE). Although the proposed project would facilitate the development of up to 1,652 more units in the Southside Area, future development would be required to comply with all standards set in the latest iteration of the California Building Standards Code (California Code of Regulations, Title 24) and locally adopted amendments codified in Titles 12 and 19 of the BMC (such as the City's Reach Code), which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources by the built environment during operation. California's CALGreen standards (California Code of Regulations, Title 24, Part 11) and BMC Chapters 12.80, 19.36, and 19.36 require implementation of energy-efficient light fixtures and building materials into the design of new construction projects, limit the use of natural gas infrastructure in new development, and provide for electric-ready infrastructure for natural gas appliances in new buildings. Additionally, all future residential customers would be placed in EBCE's Renewable 100 Plan which utilizes 100 percent renewable and carbon free energy. The proposed project would also facilitate increased development within a PDA which would encourage the use of alternative modes of transportation such as bicycling and walking, thereby reducing fuel consumption and minimizing the potential of the proposed project to result in the wasteful or unnecessary consumption of vehicle fuels. Therefore, given the above-mentioned reasons, the proposed project would also be consistent with State renewable energy and energy efficiency plans, the City's General Plan, and the City's CAP. Operational-related energy impacts would be less than significant, similar to the HEU.

Effects and Mitigation Measures

No new or substantially more severe significant effects related to energy would occur, and no new mitigation measures are required.

Conclusion

The proposed project would have less than significant impacts with respect to energy. No substantial changes have occurred that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to energy than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

5.6 Geology and Soils

Impacts Identified in the 2023 EIR

As discussed in Section 4.6, *Geology and Soils*, of the 2023 EIR, the HEU would facilitate development in areas near the Hayward fault, which would increase the population and infrastructure that would be exposed to earthquake-related hazards. However, with compliance with applicable State and local laws such as the Alquist-Priolo Earthquake Fault Zone Act and Title 19, Chapter 28 of the BMC, impacts would be less than significant. The 2023 EIR determined that the HEU would be located in areas with "low" to "moderate" liquefaction potential and low landslide risk, and impacts were found to be less than significant. The 2023 EIR also determined that although unstable soils within Berkeley have the potential to damage infrastructure or introduce hazards to human health and safety, the City requires site-specific geotechnical evaluations for individual development on steep slopes and unstable soils in accordance with the California Building Code (CBC), and development under the HEU would be required to comply with the Policies S-13A and S-14B of the City's General Plan Disaster Preparedness and Safety Element. Impacts related to unstable soils were found to be less than significant.

The 2023 EIR found that Berkeley's soils are characterized by having "moderate" or a "high" potential for erosion-related hazards, and construction activities could result in erosion and the loss of topsoil. However, new development under the HEU would be required to comply with the SWRCB's General Permit for Discharges of Stormwater Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). Construction activities that disturb one or more acres of land surface are subject to the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2012-0006-DWQ) adopted by the SWRCB. Development would also be required to comply with BMC Chapter 21, Section 40, which requires compliance with the Construction General Permit, as well as BMC Section 21.40.270 requires subdivision projects to comply with grading, erosion and sediment control regulations on file with the Public Works Department. Therefore, impacts related to soil erosion or the loss of topsoil were found to be less than significant.

As discussed in Section 4.6 of the 2023 EIR, many of the soil types within Berkeley have "moderate" to "high" potential for shrink-swell behavior, or expansiveness Building on unsuitable soils would have the potential to create future subsidence or collapse issues that could result in the settlement of proposed project infrastructure, and/or the disruption of utility lines and other services. Development facilitated by the HEU would be required to comply with existing State and local regulations, such as the CBC and General Plan Action S-14B, which would require submittal to and review by the City of detailed soils and/or geologic reports prior to construction. Impacts were found to be less than significant.

The 2023 EIR found that construction activities related to the HEU would potentially result in significant impacts to paleontological resources. However, implementation of Mitigation Measure GEO-1, which was adopted and incorporated into the HEU, would reduce impacts to a less than significant level.

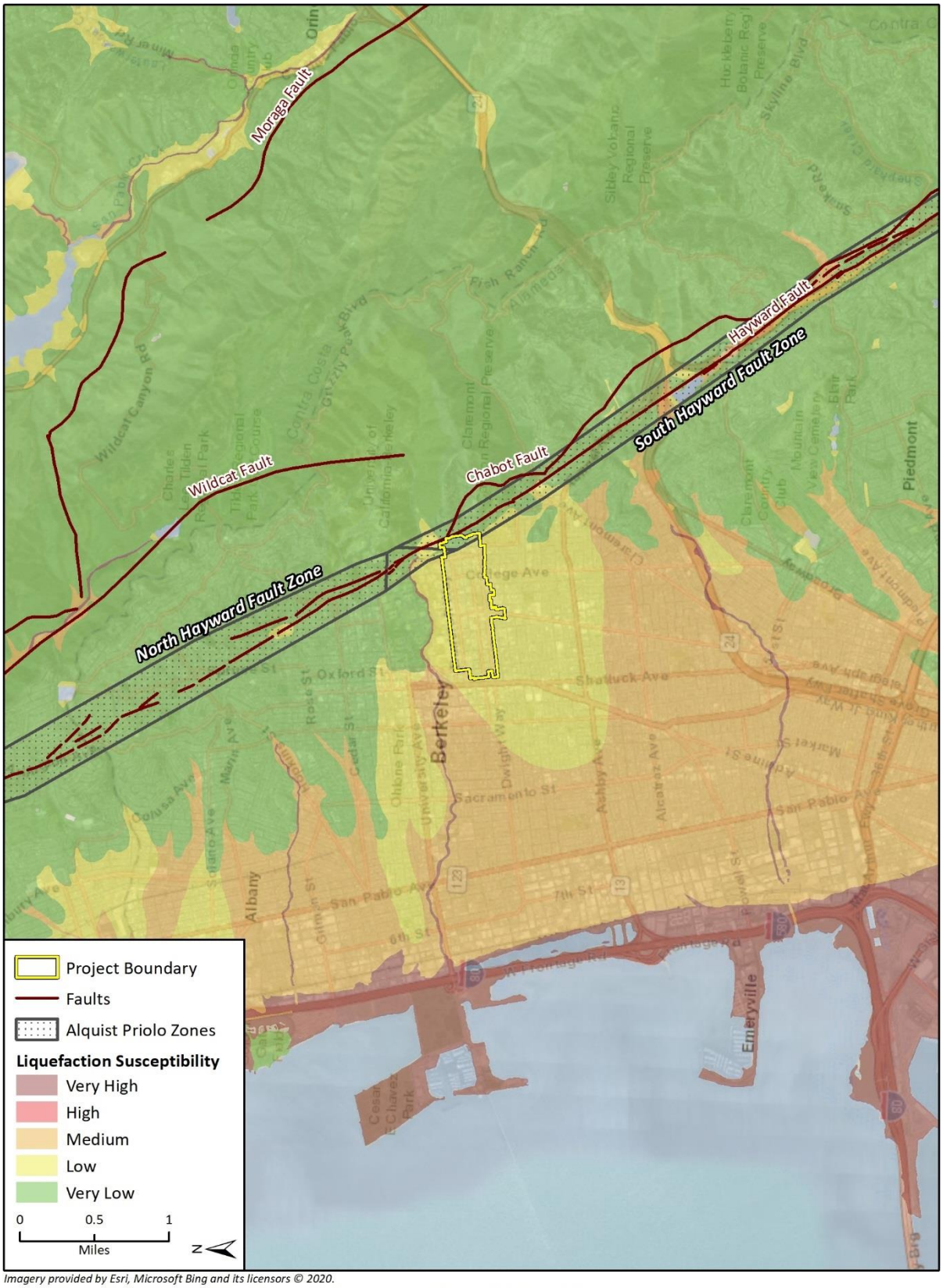
The 2023 EIR found no impacts related to requiring septic tanks or alternative wastewater disposal systems.

Impacts of the Proposed Project

As with any site in the Bay Area region, development facilitated by the proposed project would be susceptible to strong seismic ground shaking in the event of a major earthquake. The Southside Area is located in a seismically active region and is located within or near several faults such as the San Andreas fault, the Hayward fault, the Wildcat fault, and the Miller Creek fault. Specifically, the Hayward Fault runs along the eastern edge of the Southside Area. Although the proposed project would facilitate the development of up to 1,652 more units compared to what was analyzed in the 2023 EIR, the proposed project would not facilitate development on the eastern edge of the Southside Area; therefore, fault rupture risks would not be increased by the proposed project. In addition, in the affected areas the proposed project would promote infill development which would replace older buildings subject to seismic damage with newer structures built to current seismic standards that could better withstand the adverse effects of strong ground shaking. Future development would be required to conform to the CBC adopted pursuant to Title 19, Chapter 28 of the BMC, which includes requirements for foundation and structural design to resist seismic hazards and requirements for geotechnical investigation based on soil conditions and proposed construction methods in specific instances. New projects in the Southside Area would be reviewed by the Building and Safety Division during the normal plan review process to confirm that the necessary geotechnical investigations are completed and that the structural design of the project is consistent with design measures recommended in the Geological Report prior to issuance of required building permits. The City would therefore ensure that development occurring in the Southside Area would be designed and constructed consistent with the current City of Berkeley Building Codes and with the findings and recommendations of the site-specific geotechnical reports to effectively minimize or avoid potential hazards associated with redevelopment and/or new building construction. Therefore, similar to the adopted HEU, earthquake-related impacts would be less than significant with adherence to State and local regulations.

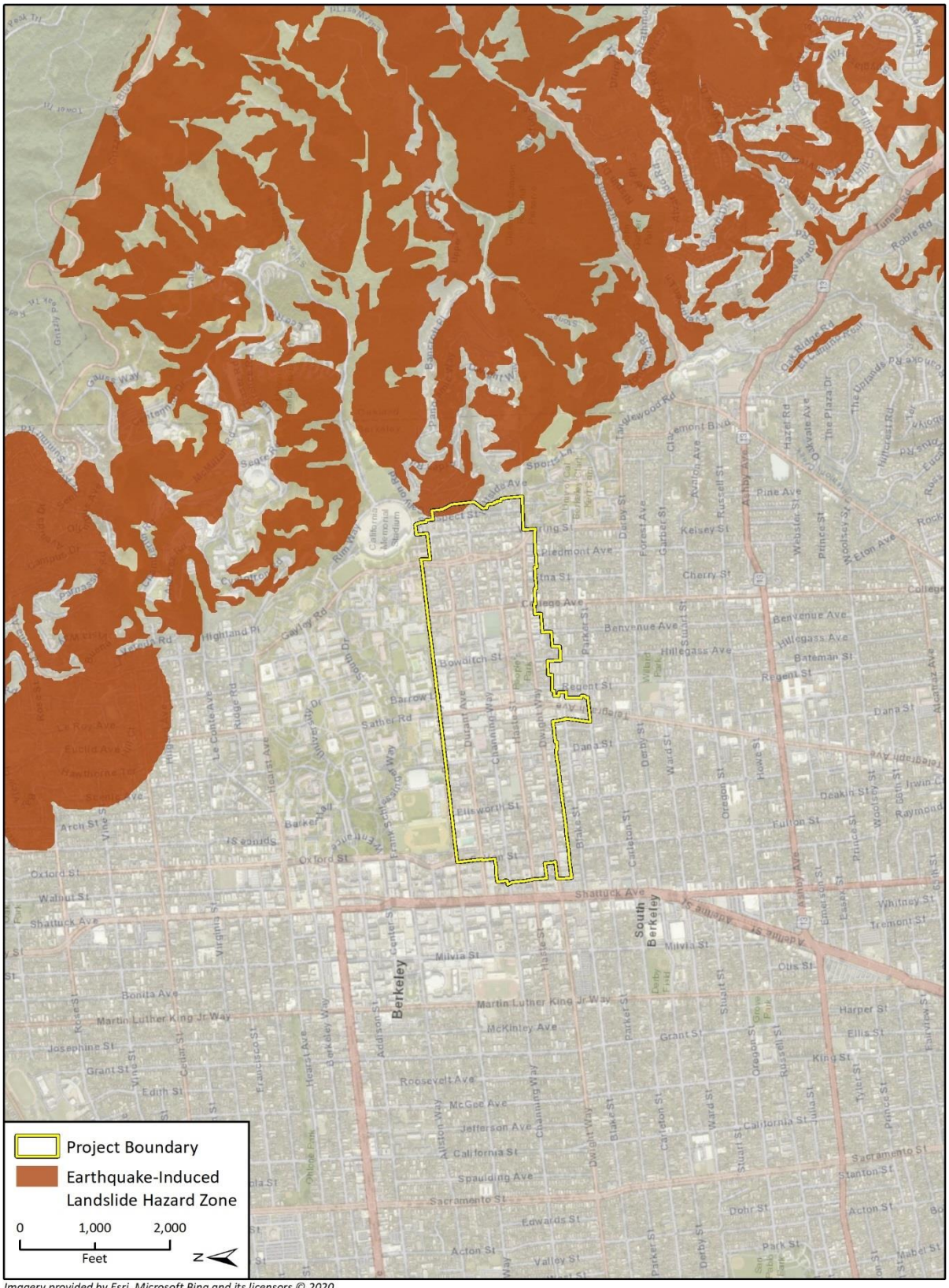
As shown in Figure 6 and Figure 7, the Southside Area is located in areas of low to very low liquefaction hazards, and is not located within an identified landslide hazard zone. However, the portion east of Prospect Street is at the western edge of the landslide hazard zone, and the soils in the Southside Area have been identified as potentially unstable and having high potential for shrink-swell (USDA 2017, USDA 1981). Although the proposed project would increase potential buildout in the Southside Area compared to what was analyzed in the 2023 EIR by up to 1,652 units, as required by the Public Resources Code (PRC) Section 2690-2699.6, *Seismic Hazards Mapping Act* and CBC requirements as adopted in the BMC, site-specific geotechnical investigations would be required for individual development projects within the portions of the Southside Area susceptible to seismic-related ground failure to identify the degree of potential hazards, design parameters for the project based on the hazard, and describe appropriate design measures to address hazards. These geotechnical studies customarily include recommendations for foundation design, as well as soil improvement techniques, both of which help mitigate these unstable soils.

Figure 6 Southside Area Fault Lines and Liquefaction Susceptibility



Imagery provided by Esri, Microsoft Bing and its licensors © 2020.
Additional data provided by USGS, 2010; California Department of Conservation, California Geological Survey, 2015.

Figure 7 Southside Area Landslide Susceptibility



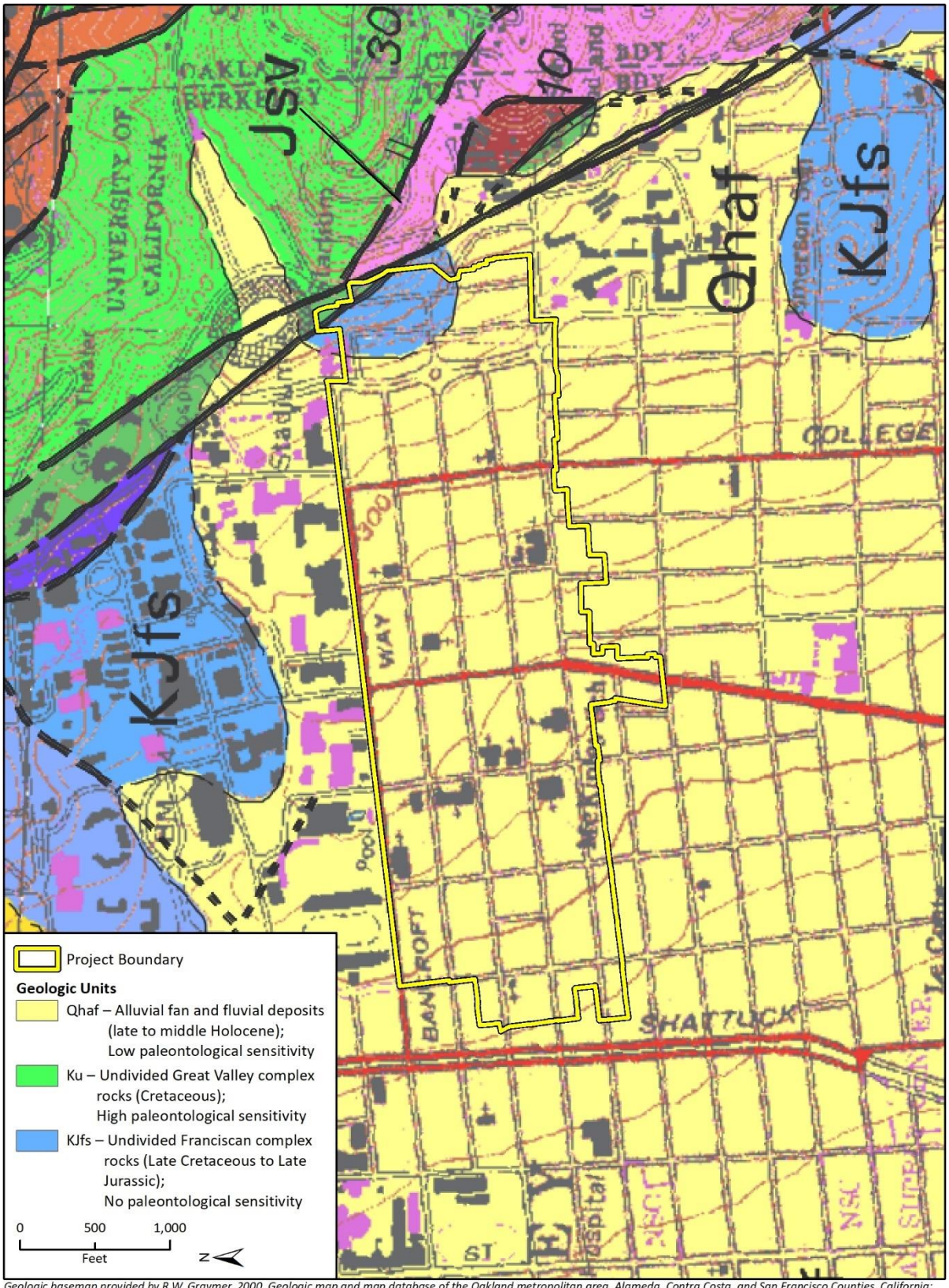
Imagery provided by Esri, Microsoft Bing and its licensors © 2020.
Additional data provided by CGS, 2016.

Additionally, as discussed in the 2023 EIR, future projects requiring discretionary approval would be reviewed for their compliance with General Plan policies, including *Policy S-13A: Hazards Identification and Policy S-14B: Land Use Regulation* of the City's General Plan Disaster Preparedness and Safety Element. Future development in the Southside Area and located in areas with identified hazards would be required to appropriately address and be designed to withstand associated hazards to the maximum extent feasible. Therefore, impacts related to liquefaction, landslides, and expansive and/or unstable soils would be less than significant with adherence to State and local regulations, similar to the adopted HEU.

As mapped by the NRCS, the Southside Area is composed primarily of Tierra complex two to five percent slopes and Tierra complex five to fifteen percent slopes (USDA 2017). The Southside Area lies in a generally flat region, approximately 100 feet above mean sea level, and the Southside Area soils are characterized by having "none" or a "slight" potential for erosion-related hazards, which limits the potential for substantial soil erosion. Construction activities of future development that disturb one or more acres of land surface are subject to the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2012-0006-DWQ) adopted by the SWRCB. Compliance with the NPDES permit requires each qualifying development project to file a Notice of Intent with the SWRCB. Permit conditions require the development of a stormwater pollution prevention plan, which must describe the site, the facility, erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of construction sediment and erosion control measures, maintenance responsibilities, and non-stormwater management controls. Inspection of construction sites before and after storms is also required to identify stormwater discharge from the construction activity and to identify and implement erosion controls, where necessary. Compliance with the Construction General Permit is reinforced through the BMC Chapter 21, Section 40, which requires applicants to comply with grading, erosion and sedimentation control plan regulations on file with the Public Works Department. Therefore, impacts related to soil erosion would be less than significant with compliance with State and local regulations, similar to the HEU.

According to fossil collections records from the Paleobiology Database and University of California Museum of Paleontology (UCMP) online database, fossil localities were identified in Alameda County (Paleobiology 2022; UCMP 2022). Following the geologic map review, literature review, and UCMP database search, a paleontological sensitivity was assigned to the geologic units mapped within the Southside Area based on Society of Vertebrate Paleontology (SVP) guidelines (SVP 2010). Figure 8 depicts the geologic units underlying the Southside Area and the immediate vicinity. As shown in Figure 8, the Southside Area includes three geologic units mapped at the surface: late to middle Holocene alluvial fan and fluvial deposits (Qhaf), Cretaceous rocks from the Great Valley Complex (Ku), and Late Cretaceous to Late Jurassic metasedimentary rocks from the Franciscan Complex (KJfs) (Graymer 2000).

Figure 8 Geologic Units Underlying the Southside Area



Geologic basemap provided by R.W. Graymer, 2000, Geologic map and map database of the Oakland metropolitan area, Alameda, Contra Costa, and San Francisco Counties, California: U.S. Geological Survey Miscellaneous Field Studies MF–2342

Late to middle Holocene deposits (Qhaf) mapped through the majority of the Southside Area are too young (i.e., less than 5,000 years old) to preserve paleontological resources at or near the surface, and are considered to have a low paleontological sensitivity at the surface as defined by SVP (2010) standards; however, late to middle Holocene deposits may grade downward into more fine-grained deposits of early Holocene to late Pleistocene age that could preserve fossil remains at shallow or unknown depths. The depths at which these units become old enough to contain fossils is highly variable, but generally does not occur at depths of less than five feet. Therefore, areas mapped as Late to middle Holocene deposits (Qhaf) alluvial deposits are assigned a high paleontological sensitivity at depths greater than five feet (SVP 2010). Cretaceous rocks from the Great Valley Complex (Ku), which include the Panoche Formation (Kp), have yielded several paleontological resources throughout California. Cretaceous rocks from the Great Valley Complex (Ku, Kp) are assigned a high paleontological sensitivity. Late Cretaceous to Late Jurassic metasedimentary rocks from the Franciscan Complex (KJfs) formed from the cooling of molten rock that was subsequently metamorphosed. The high-heat and high-pressure conditions in which these rocks formed are not suitable for life or fossilization. Therefore, metasedimentary rocks from the Franciscan Complex (KJfs) have no paleontological sensitivity (SVP 2010). Because the Southside Area is underlain by geologic units assigned a high paleontological sensitivity, paleontological resources may be encountered during ground-disturbing activities associated with project construction (e.g., grading, excavation, or other ground disturbing construction activity), and damage to or destruction of fossils could occur. Therefore, previously adopted Mitigation Measure GEO-1 would be required for future development facilitated by the proposed project and would ensure the protection of paleontological resources and reduce impacts to a less than significant level.

Effects and Mitigation Measures

No new or substantially more severe significant effects would occur to geology and soils, and no new mitigation measures are required. Previously adopted 2023 EIR Mitigation Measure GEO-1 would remain applicable and would continue to be implemented and monitored.

GEO-1 Protection of Paleontological Resources

If ground disturbance below the level of prior disturbance and into native soils is proposed to occur in areas mapped as Pleistocene alluvial fan and fluvial deposits (Qpaf), Orinda Formation (Tor), or Knoxville Formation (Kjk), then the City shall require the following to be implemented:

- **Retention of Qualified Professional Paleontologist**. Prior to initial ground disturbance, the project applicant shall retain a Qualified Professional Paleontologist, as defined by Society of Vertebrate Paleontology (SVP) (2010), to determine the project's potential to significantly impact paleontological resources according to SVP (2010) standards.

  If underlying formations are found to have a high potential for paleontological resources, the Qualified Professional Paleontologist shall create a Paleontological Mitigation and Monitoring Program, which will be approved by the City and contain the following elements:
- **Paleontological Worker Environmental Awareness Program (WEAP).** Prior to the start of construction, the Qualified Professional Paleontologist or their designee shall conduct a paleontological Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the appearance of fossils and procedures for notifying paleontological staff should fossils be discovered by construction staff.

- **Paleontological Monitoring.** Full-time paleontological monitoring shall be conducted during ground disturbing construction activities (i.e., grading, trenching, foundation work) in sediments assigned a high paleontological sensitivity. Paleontological monitoring shall be conducted by a qualified Paleontological Resources Monitor, as defined by the SVP (2010). The duration and timing of the monitoring will be determined by the Qualified Professional Paleontologist based on the observation of the geologic setting from initial ground disturbance, and subject to the review and approval by the City. If the Qualified Professional Paleontologist determines that full-time monitoring is no longer warranted, based on the specific geologic conditions once the full depth of excavations has been reached, they may recommend that monitoring be reduced to periodic spot-checking or ceased entirely. Monitoring shall be reinstated if any new ground disturbances are required, and reduction or suspension shall be reconsidered by the Qualified Professional Paleontologist at that time. In the event of a fossil discovery by the paleontological monitor or construction personnel, all work in the immediate vicinity of the find shall cease. A Qualified Professional Paleontologist shall evaluate the find before restarting construction activity in the area. If it is determined that the fossil(s) is (are) scientifically significant, the Qualified Professional Paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources.

  Upon completion of ground disturbing activity (and curation of fossils if necessary) the Qualified Professional Paleontologist shall prepare a final report describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to the City. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.

Conclusion

The proposed project would have less than significant impacts with respect to geology and soils. No substantial changes have occurred that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to geology and soils than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

5.7 Greenhouse Gas Emissions

Impacts Identified in the 2023 EIR

As discussed in Section 4.7, *Greenhouse Gas Emissions*, of the 2023 EIR, full buildout of the HEU would generate 81,985 MT of CO_2e per year, equating to an increase of 1.7 MT of CO_2e per service population per year. As analyzed in the 2023 EIR, the HEU's greenhouse gas (GHG) emissions of 1.7 MT of CO_2e per service population per year would not exceed the BAAQMD's interpolated 2031 target of 3.7 MT CO_2e per service population at the plan-level[4] (refer below to the "Impacts of the Proposed Project" section for interpolation methodology). Therefore, impacts related to GHG emissions were found to be less than significant.

The 2023 EIR found that the HEU would be consistent with GHG reduction goals and policies in the 2017 Scoping Plan, Plan Bay Area 2050, the City's General Plan, and the City's Climate Action Plan (CAP). Therefore, 2013 EIR determined that the HEU would have less than significant impacts related to conflicting with an applicable GHG reduction plan.

Impacts of the Proposed Project

The City of Berkeley adopted a CAP in 2009 with the goal of reducing communitywide GHG emissions by 80 percent below 2000 levels by 2050. While the CAP is not considered a "qualified greenhouse gas reduction plan" for the purposes of streamlining GHG emissions analysis under CEQA, it is actively used by the City for guiding GHG emission reduction efforts. Since publication of the CAP, the City has revised the CAP to add the following climate commitments/goals in support of achieving the goals of the 2009 Plan:

- 100 percent renewable electricity by 2035
- Net-Zero Carbon Emissions by 2045, in alignment with Governor Brown's Executive Order B-55-18
- Declared a Climate Emergency and resolved to become a Fossil Fuel Free City

Since the certification of the 2023 EIR and approval of the HEU, BAAQMD has updated its GHG emissions thresholds of significance. The 2022 BAAQMD thresholds allow two options for plan-level projects to meet the significance thresholds (BAAQMD 2023):

1. Meet State's goals to reduce emissions to 40% below 1990 levels by 2030 and carbon neutrality by 2045; or
2. Be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).

According to the *CEQA Guidelines*, projects can tier from a qualified GHG reduction plan, which allows for project-level evaluation of GHG emissions through the comparison of the project's consistency with the GHG reduction policies included in a qualified GHG reduction plan. The City of

[4] BAAQMD developed plan-level thresholds of significance to assist lead agencies with determining significance for long-range local and regional plans. Local long-range plans are discretionary, program-level planning activities, such as general plans and general plan elements, specific plans, area plans, community plans, congestion management plans, and annexations of lands and service areas. The proposed project involves Zoning Ordinance and General Plan amendments to facilitate housing in the Southside Area. Plan-level thresholds are used instead of project-level thresholds because the proposed project constitutes as a programmatic document and applies to the Southside Area.

Berkeley does not currently have a qualified GHG reduction plan, however, and this approach is not currently available.

To evaluate whether a project may generate a quantity of GHG emissions that may have a significant impact on the environment, State agencies have developed operational bright-line significance thresholds. Significance thresholds are numeric mass emissions thresholds that identify the level at which additional analysis of project GHG emissions is necessary. Projects that meet or are below the significance target, with or without mitigation, would result in less than significant GHG emissions.

Although the BAAQMD has adopted updated GHG thresholds as of April 2022, since the proposed project would tier from the 2023 EIR, the City as the lead agency has chosen to apply the significance threshold applied in the 2023 EIR. Therefore, the BAAQMD GHG 2031 efficiency target applied in the 2023 EIR is used to inform the threshold for this analysis. As discussed in the 2023 EIR, BAAQMD's plan-level efficiency threshold of 6.6 MT CO_2e per service population per year was first reduced to the SB 32's 2030 target of 40 percent below 1990 emissions, which would result in a threshold of 4.0 MT CO_2e per service population per year. However, since that time, the State has set additional emissions reductions targets of net-zero carbon emissions by 2045. To set a significance threshold that would achieve this 2045 target, the 4.0 MT CO_2e per service population per year threshold was reduced by 0.27 MT CO_2e per year to reach 2045's goal of 0 MT CO_2e per population per year. Based on the trajectory to achieve this 2045 target, in the year 2031 this would equate to an interpolated threshold of 3.7 MT CO_2e per service population per year threshold.

Proposed construction activities, energy use, daily operational activities, and mobile sources (traffic) associated with the proposed project would generate GHG emissions. CalEEMod was used to calculate emissions resulting from construction and long-term operation (see Appendix B for model output).

Construction Emissions

Emissions generated from construction of full buildout of development facilitated by the HEU are estimated to be 2,021 MT of CO_2e per year.[5] However, because the BAAQMD does not have a recommended threshold for construction-related GHG emissions, the estimated emissions associated with construction are not included in Table 6 and compared to BAAQMD significance thresholds.

Operational Indirect and Stationary Direct Emissions

Long-term emissions relate to area sources, energy use, solid waste, water use, transportation, and refrigerants. Each of the operational sources of emissions is discussed further below.

MOBILE EMISSIONS

As shown in Table 6 below, the additional 1,652 units facilitated by the proposed project would generate approximately 4,932 MTCO_2e per year.

[5] Construction emissions were determined assuming the 1,652 units were built as one continuous project using CalEEMod defaults. Construction emissions for future projects would be based on the timing and size of individual projects.

Area Source Emissions

CalEEMod was used to calculate direct sources of air emissions associated with the proposed project. These include consumer product use and landscape maintenance equipment. Area emissions are estimated at 105 $MTCO_2e$ per year.

Energy Use Emissions

Operation of the proposed project would consume both electricity and natural gas. The generation of electricity through combustion of fossil fuels emits CO_2, and to a smaller extent, N_2O and CH_4. Pursuant to the City's All-Electric Ordinance, natural gas was converted to electricity to account for increased electricity usage. GHG emissions from energy use are estimated at 925 $MTCO_2e$ per year.

Water Use Emissions

Based on the amount of electricity generated to supply and convey water for the project, the proposed project would generate an estimated 72 $MTCO_2e$ per year.

Solid Waste Emissions

Based on the estimate of GHG emissions from solid waste generated by the proposed project, as it decomposes solid waste associated with the proposed project would generate approximately 338 $MTCO_2e$ per year.

Refrigerant Emissions

Based on the estimate of GHG emissions from refrigerants used for the project, the proposed project would generate an estimated 2 $MTCO_2e$ per year.

Combined Emissions

According to the 2023 EIR, full buildout under the HEU was estimated to generate 81,985 MT of CO_2e per year, equating to an increase of 1.7 MT of CO_2e per service population per year which would not exceed the BAAQMD's interpolated 2031 target of 3.7 MT CO_2e per service population at the plan-level.

As shown in Table 6, the annual emissions associated with the additional development under the proposed project would total approximately 6,373 $MTCO_2e$ per year. As discussed in Section 14, *Population and Housing*, of this Addendum, the proposed project would result in 4,130 new residents and therefore the service population for the purposes of the analysis is 4,130 residents. As shown in Table 6, the $MTCO_2e$ per service population for the proposed project would be 1.5 MT CO_2e per service population. Therefore, these emissions would not exceed the 2023 EIR's BAAQMD 2031 efficiency target of 3.7 MT CO_2e per service population used in the 2023 EIR's analysis.

In addition, as shown in Table 6, when combined with the GHG emissions from the HEU as analyzed in the 2023 EIR, the $MTCO_2e$ per service population of 1.7 would not exceed the 2023 EIR's BAAQMD 2031 efficiency target of 3.7. The MT CO_2e per service population of 1.5 for the proposed project is lower than the MT CO_2e per service population of 1.9 for the HEU plus proposed project because the proposed project would place residents within 0.5 mile of the Downtown Berkeley BART station and multiple bus routes which would reduce usage of single-occupancy vehicles and VMT. Therefore, this impact would be less than significant, similar to what was analyzed for the HEU in the 2023 EIR.

Table 6 Operational GHG Emissions

Emissions Source	Annual Emissions (MT of CO2e/year)
Proposed Project Emissions	
Mobile	4,932
Area	105
Energy	925
Water	72
Waste	338
Refrigerants	2
Total Emissions	**6,373**
Proposed Project Service Population	4,130
Proposed Project Emissions Per Service Population ($MTCO_2e$/Service Population)	**1.5**
2023 EIR BAAQMD Interpolated Plan-level 2031 Target (MTCO2e/Service Population)	3.7
Proposed Project Exceeds Threshold?	**No**
Total Emissions (HEU plus Proposed Project)[1]	**88,358**
Total Service Population (HEU plus Proposed Project)[2]	51,573
Total Emissions Per Service Population (HEU plus Proposed Project) ($MTCO_2e$/Service Population)	**1.7**
2023 EIR BAAQMD Interpolated Plan-level 2031 Target (MTCO2e/Service Population)	3.7
Exceeds Threshold?	**No**

[1] 81,985 MT CO_2e for HEU in 2023 EIR + 6,373 MT CO_2e for proposed project = 88,358 MT CO_2e

[2] 47,443 population in 2023 EIR + 4,130 new residents under proposed project = 51,573 people

See Table 2.5 "Operations Emissions by Sector, Unmitigated" emissions. CalEEMod worksheets in Appendix B.

Also similar to the HEU, development facilitated by the proposed project would comply with the latest Title 24 Green Building Code and Building Efficiency Energy Standards. As discussed in above under Section 3, *Air Quality*, of this Addendum, the net percentage VMT increase associated with the proposed project (approximately 38.0 percent when compared to 2020 Without Project) would be less than the net percentage population increase (approximately 45.9 percent when compared to 2020 Without Project). Therefore, on a per population basis, the proposed project would have the effect of reducing VMT and therefore GHG emissions associated with fossil fuel use.

Although the proposed project would facilitate the development of up to 1,652 more units compared to the HEU, all the units would be concentrated in the Southside Area within 0.5 mile of the Downtown Berkeley BART station and multiple bus routes such as the Alameda-Contra Costa Transit District (AC Transit) bus routes 6, 36, 51B, 52, 79, 604, 605, 851, and F, as well as the University of California, Berkeley Bear Transit R-Line, which would further reduce reliance on personal vehicles and encourage usage of alternative modes of transport. Development facilitated by the proposed project would also be required to comply with EV requirements pursuant to BMC Section 19.37.040, which currently requires 20 percent of parking spaces to be electric vehicle charging spaces capable of supporting future electric vehicle chargers and 80 percent of parking

spaces to include raceways to facilitate future electric vehicle supply equipment at all new multi-family developments; and for new one- and two-family dwelling units to accommodate a dedicated 208/240-volt branch circuit for a future EV charger. Additionally, new construction would be required to be all electric per the requirements of BMC Chapter 12.80 (with limited exemptions and exceptions), which would reduce consumption of nonrenewable energy resources. Future development would also be subject to BMC Chapter 19.37, which requires diversion of 65 percent diversion of construction/demolition waste, and recycling and salvage of 100 percent of excavated soil and land-clearing debris, 100 percent of concrete, and 100 percent of asphalt during construction and demolition activities. EBCE would be the electricity supplier for the proposed project, and would enroll residential customers in their Renewable 100 service plan, which provides 100 percent of electricity from renewable energy sources. Therefore, similar to the HEU, the proposed project would be consistent with goals and policies of the 2017 Scoping Plan, Plan Bay Area 2050, the City's General Plan, and the City's CAP, and impacts would be less than significant.

Effects and Mitigation Measures

No new or substantially more severe significant effects related to GHG emissions would occur and no new mitigation measures are required.

Conclusion

The proposed project would have less than significant impacts with respect to GHG emissions. No substantial changes have occurred that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to GHG emissions than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

5.8 Hazards and Hazardous Materials

Impacts Identified in the 2023 EIR

As discussed in Section 4.8, *Hazards and Hazardous Materials*, of the 2023 EIR, construction of development facilitated by the HEU could result in an increase in the overall routine, transport, use, and disposal of hazardous materials in Berkeley. However, hazardous materials would be required to be transported under U.S. Department of Transportation (DOT) regulations (U.S. DOT Hazardous Materials Transport Act, 49 Code of Federal Regulations). The California Department of Toxic Substances Control (DTSC) also regulates hazardous wastes under the authority of Resource Conservation and Recovery Act (RCRA) and in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Divisions 4 and 4.5). The 2023 EIR found that portions of Berkeley are located in Environmental Management Areas (EMA) as identified by the City's Toxics Management Division (TMD).[6] As a Certified Unified Program Agency (CUPA) for the City of Berkeley, the TMD is responsible for identifying areas known or suspected to have groundwater contamination that could result in potential health and environmental impacts, and development in the EMA would require project review by the TMD prior to issuance of permits.

[6] EMAs can be located using the City's Environment GIS portal: https://berkeley.maps.arcgis.com/apps/webappviewer/index.html?id=2c7dfafbb1f64e159f4fdf28a52f51c6&showLayers=Berkeley%20Parcels;Environment.

Future development projects facilitated by the HEU would be subject to the City's Standard COA related to Environmental Site Assessments, Soil and Groundwater Management Plans, Building Materials Surveys, and Hazardous Materials Business Plans, which would reduce impacts to a less than significant level.

The 2023 EIR determined that operation of the HEU would not risk exposing the public to hazardous materials because residential uses do not typically use hazardous materials other than small amounts for cleaning and landscaping. Although the HEU would increase the number of residents near transportation corridors where hazardous materials may be routinely transported, as discussed above the transportation of hazardous materials is regulated by the DOT. Additionally, since the HEU would facilitate residential development within areas of Berkeley where hazardous materials could be stored or used, such as near mixed-use or industrial areas, the potential of residents being exposed to hazardous materials may be increased. However, future development would be required to adhere to the California Accidental Release Prevention (CAL ARP) program as required by the California Environmental Protection Agency (Cal EPA) (Cal EPA 2023), develop a Hazardous Materials Business Plan enforced by Berkeley's TMD (City of Berkeley 2023b), and adhere to the Local Hazard Mitigation Plan (LHMP) established by Alameda County and the City of Berkeley (City of Berkeley 2019), which aim to minimize community exposure to hazardous and potentially hazardous materials by avoiding toxic cleaning and building materials and products in civic facilities and services; providing information, opportunities, and incentives to the community for proper disposal of toxic materials; encouraging non-toxic materials and products in homes and businesses as an alternative to products containing potentially hazardous materials; and providing procedures to follow in the event of a spill. Compliance with these policies would further prepare the City, reduce the risk of spills, and protect the public in the event of an accidental spill or exposure. Future development would also be required to comply with policies and programs in the Disaster Preparedness and Safety Element, Environmental Management Element, and the Housing Element of the City's General Plan such as Policies S-15, EM-12, EM-13, and EM-15, as well as Housing Element Programs 16, 21, 22, and 25, impacts would be less than significant.

The 2023 EIR determined that although 122 housing inventory sites listed in the HEU would be located within a 0.25-mile radius of Berkeley's existing schools and childcare facilities, impacts related to the accidental release of hazardous materials and exposure to these materials would be less than significant with adherence to the above-referenced State and local laws, regulations and plans. The 2023 EIR stated that Berkeley has 361 documented sites containing or potentially containing hazardous materials contamination in underlying soil and/or groundwater that have not received regulatory closure. Development facilitated by the HEU could involve ground disturbance on sites where soil, soil vapor, or groundwater contamination is present such that hazardous materials are released, exposing construction workforce and nearby occupants to hazardous materials. However, development near hazardous locations would be preceded by investigation, remediation (cleanup), and monitoring, as necessary, under the supervision of the City's TMD, RWQCB, or DTSC before construction activities begin. Furthermore, if an unidentified underground storage tank (UST) is uncovered or disturbed during construction, it would be removed under permit, and potential risks due to residual contamination would be minimized by managing the site according to existing standards contained in Division 20, Chapters 6.7 and 6.75 (Underground Storage Tank Program) of the California Health and Safety Code as enforced and monitored by the City's TMD. Similarly, if groundwater contamination is identified, characterization of the vertical and lateral extent of the contamination and remediation activities would be required by the RWQCB prior to the commencement of new construction activities that would disturb the subsurface. If contamination exceeds regulatory action levels, the developer would be required to undertake

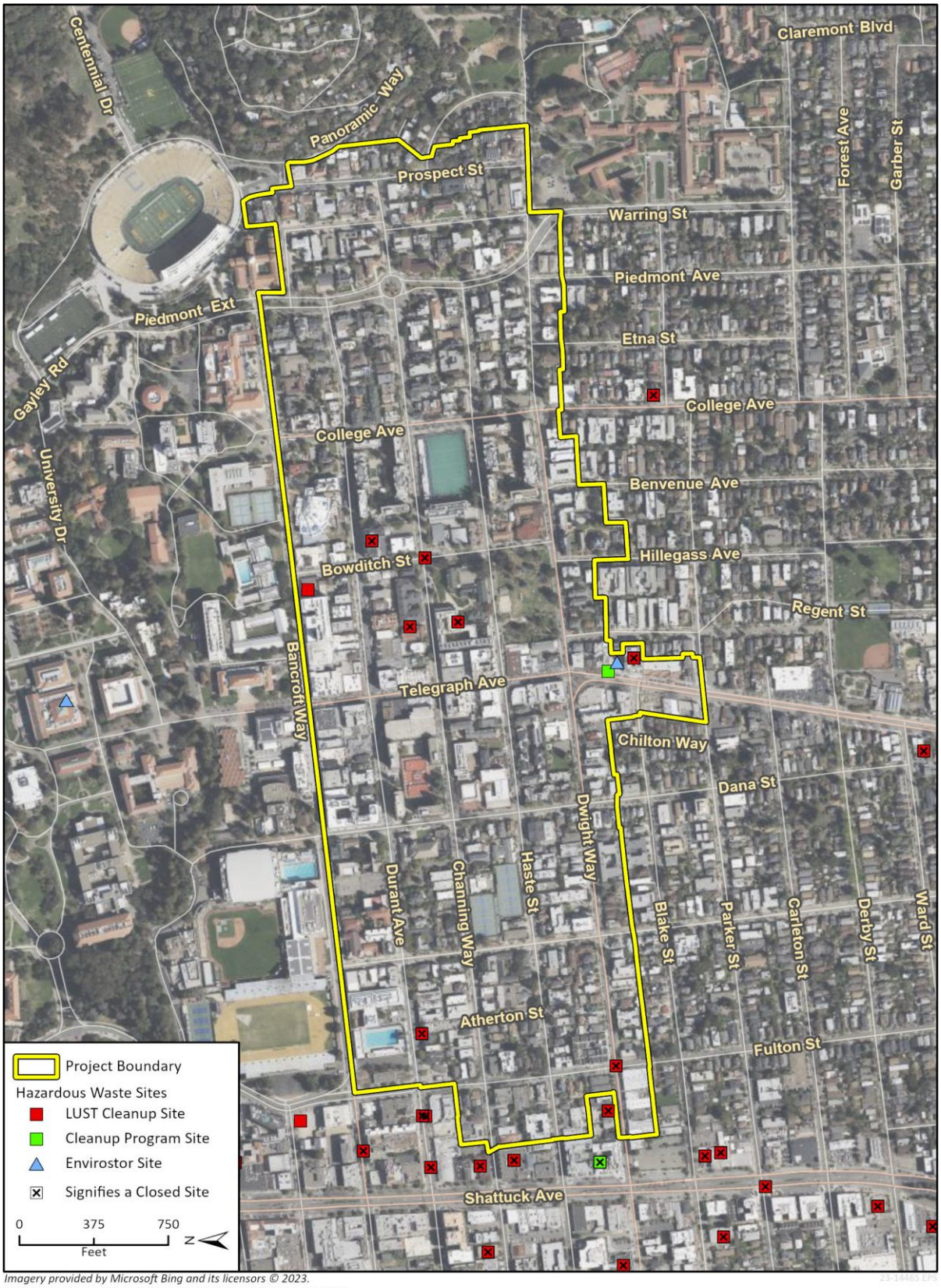
remediation prior to grading and development under the supervision of the RWQCB, depending upon the nature of identified contamination to levels that do not pose an unacceptable risk for the intended land use. Therefore, impacts related to hazardous materials sites would be less than significant.

Development facilitated by the HEU also would be required to comply with Policy T-28 of the City's General Plan which identifies actions for emergency access. Development would also be required to conform to the latest Fire Code requirements, including provisions for emergency access. Because there are no public or private airports within Berkeley, the 2023 EIR determined that the HEU would not result in impacts related to a safety hazard or excessive noise hazards within airport land use plan areas or in proximity to airports.

Impacts of the Proposed Project

Much of the Southside Area is within the City's identified Environmental Management Area (EMA), which includes areas known or suspected to have groundwater contamination issues. Within the Southside Area, the EMA includes all parcels with frontages along Telegraph Avenue, much of the northwest corner of the area along Fulton Street, and portions of parcels along and near College Avenue (City of Berkeley 2010). As shown in Figure 9, a search of the California Department of Toxic Substance Control's (DTSC) EnviroStor database and the State Water Resources Control Board's (SWRCB) GeoTracker database (conducted on June 21, 2023), which contain information on properties in California where hazardous substances have been released or where the potential for a release exists, identified eight Leaking Underground Storage Tank (LUST) sites, seven of which are closed and one of which is open; one DTSC Cleanup Program Site; and one EnviroStor site. The former Cal Cleaners site located at 2531 Telegraph Avenue was identified as a DTSC Cleanup Program Site in need of evaluation. A Phase I Environmental Site Assessment and soil remedial action for this site were completed in 2011, which indicated that new development on the site may be exposed to onsite contaminants from operation of the former dry cleaning establishment (SWRCB 2023). However, future development of that site would be subject to DTSC oversight and regulation, City review, and other existing environmental laws related to cleanup of hazardous materials. Cleanup of the site would have to be certified as suitable for the intended land use by DTSC before new development could occur. Because development, including grading and excavation, would be contingent on cleanup of existing hazards on this site, no significant impacts related to hazardous materials would occur with implementation of the proposed project. Similar to the HEU, development facilitated by the proposed project would be subject to the City's Standard COA. With adherence to the City's Standard COA, the City's TMD would evaluate projects to determine if Phase I/Phase II Environmental Site Assessments are required to characterize potential contamination. If contamination is present, applicants would be required to develop a soil and groundwater management plan, a type of construction management plan that would identify procedures for soil and groundwater management and disposal to address hazards during construction.

Figure 9 Cleanup Sites in the Southside Area



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Additional data provided by GeoTracker, 2023; DTSC Envirostor, 2023.

The proposed project would allow for development of up to 1,652 more units in the Southside Area compared to the buildout analyzed in the 2023 EIR, and therefore would potentially involve transport, use, or dispose of more hazardous materials than what was analyzed in the 2023 EIR during construction, and would facilitate increased development on sites that are possibly contaminated and inactive, undergoing evaluation, and/or undergoing corrective action, where grading or excavation may result in the transport, disposal, and release of hazardous materials if they are discovered and removed from the site. However, future development would be required to comply with the same federal, State, and local laws and regulations as discussed in the 2023 EIR, such as U.S. Department of Transportation (DOT) regulations (U.S. DOT Hazardous Materials Transport Act, 49 Code of Federal Regulations), California Hazardous Waste Control Law (California H&SC Division 20, Chapter 6.5), and Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Divisions 4 and 4.5). Although most of the Southside Area is within the City's EMA, development within the EMA would be subject to project review by the TMD prior to issuance of permits. Future projects also would be subject to the City's Standard COA regarding Environmental Sites Assessments, Soil and Groundwater Management Plans, Building Materials Surveys, and Hazardous Materials Business Plans, which would reduce impacts to a less than significant level.

Similar to the HEU, the proposed project's changes to the adopted HEU would facilitate the development of residential uses, which may involve use and storage of some materials considered hazardous, though these materials would be primarily limited to solvents, paints, chemicals used for cleaning and building maintenance, and landscaping supplies.

These materials would not be different from chemicals and solvents already in wide use throughout the Southside Area, and the use of such products would be required to comply with all applicable laws and regulations regarding the disposal of household waste. New housing units would be located in areas near major transportation corridors and existing residential and commercial development. Hazardous materials may be transported into and throughout the Southside Area on Shattuck Avenue, Telegraph Avenue, and collector and local streets. The proposed project would increase the number of residents near transportation corridors where hazardous may be routinely transported compared to the HEU. However, as discussed in the 2023 EIR, compliance with existing federal, State, and local laws and regulations would reduce risks related to the handling and storage of hazardous materials would minimize the risk of the public's potential exposure to these materials. Therefore, impacts from a hazard to the public or the environment due to routine transport, use or disposal of hazardous materials, or from accidental release or exposure to hazardous materials would be less than significant, similar to the HEU.

One school, the East Bay School for Boys at 2340 Durant Avenue, is within the Southside Area. In addition, several schools are within 0.25 miles of the Southside Area, including the UC Berkeley main campus which is adjacent to the Southside Area across Bancroft Way, Berkeley High School, approximately 0.25 miles east of the area, Berkeley Rose Waldorf School, approximately 0.1 miles south of the area, Hearts Leap Preschool, approximately 0.1 mile south, and Willard Middle School, Monteverde School, Maybeck High School, and Emerson Elementary School, all approximately 0.25 miles south of the area. Although the proposed project would increase potential buildout in the Southside Area compared to what was analyzed in the 2023 EIR by up to 1,652 units, as described above, adherence to applicable requirements, including DOT and DTSC regulations as well as the City's Standard COA regarding emissions and transport of hazardous materials would ensure that impacts would be reduced to a less than significant level, similar to the HEU.

Several streets in the Southside Area, including Telegraph Avenue, Durant Avenue, Channing Way, Haste Street, and Dwight Way are designated as emergency access routes to move people and emergency response equipment in a disaster. General Plan Policy T-28 identifies actions for emergency access. These include not installing diverters or speed humps on streets identified as Emergency Access and Evacuation Routes. While the proposed project would increase the number of units in the Southside Area by up to 1,652 units, and therefore would result in increased traffic compared to the HEU, the designated access routes would continue to serve as evacuation routes in the case of emergency because the proposed project does not propose street configuration changes. Moreover, because the Southside Area can be accessed by several designated access routes, and new development in the Southside Area is anticipated to be distributed throughout the area, the traffic increase that would result from new development in the Southside Area would not substantially impact one route and would be distributed among existing routes. Future development would be required to conform to the latest Fire Code requirements, including provisions for emergency access, and would not obstruct existing roadways or require the construction of new roadways or access points. Therefore, impacts would be less than significant, similar to the proposed project.

The Southside Area is not located within two miles of an airport. The nearest airport to the Southside Area is the Oakland International Airport approximately 10 miles to the south. The Southside Area is not in the land use plan for the airport (Alameda County 2012). There would be no impacts related to airport safety hazards for people residing or working in the Southside Area.

Effects and Mitigation Measures

No new or substantially more severe significant effects would occur related to hazards and hazardous materials, and no new mitigation measures are required. Berkeley's Standard COA requiring contacting the TMD and determining if Environmental Site Assessments, Soil and Groundwater Management Plans, Building Materials Surveys, and Hazardous Materials Business Plans, as referenced in the 2023 EIR, would remain applicable.

Toxics. The applicant shall contact the Toxics Management Division (TMD) 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 6 months 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 6 months 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 with 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/

Conclusion

The proposed project would have less than significant impacts with respect to hazards and hazardous materials. No substantial changes have occurred that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant

impacts or substantially more severe significant impacts with respect to hazards and hazardous materials than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

5.9 Hydrology and Water Quality

Impacts Identified in the 2023 EIR

As discussed in Section 4.9, *Hydrology and Water Quality*, of the 2023 EIR, construction activities could cause soil erosion from exposed soil, and accidental release of hazardous materials used for equipment such as vehicle fuels and lubricant, or temporary siltation from storm water runoff. However, future development facilitated by the HEU would be required to comply with State and local water quality regulations designed to control erosion and protect water quality during construction, such as requirements of the SWRCB Construction General Permit (CGP), which requires preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and BMPs for projects that disturb one acre or more of land. Should dewatering be necessary during construction, development projects would be subject to the San Francisco Bay Regional Water Quality Control Board Order No. R2-2012-0060, General Waste Discharge Requirements for Discharge or Reuse of Extracted Brackish Groundwater, Reverse Osmosis Concentrate Resulting from Treated Brackish Groundwater, and Extracted Groundwater from Structural Dewatering Requiring Treatment (Groundwater General Permit). Development would also be required to comply with BMC Chapters 17.20 and 21.40, which would reduce construction-related water quality impacts to a less than significant level.

Development under the HEU would also be required to comply with the BMC and the Municipal Regional Stormwater NPDES Permit (No. CAS612008). Development design would include BMPs to avoid adverse effects associated with stormwater runoff quality. The 2023 EIR stated that development would also be required to implement LID Measures and on-site infiltration, as required under the C.3 provisions of the Municipal Regional Stormwater Permit (MRP). In addition to Provision C.3, development would also be required to comply with Provisions C.6, C.10, and C.15 of the MRP, which would reduce operational water quality impacts to a less than significant level.

Similarly, with adherence to the NPDES Construction General Permit, NPDES MS4 General Permit, MRP, the Alameda County Clean Water Program, and the BMC, the 2023 EIR found that the HEU would not substantially alter the existing drainage pattern of the site or area or alter the course of a stream or river, not result in erosion or siltation, and not substantially increase the rate of surface runoff in a manner which would result in flooding on- or off-site or exceed capacity of a stormwater system. Impacts were found to be less than significant.

The 2023 EIR determined that the HEU would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. Compliance with the above-mentioned regulations would increase the potential for groundwater recharge, resulting in less than significant impacts to groundwater.

As discussed in Section 4.9 of the 2023 EIR, there are a few FEMA-designated 100-year Flood Hazard Areas throughout the city, particularly in the western portion of the city. However, development in Flood Hazard Areas would be required to comply with Chapter 17.12 of the BMC, which contains standards for construction in flood zones, as well as Policies S-26, S-27, and S-28 of the Berkeley General Plan, which would reduce impacts to a less than significant level.

Impacts of the Proposed Project

Similar to what was assumed in the 2023 EIR, although development facilitated by the proposed project would occur on non-vacant and underutilized sites in previously disturbed areas, ground-disturbing activities would still have the potential to cause soil erosion from exposed soil, an accidental release of hazardous materials used for equipment such as vehicle fuels and lubricant, or temporary siltation from storm water runoff. If uncontrolled during construction, soil erosion and water pollutants could have adverse offsite effects on water quality. Although most future development projects in the Southside Area would likely be on sites under one acre in size, future development projects that disturb more than one acre of land would be required to comply with the requirements of the SWRCB CGP, which requires preparation and implementation of a SWPPP. The SWPPP must include erosion and sediment control BMPs that would meet or exceed measures required by the CGP, as well as those that control hydrocarbons, trash, debris, and other potential construction-related pollutants. Post-construction stormwater performance standards are also required to specifically address water quality and channel protection events.

In addition, future development in the Southside Area would be required to comply with BMC Chapter 21.40, which contains regulations that govern the grading, erosion, and sediment control, as well as BMC Chapter 17.20, which requires BMPs to be implemented to minimize non-stormwater discharges during construction. Therefore, as with the HEU, construction-related water quality impacts would be less than significant.

The Southside Area is urbanized, largely consisting of impervious surfaces, including structures, parking lots, and roadways, with the exception of designated landscaped areas. Therefore, future development in the Southside Area would likely replace existing impervious surfaces and would not substantially increase the existing amount of impervious surfaces. Nonetheless, the proposed project would increase development potential in the Southside Area by up to 1,652 units, which could result in more water quality impacts during operation compared to the proposed project. However, as discussed in the 2023 EIR with regard to the HEU, the proposed project would be required to comply with the same State and local regulations, such as the NPDES Permit; MRP, specifically Provision C.3, C.6, and C.15; and BMC regulations, which would reduce impacts to a less than significant level, similar to the HEU.

The Southside Area is urbanized, largely consisting of impervious surfaces, including structures, parking lots, and roadways. Stormwater runoff generated by new development or redevelopment under the proposed project would be collected by drainage inlets and conduits and conveyed to the San Francisco Bay, as under current conditions. There are no surface waters within the Southside Area, and the area is not located within a FEMA designated Flood Hazard Area. Site-specific drainage pattern alterations could be required for development facilitated by the proposed project, but such alterations would not result in substantial adverse effects. Because the Southside Area is already largely covered with impervious surfaces, development under the proposed project would not introduce substantial new impervious areas to the extent that the rate or amount of surface runoff would substantially increase, would not introduce substantial new surface water discharges, and would not result in flooding on- or off-site. Regulated projects[7] within the Southside Area must treat 80 percent or more of the volume of annual runoff for volume-based treatment measures or 0.2-inch per hour for flow-based treatment measures. Furthermore, projects that create or replace

[7] Pursuant to the Alameda County Clean Water Program, new development or redevelopment projects that create or replace 10,000 square feet of impervious surfaces or 5,000 square feet or more of impervious surface for special land use categories (i.e., uncovered parking lots, restaurants, auto service facilities, and gasoline stations) are "regulated projects" and are required to implement site design measures, source control measures, and stormwater treatment measures to reduce stormwater pollution during operation of the project.

2,500 square feet or more of impervious surface must implement site design measures to reduce stormwater runoff. All regulated projects within the Southside Area would also be required to prepare a Stormwater Management Plan (SWMP) that includes the post-construction BMPs that control pollutant levels pursuant to BMC Chapter 17.20. SWMPs would be reviewed by the City of Berkeley prior to the issuance of building permits. In areas of the city that have soils with low permeability and/or area with high water tables, which may include portions of the Southside Area, BMPs that do not rely on infiltration are most appropriate. Therefore, similar to the HEU, this impact would be less than significant.

Effects and Mitigation Measures

No new or substantially more severe significant effects would occur related to hydrology and water quality, and no new mitigation measures are required.

Conclusion

The proposed project would have less than significant impacts with respect to hydrology and water quality. No substantial changes have occurred that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to hydrology and water quality than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

5.10 Land Use and Planning

Impacts Identified in the 2023 EIR

As discussed in Section 4.10, *Land Use and Planning*, of the 2023 EIR, the HEU would have no impact regarding division of an established community because the HEU includes policies and programs to encourage housing development on underutilized and vacant sites and along established commercial corridors and neighborhoods. The HEU was determined to be consistent with the goals and strategies of Plan Bay Area 2050, as well as policies in the City's General Plan and the BMC. As stated in Government Code Section 65589.5(a), the Legislature has concluded that "the lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California." The HEU establishes policies and programs to further the goal of meeting the existing and projected housing needs of all household income levels of the community. In addition, the sites inventory provides evidence of the City's ability to accommodate the RHNA through the year 2031, as established by the Association of Bay Area Governments (ABAG),as well as efficiently utilize vacant, underutilized, and underdeveloped lots within the City to increase the supply of housing. Impacts were found to be less than significant.

Impacts of the Proposed Project

Although the proposed project would allow for up to an additional 1,652 units in the Southside Area, no new roads, linear infrastructure, or other development features are proposed that would divide an established community or limit movement, travel, or social interaction between established land uses. Therefore, similar to the HEU, this impact would be less than significant.

The proposed project would include Zoning Ordinance amendments and zoning map changes and associated General Plan text and map amendments to create or modify objective design standards

in the Southside Area, including building height, coverage, ground-floor residential uses, and zoning district boundaries, to increase residential development potential, particularly student-oriented housing, in the R-3, R-3H, R-S, R-SH, R-SMU, and C-T zoning districts. As shown in Figure 5, the proposed project would include expansion of the R-SMU district in the area four blocks west of Telegraph Avenue, which would change from R-S to R-SMU, and three blocks east of Telegraph Avenue, which would change from R-3 and R-S to R-SMU. The proposed project would also include expansion of the R-S district into the areas currently zoned R-3 in between Haste Street, Dwight Way, and Fulton Street. Future development facilitated by the proposed project would be required to comply with zoning requirements for residential uses as described in Title 23, *Zoning*, of the BMC. Therefore, similar to the HEU, the proposed project would be consistent with the BMC.

As shown below under Table 7 and Table 8, the proposed project would be consistent with the applicable goals and policies from Plan Bay Area 2050 and the City's General Plan as analyzed in the 2023 EIR, and impacts would be less than significant.

Table 7 Project Consistency with Plan Bay Area 2050

Measure	Proposed HEU Project Consistency
Housing. Spur Housing Production for Residents of all Income Levels	
H3. Allow a greater mix of housing densities and types in Growth Geographies. Allow a variety of housing types at a range of densities to be built in Priority Development Areas, select Transit-Rich Areas and Select High-Resource Areas.	**Consistent.** The proposed project would facilitate up to 1,652 more units compared to the HEU in the Southside Area, which is a TPA within 0.5 mile of the Downtown Berkeley BART station and multiple bus routes such as the Alameda-Contra Costa Transit District (AC Transit) bus routes 6, 36, 51B, 52, 79, 604, 605, 851, and F, as well as the University of California, Berkeley Bear Transit R-Line. This would further reduce reliance on personal vehicles and encourage usage of alternative modes of transport.
H5. Integrate affordable housing into all major housing projects. Require a baseline of 10-20% of new market-rate housing developments of five units or more to be affordable to low-income households.	**Consistent**. Pursuant to Ordinance Number 936, *Inclusionary Housing*, and Chapter 23C.12 of the BMC, the City requires that new rental housing with five or more units must provide 20 percent of the units as below market rate units or pay the Affordable Housing Mitigation Fee or provide some below market rate units and pay a prorated fee. Of the 20 percent below market rate units, half must be provided to low-income households, and half must be provided to very-low income households.
EN4. Maintain urban growth boundaries. Using urban growth boundaries and other existing environmental protections, focus new development within the existing urban footprint or areas otherwise suitable for growth, as established by local jurisdictions.	**Consistent.** The project would facilitate increased development of housing on vacant and/or underutilized sites in the Southside Area, which would reduce pressure to develop open space areas. By placing residents close to jobs and alternative methods of transportation, the project would reduce greenhouse gas emissions and other criteria pollutants associated with vehicle use to help communities stay healthy and safe.

Source: ABAG 2021

Table 8 Project Consistency with Relevant General Plan Goals and Policies

General Plan Policy	Proposed HEU Project Consistency
Land Use Element	
Maintain and Preserve the Character of Berkeley	
Policy LU-3 Infill Development. Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.	**Consistent.** The proposed project would facilitate increased infill development on underutilized sites in order to increase density to accommodate a higher number of residents. Individual future projects would be subject to the City's existing general development standards (BMC Chapter 23.304) to ensure that buildings are compatible with neighboring land uses and architectural design and scale.
Policy LU-7 Neighborhood Quality of Life. Preserve and protect the quality of life in Berkeley's residential areas through careful land use decisions.	
Policy LU-4 Discretionary Review. Preserve and enhance the aesthetic, environmental, economic, and social character of Berkeley through careful land use and design review decisions.	**Consistent**. Future development would be required to comply with General Plan land use and design review policies and processes, and discretionary review would be required for applicable projects.
Maintain and Enhance Berkeley's Residential Areas	
Policy LU-9 Non-Residential Traffic. Minimize or eliminate traffic impacts on residential areas from institutional and commercial uses through careful land use decisions.	**Consistent**. The proposed project would facilitate the development of up to 1,652 more units in the Southside Area which is a TPA within 0.5 mile of the Downtown Berkeley BART station and multiple bus routes such as the Alameda-Contra Costa Transit District (AC Transit) bus routes 6, 36, 51B, 52, 79, 604, 605, 851, and F, as well as the University of California, Berkeley Bear Transit R-Line. This would encourage the use of alternative modes of vehicles and reduce VMT.
Policy LU-11 Pedestrian- and Bicycle-Friendly Neighborhoods. Ensure that neighborhoods are pedestrian- and bicycle-friendly with well-maintained streets, street trees, sidewalks, and pathways.	**Consistent**. Future development would be required to comply with residential bicycle parking standards pursuant to BMC Section 23.322.090. Implementation of the proposed project would not interfere or conflict with the City's pedestrian or bicycle network.
Maintain and Enhance Berkeley's Commercial Areas and the Downtown	
Policy LU-23 Transit-Oriented Development. Encourage and maintain zoning that allows greater commercial and residential density and reduced residential parking requirements in areas with above-average transit service such as Downtown Berkeley.	**Consistent**. The proposed project would facilitate the development of up to 1,652 more units in the Southside Area which is a TPA within 0.5 mile of the Downtown Berkeley BART station and multiple bus routes such as the Alameda-Contra Costa Transit District (AC Transit) bus routes 6, 36, 51B, 52, 79, 604, 605, 851, and F, as well as the University of California, Berkeley Bear Transit R-Line. Pursuant to Chapter 23.334 of the BMC, developments that provide more affordable housing than required and/or a robust Transportation Demand Management Plan would be able to reduce their parking supply.
Policy LU-27 Avenue Commercial Areas. Maintain and improve Avenue Commercial areas, such as University, San Pablo, Telegraph, and South Shattuck, as pedestrian-friendly, visually attractive areas of pedestrian scale and ensure that Avenue areas fully serve neighborhood needs as well as a broader spectrum of needs.	**Consistent**. The proposed project would facilitate the development of up to 1,652 more units in the Southside Area compared to the HEU, which includes the northern portion of Telegraph Avenue. The proposed project would streamline housing development by providing an objective set of development standards, such as building height, setbacks, and minimum density. This would ensure that future development is compatible with the character and scale of Berkeley according to the City's standards.

General Plan Policy	Proposed HEU Project Consistency
Transportation Element	
Automobile Use Reduction	
Policy T-10 Trip Reduction. To reduce automobile traffic and congestion and increase transit use and alternative modes in Berkeley, support, and when appropriate require, programs to encourage Berkeley citizens and commuters to reduce automobile trips, such as: 1. Participation in a citywide Eco-Pass Program (also see Transportation Policy T-3). 2. Participation in the Commuter Check Program. 3. Carpooling and provision of carpool parking and other necessary facilities. 4. Telecommuting programs. 5. "Free bicycle" programs and electric bicycle programs. 6. "Car-sharing" programs. 7. Use of pedal-cab, bicycle delivery services, and other delivery services. 8. Programs to encourage neighborhood-level initiatives to reduce traffic by encouraging residents to combine trips, carpool, telecommute, reduce the number of cars owned, shop locally, and use alternative modes. 9. Programs to reward Berkeley citizens and neighborhoods that can document reduced car use. 10. Limitations on the supply of long-term commuter parking and elimination of subsidies for commuter parking. 11. No-fare shopper shuttles connecting all shopping districts throughout the city.	**Consistent**. The proposed project would facilitate the development of up to 1,652 more units in the Southside Area which is a TPA within 0.5 mile of the Downtown Berkeley BART station and multiple bus routes such as the Alameda-Contra Costa Transit District (AC Transit) bus routes 6, 36, 51B, 52, 79, 604, 605, 851, and F, as well as the University of California, Berkeley Bear Transit R-Line. This would encourage future residents to reduce reliance on single-occupancy vehicles and utilize alternative modes of transportation. As shown in Table 10, under Section 5.14, *Transportation,* the proposed project would result in a VMT per capita of 10.61, which is lower than the VMT per capita for the HEU of 10.86. In addition, future development would be required to comply with Chapter 23.334 of the BMC, which requires development and implementation of a Transportation Demand Management program.
Urban Design & Preservation	
Protection of Existing Resources	
Policy UD-3 Regulation of Neighborhood Character. Use regulations to protect the character of neighborhoods and districts, and respect the particular conditions of each area.	**Consistent**. Individual future development projects would be subject to the development standards proposed under the proposed project which are designed to facilitate residential development while protecting neighborhood character by objectively regulating development standards, such as height, setbacks, and minimum density. The impacts associated with adoption of these development standards are analyzed throughout this Addendum.
New Construction and Alterations	
Policy UD-24 Area Character. Regulate new construction and alterations to ensure that they are truly compatible with and, where feasible, reinforce the desirable design characteristics of the particular area they are in.	**Consistent**. Individual future development projects would be subject to the development standards proposed under the proposed project which are designed to facilitate residential development while protecting neighborhood character by objectively regulating development standards, such as height, setbacks, and minimum density. The impacts associated with adoption of these development standards are analyzed throughout this Addendum.

General Plan Policy	Proposed HEU Project Consistency
Policy UD-33 Sustainable Design. Promote environmentally sensitive and sustainable design in new buildings.	**Consistent.** As discussed in Section 5.5, *Energy*, and Section 5.7, *Greenhouse Gas Emissions,* future development projects would be required to be constructed in accordance with the latest iteration of CALGreen and the California Energy Code, which include requirements for environmentally sensitive and sustainable design practices. In addition, new construction would be required to be all-electric per the requirements of BMC Chapter 12.80 (with limited exemptions and exceptions), which would reduce consumption of nonrenewable energy resources.

Effects and Mitigation Measures

No new or substantially more severe significant effects would occur related to land use and planning, and no new mitigation measures are required.

Conclusion

The proposed project would have less than significant impacts with respect to land use and planning. No substantial changes have occurred that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to land use and planning than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

5.11 Noise

Impacts Identified in the 2023 EIR

According to the Berkeley General Plan Environmental Management Element, noise-sensitive uses include but are not limited to residences, child-care centers, hospitals, and nursing homes (City of Berkeley 2001). As discussed in Section 4.11, *Noise*, of the 2023 EIR, the HEU could expose noise-sensitive receptors to combined noise levels from construction equipment of 84 dBA Leq at 50 feet without a pile driver, and 95 dBA Leq at 50 feet with a pile driver. Development facilitated by the HEU would be required to comply with the City's Standard COAs related to construction hours, construction noise reduction, construction noise management, and noise reduction plans. Nonetheless, construction noise levels could still exceed the City's standards for stationary equipment in both multi-family residential and commercial zones and could still exceed the City's standards at multiple sites. Therefore, construction noise impacts were found to be significant and unavoidable.

Operation of projects facilitated by the HEU would include mechanical equipment such as heating, ventilation, and air conditioning (HVAC) equipment, delivery and trash trucks, and other noise-generating activities. However, such activities would be similar to the existing noise environment, and development would be required to comply with Section 13.40.070 of the BMC, which states that stationary machines and other devices located on the exterior of structures which generate sounds perceptible outside the perimeters of the lot on which the machine or other device is located must be installed with such sound transmission control measures to adequately minimize or eliminate the transmission of the sound to a level not to exceed 60 dBA on weekdays and 50 dBA on weekends for single family residential beyond property perimeters; Section 23130 of the California

Motor Vehicle Code which establishes maximum sound levels of 86 dBA L_{eq} at 50 feet for trucks operating at speeds less than 35 miles per hour; Section 13.40.070 of the BMC which prohibits operating or permitting the operation of a mechanically powered saw, sander, drill, grinder, lawn or garden tool, or similar tool before 7:00 a.m. on a weekday (or before 9:00 a.m. on a weekend or holiday) or after 7:00 p.m. on a weekday (or after 8:00 p.m. on a weekend or holiday) such that the sound therefrom across a residential or commercial real property line violates BMC Section 13.40.050 or 13.40.060; and Section 19.29 of the BMC which includes the 2019 California Residential Code, as adopted in Title 24 Part 2.5 of the California Code of Regulations, which would reduce operational noise impacts to a less than significant level. As discussed in the 2023 EIR, daily VMT from the HEU would increase by approximately 6 percent over existing 2020 conditions by the year 2031. A 6 percent increase in traffic on a roadway would equate to an increase in noise of 0.2 dBA, which would not double the existing mobile noise source and would not increase noise levels by even the most conservative threshold of 3 dBA, which is considered a barely perceptible noise increase. Off-site traffic noise impacts were therefore found to be less than significant.

The 2023 EIR found that construction activities related to development facilitated by the HEU would not result in significant vibration impacts with adherence to the City's Standard COA related to construction vibration. The 2023 EIR also found that groundborne vibration in the vicinity of development facilitated by the HEU would be primarily generated by vehicular travel on the local roadways. However, the HEU would not increase traffic trips such that it would be perceptible to nearby noise-sensitive receptors, and impacts would be less than significant.

As discussed in 2023 EIR Section 4.11, development facilitated by the HEU would not be exposed to intermittent noise levels from overhead flight patterns from airports in the city, because there are none located within Berkeley. In addition, residential development would be required to incorporate noise insulation features consistent with achieving State and local standards to reduce interior noise levels to below 45 dBA. Therefore, impacts would be less than significant.

Impacts of the Proposed Project

Construction Noise

The proposed project would increase the potential number of units in the Southside Area by up to 1,652 units compared to the adopted HEU, resulting in additional demolition and construction activity that would generate temporary increases in ambient noise levels. It is also possible that concurrent construction activity on nearby development sites could result in a higher combined temporary increase in ambient noise at sensitive receptors in the vicinity, and result in an adverse impact on nearby noise-sensitive receptors. As discussed in the 2023 EIR, construction noise levels would vary depending on the type of equipment, the duration of use, the distance to receivers, and the potential for pile driving. Noise associated with construction of most development facilitated by the proposed project would be typical of residential construction in urban areas, but could exceed the eight-hour 80 dBA L_{eq} daytime significance threshold at residences. Similar to the HEU, the proposed project could facilitate larger projects that may include relatively lengthy construction durations (i.e., longer than 18 months), two or more subterranean levels, use of multiple pieces of heavier equipment (i.e., cranes, excavators, dozers), simultaneous use of multiple pieces of equipment, and generally noisier activities, such as the potential for pile driving. This could potentially result in significant noise impacts, in particular to adjacent residential zones or other nearby noise-sensitive receivers, and would temporarily increase ambient noise levels above FTA noise limits. Development facilitated by the proposed project would be required to comply with the City's Standard COA related to construction hours, construction noise reduction programs,

construction noise management, and noise reduction plans, which would reduce construction noise to the extent feasible. However, as discussed in the 2023 EIR, the Standard COAs would include the installation of temporary sound barriers where warranted, which are the most effective advanced measure to reduce noise from construction sites adjacent to noise-sensitive receptors, and no further measures are available to provide additional reductions in construction noise. Therefore, construction noise levels could still exceed the City's standards for stationary equipment in both multi-family residential and commercial zones. Furthermore, construction noise levels could exceed the City's standards at multiple sites where the proposed project would facilitate development in the Southside Area. Similar to the HEU, this impact would be significant and unavoidable.

Operational Noise

The additional 1,652 units facilitated under the proposed project would generate noise associated with the operation of residences. Typical noise sources associated with residential uses include stationary HVAC equipment, vehicle movement (e.g., delivery and trash hauling), outdoor activities, and traffic on area roadways. These impacts are discussed below.

HVAC Equipment

Because of the proposed increased density of development in the Southside Area, this analysis includes the conservative assumption that new HVAC equipment could be installed as close as 20 feet from noise-sensitive receptors on adjacent properties. Typical residential HVAC units are anticipated to generate noise levels ranging from 50 to 60 dBA L_{eq} at a distance of 50 feet from the source, if unshielded by equipment enclosures (Illingworth & Rodkin 2019). Based on a standard attenuation rate of 6 dBA per doubling of distance from stationary noise sources, it is estimated that new HVAC equipment in the Southside Area would generate noise levels reaching 68 dBA at 20 feet from the source. This estimate does not account for the shielding effect of equipment enclosures or rooftop parapets, which could block line of sight between the source and noise-sensitive receptors, reducing noise levels by at least 10 dBA. However, as discussed in the 2023 EIR, the design and placement of new HVAC equipment would be required to comply with Section 13.40.070 of the BMC, which states that stationary machines and other devices located on the exterior of structures which generate sounds perceptible outside the perimeters of the lot on which the machine or other device is located must be installed with such sound transmission control measures to adequately minimize or eliminate the transmission of the sound to a level not to exceed 60 dBA on weekdays and 50 dBA on weekends for single family residential beyond property perimeters. Stationary equipment shall not exceed 65 dBA on weekdays and 55 dBA on weekends for multi-family residential areas.[8] Furthermore, a motor, machinery, pump, such as swimming pool equipment, etc., must be sufficiently enclosed or muffled and maintained so as not to create a Noise Disturbance in accordance with Section 13.40.050 or 13.40.060. Therefore, impacts related to HVAC equipment would be less than significant, similar to the HEU.

Vehicle Activity (Delivery and Trash Hauling)

Maximum noise levels generated by movement of medium duty delivery trucks generally range from 61 to 70 dBA Leq at a distance of 25 feet, depending on the speed at which the truck is driving (Olson 1972). The average noise level for a single idling truck generally ranges from 72 to 77 dBA Leq at a distance of 25 feet. It is assumed that delivery and trash hauling trucks serving additional

[8] Maximum sound levels for repetitively scheduled and relatively long term operation (period of 10 days or more) of stationary equipment.

development in the Southside Area could stop as close as 25 feet to adjacent residences on narrow two-lane streets such as Channing Way. An increase of up to 1,652 units in the Southside Area could result in a slightly higher volume of truck trips for delivery and trash hauling. However, truck activity would not substantially exceed existing activity in the already urbanized Southside. For example, trash and recycling trucks already visit most existing properties that could be redeveloped under the proposed project. Additionally, as discussed in the 2023 EIR, Section 23130 of the California Motor Vehicle Code establishes maximum sound levels of 86 dBA L_{eq} at 50 feet for trucks operating at speeds less than 35 miles per hour, and solid waste pick-up operations are typically scheduled during daytime hours when people tend to be less sensitive to noise. Furthermore, these noise events from trucks are typically transient and intermittent, and do not occur for a sustained period of time. Therefore, similar to the HEU, impacts related to delivery and trash hauling would be less than significant.

Outdoor Activity Areas

Addition of up to 1,652 units in the Southside Area would increase the number of residents and thereby increase noise generated by conversations, music, television, or other outdoor sound-generating equipment (e.g., leaf blowers), particularly in the event future residents open their windows or such activities take place on balconies or in common outdoor amenity areas. However, these noise-generating activities would be similar to those of the existing urban environment. Further, violations of the noise ordinance would be subject to BMC Chapter 13.40. This chapter prohibits noise disturbances such as loud equipment, amplified sound not associated with a permitted event, or yelling and sets forth procedures if violations occur. Section 13.40.070 of the BMC prohibits operating or permitting the operation of a mechanically powered saw, sander, drill, grinder, lawn or garden tool, or similar tool before 7:00 a.m. on a weekday (or before 9:00 a.m. on a weekend or holiday) or after 7:00 p.m. on a weekday (or after 8:00 p.m. on a weekend or holiday) such that the sound therefrom across a residential or commercial real property line violates Section 13.40.050 or 13.40.060. Furthermore, Chapter 19.29 of the BMC includes the 2019 California Residential Code, as adopted in Title 24 Part 2.5 of the California Code of Regulations. Therefore, similar to the HEU, impacts related to outdoor activities would be less than significant.

Roadway Vehicle Noise

The proposed project would allow for up to 1,652 more units in the Southside Area compared to what was anticipated under the HEU. The proposed project could affect ambient traffic noise if the proposed project facilitated development in a way that would increase vehicle trips to and from the Southside Area. However, as shown in Table 9, based on information provided by Kittelson & Associates, the proposed project would decrease vehicle trips compared to buildout under the HEU without the proposed project by placing housing in an area served by transit and within walking and bicycling distance to jobs and services. Therefore, the project would not double the existing mobile noise source and would not increase noise levels by even the most conservative threshold of 3 dBA, which is considered a barely perceptible noise increase. Similar to the HEU, impacts related to off-site operational noise would be less than significant.

Table 9 Daily Vehicle Trip Summary

	Total Daily Vehicle Trips
2031 With HEU	3,391,463
2031 With Proposed Project	3,370,416
Change in Vehicle Trips (2031 With HEU and 2031 With Proposed Project)[1]	**(21,047) (0.6% decrease)**

[1] The change in vehicle trips is decreased since the proposed project would concentrate a higher number of development in proximity to jobs, services, and transit which would reduce daily vehicle trips.

( ) denotes subtraction

Source: Kittelson & Associates 2023 (Appendix A)

Operational Vibration

Similar to the HEU, it is not anticipated that operation of residential development would involve activities that would result in substantial vibration levels, such as use of heavy equipment or machinery. Based on the FTA *Transit Noise and Vibration Impact Assessment* (2018) guidance document, rubber tires and suspension systems dampen vibration levels from vehicles on local roadways to a level that is rarely perceptible. Therefore, similar to the HEU, the proposed project would have a less than significant impact related to operational vibration.

Construction Vibration

The proposed project would allow for additional development in the Southside Area, the construction of which could intermittently generate strong vibration. As discussed in the 2023 EIR, general construction equipment such as a vibratory roller would generate vibration levels up to 0.21 in./sec. PPV at 25 feet, while more intensive equipment such as pile driving could generate a vibration level of approximately 0.64 in./sec. PPV at 25 feet. According to Caltrans impact criteria, the damage threshold for historic sites (which are most sensitive to impacts from groundborne vibration) is 0.12 in./sec. PPV. Groundborne vibration from hoe rams, bulldozers, caisson drilling, loaded trucks, and jackhammers would not exceed the 0.1 in./sec. PPV threshold for sensitive historic sites. While groundborne vibration from vibratory rollers would only exceed the threshold for building damage for historic sites at 25 feet from the source, vibration levels from pile driving would exceed one or more of building damage thresholds for historic sites, general old buildings, and older and newer residential structures. Furthermore, vibration levels associated with pile driving would also exceed the threshold of 0.25 in./sec. PPV for human annoyance at various distances up to 75 feet. Future development facilitated by the proposed project would be required to comply with the City's Standard COA related to construction vibration, which would ensure groundborne vibration from vibratory rollers and vibration levels from pile driving would not occur in a manner that would damage buildings. Therefore, similar to the HEU, construction vibration impacts would be less than significant.

Airport Noise

As discussed in the 2023 EIR, the closest airport to Berkeley is the Oakland (OAK) Airport which is located 11 miles south of the Southside Area. According to the Oakland International Airport Land Use Compatibility Plan, Berkeley is located outside of the airport's noise contours and the airport influence area illustrated in Figure 3-1 of the Airport Land Use Compatibility Plan (Alameda County 2012). Therefore, similar to the HEU, the proposed project would not expose people residing or working in the plan area to excessive noise levels, and impacts would be less than significant.

Effects and Mitigation Measures

No new or substantially more severe significant effects would occur related to noise and vibration, and no new mitigation measures are required. Berkeley's Standard COAs related to construction hours, construction noise reduction, construction noise management, noise reduction plans, and construction vibration, as referenced in the 2023 EIR, would remain applicable.

Construction Hours (Residential Zoning Districts). Construction activity shall be limited to between the hours of 8:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and Noon on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.

Construction Hours (Non-Residential Zoning Districts). 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.

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.

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, (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, (5) commitment to notify neighbors at least four days in advance of authorized extended work hours and the reason for extended hours, and (6) 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.

Noise Reduction Plan. Applicants are required to develop a site-specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible. The noise reduction program would include several elements that would reduce the exposure of sensitive receptors to construction noise, such as the following:

- Equipping all internal combustion engine-driven equipment with mufflers in good condition
- Pre-drilling foundation pile holes to minimize the use of pile drivers
- Installing solid plywood fences around construction sites adjacent to sensitive receptors
- Erecting temporary noise control blanket barriers along building façades facing construction sites.

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.

Conclusion

The City's Standard Conditions of Approval for construction noise reduction and management and BMC requirements would still be applicable to development under the proposed project. However, even with implementation of these conditions, impacts related to construction noise would remain significant and unavoidable, similar to the HEU. Nonetheless, no substantial changes have occurred

that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to noise than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

5.12 Population and Housing

Impacts Identified in the 2023 EIR

As discussed in Section 4.12, *Population and Housing*, of the 2023 EIR, the HEU would add housing sites with a potential for up to 19,098 additional residential units and 47,443 additional residents by the year 2031. The 2023 EIR found that the HEU would be consistent with State requirements for the RHNA and would be within the growth forecasts for Northwest Alameda County in Plan Bay Area 2050, which projected a 57 percent increase in population for Northwest Alameda County. The 2023 EIR found that the HEU would not directly or indirectly result in substantial unplanned population growth, and would not result in the displacement of substantial numbers of people or housing. Therefore, impacts were found to be less than significant.

Impacts of the Proposed Project

The proposed project would facilitate the development of up to 1,652 additional units in the Southside Area compared to the adopted HEU. Using the 2023 EIR estimate of 2.5 persons per household, the proposed project would increase the number of residents in the Southside Area and in Berkeley by 4,130 people. In the unlikely event that all buildout under the 2023 EIR (47,443 residents) and the proposed project occurs, the total population of the city in 2031 (buildout year of the 2023 HEU) would be 176,136, or a population increase of approximately 41 percent[9]. Similar to the HEU, the proposed project would facilitate sufficient housing development to meet the City's RHNA and would be within the growth forecasts for Northwest Alameda County in Plan Bay Area 2050, which projects a 57% increase in population for Northwest Alameda County. Given that the State is currently in an ongoing housing crisis due to an insufficient housing supply, the additional units under the proposed project would also assist in addressing the existing crisis and meeting the housing needs of the City's communities.

Although the proposed project would facilitate the development of up to 1,652 more units, the units would be concentrated in the Southside Area which is a TPA, which would help reduce reliance on automotive travel, vehicle miles traveled, and associated GHGs. Future residents would have ample opportunities to utilize alternative modes of transportation and would be able to walk or bicycle to many jobs and services.

Similar to what was analyzed in the 2023 EIR, this analysis is conservative because it assumes a maximum buildout scenario. The proposed project's actual contribution to population growth may be less than estimated. In addition, the proposed project would not involve the extension of roads or other infrastructure that could indirectly lead to population growth. As discussed in Sections 5.13, *Public Services and Recreation*, and Section 5.16, *Utilities and Service Systems*, of the 2023 EIR, the city is mostly developed and is supported by existing public services and infrastructure which are sufficient to serve the additional housing units. Therefore, the proposed project would not result in

[9] (47,443 (buildout of HEU) + 4,130 (buildout of proposed project)) / 124,563 (current population in the 2023 EIR) x 100 = 41 percent

substantial unplanned population growth, either directly or indirectly, and impacts would be less than significant, same as the impact analyzed in the 2023 EIR.

While the adoption of the proposed Southside Zoning Implementation Program would have no direct physical effects, subsequent development allowed by the proposed project could involve the demolition of existing housing units in the Southside Area. Because the addition of up to 1,652 more housing units than analyzed in the 2023 EIR would more than offset the potential loss of housing units, the proposed project would not require the construction of additional housing elsewhere. Future applicants would be required to comply with the City's Inclusionary Housing Ordinance, which would require developers of market-rate ownership housing to include affordable ownership units or pay a fee, as well as the Affordable Housing Mitigation Fee Ordinance, which would require developers of market-rate rental housing to pay a fee to the Housing Trust Fund (which is used as funding for affordable housing production) or include affordable units in developments. In addition, SB 330 would require that replacement housing be either rent-controlled or below market rate. Moreover, deed restrictions may run with individual properties to maintain long-term affordability. The BMC also places conditions on the loss of housing units and includes tenant protections for displaced residents. Projects that involve demolition or elimination of dwelling units would be subject to BMC Chapter 23.326, which requires that demolition of dwelling units may only be approved if it is found that the elimination of the dwelling units would not be materially detrimental to the housing needs and public interest of the affected neighborhood and the city. Further, BMC Chapter 23.326 includes tenant protections for displaced residences. When demolition of an occupied unit is approved, the project applicant is required to provide assistance with moving expenses and subsidize the rent differential for a comparable replacement unit. If a tenant is displaced due to the owner withdrawing the building from rent or lease or for repairs to bring the unit into compliance, BMC Section 13.77.055 and Chapter 13.84 entitle the tenant to relocation compensation and certain protections. In addition, BMC Section 13.76.130 requires landlords to have good cause for evictions and provide relocation assistance to households as specified in Section 13.76.130A(9). Therefore, similar to the HEU, the proposed project would not result in the net loss or displacement of housing, necessitating the construction of replacement housing elsewhere, and impacts would be less than significant.

Effects and Mitigation Measures

No new or substantially more severe significant effects would occur related to population and housing, and no new mitigation measures are required.

Conclusion

The proposed project would have less than significant impacts with respect to population and housing. No substantial changes have occurred that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to population and housing than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

5.13 Public Services and Recreation

Impacts Identified in the 2023 EIR

As discussed in Section 4.13, *Public Services and Recreation*, of the 2023 EIR, the HEU would increase demand for fire and police protection services, school facilities, and parks and recreational facilities. However, compliance with Government Code 65995 (b) as well as policies in the City's General Plan and BMC would reduce impacts to a less than significant level.

Impacts of the Proposed Project

Fire Protection

Fire protection in the city is provided by the Berkeley Fire Department (BFD). The proposed project would facilitate development that would increase population in the Southside Area and in Berkeley by adding the potential for up to 1,652 new units. Using the 2023 EIR estimate of 2.5 persons per household, the proposed project's changes to the HEU would result in 4,130 new residents in addition to the 47,443 new residents estimated to be added in the HEU as anlayzed in the 2023 EIR. The additional increase in residents associated with the proposed project could increase demand for fire protection and emergency medical services such that additional staff, equipment or facilities would be needed to meet response time goals. However, future development would be facilitated on non-vacant and underutilized sites in urbanized areas in the Southside Area which are already served by existing fire stations. The BFD Fire Station 5 is located approximately 0.2 miles southwest of the Southside Area, and BFD Fire Station 3 is located approximately 0.4 miles south of the Southside Area. The continued implementation of policies and actions in the Berkeley General Plan would improve the ability of fire protection facilities to serve this additional future development and allow fire protection services to maintain response time goals. As discussed in the 2023 EIR, the BFD has an average response time of five minutes and fifteen seconds (5:15) from when the station receives the call to the first unit arriving on the scene. The median response time is 4:46. Policy S-22 in the City's Disaster Preparedness and Safety Element of the General Plan calls for the City to provide adequately staffed and equipped Fire Stations and to pursue a response time goal of four minutes from the nearest station to all parts of Berkeley. Although the City's response time goal of four minutes has not been met, new residential projects would be reviewed for compliance with these requirements and compliance with other building and safety regulations several times during different phases of project development, such as the entitlement and pre-application phase, during the building permit process, and during the construction process. Future development would be required to comply with basic building designs and standards for residential buildings as mandated by the Berkeley Fire Code under BMC Chapter 19.48. In some cases, older buildings not constructed to today's more stringent levels of fire-safety regulation would be replaced by new buildings compliant with existing regulations, improving fire safety on those sites. Compliance with designs and standards and other fire safety requirements would reduce the demand for fire protection services and thereby reduce the need for new fire stations. Future development would also be required to comply with abatement of fire-related hazards and pre-fire management prescriptions as contained in the California Health and Safety Code and the California Fire PlanThe City's Measure FF, passed in November 2020, is estimated to generate $8.5 million annually, and would be used to implement a state-of-the-art 911 dispatch system to ensure rapid assistance to emergency medical calls, increase ambulance and paramedic capacity, to better meet the needs of all residents, and strengthen wildfire, earthquake and other disaster prevention and preparedness with new,

expanded emergency warning systems, fire fuel reduction and evacuation planning. These funds will allow the Fire Department to address increased call volumes and emergency medical service needs that result from city-wide increases in residential density, including the anticipated increase allowed under the proposed project. Future remodeling or expansion of BFD facilities to accommodate new equipment would not be needed to specifically to serve the additional residential units, which would be added incrementally in various locations in the city and served by more than one fire station. Should a new fire station be required, the environmental impacts of constructing a fire station would be consistent with the construction-related impacts discussed in other sections of this Addendum and the 2023 EIR. Should the Fire Department and the City determine that additional facilities are needed to provide fire protection services to the Southside Area, it is not known whether such facilities would be located within the Southside Area or elsewhere in the city. If and when the BFD proposes a new station and identifies an appropriate site and funding, the City will conduct a complete a site-specific evaluation of the station's environmental impacts under CEQA. Therefore, impacts to fire services would be less than significant, similar to the HEU.

Police Protection

Police protection in the city is provided by the Berkeley Police Department (BPD). Although the proposed project would increase potential buildout in the Southside Area compared to what was analyzed in the 2023 EIR by up to 1,652 units, future development would be facilitated on non-vacant and underutilized sites in urbanized areas which are already served by existing police stations. Nonetheless, the additional population growth facilitated by the proposed project could result in an increase in reported incidents, leading to longer response times unless the BPD increases staffing. The Disaster Preparedness and Safety Element, the Transportation Element and the Economic Development & Employment Element of the City's General Plan include policies that would ensure police services are adequate to accommodate an increase in population. Specifically, Policy S-1 and Action G would ensure that the City's emergency response plans are current and incorporate the latest information on hazards, vulnerability and resources; Policy T-28 and Action A would ensure emergency access be provided to all parts of the city which would not significantly increase emergency response times or hinder effective evacuation; and Policy ED-4 and Action A would ensure there are adequate levels of police presence in neighborhood and avenue commercial zones. Should the Police Department and the City determine that additional facilities are needed to provide police protection services to the Southside Area, it is not known whether such facilities would be located within the Southside Area or elsewhere in the city. If and when the BPD proposes a new station and identifies an appropriate site and funding, the City will conduct a complete a site-specific evaluation of the station's environmental impacts under CEQA. Therefore, similar to the HEU, impacts to police services would be less than significant.

Schools

As discussed in the 2023 EIR, in a study prepared for Berkeley Unified School District's (BUSD) adopted School Facilities Fee on new residential and commercial/industrial development, the District used a blended student generation rate of 0.191 for all housing types (BUSD 2016). Based on this generation rate, development under the proposed project would add an estimated total of 316 new students over time. However, this number is highly conservative, and it is assumed that many of the new housing units would be occupied by University students and would not house school-aged children, since one of the primary goals of the proposed project is to create additional housing at appropriate locations to help meet the housing demand for students, thus taking advantage of proximity to the University. Nonetheless, the proposed project could encourage housing that would

add more school-aged children to BUSD schools. These students would be distributed throughout the schools that serve Berkeley depending on their grade level, their location, and their school preferences. The addition of 316 students under the proposed project in addition to the 3,648 new students under the HEU would result in an increase of 42 percent compared to the BUSD enrollment of 9,409 students in the 2020-21 school year (Ed-Data.org 2022). However, as discussed in the 2023 EIR, future development facilitated by proposed project would be required to pay school impact fees pursuant to Section 65995(3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), which BUSD would use to maintain the desired school capacity and the maintenance and/or development of new school facilities. Therefore, impacts related to school capacity would be less than significant, similar to the HEU.

Parks and Recreation

Similar to the HEU, the proposed project would not include the provision of new parks or the physical alteration of existing parks or recreation centers. Full buildout of the proposed project would further increase the number of residents in the Southside Area compared to the HEU by 4,130 people, which would increase the use of parks and recreational facilities. As discussed in the 2023 EIR, the ratio of parkland per resident is approximately 25.5 acres per 1,000 residents. Although the proposed project would decrease the ratio of parkland per resident from 25.5 acres per 1,000 residents to 24.9 acres per 1,000 residents[10], in accordance with General Plan policies, the City continually evaluates and plans for expansion or renovations of parks and recreation facilities as need to accommodate demand. Compliance with General Plan policies, particularly Policies OS-1, OS-2, OS-6, would ensure park facilities are kept up to date and park acreage to population ratio is maintained within Berkeley. Compliance with General Plan policies and actions would potentially result in development of new recreational opportunities including parks. Should future park or recreational facilities be identified for construction, it is not known where such facilities would be located. If and when the Parks Department proposes new facilities and identifies an appropriate site and funding, the City will conduct an evaluation of the site-specific environmental impacts of the new park or recreation facility under CEQA. In addition, it is assumed that the majority of future housing in the Southside Area would service University students and staff who would have access to recreational opportunities such as pools, gyms, open space, and other recreational programs associated with the University campus. Future residents would also be able to access existing City parks and regional recreational facilities; including the Bay Trail and Eastshore State Park and Tilden Regional Park and Claremont Canyon Regional Preserve. Therefore, the proposed project would not result in substantial overuse of existing City parks which may cause physical deterioration of these facilities or require the construction or expansion of facilities which may have an adverse physical effect on the environment. Therefore, impacts related to parks and recreational facilities would be less than significant, similar to the HEU.

Effects and Mitigation Measures

No new or substantially more severe significant effects would occur related to public services and recreation, and no new mitigation measures are required.

Conclusion

The proposed project would have less than significant impacts with respect to public services and recreation. No substantial changes have occurred that require major revisions to the 2023 EIR.

[10] (4,391 acres of parkland x 1,000) / 176,136 people = 24.9 acres per 1,000 residents.

There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to public services and recreation than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

5.14 Transportation

Impacts Identified in the 2023 EIR

As discussed in Section 4.14, *Transportation*, of the 2023 EIR, the HEU would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Although the HEU would increase ridership for AC Transit and BART, AC Transit and BART monitor and plan for anticipated changes in local and regional ridership levels and increased demand through their ongoing evaluation of routes, schedules, ridership, and capacity availability. The HEU would also be consistent with the City's 2017 Bicycle Plan and development would be required to provide long-term and short-term bicycle parking in accordance with BMC Section 23.322.090 as well as meet applicable requirements for pedestrian access under BMC Section 23.304.100.

The 2023 EIR found that the HEU would decrease VMT per capita by 3 percent, from 11.22 to 10.86, which would be below the City of Berkeley VMT threshold of 19.38 (15 percent below regional average household VMT per capita of 22.80). Therefore, VMT impacts were found to be less than significant.

As found in the 2023 EIR, the HEU would not include hazardous geometric design features or incompatible uses, and circulation components and geometric design features for individual projects would be reviewed by the City Engineering division and would be in accordance with all applicable City standards and the building plan check process to minimize design hazards. Therefore, this impact was determined to be less than significant.

The HEU also would not result in inadequate emergency access. The 2023 EIR determined that development under the HEU would be required to comply with basic building designs and standards for residential buildings as mandated by the Berkeley Fire Code, under BMC Chapter 19.48. As a part of development review, representatives from several City departments and representatives, including the Building and Safety Division, the Transportation Division, and the Fire Department, would review the entitlement plan set to ensure compliance with egress requirements and other fire safety features. Individual projects would be required to incorporate all applicable design and safety requirements as set forth in the most current adopted building codes and fire and life safety standards. Compliance with these standards is ensured through the City review and building plan check process. Based on the preceding, impacts related to emergency access were found to be less than significant.

Impacts of the Proposed Project

The proposed project would allow for up to 1,652 more units in the Southside Area, which is an area served by BART and AC Transit, compared to the adopted HEU and therefore would increase the transit ridership for AC Transit and BART. However, AC Transit and BART monitor and plan for anticipated changes in local and regional ridership levels and increased demand through their ongoing evaluation of routes, schedules, ridership, and capacity availability. Therefore, similar to the

HEU, the proposed project would not conflict with AC Transit's or BART's ongoing efforts for facility improvement or capital improvement project planning.

The proposed project would concentrate development in the Southside Area, which is a TPA, and would place residents in proximity to jobs, services, and transit, which would encourage walking, bicycling, and the use of alternative modes of transportation. Future development would be reviewed in accordance with the City's Public Works Department Transportation Program standards, and the department would provide oversight engineering review to ensure that the project is constructed according to City standards. Thus, the proposed project would also be consistent with the City's 2017 *Bicycle Plan*. The proposed project does not include modifications to the public right-of-way and, therefore, would not preclude the installation of the planned or proposed bicycle facilities on the streets in the city. Development facilitated by the proposed project would provide long-term and short-term bicycle parking in accordance with BMC Section 23.322.090 requirements to accommodate the bicycle parking demand generated by the project residents and would also be required to meet applicable requirements for pedestrian access under BMC Section 23.304.100 or other requirements as applicable. Therefore, the proposed project would not conflict with the City's Bicycle Master Plan or the City's Pedestrian Plan, and impacts would be less than significant, similar to the adopted HEU.

As discussed in the 2023 EIR, the City of Berkeley has adopted thresholds to evaluate significant impacts for VMT. For residential uses, the City of Berkeley adopted a threshold of significance for VMT analysis based on the guidance from OPR that a residential project's VMT impact is considered less than significant if its household VMT per capita is at least 15 percent below the regional average household VMT per capita. Therefore, an increase in VMT per capita above 19.38 VMT (15 percent below the regional average of 22.80) would be considered a significant impact. VMT was calculated for the proposed project by Kittelson & Associates in June 2023 (see Appendix A). Table 10 summarizes the VMT for the applicable threshold, 2020 baseline, the adopted HEU, and the proposed project. As shown in Table 10, the proposed project would result in a decreased VMT per capita in comparison to the baseline 2020 condition and to the adopted HEU. Residential VMT per capita would decrease by 5 percent, from 11.22 to 10.61, compared to the baseline 2020 condition, and by 2 percent, from 10.86 to 10.61, compared to the HEU. These reductions indicate that the future residential development would provide more opportunities for residents and employees to access jobs and services within the City within shorter distances and by modes other than vehicle. Therefore, the proposed project would result in VMT per capita below applicable thresholds and impacts would be less than significant, similar to the HEU.

Table 10 VMT Results Summary

Units	Bay Area Region	Berkeley 2020	Adopted HEU (2031)	Proposed Project (2031)
Population	7,915,267	128,004	182,651	186,771
Residential VMT	180,468,151	1,436,244	1,983,715	1,982,372
Household VMT Per Capita	22.80	11.22	10.86	10.61

Source: Kittelson & Associates, Inc. 2023 (Appendix A)

Similar to the HEU, the proposed project's changes would only include residential development, and would not include hazardous geometric design features or incompatible uses. Each housing application would be evaluated at the project-specific level. Circulation components and geometric design features would be reviewed by the City Engineering division and would be in accordance with

all applicable City standards and the building plan check process to minimize design hazards. Design review standards include standards for project access points, location, design, sight lines, roadway modifications, provisions for bicycle and pedestrian transportation connections, and emergency access. Future development facilitated by the proposed project would be required to comply with basic building designs and standards for residential buildings as mandated by the Berkeley Fire Code, pursuant to BMC Chapter 19.48. As part of the development review process, representatives from several City departments and representatives, including the Building and Safety Division, the Transportation Division, and the Fire Department, would review the proposed development plan set to ensure compliance with emergency access requirements and other fire safety features. Future projects would be required to incorporate all applicable design and safety requirements as set forth in the most current building codes and fire and life safety standards, which would reduce impacts related to emergency access. Therefore, as was found in the 2023 EIR, the proposed project would have less than significant impacts related to safety hazards and emergency access.

Effects and Mitigation Measures

No new or substantially more severe significant effects would occur to transportation and circulation, and no new or revised mitigation measures are required.

Conclusion

The proposed project would have less than significant impacts with respect to transportation. No substantial changes have occurred that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to transportation than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

5.15 Tribal Cultural Resources

Impacts Identified in the 2023 EIR

As discussed in Section 4.15, *Tribal Cultural Resources*, of the 2023 EIR, ground-disturbing activities associated with the HEU could expose and adversely affect previously unidentified subsurface archaeological resources that may qualify as tribal cultural resources. However, impacts would be less than significant with adherence to the City's Standard COAs related to archaeological resources and human remains set forth above under Section 5.4, *Cultural Resources*, as well as Mitigation Measure TCR-1, which was adopted and incorporated into the HEU and would require tribal cultural monitoring.

Impacts of the Proposed project

Based on the results of AB 52 and SB 18 consultation conducted as part of preparation of the 2023 EIR, tribal cultural resources were found to be potentially present in areas near the waterfront and near Indian Rock. Although the proposed project would increase potential buildout in the Southside Area compared to what was analyzed in the 2023 EIR by up to 1,652 units, development facilitated by the proposed project would be concentrated in the Southside Area and would not be within the areas sensitive for tribal cultural resources. Therefore, similar to what was concluded in the 2023 EIR, it can be assumed that no tribal cultural resources have been identified. Nonetheless, similar to the HEU, ground-disturbing activities associated with individual development projects under the

proposed project could expose previously unidentified subsurface archaeological resources that may qualify as tribal cultural resources and could be adversely affected by construction. Future projects subject to CEQA and SB 35 would require project-specific tribal cultural resource identification and consultation and incorporation of the appropriate avoidance, minimization, or mitigation identified through the consultation process. In addition, the City's Standard COA related to the protection of archaeological resources and human remains (including remains that are determined to be of Native American origin) would apply to future development. In addition to the City's Standard COAs related to the protection of archaeological resources and human remains set forth in full in Addendum Section 5.4, *Cultural Resources*, previously adopted Mitigation Measure TCR-1 would be required to be implemented and would reduce impacts to tribal cultural resources a less than significant level.

Effects and Mitigation Measures

No new or substantially more severe significant effects would occur to air quality, and no new mitigation measures are required. Berkeley's Standard COAs related to archaeological resources and human remains, set forth above in Section 5.4, *Cultural Resources*, which apply to the HEU as a whole, would remain applicable. Previously adopted 2023 EIR Mitigation Measure TCR-1 also would remain applicable and would continue to be implemented and monitored.

TCR-1 Tribal Cultural Monitoring

For future projects that are determined through tribal consultation to potentially affect tribal cultural resources, in order to mitigate potential adverse impacts to Native American cultural objects and human remains discovered during construction, tribal cultural monitors will be retained to monitor work done in areas of Tribal concern, as determined through tribal consultation. If Native American cultural objects and/or human remains are discovered during construction, work shall be halted within 100 feet of the discovery until the objects have been inspected and evaluated by tribal cultural monitors and a qualified archaeologist meeting the Professional Qualifications Standards of the Secretary of the Interior (36 CFR Part 61). The archaeologist shall, in accordance with the appropriate Guidelines, identify and evaluate the significance of the discovery and develop recommendations for treatment in consultation with the affected Tribe to ensure any impacts to the cultural resource are less than significant. The preferred mitigation is avoidance. If avoidance is not feasible, project impacts shall be mitigated in consultation with the affected Tribe consistent with the *CEQA Guidelines for Determining the Significance of and Impacts to Cultural Resource, Archaeological Historic and Tribal Cultural Resources*. Such mitigation may include, but is not limited to, additional archaeological testing, archaeological monitoring and/or an archaeological data recovery program. A Native American monitor shall be retained to monitor the ground disturbance when it is suspected that a TCR might be encountered.

Conclusion

The proposed project would have less than significant impacts with mitigation with respect to tribal cultural resources. No substantial changes have occurred that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to tribal cultural resources than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

5.16 Utilities and Service Systems

Impacts Identified in the 2023 EIR

As discussed in Section 4.16, *Utilities and Service Systems*, of the 2023 EIR, HEU would increase water demand in the City by an estimated 0.96 MGD, or approximately 0.5 percent, above the 2030 EBMUD water service area demand estimate of 190 MGD. The increase of 0.5 percent from the projected 2030 water demand in EBMUD's Urban Water Management Plan (UWMP) would also increase the gallons per capita per day (GPCD) from 121 GPCD to 127 GPCD. However, this would still be well below the EBMUD service area water reduction goal of 153 GPCD by 2020. Therefore, EBMUD infrastructure and facilities would have adequate capacity to service the HEU, and construction and operation of development facilitated by the HEU would not require new or expanded water supply facilities. With demand management during multi-year droughts, as required by EBMUD, impacts of HEU related to water supply would be less than significant.

As discussed in Section 4.16, *Utilities and Service Systems*, of the 2023 EIR, the HEU would generate approximately 765,688 gallons per day (gpd) of wastewater. EBMUD projects that 61 mgd of wastewater will be collected and treated in the EBMUD Special District No.1 by 2040. Therefore, the HEU would generate approximately 1.3 percent of the wastewater collected and treated in in the district by 2040. The increased wastewater generation would be within the remaining capacity of EBMUD's Main Wastewater Treatment Plant (MWWTP), and the plant's existing wastewater treatment capacity would be sufficient to accommodate the increase in population facilitated by the HEU. Additionally, as discussed in the 2023 EIR, although the construction of new or expanded sewer mains may be necessary to accommodate additional wastewater flow, development would be required to comply with the City's Private Sewer Lateral Ordinance (BMC Section 17.24.130) (City of Berkeley 2023c) and impacts related to individual new sewer main construction projects would be less than significant due to their temporary nature, adherence to existing requirements, and the already developed nature of wastewater conveyance corridors. Development facilitated by the HEU would be required to comply with BMC Title 17 which establishes City standards related to wastewater discharge, peak flow, and sewer capacity. Every person, firm, corporation or entity desiring to construct a new connection to sewer services to the City's sanitary sewer system would be required to pay a connection fee in the amount as established by City Council resolution. With adherence to City regulations and General Plan policies, impacts related to wastewater conveyance and the construction of new or expanded wastewater facilities were found to be less than significant.

As discussed in the 2023 EIR, existing stormwater infrastructure, electricity and natural gas facilities, and telecommunications infrastructure would be able to accommodate the increased demand under the HEU, and the construction or relation of facilities would be required.

Lastly, the 2023 EIR found that the HEU would generate 23.7 cubic yards of solid waste per day or 8,651 cubic yards of solid waste per year, which would be 0.013 percent of the total remaining capacity of 65.4 million cubic yards of the Altamont Landfill. Therefore, impacts to solid wastes were found to be less than significant.

Impacts of the Proposed Project

Similar to the HEU, the proposed project would facilitate development on non-vacant or infill sites within the city that are already served by existing utility infrastructure. New water service connections would be consistent with utility connections in urbanized areas, such that minimal

areas of new disturbance would occur. Although virtually all parcels in Berkeley have access to public utility infrastructure, in some cases the infrastructure is older and in need of replacement or insufficient to meet the needs of a particular project. Future developers would be responsible for funding infrastructure improvements that are required to serve future projects and have not been previously identified as part of a capital improvement program covered by development impact fees. Consistent with applicable State law, the City's development fees ensure that the developers pay the cost attributable to the increased demand for the affected public facilities reasonably related to the development project in order to ensure that existing facilities are able to maintain the existing level of service and achieve an adopted level of service that is consistent with the City's General Plan (California Government Code Section 66001(g)). The proposed project could increase the number of units in the Southside Area by up to 1,652 units compared to the HEU, which could result in increased demands on water supply. As discussed in the 2023 EIR, the adopted HEU has a projected 2031 water demand of 0.96 MGD. Based on the water generation factor of 50 gpd per unit for multi-family residential uses used in the 2023 EIR, the proposed project would result in an increase in projected water demand by 82,600 gpd, or 0.08 MGD, resulting in a total projected 2031 water demand of 1.04 MGD.[11] The 1.04 MGD increase in water demand would result in a 0.54 percent increase from the 2030 EBMUD service area demand estimate of 190 MGD, which would be a small increase from the 0.51 percent increase from the HEU. As discussed in the 2023 EIR, the EBMUD service area has a water reduction goal of 153 gallons per capita per day (GPCD) by 2020, and in 2020 the MPWD reported its GPCD was 121 GPCD which met the target. Based on the increase of approximately 0.5 percent from the projected 2030 water demand in EMBUD's UWMP, estimated GPCD with implementation of the proposed project would be 127 GPCD, which would still be well below the targeted 153 GPCD. Future development facilitated by the project would be required to comply with water conservation regulations and policies which would help maintain sufficient supplies, such as California Code of Regulations (CCR) Title 24, Part 11 (CALGreen), the State's Water Efficient Landscaping Ordinance (WELO), EBMUD's Section 31, and Bay-friendly landscaping. Therefore, similar to the HEU, there would be sufficient water supplies available to serve development facilitated by the proposed project, and impacts would be less than significant.

EBMUD's Main Wastewater Treatment Plant (MWWTP) provides wastewater collection and treatment to Berkeley, currently treating an average daily flow of approximately 63 mgd. As discussed in the 2023 EIR, EBMUD projects that 61 mgd of wastewater will be collected and treated in the EBMUD Special District No.1 by 2040. Applying the same wastewater generation factor for multi-family residential development of 40 gpd per unit as the 2023 EIR, the proposed project would generate an additional 66,080 gpd of wastewater, for a total of 831,768 gpd of wastewater when combined with the adopted HEU.[12] This would be approximately 1.4 percent of the wastewater collected and treated in the district by 2040, which would be an insignificant increase from the 1.3 percent increase projected in the 2023 EIR for the adopted HEU as a whole. New development would be required to comply with the City's Private Sewer Lateral Ordinance, by eliminating wet-weather infiltration and inflow to private sewer laterals, which would regulate wet-weather contribution from the proposed project. Although construction of new or expanded sewer mains may be necessary to accommodate additional wastewater flow, the precise sizing of new wastewater conveyance pipes would be determined at the time of installation and would be subject to the approval of the City to ensure that the system would be adequate. The impacts of sewer main construction projects would be less than significant due to their temporary nature, adherence to existing requirements, and the already developed nature of wastewater conveyance corridors.

[11] 0.96 MGD (adopted HEU) + 0.08 MGD (proposed project) = 1.04 MGD (total water demand)

[12] 765,688 gpd (adopted HEU) + 66,080 gpd (proposed project) = 831,768 gpd

Impacts of construction of projects facilitated by the proposed project are analyzed comprehensively throughout this Addendum and the 2023 EIR (within Section 5.2, *Air Quality*; 5.3, *Biological Resources*; 5.4, *Cultural Resources*; 5.6, *Geology and Soils;* 5.8, *Hazards and Hazardous Materials*; 5.9, *Hydrology and Water Quality*; 5.11, *Noise*; and 5.14, *Transportation*, 5.15, *Tribal Cultural Resources*). Future development facilitated by the proposed project would also be required to comply with BMC Title 17 which establishes City standards related to wastewater discharge, peak flow, and sewer capacity, and future applicants desiring to construct a new connection the City's sanitary sewer system would be required to pay a connection fee in the amount as established by City Council resolution. Therefore, similar to the HEU, impacts related to wastewater would be less than significant.

Impacts regarding stormwater drainage facilities are discussed in Section 5.9, *Hydrology and Water Quality*, of this Addendum. As discussed in that section, the proposed project would be required to comply with existing State and local laws and regulations, which would not result in the relocation or construction of new or expanded storm water drainage facilities, and impacts would be less than significant, similar to the HEU. Although the proposed project would allow for up to 1,652 more units in the Southside Area compared to the adopted HEU, new development would be served by existing electrical, natural gas, and telecommunications infrastructure, and impacts would be less than significant.

As discussed in the 2023 EIR, the Altamont Landfill is an active landfill that can accommodate solid waste from Berkeley. This landfill has a combined remaining capacity of approximately 65.4 million cubic yards. Using the same waste generation rate of 4 pounds per unit per day as the 2023 EIR, the proposed project would generate an estimated 6,608 pounds per day of waste, or 6.6 cubic yards per day of waste. Assuming a 69 percent diversion rate, which the City of Berkeley has achieved and that exceeds the State requirement of 50 percent diversion, the proposed project would generate an estimated 2,048 pounds per day of waste, or 2 cubic yards per day of waste. This would equate to a total of 25,730 pounds per day of waste,[13] or 25.7 cubic yards per day of waste[14] when combined with the adopted HEU. This equates to 9,381 cubic yards of waste per year, which represents 0.014 percent of the current total remaining landfill capacity, which is an insignificant increase compared to the 0.013 percent as analyzed in the 2023 EIR for the adopted HEU. Therefore, impacts related to solid waste would be less than significant, similar to the HEU.

Effects and Mitigation Measures

No new or substantially more severe significant effects would occur to utilities and service systems, and no new mitigation measures are required.

Conclusion

The proposed project would have less than significant impacts with respect to utilities and service systems. No substantial changes have occurred that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to utilities and service systems than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

[13] 23,682 pounds per day (HEU) + 6,608 pounds per day (proposed project) = 25,730 pounds per day

[14] 23.7 cubic yards per day (HEU) + 2 cubic yards per day (proposed project) = 25.7 cubic yards per day

5.17 Wildfire

Impacts Identified in the 2023 EIR

As discussed in Section 4.17, *Wildfire*, of the 2023 EIR, 82 units of the HEU would be located in Fire Zones 2 and 3, which are considered Very High Fire Hazard Severity Zones (VHFHSZ). The HEU would also facilitate increased residential development in the R-1, R-2, and R-2A districts, which include portions within the VHFHSZ. Development facilitated by the HEU would be subject to the City's Standard COA to prepare a Transportation Construction Plan, which would limit the extent to which development would impair or physically interfere with adopted emergency response or evacuation procedures. Development also would be required to comply with existing City regulations and prepare a Fire Protection Plan for housing projects in the Wildland-Urban Interface Fire Area, which would reduce the potential to exacerbate wildfire risk during construction and after projects are constructed. This would also reduce the severity of potential impacts related to exposure to pollutant concentrations from a wildfire or the likelihood of wildfire ignition. Furthermore, the BMC requires site-specific geotechnical investigations which would reduce potential impacts related to landslides, post-fire slope instability, or drainage changes following a potential wildfire for individual future development projects. Nonetheless, for some development projects, impacts may result from the potential for unusual site-specific or road conditions, project characteristics, and the general ongoing fire risk in the Berkeley Hills; therefore, impacts were found to be significant and unavoidable.

The 2023 EIR found that new development could require the installation and maintenance of new or improved roads, emergency water sources, power lines or other utilities, the construction and operation of which could introduce potential sources of wildfire ignition, such as the sparking of an overhead power line or construction equipment or the operation of resident vehicles. Although Mitigation Measure W-1, which was adopted and incorporated into the HEU and would reduce potential risks by requiring power lines to be placed underground in areas subject to wildfire risk, it may not be feasible to impose the requirement on all projects. Potentially unusual site-specific conditions or aspects of a specific infrastructure project, including power line installation, may result in wildfire impacts from the installation or maintenance of infrastructure required by build out of the HEU. Therefore, this impact was also found to be significant and unavoidable.

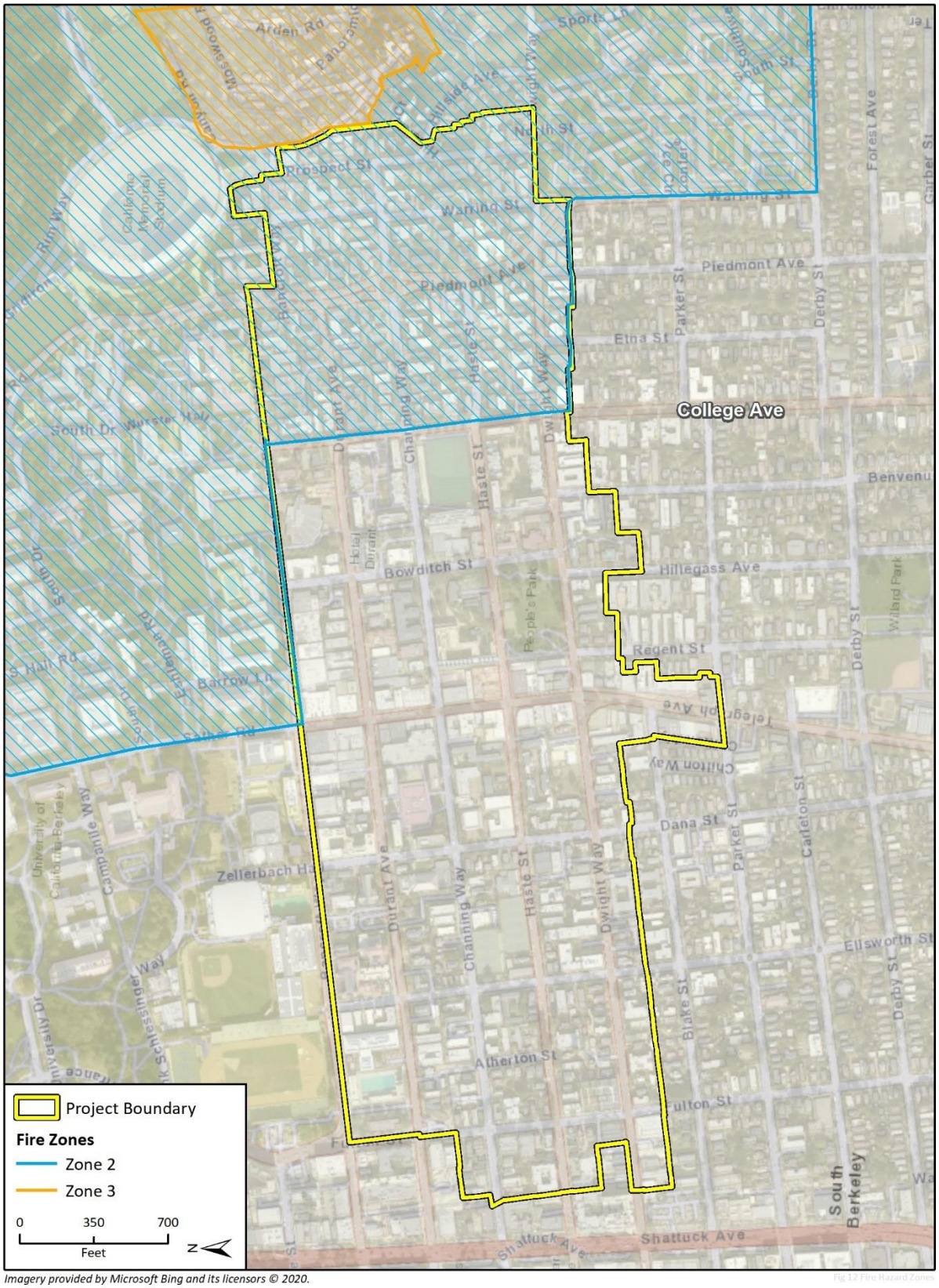
Impacts of the Proposed Project

The City of Berkeley has incorporated Cal Fire's LRA map into its identification of fire hazard three zones within City limits (BMC Section 19.28.030):

- **Zone 1** encompasses the portions of the City not designated within Cal Fire's VHFHSZ.
- **Zone 2** encompasses the portions of the City designated within the VHFHSZ and the Combined Hillside District.
- **Zone 3** encompasses those areas designated in the VHFHSZ and the Environmental Safety--Residential Zoning District (ES-R). The BMC provides the following description the ES-R District: "Because of its substandard vehicular access, steep slopes, inadequate water pressure and proximity to the Hayward Fault and vegetated wildlands, the Panoramic Hill area is exceptionally vulnerable to severe damage or destruction from fire and earthquake hazards" (Section 23.202.070(A)(1)).

Figure 10 shows the fire hazard areas in and near the Southside Area.

Figure 10 Fire Hazard Zones in and near the Southside Area



Imagery provided by Microsoft Bing and its licensors © 2020.

Areas within zones 2 and 3 encompass the City's Wildland-Urban Interface Fire Area, an area designated as a significant risk from wildfires (BMC Section 19.28.030) and a VHFHSZ. As shown in Figure 10, the portion of the Southside Area that is east of College Avenue is within Zone 2, a VHFHSZ. Moreover, Zone 3 abuts the Southside Area at its eastern edge.

The proposed project would allow for the development of up to 1,652 more units in the Southside Area compared to the HEU, which could result in an increased number of residents exposed to wildfire risks. However, there are several streets in the Southside Area that are designated as emergency access routes to move people and emergency response equipment in a disaster, and traffic increase that would result from new development in the Southside Area would not substantially impact one route and would be distributed among existing routes. College Avenue, Bancroft Way, Dwight Way, and Piedmont Avenue are all designated emergency access routes which provide connections between parcels within the VHFHSZ to other areas of the city. Moreover, several City regulations would ensure that the access routes within the VHFHSZ would remain available in the event of an emergency, including evacuations during wildfire. General Plan Policy T-28 identifies required actions to preserve emergency access, including not installing diverters or speed humps on streets identified as Emergency Access and Evacuation Routes. BMC Section 19.28.030 prohibits storage of materials or structures, including construction equipment, at public access roads within the VHFHSZ. Similar to the HEU, the proposed project would also be subject to the City's Standard COA related to preparation of a Transportation Construction Plan which would limit the extent to which development would impair or physically interfere with adopted emergency response or evacuation procedures. Therefore, while traffic increases associated with buildout facilitated by the proposed project would affect streets within the Southside Area, designated access routes would still serve as evacuation routes in case of emergency. Future development would also be required to conform to the latest fire code requirements, including provisions for emergency access. Nonetheless, the proposed project would result in an increased number of residents in the Southside Area and in Zone 2, a VHFHSZ, which could further inhibit safe evacuation and potentially interfere with emergency response. Therefore, impacts would be significant and unavoidable, similar to the HEU.

The Southside Area is urbanized, largely consisting of concrete roads, driveways, parking lots, and structures. Existing vegetation within the Southside Area that could provide fuel for a wildfire is minimal. However, wildfires may potentially occur in wildland and open space areas east of the Southside Area and spread to the Southside Area. In addition, the new housing allowed under the proposed project would introduce new potential ignition sources in the form of building materials (e.g., wood, stucco), vegetation for landscaping, vehicles, and small machinery (e.g., for typical residential and landscape maintenance). The proposed project could therefore expose greater numbers of Southside occupants to pollutant concentrations or the uncontrolled spread of wildfire. In addition, new development facilitated by the proposed project would require the installation and maintenance of infrastructure, such as new power lines, which could exacerbate fire risk. However, new development facilitated by the proposed project would be required to comply with the California Fire Code, and all development within the VHFHSZ would be required to comply with BMC Section 19.28.030, which provides additional regulations to reduce fire hazards, including requirements related to materials of roofing and coverings for exposed utility connections, alarm and fire sprinkler systems, and control of brush and vegetation. BMC Section 19.28.030 also requires that all new utilities serving new construction, including electrical, telephone, and cable television, be installed underground. The continued implementation of previously adopted 2023 EIR Mitigation Measure W-1 would also ensure that new power drops are placed underground in areas subject to wildfire risk. Moreover, development facilitated by the proposed project would be subject to review

by the Berkeley Fire Department (BFD) prior to approval of building permits. The BFD's review would ensure that new construction would comply with applicable fire codes and regulations and would not exacerbate wildfire risk within the Southside Area. Nonetheless, similar to what was discussed in the 2023 EIR, because new development facilitated by the proposed project would occur as infill in previously developed areas in a VHFHSZ, increased risk associated with new development may occur should new development require the installation and maintenance of new or improved roads, emergency water sources, power lines or other utilities. Therefore, even with adherence to State and local regulations as well as continued implementation of previously adopted Mitigation Measure W-1, potentially unusual site-specific conditions or aspects of the infrastructure project, including power line installation, may result in wildfire impacts from the installation or maintenance of infrastructure required by build out facilitated by the proposed project. Impacts would be significant and unavoidable, similar to the HEU.

Because the Southside Area is highly urbanized, development facilitated by the proposed project would not introduce new impervious areas to the extent that the rate or amount of surface runoff would substantially increase. In addition, the Southside Area is relatively flat. However, the portion of the Southside Area east of College Avenue has greater slopes and is within the Hillside Overlay zone. Therefore, development facilitated by the proposed project could expose people and structures to landslides by encouraging development in the hillsides in a VHFHSZ where landslides could occur and could be exacerbated after a wildfire. The City requires a Geotechnical and Seismic Hazard Investigation for all development projects located in a State-designated Seismic Hazard Zone for liquefaction, landslide, or earthquake fault rupture, as defined by the California Seismic Hazards Mapping Act and shown on the "Environmental Constraints Map," sites in the VHFHSZ would be required to prepare a site-specific geotechnical investigation. This would involve identifying the degree of potential hazards, providing design parameters for the project based on the hazard, and describing appropriate design measures to address hazards. Future development would be required to adhere to such recommendations to mitigated landslide hazards. Nonetheless, because of the hillside slopes on the eastern part of the Southside Area, landslide susceptibility, and wildfire susceptibility, development under the proposed project potentially exposes people and structures to significant risks, including landslides, as a result of runoff, post-fire slope instability, or drainage changes. Impacts would be significant and unavoidable, similar to the HEU.

Effects and Mitigation Measures

No new or substantially more severe significant effects would occur to wildfire, and no new mitigation measures are required. Berkeley's Standard COA requiring preparation of a Transportation Construction Plan, as referenced in the 2023 EIR and shown below, would remain applicable.

> 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.

Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

Previously-adopted Mitigation Measure W-1 set forth in the 2023 EIR and below would also remain applicable and would and would continue to be implemented and monitored.

W-1 Undergrounding of Power Drops in the VHFHSZs

The City shall require that new or upgraded power drops located in the very high fire hazard severity zone be installed underground. Prior to the issuance of a building permit, the applicant shall submit plans for undergrounding of power drops.

Conclusion

Similar to the HEU, even with continued implementation of previously-adopted Mitigation Measure W-1 and the City's Standard COA for a Transportation Construction Plan, wildfire impacts would remain significant and unavoidable. Nonetheless, no substantial changes have occurred that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to wildfire than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

6 Cumulative Impacts

In addition to the specific impacts of individual projects, CEQA requires consideration of potential cumulative impacts of the proposed project. CEQA defines "cumulative impacts" as two or more individual impacts that, when considered together, are substantial or will compound other environmental impacts. Cumulative impacts are the combined changes in the environment that result from the incremental impact of development of the proposed project and other past, present, and probable future projects producing related or cumulative impacts. For example, noise impacts of two nearby projects may be less than significant when analyzed separately, but could have a significant impact when analyzed together. The cumulative impact analysis provides a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

CEQA Guidelines Section 15130 requires cumulative impact analysis in EIRs to consider either a list of planned and pending projects that may contribute to cumulative effects or a summary of projections contained in an adopted planning document such as a general plan.

Impacts Identified in the 2023 EIR

The cumulative setting for the analysis in the 2023 EIR is explained in Section 3, *Environmental Setting,* of the 2023 EIR. As stated in that section, some analyses including air quality, energy, greenhouse gas emissions, transportation, and population and housing rely on larger geographic areas, such as the Bay Area region. For issues that may have regional cumulative effects, the cumulative impact analysis in the 2023 EIR was based on Plan Bay Area 2040, the Bay Area's most recent Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Based on the forecasts in Plan Bay Area 2040, in 2040 Berkeley is estimated to have a population of 140,900, 55,400 housing units, and 121,700 jobs. Development under the HEU in conjunction with development forecasted in Plan Bay Area 2040 is accounted for in the cumulative impacts analysis.

For analyses that may have more localized or neighborhood implications (biological resources, cultural resources, noise, public services, utilities, wildfire), the cumulative impact analysis includes development proposed under UC Berkeley's LRDP and Housing Projects #1 and #2 as described in the University's Draft EIR dated March 8, 2021 (University of California, Berkeley 2021). The 2021 LRDP planning assumption for the campus population is 48,200 students and 19,000 faculty and staff in the 2036-37 academic year compared to 39,300 students and 15,400 faculty and staff in the 2018-19 academic year. The LRDP also assumes 9,325,88 square feet of development on non-campus University properties throughout Berkeley (including Housing Projects #1 and #2) compared to 4,640,769 square feet of development in 2018-2019.

Cumulative impacts associated with the HEU in combination with cumulative development were analyzed Sections 4.1 through 4.17 of the 2023 EIR. The 2023 EIR found that cumulative development pursuant to the HEU and the LRDP would have the potential to impact historical resources. Historic-period resources could be vulnerable to development activities that could result in damage to or demolition of cultural resources. The HEU would result in significant and unavoidable impacts to historical resources. Implementation of previously-adopted Mitigation Measures CUL-1 and CUL-2, which were adopted and incorporated into the HEU, would reduce or avoid some but not all potential impacts to historical resources in Berkeley. Therefore, cumulative

impacts to historical resources would be significant, and the HEU's contribution would be cumulatively considerable.

According to the Berkeley General Plan Environmental Management Element, noise-sensitive uses include but are not limited to residences, child-care centers, hospitals, and nursing homes (City of Berkeley 2001). The 2023 EIR found that construction of future development projects in Berkeley would produce temporary noise impacts that would be localized to a project site and could affect noise-sensitive receptors within the immediate vicinity. Therefore, only sensitive receptors located in proximity to each construction site would be potentially affected by each activity. However, construction activities associated with individual housing development projects accommodated under the HEU may overlap for some time with construction activities for other development projects. Based on the locations of the potential housing sites included in the HEU and shown in Figure 2-4 of Section 2, *Project Description*, of the 2023 EIR this could substantially increase noise levels at specific neighboring noise-sensitive receivers since many sites are located in proximity to each other. Therefore, concurrent construction of development projects facilitated by the HEU could result in cumulatively considerable impacts. This impact would be cumulatively considerable and cumulative impacts would be significant and unavoidable.

The 2023 EIR also found that in and near Berkeley, the VHFHSZs are located largely along the WUI borders within the hilly northwestern areas. Within the geographic scope for this cumulative analysis wildfire-related impacts could be significant if development is in or near Berkeley's VHFHSZ. The University's proposed LRDP update would involve improvements and development in Campus Park, the Hill Campus West, the Hill Campus East, the Clark Kerr Campus, and the City Environs Properties, areas of which fall within the VHFHSZ. Development within this area could exacerbate wildfire risks. Like development under the HEU, new development under the LRDP would be subject to statewide standards for fire safety in the California Fire Code. Nonetheless, because the proposed HEU could exacerbate wildfire risk in a VHFHSZ and development under the proposed LRDP update could also exacerbate such risks, a cumulative impact would occur and the proposed projects' contribution would be cumulative considerable.

For all other impact areas, the 2023 EIR found that the HEU would not result in cumulatively considerable impacts.

Impacts of the Proposed Project

Because the conditions in the 2023 EIR are substantially the same as the current conditions in the city and region, the cumulative setting in the 2023 EIR has not changed and remains the same for the purposes of this analysis. The proposed project would not result in new impacts compared to the HEU as analyzed in the 2023 EIR. Like the HEU, the proposed project would result in impacts related to historical resources, construction noise, and wildfire, and also would result in cumulatively considerable impacts related to historical resources, construction noise, and wildfire, even with implementation of previously adopted Mitigation Measure CUL-1, Mitigation Measure CUL-2, and Mitigation Measure W-1, as well as the City's Standard COAs related to historical resources, construction noise, and wildfire. Similar to the HEU, the proposed project would result in less than significant cumulative impacts related to all other impact areas with adherence to State and local regulations as well as the City's Standard COAs; therefore, the proposed project would not make a cumulatively considerable contribution to a cumulative impact.

Effects and Mitigation Measures

No new or substantially more severe significant effects would occur to cumulative impacts, and no new mitigation measures are required.

Conclusion

The proposed project would have cumulatively considerable impacts related to historical resources, construction noise, and wildfire, and less than significant cumulative impacts with respect to all other impact areas. No substantial changes have occurred that require major revisions to the 2023 EIR. There is no new information indicating that the proposed project would have new significant impacts or substantially more severe significant impacts with respect to cumulative impacts than were identified in the 2023 EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

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7 Conclusion

As discussed in detail in the preceding sections, potential impacts associated with the proposed project are consistent with potential impacts disclosed in the 2023 EIR. Major revisions to the 2023 EIR are not required, because no new significant impacts or significant impacts of substantially greater severity than previously described would occur because of the proposed project. Therefore, the conditions outlined in *CEQA Guidelines* Section 15162(3)(A) and (D) for preparation of a subsequent EIR would not be met.

Based on the analysis contained in this Addendum, the following determinations are applicable:

- No further evaluation of environmental impacts is required for the proposed project.
- No subsequent EIR is required pursuant to *CEQA Guidelines* Section 15162.
- This Addendum is the appropriate level of environmental analysis and documentation for the proposed project pursuant to *CEQA Guidelines* Section 15164.

Pursuant to *CEQA Guidelines* Section 15164(c), the decisionmaking body of the City will consider this Addendum along with the 2023 EIR prior to making a decision on the proposed project. Documents related to this Addendum will be available at the City of Berkeley Planning & Development Department, located at 1947 Center Street in Berkeley, California 94704.

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8 References and Preparers

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8.2 List of Preparers

Rincon prepared this addendum under contract to the City of Berkeley. Persons and firms involved in data gathering, analysis, project management, and quality control include:

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Appendix A

Vehicle Miles Traveled Impact Assessment Memorandum

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Technical Memorandum

July 18, 2023 Project# 29096

To: Karly Kaufman
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From: Anusha Musunuru, Damian Stefanakis, Kittelson & Associates, Inc.

CC: Ashley James, City of Berkeley

RE: City of Berkeley Southside Zoning Implementation Program Housing Element Addendum – Vehicle Miles Traveled (VMT) Impact Assessment Memorandum – FINAL

INTRODUCTION

Kittelson and Associates (Kittelson) has prepared this vehicle miles traveled (VMT) impact assessment for the Addendum to the City of Berkeley 2023-2031 Housing Element Update Environmental Impact Report (Housing Element Update EIR) for the Southside Zoning Implementation Program. Similar to the 2023-2031 Housing Element Update EIR, Kittelson conducted the travel demand modeling with the Southside upzoning using the Alameda County Transportation Commission (CTC) Countywide Model. The VMT assessment is based on the SB 743 requirements and City of Berkeley VMT Guidelines.

Overall, the Housing Element Update EIR assumes development of up to 19,098 units located within 106 selected traffic analysis zones (TAZs) around the City. Of these units, 1,000 were assumed to be located in the Southside area associated with the proposed zoning modifications to facilitate housing development in the Southside. This Addendum assumes an additional 1,652 units added to the Southside to reflect additional residential development capacity that would be feasible under the proposed zoning modifications. Travel forecasts were prepared for both existing 2020 model year and future 2040 cumulative model year conditions. Since the year 2031 represents the Housing Element buildout, VMT for year 2031 was interpolated between 2020 and 2040.

VMT results were extracted at the citywide level based on the efficiency metric, VMT per Capita and total VMT. Per SB 743 and City VMT guidelines, the results were compared to the Bay Area regionwide average to determine if the additional housing units contribute to any more VMT impacts beyond those disclosed under the Housing Element Update EIR.

The results indicate the overall effect on VMT of adding 1,652 additional units in the Southside in the locations identified by the TAZs within the Southside is to shorten average trip lengths, reduce auto trips by promoting mode choice to transit-related modes, and contribute to a reduction in VMT per capita for the City under both 2020 plus project and 2040 plus cumulative plus project conditions. While many of the Southside sites are near transit opportunities and may screen out for VMT and other effects at the individual project level, Kittelson evaluated the full Housing Element Update at the programmatic level using an overall systemwide VMT assessment, i.e., considering all the TAZs within the city for evaluating the VMT impacts.

VMT THRESHOLDS

VMT thresholds are defined using recommendations from the California Office of Planning and Research (OPR) based on their final report, dated December 2018. Cities and counties could opt to develop their own methods, but the California Environmental Quality Act (CEQA) impact criteria are generally consistent with OPR recommendations. The City of Berkeley's VMT Criteria and Thresholds were developed and published on June 29, 2020.[1] This CEQA analysis is based on the City policy and supplemented with OPR recommendations (where applicable and necessary).

The City of Berkeley has opted to compare VMT to the Bay Area regionwide average. Based on OPR and City guidelines, any development that does not immediately screen out for a VMT per capita assessment should produce a VMT per capita of 15% less than the baseline Bay Area regionwide average.

In the City of Berkeley, the screening criteria used to evaluate whether a housing project could qualify for an Exemption under CEQA related to VMT impacts include the following:

1. Within ½ mile of BART and Amtrak stations,
2. Within ¼ mile of high-quality transit corridor, which has 15-minute frequency fixed-route bus service,
3. Contains 100% affordable housing,
4. All projects (housing related) expected to generate less than 836 daily VMT (usually around 20 residential units), and
5. All projects located in TAZs with household VMT per capita of 15% below the baseline regional average.

VMT RESULTS

For Berkeley, VMT metrics are compared to the Bay Area regionwide average, and an impact is assessed if the project VMT per capita (VMT/Population) is higher than the established threshold of 15% below the regionwide average. At the aggregate level, Table 1 through Table 3 indicates that the Housing Element Update projects overall VMT per capita lower than 15% below the regionwide average (10.32 vs 19.30 in 2020, 10.61 vs 19.09 in 2031, and 10.84 vs 18.96 in 2040), and in aggregate is ***less than significant*** and therefore screens out the project from further VMT analysis and evaluation under CEQA. No mitigations for VMT are therefore recommended at the programmatic level.

Tables of the VMT analysis are summarized below.

- Table 1 provides a summary of 2020 VMT per capita at the City, County, and Regionwide level.
- Table 2 provides a summary of 2040 VMT per capita at the City, County, and Regionwide level.
- Table 3 provides a summary of 2031 VMT per capita at the City, County, and Regionwide level.

[1] City of Berkeley VMT Criteria and Thresholds, June 2020. Link: https://berkeleyca.gov/sites/default/files/2022-02/VMT-Criteria-and-Thresholds.pdf

Table 1. 2020 City, County, and Regionwide VMT per Capita

Scenario	Households	Population	VMT	VMT/Capita	15% Below
2020 No-Project					
City	52,293	128,004	1,436,244	11.22	
County	620,008	1,720,139	33,432,049	19.44	
Regionwide	2,887,140	7,915,267	180,468,151	22.80	19.38
2020 with Housing Element Project					
City	71,391	175,466	1,867,472	10.64	
County	639,106	1,767,601	33,888,385	19.17	
Regionwide	2,906,238	7,962,729	180,855,141	22.71	19.31
2020 with Southside Zoning Changes					
City	73,043	179,597	1,853,029	10.32	
County	640,758	1,771,732	33,920,424	19.15	
Regionwide	2,907,890	7,966,860	180,896,597	22.71	19.30

SOURCE: KITTELSON & ASSOCIATES, INC., 2023
NOTE: NET CHANGE IN METRICS IS ASSOCIATED WITH HOUSING ELEMENT UPDATE
2020 PLUS PROJECT ADDENDUM VMT/CAPITA IS LOWER THAN 15% BELOW REGIONWIDE AVERAGE

Table 2. 2040 City, County, and Regionwide VMT per Capita

Scenario	Households	Population	VMT	VMT/Capita	15% Below
2040 No-Project					
City	*55,366*	*141,068*	*1,607,349*	*11.39*	
County	*738,755*	*2,082,721*	*37,007,548*	*17.77*	
Regionwide	*3,431,389*	*9,626,790*	*215,286,847*	*22.36*	*19.01*
2040 *with Housing Element Project*					
City	*74,464*	*188,530*	*2,078,822*	*11.03*	
County	*757,853*	*2,130,183*	*37,536,311*	*17.62*	
Regionwide	*3,450,487*	*9,674,252*	*215,459,688*	*22.27*	*18.93*
2040 *with Southside Zoning Changes*					
City	*76,116*	*192,641*	*2,088,198*	*10.84*	
County	*759,505*	*2,134,294*	*37,290,458*	*17.47*	
Regionwide	*3,452,139*	*9,678,363*	*215,847,640*	*22.30*	*18.96*

SOURCE: KITTELSON & ASSOCIATES, INC., 2023
NOTE: NET CHANGE IN METRICS IS ASSOCIATED WITH HOUSING ELEMENT UPDATE
2040 PLUS PROJECT ADDENDUM VMT/CAPITA IS LOWER THAN 15% BELOW REGIONWIDE AVERAGE

*Table 3. 2031 City, County, and Regionwide VMT per Capita***

Scenario	Households	Population	VMT	VMT/Capita	15% Below
2031 No-Project					
City	53,983	135,189	1,530,352	11.32	
County	685,319	1,919,559	35,398,573	18.44	
Regionwide	3,186,477	8,856,605	199,618,434	22.54	19.16
2031 with Housing Element Project					
City	73,081	182,651	1,983,715	10.86	
County	704,417	1,967,021	35,894,744	18.25	
Regionwide	3,205,575	8,904,067	199,887,642	22.45	19.08
2031 with Southside Zoning Changes					
City	74,733	186,771	1,982,372	10.61	
County	706,069	1,971,141	35,773,943	18.15	
Regionwide	3,207,227	8,908,187	200,119,671	22.46	19.09

SOURCE: KITTELSON & ASSOCIATES, INC., 2023; **- INTERPOLATED RESULTS FROM 2020 & 2040.
NOTE: NET CHANGE IN METRICS IS ASSOCIATED WITH HOUSING ELEMENT UPDATE
2031 PLUS PROJECT ADDENDUM VMT/CAPITA IS LOWER THAN 15% BELOW REGIONWIDE AVERAGE

CONCLUSION

The VMT assessment for the Southside Zoning Implementation Program reflects the full buildout potential of the Southside area. The VMT analysis was conducted using the Alameda CTC Countywide model. An additional 1,652 housing units were added to the model in each TAZ that represent the sites inventory and projected ADUs that would be feasible in the Southside area. VMT per capita was extracted at the systemwide level (City, County, and Regionwide) for 2020 and 2040. Year 2031 was interpolated from the 2020 and 2040 to represent the Regional Housing Needs Allocation (RHNA) horizon. The results indicate that at the programmatic level, the VMT/Capita associated with the additional residential units in the Southside area is 15% below the existing regionwide average, and is therefore not impacted under SB-743 and City VMT Guidelines. As a result, no mitigations are recommended.

Appendix B

Greenhouse Gas Emissions Modeling Results

Southside Addendum Detailed Report

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1.1. Basic Project Information

Data Field	Value
Project Name	Southside Addendum
Construction Start Date	7/3/2023
Operational Year	2031
Lead Agency	—
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	3.90
Precipitation (days)	44.2
Location	Southside, Berkeley, CA, USA
County	Alameda
City	Berkeley
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1525
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.14

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Apartments Mid Rise	1,652	Dwelling Unit	43.5	1,585,920	0.00	0.00	4,130	—

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.	6.48	362	39.8	65.1	0.06	1.81	19.8	21.6	1.66	10.1	11.8	—	17,682	17,682	0.50	1.12	57.5	18,087
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	6.01	362	39.8	59.3	0.06	1.81	19.8	21.6	1.66	10.1	11.8	—	16,924	16,924	0.55	1.15	1.49	17,282
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.13	54.6	16.1	39.4	0.04	0.52	7.69	8.08	0.48	1.92	2.36	—	11,944	11,944	0.37	0.80	16.5	12,208
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.75	9.96	2.94	7.19	0.01	0.10	1.40	1.47	0.09	0.35	0.43	—	1,978	1,978	0.06	0.13	2.74	2,021

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	4.77	4.01	39.8	36.3	0.05	1.81	19.8	21.6	1.66	10.1	11.8	—	5,453	5,453	0.22	0.05	0.72	5,474
2024	6.48	5.61	20.2	65.1	0.06	0.56	11.1	11.6	0.52	2.65	3.17	—	17,682	17,682	0.50	1.12	57.5	18,087
2025	5.85	5.32	18.8	61.3	0.06	0.50	11.1	11.6	0.46	2.65	3.11	—	17,402	17,402	0.47	1.09	53.5	17,792
2026	5.57	4.78	17.9	58.5	0.06	0.44	11.1	11.5	0.41	2.65	3.06	—	17,126	17,126	0.47	1.09	49.3	17,512
2027	0.89	362	1.27	9.16	< 0.005	0.02	1.97	1.99	0.02	0.46	0.48	—	2,117	2,117	0.04	0.08	6.72	2,148
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	4.77	4.01	39.8	36.2	0.06	1.81	19.8	21.6	1.66	10.1	11.8	—	6,765	6,765	0.27	0.06	0.02	6,790
2024	6.01	5.42	34.4	59.3	0.06	1.45	11.1	11.6	1.33	3.69	5.02	—	16,924	16,924	0.55	1.15	1.49	17,282
2025	5.71	5.16	20.2	56.1	0.06	0.50	11.1	11.6	0.46	2.65	3.11	—	16,660	16,660	0.55	1.12	1.39	17,007
2026	5.45	4.64	19.0	53.3	0.06	0.44	11.1	11.5	0.41	2.65	3.06	—	16,400	16,400	0.52	1.12	1.28	16,747
2027	0.92	362	6.98	10.4	0.01	0.30	1.97	1.99	0.27	0.46	0.48	—	1,974	1,974	0.06	0.08	0.17	2,000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	1.46	1.23	12.0	10.5	0.02	0.52	2.89	3.41	0.48	1.33	1.81	—	1,834	1,834	0.07	0.02	0.11	1,841
2024	4.13	3.71	16.1	39.4	0.04	0.47	7.61	8.08	0.43	1.92	2.36	—	11,407	11,407	0.36	0.74	15.9	11,653
2025	4.04	3.67	14.1	39.1	0.04	0.36	7.69	8.05	0.33	1.84	2.17	—	11,944	11,944	0.37	0.80	16.5	12,208
2026	3.70	3.14	12.8	35.5	0.04	0.31	7.25	7.57	0.29	1.73	2.02	—	11,148	11,148	0.34	0.73	14.3	11,390
2027	0.23	54.6	0.98	2.37	< 0.005	0.04	0.30	0.34	0.03	0.07	0.10	—	481	481	0.01	0.01	0.46	486
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.27	0.22	2.19	1.92	< 0.005	0.10	0.53	0.62	0.09	0.24	0.33	—	304	304	0.01	< 0.005	0.02	305
2024	0.75	0.68	2.94	7.19	0.01	0.09	1.39	1.47	0.08	0.35	0.43	—	1,889	1,889	0.06	0.12	2.64	1,929
2025	0.74	0.67	2.57	7.14	0.01	0.06	1.40	1.47	0.06	0.34	0.40	—	1,978	1,978	0.06	0.13	2.74	2,021
2026	0.67	0.57	2.33	6.47	0.01	0.06	1.32	1.38	0.05	0.32	0.37	—	1,846	1,846	0.06	0.12	2.37	1,886
2027	0.04	9.96	0.18	0.43	< 0.005	0.01	0.05	0.06	0.01	0.01	0.02	—	79.6	79.6	< 0.005	< 0.005	0.08	80.4

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	14.0	51.1	24.2	190	0.41	1.51	31.0	32.5	1.51	7.85	9.36	709	57,769	58,478	60.7	1.45	76.2	60,505
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.40	43.0	24.4	79.3	0.39	1.48	31.0	32.4	1.47	7.85	9.32	709	55,702	56,411	60.7	1.53	13.0	58,395
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	7.76	46.1	8.53	120	0.29	0.21	31.0	31.2	0.20	7.85	8.05	709	35,803	36,512	60.3	1.46	39.4	38,494
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.42	8.41	1.56	21.9	0.05	0.04	5.65	5.69	0.04	1.43	1.47	117	5,928	6,045	9.98	0.24	6.52	6,373

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.54	2.69	6.98	89.1	0.30	0.16	31.0	31.1	0.15	7.85	8.00	—	31,078	31,078	0.61	1.03	64.9	31,464
Area	10.5	48.4	17.2	101	0.11	1.35	—	1.35	1.36	—	1.36	0.00	20,947	20,947	0.40	0.04	—	20,969
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	5,532	5,532	0.89	0.11	—	5,586
Water	—	—	—	—	—	—	—	—	—	—	—	125	212	338	0.47	0.28	—	432
Waste	—	—	—	—	—	—	—	—	—	—	—	584	0.00	584	58.3	0.00	—	2,042

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.4	11.4
Total	14.0	51.1	24.2	190	0.41	1.51	31.0	32.5	1.51	7.85	9.36	709	57,769	58,478	60.7	1.45	76.2	60,505
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.49	2.66	8.13	72.3	0.29	0.16	31.0	31.1	0.15	7.85	8.00	—	29,261	29,261	0.59	1.10	1.68	29,605
Area	1.91	40.3	16.3	6.94	0.10	1.32	—	1.32	1.32	—	1.32	0.00	20,697	20,697	0.39	0.04	—	20,718
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	5,532	5,532	0.89	0.11	—	5,586
Water	—	—	—	—	—	—	—	—	—	—	—	125	212	338	0.47	0.28	—	432
Waste	—	—	—	—	—	—	—	—	—	—	—	584	0.00	584	58.3	0.00	—	2,042
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.4	11.4
Total	5.40	43.0	24.4	79.3	0.39	1.48	31.0	32.4	1.47	7.85	9.32	709	55,702	56,411	60.7	1.53	13.0	58,395
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.50	2.66	7.70	73.3	0.29	0.16	31.0	31.1	0.15	7.85	8.00	—	29,425	29,425	0.60	1.07	28.0	29,788
Area	4.27	43.4	0.83	46.6	< 0.005	0.05	—	0.05	0.05	—	0.05	0.00	634	634	0.01	< 0.005	—	635
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	5,532	5,532	0.89	0.11	—	5,586
Water	—	—	—	—	—	—	—	—	—	—	—	125	212	338	0.47	0.28	—	432
Waste	—	—	—	—	—	—	—	—	—	—	—	584	0.00	584	58.3	0.00	—	2,042
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.4	11.4
Total	7.76	46.1	8.53	120	0.29	0.21	31.0	31.2	0.20	7.85	8.05	709	35,803	36,512	60.3	1.46	39.4	38,494
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.64	0.49	1.41	13.4	0.05	0.03	5.65	5.68	0.03	1.43	1.46	—	4,872	4,872	0.10	0.18	4.64	4,932
Area	0.78	7.92	0.15	8.50	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	105	105	< 0.005	< 0.005	—	105
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	916	916	0.15	0.02	—	925
Water	—	—	—	—	—	—	—	—	—	—	—	20.8	35.1	55.9	0.08	0.05	—	71.5
Waste	—	—	—	—	—	—	—	—	—	—	—	96.6	0.00	96.6	9.66	0.00	—	338
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.88	1.88
Total	1.42	8.41	1.56	21.9	0.05	0.04	5.65	5.69	0.04	1.43	1.47	117	5,928	6,045	9.98	0.24	6.52	6,273

3. Construction Emissions Details

3.1. Demolition (2023) - 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	3.39	2.84	27.3	23.5	0.03	1.20	—	1.20	1.10	—	1.10	—	3,425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.46	0.39	3.75	3.22	< 0.005	0.16	—	0.16	0.15	—	0.15	—	469	469	0.02	< 0.005	—	471
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.07	0.68	0.59	< 0.005	0.03	—	0.03	0.03	—	0.03	—	77.7	77.7	< 0.005	< 0.005	—	77.9
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.04	0.67	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	135	135	< 0.005	0.01	0.61	137
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	17.3	17.3	< 0.005	< 0.005	0.04	17.5
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.86	2.86	< 0.005	< 0.005	0.01	2.90
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Site Preparation (2023) - 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	4.70	3.95	39.7	35.5	0.05	1.81	—	1.81	1.66	—	1.66	—	5,295	5,295	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
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	4.70	3.95	39.7	35.5	0.05	1.81	—	1.81	1.66	—	1.66	—	5,295	5,295	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
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	0.39	0.32	3.27	2.92	< 0.005	0.15	—	0.15	0.14	—	0.14	—	435	435	0.02	< 0.005	—	437
Dust From Material Movement	—	—	—	—	—	—	1.62	1.62	—	0.83	0.83	—	—	—	—	—	—	—
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	0.07	0.06	0.60	0.53	< 0.005	0.03	—	0.03	0.02	—	0.02	—	72.1	72.1	< 0.005	< 0.005	—	72.3
Dust From Material Movement	—	—	—	—	—	—	0.29	0.29	—	0.15	0.15	—	—	—	—	—	—	—

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	0.07	0.07	0.05	0.78	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	158	158	< 0.005	0.01	0.72	160
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.07	0.69	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	146	146	< 0.005	0.01	0.02	148
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	12.1	12.1	< 0.005	< 0.005	0.03	12.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.00	2.00	< 0.005	< 0.005	< 0.005	2.03
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2023) - 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	4.43	3.72	37.3	31.4	0.06	1.59	—	1.59	1.47	—	1.47	—	6,598	6,598	0.27	0.05	—	6,621
Dust From Material Movement	—	—	—	—	—	—	9.20	9.20	—	3.65	3.65	—	—	—	—	—	—	—
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	0.59	0.50	4.96	4.18	0.01	0.21	—	0.21	0.20	—	0.20	—	878	878	0.04	0.01	—	881
Dust From Material Movement	—	—	—	—	—	—	1.22	1.22	—	0.49	0.49	—	—	—	—	—	—	—
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	0.11	0.09	0.91	0.76	< 0.005	0.04	—	0.04	0.04	—	0.04	—	145	145	0.01	< 0.005	—	146
Dust From Material Movement	—	—	—	—	—	—	0.22	0.22	—	0.09	0.09	—	—	—	—	—	—	—
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	0.07	0.07	0.79	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	167	167	< 0.005	0.01	0.02	169
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.10	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	22.4	22.4	< 0.005	< 0.005	0.05	22.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.70	3.70	< 0.005	< 0.005	0.01	3.76
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. 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	4.19	3.52	34.3	30.2	0.06	1.45	—	1.45	1.33	—	1.33	—	6,598	6,598	0.27	0.05	—	6,621

Dust From Material Movement	—	—	—	—	—	—	9.20	9.20	—	3.65	3.65	—	—	—	—	—	—	—
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	0.31	0.26	2.55	2.24	< 0.005	0.11	—	0.11	0.10	—	0.10	—	491	491	0.02	< 0.005	—	492
Dust From Material Movement	—	—	—	—	—	—	0.68	0.68	—	0.27	0.27	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.47	0.41	< 0.005	0.02	—	0.02	0.02	—	0.02	—	81.2	81.2	< 0.005	< 0.005	—	81.5
Dust From Material Movement	—	—	—	—	—	—	0.12	0.12	—	0.05	0.05	—	—	—	—	—	—	—
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	0.07	0.06	0.73	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	164	164	< 0.005	0.01	0.02	166
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	12.3	12.3	< 0.005	< 0.005	0.02	12.5
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.03	2.03	< 0.005	< 0.005	< 0.005	2.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (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	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
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	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
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	0.92	0.77	7.20	8.42	0.02	0.32	—	0.32	0.29	—	0.29	—	1,539	1,539	0.06	0.01	—	1,544
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	0.17	0.14	1.31	1.54	< 0.005	0.06	—	0.06	0.05	—	0.05	—	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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.67	4.26	2.93	49.4	0.00	0.00	9.83	9.83	0.00	2.30	2.30	—	10,506	10,506	0.21	0.39	44.8	10,671
Vendor	0.38	0.15	6.00	2.63	0.03	0.07	1.24	1.31	0.07	0.34	0.41	—	4,779	4,779	0.19	0.72	12.7	5,010
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	4.21	4.08	3.76	43.5	0.00	0.00	9.83	9.83	0.00	2.30	2.30	—	9,744	9,744	0.26	0.41	1.16	9,874
Vendor	0.37	0.14	6.32	2.71	0.03	0.07	1.24	1.31	0.07	0.34	0.41	—	4,782	4,782	0.19	0.72	0.33	5,001
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	2.65	2.58	2.36	27.0	0.00	0.00	6.13	6.13	0.00	1.43	1.43	—	6,297	6,297	0.15	0.26	12.4	6,392
Vendor	0.24	0.09	3.98	1.71	0.02	0.04	0.78	0.82	0.04	0.22	0.26	—	3,068	3,068	0.12	0.46	3.51	3,212
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	0.48	0.47	0.43	4.93	0.00	0.00	1.12	1.12	0.00	0.26	0.26	—	1,042	1,042	0.03	0.04	2.05	1,058
Vendor	0.04	0.02	0.73	0.31	< 0.005	0.01	0.14	0.15	0.01	0.04	0.05	—	508	508	0.02	0.08	0.58	532
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. 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	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
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	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
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	0.96	0.80	7.46	9.31	0.02	0.31	—	0.31	0.28	—	0.28	—	1,713	1,713	0.07	0.01	—	1,719
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	0.18	0.15	1.36	1.70	< 0.005	0.06	—	0.06	0.05	—	0.05	—	284	284	0.01	< 0.005	—	285
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	4.13	4.05	2.60	45.7	0.00	0.00	9.83	9.83	0.00	2.30	2.30	—	10,300	10,300	0.18	0.39	40.9	10,461
Vendor	0.38	0.15	5.76	2.52	0.03	0.07	1.24	1.31	0.07	0.34	0.41	—	4,704	4,704	0.19	0.69	12.6	4,925
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	4.02	3.89	3.71	40.5	0.00	0.00	9.83	9.83	0.00	2.30	2.30	—	9,555	9,555	0.26	0.41	1.06	9,685
Vendor	0.34	0.14	6.08	2.60	0.03	0.07	1.24	1.31	0.07	0.34	0.41	—	4,707	4,707	0.19	0.69	0.33	4,917
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	2.84	2.76	2.37	28.0	0.00	0.00	6.82	6.82	0.00	1.60	1.60	—	6,871	6,871	0.17	0.29	12.6	6,975
Vendor	0.24	0.10	4.26	1.83	0.02	0.05	0.87	0.91	0.05	0.24	0.29	—	3,361	3,361	0.14	0.49	3.91	3,514
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	0.52	0.50	0.43	5.10	0.00	0.00	1.25	1.25	0.00	0.29	0.29	—	1,138	1,138	0.03	0.05	2.09	1,155
Vendor	0.04	0.02	0.78	0.33	< 0.005	0.01	0.16	0.17	0.01	0.04	0.05	—	556	556	0.02	0.08	0.65	582
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	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
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	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
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	0.86	0.72	6.63	8.73	0.02	0.25	—	0.25	0.23	—	0.23	—	1,614	1,614	0.07	0.01	—	1,619
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	0.16	0.13	1.21	1.59	< 0.005	0.05	—	0.05	0.04	—	0.04	—	267	267	0.01	< 0.005	—	268
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	3.94	3.56	2.55	43.1	0.00	0.00	9.83	9.83	0.00	2.30	2.30	—	10,105	10,105	0.18	0.39	37.2	10,261
Vendor	0.34	0.15	5.52	2.45	0.03	0.07	1.24	1.31	0.07	0.34	0.41	—	4,624	4,624	0.19	0.69	12.1	4,845
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	3.84	3.43	3.35	37.8	0.00	0.00	9.83	9.83	0.00	2.30	2.30	—	9,375	9,375	0.24	0.41	0.97	9,504

Vendor	0.33	0.14	5.83	2.49	0.03	0.07	1.24	1.31	0.07	0.34	0.41	—	4,628	4,628	0.19	0.69	0.31	4,837
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	2.57	2.29	1.99	24.7	0.00	0.00	6.43	6.43	0.00	1.50	1.50	—	6,354	6,354	0.14	0.26	10.8	6,445
Vendor	0.23	0.10	3.85	1.65	0.02	0.04	0.82	0.86	0.04	0.23	0.27	—	3,114	3,114	0.13	0.46	3.53	3,258
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	0.47	0.42	0.36	4.50	0.00	0.00	1.17	1.17	0.00	0.27	0.27	—	1,052	1,052	0.02	0.04	1.79	1,067
Vendor	0.04	0.02	0.70	0.30	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	516	516	0.02	0.08	0.58	539
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. Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.91	0.76	7.12	9.94	0.01	0.32	—	0.32	0.29	—	0.29	—	1,511	1,511	0.06	0.01	—	1,516
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	0.04	0.03	0.29	0.41	< 0.005	0.01	—	0.01	0.01	—	0.01	—	62.1	62.1	< 0.005	< 0.005	—	62.3
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	0.01	0.01	0.05	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.3	10.3	< 0.005	< 0.005	—	10.3
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	0.05	0.04	0.04	0.48	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	118	118	< 0.005	0.01	0.01	120
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.89	4.89	< 0.005	< 0.005	0.01	4.96
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.81	0.81	< 0.005	< 0.005	< 0.005	0.82
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.17. 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	0.88	0.74	6.94	9.95	0.01	0.30	—	0.30	0.27	—	0.27	—	1,511	1,511	0.06	0.01	—	1,516
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	0.10	0.08	0.77	1.11	< 0.005	0.03	—	0.03	0.03	—	0.03	—	169	169	0.01	< 0.005	—	169
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	0.02	0.02	0.14	0.20	< 0.005	0.01	—	0.01	0.01	—	0.01	—	27.9	27.9	< 0.005	< 0.005	—	28.0
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	0.05	0.04	0.04	0.45	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	116	116	< 0.005	0.01	0.01	118
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	13.0	13.0	< 0.005	< 0.005	0.02	13.2
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.16	2.16	< 0.005	< 0.005	< 0.005	2.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.19. 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	0.14	0.11	0.83	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	361	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.14	0.11	0.83	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	361	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.13	0.17	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	20.1	20.1	< 0.005	< 0.005	—	20.2
Architectural Coatings	—	54.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.33	3.33	< 0.005	< 0.005	—	3.34
Architectural Coatings	—	9.93	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.76	0.68	0.44	8.03	0.00	0.00	1.97	1.97	0.00	0.46	0.46	—	1,984	1,984	0.03	0.08	6.72	2,014
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.74	0.66	0.60	7.11	0.00	0.00	1.97	1.97	0.00	0.46	0.46	—	1,840	1,840	0.05	0.08	0.17	1,866
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.11	0.10	0.08	1.04	0.00	0.00	0.29	0.29	0.00	0.07	0.07	—	279	279	0.01	0.01	0.44	283
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.19	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	46.2	46.2	< 0.005	< 0.005	0.07	46.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	5,532	5,532	0.89	0.11	—	5,586
Total	—	—	—	—	—	—	—	—	—	—	—	—	5,532	5,532	0.89	0.11	—	5,586
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	5,532	5,532	0.89	0.11	—	5,586
Total	—	—	—	—	—	—	—	—	—	—	—	—	5,532	5,532	0.89	0.11	—	5,586
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	916	916	0.15	0.02	—	925
Total	—	—	—	—	—	—	—	—	—	—	—	—	916	916	0.15	0.02	—	925

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartme Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	1.91	0.95	16.3	6.94	0.10	1.32	—	1.32	1.32	—	1.32	0.00	20,697	20,697	0.39	0.04	—	20,718
Consumer Products	—	33.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	5.44	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	8.56	8.10	0.87	94.1	< 0.005	0.03	—	0.03	0.04	—	0.04	—	251	251	0.01	< 0.005	—	251
Total	10.5	48.4	17.2	101	0.11	1.35	—	1.35	1.36	—	1.36	0.00	20,947	20,947	0.40	0.04	—	20,969
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	1.91	0.95	16.3	6.94	0.10	1.32	—	1.32	1.32	—	1.32	0.00	20,697	20,697	0.39	0.04	—	20,718

Consum Products	—	33.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architect ural Coatings	—	5.44	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.91	40.3	16.3	6.94	0.10	1.32	—	1.32	1.32	—	1.32	0.00	20,697	20,697	0.39	0.04	—	20,718
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.01	< 0.005	0.07	0.03	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	84.5	84.5	< 0.005	< 0.005	—	84.6
Consum er Products	—	6.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architect ural Coatings	—	0.99	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landsca pe Equipme nt	0.77	0.73	0.08	8.47	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	20.5	20.5	< 0.005	< 0.005	—	20.5
Total	0.78	7.92	0.15	8.50	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	105	105	< 0.005	< 0.005	—	105

4.4. Water Emissions by Land Use

4.4.2. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartme nts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	125	212	338	0.47	0.28	—	432
Total	—	—	—	—	—	—	—	—	—	—	—	125	212	338	0.47	0.28	—	432

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	125	212	338	0.47	0.28	—	432
Total	—	—	—	—	—	—	—	—	—	—	—	125	212	338	0.47	0.28	—	432
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	20.8	35.1	55.9	0.08	0.05	—	71.5
Total	—	—	—	—	—	—	—	—	—	—	—	20.8	35.1	55.9	0.08	0.05	—	71.5

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	584	0.00	584	58.3	0.00	—	2,042
Total	—	—	—	—	—	—	—	—	—	—	—	584	0.00	584	58.3	0.00	—	2,042
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	584	0.00	584	58.3	0.00	—	2,042
Total	—	—	—	—	—	—	—	—	—	—	—	584	0.00	584	58.3	0.00	—	2,042

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	96.6	0.00	96.6	9.66	0.00	—	338
Total	—	—	—	—	—	—	—	—	—	—	—	96.6	0.00	96.6	9.66	0.00	—	338

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.4	11.4
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.4	11.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.4	11.4
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.4	11.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.88	1.88
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.88	1.88

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	7/3/2023	9/11/2023	5.00	50.0	—
Site Preparation	Site Preparation	9/12/2023	10/24/2023	5.00	30.0	—
Grading	Grading	10/25/2023	2/7/2024	5.00	75.0	—
Building Construction	Building Construction	2/8/2024	12/10/2026	5.00	740	—
Paving	Paving	12/11/2026	2/26/2027	5.00	55.0	—
Architectural Coating	Architectural Coating	2/27/2027	5/15/2027	5.00	55.0	—

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	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37

Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	11.7	LDA,LDT1,LDT2
Demolition	Vendor	—	8.40	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	11.7	LDA,LDT1,LDT2
Grading	Vendor	—	8.40	HHDT,MHDT

Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	1,189	11.7	LDA,LDT1,LDT2
Building Construction	Vendor	177	8.40	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	11.7	LDA,LDT1,LDT2
Paving	Vendor	—	8.40	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	238	11.7	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.40	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

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	3,211,488	1,070,496	0.00	0.00	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	—	—
Site Preparation	—	—	45.0	0.00	—
Grading	—	—	225	0.00	—
Paving	0.00	0.00	0.00	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2023	0.00	204	0.03	< 0.005
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

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	0.00	0.00	0.00	0.00	43,819	43,819	43,819	15,994,045

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	843
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	809
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
3211488	1,070,496	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	9,898,238	204	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	58,663,924	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	1,083	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced

Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

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	0.00	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 (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth 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 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.

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	38.1
AQ-DPM	34.5
Drinking Water	4.21
Lead Risk Housing	52.1
Pesticides	0.00
Toxic Releases	56.8
Traffic	0.03
Effect Indicators	—
CleanUp Sites	22.6
Groundwater	74.8
Haz Waste Facilities/Generators	65.9
Impaired Water Bodies	12.5
Solid Waste	0.00

Sensitive Population	—
Asthma	1.55
Cardio-vascular	10.1
Low Birth Weights	75.1
Socioeconomic Factor Indicators	—
Education	5.86
Housing	99.6
Linguistic	7.38
Poverty	96.7
Unemployment	79.0

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	8.045682022
Employed	1.822148082
Median HI	4.298729629
Education	—
Bachelor's or higher	80.88027717
High school enrollment	100
Preschool enrollment	43.50057744
Transportation	—
Auto Access	0.795585782
Active commuting	99.7305274
Social	—
2-parent households	0.333632747

Voting	0.461953035
Neighborhood	—
Alcohol availability	97.0101373
Park access	81.35506224
Retail density	79.64840241
Supermarket access	6.659822918
Tree canopy	91.32554857
Housing	—
Homeownership	6.018221481
Housing habitability	22.28923393
Low-inc homeowner severe housing cost burden	45.7590145
Low-inc renter severe housing cost burden	9.931990248
Uncrowded housing	49.60862312
Health Outcomes	—
Insured adults	86.94982677
Arthritis	99.5
Asthma ER Admissions	94.6
High Blood Pressure	99.7
Cancer (excluding skin)	99.5
Asthma	18.0
Coronary Heart Disease	99.5
Chronic Obstructive Pulmonary Disease	96.5
Diagnosed Diabetes	99.7
Life Expectancy at Birth	5.6
Cognitively Disabled	43.0
Physically Disabled	99.4
Heart Attack ER Admissions	93.7

Mental Health Not Good	34.8
Chronic Kidney Disease	99.7
Obesity	97.4
Pedestrian Injuries	60.6
Physical Health Not Good	96.4
Stroke	99.6
Health Risk Behaviors	—
Binge Drinking	6.6
Current Smoker	46.7
No Leisure Time for Physical Activity	78.5
Climate Change Exposures	—
Wildfire Risk	50.2
SLR Inundation Area	0.0
Children	98.8
Elderly	98.2
English Speaking	92.5
Foreign-born	44.9
Outdoor Workers	98.2
Climate Change Adaptive Capacity	—
Impervious Surface Cover	49.4
Traffic Density	1.9
Traffic Access	87.4
Other Indices	—
Hardship	61.5
Other Decision Support	—
2016 Voting	6.7

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	26.0
Healthy Places Index Score for Project Location (b)	15.0
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	Per Section 5.12, Population and Housing, used persons per household number of 2.5 consistent with 2023 EIR
Construction: Architectural Coatings	BAAQMD Regulation 8 Rule 3
Operations: Architectural Coatings	BAAQMD Regulation 8 Rule 3
Operations: Energy Use	Pursuant to Berkeley's all-electric ordinance, natural gas converted to electricity
Operations: Water and Waste Water	WTP 100% aerobic

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

A RESOLUTION (A) ADOPTING THE ADDENDUM TO THE HOUSING ELEMENT UPDATE EIR AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT(CEQA) FINDINGS; AND (B) APPROVING AND ADOPTING GENERAL PLAN AMENDMENTS, INCLUDING AMENDMENTS TO THE LAND USE DIAGRAM TO RE-DESIGNATE CERTAIN PARCELS WITHIN THE SOUTHSIDE PLAN AREA, AND AMENDMENTS TO THE MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, RESIDENTIAL MIXED USE, AND AVENUE COMMERCIAL LAND USE DESIGNATIONS TO BE CONSISTENT WITH ASSOCIATED ZONING TEXT AMENDMENTS TO INCREASE RESIDENTIAL DEVELOPMENT POTENTIAL IN THE SOUTHSIDE PLAN AREA.

WHEREAS, the City of Berkeley, in accordance with the provisions of California Government Code Section 65300 et seq., is required to adopt a General Plan for its long-range development, and further to periodically update that plan to reflect current conditions; and

WHEREAS, on January 18, 2023, the City Council of the City of Berkeley approved and adopted a General Plan Amendment to update the Housing Element for the period of 2023-2031, including extensive community outreach and public input between June 2021 and January 2023, and certified the Final Environmental Impact Report (referred to as EIR or Final EIR) (Resolution No. 70,669-N.S), which evaluated the environmental effects of the proposed amendments prepared in connection with the Housing Element Update (HEU); and

WHEREAS, on February 28, 2023, the California Department of Housing and Community Development (HCD) found the adopted Housing Element to be in substantial compliance with State Housing Element Law; and

WHEREAS, in connection with the amendments, an Addendum to the certified Final EIR pursuant to Section 15164 of the CEQA Guidelines has been prepared that describes the changes the proposed Project would have to the HEU, and compares the impacts of those changes to the impacts of the HEU identified in the EIR; and

WHEREAS, the Addendum to the certified Final EIR determined that potential impacts associated with the proposed Project are consistent with potential impacts disclosed in the EIR. That is, the proposed Project would not result in any new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the EIR. Therefore, none of the conditions outlined in CEQA Guidelines Section 15162(a)(1-2) requiring preparation for a subsequent EIR have been met. Further, none of the conditions outlined in CEQA Guidelines Section 15162(a)(3)(A-D) requiring preparation of a subsequent EIR have been met; and

WHEREAS, based on the analysis contained in the Addendum, no further evaluation of environmental impacts is required for the proposed Project, no subsequent EIR is required pursuant to CEQA Guidelines Section 15162, and the Addendum is the appropriate level of environmental analysis and documentation for the proposed Project

pursuant to CEQA Guidelines Section 15164, and therefore the Mitigation Monitoring and Reporting Program in the Final EIR sufficiently addresses impacts from the proposed Project; and

WHEREAS, the adopted Housing Element includes “Program 27 – Priority Development Areas (PDAs), Commercial and Transit Corridors” to pursue zoning map and development standard amendments in the Southside Plan Area to increase housing supply and production in the Southside Plan Area through changes to the allowable building envelope, ground-floor residential use, and existing zoning district boundaries by December 2024; and

WHEREAS, the adopted Housing Element includes “Program 33—Zoning Code Amendment: Residential” to apply minimum density standards expressed in “units per acre” to higher density residential and mixed-use developments with five or more units, as well as to study and establish residential objective standards to provide clarity and predictability to ensure adequate baseline capacity to meet housing targets; and

WHEREAS, since 2016, the City Council has forwarded to the City of Berkeley Planning and Development Department, Land Use Planning Division, five referrals related to increasing the pace of housing production and the overall development potential in the Southside Plan Area; and

WHEREAS, on March 6, 2019, the Planning Commission received a presentation on Affordable Housing and Community Benefits and provided comments concurring with community feedback that consistently emphasized affordable housing above other community benefits for land value capture with increased development potential; and

WHEREAS, on September 20, 2022, the City Council of the City of Berkeley received a presentation from Staff and provided feedback on proposed zoning and development standards to increase residential development potential – particularly student-oriented housing – within the Southside Plan Area; and

WHEREAS, on November 2, 2022, the Planning Commission received a presentation from Staff and provided comments and recommendations on proposed zoning and development standards to increase residential development potential – particularly student-oriented housing – within the Southside Plan Area, and requested Staff return for a public hearing with zoning ordinance and associated general plan amendments; and

WHEREAS, on April 19, 2023, the Planning Commission received a presentation from Staff and provided additional comments and recommendations on proposed zoning and development standards, which considered comments received at the November 2, 2022 meeting, and requested Staff return for a public hearing with zoning ordinance and associated general plan amendments; and

WHEREAS, on September 6, 2023, the Planning Commission held a duly noticed public hearing and took public testimony, which was preceded by the distribution of notices in accordance with State and local noticing requirements; and, after conducting and closing

the public hearing, recommended that the City Council (1) Adopt a Resolution, as recommended by the Planning Commission to (a) amend the General Plan Land Use Diagram to re-designate certain parcels within the Southside Plan Area from Medium Density Residential to High Density Residential, and from High Density Residential to Residential Mixed Use, and (b) amend the General Plan Medium Density Residential, High Density Residential, Residential Mixed Use, and Avenue Commercial Land Use Designations to be consistent with associated zoning text amendments that increase residential development potential; and (2) Adopt an Ordinance, as recommended by the Planning Commission, amending the Berkeley Municipal Code (BMC) to increase residential development potential on parcels within the R-3, R-3(H), R-S, R-S(H), R-SMU, and C-T zoning districts and make conforming changes to other BMC sections, as well as adopt Zoning Map changes; and

WHEREAS, on November 14, 2023 the City Council held a duly noticed public hearing to consider the General Plan re-designation of certain parcels within the Southside Plan Area as well as an ordinance amending the BMC to increase residential development potential on parcels within the R-3, R-3(H), R-S, R-S(H), R-SMU, and C-T zoning districts, adopt Zoning Map changes, and make conforming changes to other BMC sections; and

WHEREAS, the proposed amendments are consistent with the adopted Housing Element and serve the public interest by facilitating additional housing capacity and production to better meet student-oriented housing demand in the Southside Plan Area; and

WHEREAS, the amendments would not be detrimental to the public health, safety and welfare of the City because they would facilitate development that does not substantially deviate from the current pattern of development and mix of land uses within the Southside Plan Area; would be completed in compliance with current building and fire codes and regulations; and would be subject to the City's standard conditions of approval regarding noise and air quality, waste diversion, toxics and stormwater requirements, as well as applicable mitigation measures included in the Southside Specific Plan EIR and the Housing Element Update EIR ; and

WHEREAS, the amendments do not change the designation of any parcel to reduce the intensity of use allowed under the existing General Plan or zoning pursuant to Gov. Code section 66300(b)(1); and

WHEREAS, all documents constituting the record of this proceeding are and shall be retained by the City of Berkeley Planning and Development Department, Land Use Planning Division, at 1947 Center Street, Berkeley, California.

NOW THEREFORE, BE IT RESOLVED, that the amendments are consistent with Program 27 and Program 33 of the adopted HEU; that the environmental effects of the amendments were evaluated in the certified Final EIR of the HEU and the Addendum to the Final EIR; and

NOW THEREFORE, BE IT FURTHER RESOLVED by the City Council that the General Plan Land Use Diagram is hereby amended, as shown in Exhibit A, and the General Plan Land Use Designations are hereby amended, as shown in Exhibit B; and

BE IT FURTHER RESOLVED, that the Addendum is hereby incorporated by reference into the certified Final EIR for the HEU; and

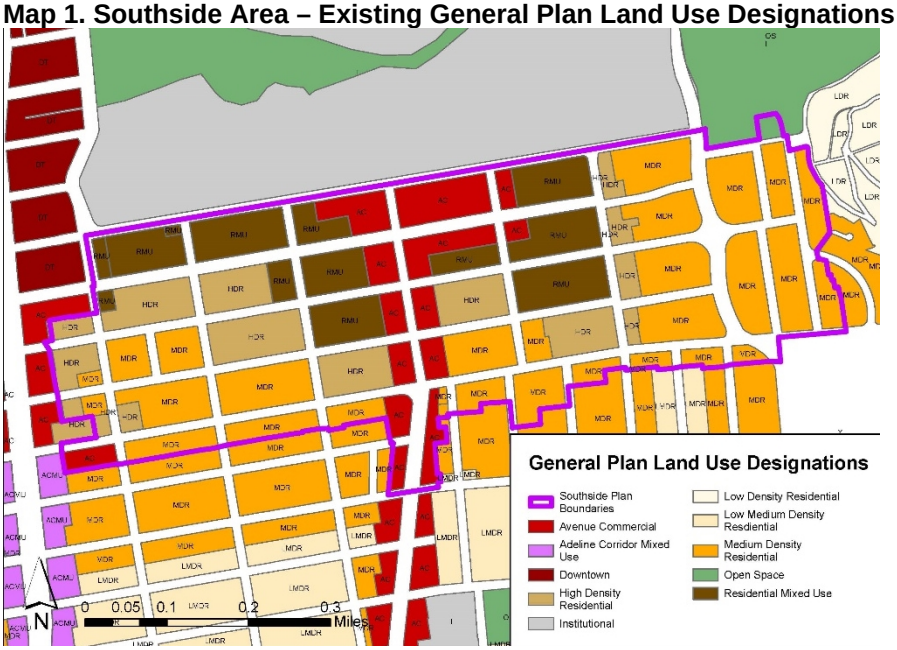
BE IT FURTHER RESOLVED that the City Council hereby authorizes the City Manager to make non-substantive, technical conforming edits (e.g., correction of typographical errors and/or clerical errors) to the Berkeley Municipal Code, including but not limited to page, figure or table numbering, or internal cross-references to amended or new sections of the Berkeley Municipal Code, and to return to the Planning Commission and City Council for major revisions only; and

BE IT FURTHER RESOLVED that nothing in this Resolution shall be interpreted or applied so as to create a requirement, power, or duty in conflict with any federal or State law.

Exhibits
A: Maps of existing and proposed General Plan Land Use Diagram.
B: Text of General Plan Land Use Designation amendments.

Exhibit A

Map 1. Southside Area – Existing General Plan Land Use Designations



Map 2. Southside Area – Proposed General Plan Land Use Designations

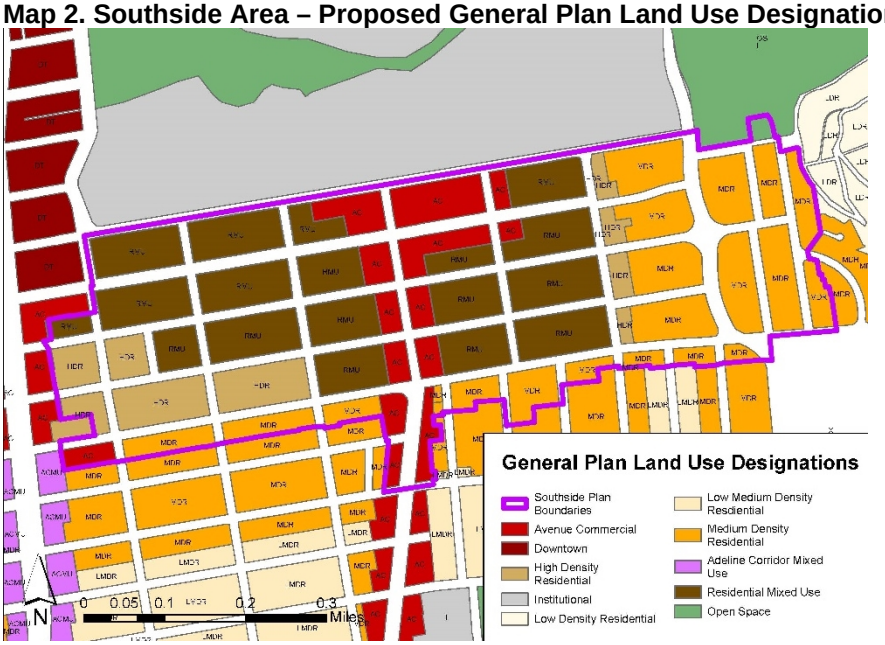


Exhibit B

Medium Density Residential
These areas of Berkeley are generally characterized by a mix of single-family homes and small to medium sized multi-family structures. The same uses appropriate in Low Density Residential are appropriate in Medium Density Residential areas. Building intensity will range from 20 to 40 dwelling units per net acre, and the population density will generally range from 44 to 88 persons per acre, with the exception of the Southside Plan Area.

Within the Southside Plan Area, except in areas located in the Hillside Overlay zoning district, building intensity will range from a FAR of less than 1.0 to a FAR of 3.0. Residential development is subject to a minimum density of 60 dwelling units per acre and a minimum population density of 150 persons per acre. There is no residential density limit. This allows for greater flexibility in housing types to maximize housing opportunities in the Southside Plan Area.

For information purposes, the compatible zoning districts for this classification are: Restricted Multi-family Residential (R-2A), which allows approximately 17 units per acre, and Multiple-family Residential (R-3), which allows approximately 26 units per acre. Height limits in the R-2A zoning district are typically 28 feet with provisions to allow up to 35 feet, and are 35 feet in the R-3 and R-3H zoning district (or 45 feet in the R-3 zoning district within the Southside Plan Area).

High Density Residential
In Berkeley, these areas are generally characterized by large, multi-family structures conveniently located near transit, the Downtown, the University campus, or BART. Appropriate uses for these areas include: residential, community service, schools, institutional, recreational uses, open space, and in some cases where allowed by zoning, ground-floor commercial and office. Building intensity will range from 40 to 100 dwelling units per net acre, and the population density will generally range from 88 to 220 persons per net acre, with the exception of the Southside Plan Area.

Within the Southside Plan Area, building intensity will generally range from a FAR of less than 1.0 to a FAR of 4.0. Residential development is subject to a minimum density of 100 dwelling units per acre and minimum population density of 250 persons per acre. There is no residential density limit. This allows for greater flexibility in housing types to maximize housing opportunities in the Southside Plan Area.

For information purposes, the compatible zoning districts for this classification are: Multi-Family Residential (R-4), which allows building heights of 35 feet with provisions to allow buildings up to 65 feet, and High Density Residential (R-5), which allows building heights of 40 feet with provisions to allow buildings up to 65 feet, and Residential Southside (R-S) which allows building heights of ~~35~~ 55 feet ~~with provisions to allow buildings up to 45 feet~~.

Residential Mixed Use
These areas are generally characterized by a diverse mixture of residential, commercial and institutional structures~~,~~ located in close proximity to transit and major shopping and employment centers. Appropriate uses for these areas include residential, neighborhood~~-~~ serving retail, offices, school, institutional, recreational uses, and open space. Building heights will generally range from two stories to eight ~~either four or five~~ stories, depending on type of use and location. Building intensity will range ~~from 40 to 100 dwelling units per net acre, and the population density will generally range from 88 to 220 persons per net acre~~from a ~~Floor Area Ratio (FAR)~~FAR of less

than 1.0 to a FAR of 7.0. Residential development is subject to a minimum density of 150 dwelling units per acre and minimum population density of 375 persons per acre. There is no residential density limit. This allows for greater flexibility in housing types to maximize housing opportunities in the Southside Plan Area.

For information purposes, the compatible zoning district for this classification is Residential Southside Mixed Use (R-SMU), which allows building heights up to ~~60 feet with provisions to allow buildings up to 65 feet or 75~~ 85 feet ~~depending on their location within the district~~.

Avenue Commercial
These areas of Berkeley are characterized by pedestrian-oriented commercial development and multi-family residential structures. These areas are typically located on wide, multi-lane avenues served by transit or BART. Appropriate uses for these areas include: local-serving and regional-serving commercial, residential, office, community service, and institutional. Building intensity will generally range from a Floor Area Ratio (FAR) of less than 1.0 to a~~n~~ FAR of 8.0~~5~~. Population density will generally range from 44 to 88 persons per acre.

Within the Southside Plan Area, residential development in the Telegraph Avenue Commercial (C-T) district is subject to a minimum density of 200 dwelling units per acre and minimum population density of 500 persons per acre. There is no residential density limit. This allows for greater flexibility in housing types to maximize housing opportunities in the Southside Plan Area.

For information purposes, the compatible zoning districts for this classification are shown below with accompanying development standards.

Zoning District	Maximum FAR	Maximum Height
South Area Commercial (C-SA):	4.0	24-60 ft
General Commercial (C-1)[1]:	3.0	35-50 ft
Telegraph Avenue Commercial (C-T):	3.0-~~8.0~~5	50-~~86~~5 ft
West Berkeley Commercial (C-W)[2]:	3.0	40-50 ft

To: Berkeley City Council,
From: Planning Commission (Jeff Vincent, Chair)
Date: September 15, 2023

RE: Southside Zoning Changes

We are pleased to forward you our recommendation for zoning changes, general plan amendments, and the Housing Element Update EIR Addendum for the Southside. We are grateful to staff's thoughtful work to integrate multiple City Council (CC) referrals and incorporate community feedback through extensive outreach, in addition to ensuring alignment with the Housing Element.

Per our September 6, 2023 action, we look forward to CC's swift action on Southside zoning changes. As you discuss, we wish to raise 3 issues discussed by the PC that were not ultimately included in the recommendation:

Workforce development and prevailing wage in construction. The PC considered the idea of a prevailing wage requirement for larger construction projects in the Southside area, such as those with 50 or more units or having 50,000 square feet or more in floor area. We did not feel the zoning code was the appropriate place to include such provisions, but we encourage Council to consider the feasibility of such provisions in the Southside.

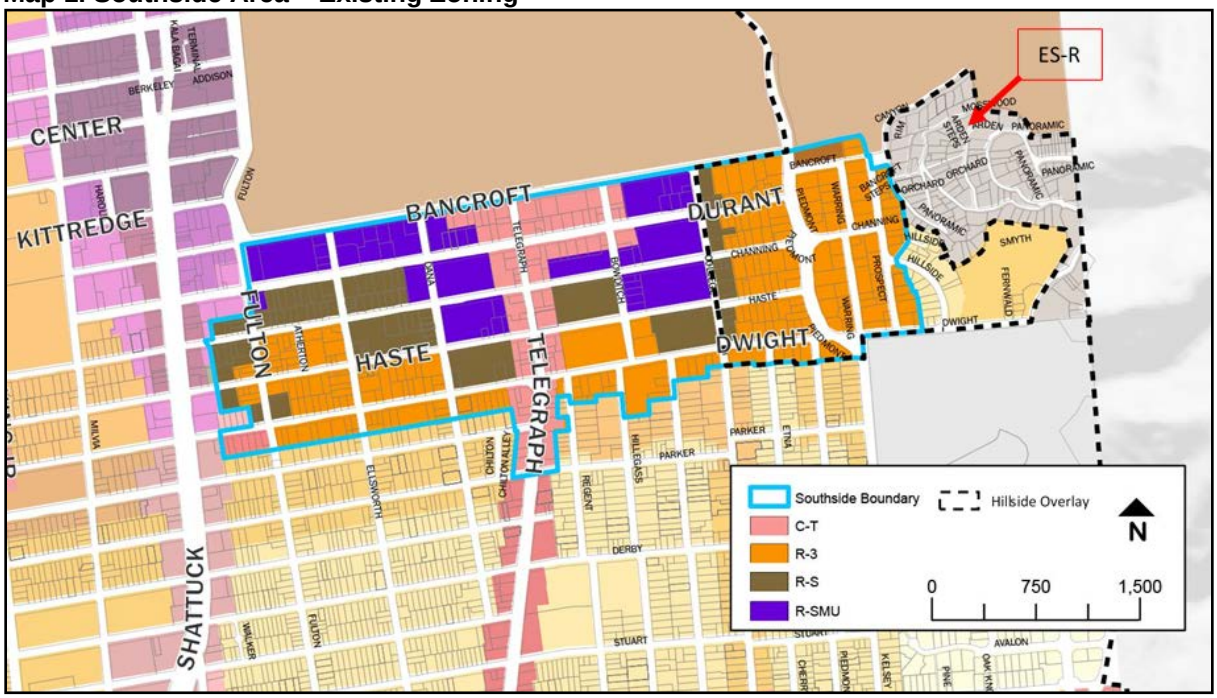
Land value recapture policy. Council's July 25, 2017 Resolution No. 68,133-N.S. (which "requires that land value recapture is included the preparation and implementation of all area plans and zoning considerations") was referenced in our discussion. The PC did not feel there was enough guidance to propose any additional "capture" provisions, although we agree that they can be beneficial in concert with upzoning. For example, to support community benefits such as parks/open space and/or funding for affordable housing. In general, we do feel that the proposed zoning changes in the Southside may increase property values and that the city should explore ways to capture some of that increase to fund public goods. We encourage Council to consider the feasibility of this approach with regard to Southside.

Master leasing with UC Berkeley. The issue of property owners leasing their property to UCB and the resulting exemption from property taxes pursuant to California Constitution Article XII, Section 3(e) and California Revenue and Taxation Code Section 203 was discussed. While property tax exemption may be beneficial in some contexts, we raised concern about how this practice of leasing privately owned property to the university results in "lost" local tax revenue. We were informed by staff that an agreement between UC Berkeley and the City on this topic is pending negotiation, so we declined to integrate any particular recommendation on this topic in the zoning and general plan amendments, however we feel this is an important and relevant issue for CC to address.

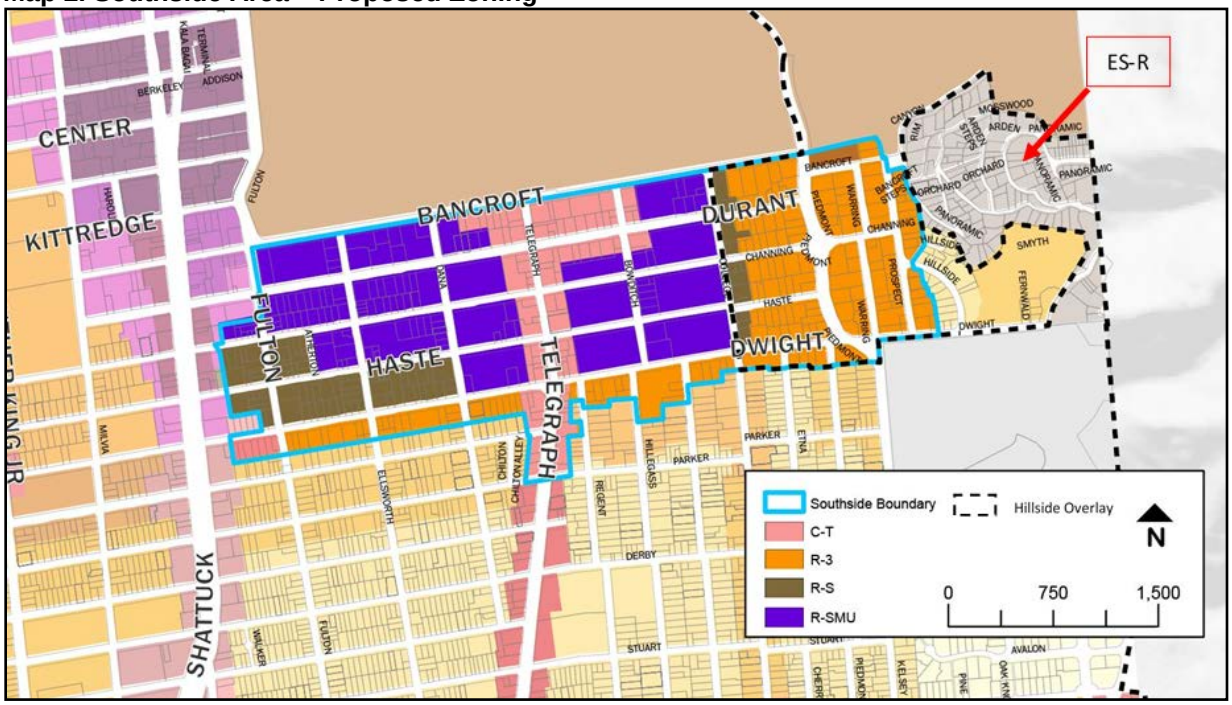
We appreciate your consideration of these items and we encourage your swift action to implement the recommended zoning changes in Southside.

ATTACHMENT 6. MAPS OF SOUTHSIDE PLAN AREA ZONING

Map 1. Southside Area – Existing Zoning



Map 2. Southside Area – Proposed Zoning



Planning and Development Department
Land Use Planning Division

STAFF REPORT

DATE: September 6, 2023

TO: Members of the Planning Commission

FROM: Ashley James, Senior Planner

SUBJECT: Amendments to Title 23, the Zoning Map, and the General Plan Relating to the Southside Zoning Implementation Program of the 2023-2031 Housing Element Update

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RECOMMENDATION

Planning Commission is asked to hold a public hearing, receive and provide comment on the proposed zoning text and map amendments, as well as associated General Plan text and map amendments, pertaining to the Southside Zoning Implementation Program of the 2023-2031 Housing Element Update, and make a recommendation for consideration by the City Council.

SUMMARY

City staff have prepared amendments to Title 23 (Zoning Ordinance) and the Zoning Map of the Berkeley Municipal Code (BMC) in response to: (a) City Council referrals, (b) recent changes in State laws related to housing, and (c) the City's 2023-2031 Housing Element Update, which includes Program 27 to pursue zoning map and development standard amendments in the Southside Plan Area intended to increase housing capacity and production, and Program 33 to apply minimum densities to higher density residential and mixed-use developments with five or more units. The full text of the zoning ordinance changes can be found in ***Attachment 1***. A summary table that identifies each Zoning Ordinance section and the proposed changes is ***Attachment 2.***

BACKGROUND

Scope of Amendments

"The Southside" refers to the area located on the south side of the UC Berkeley campus, roughly bounded by Bancroft Way, Dwight Way, Fulton Street and Prospect Street[1] (***see Attachment 3***). The Southside Plan was adopted in 2011. City staff have prepared Zoning Ordinance and zoning map changes to create or modify objective

[1] Southside Plan Areas east of Piedmont Avenue are not part of this study, as they are in the Hillside Overlay area and have less development potential.

standards, including building height, minimum residential density, Floor Area Ratio (FAR), lot coverage, setbacks, ground-floor residential uses, and zoning district boundary adjustments, to increase residential development potential—particularly student-oriented housing—in the following zoning districts within the Southside:

- Multiple-Family Residential (R-3) and Hillside Overlay (R-3(H))
- Residential Southside (R-S) and Hillside Overlay (R-S(H))
- Residential Southside Mixed-Use (R-SMU)
- Telegraph Commercial (C-T)

The Southside also includes seven parcels zoned C-SA, but no changes are proposed for those parcels. In addition, the zoning district boundary adjustments require conforming General Plan Land Use text and map amendments.

City Council Referrals

Since 2016, the City Council has forwarded five referrals related to increasing the pace of housing production and the overall development potential in the Southside by considering and codifying new zoning regulations for streamlined processes and less restrictive objective development standards. These referrals directed staff to reduce the development costs and administrative burden associated with discretionary review processes. (***see Attachment 4***).

State Laws Related to Housing

State law requires the City to identify objective zoning standards for the purpose of defining housing development projects that qualify for protections under the Housing Accountability Act (HAA) and to define a base project for the purposes of calculating density bonuses. The protections afforded by the HAA and the definition of a base project for density bonus calculations apply to a housing development project up to and including the maximum development allowed with use permits and/or administrative use permits. For example, the minimum rear setback in the R-3 district is 15 feet; however, the Zoning Officer may issue an Administrative Use Permit (AUP) to reduce the setback to zero. The reduced setback (in this case, zero) is the applicable objective standard. State Density Bonus Law requires the City to grant a density increase over "the otherwise maximum allowable gross residential density," which is the density allowed including standards modified with a discretionary permit.[2]

2023-2031 Housing Element Update

The recently adopted and certified Housing Element Update includes two implementation programs relating to this effort. First, Program 27 states that the City will complete the Southside zoning text and map amendments by December 2024, which are intended to increase housing capacity and production. Second, Program 33 states that the City will study and establish residential objective standards to provide clarity and predictability, as well as establish a minimum density standard expressed in "units

[2] Land Use Planning Division Memorandum, August 2, 2021. Housing Accountability Act / Density Bonus Base Projects – Objective Standards. State Density Bonus - Objective Standards-Housing Accountability Memo 08-21.pdf (berkeleyca.gov)

per acre" to ensure adequate baseline capacity to meet housing targets and achieve Housing Element Compliance.

Community Outreach

The proposed amendments are based on input from community engagement through the Housing Element Update and specific outreach related to the proposed changes in the Southside, as well as prior meetings with the City Council, Planning Commission, and the Southside Environmental Impact Report (EIR) Subcommittee.

Between September 2022 and May 2023, staff have presented the proposed Southside zoning changes to the following advisory bodies:

- September 20, 2022 - City Council worksession on Residential Objective Standards, including proposed zoning changes to promote Middle Housing in lower density districts and encourage increased housing capacity in the Southside.[3]
- October 14, 2022 - City/University of California (UC)/Students Relations Committee presentation and discussion.
- November 2, 2022- Planning Commission presentation and discussion.
- April 19, 2023 - Planning Commission presentation and discussion.
- May 18, 2023 - Design Review Committee presentation and discussion.
- June 15, 2023 - Design Review Committee presentation and discussion, continued.

Between 2021 and 2023, staff have presented the proposed Southside zoning changes to the following community organizations:

- East Bay for Everyone (EB4E);
- UC Berkeley Campus Planning;
- The Associated Students of the University of California (ASUC) Housing Commission;
- Southside Neighborhood Consortium (SNC);
- Berkeley Design Advocates (BDA); and
- Berkeley Architectural Heritage Association (BAHA).

Staff also conducted in-person events at the Berkeley Harvest Festival (October 15, 2022) and on Sproul Plaza (October 18, 2022) to collect community feedback, as well as an online survey (November 27, 2022 to December 18, 2022) to seek feedback from UC Berkeley students.[4]

[3] September 20, 2022. Council Worksession Residential Objective Standards on Middle Housing and the Southside. https://berkeleyca.gov/sites/default/files/documents/2022-09-20%20WS%20Item%2001%20Residential%20Objective%20Standards.pdf

[4] December 2022. Final Summary Southside Area UC Student Housing Survey. https://berkeleyca.gov/sites/default/files/documents/FinalSummary_Southside%20Area%20UC%20Student%20Housing%20Survey%20-%2019%20December%202022.pdf

DISCUSSION

Staff are proposing: a) zoning district and General Plan designation boundary adjustments within the Southside; and b) new or modified development standards for zoning districts within the Southside (***See Attachments 3 and 4***). The zoning map and the proposed development standards can be considered independently, but are being proposed together for a comprehensive approach. With the exception of allowing ground-floor residential use in the C-T district, staff are not proposing any changes to permitted land uses or land use permit requirements in any district. However, the zoning map changes would result in changes to permitted land uses and permit requirements. For example, the R-S district does not permit certain commercial uses such as food product stores and food service establishments; if re-zoned to R-SMU, those establishments would be permitted. Finally, consistent with the policy direction in the adopted 2023-2031 Housing Element Update and recent state laws, staff proposes to remove discretionary permits that would otherwise be required for residential additions (BMC Section 23.202.030(A)(1)) and adding the fifth or more bedroom to a lot on Southside parcels within the Hillside Overlay (R-3(H) and R-S(H) districts) (AB 916, 2002; BMC Section 23.202.030(B)).

Southside Zoning District and General Plan Designations Boundary Adjustments

The proposed zoning district boundary adjustments consist of the following:

- *R-SMU Expansion.* The R-SMU district would expand into the areas indicated in Figure 1, below. Approximately four blocks west of Telegraph Avenue would change from R-S to R-SMU, and three blocks east of Telegraph Avenue would change from R-3 and R-S to R-SMU (**see *Figure 1*)**.
- *R-S Expansion.* The R-S district would expand into the areas currently zoned R-3 indicated in Figure 2, below (***see Figure 2***).

No zoning boundary adjustments are proposed for the C-T district nor within the Hillside Overlay zone. These adjustments retain the overall north-to-south gradual stepping down of development intensity, along with denser development along the Telegraph Avenue corridor, consistent with the original Southside plan.

Maps of existing and proposed zoning and General Plan designations can be found in ***Attachment 3*** and ***Attachment 5***, respectively. The R-S, R-SMU, and C-T zoning districts are unique to the Southside and each has an underlying General Plan designation. For the R-S district, the underlying General Plan designation is High Density Residential; for the R-SMU district, the underlying General Plan designation is Residential Mixed Use; for the C-T district, the underlying General Plan designation is Avenue Commercial.

To make the proposed adjustments to the zoning district boundaries, the City Council would also need to amend the General Plan Land Use map to match the new zoning boundaries. Staff also proposes to make General Plan text amendments to the Land Use designations so that they reflect the proposed development standards for each zoning district (***see Attachment 5***).

Figure 1. Expansion of R-SMU District

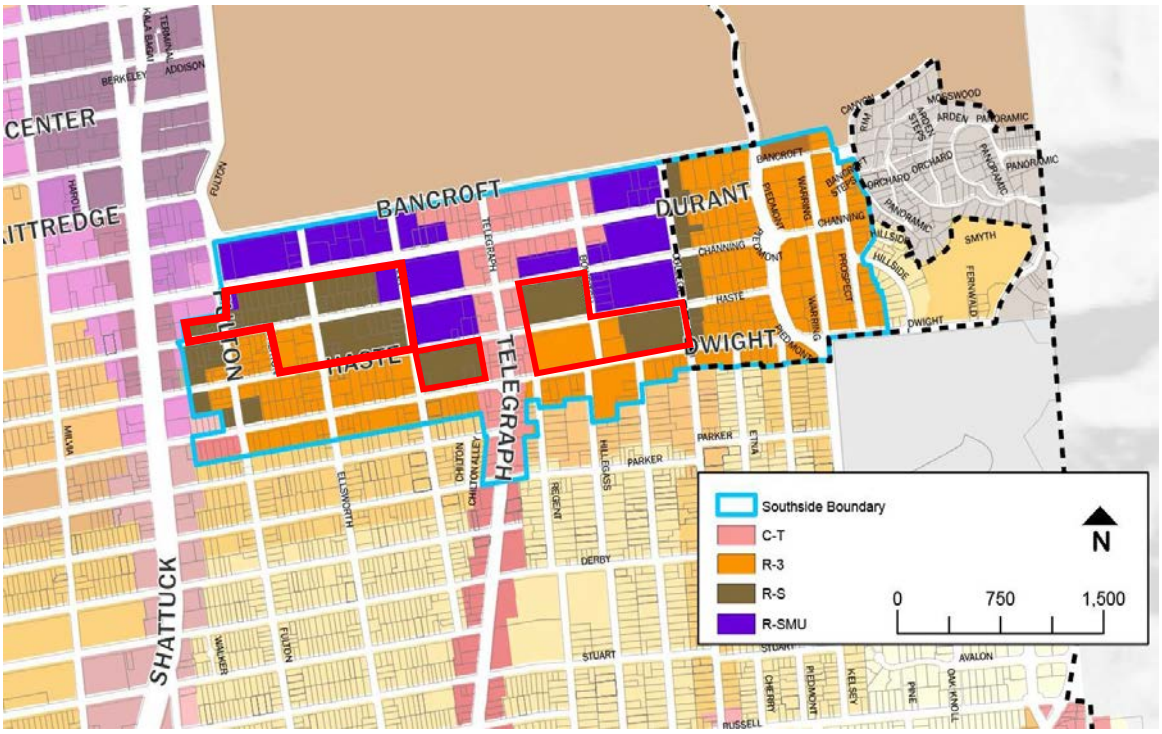
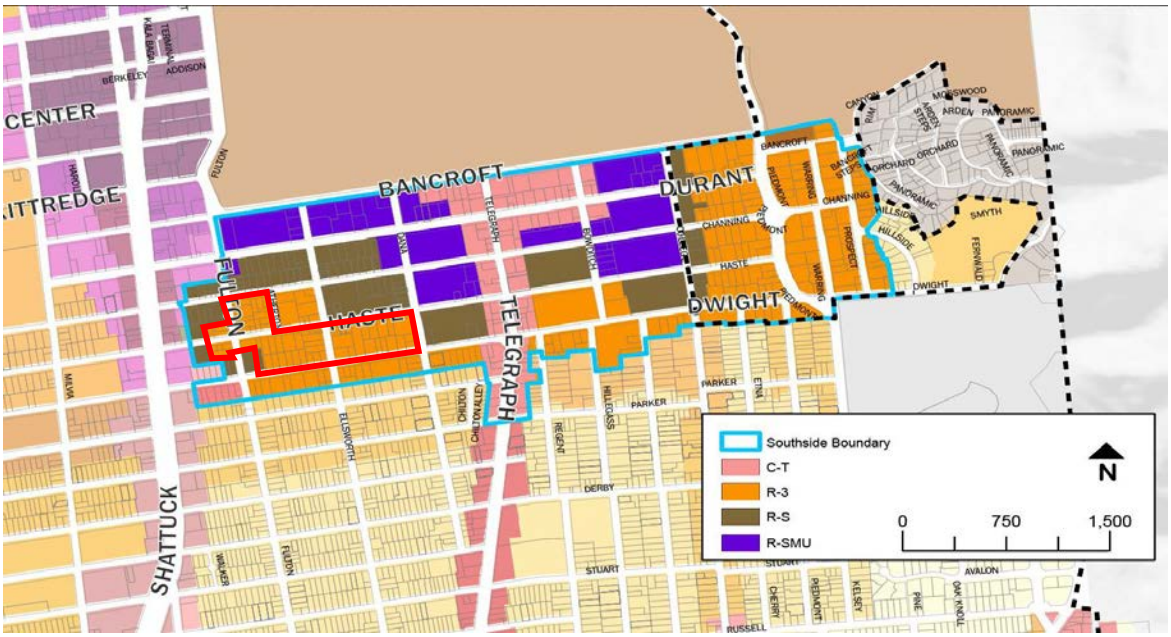


Figure 2. Expansion of R-S District



Telegraph Commercial (C-T) District – Allowed Ground Floor Uses

The zoning text amendments include allowing ground-floor residential uses in the C-T district when located behind a commercial use that fronts the street (Telegraph Avenue, Bancroft Way, Durant Avenue, Channing Way, Haste Street). A permitted commercial

use would be required to occupy at least the front 30 feet of depth on the ground floor, measured from the front property line, and the entire building frontage, except for required utilities, driveways, pedestrian access and lobbies for residential uses. Ground-floor residential use is already permitted in all other existing and proposed zoning districts in the Southside.

Staff conducted outreach to the local commercial real estate and development community on this topic and heard that 30 feet would be the ideal depth for most retail, personal service, small office, and food and beverage uses that do not require storage space. The proposed standard is a minimum and therefore does not preclude a commercial depth that exceeds 30 feet. The requirement to provide commercial space along the entire building frontage, with some exceptions, is intended to balance to the creation of a pedestrian-friendly environment without overburdening new development.

Development Standards

Table 1 provides the general direction of the recommended changes for each development standard and the policy rationale for each recommendation. Each standard is further discussed below and the specific development standard changes can be found in ***Attachment 6***.

Table 1: Summary of Proposed Southside Development Standards

Development Standard and Recommendation	**Policy Goal**
Floor Area Ratio (FAR) – Set a maximum FAR	• Allow flexibility in project design • Provide predictability for the review process and outcome • Facilitate calculations for State Density Bonus and possible local density bonus
Lot Coverage – Remove maximum requirement	• Encourage housing development through increasing capacity • Increase predictability of development outcomes through objective standards • Increase flexibility through a menu of options for open space and residential amenities
Setbacks – Reduce setbacks and remove Use Permit exceptions	
Open Space – • Reduce requirement and increase flexibility in meeting open space standard • Set requirement to a per 1,000 square foot of gross residential floor area standard, rather than per unit	
Building Separation – Remove minimum requirement	
Building Height – Set a maximum height limit and remove Use Permit exceptions	

Density – • Set a minimum dwelling unit-per-acre standard • Remove minimum lot size requirement	• Help meet Housing Element goals to achieve Regional Housing Needs Allocation (RHNA) • Set a density measurement (units/acre) that is aligned with State Law

Floor Area Ratio (FAR)

Existing FAR standards are summarized in Table 2.

Table 2: Existing Maximum Height, Lot Coverage, and Floor Area Ratio Standards

	R-3/R-3(H)[1]	**R-S/R-S(H)[1]**	**R-SMU**	**C-T (south of Dwight)**	**C-T (north of Dwight)**
Maximum Height	35 ft	35 ft (45 with UPPH)	60 ft (Subarea 2 - 65 ft; Subarea 1 - 75 ft with UPPH)	50 ft (65 with UPPH)	65 ft (75 with UPPH)
Maximum Lot Coverage	1-2 Stories: 45% 3 Stories: 30%	1-2 Stories: 65% 3 Stories: 60% 4 Stories: 55%	1-2 Stories: 55% 3 Stories: 50% 4 Stories: 45% 5 Stories: 40% (100% with AUP)	100%	100%
Maximum FAR	No Maximum			4.0	5.0, 6.0 with UPPH
1 The allowed height in the Hillside Overlay Zone for new buildings on parcels with an underlying base district of R-3 or R-S is 35 feet (average and maximum) and 3 stories. For residential additions, the allowed average height is as required by the base district or the highest existing portion of the roof, whichever is lower; the maximum is 20 feet (BMC Section 23.210.020(C)).					

Staff proposes to establish a new maximum FAR standard for each district in the Southside. The proposed FAR is based upon approximately 95 percent of a parcel's maximum zoning envelope, including height, lot coverage, and setback requirements. Table 3 summarizes the proposed FAR standards.

Table 3: Proposed Maximum Height, Lot Coverage, and Floor Area Ratio Standards

	R-3	**R-3(H)**	**R-S**	**R-S(H)**	**R-SMU**	**C-T**
Maximum Height	45 ft	35 ft/ 3 stories	55 ft	35 ft/ 3 stories	85 ft	85 ft
Maximum Lot Coverage (included for the purpose of calculating FAR only)	70%	70%	75%	75%	85%	100%
Proposed FAR	**3.0**	**3.0**	**4.0**	**4.0**	**7.0**	**8.0**

Lot Coverage

Some members of the Planning Commission expressed an interest in further simplifying the package of proposed Southside development standards. In response, staff propose eliminating the maximum lot coverage requirement because it is accounted for in the proposed maximum FAR standard. Removing lot coverage as a separate standard simplifies the package of development standards applicable in the Southside.

Building Height

The proposed changes to maximum height include: 1) increases in the maximum height; and 2) the removal of additional discretionary permits to exceed the maximum height. Height would continue to be measured as an average in the R-3 district and as a maximum in the R-S, R-SMU, and C-T districts. Height limits stated would be the maximum allowed, unless waived through State density bonus law,[5] and would be measured only in feet and not also the number of stories. Specifically, the proposed changes are:

- Allow up to 85 feet in the R-SMU district (increase from 60 feet / four stories).
- Allow up to 85 feet in the C-T district (currently 65 feet or up to 75 feet with a Use Permit north of Dwight, and 50 feet or up to 65 feet and 5 stories with a Use Permit south of Dwight). In response to Councilmember feedback, the distinction between C-T parcels north and south of Dwight would be removed, resulting in one height standard across the district.
- Allow up to 55 feet in the R-S district (increase from a base of 35 feet / three stories and allowable increases with an AUP). Currently, a maximum of 45 feet and 4 stories is allowed in the R-S with a Use Permit if at least 50 percent of the total building floor area is designated for residential use.
- Allow up to 45 feet in the R-3 district (increase from a base of 35 feet / three stories and allowable increases with an AUP).

The current maximum height allowed in the Hillside Overlay (H) zone would continue to apply to parcels in the R-3(H) and R-S(H) districts.[6] Consistent with Council referrals, the proposed maximum height standard in the R-SMU and C-T districts provide opportunities to reach 12 stories if a project were to utilize State density bonus law. Parapets would be allowed to exceed the maximum height by up to 5 feet as of right; this change has been included in the general development standards for measuring building height.

Setbacks

The proposed changes to minimum setbacks include: 1) decreases in required setbacks; and 2) the removal of additional discretionary permits to further reduce setbacks. The proposed changes to existing minimum setback requirements are:

- *Front Setback.* No minimum front setback required for R-S, R-SMU districts. Currently, a minimum of 10 feet is required, which may be reduced to zero with an AUP.

[5] A Southside local density bonus program is under consideration. See Program 35 of the City's 2023-2031 Housing Element (https://berkeleyca.gov/construction-development/land-use-development/general-plan-and-area-plans/housing-element-update) and November 2, 2023 Planning Commission (https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/2022-11-02_PC%20Agenda%20Packet.pdf).
[6] BMC Section 23.210.020(C)

- *Rear Setback*. A minimum setback of 4 feet for R-S and R-SMU districts. Currently, a minimum of 10 feet is required for the first through third stories of a building, and a minimum of 17 feet is required for the fourth story. These minimums may be reduced to zero with an AUP.
- *Street Side Setback.* No minimum street side setbacks required for R-SMU and R-S districts. Currently, the minimum requirement varies from between 6 feet and 10 feet, depending on the number of stories. The minimum may be reduced to zero with an AUP.
- *Side Setback.* No minimum side setback required for the R-SMU district. Currently, the minimum requirement varies from between 4 feet and 10 feet, depending on the number of stories. The minimum may be reduced to zero with an AUP.
- *Lower- and Upper-Story Setback.* Reduce the various lower-story and upper-story side setbacks for R-SMU, R-S, and R-3 districts to a single setback of 4 feet (currently varies between 4 feet and 10 feet). Reduce lower-story and upper-story rear setbacks for R-SMU, and R-S districts to a single setback of 4 feet (currently varies between 10 feet and 19 feet; minimum rear setback can be reduced to zero in the R-SMU with an AUP).
- *Shade Study.* Eliminate the requirement for shade studies in the C-T district.
- *Front and Rear Setbacks in the R-3 District*. Two members of the Planning Commission recommended open space at the rear of the lot to maintain transitions between the various districts within the Southside Plan Area. Based on this feedback, staff propose revising the R-3 front and rear minimum setbacks as follows:
    - o Front setback: Reduce from 15 feet to 10 feet.
    - o Rear setback: Reduce from 15 feet to 10 feet.

  This proposal would allow for additional open space in the rear yard, offset by a reduced front yard setback requirement.[7]

Open Space

Table 4 summarizes existing and proposed minimum open space requirements.

Table 4: Existing and Proposed Required Open Space

		R-3/ R-3(H)	R-S/ R-S(H)	R-SMU	C-T
Existing	Per Dwelling Unit (sq. ft.)	200	50	40	40
	Per GLA Resident (sq. ft.)	90	20	20	No min.
Proposed	Per 1,000 sq. ft. gross residential floor area (sq. ft.)	150	50	40	40

[7] Note that for ADU projects, the minimum required rear setback remains 4 feet in accordance with State laws.

- *Replace Unit Standard with Floor Area Standard:* The proposed minimum requirement is based on a per 1,000 square foot ratio of gross residential floor area to provide greater predictability and flexibility in accommodating open space requirements for the variety of residential use types allowed in the Southside. The standard is designed to increase floor area dedicated to residential uses while also preserving the requirement to provide residents with common and/or private usable open space and amenities on-site. Furthermore, the proposed standards are consistent with open spaces provided in recently-approved projects in the Southside. Both a new definition and measurement of gross residential floor area have been added to the zoning ordinance.

- *Allow Shared Residential and Pedestrian Amenities*. Based on responses to the Southside survey, staff propose greater flexibility in meeting the open space requirement by allowing a project to provide a portion of the total amount of required usable open space through the following amenities:

    - Shared Residential Amenities. A project may provide up to 50 percent of the total required usable open space with one or more of the following:

        - Multipurpose rooms (e.g., conference space, study/library)
        - Fitness centers
        - Pet washing room

        Some Commissioners noted that shared indoor common spaces should promote opportunities for social connection and recreation among building residents, while still requiring usable open space located outdoors. The allowed amenities would accommodate a range of recreation and assembly activities, including social gatherings, meetings, and studying, and would be required to have a minimum width and length of 10 feet, consistent with current usable open space requirements. The proposed maximum allowance of 50 percent would ensure that both indoor and outdoor open spaces are provided in each project. Definitions of these terms are provided in the Glossary.

    - Pedestrian Amenities. Several Commissioners expressed a need to improve the pedestrian experience in the Southside, as the proposed development standards allow additional development that is similar to a downtown environment, and to consider different types of social circles that benefit from open space – personal, building and neighborhood. In response, staff considered a new standard that would encourage pedestrian amenities along the building frontage within private property (between the sidewalk and building). Typically, this type of amenity space is required in downtown areas. For example, San Francisco requires streetscape elements such as planters, lighting, landscaping, and a minimum sidewalk width of 15 feet, and allows sidewalk widening or pedestrian street improvements to meet open space requirements. In Oakland, usable open space may be provided through public plazas that

are landscaped and include pedestrian amenities within the Central Business District.

The proposed change would allow a development project to provide pedestrian amenity space on private property along the building frontage toward meeting the usable open space requirement. Staff presented this concept to the Design Review Commission in May 2023 and June 2023 for discussion. Feedback included the need to incentivize this type of amenity space, to provide flexibility so that a wide range of creative designs may be possible, and to avoid creating standards that would result in monolithic building frontages. In response, the proposed standards include a minimum average depth of six feet from the front property line, not continuous along the building frontage. The following standards would apply:

- *Incentive Credit:* Each square foot of pedestrian amenity space is weighted as 1.5 square feet of required usable open space.
- *Location:* The space cannot contain an area dedicated to off-street parking, loading or driveways.
- *Minimum Dimension:* Minimum average depth of six feet measured from the front property line.
- *Design Standards:* The space must be open to the sky, with exceptions for certain building encroachments (i.e., bay windows, balconies, galleries, awnings/canopies, or covered walkways). Pedestrian-scale lighting must be provided, and a definition has been included in the Glossary. The definition is based on the proposed Street Light Comprehensive Plan, which will be considered by the Transportation and Infrastructure Commission this fall. Enclosed structures are not permitted.

- *Residential Unit Entries*: To provide a buffer between private ground floor residential spaces and the public sidewalk, staff proposes a minimum grade separation of 18 inches above finished grade for residential unit entries located on the ground floor within six feet of the front property line. Consistent with the BZO style guide, this requirement has been added to the supplemental use regulations section of the zoning ordinance (23.302.070).

Building Separation

Table 5 summarizes existing building separation standards for zoning districts in the Southside. Staff propose eliminating the building separation requirement in all districts; building and fire code requirements for fire rating and separation would still apply.

Table 5: Existing Building Separation Standards

	R-3	R-S	R-SMU	C-T
1st story	8 ft	8 ft	8 ft	No minimum
2nd story	12 ft	12 ft	12 ft	

3rd story	16 ft	16 ft	16 ft	
4th story		20 ft	20 ft	
5th story			24 ft	

Density

Table 6 summarizes existing and proposed density standards. The proposed changes include: 1) removing the *maximum* density standard for GLAs in all Southside zoning districts; 2) establishing *minimum* dwelling units per acre standards; and 3) removing the *minimum* lot area requirement. A new section (23.106.100 – Residential Density) is proposed to define residential density and its rules of measurement.

Table 6: Density Standards

		R-3/R-3(H)	R-S/R-S(H)	R-SMU	C-T
Existing	Minimum or Maximum Dwelling Units per Acre	None	None	None	None
	Minimum lot area (sq. ft.) per GLA Resident	350 [1]	350 [1]	175 [2]	350 [1]
	Minimum Lot Area	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	None
Proposed	Minimum Dwelling Units per Acre	60	100	150	200
	Maximum Dwelling Units per Acre	No Maximum	No Maximum	No Maximum	No Maximum
	Minimum Lot Area	None	None	None	None

[1] 124 residents per acre
[2] 248 residents per acre

Based on input from the Planning Commission and the community during the recent Housing Element Update process, a minimum density standard is proposed. As discussed above, a maximum FAR is proposed in the Southside. Regulating FAR allows more flexibility in unit size when designing a project, while still capping the overall built form and the resultant impacts to shade, etc. Further, a minimum density standard is consistent with Council's stated intention to increase residential development in the Southside, as well as Density Bonus law, which recognizes density as being measured only in units per acre, and helps ensure adequate baseline capacity to meet housing targets set forth in the recently adopted Housing Element. Removing the minimum lot size requirement is complementary to the proposed minimum density standard, and simplifies the package of zoning standards by providing a single density standard.

Technical Edits

The proposed substantive changes to the Zoning Ordinance created the need for certain technical edits. These edits include table numbering in sections adjacent to those that have been modified. For example, edits to the table numbers in the R-3 district require re-numbering in the remainder of the R-prefixed districts (i.e., R-4, R-5), and Figure numbers. The addition of new definitions requires re-numbering of certain sections of the Glossary.

ENVIRONMENTAL REVIEW

Development projections for this project were analyzed in the Environmental Impact Report (EIR) for the 2023-2031 Housing Element Update, which was certified by the City Council on January 18, 2023.[8] The Housing Element Update (HEU) EIR assumed that approximately 1,000 additional dwelling units would be feasible with implementation of this project. Staff found that the changes to the development standards as currently proposed would allow approximately 2,650 additional dwelling units, an increase in development potential compared to the amount analyzed in the HEU EIR of approximately 1,650 units, which requires supplemental CEQA review. An Addendum to the HEU EIR has been prepared, as some changes or additions to the HEU EIR are necessary. The Addendum concludes that the proposed changes would not introduce new, significant environmental impacts beyond those that have already been identified and characterized in the HEU EIR.[9] Further, there are no substantial changes in the project, its circumstances, or substantially important new information that would cause the project to have new significant impacts or substantially increase previously identified significant impacts. None of the conditions described in CEQA Guidelines Section 15162 that would call for preparation of a subsequent EIR have occurred or would occur because of the changes currently proposed to the zoning regulations in the Southside. Therefore, Staff recommends the Planning Commission recommend adoption of the Addendum to the certified Final HEU EIR ***(see Attachment 7).***

NEXT STEPS

Upon receiving Planning Commission recommendation and public comment, staff will forward a proposed draft Zoning Ordinance, Zoning Map and General Plan Text and Map Amendments, as well as the Addendum to the certified Final HEU EIR, to City Council for consideration and adoption.

ATTACHMENTS

1. Draft Ordinance – Zoning Ordinance Text Amendments
2. Reference Matrix – Southside Zoning Ordinance Amendments
3. Existing and Proposed Zoning Map
4. Referenced City Council Referrals
5. Draft Resolution - General Plan Map and Text Amendments
6. Existing and Proposed Development Standards Tables
7. Addendum to the 2023-2031 Housing Element Update EIR
8. Public Hearing Notice

[8] Housing Element Update 2023-2031 Final EIR.
https://berkeleyca.gov/sites/default/files/documents/ATT%202%20FEIR_RTC.pdf
[9] CEQA Guidelines Section 15164.

ATTACHMENT 8. EXISTING AND PROPOSED SOUTHSIDE DEVELOPMENT STANDARDS TABLES

Table 1. Existing Development Standards - Southside Area

Standards in gray are included in proposed changes.

"-" = not applicable; P = Permitted AUP = Administrative Use Permit UPPH = Use Permit Public Hearing NP = Not Permitted	**R-3**	**R-3H**	**R-S**	**R-SH**	**R-SMU**	**C-T (south of Dwight)**	**C-T (north of Dwight)**
	Multiple-Family Residential	**Multiple-Family Residential Hills Overlay**	**Residential High Density Subarea**	**Residential High Density Subarea Hills Overlay**	**Residential Southside District**	**Telegraph Avenue Commercial**	
Single-Family	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH
Two-Family	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH
Multi-Family	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH
Group Living Accommodation	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH
Mixed-Use Residential	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH
Live/Work	NP	NP	NP	NP	NP	ZC	ZC
Ground-floor residential	Allowed	Allowed	Allowed	Allowed	Allowed	Not allowed	Not allowed
Commercial Uses	Not Permitted	Not Permitted	Hotel, Retail w/ UPPH	Hotel, Retail w/ UPPH	Personal & Household Service w/ ZC; Hotel, Retail, Food Service w/UPPH	Personal & Household Service, Retail w/ ZC; Food Service w/ ZC >1,500 sq.ft.; Hotel w/ UPPH	Personal & Household Service, Retail w/ ZC; Food Service w/ ZC >1,500 sq.ft.; Hotel w/ UPPH
Max. Density (sf per GLA resident)	350	350	350	350	175 (increase w/UPPH)	350 (increase w/UPPH)	350 (increase w/UPPH)
Min. Lot Area (sf)	5000	5000	5000	5000	5000	No Min.	No Min.
Max. FAR	No Max.	No Max.	No Max.	No Max.	No Max.	4.0	5.0 (6.0 w/UPPH)
Min. Open Space (sf per DU)	200; 90/GLA Resident	200; 90/GLA Resident	50; 20/GLA Resident	50; 20/GLA Resident	40; 20/GLA Resident	40; No Min. for GLA	40; No Min. for GLA
Min. Height (ft)	No Min.	No Min.	No Min.	No Min.	No Min.	35	35
Max. Height (stories)	3	3	3 (4 with UPPH)	3 (4 with UPPH)	4 (5 with UP)	5 with UP	No max
Max. Height (ft)	35	35	35 (45 with UPPH)	35 (45 with UPPH)	60 (65 in Subarea 2 or 75 in Subarea 1 with UPPH)	50 (65 w/ UPPH)	65 (75 w/ UPPH)
Max. Lot Coverage, Interior/Thru Lot (%)	1-2 Stories: 45 3 Stories: 30	1-2 Stories: 45 3 Stories: 30	1-2 Stories: 65 3 Stories: 60 4 Stories: 55	1-2 Stories: 65 3 Stories: 60 4 Stories: 55	1-2 Stories: 55 3 Stories: 50 4 Stories: 45 5 Stories: 40 (100 w/AUP)	100	100
Max. Lot Coverage, Corner Lot (%)	1-2 Stories: 50 3 Stories: 45	1-2 Stories: 50 3 Stories: 45	1-2 Stories: 70 3 Stories: 65 4 Stories: 60	1-2 Stories: 70 3 Stories: 65 4 Stories: 60	1-2 Stories: 60 3 Stories: 55 4 Stories: 50 5 Stories: 45 (100 w/AUP)	100	100
Min. Setback, Front (ft)	15	15	10 (No Min. w/ AUP)	10 (No Min. w/ AUP)	10 (No Min. w/AUP)	No Min.	No Min.
Min. Setback, Rear (ft)	15 (No Min. w/ AUP)	15 (No Min. w/ AUP)	1st-3rd Story: 10 4th Story: 17 (No Min. w/ AUP)	1st-3rd Story: 10 4th Story: 17 (No Min. w/ AUP)	1st-3rd Story: 10 4th Story: 17 5th Story: 19 (No Min. w/ AUP)	No Min.	No Min.
Min. Setback, Interior (ft)	1st -2nd Story: 4 3rd Story: 6	1st -2nd Story: 4 3rd Story: 6	1st-2nd Story: 4 3rd Story: 6 4th Story: 8	1st-2nd Story: 4 3rd Story: 6 4th Story: 8	1st-2nd Story: 4 3rd Story: 6 4th Story: 8 5th Story: 10 (No Min. with AUP)	5 if Adjacent to Res. District, Otherwise No Min.	5 if Adjacent to Res. District, Otherwise No Min.
Min. Setback, Street Side (ft)	1st Story: 6 2nd Story: 8 3rd Story: 10	1st Story: 6 2nd Story: 8 3rd Story: 10	1 story: 6 2nd Story: 8 3rd-4th Story: 10	1 story: 6 2nd Story: 8 3rd-4th Story: 10	1st Story: 6 2nd Story: 8 3rd-5th Story: 10 (No Min. with AUP)	Same as Adjacent Res. District, Otherwise No Min.	Same as Adjacent Res. District, Otherwise No Min.
Min. Building Separation (ft)	1st Story: 8 2nd Story: 12 3rd Story: 16 (Reduce w/AUP)	1st Story: 8 2nd Story: 12 3rd Story: 16 (Reduce w/AUP)	1st story: 8 2nd Story: 12 3rd Story: 16 4th Story: 20 (Reduce w/AUP)	1st story: 8 2nd Story: 12 3rd Story: 16 4th Story: 20 (Reduce w/AUP)	1st Story: 8 2nd Story 12 3rd Story: 16 4th Story: 20 5th Story: 24 (Reduce w/AUP)	No min	No min
Min. Residential Parking Spaces	No Min.	No Min (1 space/unit if road narrower than 26 ft)	No Min.	No Min (1 space/unit if road narrower than 26 ft)	No Min.	No Min.	No Min.
Max. Residential Parking Spaces	0.5 spaces/unit	0.5 spaces/unit (None if road narrower than 26 ft)	0.5 spaces/unit	0.5 spaces/unit (None if road narrower than 26 ft)	0.5 spaces/unit		

ATTACHMENT 6. EXISTING AND PROPOSED SOUTHSIDE DEVELOPMENT STANDARDS TABLES

Table 2. Proposed Development Standards - Southside Area

Standards in gray are changed from existing standards.

"-" = not applicable; P = Permitted AUP = Administrative Use Permit UPPH = Use Permit Public Hearing NP = Not Permitted	**R-3** **Multiple-Family Residential**	**R-3H** **Multiple-Family Residential Hillside Overlay**	**R-S** **Residential Southside District**	**R-SH** **Residential High Density Subarea Hillside Overlay**	**R-SMU** **Residential Southside District**	**C-T** **Telegraph Avenue Commercial**
Single-Family	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH
Multi-Unit Residential	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH
Group Living Accommodation	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH
Mixed-Use Residential	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH
Live/Work	NP	NP	NP	NP	NP	ZC
Ground-floor residential	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed. Commercial use must occupy front 30 feet of depth
Commercial Uses	Not Permitted	Not Permitted	Hotel, Retail w/ UPPH	Hotel, Retail w/ UPPH	Personal & Household Service w/ ZC; Hotel, Retail, Food Service w/UPPH	Personal & Household Service, Retail w/ ZC; Food Service w/ ZC <1,500 sq.ft. or AUP >1,500 sq.ft.; Hotel w/ UPPH
Min. Density (DU/acre) - Round to the nearest whole number	60	60	100	100	150	200
Max. Density (DU/acre)	No Max.	No Max.	No Max.	No Max.	No Max.	No Max.
Min. Lot Area (sf)	No Min.	No Min.	No Min.	No Min.	No Min.	No Min.
Max. FAR	3.0	3.0	4.0	4.0	7.0	8.0
Min. Usable Open Space (sf per 1,000 sf residential floor area)	150	150	50	50	40	40
Min. Height (ft)	No Min.	No Min.	No Min.	No Min.	No Min.	35
Max. Height (ft) [1]	45	35	55	35	85	85
Max. Height (stories)	No Max.	3	No Max.	3	No Max.	No Max.
Min. Setback, Front (ft)	10	10	No Min.	No Min.	No Min.	No Min.
Min. Setback, Rear (ft)	10	10	4	4	4	No Min.
Min. Setback, Interior (ft)	4	4	4	4	No Min.	5 if adjacent to R District, otherwise no min
Min. Setback, Street Side (ft)	4	4	No Min.	No Min.	No Min.	Same as adjacent R District, otherwise no min
Min. Building Separation (ft)	No Min.	No Min.	No Min.	No Min.	No Min.	No Min.
Min. Residential Parking Spaces	No Min.	No Min (1 space/unit if road narrower than 26 ft)	No Min.	No Min (1 space/unit if road narrower than 26 ft)	No Min.	No Min.
Max. Residential Parking Spaces	0.5 spaces/unit	0.5 spaces/unit (None if road narrower than 26 ft)	0.5 spaces/unit	0.5 spaces/unit (None if road narrower than 26 ft)	0.5 spaces/unit	0.5 spaces/unit

[1] Except in the R-3 and R-4(H) districts, building height is measured to the top of the roof. Parapets may exceed the height limit by up to 5 feet as of right.

Kriss Worthington

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ACTION CALENDAR
July 12, 2016
(Continued from May 24, 2016)

To: Honorable Mayor and Members of the City Council
From: Councilmember Kriss Worthington

Subject: Allow Increased Development Potential in the Telegraph Commercial (C-T) District Between Dwight Avenue and Bancroft Avenue and Refer to the City Manager to Develop Community Benefit Requirements, with a Focus on Labor Practices and Affordable Housing

RECOMMENDATION

That the Council immediately amend the Berkeley Zoning Ordinance to allow increased development potential in the Telegraph Commercial (C-T) District between Dwight Avenue and Bancroft Avenue and refer to the City Manager to develop community benefit requirements, with a focus on labor practices and affordable housing.

BACKGROUND

The City Council sent a referral to the Planning Commission on June 30, 2015, regarding the conflict between the 5.0 FAR adopted by the Council for the C-T District and the other development regulations in the district.

On April 20, 2016, the Planning Commission considered modifying the development standards and community benefits. The Planning Commission voted to recommend the following to the Berkeley City Council:

a) That the staff proposed Zoning Ordinance development standards for buildings adjacent to Bancroft Way be applied to the entirety of the C-T District north of Dwight Way; and

b) That the Council develop community benefit requirements, with a focus on labor practices and affordable housing, before implementation of the proposed Zoning Ordinance language.

FINANCIAL IMPLICATIONS:

Minimal.

ENVIRONMENTAL SUSTAINABILITY:
Consistent with Berkeley's Environmental Sustainability Goals and no negative impact.

CONTACT PERSON:
Councilmember Kriss Worthington 510-981-7170

Attachment:
1. April 20, 2016 Planning Commission Staff Report on "Changes to the Zoning Ordinance to Allow Development Potential Increases in the Telegraph Avenue Commercial (C-T) District"

Kriss Worthington

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CONSENT CALENDAR
April 4, 2017

To: Honorable Mayor and Members of the City Council

From: Councilmembers Worthington, Wengraf, and Harrison

Subject: Referral to the Planning Commission to Allow Non-commercial Use on Ground Floor

RECOMMENDATION:
Refer to the Planning Commission an amendment to the Zoning Ordinance to create a use permit process to allow non-commercial use on the ground floor in appropriate locations, where commercial might otherwise be required.

BACKGROUND:
On January 20, 2015 the City Council passed a similar item. This item seeks to indicate that this is a time sensitive issue that needs to be addressed this year.

The purpose and intent of the current ground-floor commercial requirement is to preserve, enhance, and ensure establishment of retail commercial use and to support active pedestrian-oriented uses for the street level of buildings that abut a public street. In certain locations, especially on less commercially important side streets, that are midblock and away from commercial nodes, this requirement may result in vacant space that detracts from the original intent of the requirement. An amendment to the Zoning Ordinance that allows for broader definitions and flexibility of use on the ground floor, as a condition of approval of a Use Permit, would result in better projects and less empty commercial space.

If the City Staff determine that a full adoption would take a substantial amount of time we suggest a pilot program for the C-T Telegraph commercial district not including telegraph itself.

FINANCIAL IMPLICATIONS:
Minimal.

ENVIRONMENTAL SUSTAINABILITY:
Consistent with Berkeley's Environmental Sustainability Goals and no negative impact.

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Councilmember Kriss Worthington 510-981-7170

Kriss Worthington

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ACTION CALENDAR
October 31, 2017

To: Honorable Mayor and Members of the City Council
From: Councilmembers Kriss Worthington and Kate Harrison

Subject: City Manager and Planning Commission Referral:Facilitate Primarily Student Housing by a Twenty Feet Height Increase and Adjust Floor Area Ratio in the R-SMU, R-S and R-3 Areas Only from Dwight to Bancroft and from College to Fulton

RECOMMENDATION

Refer to the City Manager and Planning Commission to facilitate primarily Student Housing by amending the Zoning Ordinance to add a twenty feet height increase and adjust Floor Area Ratio in the R-SMU, R-S and R-3 areas only from Dwight to Bancroft and from College to Fulton.

BACKGROUND:

In the last few years students have become increasingly active at proposing ways to increase student housing. Housing is urgently needed in close proximity to the UC Berkeley campus as rents increase and the University population steadily rises. Students, recent graduates, employees of the University, and local businesses contribute to the local economy, create jobs for the local community, and greatly enrich the community through their presence. Implementing this action would provide a place to live for many individuals who would otherwise have to reside far from campus. Oftentimes, the quest to find living spaces is emotionally taxing on students and can decrease academic performance or leave students without affordable and safe places to live.

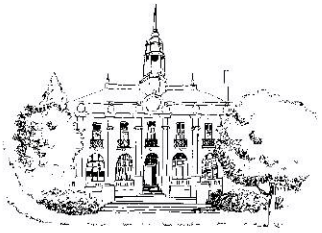
Increasing density in the area surrounding campus proves better for the environment, better for campus area businesses, and better for students. By reducing commute times, students will opt to walk or bike to class, reducing congestion on the road. A shorter commute will also increase student safety and allow students to participate in extracurricular activities that may run through the evening because students have to worry less about how they will get home. An enhanced sense of safety in the surrounding region is beneficial for all in the community. Finally, higher density benefits campus area businesses because it brings them more customers which supports the local economy.

Previous efforts to increase southside campus housing improved project viability just for the very small area of the C-T zoned blocks. Unfortunately even blocks on Bancroft directly across from the University still have excessive restrictions.

FINANCIAL IMPLICATIONS:
Minimal.

ENVIRONMENTAL SUSTAINABILITY
Consistent with Berkeley's Environmental Sustainability Goals and no negative impact.

CONTACT PERSON:
Councilmember Kriss Worthington 510-981-7170



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ACTION CALENDAR
May 1, 2018

To: Honorable Mayor and Members of the City Council
From: Councilmember Kriss Worthington

Subject: Referral to the Planning Commission to allow 4 temporary zoning amendments to increase student housing in the Southside Area.

RECOMMENDATION:
That the Council refers the Planning Commission to allow 4 zoning amendments to increase student housing in the Southside Area though a Temporary Emergency Pilot Project.

BACKGROUND:
In current Planning Commission work plan indicates student housing zoning changes may take several years. The Planning Commission should explore the creation of a Temporary Emergency Pilot Project that allows 4 zoning amendments to increase student housing in the Southside area between College to Fulton and Bancroft to Dwight.
A Temporary Emergency Pilot Project is the best solution especially with a surge in the undergraduate population. Because this Temporary Emergency Pilot Project will be in place of immediate policy change, this will deliver quick relief to those that need it most--the students.

The proposed Temporary Emergency Pilot Project will take place over a set time period of 3 years with a limited and clearly outlined number of projects. During this time period, notwithstanding what is outlined in the current Zoning Ordinance, projects will be permitted:

1) Allow 4 projects that convert commercial space to residential space;
2) Allow 4 new projects to allow ground floors on any street to be converted into residential use expect on Telegraph Avenue;
3) Allow up to 2 tall buildings up to 12 stories
4) Allow 6 projects to include a 20-foot height increase in order to increase the availability of student housing

The Temporary Emergency Pilot Project will help to ameliorate those suffering from the shortage in student housing. It will also make a greener Berkeley by cutting the commute times for students at UCB, BCC, or other schools in the vicinity.

FINANCIAL IMPLICATIONS:
Minimal as this is only a referral.

ENVIRONMENTAL SUSTAINABILITY:
Denser Housing close to campus will dramatically reduce greenhouses gases compare to students commuting by cars.

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CONSENT CALENDAR
11/27/2018

To: Honorable Mayor and Members of the City Council
From: Councilmember Kriss Worthington
Subject: Short Term Referral to Expedite Components of the More Student Housing Now Resolution

RECOMMENDATION:
Short term referral to the City Manager and the Planning Department to promptly move forward with components of the More Student Housing Now Resolution and any efforts to increase student housing that do not require additional CEQA review, amend existing City ordinances and policies that prevent the implementation of SB 1227, and provide a budget referral that would allocate the necessary resources as determined by the Planning Staff.

BACKGROUND:
This referral is intended to expedite the implementation of particular components of the More Student Housing Now Resolution. The Planning Staff have identified the conversion of second floor commercial spaces to residential units, the expansion of car-free housing, and the creation of ground floor residential units as not requiring additional CEQA review. Therefore, the Planning Commission should be given the opportunity to vote on these policies at the earliest possible date. This Referral would also allow the City Council to approve a budget based on Planning Staff determination of needed resources for consultants and/or CEQA compliance.

Senator Nancy Skinner introduced and secured the passage of SB 1227, which "requires a density bonus to be provided to a developer that agrees to construct a housing development in which all units in the development will be used for students enrolled full-time at an institution of higher education." This bill was created with both the City of Berkeley and UC Berkeley in mind, but existing City law may restrict the implementation of SB 1227. Therefore, the Council should recommended that the City of Berkeley make any administrative or ordinance changes necessary in order to take advantage of SB 1227. Doing so would not require additional CEQA review and would help actualize elements of the More Student Housing Resolution.

FINANCIAL IMPLICATIONS:
Budget referral to be determined by Planning Staff recommendation.

ENVIRONMENTAL SUSTAINABILITY: No negative impact and consistent with city standards.

CONTACT PERSON: Councilmember

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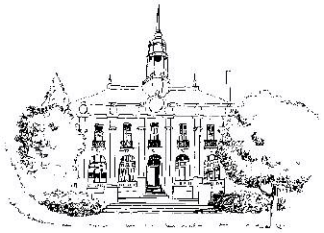
Holden Valentine 516-282-5400



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CONSENT CALENDAR
May 30, 2017

To: Honorable Mayor and Members of the City Council

From: Councilmembers Kriss Worthington and Ben Bartlett, and Mayor Arreguin

Subject: Planning Commission Referral for a Pilot Density Bonus Program for the Telegraph Avenue Commercial District to Generate Revenue to House the Homeless and Extremely Low-Income Individuals

RECOMMENDATION

That the Berkeley City Council refer a City Density Bonus policy for the Telegraph Avenue Commercial District to the Planning Commission to generate in-lieu fees that could be used to build housing for homeless and extremely low-income residents.

BACKGROUND

Under current state law, new development projects that get a density bonus, allowing up to 35 percent more density, are required to build inclusionary housing. Inclusionary housing is typically defined as below-market rate housing for people who earn 50 percent or 80 percent of the Area Median Income (AMI).

While it's great that developers are including some affordable housing in their market-rate projects, affordable housing for the homeless and extremely low-income who don't qualify for inclusionary units can be provided if developers instead paid fees into the Housing Trust Fund. This can be achieved through the use of a City Density Bonus for the Telegraph Avenue Commercial District, an area where many residents have expressed support for housing the homeless and the extremely low-income.

The City bonus fee would be equal to the in-lieu affordable housing mitigation fee, currently set at $34,000 per unit. Fees paid into the fund could be leveraged with other Federal, State and Regional affordable housing sources, resulting in significantly more affordable housing built through the Housing Trust Fund than currently available. The City has important policy proposals to assist the homeless and extremely low-income residents that urgently need funding.

The pilot program of a City Density Bonus in the Telegraph Avenue Commercial District could go a long way toward easing Berkeley's critical housing shortage by increasing incentives for developers to add more housing and give the city greater ability to deliver affordable housing.

FISCAL IMPACTS
This proposal will generate millions in new revenue to the Housing Trust Fund.

ENVIRONMENTAL IMPACTS
The proposed change is consistent with City Climate Action Plan goals supporting increased residential density. Additionally, new residential construction is subject to more stringent green building and energy efficiency standards and will help reduce per capita greenhouse gas emissions.

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CITY COUNCILMEMBER
RIGEL ROBINSON
DISTRICT 7

CONSENT CALENDAR
February 14, 2023

To: Honorable Mayor and Members of the City Council

From: Councilmember Rigel Robinson (author), Vice Mayor Ben Bartlett (co-sponsor), Councilmember Kate Harrison (co-sponsor), Councilmember Mark Humbert (co-sponsor)

Subject: Referral: Southside Impact Fee Nexus Study

RECOMMENDATION

1. Refer to the City Manager to establish a development impact fee for projects within the Southside Plan boundary for the purpose of funding Southside public realm improvements. Staff should complete all necessary actions, including preparation of a Nexus Study pursuant to the Mitigation Fee Act.
2. Refer $250,000 to the FY 2023 budget process for a consultant to be engaged over a two-year process, starting in 2024, to assist with the vision, capital list, nexus study, fee schedule, and other requirements.

BACKGROUND

Under the Mitigation Fee Act, local governments are authorized to impose fees on development projects to fund new public facilities. Prior to approval of an impact fee, a Nexus Study is required to establish the purpose of the impact fee, the uses the fee will fund, the reasonable relationship of the fee, and the types of development that will be subject to the fee.

The Downtown Streets and Open Space Improvement Plan (SOSIP), adopted in 2013, is funded by development impact fees and in-lieu fees alongside grants and other sources.[1] The SOSIP implements the Downtown Area Plan and provides guidance for actions to make Downtown Berkeley more bicycle- and pedestrian-friendly, support community vitality, and promote economic development. Examples of major projects identified in the SOSIP include the Downtown Berkeley BART plaza, Shattuck reconfiguration, and Milvia bike lanes.

Much like Downtown, Southside is an economically vibrant, dense, mixed-use neighborhood with high levels of pedestrian activity. Southside also serves as the gateway between the UC Berkeley campus and the City of Berkeley. Establishing a

[1] https://berkeleyca.gov/your-government/our-work/adopted-plans/streets-and-open-space-improvement-plan-sosip

Southside SOSIP to fund public realm projects would enable the City to close funding gaps and meet the neighborhood's infrastructure needs.

While the list of projects that can be funded by the impact fee are subject to the findings of the Nexus Study, potential projects include those outlined in the Telegraph Public Realm Plan (TPRP). The TPRP is a vision plan established in 2016 that seeks to "enhance Telegraph Avenue as a pedestrian-friendly place and distinctive destination" through scramble intersections, sidewalk improvements, public art, and more. The Southside SOSIP impact fee could also generate funding for Car-Free Telegraph, which was established as a Council priority through a February 2022 referral. Funding allocations for Southside SOSIP projects shall be determined in consultation with the appropriate City Councilmembers and shall be approved by the City Council.

ALTERNATIVES CONSIDERED
The Council could also consider an open space in-lieu fee. City staff is considering amendments to the 2011 Southside Plan to encourage the production of housing at all income levels.[2] The draft objective standards presented in September 2022 propose a reduction in the minimum open space requirement — referring to areas such as balconies, courtyards, and rooftops — in order to increase floor area dedicated to residential development.[3] Establishing an open space in-lieu fee would allow developers to pay the fee and opt out of building on-site open space, allowing more flexibility in project design.

FINANCIAL IMPLICATIONS
Staff time and $250,000 from the General Fund.

ENVIRONMENTAL SUSTAINABILITY
None.

CONTACT PERSON
Councilmember Rigel Robinson, (510) 981-7170
Angie Chen, Legislative Assistant
Chloe Park, Intern

Attachments:
1: Berkeley Municipal Code 23.204.130: Open Space Requirements for C-DMU
2: Staff Report and Resolution Adopting C-DMU Open Space In-Lieu Fee
3: Downtown Area Plan SOSIP Fee Nexus Study

[2] https://berkeleyca.gov/your-government/our-work/adopted-plans/southside-plan
[3] https://berkeleyca.gov/sites/default/files/documents/2022-09-20%20WS%20Item%2001%20Residential%20Objective%20Standards.pdf

CITY OF BERKELEY
FIRE DEPARTMENT

October 30, 2023

To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: David Sprague, Fire Chief

Re: Possible Impacts to Fire & Emergency Services from Southside Zoning Changes

Introduction

In 2023 the City completed a Standards of Coverage and Community Risk Assessment (SOC) to define appropriate levels of service based on a comprehensive analysis which included the impacts of increasing density and vertical growth. The SOC determined that fire and emergency resources need to be enhanced to meet current and future demand.

The ongoing intensification of land uses, building heights, and population will increase demand for fire and emergency services. The cumulative effect of zoning amendments and development projects necessitates an evolution of the City's fire and emergency response programs to those suitable for a major urban fire department in staffing, unit types, and facility locations. Determining when, where and what type of resources to add requires monitoring of response times and Unit Hour Utilization (UHU) - the percentage of time that a response resource is committed to active incidents during a given hour of the day.

Current Situation

Fire service deployment, simply summarized, is about the speed and weight of response. Speed refers to initial (first-due) response of all-risk intervention resources (e.g., engines, ladder trucks, and ambulances) strategically deployed across a jurisdiction for response to emergencies within a travel time interval sufficient to control routine-to-moderate emergencies without the incident escalating to greater size or

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severity. Weight refers to multiple-unit (Effective Response Force, or ERF) responses for more serious emergencies such as building fires, multiple-patient medical emergencies, vehicle collisions with extrication required, hazardous materials releases, or technical rescue incidents. In these situations, enough firefighters must be assembled within a time interval to safely control the emergency and prevent it from escalating into an even more serious event.

The following table summarizes the Department's operational response performance for calendar year 2020. These best practices were used as the City has not yet adopted performance measures.

Response Component	Best Practice		90th Percentile Performance	Performance Versus Best Practice and Current Goal
	Time	Reference		
Call Processing / Dispatch	1:30	NFPA	**2:29**	**+ 0:59**
Crew Turnout	2:00	Citygate	**2:05**	**+ 0:05**
First-Unit Travel	5:00	CityGate	**5:53**	**+ 0:53**
First-Unit Call to Arrival	8:30	Citygate	**9:32**	**+ 1:02**
ERF Call to Arrival	11:30	Citygate	**18:50**	**+ 7:20**

As density and population increase, so will the volume of 911 calls. Each call has an impact on the system, including the availability of resources. Determining when to add additional resources requires monitoring of response times and UHU. The UHU percentage is calculated using the number of responses and duration of the responses to show the percentage of time that a response resource is committed to an active incident during a given hour of the day. **A unit-hour utilization of 30 percent or higher over *multiple* consecutive hours becomes the point at which other responsibilities, such as training and meals, do not get completed**. The following table shows a UHU summary for the City's fire engine companies. The columns with blue header rows are the engines that are first due to the Southside area. The busiest engines are listed first. Engine 5 has two hours over 50 percent utilization and 11 consecutive hours over 30 percent utilization. The black outline represents all hours and fire engines that are over 30% UHU.

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CITY OF BERKELEY
FIRE DEPARTMENT

Hour	Engine 5	Engine 1	Engine 2	Engine 6	Engine 4	Engine 3	Engine 7
00:00	23.23%	15.11%	17.16%	9.62%	10.14%	11.33%	0.58%
01:00	25.88%	10.21%	15.51%	11.19%	6.41%	9.09%	3.37%
02:00	18.81%	12.81%	10.79%	11.12%	9.66%	7.74%	3.56%
03:00	13.47%	6.63%	12.40%	6.71%	7.76%	4.40%	2.06%
04:00	11.55%	13.59%	10.26%	10.62%	7.61%	7.62%	1.69%
05:00	15.01%	6.44%	7.62%	3.69%	9.87%	4.93%	2.59%
06:00	11.08%	19.01%	10.05%	9.78%	13.02%	5.63%	3.00%
07:00	25.01%	21.97%	20.84%	18.37%	13.97%	8.97%	6.10%
08:00	30.47%	31.19%	22.80%	20.58%	20.92%	13.10%	5.44%
09:00	38.00%	31.75%	22.75%	28.75%	21.67%	14.57%	5.65%
10:00	41.58%	42.32%	28.32%	23.47%	25.77%	19.88%	11.49%
11:00	52.86%	31.20%	35.07%	41.62%	28.02%	23.70%	7.28%
12:00	49.05%	28.41%	31.70%	34.37%	20.78%	18.56%	9.29%
13:00	53.48%	43.37%	30.66%	31.32%	31.70%	29.91%	7.95%
14:00	45.24%	43.90%	39.12%	34.42%	36.53%	25.40%	15.68%
15:00	38.09%	38.93%	32.49%	31.93%	20.30%	18.31%	7.38%
16:00	47.27%	34.35%	34.50%	28.96%	22.18%	20.99%	12.14%
17:00	44.46%	33.94%	34.26%	22.25%	22.90%	20.69%	8.62%
18:00	32.84%	31.45%	30.75%	22.85%	23.40%	20.74%	11.46%
19:00	29.80%	30.92%	25.06%	29.59%	21.39%	18.51%	10.09%
20:00	25.59%	32.76%	23.66%	24.96%	20.72%	15.76%	9.20%
21:00	29.23%	20.37%	20.49%	18.23%	12.64%	12.76%	6.77%
22:00	26.99%	21.79%	16.67%	12.63%	9.51%	12.90%	4.69%
23:00	19.81%	24.27%	15.45%	21.47%	16.11%	8.64%	3.85%

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CITY OF BERKELEY
FIRE DEPARTMENT

The next table illustrates UHU for the City's emergency medical service transport ambulances. The City's ambulances have a high enough UHU that all four ambulances routinely respond to emergencies in the Southside area. **Medic 5 (M5), M2, and M1 each have several hours of 50 percent utilization and Medic 5 and Medic 2 each have one hour over 60 percent utilization and at least 13 consecutive hours at or above 30 percent utilization.** When ambulances are consistently this busy, assigned personnel often miss training, meals, and breaks, and are at higher risk to develop physical and mental health impacts.

Hour	M5	M2	M1	M3
00:00	22.87%	17.48%	12.56%	9.32%
01:00	22.85%	15.75%	19.46%	9.27%
02:00	17.34%	16.40%	17.53%	7.35%
03:00	13.61%	16.98%	10.92%	4.04%
04:00	8.71%	14.86%	18.86%	6.86%
05:00	13.06%	14.24%	8.26%	3.46%
06:00	8.95%	13.17%	16.14%	2.94%
07:00	25.50%	34.83%	33.70%	12.56%
08:00	48.33%	29.77%	33.16%	15.43%
09:00	44.71%	39.61%	38.97%	27.70%
10:00	48.82%	45.75%	42.94%	33.54%
11:00	51.40%	60.08%	41.92%	34.01%
12:00	49.60%	55.48%	42.34%	27.61%
13:00	51.46%	44.70%	54.43%	42.82%
14:00	65.37%	47.39%	56.38%	36.85%
15:00	45.36%	37.26%	52.01%	28.99%
16:00	52.28%	54.10%	44.79%	36.74%
17:00	41.93%	46.57%	42.89%	27.86%
18:00	48.24%	46.87%	35.45%	25.95%
19:00	31.61%	34.82%	42.09%	19.44%
20:00	30.19%	34.40%	38.01%	15.91%
21:00	22.49%	30.65%	26.78%	17.02%
22:00	26.16%	22.41%	23.65%	11.37%
23:00	21.09%	26.63%	25.70%	6.88%

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Background

According to US Census data, of the top 51 largest cities in California, Berkeley is already the second most densely populated city per square mile—second only to San Francisco—without factoring in the daily influx of Citywide employment, tourism, and cars on the freeways.

The City is evolving to improve its housing shortages by approving mid- and high-rise residential buildings. UC Berkeley is completing its new master plan to add students, faculty, on-campus buildings and housing off-campus. The ongoing intensification of land uses, building heights, and population density will make several sections of the City very urban—typical of the largest metropolitan cities for building fire and rescue/EMS challenges. The cumulative effect of these projects around the City necessitates a shift in staffing and response models as well as an increase in the flexibility of emergency medical resources. The City's fire and ambulance programs must evolve to those suitable for a major urban fire department in staffing, unit types, and facility locations.

Conclusion

The Department's objective is to elevate that there is likely to be an impact from this work that may result in changes to the risk profile the Department is obligated to prepare for, additional 911 calls, and additional density on the roadways. All of these would likely lead to an increased response time and unit-hour-utilization of Fire Department resources. The Department will monitor performance and make regular reports to the City Council along with budget requests aimed at maintaining or improving service levels.

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NOTICE OF PUBLIC HEARING
BERKELEY CITY COUNCIL
Adoption of Zoning Ordinance Amendments to Title 23 of the Berkeley Municipal Code, Zoning Map Amendments, General Plan Amendments and General Plan Map Amendments for the Southside Zoning Modification Project

The public may participate in this hearing by remote video or in-person.

The Department of Planning and Development is proposing amendments to the City's Zoning Ordinance (Title 23) in response to City Council referrals, recent changes in housing-related State laws, and the requirements of the City's 2023-2031 Housing Element, to increase residential development potential—particularly for student-oriented housing—within the Southside Plan Area, by December 2024. The proposed amendments also include non-substantive technical corrections to ensure consistency throughout the Zoning Ordinance.

Proposed amendments affect the following Sections of Title 23: 23.202.020 (Allowed Land Uses), 23.202.030 (Additional Permit Requirements), 23.202.100 (R-3 Multiple Family Residential District), 202.130 (R-S Residential Southside District), 23.202.140 (R-SMU Residential Southside Mixed Use District), 23.204.020 (Allowed Land Uses), 23.204.110 (C-T Telegraph Avenue Commercial District), 23.302.070 (Use-Specific Regulations), 23.304.030 (Setbacks), 23.304.040 (Building Separation in Residential Districts), 23.304.050 (Building Height), 23.304.090 (Usable Open Space), and 23.502.020 (Defined Terms). New BMC Sections 23.106.035 (Gross Residential Floor Area), and 23.106.100 (Residential Density) are proposed.

The hearing will be held on, November 14, 2023 at 6:00pm in the School District Board Room, located at 1231 Addison Street, Berkeley CA 94702.

A copy of the agenda material for this hearing will be available on the City's website at https://berkeleyca.gov/ as of November 2, 2023. **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.**

For further information, please contact Justin Horner, Associate Planner, at 510-981-7476. Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, or e-mailed to council@berkeleyca.gov in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become**

part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the City Clerk. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk at (510) 981-6900 or clerk@berkeleyca.gov for further information.

Published: November 3, 2023 – the Berkeley Voice
Public Hearing required per Berkeley Municipal code 23.412.040(A) and 22.04.020(A)

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I hereby certify that the Notice for this Public Hearing of the Berkeley City Council was posted at the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way, as well as on the City's website, on November 2, 2023.

_____
Mark Numainville, City Clerk
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Office of the City Manager

INFORMATION CALENDAR
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Lisa Warhuus, Director, Health, Housing, and Community Services

Subject: Measure O Bond Impacts on Affordable Housing Development in Berkeley

SUMMARY

In 2018 Berkeley voters approved Measure O, a general obligation bond that will generate up to $135 million for affordable housing developments. As this report demonstrates, the funds have had a significant impact on the production of new affordable housing units; expanding the City's Housing Trust Fund (HTF) portfolio and creating a robust pipeline of new housing developments.

CURRENT SITUATION AND ITS EFFECTS

As of September 2023, $109,520,339 in Measure O funds have either been committed (via an executed loan agreement) or reserved (by Council action) for specific affordable housing development projects. This is actually a $1.9M decrease from 2022, as a portion of the Measure O funds for The Grinnell (formerly known as Blake Apartments) was replaced with the City's HOME funds, which have an expenditure deadline. The projects with either committed or reserved Measure O funds are listed below:

Project Name	Address	Units	Measure O Funds	Status
Jordan Court	1601 Oxford	35	$3,501,884	Completed
Berkeley Way – BRIDGE Affordable	2012 Berkeley Way	89	$179,494	Completed
Berkeley Way Hope Center - Permanent Supportive Housing	2012 Berkeley Way	53	$6,731,092	Completed
Berkeley Way Hope Center Shelter		44*	$6,909,837	Completed
Maudelle Miller Shirek Community	2001 Ashby	87	$12,932,000	Under construction
The Grinnell (formerly Blake Apartments)	2527 San Pablo	63	$7,266,032	Under construction

Project Name	Address	Units	Measure O Funds	Status
1740 San Pablo	1740 San Pablo	54	$7,500,000	Predevelopment
BUSD Workforce Housing	1701 San Pablo	110	$24,500,000	Predevelopment
BART sites	North Berkeley & Ashby BART	TBD	$40,000,000	Planning
Measure O impact:		**>535 units**	**$109,520,339**	

* Shelter beds

The Council also reserved $17 million from the third issuance of Measure O (anticipated in 2025) for one or more of the pipeline projects listed in the table below. The final mix of funds for each project will be determined prior to the execution of the City's loan documents.

Project Name	Address	Units	City Funding	Status
Supportive Housing in People's Park	2556 Haste	119	$14,359,593	Planning
St. Paul Terrace	2024 Ashby	50	$12,250,000	Predevelopment
Ephesian Legacy Court	1708 Harmon	80	$18,087,701	Predevelopment
Total City Reservations			**$44,697,294**	

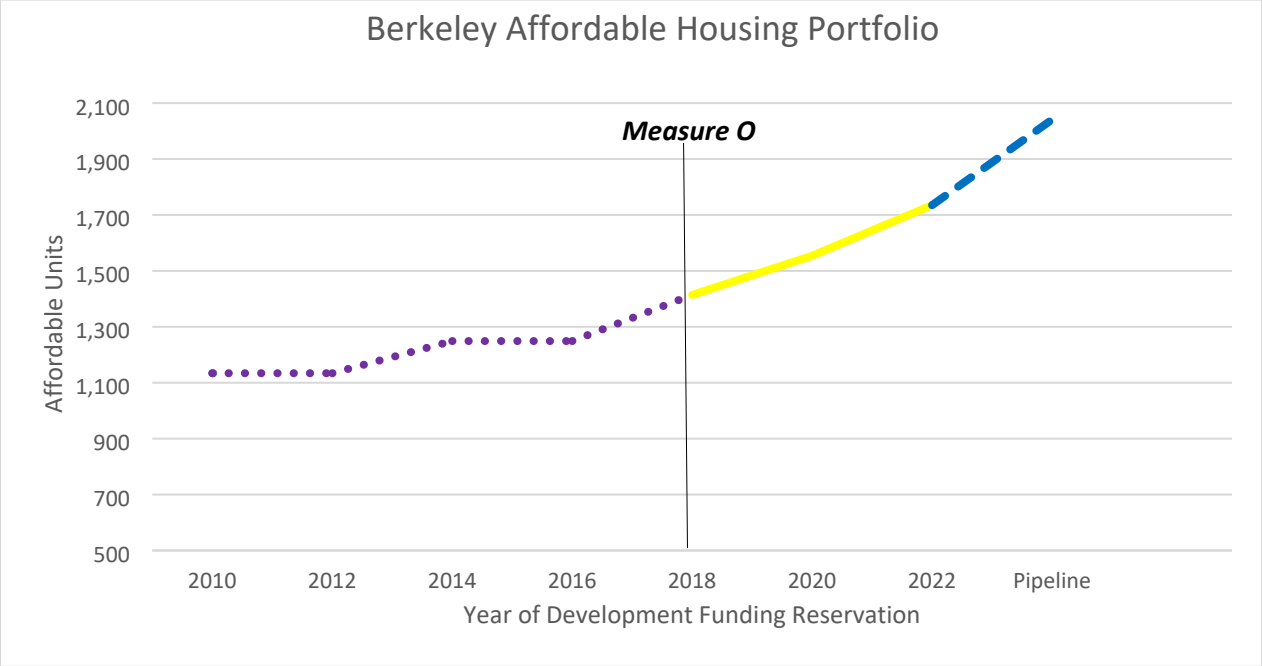
Together, the awarded, committed, and reserved funds account for $126,520,339 in Measure O funds. More details about these projects can be found in the attached Measure O Projects spreadsheet.

Measure O's Impact on the City's Affordable Housing Portfolio
Measure O supplements the City's HTF program, which pools Affordable Housing Mitigation Fees, Inclusionary Fees, Commercial Linkage Fees, Condo Conversion Fees, and entitlement funds from the federal HOME program.

Prior to Berkeley voters' approval of Measure O, the City was able to fund no more than one new construction project every few years. The 15-unit Harmon Gardens project was completed in 2011, and the next affordable new construction project was the 42-unit Harper Crossing, which was completed in 2018. The City issued an HTF Request for Proposals (RFP) in 2019 through which Council approved funding reservations for five new construction projects, all supported with Measure O, including four (Jordan Court and the three Berkeley Way projects) that were completed in 2022.

The City issued another HTF RFP in 2021 as well as a Notice of Funding Availability for an educator housing project on Berkeley Unified School District (BUSD)-owned land, and through those processes added three new construction projects to the pipeline (all currently in predevelopment). In 2010, the City had approximately 1,134 apartments in its portfolio of restricted affordable housing units. With completed projects, active projects, and pipeline projects, the City is on track to nearly double its portfolio in the coming years to more than 2,000 apartments.

The following chart shows the growth in the City's affordable housing portfolio since 2010, and the impact Measure O has had on increasing the City's inventory of apartments affordable to extremely low-, very low-, and low-income households.



Leveraging of City Funds

The City's affordable housing development funds are most often reserved early in the predevelopment process. This allows project sponsors to compete for state and federal funds. Typically, the City executes a loan agreement once all permits are ready to issue and full financing has been secured, a process which usually takes years. At times City funds are loaned at site acquisition. As a result, funds may be reserved or committed for years before they are expended.

Most affordable housing developments leverage the City's investment with at least 5-7 other funding sources. Measure O-funded projects that are completed or under construction have secured an average of $4.6 of other funding for every $1.00 of City

funds. Leveraging data for funded developments can be found in the attachment to this report.

Measure O Disbursements
Once Measure O funds are committed to a project, they are typically disbursed on a monthly (or less frequent) schedule when the project sponsor has incurred eligible project expenses as well as satisfied various conditions of the loan agreement. The project sponsor submits an invoice along with documentation of each expense, which is reviewed and approved by multiple City staff before funds are released.

As of September 15, 2023, the City had disbursed $41,570,998 in Measure O funds through seven development loans. Four housing developments are complete (Berkeley Hope Center, Berkeley Hope Center Permanent Supportive Housing, BRIDGE Berkeley Way, and Jordan Court) and two are under construction (Maudelle Miller Shirek Community and The Grinnell). These represent a total of 221 units (including 44 shelter beds) completed with Measure O support to date, and another 150 currently under construction. The City supported 1740 San Pablo with acquisition funding, and the project is currently in predevelopment.

The City is working closely with the San Francisco Bay Area Rapid Transit District (BART) on the development of the Ashby and North Berkeley BART sites with a goal of restricting at least 35% of the new units for affordable housing. City Council reserved $53M in funding for the developments in 2021 through Resolution 69,833-N.S. Of the total reservation, $13M will come from Affordable Housing Mitigation Fees and $40M will come from the third and fourth issuances of Measure O.

In late 2022, BART and the City selected a development team for North Berkeley BART site that includes three nonprofit developers – BRIDGE Housing, Insight Housing (formerly Berkeley Food and Housing Project) and East Bay Asian Local Development Corporation. The team is still in the early stages of planning, but anticipate developing four 100% affordable projects at the site. The exact number of units and affordability levels will be determined later in the process. Council will have an opportunity to review the proposed projects when the nonprofit developers request development funds from the pool of reserved funds.

Developing affordable housing with Measure O funds supports the Strategic Plan goal to create affordable housing and housing support services for our most vulnerable community members.

BACKGROUND

In November 2018, Berkeley voters adopted Measure O which allowed the City to issue up to $135 million in bonds to fund housing for "low-, very low-, low-, median-, and middle-income individuals and working families, including teachers, seniors, veterans, the homeless, students, people with disabilities, and other vulnerable populations."

As a bond measure dedicated to a specific purpose, Measure O required a two-thirds supermajority vote to pass. The measure passed with 77% of Berkeley voters voting in favor.

The City has issued Measure O bonds twice so far:

- In FY2020, the City issued $38,000,000 in Measure O bonds. The cost of issuing these bonds, including bond counsel, was $785,000. Net funds received were $37,215,000.
- In May 2022, the City issued $40,000,000 in Measure O bonds. The cost of issuing these bonds, including bond counsel, was $432,800. Net funds received were $39,567,200.

Measure O included provisions to establish an oversight committee as well as to conduct annual audits. The Measure O Bond Oversight Commission was first convened in April 2019. The Commission met seven times in 2019, one in 2020 prior to the pandemic, and again in February and March of 2021.

Subsequently, Council approved the assignment of Measure O oversight to the Housing Advisory Commission and dissolved the Measure O Bond Oversight Commission. The Commissions have reviewed requests for funding, made funding recommendations to Council, and received information about the status of funding reservations and commitments. Neither commission has produced its own report assessing the status of Measure O.

Finance contracted with an outside auditor to audit Measure O expenditures as required by the ballot measure. The first fiscal year including Measure O expenditures ended on June 30, 2021 and was the first year to be audited. The draft audit was completed on September 20th and had no findings.

Members of the public who are interested in learning more about Measure O funds as they are allocated and expended can consult the Housing Advisory Commission meeting agendas and materials online, and/or attend the Commission meetings.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The City's HTF Guidelines identify sustainable development as a City priority, and encourage developers to incorporate as many green building strategies and materials as is feasible. New construction affordable housing developments are typically built to third-party, green building standards such as LEED or GreenPoint Rated.

POSSIBLE FUTURE ACTION

Council will review and take action on funding reservations related to the development of affordable housing at the BART sites, which will be partially funded with Measure O funds.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

The specific impacts of future Measure O reservations by the City Council will depend on the actions taken. Since the bond measure authorizing Measure O limited its uses to the housing activities described previously, any funds reserved will be for housing activities.

CONTACT PERSON

Jenny Wyant, Senior Community Development Project Coordinator, HHCS, 510-981-5228

Attachment:
1: Affordable Housing Projects Supported by Measure O

City of Berkeley

Affordable Housing Projects Supported by Measure O

Total Authorized Bonds = $135M

Project Name	Project Address	Development Partner	Description	Units[1]	Affordability	Total Measure O Funds Committed or Reserved[2]	Measure O Disbursements Through September 2023	Total City Funds Reserved	Projected Sources of Funds[3]	Project Status
Projects with Measure O Commitments and Reservations										
BRIDGE Berkeley Way	2012 Berkeley Way	BRIDGE Housing	89 affordable homes and services for low- and very low- income families.	89	50-60% AMI	$179,494	$161,544	$2,774,925	Measure O, HTF	Completed
Berkeley Hope Center	2012 Berkeley Way	Insight Housing / BRIDGE Housing	32-bed homeless shelter, 12 transitional beds for homeless veterans, a community kitchen and wrap-around services for mental health, substance abuse, job training and social activities.	44	0-30% AMI	$6,909,837	$6,652,191	$16,964,507	Berkeley's Housing Trust Fund (HTF), Measure U1[4] (U1), Measure O	Completed
Berkeley Hope Center Permanent Supportive Housing	2012 Berkeley Way	Insight Housing / BRIDGE Housing	53 permanent supportive housing apartments.	53	0-30% AMI	$6,731,092	$6,721,092	$7,727,630	Measure O, HTF	Completed
Jordan Court	1601 Oxford Street	Satellite Affordable Housing Associates (SAHA)	34 affordable studio units for seniors. 12 units will also be set aside for formerly homeless households.	35	20-60% AMI	$3,501,884	$3,501,884	$6,026,927	HTF, Measure O	Completed
Maudelle Miller Shirek Community	2001 Ashby Avenue	Resources for Community Development (RCD)	86 apartments for families and individuals. 12 units will also be set aside for formerly homeless households.	87	20-80% AMI	$12,932,000	$11,225,017	$17,000,000	Measure O, U1, LHTF	Under Construction
The Grinnell (formerly Blake Apartments)	2527 San Pablo Avenue	SAHA	21 studio units, eight one-bedroom units, 33 two-bedroom units and one three-bedroom manager's unit. 12 units are prioritized for people with an intellectual or developmental disability.	63	30-60% AMI	$7,266,032	$7,266,032	$12,000,000	Measure O, U1, State Local Housing Trust Fund (LHTF)	Under Construction
1740 San Pablo Avenue	1740 San Pablo Avenue	BRIDGE Housing	53 new affordable homes for families	54	30-60% AMI	$7,500,000	$6,043,238	$7,500,000	Measure O	Predevelopment
Berkeley Unified School District (BUSD) Workforce Housing Development	1701 San Pablo Avenue	BUSD/SAHA/Abode	Approximately 109 homes in a five to six story building. Employees of BUSD and their households will have a leasing preference.	110	30-120% AMI	$24,500,000	-	$24,500,000	Measure O	Predevelopment
BART Sites	Ashby and North Berkeley	TBD	TBD	TBD	TBD	$40,000,000	-	$53,000,000	Measure O, HTF	Planning
Measure O Impact				**>535**	**New Units**	**$109,520,339**	**$41,570,998**	**$147,493,989**		
Projects with City Funding Reservations										
Supportive Housing at People's Park	2556 Haste Street	TBD	118 affordable units with 62 units set aside for formerly homeless households.	119	10-50% AMI	FR[5]	-	$14,359,593	TBD	Planning
St. Paul Terrace	2024 Ashby Avenue	Community Housing Development Corporation (CHDC)	49 affordable units, including 11 studios, 6 one-bedrooms and 17 two-bedrooms, and 15 three-bedrooms.	50	30-60% AMI	FR	-	$12,250,000	TBD	Predevelopment
Ephesians Legacy Court	1708 Harmon Avenue	CHDC	79 one-bedroom units.	80	30-60% AMI	FP[6]	-	$18,087,701	TBD	Predevelopment
				249				**$44,697,294**		

[1] total units, including managers' units

[2] committed = in contract, and reserved = set aside for a particular project

[3] the final mix of funds is determined at loan closing

[4] General Funds generated pursuant to Measure U1

[5] Funding Reservation that the City Council has approved from currently available affordable housing funds and from forward reservations of up to $17 million from the third issuance of Measure O bonds and $2.5 million in FY2023 general funds generated pursuant to Measure U1

[6] Funding Prioritization by City Council prioritizing future housing funds (including but not limited to HTF and Measure O funds)

Leveraging of Measure O/City Subsidy						
Project Name	**Project Budget**	**City Funds (including Measure O)**	**Non-City Funds**	**Leveraging Ratio**	**Non-City Sources**	**Notes**
BRIDGE Berkeley Way	$ 62,563,741	$ 2,774,925	$ 59,788,816	**22.5**	A1, AHP, AHSC, Tax Credits, TE Bond	Average leveraging ratio for Berkeley Way as a whole = 4.4 BRIDGE and BFHP spread the City subsidy amongst the three projects, but prioritized the shelter portion for City funding due to limited sources for that type of housing.
Insight Housing Hope Center	$ 19,917,041	$ 16,964,507	$ 2,952,534	**1.2**	A1, BFHP	
Insight Housing Hope Center Permanent Supportive Housing	$ 39,589,497	$ 7,727,630	$ 31,861,867	**5.1**	A1, Boomerang, AHSC, NPLH, SHMHP, Tax Credits, TE Bond	
Jordan Court	$ 24,961,105	$ 6,026,927	$ 18,934,178	**4.1**	A1, AHP, NPLH, Tax Credits, TE Bond	
Maudelle Miller Shirek Community	$ 86,930,256	$ 17,000,000	$ 69,930,256	**5.1**	AHSC, IIG, NPLH, Tax Credits, TE Bond	
The Grinnell	$ 52,284,217	$ 12,000,000	$ 40,284,217	**4.4**	AHSC, DDS, HCD Accelerator, IIG	

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Office of the City Manager

INFORMATION CALENDAR
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

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

Subject: LPO NOD: 60 Panoramic Way, #LMIN2023-0001

INTRODUCTION

The attached Notice of Decision (NOD) for the Landmarks Designation is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.160, which requires that "a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting."

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPO/Commission) has designated the subject property as a City Landmark. This action is subject to a 15-day appeal period that began on October 31, 2023, after being postponed from August 29, 2023.

BACKGROUND

BMC/LPO Section 3.24.190 allows the Council to review any action of the Commission in granting or denying Landmark, Structure of Merit or Historic District status. In order for Council to review the decision on its merits, Council must appeal the NOD. To do so, a Councilmember must move this Information Item to Action and then move to "certify" the decision. Such action must be taken within 15 days from the mailing of the NOD or by November 14, 2023. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set within 25 days pursuant to BMC/LPO Section 3.24.300. The Council must then rule on the designation within 30 days from the date that the public hearing is opened or the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

At their meeting on September 12, 2023, City Council received an Information Report citing this LPC decision and announcing the conclusion of the 15-day appeal period.

However, staff postponed the appeal period to commence on October 31, 2023 in order to correct a clerical oversight in the distribution of the public notices.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS
Landmark designation provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION
The Council may choose to certify or appeal the decision to grant designation status, setting the matter for public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION
There are no known fiscal impacts associated with this designation action.

CONTACT PERSON
Reina Kapadia, AICP, Senior Planner, Planning and Development Department, 510-981-7410

Attachments:
1: Notice of Decision – 60 Panoramic Way, #LMIN2023-0001

LANDMARKS PRESERVATION COMMISSION

Notice of Decision

DATE OF BOARD DECISION: June 1, 2023
DATE NOTICE MAILED: ~~August 28, 2023~~October 30, 2023
APPEAL PERIOD EXPIRATION: ~~September 12, 2023~~November 14, 2023
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): ~~September 13, 2023~~November 15, 2023[1]

60 Panoramic Way – William J. Moore House

Landmark application #LMIN2023-0001 for the consideration of City Landmark or Structure of Merit designation status for a residential building constructed in 1913 that is a Contributing Property to the Panoramic Hill National Register Historic District – APN 55-1853-15

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following request:

- **Structure of Merit designation**

APPLICANT: Jordan Kanarek and Gabrielle Goldstein
60 Panoramic Way
Berkeley, CA 94704

ZONING DISTRICT: Environmental Safety-Residential (ES-R)

1 Pursuant to BMC Chapter 3.24, the City Council may "certify" any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

ENVIRONMENTAL REVIEW STATUS: Categorically exempt under the California Environmental Quality Act Guidelines, Section 15061(b)(3).

The application materials for this project is available online at:
https://berkeleyca.gov/construction-development/land-use-development/zoning-projects or
https://permits.cityofberkeley.info/CitizenAccess/Default.aspx

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FINDINGS FOR FINAL ACTION AND APPLICATION ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 8-0-0-1

YES: ADAMS, CRANDALL, ENCHILL, FINACOM, LEUSCHNER, MONTGOMERY, SCHWARTZ, TWU

NO: NONE

ABSTAIN: NONE

ABSENT: LINVILL

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):
To appeal a decision of the Landmarks Preservation Commission 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.
    a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
    a. The basic fee for persons other than the applicant is $500. This fee may be reduced to $100 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. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.

b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is $500, which may not be reduced.
c. The fee for all appeals by Applicants is $2500.

3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (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 Structure of Merit designation will be final on the first business day following expiration of the appeal period.

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 Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission 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.

PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Reina Kapadia, at (510) 981-7410 or rkapadia@berkeleyca.gov. All project application materials may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings for Final Action
2. Landmark Application for 60 Panoramic Way, prepared by Jordan Kanarek (property owner); received March 9, 2023

ATTEST: _____
Fatema Crane, Secretary
Landmarks Preservation Commission

cc: City Clerk
Applicant and Property Owner: Jordan Kanarek and Gabrielle Goldstein,
60 Panoramic Way, Berkeley, CA 94704

Findings

JULY 6, 2023

60 Panoramic Way – William J. Moore House

Landmark application #LMIN2023-0001 for the consideration of City Landmark or Structure of Merit designation status for a residential building constructed in 1913 that is a Contributing Property to the Panoramic Hill National Register Historic District – APN 55-1853-15

PROJECT DESCRIPTION

Structure of Merit designation of the property at 60 Panoramic Way, William J. Moore House.

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).

LANDMARK PRESERVATION ORIDNANCE FINDINGS

2. Pursuant to Berkeley Municipal Code (BMC) Section 3.24.110.B.2(d) of the Landmarks Preservation Ordinance, the Commission finds that the subject property meets the designation criteria for Structure of Merit (SOM) status because the structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings as a good example of the First Bay Tradition style of architecture, and as a contributor to the Panoramic Hill National Register Historic District. The building retains integrity of location, materials, feeling, association, setting, workmanship, and design throughout its street-facing (primary) elevation, despite some exterior alterations on the side and rear elevations. Through these qualities, it conveys its associations with its period of construction (1913) and has historic significance to the City, neighborhood (Panoramic Hill), block, and group of buildings in the historic district in which it is located.

FEATURES TO BE PRESERVED

1. This Structure of Merit designation shall apply to the subject property and the following distinguishing features of the main building and site shall be preserved:

Setting

- Its location in the Panoramic Hill residential neighborhood amongst the grouping of single-family residences built between 1901 – 1950 in various examples of the First Bay Tradition of architecture (National Register Historic District)

Overall Visual Aspects

- Two-and-a-half story over basement height of structure
- Natural, unpainted, wood-shingled exterior wall cladding throughout
- Those aspects of its design and materials associated with its First Bay Tradition style of architecture

West Elevation (Primary/Front)

Floor 1

- Inset entry porch
- Wooden entry door with inset panel and two flanking sidelights
- Wooden French doors with divided light panels
- A square bay covered with wood shingle cladding and:
    - Two double-hung wooden sash windows (8/1)
    - One center double-hung wooden sash window (10/1)

Floor 2

- Two secondary hip roof overhangs between each floor with exposed rafter tails
- Two three-part projecting bay windows with three double-hung wood sash windows in each:
    - Two 1/1 windows in the central bays
    - Four 6/1 windows on side bays
- Two casement windows with valance grid mullions (4/1)

Floor 3 (Attic)

- Single double-hung wood sash window (1/0)

Basement

East Elevation (Rear)

- Wooden double undivided casement window
- Wooden French doors with divided light panels

North Elevation (Side)

Floor 1

- One double-hung wood sash window (10/1)
- Three double-hung wood sash bay windows (1/1) underneath a hip roof overhang
- Two double-hung wood sash windows (towards the rear)

Floor 2

- Two double-hung wood sash windows (10/1)

South Elevation (Side)

Floor 2

- Four divided (3/1) picture windows
- Two divided (5/1) picture windows

Roof

- Front-facing gable roofline with exposed wooden roof beams with pyramidal rafter tail end
- Clinker brick chimney
- Beadboard soffits

Site Features

- Rhyolite (local volcanic) stone retaining walls and pilasters along the front property line and the south side property line as it returns into the sloped front yard
- Rhyolite (local volcanic) stone staircase (single flight) at the front property line leading up to the residence
- Rhyolite (local volcanic) stone planter beds in the sloped front yard

Planning and Development Department
Land Use Planning Division

City of Berkeley
Ordinance #4694 N.S.
LANDMARK APPLICATION

---

1. **Street Address** 60 Panoramic Way
   City Berkeley
   County Alameda
   Zip 94704

2. **Assessor's Parcel Number:** 55-1853-15
   Block and Lot: Lot 13, "University Terrace", filed August 14, 1999 in Book 10 of Maps, Page 30 Alameda County
   Tract:

   Dimensions: Lot size:9,752 Sq. Ft.

   Cross Streets: Panoramic Way near Orchard Ln

3. **Is property on the State Historic Resource Inventory?** No
   Form #

   Is property on the Berkeley Urban Conservation Survey? No
   Form #

4. **Application for Landmark includes:**
   a. Building: ✓ **Garden:** **Other features:**
   b. Landscape or Open Space: **Natural** **Designed** **Other**
   c. Historic Site:
   d. District:
   e. Other: Stone Retaining wall

5. **Historic Name:** 60 Panoramic Way
   Commonly Known Name: 60 Panoramic Way

6. **Date of Construction:**
   a. Factual: 1913 **b. Approximate:**
   Source of Information: National Register Designation #05000424

7. **Architect:**

8. **Builder:** Henry Rowe

9. **Style:** First Bay Tradition

10. Original Owners: William J. Moore
Original Use: Residential Single Family

11. Present Owners: Gabrielle Goldstein and Jordan Kanarek

12. Present Use:

Residential:	**Single Family**		**Duplex**	
Multiple				
Commercial:	**Office**	**Store**	**Industrial**	**Hotel**
Institutional:	**School**		**Hospital**	**Other**

Current Zoning: ES-R
Adjacent Property Zoning: ES-R

13. Present Condition of Property:

Exterior:	**Excellent**	**Good**	**Fair**	**Poor**
Interior:	**Excellent**	**Good**	**Fair**	**Poor**
Grounds:	**Excellent**	**Good**	**Fair**	**Poor**

Has the property's exterior been altered?

Structural support piers were added in the front, north, and rear sides of the home.
Non-original stained glass windows at the front and north sides of the home.
Windows at the front and rear of the attic not original.
Windows and door at the rear of the home on the first floor are not original
Gutters and drains are of modern materials
Basement was built in 1962 and windows are not original
Sleeping porch and bay on the north side of the home appear to be non original but pre 1962 additions
Bridge and door at the rear of the home don't appear to be original

14. Description: See site features and description in attached document.

15. History:

This property is a contributor to the Panoramic Hill Historic District. This District is historically significant in the area of architecture as a neighborhood that represents the Bay Area Tradition, period of significance 1901-1950.

16. Significance: The significance of 60 Panoramic Way is evident in its exemplary architectural design and listing on the National Register. Pursuant to Berkeley Municipal Code 3.24.110.A.5, the Commission shall use listing on the NR as a criterion for City Landmark designation.

Historic Value:
National ✓ **State** ✓ **County** ✓ **City** ✓ **Neighborhood** ✓

Architectural Value:
National ✓ **State** ✓ **County** ✓ **City** ✓ **Neighborhood** ✓

No

17. Is the property endangered?

18. Photographs: Date: 12/15/22 **Repository:** N/A
Photographer: Jordan Kanarek

19. Bibliography: National Register Designation #05000424 for the Panoramic Hill District, March 28 2005

20. Recorder: Janice Thomas & Fredrica Drotes **Date:** 2005
Organization: Berkeley Architectural Heritage Association, submitted and certified by the National Register of Historic Places

60 Panoramic Way Description + Building/Site Features

Description

In 2005 this home, and several other neighboring homes, was placed on the National Register of Historic Places (National Register Designation #05000424). The house at 60 Panoramic Way was designed and built by Henry Rowe, who purchased several contiguous lots on the hill and built five houses, including this one. The five houses, all Craftsman-styled, are distinct from each other, and this particular house was built in 1913.

The two and a half story single-family dwelling is situated on the uphill side of Panoramic Way, close to the first hairpin turn. The exterior of the house is covered in natural wood shingles, with a front gabled roof that has overhanging eaves supported by exposed roof beams. The chimney is constructed of clinker brick. The first story of the western facade includes a square bay with three double-hung windows and an inset entry porch. The front door has a vertical inset panel flanked by side lites of non-original diamond-paned leaded glass. The second story features a pair of three-sided bay windows under a secondary hip-roof overhang. A stone retaining wall, made of local volcanic rhyolite and about four feet in height, wraps around the property line at the street, adjoining the retaining wall at 62 Panoramic Way. A flight of steep stone steps leads to the wooden entry porch.

Over the years, this house has undergone several renovations and additions. In 1962, a basement apartment and bathroom were added, and it appears that this is when structural support piers and casement windows were installed at the front of the home. In 1980, a kitchen addition extended the rear first floor into a roughly 5’x5’ portion of the rear patio to make room for a breakfast nook. In 1984, a multilevel garden designed by Jonathan Plant was constructed, and a redwood bridge was installed to create access to the garden from the second floor of the house. This design further enhances the house's connection to nature. Jonathan's work demonstrates the power of thoughtful landscape design in creating a harmonious living environment with this historic home.

In 2004, an attic conversion was completed, and skylights were added to the home, further enhancing its charm and livability.

Overall, this house is an excellent example of the Craftsman style and has undergone several renovations and additions that have enhanced its livability without compromising its historic character.

Site features

* = historic feature to be preserved

- Rhyolite stone retaining walls and staircase*
- Rhyolite stone planter beds*
- Decorative hand railing on stairs
- Timber retaining wall street-level at 58 Panoramic Way
- Fence and retaining wall at the south side of the property
- Terraced garden and patio at the rear of property

General building features

- Two Clinker brick chimneys*
- Blue painted window trim
- Wood shingles*

Western facade / Front features

Floor 1:

- A square bay consisting of
    - Two double-hung divided windows (8/0)*
    - One double-hung divided window (10/0) *
- Inset entry porch*
- Handrails
- Stained glass sidelight panels at both sides of door at entry porch
- French doors with divided panels*
- Two medium sized divided (4/1) picture windows*

Floor 2:

- Two double hung windows*
- Four divided (6/0) double hung windows*
- Secondary hip-roof overhang *

Floor 3/Attic:

- Double hung window*

Basement:

- Two sets of casement windows
- Structural support piers

Eastern facade/ Rear features

Floor 1:

- Exterior utility/storage closet with double doors.*
- Glass door
- Double hung window
- French doors with divided panels*
- One casement window*

Floor 2:

- Bridge connecting bedroom to second level of backyard
- Double hung window
- Door with divided windows
- Two divided sidelights (5) on either side of the patio door

Floor 3/Attic:

- Double hung window

Northern facade features

Floor 1:

- One large double hung divided window (10/0)*
- Three double-hung window bay underneath a hip-roof overhang*
- Two double hung windows at rear*

Floor 2:

- Two large, double hung windows *
- One small, frosted, double hung divided (4/0) window
- One small, frosted, double hung window

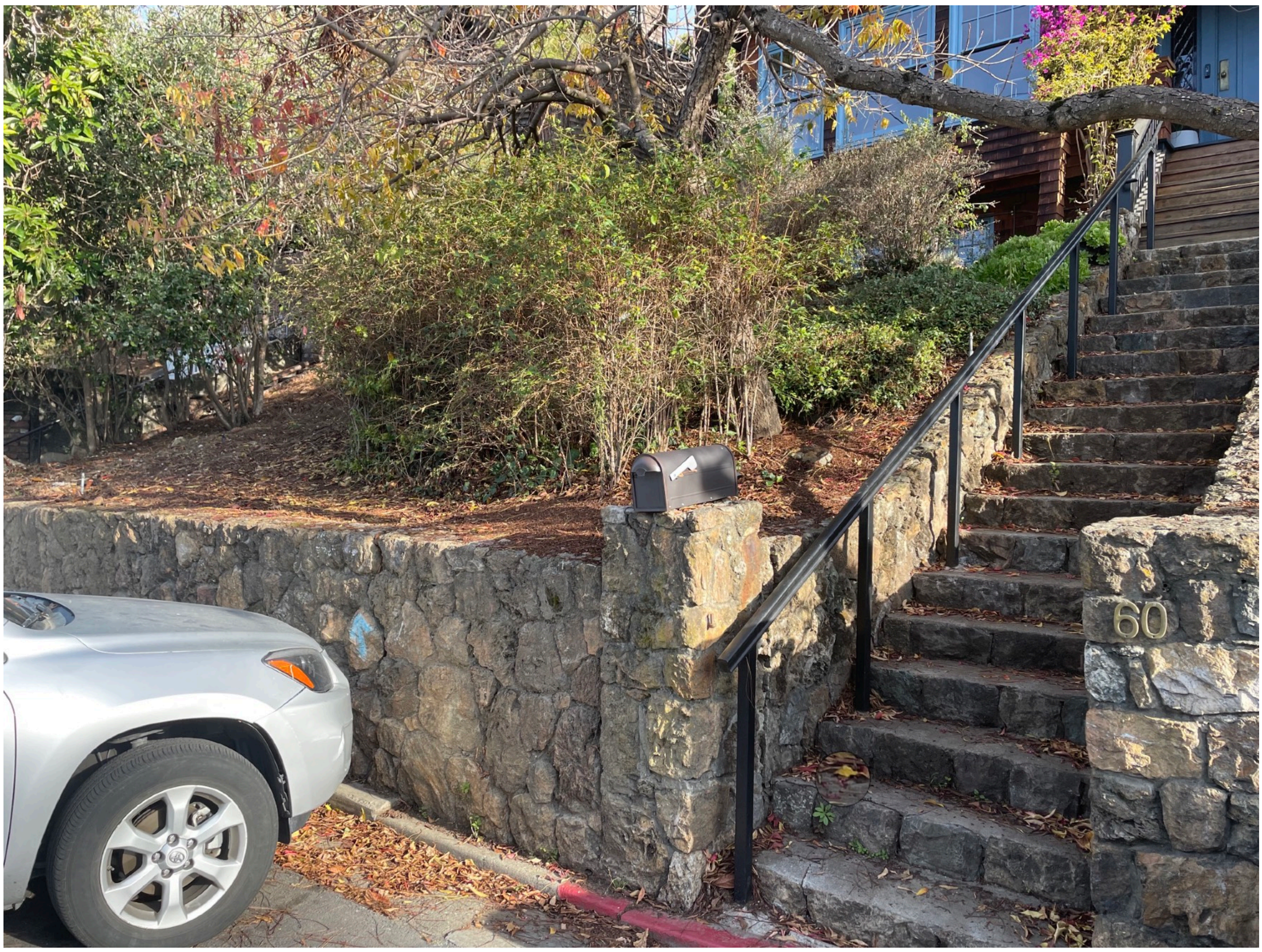
Southern Facade features

Floor 1:

- Three double casement windows in a bay with divided panels under hip-roof overhang
- Two single casement windows with divided panels

Floor 2:

- Four divided (3/0) picture windows*
- Two divided (5/0) picture windows*



Stone retaining wall at the front of 60 Panoramic Way.

Front of 60 Panoramic Way.

North side of 60 Panoramic Way.

South side of 60 Panoramic Way.

South west corner, including bridge to patio.

North west corner, including bridge to patio.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

7

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Panoramic Hill

other names/site number University Terrace, University Hill

2. Location

street & number Panoramic Wy,Canyon Rd,Mosswood, Orchard Ln, Arden Rd. ☐ not for publication

city or town Berkeley ☐ vicinity

state California code CA county Alameda code 001 zip code 94704

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title — Date: 28 MARCH 2005

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain): _____

Signature of the Keeper — Date of Action: 10/21/05

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☐ building(s)
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

AUG 11 2005

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
61	18	buildings
		sites
14 (roads, paths,walls)	1 (wall)	structures
1 (fountain)		objects
76	19	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic – single and multiple dwellings

Current Functions
(Enter categories from instructions)

Domestic – single and multiple dwellings

7. Description

Architectural Classification
(Enter categories from instructions)

Shingle; Bungalow/Craftsman; Mission/Spanish

Colonial Revival; Beaux-Arts

Materials
(Enter categories from instructions)

foundation Earth, concrete

roof Shingle; Terra Cotta; Concrete

walls Shingle; Brick; Granite; Stucco; Concrete; Fabricrete

other Brick; Iron; Copper; Ceramic Tile; Glass; Concrete; Fabricrete

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "X" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Architecture

Period of Significance

1901-1950

Significant Dates

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Bernard, Maybeck; Coxhead, Ernest; Morgan, Julia; Steilberg, Walter; Ratcliff, Walter H., Jr.; Thomas, John Hudson; Wright, Frank Lloyd; Atkins, Henry; Paine, Robert; Ratcliff, Robert; Wurster, William.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☒ University
- ☒ Other

Name of repository:

See Continuation Sheet

10. Geographical Data

Acreage of Property: 12.3 acres

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	10	666060	4191480	3	10	666360	4191360
2	10	660250	4191600	4	10	666170	4191210
				5	10	666100	4191300

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Janice Thomas & Fredrica Drotos

organization Berkeley Architectural Heritage Association date November 8, 2004

street & number 37 Mosswood Road telephone (510) 549-1171

city or town Berkeley state CA zip code 94704

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.0. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC. 20503.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

A two story, single family, wood shingle clad structure with a low-raking gable roof, broad eaves and projecting end beams atop a concrete foundation, follows an L-shaped plan. The home was built into a triangular lot inside the first hair-pin turn on Panoramic Way, with a very shallow setback on the uphill side and nestled in among redwood trees. Steilberg composed the home to conform to the setting so that the southern wall is angled away from what is now a tree stump but would have been a mature tree when the house was designed. On the western facade a second redwood was used in place of a decorative pillar holding up a trellis over the half round portico containing a rooftop terrace. A stone retaining wall combines with a concrete retaining wall covered with wooden lattice curved to follow the contour of the hillside. Above the retaining wall is a terrace. A pergola gateway with wooden columns, tapering from bottom to top with hand carved cross braces, marks the entrance from the eastern side. The second story was designed in 1954 by architect Howard Moise although visual inspection does not reveal where the addition begins and ends. The house was later subdivided into two apartments with the entryway to one apartment on the eastern (uphill) side of the lot. The entryway is inset with a substantial wooden lintel where the original street number (#71) is carved. To the left of the entry is a window screened by six green glazed perforated Oriental tiles. Additional fenestration includes two-lite casement windows placed asymmetrically. A north-east corner window configuration groups three windows per side separated by natural redwood vertical supports and two incised horizontal bands at the top. A large, mullioned bay window dominates the south-facing elevation. A red brick chimney is prominent on the northwest elevation. A single-car wood frame garage is wedged into the narrowest part of the lot at Panoramic Way's first hairpin turn. Lattice work overlapping in squares atop wood siding gives the garage the appearance of an over-sized Japanese jewel box; the effect is enhanced by ochre glazed perforated Oriental tiles on the eastern side and similar tiles glazed "Steilberg-green" on the western side.

12. 60 Panoramic Way – TWO CONTRIBUTING: house
retaining wall (a)

Year built: 1913
Contractor: Rowe, Henry
Original owner: Moore, William J.

This two and one half story single-family dwelling is built on the uphill side of Panoramic Way near the first hairpin turn. The exterior is clad in natural wood shingle and topped by a front gabled roof with overhanging eaves which are supported by exposed roof beams. The chimney is clinker brick. On the first story of the western façade is a square bay with three double-hung windows consisting of multiple lites and an inset entry porch. The front door has a vertical inset panel flanked by side lites of diamond-paned leaded glass. The second story contains a pair of three-sided bay windows under a secondary hip-roof overhang. A stone retaining wall of local volcanic rhyolite about 4 feet in height wraps around the property line at the street, adjoining the retaining wall at 62 Panoramic Way. A flight of steep stone steps leads to the wooden entry porch.

PANORAMIC WAY
ORCHARD LN
HILLSIDE CT
HILLSIDE AVE
ARDEN RD
SMYTH RD
Fire Zone 3
Fire Zone 2
ES-R
R-3H
R-2AH
R-2H
1
3
5
7
9
11
10
12
14
16
18
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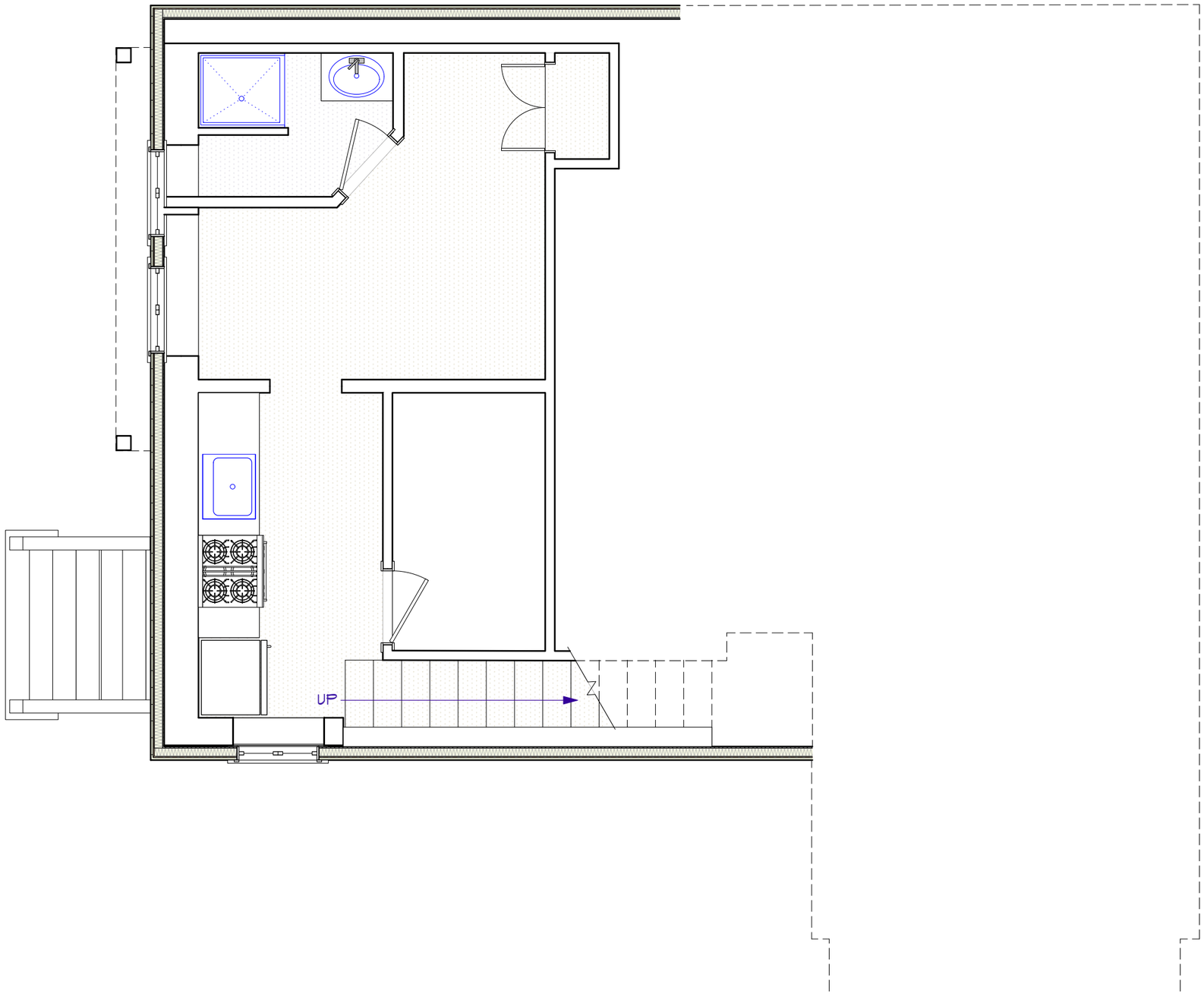
2939

Parcel Map



1 BASEMENT PLAN - (EXISTING)

1/4" = 1'-0"

Architect:
Guy Lubroth, Architect
1912 Vine Steet
Berkeley, CA 94709
guylubrotharchitect.com
Tel/Fax (510) 528-6368
Cell (510) 912-6931
glubroth@earthlink.net

Title:

BASEMENT PLAN (EXISTING)

Project:

REMODEL
Goldstein / Kanarek
60 Panoramic Way
Berlkeley, CA 94704

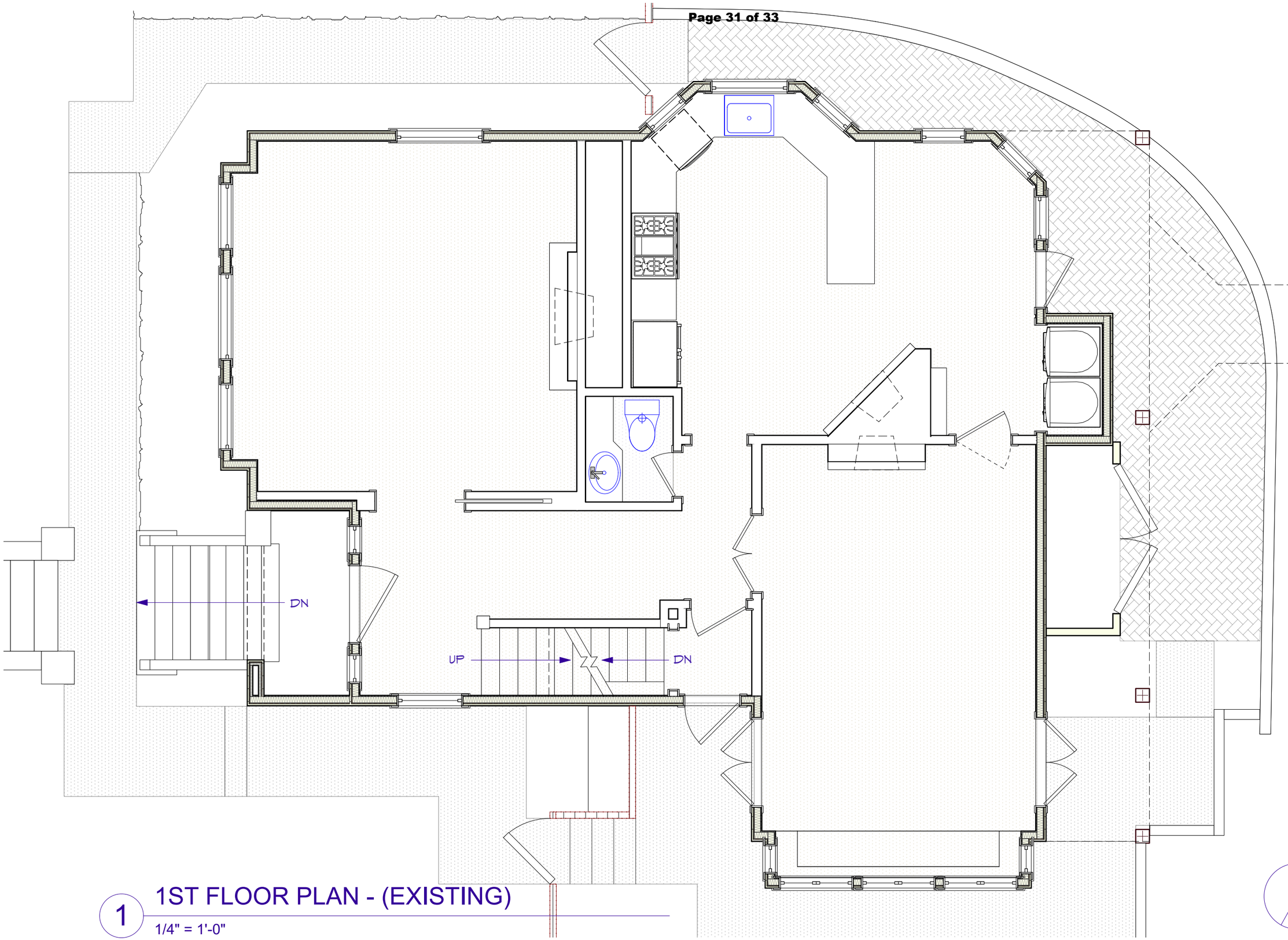
Revisions:

Date: 4/27/22

Scale: 3/16"=1'-0"

PROGRESS PRINT

Sk 1



1 1ST FLOOR PLAN - (EXISTING)

1/4" = 1'-0"

Architect:
Guy Lubroth, Architect
1912 Vine Steet
Berkeley, CA 94709
guylubrotharchitect.com
Tel/Fax (510) 528-6368
Cell (510) 912-6931
glubroth@earthlink.net

Title: 1ST FLOOR PLAN (EXISTING)

Project: REMODEL
Goldstein / Kanarek
60 Panoramic Way
Berkeley, CA 94704

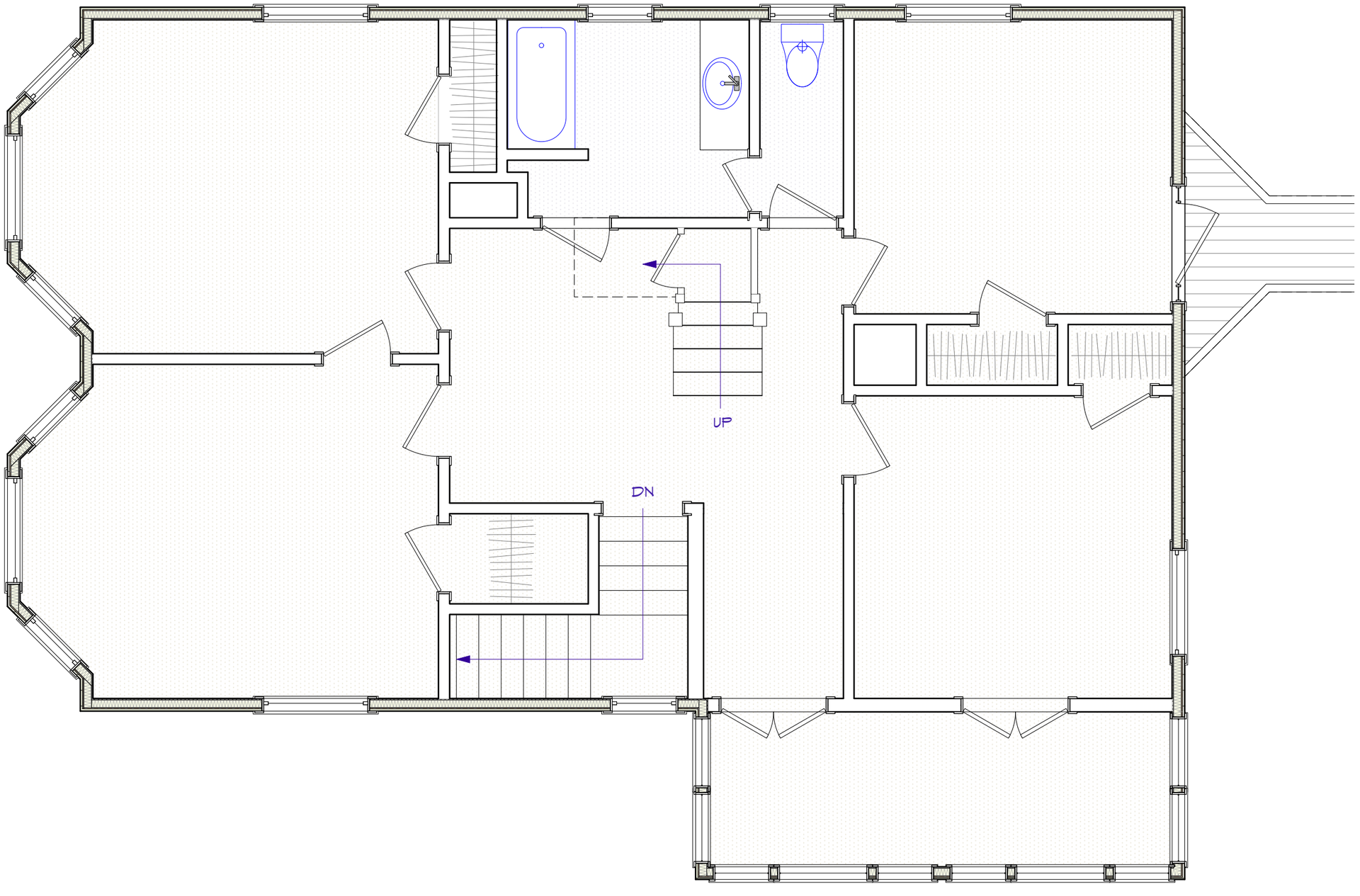
Revisions:

Date: 4/27/22

Scale: 1/4"=1'-0"

PROGRESS PRINT

Sk 2



1 2ND FLOOR PLAN - (EXISTING)

1/4" = 1'-0"

Architect:
Guy Lubroth, Architect
1912 Vine Steet
Berkeley, CA 94709
guylubrotharchitect.com
Tel/Fax (510) 528-6368
Cell (510) 912-6931
glubroth@earthlink.net

Title:
2ND FLOOR PLAN (EXISTING)

Project:
REMODEL
Goldstein / Kanarek
60 Panoramic Way
Berkeley, CA 94704

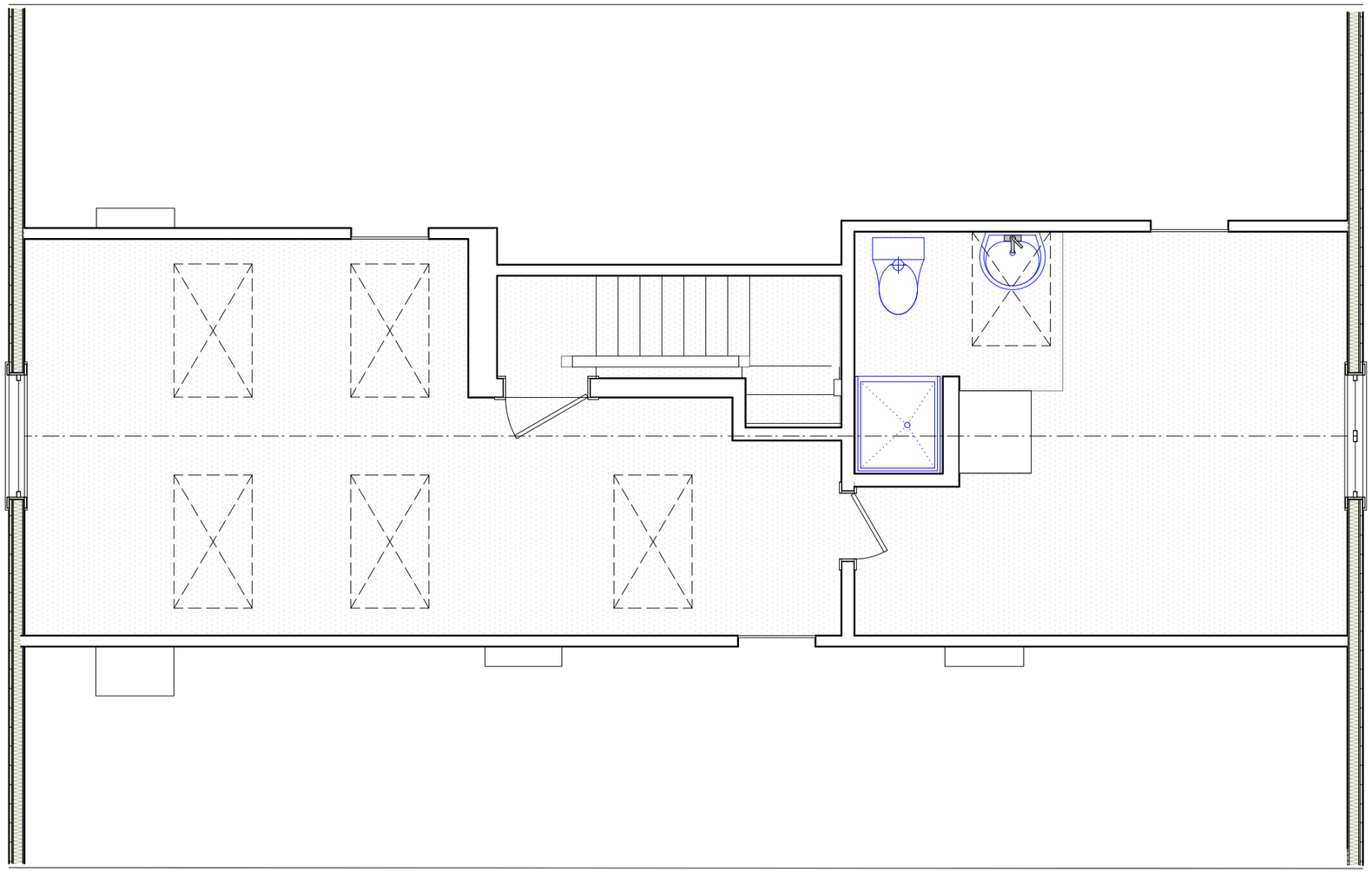
Revisions:

Date: 4/27/22

Scale: 3/16"=1'-0"

PROGRESS PRINT

Sk 3



1 ATTIC FLOOR PLAN - (EXISTING)

1/4" = 1'-0"

Architect:
Guy Lubroth, Architect
1912 Vine Steet
Berkeley, CA 94709
guylubrotharchitect.com
Tel/Fax (510) 528-6368
Cell (510) 912-6931
glubroth@earthlink.net

Title:
ATTIC FLOOR PLAN (EXISTING)

Project:
REMODEL
Goldstein / Kanarek
60 Panoramic Way
Berkeley, CA 94704

20'
10'
5'
0'

Revisions:

Date: 4/27/22

Scale: 3/16"=1'-0"

PROGRESS PRINT

Sk 4

Office of the City Manager

INFORMATION CALENDAR
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

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

Subject: LPO NOD: 803 Delaware Street, LMSAP2023-0002

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.240.A, which requires that "a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting."

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject City Landmark property. This action is subject to a 15-day appeal period that began on October 31, 2023, after being postponed from August 29, 2023.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by November 14, 2023. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must then rule on the designation within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

At their meeting on September 12, 2023, City Council received an Information Report citing this LPC decision and announcing the conclusion of the 15-day appeal period.

However, staff postponed the appeal period to commence on October 31, 2023 in order to correct a clerical oversight in the distribution of the public notices.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS
Landmark designation provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION
The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION
There are no known fiscal impacts associated with this action.

CONTACT PERSON
Fatema Crane, Principal Planner, Planning and Development Department, 510-981-7410

Attachments:
1: Notice of Decision – 803 Delaware Street, #LMSAP2023-0002

LANDMARKS PRESERVATION COMMISSION

Notice of Decision

DATE OF BOARD DECISION: July 6, 2023
DATE NOTICE MAILED: ~~August 28, 2023~~October 30, 2023
APPEAL PERIOD EXPIRATION: ~~September 12, 2023~~November 14, 2023
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): ~~September 13, 2023~~November 15, 2023[1]

803 Delaware Street – Delaware Historic District

Structural Alteration Permit #LMSAP2023-0002 to legalize one projecting sign and two site lights on the exterior of a designated City Landmark within a designated historic district.

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following request:

- **Structural Alteration Permit**

APPLICANT: Amber Baker, Project Architect
Gunkel Architecture
1295 59th Street
Emeryville, CA 94608

ZONING DISTRICT: Mixed Use Residential (M-UR)

1 Pursuant to BMC Chapter 3.24, the City Council may "certify" any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMSAP2023-0002
803 Delaware Street
October 30, 2023
Page 2 of 5
ENVIRONMENTAL REVIEW STATUS: Categorically exempt under the California Environmental Quality Act Guidelines, Section 15331 of the CEQA Guidelines for Historical Resource Rehabilitation.
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The application materials for this project is available online at:
https://berkeleyca.gov/construction-development/land-use-development/zoning-projects or
https://permits.cityofberkeley.info/CitizenAccess/Default.aspx

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FINDINGS FOR FINAL ACTION AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 8-0-0-1

YES: ADAMS, CRANDALL, ENCHILL, FINACOM, LEUSCHNER, MONTGOMERY, SCHWARTZ, TWU

NO: NONE

ABSTAIN: NONE

ABSENT: LINVILL

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):
To appeal a decision of the Landmarks Preservation Commission 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.
   a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
   a. The basic fee for persons other than the applicant is $500. This fee may be reduced to $100 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. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards

qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.

b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is $500, which may not be reduced.
c. The fee for all appeals by Applicants is $2500.

3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (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 landmark permit will be final on the first business day following expiration of the appeal period.

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 Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission 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.

PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City’s electronic records, which are accessible through the City’s website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Desiree Dougherty, at (510) 981-7431 or Ddougherty@berkeleyca.gov. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings for Final Action
2. Project Plans, received **FEBRUARY 28, 2023**

ATTEST: _____
Fatema Crane, Secretary
Landmarks Preservation Commission

cc: City Clerk
Applicant: Amber Baker, Architect,
Gunkel Architecture, 1295 59th Street, Emeryville, CA 94608
Property Owner: Sharon Block and Selim Aykiran, 803 Delaware Street, Berkeley,

CA 94710

ATTACHMENT 1, PART 2

FINDINGS AND CONDITIONS
JULY 6, 2023

FINDINGS REQUIRED UNDER CEQA

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 of the CEQA Guidelines ("Historic Resource Restoration/Rehabilitation"). 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, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR'S STANDARDS

Regarding the Secretary of the Interior's Standards (SOI) for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. The proposed project does not require a change of use. The property will retain its historic commercial use.

2. The project will retain the historic character of the property and will avoid removal of distinctive materials and the alteration of features that characterize the property.

3. The new signage, site lighting, and rear egress door upgrades will not resemble or replicate designs from the property's historic period. These new features are contemporary and will not result in a false sense of historical development.

4. Changes to the property that may have acquired significance in their own right are not affected by this project.

5. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize this property, such as display windows, transom, trim detailing and recessed entry will be substantially retained and preserved with this project.

6. As conditioned herein, if deteriorated historic features will be affected by this request, then they would be repaired or replaced to match the materials, design, and finishes of the original items

7. The applicant does not propose chemical or physical treatments. However, standard conditions of Structural Alteration Permit approval would require any chemical or physical treatments to be undertaken using the gentlest means possible.

8. The project does not have the potential to affect any archaeological resources because the applicant proposes no excavation.

9. The proposed upgrades are designed with complimentary, high-quality materials in simplified, contemporary style employing colors and finishes that harmonize with the historic design elements of the building. Owing to these aspects, new work will be sufficiently differentiated from the historic design.

10. If the proposed improvements were removed in the future, they would not permanently impair the integrity or essential form of the subject building.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve the characteristics and features specified in the designation for this property. Specifically:

    A. The proposed project will not adversely affect the architectural design of the City Landmark in the Delaware Historic District, located in the 800 block of Delaware Street. It proposes the legalization of one projecting sign and two site lights installed on the South (Delaware Street) façade, and accessible upgrades to the egress door at the rear (north) of the building.

    B. The special character of the subject property may lie in its large display windows with classic detailing and simple trim design. This project would not adversely affect these qualities because the sign and light fixtures are mounted in such a way that fits with the architectural features of the building. The rear egress door would not alter any character defining features.

STANDARD CONDITIONS

The following conditions, as well as all other applicable provisions of the Landmarks Preservation 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 Permit, under the title 'Structural Alteration 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. Plans and Representations Become Conditions

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

3. Subject to All Applicable Laws and Regulations

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Zoning Adjustments Board or Zoning Officer, Building and Safety Division, Public Works Department and other affected City divisions and departments.

4. Exercise and Lapse of Permits

A. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.

B. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has: (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

5. Indemnification Agreement

The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn,

set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

6. 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.

7. 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.

8. 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 CEQA Guidelines Section 15064.5 (e)(1) . If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to Health and Safety Code Section 7050.5(c), 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.

9. 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.

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

10. No changes can be made to these approved plans without prior approval.

11. CITY PERMITS. This Structural Alteration Permit (SAP) approval is contingent upon approval of the requisite Use Permit and Public Work Permit for the project scope.

12. PLANS COMPLIANCE. Construction and building permit plans shall substantially conform to the Structural Alteration Permit (SAP) project plans dated/received February 28, 2023.

13. REPAIR AND REPLACEMENT OF CHARACTER-DEFINING FEATURES. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible,

materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

14. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

15. **COLORS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.

16. **CLEAR GLASS.** All glass is assumed to be clear glass. Any proposed glass that is not clear glass, or includes signage, shall be indicated on all drawings, and shall be reviewed for approval by Landmarks staff.

17. **DETAILS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit sign, light fixture, double door, and transom details for review and approval by the Landmarks plan checker.

18. **SIGNAGE.** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit complete signage details, including colors, materials, letter heights, dimensions, placement on building, and installation details. All materials will be matte unless otherwise noted. All non-temporary signage and awnings not previously approved and not listed in this application are prohibited.

19. **LIGHTING.** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit lighting details showing all existing and proposed site and building lighting. Exterior lighting, including for signage, shall be downcast and not cause glare on the public right-of-way and adjacent parcels.

Existing light fixtures shall either be replaced or refinished with a matte or flat finish.

20. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.

21. The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Landmarks staff, which may modify or impose additional conditions, or revoke approval.

22. All building permit drawings and subsequent construction shall substantially conform to the approved plans as outlined in Condition #1. Any modifications must be reviewed by the Landmarks plan checker to determine whether the modification requires approval.

23. The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any

legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

RETAIL TENANT IMPROVEMENT

803 DELAWARE ST., BERKELEY, CA 94710

DESCRIPTION OF WORK

TENANT IMPROVEMENT WITH MINOR STRUCTURAL ADJUSTMENT TO RETAIL SPACE.

PROJECT INFORMATION

PARCEL:	57-2098-46
ZONING:	MUR
LOT SIZE:	RETAIL CONDO UNIT WITHIN LOT
SPRINKLERS:	NONE - NO CHANGE
CONSTRUCTION TYPE:	VB (NO CHANGE)
OCCUPANCY:	M = RETAIL CONDO (NO CHANGE)
(E) HEIGHT:	+27'-0"
PROPOSED HEIGHT:	NO CHANGE
(E) STORIES:	2 STORIES
PROPOSED STORIES:	2 STORIES (NO CHANGE)
(E) PARKING:	SHARED LOT IN CONDO
(N) PARKING PROVIDED:	NONE - NO CHANGE
BUILDING FOOTPRINT	869 SF
TOTAL AREA OF BUILDING	1,754 SF
AREA OF WORK	780 SF (INTERIOR TENANT IMPROVEMENT)

SHEET INDEX

ARCHITECTURAL

SHEET NUMBER	SHEET NAME	BUILDING		
A0.0	TITLE SHEET	●		
A0.1	GENERAL NOTES & ABBREVIATIONS	●		
A0.2	TITLE-24	●		
A0.3	TITLE-24	●		
A0.4	TITLE-24	●		
A0.5	TITLE-24	●		
A0.6	TITLE-24	●		
A0.7	TITLE-24	●		
A1.0	EXISTING SITE PLAN	●		
A2.0	EXISTING FIRST FLOOR & DEMO PLAN	●		
A2.1	IMPROVEMENT FLOOR PLAN	●		
A2.1	IMPROVEMENT BUILDING PLAN - FIRST FLOOR	●		
A2.2	IMPROVEMENT RCP	●		
A3.0	EXISTING AND IMPROVEMENT ELEVATIONS	●		
A4.0	DETAILS	●		
A4.1	ACCESSIBILITY DETAILS	●		
S1	STRUCTURAL NOTES	●		
S2	FOUNDATION SHEAR WALLS & FOUNDATION DETAILS	●		
S3	STEEL MOMENT FRAMING DETAILS	●		

CODE COMPLIANCE

2019 CALIFORNIA BUILDING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, ICC)

2019 CALIFORNIA RESIDENTIAL CODE - APPLIES TO ONE AND TWO FAMILY HOUSES AND TOWNHOMES LESS THAN 3 STORIES IN HEIGHT. (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 INTERNATIONAL RESIDENTIAL CODE.)

2019 CALIFORNIA ENERGY CODE - CHECK THE CALIFORNIA ENERGY COMMISSION'S WEBSITE AT HTTP://WWW.ENERGY.CA.GOV FOR A DOWNLOADABLE VERSION. (PUBLISHED BY ICC).

2019 CALIFORNIA ELECTRICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2017 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE NATIONAL FIRE PROTECTION AGENCY, NFPA)

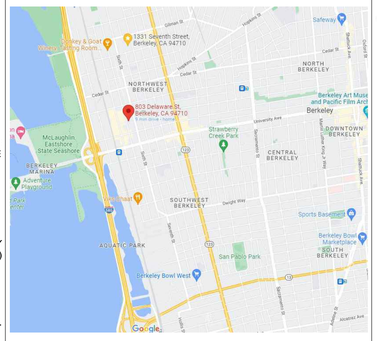
2019 CALIFORNIA PLUMBING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 UNIFORM PLUMBING CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

2019 CALIFORNIA MECHANICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 UNIFORM MECHANICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

2019 CALIFORNIA FIRE CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 INTERNATIONAL FIRE CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY ICC)

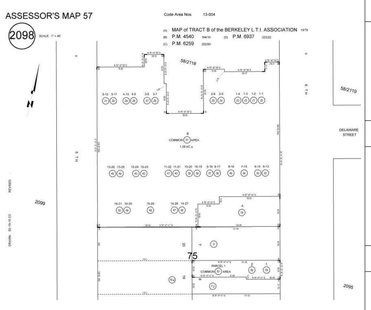
2019 CALGREEN CODE - APPLIES TO CERTAIN NEW BUILDINGS ONLY - ALL NEW RESIDENTIAL BUILDINGS 3 STORIES OR LESS AND ALL NEW NON-RESIDENTIAL BUILDINGS. HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT.

VICINITY MAP



ASSESSOR'S MAP

ASSESSOR'S MAP 57



PROJECT TEAM

OWNER

SHARON BLOCK & SALIM AYKIRAN
TURKISH TOWEL COMPANY
803 DELAWARE STREET
BERKELEY, CA 94710
TTC@TURKISHTOWELCOLLECTION.COM

ARCHITECT

GUNKEL ARCHITECTURE
2295 SAN PABLO AVENUE
BERKELEY, CA, 94702
(510) 984-1112
PROJECT MANAGER: AMBER BAKER
AMBER@GUNKELARCHITECTURE.COM

STRUCTURAL

JEDCO COUNSULTING ENGINEERS
1000 CONTRA COSTA DRIVE
EL CERRITO, CA 94530
(510) 703-0095
ENGINEER: FIRAS A. JANDALI
FIRASJANDALI@YAHOO.COM

ENERGY CALCULATIONS

BRIGHT GREEN STRATEGIES
820 DELAWARE STREET
BERKELEY, CA 94710
SHARON BLOCK
(510) 863-1109
INFO@BRIGHTGREENSTRATEGIES.COM

FIRE SAFETY DURING CONSTRUCTION

1. DURING CONSTRUCTION SITE OR AREA MUST BE CLEANED UP AT THE END OF THE DAY IN ORDER TO PROVIDE FIREFIGHTER ACCESS IN THE BUILDING IN AN EVENT OF A FIRE.
2. 2. COMBUSTIBLE DEBRIS SHALL NOT BE ACCUMULATED WITHIN THE BUILDING. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL BE REMOVED FROM BUILDINGS AT THE END OF EACH WORK SHIFT [CFC §330.4.2.4]
3. MATERIALS SUSCEPTIBLE TO SPONTANEOUS IGNITION, SUCH AS OILY RAGS, SHALL BE STORED IN A LISTED DISPOSAL CONTAINER [CFC §330.4.2.4]
4. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CFC §3304.6.

SYMBOLS

HEIGHT +0'-0" A.F.F.
SECTION 1 / AX.XX
EXTERIOR ELEVATION 1 / AX.XX
DETAIL 1 / AX.XX
GRIDLINE A
DEMOLITION NOTE 1
IMPROVEMENT NOTE 1
WALL TAG A

DRAWING NOTES

TYPICAL OWNER/DEVELOPER BUILDING PERMIT SET OF DRAWINGS:

THESE DRAWINGS ARE INTENDED FOR BUILDING PERMIT APPROVAL AND ARE NOT INTENDED TO BE A COMPREHENSIVE SET OF DRAWINGS INDICATING CONSTRUCTION DETAILS, WATER PROOFING, SPECIFIC FINISHES, SPECIFIC CABINETRY, SPECIFIC PLUMBING FIXTURES, LIGHTING FIXTURES, SPECIFIC DOORS, WINDOWS, & HARDWARE, OR M.E.P. & UTILITY ROUTING. OWNER/DEVELOPER IS RESPONSIBLE FOR THE SELECTION OF THESE ITEMS AND CLARIFICATION AND COORDINATION OF THESE WITH THE CONTRACTOR AS PART OF THE BUILDING CONTRACT AND CONSTRUCTION PROCESS. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING CODE COMPLIANCE OF ALL WORK NOT FULLY REFLECTED IN THESE DOCUMENTS AS WELL AS ANY REVISIONS TO THIS SCOPE WITH THE ENTITIES HAVING JURISDICTION. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE, STRUCTURALLY SOUND, FULLY OPERATIONAL, CODE COMPLIANT, FINISHED WORK WITH COMPLETE PROTECTION AGAINST ELEMENTS.

GUNKEL ARCHITECTURE
1295 59TH STREET
EMERYVILLE CA 94608
GUNKELARCHITECTURE.COM
PHONE: (510) 984 - 1112

LICENSED ARCHITECT
SIGRID KENNETH GUNKEL
No. C-30424
1/31/23
RENEWAL DATE
STATE OF CALIFORNIA

RETAIL RENOVATION
803 DELAWARE STREET
BERKELEY, CA 94710

TITLE SHEET

BUILDING PERMIT

DATE 10/06/22

A0.0

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV.	ABOVE
A.C.	ASPHALTIC CONCRETE
A.C.T.	ACOUSTICAL CEILING TILE
A/C	AIR CONDITIONING
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADMIN.	ADMINISTRATION
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGRATE
AL.	ALUMINUM
ALT.	ALTERNATE
A.P.	ACCESS PANEL
APP	APPLICATION
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
ATTEN.	ATTENUATING
BD.	BOARD
BET.	BETWEEN
B.F.	BRACED FRAME
BLDG.	BUILDING
BLK.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
C/C	CENTER TO CENTER
CEM.	CEMENT
CER.	CERAMIC
C.F.	CUBIC FEET
CH.	CHANNEL
C.I.	CAST IRON
C.J.	CONTROL JOINT
C.L.	CENTERLINE
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
COMP.	COMPUTER
CONC.	CONCRETE
CONF.	CONFERENCE
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CONST.	CONSTRUCTION
CORR.	CORRIDOR
CPT.	CARPET
C.R.	COLD-ROLLED
CSMT.	CASEMENT
C.T.	CERAMIC TILE
CTR.	CENTER
CTSK.	COUNTERSUNK
C.Y.	CUBIC YARDS
D.	DRYER
DBL.	DOUBLE
DECK.	DECKING
DEG.	DEGREE
DEMO.	DEMOLITION
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DIR.	DIRECTION
DISP.	DISPOSAL
DIST.	DISTRIBUTION
DIV.	DIVISION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
D.S.A.	DIVISION OF STATE ARCHITECT
D.S.P.	DRY STAND PIPE
DWG.	DRAWING
E.	EAST
(E)	EXISTING
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELAS.	ELASTOMERIC
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
ENGR.	ENGINEER
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.S.	EACH SIDE
EXP.	EXPANSION
EXH.	EXHAUST
EXIST.	EXISTING
EXT.	EXTERIOR
E.W.	EACH WAY
F.	FREEZER
F.A.	FIRE ALARM
F.A.F.	FORCED AIR FURNACE
F.D.	FLOOR DRAIN
FND.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER & CABINET
FED.	FEDERAL
F.V.	FIELD VERIFY
F.F.	FINISH FLOOR
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FIX.	FIXTURE
F.L.	FLOW LINE
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FPRF.	FIREPROOF(ING)
FRM'G	FRAMING
F.R.T.	FIRE RETARDANT TREATED
F.R.P.	FIBERGLASS REINFORCED POLYESTER
F.S.	FLOOR SINK
F.S.E.	FOOD SERVICE EQUIPMENT
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
GA.	GAUGE
GALV.	GALVANIZED
G.L.B.	GLUE- LAMINATED (WOOD) BEAM
GL	GLASS
GND.	GROUND
G.R.G.	GLASS REINFORCED GYPSUM
G.S.M.	GALVANIZED SHEET METAL
GYP.	GYPSUM
G.W.B.	GYPSUM WALL BOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDWR.	HARDWARE
HDWD.	HARDWOOD
HT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
I.D.	INSIDE DIAMETER
IN.	INCH
INCAND.	INCANDESCENT
INCR.	INCREMENT
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
K.P.	KICK PL
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LB.	POUND
L.F.	LINEAR FEET
L.H.	LEFT HAND
LIN.	LINEAR
LKR.	LOCKER
L.L.H.	LONG LEG HORIZONTAL
L.P.	LOW POINT
LT.	LIGHT
LVR.	LOUVER
MACH.	MACHINE
MAINT.	MAINTENANCE
MATL.	MATERIAL
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MARKER BOARD or MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MEP	MECHANICAL/ ELECTRICAL & PLUMBING
MET.	METAL
MFR.	MANUFACTURER
MIC/TC	MICROWAVE/ TOASTER OVEN
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MK.	MARK
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
N.	NORTH
(N)	NEW
N/A	NOT APPLICABLE
N.E.	NORTHEAST
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
N.W.	NORTHWEST
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER or DIMENSION
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
O.F.D.	OVERFLOW DRAIN
O.F.S.	OVERFLOW SCUPPER
O.H.	OVER HEAD
OPNG.	OPENING
OPP. HD.	OPPOSITE HAND
OZ.	OUNCE
P.A.	PLANTING AREA
P.B.	PANIC BAR
P.C.P.	PRECAST CONCRETE PANEL
PERIM.	PERIMETER
PL.	PLATE
PL .G.	PLATE GLASS
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
PR.	PAIR
PREP.	PREPARATION
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
PTN.	PARTITION
PVC	POLYVINYL CHLORIDE
PVMT.	PAVEMENT
R.	RISER OR REFRIGERATOR
(R)	REMOVE
R.A.	RETURN AIR
RAD.	RADIUS
R.B.	RUBBER BASE
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
REF.	REF./REFERENCE
REF	REFRIGERATOR
REFR.	REFRIGERATION
REINF.	REINFORCED
REQD.	REQUIRED
REV.	REVISION OR REVISED
RESIL.	RESILIENT
R.H.	RIGHT HAND
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAINWATER LEADER
S.	SOUTH
S.A.	SUPPLY AIR
S.B.	SCOREBOARD
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DRAWINGS
SCHED.	SCHEDULE
S.D.	STORM DRAIN
S.D.S.	SEE DOOR SCHEDULE
S.E.	SOUTHEAST
S.E.D.	SEE ELECTRICAL DRAWINGS
SECT.	SECTION
S.F.	SQUARE FOOT (FEET)
S.F.S.	SEE (ROOM) FINISH SCHEDULE
S.G.S.	SEE GLAZING SCHEDULE
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.	SHEET METAL
SL	SLOPE
SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
S.M.D.	SEE MECHANICAL DRAWINGS
S.M.S.	SHEET METAL SCREW
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
S.O.G.	SLAB ON GRADE
S.P.D.	SEE PLUMBING DRAWINGS
SPEC.	SPECIFICATION
SPR	SPRINKLERED
S.P.S.	SEE PARTITION SCHEDULE
SQ.	SQUARE
S.S.D.	SEE STRUCTURAL DRAWINGS
STD.	STANDARD
STL.	STEEL
STRL.	STRUCTURAL
S4S	SURFACE FOUR SIDES
S2S	SURFACE TWO SIDES
S.S.	STAINLESS STEEL
SVC	SERVICE
STOR	STORAGE
SUSP.	SUSPENDED
S.W.	SOUTHWEST
S.W.S.	SEE WINDOW SCHEDULE
SYM.	SYMMETRICAL
T.	TREAD
T.B.	TACKBOARD
TECH.	TECHNOLOGY
TELE.	TELEPHONE
TEMP.	TEMPERED or TEMPERATURE
TER.	TERRAZZO
T & G	TONGUE & GROOVE
THK.	THICK
THRES.	THRESHOLD
T.O.	TOP OF
T.O.C.	TOP OF CURB or CONCRETE
T.O.D.	TOP OF DECKING
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PAVEMENT or PARAPET
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.S.	TUBULAR STEEL
T.S.C.D.	TOILET SEAT COVER DISPENSER
T.T.D.	TOILET TISSUE DISPENSER
TV	TELEVISION
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.G.	UNDERGROUND
U.L.	UNDERWRITERS LABORATORY
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
V.I.F.	VERIFY IN FIELD
VOL.	VOLUME
V.T.R.	VENT THRU ROOF (S..P.D.
V.W.C.	VINYL WALL COVERING
W.	WEST OR WASHER
W/	WITH
W.C.	WATER CLOSET
W/D	WASHER/DRYER
WD.	WOOD
WDW.	WINDOW
W.F.	WIDE FLANGE
WGL	WIRE GLASS
W.H.	WATER HEATER
W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
W.O.	WHERE OCCURS
W/O	WITHOUT
W.P.	WORKING POINT
WSCT.	WAINSCOT
W.S.P.	WET STANDPIPE
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
&	AND
@	AT
	CHANNEL
d	PENNY
#	POUND OR NUMBER

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMISSION OF BIDS TO REVIEW EXISTING CONDITIONS OF AREAS THAT ARE TO BE BID.

2. ADMINISTRATIVE REQUIREMENTS:
2A. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION AND ADDITIONS IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER, OR A SEPARATE SET OF DRAWINGS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY AREA HAVING JURISDICTION BEFORE PROCEEDING WITH THE WORK.

3. USE OF ANY MATERIAL CONTAINING ASBESTOS IS PROHIBITED.

4. DO NOT SCALE DRAWINGS. DRAWINGS SHOULD BE USED AS A SUPPLEMENTAL TOOL FOR THE CONTRACTOR'S USE IN REVIEWING ACTUAL FIELD CONDITIONS PRIOR TO BIDDING.

5. DIMENSIONS FROM EXISTING SURFACE OR ASSEMBLIES ARE APPROXIMATE DUE TO THE AS-BUILT CONDITIONS VARYING FROM ACTUAL FIELD CONDITIONS. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO COMMENCING WORK. DIMENSIONS ARE FROM/TO CENTERLINE OR FACE OF STUDS/SHEATHING U.O.N. PER PLANS.

6. MATCH LINES ARE INDICATORS OF WHERE ADJOINING FLOOR PLANS MEET. SEE PLANS ON BOTH SIDES OF MATCH LINE FOR INFORMATION OVERLAPPING THE LINE.

7. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR ALL WORK SHOWN, PRESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS. WHERE WORK OR EQUIPMENT IS INDICATED N.I.C. (NOT IN CONTRACT), SUCH WORK AND/OR EQUIPMENT SHALL BY PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO EFFECT SUCH INSTALLATION. ALL REQUESTS FOR CLARIFICATIONS OF THESE DRAWINGS SHALL BE DIRECTED TO THE ARCHITECT OF RECORD. ALL REQUIRED WORK SHALL BE PERFORMED BY THE CONTRACTOR INCLUDING THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS, THEY SHALL BE ONE AND THE SAME. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES ON THE PROJECTS. ANY CHANGES OR DELAYS ARISING FROM CONFLICTS BETWEEN TRADES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT ALL TRADES COORDINATE INTERFACE BETWEEN THEMSELVES, IE. PLUMBING, ROUGH-IN CABINETRY, ETC.

8. EXISTING UTILITIES AND IMPROVEMENTS DAMAGED DURING THE COURSE OF THE WORK SHALL BE PROMPTLY REPAIRED. EXISTING UTILITIES AND IMPROVEMENTS DAMAGED FOR WHICH LOCATIONS WERE UNKNOWN, SHALL BE IMMEDIATELY BROUGHT TO THE OWNER'S AND ARCHITECT'S ATTENTION AND PROMPTLY REPAIRED AT HIS/HER DIRECTION. THE WORK REQUIRED TO REPAIR DAMAGED EXISTING UTILITIES AND IMPROVEMENTS FOR WHICH LOCATIONS WERE UNKNOWN WILL BE REVIEWED AND TAKEN UNDER CONSIDERATION AS EXTRA WORK.

9. ALL ITEMS NOTED TO BE SALVAGED SHALL BE RETURNED TO THE OWNER.

10. THE TERM "TYPICAL" (TYP.) SHALL BE CONSTRUED TO MEAN APPLYING TO ALL LIKE OR SIMILAR CONDITIONS IN THE AREAS DESIGNATED FOR WORK SCOPE (IE. WITHIN THE BOUNDARIES OF THIS PROJECT.).

11. PENETRATIONS IN FIRE RATED ASSEMBLIES AND BEARING WALLS SHALL BE PROTECTED AS REQUIRED BY 2019 CBC CHAPTER 7.

12. THE CONSTRUCTION DOCUMENTS, INCLUDING THE SPECIFICATIONS, PLANS AND DRAWINGS, ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ANY ONE SHALL BE AS BINDING AS IF CALLED FOR BY ALL. IN CASE OF CONFLICT, LARGE SCALE (DETAIL) DRAWINGS SHALL GOVERN OVER SMALL-SCALE DRAWINGS. THE SPECIFICATIONS SHALL GOVERN OVER BOTH THE CONSTRUCTION PROCEDURES MANUAL AND THE CONTRACT DRAWINGS EXCEPT AS NOTED HEREIN BELOW, SPECIAL PROVISIONS SHALL GOVERN OVER BOTH THE CONSTRUCTION DRAWINGS AND THE GENERAL CONDITIONS, AND SUBSEQUENT ADDENDA. INTERPRETATIONS, OR CHANGE ORDERS SHALL GOVERN OVER THE ORIGINAL DOCUMENTS, UNLESS A DIFFERENT ORDER OF PROCEDURE IS NOTED ELSEWHERE IN CONJUNCTION WITH A SPECIFIC PORTION OF THE DOCUMENTS.

IN CASE OF CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE DOCUMENT CONTAINING ADDITIONAL QUANTITIES SHALL GOVERN IN MATTERS OF QUANTITY; THE DOCUMENT REQUIRING A HIGHER DEGREE OF QUALITY SHALL GOVERN IN MATTERS OF QUALITY. IN CASE OF CONFLICT WITHIN THE DRAWINGS INVOLVING QUANTITIES OR WITHIN THE SPECIFICATIONS INVOLVING QUALITY, THE GREATER QUANTITY AND THE HIGHER QUALITY SHALL BE FURNISHED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL SUCH QUANTITY AND QUALITY CONFLICTS AND SHALL AGREE UPON RESOLUTION, IN WRITING, PRIOR TO PROCEEDING.

WHERE ON ANY DRAWING A PORTION OF THE WORK IS DRAWN OUT AND THE REMAINDER IS INDICATED IN OUTLINE, THE DRAWN-OUT PARTS SHALL APPLY TO ALL OTHER LIKE PORTIONS OF THE WORK. WHERE ORNAMENT OR OTHER DETAILS IS INDICATED AS STARTING, SUCH DETAIL SHALL BE CONTINUED THROUGHOUT THE COURSES OR PARTS IN WHICH IT OCCURS AND SHALL ALSO APPLY TO OTHER SIMILAR PARTS IN THE WORK, UNLESS OTHERWISE INDICATED.

13. ITEMS INDICATED TO BE VERIFIED OR FIELD VERIFIED ARE REQUIRED TO BE VERIFIED PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH THE WORK. ITEMS ARE ALWAYS TO BE VERIFIED FOR DESIGN INTENT AND COMPATIBILITY

14. THE CONTRACTOR SHALL MAINTAIN THE PUBLIC RIGHTS OF WAY, SIDEWALKS, CORRIDORS, ETC., AFFECTED BY THE CONSTRUCTION, AND KEEP THESE AREAS FREE OF ALL SOIL, DEBRIS, TRASH, ETC., ON A DAILY BASIS. CLEAN EGRESS SHALL BE MAINTAINED AT ALL TIMES FOR ALL ADJACENT BUILDING TENANTS, THEIR EMPLOYEES AND GUESTS.

15. THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE HAS (IN WRITING) CALLED THE ARCHITECT'S ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.

16. GENERAL CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VERIFICATION AND APPROVALS OF SUBSTITUTED MATERIALS AS REQUIRED BY GOVERNING CODES AND AGENCIES.

17. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTORS TO SUPPLY AND DISTRIBUTE ADEQUATE COPIES OF ALL DRAWINGS TO ALL TRADES FALLING UNDER THEIR RESPONSIBILITY AT ALL TIMES DURING THE PROGRESS OF THE JOB (IE. REVISIONS).

18. UPON COMPLETION OF THE JOB, THE GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION OF SATISFACTORY COMPLETION, AND OPERATION AND MAINTENANCE INSTRUCTIONS OF ALL EQUIPMENT TO THE OWNER AND TENANT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN CONFORMANCE WITH ANY CODE OR CODES OF FEDERAL, STATE, COUNTY OR MUNICIPALITY HAVING JURISDICTION OVER SUCH WORK. ALL APPLICABLE REQUIREMENTS IN THESE REGULATIONS ALL BE FOLLOWED THE SAME AS IF NOTED ON THE DRAWINGS. CONFLICTS BETWEEN WORK SET FORT ON THE DRAWINGS AND BUILDING CODES, LAWS OR REGULATIONS NOTED BY THE GENERAL CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.

19. THE CONTRACTOR SHALL SUBMIT ALL PERTINENT SHOP DRAWINGS AND COLOR SAMPLES (INCLUDING CASEWORK) FOR THE ARCHITECT'S REVIEW. ALLOWING ADEQUATE TIME FOR REVIEW AND CORRECTIVE ACTION, SHOULD IT BE REQUIRED. BY SUBMITTING SHOP DRAWINGS, THE CONTRACTOR THEREBY REPRESENTS THAT HE HAS VERIFIED ALL FIELD MEASUREMENTS, METHODS OF ACCESS TO THE POINT OF INSTALLATION AND SIMILAR FIELD CRITERIA FOR CABINETRY/MILLWORK AND ALL PREFABRICATED ASSEMBLIES OTHER THEN BUILDING STANDARD WORK.

20. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH AND AGENCIES.

21. NO EXTRA WORK OR CHARGE SHALL BE MADE UNLESS WRITTEN AND COUNTERSIGNED BY THE ARCHITECT AND OWNER OR WRITTEN ORDER FROM THE ARCHITECT IS OBTAINED. THIS ORDER SHALL STATE THAT THE OWNER HAS AUTHORIZED THE EXTRA WORK OR CHARGE AND NO CLAIM FOR AN ADDITIONAL SUM SHALL BE VALID UNLESS SO PRESENTED AS DESCRIBED ABOVE.

22. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL AT ALL TIMES, KEEP PREMISES FREE FROM ACCUMULATION OF DEBRIS CAUSED BY ITS OPERATIONS. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN THE BUILDING AND LEAVE THE WORK "READY FOR MOPPING AND WAXING."

23. GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND FIELD VERIFYING DEMOLITION REQUIREMENTS IN RELATION TO CONSTRUCTION DRAWINGS. THE ARCHITECT IS TO BE NOTIFIED OF ANY AND ALL CONFLICTS, DISCREPANCIES OR PROBLEMS.

24. CONTRACTOR TO REPAIR AND PATCH ALL AREAS DISTURBED DUE TO THIS PROJECT'S SCOPE OF WORK.

25. THE HEIGHT OF ANY NEW ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" AND A MAXIMUM OF 19" AS MEASURED TO THE TOP OF THE TOILET SEAT. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THEN 44" ABOVE THE FLOOR. THE FORCE TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.

26. ANY NEW ACCESSIBLE URINALS SHALL HAVE A RIM PROJECTING A MINIMUM OF 14" FROM THE WALL AND AT A MAXIMUM OF 17" ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE HAND OPERATED AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR.

27. WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

28. ANY NEW FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO MORE THAN 5 POUNDS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

29. TOILET ROOM ACCESSIBLE DOOR IDENTIFICATION SYMBOLS ARE TO BE PROVIDED PER CCR, TITLE 24 AT ACCESSIBLE TOILET FACILITIES.

30. ANY NEW DRINKING FOUNTAIN SHALL BE ACTIVATED BY A CONTROL WHICH IS EASILY OPERATED BY A PERSON W/ DISABILITIES SUCH AS A HAND-OPERATED LEVER TYPE CONTROL LOCATED WITHIN 6" OF THE FRONT OF THE DRINKING FOUNTAIN, ETC. THE BUBBLER SHALL BE SUBSTANTIALLY PARALLEL TO THE FRONT EDGE OF THE DRINKING FOUNTAIN.

31. ALL NEW GYPSUM BOARD TO BE INSTALLED CONSISTENT WITH 2019 CBC SECTION 2508.

32. ALL NEW GLAZING IS TO BE CONSISTENT WITH 2019 CBC CHAPTER 24

33. ALL NEW EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. NO DEADBOLTS, NO SLIDING BOLTS, ETC. (CBC SECTION 1010.1.9)

34. ALL NEW HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE. LOCKED DOORS SHALL OPERATE AS ABOVE IN THE EGRESS DIRECTION.

35. MAXIMUM EFFORT TO OPERATE ANY NEW DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE RATED DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED BUT NOT TO EXCEED 15 POUNDS, WHEN APPROVED BY LOCAL AUTHORITIES.

36. THE BOTTOM 10" OF ALL NEW DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

37. ANY NEW DOORS AND FRAMES WITH 20 MINUTES TO AND INCLUDING 90 MINUTES RATINGS SHALL HAVE SMOKE SEAL GASKETS AND SELF CLOSERS OR AUTOMATIC CLOSERS CONNECTED TO FIRE ALARM.

38. WORK NOTED AS "OFCI" (OWNER-FURNISH, CONTRACTOR-INSTALL) SHALL MEET ALL APPLICABLE CODES & REGULATORY REQUIREMENTS, AND SHALL BE INSTALLED & FULLY OPERATIONAL PRIOR TO FINAL APPROVAL & OCCUPANCY OF THIS PROJECT

39. PLUMBING FIXTURES AND FITTINGS SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CALIFORNIA PLUMBING CODE AND IN CHAPTER 6 OF CGC (CALIFORNIA GREEN BUILDING STANDARDS CODE). WATER EFFICIENCY REQUIREMENTS: PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS, FOUNDATIONS, AND SHOWER-HEADS) SHALL COMPLY WITH THE PRESCRIPTIVE REDUCED FLOW RATES SPECIFIED IN CGC 5.303.2.3.1 THROUGH 5.303.45.303.3.1 THROUGH 5.303.3.4. TOILETS: MAX. 1.28 GALLONS PER FLUSH. URINALS: MAX. 0.125 GALLONS PER FLUSH. SHOWER-HEADS: MAX. FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS: MAX. FLOW RATE OF NOT MORE THAN 0.5 GALLONS PER MINUTE AT 60 PSI.KITCHEN FAUCETS: MAX. FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAX RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. FOOD WASTE DISPOSERS: DISPOSERS SHALL EITHER MODULATE THE USE OF WATER TO NO MORE THAN 1 GPM WHEN THE DISPOSER IS NOT IN USE (NOT ACTIVELY GRINDING FOOD WASTE/NO-LOAD) OR SHALL AUTOMATICALLY SHUT OFF AFTER NO MORE THAN 10 MINUTES OF INACTIVITY. DISPOSERS SHALL USE NO MORE THAN 8 GPM OF WATER.

40. CGC MECHANICAL REQUIREMENTS:
THE PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION THE BUILDING OR AREAS OF ADDITION OR ALTERATION WITHIN THE REQUIRED TEMPERATURE RANGE FOR MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8, BASED ON ASHRAE 52.2-1999, OR AN AVERAGE EFFICIENCY OF 30 PERCENT BASED ON ASHRAE 52.1-1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY, OR, IF THE BUILDING IS OCCUPIED DURING ALTERATION, AT THE CONCLUSION OF CONSTRUCTION. PER CGC 5.504.1

AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM. PER CGC 5.504.3.

IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY THAT PROVIDES AT LEAST A MERV VALUE OF 13. MERV 13 FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY, AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL. PER CGC 5.504.5.3.

INDOOR MOISTURE CONTROL. BUILDINGS SHALL MEET OR EXCEED THE CBC TITLE 24, PART 2, SECTIONS 1203 (VENTILATION) AND CHAPTER 14 (EXTERIOR WALLS).

INDOOR AIR QUALITY (5.506)
OUTDOOR AIR DELIVERY. FOR ALL VENTILATED SPACES, MEET THE MINIMUM REQUIREMENTS OF SECTION 120.1 (REQUIREMENTS FOR VENTILATION) OF THE 2019 CALIFORNIA ENERGY CODE, OR LOCAL CODE, WHICHEVER IS MORE STRINGENT.

CARBON DIOXIDE (CO2) MONITORING. BUILDINGS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE 2019 CALIFORNIA ENERGY CODE SECTION 120(C)(4).

41. CGC MATERIALS REQUIREMENTS:
FINISH MATERIALS SHALL COMPLY WITH SECTIONS CGC 5.504.4.1. THROUGH 5.504.4.6.
ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE STANDARDS LISTED IN CGC 5.504.4.1.
ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE CGC 5.504.4.3 UNLESS MORE STRINGENT LOCAL LIMITS APPLY.

VERIFICATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY.

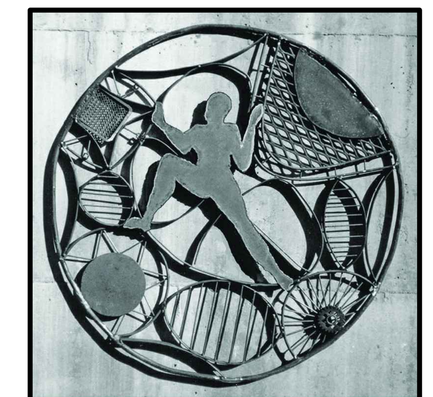
COMPOSITE WOOD PRODUCTS: HARDWOOD, PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 5.504.4.5.

DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. CGC 5.504.4.5.3.
RESILIENT FLOORING SYSTEMS: 80% OF FLOORING MUST COMPLY WITH THE ONE OF THE FOLLOWING: THE VOC-EMISSION LIMITS DEFINED IN THE 2014 CHPS CRITERIA AND LISTED ON ITS HIGH PERFORMANCE PRODUCTS DATABASE; PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD PROGRAM; CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE FLOOR SCORE PROGRAM; OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH 2010 SPECIFICATIONS.

VERIFICATION OF COMPLIANCE. DOCUMENTATION SHALL BE PROVIDED FOR VERIFYING THAT RESILIENT FLOORING MATERIALS MEET THE POLLUTANT EMISSION LIMITS.

42. PROHIBIT SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR INTAKES AND OPERABLE WINDOWS. POST SIGNAGE WHEN LOCAL ORDINANCES OR POLICIES ARE NOT IN PLACE PER CGC 5.504.7.

43. OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH REQUIREMENTS IN THE CALIFORNIA ENERGY CODE AND IN COMPLIANCE WITH CGC 5.106.8.



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LICENSED ARCHITECT
BRAD KENNETH GUNKEL
No. C-30424
1/31/23
RENEWAL DATE
STATE OF CALIFORNIA

RETAIL RENOVATION
803 DELAWARE STREET
BERKELEY, CA 94710

GENERAL NOTES & ABBREVIATIONS

BUILDING PERMIT

DATE 10/06/22

A0.1

Project Name:	803 Delaware	NRCC-PRF-01-E	Page 1 of 12
Project Address:	803 Delaware Street Berkeley 94710	Calculation Date/Time:	13:23, Fri, Aug 26, 2022
Input File Name:	803 Delaware lighting.cibd19x		

A. GENERAL INFORMATION

1	Project Location (city)	Berkeley	8	Standards Version	Compliance2019
2	CA Zip Code	94710	9	Compliance Software (version)	EnergyPro 8.3
3	Climate Zone	3	10	Weather File	OAKLAND_724930_CZ2010.epw
4	Total Conditioned Floor Area in Scope	880 ft²	11	Building Orientation (deg)	(S) 180 deg
5	Total Unconditioned Floor Area	0 ft²	12	Permitted Scope of Work	ExistingAlteration
6	Total # of Stories (Habitable Above Grade)	1	13	Building Type(s)	Nonresidential
7	Total # of dwelling units	0	14	Gas Type	NaturalGas

B. PROJECT SUMMARY

Table Instructions: Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within permit application.

Building Components Complying via Performance						Building Components Complying Prescriptively	
Envelope (see Table G)	☒	Performance	Covered Process: Commercial Kitchens	☐	Performance	*The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).*	
	☐	Not Included		☒	Not Included		
Mechanical (see Table H)	☒	Performance	Covered Process: Computer Rooms	☐	Performance	Indoor Lighting (Unconditioned)§140.6	*NRCC-LTI-E*
	☐	Not Included		☒	Not Included	Outdoor Lighting §140.7	*NRCC-LTO-E*
Domestic Hot Water (see Table I)	☒	Performance	Covered Process: Laboratory Exhaust	☐	Performance	Sign Lighting §140.8	*NRCC -LTS-E*
	☐	Not Included		☒	Not Included	Mandatory Measures	
Lighting (Indoor Conditioned, see Table K)	☒	Performance				*Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)*	
	☐	Not Included				Electrical Power Distribution §110.11	*NRCC-ELC-E*
Solar Thermal Water Heating (see Table I)	☐	Performance				Commissioning §120.8	*NRCC-CXR-E*
	☒	Not Included				Solar Ready §110.10	*NRCC-SRA-E*

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C1. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft²-yr)

COMPLIES

Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Space Heating	43.09	66.24	-23.15
Space Cooling	88.64	24.78	63.86
Indoor Fans	266.42	43.95	222.47
Heat Rejection	--	--	--
Pumps & Misc.	--	--	--
Domestic Hot Water	26.31	21.31	5.00
Indoor Lighting	99.94	99.94	--
ENERGY STANDARDS COMPLIANCE TOTAL	**524.40**	**256.22**	**268.18 (51.1%)**

[1] *Notes: The number in parenthesis following the Compliance Margin in column 4. represents the Percent Better than Standard.*

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS[1]

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

Miscellaneous Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	105.29	105.29	--
Process	--	--	--
Other Ltg	--	--	--
Process Motors	--	--	--
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	**629.69**	**361.51**	**268.2 (42.6%)**

[1] *Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.*

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C3. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	--	2.3	-2.3	19.4	--	19.4
Space Cooling	2.5	0.7	1.8	--	--	--
Indoor Fans	8.3	1.3	7.0	--	--	--
Heat Rejection	--	--	--	--	--	--
Pumps & Misc.	--	--	--	--	--	--
Domestic Hot Water	0.8	0.6	0.2	--	--	--
Indoor Lighting	3.0	3.0	0.0	--	--	-->
Compliance Total	**14.6**	**7.9**	**6.7**	**19.4**	**0.0**	**19.4**
Receptacle	3.2	3.2	0.0	--	--	--
Process	--	--	--	--	--	--
Other Ltg	--	--	--	--	--	--
Process Motors	--	--	--	--	--	--
TOTAL	**17.8**	**11.1**	**6.7**	**19.4**	**0.0**	**19.4**

D. EXCEPTIONAL CONDITIONS

This project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.

E. HERS VERIFICATION

This Section Does Not Apply

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G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

1	2	3	4
Opaque Surfaces & Orientation	**Total Gross Surface Area (ft²)**	**Total Fenestration Area (ft²)**	**Window to Wall Ratio (%)**
North-Facing[1]	225 ft²	16 ft²	07.1%
East-Facing[2]	540 ft²	12 ft²	02.1%
South-Facing[3]	225 ft²	53 ft²	23.6%
West-Facing[4]	540 ft²	12 ft²	02.1%
Total	**1,530 ft²**	**92 ft²**	**06.0%**
Roof	0 ft²	0 ft²	00.0%

Notes:
[1] *North-Facing is oriented to within 45 degrees of true north, including 45°00'00" east of north (NE), but excluding 45°00'00" west of north (NW).*
[2] *East-Facing is oriented to within 45 degrees of true east, including 45°00'00" south of east (SE), but excluding 45°00'00" north of east (NE).*
[3] *South-Facing is oriented to within 45 degrees of true south, including 45°00'00" west of south (SW), but excluding 45°00'00" east of south (SE).*
[4] *West-Facing is oriented to within 45 degrees of true west, including 45°00'00" north of due west (NW), but excluding 45°00'00" south of west (SW).*

G3. OPAQUE SURFACE ASSEMBLY SUMMARY

1	2	3	4	5	6	7	8	9	10
Surface Name	**Surface Type**	**Area (ft²)**	**Framing Type**	**Cavity R-Value**	**Continuous R-Value**	**Units**	**Value**	**Description of Assembly Layers**	**Status[2]**
R-0 Floor Crawlspace7	ExteriorFloor	880	NA	0	NA	U-Factor	0.166	Air - Floor - 3 1/2 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Plywood - 1/2 in. Carpet - 3/4 in.	E
R-0 Wall9	ExteriorWall	1530	NA	0	NA	U-Factor	0.300	Siding - Wood - bevel - 10 in. - lapped - 3/4 in. Vapor permeable felt - 1/8 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Gypsum Board - 1/2 in.	E

[2] *Status: N - New, A – Altered, E – Existing*

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G4. OPAQUE DOOR SUMMARY

1	2	3
Assembly Name	**Overall U-factor**	**Status[1]**
Wood Door12	0.500	E

G5. FENESTRATION ASSEMBLY SUMMARY

1	2	3	4	5	6	7	8	9
Fenestration Assembly Name / Tag or I.D.	**Fenestration Type / Product Type / Frame Type**	**Certification Method[1]**	**Assembly Method**	**Area ft²**	**Overall U-factor**	**Overall SHGC**	**Overall VT**	**Status[2]**
Single Wood Clear	VerticalFenestration FixedWindow NonMetalFraming	Default Performance	SiteBuilt	82	1.04	0.76	0.77	E
Single Non Metal Clear	VerticalFenestration FixedWindow NonMetalFraming	Default Performance	SiteBuilt	10	1.04	0.76	0.77	N

[1] *Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.*
[2] *Status: N - New, A – Altered, E – Existing*

H1. DRY SYSTEM EQUIPMENT (furnaces, air handling units, heat pumps, VRF, economizers etc.)

1	2	3	4	5	6	7	8	9	10	11	12
			Heating				Cooling				
Equipment Name	**Equipment Type**	**Qty**	**Total Heating Output (kBtu/h)**	**Supp Heat Output (kBtuh)**	**Efficiency Unit**	**Efficiency**	**Total Cooling Output (kBtu/h)**	**Efficiency Unit**	**Efficiency**	**Economizer Type (if present)**	**Status[1]**
System 1	MiniSplitHP (Split3Phase)	2	19	0	HSPF	12.50	12	SEER/EER	26.10 / 13.80	NA	N

[1] *Status: N - New, A – Altered, E – Existing*

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H2. FAN SYSTEMS SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13	14
		Design OA	Supply Fan					Return Fan					
Name or Item Tag	**Qty**	**CFM**	**CFM**	**Modeling Method**	**Power**	**Power Units**	**Control**	**CFM**	**Modeling Method**	**Power**	**Power Units**	**Control**	**Status[1]**
System 1	2	0	400	BrakeHorsePower	0.092	bhp	ConstantVolume	NA	NA	NA	NA	NA	N

[1] *Status: N - New, A – Altered, E – Existing*

H3. EXHAUST FAN SUMMARY

1	2	3	4	5	6	7	8
System ID	**Zone Name**	**Qty**	**CFM**	**Motor BHP**	**Power Per Flow (W/cfm)**	**Total Static Pressure (in. H_2O)**	**Status[1]**
Front3	1-Front	1	216	0.092	0.370	1.75	N

[1] *Status: N - New, A – Altered, E – Existing*

H4. Wet System Equipment(boilers,chillers,cooling towers,etc.)

This Section Does Not Apply

H5. PUMPS

This Section Does Not Apply

H6. SYSTEM SPECIAL FEATURES

1	2	3	4
System Name	**Equipment Type**	**Window Interlocks per §140.4(n)**	**Other Special Features and Controls**
DHW1 - SHW	Service Hot Water, Primary Only	NA	Fixed Temperature Control

Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MCH-E.

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RENEWAL DATE
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BERKELEY, CA 94710

TITLE 24

BUILDING PERMIT

DATE 10/06/22

A0.2

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H7. NONRESIDENTIAL VENTILATION

1	2	3	4	5	6	7
Zone Name	Mechanical Ventilation					
	Ventilation Function	# of people	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
1-Front	Retail - Sales	7.33	220	220	880	NA

H8. HIGH-RISE RESIDENTIAL DWELLING UNIT AND HOTEL/MOTEL VENTILATION

This Section Does Not Apply

H9. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13
System ID	Zone Name	System Type	Qty	Rated Capacity (kBtuh)		Airflow (cfm)			Fan			
				Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	VSD
System 1	1-Front	MiniSplitHP	2	19.00	12.00	400	NA	NA	0.092	bhp	☐	☐

H10. EVAPORATIVE COOLER SUMMARY

This Section Does Not Apply

H11. HEAT RECOVERY SUMMARY

This Section Does Not Apply

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I1. WATER HEATER EQUIPMENT SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Name	Heater Element Type	Tank Type	Qty	Tank Vol (gal)	Rated Input	Rated Input Unit	Efficiency	Efficiency Unit	Tank Insulation R-value (Int/Ext)	Standby Loss Fraction	1st Hour Rating or Flow Rate (gal)	Heat Pump Type	Tank Location or Ambient Condition
BRADFORD WHITE RE230LN*-*2	Electricity	Storage	1	26.00	4.5	kW	0.92	UEF	NA	NA	0	NA	NA

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO

1	2	3	4	5	6
Occupancy Type [1]	Conditioned Floor Area [2] (ft²)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance	
				Area Category Footnotes (Watts)	Tailored Method (Watts)
Retail Sales Area (Retail Merchandise Sales)	880	880	0	0	0
Building Totals:	**880**	**880**	**0**	**0**	**0**

[1] See Table 140.6-C
[2] See NRCC-LTI-01-E for unconditioned spaces
[3]Lighting information for existing spaces modeled is not included in the table

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K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROLS

Building Level Controls

1	2
Mandatory Demand Response §110.12(c)	Shut-Off Controls §130.1(c)

Area Level Controls (includes all lighting controls installed in conditioned space to meet mandatory requirements per §130.1)

4	5	6	7	8	9	10
Area Description	Area Category Primary Function Area	Area Controls 130.1(a)	Multi-Level Controls 130.1(b)	Shut-Off Controls 130.1(c)	Primary Daylighting 130.1(d)	Secondary Daylighting 140.5(d)

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L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents bust be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Building Component	Form/Title
Envelope	NRCI-ENV-01-E - Must be submitted for all buildings
Mechanical	NRCI-MCH-01-E - Must be submitted for all buildings
Plumbing	NRCI-PLB-01-E - Must be submitted for all buildings

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M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit:https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Building Component	Form/Title
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Mechanical	NRCA-MCH-02-A Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
	NRCA-MCH-03-A Constant Volume Single Zone HVAC
	NRCA-MCH-11-A Automatic Demand Shed Controls
	NRCA-MCH-13-A Automatic FDD for Air Handling Units and Zone Terminal Units Acceptance

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

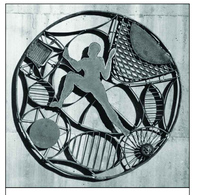
Documentation Author Name: Sharon Block	Signature:
Company: Bright Green Strategies, Inc.	
Address: 820 Delaware Street	Signature Date: 2022-08-26
City/State/Zip: Berkeley CA 94710	CEA/ HERS Certification Identification (if applicable): 3074
Phone: 510-863-1109	

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Envelope Designer Name: Gunkel Architecture	Signature:	
Company: Gunkel Architecture		
Address: 1295 59th Street	Date Signed:	
City/State/Zip: Emeryville CA 94608		
Phone: 510-984-1112	Title:	License #:
Responsible Lighting Designer Name:	Signature:	
Company:		
Address:	Date Signed:	
City/State/Zip:		
Phone:	Title:	License #:
Responsible Mechanical Designer Name: - specify -	Signature:	
Company:		
Address:	Date Signed:	
City/State/Zip:		
Phone:	Title:	License #:



GUNKEL ARCHITECTURE
1295 59TH STREET
EMERYVILLE CA 94608
GUNKELARCHITECTURE.COM
PHONE: (510) 984 - 1112

RETAIL RENOVATION
803 DELAWARE STREET
BERKELEY, CA 94710

TITLE 24

BUILDING PERMIT

DATE 10/06/22

A0.3

STATE OF CALIFORNIA
Domestic Water Heating System
NRCC-PLB-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-PLB-E
Project Name:	Retail Renovation	Report Page:	(Page 1 of 6)
Project Address:	803 Delaware Street	Date Prepared:	8/26/2022

This document is used to demonstrate compliance for nonresidential occupancies with requirements in §110.1, §110.3, §120.3, and §140.5, and with requirements in §141.0 for additions and alterations, for domestic water heating scopes using the prescriptive path. For high-rise residential and hotel/motel occupancies compliance is demonstrated with requirements in §110.1, §110.3, §120.3, §150.0 and §150.1(c)8, and with requirements §150.2 for additions.

A. GENERAL INFORMATION

01	Project Location (city)	Berkeley	02	Climate Zone	3
03	Occupancy Types Within Project (select all that apply):				
☒ Nonresidential	☐ High-Rise Residential	☐ Hotel/Motel			
☐ State Building	☐ Healthcare Facility	☐ Other (Write In)			

B. PROJECT SCOPE

This table includes domestic water heating systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive paths outlined in §140.5, §150.1(c)8, and §141.0(a), or §141.0(b)2N for additions or alterations. Solar water heating systems are documented on the NRCC-SRA compliance document. Combined hydronic water heating systems are documented on the NRCC-MCH compliance document.

01	02	03		
My project consists of (check all that apply):	System Type[1,2]	System Components		
☒ New system (DHW system being installed for the first time in newly constructed building)	Individual System (serving nonresidential spaces)	☒ Equipment	☒ Distribution	☒ Controls
☐ System Alteration (equipment, distribution or controls)		☐ Equipment	☐ Distribution	☐ Controls

[1] *FOOTNOTES: Point of use water heaters, or other non-central systems used to serve nonresidential spaces, are considered individual systems.*
[2] *Dwelling units refers to hotel/motel guest rooms and units in a high-rise residential occupancy.*

STATE OF CALIFORNIA
Domestic Water Heating System
NRCC-PLB-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-PLB-E
Project Name:	Retail Renovation	Report Page:	(Page 2 of 6)
Project Address:	803 Delaware Street	Date Prepared:	8/26/2022

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with water heating requirements. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. or the table indicated as not compliant for guidance.

01	02	03	04
Domestic Hot Water Equipment	Distribution Systems	Controls	Compliance Results
Table F	Table G	Table H	
Yes	Yes	Yes	COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table is includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Domestic Water Heating System
NRCC-PLB-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-PLB-E
Project Name:	Retail Renovation	Report Page:	(Page 3 of 6)
Project Address:	803 Delaware Street	Date Prepared:	8/26/2022

F. DOMESTIC HOT WATER EQUIPMENT

This table is used to demonstrate compliance with mandatory equipment requirements in §110.1 and §110.3. For high-rise residential and hotel/motel occupancies, compliance with prescriptive requirements in §150.1(c)8 must also be demonstrated and with §150.2 for addition and alteration scopes.

Equipment Schedule: Individual Systems

01	02	03	04	05	06
Name or Item Tag	Equipment Type	Volume (gal)	Max GPM/ First Hour Rating (FHR)	Rated Uniform Energy Factor (UEF)	Minimum Required Uniform Energy Factor (UEF)[1]
BRADFORD WHITE RE230LN*-*****	Electric Storage	<=30	0 <= FHR <18	0.92	0.86

[1] *FOOTNOTE: Compliant equipment may be found in the Modernized Appliance Efficiency Database System (MAEDBS) on the Energy Commission website: https://cacertappliances.energy.ca.gov/Pages/Search/AdvancedSearch.aspx*

Water Heating Equipment All Occupancies

	Yes	No	Not Applicable	Requirement
18	☐	☐	☒	Unfired storage tank insulation shall have Internal + External >=R-16 OR External >=R-12. Label required per §110.3(c)3
19	☐	☐	☒	New state buildings 60% of energy for service water heating from site solar energy or recovered energy per §110.3(c)5
20	☐	☐	☒	Isolation valves for instantaneous water heater with input rating >6.8 kBTUH or 2 kW has been specified per §110.3(c)6

STATE OF CALIFORNIA
Domestic Water Heating System
NRCC-PLB-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-PLB-E
Project Name:	Retail Renovation	Report Page:	(Page 4 of 6)
Project Address:	803 Delaware Street	Date Prepared:	8/26/2022

G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM

This table is used to demonstrate compliance for nonresidential occupancies with distribution requirements in §120.3 and §140.5. For high-rise residential and hotel/motel occupancies, compliance is demonstrated with requirements §110.3(c), §120.3, §150.0, §150.1

Mandatory Pipe Insulation All Occupancies

12	☒	For systems serving nonresidential spaces, pipe insulation for the following applications is specified to comply with Table 120.3-A (see below) per §120.3 : • Recirculating system piping, including supply and return piping of the water heater • The first 8 ft of hot and cold outlet piping, including between storage tank and heat trap, for a nonrecirculating storage system • Pipes that are externally heated
13	☒	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service per §120.3(b) and §150.0(j)3

TABLE 120.3-A PIPE INSULATION THICKNESS

Fluid Temperature Range (°F)	Conductivity Range (Btu-in per hour per ft² per °F)	Insulation Mean Rating Temp (°F)	Nominal Pipe Diameter (in)		
			< 1	1 to < 1.5	1.5 to < 4
			Minimum Insulation Required		
105-140	0.22 - 0.28	100	1.0 in or R-7.7	1.5 in or R-12.5	1.5 in or R-11

STATE OF CALIFORNIA
Domestic Water Heating System
NRCC-PLB-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-PLB-E
Project Name:	Retail Renovation	Report Page:	(Page 5 of 6)
Project Address:	803 Delaware Street	Date Prepared:	8/26/2022

H. DOMESTIC HOT WATER CONTROLS

This table is used to demonstrate compliance with control requirements in §110.3 for all occupancies. For high-rise residential and hotel/motel occupancies, compliance is also demonstrated with requirements in §150.1(c)8.

	Yes	No	Not Applicable	Requirement
01	☒	☐	☐	Construction documents require manufacturer certification that service water-heating systems are equipped with automatic temperature controls capable of adjusting temperature settings per §110.3(a).
02	☐	☐	☒	Systems with capacity > 167,000 BTUH equipped with outlet temperature controls per §110.3(c)1 unless covered by California Plumbing Code 613.0.
03	☐	☐	☒	Controls for circulating pumps or electrical heat trace systems are capable of automatically turning off the system per §110.3(c)2 unless systems serves healthcare facility.
04	☐	☐	☒	For recirculation systems serving multiple dwelling units, design includes automatic pump controls per §150.1(c)8Bii, or §150.2 for additions or alterations.
05	☐	☐	☒	For recirculation systems serving individual dwelling units, design includes manual on/off controls as specified in Reference Appendix RA4.4.9 per §150.1(c)8.
06	☐	☐	☒	For replacement single heat pump water heaters serving individual dwelling units in climate zone 1-15, design includes communication interface that meets demand responsive control requirements of §110.12(a) per §150.2(b)1Hiii.

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title	Field Inspector	
	Pass	Fail
NRCI-PLB-01-E - Must be submitted for all buildings	☐	☐

J.DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no Certificates of Acceptance applicable to service water heating requirements.

K. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no NRCV forms required for this project.

STATE OF CALIFORNIA
Domestic Water Heating System
NRCC-PLB-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-PLB-E
Project Name:	Retail Renovation	Report Page:	(Page 6 of 6)
Project Address:	803 Delaware Street	Date Prepared:	8/26/2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Sharon Block	Documentation Author Signature:
Company: Bright Green Strategies, Inc.	Signature Date: 2022-08-26
Address: 820 Delaware Street	CEA/ HERS Certification Identification (if applicable): 3074
City/State/Zip: Berkeley CA 94710	Phone: 510-863-1109

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: AMBER BAKER		Responsible Designer Signature:	
Company:	GUNKEL ARCHITECTURE	Date Signed: 2022-08-26	Amber Lee Baker
Address:	1295 59TH ST.	License:	C 37581
City/State/Zip:	EMERYVILLE, CA 94608	Phone:	(510) 984-1112 X 106

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PHONE: (510) 984 - 1112

LICENSED ARCHITECT
BRAD KENNETH GUNKEL
No. C-30424
1/31/23
RENEWAL DATE
STATE OF CALIFORNIA

RETAIL RENOVATION
803 DELAWARE STREET
BERKELEY, CA 94710

TITLE 24

BUILDING PERMIT

DATE 10/06/22

A0.4

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

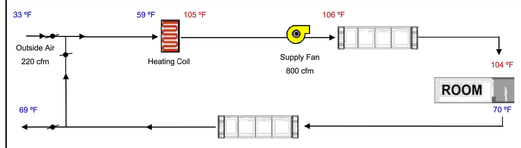
Project Name: Retail Renovation	Date: 8/26/2022
System Name: System 1	Floor Area: 880

ENGINEERING CHECKS	
Number of Systems	2
Heating System	
Output per System	18,000
Total Output (Btuh)	36,000
Output (Btuh/sqft)	40.9
Cooling System	
Output per System	12,000
Total Output (Btuh)	24,000
Total Output (Tons)	2.0
Total Output (Btuh/sqft)	27.3
Total Output (sqft/Ton)	440.0
Air System	
CFM per System	400
Airflow (cfm)	800
Airflow (cfm/sqft)	0.91
Airflow (cfm/Ton)	400.0
Outside Air (%)	27.5%
Outside Air (cfm/sqft)	0.25
Note: values above given at ARI conditions	

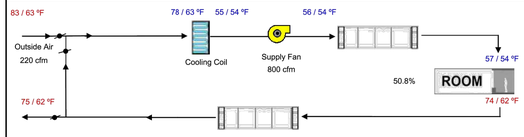
SYSTEM LOAD	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	Sensible	Latent	CFM	Sensible
Total Room Loads	1,347	24,330	2,933	693	25,240
Return Vented Lighting		0			
Return Air Ducts		1,217			1,262
Return Fan		0			0
Ventilation	220	1,777	-1,420	220	8,333
Supply Fan		546			-548
Supply Air Ducts		1,217			1,262
TOTAL SYSTEM LOAD		29,086	1,513		35,551

HVAC EQUIPMENT SELECTION				
Mitsubishi MSZ-FS 12		23,745	0	26,896
Total Adjusted System Output (Adjusted for Peak Design conditions)		23,745	0	26,896
TIME OF SYSTEM PEAK		Aug 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



GUNKEL ARCHITECTURE
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PHONE: (510) 984 - 1112

LICENSED ARCHITECT
BRAD KENNETH GUNKEL
No. C-30424
1/31/23
RENEWAL DATE
STATE OF CALIFORNIA

RETAIL RENOVATION
803 DELAWARE STREET
BERKELEY, CA 94710

TITLE 24

BUILDING PERMIT

DATE 10/06/22

A0.5

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Retail Renovation	Report Page:	(Page 1 of 7)
Project Address:	803 Delaware Street	Date Prepared:	8/26/2022

This document is used to demonstrate compliance with requirements in §110.9, §110.12(c), §130.0, §130.1, §140.6 and §141.0(b)2 for indoor lighting scopes using the prescriptive path.

A. GENERAL INFORMATION

01	Project Location (city)	Berkeley	04	Total Conditioned Floor Area (ft²)	880
02	Climate Zone	3	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

● Retail ● Support Areas

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)2 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☐ New Lighting System				
☐ New Lighting System - Parking Garage				
☒ Altered Lighting System	Area Category Method	880	Area Category Method	0
Total Area of Work (ft²)	880		0	

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Retail Renovation	Report Page:	(Page 2 of 7)
Project Address:	803 Delaware Street	Date Prepared:	8/26/2022

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1	Allowed Lighting Power per §140.6(b) (Watts)						Adjusted Lighting Power per §140.6(a) (Watts)				Compliance Results
	01	02	03	04		05	06	07		08	09
	Complete Building §140.6(c)1	Area Category §140.6(c)2	Area Category Additional §140.6(c)2G (+)	Tailored §140.6(c)3 (+)	=	Total Allowed (Watts)	Total Designed (Watts)	Adjustments PAF Lighting Control Credits §140.6(a)2 (-)	=	Total Adjusted (Watts) *Includes Adjustments	05 must be >= 08 §140.6
	(See Table I)	(See Table I)	(See Table J)	(See Table K)			(See Table F)	(See Table P)			
Conditioned		811.8	0		=	812	896	90	=	806	COMPLIES
Unconditioned					=				=		
Controls Compliance (See Table H for Details)											COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)											

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all permanent designed lighting and all portable lighting in offices.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per §140.6(a)3	Design Watts	Field Inspector	
									Pass	Fail
P1	LED 2	No	No	64	Mfr. Spec	2	No	128	☐	☐
P2	LED 2	No	No	64	Mfr. Spec	2	No	128	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Retail Renovation	Report Page:	(Page 3 of 7)
Project Address:	803 Delaware Street	Date Prepared:	8/26/2022

F. INDOOR LIGHTING FIXTURE SCHEDULE

R1	LED	No	No	32	Mfr. Spec	12	No	384	☐	☐
R2	LED3	No	No	48	Mfr. Spec	4	No	192	☐	☐
R3	LED	No	No	32	Mfr. Spec	2	No	64	☐	☐
Total Designed Watts: CONDITIONED SPACES								896		

[1]*FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4B is adjusted to be 75% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*

[2]*Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) Wattage used must be the maximum rated for the luminaire, not the lamp.*

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

*This table includes lighting controls for conditioned and unconditioned spaces. When a control having a * is shown, the notes section of this table provides more detail on how compliance is achieved. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.*

Building Level Controls

01	02	03	
Mandatory Demand Response §110.12(c)	Shut-off controls §130.1(c)	Field Inspector	
		Pass	Fail
Required > 10,000 SF	Whole Building Auto Time Switch	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Sky lit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Field Inspector	
								Pass	Fail

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Retail Renovation	Report Page:	(Page 4 of 7)
Project Address:	803 Delaware Street	Date Prepared:	8/26/2022

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved. EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)2*	13
	Plan Sheet Showing Daylit Zones:

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per §140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
Front	Retail Merchandise Sales	1	685	685	No	Yes
Back	Restrooms	0.65	195	126.8	No	Yes
		TOTALS:	880	811.8	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS

This section does not apply to this project.

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Retail Renovation	Report Page:	(Page 5 of 7)
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O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This table includes all areas indicated in Table I or Table K as using a PAF credit described in §140.6(a)2.

Conditioned Spaces

01	02									03	04	05	06	07
Area Description	PAF per §140.6(a)2 [1]									Luminaires Controlled for PAF Credit				Control Credit Power Adjustments (Watts)
	1	2A	2B	2C	3A	3B	4	5	6	7	Luminaire Name or Item Tag	Luminaire Design Watts	Number of Luminaires	Lighting Controlled (Watts)	
	Pick up to one				Pick up to one			Pick up to one							
Front	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	R1	32	10	320	32.0
Front	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	R2	48	4	192	19.2
Front	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	P1	64	2	128	12.8
Front	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	P2	64	2	128	12.8
Back	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	R1	32	2	64	6.4
Back	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	R3	32	2	64	6.4
08											09				
☐	All spaces applying PAF 5, 6 or 7 include a daylight design meeting requirements in §140.3(d). See Table S.										**Total Power Adjustment (Watts) CONDITIONED SPACES:**				89.6

[1] *FOOTNOTES: PAFs outlined in Table 140.6-A include 1) Daylight dimming plus OFF; 2A) Occupant sensors in offices (dlte/] 125 ft²; 2B) Occupant sensors in offices 126 - 250 ft²; 2C) Occupant sensors in offices 251 - 500 ft²; 3A) Institutional tuning, non-daylit areas and 3B) Institutional tuning, daylit areas; 4) Demand response; 5) Clerestory fenestration; 6) Horizontal slots; 7) Light shelves.*

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

STATE OF CALIFORNIA
Indoor Lighting
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CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
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Project Address:	803 Delaware Street	Date Prepared:	8/26/2022

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This table documents clerestories, horizontal slats or light shelves meet the requirements in §140.3(d) if a Power Adjustment Factor was claimed on Table P. These features must be documented on the architectural plans or where appropriate within the construction documents. This PAF also must be verified in the field with an acceptance test per Table U.

01	Compliance Strategy	

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title	Field Inspector	
	Pass	Fail
NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐
NRCI-LTI-05-E- Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	☐	☐

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified		Field Inspector	
			Pass	Fail
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐	☐		
NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐	☐		

GUNKEL ARCHITECTURE
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GUNKELARCHITECTURE.COM
PHONE: (510) 984 - 1112

LICENSED ARCHITECT
BRAD KENNETH GUNKEL
No. C-30424
1/31/23
RENEWAL DATE
STATE OF CALIFORNIA

RETAIL RENOVATION
803 DELAWARE STREET
BERKELEY, CA 94710

TITLE 24

BUILDING PERMIT

DATE 10/06/22

A0.6

STATE OF CALIFORNIA

Indoor Lighting

NRCC-LTI-E

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-LTI-E**
Project Name:	Retail Renovation	**Report Page:**	**(Page 7 of 7)**
Project Address:	803 Delaware Street	**Date Prepared:**	8/26/2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Sharon Block	Documentation Author Signature:
Company: Bright Green Strategies, Inc.	Signature Date:
Address: 820 Delaware Street	CEA/ HERS Certification Identification (if applicable): 3074
City/State/Zip: Berkeley CA 94710	Phone: 510-863-1109

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	AMBER BAKER	Responsible Designer Signature:	Amber Lee Baker
Company: Gunkel Architecture	GUNKEL ARCHITECTURE	Date Signed: 2022-08-26	
Address:	1295 59TH ST.	License:	C 37581
City/State/Zip:	EMERYVILLE, CA 94608	Phone:	(510) 984-1112 X 106

Registration Number:

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

Registration Date/Time:

Report Version: 2019.1.003
Schema Version: rev 20200601

Registration Provider: Energysoft

Report Generated: 2022-08-26 17:18:05

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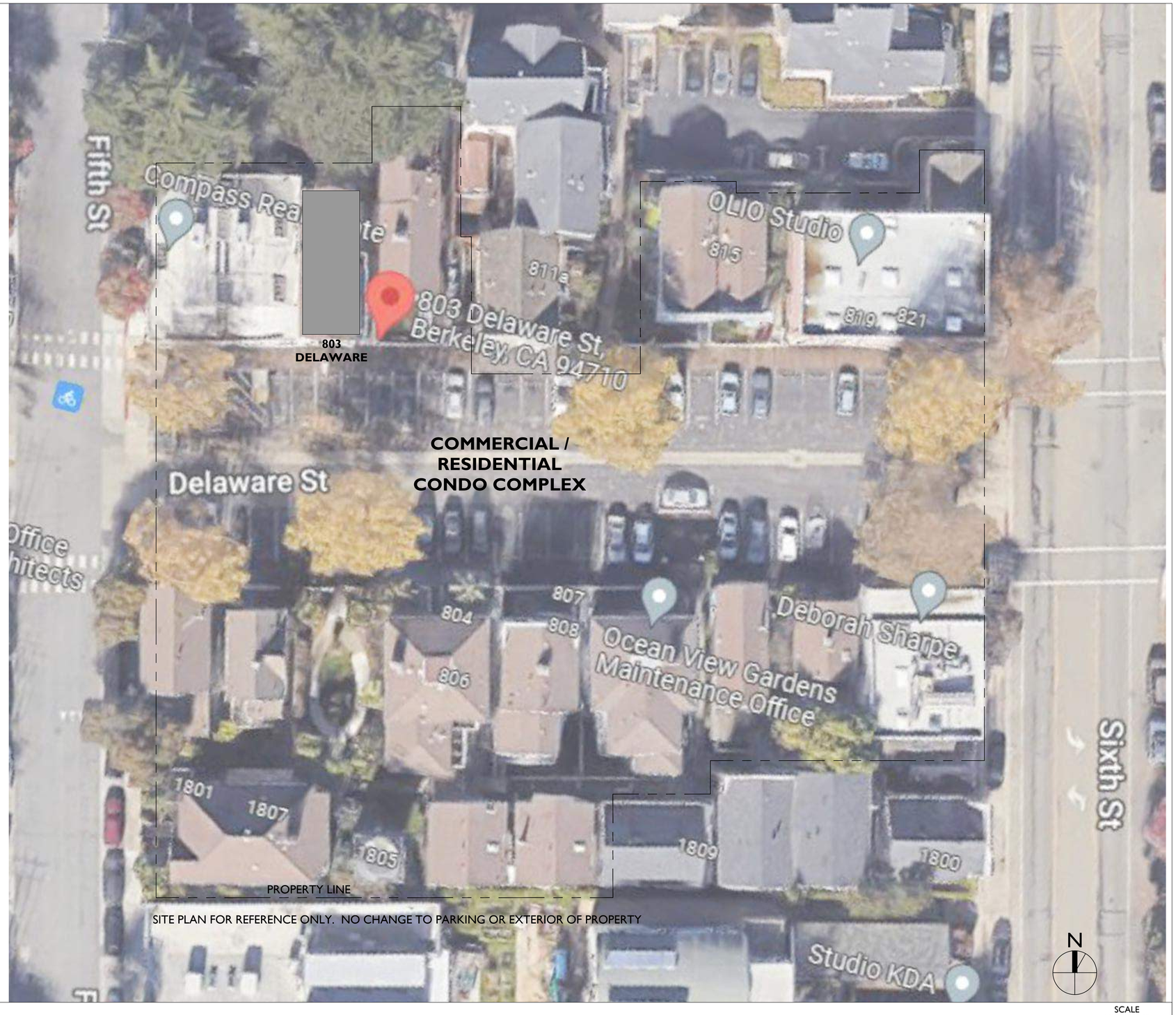
TITLE 24

BUILDING PERMIT

DATE 10/06/22

A0.7



1 SITE PLAN

SCALE
1/16" = 1'-0"

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803 DELAWARE STREET
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EXISTING
SITE PLAN

BUILDING PERMIT

DATE 10/06/22

A1.0

GENERAL NOTES

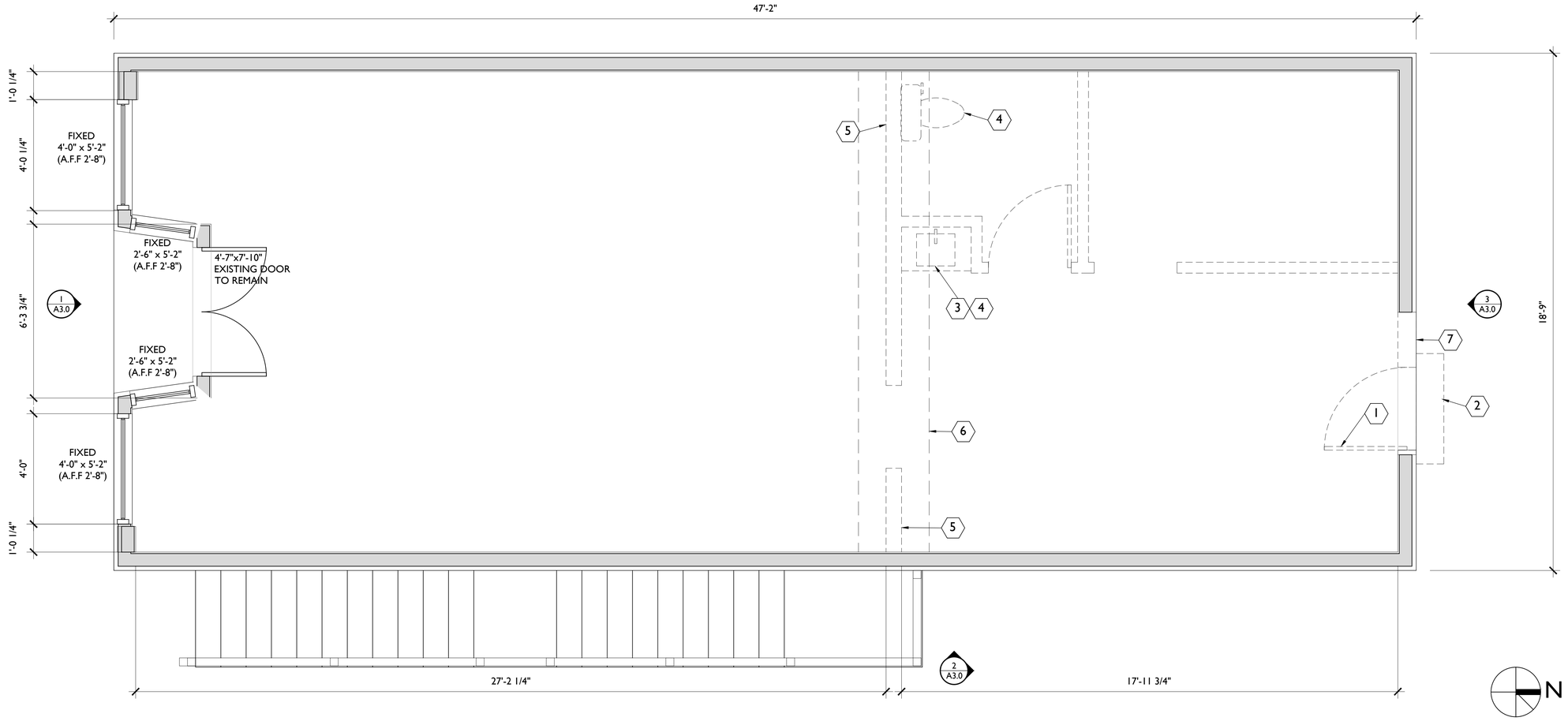
1. REMOVE ALL (E) LIGHTING AND OUTLETS.
2. REMOVE (E) CEILING FINISH FOR INSTALLATION OF (N) FIRE AND SOUND SEPARATION.

KEY NOTES (#)

1. REMOVE (E) DOOR
2. REMOVE (E) CONC. STEP
3. REMOVE (E) CABINETRY
4. REMOVE (E) PLUMBING FIXTURE
5. WALL DEMO COORDINATED W/ STRUCTURAL
6. SEE STRUCTURAL FOR EXTENT OF DEMOLITION FOR NEW FOOTING.
7. REMOVE PORTION OF EXISTING WALL FOR NEW DOOR.

LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (E) DOOR TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) WINDOW TO REMAIN
- (E) WINDOW TO BE REMOVED



1 EXISITNG & DEMOLITION FIRST FLOOR PLAN — 1/2" = 1'-0"

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BERKELEY, CA 94710

EXISTING & DEMO FIRST FLOOR PLAN

BUILDING PERMIT

DATE 10/06/22

A2.0

T-24 LIGHTING & MECHANICAL REQUIREMENTS

ELECTRICAL:
ALL NEW ELECTRICAL WORK TO FULLY COMPLY WITH HIGH-EFFICIENCY LIGHTING REQUIREMENTS AS DESCRIBED BELOW BASED ON TITLE 24, PART 6, SUBCHAPTER 7 - SECTION 150.0 MANDATORY FEATURES AND DEVICES. LED LIGHTING MUST BE CERTIFIED TO THE ENERGY COMMISSION BY THE MANUFACTURER TO QUALIFY AS "HIGH EFFICACY"

1. SEE GENERAL NOTES FOR SPECIFIC REQUIREMENTS FOR BATHROOM, KITCHEN AND LAUNDRY

2. INDOOR LIGHTING: ALL LIGHTS SHALL BE HI-EFFICACY LED AND CONTROLLED BY DIMMERS OR VACANCY SENSORS. NO CONTROLS SHALL BY PASS DIMMER AND VACANCY SENSOR FUNCTION.

3. OUTDOOR LIGHTING: ALL EXTERIOR LIGHTS SHALL BE HIGH EFFICACY LED. MANUAL ON AND OFF SWITCH SHALL NOT OVERRIDE AUTOMATIC STRATEGIES: PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT SYSTEM.

ALL ELECTRIC MECHANICAL SYSTEMS REQUIRED PER BERKELEY MUNICIPAL CODE:

UNIT TO RECEIVE:
- 20 GALLON ELECTRIC HOT WATER HEATER IN LOFT OVER RESTROOM.
- EXTERIOR HEAT PUMP CONDENSER, SEE FLOOR PLAN FOR LOCATION.
- WALL-PACK FAN COILS AS INDICATED ON RCP.

KEY NOTES (#)

SEE GENERAL NOTES FOR CODE REQ'S RELATED TO SPECIFIC ITEMS

1. APPLIANCE/PLUMBING FIXTURE PER GENERAL NOTES

2. CABINETRY/CASEWORK/SHELVING BY OWNER.
REQUIRED ACCESSIBLE SALES COUNTER TO HAVE A MINIMUM LENGTH OF 36" AND A HEIGHT BETWEEN 28" AND 34" ABOVE THE FLOOR.
REQUIRED KNEE CLEARANCE MINIMUM 27" HIGH AND 19" DEEP
(CBC 11B-227.1, 227.3, 904.4)

3. CLASS A - 1-A:10-B:C MINIMUM RATING PORTABLE FIRE EXTINGUISHER UNDER SINK

4. HEAT PUMP CONDENSER, SEE RCP FOR FAN COIL LOCATIONS.

ELECTRICAL LEGEND

NOTE: ELECTRICAL FIXTURES TO BE SELECTED BY OWNER UNLESS OTHERWISE NOTED

DUPLEX/FOURPLEX ELECTRICAL RECEPTACLE:
- GFI = GROUND FAULT INTERRUPT
- MICRO = MICROWAVE
- TC = TRASH COMPACTOR
- DW = DISHWASHER
- REF = REFRIGERATOR
- RANGE = RANGE
- WASH = WASHER
- DRY = DRYER
- D = DISPOSER
- 220 = DEDICATED 220V RECEPTACLE
- EV = ELECTRIC VEHICLE
- WP = WEATHER PROOF

FLOOR MOUNTED RECEPTACLE

TELEPHONE / DATA PORT

CABLE TELEVISION PORT

ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE, 15 & 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT (FAMILY ROOM, DINING ROOM, LIVING ROOM, LIBRARY, DEN, BEDROOM, CLOSET, HALLWAY, SUNROOM, KITCHEN, LAUNDRY OR SIMILAR ROOMS OR AREAS) SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED. ALL RECEPTACLES TO BE TAMPER RESISTANT SEC. CEC 406.11

PER NEC 210-52(A) LOCATE ELECTRICAL OUTLETS:
- 12' O.C. MAX AND WITHIN 6' OF THE END OF WALLS.
- HEIGHT AT ROOMS & APPLIANCES SHALL BE 14" A.F.F. (CENTER LINE) U.O.N.
- HEIGHT AT COUNTERTOPS & LAVATORY/SINKS SHALL BE 44" A.F.F. (CENTER LINE) U.O.N.

PER NEC 210-8 PROVIDE GFI PROTECTION AT:
- ALL RECEPTACLES SERVING KITCHEN COUNTER TOPS
- RECEPTACLES WITHIN 6' OF A WET BAR SINK.
- AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12"
- ALL RECEPTACLES IN GARAGES AND BASEMENTS OUTDOORS, LAUNDRY, UTILITY ROOMS

THE SIZE OF THE SERVICE PANELS FOR THE DWELLING UNITS AS NOT LESS THAN 60 AMPS PER CEC 230.79(D)

LEGEND

EXISTING WALLS

NEW WALLS

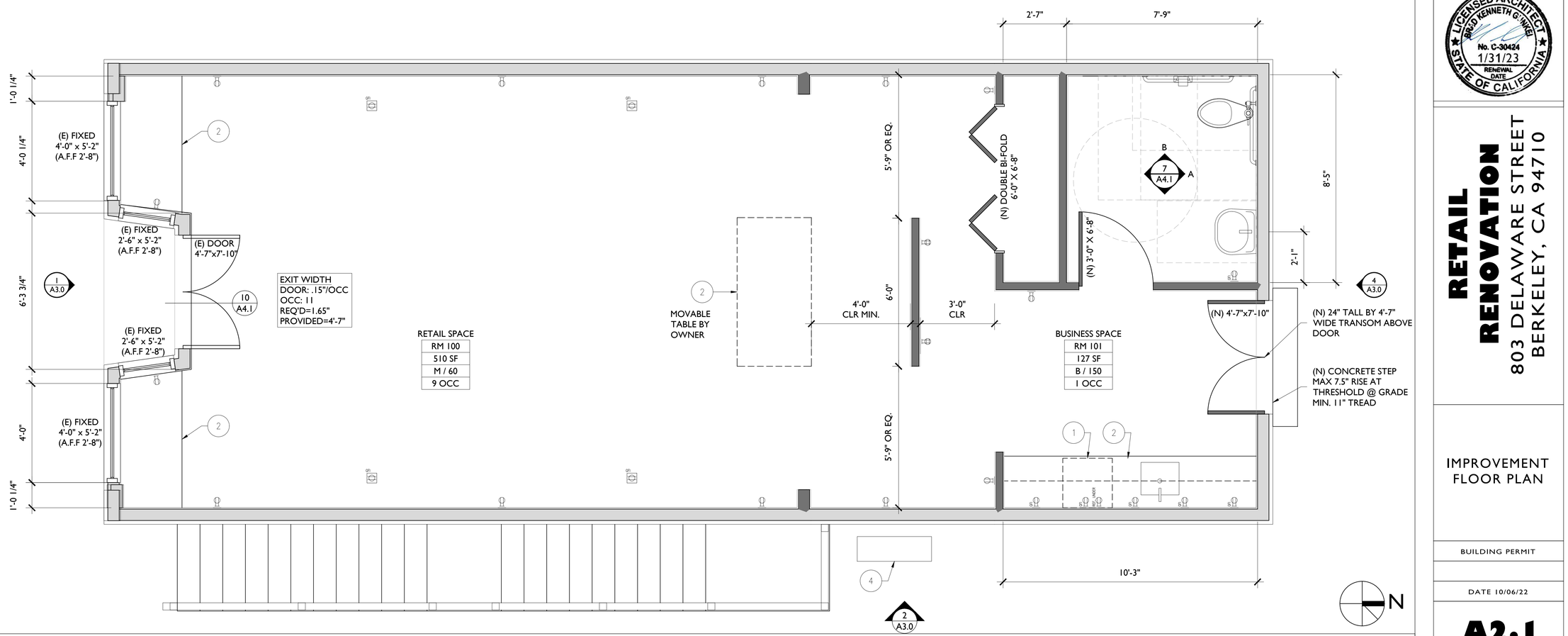
EXISTING WINDOWS

EXISTING DOORS

NEW DOOR, PER GENERAL NOTES & T24 REQ'S AT EXTERIOR

PROJECT NOTES

1. COORDINATE INTERIOR TRIM, FINISHES, + FIXTURES WITH OWNER + ARCHITECT.
2. DIMENSIONS ARE TO THE FACE OF STUD, U.O.N.
3. VERIFY IN FIELD ALL WINDOW + DOOR OPENING DIMENSIONS PRIOR TO ORDERING



1 IMPROVEMENT FIRST FLOOR PLAN — 1/2" = 1'-0"

GUNKEL ARCHITECTURE
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LICENSED ARCHITECT
BRAD KENNETH GUNKEL
No. C-30424
1/31/23
RENEWAL DATE
STATE OF CALIFORNIA

RETAIL RENOVATION
803 DELAWARE STREET
BERKELEY, CA 94710

IMPROVEMENT FLOOR PLAN

BUILDING PERMIT

DATE 10/06/22

A2.1

LIGHTING SCHEDULE

TAG	DESCRIPTION	TYPE
R1	SINGLE RECESSED CAN	LED
R2	DOUBLE RECESSED CAN	LED
R3	SURFACE 'RECESSED' LIGHT	LED
S1	DISPLAY SCONCE	LED
S2	VANITY SCONCE	LED
P1	PENDANT - COUNTER	LED
P2	PENDANT - WINDOW	LED
E1	EXTERIOR SCONCE	LED
E2	EXTERIOR SCONCE	LED
L1	LED TAPE LIGHT	LED

KEYNOTES

1. EDGE OF SOFFIT
2. DROPPED BEAM, S.S.D., CLADDING TO BE COORD. W/ OWNER
3. COORDINATE EXACT LOCATION OF PENDANT LIGHTS W/ OWNER
4. 20 GALLON ELECTRIC HOT WATER HEATER ABOVE RESTROOM CEILING IN LOFT. SEE 3/A4.0 FOR STRAPPING
5. MINI-SPLIT FAN COIL MOUNTED ON WALL, COORDINATE W/ OWNER.
6. NEW FIRE/SOUND RATED CEILING ASSEMBLY, SEE 4/A4.0 FOR DETAIL

GENERAL NOTES

1. ALL CEILINGS TO BE FINISHED WITH 5/8 " GYP BOARD U.O.N.
2. CEILINGS SEPARATING OCCUPANCIES TO BE FINISHED WITH 1 HOUR TYPE 'C' GYP. BD.
3. CEILINGS BETWEEN UNITS TO BE CONSTRUCTED WITH RC CHANNELS AND SOUND INSULATION TO ACHIEVE A MIN. STC RATING OF 50, AND MIN. I.I.C. RATING OF 45.
4. SMOKE ALARMS LISTED IN ACCORDANCE WITH UL 217 AND STATE FIRE MARSHAL APPROVE FOR SMOKE ALARM. [CFC §907.2.10]
5. SMOKE ALARMS MUST BE INTERCONNECTED IN ACCORDANCE WITH CFC §907.2.10.5.
6. SMOKE ALARMS INSTALLED LESS THAN 20-FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE MUST BE AN IONIZATION SMOKE ALARM WITH AN ALARM-SILENCING SWITCH, OR PHOTOELECTRIC SMOKE ALARM. [CFC §907.2.10.8 (NFPA 72 §29.8.3.4 ITEM 4)]
7. SMOKE ALARMS MUST BE INSTALLED MIN 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. [CFC §907.2.10.8 (NFPA 72 §29.8.3.4 ITEM 5)]
8. CARBON MONOXIDE ALARM MUST BE LISTED IN ACCORDANCE WITH UL 2034. [CFC §915.4.2]
9. CO ALARMS MUST BE INTERCONNECTED IN ACCORDANCE WITH CFC §915.4.4.
10. SMOKE AND CO ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING'S ELECTRICAL SYSTEM, AND SHALL HAVE A BATTERY BACKUP POWER SUPPLY [CFC §907.2.10.6 AND CFC §915.4.1].

T-24 LIGHTING REQ'MNTS

ELECTRICAL:
ALL NEW ELECTRICAL WORK TO FULLY COMPLY WITH HIGH-EFFICIENCY LIGHTING REQUIREMENTS AS DESCRIBED BELOW BASED ON TITLE 24, PART 6, SUBCHAPTER 7 - SECTION 150.0 MANDATORY FEATURES AND DEVICES, SUBSECTION K RESIDENTIAL LIGHTING. LED AND FLUORESCENT LIGHTING MUST BE CERTIFIED TO THE ENERGY COMMISSION BY THE MANUFACTURER TO QUALIFY AS "HIGH EFFICACY"

1. SEE GENERAL NOTES FOR SPECIFIC REQUIREMENTS FOR BATHROOM, KITCHEN, AND LAUNDRY

2. OTHER ROOMS: ALL LIGHTS SHALL BE LED. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8 PER CEC 150.0(k) (CLOSETS <70 SF AND HALLWAYS ARE EXEMPT)

3. OUTDOOR LIGHTING: ALL EXTERIOR LIGHTS SHALL BE LED. MANUAL ON AND OFF SWITCH SHALL NOT OVERRIDE AUTOMATIC STRATEGIES: PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT SYSTEM.

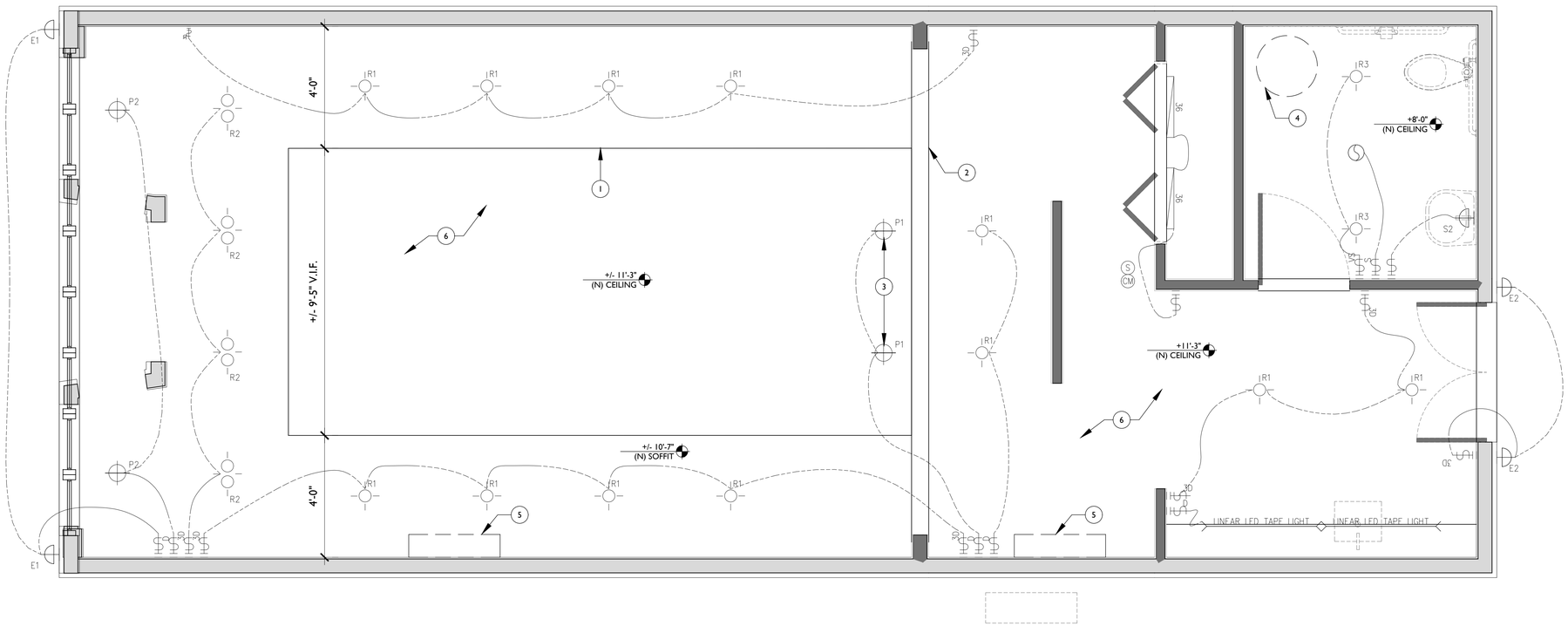
ELECTRICAL LEGEND AND NOTES

NOTE: ELECTRICAL FIXTURES TO BE SELECTED BY OWNER UNLESS OTHERWISE NOTED

- LIGHT SWITCH TYPE:
  - D = DIMMER CONTROL
  - 3 = 3-WAY
  - S = OCCUPANT SENSOR
  - DASHED LINE INDICATES CIRCUIT
- LIGHT FIXTURE TYPE:
  - P/M = PHOTOCONTROL/MOTION SENSOR CONTROLLED
  - "A" = DAMP RATED
  - F = FLUORESCENT W/ ELEC BALLAST
  - VS = VACANCY SENSOR
  - MS = MOTION SENSOR
- WALL MOUNTED SCONCE
- WALL MOUNTED LIGHT
- LED RECESSED LIGHTS COORD. W/ OWNER & ARCH.
- CONCEALED LINEAR STRIP LIGHT (12"=13W; 18"=15W; 24"=20W; 48"=32W U.O.N.)
- SURFACE MOUNTED STRIP LIGHT (12"=13W; 18"=15W; 24"=20W; 48"=32W U.O.N.)
- PENDANT OR FLUSH MOUNT LIGHT
- LINE VOLTAGE TRACK WITH LOW VOLTAGE HEADS MR-16 GIMBAL RING TYPE
- LINE VOLTAGE FLUSH MOUNT LIGHT (24"X48" 2-LAMP U.O.N.)
- LED BAR WITH MOTION SENSOR
- SMOKE ALARM (PHOTOELECTRIC)
- CARBON MONOXIDE ALARM
- EXHAUST FAN
  - C = COMBINED LIGHT AND FAN
- WALL MECHANICAL AIR REGISTER
- CEILING MECHANICAL AIR REGISTER
- COLD AIR RETURN
- WOOD SOFFIT TO MATCH WOOD SIDING
- STUCCO EXTERIOR SOFFIT
- LEVEL SOFFITED GYP. BD. CEILING

RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO-CLEARANCE INSULATION COVER (IC) TYPE, AIR-TIGHT (ASTME283) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING

LOCATE ELECTRICAL WALL MOUNTED LIGHT SWITCH:
- HEIGHT AT ROOMS & APPLIANCES SHALL BE 44" A.F.F. (CENTER LINE) U.O.N.



1 IMPROVEMENT REFLECTED CEILING PLAN — 1/2" = 1'-0"

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1/31/23
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803 DELAWARE STREET
BERKELEY, CA 94710

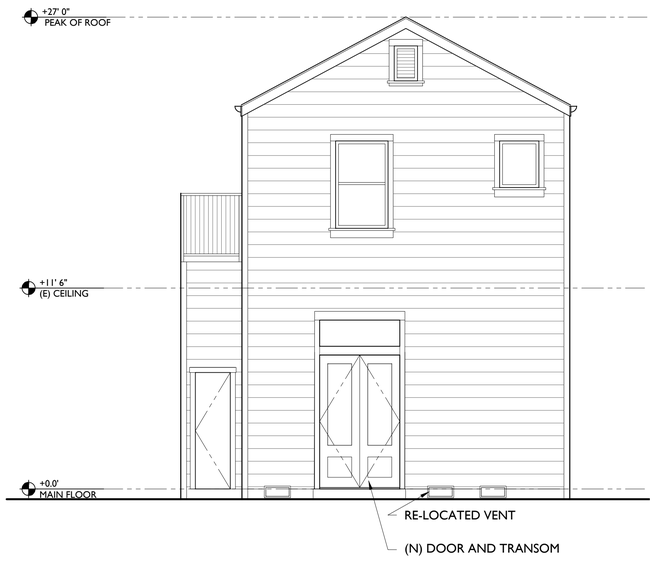
IMPROVEMENT RCP

BUILDING PERMIT

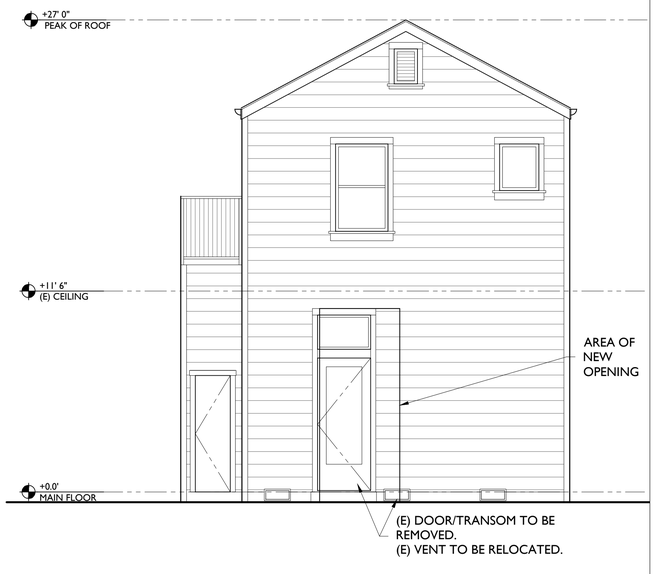
DATE 10/06/22

A2.2

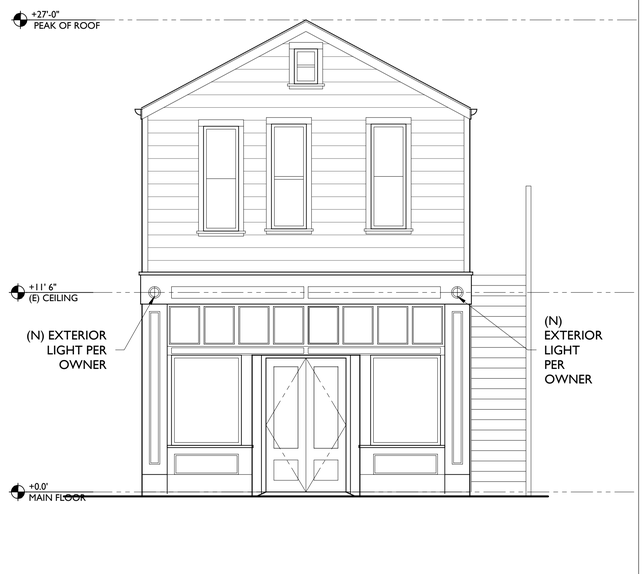
2 EXISTING ELEVATION - EAST - NO CHANGE — SCALE 1/4" = 1'-0"



4 IMPROVEMENT ELEVATION - NORTH — SCALE 1/4" = 1'-0"



3 EXISTING ELEVATION - NORTH — SCALE 1/4" = 1'-0"



1 EXISTING ELEVATION - SOUTH - NO CHANGE — SCALE 1/4" = 1'-0"

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LICENSED ARCHITECT
RUSS KENNETH GUNKEL
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RETAIL RENOVATION

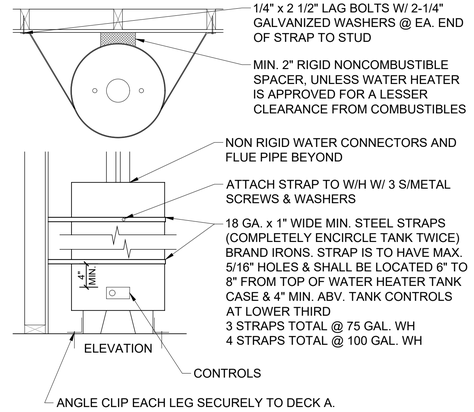
803 DELAWARE STREET
BERKELEY, CA 94710

EXISTING & IMPROVEMENT ELEVATIONS

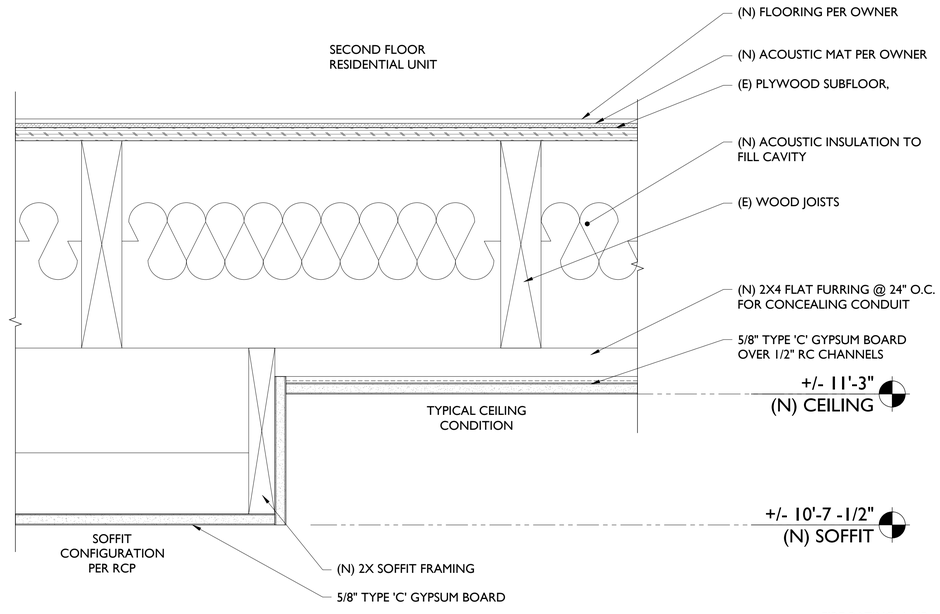
BUILDING PERMIT

DATE 10/06/22

A3.0



3 WATER HEATER ANCHORAGE SCALE 1" = 1'-0"



4 1 HR RATED CEILING AND SOFFIT ASSEMBLY - SECTION SCALE 3" = 1'-0"

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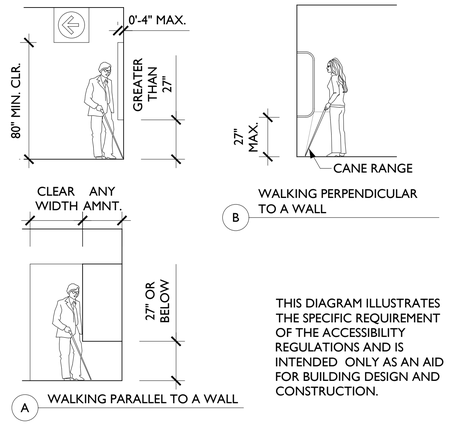
DETAILS

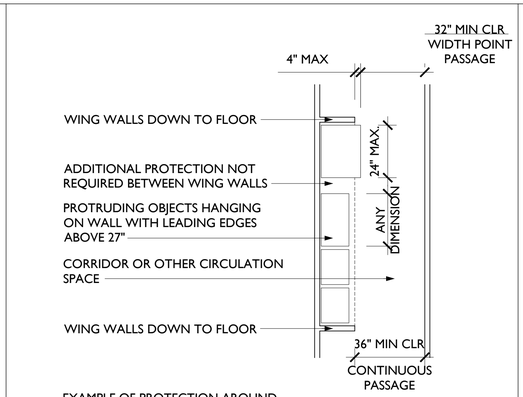
BUILDING PERMIT

DATE 10/06/22

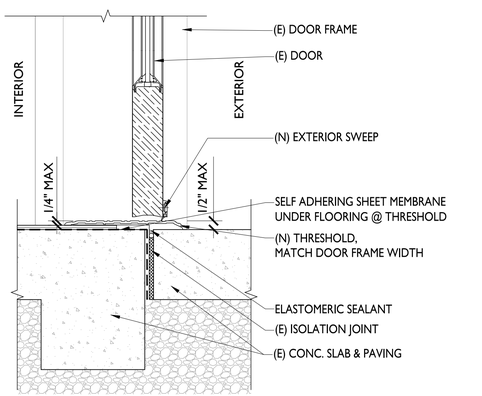
A4.0



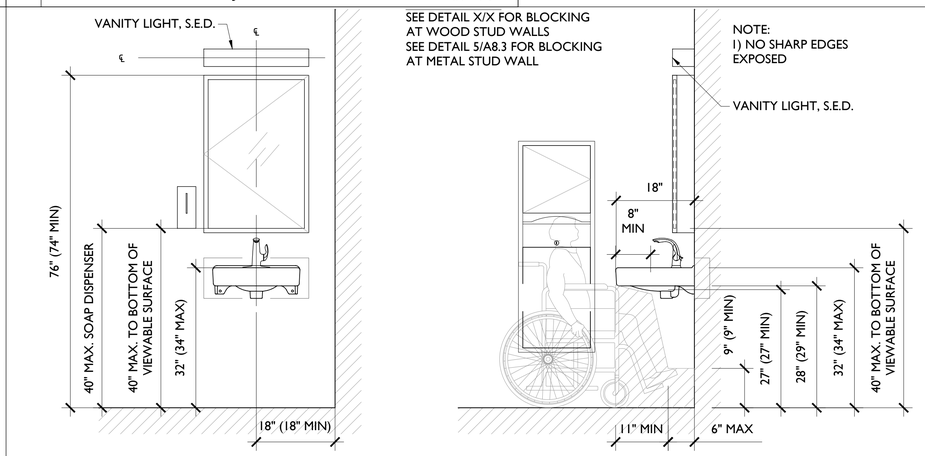
6 PROTRUDING OBJECTS SCALE 1/4" = 1'-0"



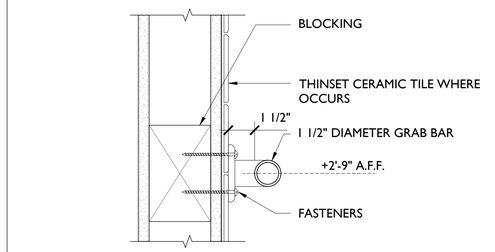
9 WALL MOUNTED OBJECTS SCALE 1/4" = 1'-0"



3 FRONT APPROACH DOOR CLEARANCES SCALE 1/4" = 1'-0"

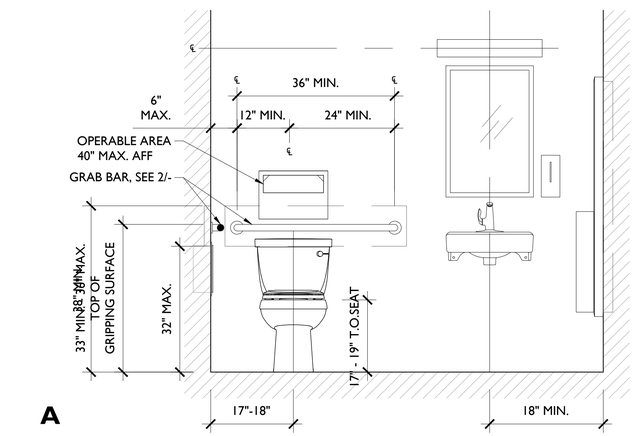


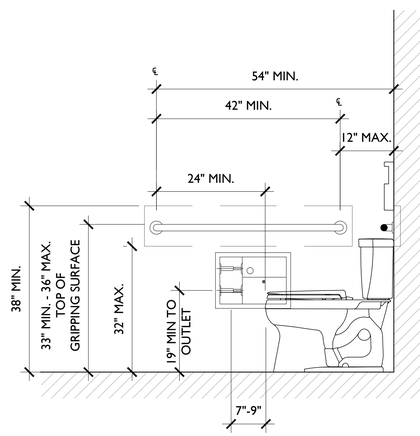
8 LAVATORY- ACCESSIBILITY REQ'S AT COMMON AREAS SCALE 3/4" = 1'-0"



2 SECTION THROUGH GRAB BAR SCALE 3" = 1'-0"

10 EXTERIOR DOOR - THRESHOLD SCALE 3" = 1'-0"





7 ACCESSIBLE BATHROOM - ELEVATION SCALE 3/4" = 1'-0"

GUNKEL ARCHITECTURE
1295 59TH STREET
EMERYVILLE CA 94608
GUNKELARCHITECTURE.COM
PHONE: (510) 984 - 1112

LICENSED ARCHITECT
BRAD KENNETH GUNKEL
No. C-30424
1/31/23
RENEWAL DATE
STATE OF CALIFORNIA

RETAIL RENOVATION
803 DELAWARE STREET
BERKELEY, CA 94710

ACCESSIBILITY DETAILS

BUILDING PERMIT

DATE 10/06/22

A4.1

ITEM 9 - ATTACHMENT 2
LPC 07-06-2023
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FASTENING SCHEDULE TABLE R602.3(1)

TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2½″ × 0.113″) or 3-8d common (2½″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2½″ × 0.113″); or 3-8d common (2½″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions [see Sections R802.3.1, R802.3.2 and Table R802.5.1(9)]	4-10d box (3″ × 0.128″); or 3-16d common (3½″ × 0.162″); or 4-3″ × 0.131″ nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) [see Sections R802.3.1 and R802.3.2 and Table R802.5.1(9)]	Table R802.5.1(9)	Face nail
5	Collar tie to rafter, face nail or 1¼″ × 20 ga. ridge strap to rafter	4-10d box (3″ × 0.128″); or 3-10d common (3″ × 0.148″); or 4-3″ × 0.131″ nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3½″ × 0.135″); or 3-10d common nails (3″ × 0.148″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2″ ridge beam	4-16d (3½″ × 0.135″); or 3-10d common (3½″ × 0.148″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	Toe nail
		3-16d box 3½″ × 0.135″); or 2-16d common (3½″ × 0.162″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	End nail
	Wall		
8	Stud to stud (not at braced wall panels)	16d common (3½″ × 0.162″)	24″ o.c. face nail
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	16″ o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3½″ × 0.135″); or 3″ × 0.131″ nails	12″ o.c. face nail
		16d common (3½″ × 0.162″)	16″ o.c. face nail
10	Built-up header (2″ to 2″ header with ½″ spacer)	16d common (3½″ × 0.162″)	16″ o.c. each edge face nail
		16d box (3½″ × 0.135″)	12″ o.c. each edge face nail
11	Continuous header to stud	5-8d box (2½″ × 0.113″); or 4-8d common (2½″ × 0.131″); or 4-10d box (3″ × 0.128″)	Toe nail
12	Top plate to top plate	16d common (3½″ × 0.162″)	16″ o.c. face nail
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	12″ o.c. face nail
13	Double top plate splice for SDCs A-D_2 with seismic braced wall line spacing < 25′	8-16d common (3½″ × 0.162″); or 12-16d box (3½″ × 0.135″); or 12-10d box (3″ × 0.128″); or 12-3″ × 0.131″ nails	Face nail on each side of end joint (minimum 24″ lap splice length each side of end joint)
	Double top plate splice SDCs D_0, D_1, or D_2; and braced wall line spacing ≥ 25′	12-16d (3½″ × 0.135″)	

TABLE R602.3(1)—continued
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3½″ × 0.162″)	16″ o.c. face nail
		16d box (3½″ × 0.135″); or 3″ × 0.131″ nails	12″ o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3½″ × 0.135″); or 2-16d common (3½″ × 0.162″); or 4-3″ × 0.131″ nails	3 each 16″ o.c. face nail 2 each 16″ o.c. face nail 4 each 16″ o.c. face nail
16	Top or bottom plate to stud	4-8d box (2½″ × 0.113″); or 3-16d box (3½″ × 0.135″); or 4-8d common (2½″ × 0.131″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	Toe nail
		3-16d box (3½″ × 0.135″); or 2-16d common (3½″ × 0.162″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3″ × 0.128″); or 2-16d common (3½″ × 0.162″); or 3-3″ × 0.131″ nails	Face nail
18	1″ brace to each stud and plate	3-8d box (2½″ × 0.113″); or 2-8d common (2½″ × 0.131″); or 2-10d box (3″ × 0.128″); or 2 staples 1¾″	Face nail
19	1″ × 6″ sheathing to each bearing	3-8d box (2½″ × 0.113″); or 2-8d common (2½″ × 0.131″); or 2-10d box (3″ × 0.128″); or 2 staples, 1″ crown, 16 ga., 1¾″ long	Face nail
20	1″ × 8″ and wider sheathing to each bearing	3-8d box (2½″ × 0.113″); or 3-8d common (2½″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3 staples, 1″ crown, 16 ga., 1¾″ long	Face nail
		Wider than 1″ × 8″ 4-8d box (2½″ × 0.113″); or 3-8d common (2½″ × 0.131″); or 3-10d box (3″ × 0.128″); or 4 staples, 1″ crown, 16 ga., 1¾″ long	
	Floor		
21	Joist to sill, top plate or girder	4-8d box (2½″ × 0.113″); or 3-8d common (2½″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2½″ × 0.113″)	4″ o.c. toe nail
		8d common (2½″ × 0.131″); or 10d box (3″ × 0.128″); or 3″ × 0.131″ nails	6″ o.c. toe nail
23	1″ × 6″ subfloor or less to each joist	3-8d box (2½″ × 0.113″); or 2-8d common (2½″ × 0.131″); or 3-10d box (3″ × 0.128″); or 2 staples, 1″ crown, 16 ga., 1¾″ long	Face nail

(continued)

TABLE 602.3(1)
FASTENING SCHEDULE—continued

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION	
	Floor			
24	2″ subfloor to joist or girder	3-16d box (3½″ × 0.135″); or 2-16d common (3½″ × 0.162″)	Blind and face nail	
25	2″ planks (plank & beam—floor & roof)	3-16d box (3½″ × 0.135″); or 2-16d common (3½″ × 0.162″)	At each bearing, face nail	
26	Band or rim joist to joist	3-16d common (3½″ × 0.162″) 4-10 box (3″ × 0.128″), or 4-3″ × 0.131″ nails; or 4-3″ × 14 ga. staples, 7/16″ crown	End nail	
27	Built-up girders and beams, 2-inch lumber layers	20d common (4″ × 0.192″); or	Nail each layer as follows: 32″ o.c. at top and bottom and staggered.	
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	24″ o.c. face nail at top and bottom staggered on opposite sides	
		And: 2-20d common (4″ × 0.192″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Face nail at ends and at each splice	
28	Ledger strip supporting joists or rafters	4-16d box (3½″ × 0.135″); or 3-16d common (3½″ × 0.162″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	At each joist or rafter, face nail	
29	Bridging to joist	2-10d (3″ × 0.128″)	Each end, toe nail	
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS: Edges (inches)[h]	SPACING OF FASTENERS: Intermediate supports[c, e] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel *exterior* wall sheathing to wall framing]			
30	3/8″ – 1/2″	6d common (2″ × 0.113″) nail (subfloor, wall)[i] 8d common (2½″ × 0.131″) nail (roof)	6	12[f]
31	19/32″ – 1″	8d common nail (2½″ × 0.131″)	6	12[f]
32	1⅛″ – 1¼″	10d common (3″ × 0.148″) nail; or 8d (2½″ × 0.131″) deformed nail	6	12
	Other wall sheathing[g]			
33	½″ structural cellulosic fiberboard sheathing	1½″ galvanized roofing nail, 7/16″ head diameter, or 1″ crown staple 16 ga., 1¼″ long	3	6
34	25/32″ structural cellulosic fiberboard sheathing	1¾″ galvanized roofing nail, 7/16″ head diameter, or 1″ crown staple 16 ga., 1¼″ long	3	6
35	½″ gypsum sheathing[d]	1½″ galvanized roofing nail; staple galvanized, 1½″ long; 1¼″ screws, Type W or S	7	7
36	⅝″ gypsum sheathing[d]	1¾″ galvanized roofing nail; staple galvanized, 1⅝″ long; 1⅝″ screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	¾″ and less	6d deformed (2″ × 0.120″) nail; or 8d common (2½″ × 0.131″) nail	6	12
38	⅞″ – 1″	8d common (2½″ × 0.131″) nail; or 8d deformed (2½″ × 0.120″) nail	6	12
39	1⅛″ – 1¼″	10d common (3″ × 0.148″) nail; or 8d deformed (2½″ × 0.120″) nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

A. NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.192 INCH (20d COMMON NAIL), 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
B. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH.
C. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
D. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 9-FOOT PANELS SHALL BE APPLIED VERTICALLY.
E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).
F. WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 mph OR LESS, NAILS SHALL FOR WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE 9 INCHES CENTER. WHERE THE ULTIMATE WING SPEED IS GREATER THAN 130mph,NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORT SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS " 4 INCHES ON CENTER TO GABLE EN WALL FRAMING .
G. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.
H. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.
I. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

NOTES:

- HEADER: USE 4X12 HEADER FOR ALL 1ST FLOOR DOORS AND OPENING U.O.N.AND 4X10 HEADER FOR ALL 2ND FLOOR DOORS AND OPENING U.O.N.
- ● HOLD DOWN : SEE SHEAR WALL SCHEDULE
- ○ TIE DOWN : SEE SHEAR WALL SCHEDULE (TS)
- ■ 4X4 POST CONT. TO FND U.O.N.
- □ 4X4 POST U.O.N.
- ⊠ 4X4 KING POST U.O.N.

ABBREVIATIONS
(E) EXISTING
(N) NEW
℄ CENTER LINE
G.B. GRADE BEAM
T.B. TIE BEAM
G GRADE
FBM: FLOOR BEAM
CBM: CEILING BEAM
RBM: RIDGE BEAM
HBM: HEADER BEAM
C.J.: CEILING JOIST
R.R.: ROOF RAFTER
F.J.: FLOOR JOIST

STRUCTURAL STEEL

1.STRUCTURAL STEEL SHALL CONFORM WITH ASTM A-36 UNLESS NOTED OTHERWISE ON THE PLANS.

2.FABRICATION, ERECTION AND MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF THE AISC SPECIFICATION FOR THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

3.ALL STRUCTURAL STEEL SHALL BE ERECTED PLUMB AND TRUE TO LINE. TEMPORARY BRACING SHALL BE INSTALLED AND SHALL BE LEFT IN PLACE UNTIL THE PERMANENT STRUCTURAL SYSTEM IS PROVIDING SUPPORT.

4.PLACE NON-SHRINK GROUT UNDER ALL BASE PLATES OR BEARINGS BEFORE ADDING VERTICAL LOADS.

5.AT WOOD TO STEEL PARALLEL CONTACTS, BOLT WOOD TO STEEL WITH ½" DIAMETER BOLTS AT A MAXIMUM SPACING OF 36 INCHES CENTER TO CENTER UNLESS OTHERWISE NOTED ON PLANS.

6.ALL CONNECTIONS SHALL USE THE STANDARD AISC GAGE AND PITCH, A307 BOLTS UNLESS OTHERWISE NOTED ON PLANS.

7.HOLES FOR UNFINISHED BOLTS SHALL BE OF THE SAME NOMINAL DIAMETER AS THE BOLT PLUS 1/16TH".

8.WELDING SHALL BE DONE BY THE ELECTRIC ARC PROCESS IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY STANDARDS, USING ONLY CERTIFIED WELDERS. ALL BUTT WELDS SHALL HAVE COMPLETE PENETRATION.

9.ALL EXPOSED BUTT WELDS SHALL BE GROUNDD SMOOTH.

10.WRAP ANY STRUCTURAL STEEL TO BE EMBEDDED IN CONCRETE WITH WELDED WIRE FABRIC. DO NOT PAINT ANY STEEL TO BE EMBEDDED IN CONCRETE. DRILL EMBEDDED STEEL COLUMNS AND BEAMS TO PASS ANY CONTINUOUS REINFORCING.

11.ALL STRUCTURAL STEEL TO RECEIVE ONE COAT OF SHOP PRIMER AFTER FABRICATION.

12.ALL METAL STUDS, JOISTS, TRACKS OR PLATES SHALL BE "WESTERN METAL LATH COMPANY" PRODUCTS AS SPECIFIED IN THEIR LATEST CATALOG OR AN APPROVED EQUAL. METAL STUD WALLS SHALL BE BLOCKED AT ALL CEILING LEVELS.

CONCRETE

1. ALL CONCRETE SHALL MEET THE FOLLOWING MINIMUM SPECIFICATIONS:
DESIGN STRENGTH AT 28 DAYS 2500 PSI U.O.N.
CEMENT CONTENT SHALL BE A MINIMUM OF 5 SACKS PER CUBIC YARD FOR 1" - 1 ½" MAXIMUM AGGREGATE SIZE.
MAXIMUM SLUMP SHALL BE 4 INCHES.
AGGREGATE SIZE SHALL BE COMPATIBLE WITH POURING, PLACING AND FINISHING CONDITIONS.
2. ALL CONCRETE SHALL CONFORM WITH REQUIREMENTS OF THE LATEST EDITION OF THE ACI CODE.
3. CEMENT SHALL CONFORM TO ASIM C-150 TYPE 1 OR 2.
4. CONCRETE AGGREGATES SHALL CONFORM TO ASIM C-33.
5. REMOVE ALL DEBRIS FROM THE FORMS BEFORE POURING ANY CONCRETE. NO WOOD FORM SPREADERS OR WOOD STAKES SHALL BE USED IN AREAS TO BE POURED WITH CONCRETE.
6. ALL FORM WORK SHALL REMAIN IN PLACE FOR THE PERIODS OF TIME SPECIFIED IN THE ACI CODE MINIMUM.
7. ALL CONCRETE SHALL BE CURED BY AN APPROVED METHOD.
8. FOLLOW ALL ACI RECOMMENDATIONS FOR PLACING AND CURING CONCRETE DURING HOT OR COLD WEATHER CONDITIONS.
9. ALL CONCRETE SHALL BE MOISTURE RESISTANT AND HAVE "XYPEX" ADDITIVE

CONCRETE REINFORCING

1.REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 FOR #5 AND LARGER BARS; GRADE 40 FOR #4 AND SMALLER.
2.REINFORCING STEEL SHALL BE FABRICATED ACCORDING TO THE "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION".
3.REINFORCING DOWELS, BOLTS, ANCHORS AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY POSITIONED BEFORE PLACING CONCRETE.
4.ALL REBARS TO BE WELDED SHALL BE CONTINUOUSLY INSPECTED BY A QUALIFIED LABORATORY. CONTRACTOR MUST FURNISH TO THE LABORATORY MILL CERTIFICATE SHOWING CHEMICAL ANALYSIS. ALL PREHEATING AND WELDING SHALL BE DONE IN ACCORDANCE WITH AWS STANDARDS.
5.CONCRETE COVERAGE SHALL BE FROM THE FACE OF THE BAR AND SHALL DENOTE CLEAR COVERAGE. THE FOLLOWING MINIMUM COVERAGE SHALL BE OBSERVED:
CONCRETE POURED AGAINST EARTH -3"
CONCRETE POURED IN FORMS AND EXPOSED TO EARTH OR WEATHER -2"
BARS IN BEAMS OR COLUMNS -2"
BARS IN WALLS OR INTERIOR FACE -3/4"
BARS IN INTERIOR SLABS -3/4"
6.ALL BARS SHOWN CONTINUOUS IN PLANS SHALL HAVE IF SPLICED A MINIMUM SPLICE LENGTH OF 40 X REBAR DIAMETER.

PIPES AT CONCRETE FOUNDATIONS

ALL PIPE SHALL BE ENCASED IN SLEEVES. PIPES CLEAR SLEEVES BY ½". CAULK WITH PLASTIC MATERIAL. IF PIPE IS IN PLACE PRIOR TO POURING CONCRETE, WRAP PIPE WITH 1" GLASS WOOL. STEP FOOTING IF PIPE PASSES BELOW OR IN SPREAD FOOTING PORTION OF FOUNDATION. NO DIGGING IS ALLOWED FOR PIPE TRENCH PARALLEL TO FOOTING BELOW LINES INDICATED.

FOUNDATION DESIGN ASSUMPTIONS:

THE FOLLOWING ASSUMPTIONS SHALL BE FIELD-CONFIRMED AND VALIDATED BY A CALIFORNIA PROFESSIONAL GEO-TECHNICAL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY:
1. CONSERVATIVELY (SEE FOUNDATION PLAN) CONSIDER OC SPACING OF 6.25 FT. TO BE RESISTED BY 18" DIA PIERS (TRIBUTARY WIDTH FOR EACH PIER)
2. CONSERVATIVELY (SEE BUILDING SECTION) CONSIDER HEIGHT OF SOIL TO BE RETAINED BY INTERIOR SOLDIER PIERS 6.0 FT
3. ACTIVE SOIL PRESSURE 60. PSF / FT DEPTH.
4. PASSIVE SOIL RESISTANCE 300. PSF / FT OF SOIL DEPTH STARTING 4. FT. BELOW BOTTOM OF RETAINED SOIL. (10.FT.BELOW EXISTING RETAINED GRADE).
5. PASSIVE RESISTANCE ACTS ON 2 X TIMES THE PIER DIAMETER.
6. PIERS SHALL HAVE 10. FT. MINIMUM EMBEDMENT INTO BEDROCK.
7. ANY BACKFILL BEHIND RETAINING WALLS OR GRADE BEAMS SHALL BE COMPACTED TO 90% MINIMUM.
8. SUB DRAIN AND ITS OUTLET DESIGN TO BE PROVIDED BY OTHERS AND APPROVED PRIOR TO ANY CONSTRUCTION ACTIVITY.

FOUNDATION EXECUTION PHASES:-

PHASE 1: ALL PIERS AND THEIR CONNECTION TO THE EXISTING FOUNDATION (DOWELED) AND THE BEAM CONNECTING THE PIERS.

PHASE 2: DEMOLISH THE REQUESTED LENGTH OF THE EXISTING CROSS GRADE BEAM, 7 DAYS MINIMUM TIME SPAN SHOULD BE SEPARATE BETWEEN PHASE 1 AND 2.

PHASE 3 : RECONSTRUCTION OF EXISTING AND NEW CROSS GRADE BEAMS.

NOTES OF CONSTRUCTION SEQUENCE, SRFACE WATER DRAINAGE, AND DIRT SPOILS

CONSTRUCTION SHALL FOLLOW THE FOLLOWING SEQUENCE:
FIRST THE NEW PIERS (FOUR PIERS), HAUNCHES, AND NEW GRADE BEAMS ALONG THE WESTERN EXTERIOR SIDE OF THE HOUSE
SECOND THE NEW LOWER GRADE BEAM IN THE CRAWL SPACE 4' EAST OF THE WESTERN EXTERIOR SIDE
THIRD THE NEW UPPER GRADE BEAM IN THE CRAWL SPACE INCLUDING:
(a) THE NEW FOUNDATION ALONG THE NORTH EXTERIOR AND THE SOUTH EXTERIOR SIDES
(b) THE REROUTING OF THE EXISTING INTERIOR TIE BEAM
FOURTH USING THE NEW LOWER GRADE BEAM IN THE CRAWL SPACE, SHORE UP THE EXISTING FRAMING; THE MAIN BEAMS IN THE
EXISTING LOWER FLOOR FRAMING; THEN CONSTRUCT THE NEW FRAMING IN THE EXISTING WESTERN EXTERIOR WALL.

CONSTRUCTION SHALL COMPLY WITH ALL RECOMMENDATION OF HALLENBECK / ALLWEST REPORT 7745 GP DATED 09-25-17
PERTAINING TO THIS PROJECT INCLUDING:
(1) PROPER COLLECT-AND-CONVEY OF SURFACE DRAINAGE WATER TO THE GRIZZLY PEAK GUTTER,
(2) PROPER OFF-SITE DISPOSAL OF THE EXCAVATED SOIL SPOILS

DESIGN CRITERIA

ROOF:
DEAD LOAD 10 psf
LIVE LOAD 20 psf

FLOOR:
DEAD LOAD 10 psf
LIVE LOAD 40 psf

WIND SPEED MRI-50YRS: 74 MPH
SEISMIC COEFF: Sds=1.545

SPECIAL INSPECTIONS / CONSTRUCTION OBSERVATION:

THE CONTRACTOR SHALL HAVE THE ENGINEER OF RECORD PROVIDE CONSTRUCTION OBSERVATION FOR
1. REBAR PLACEMENT
2. REBAR DOWELING
3. FRAMING SHEAR WALL NAILING
4. ANCHOR BOLTS AND TIE DOWN HARDWARE
5. VISUAL INSPECTION OF MOMENT FRAME WELDS

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE BUILDING CODES AND REGULATIONS.

2. DETAILS AND NOTES SHOWN ON THIS SHEET ARE TYPICAL AND SHALL APPLY UNLESS OTHERWISE SHOWN OR NOTED. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE SHOWN FOR SIMILAR CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES AND OTHER RELATED ITEMS ON THIS JOB.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS, AS THEY APPLY TO THIS PROJECT OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA AND ALL OSHA REQUIREMENTS. THE ARCHITECT, THE ENGINEER AND THE OWNER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, BRACING AND SHORING REQUIRED. THE CONTRACTOR SHALL PROVIDE ADEQUATE STAYS AND BRACING OF ALL FRAMING UNTIL ALL ELEMENTS OF DESIGN HAVE BEEN INCORPORATED IN THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE SHOP DRAWINGS PREPARED PRIOR TO FABRICATION FOR ALL PREFABRICATED MATERIALS OF CONSTRUCTION. SHOP DRAWINGS SHALL SERVE TO DEMONSTRATE THE CONTRACTOR'S UNDERSTANDING OF THE DESIGN CONCEPT, BY INDICATING WHICH MATERIALS HE INTENDS TO FURNISH AND INSTALL AND BY DETAILING THE FABRICATION AND METHOD OF INSTALLATION. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS FOR REVIEW BY THE ENGINEER AND SHALL INCORPORATE ANY COMMENTS INTO THE DRAWINGS PRIOR TO FABRICATION. CONTRACTOR AGREES THAT SHOP DRAWINGS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS.

WOOD

1.ALL STRUCTURAL WOOD SHALL CONFORM WITH THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS:
DOUGLAS FIR. . . . . WEST COAST LUMBERMEN'S ASSOCIATION GRADING RULES.
REDWOOD. . . . . .CALIFORNIA REDWOOD ASSOCIATION GRADING RULES.
STRUCTURAL PLYWOOD . . U.S. PRODUCT STANDARD PS 1 FOR SOFTWOOD PLYWOOD
2.MINIMUM GRADES FOR STRUCTURAL LUMBER SHALL BE:
DOUGLAS FIR #2 FOR 2X MEMBERS / DOUGLAS FIR #1 FOR OTHERS
GLUED LAMINATED MEMBERS - COMBINATION # 24F-V4
STRUCTURAL PLYWOOD APA C-D EXTERIOR GLUE.
3.PROVIDE SOLID BLOCKING BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.
4.PROVIDE SOLID BLOCKING FOR ALL ROOF RAFTERS OR FLOOR JOISTS THAT ARE 9 OR MORE INCHES DEEP, AT 8 FEET ON CENTER MAXIMUM.
5.INSTALL 2X JOIST UNDER AND PARALLEL TO PARTITIONS.
6.CUTTING OF WOOD JOISTS SHALL BE LIMITED TO CUTS AND BORED HOLES NOT DEEPER THAN ONE-FIFTH THE JOIST DEPTH FROM THE TOP, AND LOCATED NOT FARTHER FROM POINTS OF BEARING THAN THREE TIMES THE JOIST DEPTH.
7.ALL WOOD FRAMING MEMBERS SHALL EITHER BEAR ON PLATES, BEAMS, POSTS OR BE SUPPORTED IN JOISTS HANGERS.
8.ALL LIGHT GAGE METAL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE SIMPSON "STRONG-TIE" PRODUCTS AS SPECIFIED IN THEIR LATEST CATALOG OR AN APPROVED EQUAL.
9.HOLES FOR BOLTS IN WOOD SHALL BE BORED WITH A BIT OF THE SAME NOMINAL DIAMETER AS THE BOLT PLUS 1/16TH OF AN INCH. HOLES FOR LAG SCREWS SHALL BE FIRST BORED TO THE SAME NOMINAL DIAMETER AND DEPTH AS THE SHANK AND THE REMAINDER OF THE HOLE SHALL BE BORED AT NO MORE THAN THE DIAMETER OF THE ROOT OF THE THREADS.
10.ALL BOLTS, EXPANSION ANCHORS AND LAG SCREWS SHALL BE PROVIDED WITH METAL WASHERS AND SHALL BE TIGHTENED ON INSTALLATION AND RE -TIGHTENED BEFORE CLOSING IN OR COMPLETION OF THE JOB.
11.BLOCK STRUCTURAL PLYWOOD JOINTS WITH 2X4 FLAT BLOCKING.
12.ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON WIRE NAILS.
13.NAILING SHALL SATISFY ALL MINIMUM C.B.C. 2016 CODE REQUIREMENTS.

14.ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR.
15.FLOOR SHEATHING SHALL BE ¾" CD, 36/16 PLYWOOD. GLUE AND EDGE NAIL WITH 16D @ 6" AND FIELD NAIL WITH 10D @ 12" U.O.N. ON PLANS.

16.DOUBLE JOISTS UNDER ALL SHEAR WALLS.
17.LOCATE ALL POSTS DIRECTLY OVER BEAMS OR JOISTS BELOW.
18.POSTS AT EXTERIOR WALLS SHALL BE 6X WIDTH OF BEAMS; AND POSTS AT INTERIOR WALLS SHALL BE 4X WIDTH OF BEAMS U.O.N. ON THE PLANS.

19.ALL SILL PLATE ANCHOR BOLTS SHALL HAVE 5/8" MIN. DIAMETER U.O.N., SHALL BE SPACED AT 4'-0" MAX. U.O.N. ON THE PLANS, SHALL HAVE 7" MIN. EMBEDMENT INTO THE CONCRETE, AND SHALL HAVE 3"X3"X0.229" THICK MINIMUM SIZE WASHERS GALVANIZED.

20. ALL BEAMS POST CONNECTIONS ARE CC TYPE. SIMPSON CONNECTORS.
21.CRIPPLE WALL SHALL BE MINIMUM 2X6 STUDS U.O.N.

TYPICAL FLOOR SHEATHING

TYPICAL STRUCTURAL PLYWOOD PANEL LAYOUT WITH FACE GRAIN PERPENDICULAR TO FRAMING. STAGGER PLYWOOD SHEETS. NAIL WITH 16D NAILS AT 6" CC. OR AS OTHERWISE INDICATED ON THE DRAWINGS, AT ALL PANEL EDGES. ALL DIAPHRAGM PANELS EDGES SHALL BE BLOCKED.

FOUNDATIONS

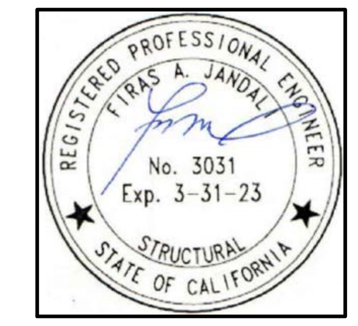
ALL FOOTINGS NOT FORMED SHALL BE POURED INTO NEAT EXCAVATIONS. MEASURES SHALL BE TAKEN TO PREVENT SLOUGHING OF SOIL INTO THE FOOTING EXCAVATION PRIOR TO AND DURING THE PLACING OF CONCRETE.

SHEAR WALL SCHEDULE

TYPE	ALLOW. SHEAR (LB/FT)	MIN. FRAMING WIDTH (Nom.): ABUTTING PANEL EDGES	MIN. FRAMING WIDTH (Nom.): INTERMED. EDGES	MIN. FRAMING WIDTH (Nom.): SILL PLATE	MIN. FRAMING WIDTH (Nom.): SOLE PLATE	PLYWOOD: PLYWOOD RATED SHEATHING	PLYWOOD: EDGE NAILING (EN)	PLYWOOD: FIELD NAILING (FN)	SILL BOLTS (SB)	SOLE PLATE ATTACHMENT: NAILING (SPN)	SOLE PLATE ATTACHMENT: LAG BOLTING (SPLB)	MIN.WIDTH FMG. BELOW SHEAR WALL	HOLD DOWN HARDWARE: HOLD DOWNS (PHD)	HOLD DOWN HARDWARE: SSTB BOLT	HOLD DOWN HARDWARE: HOLD DOWN ANCHOR BOLT	HOLD DOWN HARDWARE: HD ANCHOR BOLT EMBED.	TIE STRAPS (TS)	TENSION TIES (TT)
A	-	2X	2X	2X	2X	15/32"	10d @ 4"	10d @ 8"	5/8" @32"	16d @ 6"	1/4" X 6" @ 12"	2X	HDU2	SSTB20	5/8 X 16"	12"	ST6236	HTT16
B	-	3X	2X	3X	3X	15/32"	10d @ 3"	10d @ 6"	5/8" @16"	16d @ 4"	1/4" X 6" @ 12"	3X	LSTHD8	SSTB20	5/8 X 16"	12"	ST6236	HTT16

NOTE:
1. ALL NAILS SHALL BE COMMON WIRE NAILS.
2. USE FULL SIZE SHEATHING PANELS WHERE POSSIBLE. MINIMUM PANEL DIMENSION IS 2'-0".
3. RE-TIGHTEN ALL HOLD DOWN AND TENSION TIE BOLTS JUST PRIOR TO CLOSING-UP WALL.
4. GUN NAILING SHALL NOT BREAK THE FACE PLIES OF THE SHEATHING.
5. INSTALL ALL SILL BOLTS WITH 3" X 3" 0.229" MINIMUM PLATE WASHERS (SIMPSON BP SERIES OR EQUAL).
6. GALVANIZED NAILS, WHERE USED, SHALL BE HOT-DIPPED OR TUMBLED.
7. SIMPSOM HOLD DOWN TO CONCRETE FOUNDATION. 6" MAX. FROM ENDS OF SHEAR WALLS U.O.N.
8. SIMPSOM VERTICAL STRAP CENTRED AT MIDDEPTH OF SECOND FLOOR JOISTS, LOCATED 6" MAX. FROM ENDS OF SHEAR WALLS U.O.N.

J E D C O
CONSULTING ENGINEERS
1000 CONTRA COSTA DR.,
EL CERRITO, CA 94530
PHONE: (510) 703 0095



ENGINEER
FIRAS JANDALI

SHEET NOTES

PLAN KEY

DRAWING REVISIONS
DATE DESCRIP. TAG

SCALE

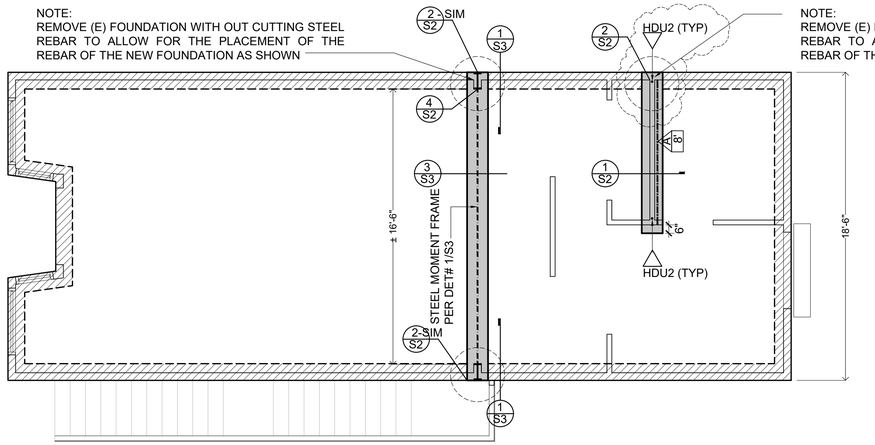
SHEET TITLE
STRUCTURAL NOTES

SHEET NUMBER
S1

PROJECT/ADDRESS
ADDITION OF NEW MOMENT STEEL FRAME & VOLUNTARY SEISMIC UPGRADE
803 DELAWARE STREET, BERKELEY,CA

DRAWN BY
RANPEL

DATE OF PLOT
09-03-2022



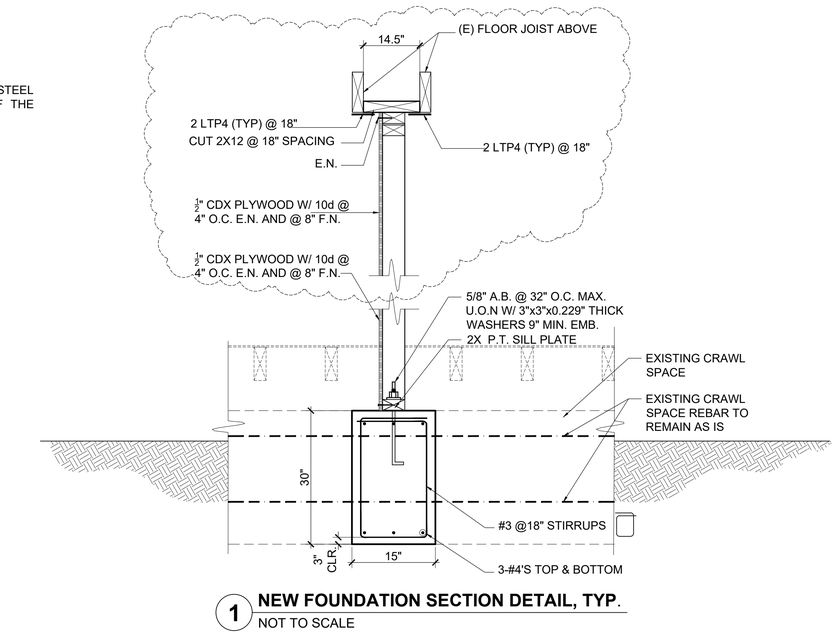
NEW FOUNDATION / SHEAR WALLS AND MOMENT FRAMING PLAN

SC : 1 /4" = 1

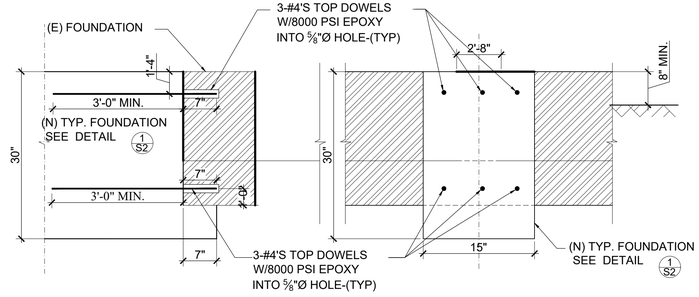
LEGEND

INDICATED EXISTING FOOTING TO REMAIN AS IS

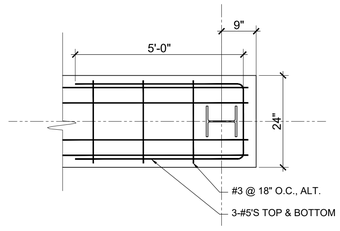
INDICATED NEW FOOTING



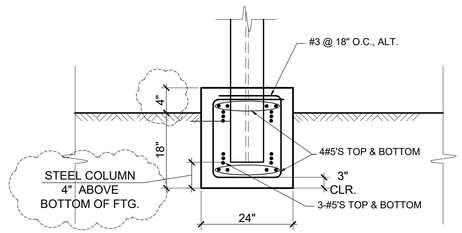
1 NEW FOUNDATION SECTION DETAIL, TYP.
NOT TO SCALE



2 OPTIONAL DETAIL IF EXISTING REBAR IS CUT
NOT TO SCALE



4 STEEL MOMENT FRAME BEAM ASSEMBLY - PLAN
NOT TO SCALE



3 STEEL MOMENT FRAME BEAM ASSEMBLY - SECTION
NOT TO SCALE

JEDCO
CONSULTING ENGINEERS
1000 CONTRA COSTA DR.,
EL CERRITO, CA 94530
PHONE: (510) 703 0095

REGISTERED PROFESSIONAL ENGINEER
FIRAS A. JANDALI
No. 3031
Exp. 3-31-23
STRUCTURAL
STATE OF CALIFORNIA

ENGINEER
FIRAS JANDALI

SHEET NOTES

PLAN KEY

DRAWING REVISIONS
DATE DESCRIP. TAG

SCALE

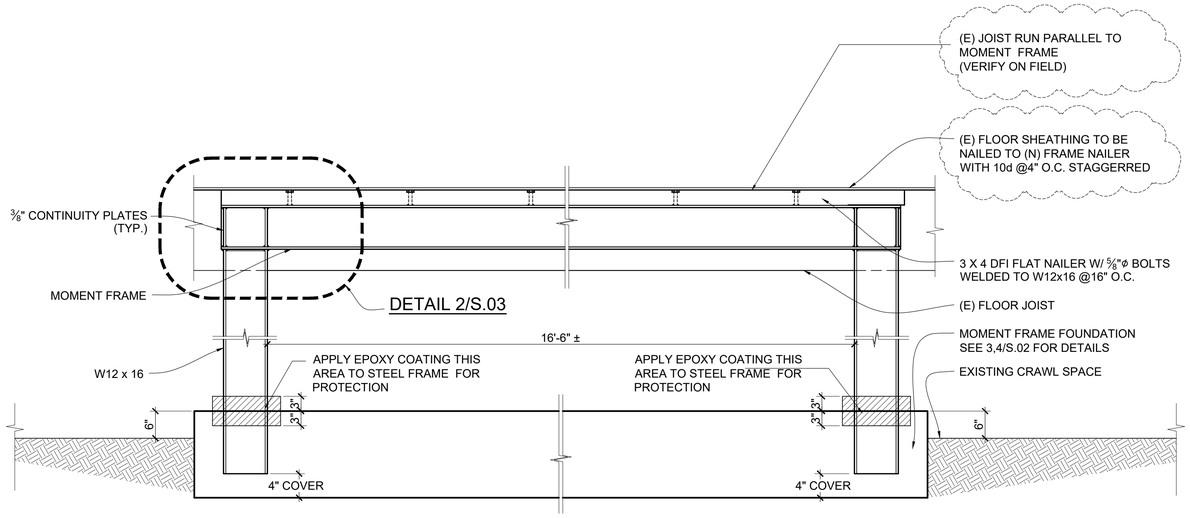
SHEET TITLE
FOUNDATION ,
SHEAR WALLS
& FOUNDATION DETAILS

SHEET NUMBER
S2

PROJECT/ADDRESS
ADDITION OF NEW MOMENT STEEL FRAME & VOLUNTARY SEISMIC UPGRADE
803 DELAWARE STREET, BERKELEY,CA

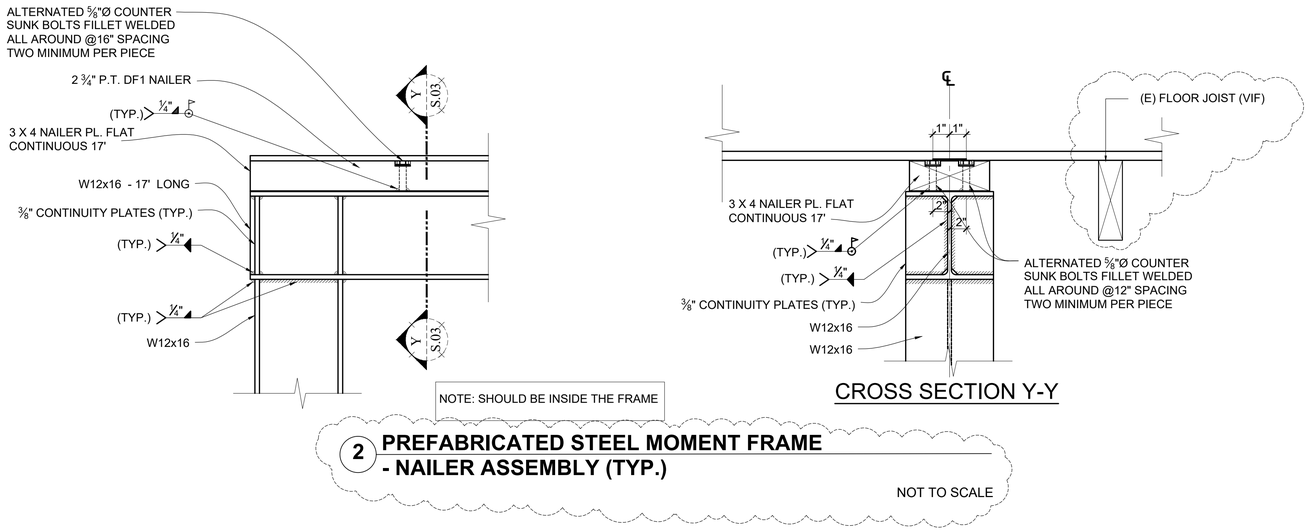
DRAWN BY
RANPEL

DATE OF PLOT
09-03-2022



1 STEEL MOMENT FRAME - ELEVATION

NOT TO SCALE



2 PREFABRICATED STEEL MOMENT FRAME - NAILER ASSEMBLY (TYP.)

NOT TO SCALE

JEDCO
CONSULTING ENGINEERS
1000 CONTRA COSTA DR.,
EL CERRITO, CA 94530
PHONE: (510) 703 0095

REGISTERED PROFESSIONAL ENGINEER
FIRAS A. JANDALI
No. 3031
Exp. 3-31-23
STRUCTURAL
STATE OF CALIFORNIA

ENGINEER
FIRAS JANDALI

SHEET NOTES

PLAN KEY

DRAWING REVISIONS

DATE	DESCRIP.	TAG

SCALE AS SHOWN

SHEET TITLE
STEEL MOMENT FRAMING DETAILS

SHEET NUMBER
S3

PROJECT/ADDRESS
ADDITION OF NEW MOMENT STEEL FRAME & VOLUNTARY SEISMIC UPGRADE
803 DELAWARE STREET, BERKELEY,CA

DRAWN BY
RANPEL

DATE
09-03-2022

Office of the City Manager

INFORMATION CALENDAR
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

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

Subject: LPO NOD: 1960 San Antonio Avenue/645 Arlington Avenue, #LMSAP2022-0005

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.240.A, which requires that "a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting."

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject City Landmark property. This action is subject to a 15-day appeal period that began on October 31, 2023, after being postponed from August 29, 2023.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by November 14, 2023. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must then rule on the designation within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

At their meeting on September 12, 2023, City Council received an Information Report citing this LPC decision and announcing the conclusion of the 15-day appeal period.

However, staff postponed the appeal period to commence on October 31, 2023 in order to correct a clerical oversight in the distribution of the public notices.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

Landmark designation provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Fatema Crane, Principal Planner, Planning and Development Department, 510-981-7410

Attachments:

1: Notice of Decision – 1960 San Antonio Avenue/645 Arlington Avenue, #LMSAP2022-0005

Attachment 1, Part 1

LANDMARKS PRESERVATION COMMISSION

Notice of Decision

DATE OF BOARD DECISION: June 1, 2023
DATE NOTICE MAILED: ~~August 28, 2023~~October 30, 2023
APPEAL PERIOD EXPIRATION: ~~August 28, 2023~~November 14, 2023
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): ~~September 12, 2023~~November 15, 2023[1]

1960 San Antonio Avenue/645 Arlington Avenue – Spring Estate

Structural Alteration Permit #LMSAP2022-0005
to restore the terrace, remove the non-historic building addition, and repair railings and walkways of the Spring Mansion; demolish the detached, non-historic garage and construct a new ten-car garage; demolish and replace the non-historic driveway, retaining walls and stairs on the east side of the property; construct a new, detached pool house, excavate and install a new swimming pool; and complete landscape improvements at a City Landmark residential property in the Hillside neighborhood, contingent upon rehabilitation of the historic gymnasium building.

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following request:

1 Pursuant to BMC Chapter 3.24, the City Council may "certify" any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

- **Structural Alteration Permit**

APPLICANT: Bahadour Zarrin
Paymun Building & Development
25 Orinda Way, Suite 200
Orinda, CA 94563

ZONING DISTRICT: Single Family Residential District, Hillside Overlay (R-1H)

ENVIRONMENTAL REVIEW STATUS: Categorically exempt under the California Environmental Quality Act Guidelines, Sections 15303 and 15331 of the CEQA Guidelines for New Construction and Historical Resource Rehabilitation.
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The application materials for this project is available online at:
https://berkeleyca.gov/construction-development/land-use-development/zoning-projects or
https://permits.cityofberkeley.info/CitizenAccess/Default.aspx

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FINDINGS FOR FINAL ACTION AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 8-0-0-1

YES: ADAMS, CRANDALL, ENCHILL, FINACOM, LINVILL, MONTGOMERY, SCHWARTZ, TWU

NO: NONE

ABSTAIN: NONE

ABSENT: LEUSCHNER

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):
To appeal a decision of the Landmarks Preservation Commission 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.
    a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the

application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.

2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
   a. The basic fee for persons other than the applicant is $500. This fee may be reduced to $100 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. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.
   b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is $500, which may not be reduced.
   c. The fee for all appeals by Applicants is $2500.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (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 landmark permit will be final on the first business day following expiration of the appeal period.

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 Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission 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.

PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Allison Riemer, at (510) 981-7433 or ariemer@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings for Final Action
2. Project Plans, received **MAY 15, 2023**

ATTEST: _____
Fatema Crane, Secretary
Landmarks Preservation Commission

cc: City Clerk
Applicant: Bahadour Zarrin, Paymun Building & Development, 25 Orinda Way, Suite 200, Orinda, CA 94563
Property Owner: Abbas Mash, 18 Deer Oaks Drive, Pleasanton, CA 94588

Attachment 1, Part 2

Findings and Conditions

1960 San Antonio Avenue/645 Arlington Avenue – The Spring Estate

Structural Alteration Permit (#LMSAP2022-0005) to restore the terrace, remove the non-historic building addition, and repair railings and walkways of the Spring Mansion; demolish the detached, non-historic garage and construct a new ten-car garage; demolish and replace the non-historic driveway, retaining walls and stairs on the east side of the property; construct a new, detached pool house, excavate and install a new swimming pool; and complete landscape improvements at a City Landmark residential property in the Hillside neighborhood, contingent upon rehabilitation of the historic gymnasium building.

CEQA FINDINGS

1. The project is limited to design review and historic preservation consideration and 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 ("Historic Resource Restoration/Rehabilitation") and Section 15303 ("New Construction") of the CEQA Guidelines. 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, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

SECRETARY OF THE INTERIOR'S STANDARDS FINDINGS

Regarding the Secretary of the Interior's Standards for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. The proposal to rehabilitate the property and add additional residential accessory structures would retain and continue the historic residential use of the property.

2. The historic character of the Spring Estate will be retained and preserved with proposed repairs and replacement of distinctive features, such as the concrete walkways, retaining walls, railings, and balusters north, south, and west of the mansion. The proposed new buildings and structures would generally be located south of the mansion and, would not be readily visible from the public right-of-way.

3. This property will continue to be recognized as a physical record of its time, place, and use as a result of the approved project. None of the proposed alterations are found to create a false sense of historical development. The proposed garage, pool house, and pool will have a contemporary design, and will be distinguished from the historic components of the estate.

4. No changes to this property that have acquired historical significance in their own right, have been identified, or are of concern for this project.

5. This project would not negatively affect distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize this property.

6. Deteriorated historic features of this property will be repaired where feasible, and replaced when repair is not feasible. The historic gymnasium will be rehabilitated (see Condition of Approval 13).

7. Chemical treatments are not anticipated; however, if they are appropriate, they will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials are prohibited by the Conditions herein.

8. Any archeological resources at this site would be protected and/or preserved in place per the City's standard conditions and procedures for new construction and excavation.

9. Overall, the new construction would be differentiated and yet compatible with the Spring Estate. The proposed project would retain and would not destroy the historic materials and features of the Spring Estate. The new structures have been designed in a contemporary style with selected materials and finishes that are different than -- and also compatible with -- the Beaux-Arts mansion and features.

10. The proposed new buildings would be constructed south of the mansion, near the side property line; if the new buildings were removed in the future, the essential form and integrity of the Spring Estate would be unimpaired.

LANDMARK PRESERVATION ORDINANCE FINDINGS

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve and enhance the characteristics and features specified in the designation for this property, because:

   A. The proposal includes rehabilitation of the concrete features around the mansion, and would not adversely affect the historic exterior features.

   B. The new work would not be readily visible from the public right-of-way, and would be subordinate to the mansion. Therefore, the proposed changes would not adversely affect the special character of this estate designed by John Hudson Thomas.

   C. As conditioned herein, the historic gymnasium building will be rehabilitated and the property brought into compliance with the Ordinance requirement to maintain

designated sites in good repair; BMC Section 3.24.290.

STANDARD CONDITIONS

The following conditions, as well as all other applicable provisions of the Landmarks Preservation 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 Permit, under the title 'Structural Alteration 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. Plans and Representations Become Conditions

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

3. Subject to All Applicable Laws and Regulations

The approved construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to installation, the applicant shall obtain Use Permit approval in accordance with BMC Section 23C.17 (Wireless Telecommunication). Prior to construction, the applicant shall identify and secure all applicable permits from the Building and Safety Division, Public Works Department and other affected City divisions and departments.

4. 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.

5. Indemnification Agreement

The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its

officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

6. 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.

7. 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.

8. 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 CEQA Guidelines Section 15064.5 (e)(1). If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to Health and Safety Code Section 7050.5(c), 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.

9. 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.

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

10. **Garage Height**. The garage shall have a maximum elevation of 490 feet, and the elevation point shall be noted in the plans.

11. **Garage Trellis**. The trellis on the garage shall not be metal. The trellis material shall be noted in the plans.

12. **Palm Trees**. All healthy palm trees shall be retained on site.

13. **Historic Sign and Stairs at the Arlington Entrance**. The sign and stairs at the Arlington Avenue entrance to the property shall be restored. Photos showing the restored sign and stairs will be required before a Certificate of Occupancy is issued for new buildings.

14. This Structural Alteration Permit is contingent upon Use Permit approval for the project.

15. **Historic Preservation Treatment Plan**. Prior to submittal of any building permit for this project, the applicant shall provide a site-specific historic preservation treatment plan for rehabilitation of the historic gymnasium building, main building terrace and concrete features throughout the site. The plan shall be prepared and implemented by or under the direct supervision of a Preservation Architect who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture and Architectural History. This treatment plan shall define conditions assessment and documentation, protection, and monitoring requirements, and procedures to be implemented during restoration of the gymnasium, terrace, and concrete features, shall confirm structural conditions, and recommend preservation activities, protection measures, and procedures to be implemented. The building permit plan set shall demonstrate compliance with the treatment plan.

16. **Rehabilitation of Historic Gymnasium**. Submittal of a building permit application to rehabilitate the gym is required prior to Landmarks plan check approval of any building permits for new buildings or structures.

17. **Repair and replacement of character-defining features**. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

18. **Chemical Treatments.** With respect to historic resources located on this site or within the propose project area, any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.

19. **Details and Materials.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit building details, color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.

20. All glass is assumed to be clear glass. Any proposed glass that is not clear glass, shall be indicated on all drawings, and shall be reviewed for approval by staff.

21. All curbs and curb cuts shall be constructed per the standards and specifications of the Public Works Department. Curb cuts no longer utilized shall be restored per the Public Works Department specifications.

22. Exterior lighting shall be downcast and not cause glare on the public right-of-way and abutting parcels.

23. The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings.

24. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING BUILDING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING WORK. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE DESIGNER-OF-RECORD FOR CLARIFICATION.
2. CONTRACTOR SHALL ADHERE TO ALL CODES, RULES AND REGULATION GOVERNING CONSTRUCTION, BUILDING ACCESS, AND THE USE OF FACILITIES AS SET BY FEDERAL, STATE, AND LOCAL CODES, AND BUILDING DEPARTMENT AGENCIES.
3. IT IS THE PURPOSE OF THE DRAWINGS TO SHOW THE GENERAL APRRANGEMENT/LAYOUT OF WALLS WITHIN THE PROPOSED STRUCTURE. ELEMENTS OF WORK THAT ARE TO BE CONSTRUCTED ON A DESIGN-BUILD BASIS SHALL BE APPROVED BY THE CITY/COUNTY BEFORE START OF CONSTRUCTION.
4. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS; DETAILS TAKE PRECEDENCE OVER ALL. CONTRACTOR SHALL NOTIFY ENGINEER OF CONFLICTS IN WRITING PRIOR TO COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON.
5. ALL DIMENTIONS ARE TAKEN FRIM FACE OF STUD OR CENTERLINE OF STUD AS SHOWN FOR NEW CONSTRUCTION UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TAKEN FROM FACE OF FINISH UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE PERFORMED IN AN APPROVED WORKMANLIKE MANNER.
7. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE LIGHTING, HVAC OUTLETS, ALONG WITH THE CEILINGS AND SOFFITTS BEFORE CONSTRUCTION BEGINS.
8. CONTRACTOR SHALL COMPLY WITH CURRENT APPLICABLE LOCAL ORDINANCES FOR UTILITY SERVICES.
9. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED FEES, PERMITS, AND INSPECTION ASSESSED BY ANY GOVERNMENTAL AGENCY OR UTILITY COMPANY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILIES, WHERE ENCOUNTRERED, MAKE ALL NECESSARY ARRANGEMENTS FOR SUPPORT, SHORE-UP, RE-ROUTE OR PROVIDE UTILITY DISCONNECTIONS AS REQUIRED BY APPLICABLE PUBLIC OR PRIVATE UTILITY COMPANIES.
11. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL TAKE CAUTION WHEN WORKING AROUND THE EXISTING UTILITIES AND UNDERGROUND LINES.
12. AT ALL TIMES, THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR CONDITIONS OF THE SITE, INCLUDING THE SAFETY OF PERSONS AND PROPERTY; ALSO DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING DURING SHORING, TEMPORARY, ETC. ENGINEER'S JOB SITE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
13. THE CONTRACTOR SHALL WARRANT THAT ALL MATERIALS AND WORKMANSHIP ARE IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS. ANY AND ALL CHANGES MUST HAVE THE ENGINEER'S APPROVAL.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPARING AND COORDINATING ALL DRAWINGS FOR PROPER FIT AND ATTACHMENT OF ALL PARTS. DETAILS NOT SHOWN, NOR DETAILED ON DRAWINGS, NOR CALLED FOR IN THESE NOTES SHALL BE CONSTRUCTED TO THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN. DETAILED, OR SPECIFIED.
15. THE CONTRACTOR SHALL COORDINATE WITH OWNER ALL NON ITEMS NOT SHOWN ON DRAWINGS.
16. THE CONTRACTOR SHALL COORDINATE ALL SUBCONTRACTORS UNDER HIS HIRE, AND SHALL COORDINATE WITH ANY SUBCONTRACTORS UNDER SEPARATE HIRE BY OWNER TO MAINTAIN EFFICIENT WORKMANLIKE PROGRESS OF THE WORK. THE CONTRACTOR SHALL COORDINATE THE OMITTED, BLOCKED OUT OR RELOCATED WITHOUT PRIOR APPROVAL WITH ENGINEER.
17. THE CONTRACTORS AND SUBCONTRACTORS OF EACH TRADE SHALL KEEP PREMISES CLEAN AT ALL TIME AND SHALL REMOVE ALL RUBBISH AS OFTEN AS REQUIRED (AT LEAST WEEKLY) FOR THE CONTRACTION AND FOR THE CONVENIENCE OF THE OWNER
18. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT THE ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT, OR DEBRIS ONTO PUBLIC OR ADJACENT PRIVATE PROPERTY.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF ALL TEMPORARY AND SHORING TO SUSTAIN ALL CONSTRUCTION LOADS, SOIL PRRESSURE, LATERAL, AND ANY OTHER LOADS THAT THE STRUCTURE MAY BE SUBJECTED.
20. ALL PARTITIONS SHALL BE BRACED TO ABOVE STUCTURE PER REQUIREMENTS OF LOCAL BUILDING CODE.
21. THE PROPOSED BUILDING SHALL BE CONNECTED TO THE STREET SEWER. SEE CIVIL PLANS FOR PROPOSED SANITARY SEWER PIPING AND CLEANOUTS.
22. A SEPARATE INSPECTION BY THE COUNTY BUILDING INSPECTOR IS REQUIRED TO DETERMINE THE DEPTH AND CLEANLINESS OF THE HOLES REQUIRED FOR EPOXY BOLTS BEFORE THEY ARE INSTALLED.

BUILDING CODE

CALIFORNIA BUILDING CODE	2022	CALIFORNIA ENERGY CODE	2022
CALIFORNIA MECHANICAL CODE	2022	CALIFORNIA RESIDENTIAL CODE	2022
CALIFORNIA PLUMBING CODE	2022	CALIFORNIA GREEN BUILDING CODE	2022
CALIFORNIA ELECTRICAL CODE	2022	CALIFORNIA FIRE CODE	2022
CITY OF BERKELEY MUNICIPAL CODE			

PROJECT DATA

ADDRESS:	1960 SAN ANTONIO AVENUE, BERKELEY CA 94707
APN:	62-2916-60-4
LOCAL JURISDICTION:	BERKELEY
OCCUPANCY CLASS:	R3
BASE ZONING:	R1-H
CONSTRUCTION TYPE:	VB NON SPRINKLERED

EXISTING PRIMARY BUILIDING FOOTPRINT	6572	SQ.FT.
TOTAL BUILDING FOOTPRINT	12969	SQ.FT.
BUILDING HEIGHT	30	FT.
BUILIDNG STORIES	2	
TOTAL LOT AREA	120873	SQ.FT.
NUMBER OF BUILDINGS ON LOT (EXISTING)	5	
NUMBER OF BUILDINGS ON LOT (PROPOSED)	6	
NUMBER OF PARCELS ON LOT (EXCLUDES PARCEL 4, 639 ARLINGTON, SHOWN ON SURVEY)	3	
NUMBER OF PARKING SPACES (EXISTING)	2	
NUMBER OF PARKING SPACES (PROPOSED)	10	

EXISTING LOT COVERAGE

MAIN BUILDING	6540	SQ.FT.
COVERED PORCH 1	277	SQ.FT.
COVERED PORCH 2	519	SQ.FT.
GYM	2200	SQ.FT.
GAME ROOM/CAFETERIA	1868	SQ.FT.
GARAGE	443	SQ.FT.
SHED	235	SQ.FT.
TOTAL EXISTING AREA	12082	SQ.FT.
EXISTING LOT COVERAGE	10	%

PROPOSED LOT COVERAGE

MAIN BUILDING	6540	SQ.FT.
COVERED PORCH 1	277	SQ.FT.
COVERED PORCH 2	519	SQ.FT.
GYM	2200	SQ.FT.
GAME ROOM	1321	SQ.FT.
GARAGE	2000	SQ.FT.
SHED	235	SQ.FT.
POOL HOUSE	641	SQ.FT.
TOTAL EXISTING AREA	13733	SQ.FT.
TOTAL LOT COVERAGE	12969	SQ.FT.
PROPOSED LOT COVERAGE	11.4	%

SCOPE OF WORK

SCOPE OF WORK INVOLVES :

- CONSTRUCTION OF A NEW GARAGE, POOL, POOL HOUSE, POOL DECK, DRIVEWAY, AND LANDSCAPING
- INTERIOR REMODEL OF MAIN BUILDING ON 1ST AND 2ND FLOORS UNDER A SEPERATE PERMIT
- GLASS REPLACEMENT OF MAIN BUILDING WINDOWS, FRAMES TO REMAIN.

SPRING MANSION
1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

PROJECT DIRECTORY

OWNER:
ABBAS MASH
1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

DESIGNER:
PAYMUN BUILDING AND DEVELOPMENT
IN COLLABORATION WITH
JONATHAN RACHMAN DESIGN
25 ORINDA WAY, SUITE 200
ORINDA, CA 94563
TEL: 925-587-2140

ARCHITECT:
PAYMUN BUILDING AND DEVELOPMENT
IN COLLABORATION WITH
_EDIT
25 ORINDA WAY, SUITE 200
ORINDA, CA 94563
TEL: 925-587-2140

LANDSCAPE ARCHITECT:
DON WIHLBORG DESIGN
13 SEMINOLE AVE
CORTE MADERA, CA 94925
TEL: 415 924 4466

STRUCTURAL ENGINEER:
ADVANCED ENGINEERING
3381 WALNUT BLVD, SUITE 220
BRENTWOOD, CA 94513
TEL: 925 516 3502

GENERAL CONTRACTOR:
PAYMAN BUILDING AND DEVELOPMENT
25 ORINDA WAY, SUITE 200
ORINDA, CA 94563
TEL: 925-587-2140

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A050	LOT COVERAGE - EXISTING & PROPOSED
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PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
Tel: (925) 587-2140

Ben@paymun.com

LEAD DESIGN CONSULTANT

PAYMUN BUILDING & DEVELOPMENT, Inc.

DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

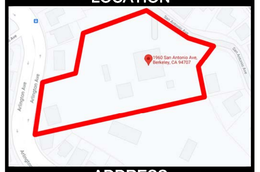
OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

PROJECT DATA

SCALE

AS INDICATED

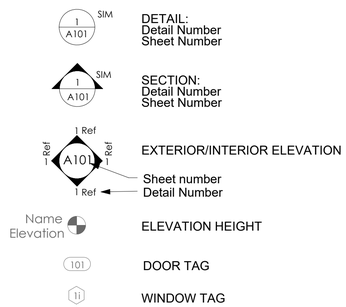
SHEET NUMBER

A010

ABBREVIATIONS

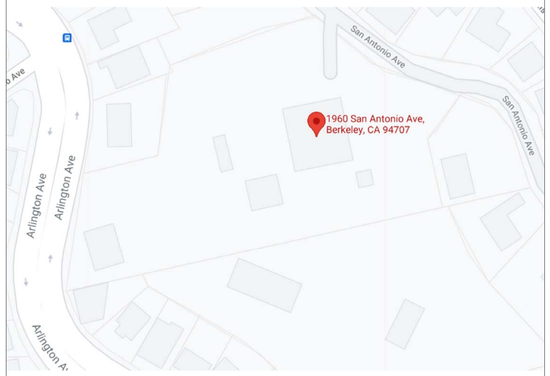
&	AND	GALV.	GALVANIZED	REINF	REINFORCED
ANGLE	ANGLE	G.B.	GRAB BAR	REQ	REQUIRED
@	AT	GL.	GLASS	REV	REVISION
℄	CENTERLINE	GND.	GROUND	RGTR	REGISTER
⁄	DIAMETER	GYP. BD.	GYPSUM BOARD	RM	ROOM
#	POUND OR NUMBER	H.B.	HOSE BIBB	RWD	REDWOOD
ABV.	ABOVE	H.C.	HOLLOW CORE	S	SOUTH
ACOUS.	ACOUSTICAL	H.M.	HOLLOW METAL	S.C.	SOLID CORE
A.D.	AREA DRAIN	H.R.	HAND RAIL	S.E.D	SEE ELECTRCIAL DWGS
A.T.	ACOUSTIC TILE	H.W.	HOT WATER	S.J	SEISMIC JOINT
ADJ.	ADJUSTABLE	HDR	HEADER	S.S.	STAINLESS STEEL
AGGR.	AGGREGATE	HR	HOUR	S.S.D	SEE STRUCTURAL DWGS
AL.	ALUMINUM	I.D.	INSIDE DIAMETER	SCHED	SCHEDULE
APPROX.	APPROXIMATE	INSUL	INSULATION	SECT	SECTION
ARCH.	ARCHITECTURAL	INT	INTERIOR	SHGT	SHEATHING
ASB.	ASBESTOS	JAN	JANITOR	SHT	SHEET
ASPH.	ASPHALT	KIT	KITCHEN	SIM	SIMILAR
BD.	BOARD	LAM	LAMINATE	SL	SKY LIGHT
BITUM	BITUMEN	LAV	LAVATORY	SPEC	SPECIFICATION
BLDG.	BUILDING	LBS	POUNDS	SPF	SPRAY FOAM INSULATION
BLK.	BLOCK	LTG	LIGHTING	SQ	SQUARE
BM	BEAM	M.D.F.	MEDIUM DENSITY FIBERBOARD	STD	STANDARD
BOT.	BOTTOM	MATL	MATERIAL	STL	STEEL
BSE.	BASE	MAX	MAXIMUM	STOR	STORAGE
CAB.	CABINET	MECH	MECHANICAL	STRUC	STRUCTURAL
C.B.	CATCH BASIN	MFR	MANUFACTURER	SUSP	SUSPENDED
CEM.	CEMENT	MH	MANHOLE	T	TREAD
CER.	CERAMIC	MIN	MINIMUM	T.O.	TOP OF
C.I.	CAST IRON	MISC	MISCELLANEOUS	T.O.P.	TOP OF PLATE
C.B.	CORNER BOARD	MTD	MOUNTED	T.O.S.	TOP OF SLAB
CLG.	CEILING	MTL	METAL	T.O.W.	TOP OF WALL
CLKG.	CAULKING	MUL	MULLION	TEL	TELEPHONE
CLO.	CLOSET	N	NEW	TEMP	TEMPERED
CLR.	CLEAR	N	NORTH	THK	THICK
C.O.	CLEAN OUT	N.I.C.	NOT IN CONTRACT	TYP	TYPICAL
COL.	COLUMN	N.T.S.	NOT TO SCALE	UNF	UNFINISHED
EMER.	EMERGENCY	NO	NUMBER	UON	UNLESS OTHERWISE NOTED
ENCL.	ENCLOSURE	NOM	NOMINAL	UR	URINAL
E.P.	ELECTRIC PANELBOARD	O.C.	ON CENTER	V.C.T	VINYL COMPOSITION TILE
EQ.	EQUAL	O.D.	OUTSIDE DIAMETER	VAR	VARIES
EQUIP.	EQUOPMENT	OFF	OFFICE	W	WEST
E.W.P.	ELECTRIC WATER COOLER	OPER	OPERABLE	W.C.	WATER CLOSET
EXPO	EXPOSURE	OPNG	OPENING	W.G.	WATER GLASS
EXP.	EXPANSION	OPP	OPPOSITE	W.M.	WALL MOUNT
EXT.	EXTERIOR	P.LAM.	PLASTIC LAMINATE	W.O.	WHERE OCCURS
F.A.	FIRE ALARM	P.T.	PRESSURE TREATED	W.R.	WATER RESISTANT
F.B.	FLAT BAR	PAV	PAVING	W.W.F	WIRE WELDED FABRIC
F.D.	FLOOR DRAIN	PERF	PERFORATED	W.W.M	WOVEN WIRE MESH
FON.	FOUNDATION	PERP	PERPENDICULAR	W/D	WASHER / DRYER
F.E.	FIRE EXTINGUISHER	PL	PLATE	W/O	WITHOUT
F.E.C.	FIRE EXTINGUISHER CABINET	PL	PROPERTY LINE	WD	WOOD
F.H.C.	FIRE HOSE CABINET	PLYWD	PLYWOOD	WDW	WINDOW
FIN.	FINISH	PROP	PROPERTY	WP	WATERPROOFING
FL.	FLASHING	PT	PAINT	WT	WEIGHT
FLUOR.	FLUORESCENT	PVC	POLYVINYL CHLORIDE		
F.O.C.	FACE OF CABINET	QTY	QUANTITY		
F.O.F	FACE OF FINISH	R	RISER		
F.O.S.	FACE OF STUDS	R.C.	RESILIENT CHANNEL		
FPRF	FIREPROOF	R.C.P	REFLECTED CEILING PLAN		
F.S.	FULL SIZE	R.D.	ROOF DRAIN		
FT.	FOOT OR FEET	R.O.	ROUGH OPENING		
FTG.	FOOTING	R.W.L	RAIN WATER LEADER		
FURR.	FURRING	RAD	RADIUS		
FUT.	FUTURE	REF	REFERENCE		
GA.	GAGE	REFR	REFRIGERATOR		

SYMBOLS

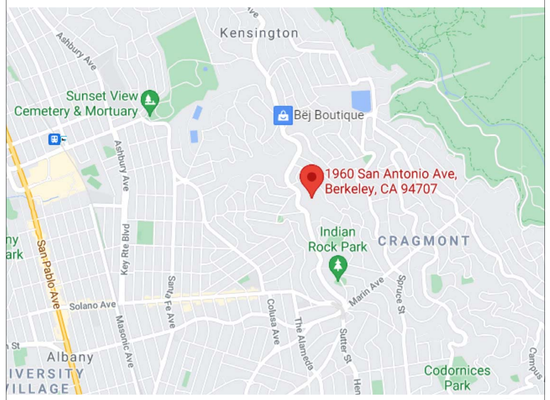


MAPS

AERAIL MAP



VICINITY MAP



WUI

WILDLAND-URBAN INTERFACE FIRE ZONE NOTES :

PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R337.1.5.

BUILDING IS LOCATED IN AN LRA HIGH FIRE HAZARD SEVERITY ZONE. ALL EXTERIOR MATERIALS AND CONSTRUCTION METHODS SHALL MEET EXTERIOR WILDFIRE EXPOSURE STANDARDS.

R337 WORKSHEET

THIS PROJECT IS LOCATED IN A LOCAL RESPONSIBILITY AREA VERY HIGH FOR WILDFIRE PROTECTION, ROOFING, ATTIC VENTILATION, EXTERIOR WALLS, WINDOWS, EXTERIOR DOORS, DECKING, FLOORS, AND UNDERFLOOR PROTECTION TO MEET CRC R337 REQUIREMENTS.

ITEM	MATERIAL
DECKING MATERIALS	MASONRY OR CERAMIC
EXTERIOR WINDOWS	MULTI-PANE GLAZING WITH ONE PANE TEMPERED
EXTERIOR SIDINGS AND SHEATHINGS	1" THICK STUCCO WITH 1 HOUR FIRE RATING
EXTERIOR DOORS	MULTI-PANE GLAZING WITH ONE PANE TEMPERED WOOD GARAGE AND WOOD EXTERIOR DOORS TO BE MIN 1 3/8" THICK SOLD CORE
UNDER EAVE	IGNITION RESISTANT
UNDERFLOOR	IGNITION RESISTANT
VENTILATION	CLOSED, NO VENTS
ROOF	CLASS A - MODIFIED BITUMIN, SLATE AT POOL HOUSE OR APPROVED EQUAL

TREE PROTECTION

1. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE CONSULTING ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2 IN. IN DIAMETER SHOULD BE AVOIDED.
2. IF ROOTS 2 IN. AND GREATER IN DIAMETER ARE ENCOUNTERED DURING SITE WORK AND MUST BE CUT TO COMPLETE THE CONSTRUCTION, THE CONSULTING ARBORIST MUST BE CONSULTED TO EVALUATE EFFECTS ON THE HEALTH AND STABILITY OF THE TREE AND RECOMMEND TREATMENT.
3. FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCES SHALL BE 6 FT. CHAIN LINK WITH POSTS SUNK INTO THE GROUND OR EQUIVALENT.
4. THE TREE TREE PROTECTION ZONE SHOWN ON ALL PLANS SHALL BE FENCED TO ENCLOSE THE ENTIRE AREA (FIGURE 1). NO GRADING, EXCAVATION, CONSTRUCTION OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THAT ZONE. NO UNDERGROUND SERVICES INCLUDING UTILITIES, SUB-DRAINS, WATER OR SEWER SHALL BE PLACED IN THE TREE PROTECTION ZONE. NO MOTORIZED EQUIPMENT SHALL BE USED IN THE TREE PROTECTION ZONE. THE LIMITS OF THE TREE PROTECTION ZONE WILL BE ADJUSTED FOLLOWING REVIEW OF GRADING AND CONSTRUCTION PLANS. FOR DESIGN PURPOSES, THE TREE PROTECTION ZONE SHALL BE DEFINED AS THE TREE DRIPLINE.

4

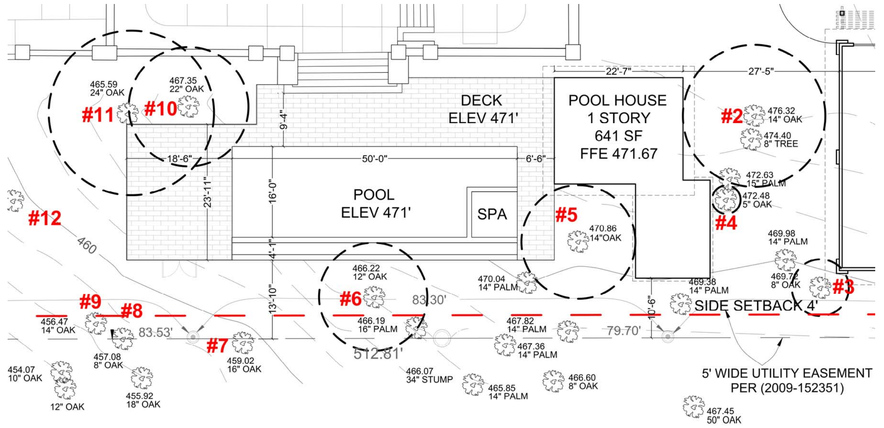


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
Tel: (925) 587-2140

Ben@paymun.com

LEAD DESIGN CONSULTANT

PAYMUN BUILDING & DEVELOPMENT, Inc.

DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

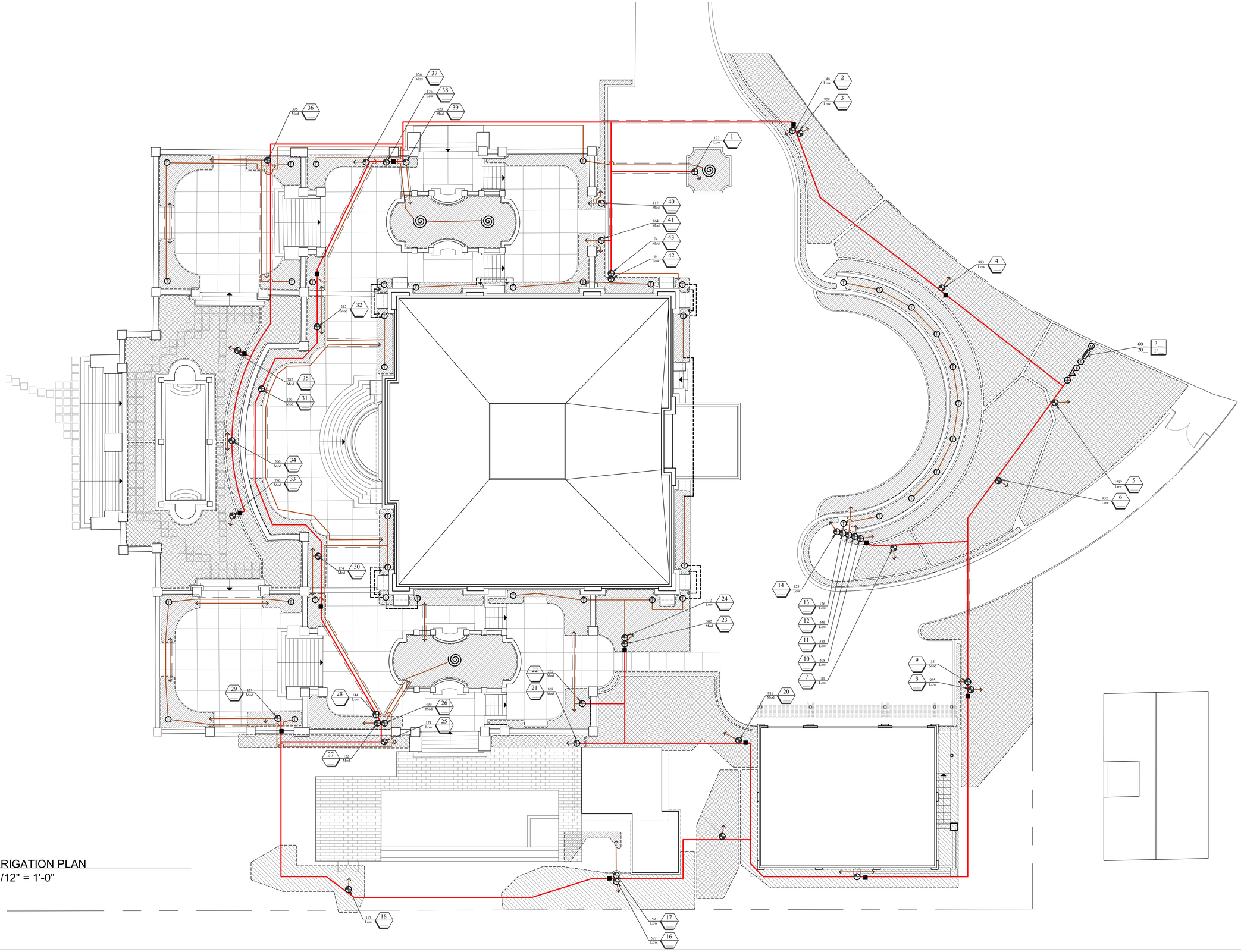
GENERAL INFORMATION

SCALE

AS INDICATED

SHEET NUMBER

A020



1 IRRIGATION PLAN
1/12" = 1'-0"

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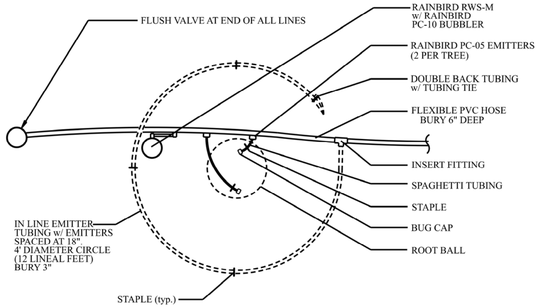
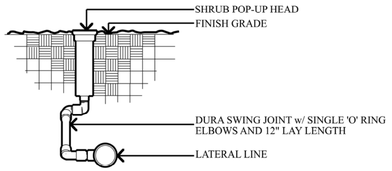
SHEET NUMBER

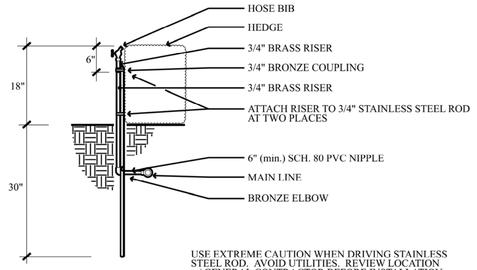
L.1



TREE EMITTER LAYOUT (36 gph)

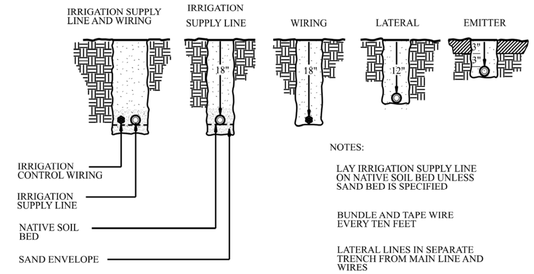


SHRUB POP-UP SPRAY HEAD

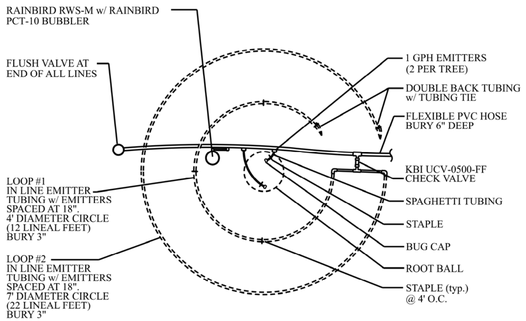


USE EXTREME CAUTION WHEN DRIVING STAINLESS STEEL ROD. AVOID UTILITIES. REVIEW LOCATION w/ GENERAL CONTRACTOR BEFORE INSTALLATION.

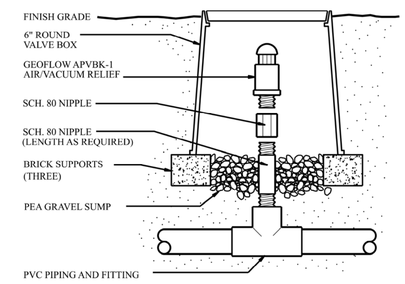
HOSE BIB



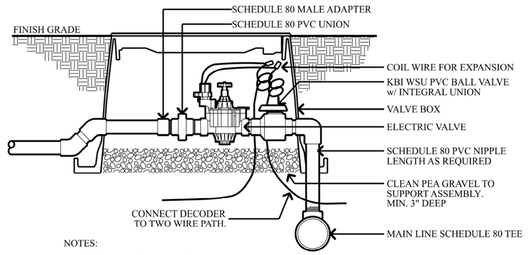
TRENCHING AND INSTALLATION



TREE EMITTER LAYOUT - LARGE (33 gph)

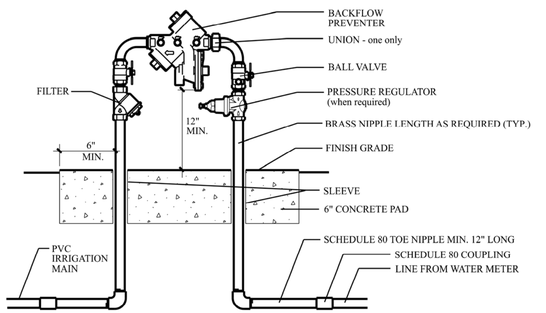


1" AIR/VACUUM RELIEF

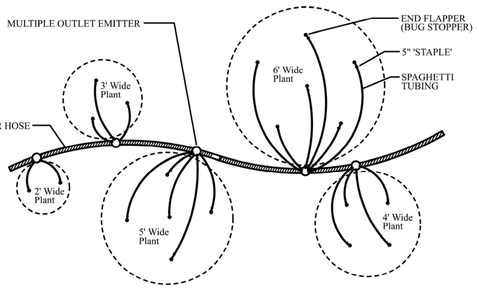


NOTES:
1. BUNDLE AND TAPE WIRE EVERY 10 FEET
2. PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTION
3. ELBOWS - SCH. 80 PVC. NIPPLES - THREADED SCH. 80 PVC
4. WIRE SPLICE KIT (PEN-TIT, 3M #DBY, GREASE LOCK OR APPROVED EQUAL)
5. VALVE BOX - RAINBIRD VB-STD
6. PROVIDE AND INSTALL DECODER COMPATIBLE WITH CONTROLLER.

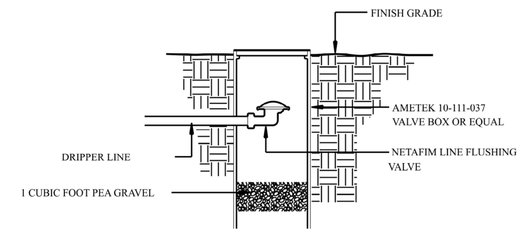
REMOTE CONTROL VALVE - TWO WIRE



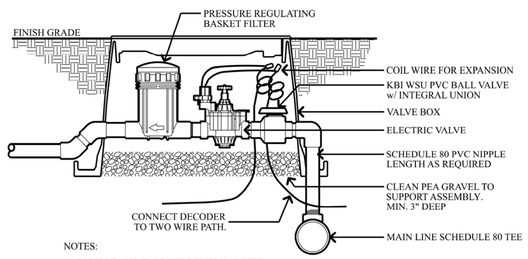
REDUCED PRESSURE BACKFLOW PREVENTER



MULTIPLE OUTLET EMITTER



LINE FLUSHING VALVE



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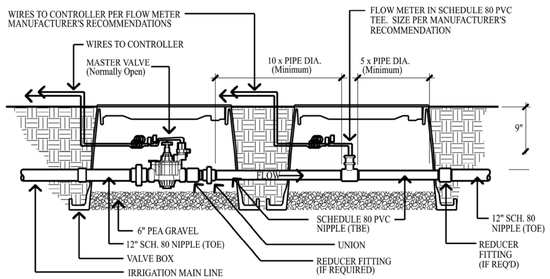
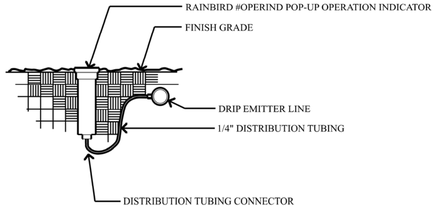
EMITTER REMOTE CONTROL VALVE - TWO WIRE



1. NO UNDERGROUND SPLICES BETWEEN VALVE BOX (RAINBIRD VB-STD) AND CONTROLLER.
2. SPEARS # DS-100 w/ # DS-300 SEALANT OR 3M SCOTCHLOK # 3570 WIRE CONNECTORS ONLY
3. INSTALL IN MANNER TO ALLOW PROPER DRAINAGE OF ANY WATER THAT ACCUMULATES IN VALVE BOX. FLOW METER SHOULD NEVER BE SUBMERGED UNDERWATER.

MASTER VALVE & FLOWMETER RUN

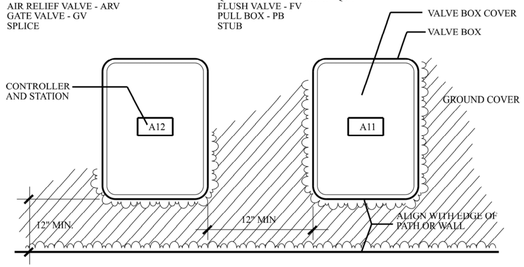


EMITTER LINE POP-UP OPERATION INDICATOR

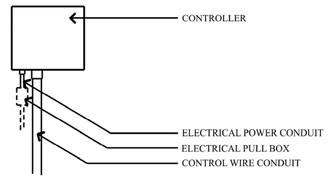
IDENTIFY ALL VALVES - PERMANENTLY MARK VALVE BOX LID WITH 2" MARKINGS UTILIZING DREMEL (OR EQ.) ROTATING MARKING TOOL OR SOLDERING IRON AS FOLLOWS:

REMOTE CONTROL VALVE - A1, A2, B1, etc.
FLOW METER - FM
AIR RELIEF VALVE - ARV
GATE VALVE - GV
SPLICE

MASTER VALVE - MV
QUICK COUPLER VALVE - QCV
FLUSH VALVE - FV
PULL BOX - PB
STUB



VALVE BOXES



WALL MOUNT CONTROLLER

PAYMUN

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IRRIGATION DETAILS

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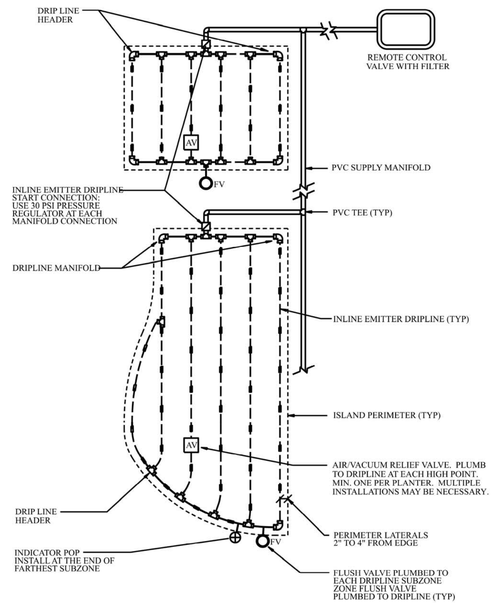
SHEET NUMBER

L.2



INLINE EMITTER ISLAND LAYOUT

IRRIGATION LEGEND

Description	MANUFACTURER	Item Number	Pop Height	Misc. Info.	GPM	at PSI	Radius
Shrub Rotator	Hunter	PROS-12-PRS40-CV-MP1000	12"		0.19-0.75	40	14
Shrub Rotator	Hunter	PROS-12-PRS40-CV-MP2000	12"		0.40-1.47	40	19
Shrub Rotator	Hunter	PROS-12-PRS40-CV-MP3000	12"		0.86-3.64	40	30
Tree Emitter Layout		See details					
Tree Emitter Layout Large		See details					
Root Watering System	Rainbird	RWS (see tree emitter detail)		18", PCT-10 Emitter			
Multi Outlet Emitter	Rainbird	XBT-20-6		2.0 GPH per Emitter Outlet			
Emitter	Rainbird	PC-10			10 gph		
Controller	Hunter	HC - 2 wire		w/ Solar-Sync, connect to Wi-Fi			
Flow Sensor	CST	FDI-T10-001		1" Flow Meter	0.86-52		
Backflow Preventer	Wilkins	975XL2U		1"			
Filter	Amiad	Super 1"					
Control Valve	Rainbird	PESB-PRS-D Series					
Control Zone Kit	Rainbird	XZC-150-PRB-COM		Zones over 15 gpm			
Control Zone Kit	Rainbird	XCZ-100-PRB-COM		Zones between 5 and 15 gpm.			
Control Zone Kit	Rainbird	XCZ-75-PRF		Zones under 5 gpm			
Master Valve	Griswold	2000 Series		Normally Open, line size			
Hose Bib							
Emitter Flush Valve	Netafim			Automatic Flush			
Emitter Air Relief Valve	Netafim			At all high points of emitter zones			
Emitter Pop-up Indicator	Rainbird	OPERIND		One at end of each zone			
Main Line Pipe		Schedule 40					
Lateral Line Pipe		Schedule 40					
Emitter Line Pipe		AR Flexible PVC		1"			
In Line Emitter Tubing	Rainbird	XFS-09-18 Sub-Surface Dripline w/ copper shield		18" pipe spacing	0.9 GPH		
Drip Line Header	Rainbird	XQF-10 Dripline Header					
Sleeve		Schedule 40		w/ size			
Buried Pipe w/o Sleeve		Copper					
Existing Pressure							
Min. Design Pressure							
Max. System GPM							
Backflow Size							

Maximum Applied Water Allowance (MAWA)

(Eto)(0.62)[0.55 x LA(Landscape Area)]+(0.45 x SLA(Special Landscape Area))] = 215,883

Eto =	39.0
Factor =	0.62
LA =	16,233
SLA =	0

Estimated Total Water Use (ETWU)

(Eto)(0.62)[PF x HA/IE)+SLA)]= 210,355

Hydrozone Type	Valve Number	Irrigation Method	Plant Water Use Type	Hydrozone Area (HA)	Percent of Landscape	Plant Factor (PF)	Special Landscape Area (SLA)	Irrigation Efficiency (IE)	PF x HA	ETWU	MAWA	Over/ Under MAWA	Application Rate In./Hr.	Operating Pressure PSI
Shrubs	1	drip	Low	122	0.8%	0.3	0	0.80	37	1,106	1,622	516	1.5	30
Shrubs	2	drip	Low	146	0.9%	0.3	0	0.80	44	1,324	1,942	618	1.76	30
Shrubs	3	MP Rotor	Low	828	5.1%	0.3	0	0.75	248	8,008	11,012	3,003	1.5	40
Shrubs	4	MP Rotor	Low	993	6.1%	0.3	0	0.75	298	9,604	13,206	3,602	1.5	40
Shrubs	5	MP Rotor	Low	1,292	8.0%	0.3	0	0.75	388	12,496	17,182	4,686	1.5	40
Low Water Grass	6	MP Rotor	Low	952	5.9%	0.3	0	0.75	286	9,208	12,661	3,453	1.5	40
Shrubs	7	MP Rotor	Low	181	1.1%	0.3	0	0.75	54	1,753	2,407	656	1.5	40
Shrubs	8	MP Rotor	Low	985	6.1%	0.3	0	0.75	296	9,527	13,100	3,573	1.5	40
Shrubs	9	drip	Mod	35	0.2%	0.5	0	0.80	18	529	465	-63	1.76	30
Shrubs	10	drip	Low	408	2.5%	0.3	0	0.80	122	3,700	5,426	1,726	1.5	30
Shrubs	11	drip	Low	355	2.2%	0.3	0	0.80	107	3,219	4,721	1,502	1.5	30
Shrubs	12	drip	Low	446	2.7%	0.3	0	0.80	134	4,044	5,931	1,887	0.45	30
Trees	13	drip	Low	176	1.1%	0.3	0	0.80	53	1,596	2,341	745	1.5	30
Shrubs	14	drip	Low	123	0.8%	0.3	0	0.80	37	1,115	1,636	520	1.5	30
Shrubs	15	drip	Low	668	4.1%	0.3	0	0.80	200	6,057	8,884	2,827	0.45	30
Shrubs	16	drip	Low	597	3.7%	0.3	0	0.80	179	5,413	7,940	2,526	0.45	30
Shrubs	17	drip	Low	59	0.4%	0.3	0	0.80	18	535	785	250	1.76	30
Shrubs	18	drip	Low	313	1.9%	0.3	0	0.80	94	2,838	4,163	1,324	0.45	30
Low Water Grass	19	MP Rotor	Low	356	2.2%	0.3	0	0.75	107	3,443	4,734	1,291	1.5	40
Shrubs	20	MP Rotor	Mod	812	5.0%	0.5	0	0.75	406	13,089	10,799	-2,291	0.45	40
Shrubs	21	spray	Mod	109	0.7%	0.5	0	0.75	55	1,757	1,450	-307	1.76	30
Shrubs	22	drip	Mod	252	1.6%	0.6	0	0.80	151	4,570	3,351	-1,219	1.5	30
Shrubs	23	drip	Mod	502	3.1%	0.6	0	0.80	301	9,104	6,676	-2,428	1.5	30
Trees	24	drip	Low	112	0.7%	0.3	0	0.80	34	1,016	1,489	474	1.76	30
Shrubs	25	spray	Low	174	1.1%	0.3	0	0.75	52	1,683	2,314	631	1.76	30
Shrubs	26	drip	Mod	499	3.1%	0.6	0	0.80	299	9,049	6,636	-2,413	1.76	30
Shrubs	27	drip	Mod	122	0.8%	0.5	0	0.80	61	1,844	1,622	-221	1.76	30
Trees	28	drip	Low	144	0.9%	0.3	0	0.80	43	1,306	1,915	609	1.5	30
Shrubs	29	drip	Mod	323	2.0%	0.6	0	0.80	194	5,858	4,296	-1,562	1.76	30
Shrubs	30	drip	Mod	174	1.1%	0.6	0	0.80	104	3,155	2,314	-841	1.5	30
Shrubs	31	drip	Mod	179	1.1%	0.6	0	0.80	107	3,246	2,381	-866	1.5	30
Shrubs	32	drip	Mod	212	1.3%	0.6	0	0.80	127	3,845	2,819	-1,025	1.5	30
Shrubs	33	MP Rotor	Mod	780	4.8%	0.6	0	0.75	468	15,088	10,373	-4,715	1.5	40
Shrubs	34	spray	Mod	506	3.1%	0.6	0	0.75	304	9,788	6,729	-3,059	1.76	30
Shrubs	35	MP Rotor	Mod	782	4.8%	0.6	0	0.75	469	15,127	10,400	-4,727	0.45	40
Shrubs	36	drip	Mod	375	2.3%	0.6	0	0.80	225	6,801	4,987	-1,814	1.5	30
Shrubs	37	drip	Mod	126	0.8%	0.6	0	0.80	76	2,285	1,676	-609	1.5	30
Trees	38	drip	Low	176	1.1%	0.3	0	0.80	53	1,596	2,341	745	0.45	30
Shrubs	39	drip	Mod	420	2.6%	0.6	0	0.80	252	7,617	5,586	-2,031	0.45	30
Shrubs	40	drip	Mod	117	0.7%	0.6	0	0.80	70	2,122	1,556	-566	1.5	30
Shrubs	41	drip	Mod	164	1.0%	0.6	0	0.80	98	2,974	2,181	-793	1.5	30
Trees	42	drip	Low	64	0.4%	0.3	0	0.80	19	580	851	271	1.5	30
Shrubs	43	drip	Mod	74	0.5%	0.6	0	0.80	44	1,342	984	-358	1.5	30
				16,233			0			210,355	215,883	5,528		

Water Use Percentage of Area

No Water Area	0	0.0%	
Low Water Area	9,670	59.6%	No and Low water area = 59.6%
Mod. Water Area	6,563	40.4%	
High Water Area	0	0.0%	
Total Area	16,233		

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LEAD DESIGN CONSULTANT

PAYMUN BUILDING & DEVELOPMENT, Inc.

DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

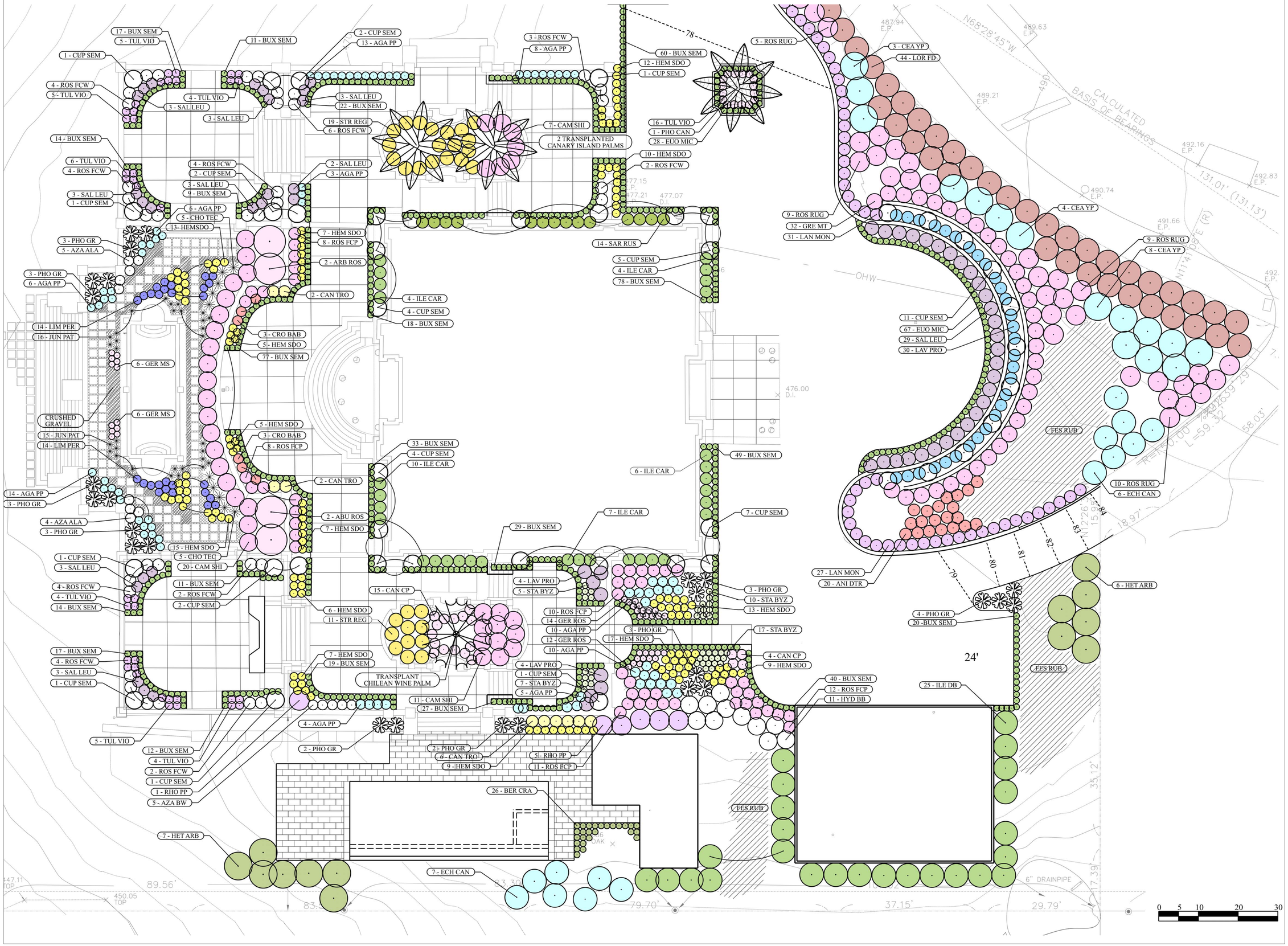
IRRIGATION
DETAILS & LEGEND

SCALE

AS INDICATED

SHEET NUMBER

L.3



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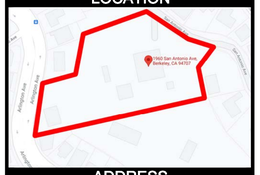


ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

PLANTING PLAN

SCALE

AS INDICATED

SHEET NUMBER

L.4

PLANTING NOTES

1. LANDSCAPING CONTRACT TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO:
   ___PROVISION AND INSTALLATION OF SOIL AMENDMENT
   ___PLANTING OF TREES, SHRUBS, AND GROUND COVERS
   ___FERTILIZING ___MULCHING
   ___IRRIGATION ___IRRIGATION
   ___PREPARATION OF SUBSOIL

2. DURING AMENDMENT PROCEDURES OR PLACING OF TOPSOIL, REMOVE:
   ___STONES ___ROOTS ___GRASS ___WEEDS ___DEBRIS
   ___FOREIGN MATERIAL DELETERIOUS TO PLANT GROWTH

3. PLANTING BEDS:
   ___ROTILL AMENDMENT INTO SOIL 12" DEEP PRIOR TO PLANTING
   ___TILL AMENDMENT BY HAND 6" DEEP UNDER DRIPLINE OF EXISTING TREES
   ___CONTRACT WITH ENVIROMENTAL TECHNICAL SERVICES FOR SOILS REPORT. AMEND WITH MATERIALS RECOMMENDED IN REPORT. MIN. 10 CY ORGANIC MATERIAL/1000 SF.

4. PLANT MATERIALS:
   ___FREE OF DISEASE OF HAZARDOUS INSECTS
   ___PLACE AGRI-FORM PLANT TABS IN PLANT PITS AT THE FOLLOWING RATES:
      ___1 GALLON PLANT - 1 TABLET
      ___5 GALLON PLANT - 2 TABLETS
      ___15 GALLON PLANT - 3 TABLETS
      ___24" BOX - 4 TABLETS
   ___GIVE 48 HOUR NOTICE TO THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE OF ALL PLANT MATERIALS
   ___PLACE ON SITE IN THE LOCATIONS SHOWN FOR REVIEW BY THE LANDSCAPE ARCHITECT BEFORE ANY PLANTING HOLES ARE DUG

5. MULCH ALL AREAS OF NEW PLANTING 3" DEEP WITH BARK. PROVIDE SAMPLE FOR APPROVAL.

6. REMOVE AND REPLACE ANY TREE DAMAGED BEYOND REPAIR WITH A TREE OF SIMILAR CHARACTER AND SIZE AS SPECIFIED BY THE OWNER, AT THE CONTRACTOR'S EXPENSE

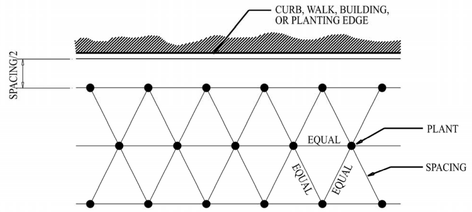
7. GIVE 48 HOUR NOTICE TO LANDSCAPE ARCHITECT PRIOR TO FINAL INSPECTION OF ALL PLANT MATERIALS.

8. WARRANTY PERIOD:
   ___ONE YEAR FOR PLANTING AND IRRIGATION
   ___COMMENCE ON DATE OF ACCEPTANCE OF PLANTING AFTER FINAL INSPECTION.

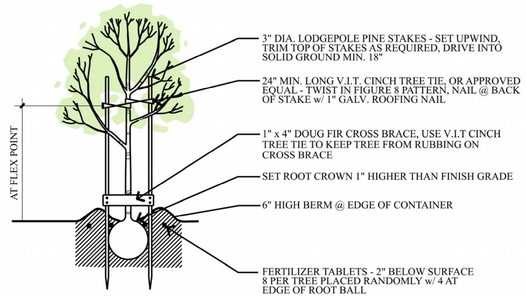
9. SCHEDULE PRECONSTRUCTION CONFERENCE WITH LANDSCAPE ARCHITECT. DO NOT BEGIN CONSTRUCTION BEFORE CONFERENCE. IF CONSTRUCTION BEGINS BEFORE CONFERENCE, CONTRACTOR MAY BE ASKED BY LANDSCAPE ARCHITECT TO UNDO SOME OF THE WORK AT NO ADDITIONAL COST TO THE OWNER.

10. AREA UNDER DRIP LINE OF EXISTING ON-SITE AND OFF-SITE TREES:
    ___FENCE ENTIRE DRIPLINE
    ___DO NOT STOCKPILE MATERIALS
    ___NO VEHICULAR TRAFFIC
    ___DO NOT CUT ROOTS LARGER THAN 2" DIAMETER

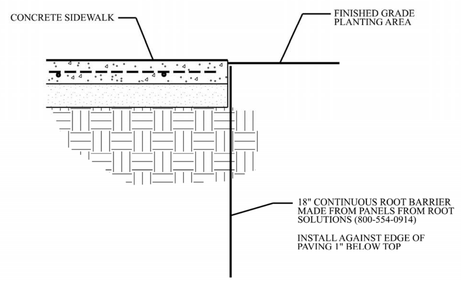
Abbrev.	Botanical Name	Common Name	Size	Comments	Height	Spread	Water
ABU ROS	ABUTILON h.'Roseus'	Pink Flowering Maple	5 gal		9.00	9.00	M
AGA PP	AGAPANTHUS 'Peter Pan'	Peter Pan Agapanthus	1 gal		1.50	2.25	M
ANI BP	ANIGOZANTHOS 'Bush Pearl'	Bush Pearl Kangaroo Paw	1 gal		1.50	1.50	L
ANI DTR	ANIGOZANTHOS 'Dwarf Tall Red'	Dwarf Tall Red Kangaroo Paw	5 gal		3.00	3.00	L
AZA ALA	AZALEA 'Alaska'	Alaska Azalea	5 gal		2.50	3.00	M
AZA BW	AZALEA 'Bloomathon White'	Bloomathon White Azalea	5 gal		2.50	2.50	M
BER CRA	BERGENIA crassifolia	Heartleaf Bergenia	1 gal		1.25	1.25	L
BUX SEM	BUXUS sempervirens 'Suffruticosa'	Boxwood BALLS	15 gal		2.00	2.00	M
CAM SHI	CAMELLIA h. 'Shishi-Gashira'	Shishi-Gashira Camellia	15 gal		3.00	6.00	M
CAN CP	CANNA 'China Pink'	China Pink Canna	5 gal		3.00	2.50	M
CAN TRO	CANNA 'Tropicanna'	Tropicanna Canna	1 gal		5.00	3.00	M
CEA YP	CEANOTHUS griseus horizontalis 'Yankee Point'	Yankee Point Ceanothus	5 gal		2.50	7.00	L
CHO TEC	CHONDROPETALUM tectorum	Small Cape Rush	5 gal		3.00	4.00	L
CRO BAB	CROCOSMIA 'Babylon'	Babylon Crocosmia	1 gal		2.50	1.50	L
CUP SEM	CUPRESSUS sempervirens 'Stricta'	Italian Cypress		field grown; 3' dia foliage	tree		L
ECH CAN	ECHIUM candicans	Pride of Madeira	5 gal		5.00	6.00	L
EUO MIC	EUONYMUS japonicus 'Microphyllus'	Box-Leaf Euonymus	1 gal		1.50	1.50	L
FES RUB	FESTUCA rubra	Red Fescue	sod		0.00		L
GER MS	GERANIUM r. 'Mavis Simpson'	Mavis Simpson Geranium	1 gal		1.00	1.00	M
GRE MT	GREVILLEA lanigera 'Mt. Tamboritha'	Mt. Tambor Grevillea	1 gal		2.00	4.00	L
HEM SDO	HEMEROCALLIS 'Stella De Oro'	Stella De Oro Daylily	1 gal		2.00	2.00	M
HET ARB	HETEROMELES arbutifolia	Toyon	5 gal		7.00	7.00	L
HYD BB	HYDRANGEA m. 'Blushing Bride'	Blushing Bride Hydrangea	5 gal		4.00	4.00	M
ILE CAR	ILEX cornuta 'Carissa'	Carissa Chinese Holly	5 gal		3.50	5.00	L
ILE DB	ILEX cornuta 'Dwarf Burford'	Dwarf Burford Holly	5 gal		6.00	6.00	L
JUN PAT	JUNCUS patens 'Elk Blue'	Elk Blue California Gray Rush	1 gal		2.00	2.00	L
LAN MON	LANTANA montevidensis	Trailing Lantana	5 gal		1.50	3.00	L
LAV PRO	LAVANDULA i. 'Provence'	Provence Lavender	1 gal		2.00	3.00	L
LIM PER	LIMONIUM perezii	Statice, Sea Lavendar	1 gal		2.00	2.00	L
LOR FD	LOROPETALUM chinense 'Flame Dance'	Flame Dance Loropetalum	5 gal		6.00	6.00	L
PHO GR	PHORMIUM 'Golden Ray'	Golden Ray Flax	5 gal		4.00	4.00	L
RHO PP	RHODODENDRON 'Purple Passion'	Purple Passion Rhododendron	5 gal		6.00	5.00	M
ROS FCP	ROSA 'Flower Carpet Pink'	Flower Carpet Pink Rose	5 gal		2.00		M
ROS FCW	ROSA 'Flower Carpet White'	Flower Carpet White Rose	5 gal		2.00		M
ROS RUG	ROSA rugosa	Ramanas Rose	5 gal		3.50	5.00	L
SAL LEU	SALVIA leucantha	Mexican Bush Sage	5 gal		3.50	4.00	L
SAR RUS	SARCOCOCCA rusifolia	Fragrant Sarcococca	5 gal		4.00	3.00	L
STA BYZ	STACHYS byzantina	Lamb's Ear	1 gal		1.50	1.50	L
STR REG	STRELITZIA reginae	Bird of Paradise	5 gal		4.00	4.00	M
TUL VIO	TULBAGHIA violacea	Society Garlic	1 gal		1.50	2.50	L



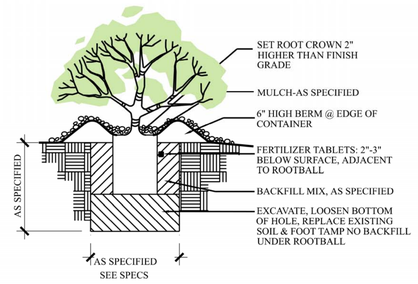
GROUND COVER PLANTING



TREE PLANTING



ROOT BARRIER ALONG PAVING



SHRUB PLANTING

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DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
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LOCATION

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

PLANTING
DETAILS & LEGEND

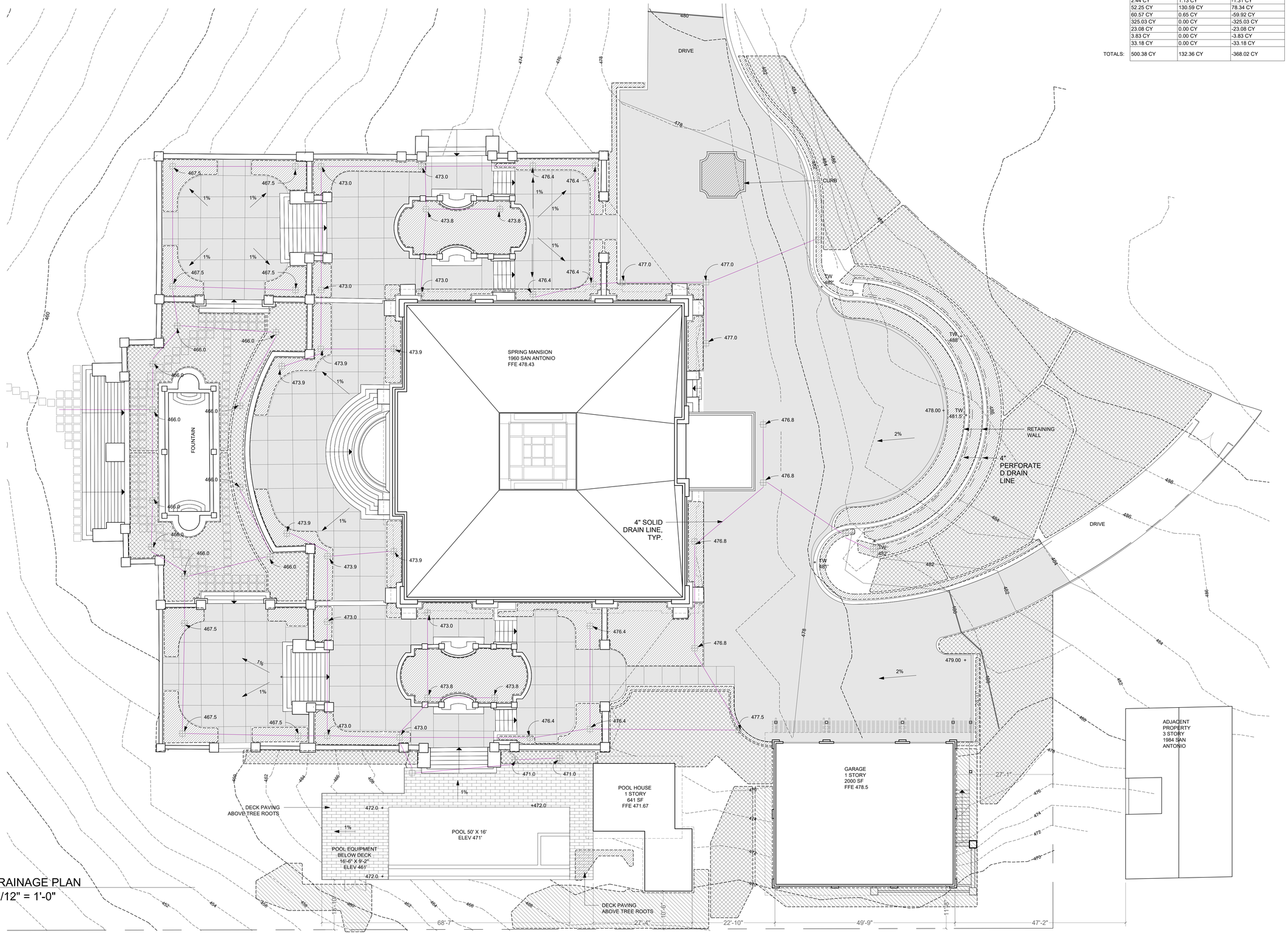
SCALE

AS INDICATED

SHEET NUMBER

L.5

TOPOGRAPHY SCHEDULE		
Cut	Fill	Net cut/fill
2.44 CY	1.13 CY	-1.31 CY
52.25 CY	130.59 CY	78.34 CY
60.57 CY	0.65 CY	-59.92 CY
325.03 CY	0.00 CY	-325.03 CY
23.08 CY	0.00 CY	-23.08 CY
3.83 CY	0.00 CY	-3.83 CY
33.18 CY	0.00 CY	-33.18 CY
TOTALS: 500.38 CY	132.36 CY	-368.02 CY



1 DRAINAGE PLAN
1/12" = 1'-0"

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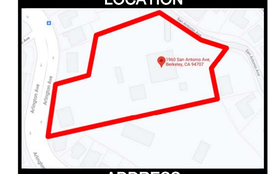


ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

N

SHEET TITLE

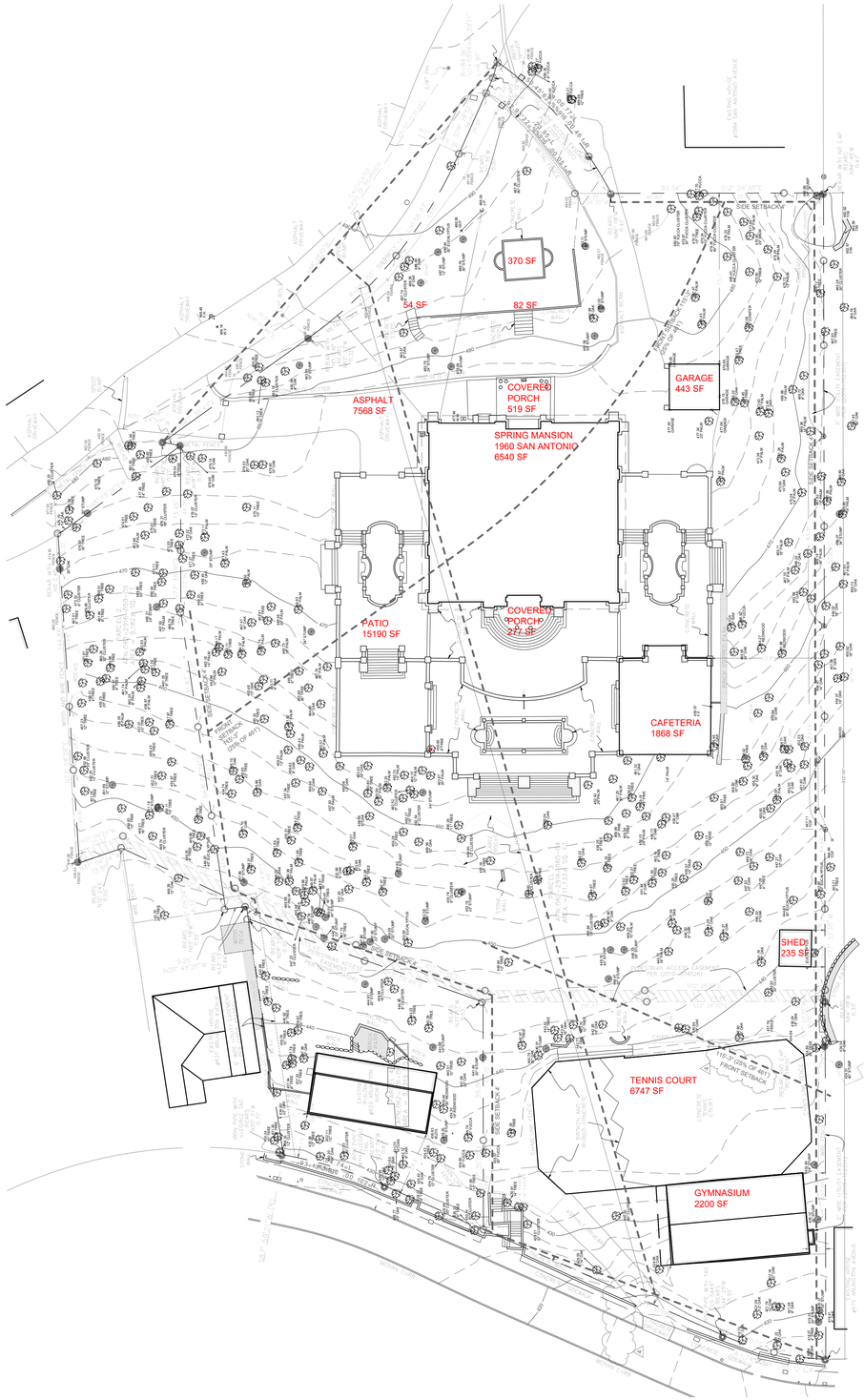
GRADING & DRAINAGE

SCALE

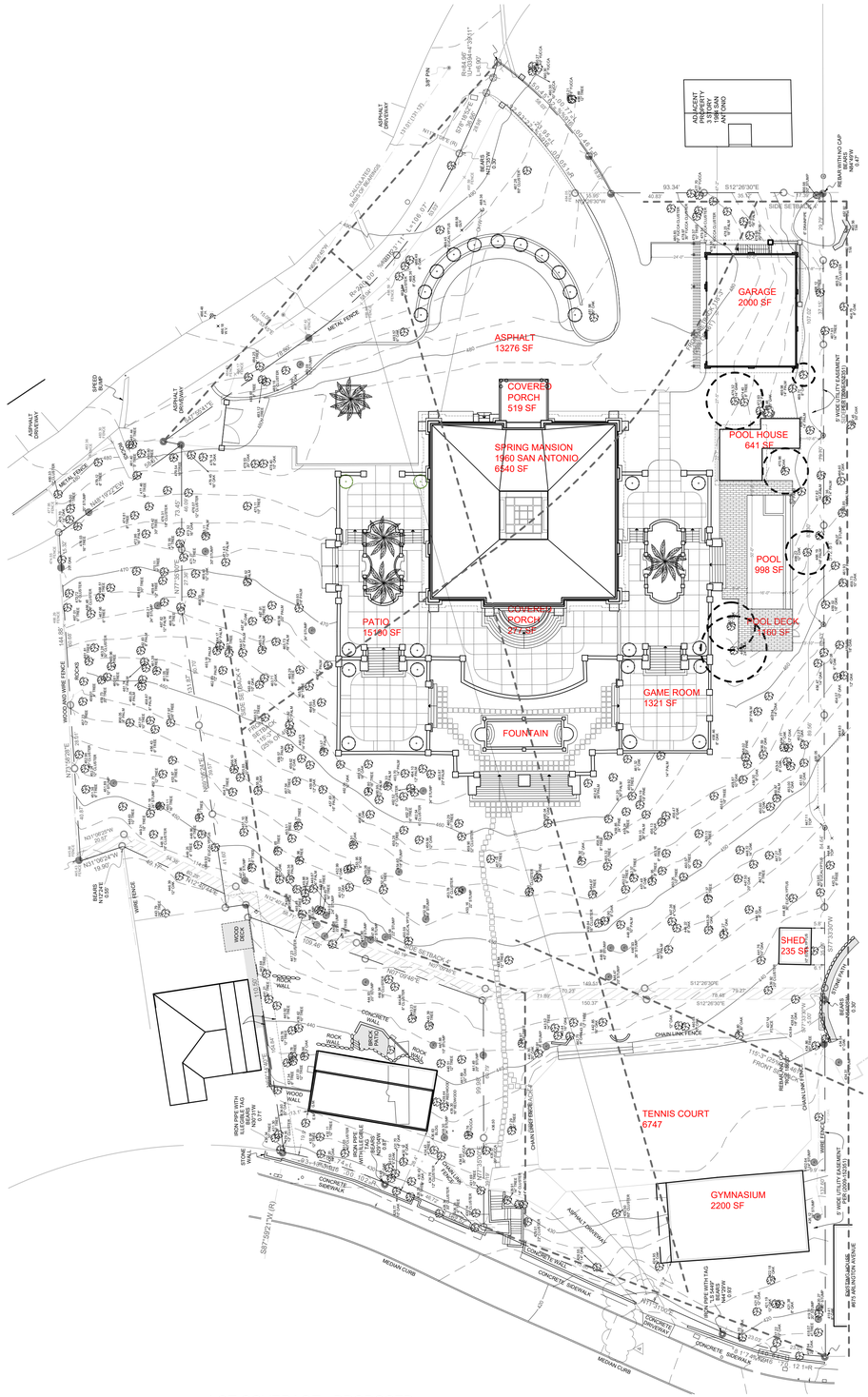
AS INDICATED

SHEET NUMBER

L.6



1 LOT COVERAGE - EXISTING
1/30" = 1'-0"



2 LOT COVERAGE - PROPOSED
1/30" = 1'-0"

BUILDING FOOTPRINT & LOT COVERAGE AND GROSS FLOOR AREA:

EXISTING LOT COVERAGE	
MAIN BUILDING	6,540 SF
COVERED PORCH	277 SF
COVERED PORCH	519 SF
GYM	2,200 SF
GAME ROOM/CAFETERIA	1,868 SF
GARAGE	443 SF
SHED	235 SF
TOTAL EXISTING	12,082 SF
% OF LOT COVERAGE EXISTING	10%
PROPOSED LOT COVERAGE	
MAIN BUILDING	6,540 SF
COVERED PORCH	277 SF
COVERED PORCH	519 SF
GYM	2,200 SF
GAME ROOM	1,321 SF
GARAGE	2,000 SF
SHED	235 SF
POOL HOUSE	641 SF
TOTAL PROPOSED	13,733 SF
LOT SIZE	120,873 SF
TOTAL LOT COVERAGE	12,969 SF
% OF LOT COVERAGE PROPOSED	11.4%

IMPERVIOUS SURFACES (OTHER THAN BUILDINGS)

EXISTING	
PATIO	15,190 SF
PAVING	14,821 SF
TOTAL EXISTING	30,011 SF
PROPOSED	
PATIO	15,190 SF
PAVING	20,023 SF
POOL	998 SF
POOL DECK	1,160 SF
TOTAL PROPOSED	37,371 SF

EXISTING GROSS FLOOR AREA	
MAIN BUILDING	13,119 SF
GYM	2,200 SF
GAME ROOM/CAFETERIA	1,868 SF
GARAGE	443 SF
SHED	235 SF
TOTAL EXISTING	17,865 SF
PROPOSED GROSS FLOOR AREA	
MAIN BUILDING	13,119 SF
GYM	2,200 SF
GAME ROOM	1,321 SF
GARAGE	2,000 SF
SHED	235 SF
POOL HOUSE	641 SF
TOTAL PROPOSED	19,516 SF

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AREA

ORIENTATION

N

SHEET TITLE

LOT COVERAGE
EXISTING AND PROPOSED

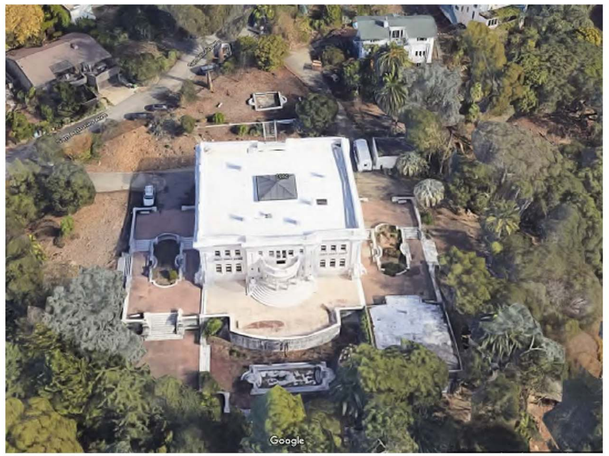
SCALE

AS INDICATED

SHEET NUMBER

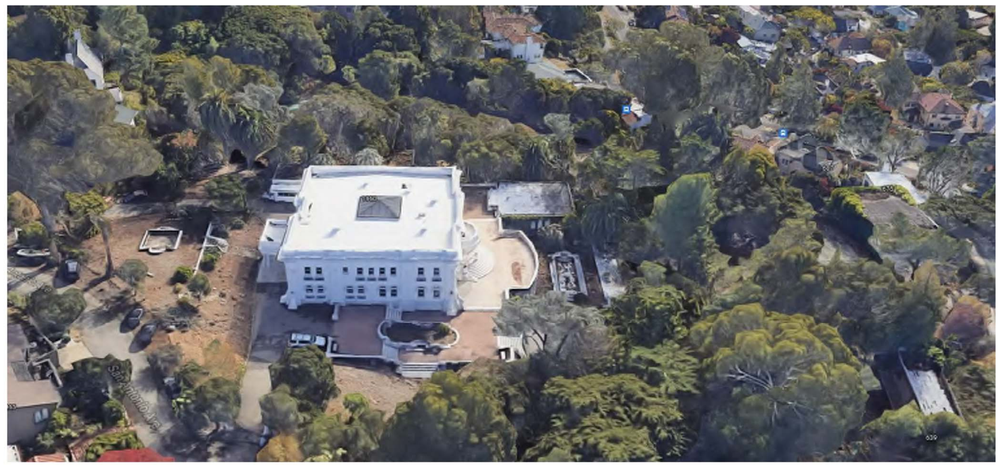
A050

FRONT VIEW

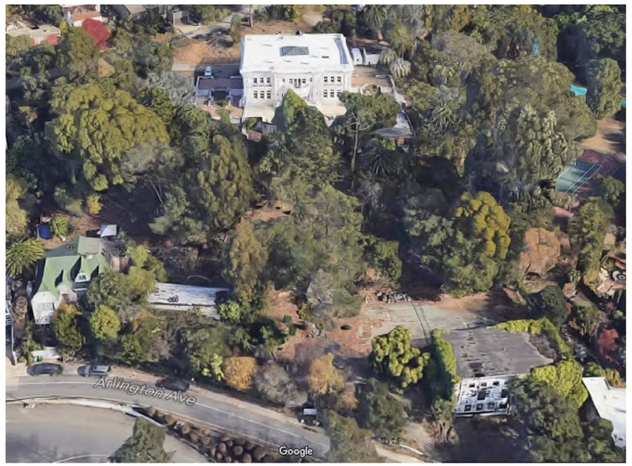


FRONT VIEW

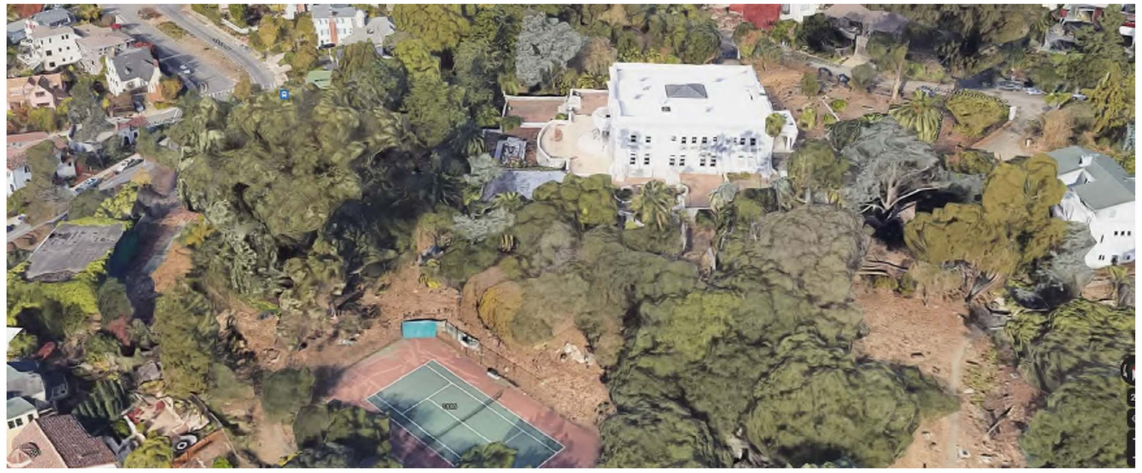
NORTH VIEW



WEST VIEW



SOUTH VIEW



EAST VIEW

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PROJECT

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OWNER(S)

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LOCATION

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

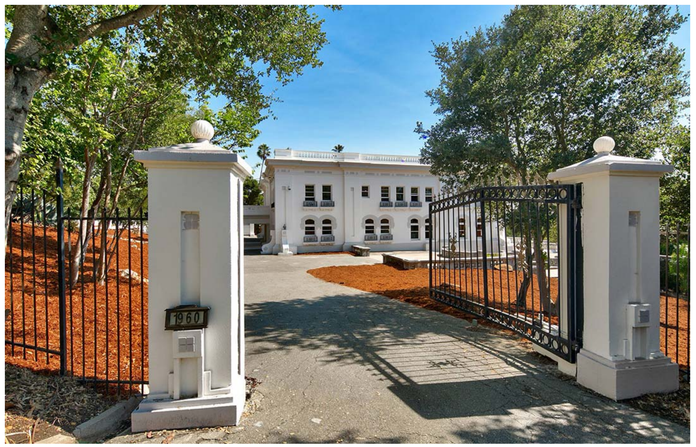
PHOTOS

SCALE

AS INDICATED

SHEET NUMBER

A060



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LEAD DESIGN CONSULTANT

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PROJECT

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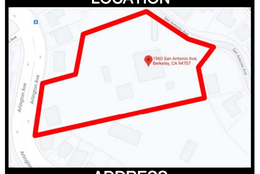

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

PHOTOS
(MAIN HOUSE)

SCALE

AS INDICATED

SHEET NUMBER

A070

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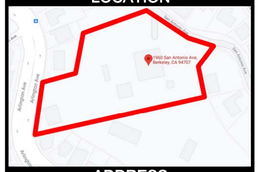

ADDRESS

1960 SAN ANTONIO AVENUE
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AREA

ORIENTATION

SHEET TITLE

PHOTOS
(OUTDOOR)

SCALE

AS INDICATED

SHEET NUMBER

A080

1. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE CONSULTING ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2 IN. IN DIAMETER SHOULD BE AVOIDED.
2. IF ROOTS 2 IN. AND GREATER IN DIAMETER ARE ENCOUNTERED DURING SITE WORK AND MUST BE CUT TO COMPLETE THE CONSTRUCTION, THE CONSULTING ARBORIST MUST BE CONSULTED TO EVALUATE EFFECTS ON THE HEALTH AND STABILITY OF THE TREE AND RECOMMEND TREATMENT.
3. FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCES SHALL BE 6 FT. CHAIN LINK WITH POSTS SUNK INTO THE GROUND OR EQUIVALENT.
4. THE TREE TREE PROTECTION ZONE SHOWN ON ALL PLANS SHALL BE FENCED TO ENCLOSE THE ENTIRE AREA (FIGURE 1). NO GRADING, EXCAVATION, CONSTRUCTION OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THAT ZONE. NO UNDERGROUND SERVICES INCLUDING UTILITIES, SUB-DRAINS, WATER OR SEWER SHALL BE PLACED IN THE TREE PROTECTION ZONE. NO MOTORIZED EQUIPMENT SHALL BE USED IN THE TREE PROTECTION ZONE. THE LIMITS OF THE TREE PROTECTION ZONE WILL BE ADJUSTED FOLLOWING REVIEW OF GRADING AND CONSTRUCTION PLANS. FOR DESIGN PURPOSES, THE TREE PROTECTION ZONE SHALL BE DEFINED AS THE TREE DRIPLINE.

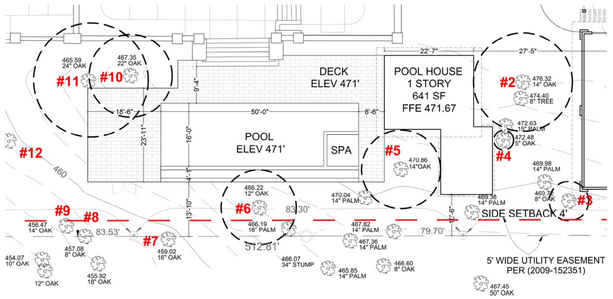
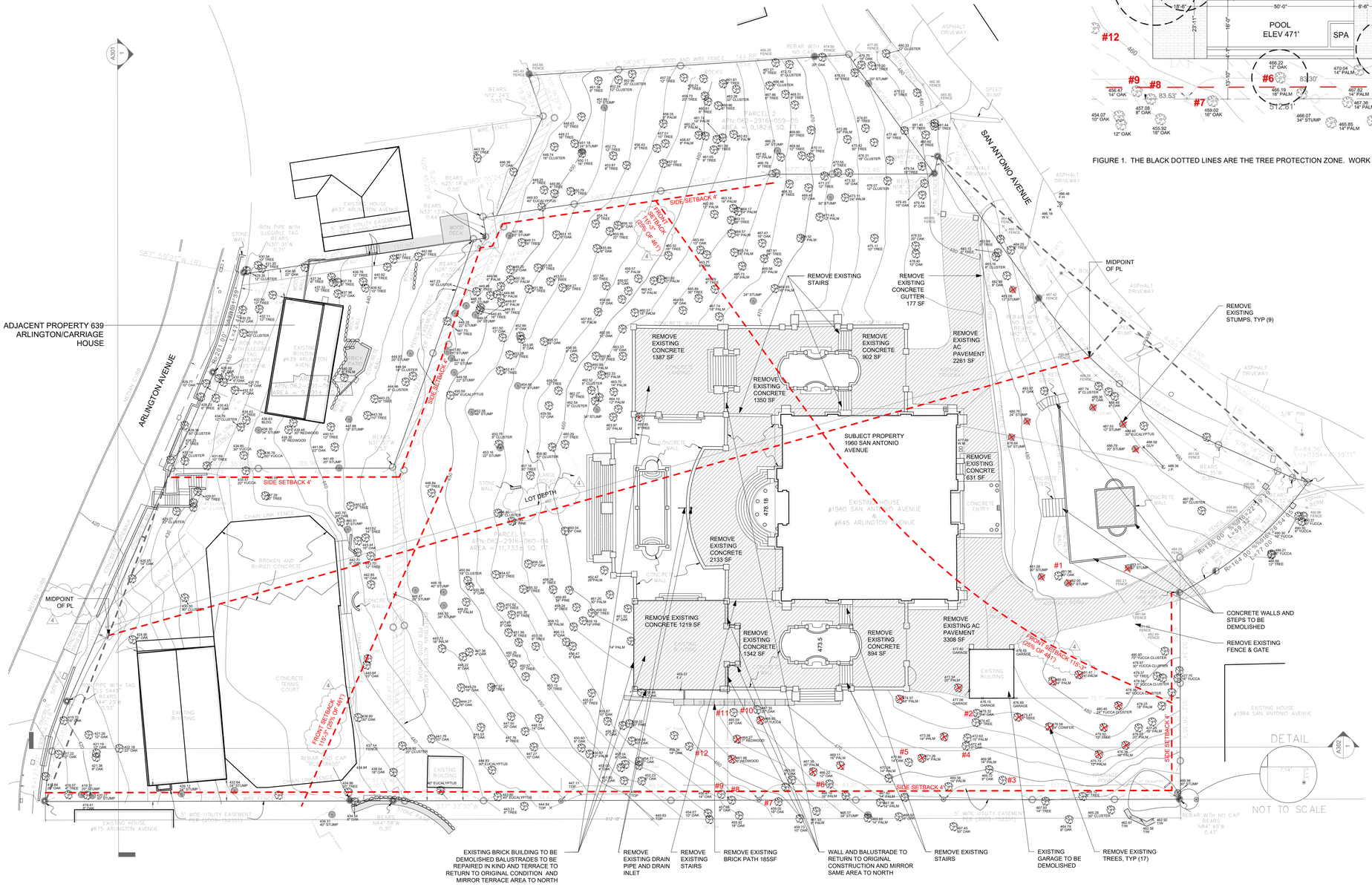


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.



1 SITE PLAN - EXISTING
1/24" = 1'-0"

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
Tel: (925) 587-2140

Ben@paymun.com

LEAD DESIGN CONSULTANT

PAYMUN BUILDING & DEVELOPMENT, Inc.

DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

N

SHEET TITLE

SITE PLAN - EXISTING

SCALE

AS INDICATED

SHEET NUMBER

A100

1. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE CONSULTING ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2 IN. IN DIAMETER SHOULD BE AVOIDED.
2. IF ROOTS 2 IN. AND GREATER IN DIAMETER ARE ENCOUNTERED DURING SITE WORK AND MUST BE CUT TO COMPLETE THE CONSTRUCTION, THE CONSULTING ARBORIST MUST BE CONSULTED TO EVALUATE EFFECTS ON THE HEALTH AND STABILITY OF THE TREE AND RECOMMEND TREATMENT.
3. FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCES SHALL BE 6 FT. CHAIN LINK WITH POSTS SUNK INTO THE GROUND OR EQUIVALENT.
4. THE TREE TREE PROTECTION ZONE SHOWN ON ALL PLANS SHALL BE FENCED TO ENCLOSE THE ENTIRE AREA (FIGURE 1). NO GRADING, EXCAVATION, CONSTRUCTION OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THAT ZONE. NO UNDERGROUND SERVICES INCLUDING UTILITIES, SUB-DRAINS, WATER OR SEWER SHALL BE PLACED IN THE TREE PROTECTION ZONE. NO MOTORIZED EQUIPMENT SHALL BE USED IN THE TREE PROTECTION ZONE. THE LIMITS OF THE TREE PROTECTION ZONE WILL BE ADJUSTED FOLLOWING REVIEW OF GRADING AND CONSTRUCTION PLANS. FOR DESIGN PURPOSES, THE TREE PROTECTION ZONE SHALL BE DEFINED AS THE TREE DRIPLINE.

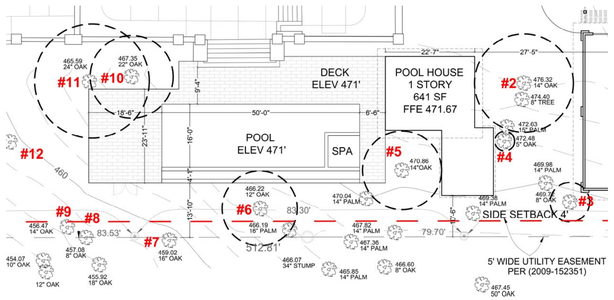
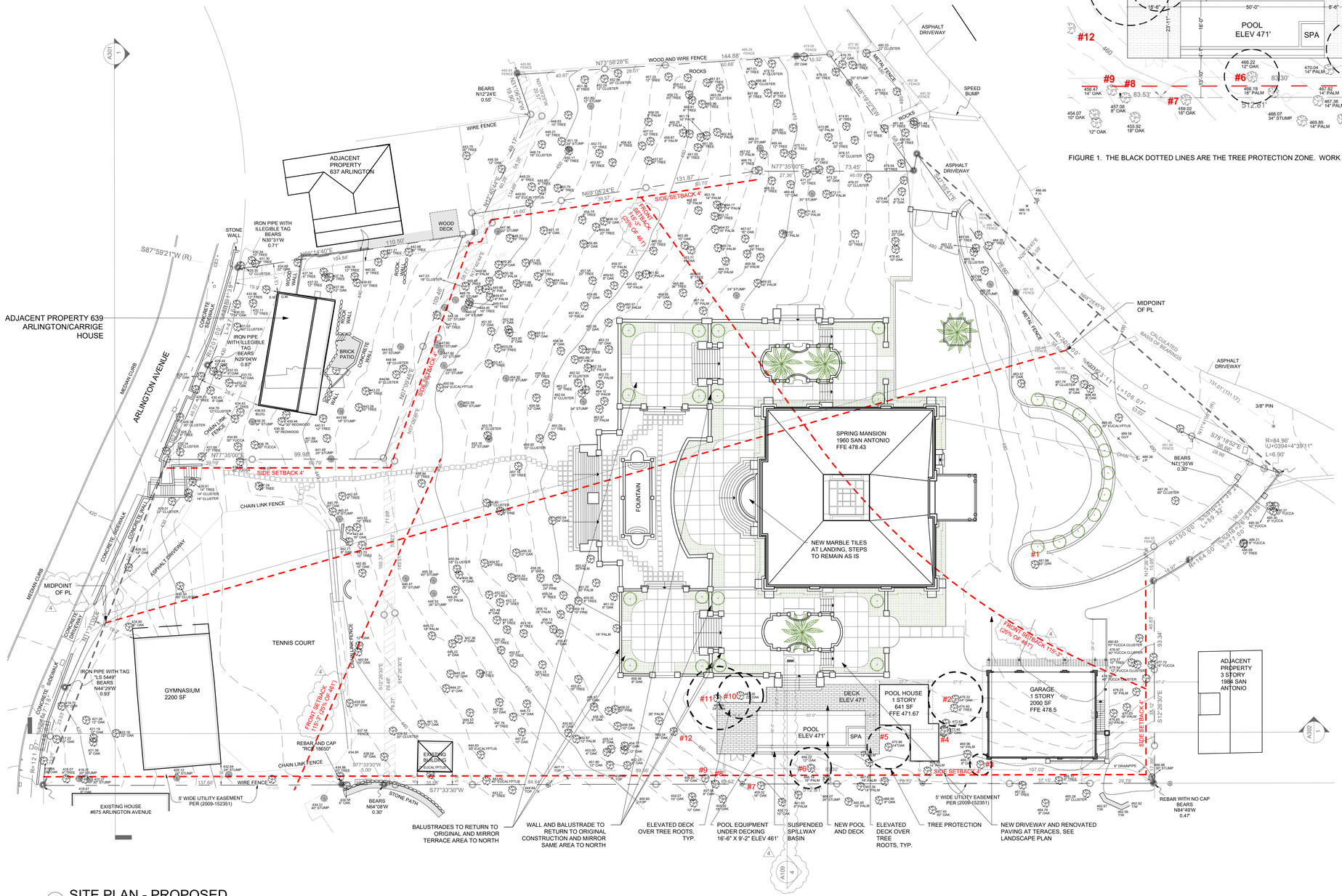


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.



1 SITE PLAN - PROPOSED
1/24" = 1'-0"

PAYMUN

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Ben@paymun.com

LEAD DESIGN CONSULTANT

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DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

N

SHEET TITLE

SITE PLAN - PROPOSED

SCALE

AS INDICATED

SHEET NUMBER

A101

1. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE CONSULTING ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2 IN. IN DIAMETER SHOULD BE AVOIDED.
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4

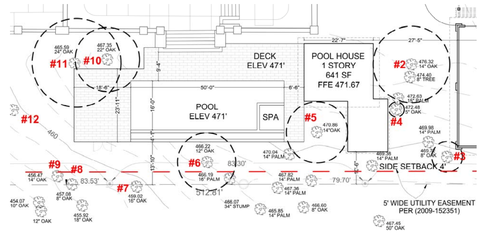
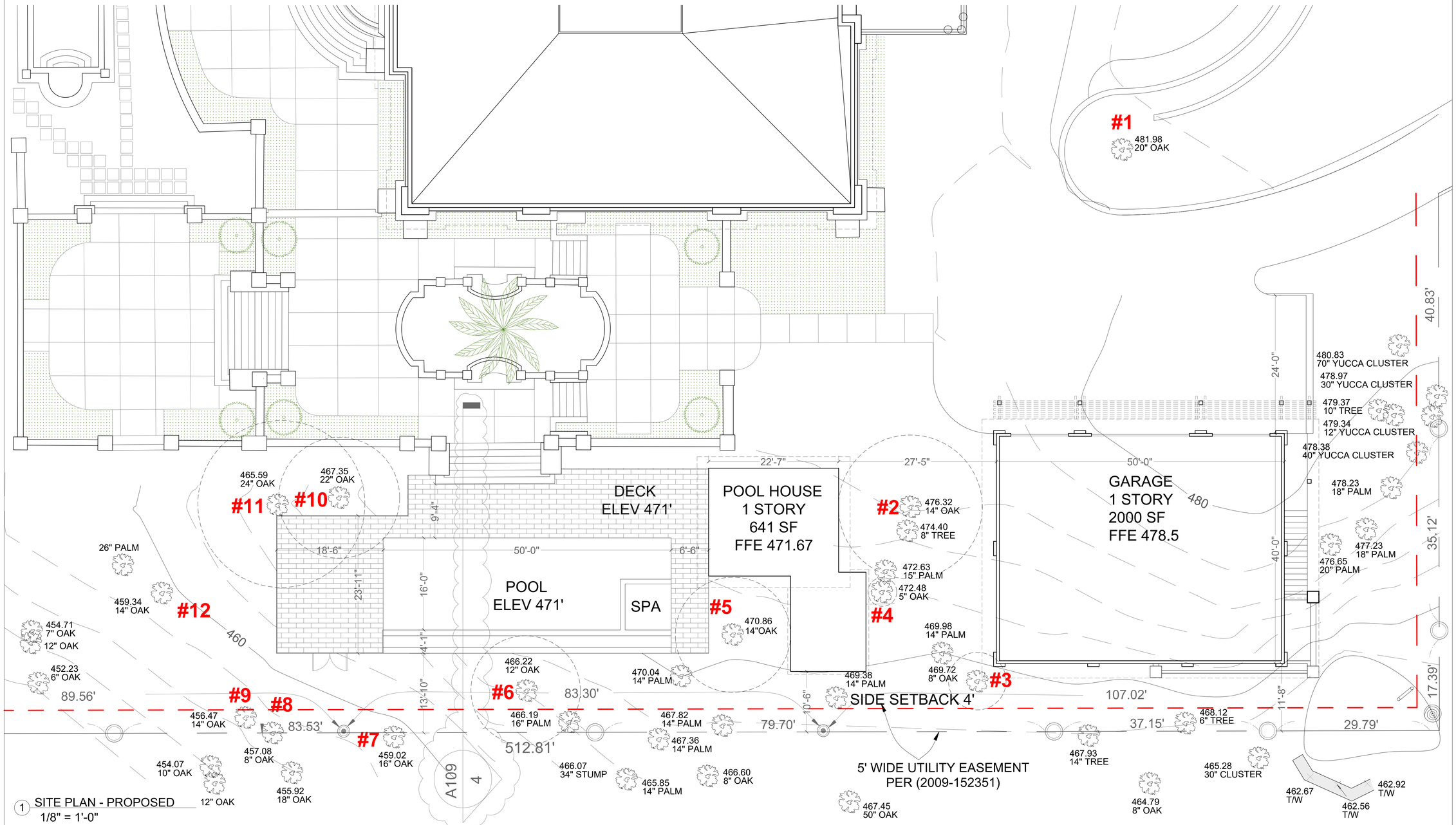


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.



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

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
Tel: (925) 587-2140

Ben@paymun.com

LEAD DESIGN CONSULTANT

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DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

N

SHEET TITLE

ENLARGED SITE PLAN

SCALE

AS INDICATED

SHEET NUMBER

A101B

1. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE CONSULTING ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2 IN. IN DIAMETER SHOULD BE AVOIDED.
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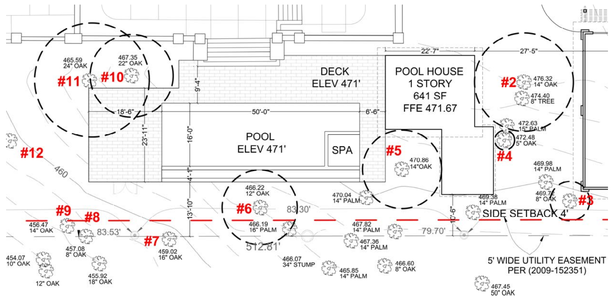

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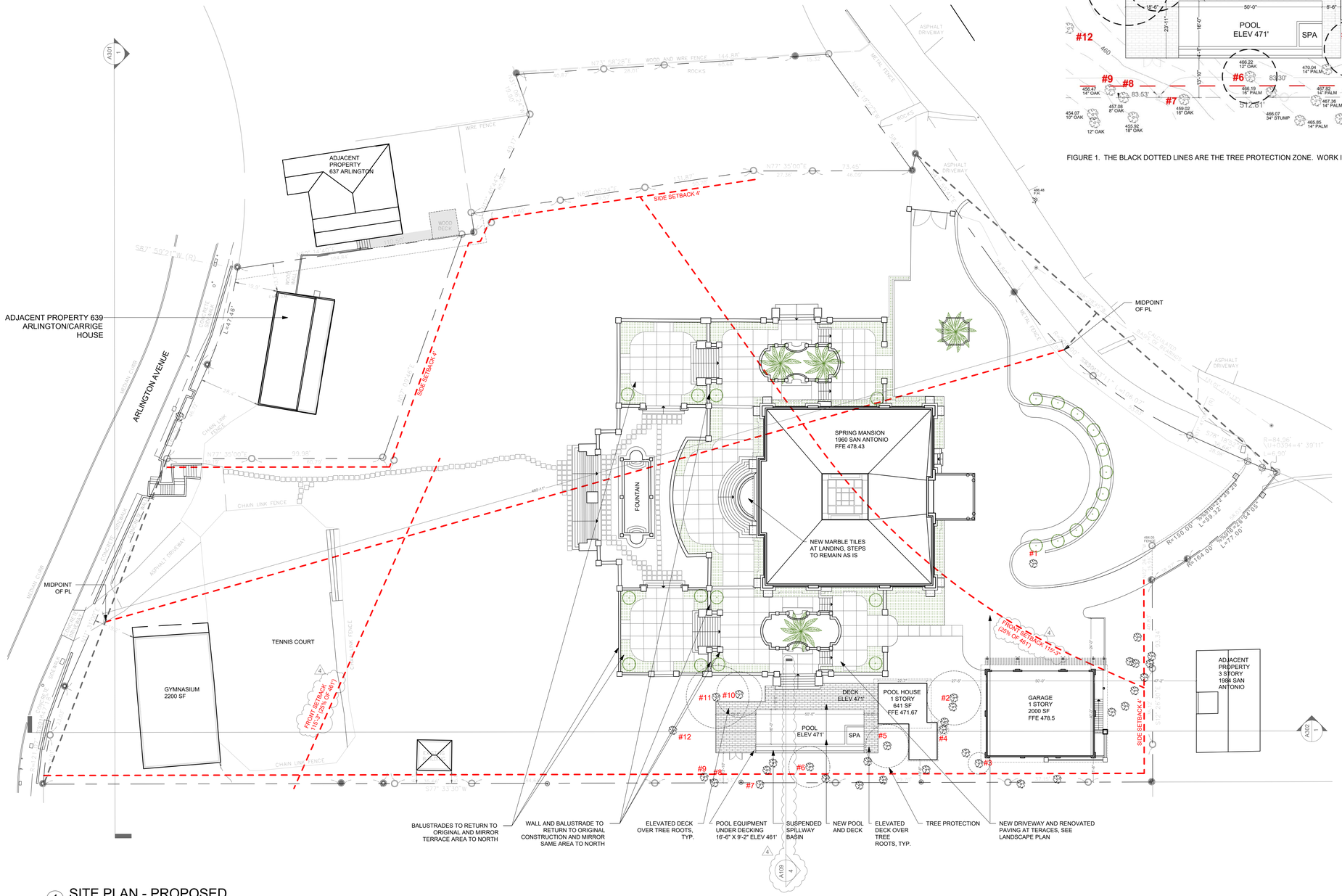

1 SITE PLAN - PROPOSED
1/24" = 1'-0"

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
Tel: (925) 587-2140

Ben@paymun.com

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OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

SITE PLAN - SIMPLIFIED

SCALE

AS INDICATED

SHEET NUMBER

A101C

WALL LEGEND

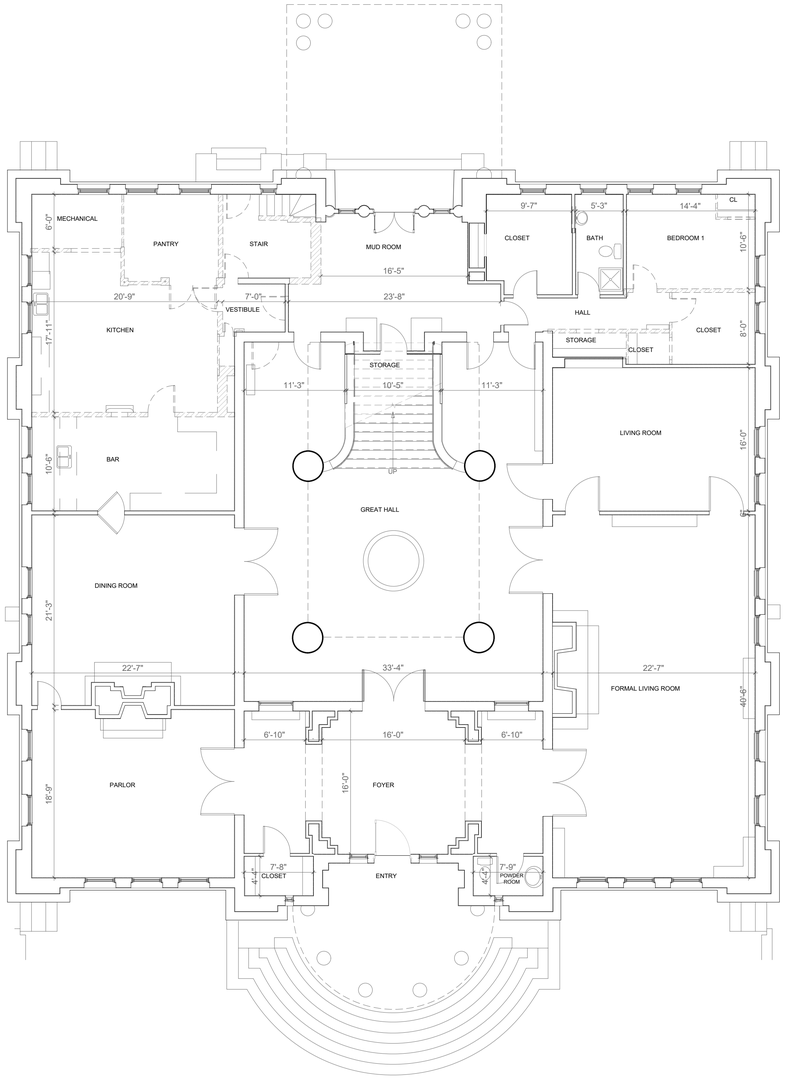
DEMOLISHED WALL

NEW WALL

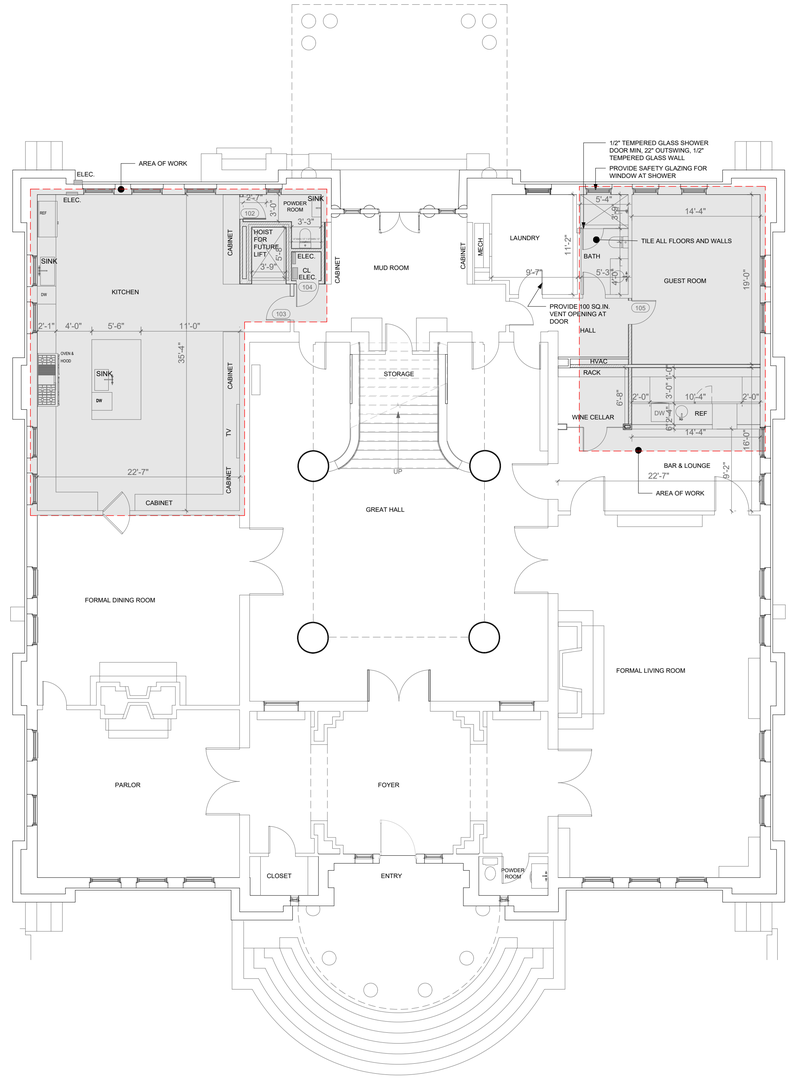
1 HOUR RATED WALL

NOTES:

ALL NEW WALLS TO MATCH EXISTING FINISH, BASEBOARD AND MOLDING



1 1ST FLOOR EXISTING
1/8" = 1'-0"



2 1ST FLOOR PROPOSED
1/8" = 1'-0"

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OWNER(S)

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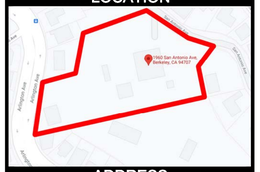


ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

N

SHEET TITLE

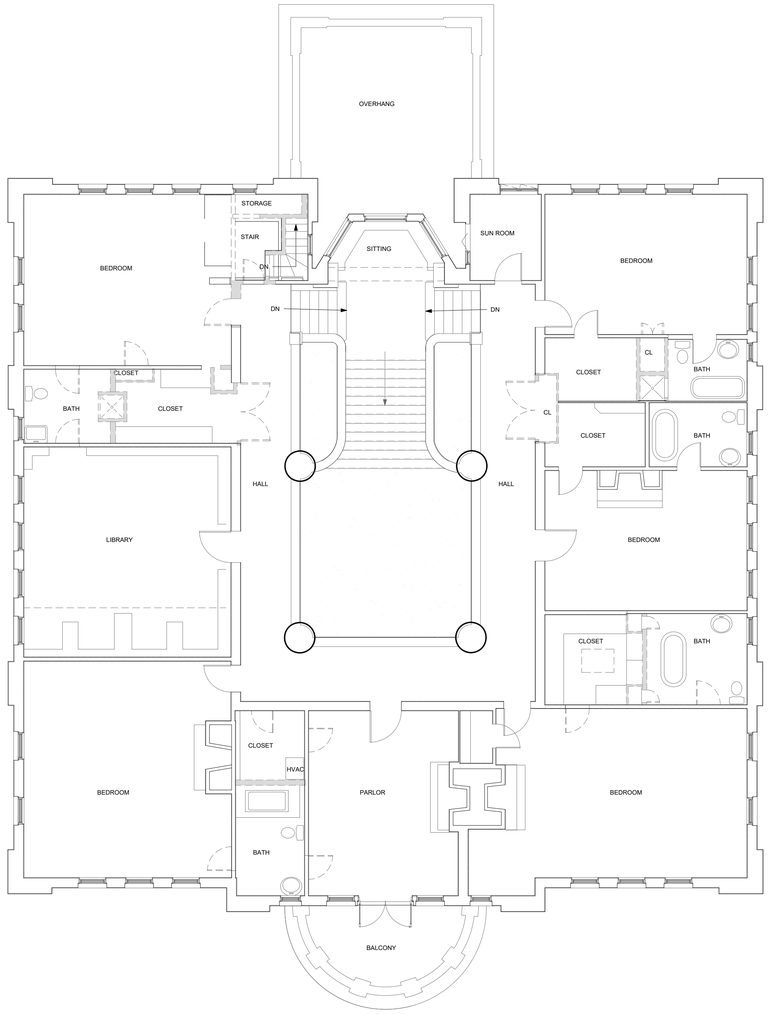
MAIN 1ST FLOOR PLANS
EXISTING & PROPOSED

SCALE

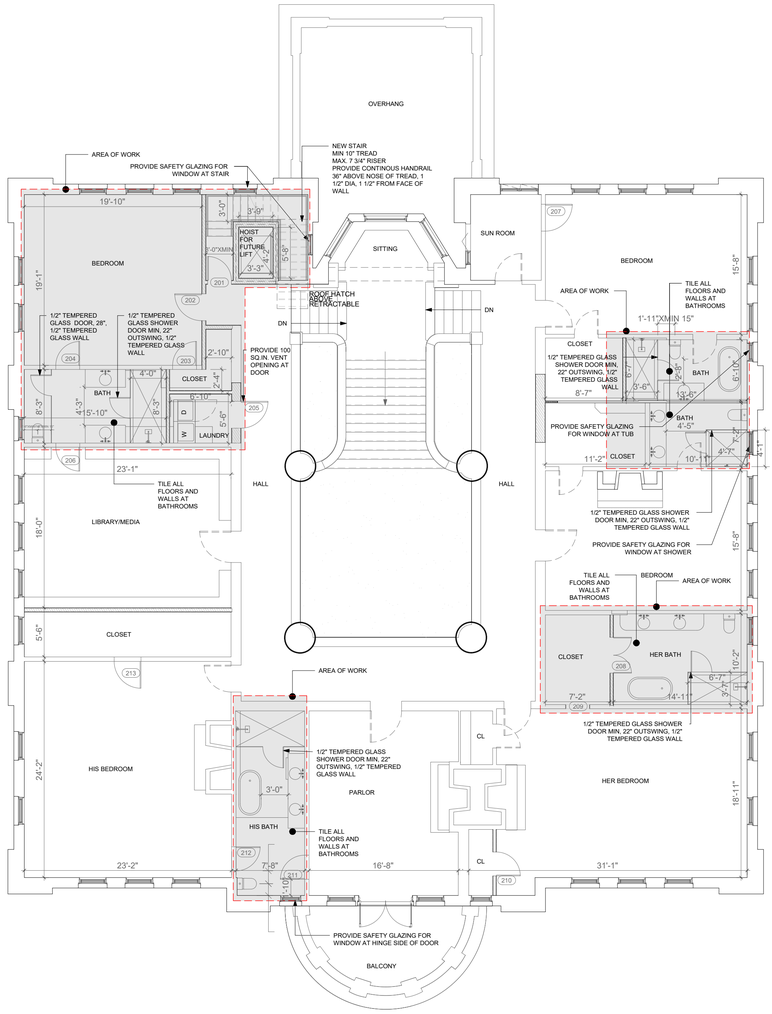
AS INDICATED

SHEET NUMBER

A102



1 2ND FLOOR EXISTING
1/8" = 1'-0"



2 2ND FLOOR PROPOSED
1/8" = 1'-0"

WALL LEGEND

DEMOLISHED WALL

NEW WALL

1 HOUR RATED WALL

NOTES:

ALL NEW WALLS TO MATCH EXISTING FINISH, BASEBOARD AND MOLDING

PAYMUN

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Orinda, CA 94563
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LEAD DESIGN CONSULTANT

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DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

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BERKELEY, CA 94707

AREA

ORIENTATION

N

SHEET TITLE

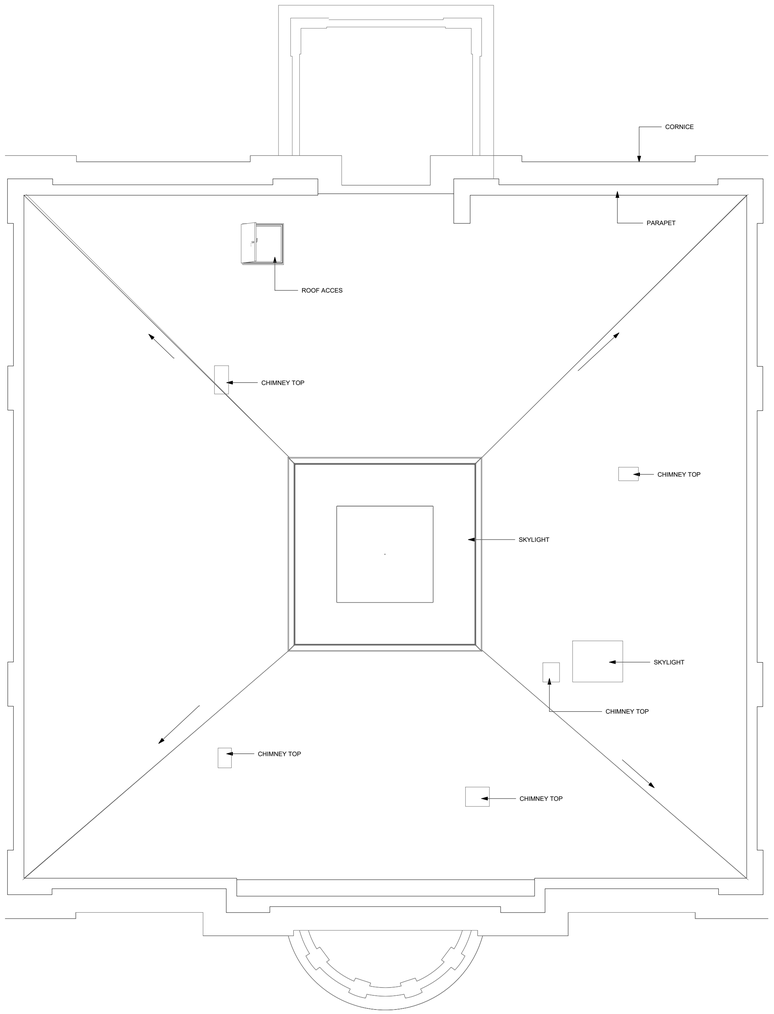
MAIN 2ND FLOOR PLANS EXISTING & PROPOSED

SCALE

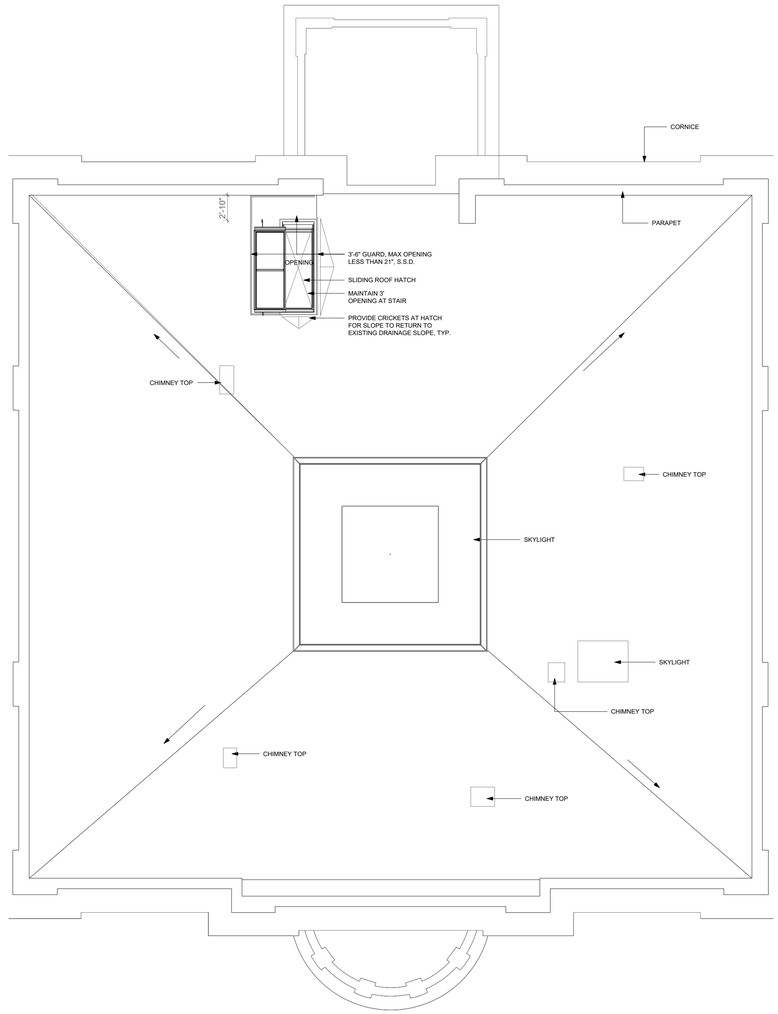
AS INDICATED

SHEET NUMBER

A103



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



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

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
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BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

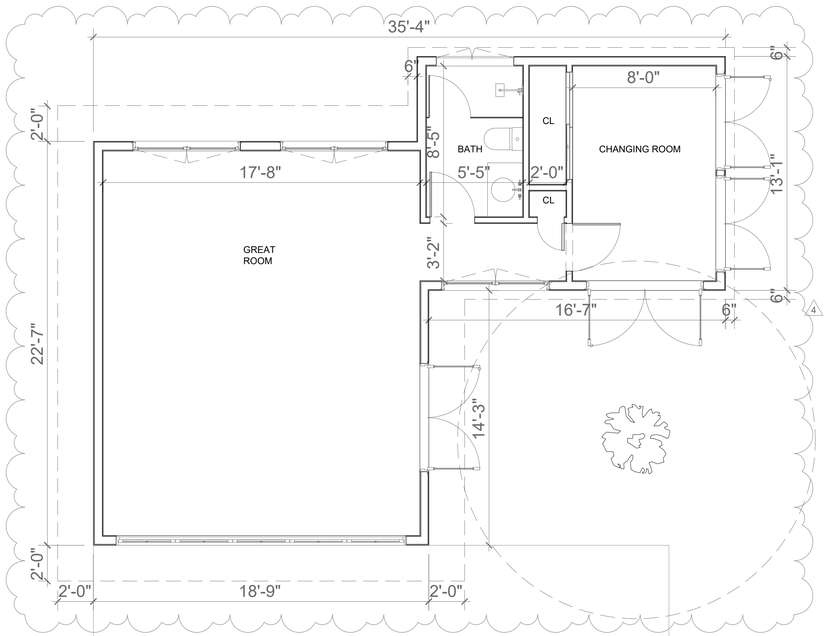
MAIN ROOF PLANS
EXISTING & PROPOSED

SCALE

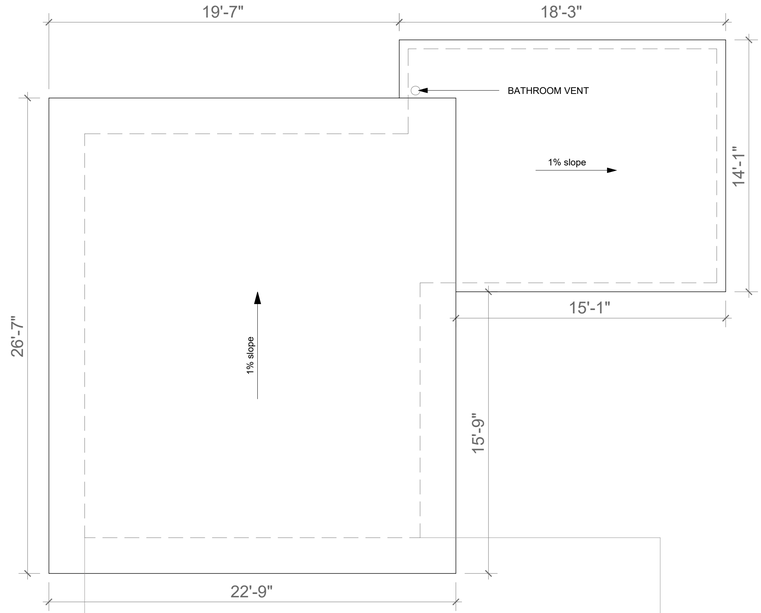
AS INDICATED

SHEET NUMBER

A104



1 POOL HOUSE PLAN - PROPOSED
1/4" = 1'-0"



2 POOL HOUSE ROOF PLAN - PROPOSED
1/4" = 1'-0"

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BERKELEY, CA 94707

AREA

ORIENTATION

N

SHEET TITLE

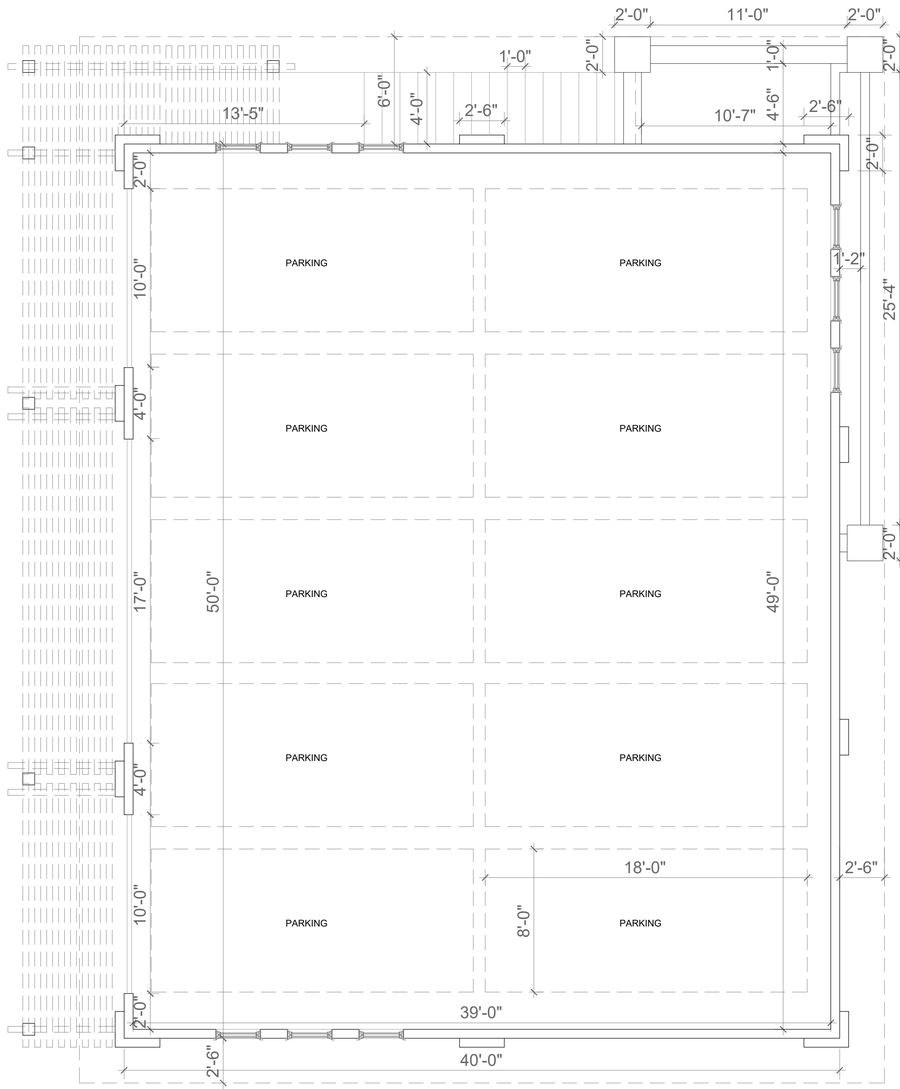
POOL HOUSE PLANS
PROPOSED

SCALE

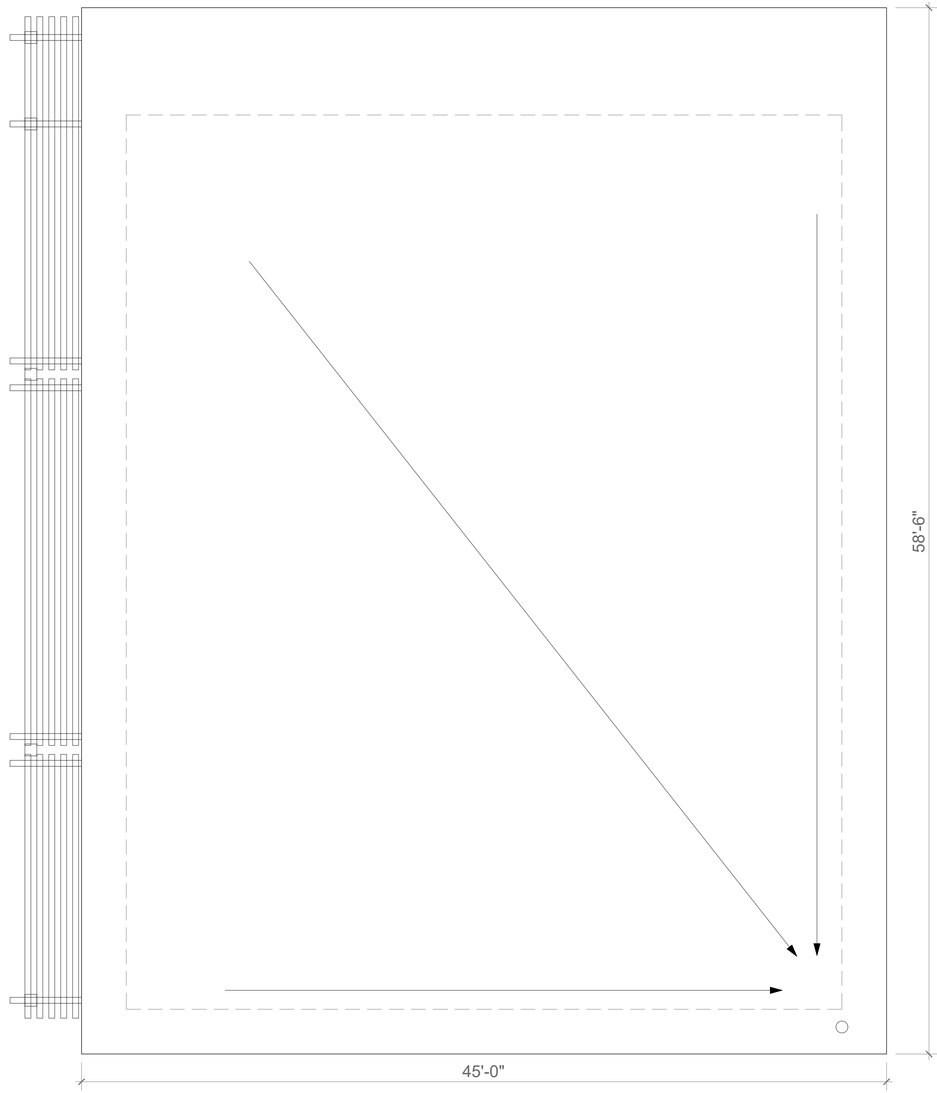
AS INDICATED

SHEET NUMBER

A105



1 GARAGE PLAN - PROPOSED
1/4" = 1'-0"



2 GARAGE ROOF PLAN - PROPOSED
1/4" = 1'-0"

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BERKELEY, CA 94707

AREA

ORIENTATION

N

SHEET TITLE

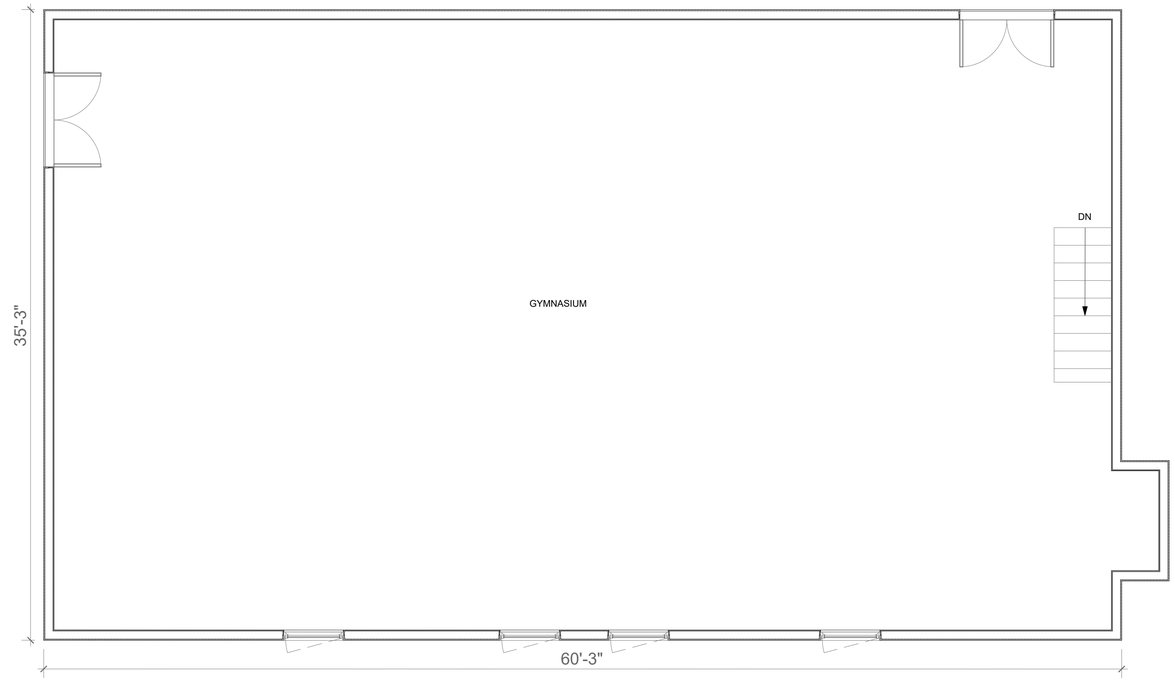
GARAGE PLANS
PROPOSED

SCALE

AS INDICATED

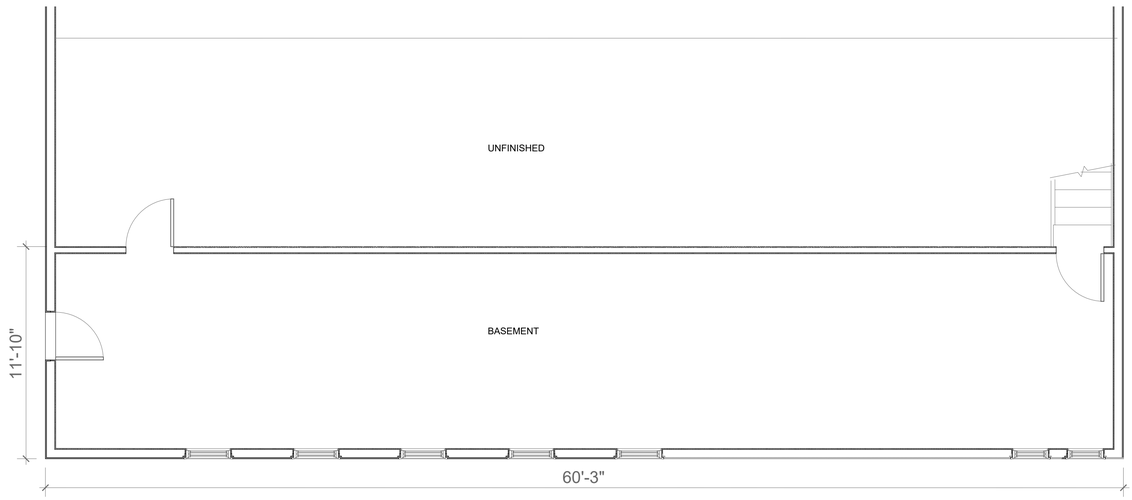
SHEET NUMBER

A105A



2 GYMNASIUM PLAN - EXISTING
1/4" = 1'-0"

3 GYMNASIUM ROOF PLAN - EXISTING
1/4" = 1'-0"



2 GYMNASIUM BASEMENT PLAN - EXISTING
1/4" = 1'-0"

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
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LEAD DESIGN CONSULTANT

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AREA

ORIENTATION

SHEET TITLE

GYMNASIUM PLANS
EXISTING

SCALE

AS INDICATED

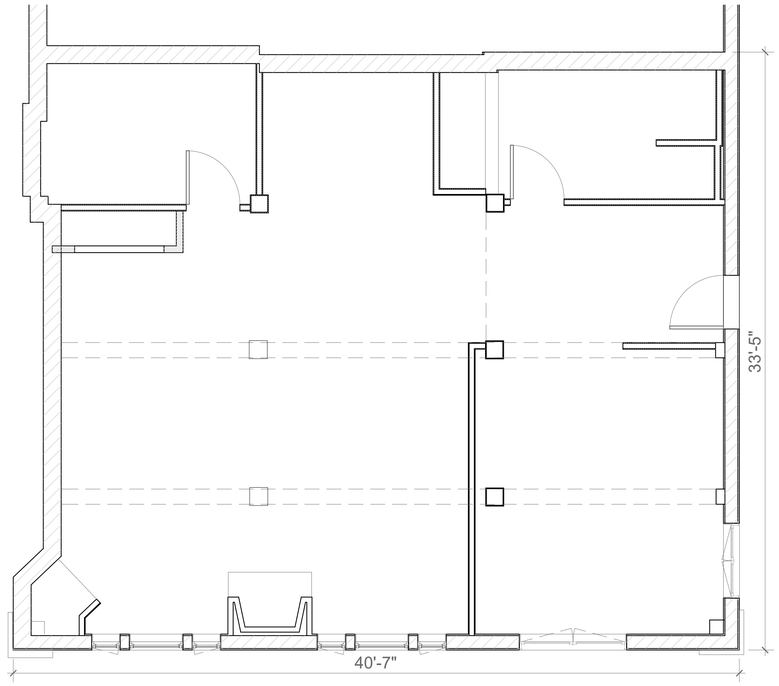
SHEET NUMBER

A106

WALL LEGEND

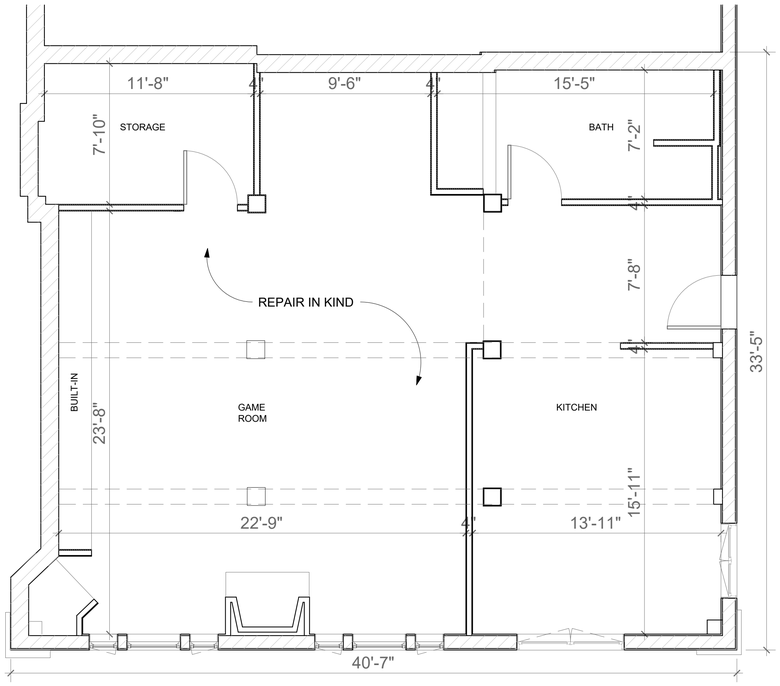
DEMOLISHED WALL

EXISTING WALL



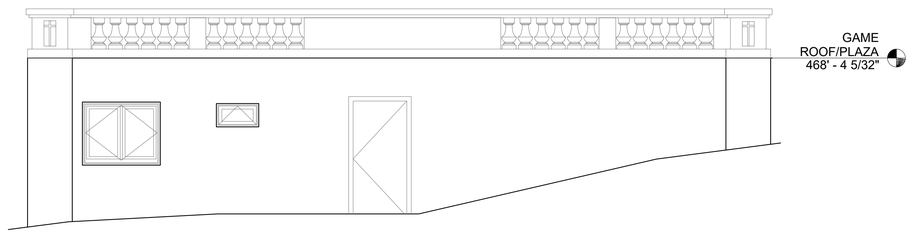
1 GAME ROOM - EXISTING & DEMOLITION

1/4" = 1'-0"



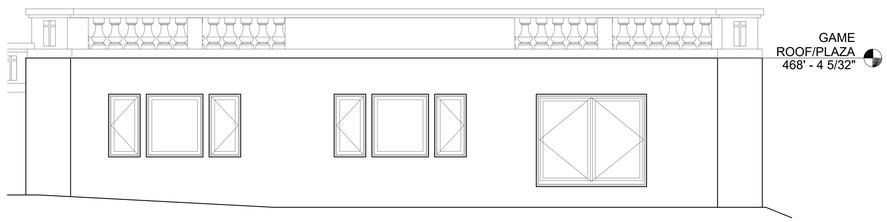
2 GAME ROOM - PROPOSED

1/4" = 1'-0"



3 GAME ROOM - SOUTH ELEVATION

1/4" = 1'-0"



4 GAME ROOM - WEST ELEVATION

1/4" = 1'-0"

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
Tel: (925) 587-2140

Ben@paymun.com

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DESIGNER & DRAFTER :

SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

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BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

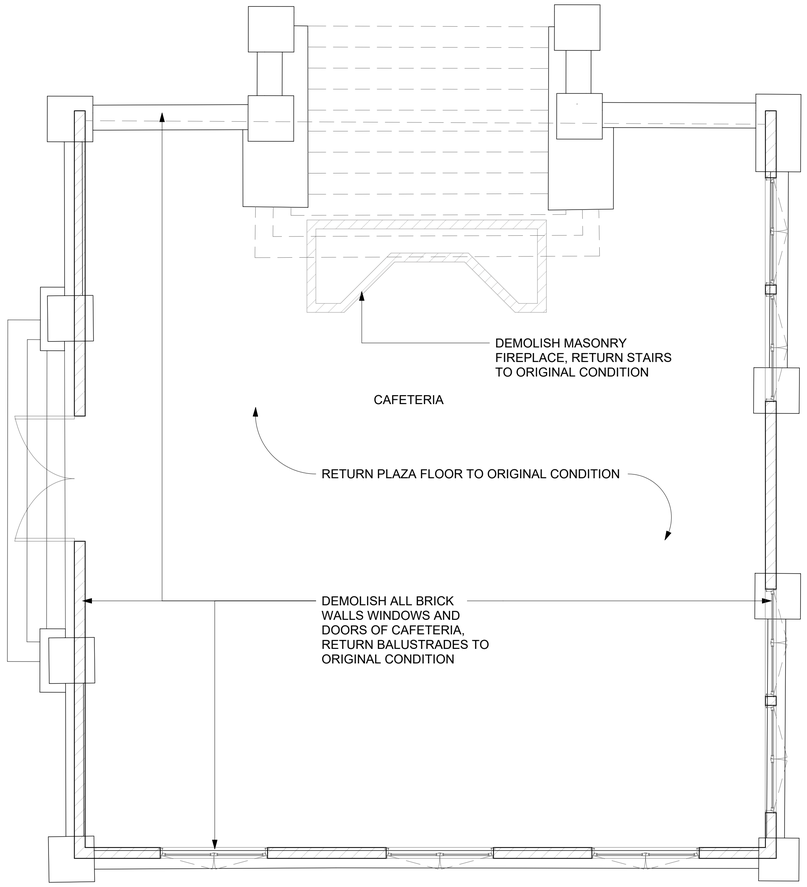
GAMEROOM
PLANS & ELEVATIONS
EXISTING & PROPOSED

SCALE

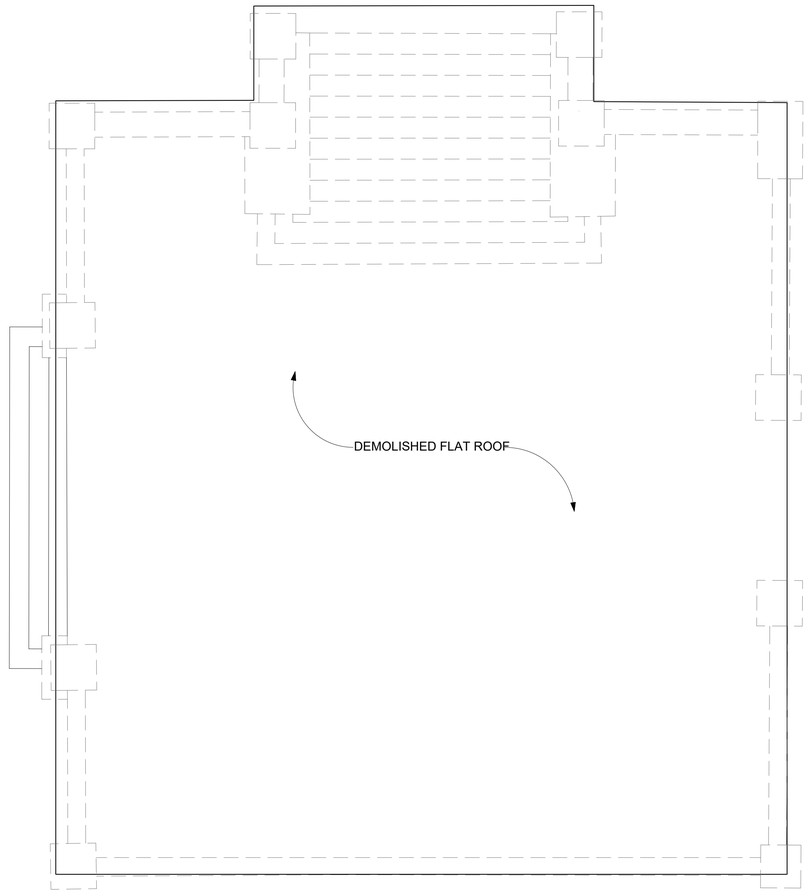
AS INDICATED

SHEET NUMBER

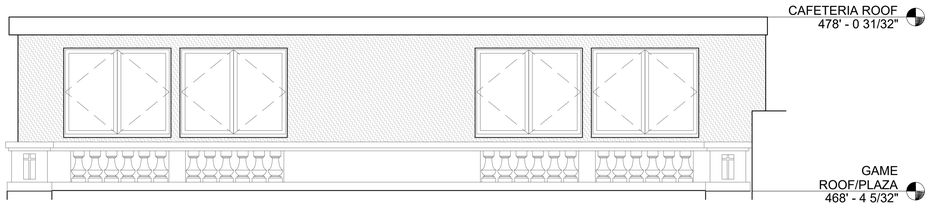
A107



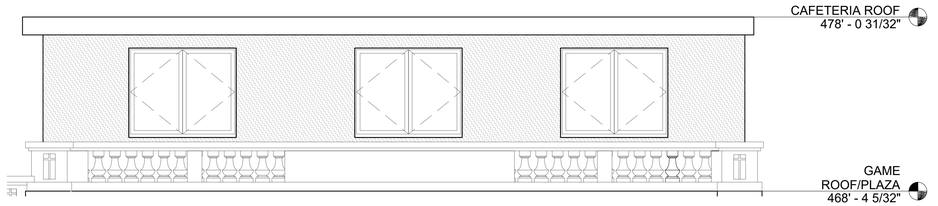
1 CAFETERIA - DEMOLITION
1/4" = 1'-0"



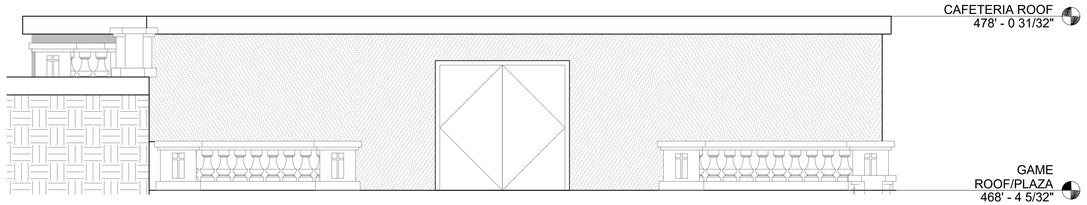
2 CAFETERIA ROOF - DEMOLITION
1/4" = 1'-0"



3 CAFETERIA - SOUTH ELEVATION
1/4" = 1'-0"



4 CAFETERIA - WEST ELEVATION
1/4" = 1'-0"



5 CAFETERIA - NORTH ELEVATION
1/4" = 1'-0"

6 CAFETERIA - EAST ELEVATION
1/4" = 1'-0"

WALL LEGEND

DEMOLISHED WALL

EXISTING WALL

PAYMUN

25 Orinda way, Suite#200
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Ben@paymun.com

LEAD DESIGN CONSULTANT

PAYMUN BUILDING & DEVELOPMENT, Inc.

DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

N

SHEET TITLE

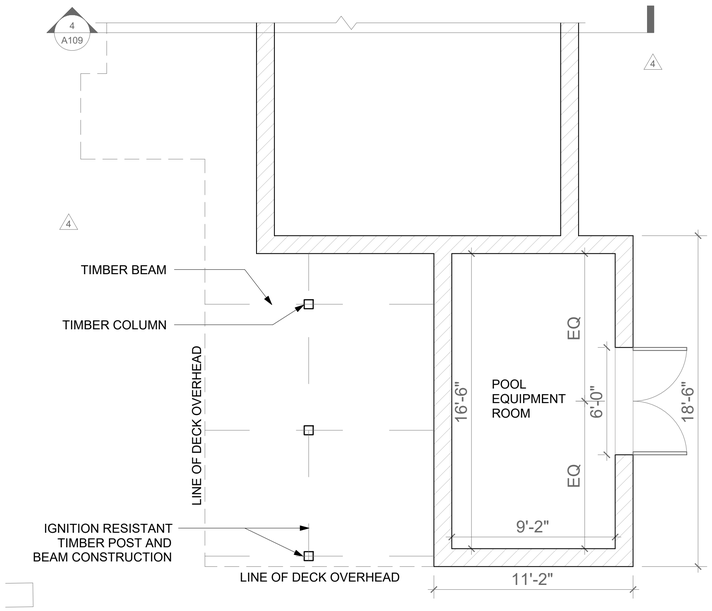
CAFETERIA - DEMOLITION

SCALE

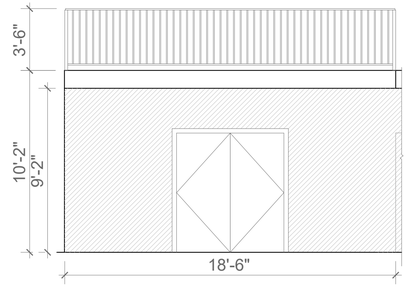
AS INDICATED

SHEET NUMBER

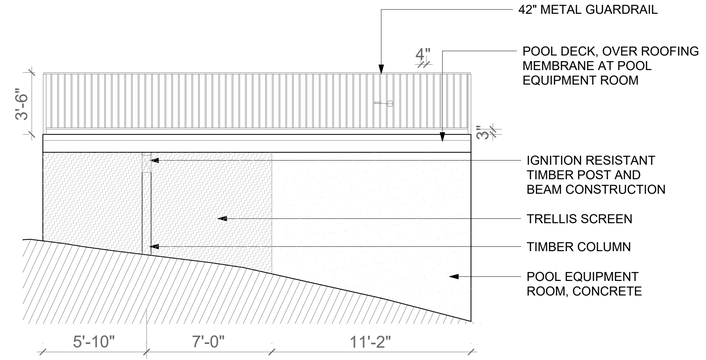
A108



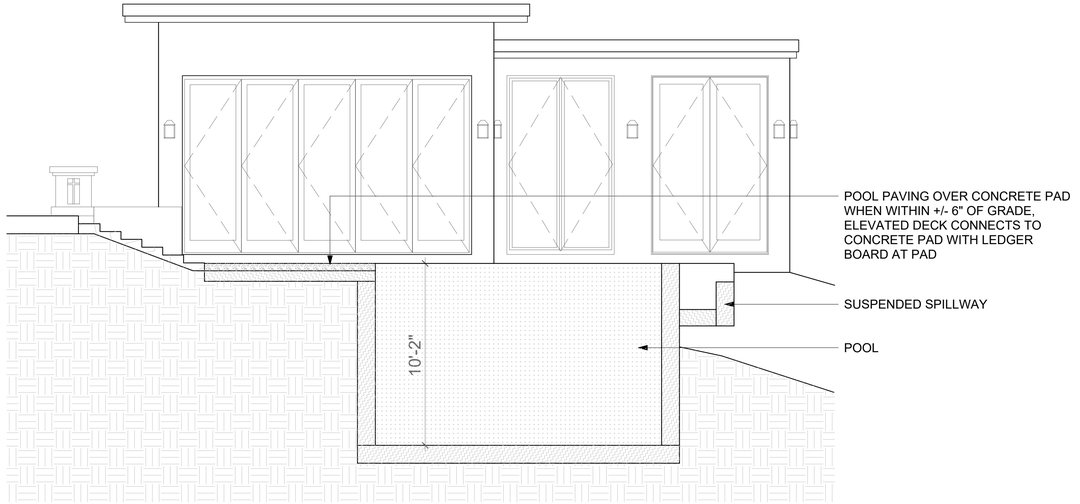
1 POOL EQUIPMENT ROOM
1/4" = 1'-0"



2 POOL EQUIPMENT - SOUTH ELEVATION
1/4" = 1'-0"



3 POOL EQUIPMENT - WEST ELEVATION
1/4" = 1'-0"



4 SECTION AT TERRACE STAIRS TO POOL DECK
1/4" = 1'-0"

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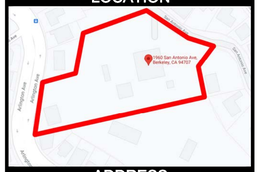


ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

N

SHEET TITLE

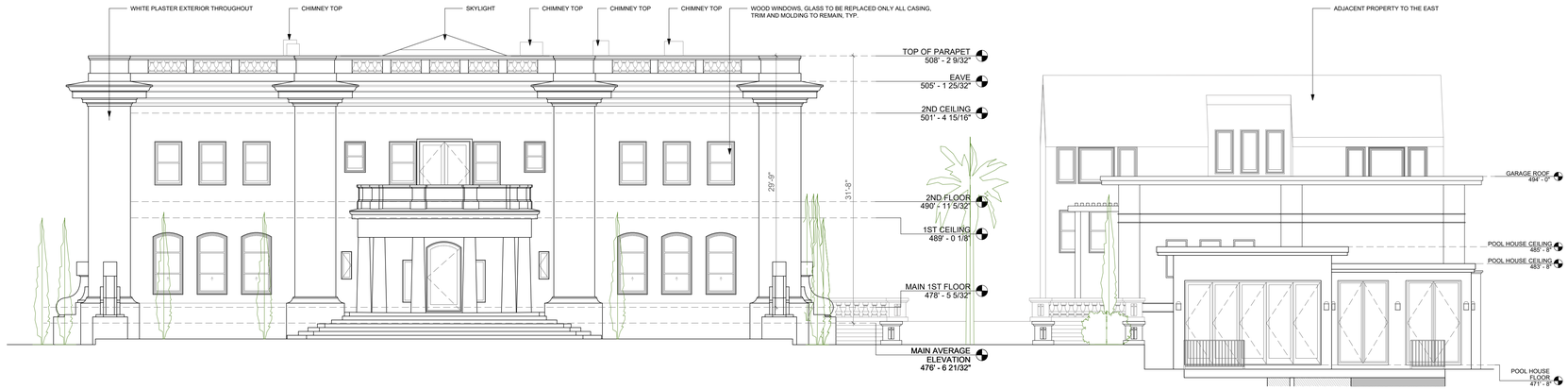
POOL EQUIPMENT ROOM
PLAN, ELEVATION & SECTION

SCALE

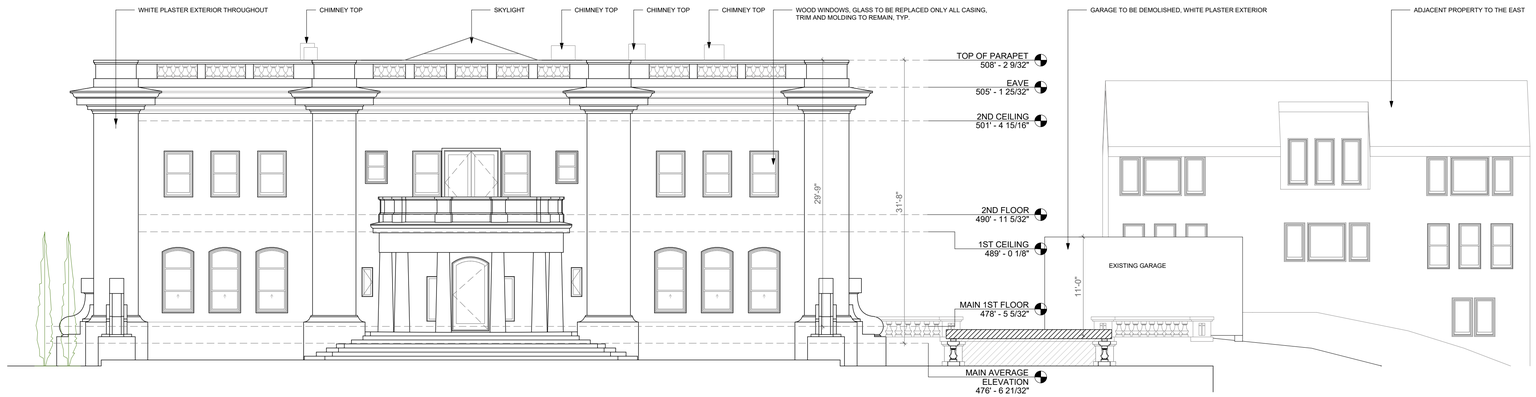
AS INDICATED

SHEET NUMBER

A109



1 WEST ELEVATION - PROPOSED
1/8" = 1'-0"



2 WEST ELEVATION - EXISTING
1/8" = 1'-0"

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BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

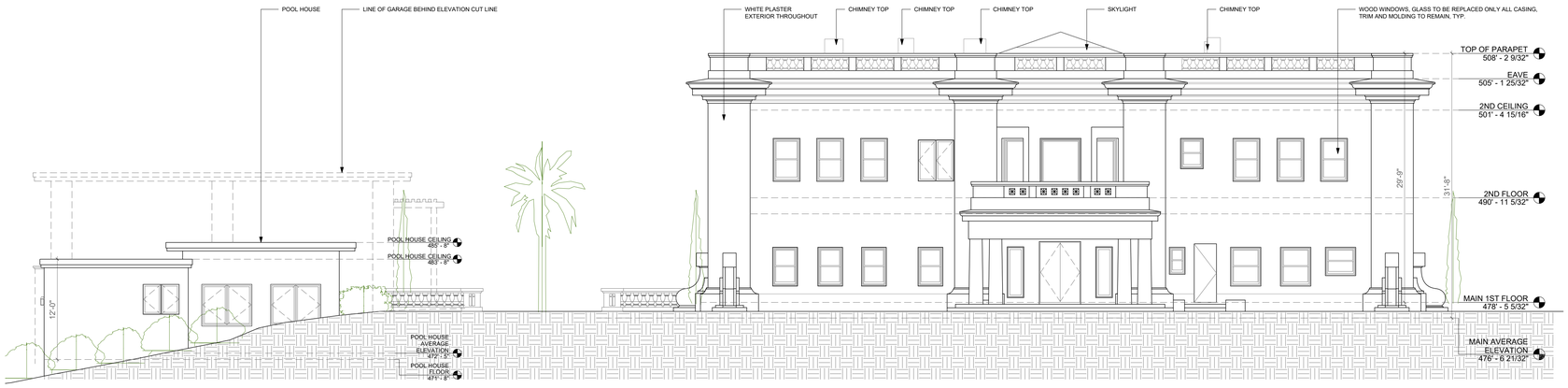
MAIN ELEVATIONS WEST EXISTING & PROPOSED

SCALE

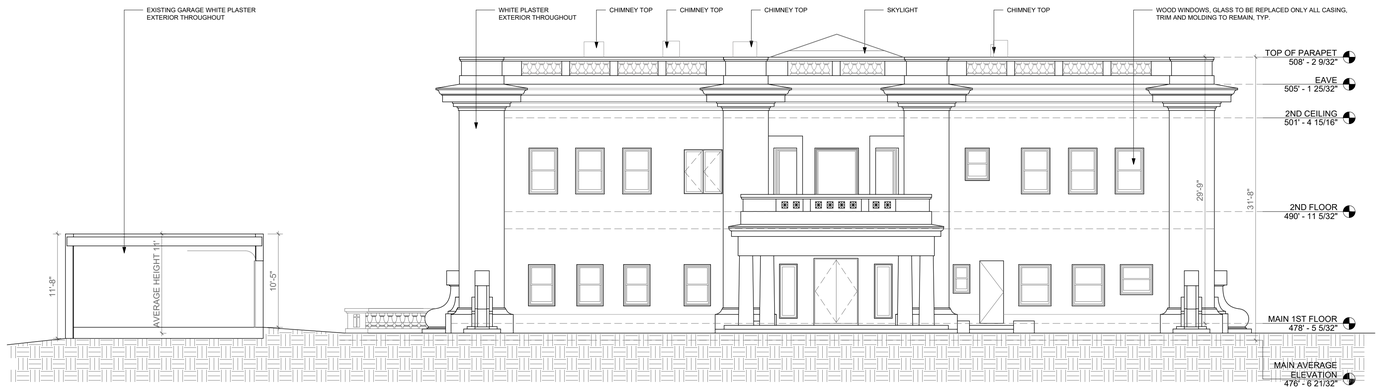
AS INDICATED

SHEET NUMBER

A201



1 EAST ELEVATION - PROPOSED
1/8" = 1'-0"



2 EAST ELEVATION - EXISTING
1/8" = 1'-0"

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LOCATION

ADDRESS

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BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

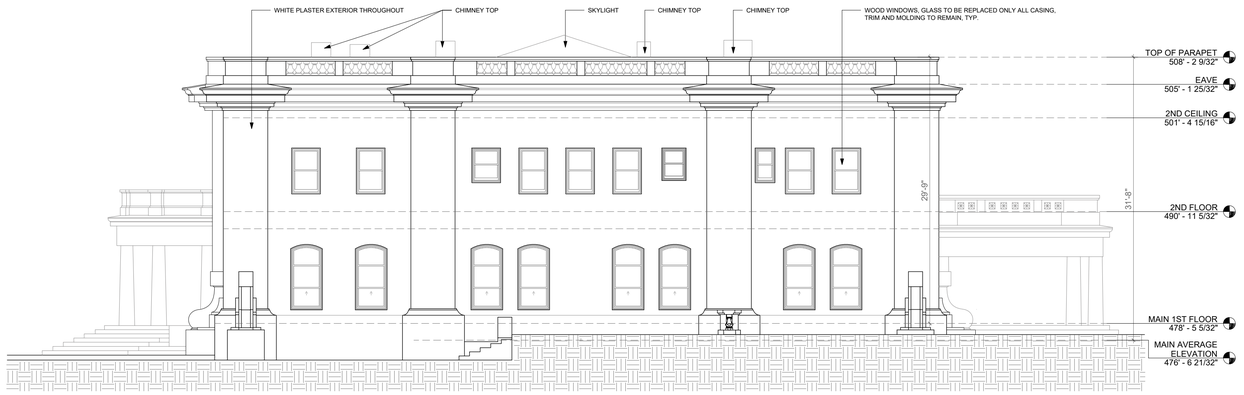
MAIN ELEVATIONS EAST EXISTING & PROPOSED

SCALE

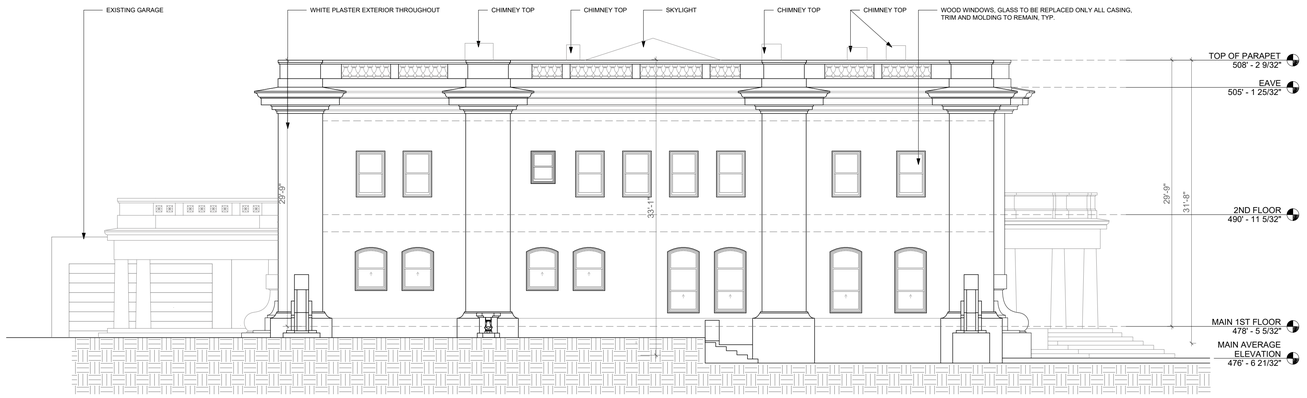
AS INDICATED

SHEET NUMBER

A202



1 NORTH ELEVATION - EXISTING
1/8" = 1'-0"



2 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"

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BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

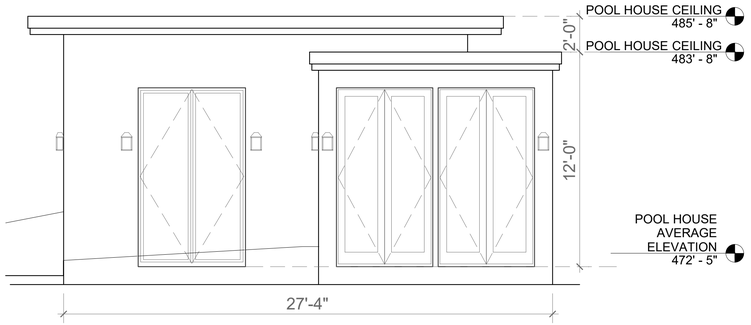
MAIN ELEVATIONS
NORTH & SOUTH - EXISTING

SCALE

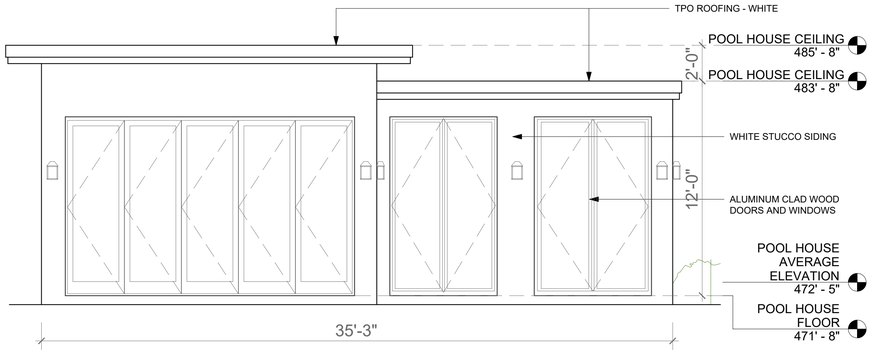
AS INDICATED

SHEET NUMBER

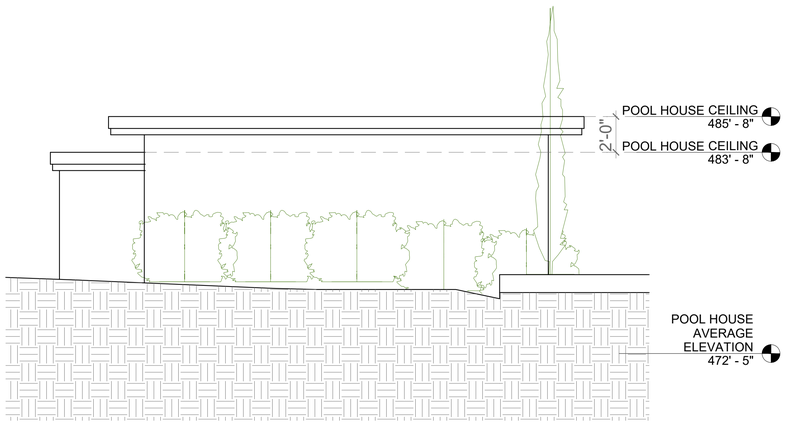
A203



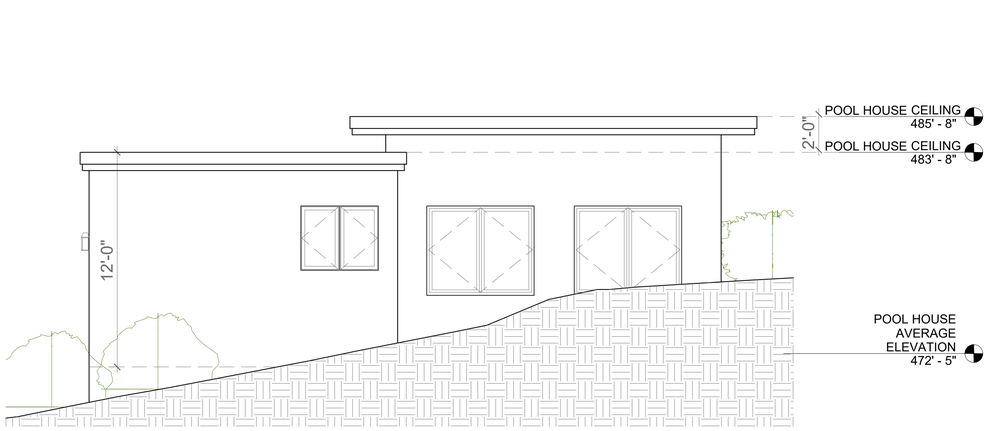
1 POOL HOUSE - SOUTH ELEVATION
1/4" = 1'-0"



2 POOL HOUSE - WEST ELEVATION
1/4" = 1'-0"



3 POOL HOUSE - NORTH ELEVATION
1/4" = 1'-0"



4 POOL HOUSE - EAST ELEVATION
1/4" = 1'-0"

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AREA

ORIENTATION

SHEET TITLE

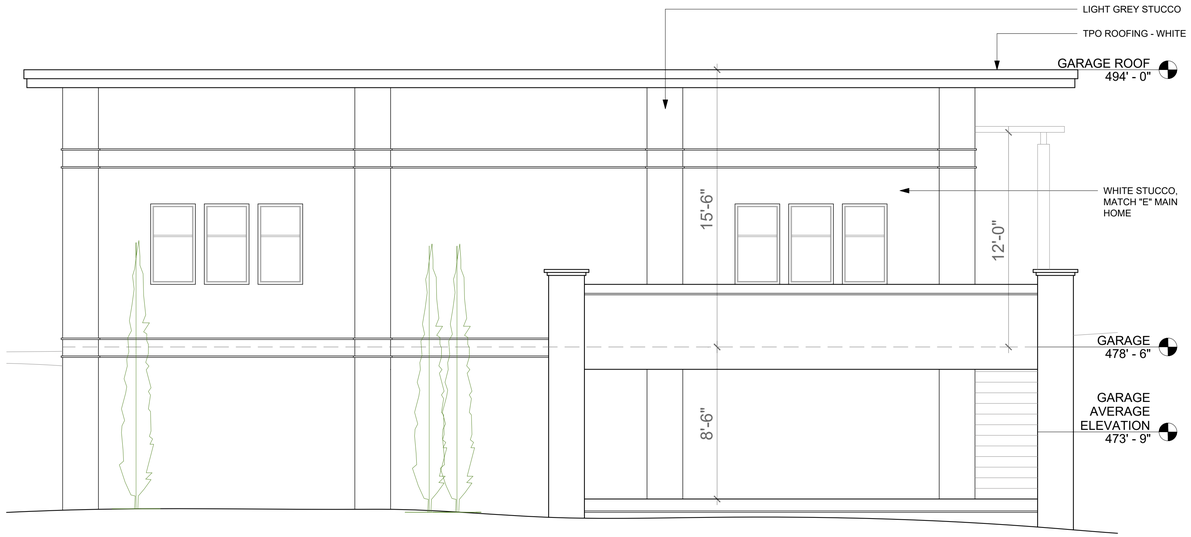
POOL HOUSE
ELEVATION

SCALE

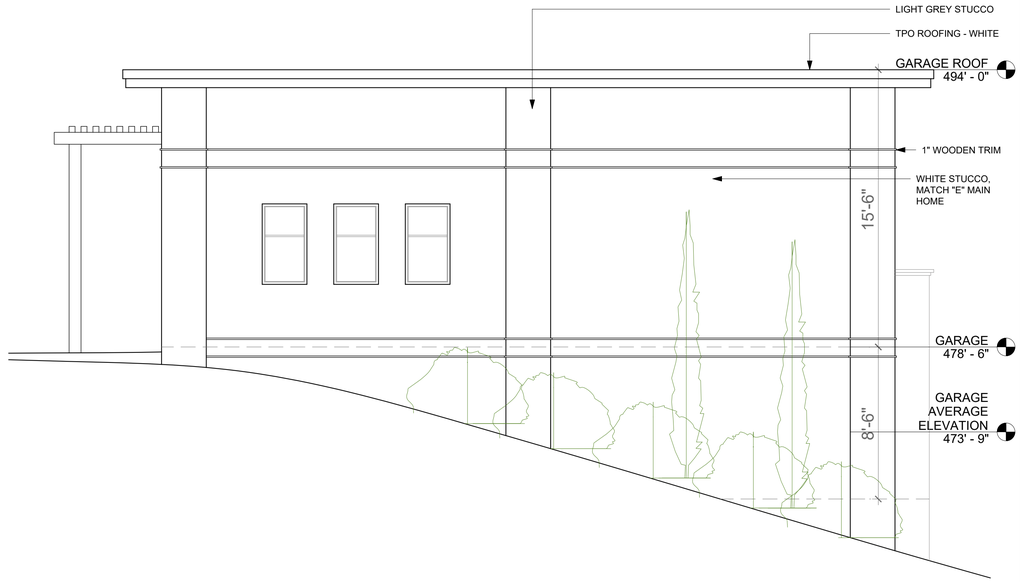
AS INDICATED

SHEET NUMBER

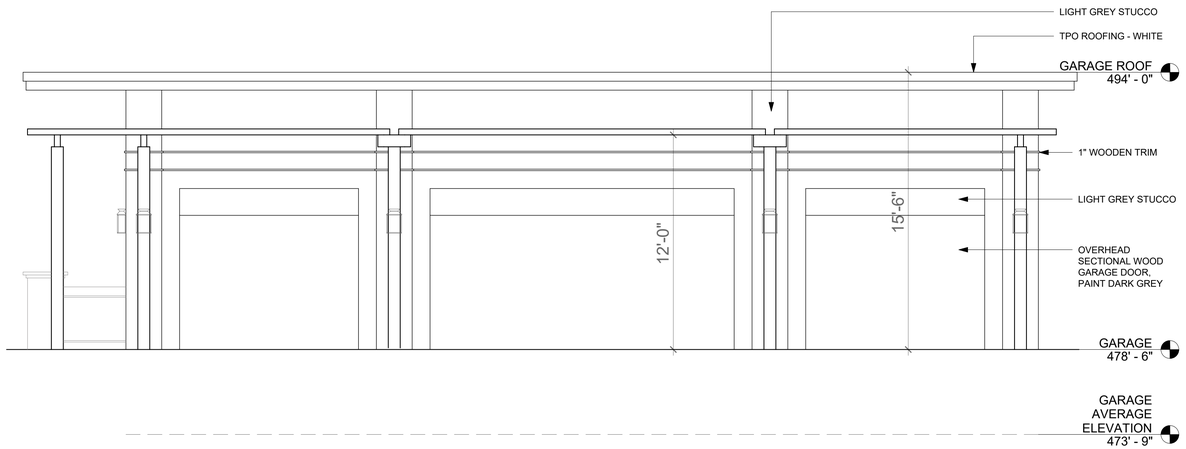
A204



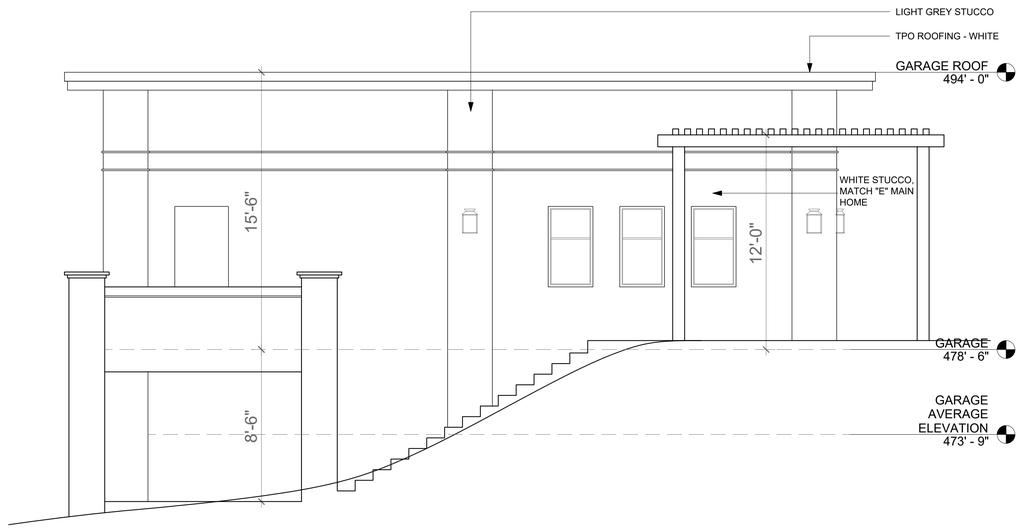
1 GARAGE - SOUTH ELEVATION
1/4" = 1'-0"



2 GARAGE - WEST ELEVATION
1/4" = 1'-0"



3 GARAGE - NORTH ELEVATION
1/4" = 1'-0"



4 GARAGE - EAST ELEVATION
1/4" = 1'-0"

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DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

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LOCATION

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

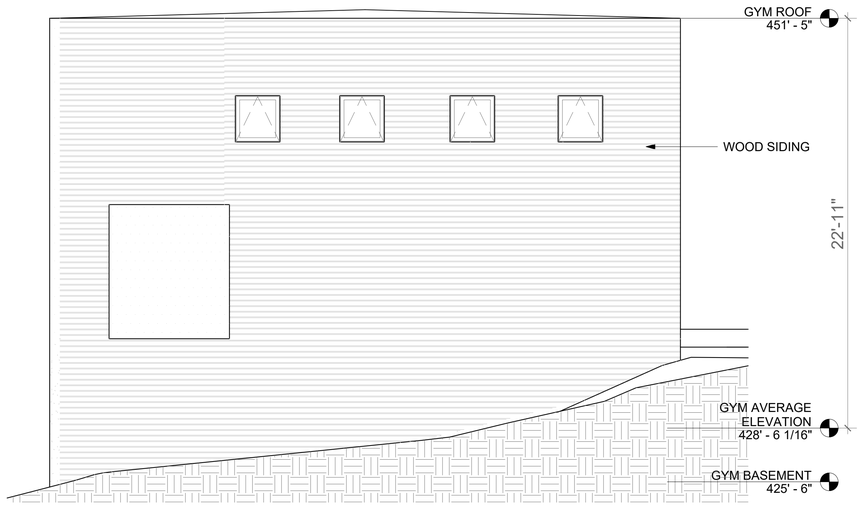
GARAGE ELEVATION

SCALE

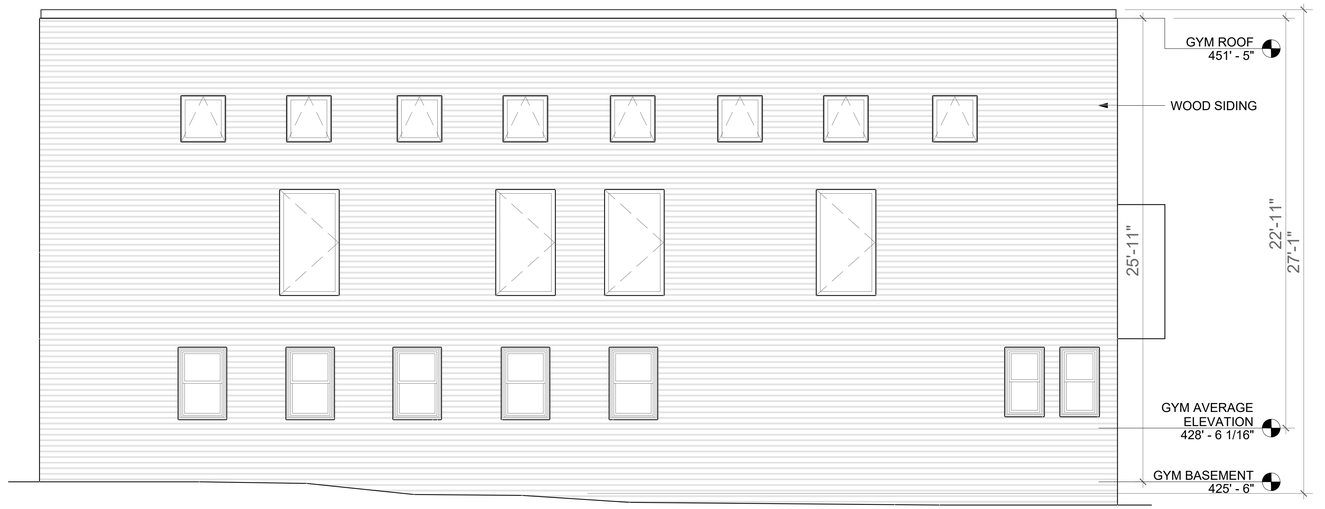
AS INDICATED

SHEET NUMBER

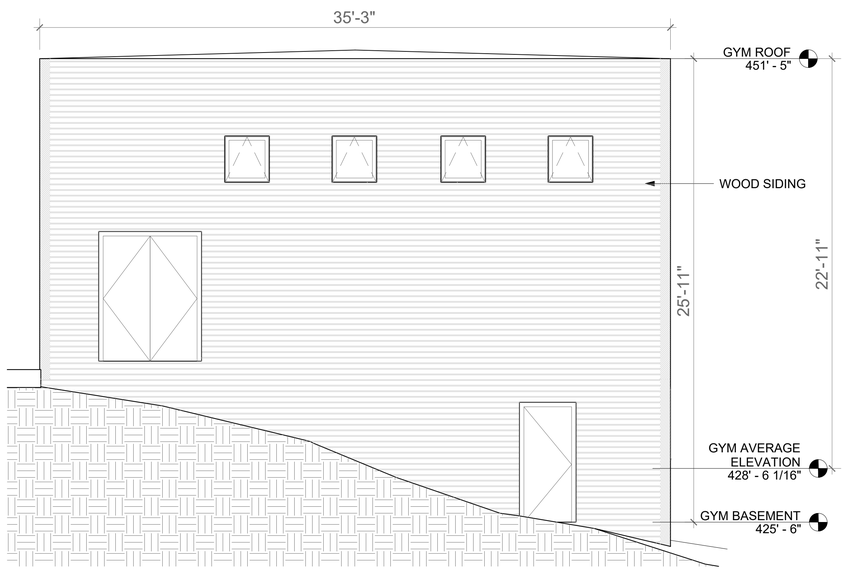
A205



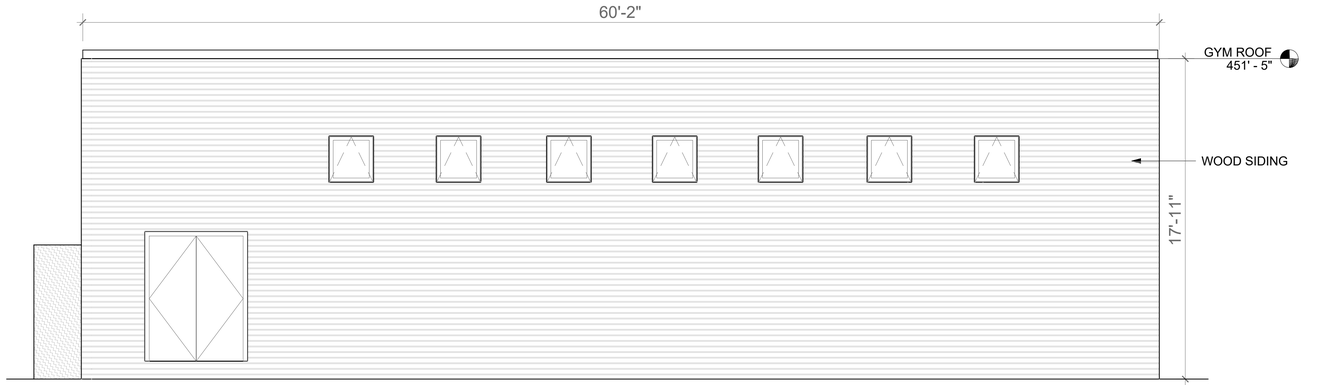
1 GYMNASIUM - SOUTH ELEVATION
1/4" = 1'-0"



2 GYMNASIUM - WEST ELEVATION
1/4" = 1'-0"



3 GYMNASIUM - NORTH ELEVATION
1/4" = 1'-0"



4 GYMNASIUM - EAST ELEVATION
1/4" = 1'-0"

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SADAF DAYLAMI

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SPRING MANSION

OWNER(S)

ABBAS MASH

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ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

GYMNASIUM ELEVATION
EXISTING

SCALE

AS INDICATED

SHEET NUMBER

A206

1 SITE SECTION FROM ARLINGTON AVE - EXISTING
1/12" = 1'-0"

2 SITE SECTION FROM ARLINGTON AVE - PROPOSED
1/12" = 1'-0"

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SADAF DAYLAMI

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LOCATION

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

N

SHEET TITLE

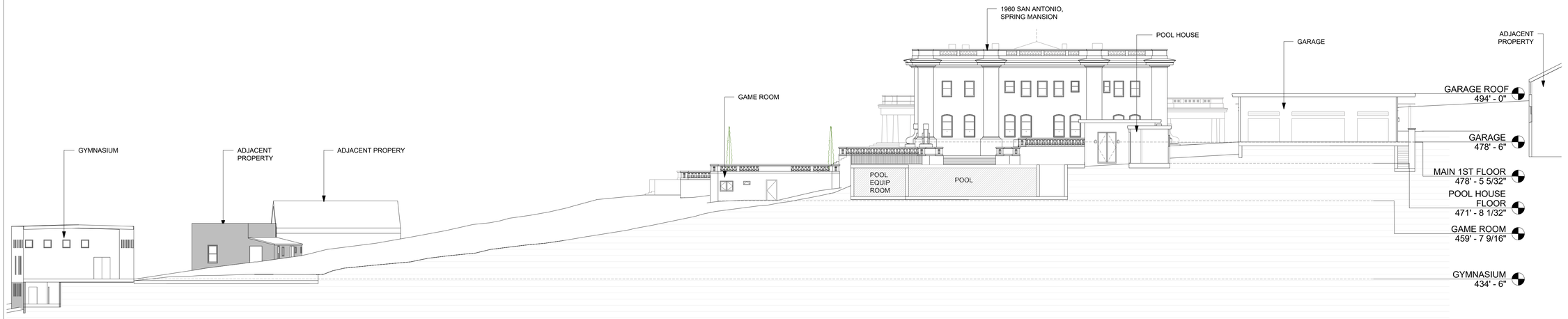
SITE SECTIONS

SCALE

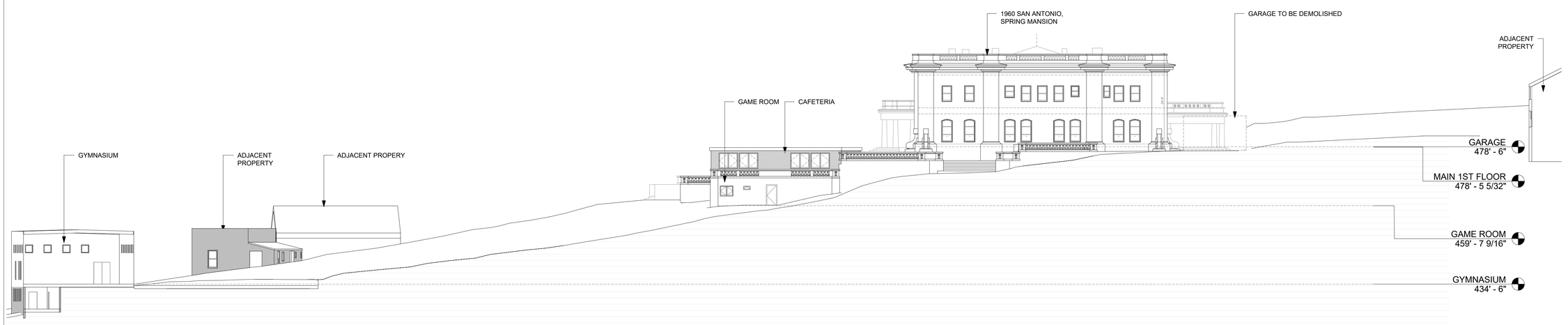
AS INDICATED

SHEET NUMBER

A301



1 SITE SECTION - PROPOSED
1/16" = 1'-0"



2 SITE SECTION - EXISTING
1/16" = 1'-0"

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PROJECT

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ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

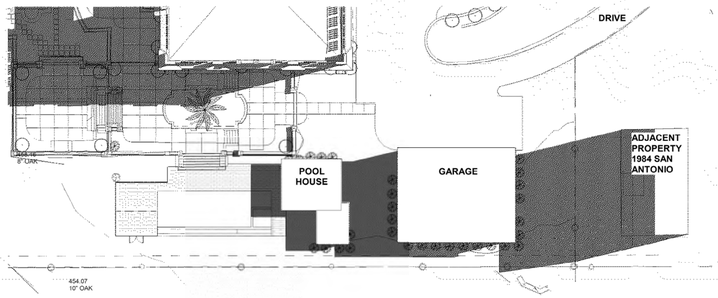
SITE SECTIONS

SCALE

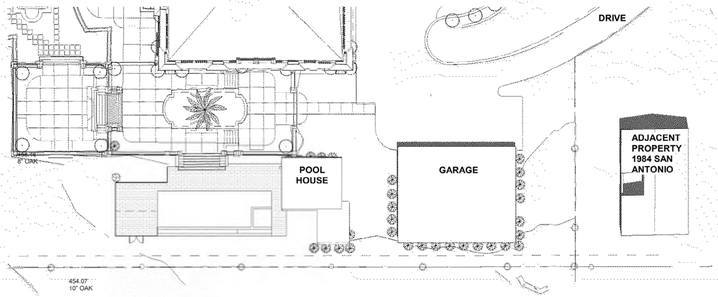
AS INDICATED

SHEET NUMBER

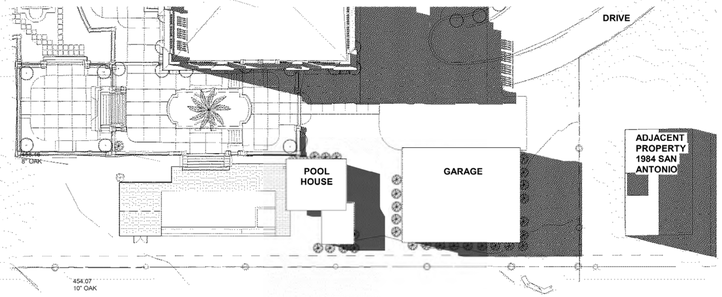
A302



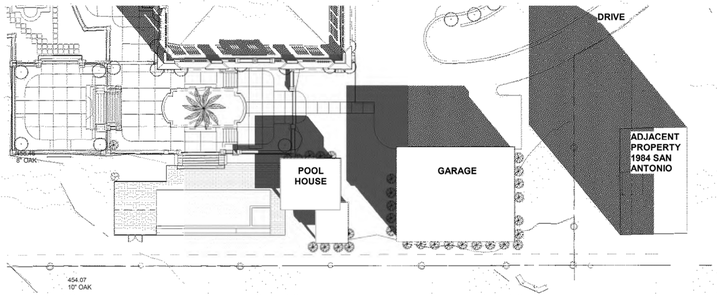
1 SHADOW STUDY - SUMMER SOLSTICE - 2HRS AFTER SUNRISE
1" = 30'-0"



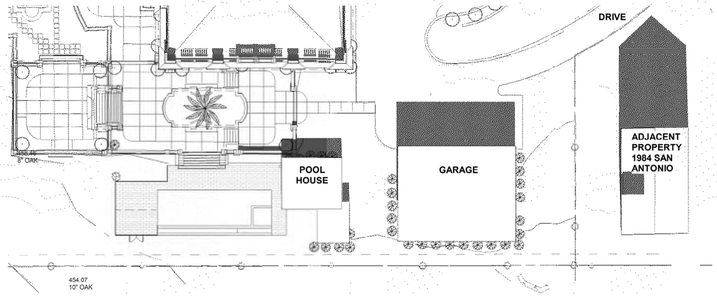
2 SHADOW STUDY - SUMMER SOLSTICE - NOON
1" = 30'-0"



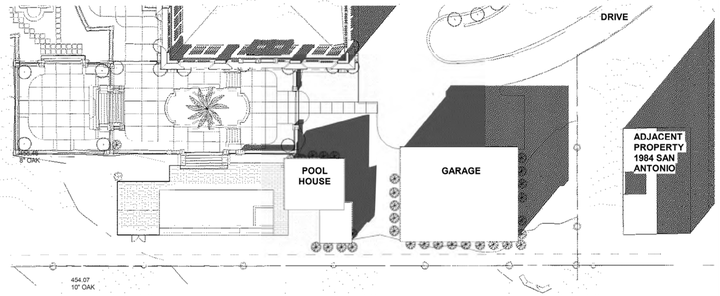
3 SHADOW STUDY - SUMMER SOLSTICE - 2HRS BEFORE SUNSET
1" = 30'-0"



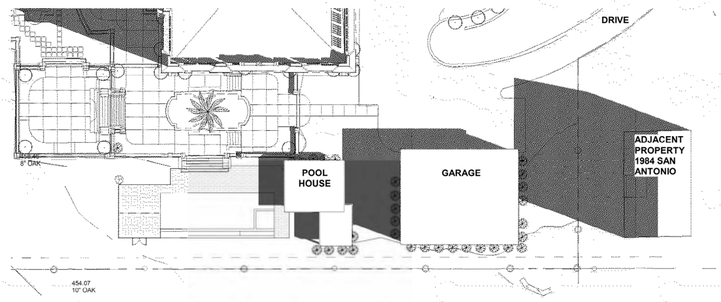
4 SHADOW STUDY - WINTER SOLSTICE - 2HRS AFTER SUNRISE
1" = 30'-0"



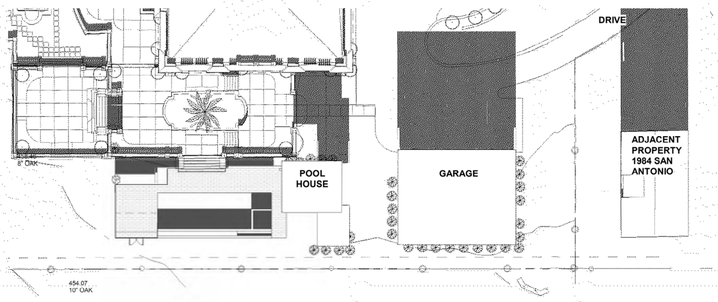
5 SHADOW STUDY - WINTER SOLSTICE - NOON
1" = 30'-0"



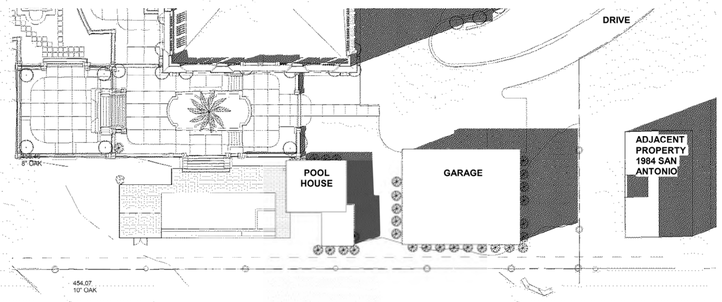
6 SHADOW STUDY - WINTER SOLSTICE - 2HRS BEFORE SUNSET
1" = 30'-0"



7 SHADOW STUDY - 9/26/2022 - 2HRS AFTER SUNRISE
1" = 30'-0"



8 SHADOW STUDY - 9/26/2022 - NOON
1" = 30'-0"



9 SHADOW STUDY - 9/26/2022 - 2HRS BEFORE SUNSET
1" = 30'-0"

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
Tel: (925) 587-2140

Ben@paymun.com

LEAD DESIGN CONSULTANT

PAYMUN BUILDING & DEVELOPMENT, Inc.

DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

SHADOW STUDY

SCALE

AS INDICATED

SHEET NUMBER

A901

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
Tel: (925) 587-2140

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LEAD DESIGN CONSULTANT

PAYMUN BUILDING & DEVELOPMENT, Inc.

DESIGNER & DRAFTER :
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OWNER(S)

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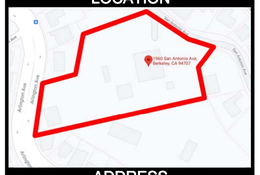
NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

GARAGE AND POOL HOUSE RENDERING

SCALE

AS INDICATED

SHEET NUMBER

A902

18

Office of the City Manager

INFORMATION CALENDAR
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

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

Subject: LPO NOD: 2113-2115 Kittredge Street/#LMSAP2022-0011

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.240.A, which requires that "a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting."

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject City Landmark property. This action is subject to a 15-day appeal period, which began on October 31, 2023.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by November 14, 2023. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must then rule on the designation within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS
Landmark designation provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION
The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION
There are no known fiscal impacts associated with this action.

CONTACT PERSON
Fatema Crane, Senior Planner, Planning and Development, 510-981-7410

Attachments:
1: Notice of Decision – #LMSAP2022-0011 for 2113-2115 Kittredge Street

Attachment 1, part 1

LANDMARKS PRESERVATION COMMISSION

Notice of Decision

DATE OF BOARD DECISION: October 5, 2023
DATE NOTICE MAILED: October 30, 2023
APPEAL PERIOD EXPIRATION: November 14, 2023
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): November 15, 2023[1]

2113 Kittredge Street

California Theater

#LMSAP2022-0011 to demolish the California Theater building while retaining and rehabilitating the primary façade, and to incorporate the façade into the construction of a new 18-story, mixed-use building featuring an approximately 24,000-sq. ft. performance venue and 211 dwelling units in the Downtown.

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following request:

- **Structural Alteration Permit**

1 Pursuant to BMC Chapter 3.24, the City Council may "certify" any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

APPLICANT: Christian Cerria of 2115 Kittredge Street, LLC and Rhoades Planning Group, 2140 Shattuck Ave., Suite 705, Berkeley, CA

ZONING DISTRICT: Downtown Commercial/Mixed Use

ENVIRONMENTAL REVIEW STATUS: Categorically exempt under the California Environmental Quality Act Guidelines, Section 15331.

The application materials for this project is available online at:
https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx

FINDINGS FOR FINAL ACTION AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 5-1-1-1 *(one vacancy)*

YES: ENCHILL, LEUSCHNER, MONTGOMERY, SCHWARTZ, TWU

NO: FINACOM

ABSTAIN: LINVILL

ABSENT: CRANDALL (due to recusal)

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):
To appeal a decision of the Landmarks Preservation Commission 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.
   a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
   a. The basic fee for persons other than the applicant is $500. This fee may be reduced to $100 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. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards

qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.

b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is $500, which may not be reduced.
c. The fee for all appeals by Applicants is $2500.

3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (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 final on the first business day following expiration of the appeal period.

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 Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission 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.

PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City’s electronic records, which are accessible through the City’s website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Fatema Crane, at (510) 981-7410 or fcrane@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings for Final Action
2. Project Plans, received September 26, 2023

ATTEST: _____
Fatema Crane, Secretary
Landmarks Preservation Commission

cc: City Clerk
Applicant
Property Owner: Robin Lent, 426 Sandhill Circle, Menlo Park, CA

Attachment 1, part 2

Findings and Conditions

OCTOBER 5, 2023

2113-2115 Kittredge Street

Structural Alteration Permit #LMSAP2022-0011

PROJECT DESCRIPTION

The applicant proposes to demolish the California Theater building while retaining and rehabilitating the primary façade, and to incorporate the façade into the construction of a new 18-story, mixed-use building featuring an approximately 24,000-sq. ft. performance venue and 211 dwelling units in the Downtown.

CEQA FINDINGS REQUIRED UNDER CEQA

1. The discretionary design review for this 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 of the CEQA Guidelines ("Historic Resource Restoration/Rehabilitation"). 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, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR'S STANDARDS

Regarding the Secretary of the Interior's Standards (SOI) for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. The historic use of this City Landmark property as a performing arts venue will be retained in part, while accommodating new construction and expansion which are necessary to ensure higher and better use of the property. The new residential use and expanded development will alter the spatial relationships within property. The proposed retention and rehabilitation of the historic Art Deco street façade will retain the distinctive materials of the City Landmark, and the new construction has been designed with compatible elements.

2. The project will retain the historic character of the property and will avoid removal of distinctive materials and the alteration of features that characterize the City Landmark's historic architectural design through rehabilitation of the Art Deco building façade.

3. The design of proposed residential tower does not resemble or replicate designs from the property's historic period. These new features are contemporary and will not result in a false sense of historical development.

4. Distinguishing features of the City Landmark, such as the mid-century marquee, have acquired significance in their own right; these features will be retained and restored as conditioned herein, and would not be adversely impacted by this project.

5. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize this City Landmark property, such as finishes and decorative detailing of the Art Deco period, will be substantially retained and preserved (as conditioned herein) with this expansion and façade rehabilitation project.

6. As conditioned herein, if deteriorated historic features will be affected by this request, then they would be repaired or replaced to match the materials, design, and finishes of the original items, as substantiated by documentary and physical evidence.

7. The applicant does not propose chemical or physical treatments. However, standard conditions of Structural Alteration Permit approval would require any chemical or physical treatments to be undertaken using the gentlest means possible.

8. The project site is not known to have the potential to yield subsurface resources; the scope of proposed excavation is limited and not likely to disturb such resources if they exist. Nevertheless, as conditioned herein, actions to preserve and protect unexpected discoveries during project construction are required.

9. The proposed new work is designed with complementary, high-quality materials in simplified, contemporary style employing colors and finishes that harmonize with the historic design elements of the Art Deco building facade. Owing to these aspects, the proposed new work will be sufficiently differentiated from the historic design. Further, the design is complimentary in is organization elements, verticality and preliminary color palette. Further refinements will occur during the requisite Final Design Review with the Landmarks Preservation Commission.

10. If the proposed tower expansion were removed in the future and the façade was once again preserved, then this proposal would not permanently impair the integrity or essential character-defining features of the City Landmark California Theater.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

1. As required by Berkeley Municipal Code (BMC) Section 3.24.260.C(1)(a) of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve the characteristics and features specified in the designation for this property. Specifically:

    A. The proposed project will alter the scale of this Downtown development but it will not adversely affect the Art Deco design of the City Landmark California Theater. Its architectural style and the historical identity of the property would be retained and it will continue to lend value to the historic fabric of the Downtown neighborhood.
    B. The special character, interest and historic value of this City Landmark property lay in its ability to convey its early 20th century identity and connection to a formative period of Downtown development. This identity is most strongly exhibited in the Art Deco architectural design of the primary building façade. The project would alter the spatial relationship of the property to its setting, where it is currently among the tallest structures on the 2100-block of Kittredge Street. However, as designed, the height and scale of the original façade would remain clearly delignated in the new tower.

2. As required by BMC Section 3.24.260.C(2), the Commission finds that the City Landmark California Theater is a masonry structure and, in its current condition, is not suitable for expansion or conversion to higher or better uses; therefore, it is not feasible to preserve this building in its entirety and allow for its adaptive re-use as proposed. The request to demolish the building – including the north, east and west walls and roof – while preserving and re-habilitating the south wall, is found to ensure the public interest in preserving California Theater's Art Deco architectural design because this proposal retains the building's distinctive and character-defining Features to be Preserved.

STANDARD CONDITIONS

The following conditions, as well as all other applicable provisions of the Landmarks Preservation 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 Permit, under the title 'Structural Alteration 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. Plans and Representations Become Conditions

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

3. Subject to All Applicable Laws and Regulations

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Zoning Adjustments Board or Zoning Officer, Building and Safety Division, Public Works Department and other affected City divisions and departments.

4. Exercise and Lapse of Permits

A. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.

B. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has: (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

5. Indemnification Agreement

The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals

granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

6. 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.

7. 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.

8. 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 CEQA Guidelines Section 15064.5 (e)(1). If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to Health and Safety Code Section 7050.5(c), 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.

9. 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.

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

10. No changes can be made to these approved plans without prior approval.

11. CITY PERMITS. This Structural Alteration Permit (SAP) approval is contingent upon approval of the requisite Use Permit and Public Work Permit for the project scope.

12. PLANS COMPLIANCE. Construction and building permit plans shall substantially conform to the Structural Alteration Permit (SAP) project plans received September 26, 2023.

13. FINAL DESIGN REVIEW. Pursuant to BMC Section 23.406.070, prior to submittal of any building permit for this project, the project proponent shall obtain Final Design

Review (FDR) approval from the Landmarks Preservation Commission. Aspects of the building design that are subject to approval at FDR include but are not limited to: design of the north and east building elevations; treatments, colors and materials of lower portion of the east and west façade (floors one through four).

14. **SITE-SPECIFIC PRESERVATION TREATMENT PLAN.** A site-specific historic preservation plan for the retained portion of the City Landmark California Theater shall be prepared and implemented by or under the direct supervision of a Preservation Architect who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for Historic Architect and Architectural History. This treatment plan shall define conditions assessment and documentation, protection, and monitoring requirements and procedures to be implemented during demolition of the historic building and restoration of the retained portion of the building. The treatment plan shall describe procedures to be undertaken for the documentation, evaluation, and treatment of previously unrecorded architectural features that are uncovered during demolition and rehabilitation activities. Such features may include artwork, decorative plaster or metalwork, or other building elements currently obscured by the renovation work. All procedures should be defined to avoid inadvertent damage to historic Art Deco building façade that will be retained for incorporation into the proposed development during project construction and shall include consideration of site security and fencing; avoidance and physical protection of historic surfaces and materials; and storage of temporarily removed or salvaged historic materials and building components. The treatment plan shall be submitted to the City of Berkeley Planning and Development Department prior to construction for review and approval.

15. **HABS PHOTOGRAPHY**. Documentation of the City Landmark building shall be completed in accordance with the standards of the Historical American Building HAB) Survey Level II, s described in the Guidelines for Architectural and Engineering Documentation (68 FR 43159), to include the following:

a) Drawings: select existing drawings, where available, may be photographed with large-format negatives or photographically reproduced on Mylar in accordance with the U.S. Copyright Act, as amended
b) Photographs: photographs with large-format negatives of exterior and interior views, or historic views where available and produced in accordance with the U.S. Copyright Act, as amended
c) Written data: history and description.

Upon completion, copies of all drawings, photographs, and the report shall be provided to the following repositories for archival information on Berkeley's historical resources and Northern California architectural history:

- NWIC
- Berkeley Architectural Heritage Association
- Berkeley Historical Society & Museum
- Berkeley History Room of the Berkeley Public Library
- University of California, Berkeley Environmental Design Library
- The Art Deco Society of California
- California State Library

16. **HISTORIC DISPLAY**. A permanent, high-quality on-site plaque or interpretive display shall be installed and legible from the public right-of-way. The primary goal of the exhibit shall be to inform the public about the history of the building, including its City Landmark status and acknowledge the alterations made. If deemed appropriate by staff and the Landmarks Preservation Commission Chair, the display may be designed consistent with the Berkeley Historical Plaque Project (berkeleyplaques.org). The placement, size, and appearance of the plaque shall be designed so as not to interfere with the ability of the building's character-defining features to convey their significance consistent with the Secretary of the Interior Standards. A draft of the display shall be submitted with the building permit for review by staff in coordination with the Landmarks Preservation Commission Chair. The final display shall be in place prior to the issuance of a certificate of occupancy.

17. **SALVAGE**. The project proponent shall salvage interior building features and decorative elements and offer them to local re-use operations and/or interested parties, such as the California Theater Consortium. No materials shall be salvaged or removed until HABS documentation is completed.

18. **REPAIR AND REPLACEMENT OF CHARACTER-DEFINING FEATURES**. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

19. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

20. **COLORS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.

21. **CLEAR GLASS.** All glass is assumed to be clear glass. Any proposed glass that is not clear glass, or includes signage, shall be indicated on all drawings, and shall be reviewed for approval by Landmarks staff.

22. **DETAILS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit window, door, base, and trim details for review and approval by the Landmarks plan checker.

23. **SIGNAGE.** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit complete signage details, including colors, materials, letter heights, dimensions, placement on building, and installation details. The signs shall conform to all applicable standards of the City's Sign Ordnance, BMC Chapter 20, including the maximum number of signs permitted. All materials will be matte unless otherwise noted. All non-temporary signage and awnings not previously approved and not listed in this application are prohibited.

24. **LIGHTING.** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit lighting details showing all existing and proposed site and building lighting. Exterior lighting, including for signage, shall be downcast and not cause glare on the public right-of-way and adjacent parcels.

25. **LANDSCAPE PLANS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit a Landscape plan including the number, location, and species of all proposed plantings, and which existing plantings shall be removed. The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings.

26. **LANDSCAPE IRRIGATION.** The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings. (Add alternative per R-district requirement)

27. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.

28. The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Landmarks staff, which may modify or impose additional conditions, or revoke approval.

29. All building permit drawings and subsequent construction shall substantially conform to the approved plans as outlined in Condition #1. Any modifications must be reviewed by the Landmarks plan checker to determine whether the modification requires approval.

30. The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

GDC01 - USE PERMIT - 09/26/23

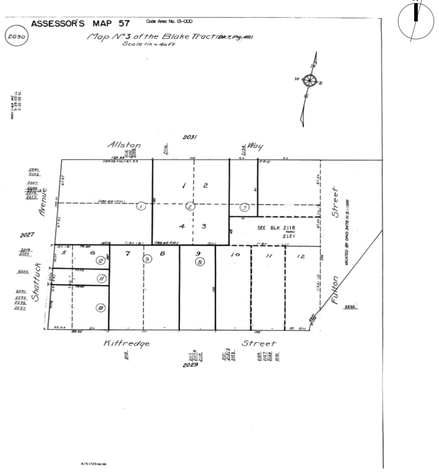
PROJECT LOCATION

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	12,016	
LOT COVERAGE	64%	-	96%	89%	
AREAS					
COMMERCIAL FLOOR AREA	-- SF		20,591 SF	24,473 SF	
RESIDENTIAL FLOOR AREA	0 SF	-	91,100 SF	136,362 SF	
GROSS FLOOR AREA	13,500+ SF	-	111,691 SF	160,835 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	-	13,533 SF	BMC TABLE 23.204-40
					DENSITY BONUS CONCESSION REQUESTED
LANDSCAPED OPEN SPACE	0 SF	40% OF 11,488 = 4,595 SF		7% OF 11,488 = 890 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	-	-	121	
2-BEDROOM	0	-	-	90	
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	24,472 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	24,472 SF / 2,000 SF = 12	-	0	***DENSITY BONUS WAIVER REQUESTED***
BIKE PARKING (SHORT TERM RESIDENTIAL)	1	301 / 40 = 7	-	7	2, OR 1 PER 40 BEDROOMS,WHICHEVER IS GREATER
BIKE PARKING (LONG TERM RESIDENTIAL)	2	301 / 3 = 100	-	100	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:	108	13	121
2-BEDROOM:	80	10	90

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 18-STORY MIXED-USE BUILDING WITH APPROX. 160,000 SF WITH ADDITIONAL BASEMENT. THE PROPOSED BUILDING WILL INCLUDE A THEATRE OF APPROX. 20,000 SF IN THE GROUND AND SECOND FLOORS, AND (211) DWELLING UNITS. THIS 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 G000 PROJECT TEAM

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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

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	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 09/26/2023
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	•
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 / BAY FRIENDLY CHECKLIST	•
L101	GROUND FLOOR MATERIALS PLAN	•
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	•
L301	GROUND FLOOR IRRIGATION PLAN	•
L302	14TH FLOOR IRRIGATION PLAN	•
L303	15TH FLOOR IRRIGATION PLAN	•

SHEET LIST

SHEET #	SHEET NAME	ENTITLEMENTS 09/26/2023
L304	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

DIMENSON TO CENTERLINE

DIMENSON TO FACE OF FINISH

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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Architecture | Branding | Interiors | Planning
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ktgy Project Number GDC01
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Principal Jessica Musick
Designer

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Developer
GILBANE DEVELOPMENT COMPANY
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2115 KITTREDGE ST
BERKELEY, CA

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NOT FOR CONSTRUCTION

DRAWING INDEX, SYMBOLS & ABBREVIATIONS

G001

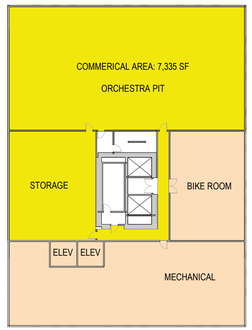
DENSITY BONUS TABLE

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

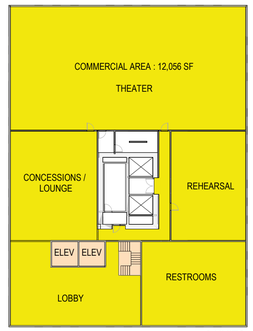
Base Project Square Footage	Floor
0	basement 2
0	basement 1
11,664	first
11,348	second
11,348	third
11,348	fourth
11,348	fifth
11,348	sixth
11,348	seventh
11,348	eighth

LEGEND:

- COMMERCIAL AREA
- RESIDENTIAL AREA (BASE)
- NON-QUALIFYING RESIDENTIAL AREA (BASE)
- COMMERCIAL USABLE OPEN SPACE

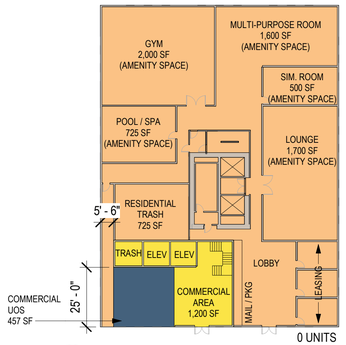


B2 BASEMENT
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



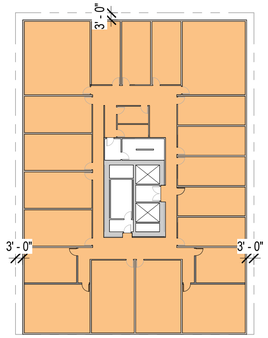
0 UNITS

B1 BASEMENT
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



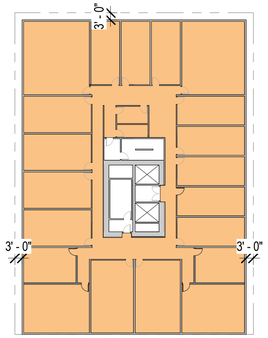
0 UNITS

1 1ST FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



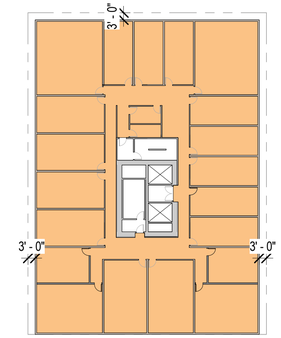
20 UNITS

2 2ND FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



20 UNITS

3 3RD FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



20 UNITS

4 4TH FLOOR
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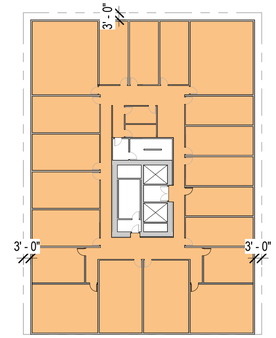
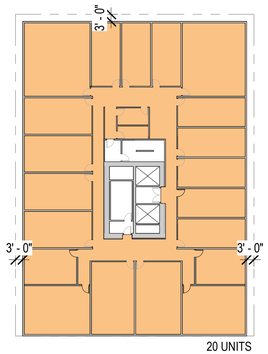


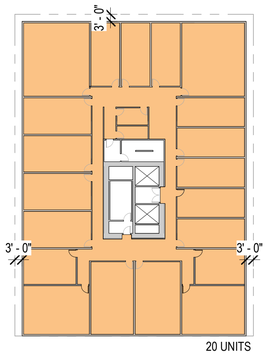
20 UNITS

5 5TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



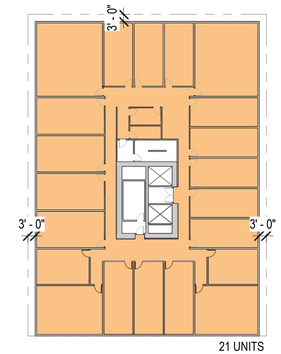
20 UNITS

6 6TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



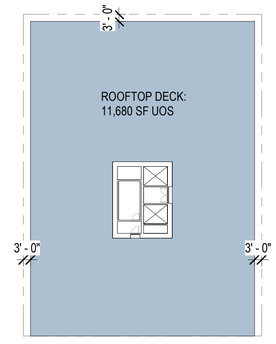
20 UNITS

7 ROOF TOP
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

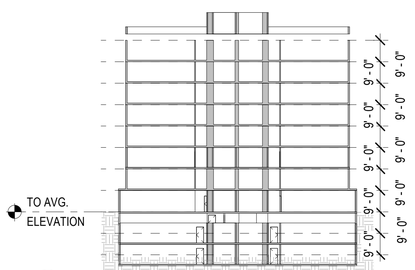


21 UNITS

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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DENSITY BONUS CALCS - BASE

G002.A

DENSITY BONUS TABLE

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11,348	eighth

PROJECT DENSITY CALCULATIONS

Area Schedule (Project Density Calc) Sorted by Level Residential Only

Level	Name	Area
BASEMENT LEVEL B1	RESIDENTIAL AREA CONFORMING	1963.51 SF
LEVEL 1	RESIDENTIAL AREA CONFORMING	2396.26 SF
LEVEL 2	RESIDENTIAL AREA CONFORMING	3181.84 SF
LEVEL 3	RESIDENTIAL AREA CONFORMING	4626.56 SF
LEVEL 4	RESIDENTIAL AREA CONFORMING	9712.46 SF
LEVEL 5	RESIDENTIAL AREA CONFORMING	9257.85 SF
LEVEL 6	RESIDENTIAL AREA CONFORMING	9255.79 SF
LEVEL 7	RESIDENTIAL AREA CONFORMING	9257.85 SF
LEVEL 8	RESIDENTIAL AREA CONFORMING	9255.79 SF
LEVEL 9	DB RESIDENTIAL	9257.85 SF
LEVEL 10	DB RESIDENTIAL	9255.79 SF
LEVEL 11	DB RESIDENTIAL	9257.85 SF
LEVEL 12	DB RESIDENTIAL	9255.79 SF
LEVEL 13	DB RESIDENTIAL	9257.85 SF
LEVEL 14	DB RESIDENTIAL	9255.79 SF
LEVEL 15	DB RESIDENTIAL	9257.85 SF
LEVEL 16	DB RESIDENTIAL	5362.07 SF
LEVEL 17	DB RESIDENTIAL	3814.69 SF
LEVEL 18	DB RESIDENTIAL	3478.58 SF
TOTAL RESIDENTIAL AREA:		136362.06 SF

Area Schedule (Project Density Calc) Sorted by Level Commercial Only

Level	Name	Area
BASEMENT LEVEL B1		
BASEMENT LEVEL B1	COMMERCIAL AREA	8940.29 SF
LEVEL 1		
LEVEL 1	COMMERCIAL AREA	8285.82 SF
LEVEL 2		
LEVEL 2	COMMERCIAL AREA	7246.86 SF
TOTAL COMMERCIAL AREA:		24472.97 SF

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DENSITY BONUS CALCS - PROPOSED

G002.B

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PROJECT DENSITY CALCULATIONS

Area Schedule (Project Density Calc) Sorted by Level Commercial Usable Open Space Only		
Level	Name	Area
LEVEL 1	COMMERCIAL UOS	712.32 SF
		712.32 SF

NON-RESIDENTIAL USES
24,877 SF / 50 = 497 SF UOS
PROPOSED COMMERCIAL UOS = 712 SF UOS

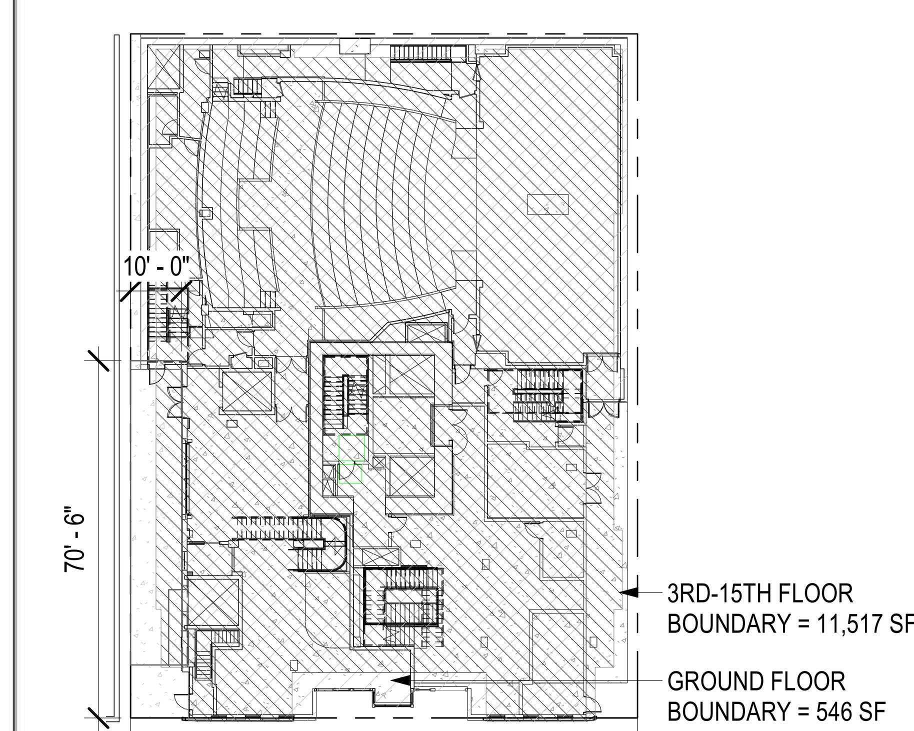
Area Schedule (Project Density Calc) Sorted by Level Usable Open Space Only		
Level	Name	Area
LEVEL 2	DB RESIDENTIAL UOS	529.51 SF
LEVEL 4	DB PRIVATE UOS	731.15 SF
LEVEL 6	DB PRIVATE UOS	243.67 SF
LEVEL 8	DB PRIVATE UOS	243.67 SF
LEVEL 10	DB PRIVATE UOS	243.67 SF
LEVEL 12	DB PRIVATE UOS	243.67 SF
LEVEL 14	DB PRIVATE UOS	243.67 SF
LEVEL 16	DB PRIVATE UOS	47.50 SF
LEVEL 16	DB RESIDENTIAL UOS	4158.77 SF
LEVEL 17	DB RESIDENTIAL UOS	3908.52 SF
LEVEL 18	DB PRIVATE UOS	47.60 SF
LEVEL 18	DB RESIDENTIAL UOS	2892.04 SF
RESIDENTIAL UOS TOTAL		13533.47 SF

RESIDENTIAL
211 UNITS x 80 SF = 16,880 SF
PROPOSED COMMON = 11,488 SF
PROPOSED PRIVATE = 2,045 SF
RESIDENTIAL TOTAL = 13,533 SF

LANDSCAPED UOS (RESIDENTIAL)
40% OF COMMON UOS
REQUIRED: 40% OF 11,488 (COMMON) = 4,595
PROPOSED: 7% OF 11,488 (COMMON) = 890

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 GROUND FLOOR
G003 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

COMMERCIAL UOS
DB PRIVATE UOS
DB RESIDENTIAL UOS

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LOT COVERAGE, USABLE OPEN SPACE CALCS

G003

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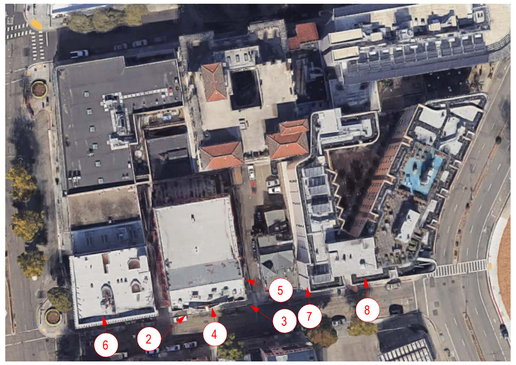
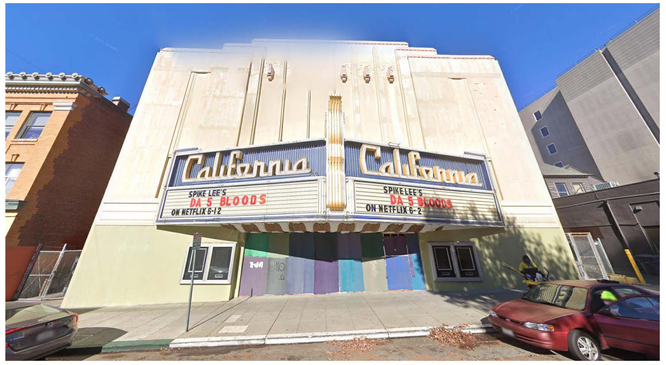


1 2115 KITTREDGE STREET SITE CONTEXT PHOTO KEY
1" = 1'-0"

2 STREET VIEW LOOKING NORTH

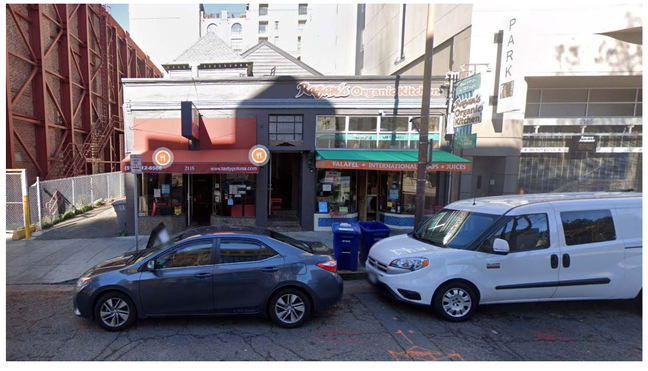
3 STREET VIEW LOOKING WEST



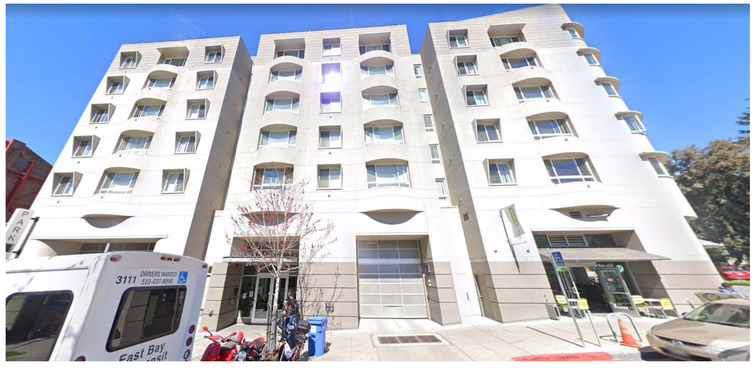
4 STREET VIEW LOOKING NORTHWEST

5 EAST SIDEYARD LOOKING WEST

6 2231 SHATTUCK



7 2115 & 2119 KITTREDGE



8 2165 & 2177 KITTREDGE

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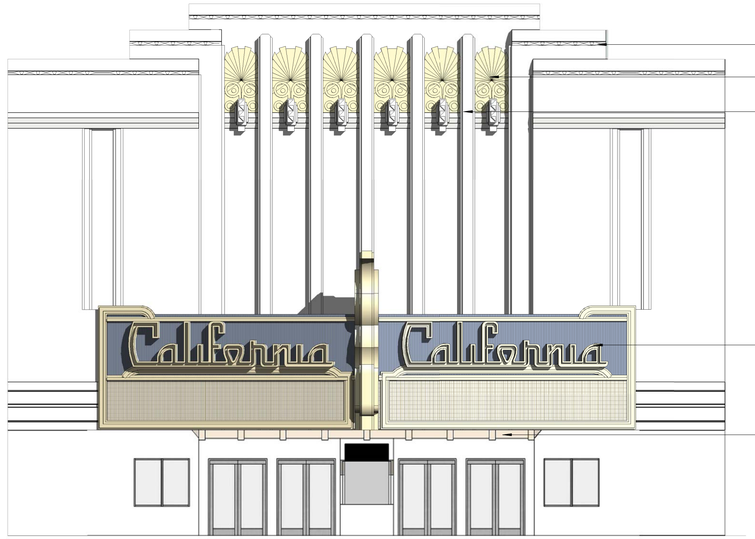
EXISTING SITE PHOTOS

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

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
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THEATER FACADE
LIGHTING PROPOSAL

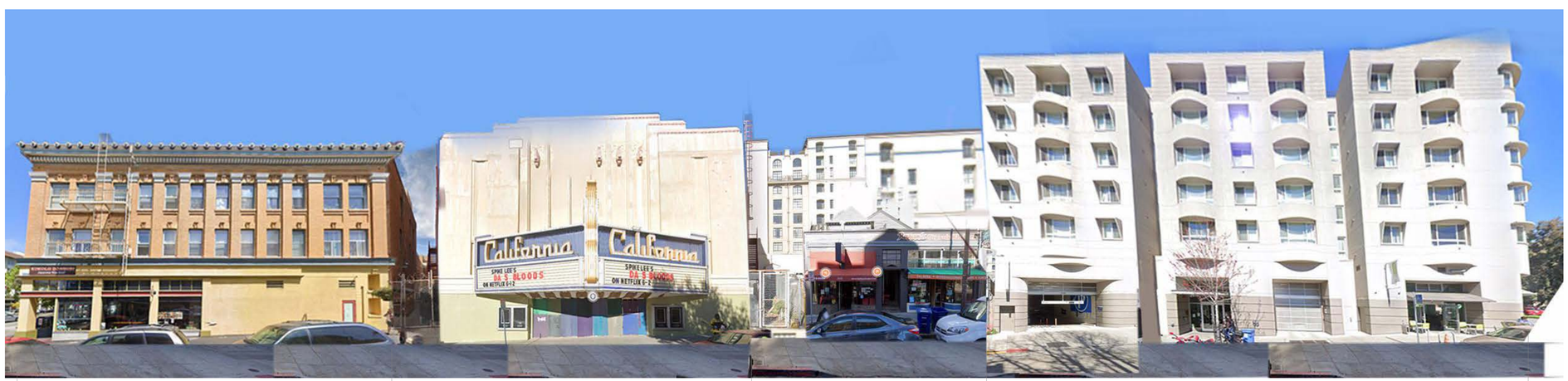
G006

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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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL

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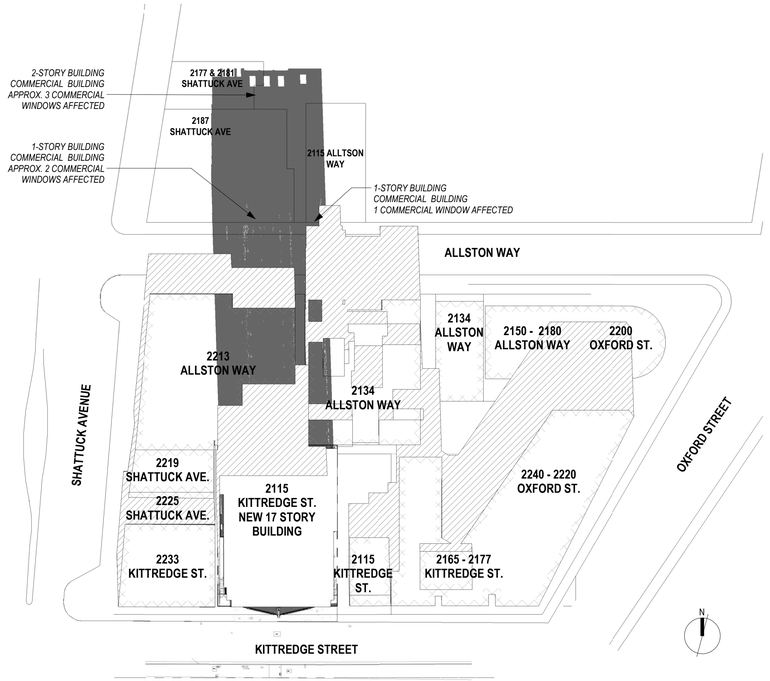
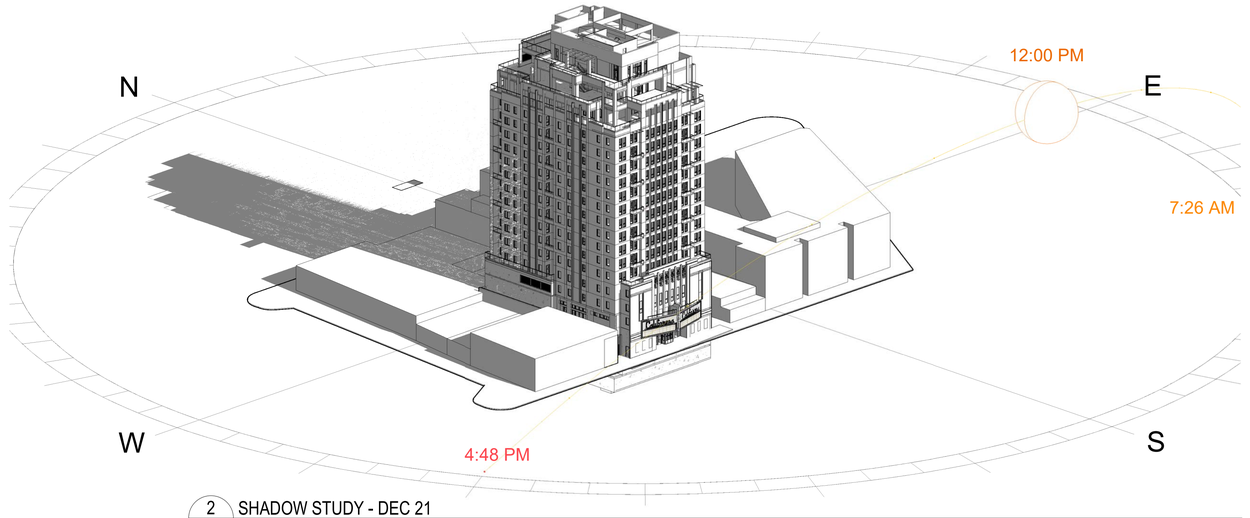
STREET STRIP ELEVATION

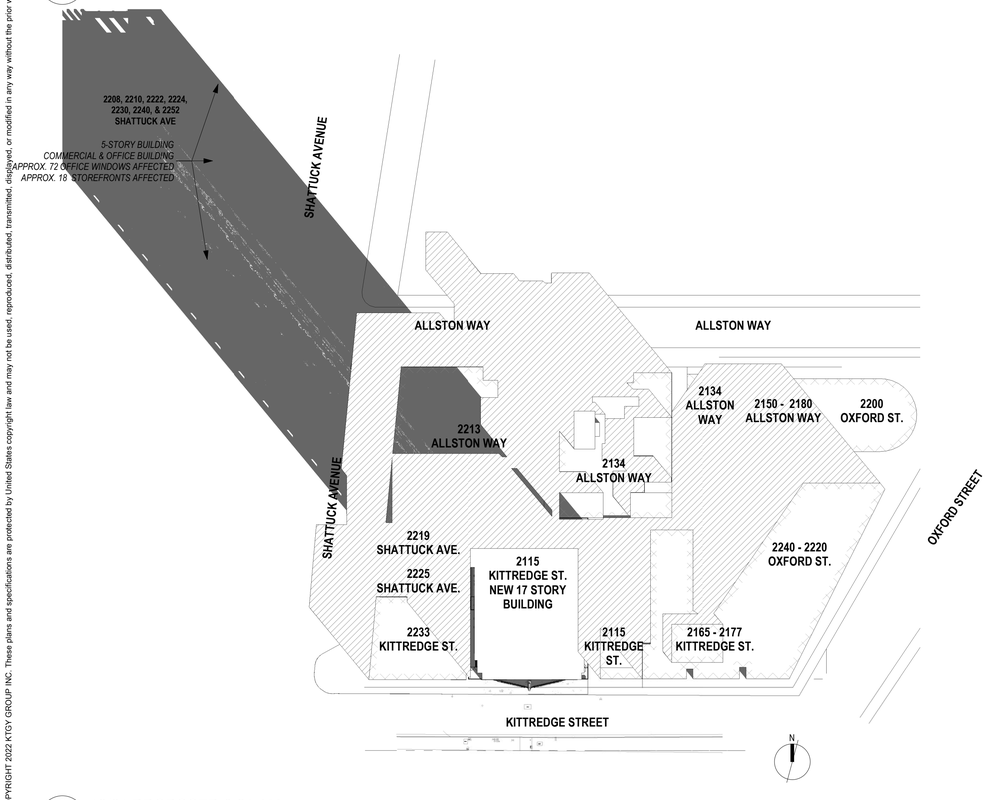


1 G008 12/21 PROPOSED NOON

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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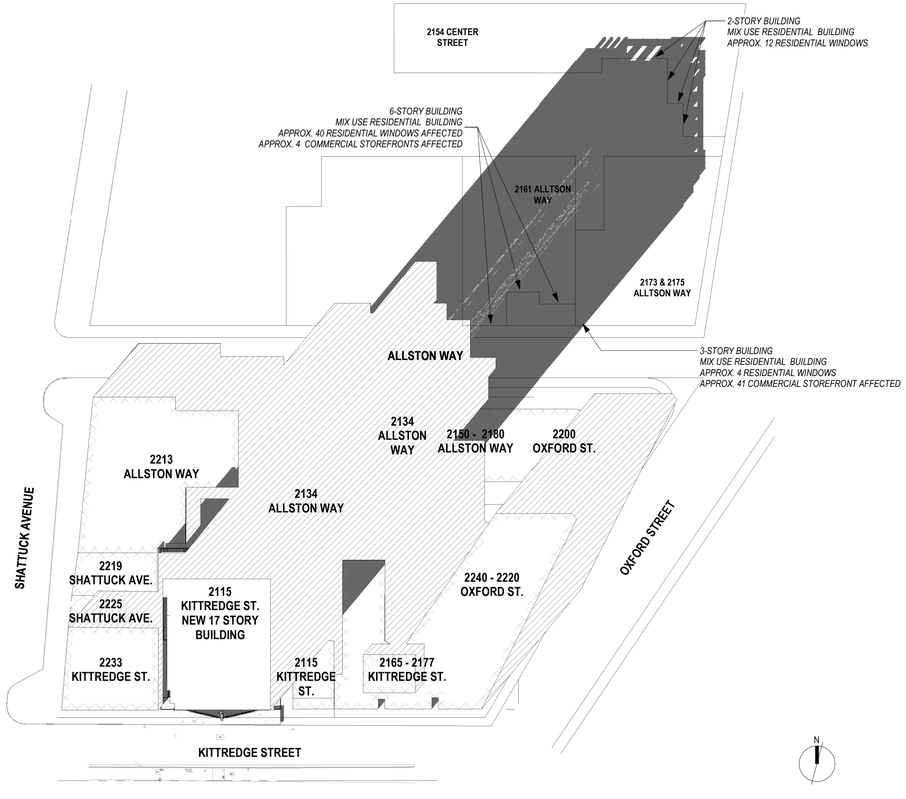

4 G008 12/21 PROPOSED 2 54 PM

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Designer

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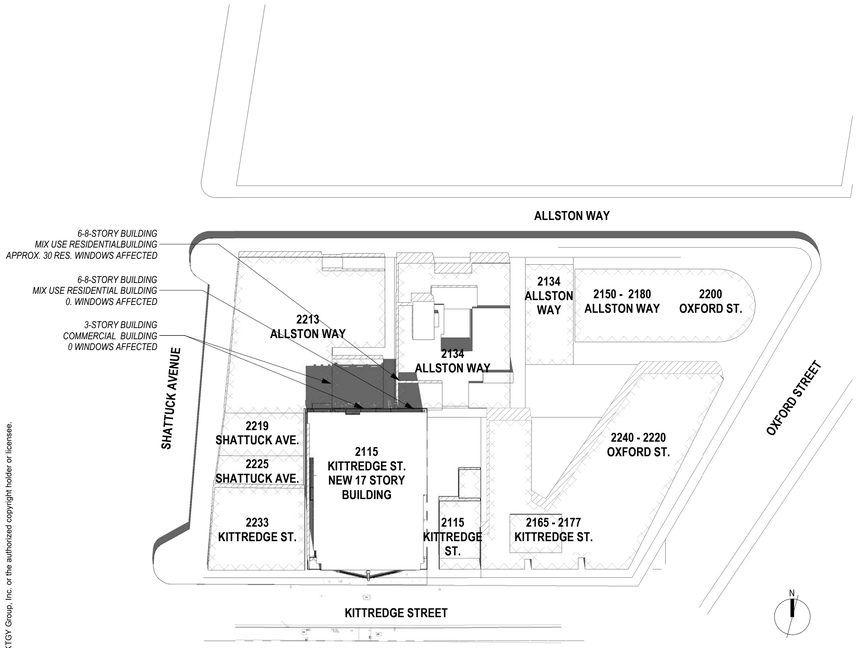
SHADOW STUDIES - DEC 22

G008



1 G009 06/21 PROPOSED NOON
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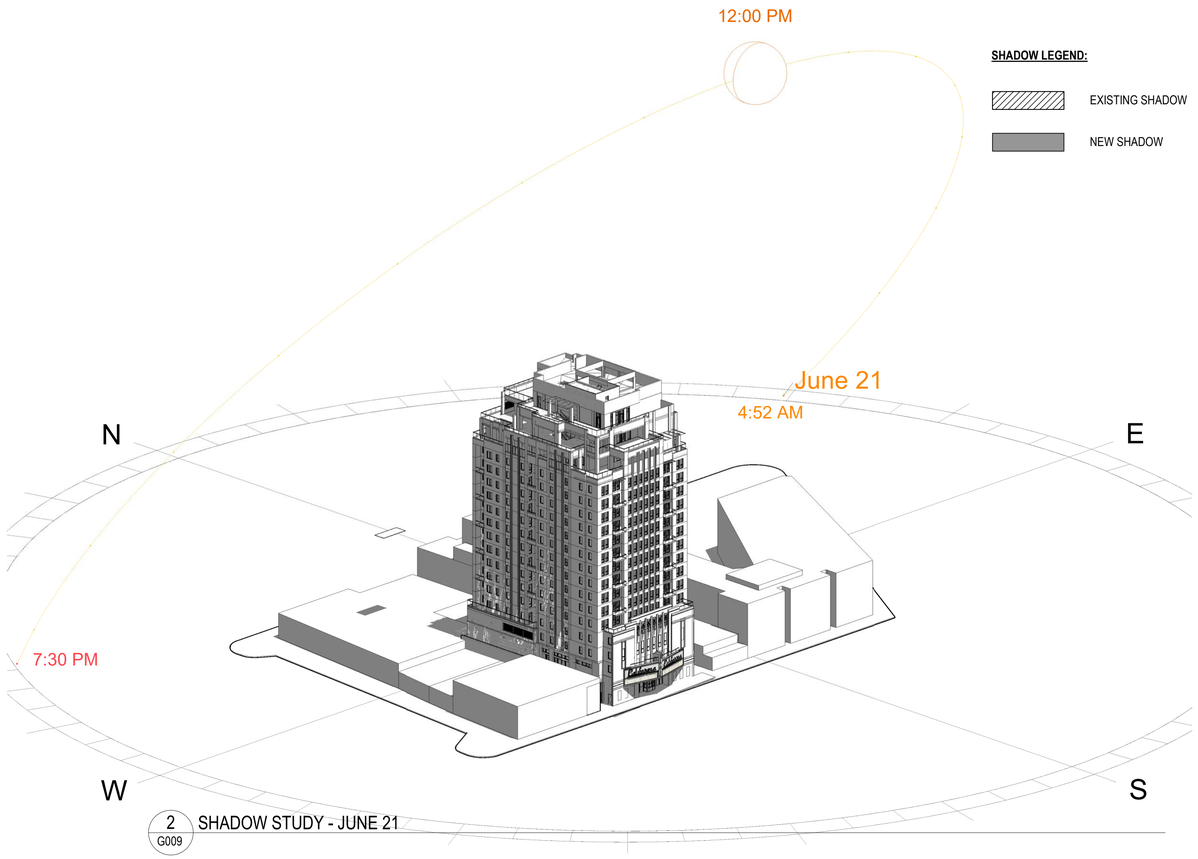
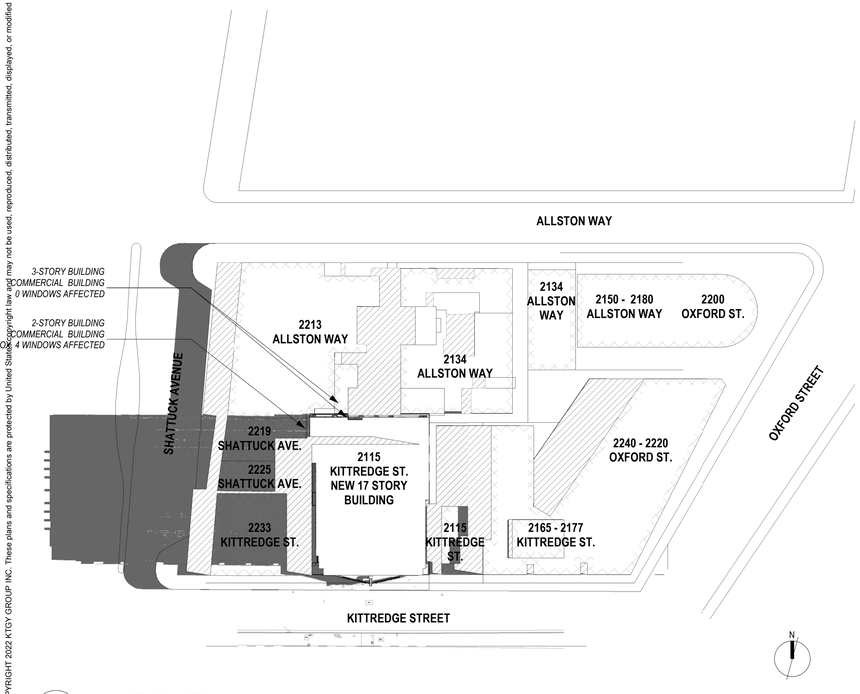


2 G009 SHADOW STUDY - JUNE 21



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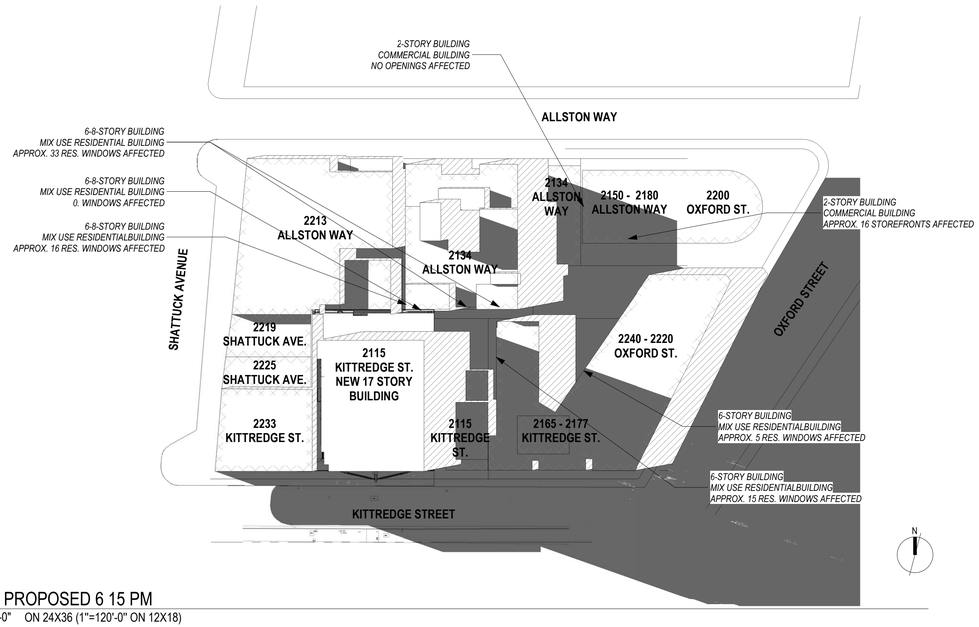

4 G009 06/21 PROPOSED 6 15 PM
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SHADOW STUDIES - JUNE 21

G009

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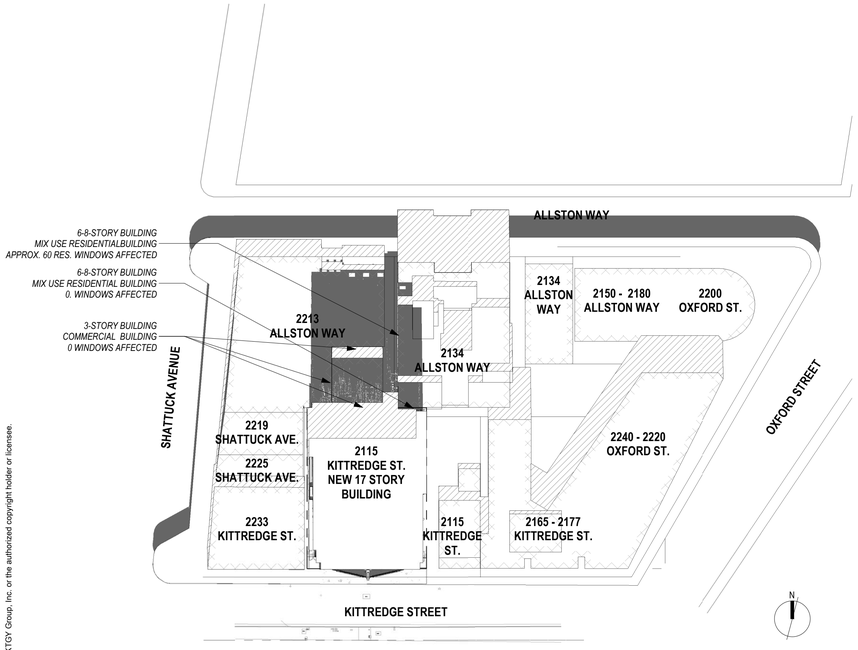

1 G010 09/22 PROPOSED NOON

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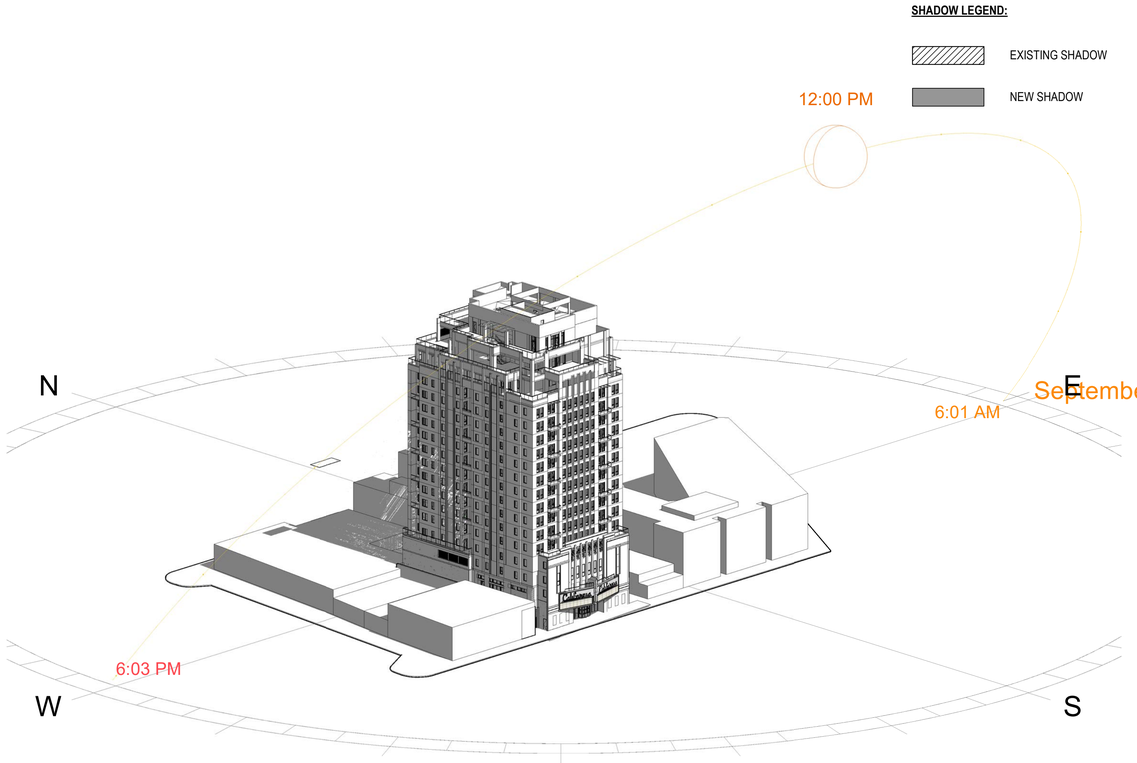
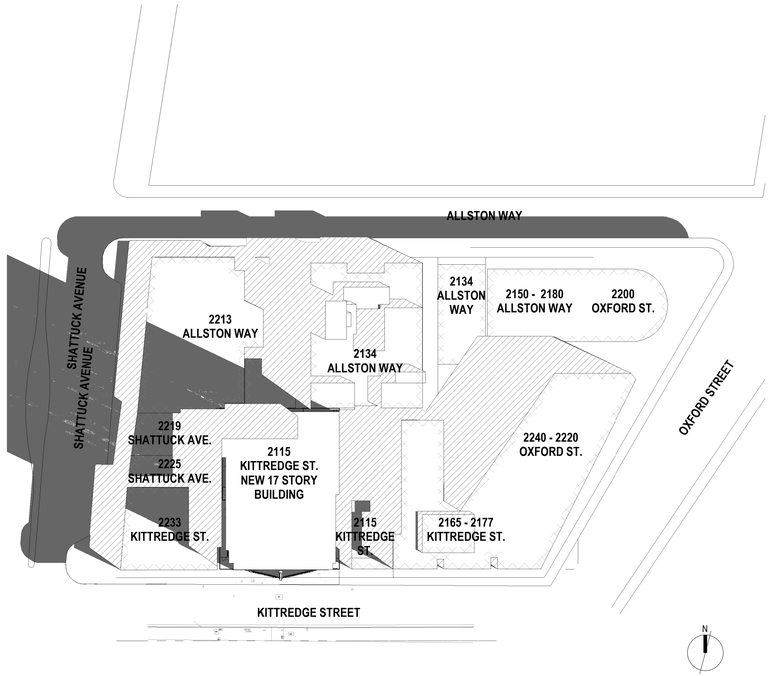


2 G010 SHADOW STUDY - SEPT 22



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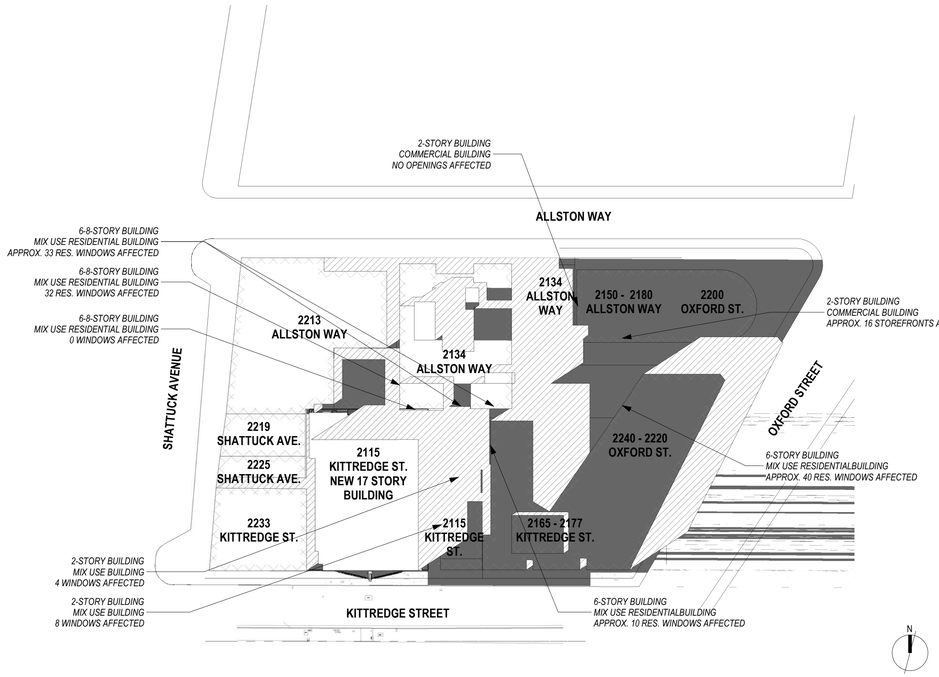

4x G010 09/22 PROPOSED 6 15 PM

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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				

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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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	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 allowed.
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
Project Street: 2115 Kittredge
Project City: Berkeley
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				

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							

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

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL

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NOT FOR CONSTRUCTION

GREENPOINT RATED CHECKLIST

G011

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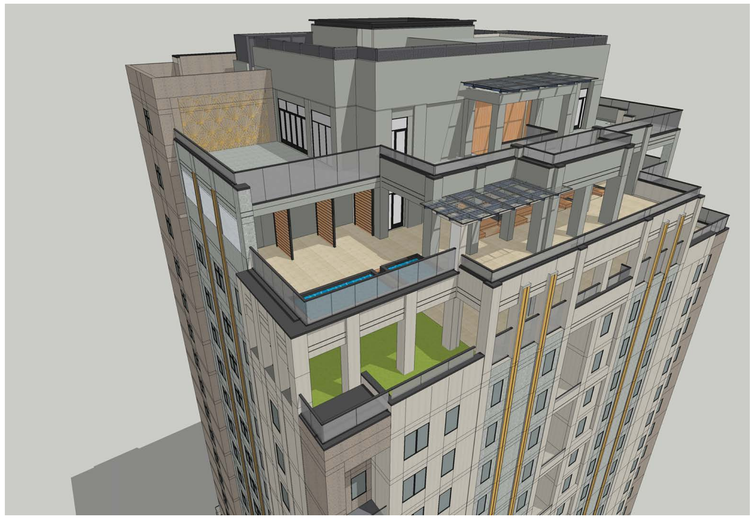
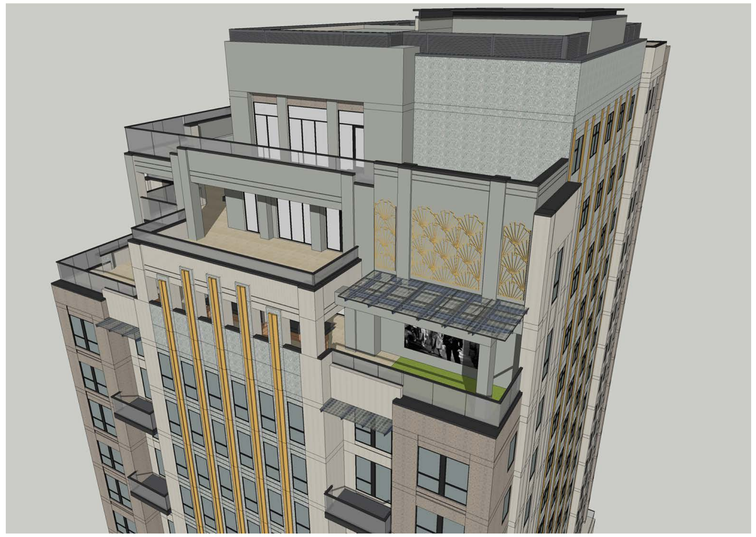
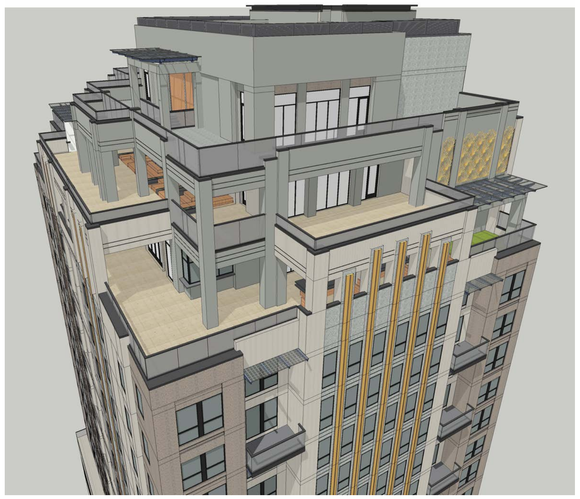


5 G012 NW TERRACE PERSPECTIVE
NOT TO SCALE



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

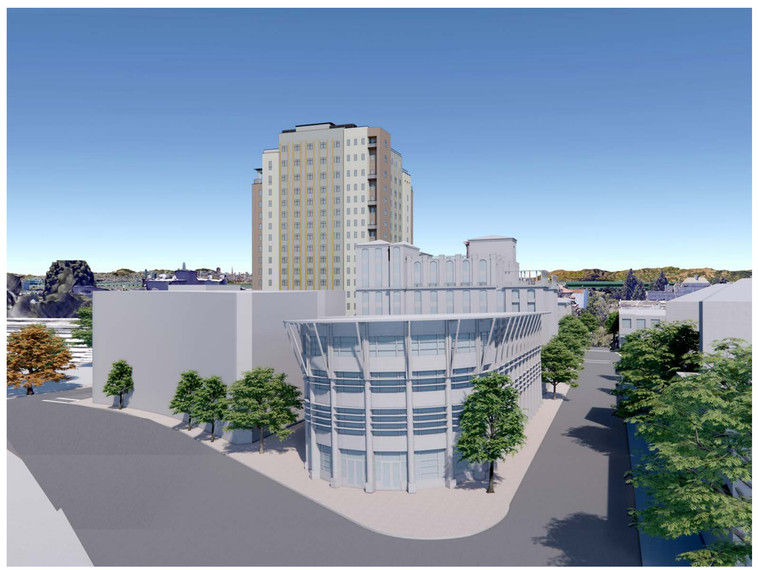
G012

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	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.

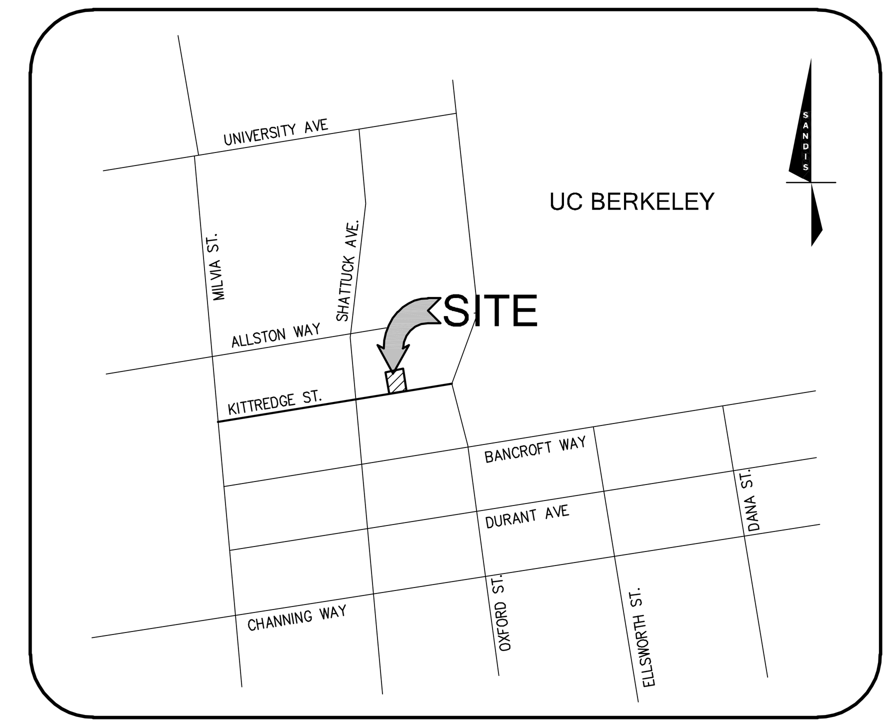
NFPA 24, SEC 10.10.1: THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: (1) NOTIFYING THE AUTHORITY HAVING JURISDICTION AND THE OWNER'S REPRESENTATIVE OF THE TIME AND DATE TESTING IS TO BE PERFORMED; (2) PERFORMING ALL REQUIRED ACCEPTANCE TESTS; (3) COMPLETING AND SIGNING THE CONTRACTOR'S 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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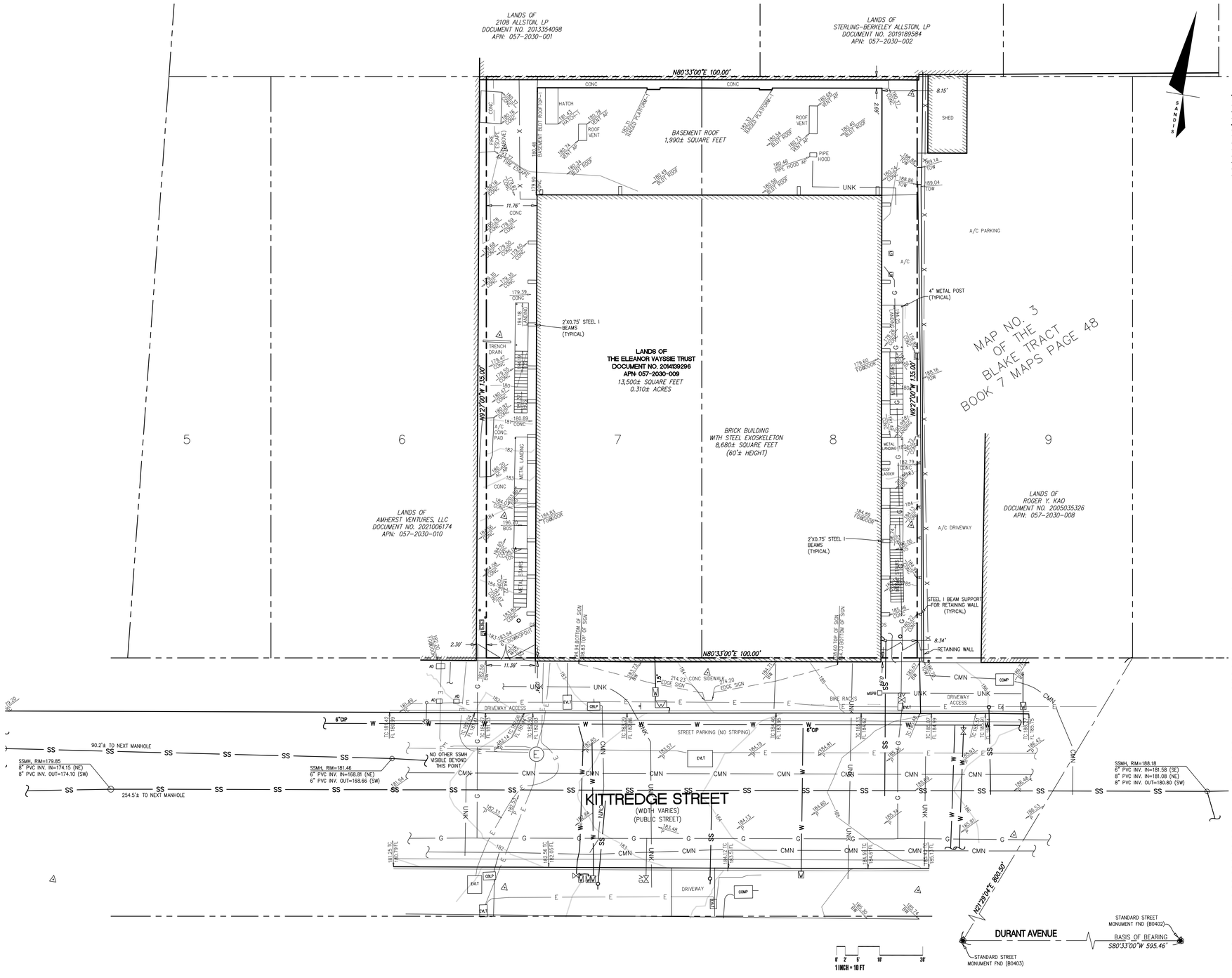

LEGEND

- 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
- EM — 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
- WM — 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 1¼" 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.

BUILD ON.
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TOPOGRAPHIC SURVEY

C001

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Plotted By: Nicholas Chandler

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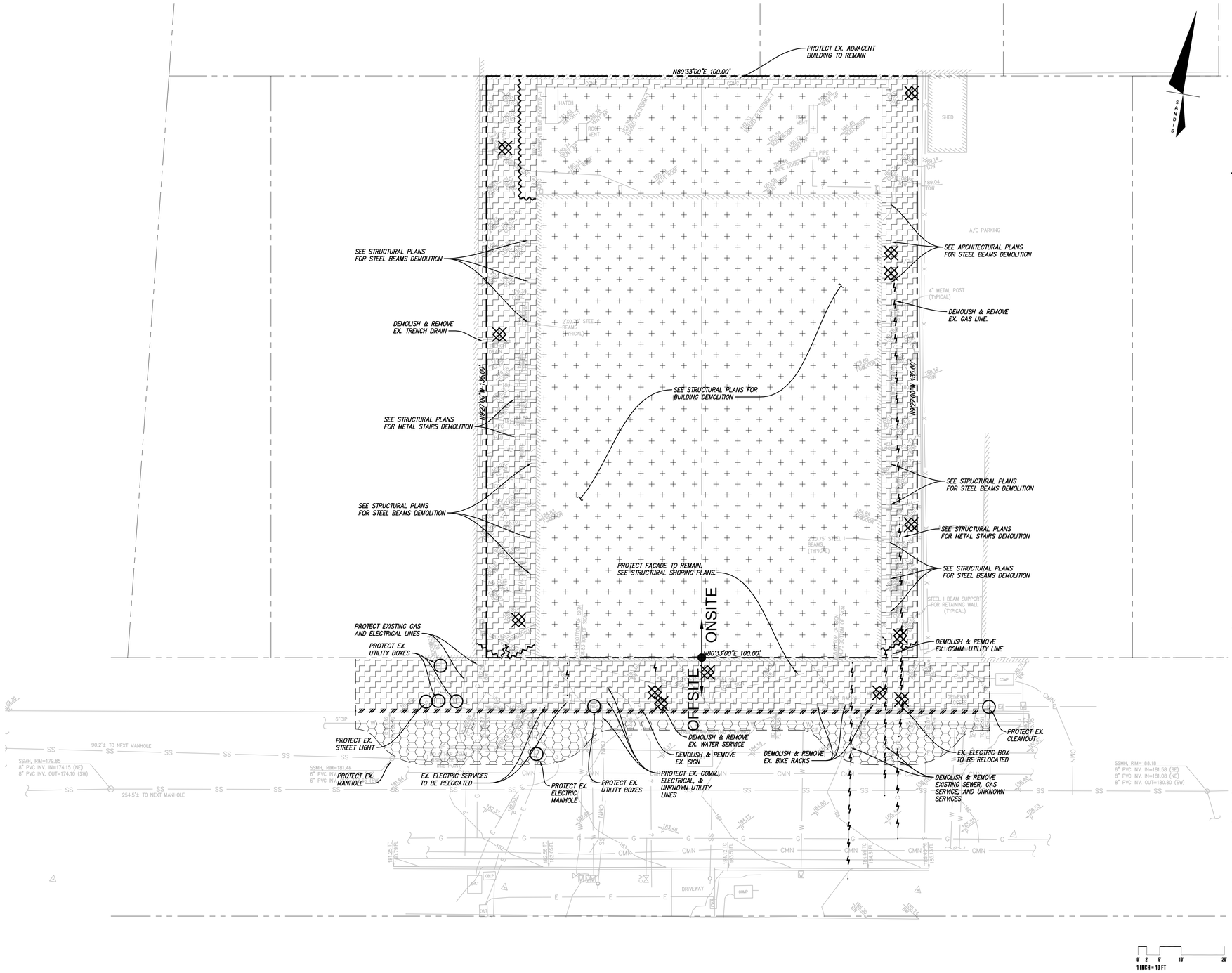

LEGEND

- 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

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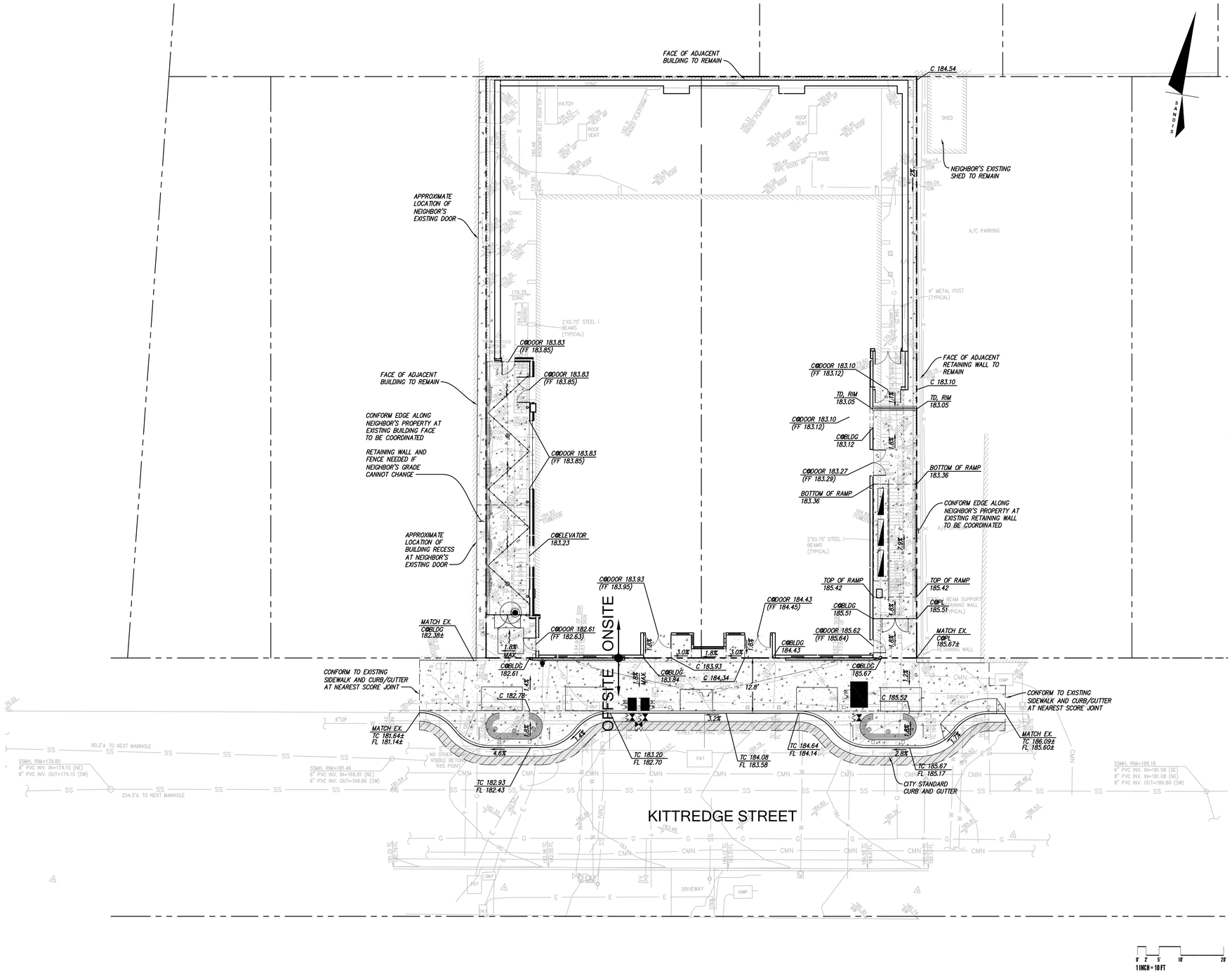

LEGEND

- 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.

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SITE AND GRADING PLAN

C200

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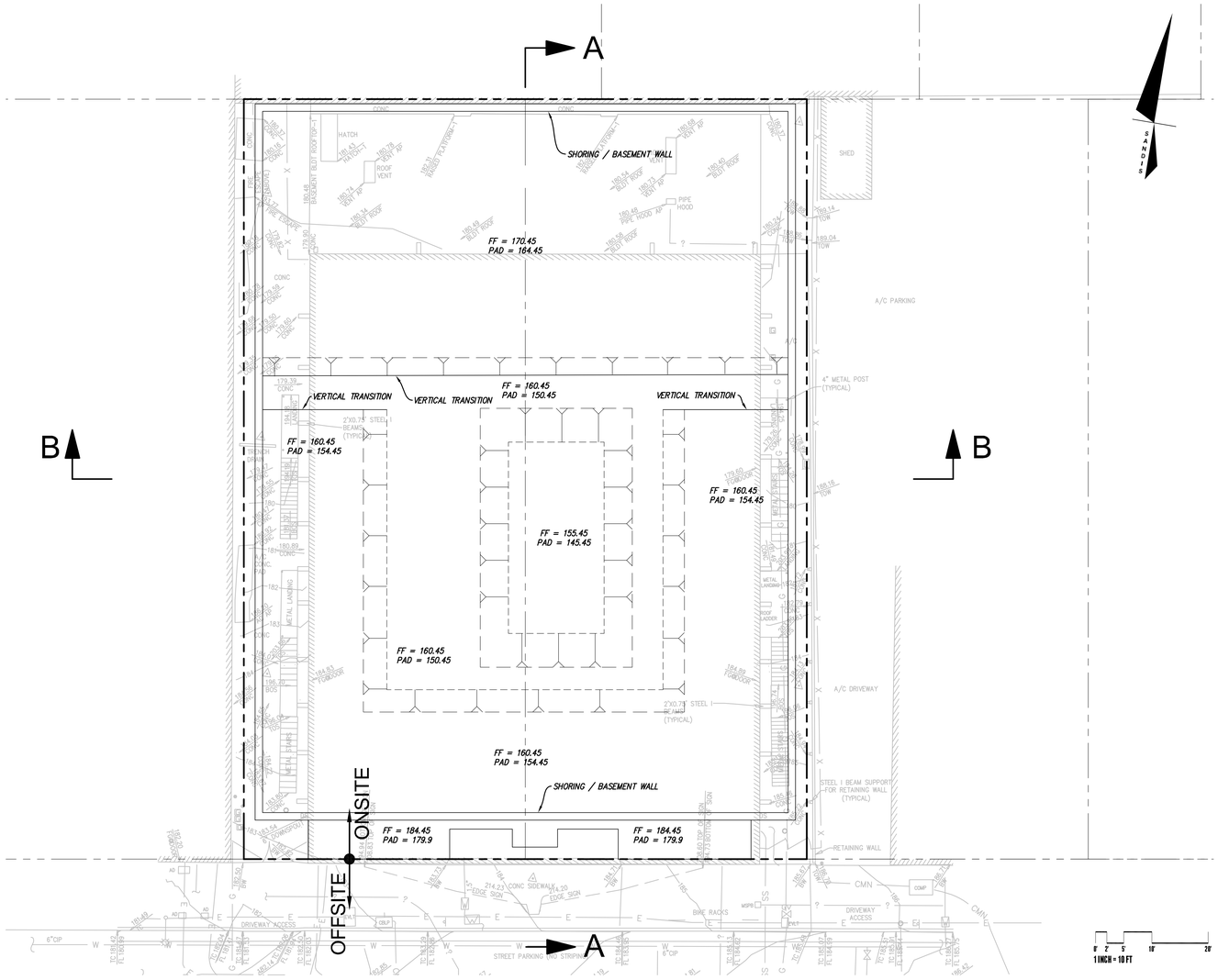
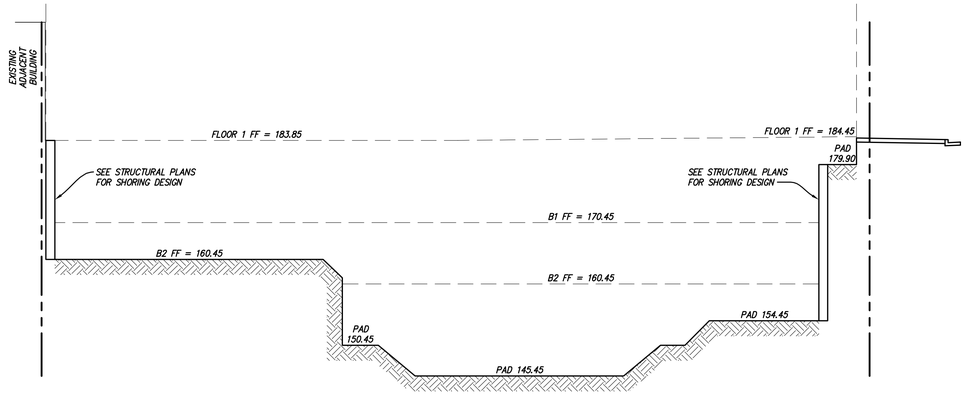


LEGEND

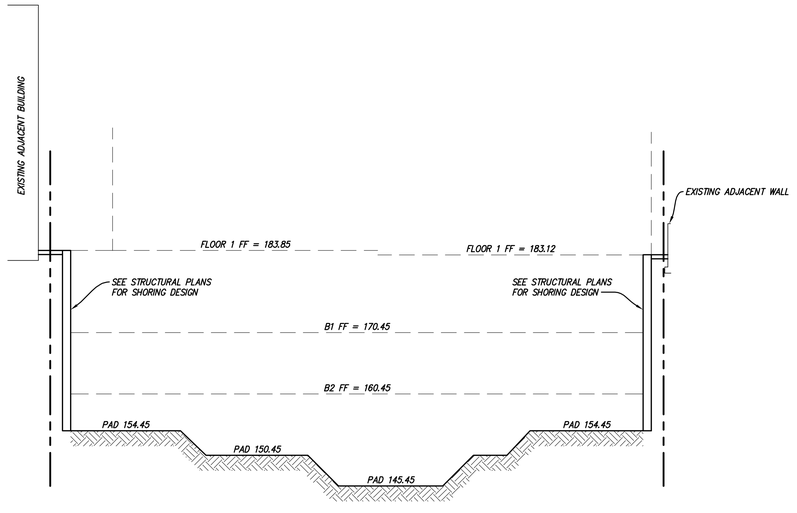
- DIRECTION OF STEEP SLOPE
- FLOW LINE
- TOP OF SLOPE
- TOE OF SLOPE
- 194 / 195 CONTOURS

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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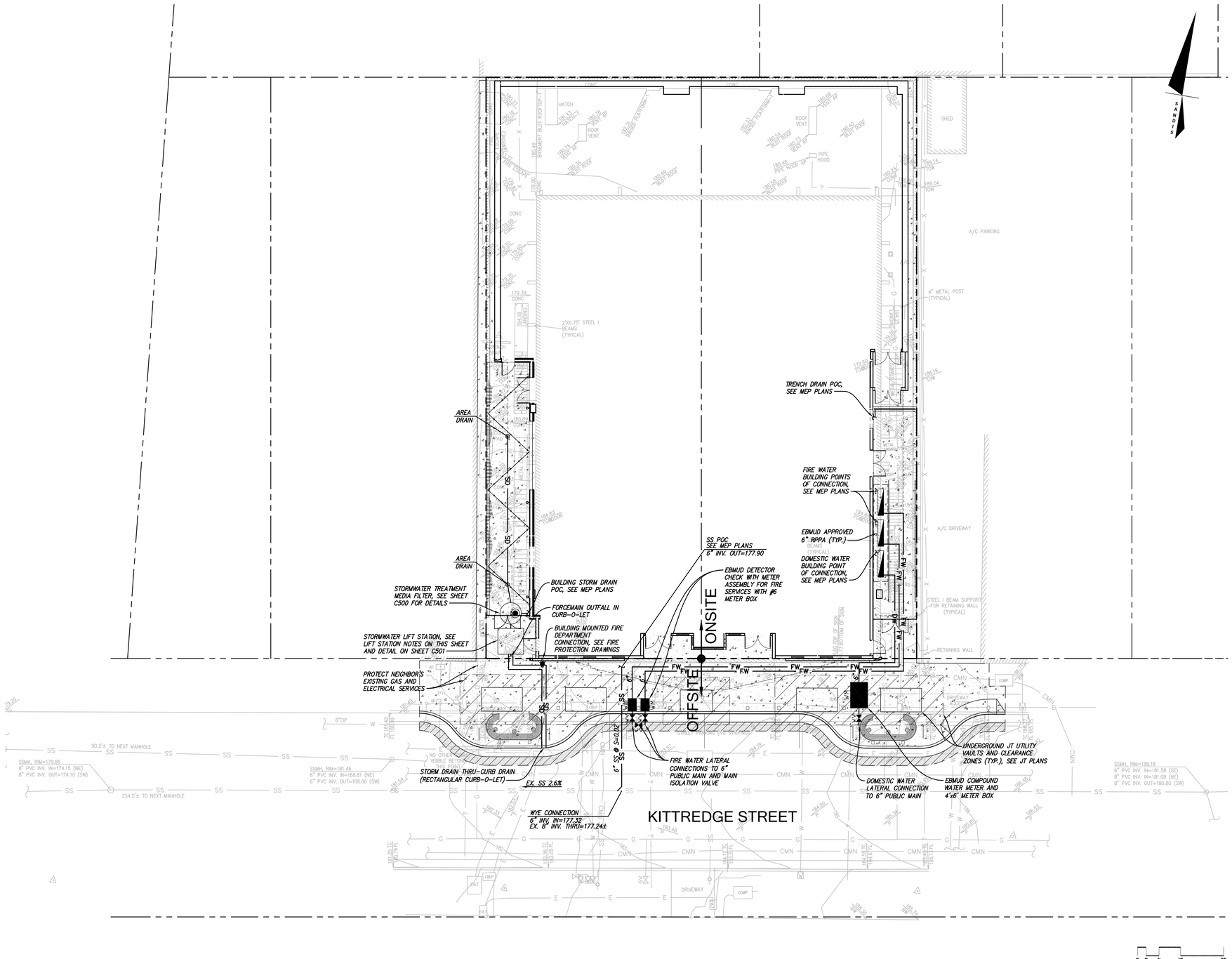

LEGEND

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

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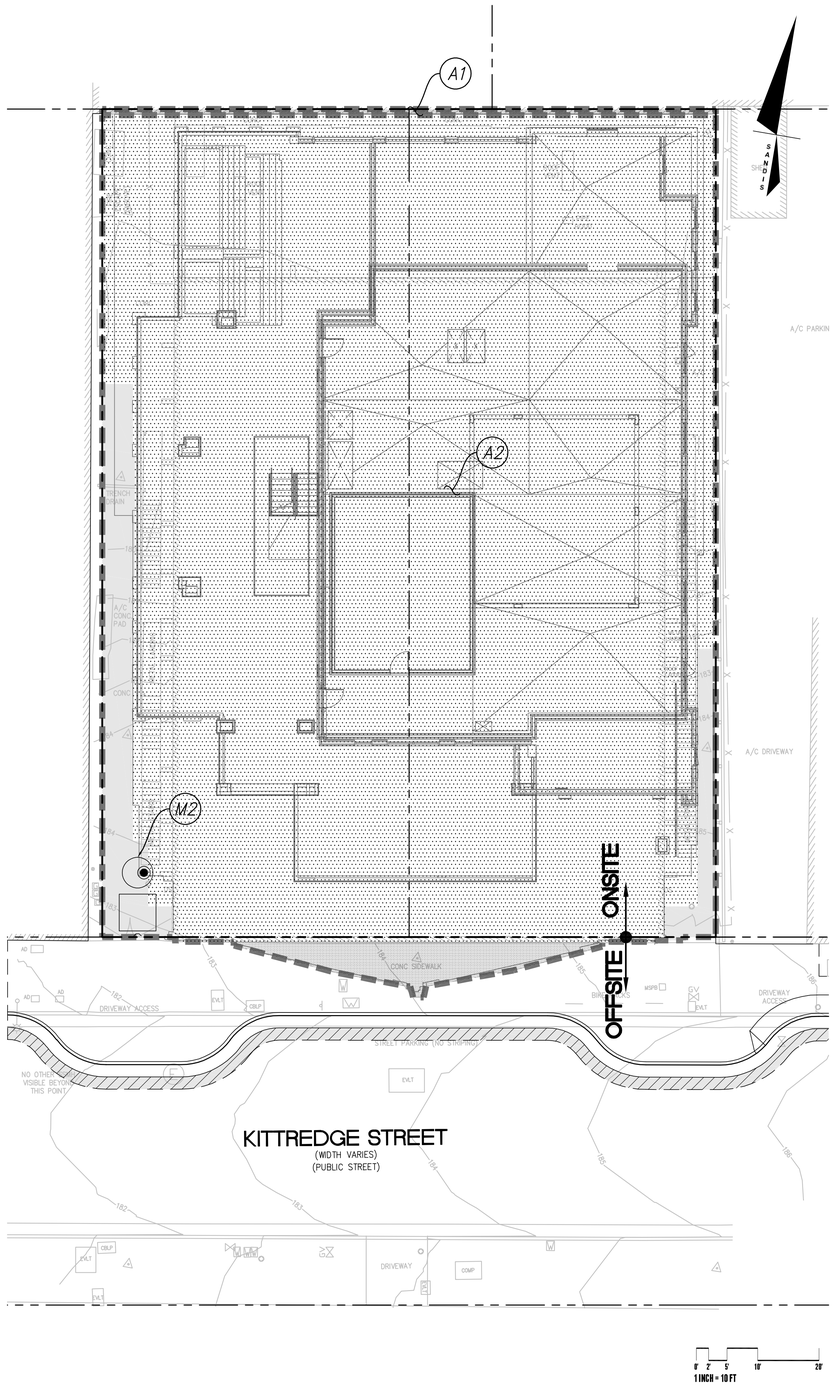

LEGEND

- 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_{base}=2.05 IN./HR (10 YEAR/10 MIN RAINFALL INTENSITY PER NOAA)
A=0.32 ACRES
Q_{treat}=0.05 CFS
Q_{base}=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

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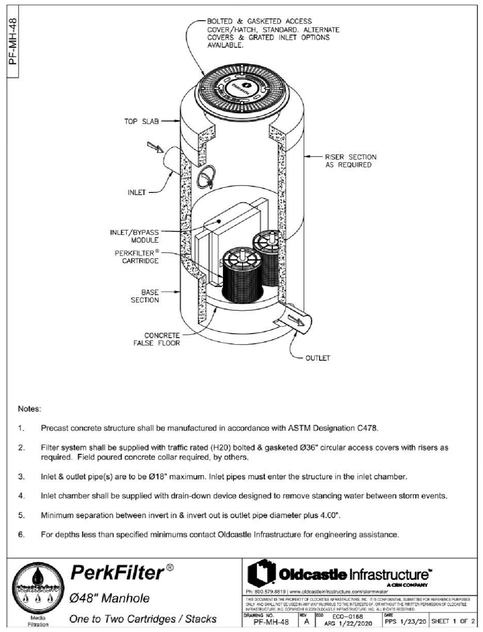

Notes:

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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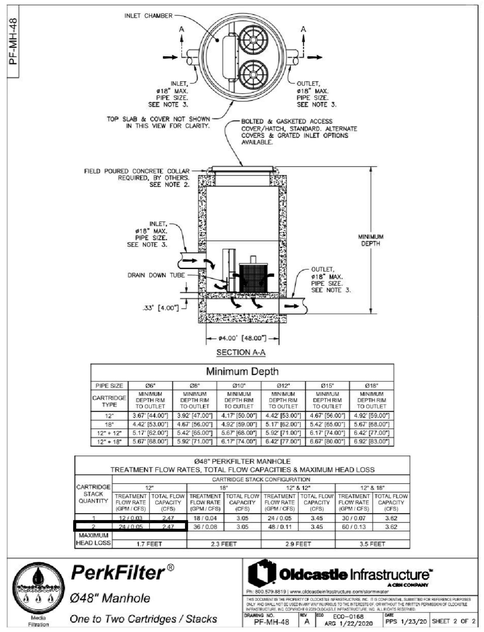
Drawing No.	Rev.	ECO	Date	Sheet
PF-MH-48	A	ECO-0168 ARS 1/22/2020	PPS 1/23/20	SHEET 1 OF 2



SECTION A-A

Minimum Depth

PIPE SIZE	Ø6"	Ø8"	Ø10"	Ø12"	Ø15"	Ø18"
CARTRIDGE TYPE	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	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	3.05	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

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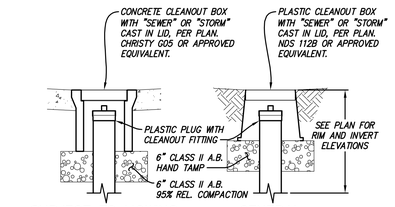
Drawing No.	Rev.	ECO	Date	Sheet
PF-MH-48	A	ECO-0168 ARS 1/22/2020	PPS 1/23/20	SHEET 2 OF 2

MEDIA FILTER
N.T.S.
1



NOTES:

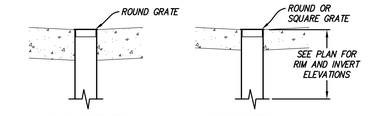
1. RISER DIAMETER SHALL MATCH THRU/OUT PIPE SIZE.

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

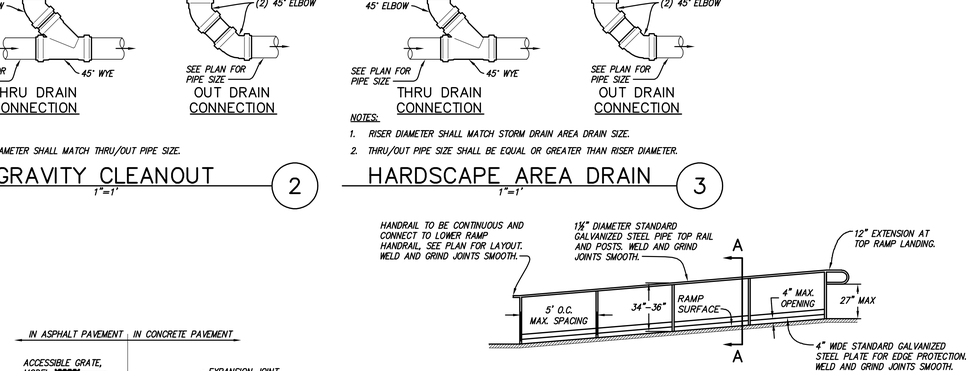
**12" TO 8" REDUCER REQUIRED TO CONNECT TO 8" RISER PIPE



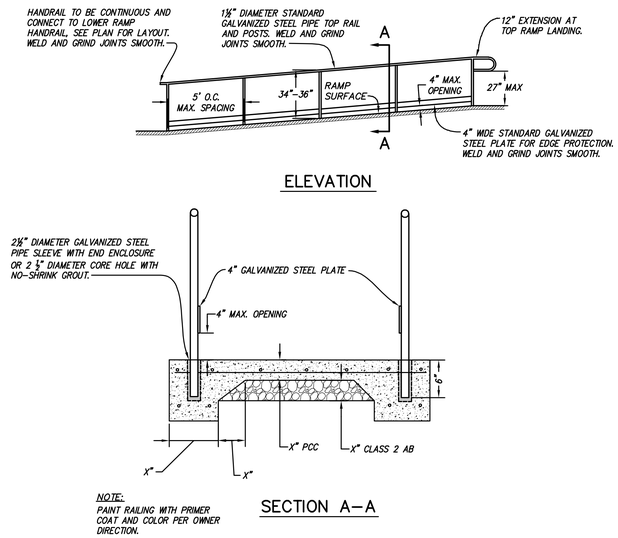
NOTES:

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.

SECTION A-A

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
Page 570

File Path:\Autodesk Docs://2115 Kittredge/20230223_KITTREDGE
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File Path:Autodesk Docs://2115 Kittredge/20232023_KITTREDGE
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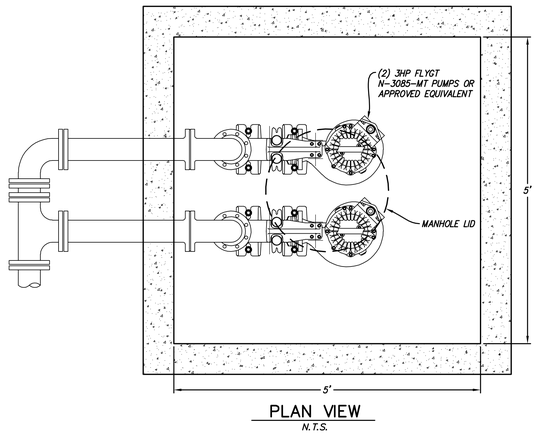
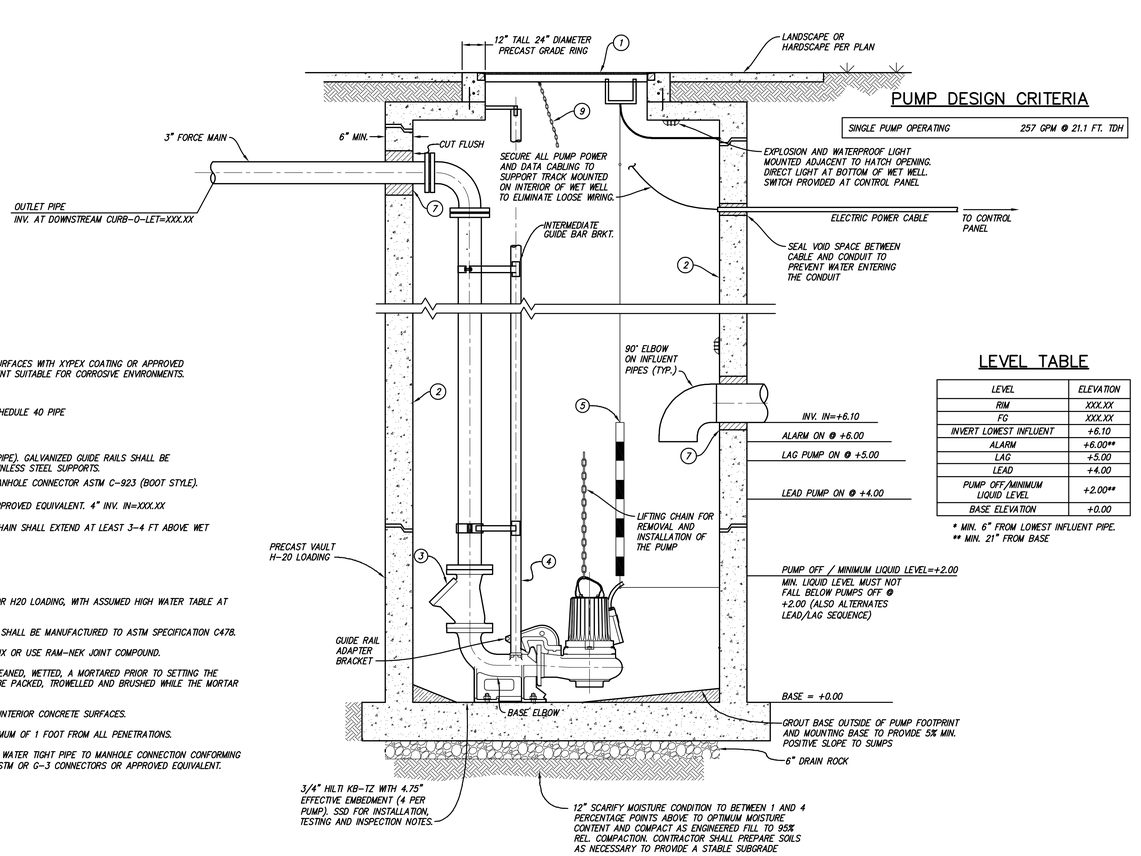


PLAN VIEW
N.T.S.



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.

SECTION A-A
N.T.S.

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 Designer	Michael Kuykendall Nicholas Chandler

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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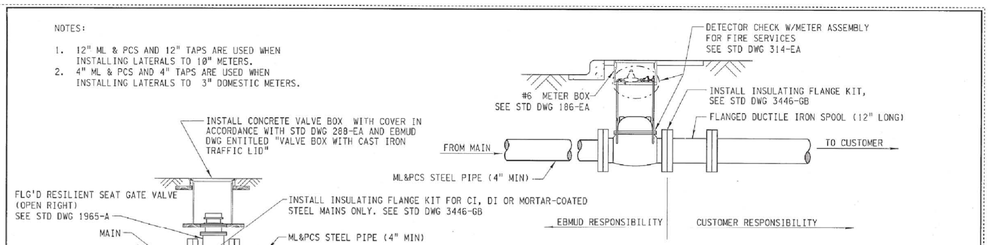
CONSTRUCTION DETAILS

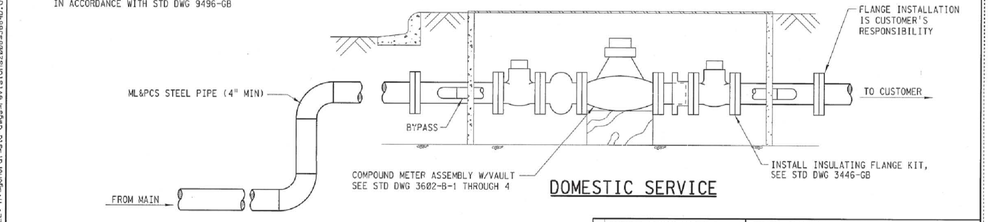
C501

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.



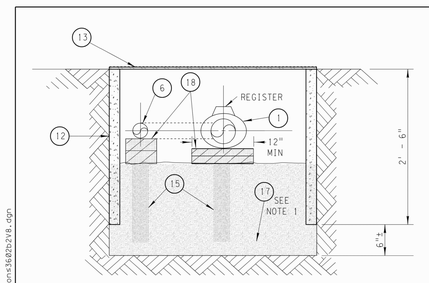
FIRE SERVICE



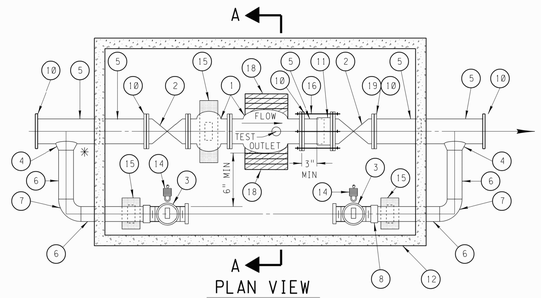
DOMESTIC SERVICE

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	
STRUCTURE OR ZONE DESIGNATION	ALL		
SCALE	NONE		3684-B
DATE			

1 JOA/MCOR REVISED



SECTION A-A



PLAN VIEW

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	1/4CY±D±	1/4± CUBIC YD ROCK FILL FOR DRAINAGE	
18	AS REQD	2" x 4" REDWOOD BLOCKS TAPEWRAPPED	
19	1	INSULATING FLANGE KIT, 4"	

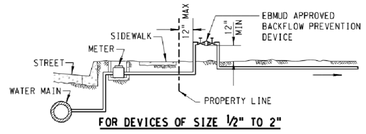
NOTES

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 METALLIC 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.

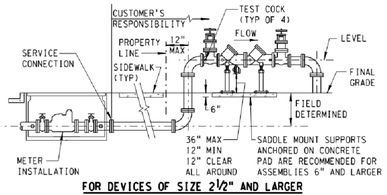
REVISED JUNE 5, 2020 DJB
REVISED JULY 26, 2005 RES

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	
		AUTOMATIC METER READING COMPATIBILITY	
RECOMMENDED SENIOR CIVIL ENGINEER P.E. NO.	P.A.C.	STRUCTURE OR ZONE DESIGNATION	ALL
APPROVED MGR. OF DESIGN R.E. NO.	D.L.P.	SCALE	NONE
		DATE	04 DEC 89
			3602-B-2

MECHANICAL BACKFLOW PREVENTION INSTALLATION



FOR DEVICES OF SIZE 1/2" TO 2"

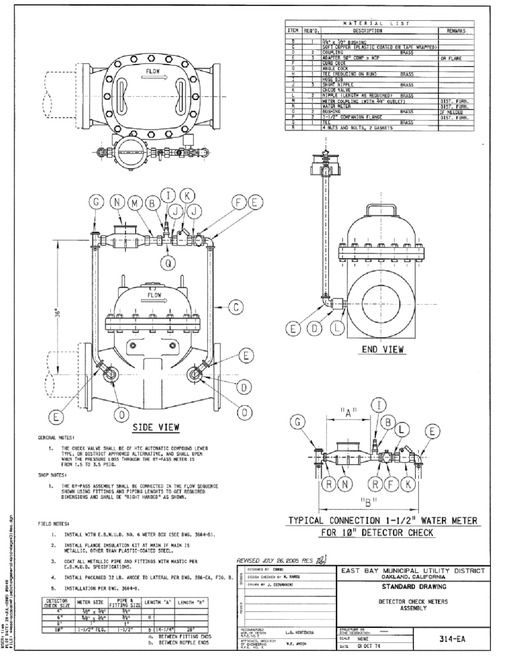


FOR DEVICES OF SIZE 2 1/2" AND LARGER

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	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA	
DESIGN CHECKED BY		STANDARD DRAWING	
DRAWN BY	BK	MECHANICAL BACKFLOW PREVENTION INSTALLATION METHODS FOR WATER SERVICES	
STRUCTURE OR ZONE DESIGNATION	ALL		
SCALE	NONE		1931-A-1
DATE	25 SEP 14		



MATERIAL LIST

ITEM	REQ'D	DESCRIPTION	REMARKS
1	1	BODY, CAST IRON	
2	1	DISC, RUBBER FACED ASTM D2000 GRADE EA 4241 (MODIFIED)	
3	1	SEAT RING	BRASS
4	1	RETAINER, DISC	
5	1	SPRING, DISC	SST. FLAME
6	1	SEAT, ELASTOMER, ON BODY	
7	1	SEAT, ELASTOMER, ON RING	BRASS
8	1	SEAL RING	
9	1	SHAFT, STEM	BRASS
10	1	SPRING, STEM	
11	1	STEM, O RING	
12	1	STEM, O RING (ASTM A6 MODIFIED)	BRASS
13	1	WELDED COUPLING (WITH PIN, SCREW)	SST. FLAME
14	1	PIVOT PIN	SST. FLAME
15	1	BUSHING	BRASS
16	1	"O" RING	SST. FLAME
17	1	FLANGE, COMPANION, FLANGE	STEEL
18	1	4 NUTS AND BOLTS, 2 GASKETS	

GENERAL NOTES:

1. THE CHECK VALVE SHALL BE OF HTE AUTOMATIC COMPOUND (OVER UNDER) TYPE, SPRING ASSISTED ALTERNATELY, AND SHALL OPEN WHEN THE PRESSURE DROP 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 LENGTHS TO SUIT REQUIRED DIMENSIONS AND SHALL BE "RIGHT HANDED" AS SHOWN.

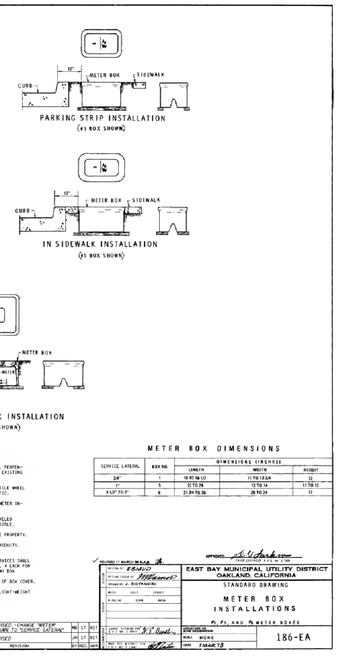
FIELD NOTES:

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 ENG. 286-EA, FIG. B.
5. INSTALLATION PER ENG. 3684-B.

DETECTOR CHECK SIZE	METER SIZE	PIPE & FITTING SIZE	LENGTH "A"	LENGTH "B"
4"	1"	2"	0	
6"	1-1/2" & 2"	3"	0	
8"	3"	4"		
10"	1-1/2" (T&L)	1-1/2"	a. BETWEEN FLANGE FACES	20"
			b. BETWEEN FITTING ENDS	
			c. BETWEEN BUTTLE ENDS	

REVISED JULY 26, 2005 RES

DESIGNED BY	EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA	
DESIGN CHECKED BY	R. RAMOS	STANDARD DRAWING	
DRAWN BY	J.L. O'CONNOR	DETECTOR CHECK METERS ASSEMBLY	
RECOMMENDED SENIOR CIVIL ENGINEER R.C.E. NO.	L.A. MONTEMAYOR		
APPROVED MGR. OF DESIGN R.E. NO.	R.F. ARENA	STRUCTURE OR ZONE DESIGNATION	
		SCALE	NONE
		DATE	09 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. RAISED SETTING METER BOXES IN TRAVELED WAY MAINTS. SHOULD BE AVOIDED WHENEVER POSSIBLE.
5. DO NOT SET METER BOXES ON PRIVATE PROPERTY.
6. ALL METER BOXES ARE COMMERCIAL PRODUCTS. SIZES AND DIMENSIONS MAY VARY.
7. METER BOXES FOR 1-1/2" AND 2" SERVICES SHALL BE SET LEVEL WITH THE TOP OF THE CURB FACE FOR #3 AND #4 BOXES, AND 2" BACK 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	14 RD 19 LID	11 RD 13 3/4	12
1"	3	17 TO 24	12 TO 14	11 TO 12
1-1/2" TO 2"	4	21 3/4 TO 36	18 TO 24	12

APPROVED		EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA	
DESIGNED BY		STANDARD DRAWING	
DRAWN BY	MCM/KS	METER BOX INSTALLATIONS	
CHECKED BY		FOR #1, #3 AND #4 METER BOXES	
DATE	MAR 73		186-EA

NO.	DATE	REVISION	BY	REC.	APP.
3	9 MAR 77	REVISED "CHANGE METER" TO "COLUMN TO "SERVICE LATERAL"	MB	LT	ALT
2	30JAN1978	REVISED	JB	LT	ALT
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Principal	Michael Kuykendall
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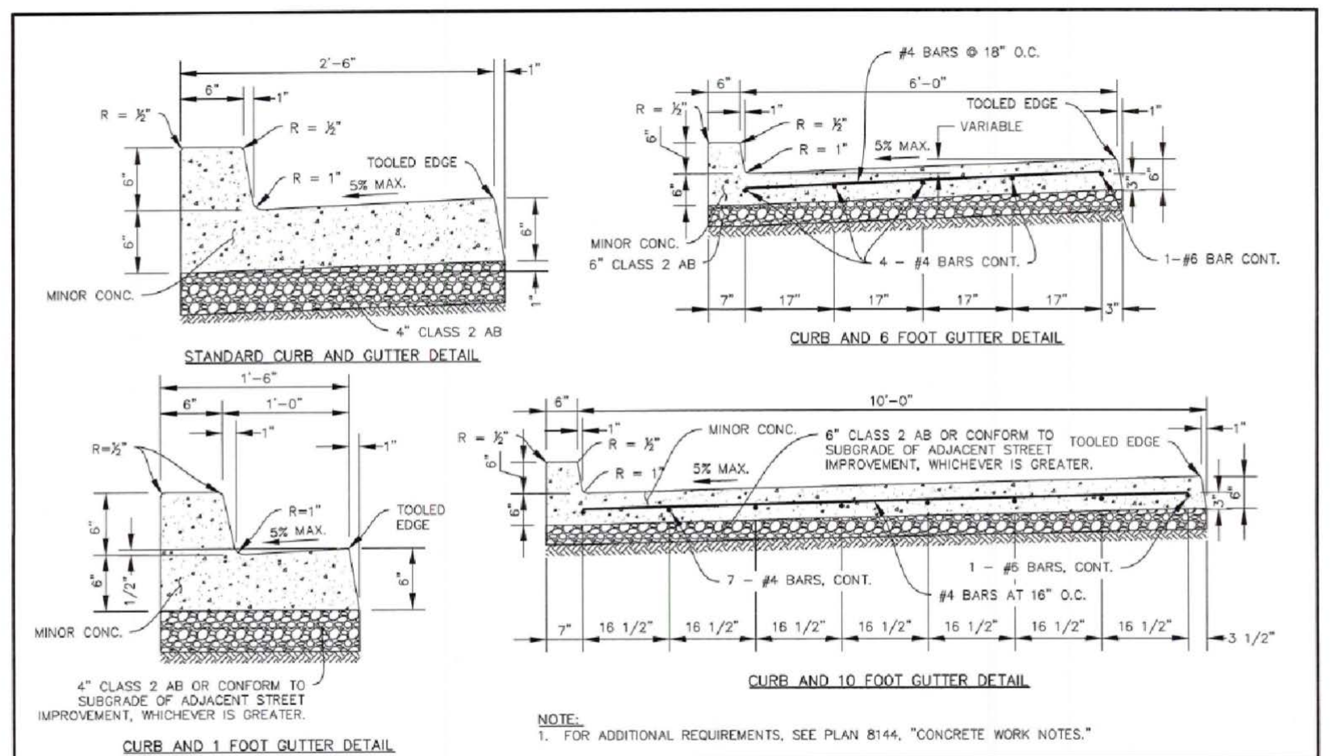
CONSTRUCTION DETAILS

C502

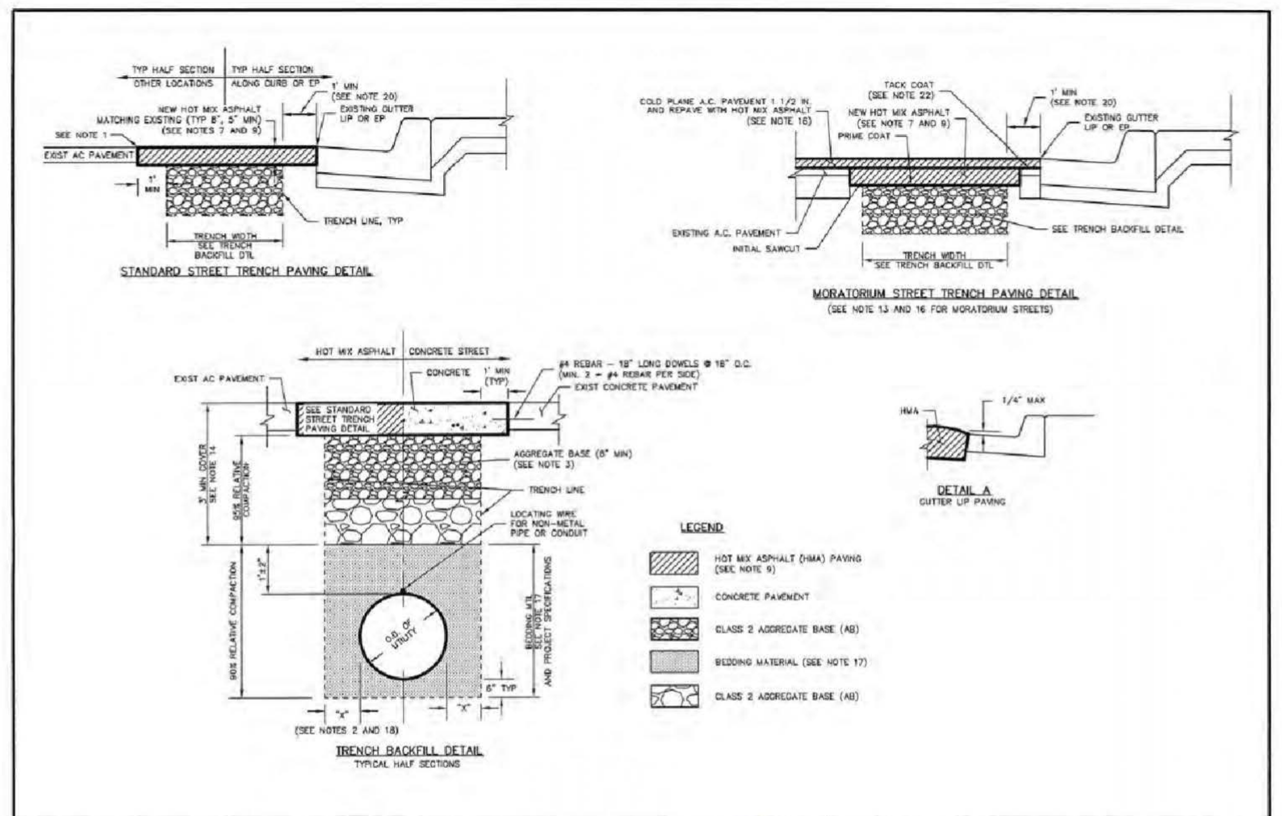


NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

STANDARD DETAIL
CURB AND GUTTER

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

SUBMITTED: SUPERVISING CIVIL ENGINEER	DATE: 2/27/17 R.C.E. 64582			
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

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

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: 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."

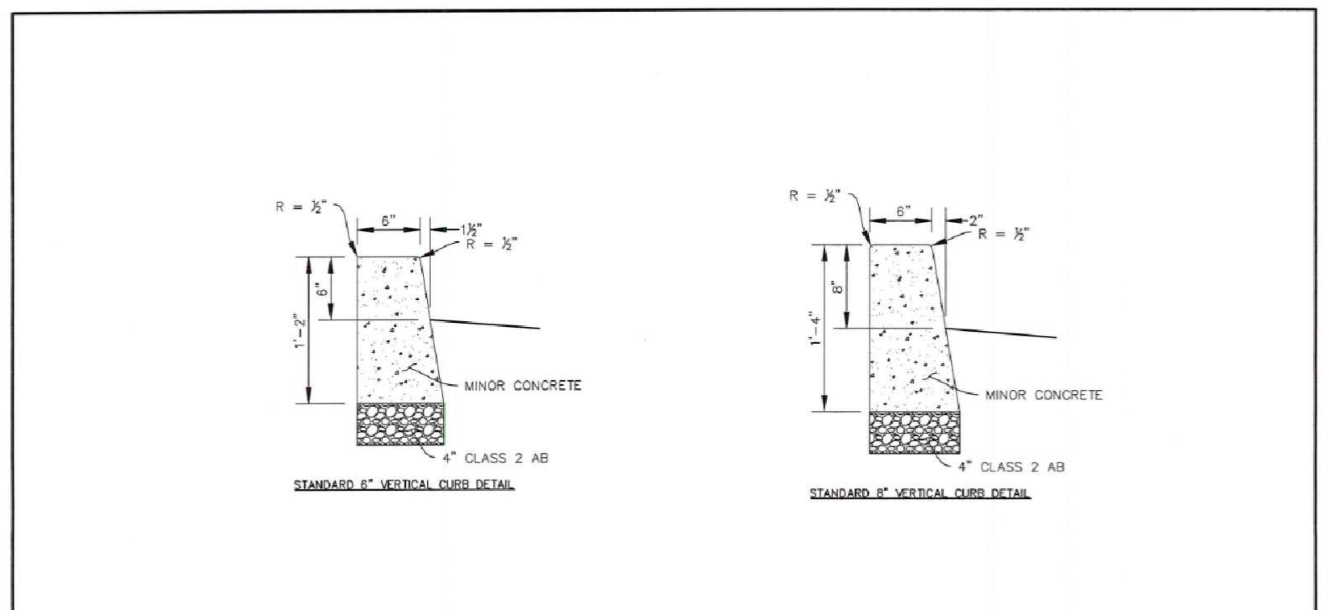
UTILITY O.D.	"X" MIN
UNDER 1.0'	0.5'
1.0' TO 4.5'	1.0'
OVER 4.5'	2.0'

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:
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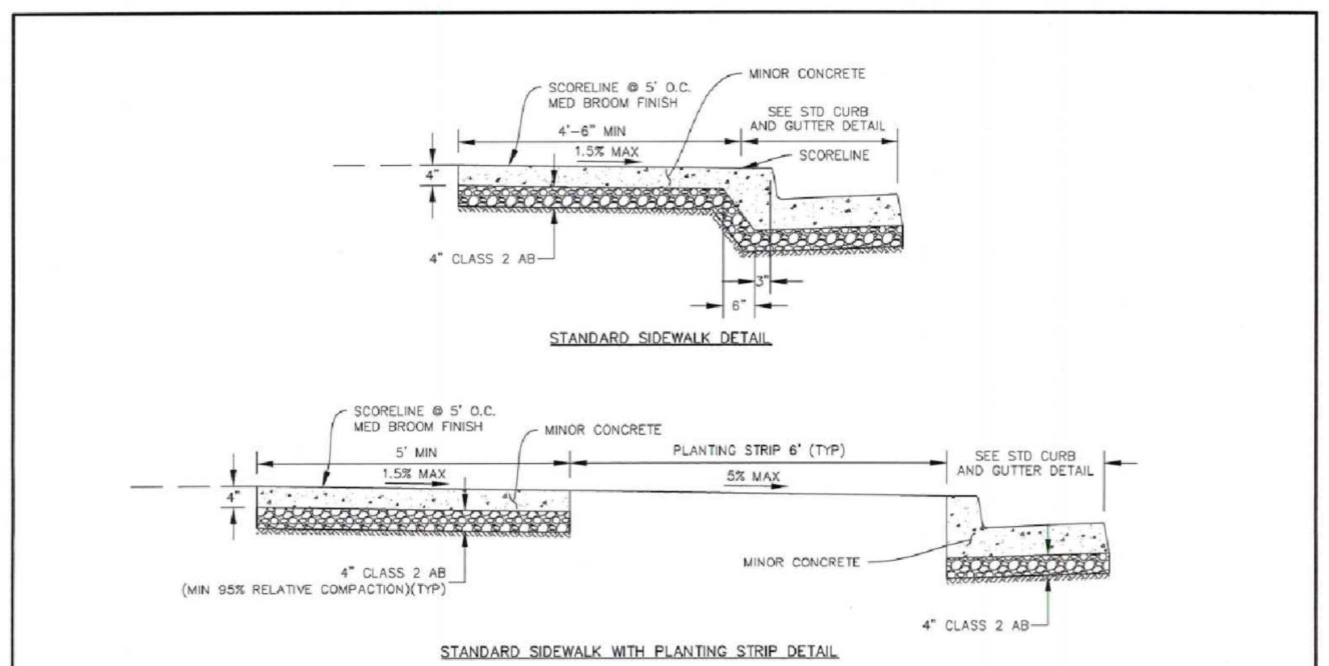
STANDARD DETAIL
VERTICAL CONCRETE CURB

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

SUBMITTED: SUPERVISING CIVIL ENGINEER	DATE: 2/27/17 R.C.E. 64582			
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:
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STANDARD DETAIL
SIDEWALK

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

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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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Principal Michael Kuykendall
Designer Nicholas Chandler

Developer
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BERKELEY, CA 94704

No.	DATE	DESCRIPTION
	8/28/2023	100% DD Set

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CONSTRUCTION DETAILS

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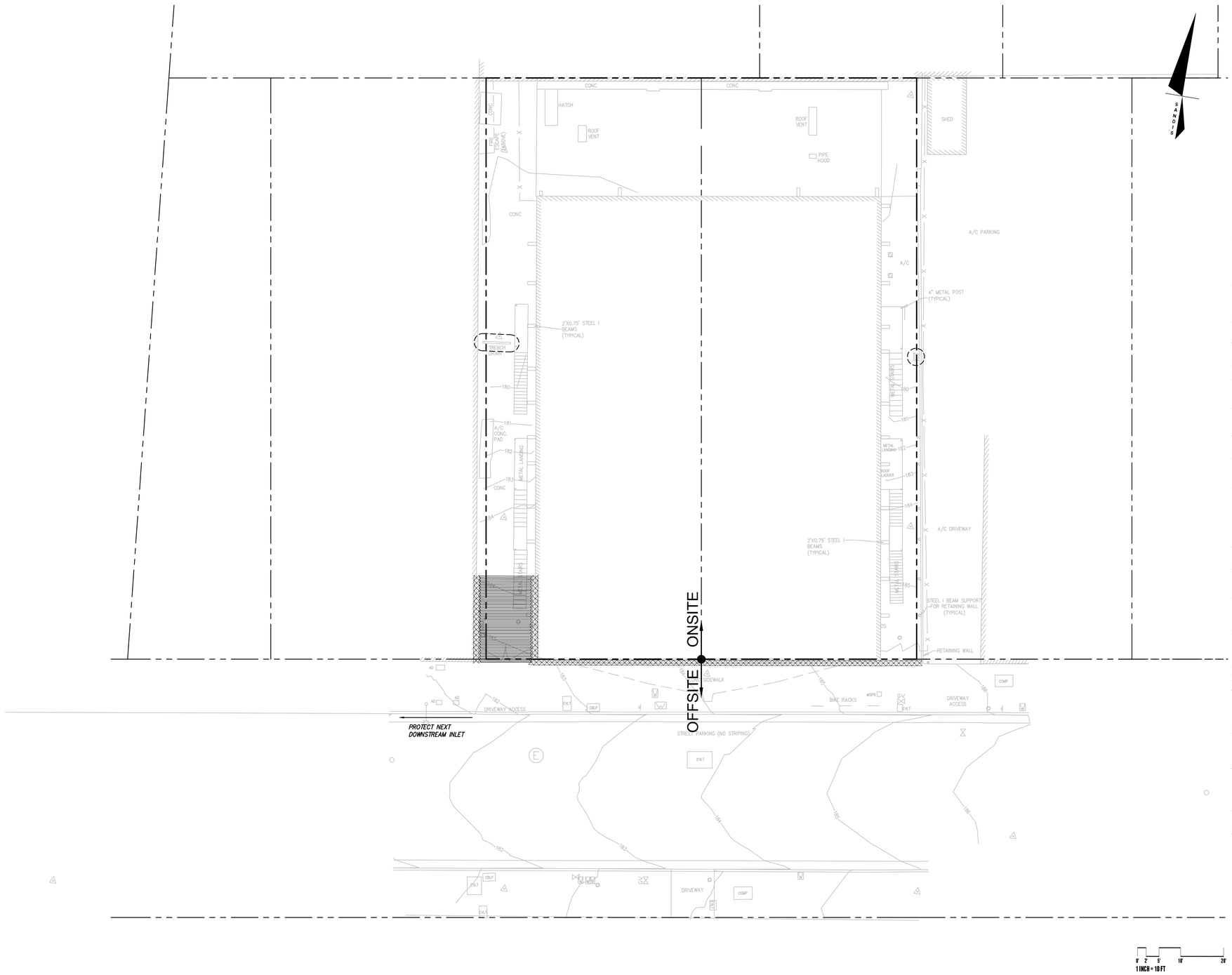

LEGEND

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.

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WATER POLLUTION CONTROL DRAWING

C600

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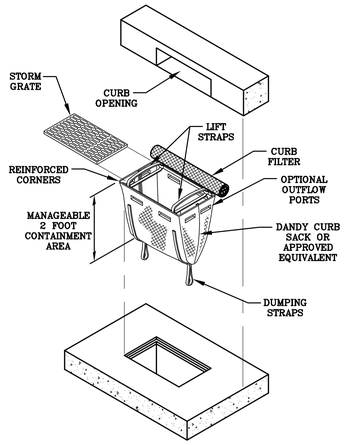


NOTES:

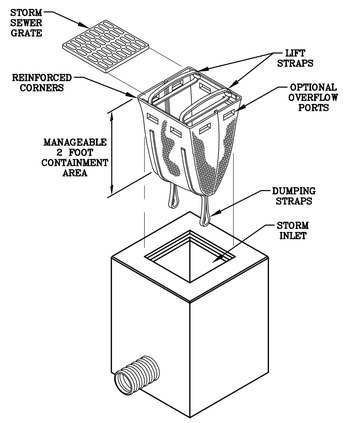
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

DETAIL 1

CURB INLET SEDIMENT SACK

© DANDY CURB SACK

DANDY SACK™



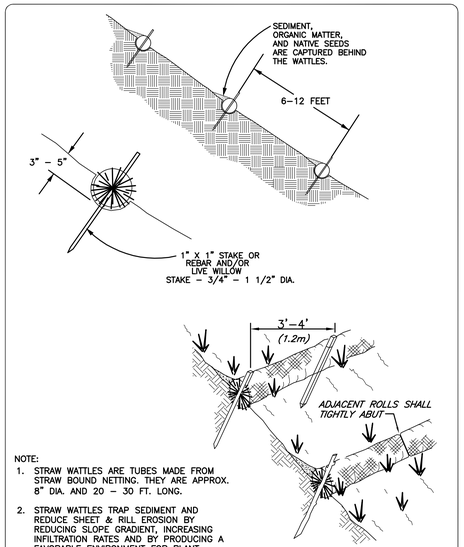
NOTES:

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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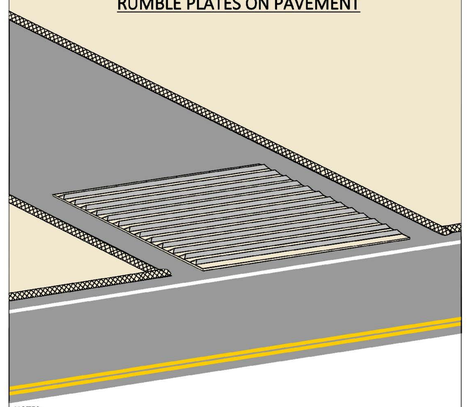
RUMBLE PLATES ON PAVEMENT



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

File Pathxrefpath: Dwg: //2115 Kittredge/20230323_KITTREDGE
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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

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. • SubmitH35 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 their 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
☑	☐	☐	**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 availabe 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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BERKELEY, CA

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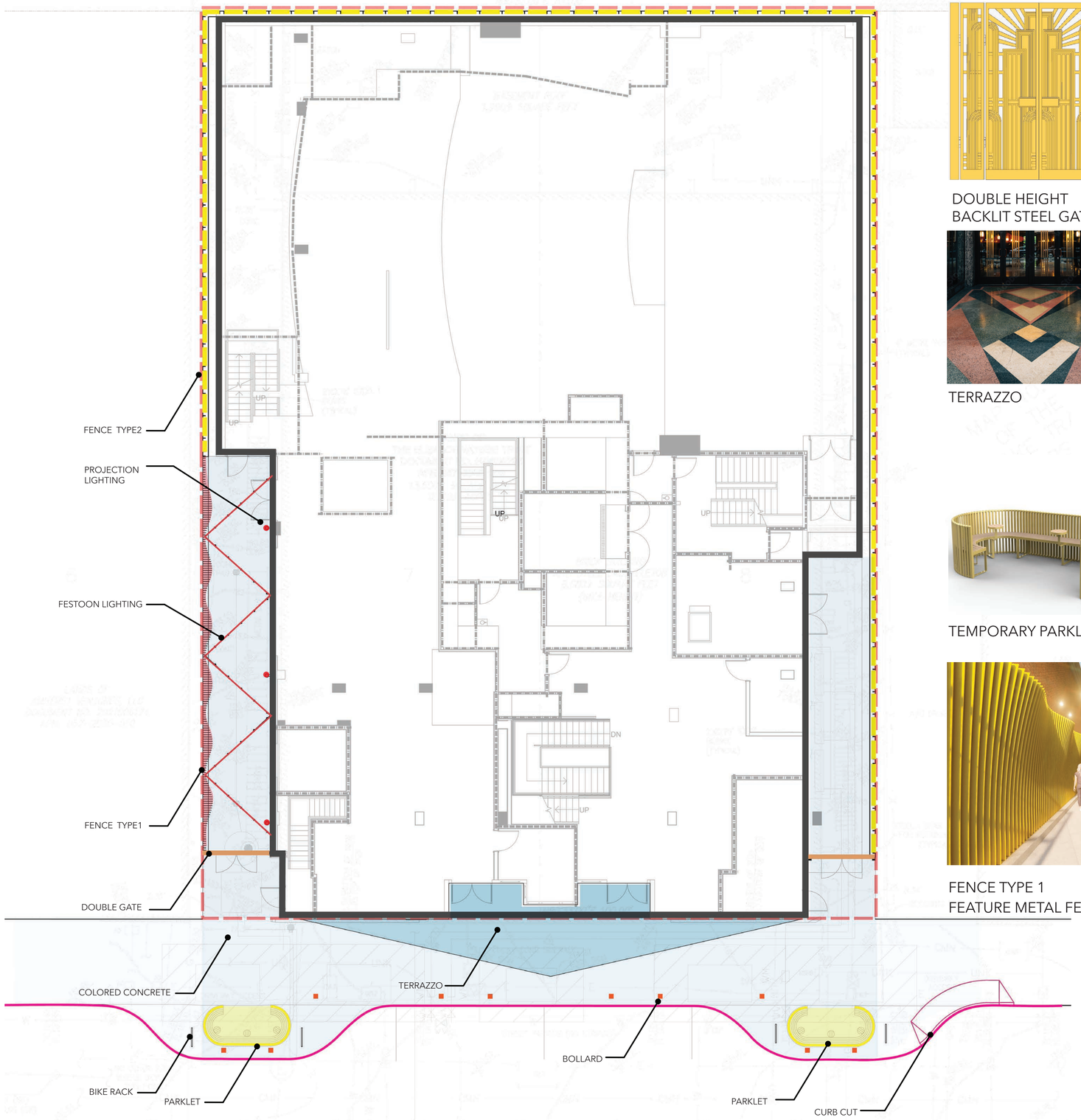
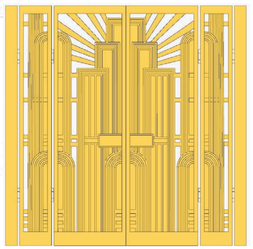
ISSUE DATE: 09/25/23

CAL GREEN CHECKLIST

L100



OPEN SPACE: 2 953 SQUARE FEET

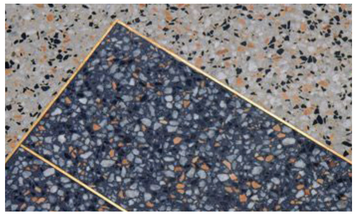


DOUBLE HEIGHT
BACKLIT STEEL GATE

FESTOON LIGHTING

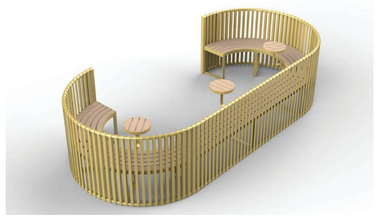
PROJECTION LIGHTING

TERRAZZO



TERRAZZO BRASS JOINT

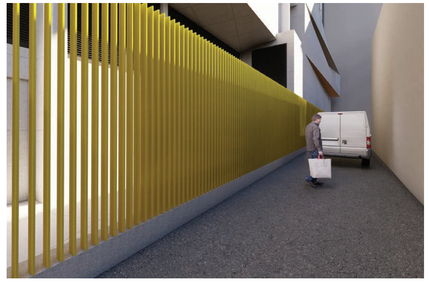
COLORED CONCRETE WITH
DECORATIVE SCORING AND
SILICA CARBIDE



TEMPORARY PARKLET WITH WOOD SEATING

ART DECO BOLLARD

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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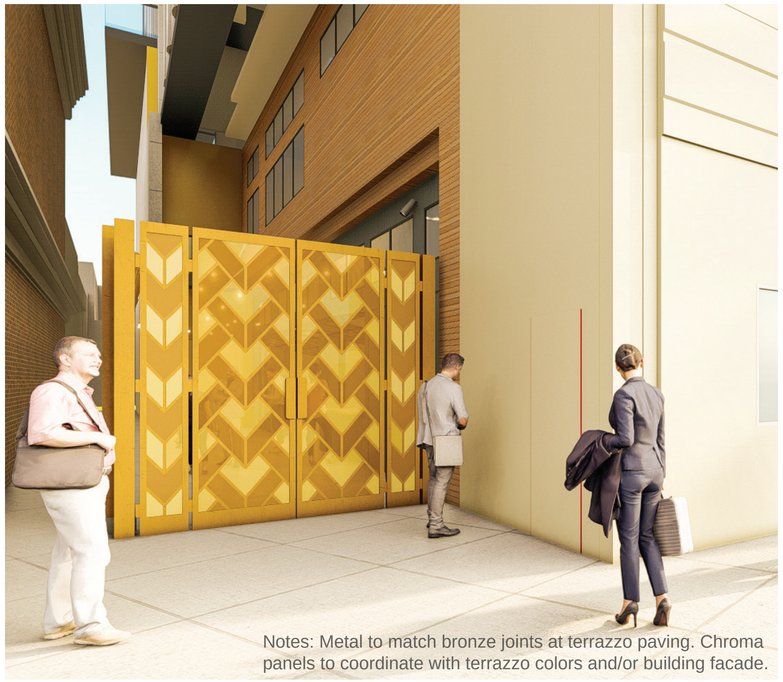
GROUND FLOOR PLANS

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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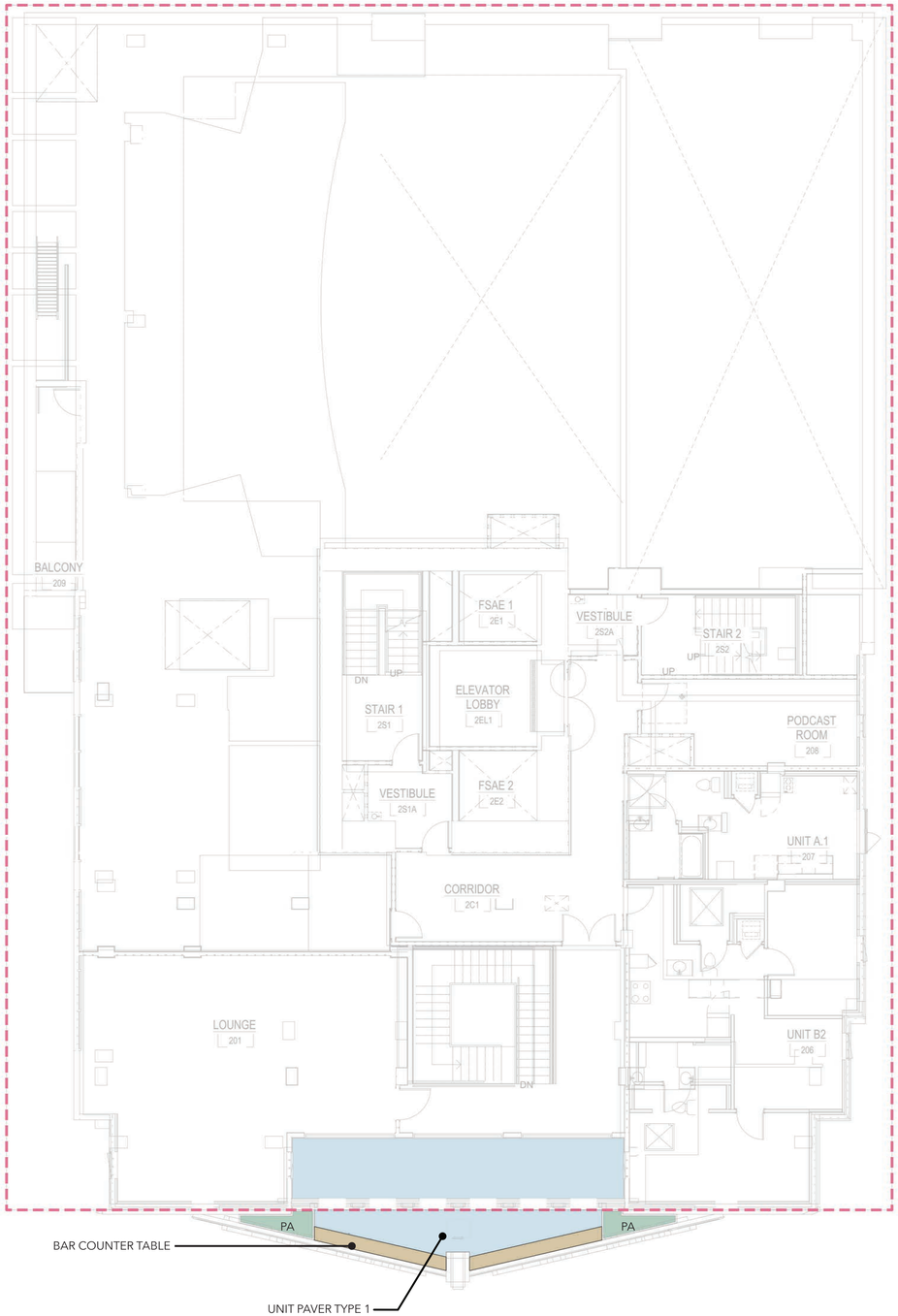
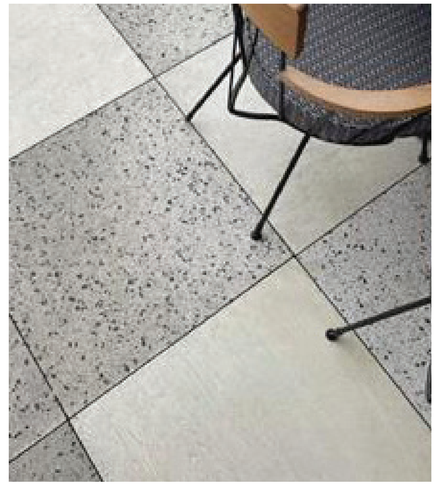
FEATURE ALTERNATIVE DESIGN OPTIONS

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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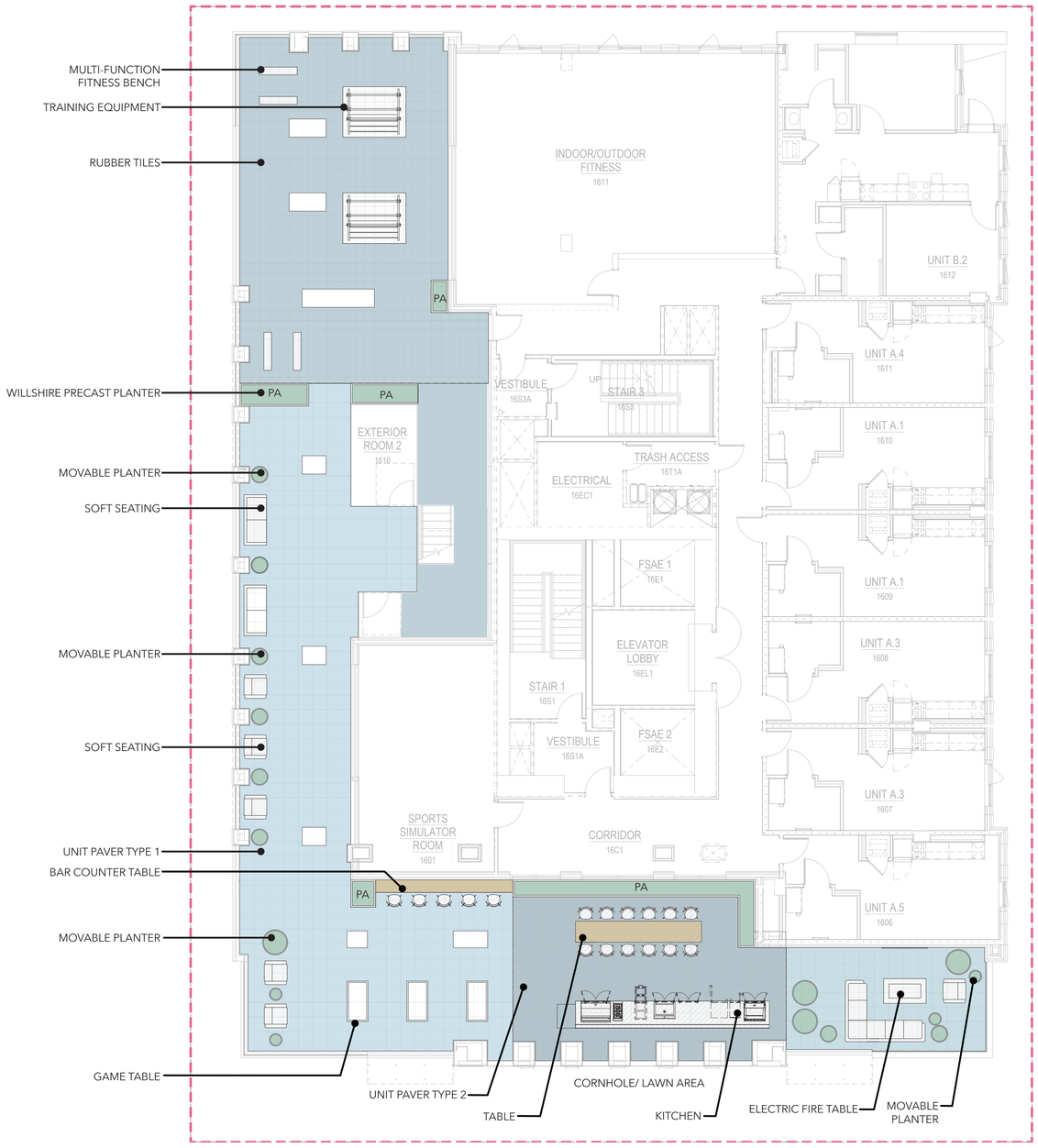
ISSUE DATE: 09/08/23

2ND FLOOR PLANS

L102



OPEN SPACE: 3 238 SQUARE FEET
PLANTING AREA: 173 SQUARE FEET

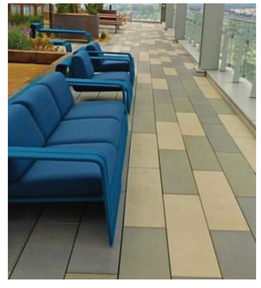
HIIT

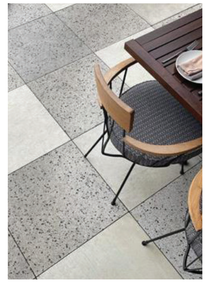
CROSSFIT

FOOS BALL

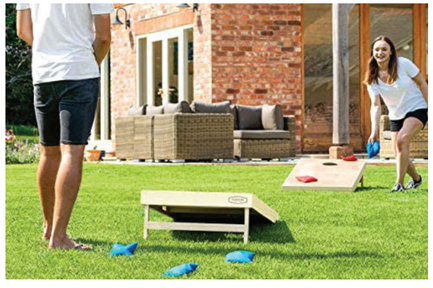
FIRE PIT

KITCHEN ISLAND





UNIT PAVER



CORNHOLE

N

SCALE 1/8"=1'-0"

0 4 8 12

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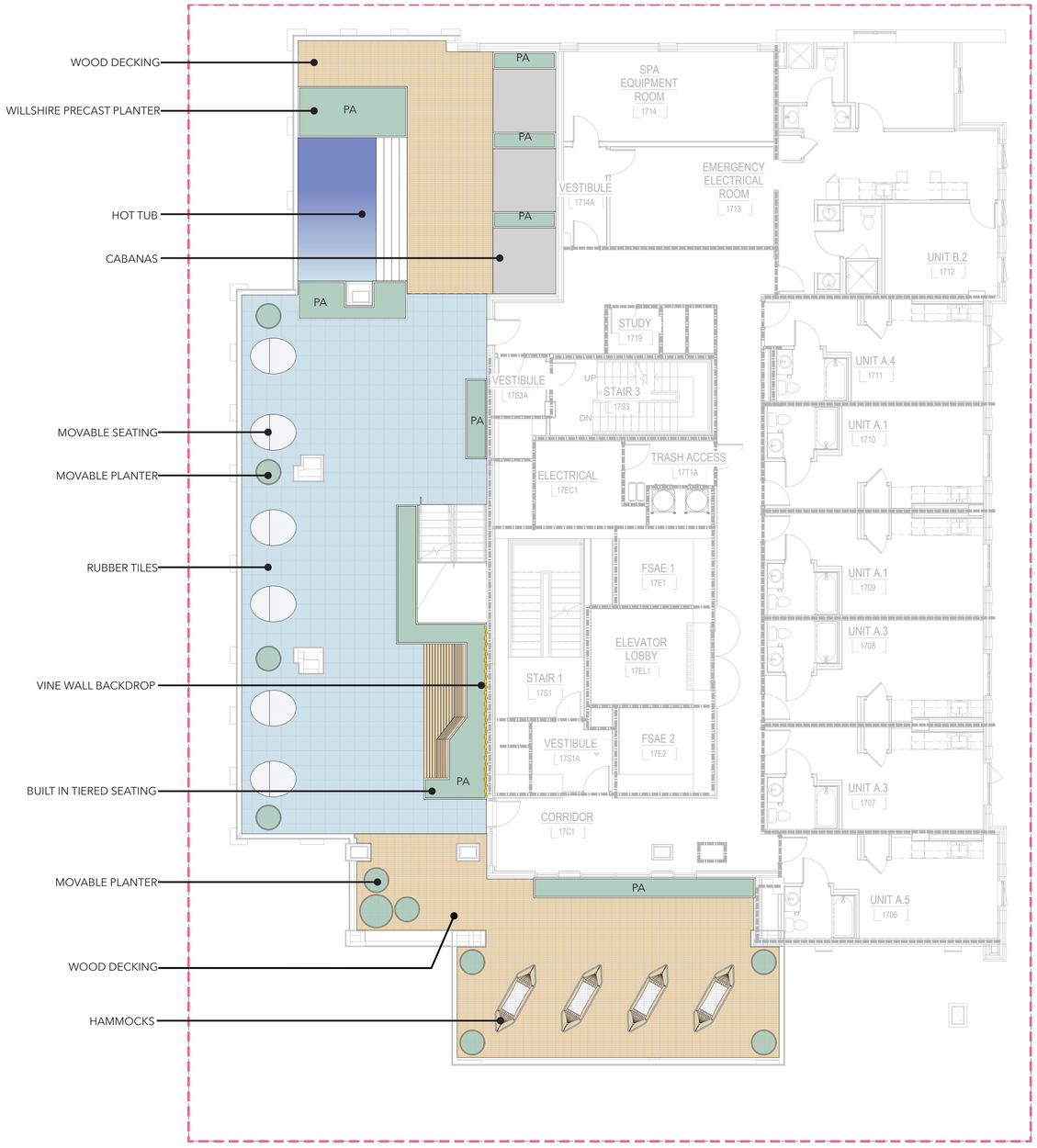
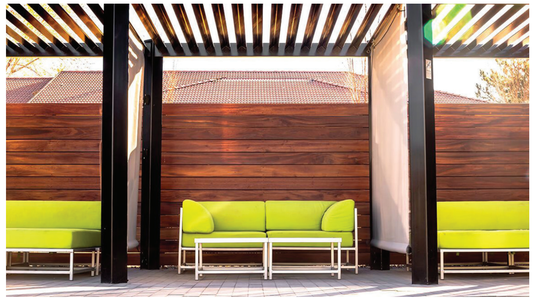
16 TH FLOOR PLANS

L103

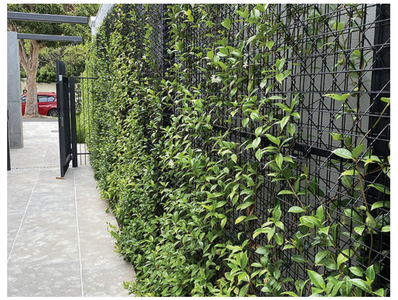


OPEN SPACE: 2 700 SQUARE FEET
PLANTING AREA: 411 SQUARE FEET

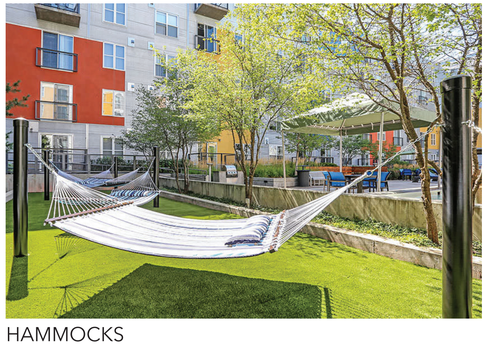
POOL WITH VIEW



SHADED LOUNGE AREAS



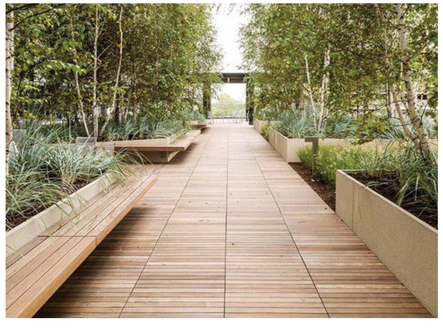
VINE WALL



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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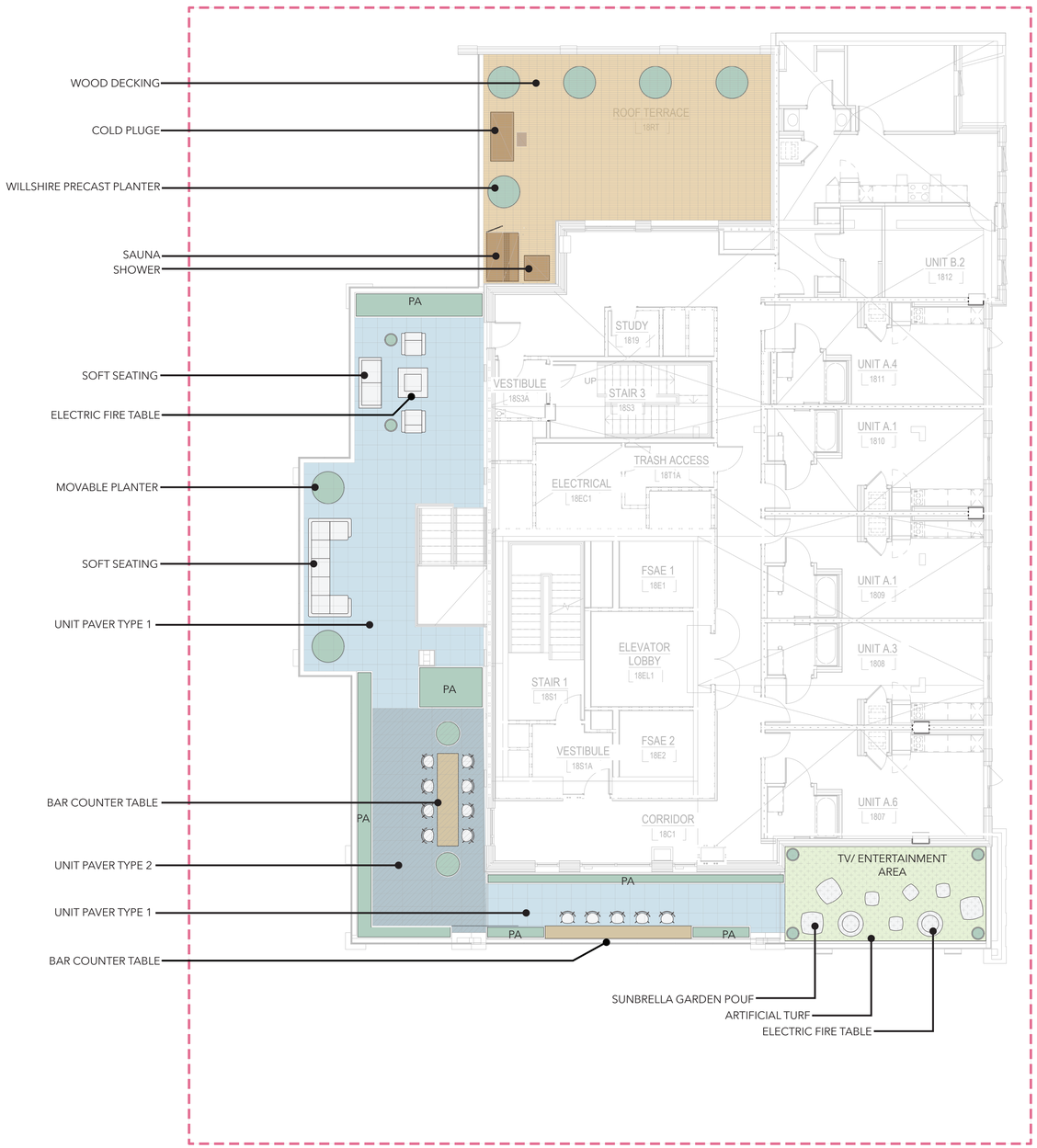
17 TH FLOOR PLANS

L104

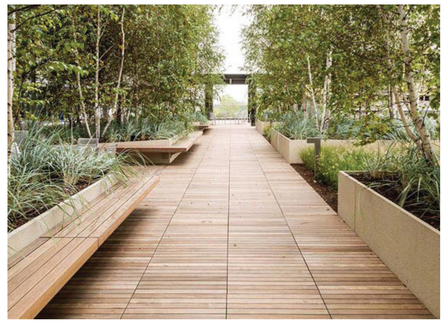


OPEN SPACE: 2 213 SQUARE FEET
PLANTING AREA: 278 SQUARE FEET

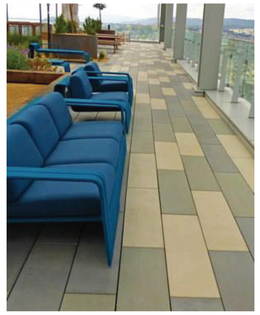
TV/ ENTERTAINMENT AREA

MOVEABLE SEATING

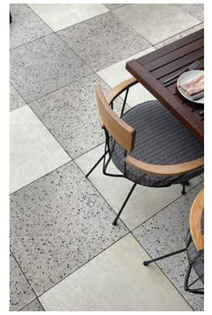
FIRE PIT



WOOD DECK ON PEDESTAL



UNIT PAVER



OUTDOOR SHOWER

SAUNA

COLD PLUGE

N

SCALE 1/8"=1'-0"

0 4 8 12

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GW

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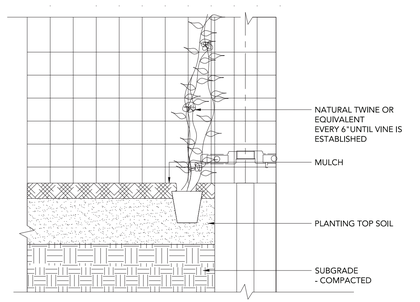
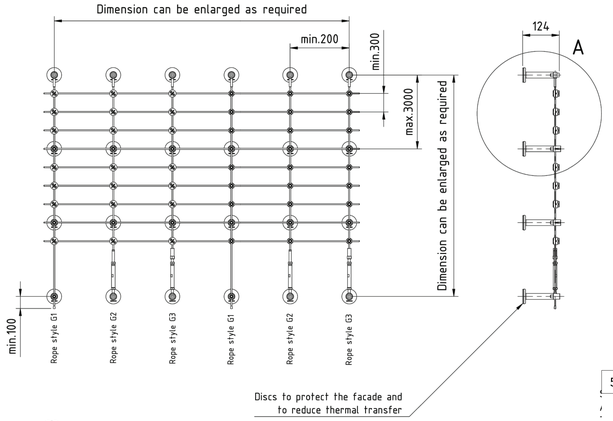
18 TH FLOOR PLANS

L105

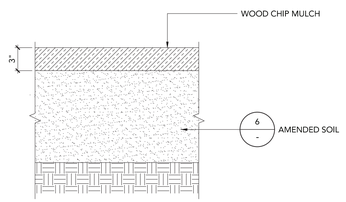
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	SEE PLANS	12	MEDIUM	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS	MID-SPRING
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	SEE PLANS	12	LOW	YES	ATTRACTS BIRDS, BUTTERFLIES	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.	152 SF	LOW	YES	ATTRACTS BUTTERFLIES, MOTHS	SUMMER
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	3'-0" O.C.	32 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.	116 SF	LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS, BEES	SPRING
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	18" O.C.	72 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.	123 SF	VERY LOW	YES	ATTRACTS BUTTERFLIES	SPRING, WINTER
	HOR CAL	HORDEUM BRACHYANTHERUM CALIFORNICUM	CALIFORNIA MEADOW BARLEY	1 GAL.	2'-0" O.C.	110 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.	153 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.	78 SF	VERY LOW - LOW	YES	ATTRACTS HUMMINGBIRDS, BIRDS	SPRING, SUMMER



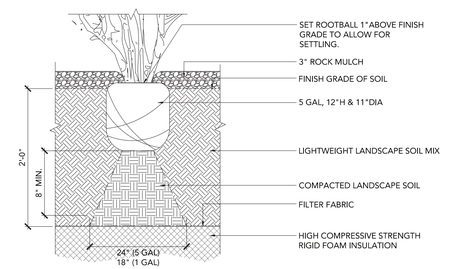
3 VINE PLANTING @ WALL — SCALE: 2"=1' TYPICAL SECTION 0 6" 12" 18"



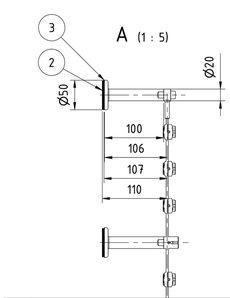
6 JAKOB VINE SISTEM — SCALE: NTS

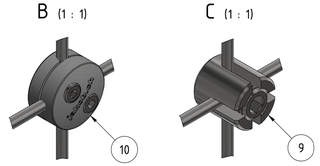


5 WOOD CHIP MULCH — SCALE: 2"=1' TYPICAL SECTION 0 1" 5" 12"



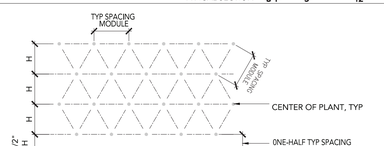
2 SHRUB PLANTING — SCALE: 1 1/2"=1' TYPICAL SECTION 0 1" 1' 2'





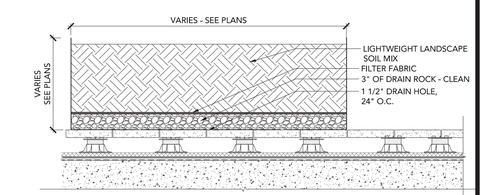
System with plastic cross clamp 30920-0400-02 or Cross clamp stainless steel 30858-0400

4 PLANT SPACING DIAGRAM — SCALE: NTS TYPICAL SECTION



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.



1 TOURNESOL STEEL PLANTER — SCALE: 1"=1'-0" TYPICAL SECTION 0 1' 2' 3'

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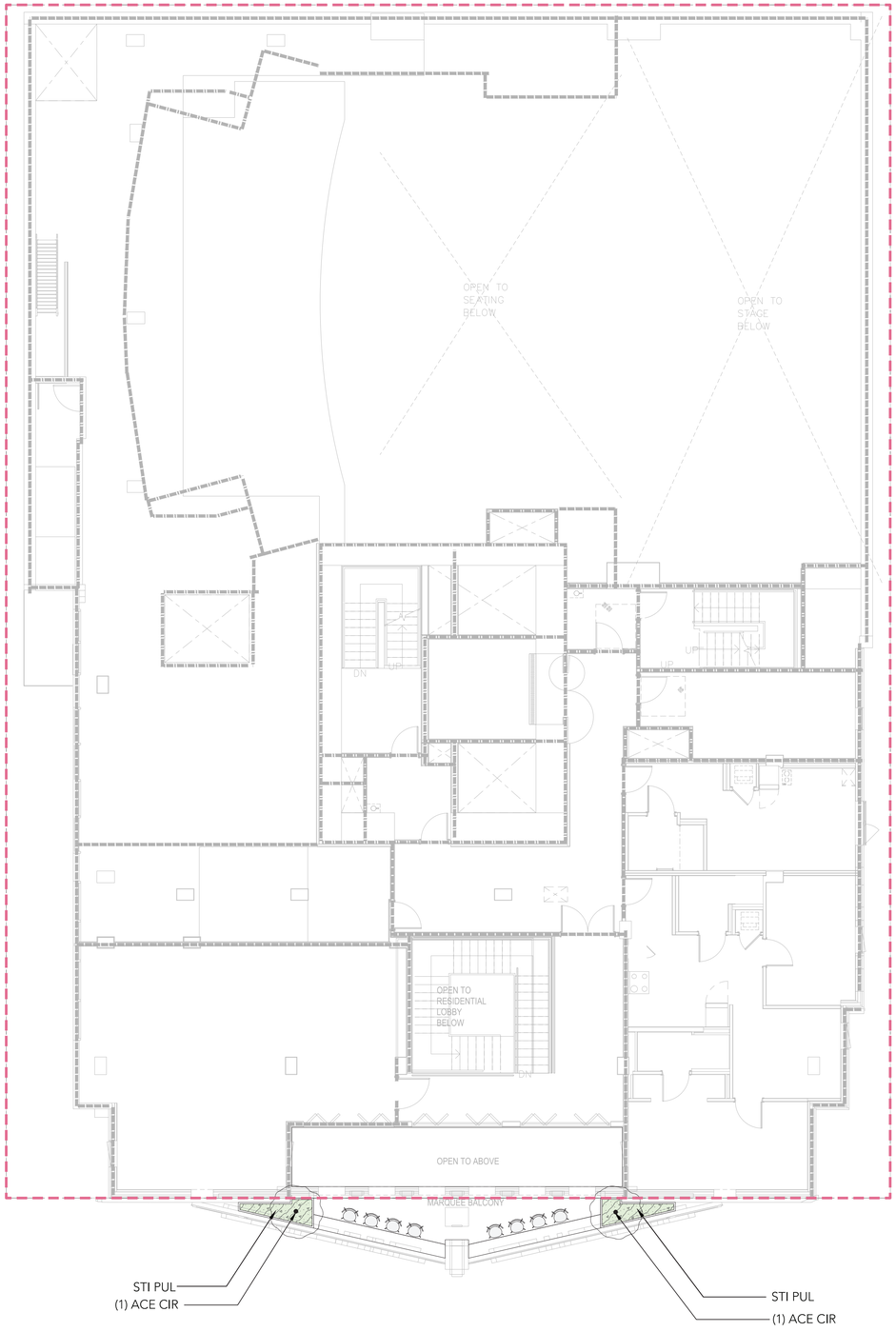
PLANTING SCHEDULE

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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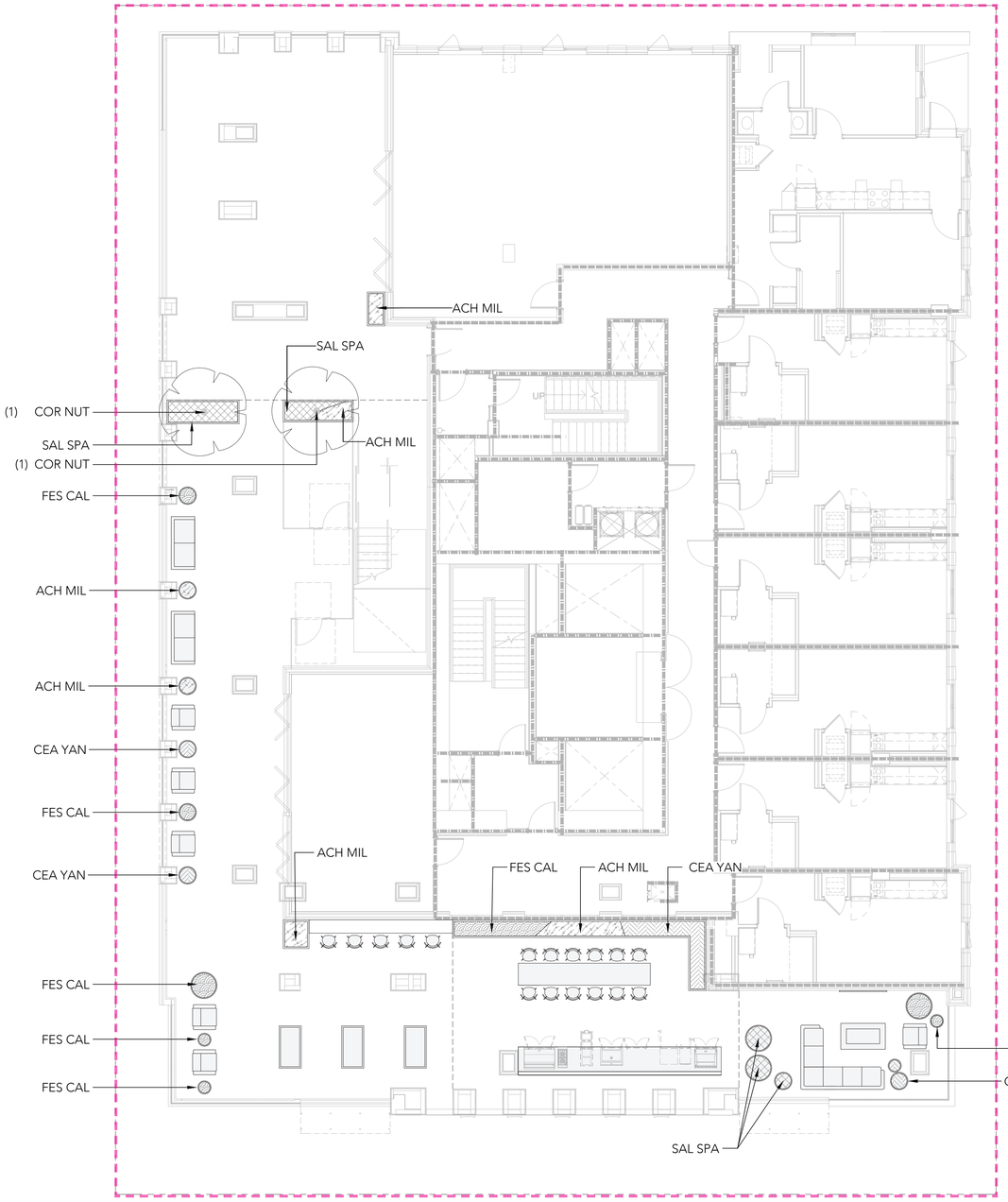
ISSUE DATE: 09/25/23

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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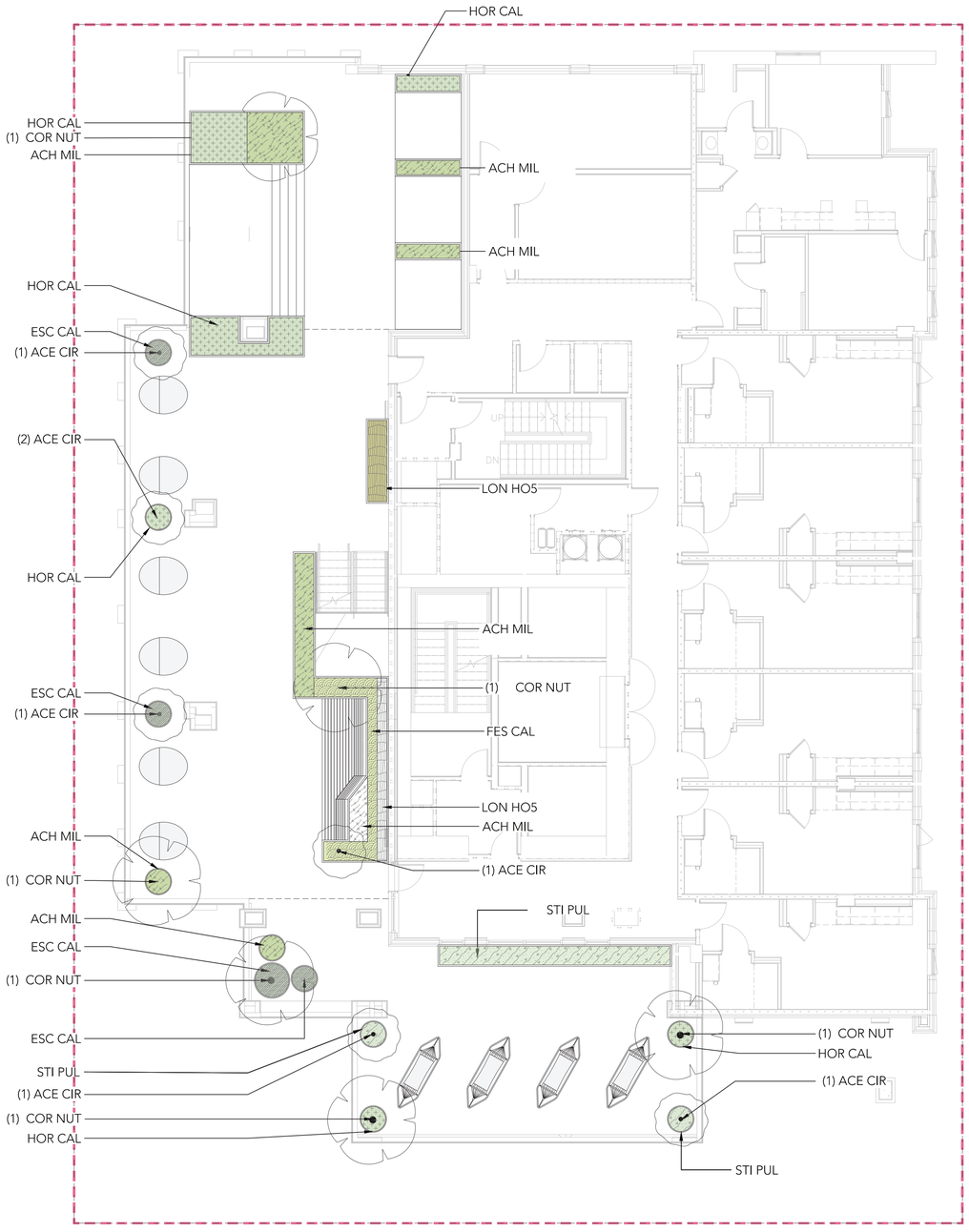
16 TH FLOOR PLANTING PLAN

L203



LONICERA HISPIDULA

ESCHSCHOLZIA CALIFORNICA

ACER CIRCINATUM

ARTEMISIA 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.	4
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	4 SF
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	32 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	72 SF
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	42 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	40 SF
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	59 SF
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	LON HOS	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	35 SF

NORTH

SCALE 3/16" = 1'-0"

0 1' 5' 10' 15' 20' 25'

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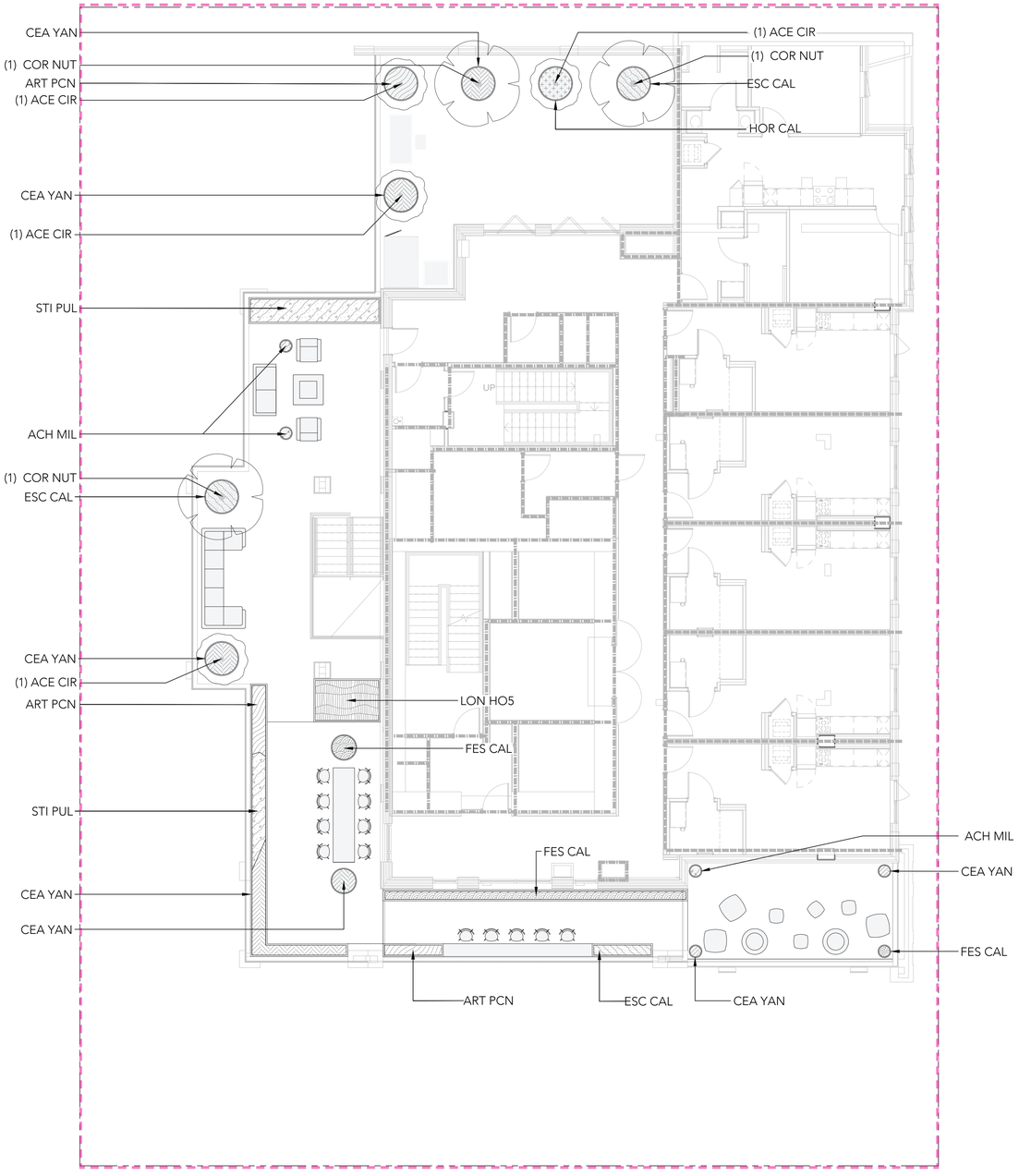
ISSUE DATE: 09/25/23

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.	4
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	4 SF
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	32 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	72 SF
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	42 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	40 SF
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	59 SF
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	LON HOS	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	35 SF

NORTH

SCALE 3/16" = 1'-0"

0 1' 5' 10' 15' 20' 25'

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PROJECT #: GDC01

ISSUE DATE: 09/25/23

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	

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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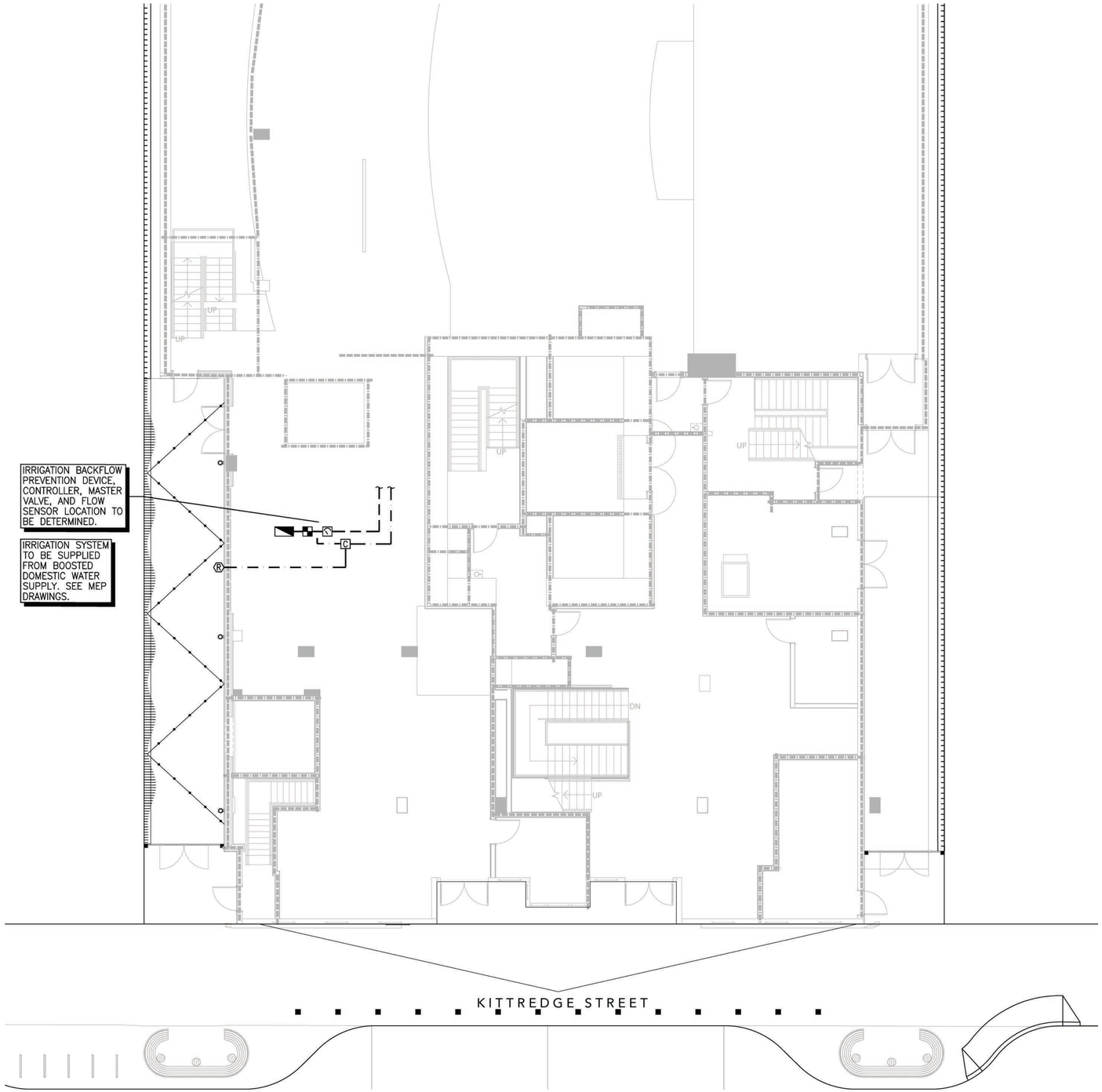
IRRIGATION SCHEDULE AND CALCULATIONS

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

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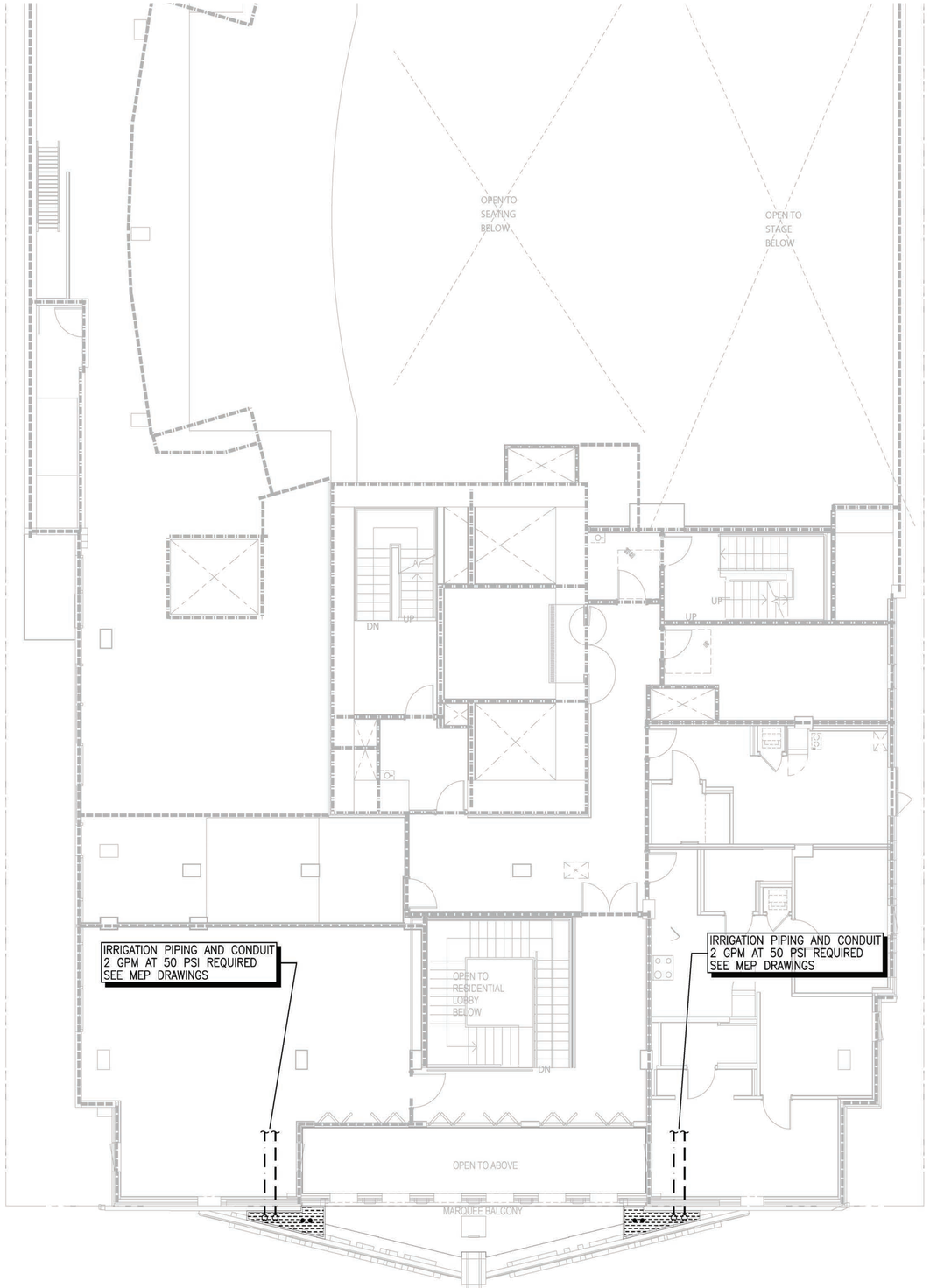
GROUND FLOOR IRRIGATION PLANS

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
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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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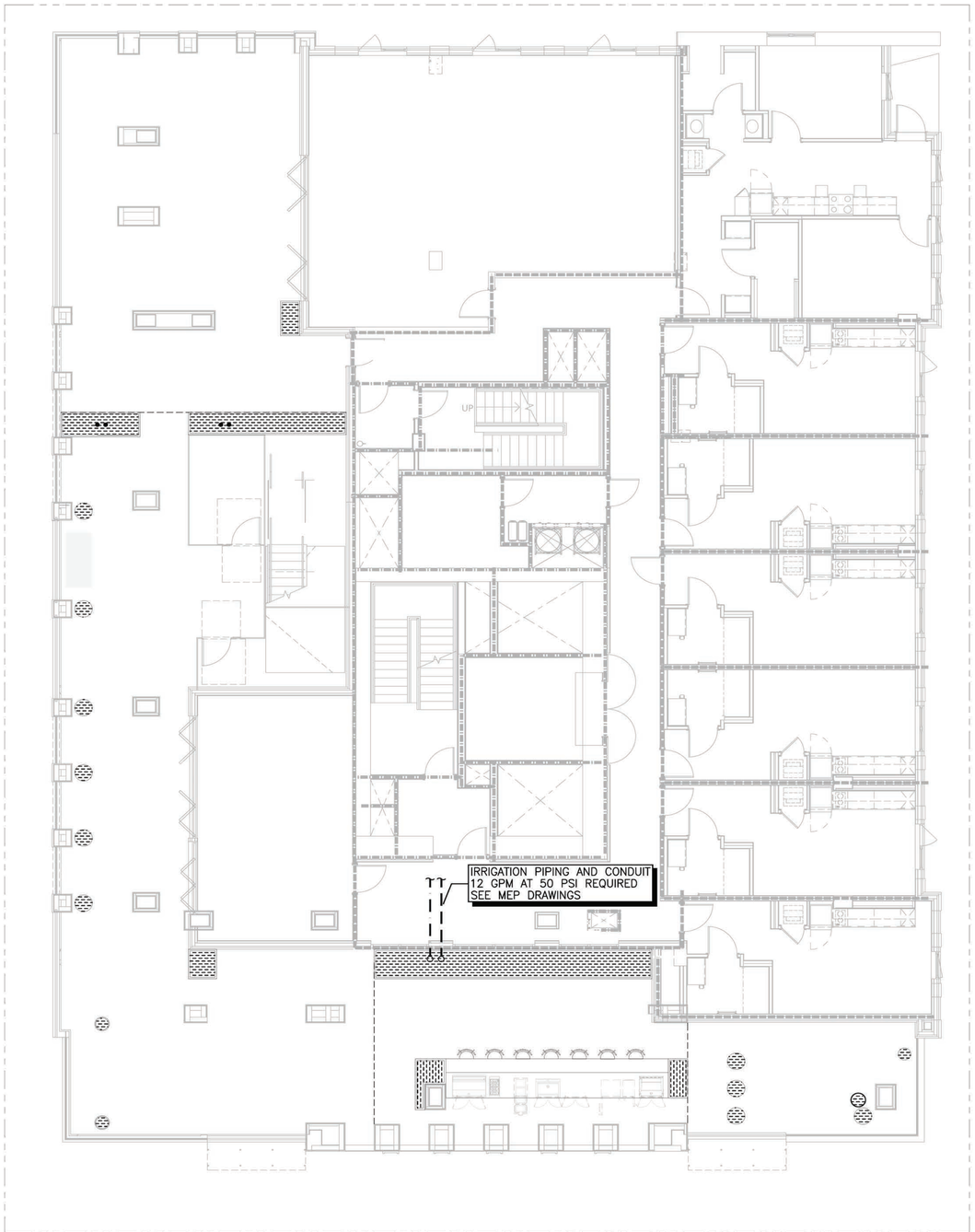
SECOND FLOOR IRRIGATION PLANS

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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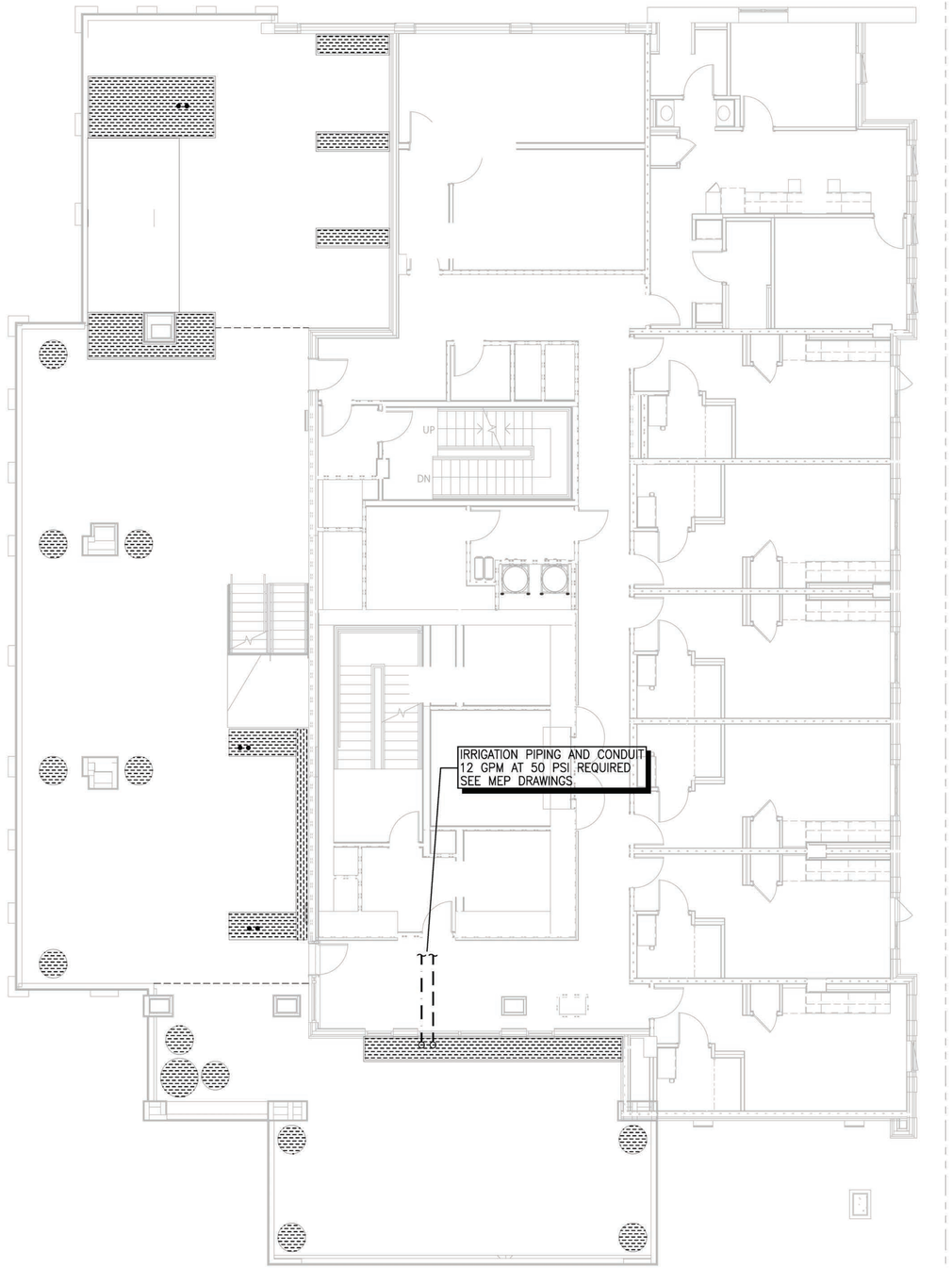
PROJECT #: GDC01

ISSUE DATE: 09/25/23

16TH 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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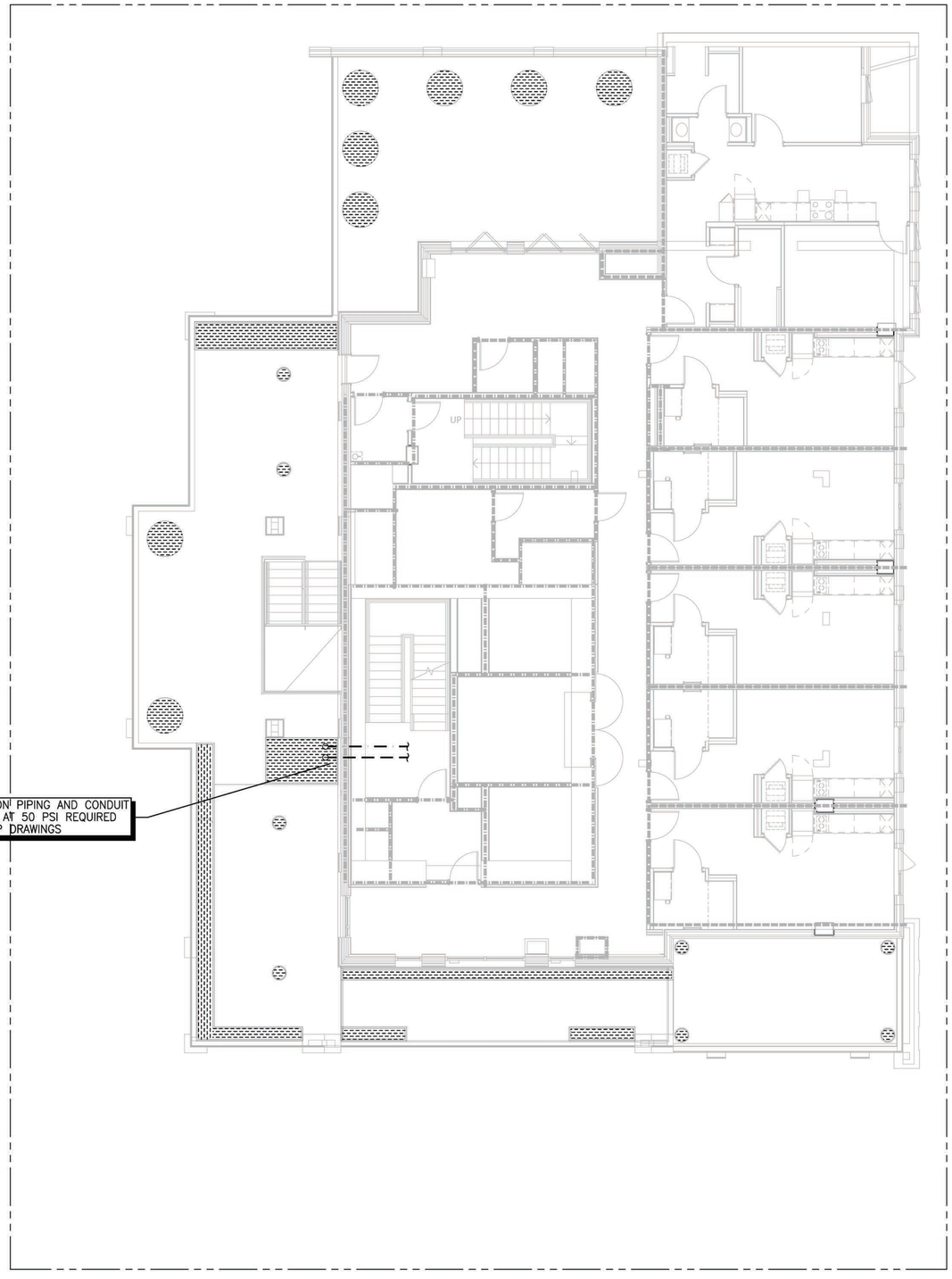
17 TH FLOOR IRRIGATION PLANS

L304



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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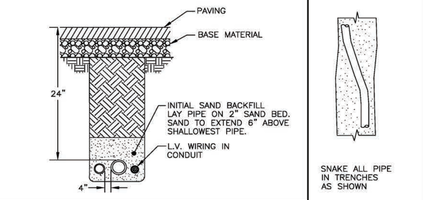
18 TH FLOOR IRRIGATION PLANS

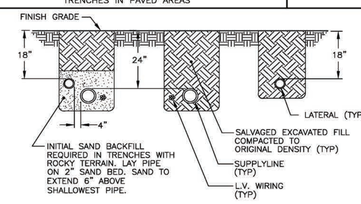
L305

NOTE: ALL PIPING UNDER PAVEMENT SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVING.



SNAKE ALL PIPE IN TRENCHES AS SHOWN

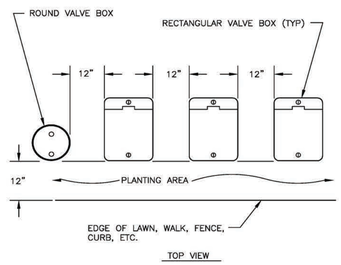
TRENCHES IN PAVED AREAS



TRENCHES IN PLANTING AREAS

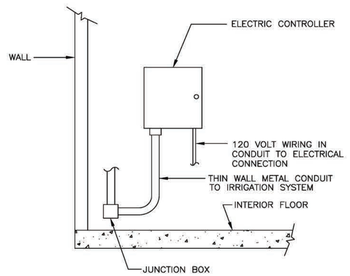
A TRENCHING DETAILS
NTS

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.

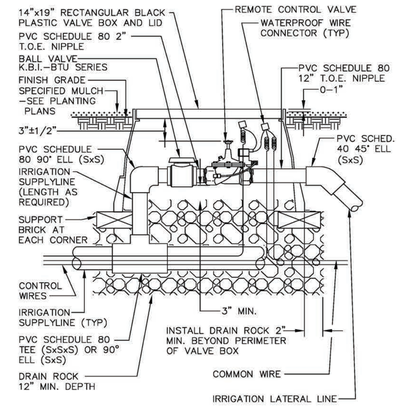


B VALVE BOX INSTALLATION DETAIL
NTS

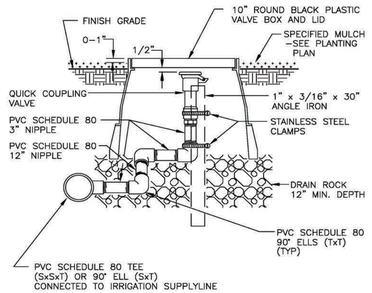
NOTE: ALL CONDUIT SHALL BE RIGID METAL–SIZE AS REQUIRED



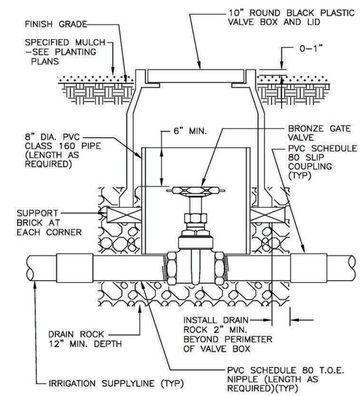
B WALL MOUNT CONTROLLER INSTALLATION DETAIL
NTS



C REMOTE CONTROL VALVE INSTALLATION DETAIL
NTS

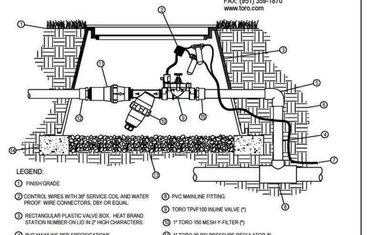


D QUICK COUPLING VALVE RISER ASSEMBLY DETAIL
NTS



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



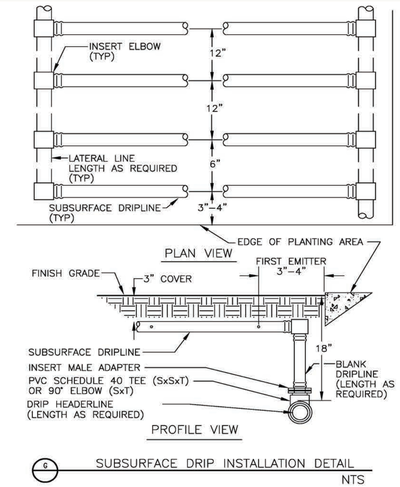
LEGEND:
1. FINISH GRADE
2. CONTROL WIRES WITH 36" SERVICE COIL AND WATER PROOF WIRE CONNECTORS, DBY OR EQUAL.
3. RECTANGULAR PLASTIC VALVE BOX. HEAT BRAND STATION NUMBER ON LID IN 2" HIGH CHARACTERS.
4. PVC MAINLINE PER SPECIFICATIONS (LENGTH AS REQUIRED).
5. SCH 40 PVC ELL (SxS).
6. NATIVE SOIL PER 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-EHD9545-XXX HOSE.
13. PEA GRAVEL SUMP, MINIMUM 8" 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.

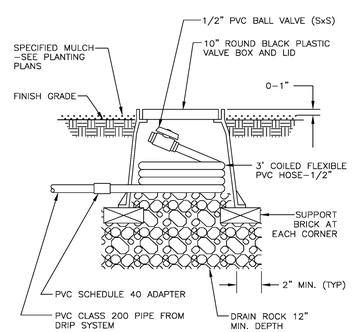
MINIMUM FLOW RATE: 0.1 GPM
MAXIMUM FLOW RATE: 35 GPM

TORO DRIP ZONE KIT
DZK-700

REVISION DATE NOV. 2018

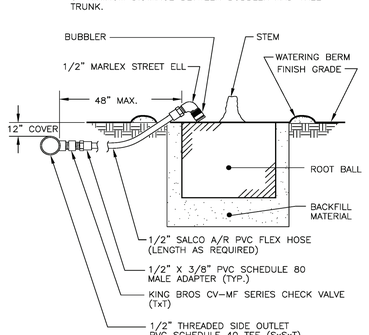


G SUBSURFACE DRIP INSTALLATION DETAIL
NTS



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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IRRIGATION DETAILS

L306

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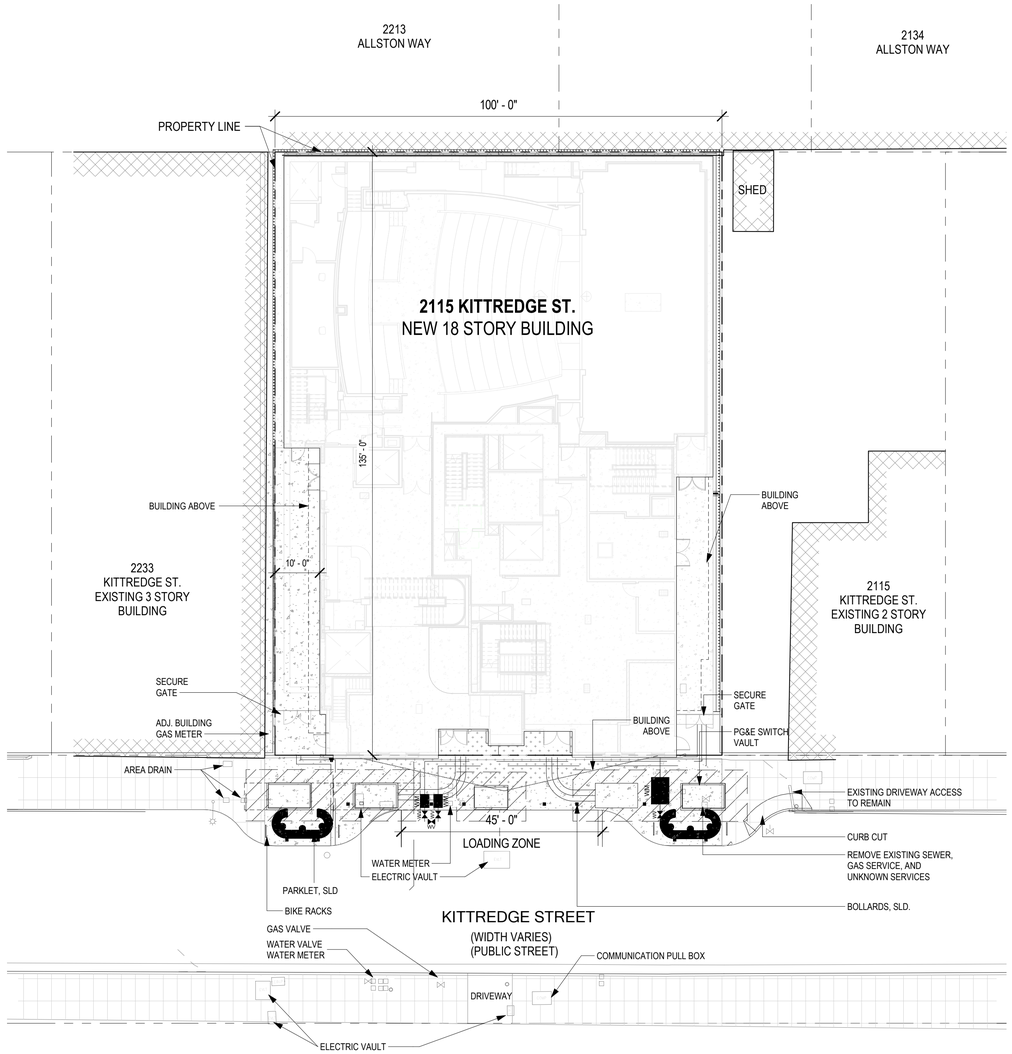
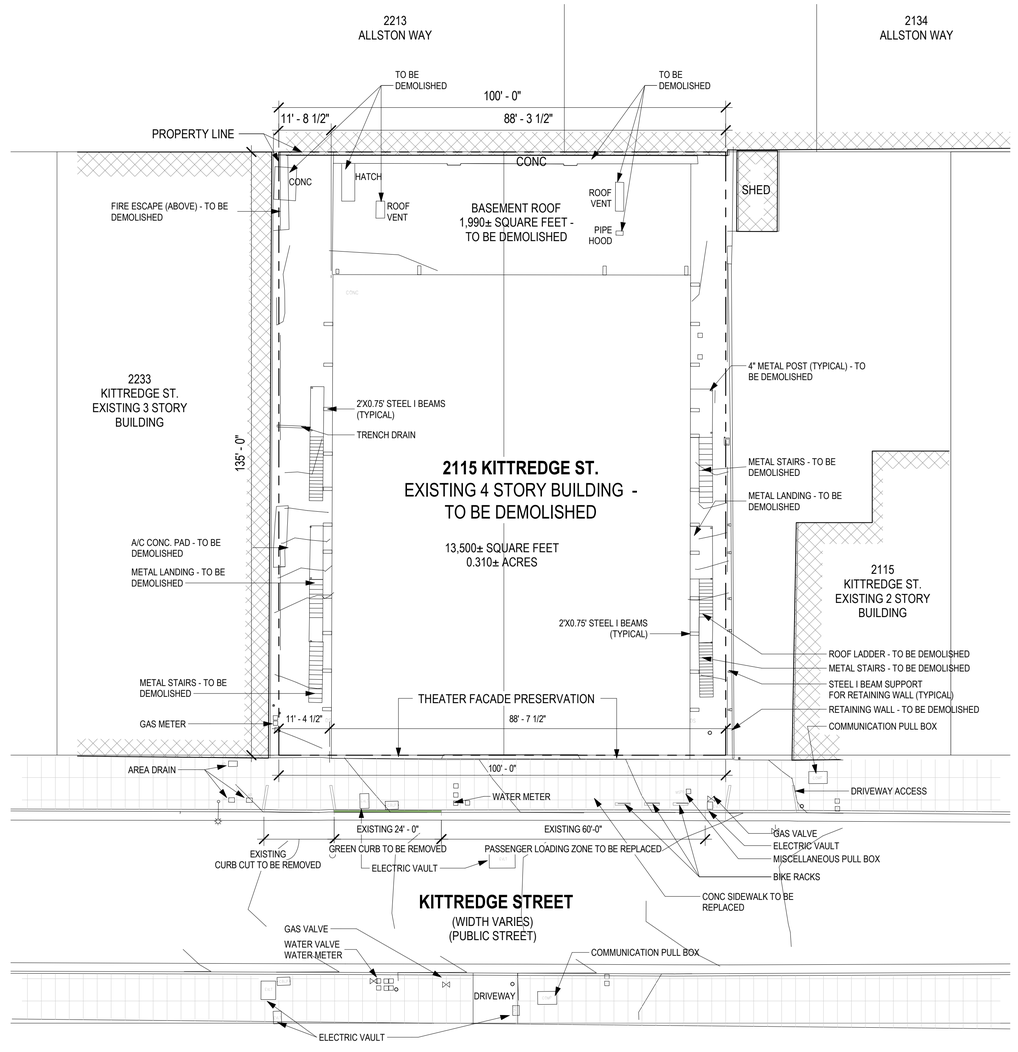


2 PROPOSED SITE PLAN

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

NOTE: THE DESIGN INTENT OF THE PROPOSED STREETSCAPE PLAN IS TO HAVE TWO BULB-OUTS, APPROXIMATELY SYMMETRICAL IN SIZE, THAT FRAM THE HISTORIC THEATER FACADE AND PROVIDE SIDEWALK AMENITIES. PLEASE SEE PLAN SET SHEET L101 FOR MORE DETAILS.



1 EXISTING SITE PLAN

A100 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

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

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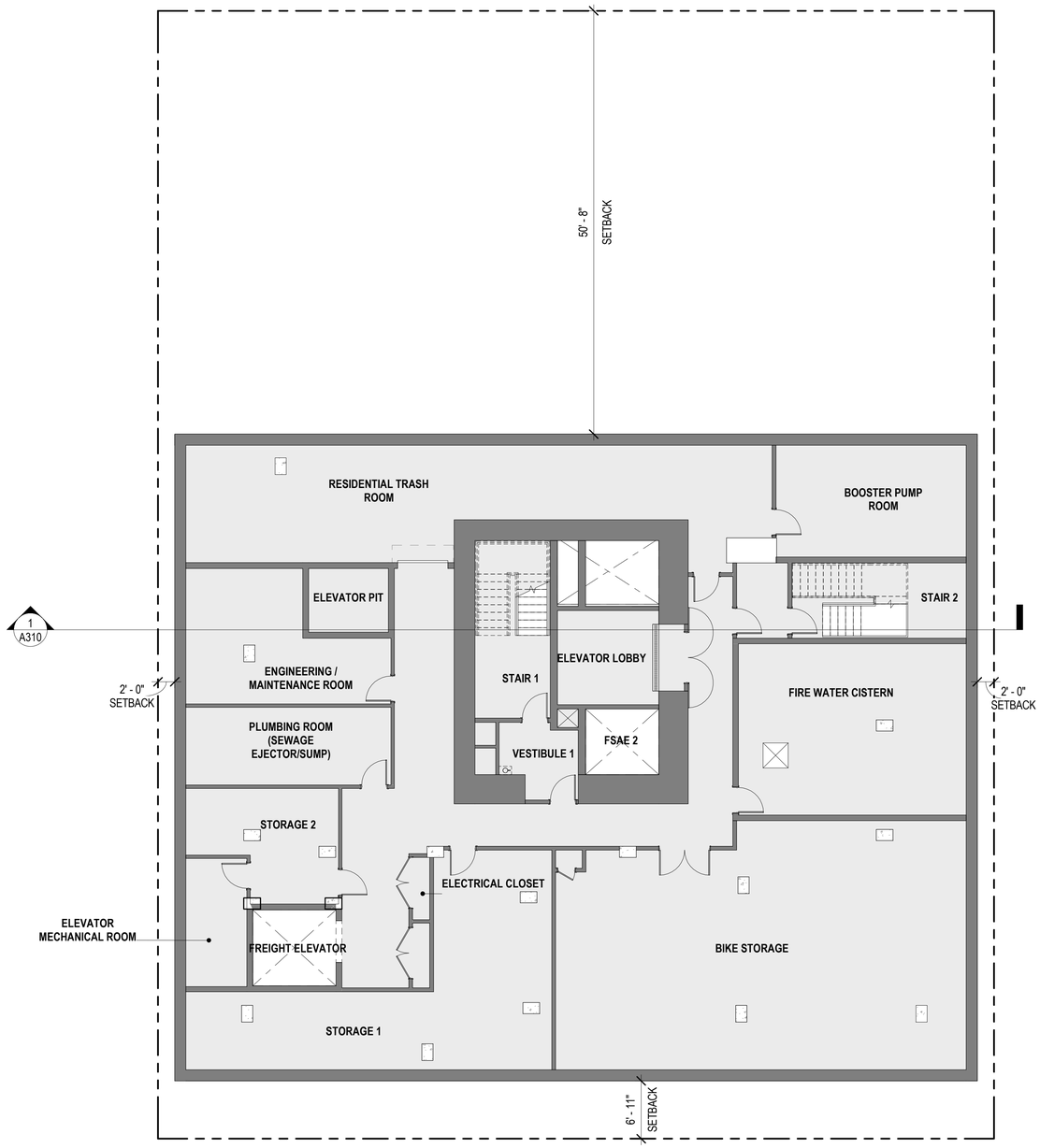
SITE PLAN

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

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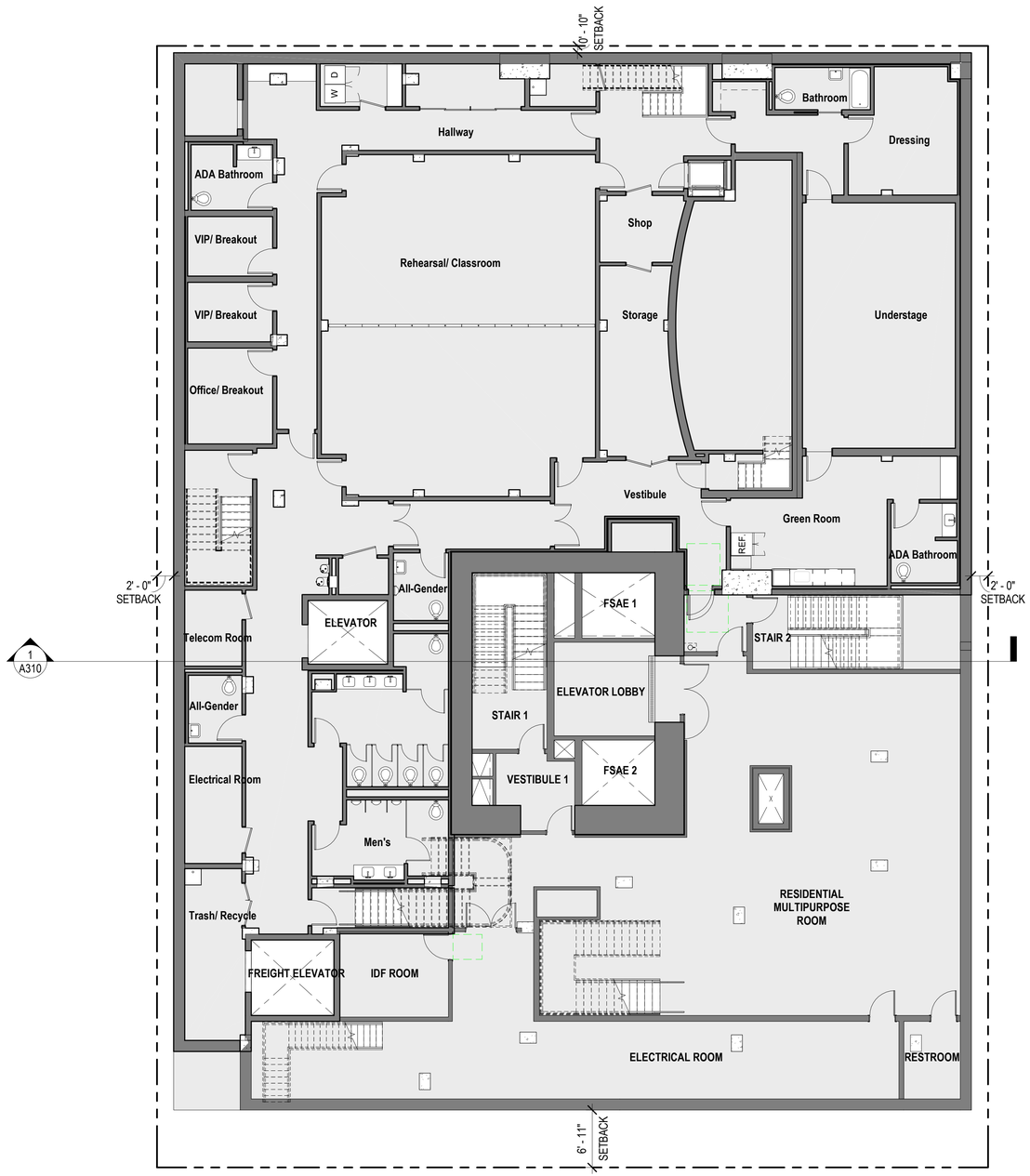

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A102 B1_BASEMENT FLOOR
1/8" = 1'-0"

N

0 4' 8' 16'

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BASEMENT 1 FLOOR PLAN

A102

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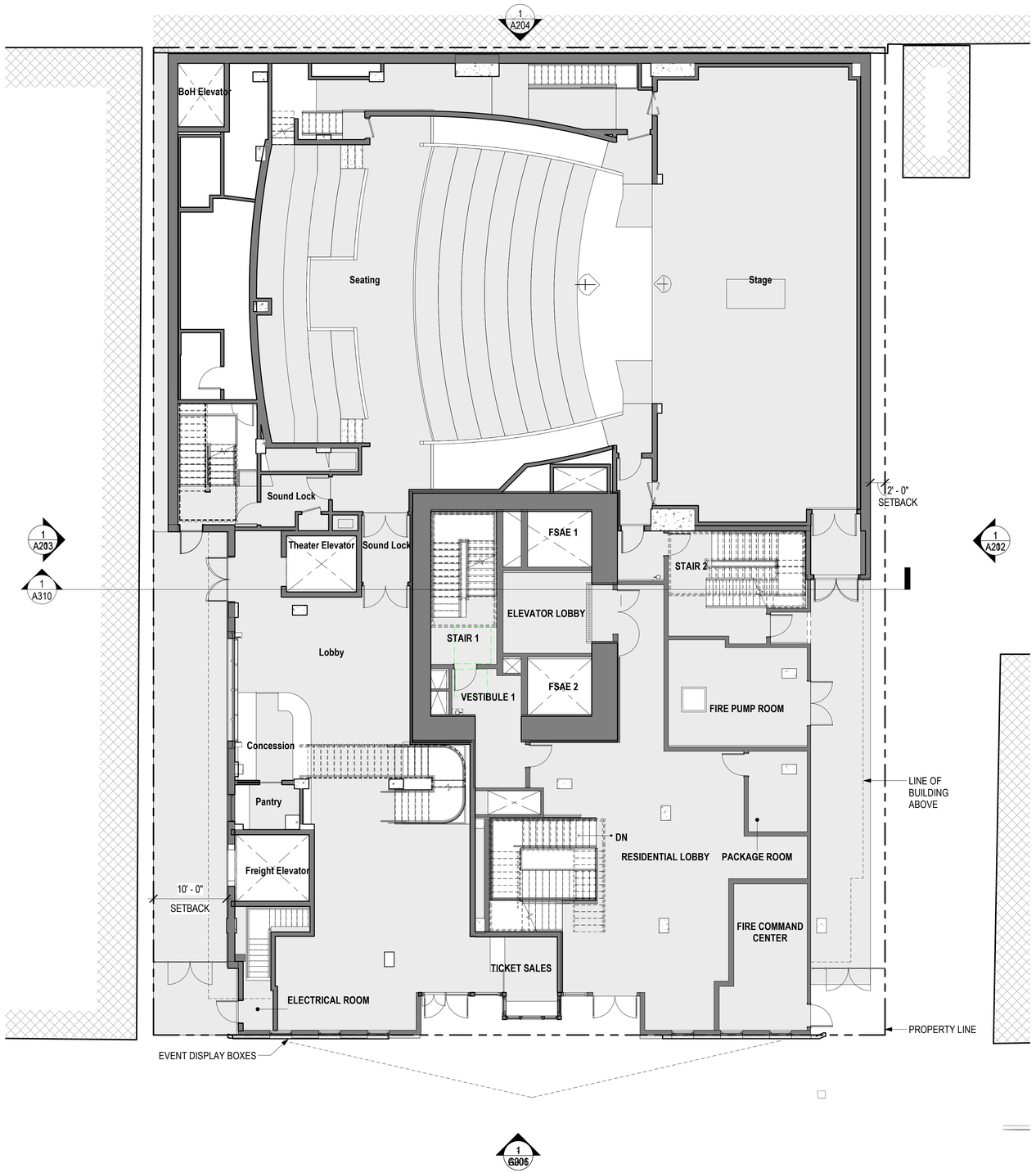

1 A103 00_GROUND FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N
0 4' 8' 16'

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

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GROUND FLOOR PLAN

A103

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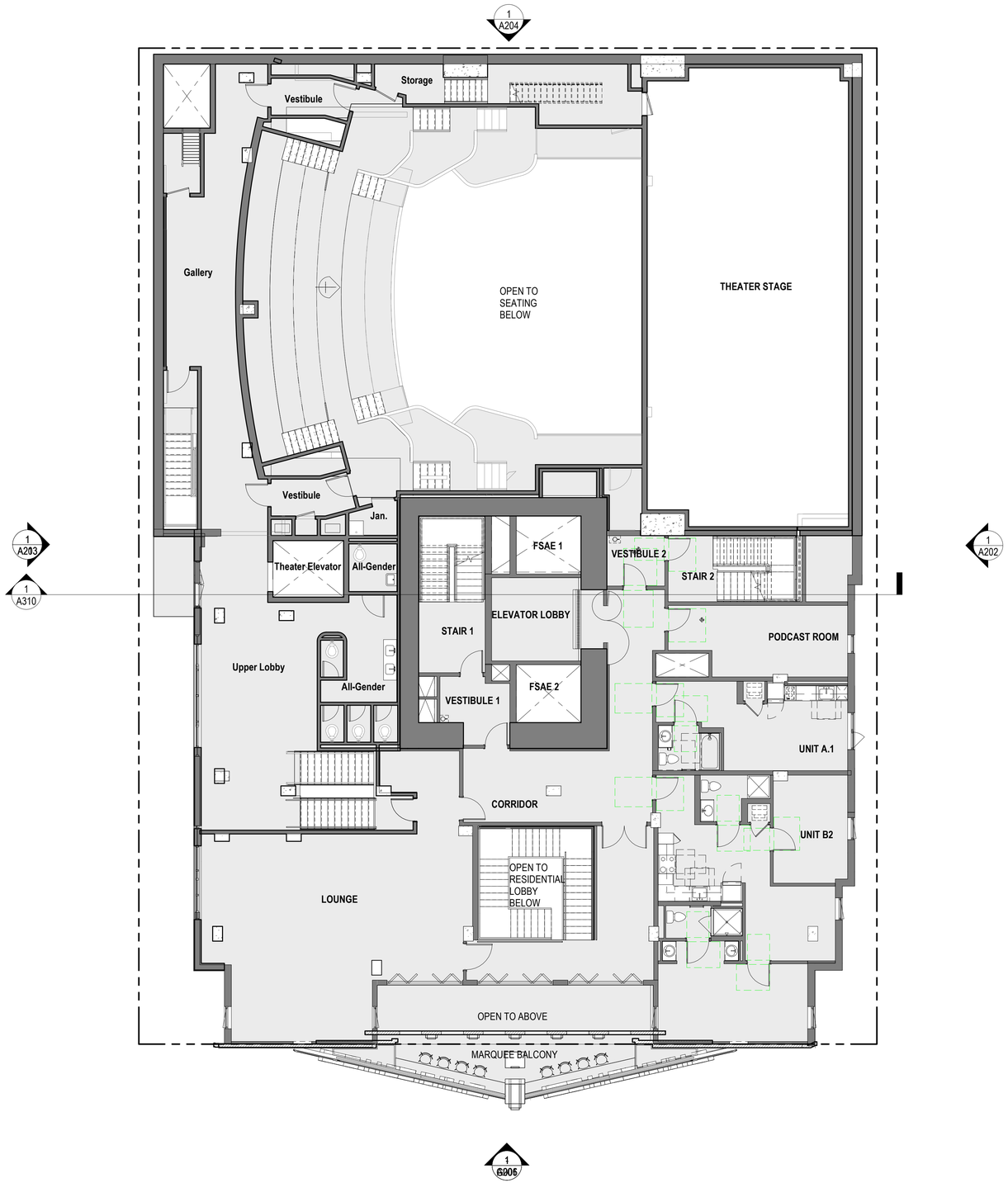

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A104 — 02_2ND FLOOR PLAN

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

N

0 4' 8' 16'

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Principal	Jessica Musick
Designer	

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LEVEL 2 FLOOR PLAN

A104

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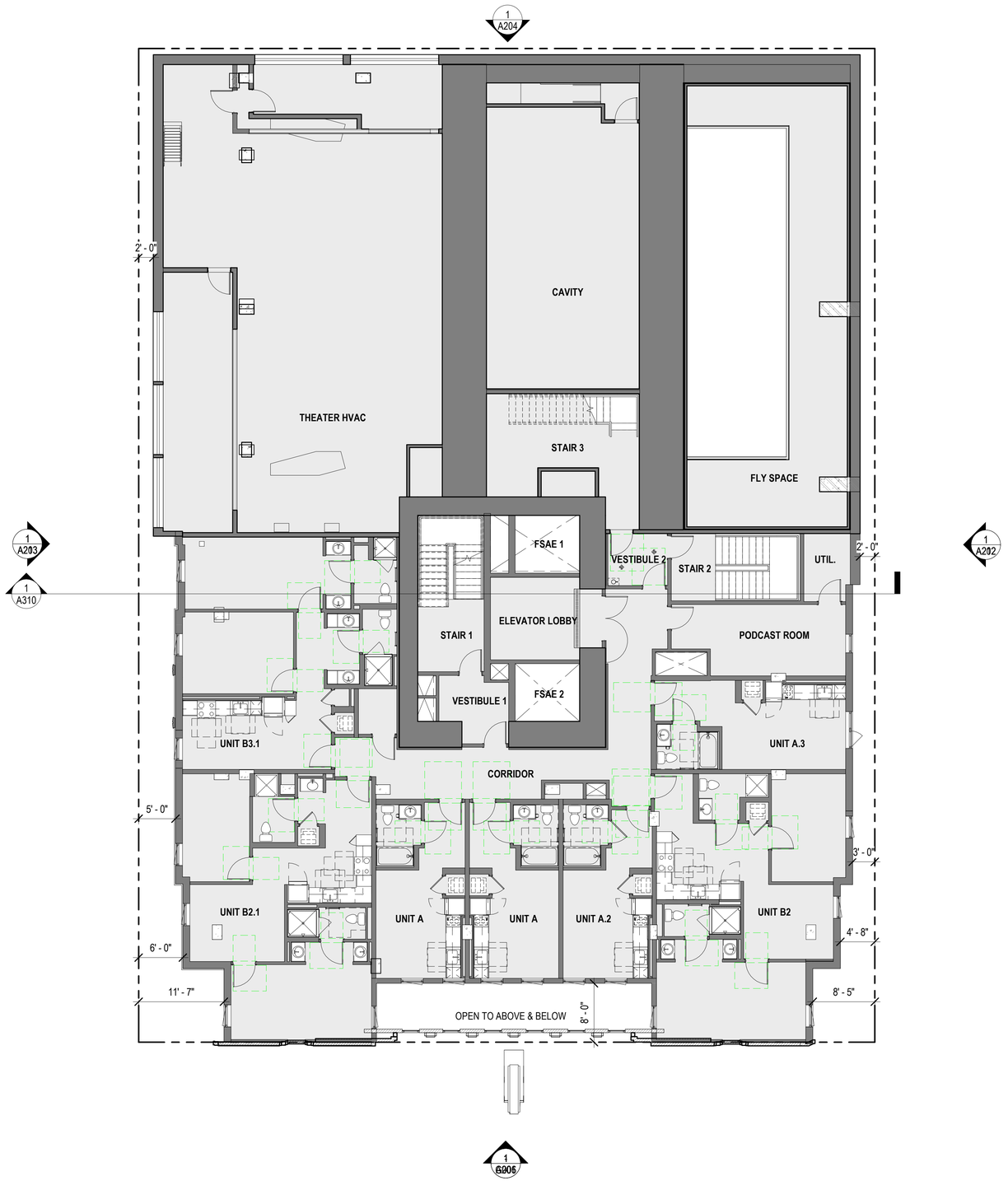

1 A105 — 03_3RD FLOOR PLAN

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

N

0 4' 8' 16'

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

ktgy

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ktgy Project Number	GDC01
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LEVEL 3 FLOOR PLAN

A105

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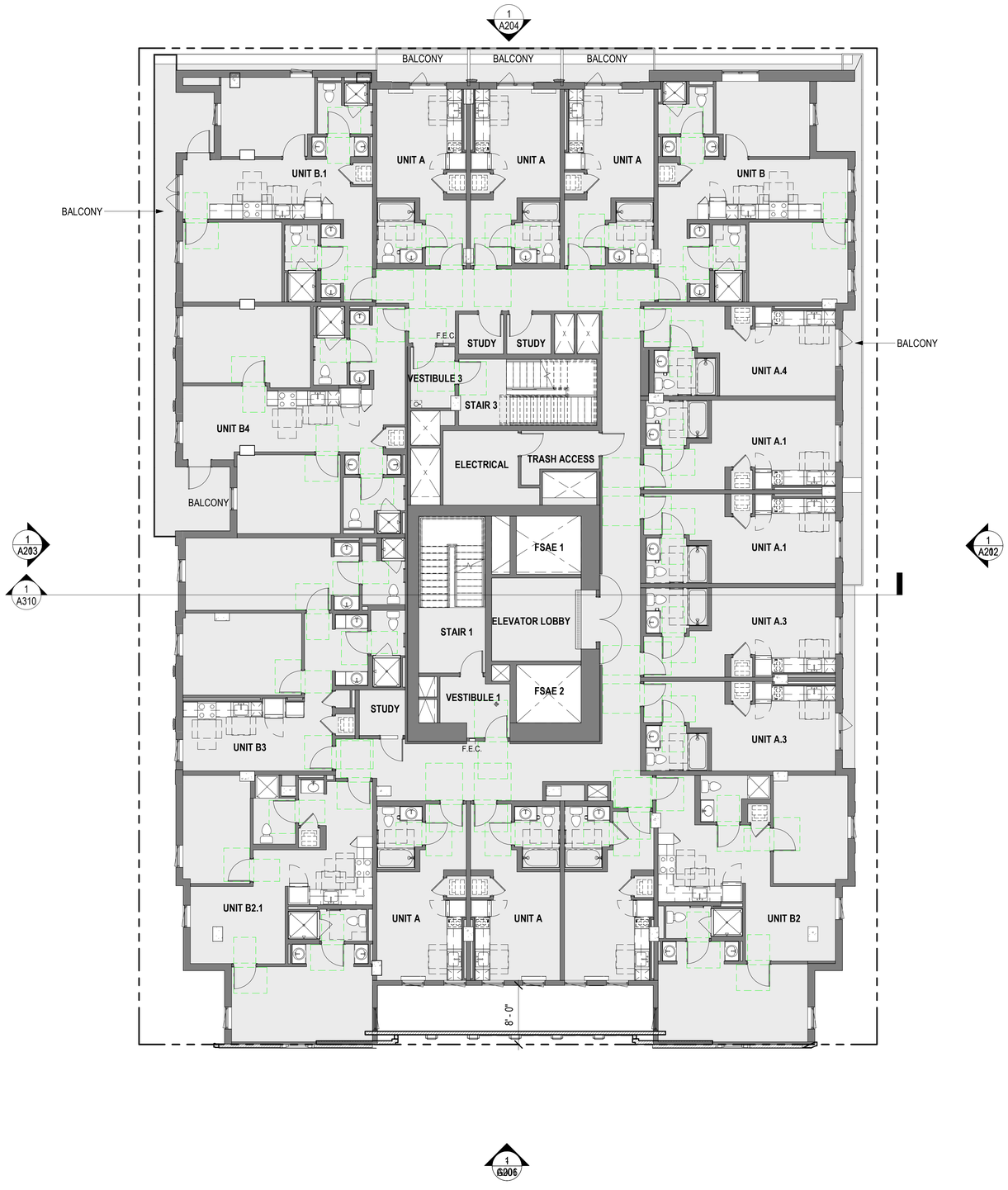

1 A106 LEVEL 4 FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

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510.272.2910

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Principal	Jessica Musick
Designer	

Gilbane

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GILBANE
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2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

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LEVEL 4 FLOOR PLAN

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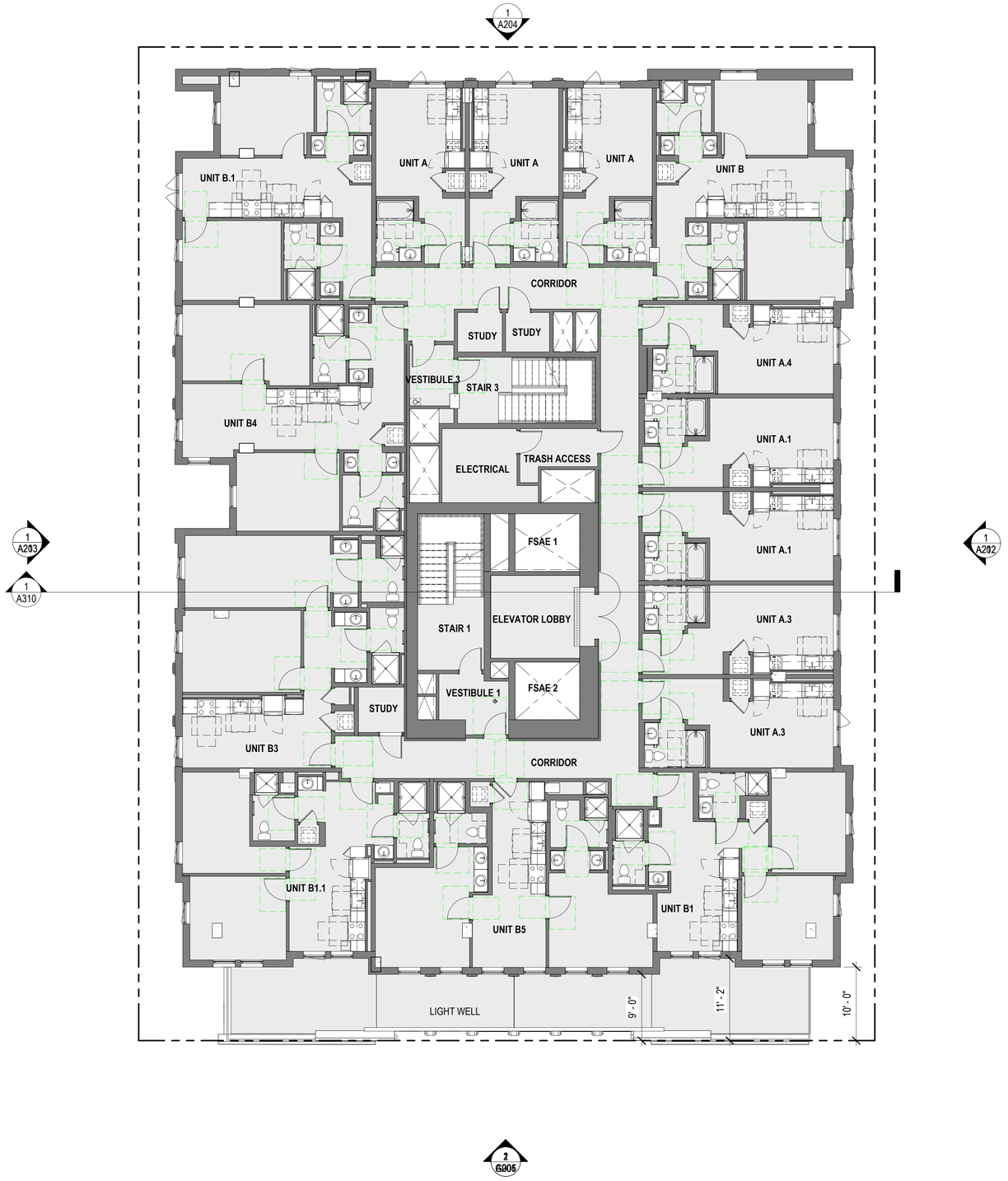

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A107 LEVEL 5, 7, 9, 11, 13 FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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LEVEL 5,7,9,11,13 FLOOR PLAN

A107

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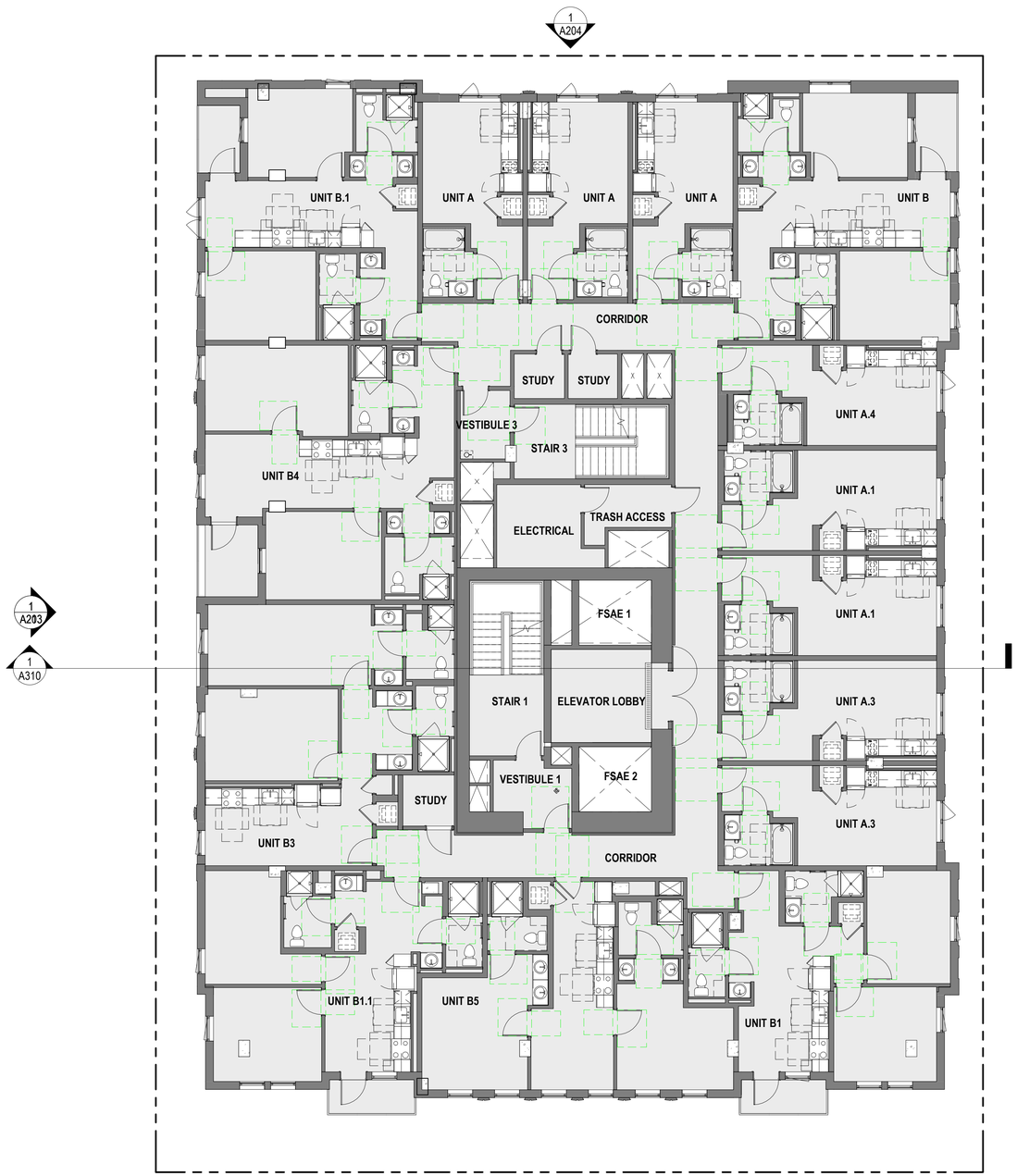

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A108 LEVEL 6, 8, 10, 12, 14 FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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LEVEL 6,8,10,12,14 FLOOR PLAN

A108

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FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A109 — 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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LEVEL 15 FLOOR PLAN

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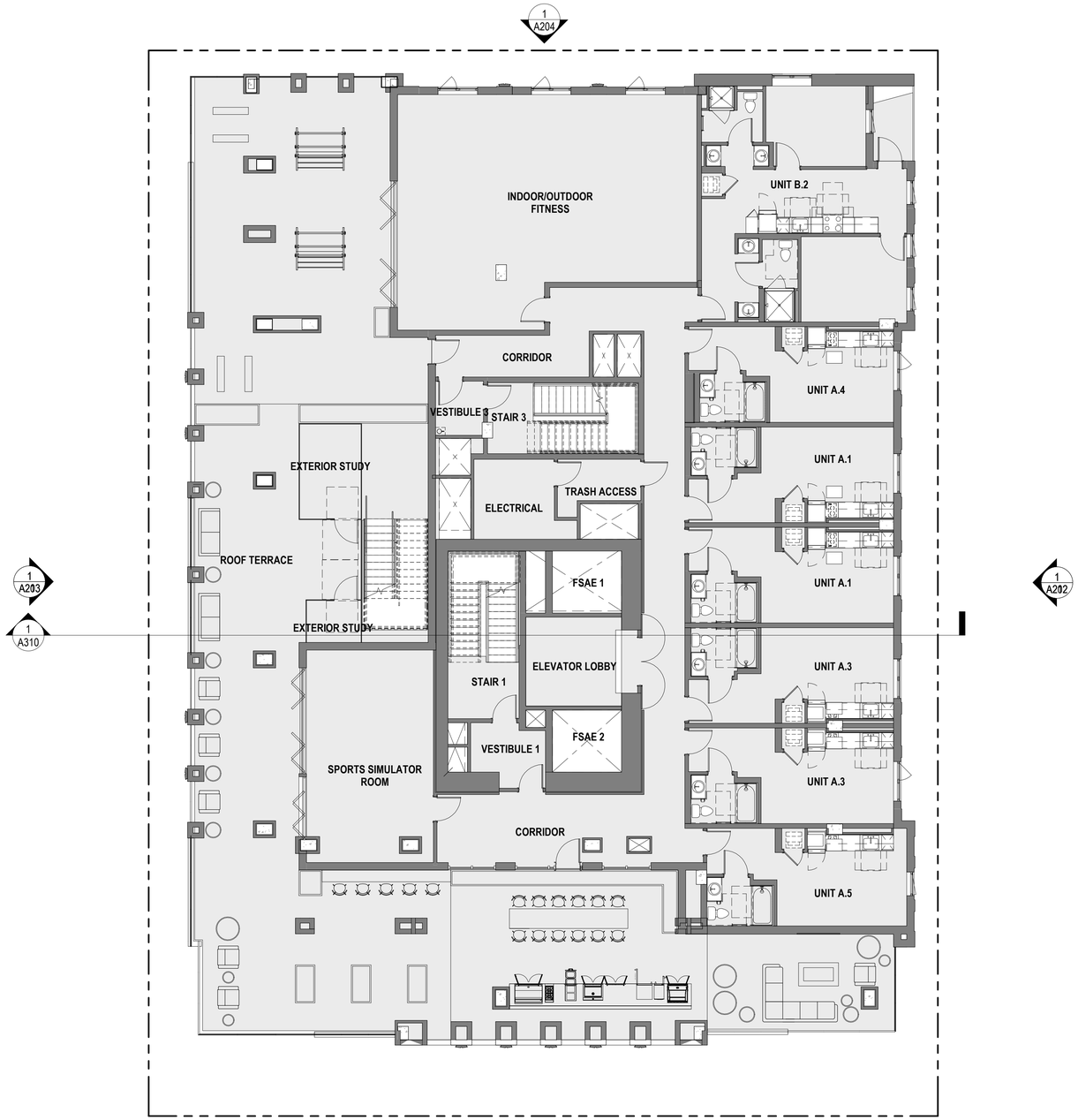

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A110 — 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

A110

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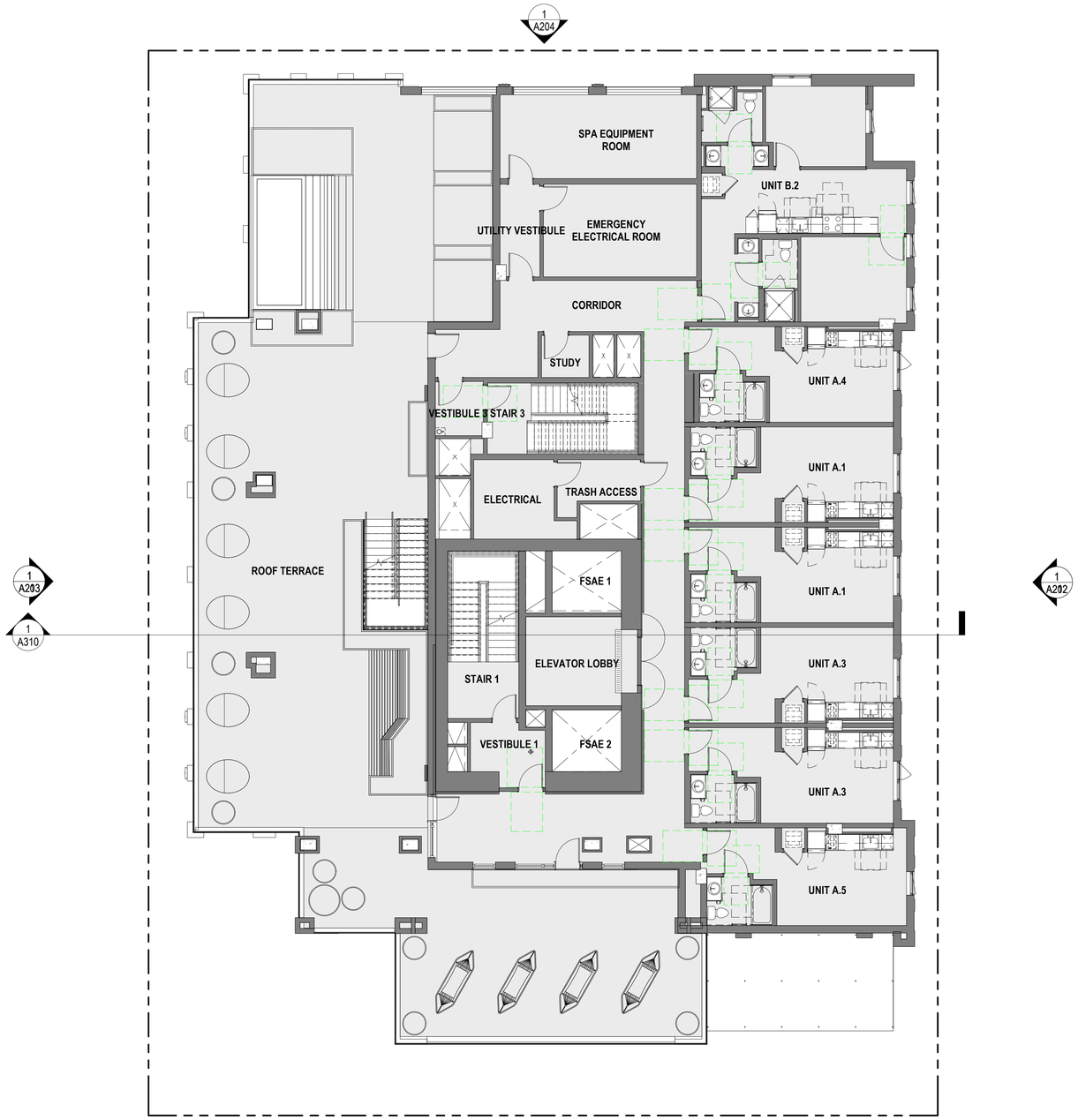

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

1 A111 — 17_17TH FLOOR PLAN

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

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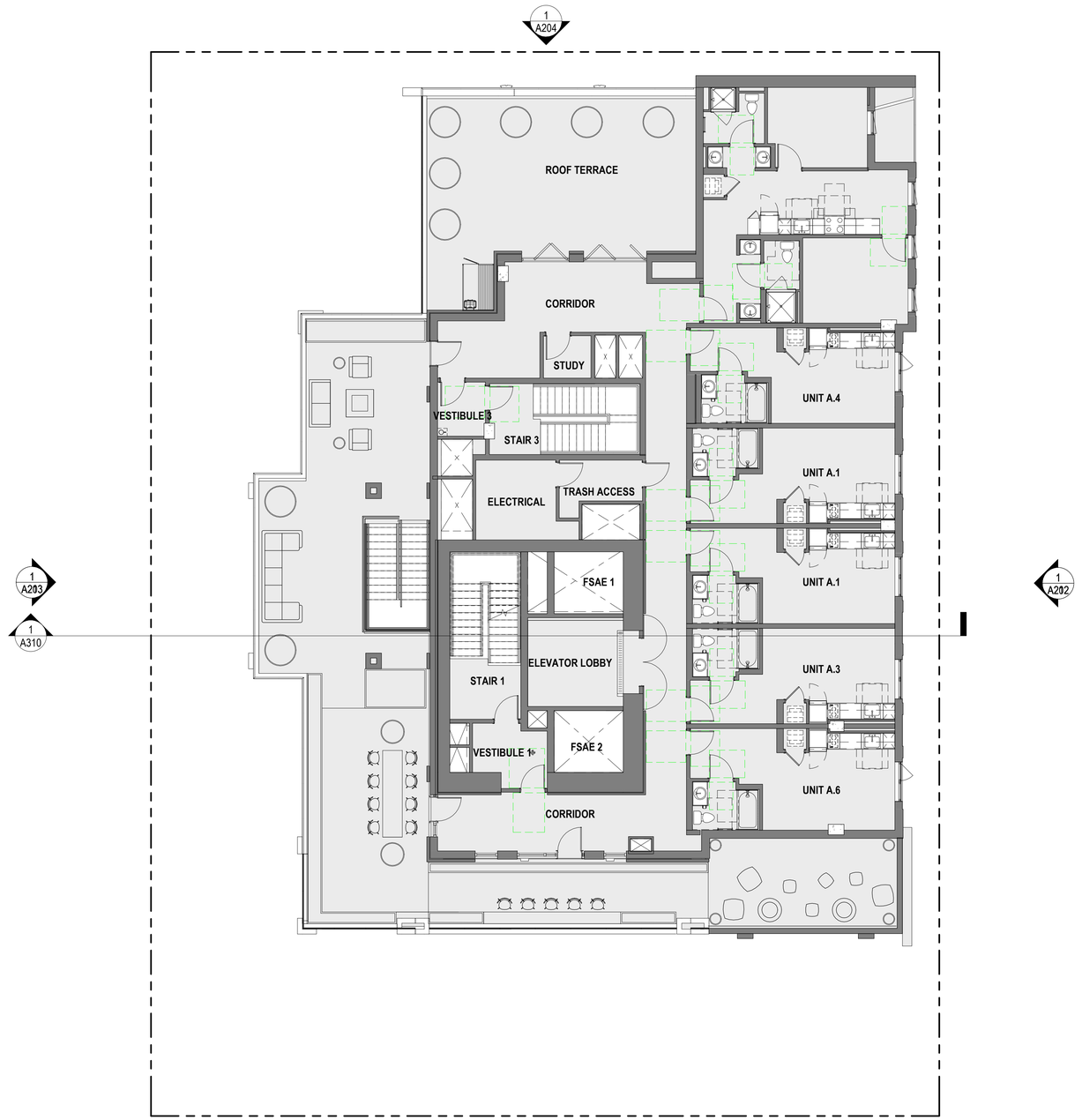

1 A112 18_18TH FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

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LEVEL 18 FLOOR PLAN

A112

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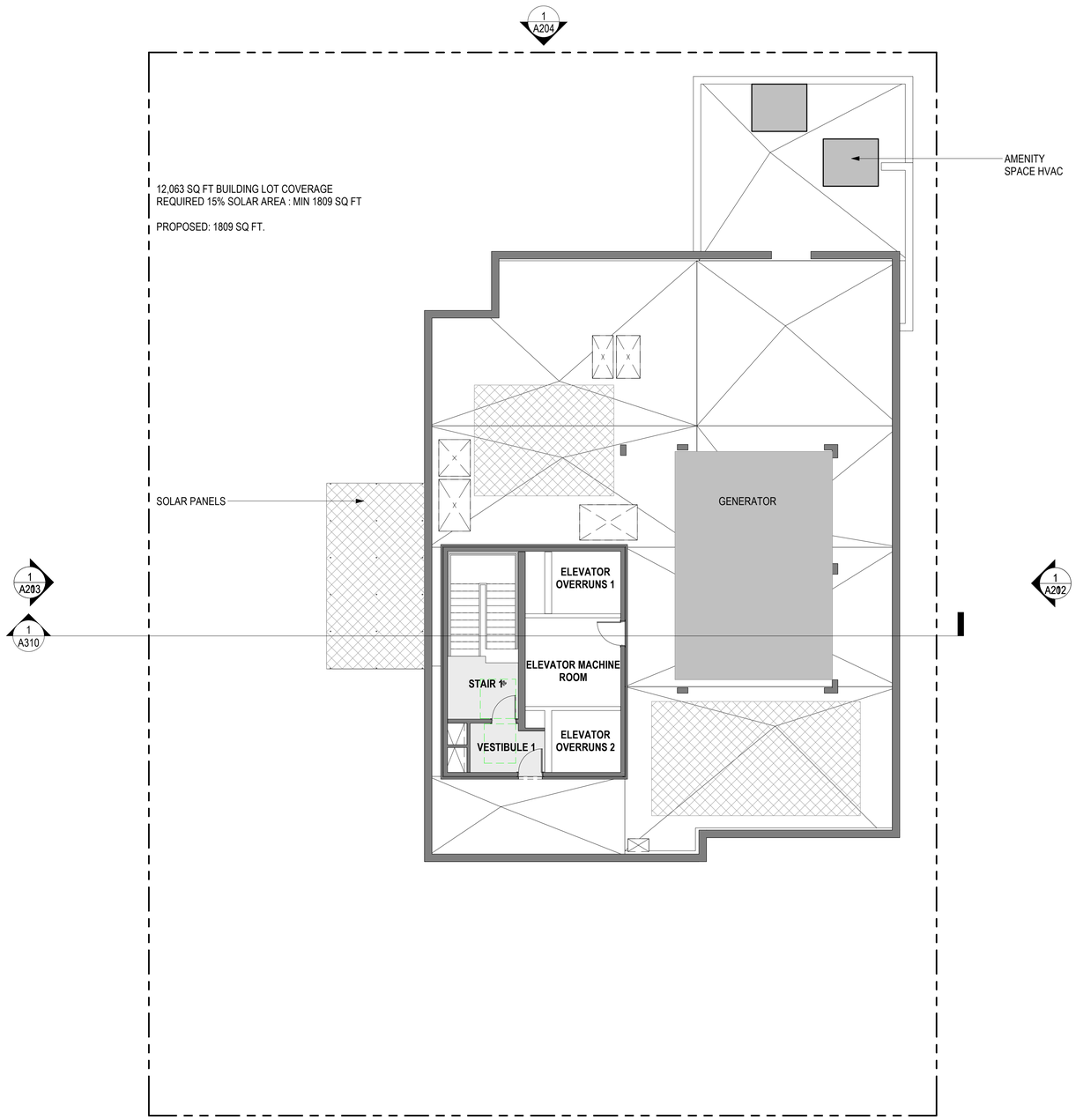

ROOF PLAN LEGEND:

- 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 = 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: 1,431 SF (14.5% 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 A113 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

A113

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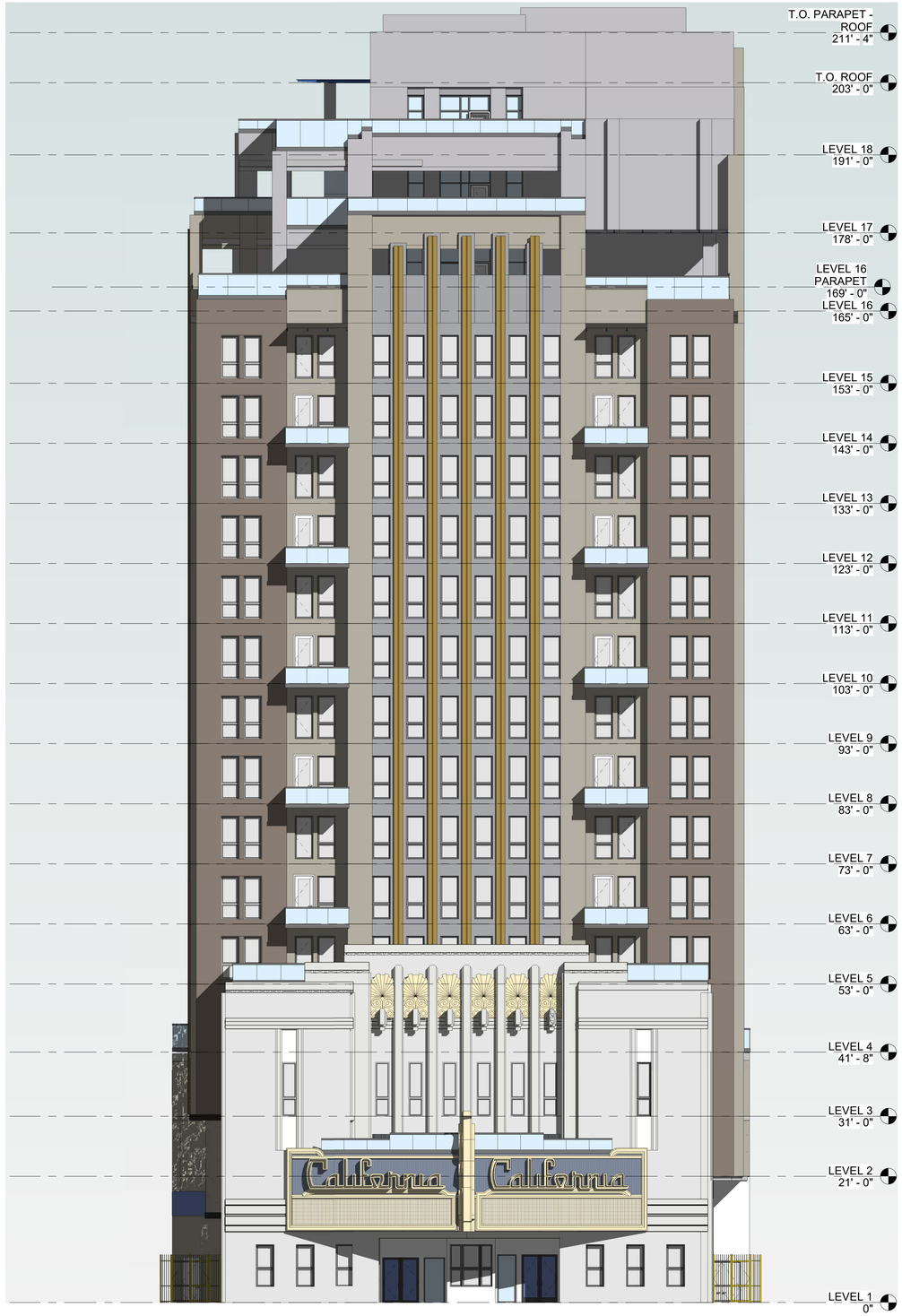
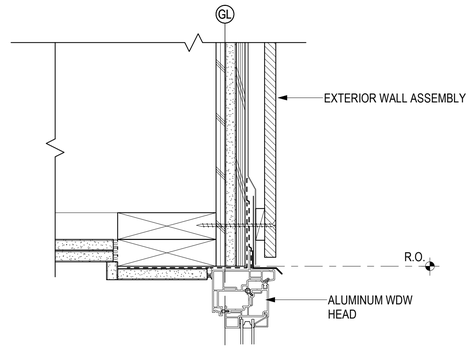


1 A201 SOUTH ELEVATION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



2 A201 TYPICAL ALUMINUM WDW HEADER
3" = 1'-0"

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	

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

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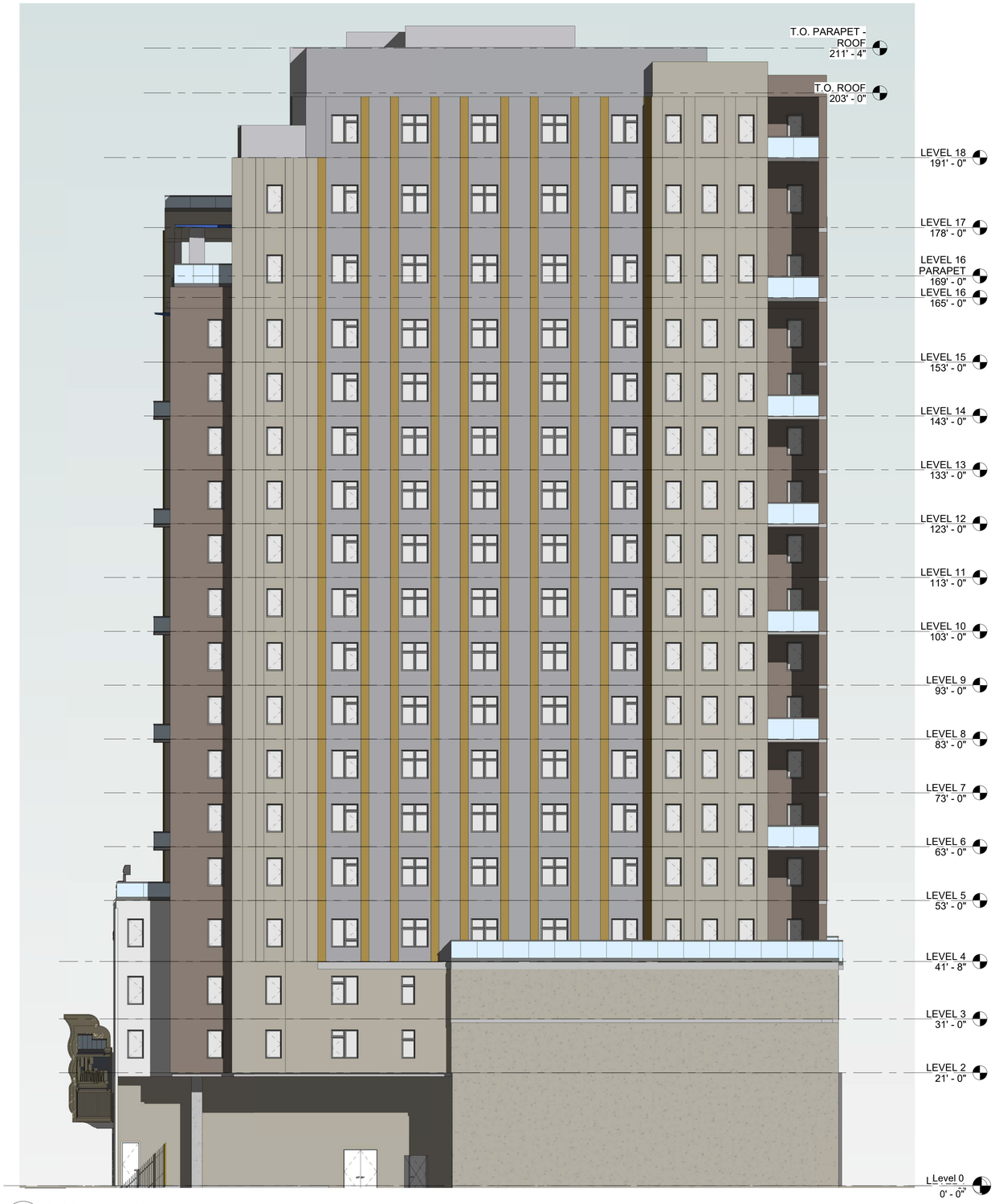

1 A202 EAST ELEVATION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

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	

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

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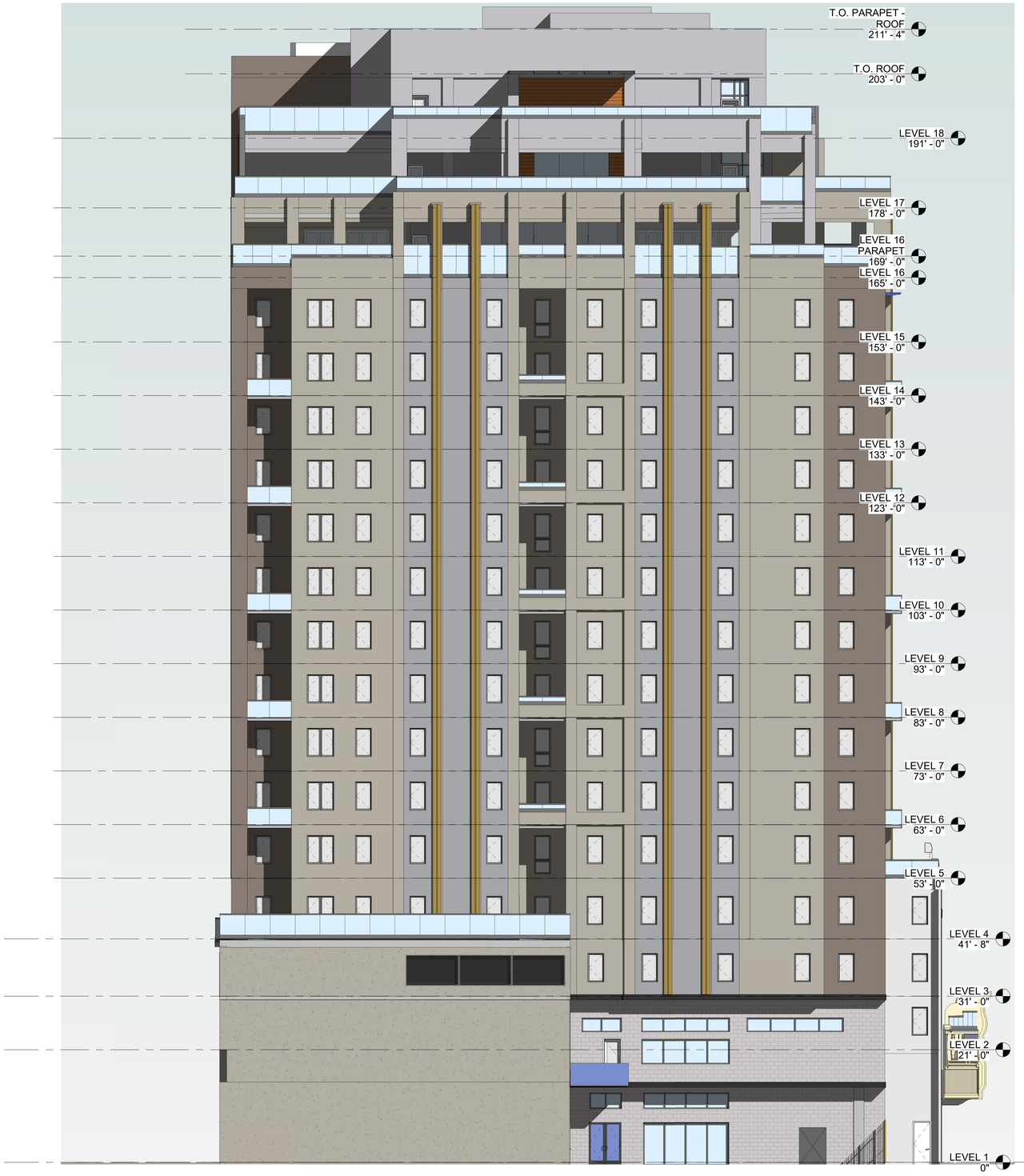

1 A203 WEST ELEVATION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

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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DEVELOPMENT
COMPANY
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San Francisco, CA
94105

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/26/2023	LPC RESUBMITTAL

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NOT FOR CONSTRUCTION

WEST EXTERIOR ELEVATION

A203

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

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	

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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Email ewong@ktgy.com
Principal Jessica Musick
Designer

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NORTH EXTERIOR ELEVATION

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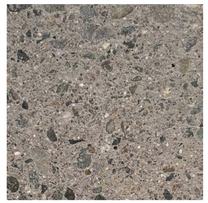
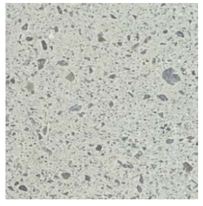
MTL-01
DARK BROWN CONCRETE
CLARK PACIFIC
05-13 LIGHT

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

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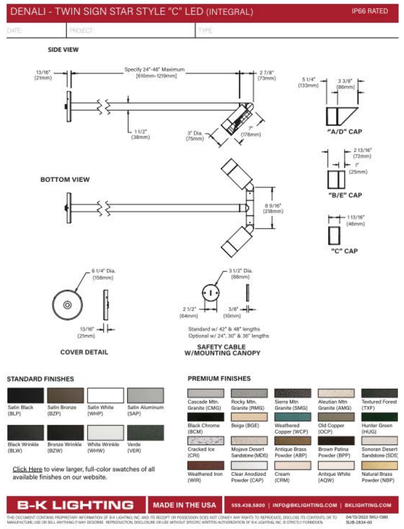
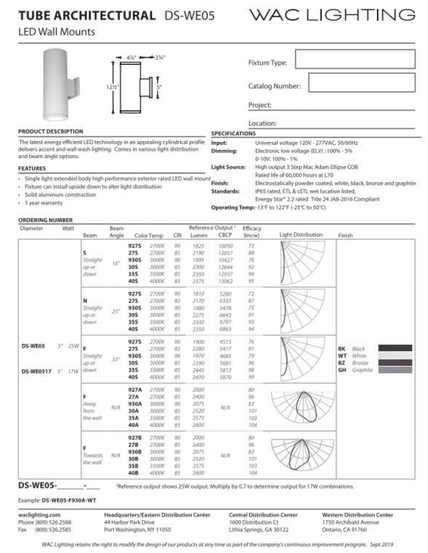
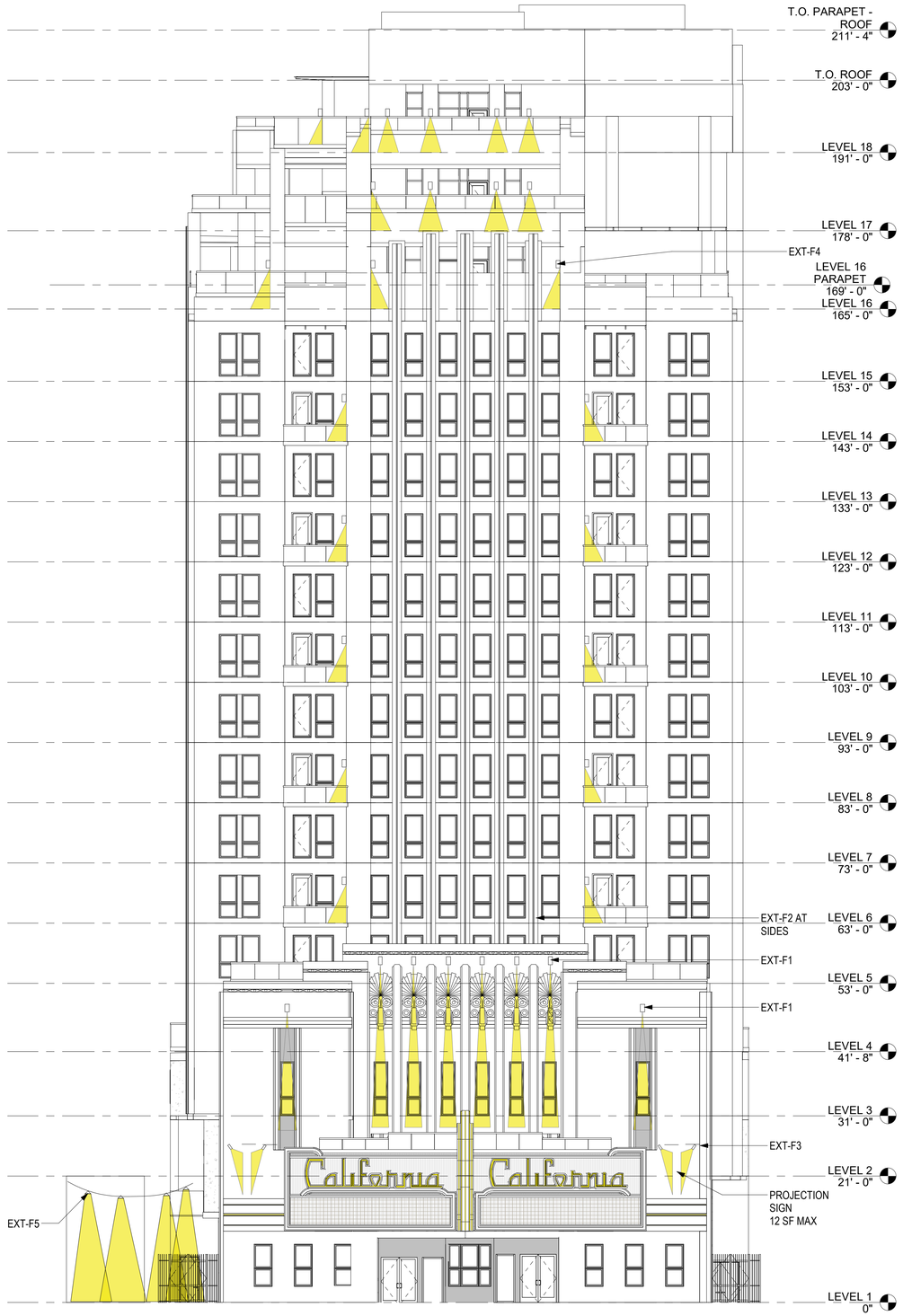
EXT-F3
LED BLADE SIGN
BK - DENALI TWIN STAR



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

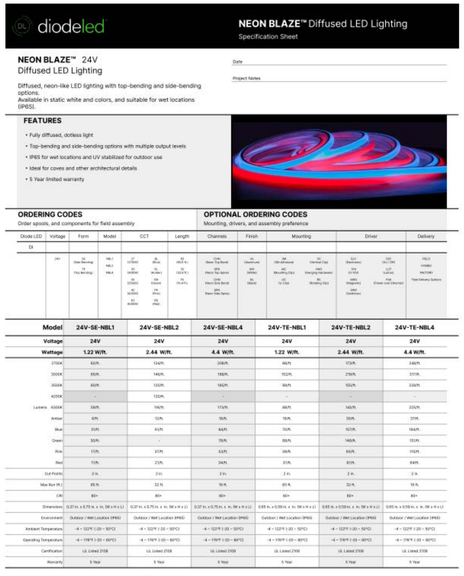




1 A211 FACADE LIGHTING & SIGNAGE
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

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

EXT-F2
FLUSH LED LIGHT STRIPS
DIODE LED



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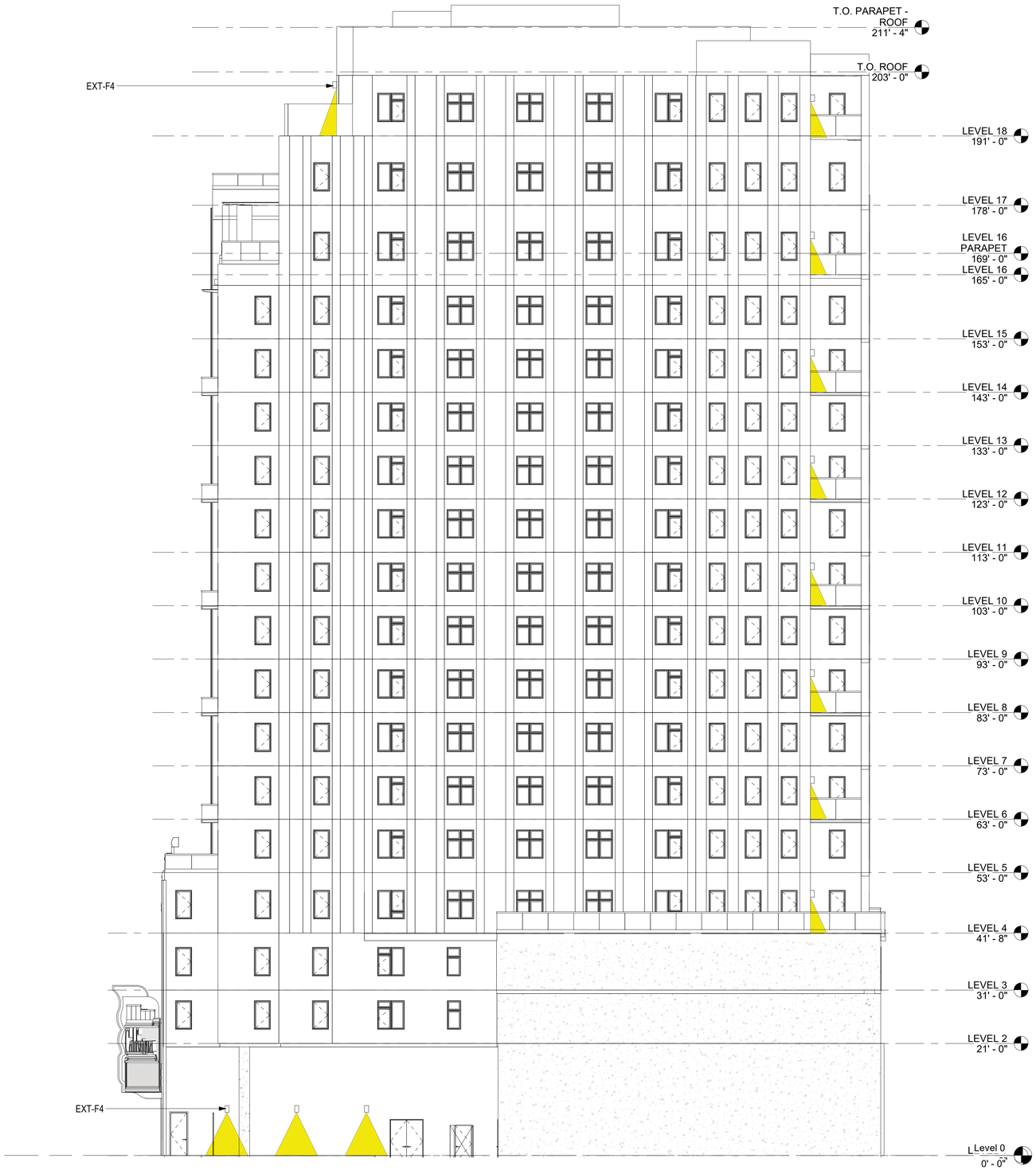
SOUTH FACADE
LIGHTING & SIGNAGE

A211



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

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EAST FACADE LIGHTING & SIGNAGE

A212

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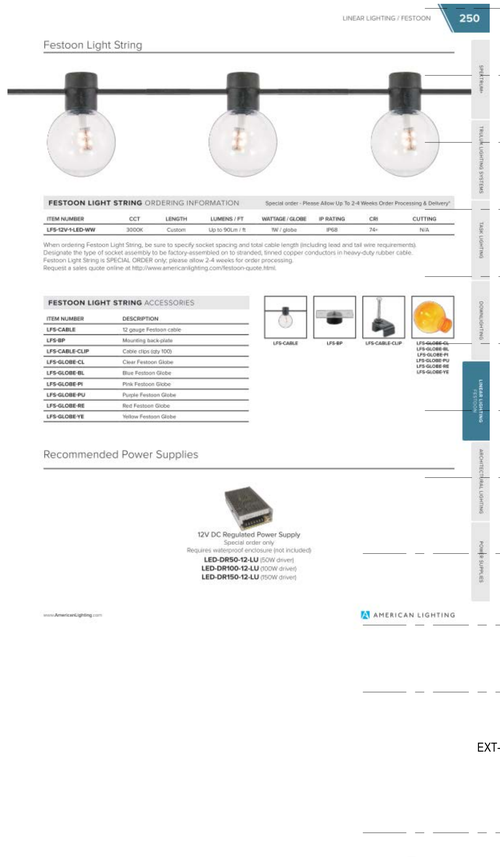
EXT-F5
LED FESTOON / STRING LIGHTING @ COURTYARD
AMERICAL LIGHTING - FESTOON
PROVIDE UP LIGHT SHIELDING



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

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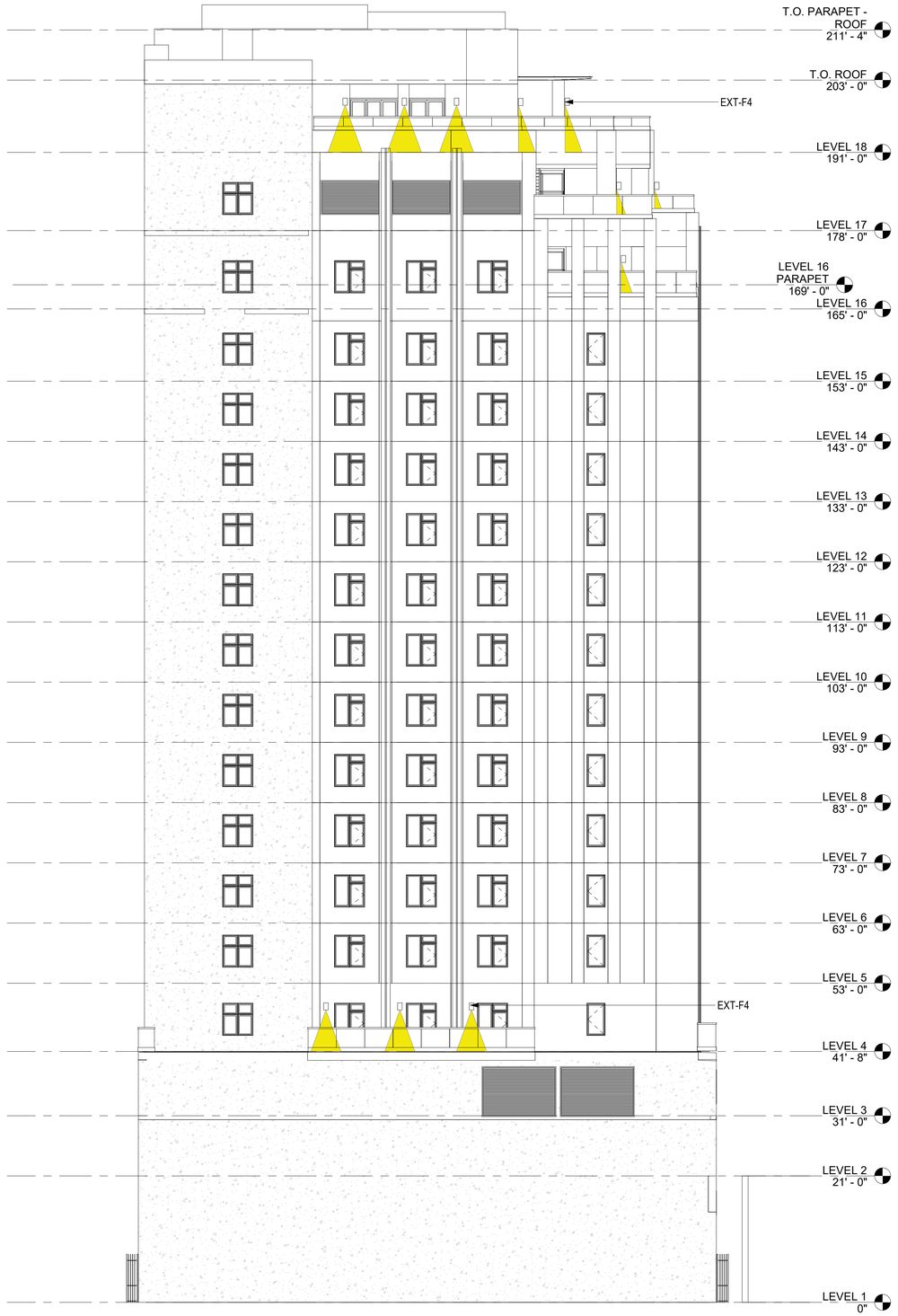
WEST FACADE LIGHTING & SIGNAGE

A213



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

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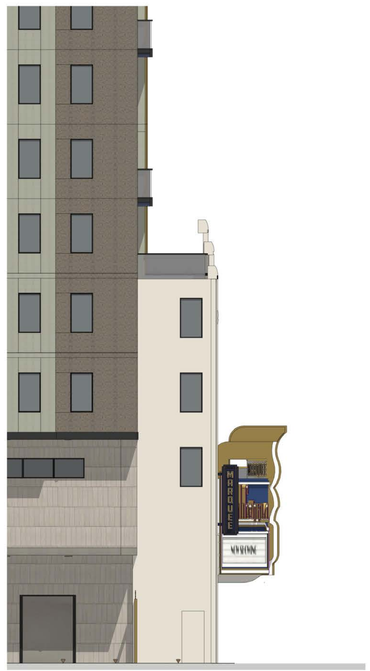
NORTH FACADE
LIGHTING SIGNAGE

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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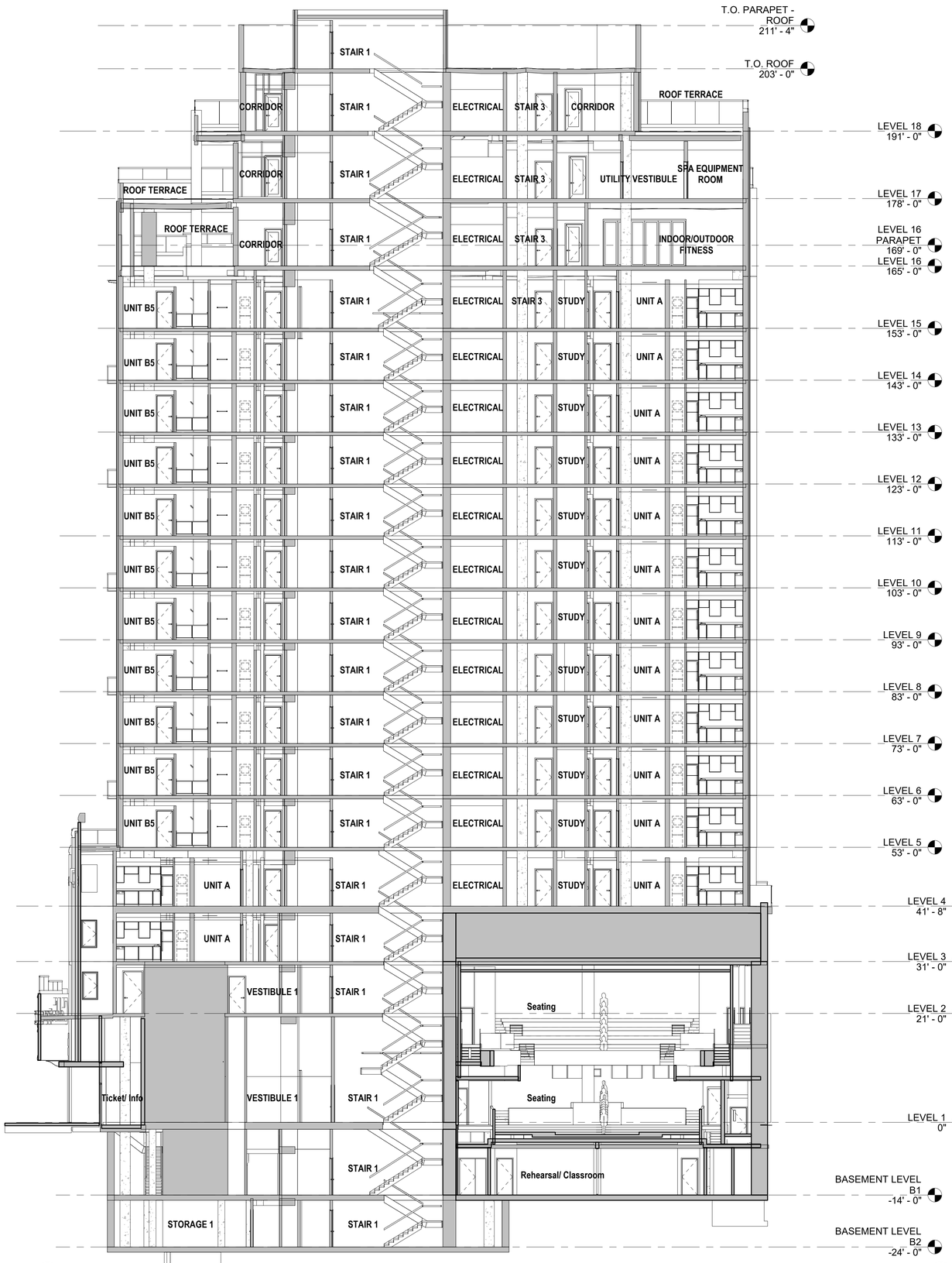
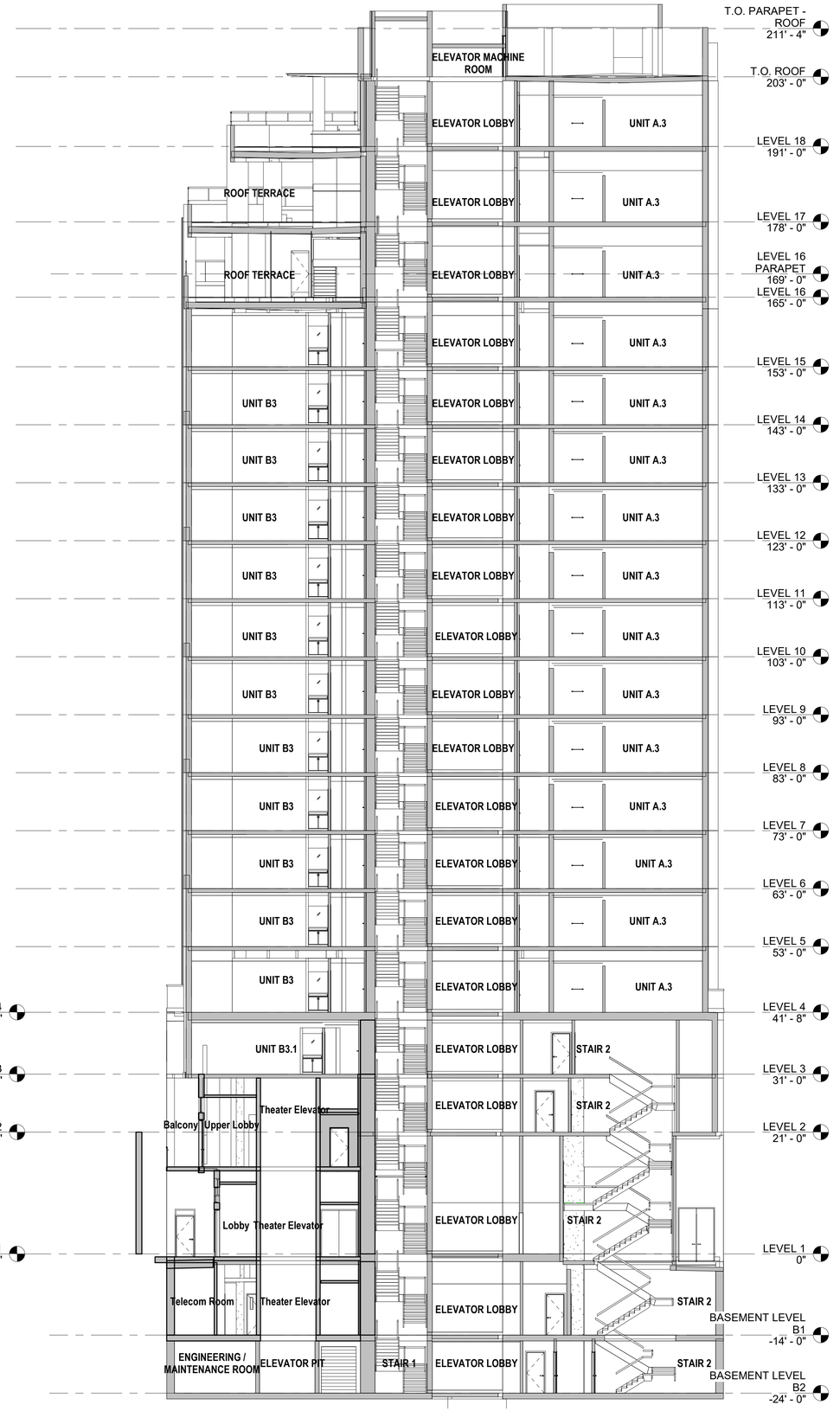


2 A310 N-S SECTION
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



1 A310 E-W SECTION
3/32" = 1'-0"

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BUILDING SECTIONS

A310

19

INFORMATION CALENDAR
November 14, 2023

To: Honorable Mayor and Members of the City Council

From: Planning Commission

Submitted by: Workplan Subcommittee of the Planning Commission (Jeff Vincent, Chair; Elisa Mikiten; Emily Marthinsen)

Subject: Planning Commission Fiscal Year 2023-24 Work Plan

INTRODUCTION

The City of Berkeley Planning Commission (PC) hereby submits a work plan for Fiscal Year 2023-24. The attached spreadsheet identifies specific items prioritized.

PRIORITY ITEMS

For Fiscal Year 2023-24, the PC will focus on high priority items, which include emphasis on state-mandated items and Housing Element Programs. These include:

- Accessory Dwelling Unit Updates 2023;
- State Law & Technical Edit Updates 2023;
- Southside Zoning Amendments 2022-2023;
- BART - North Berkeley Transit-Oriented Development (TOD);
- Middle Housing + Demolition Ordinance + Parking Zoning Amendments (Max/RPP);
- Residential Feasibility Study (HHCS lead);
- State Law & Technical Edits Updates 2024;
- Accessory Dwelling Unit Updates with Evacuation Study; and
- Gilman PacSteel Manufacturing - Research and Development (M-RD) Zoning.

We also plan to discuss the following items: San Pablo Specific Plan, Commercial Corridor Upzoning, and General Plan (GP) Safety and Environmental Justice Element efforts.

DRIVERS OF PLANNING COMMISSION FOCUS

Three factors dictate the PC's workload and calendaring:

- **Referrals from City Council.** Currently, there are approximately 33 referrals from Council. The PC's work is almost exclusively dictated by these ranked referrals, some of which have state mandated deadlines. Thus, the PC has less latitude than other City commissions in establishing and prioritizing its workload.
- **State-mandates.** New state laws often establish deadlines for local adherence.
- **Planning & Development Department staff capacity.** Land Use Policy staff must have adequate time to prepare items that come before the PC. Significant staff time is required to conduct research, prepare reports, and draft zoning language. In some cases, consultants assist staff. As of this writing, the Land Use Policy team has two outstanding vacancies for Assistant Planner positions.

STRATEGIC OUTCOME AREAS

In addition to prioritizing items to meet state-imposed deadlines and be in compliance with state law, the PC has identified the following policy outcome priorities to guide workplan development:

1. **Increased housing options and improved affordability.** Allowing greater density and lower levels of discretionary review in residential districts should have substantial cumulative impacts over the coming decade. The Planning Commission can review the volume of completed projects and the average approval period for applications within two years of revised regulations.
2. **Promote healthy, livable communities.** This includes ensuring Berkeley residents live in safe, healthy, and accessible communities with parks, schools, local businesses, and cultural institutions, and promoting healthy mobility options for all resident.
3. **Support community economic development and commercial vitality.** This includes preserving and enhancing Berkeley's neighborhood commercial areas, and ensuring a vibrant downtown.

BACKGROUND

The mission of the PC, as outlined in the City Charter, reads:

> *"The Commission recommends modifications to the City of Berkeley General Plan and related policy documents. All Zoning Ordinance amendments are developed through this Commission and recommended to the City Council. Other purviews include subdivision map consideration and review and comments on substantial projects from surrounding jurisdictions."*

At its meeting of September 6, 2023, the PC voted to adopt this work plan (Vote: 5-0-2-2; Motion/Second: Vincent/Moore. Ayes: Merther, Vincent, Marthinsen, Moore, Frank. Noes: None. Abstain: Oatfield, Yung. Absent: Hauser, Mikiten.)

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS
The PC's work plan advances the City's sustainability and greenhouse gas reduction goals by focusing on creating housing and business opportunities in areas of high resources and frequent transit.

POSSIBLE FUTURE ACTION
Based on recommendations received from PC, City Council may refer additional work to the City Manager.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION
Additional referrals to the City Manager will require staff support.

CONTACT PERSON
Alisa Shen, Secretary to the Planning Commission, Planning and Development Department, 510-981-7409

ATTACHMENTS
1: Planning Commission Work Plan spreadsheet 2023-2024
2: Open General Referrals from Council

Attachment 1

City of Berkeley Land Use Planning - 2023-2024 Planning Commission Work Plan // DRAFT v. 07.10.2023

Land Use Planning - Policy Projects	Location(s)	Source, Council Referral Date(s)	Council Ranking 2023	Project Start Date	Target PC Hearing Date	Target CC Hearing Date
Bird Safe Buildings	Citywide	Ref 11/12/2019	Started	Mar 2022	Mar 2023	Jun 2023
Accessory Dwelling Unit Updates 2023	Citywide	HCD Letter 10/17/2022	N/A	Mar 2023	May 2023	Jul 2023
State Law & Technical Edits Updates 2023	Citywide	StateLaws, Ref 6/28/2022	Started	Mar 2023	Jun 2023	Jul 2023
Southside Zoning Amendments 2022-2023	Southside Plan Area	Ref 4/4/2017, 10/31/2017, 5/1/2018, 11/27/2018	Started	Jul 2022	Sep 2023	Nov 2023
BART - North Berkeley Transit-Oriented Development (TOD)	BART - North Berkeley	City and BART MOU (Mar. 2020) and MOA (Jun. 2022)	N/A	Nov 2022	Oct 2023	Dec 2023
Berkeley Businesses (w/ OED)	Citywide	Ref 12/4/2018, 10/15/2019	Started	Jan 2023	Oct 2023	Dec 2023
Middle Housing + Demolition Ordinance + Parking Zoning Amendments (Max/RPP)	R-1, R-1A, R-2, R-2A, MUR	Ref 4/23/2019	Started	Sep 2021	Apr 2024	Jun 2024
Residential Feasibility Study (HHCS-lead)	Citywide	Ref 11/27/2018	Started	Jun 2023	Apr 2024	Jun 2024
State Law & Technical Edits Updates 2024	Citywide	State Laws	N/A	Feb 2024	May 2024	Jul 2024
Accessory Dwelling Unit Updates with Evacuation Study	Citywide	Pending Referral	Pending	Feb 2024	May 2024	Jul 2024
Gilman PacSteel Manufacturing - Research and Development (M-RD) Zoning	Former Pacific Steel Site	Ref 4/20/2021	Started	Oct 2022	Jun 2024	Aug 2024
General Plan: Local Hazard Mitigation Plan - Appendix of Safety Element (OES Lead)	Citywide	State Laws	N/A	Aug 2023	Sep 2024	Dec 2024
Southside Local Density Bonus	Southside	Ref 7/12/2016, 5/30/2017	Started	Sep 2023	Oct 2024	Dec 2024
Marina Specific Plan (PRW Lead)	Waterfront (U)	PRW Referral	N/A	Jun 2020	Oct 2024	Dec 2024
San Pablo Priority Deveopment Area (PDA) Specific Plan	San Pablo Corridor	ABAG Priority Development Area Grant	N/A	Jun 2023	Jul 2025	Sep 2025
Affordable Housing overlay, to allow increased height/density for 100% affordable projects	Citywide	Ref 11/9/2021	Started	Sep 2022	Sep 2025	Dec 2025
Commercial Corridor Upzoning	N Shattuck, Solano, College	Ref 5/23/2023	Unranked	Sep 2023	Sep 2026	Dec 2026
General Plan Land Use Element Update	Citywide	Consistency with San Pablo, Corridor Upzoning	N/A	Dec 2024	Sep 2026	Dec 2026
General Plan Safety, Environmental Justice Elements	Citywide	Ref 7/11/2017, 9/28/2021, 2/22/2022	18, 43, 13	Nov 2023	Sep 2026	Dec 2026
BART - Ashby BART TOD	BART - Ashby	City and BART MOU (Mar. 2020) and MOA (Jun. 2022)	N/A	Jan 2023	n/a	Dec 2023
Annual Progress Reports (APR) (HCD, DoF)	Citywide	State Laws	N/A	Ongoing	N/A	N/A
Council Memo - West Berkeley Service Center	1900 Sixth St	Ref 5/28/2019	Started	Mar 2023	N/A	Jul 2023
Council Memo - APR 2022, 2023	Citywide	State Laws	N/A	Apr 2023	N/A	Jul 2023
Give Zoning discretion to deny new permits to individuals with outstanding code violations at other Berkeley sites	Citywide	Ref 9/9/2014	46	Not Started	Not Started	Not Started
Update 2005 Nexus study and propose changes to establish new Transportation Impact Fee (PW Lead)	Citywide	Ref 7/7/2016	Unranked	Not Started	Not Started	Not Started
PC to consider protecting Live-Work spaces to cannabis uses, per Civic Arts Comm concerns	Citywide	Ref 4/2/2019	41	Not Started	Not Started	Not Started
PC/HAC: Policies to prevent displacement, gentrification of Berkeley residents of color ***PC memo to endorse Rent Board memo.**	Citywide	Ref 4/30/2019	17	Not Started	Not Started	Not Started
PC and City Atty to consider a "dark skies" policy	Citywide	Ref 11/12/2019	Unranked	Not Started	Not Started	Not Started
PC to consider revisions to Short-term Rental Ord. based on model used by City of Santa Monica. Also referred to LUHED Policy Cmte	Citywide	Ref 7/28/2020	Not Started	Not Started	Not Started	Not Started
Consolidate the Cannabis Commission into the PC. Modify BMC 12.26.110.	Citywide	Ref 6/15/2021	Not Started	Not Started	Not Started	Not Started
Streamline ADU process, inclu Universal checklist and webpage, pre-approved designs, and an "ADU Ally" staff position	Citywide	Ref 12/14/2021	19	Not Started	Not Started	Not Started
Bird Safe: 1) report back in 3 years; 2) consider changes to policy	Citywide	Ref 6/2/2023	Unranked	Not Started	Not Started	Not Started
"Keep Innovation in Berkeley" by amending Zone Ord in several places to facilitate R&D uses in more zones / with fewer restrictions	Non-Residential	Ref 9/13/2022	12	Not Started	Not Started	Not Started
~~PC to consider changes to Zoning and Mini-Dorms Ords to give flexibility for conversion of accessory buildings to home office uses in some cases~~	~~R, C Districts~~	~~Ref 9/13/2018~~	~~40~~	~~Not Started~~	~~Not Started~~	~~Not Started~~
~~PC and HAC: Civic Arts Comm ideas to promote artists housing, including use of ground floor retail space~~	~~Citywide~~	~~Ref 1/25/2022~~	~~28~~	~~Not Started~~	~~Not Started~~	~~Not Started~~
~~Develop objective standards for efficiency units, similar to recent actions by Cities of Davis and Santa Barbara~~	~~Citywide~~	~~Ref 9/13/2022~~	~~35~~	~~Not Started~~	~~Not Started~~	~~Not Started~~
Explore Zoning mods for added density as way to help offset costs added to projects by new HARDHATS ord	Citywide	Ref 5/2/2023	Unranked	Not Started	Not Started	Not Started
Planning Commission	N/A	State Laws	N/A	Ongoing	Ongoing	Ongoing

Attachment 2

#	Referral Date	Open General Referrals from Council, Relevant to the Planning Commission and Planning Dept.	Original Sponsor	RRV (2023)	PC Subcommittee Notes
1	9/9/2014	Give Zoning discretion to deny new permits to individuals with outstanding code violations at other Berkeley sites	HAC	**46**	
2	7/7/2016	Update 2005 Nexus study and propose changes to establish new Transportation Impact Fee	CM Arreguin		
3	7/12/2016	Referral to City Manager to develop Community Benefits, in association with changes made to Floor Area Ratio, in Telegraph Commercial District dev't standards	CM Worthington	**started**	
4	4/4/2017	Referral to Planning Comm to amend Zoning Ord to allow non-commercial ground floor uses	CM Worthington	**started**	
5	5/30/2017	Refer to PlanComm, HAC, CM: Create pilot program for a City Density Bonus in Telegraph Commercial district, to generate in-lieu fees to use to build housing. Consider feasibility of requiring one FT apprentice for every $3M construction costs.	CMs Worthington and	**started**	
6	7/11/2017	Referral to PlanComm to consider new Standard Condition of Approval to mitigate effects from outdoor air pollution on Indoor Air Quality	CEAC	**43**	
7	10/31/2017	Referral to CityMgr and PlanComm to amend Zoning Ord to facilitate Student Housing by increasing max height by 20' and adjust FAR in area bounded by Bancroft, College, Dwight and Fulton	CM Worthington	**started**	
8	5/1/2018	Refer to CM and PlanComm to consider allowing 4 temporary Zoning amends, to allow conversion of commercial space to residential uses, in area bounded by College, Fulton, Bancroft, and Dwight	CM Worthington	**started**	
9	9/13/2018	Referral to PlanComm to consider changes to Zoning and Mini-Dorms Ords to give flexibility for conversion of accessory buildings to home office uses in some cases	CM Wengraf	**40**	
10	11/27/2018	Referral to City Manager to encourage long-term tenant stability by reducing the Affordable Housing Mitigation Fee rate in particular circumstances related to conversion to tenant ownership	CM Maio	**started**	
11	11/27/2018	City Manager and Planning Dept to promptly move forward with parts of More Student Housing Now reso and SB 1227 implementation	CM Worthington	**started**	
12	12/4/2018	City Manager and Planning Comm to consider ZO amendments re beer and wine sales in M District	Council	**started**	
13	4/2/2019	Referral to PlanComm to consider protecting Live-Work spaces to cannabis uses, per Civic Arts Comm concerns	Civic Arts Comm	**41**	
14	4/23/2019	Refer to CM to analyze and report back on possible ZO changes to foster alternative housing types under a "Missing Middle Initiative"	CM Droste	**started**	
15	4/30/2019	Refer to the Planning Commission and Housing Advisory Commission to research and recommend policies to prevent displacement and gentrification of Berkeley residents of color	CM Davila	**17**	
16	5/28/2019	City Mgr to analyze dev't scenarios for using West Berkeley Service Center site for senior housing. PlanComm to consider mods to underlying zoning, possible overlay, to maximize production of senior housing	Mayor Arreguin	**started**	
17	10/15/2019	Refer to PlanComm to consider Zoning Ord modifications to streamline review processes for the benefit of new and existing small businesses. Includes 8 listed actions requested.	OED	**started**	
18	11/12/2019	Referral to PlanComm and City Atty to consider Ords adopting ~~bird-safe construction practices and~~ a "dark skies" policy	CEAC	**started**	
19	11/19/2019	Referral to City Manager to return with an Amnesty Program for Undocumented Secondary Units	CM Wengraf	**started**	
20	7/28/2020	Refer to City Manager to develop a program to clarify certain areas of confusion within the City's current Short-term Rental Ord; Refer to PlanComm to consider revisions to Short-term Rental Ord. based on model used by City of Santa Monica. Also referred to LUHED Policy Cmte	CM Harrison	**started**	
21	4/20/2021	Refer to PlanComm to create Zoning overlay at former Pacific Steel site, convert it to MU-LI district, and consider including skilled and trained workforce provisions from SB7 etc.	CM Kesarwani	**started**	
22	6/15/2021	Consolidate the Cannabis Commission into the Planning Commission	CM Droste		
23	9/28/2021	Refer to CM including environmental mitigations within enhanced Use Permit review process in Manufacturing Zone, e.g. Air Quality monitoring	CM Kesarwani	**18**	
24	11/9/2021	Refer to City Mgr and PlanComm to consider Affordable Housing overlay, to allow increased height/density for 100% affordable projects, to be integrated within current H.E. update cycle	CM Taplin	**started**	
25	12/14/2021	Refer to City Manager to streamline ADU process, inclu Universal checklist and webpage, pre-approved designs, and an "ADU Ally" staff position	CM Kesarwani	**19**	
26	1/25/2022	Refer to CMO, PlannComm and HAC: Civic Arts Comm ideas to promote artists housing, including use of ground floor retail space, and ~~to include it in the Housing Element update process~~	CM Hahn--FYI LUP	**28**	
27	2/22/2022	Refer to City Mgr and PlanComm to streamline remediation of toxic sites in manufacturing districts with a single application for Land Use and Toxics, and for PC to reconsider related previous 2012 referral.	CM Taplin; FYI LUP a	**13**	
28	6/28/2022	Refer to City Mgr and PlanComm to reduce or eliminate minimum parking requirements in various zones including Live-Work, Manufacturing, Mixed-Use and other non-residential areas	CM Taplin	**started**	
29	9/13/2022	Refer to CMO and PlanComm to "Keep Innovation in Berkeley" by amending Zone Ord in several places to facilitate R&D uses in more zones / with fewer restrictions	CM Robinson	**12**	
30	9/13/2022	Refer to CMO and PlanComm to develop objective standards for efficiency units, similar to recent actions by Cities of Davis and Santa Barbara	CM Taplin	**35**	
31	5/2/2023	Explore Zoning mods for added density as way to help offset costs added to projects by new HARDHATS ord	Mayor Arreguin	***	
32	5/23/2023	Housing Element Implementation steps pertaining to "higher-resourced" commercial corridors such as Solano, North Shattuck, and College Ave.	CM Hahn	***	

Communications

All communications submitted to the City Council are public record. Communications are not published directly to the City's website. Copies of individual communications are available for viewing at the City Clerk Department and through Records Online.

City Clerk Department
2180 Milvia Street
Berkeley, CA 94704
(510) 981-6900

Records Online
https://records.cityofberkeley.info/

To search for communications associated with a particular City Council meeting using Records Online:

1. Select Search Type = “Public – Communication Query (Keywords)”
2. From Date: Enter the date of the Council meeting
3. To Date: Enter the date of the Council meeting (this may match the From Date field)
4. Click the “Search” button
5. Communication packets matching the entered criteria will be returned
6. Click the desired file in the Results column to view the document as a PDF