



A3GEO, Inc.
821 Bancroft Way
Berkeley, CA 94710

LIQUEFACTION ANALYSIS REPORT

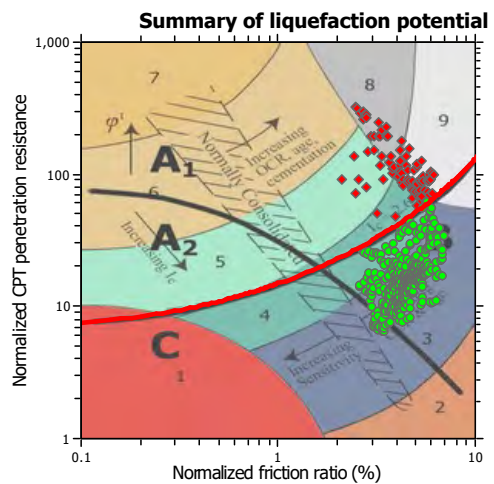
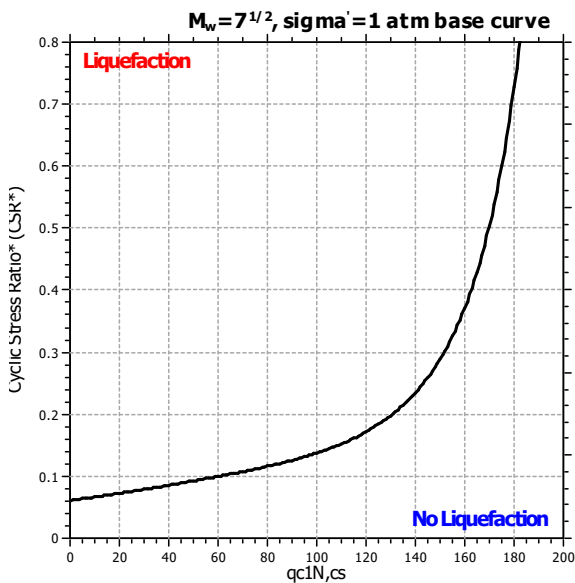
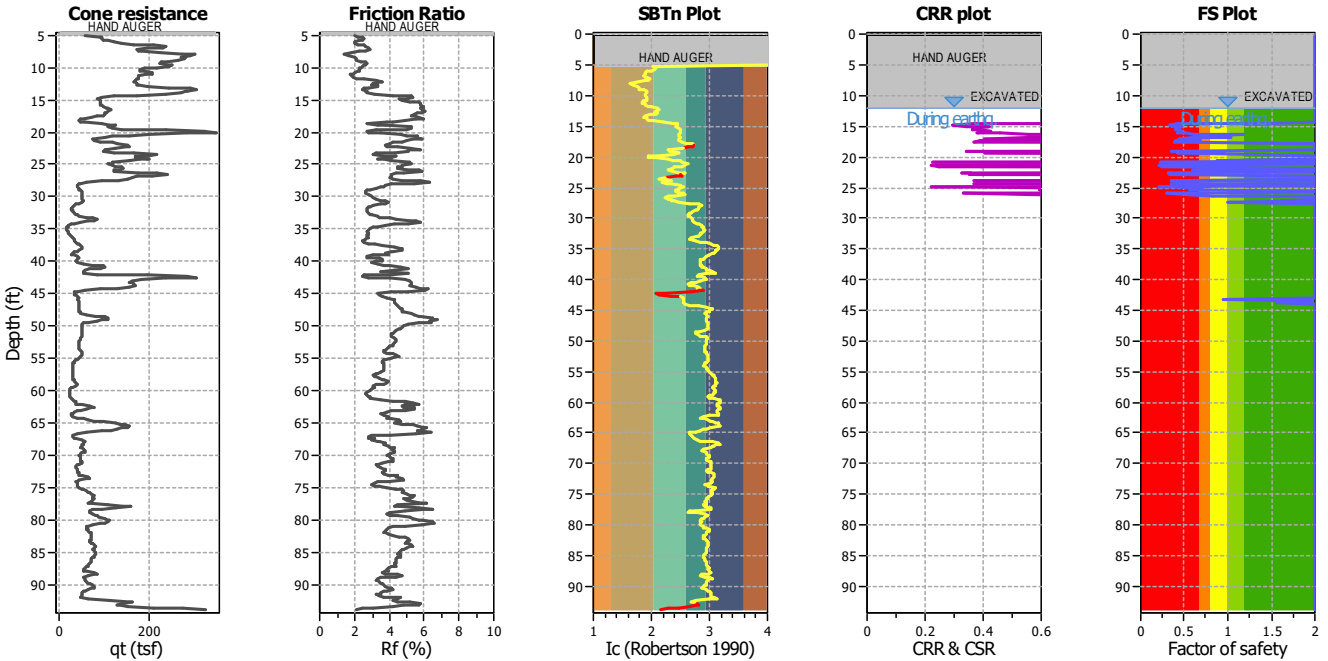
Project title : 1114-10A - Berkeley Plaza

Location :

CPT file : CPT-2

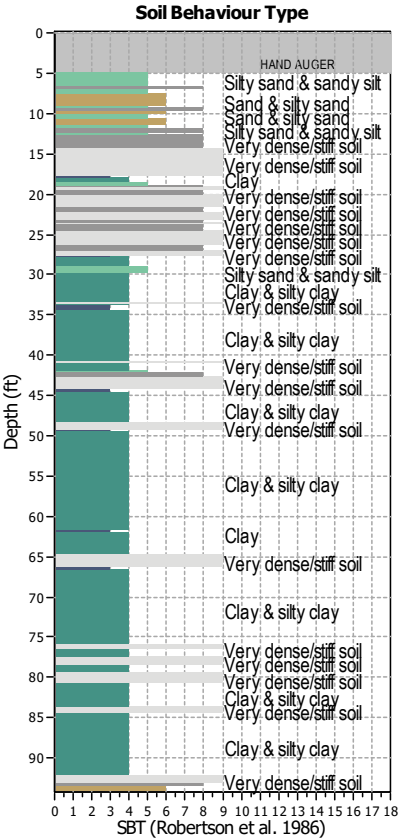
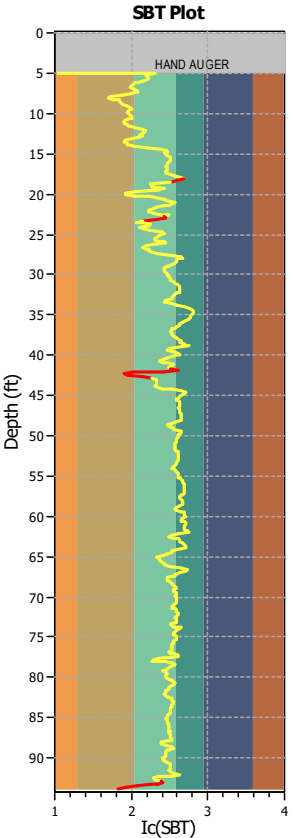
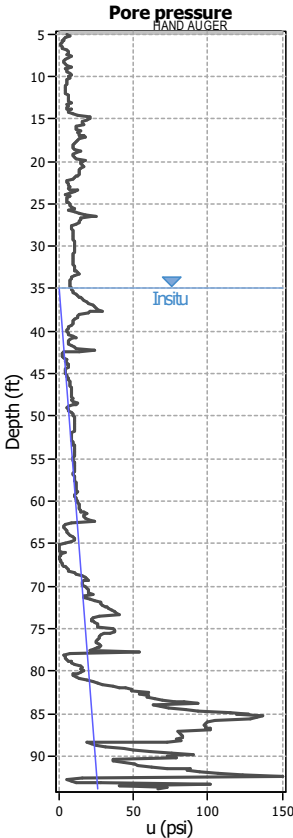
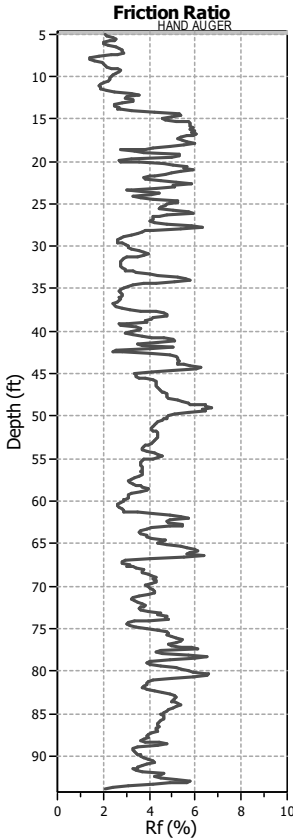
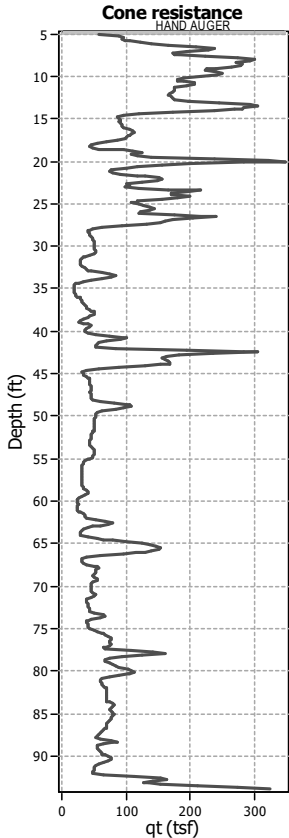
Input parameters and analysis data

Analysis method:	B&I (2014)	G.W.T. (in-situ):	35.00 ft	Excavation:	Yes	Clay like behavior	
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	12.00 ft	Excavation depth:	12.00 ft	applied:	Sands only
Points to test:	Based on Ic value	Average results interval:	3	Footing load:	1.00 tsf	Limit depth applied:	No
Earthquake magnitude M_w :	7.33	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	Limit depth:	N/A
Peak ground acceleration:	1.01	Unit weight calculation:	Based on SBT	K_v applied:	Yes	MSF method:	Method based



Zone A: Cyclic liquefaction likely depending on size and duration of cyclic loading
 Zone A2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
 Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
 Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

CPT basic interpretation plots



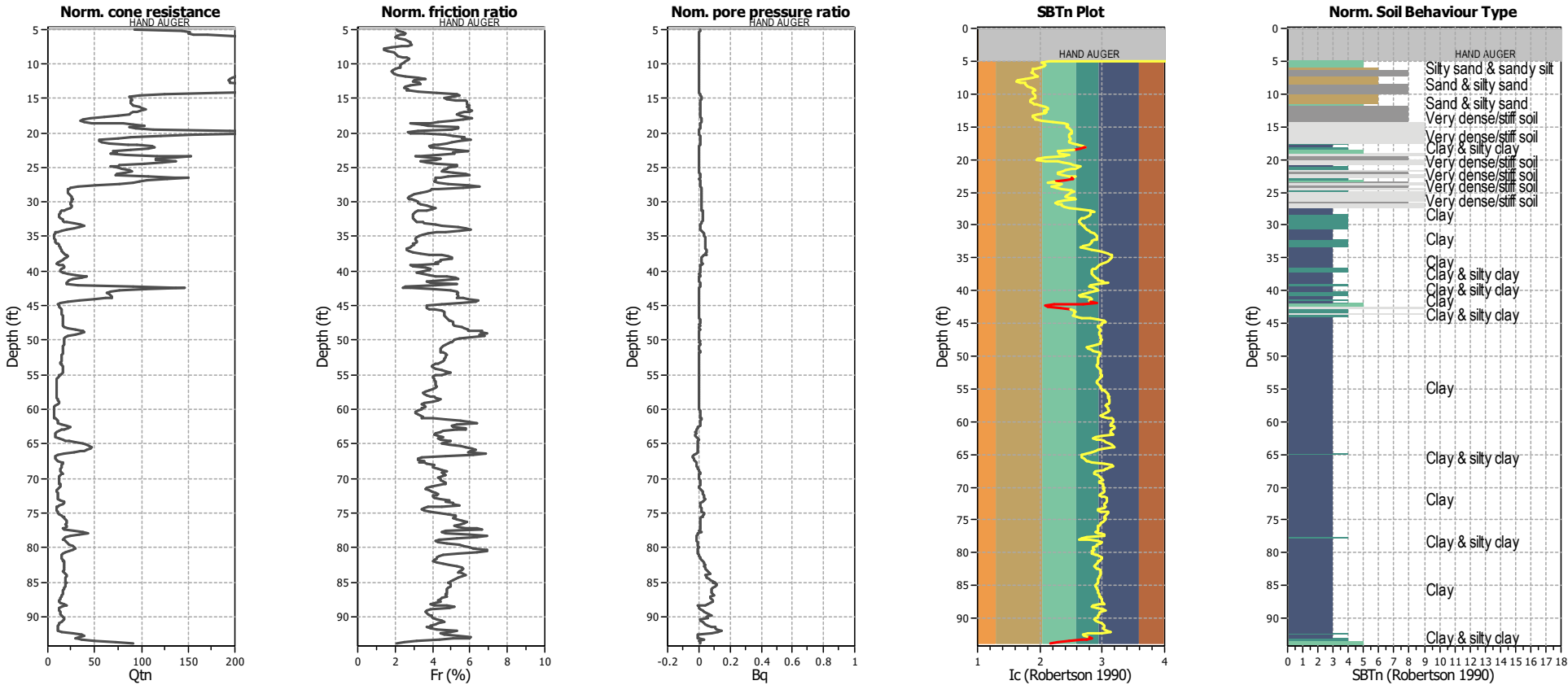
Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _c applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

SBT legend

1. Sensitive fine grained	4. Clayey silt to silty	7. Gravely sand to sand
2. Organic material	5. Silty sand to sandy silt	8. Very stiff sand to
3. Clay to silty clay	6. Clean sand to silty sand	9. Very stiff fine grained

CPT basic interpretation plots (normalized)



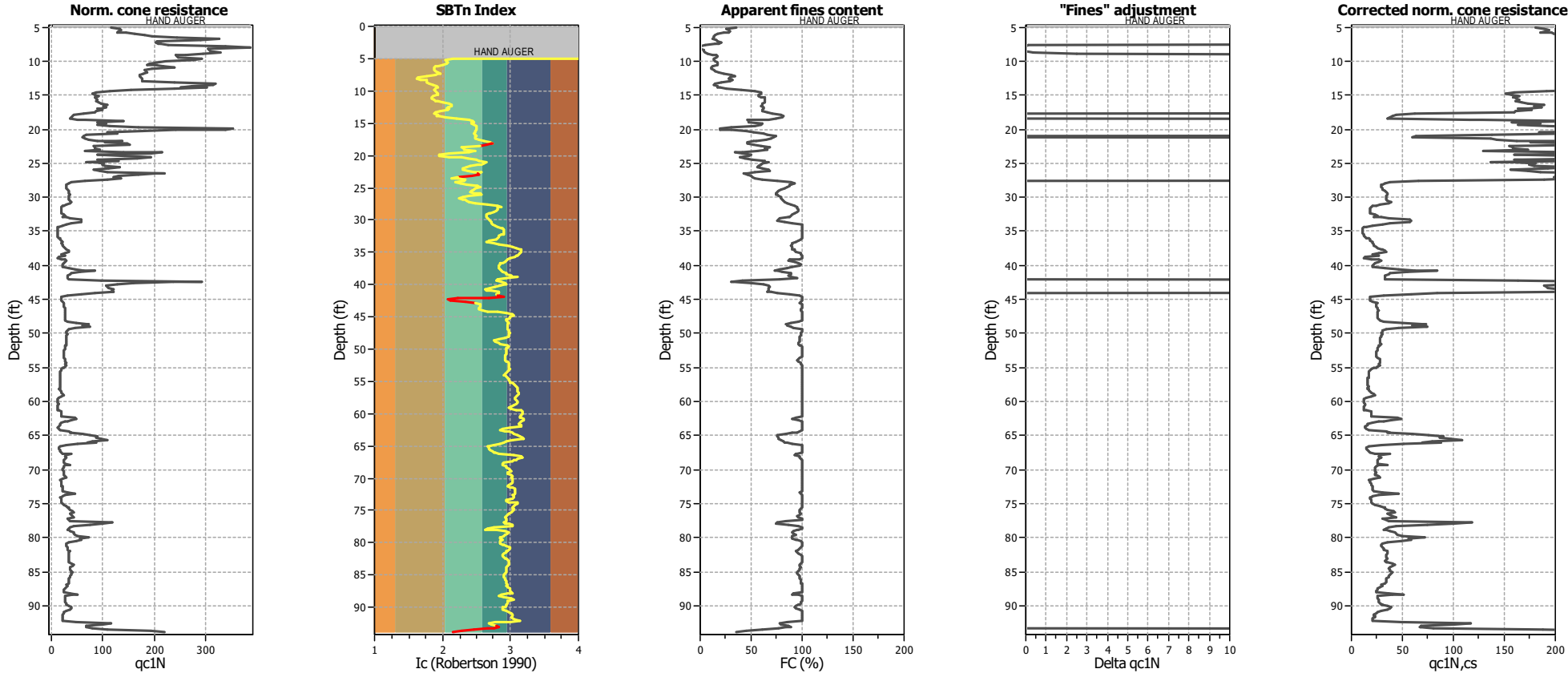
Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _c applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

SBTn legend

1. Sensitive fine grained	4. Clayey silt to silty	7. Gravely sand to sand
2. Organic material	5. Silty sand to sandy silt	8. Very stiff sand to
3. Clay to silty clay	6. Clean sand to silty sand	9. Very stiff fine grained

Liquefaction analysis overall plots (intermediate results)

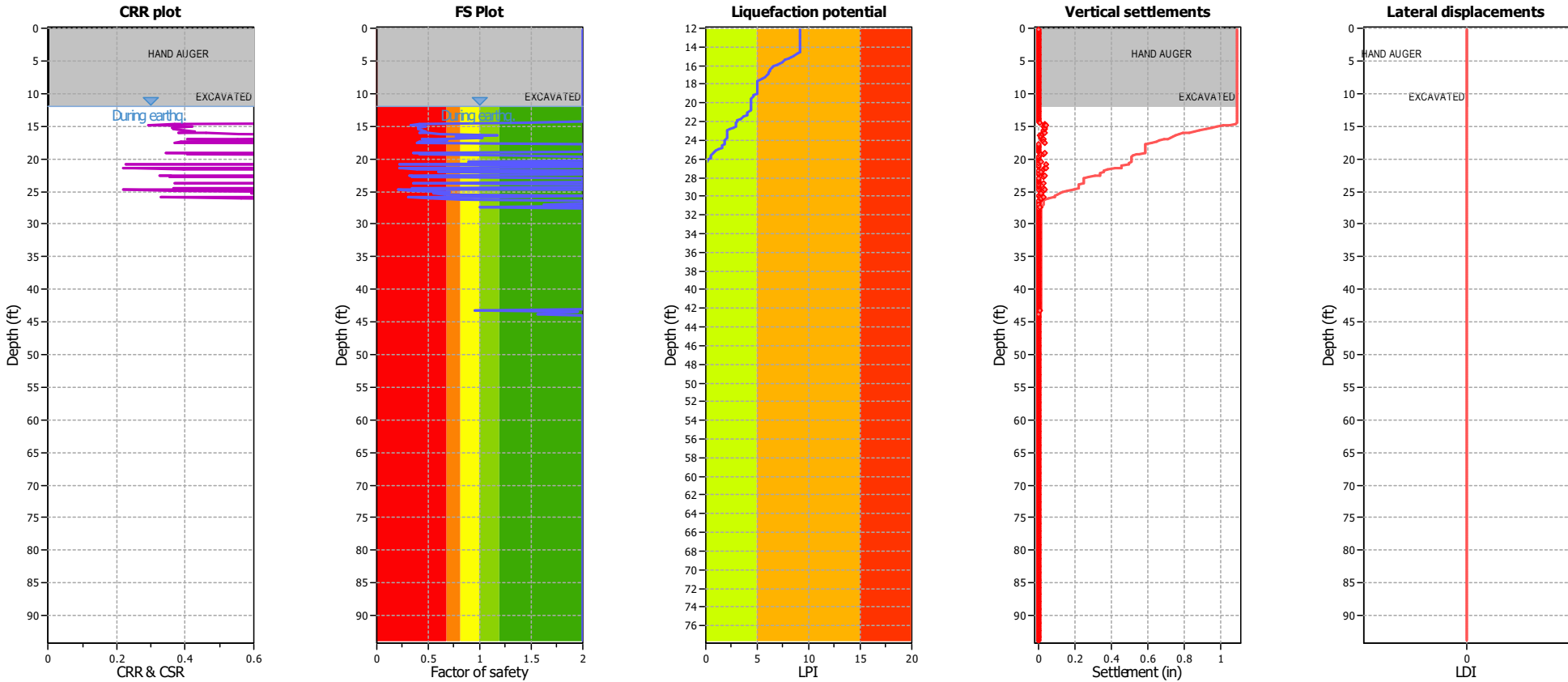


Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _σ applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

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Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (earthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on I _c value	I _c cut-off value:	2.60	K _σ applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

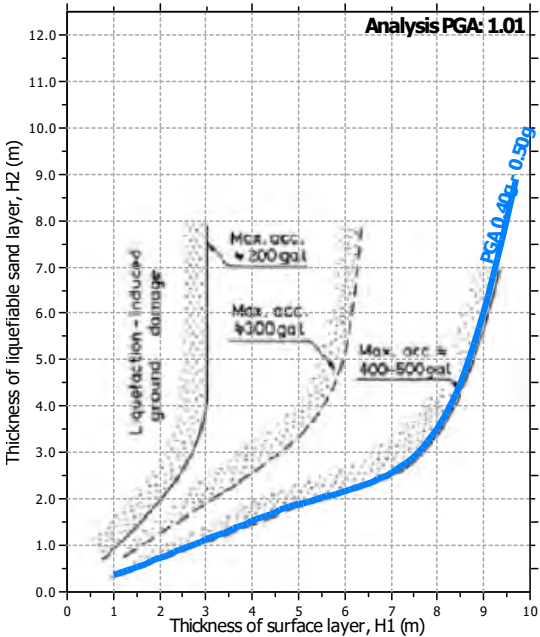
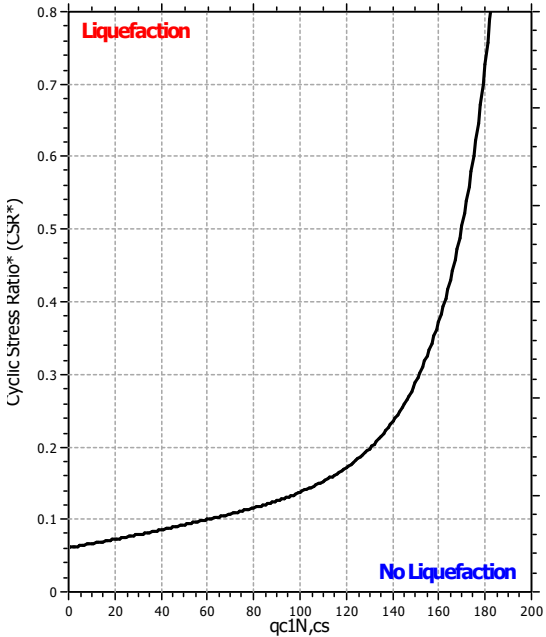
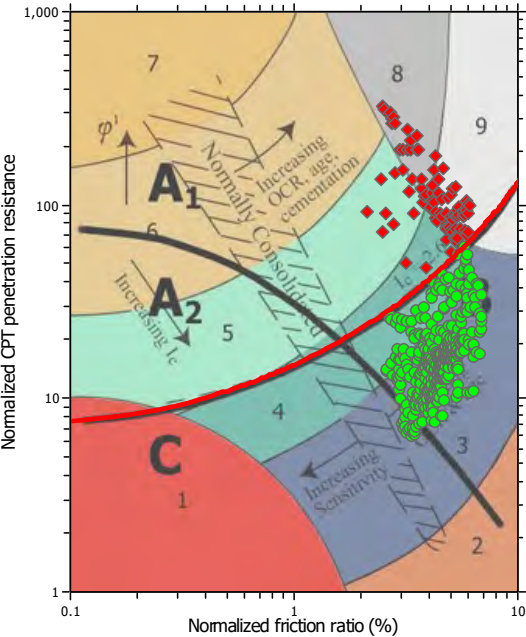
F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

Liquefaction analysis summary plots

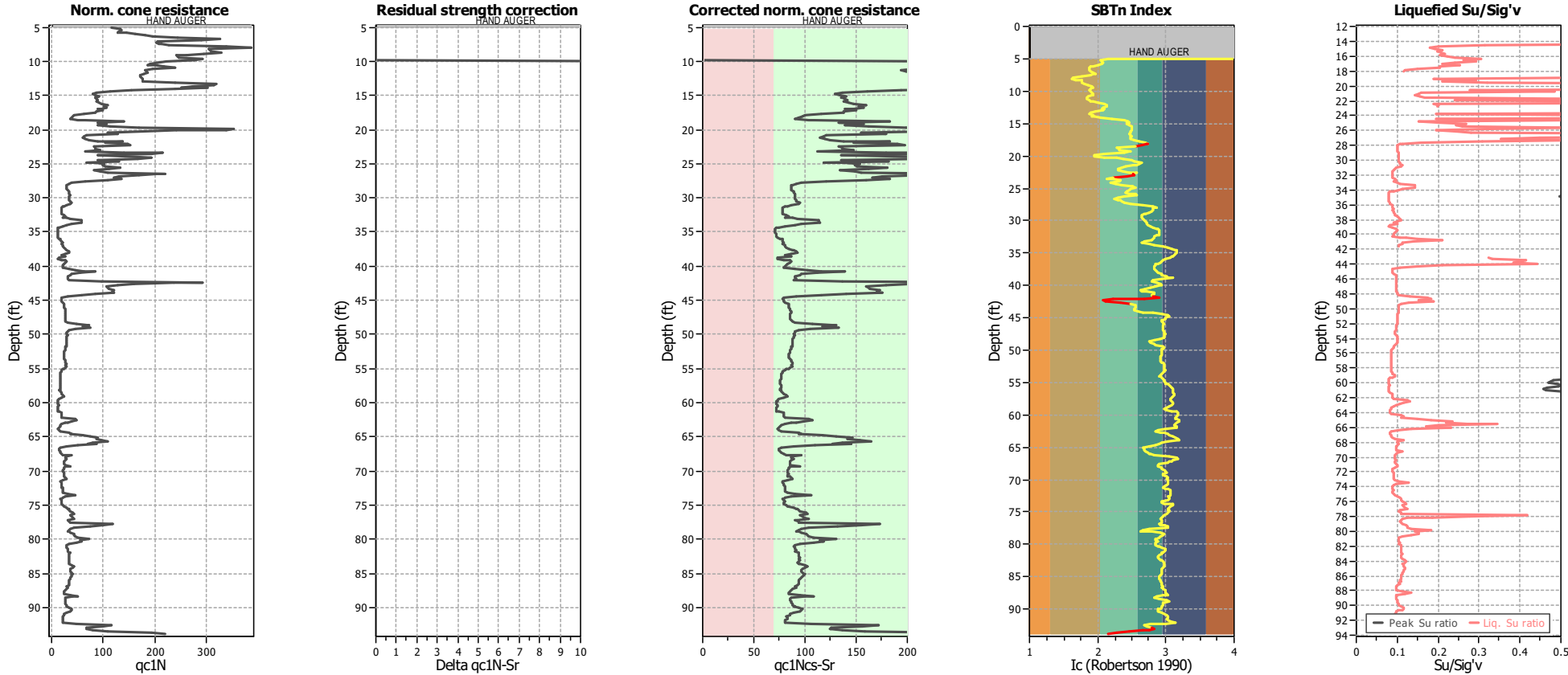


Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on I_c value	I_c cut-off value:	2.60	K_G applied:	Yes
Earthquake magnitude M_w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

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Check for strength loss plots (Idriss & Boulanger (2008))



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _c applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
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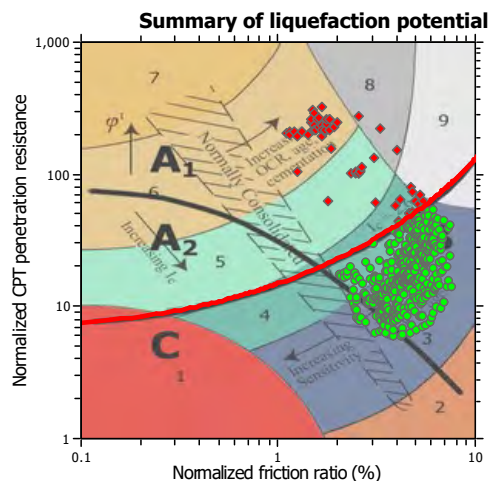
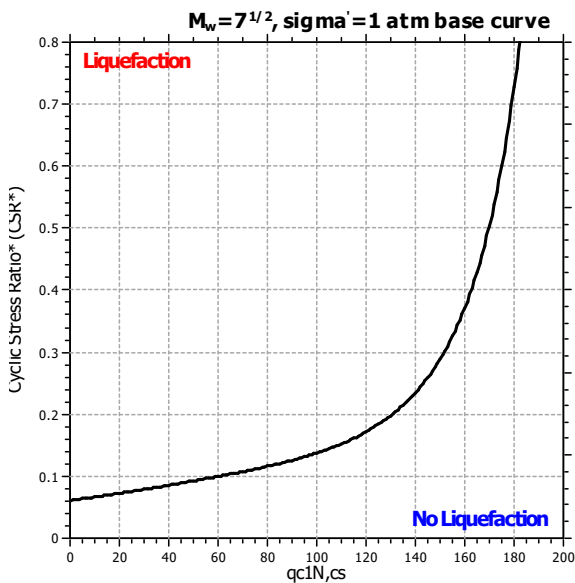
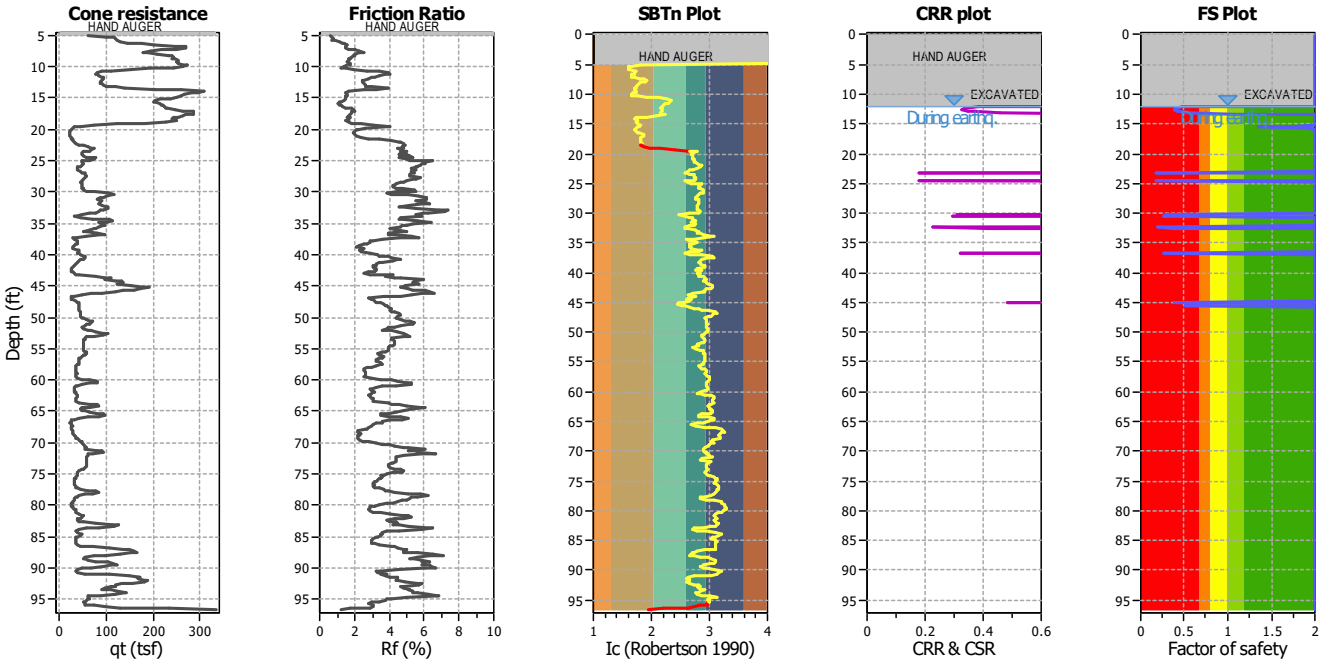
Project title : 1114-10A - Berkeley Plaza

Location :

CPT file : CPT-3

Input parameters and analysis data

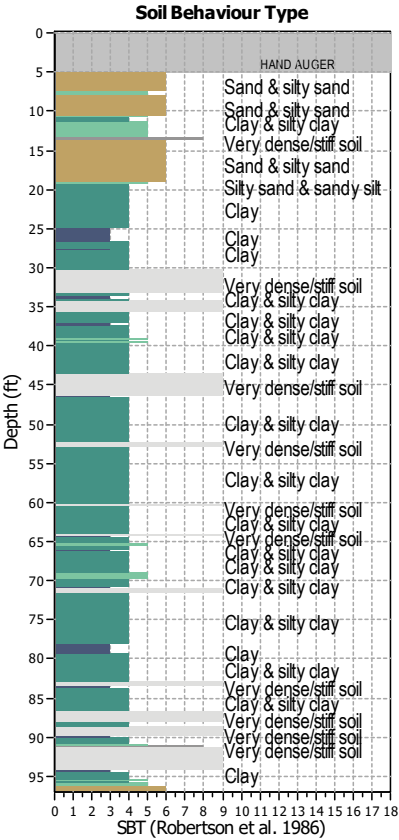
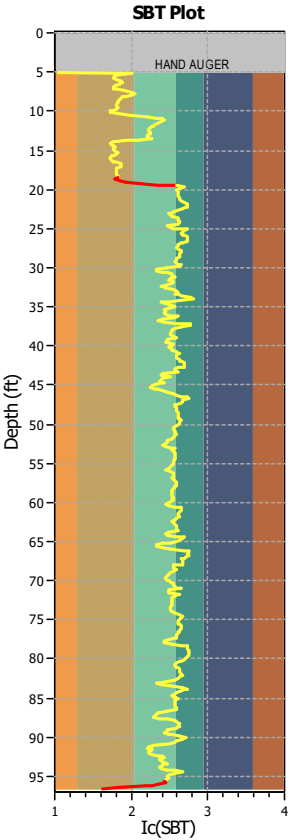
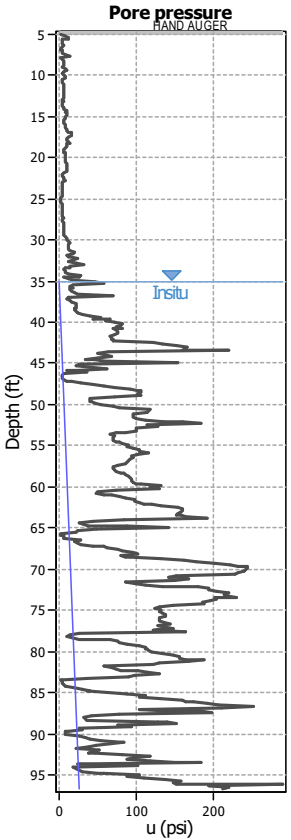
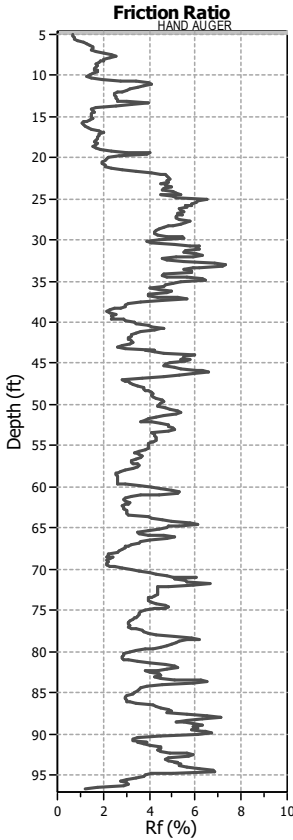
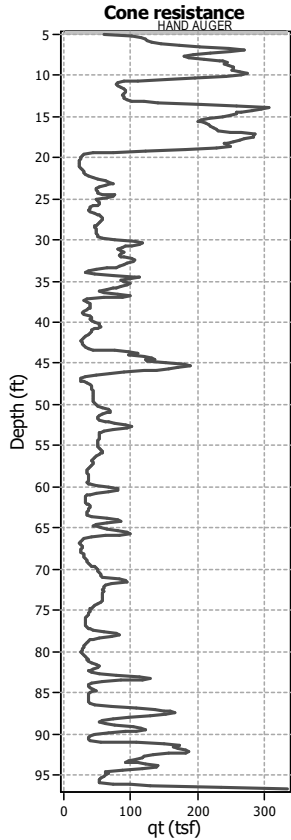
Analysis method:	B&I (2014)	G.W.T. (in-situ):	35.00 ft	Excavation:	Yes	Clay like behavior	
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Zone A: Cyclic liquefaction likely depending on size and duration of cyclic loading
 Zone A2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
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CPT basic interpretation plots



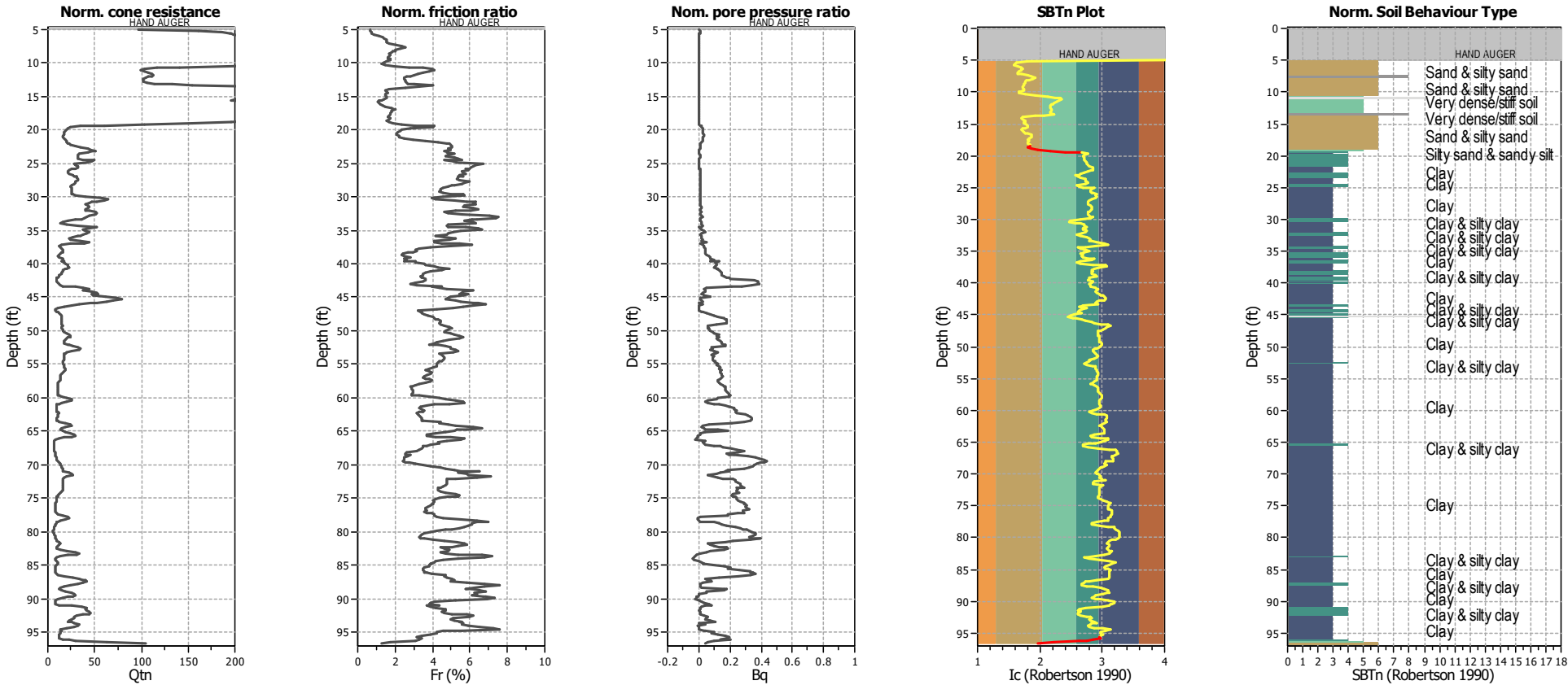
Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _c applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
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SBT legend

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CPT basic interpretation plots (normalized)



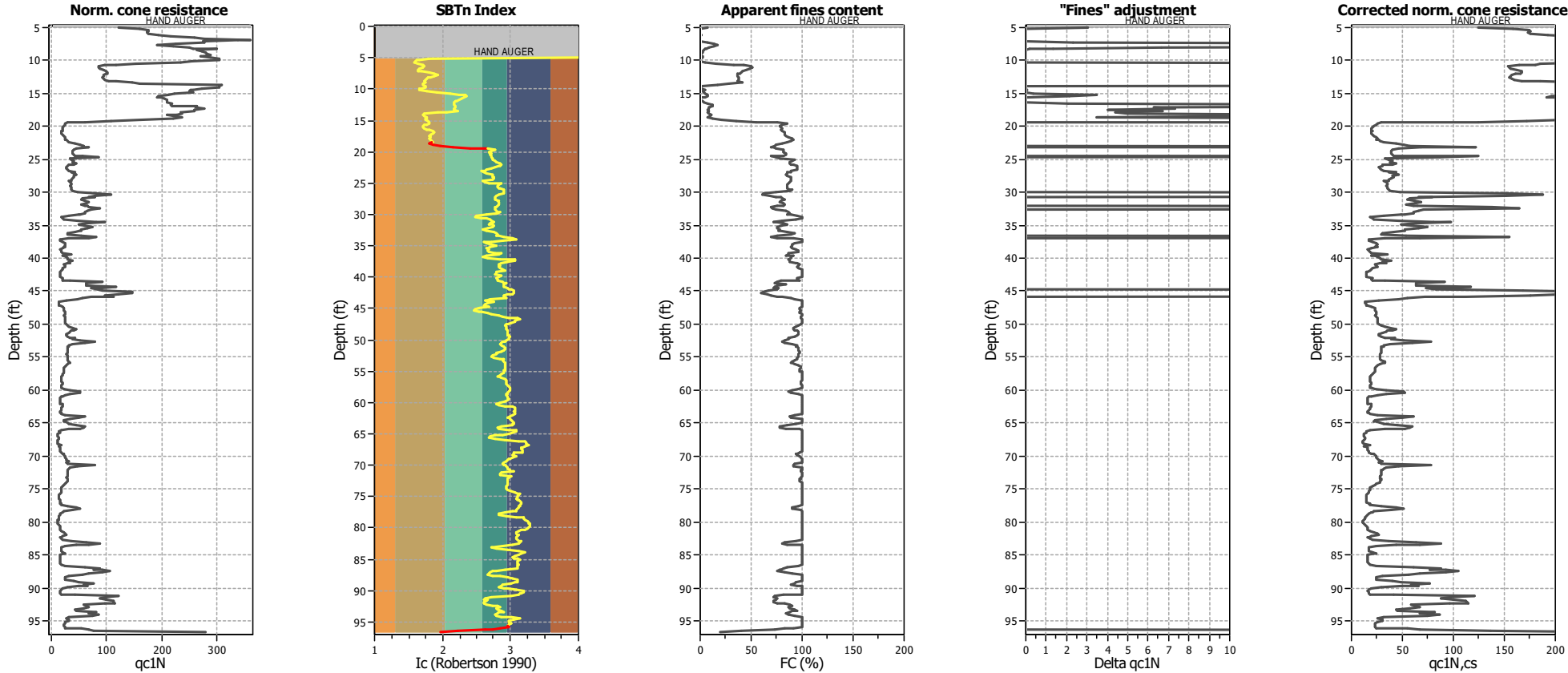
Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _c applied:	Yes
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Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
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SBTn legend

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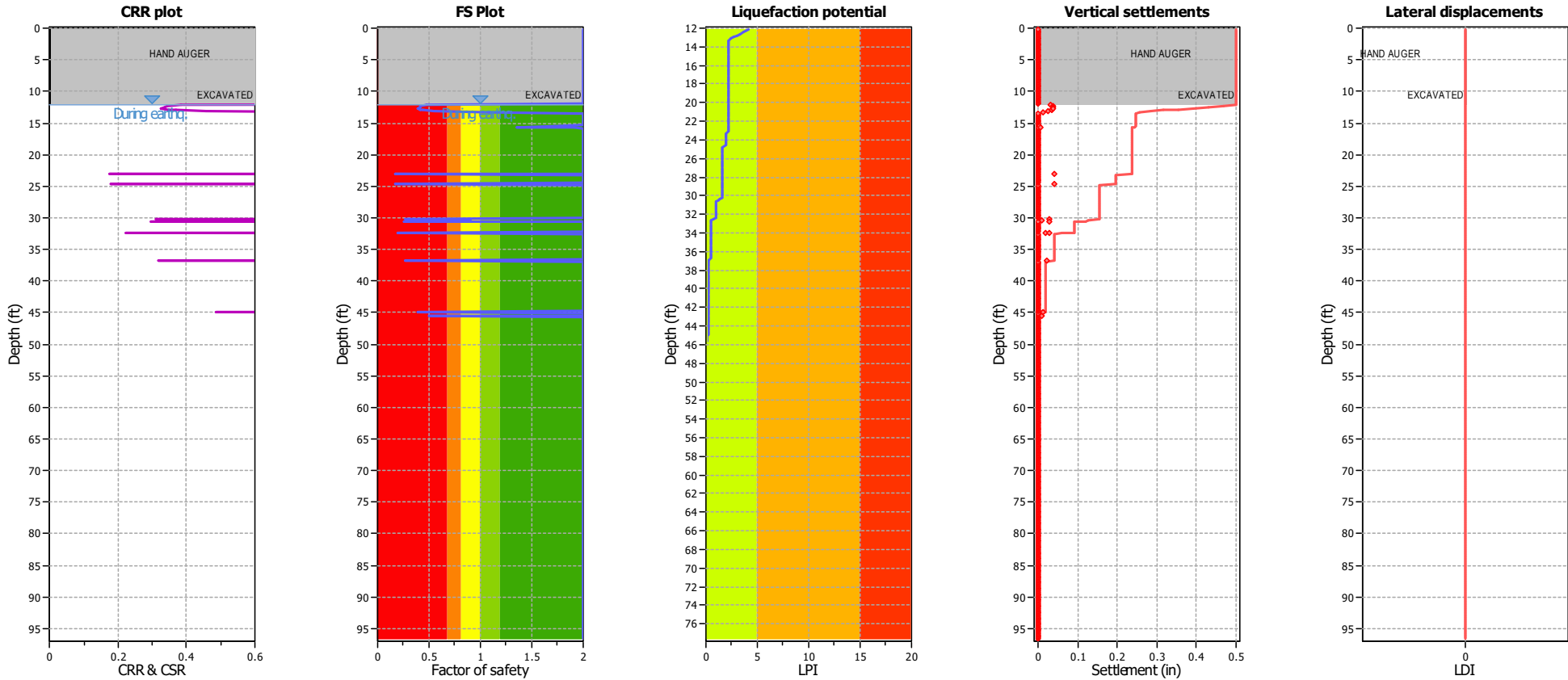
Liquefaction analysis overall plots (intermediate results)



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _σ applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (earthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on I _c value	I _c cut-off value:	2.60	K _σ applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

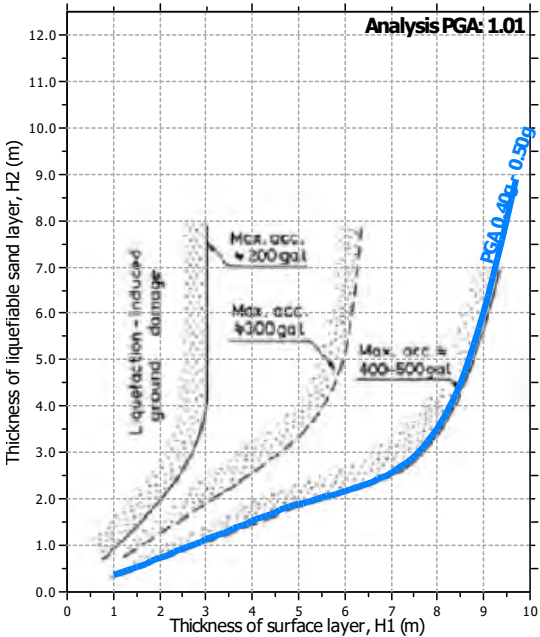
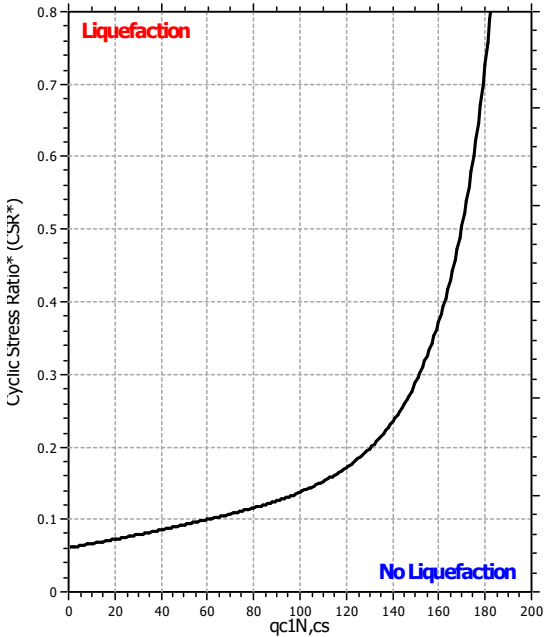
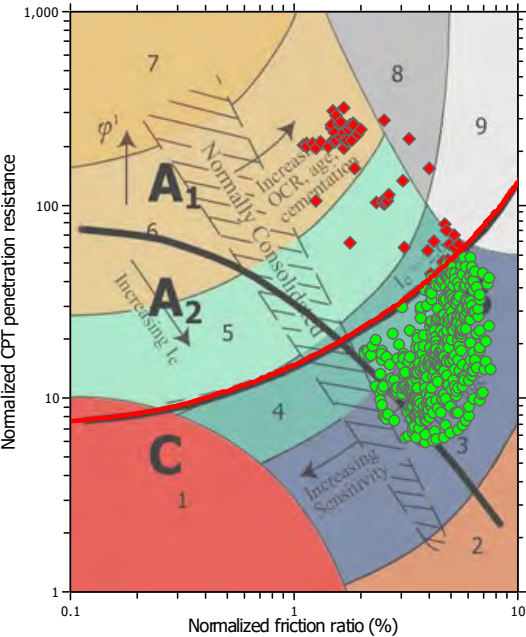
F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

Liquefaction analysis summary plots

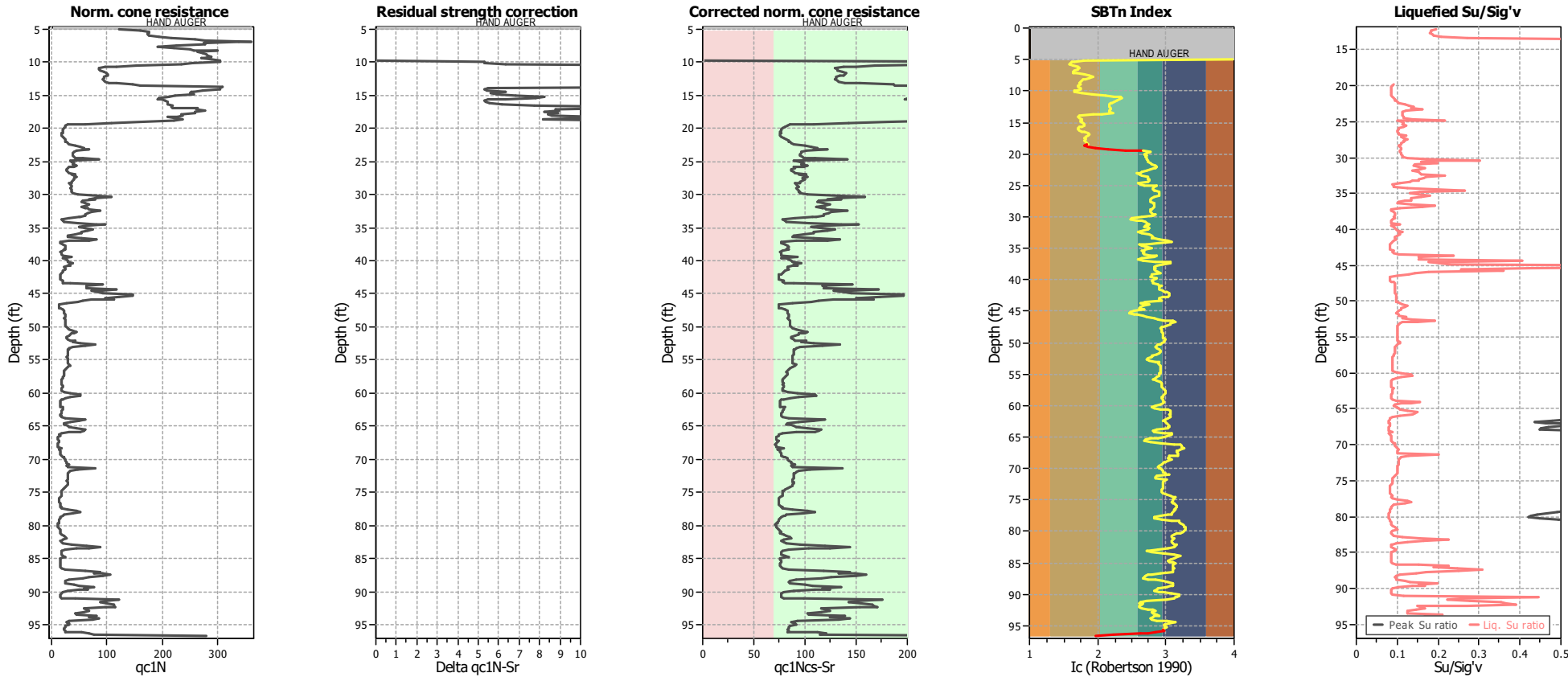


Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _c applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

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Check for strength loss plots (Idriss & Boulanger (2008))



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
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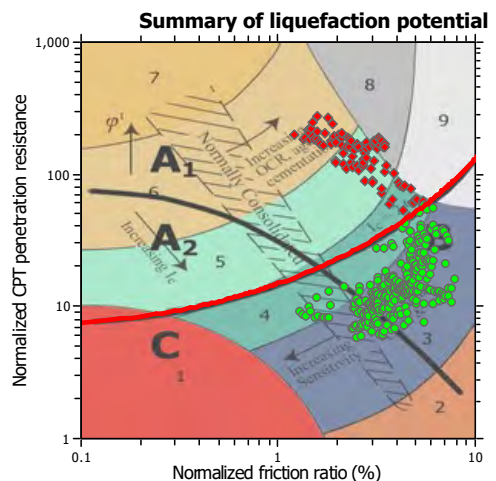
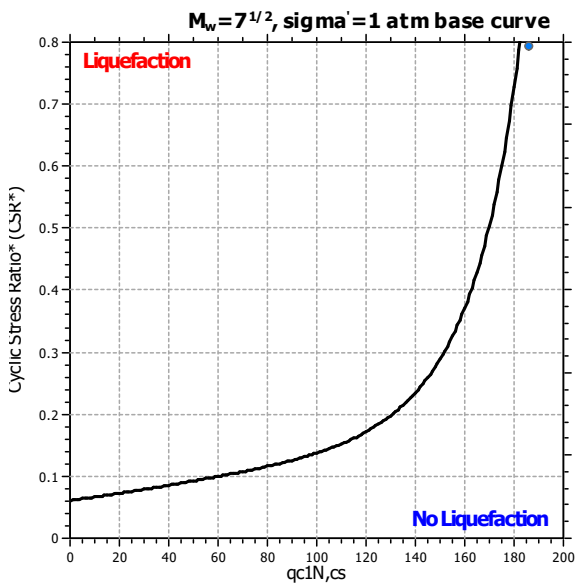
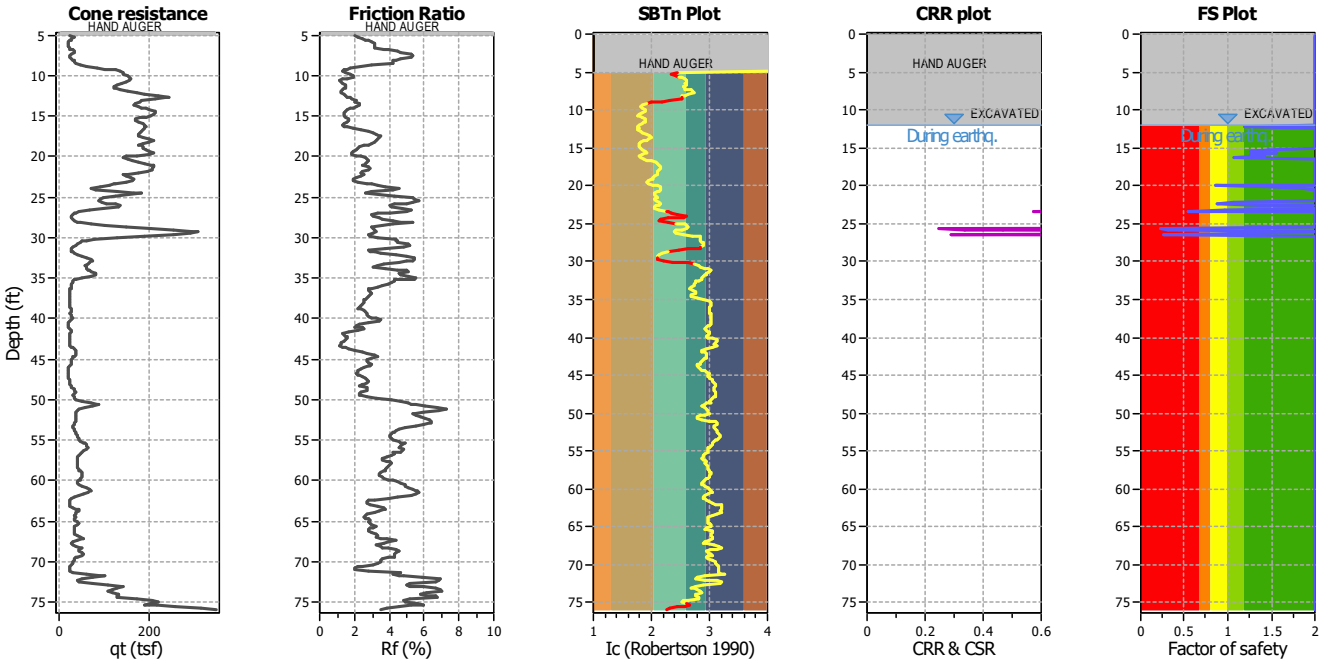
Project title : 1114-10A - Berkeley Plaza

Location :

CPT file : CPT-4

Input parameters and analysis data

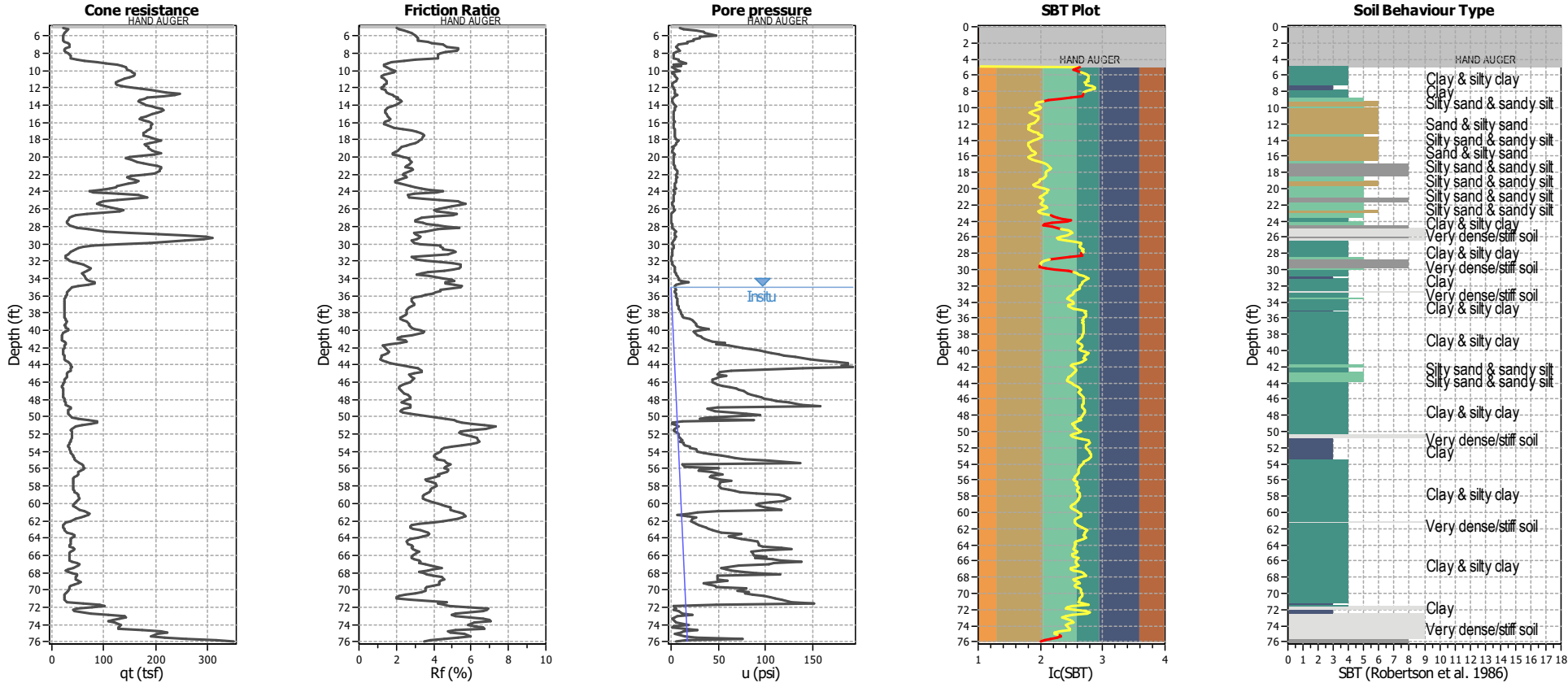
Analysis method:	B&I (2014)	G.W.T. (in-situ):	35.00 ft	Excavation:	Yes	Clay like behavior	
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	12.00 ft	Excavation depth:	12.00 ft	applied:	Sands only
Points to test:	Based on Ic value	Average results interval:	3	Footing load:	1.00 tsf	Limit depth applied:	No
Earthquake magnitude M_w :	7.33	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	Limit depth:	N/A
Peak ground acceleration:	1.01	Unit weight calculation:	Based on SBT	K_0 applied:	Yes	MSF method:	Method based



Zone A₁: Cyclic liquefaction likely depending on size and duration of cyclic loading
 Zone A₂: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
 Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
 Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

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CPT basic interpretation plots



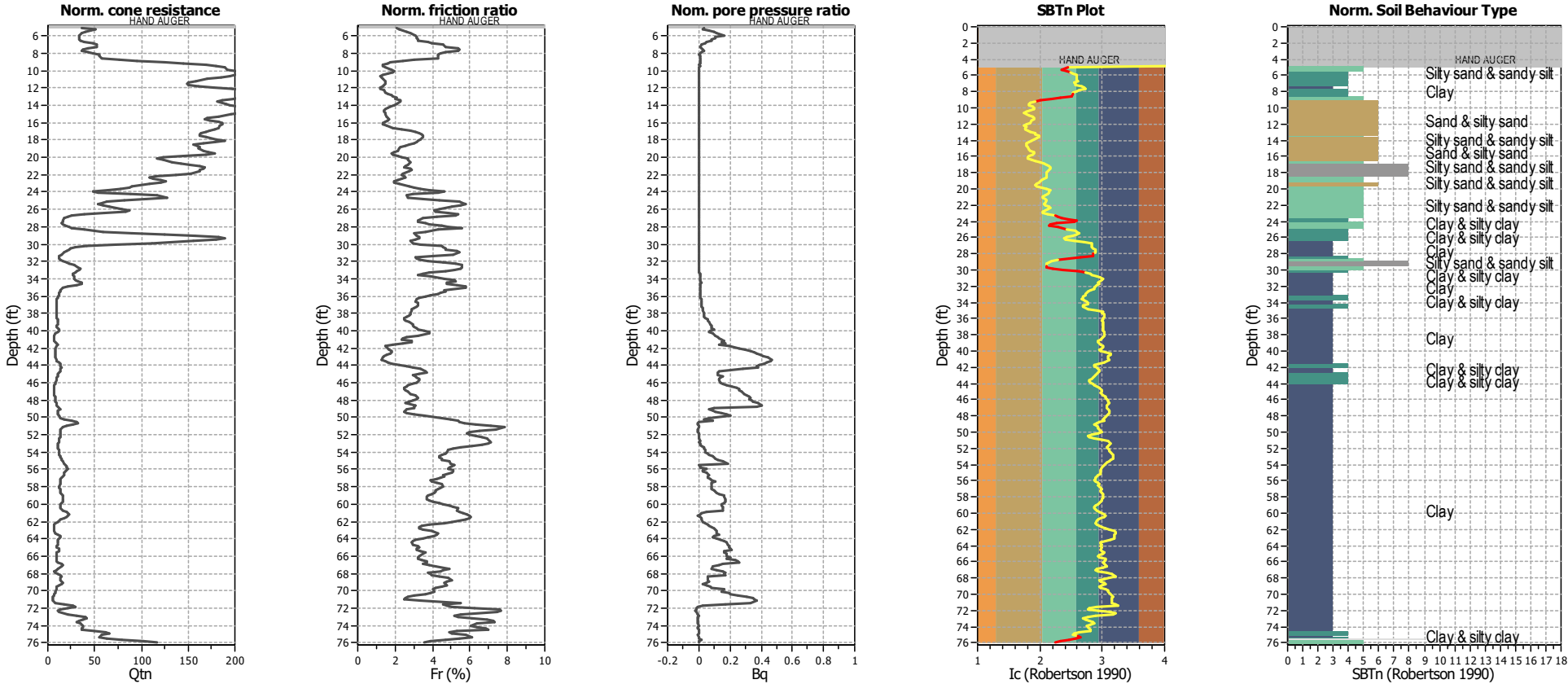
Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _c applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

SBT legend

1. Sensitive fine grained	4. Clayey silt to silty	7. Gravely sand to sand
2. Organic material	5. Silty sand to sandy silt	8. Very stiff sand to
3. Clay to silty clay	6. Clean sand to silty sand	9. Very stiff fine grained

CPT basic interpretation plots (normalized)



Input parameters and analysis data

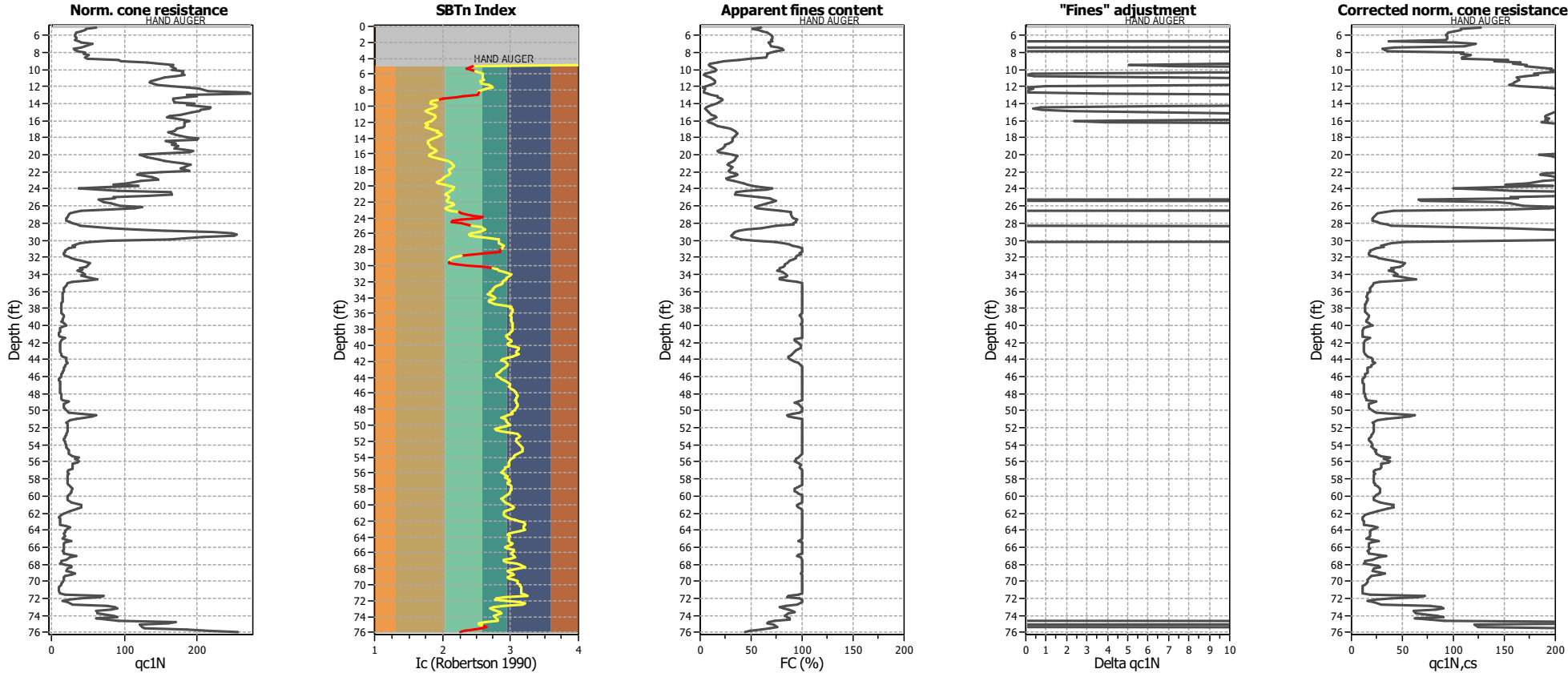
Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _c applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

SBTn legend

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Liquefaction analysis overall plots (intermediate results)

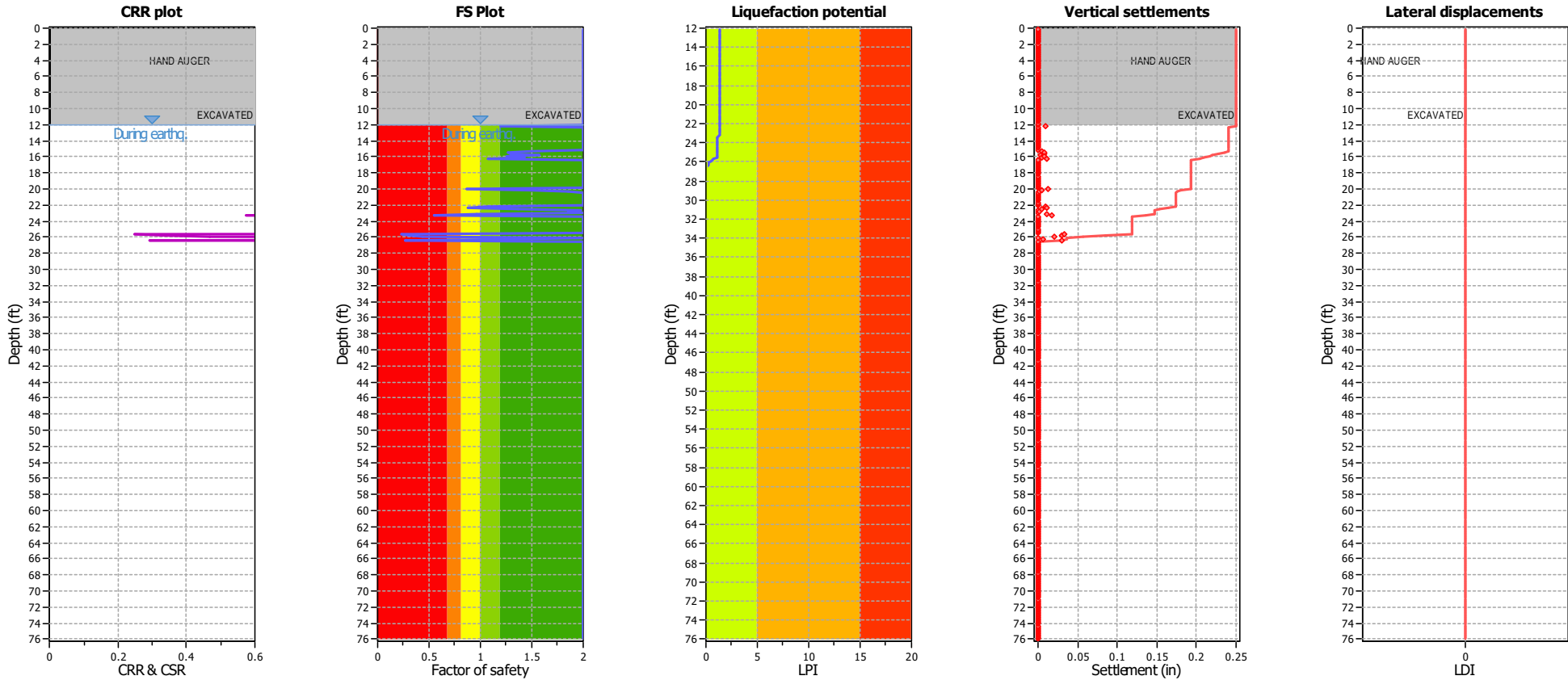


Input parameters and analysis data

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Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _σ applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

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Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (earthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on I _c value	I _c cut-off value:	2.60	K _σ applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

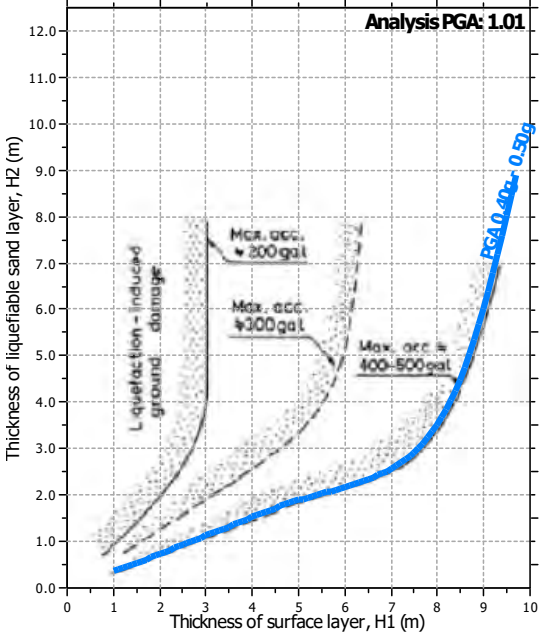
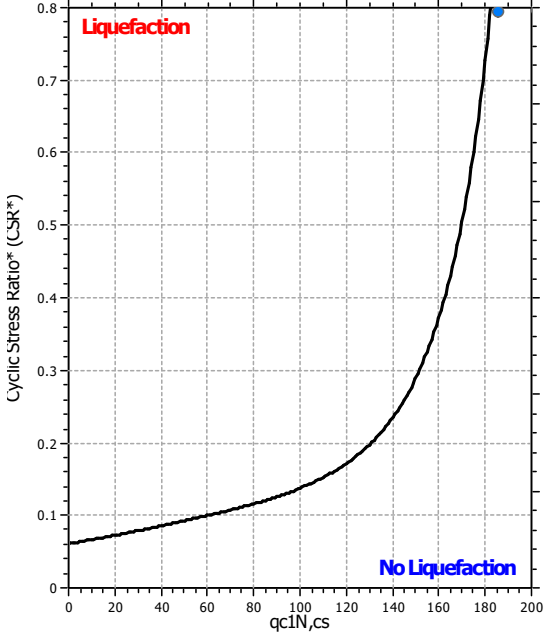
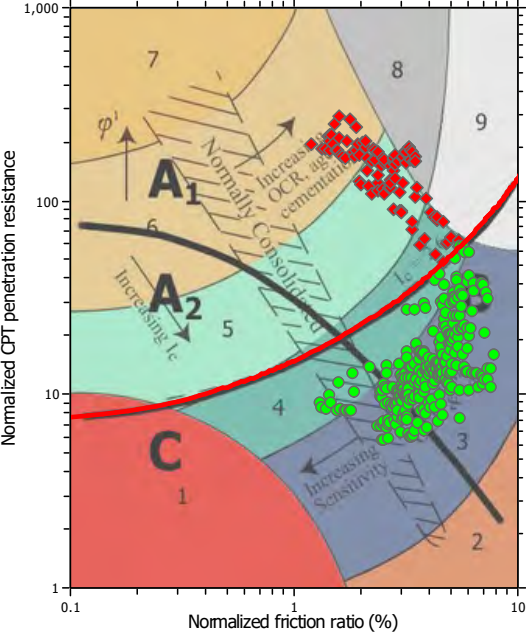
F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

Liquefaction analysis summary plots

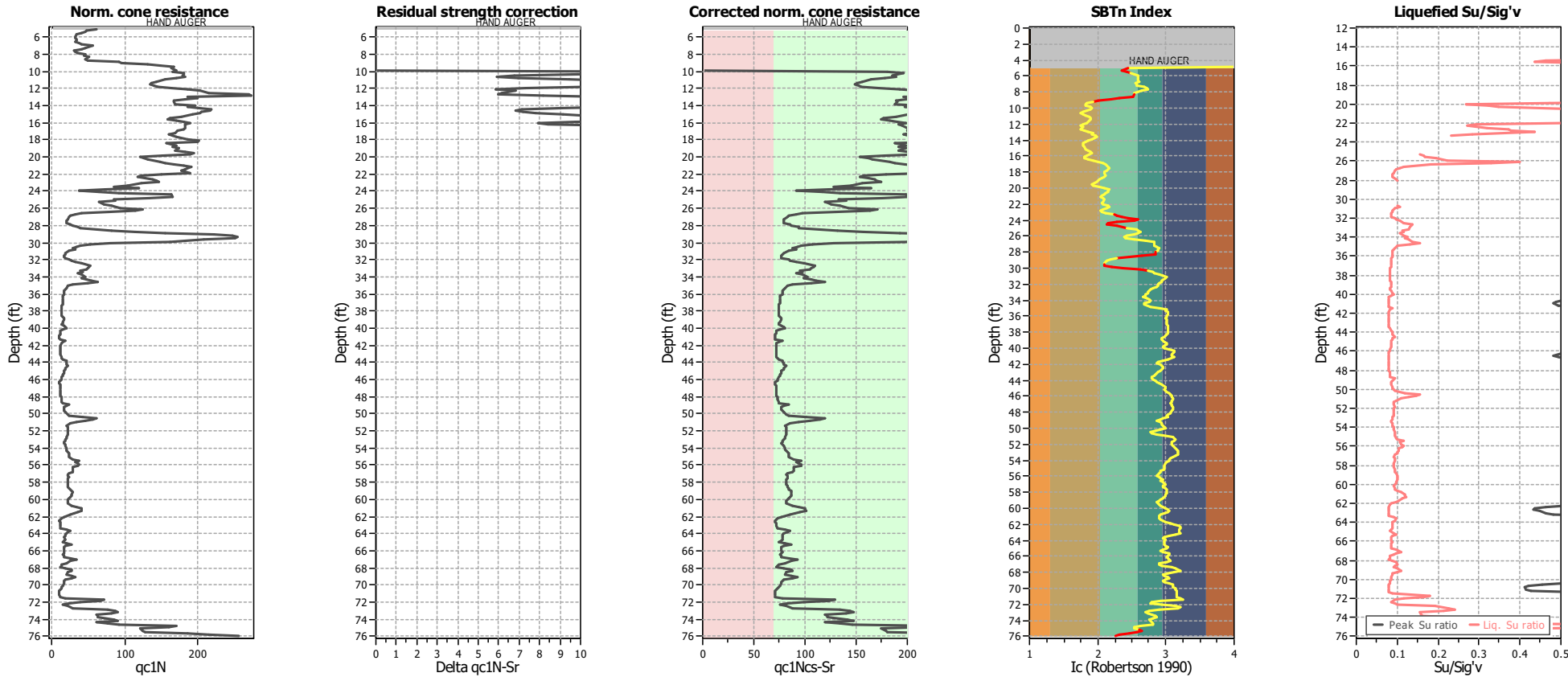


Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on I_c value	I_c cut-off value:	2.60	K_c applied:	Yes
Earthquake magnitude M_w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

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Check for strength loss plots (Idriss & Boulanger (2008))



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _c applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A



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821 Bancroft Way
Berkeley, CA 94710

LIQUEFACTION ANALYSIS REPORT

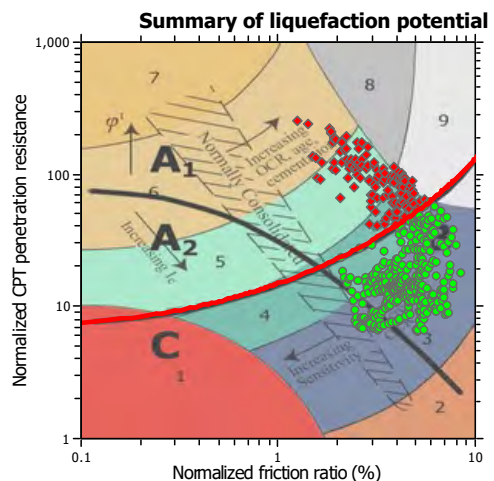
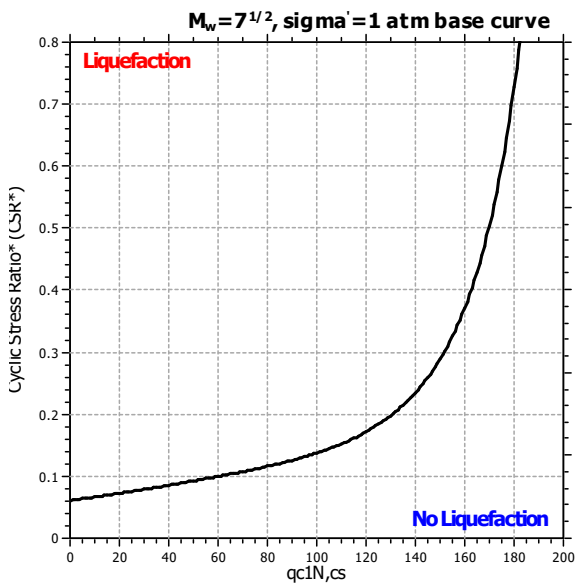
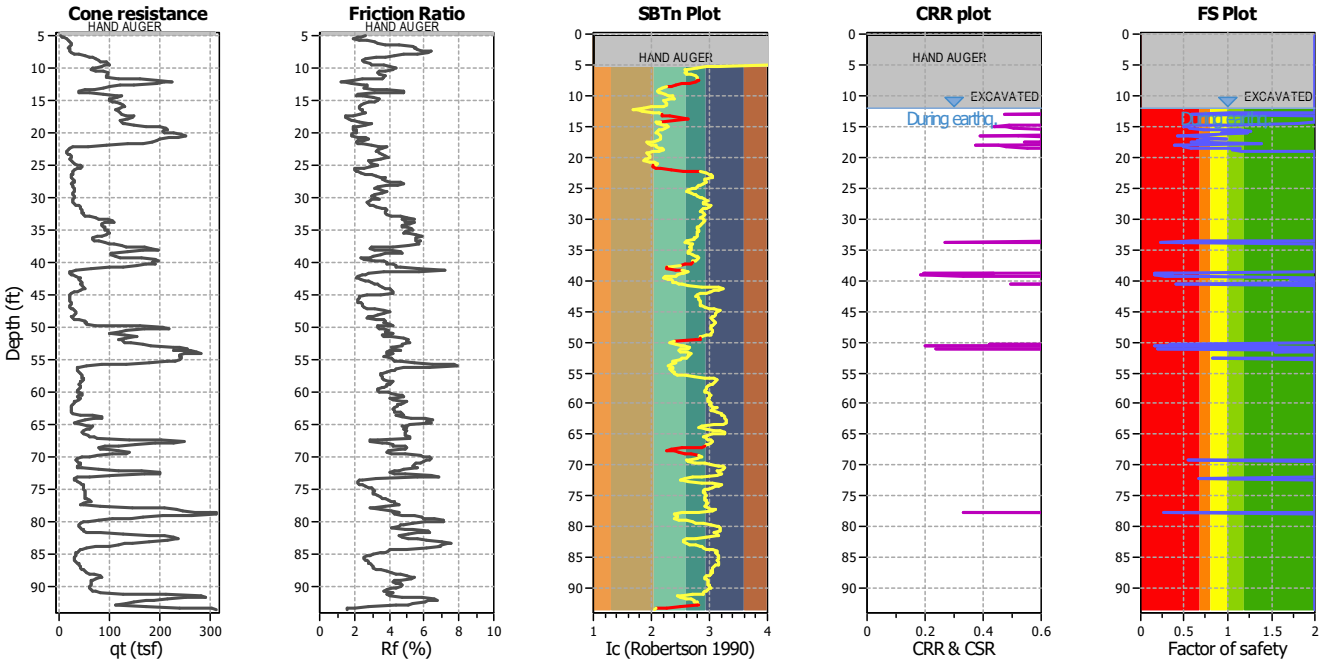
Project title : 1114-10A - Berkeley Plaza

Location :

CPT file : CPT-5

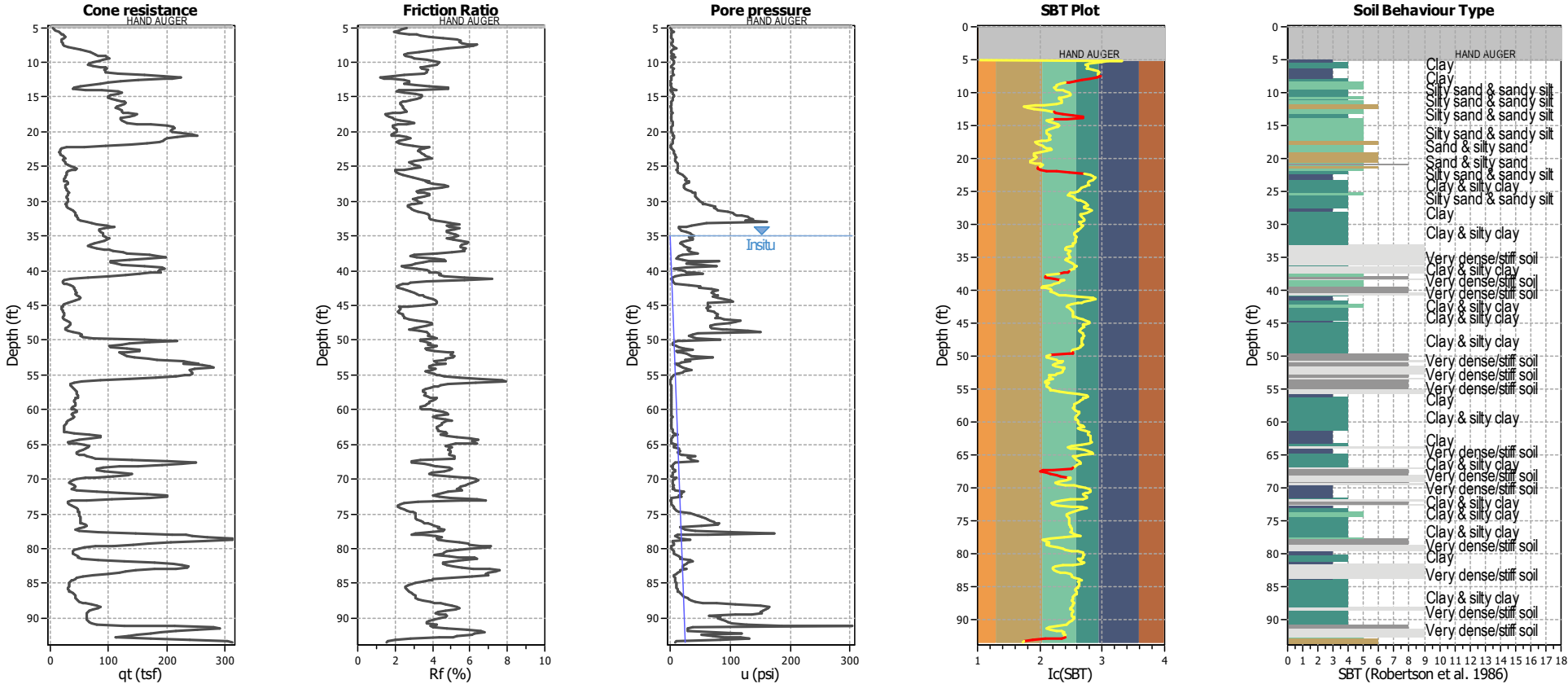
Input parameters and analysis data

Analysis method:	B&I (2014)	G.W.T. (in-situ):	35.00 ft	Excavation:	Yes	Clay like behavior	
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	12.00 ft	Excavation depth:	12.00 ft	applied:	Sands only
Points to test:	Based on Ic value	Average results interval:	3	Footing load:	1.00 tsf	Limit depth applied:	No
Earthquake magnitude M_w :	7.33	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	Limit depth:	N/A
Peak ground acceleration:	1.01	Unit weight calculation:	Based on SBT	K_v applied:	Yes	MSF method:	Method based



Zone A₁: Cyclic liquefaction likely depending on size and duration of cyclic loading
 Zone A₂: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
 Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
 Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

CPT basic interpretation plots



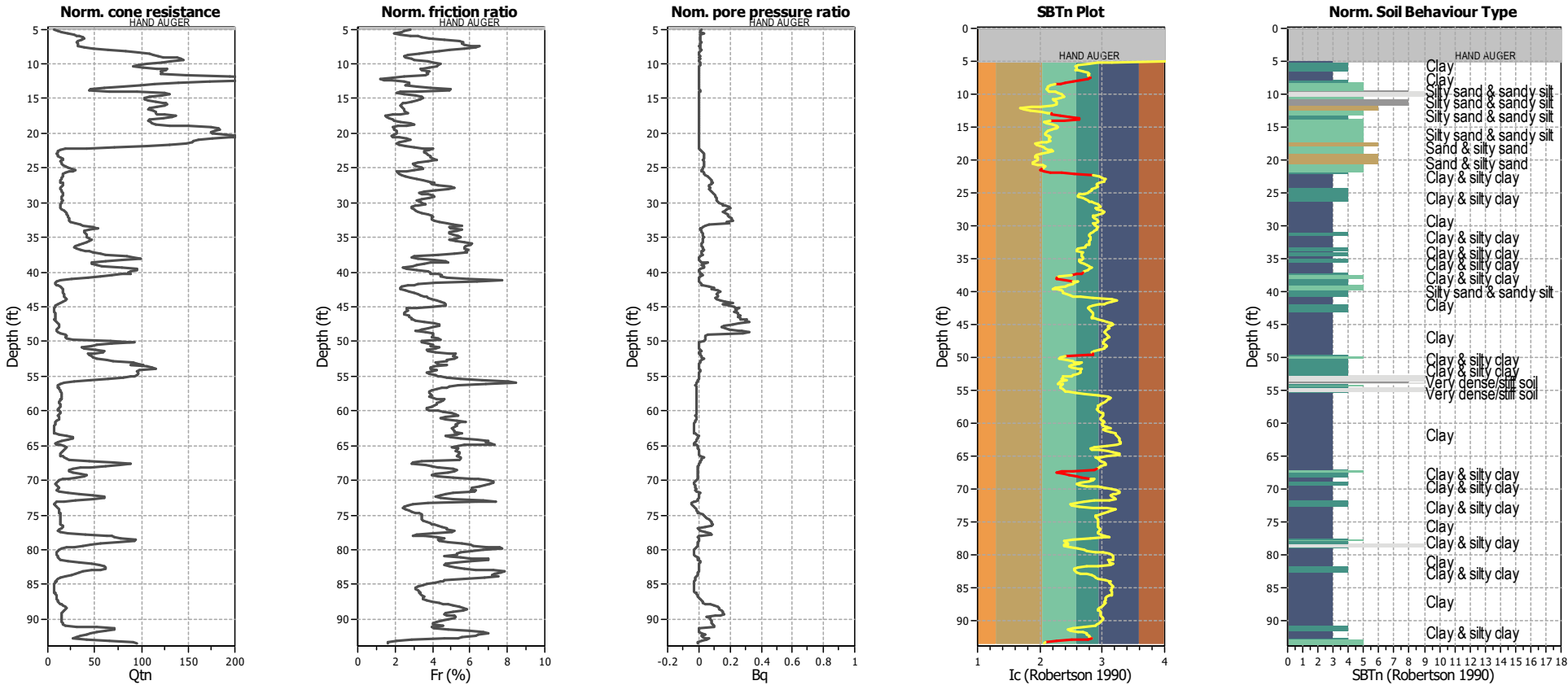
Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on I _c value	I _c cut-off value:	2.60	K _σ applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

SBT legend

1. Sensitive fine grained	4. Clayey silt to silty	7. Gravely sand to sand
2. Organic material	5. Silty sand to sandy silt	8. Very stiff sand to
3. Clay to silty clay	6. Clean sand to silty sand	9. Very stiff fine grained

CPT basic interpretation plots (normalized)



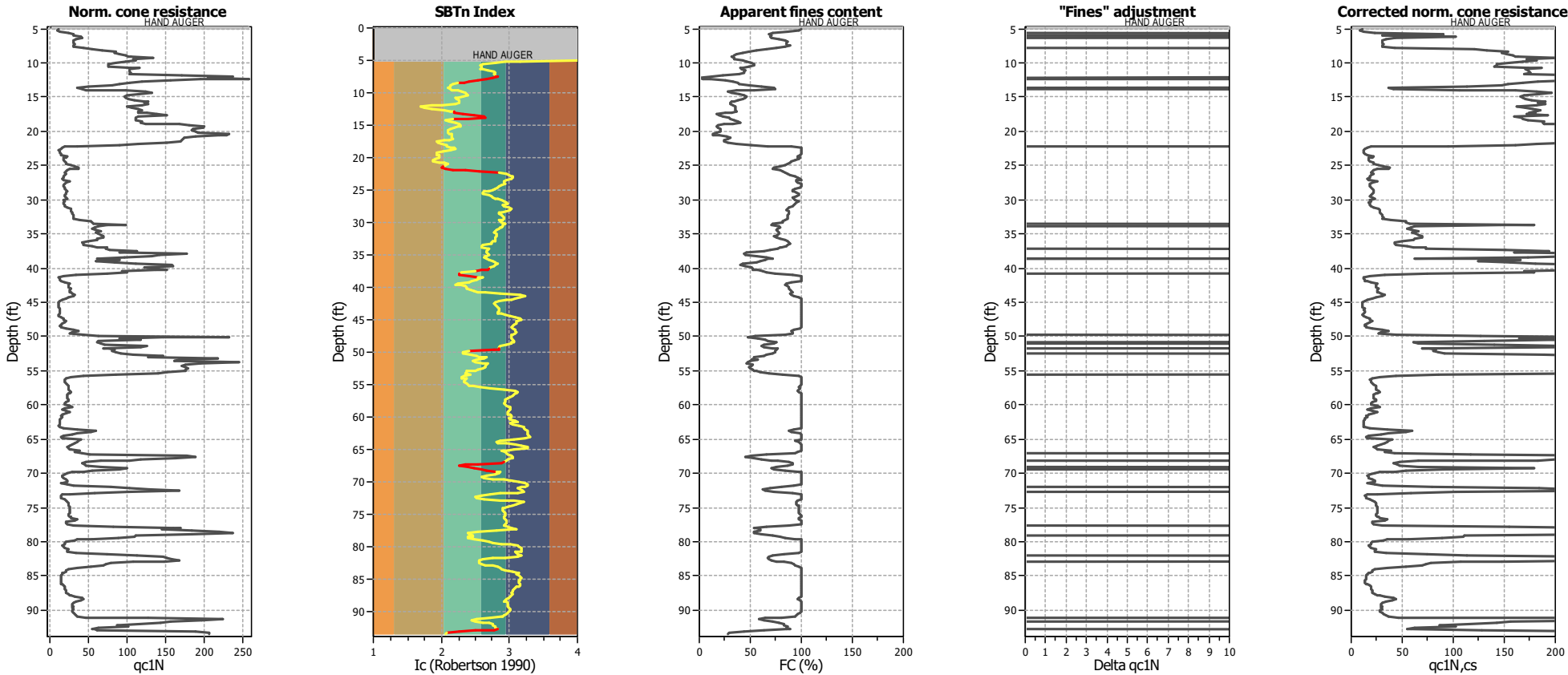
Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _c applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

SBTn legend

1. Sensitive fine grained	4. Clayey silt to silty	7. Gravely sand to sand
2. Organic material	5. Silty sand to sandy silt	8. Very stiff sand to
3. Clay to silty clay	6. Clean sand to silty sand	9. Very stiff fine grained

Liquefaction analysis overall plots (intermediate results)

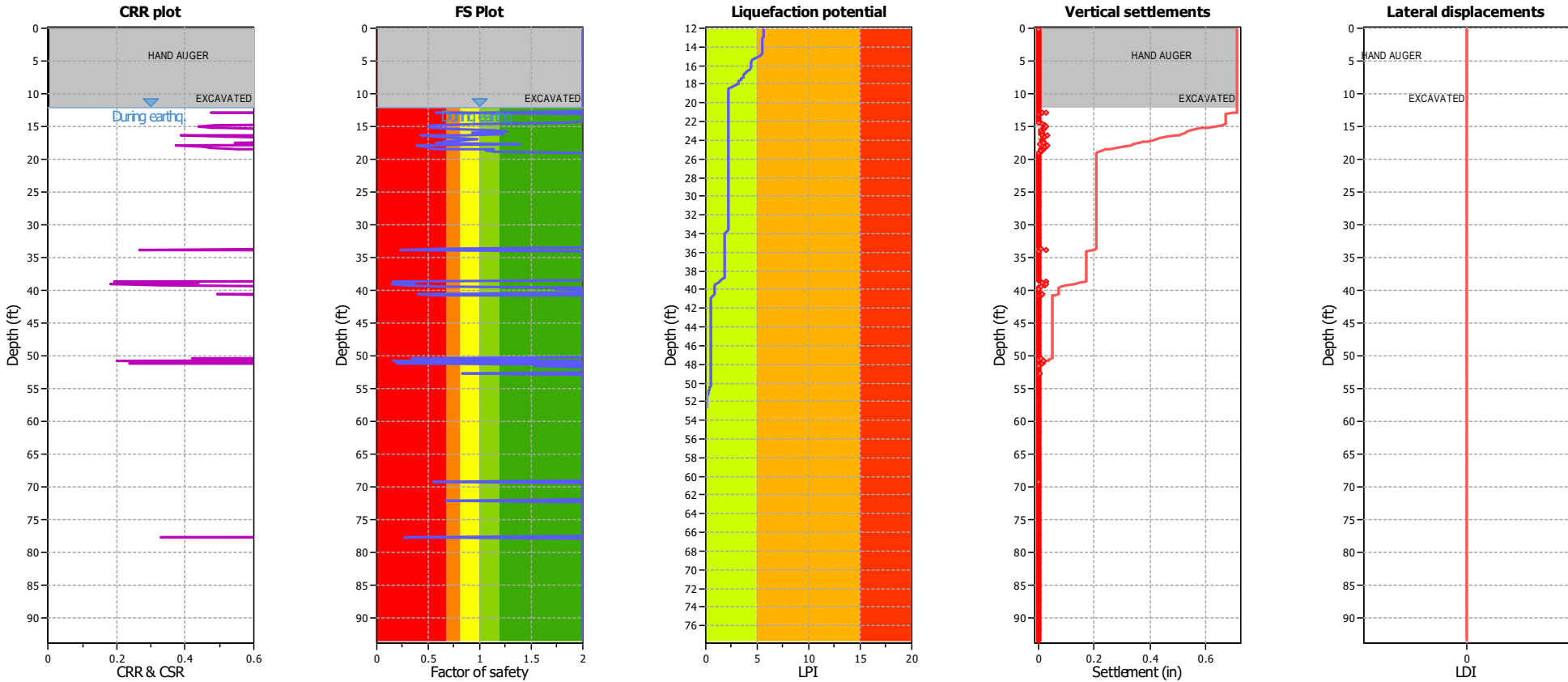


Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _c applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

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Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _σ applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

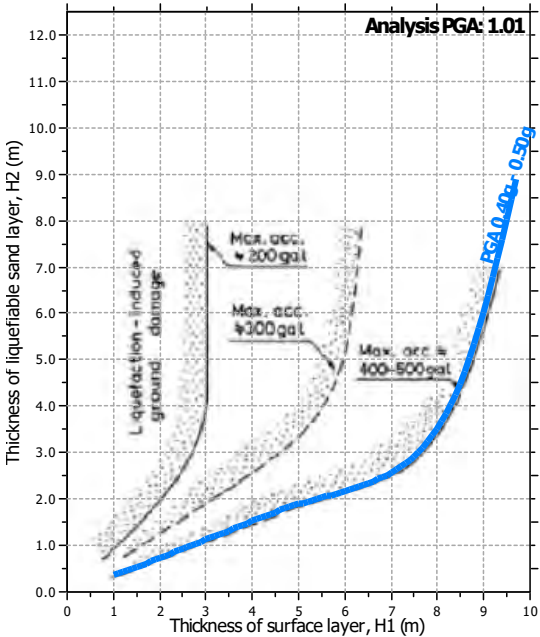
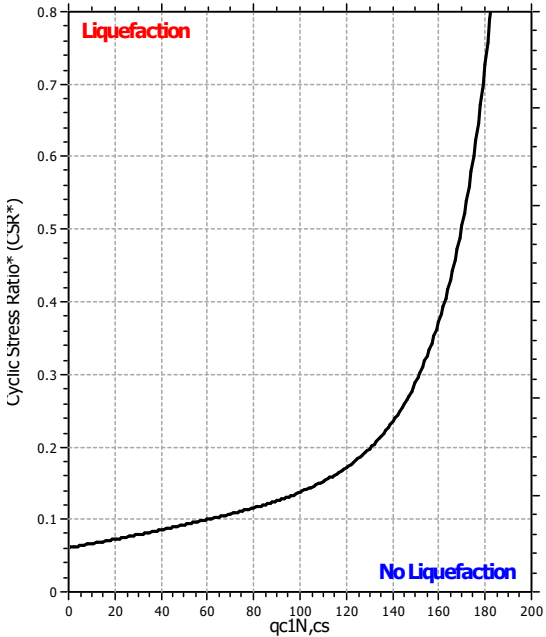
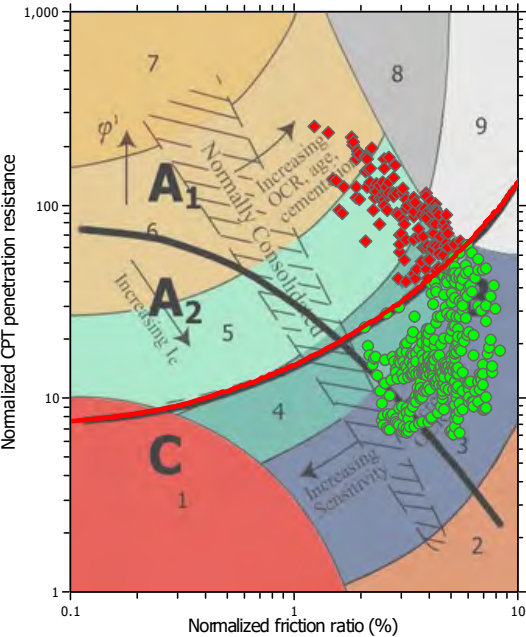
F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlikely to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

Liquefaction analysis summary plots

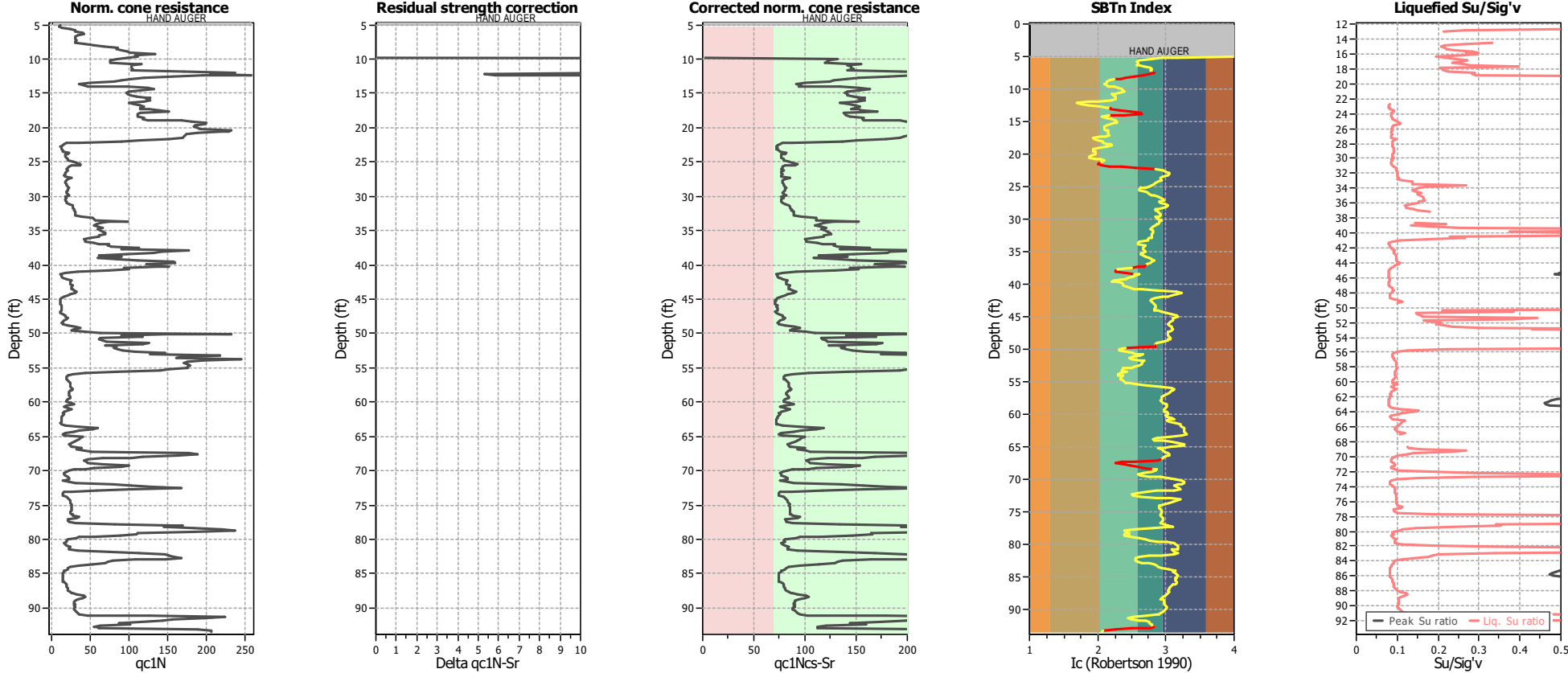


Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _c applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

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Check for strength loss plots (Idriss & Boulanger (2008))

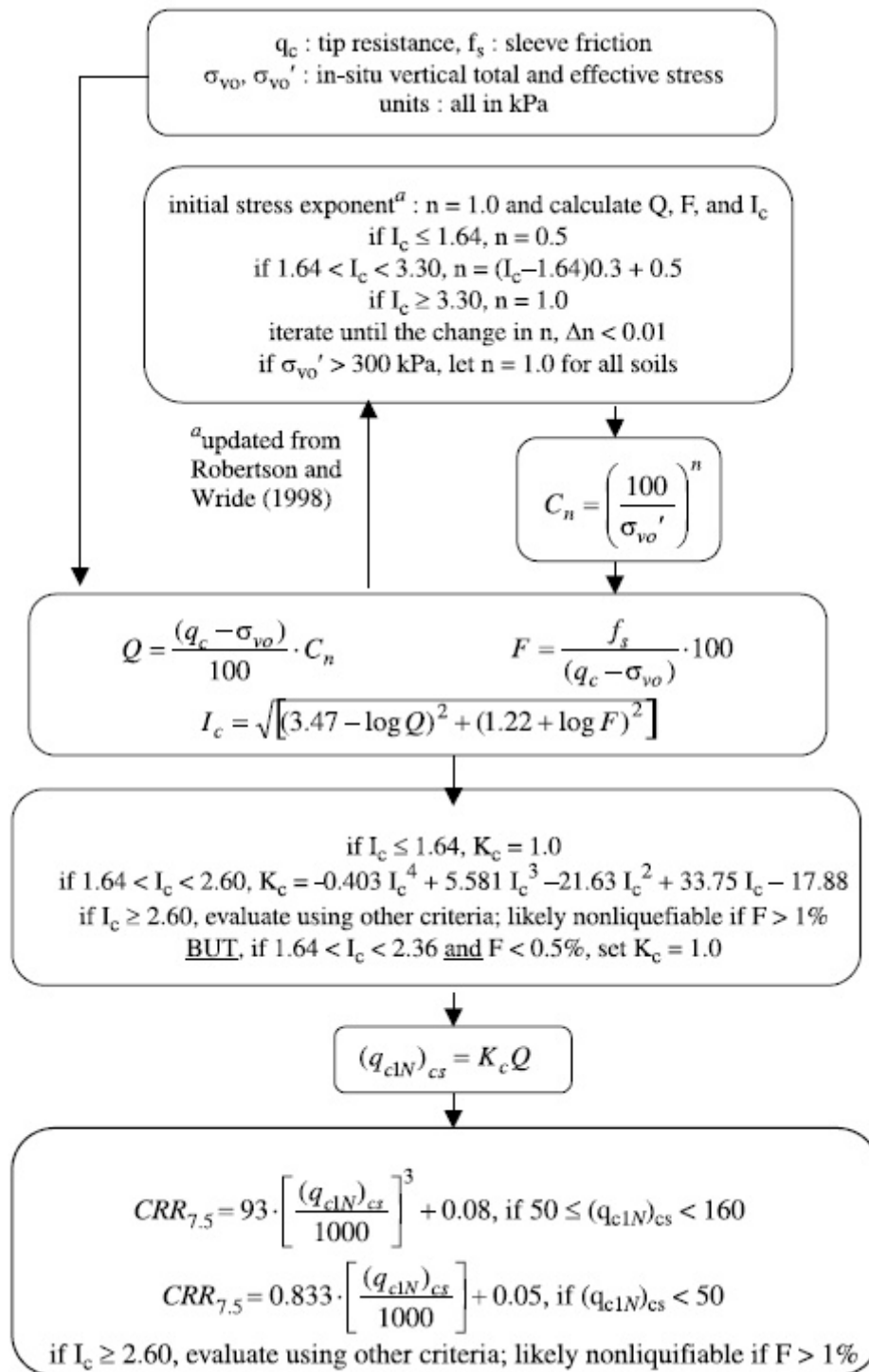


Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	12.00 ft	Footing load:	1.00 tsf
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _c applied:	Yes
Earthquake magnitude M _w :	7.33	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	1.01	Excavation:	Yes	Limit depth applied:	No
Depth to water table (insitu):	35.00 ft	Excavation depth:	12.00 ft	Limit depth:	N/A

Procedure for the evaluation of soil liquefaction resistance, NCEER (1998)

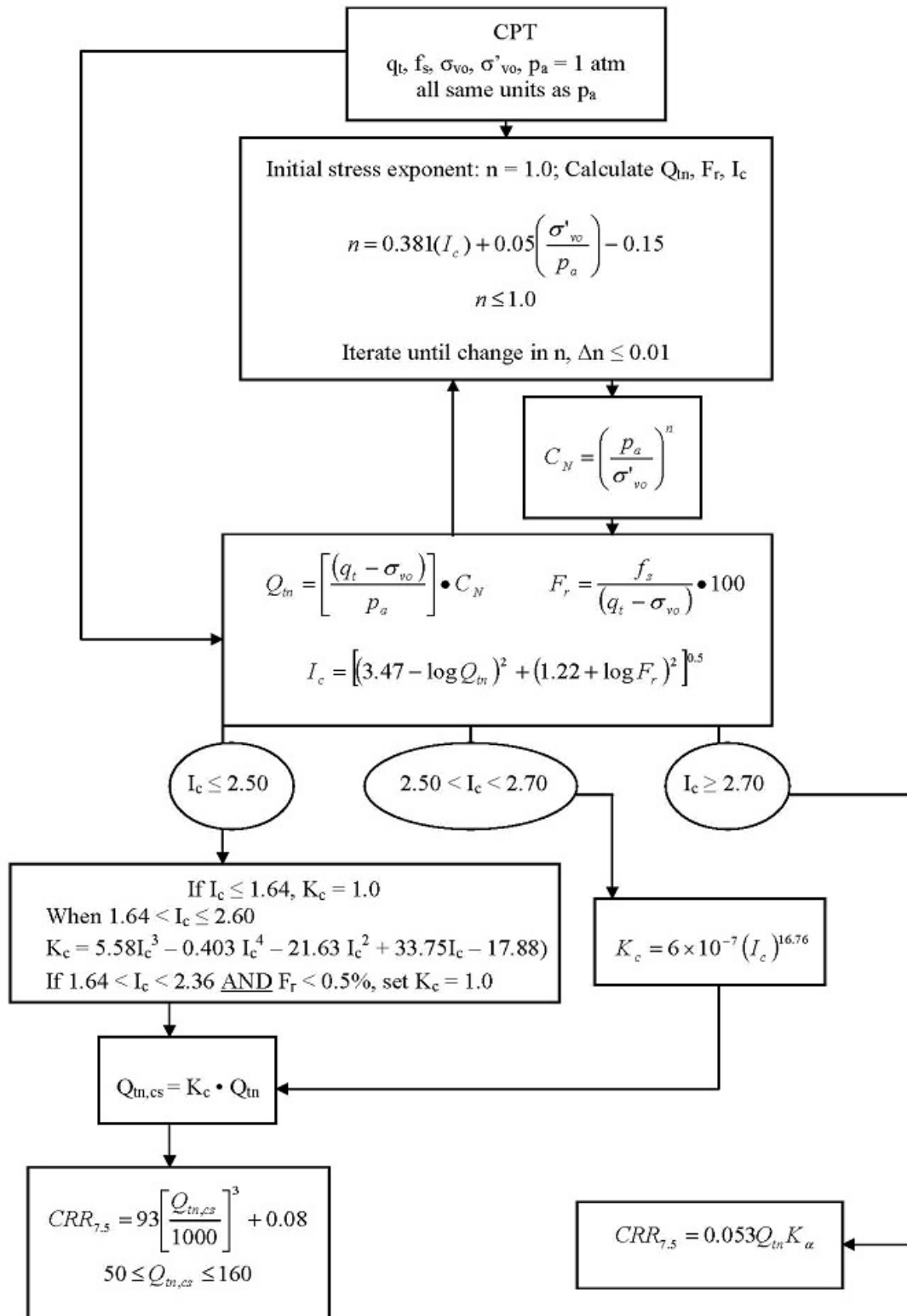
Calculation of soil resistance against liquefaction is performed according to the Robertson & Wride (1998) procedure. The procedure used in the software, slightly differs from the one originally published in NCEER-97-0022 (Proceedings of the NCEER Workshop on Evaluation of Liquefaction Resistance of Soils). The revised procedure is presented below in the form of a flowchart¹:



¹ "Estimating liquefaction-induced ground settlements from CPT for level ground", G. Zhang, P.K. Robertson, and R.W.I. Brachman

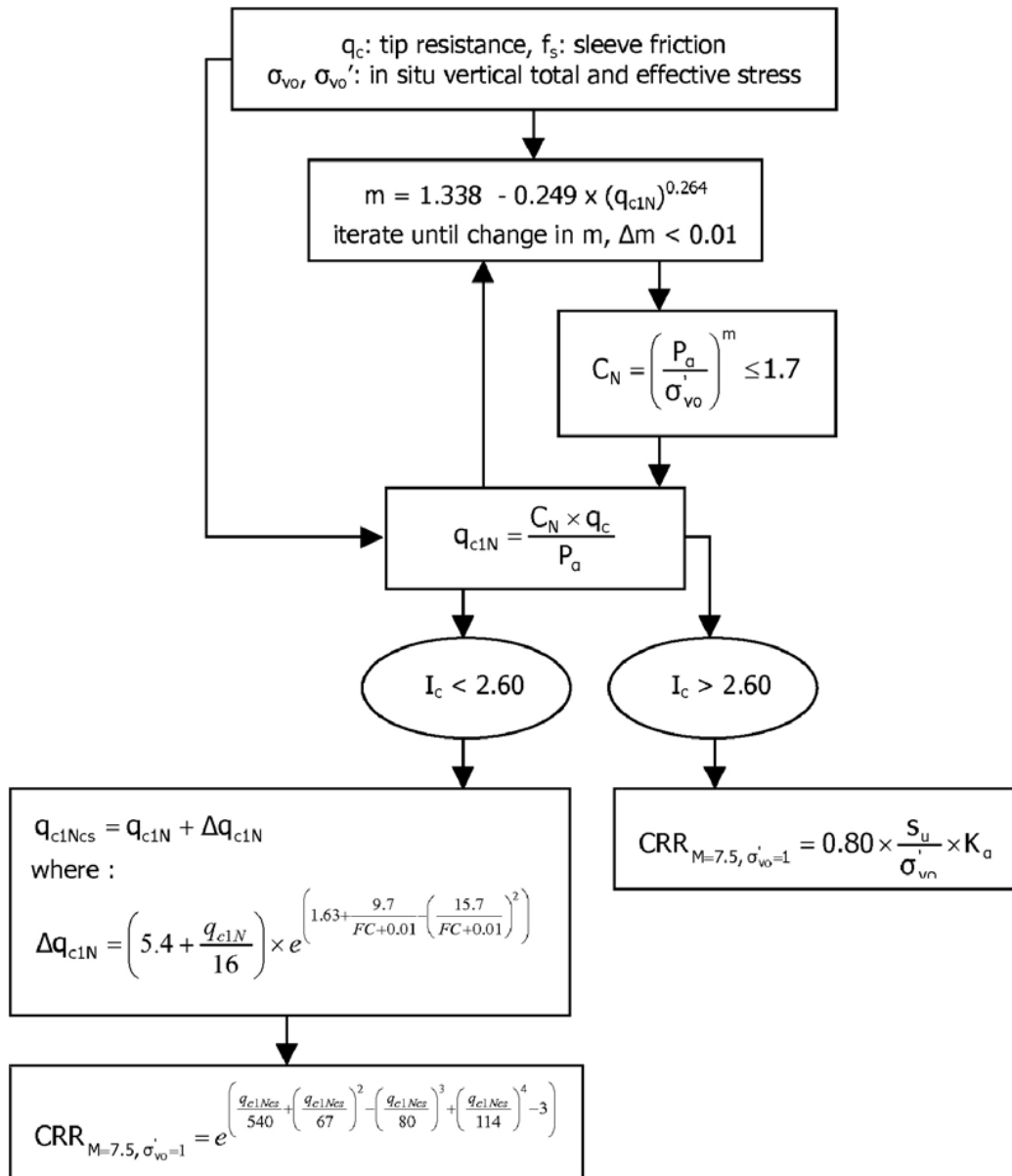
Procedure for the evaluation of soil liquefaction resistance (all soils), Robertson (2010)

Calculation of soil resistance against liquefaction is performed according to the Robertson & Wride (1998) procedure. This procedure used in the software, slightly differs from the one originally published in NCEER-97-0022 (Proceedings of the NCEER Workshop on Evaluation of Liquefaction Resistance of Soils). The revised procedure is presented below in the form of a flowchart¹:

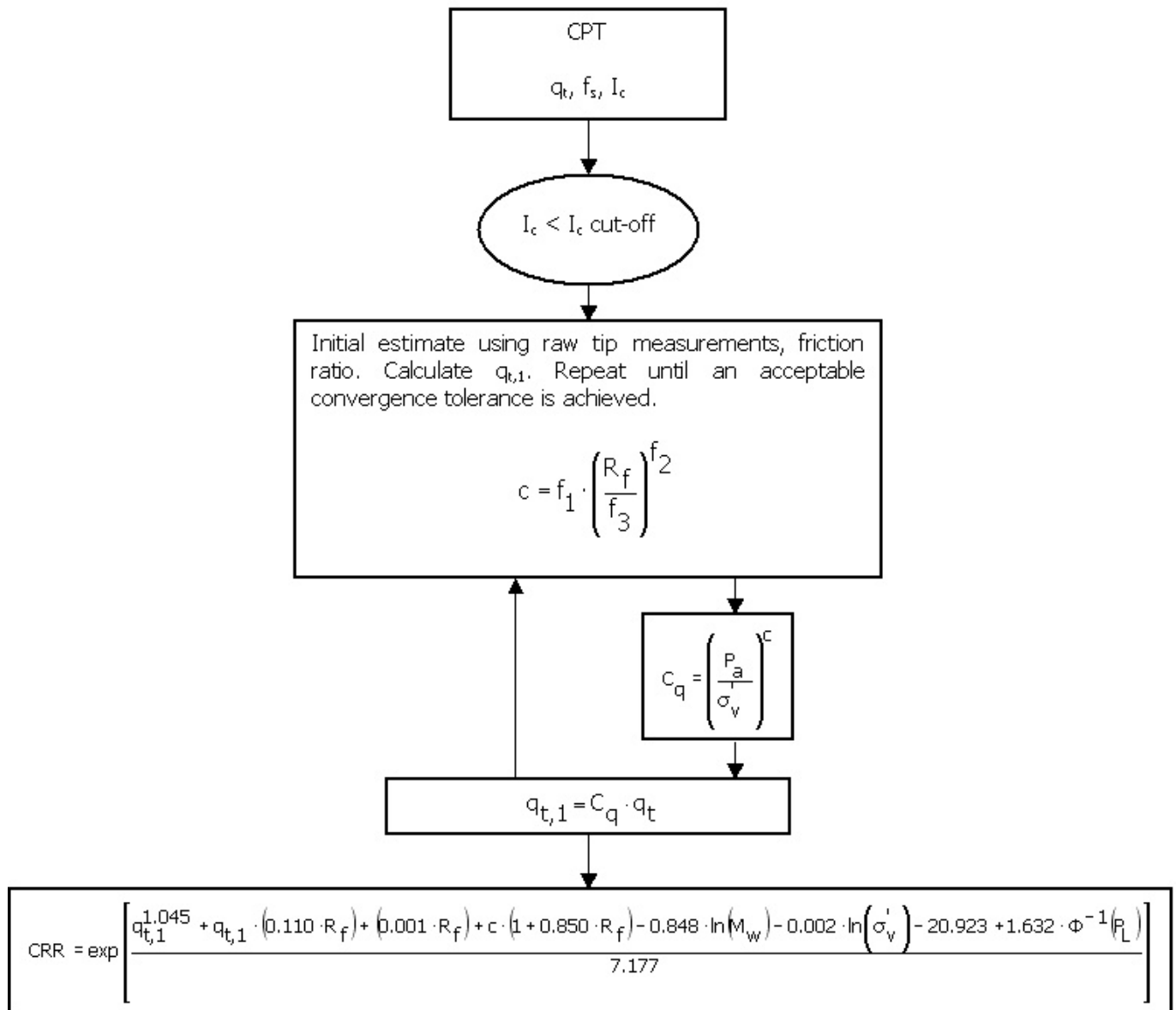


¹ P.K. Robertson, 2009. "Performance based earthquake design using the CPT", Keynote Lecture, International Conference on Performance-based Design in Earthquake Geotechnical Engineering – from case history to practice, IS-Tokyo, June 2009

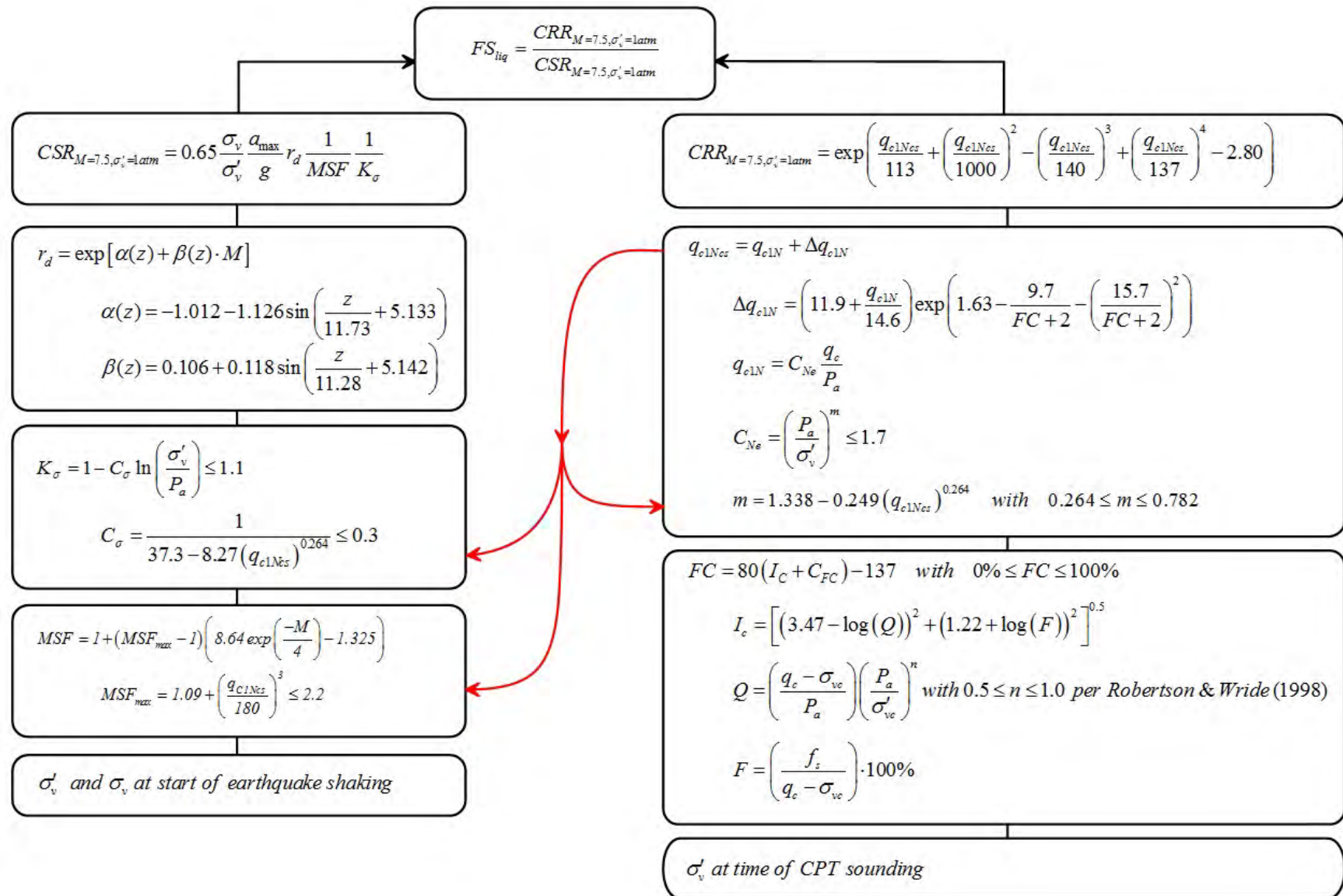
Procedure for the evaluation of soil liquefaction resistance, Idriss & Boulanger (2008)



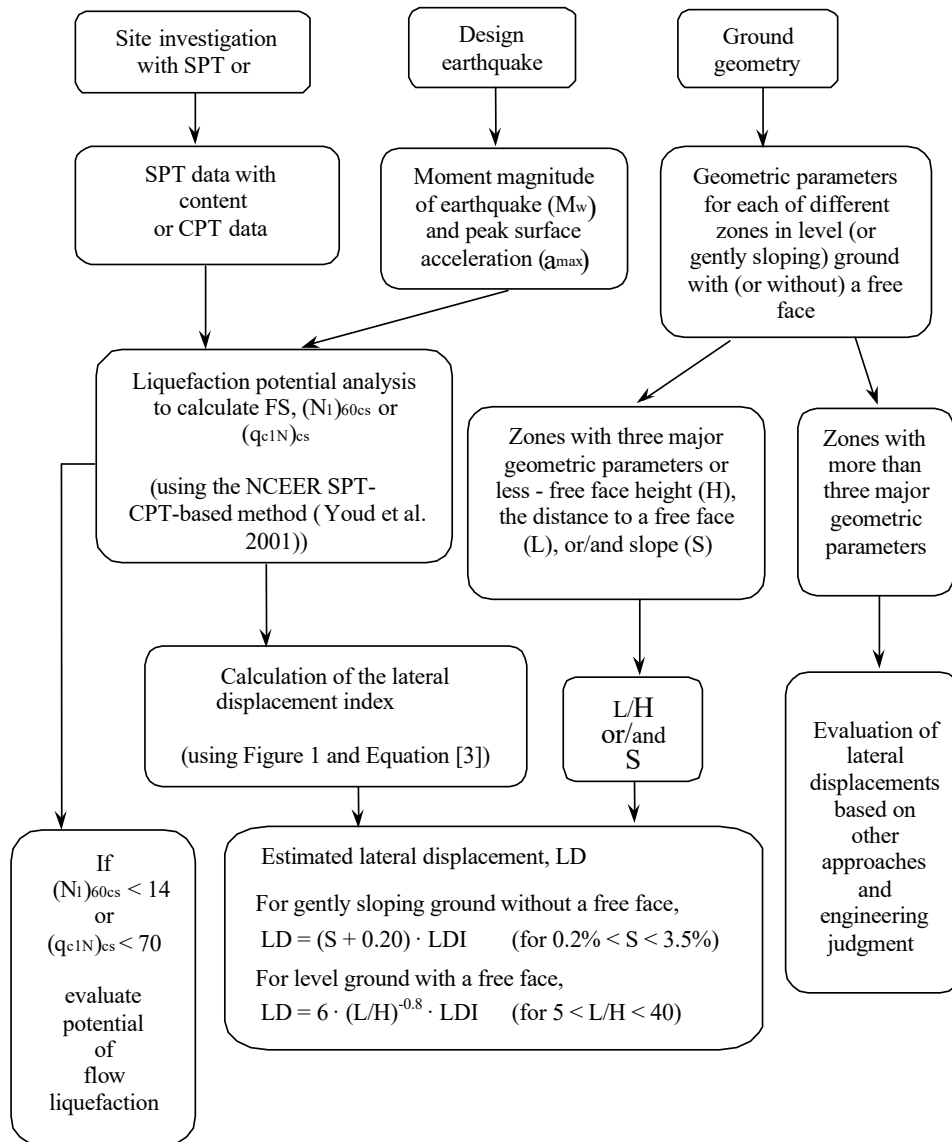
Procedure for the evaluation of soil liquefaction resistance (sandy soils), Moss et al. (2006)



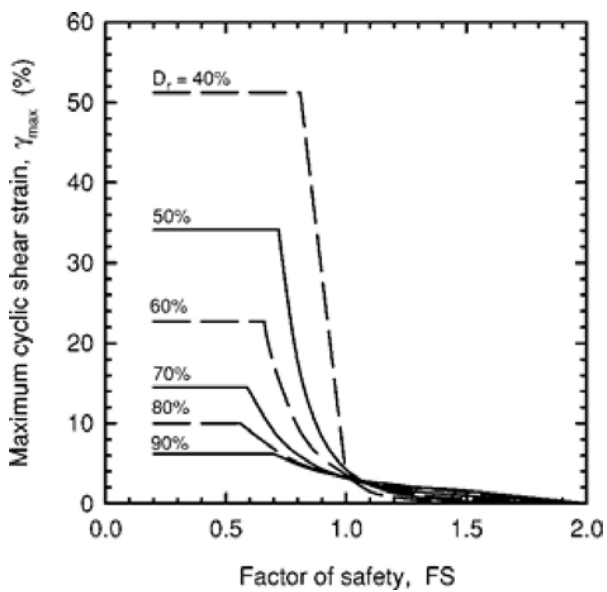
Procedure for the evaluation of soil liquefaction resistance, Boulanger & Idriss(2014)



Procedure for the evaluation of liquefaction-induced lateral spreading displacements



¹ Flow chart illustrating major steps in estimating liquefaction-induced lateral spreading displacements using the proposed approach

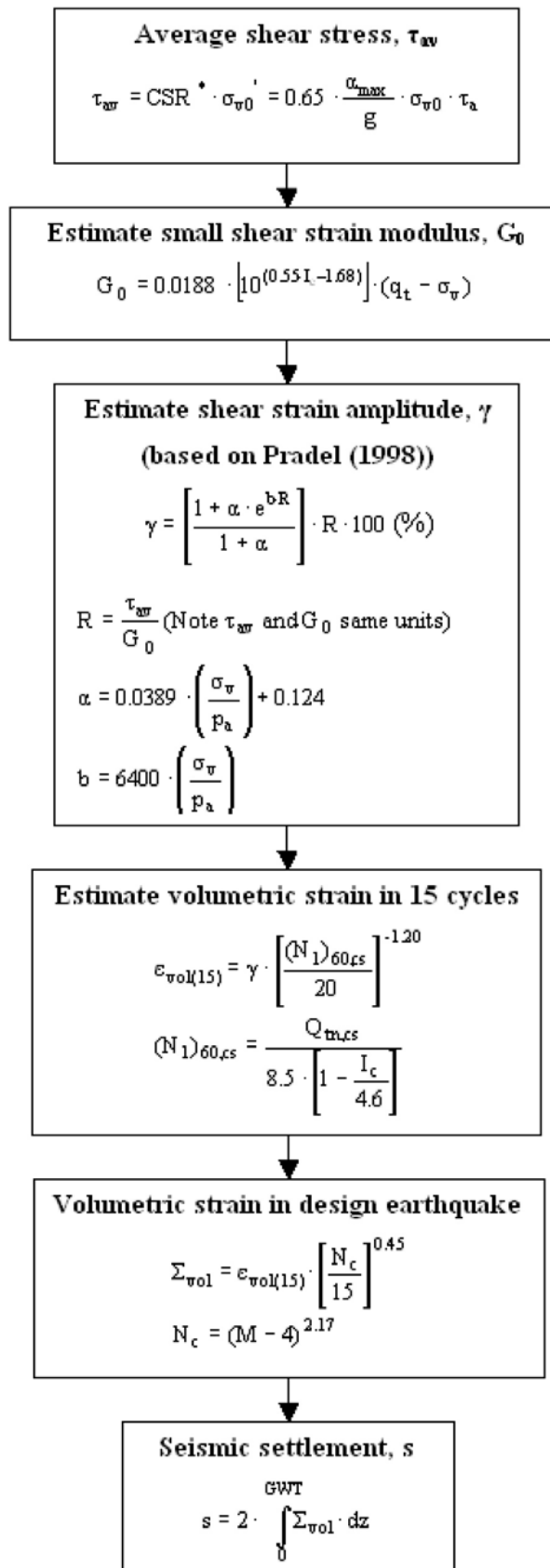


¹ Figure 1

$$LDI = \int_0^{z_{max}} \gamma_{max} dz$$

¹ Equation [3]

¹ "Estimating liquefaction-induced ground settlements from CPT for level ground", G. Zhang, P.K. Robertson, and R.W.I. Brachman

Procedure for the estimation of seismic induced settlements in dry sands

Robertson, P.K. and Lisheng, S., 2010, "Estimation of seismic compression in dry soils using the CPT" FIFTH INTERNATIONAL CONFERENCE ON RECENT ADVANCES IN GEOTECHNICAL EARTHQUAKE ENGINEERING AND SOIL DYNAMICS, Symposium in honor of professor I. M. Idriss, San Diego, CA

Liquefaction Potential Index (LPI) calculation procedure

Calculation of the Liquefaction Potential Index (LPI) is used to interpret the liquefaction assessment calculations in terms of severity over depth. The calculation procedure is based on the methodology developed by Iwasaki (1982) and is adopted by AFPS.

To estimate the severity of liquefaction extent at a given site, LPI is calculated based on the following equation:

$$LPI = \int_0^{20} (10 - 0,5z) \times F_L \times dz$$

where:

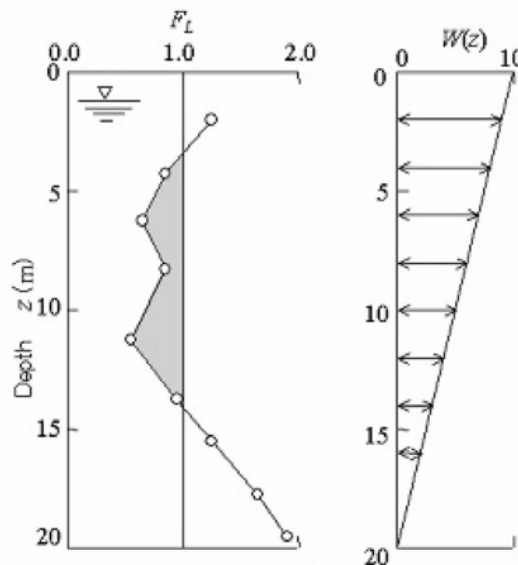
$F_L = 1 - F.S.$ when F.S. less than 1

$F_L = 0$ when F.S. greater than 1

z depth of measurement in meters

Values of LPI range between zero (0) when no test point is characterized as liquefiable and 100 when all points are characterized as susceptible to liquefaction. Iwasaki proposed four (4) discrete categories based on the numeric value of LPI:

- LPI = 0 : Liquefaction risk is very low
- $0 < LPI \leq 5$: Liquefaction risk is low
- $5 < LPI \leq 15$: Liquefaction risk is high
- LPI > 15 : Liquefaction risk is very high



Graphical presentation of the LPI calculation procedure

Shear-Induced Building Settlement (Ds) calculation procedure

The shear-induced building settlement (Ds) due to liquefaction below the building can be estimated using the relationship developed by Bray and Macedo (2017):

$$\begin{aligned} \ln(D_s) = & c_1 + c_2 * LBS + 0.58 * \ln\left(\tanh\left(\frac{HL}{6}\right)\right) + \\ & 4.59 * \ln(Q) - 0.42 * \ln(Q)^2 - 0.02 * B + \\ & 0.84 * \ln(CAVdp) + 0.41 * \ln(Sa1) + \varepsilon \end{aligned}$$

where Ds is in the units of mm, c1= -8.35 and c2= 0.072 for LBS ≤ 16, and c1= -7.48 and c2= 0.014 otherwise. Q is the building contact pressure in units of kPa, HL is the cumulative thickness of the liquefiable layers in the units of m, B is the building width in the units of m, CAVdp is a standardized version of the cumulative absolute velocity in the units of g-s, Sa1 is 5%-damped pseudo-acceleration response spectral value at a period of 1 s in the units of g, and ε is a normal random variable with zero mean and 0.50 standard deviation in Ln units. The liquefaction-induced building settlement index (LBS) is:

$$LBS = \sum W * \frac{\varepsilon_{shear}}{z} dz$$

where z (m) is the depth measured from the ground surface > 0, W is a foundation-weighting factor wherein W = 0.0 for z less than Df, which is the embedment depth of the foundation, and W = 1.0 otherwise. The shear strain parameter (ε_{shear}) is the liquefaction-induced free-field shear strain (in %) estimated using Zhang et al. (2004). It is calculated based on the estimated Dr of the liquefied soil layer and the calculated safety factor against liquefaction triggering (FSL).

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- I. M. Idriss and R. W. Boulanger, 2008. Soil liquefaction during earthquakes, Earthquake Engineering Research Institute MNO-12
- Jonathan D. Bray & Jorge Macedo, Department of Civil & Environmental Engineering, Univ. of California, Berkeley, CA, USA, Simplified procedure for estimating liquefaction -induced building settlement, *Proceedings of the 19th International Conference on Soil Mechanics and Geotechnical Engineering, Seoul 201*



END OF REPORT

BERKELEY PLAZA
BERKELEY, CALIFORNIA

Berkeley Plaza

2065 Kittredge St., Berkeley, CA 94704

APPLICANT STATEMENT

Revised Date: 7/22/2022

Berkeley Plaza is a proposed eight-story mixed-use project located at 2065 Kittredge St. The design goal was to create a well-articulated and sculpted building which creates a unique statement in the area and provides much-needed student housing in the Downtown area. The approximately 220,982 sf, eight-story project will be 87'0" in height to the top of the roof. The site area is 33,582 sf. All units will be rental. The project will provide 5% of the base project as very low income units, qualifying for a 20% density bonus under state law (described below). The project consists of 188 dwelling units in eight stories with a mix of studios, one bedroom, two bedroom, three bedroom, and live/work units, ranging in size from 295 sf to 1,374 sf. There are 43 parking spaces provided in an underground parking level.

The architectural design of Berkeley Plaza is a contemporary blend of styles that will fit well into the context of the mixed historical streetscape surrounding the site. The project is designed to complement the scale and materiality of the neighboring historic Shattuck Hotel and the rest of the neighborhood. The design incorporates a traditional brick base with Mission style accent detailing and a more modern architectural mass above, referencing both the historic and the cutting-edge modern character of the City of Berkeley. At the ground level, the project will feature a pedestrian friendly streetscape and a landscaped plaza, creating an appealing lower level experience for residents and passing neighbors.

The overall landscape and hardscape design minimizes long-term maintenance impacts in an effort to create a more Bay-friendly and environmentally-responsible project. The ground level amenities and the roof-top deck will create excellent occupant locations for gathering spots and healthy outdoor living.



The proposed Project is a less-intensive version of the project analyzed in the certified EIR for the 2211 Harold Way project (aka, the Residences at Berkeley Plaza). The administrative record for that project is available here:

https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2211_Harold.aspx

The Final EIR is located here:

https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_PHN/2015-03-30_Final%20EIR%20and%20RTC_2211%20Harold.pdf. The Draft EIR for that project can be accessed through the following links:

- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_part1_2211%20Harold%20Way.pdf
- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_part2_2211%20Harold%20Way.pdf
- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_Appendix_part1.pdf
- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_Appendix_part2.pdf
- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_Appendix_part3.pdf
- https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_Appendix_part4%20.pdf

Part 3 of the Draft EIR is a 205-page historic resources technical report prepared by Architectural Resources Group for Rincon and discusses impacts re demolition, design and construction as well as a discussion of that project's compliance with the Secretary of Interior Standards. Additional historic documentation includes a report prepared by Bridget Maley of architecture+planning (available here: https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/2012-02-27_APP_Historic%20Rpt_2211%20Harold.pdf),

Housing Affordability/Density Bonus Statement

Berkeley Plaza is proposed as an all-rental project and would comply with the City's Housing Mitigation Fee Ordinance by restricting rental rates according to the California State Density Bonus law. Berkeley Plaza will include Very Low Income Units in order to qualify for density bonus units, as well as one incentive/concession and waivers (for height, rooftop projections, setbacks, landscape coverage, and open space) under the State Density Bonus Law (Government Code section 65915). The applicant would pay the resulting affordable housing impact fees reduced by virtue of the provision of the very low-income units. As noted above, the proposed level of affordability is at 5 percent of the base project (164 units) at very low-income levels. The number of very low income units would be 9 units and these units would be reasonably dispersed throughout the building. The affordable units would be of comparable size, and would contain, on average, the same number of bedrooms, and have comparable appearance, materials and finish quality as the market rate units in the project. These units would also have access to the same common areas and amenities as the market rate units. The 20 percent density bonus would allow for up to 33 additional units, but only 24 of those bonus units are included in the project for a final total of 188 units.

Waivers and Modifications Requested to Accommodate Density Bonus

By virtue of the project's qualification for a density bonus, it qualifies for the waiver/reduction of any development standard that, if applied, would physically preclude the construction of the project with bonus units and the concession/incentive. (Gov. Code sect. 65915(e)(1).) The applicant will provide support to confirm that the following waivers/reductions are necessary so as not to physically preclude construction of the project as proposed.

- **Waiver to exceed the height limit – Proposed at 87'-0", where 60 ft/75 ft with use permit is the limit.** The 87'-0" proposed is measured to top of roof and does not include the additional 5 feet parapet allowed by right. Complying with the standard would require the building to reduce the number of floors and eliminate residential units. This would physically preclude the construction of the Project as proposed, including the number of residential units allowed under the State Density Bonus Law.
- **Waiver to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district.** Accommodating mechanical appurtenances without exceeding the maximum height limit requires a reduction in residential area. This would physically preclude the construction of the Project as proposed, including the number of residential units allowed under the State Density Bonus Law.
- **Waiver for minor encroachments above the sidewalks along Harold Way – encroachment up to 30" for a length of 110 feet and up to 12" for a length of 40 feet.** The encroachments allow for additional residential density to be captured in the Project. Without this above-ground encroachment, residential density would be reduced and would physically preclude the construction of the Project as proposed. We understand a separate application is required for the encroachment request to be granted. The development team will pursue these approvals at a later date.
- **Waiver to reduce the 15' minimum front setbacks above 75'.** The constrained site physically prohibits the inclusion of this amount of setback. Inclusion of this additional setback would require reducing the building mass and residential density. Inclusion of this setback would physically preclude the construction of the Project as proposed, including the number of residential units that are allowed under the State Density Bonus Law.
- **Waiver to increase the 5' maximum front setbacks between 0' to 20'.** The increase setback between 0 and 20' in height allows for the inclusion of outdoor spaces on both Allston Way and Kittredge Street that are counted as usable open space and are open to the public.
- **Waiver to reduce the minimum landscape coverage of usable open space from 40% of the provided usable open space to 25% of the provided usable open space.** Reducing the minimum landscape coverage of the usable open space allows for more public plaza and seating areas that offer an amenity to both the residents of the site and the public.
- **Waiver to reduce the required parking spaces for the commercial spaces from 6 required spaces to 0 provided spaces.** Reducing the parking requirement for commercial spaces allows for more spaces dedicated to residential use.
- **Concession for reduction in useable open space and the percentage of associated landscaped area.** The Project qualifies for one concession and proposes to use it to reduce the amount of useable open space from 15,040 SF down to 12,032 SF, a 20% reduction. This concession will result in identifiable cost savings.

The cost per SF of for construction of the outdoor open space, including providing the necessary landscape, furniture and fixtures is estimated to be in the range of \$80/SF. Granting this concession provides approximately \$120,000 of cost savings, allowing for additional density to be captured and

to help provide for affordable housing costs.

Moreover, given the physical constraints of the site, inclusion of this additional outdoor space in full conformity with the City's requirements would require a reduction in building mass which will result in a residential density reduction. Due to the geometry of the site, this additional open space would need to be provided as an elevated terrace in place of what is currently proposed as residential units. In other words, were the open space requirement not reduced, it would result in the physical preclusion of the project as proposed (with the units added by virtue of the density bonus). As such, this reduction can also be justified as a density bonus waiver of development standards.

Berkeley Downtown Design Guidelines

Architectural design and detailing is provided in the architectural package consistent with the downtown design guidelines. Items considered:

- Proposed massing that incorporates elements to break up the façade planes and create visual play of light and shadow.
- Clear delineations between the ground and upper levels to form a visual base of an appropriate pedestrian scale.
- Change in material/plane at the top residential level to provide a defined building cap and a visual termination.
- Architectural features including canopies, recessed entries and accent materials are implemented to create visual interest at the base of the building.
- Durable materials proposed along the sidewalks.
- Accessible open space available to the public is provided along Kittredge Street and Allston Way to activate the sidewalks and provide a strong connection to the ground level commercial and amenities.
- Residential unit layouts and building configuration with open views toward the proposed courtyard and public streets.
- Service and refuse located along the service alley, hidden from view.
- Storefronts provided at the ground level to maintain transparency and maximize visibility for the interior.
- Arcades and building overhangs utilized where the building sets back at the ground level to maintain continuity of the street wall.
- Proposed colors and finishes harmonious with the prevalent earth-tone colors of downtown Berkeley.
- Publicly accessible street level entries provided on all public streets.
- Parking provided below grade hidden from view to maintain the pedestrian character of downtown.

Additionally, considerations were made for multiple significant design guidelines as identified in reviews of previous submissions.

- **Design Guideline #1 for Frontages, Setbacks, and Heights.**
The majority of the units along Harold Way have been converted to live/work units with the commercial component fronting the street and accessible directly from the sidewalks. Larger windows to provide transparency and activate the sidewalks are now part of the façade design Along Harold Way.

A courtyard fronting Kittredge Street and open to the public provides ample open space for the residents and public to enjoy. The courtyard location is chosen carefully to allow natural daylight to enter year-round. The main residential lobby, leasing office and ground level amenities are oriented toward the courtyard with the main residential entrance accessible directly from the courtyard. The ground level amenity fronting Allston Way is now proposed as an open to the public amenity with outdoor seating facing Allston. The architectural detailing around the outdoor seating along Allston & Harold is now designed to hold the edge of the street and provide street wall continuity.

A Waiver to increase the 5' frontage setbacks between 0' to 20' above sidewalks is requested at the following locations:

- 6'-1" along Harold Way at the NW corner outside of the commercial space to allow for seating/landscape. Planters are provided at that location right along the property edge.
- 19'-1" along Alston Way frontage to accommodate outdoor seating outside of the commercial space.
- 8'-8" along Kittredge at the SE corner near the parking entrance to improve visibility coming out of the parking deck. The building projects back out to the edge of the property 12' above the sidewalks at this location (overhang). Only the ground level is set-back from the property edge.

- **Design Guidelines #1 and #7 for Storefronts and Entrances**

Design revisions and program adjustments have been made to address the design requirements for Public Serving Frontages. Please refer to previous response for more detail.

- **Design Guideline #10 for Frontages, Setbacks, and Heights.**

The proposed project includes massing projections between levels 3 and 7 for a large percentage of the footprint fronting public streets. This projection provides a defined project base and a visual setback between levels 7 & 8 to help break up the building scale. The horizontal delineation between levels 7 & 8 compliments the scale and massing of the Shattuck Hotel.

An enlarged South elevation (Kittredge) is provided to better illustrate the scale and massing relationship between the proposed building and the Shattuck Hotel.

- **Design Guidelines #6 and #7 for Open Spaces**

Ground level open space along Kittredge Street and Allston way is designed to encourage public access and connectivity between ground level amenities and the sidewalks. The courtyard along Kittredge is located along the Southern edge of the building to maximize natural daylight.

UNIT MIX

Table with 33 columns representing unit types (S1, S2-A, S2-B, S3, MS1-A, MS1-B, NS1, A1-A, A1-B, A2-A, A2-B, A3, B1-A, B1-B, B2-A, B2-B, B2-C, B2-D, B2-E, B3-A, B3-B, B4, B5, B6-A, B6-B, B7-A, B7-B, B8, B9, C1, C2, LW-A) and 2 columns for Total Units and Total Beds. It includes rows for individual floors (WOOD and CONC) and summary rows for Total Units, Unit Mix, Total Bedrooms, Bedroom Mix, Total Beds, and Bed Mix.

Table with 33 columns for unit types and 2 columns for Total Units and Total Beds. It includes a detailed row for 'Total Units' with values for each unit type, and a summary row 'AVG.' showing average values for various unit types.

AREA TABLE

Table titled 'Area Tables in Pro Forma' with columns: Floors, GSF, Common, Utility, Res., Amenity / Lobby, Retail, Parking, Exterior SF (not in GSF), # Units, # Parking, Efficiency, Height. It provides area data for floors 8 through -1 and a total summary row.

EXISTING SITE DESCRIPTION

THE USE OF THE APPROXIMATELY 95,000 SF EXISTING BUILDING INCLUDES SERVICE AND OFFICE SPACE (APPROXIMATELY 3,000 RSF) ON 4 LEVELS (BASEMENT THROUGH PARTIAL THIRD FLOOR). THERE WERE NO PREVIOUS RESIDENTIAL USES ON THE PROJECT SITE. THE ENTIRE EXISTING BUILDING AND BASEMENT WILL BE DEMOLISHED WITHIN THE PROPERTY BOUNDARY.

PROPOSED PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A MIX-USED OFF-CAMPUS STUDENT HOUSING COMMUNITY THAT CONTAINS 188 UNITS (585 BEDS). THE PROJECT UNIT TYPES INCLUDE STUDIOS, 1 BEDROOM, 2 BEDROOM, 3 BEDROOM, AND LIVE/WORK UNITS.

THE BUILDING TOTALS 220,982 GSF, WHICH INCLUDES 149,687 SF OF RESIDENTIAL AREA AND 8,623 SF OF INDOOR RESIDENTIAL AMENITY AREA IN ADDITION TO 2,946 SF OF ELEVATED ROOF TERRACE AMENITY. THERE IS ALSO 4,181 SF OF GROUND LEVEL COMMERCIAL.

THE PROJECT IS DESIGNED AS TYPE-III-A CONSTRUCTION (WOOD) OVER TYPE-IA (PODIUM) WITH A TOTAL OF 8 RESIDENTIAL LEVELS. A PARTIAL BASEMENT IS ALSO PROVIDED TO HOUSE 43 PARKING SPACES. ADDITIONALLY, THE PROJECT WILL PROVIDE 129 BIKE PARKING SPACES ON LEVEL 1.

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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Revision table with columns: No., Description, Date. It lists revisions from 2 to 16, including items like 'PRELIM APP SB330', 'SD SET', 'USE PERMIT RESUBMIT.', 'SAP', and 'APRIL DRC MEETING'.

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:

PROJECT STATS

SHEET NUMBER:

A0-005

NOT RELEASED FOR CONSTRUCTION

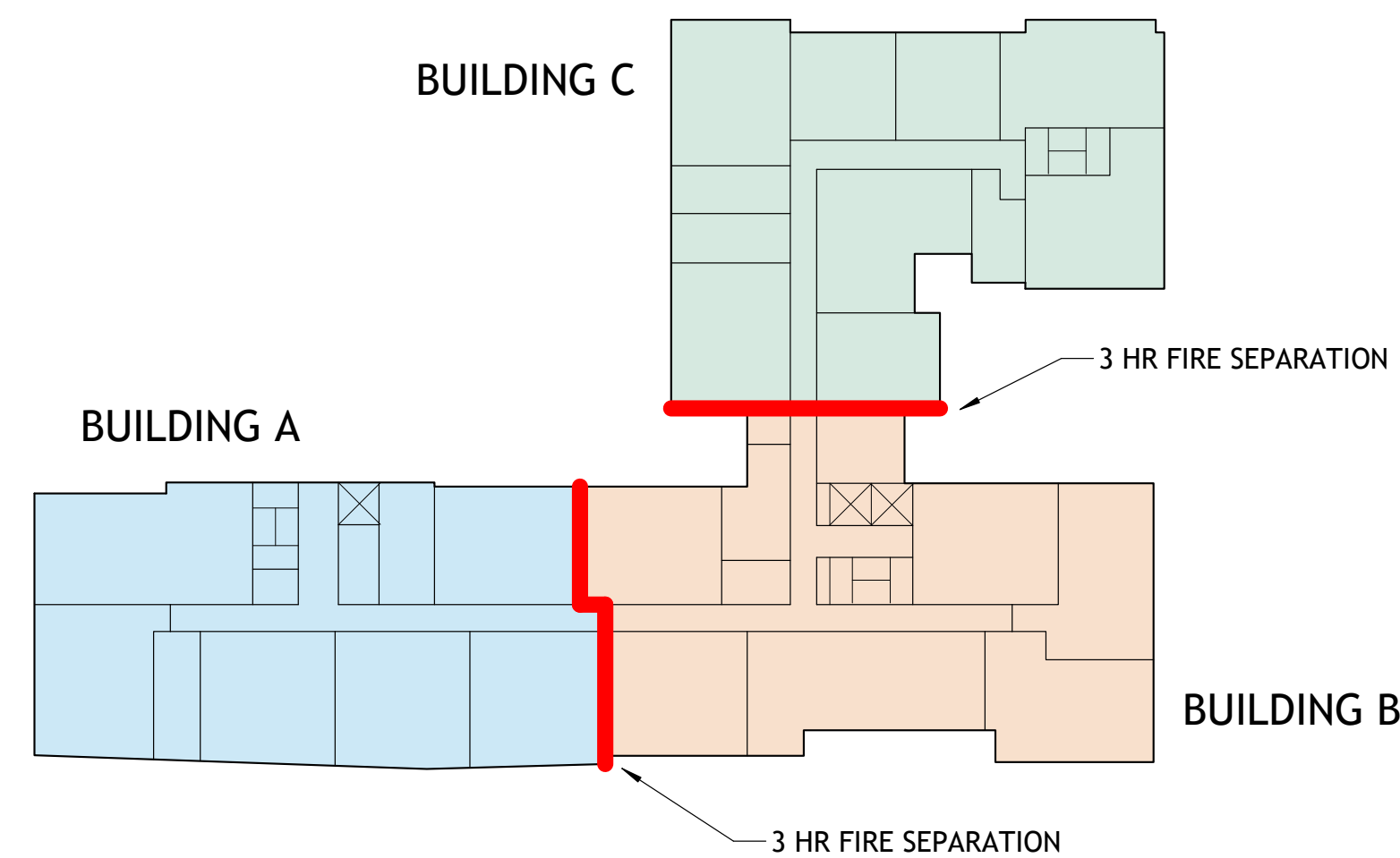
CONSTRUCTION INFORMATION

BERKELEY PLAZA	
CONSTRUCTION TYPE	5 LEVELS OF TYPE IIIA CONSTRUCTION OVER 3 LEVELS OF TYPE IA AND 1 BASEMENT LEVEL OF TYPE IA
SPRINKLER SYSTEM	NFPA 13
CLIMATE ZONE	3
SEISMIC CATEGORY	D
JURISDICTION	CITY OF BERKELEY

BUILDING HEIGHTS AND AREAS				
TYPE IIIA CONSTRUCTION				
MAX ALLOWABLE STORIES: 5				
BUILDING HEIGHT, PER CBC TABLE 504.3 AND 504.4	ACTUAL STORIES (ABOVE PODIUM): 5			
	MAX ALLOWABLE HEIGHT: 85'			
	ACTUAL HEIGHT (ABOVE AVG GRADE): 84'			
BUILDING AREA, PER CBC TABLE 506.2 [A1+(NS x IF)]xSa	LEVEL	BLDG A AREA	BLDG B AREA	BLDG C AREA
	4	8,441 SF	8,841 SF	8,727 SF
	5	8,441 SF	8,841 SF	8,727 SF
	6	8,441 SF	8,841 SF	8,727 SF
	7	8,441 SF	8,841 SF	8,727 SF
	8	5,268 SF	8,784 SF	8,629 SF
TOTAL PROPOSED BUILDING AREA		39,032 SF	44,148 SF	43,537 SF
At: Tabular Area per Table 506.2 SM		24,000 +	24,000 +	24,000 +
NS: Tabular Area Factor for non Sprinkled		(24,000 X 0)	(24,000 X 0)	(24,000 X 0)
If: Frontage Increase		X2 =	X2 =	X2 =
Sa: 2 (R Occupancy)				
TOTAL ALLOWABLE AREA		48,000 SF	48,000 SF	48,000 SF

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601				
BUILDING ELEMENT	REQUIRED HOURLY RATING		PROVIDED HOURLY RATING	
	TYPE IA	TYPE IIIA	TYPE IA	TYPE IIIA
PRIMARY STRUCTURAL FRAME	3	1	3	1
EXTERIOR BEARING WALL	3	2	3	2
INTERIOR BEARING WALL	3	1	3	1
NON-BEARING EXTERIOR WALL	2	2	2	2
FLOOR CONSTRUCTION	2	1	2	1
ROOF CONSTRUCTION	1.5	1	1.5	1

ACCESSIBILITY PROVISIONS	
UNITS	ALL UNITS TO COMPLY WITH THE FAIR HOUSING ACT AS THE BASE SAFE HARBOR. ALL UNITS TO BE ADAPTABLE AND ACCESSIBLE PER CBC SECTION 1128A.1
PUBLIC AREAS	ALL AREAS OF COMMERCE THAT ARE OPEN TO THE PUBLIC MUST COMPLY WITH 2010 ADA ACCESSIBILITY GUIDELINES AND CBC CHAPTER 11B
COMMON USE AREAS	ALL COMMON USE AREAS NOT OPEN TO THE PUBLIC MUST COMPLY WITH CBC SECTION 1127A
MEANS OF EGRESS	
	EXITS TO BE 1/3 DIAGONAL OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED, MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN A ONE HOUR RATED CORRIDOR
	AREAS OF REFUGE NOT REQUIRED PER CBC 1009.3 EXCEPTION 8



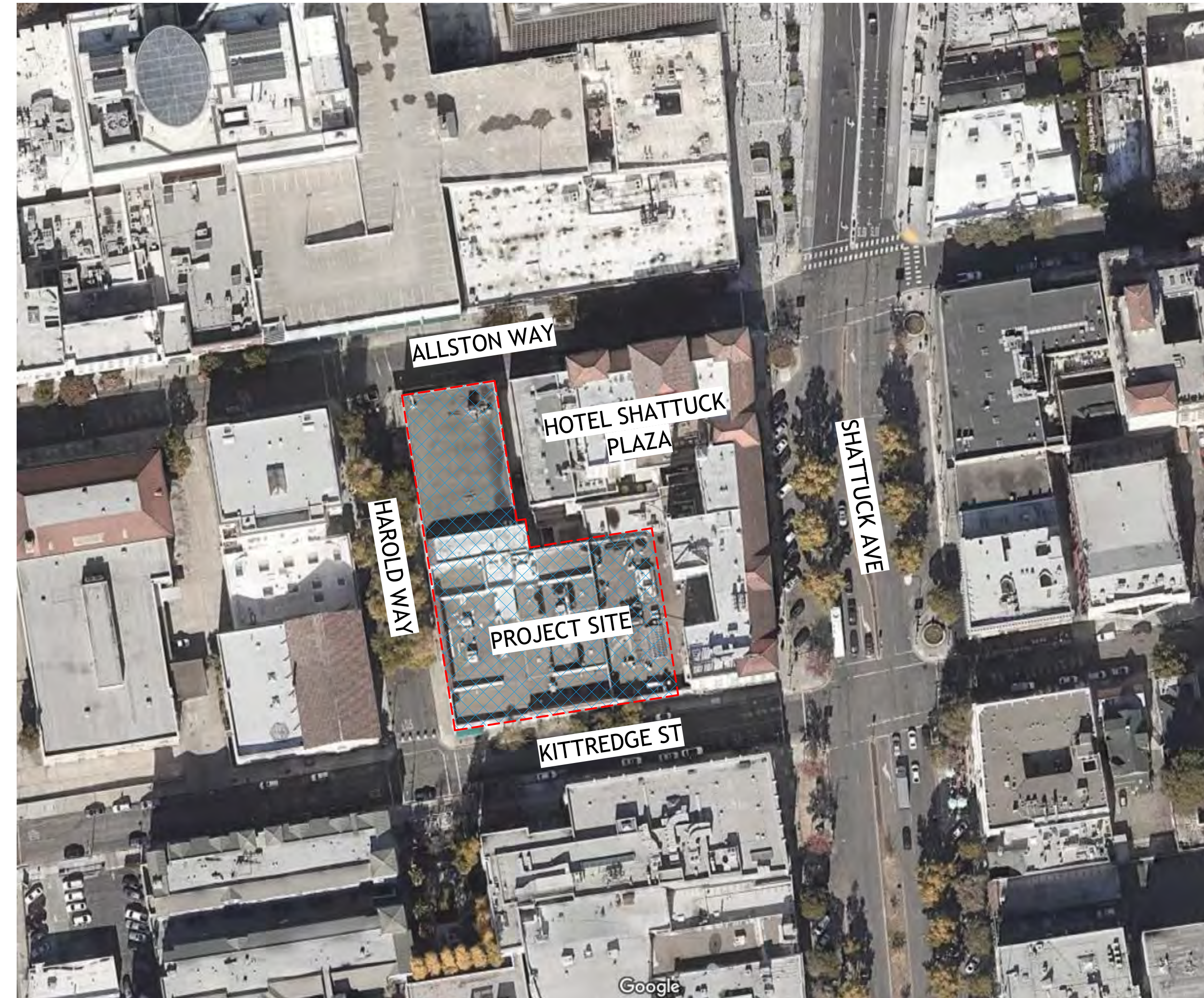
CODE INFORMATION

The proposed project will comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by City Council on December 3rd., 2019, where building design must incorporate all-electric systems.

WAIVER/CONCESSION LIST

- **Waiver** to exceed the height limit - Proposed at 87'-0", where 60 ft/75 ft with use permit is the limit. The 87'-0" proposed is measured to top of roof and does not include the additional 5 feet parapet allowed by right.
- **Waiver** to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district.
- **Waiver** to reduce the 15' minimum front setbacks above 75'
- **Waiver** to increase the 5' maximum front setbacks between 0' to 20'
- **Waiver** to reduce the minimum landscape coverage of usable open space from 40% of the provided usable open space
- **Waiver** to reduce the required parking spaces for the commercial spaces from 6 required spaces to 0 provided spaces.
- **Concession** for 20% reduction in useable open space and the percentage of associated landscaped area.

1 SITE MAP
A0-006 12" = 1'-0"



TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 07-22-22
 APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/ Required
NUMBER OF DWELING UNITS	0	188	NA
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	43	0 MIN 94 MAX
NUMBER OF BIKE PARKING SPACES 311 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 104 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 8 SPACES	0	129	112 LOCATED ON LEVEL 1
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT)
BUILDING HEIGHT (STORIES)	3	8	-
MAXIMUM (FT)	25'	87'	-
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	186,126 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 80 SF OF USABLE OPEN SPACE PER UNIT	0	12,032 SF	15,040 SF
FLOOR AREA RATIO	2.8:1	5.5:1	-

COMMERCIAL SPACE REQUIREMENTS	Existing	Proposed	Permitted/ Required
4,181 SF TOTAL 1,717 SF ALLSTON RETAIL SUITE 949 SF KITTREDGE RETAIL SUITE 1,515 SF WORK SPACE IN LIVE/WORK UNITS			
NUMBER OF PARKING SPACES 1.5 SPACES PER 1,000 SF OF RETAIL SUITE = 4 SPACES 1 SPACE PER FIRST 1,000 SF OF WORK AREA AND 1 SPACE PER ADDITIONAL 750 SF OF WORK AREA = 2 SPACES	0	0	6
NUMBER OF BIKE PARKING SPACES 1 BIKE SPACE PER 2,000 SF OF COMMERCIAL FLOOR AREA SPACES LOCATED AT EXTERIOR BIKE RACKS	0	3	3
USEABLE OPEN SPACE 1 SF OF USABLE OPEN SPACE PER 50 SF OF COMMERCIAL FLOOR AREA	0	84	84

WAIVER

WAIVER

WAIVER

CONCESSION



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:

BILL SCHRADER
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No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
7	USE PERMIT RESUBMIT.	1/11/22
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22
16	LPC REVISIONS	07/22/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:

ZONING AND CODE INFO

SHEET NUMBER:

A0-006

BASE PROJECT AREA TOTALS

BASE PROJECT

	RESIDENTIAL	COMMON	COMMERCIAL	AMENITY	TOTAL
L1	4,193	2,997	4,184	5,306	16,680
L2	20,658	3,029		1,253	24,940
L3	22,029	3,001			25,030
L4	22,029	3,001			25,030
L5	22,029	3,001			25,030
L6	22,029	3,001			25,030
L7	16,203	2,892		975	20,070
TOTAL					161,810

BASE PROJECT BEDROOM MIX

BASE PROJECT

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS	TOTAL BEDROOMS
L1	0	6	1	0	7	8
L2	6	5	14	1	26	42
L3	6	4	15	2	27	46
L4	6	4	15	2	27	46
L5	6	4	15	2	27	46
L6	6	4	15	2	27	46
L7	5	4	11	1	21	34
TOTAL					162	268

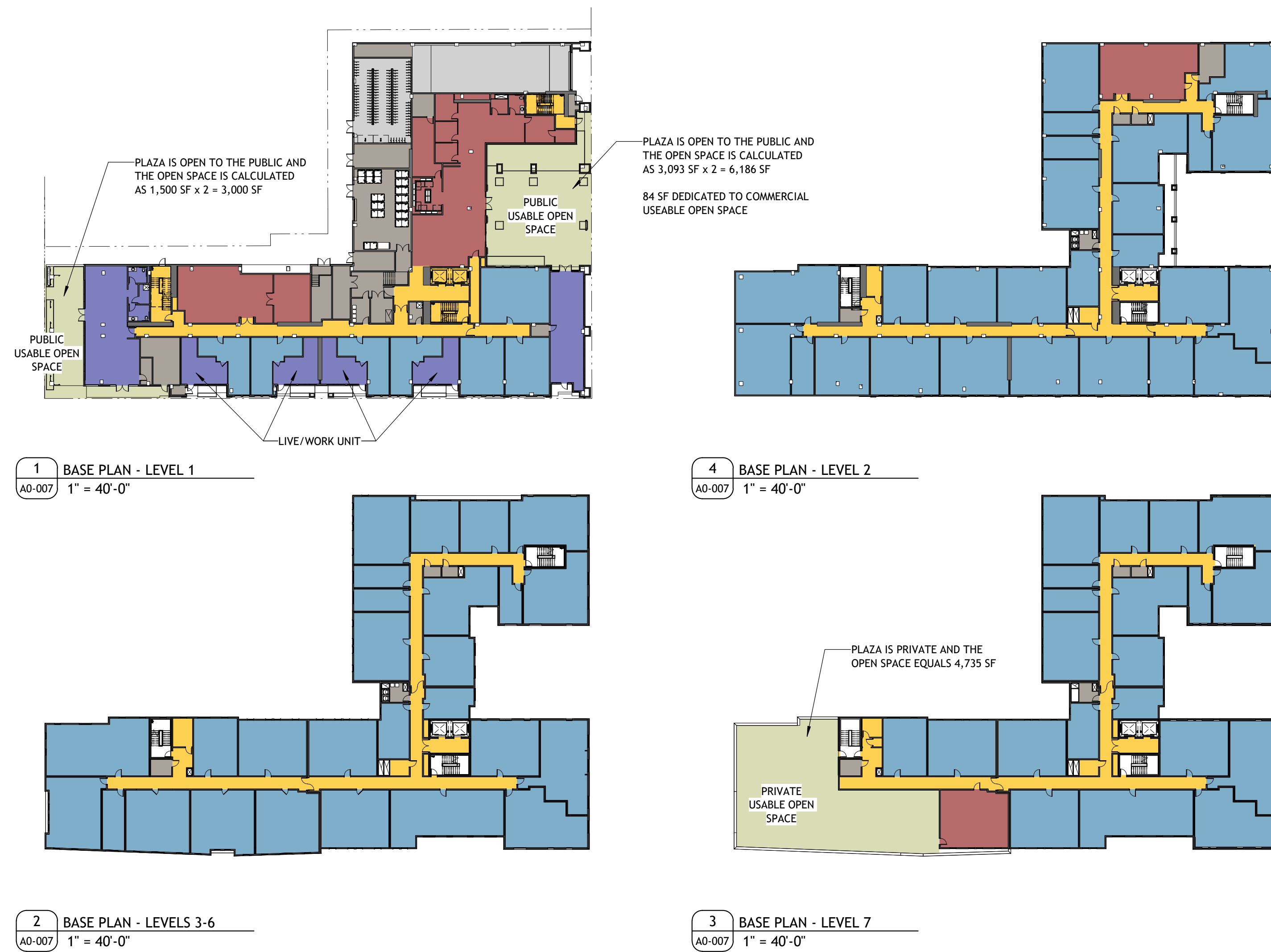
BASE PROJECT TABULATION FORM

TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 07-22-22
 APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/Required
NUMBER OF DWELING UNITS	0	162	NA
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	37	0 MIN 81 MAX
NUMBER OF BIKE PARKING SPACES 268 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 90 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 7 SPACES	0	129 LOCATED ON LEVEL 1	97
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT)
BUILDING HEIGHT (STORIES)	3	7	-
MAXIMUM (FT)	25'	75'	-
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	161,810 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 80 SF OF USABLE OPEN SPACE PER UNIT	0	13,837 SF	12,960 SF
FLOOR AREA RATIO	2.8:1	4.8:1	-

BASE PROJECT FLOORPLANS



NOTES:

The bike parking is excluded from the area calculations for the Base and Proposed Projects. In both Projects, the main bike room is located on level 1 on the alley at the rear of the building.

In both Projects (Base & Proposed), parking and utility areas are excluded from the Residential Floor Area calculations. There are no residential floor area uses on level U1.

The live/work units on Level 1 are designed according to Berkeley Zoning Code 23.312 and IBC Section 419. The non-residential area (the commercial work area) is approximately 46% of the total unit in compliance with IBC 419.1.1.

- RESIDENTIAL
- COMMON SPACE
- PARKING - EXCLUDED FROM AREA TOTAL
- UTILITY - EXCLUDED FROM AREA TOTAL
- EXTERIOR OPEN SPACE - EXCLUDED FROM AREA TOTAL
- AMENITY
- COMMERCIAL

DENSITY BONUS CALCULATIONS

Calculator

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 (rounded up)	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)
161,810	163.44	164.00	5%	8.20	9.00	20.0%	32.80	33.00	197

Base Project Square Footage (a,b)	Floor	Residential Sq. Footage Proposed (a)	Number of Units Proposed
16,680	first	16,680	7
24,940	second	22,655	23
25,030	third	25,030	27
25,030	fourth	25,030	27
25,030	fifth	25,030	27
25,030	sixth	25,030	27
20,070	seventh	25,030	27
	eighth	21,641	23
161,810	TOTAL	186,126	188

Total Square Footage:	186,126	%VLI	5%	%DB	20.0%
Proposed Units:	188		6%		22.5%
Average Unit Size:	990		7%		25.0%
			8%		27.5%
			9%		30.0%
			10%		32.5%
			11%		35.0%

(a) Includes Residential Amenities (lobby, mailbox room bike parking, restrooms, etc.)

Note that required outdoor area (80 sf/unit) will be provided at public plazas and elevated outdoors decks

(b) Based on a 75' maximum building height

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
7	USE PERMIT RESUBMIT.	1/11/22
8	USE PERMIT RESUBMIT.	3/17/22
11	USE PERMIT RESUBMIT.	3/28/22
17	USE PERMIT REVISIONS	7/22/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:

DENSITY BONUS PLANS - BASE

SHEET NUMBER:

A0-007

PROPOSED PROJECT AREA TOTALS

PROPOSED PROJECT

	RESIDENTIAL	COMMON	COMMERCIAL	AMENITY	TOTAL
L1	4,193	2,997	4,184	5,306	16,680
L2	17,556	2,975		2,124	22,655
L3	22,029	3,001			25,030
L4	22,029	3,001			25,030
L5	22,029	3,001			25,030
L6	22,029	3,001			25,030
L7	22,029	3,001			25,030
L8	17,745	2,930		966	21,641
TOTAL					186,126

PROPOSED PROJECT BEDROOM MIX

PROPOSED PROJECT

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS	TOTAL BEDROOMS
L1	0	6	1	0	7	8
L2	6	4	13	0	23	36
L3	6	4	15	2	27	46
L4	6	4	15	2	27	46
L5	6	4	15	2	27	46
L6	6	4	15	2	27	46
L7	6	4	15	2	27	46
L8	5	5	12	1	23	37
TOTAL					188	311

PROPOSED PROJECT TABULATION FORM

TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 07-22-22
 APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/Required
NUMBER OF DWELING UNITS	0	188	NA
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	43	0 MIN 94 MAX
NUMBER OF BIKE PARKING SPACES 311 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 104 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 8 SPACES	0	129 LOCATED ON LEVEL 1	112
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT) WAIVER
BUILDING HEIGHT (STORIES)	3	8	- WAIVER
MAXIMUM (FT)	25'	87'	- WAIVER
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	186,126 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 80 SF OF USEABLE OPEN SPACE PER UNIT	0	12,032 SF	15,040 SF CONCESSION
FLOOR AREA RATIO	2.8:1	5.5:1	-

PROPOSED PROJECT FLOORPLANS

3 PROPOSED PLAN - LEVEL 1
1" = 40'-0"

4 PROPOSED PLAN - LEVEL 2
1" = 40'-0"

6 PROPOSED PLAN - LEVELS 3-7
1" = 40'-0"

7 PROPOSED PLAN - LEVEL 8
1" = 40'-0"

PLAZA IS OPEN TO THE PUBLIC AND THE OPEN SPACE IS CALCULATED AS 1,500 SF x 2 = 3,000 SF

PLAZA IS OPEN TO THE PUBLIC AND THE OPEN SPACE IS CALCULATED AS 3,093 SF x 2 = 6,186 SF

84 SF DEDICATED TO COMMERCIAL USEABLE OPEN SPACE

PLAZA IS PRIVATE AND THE OPEN SPACE EQUALS 2,930 SF

LEGEND:
 RESIDENTIAL (Blue)
 COMMON SPACE (Yellow)
 PARKING - EXCLUDED FROM AREA TOTAL (Grey)
 UTILITY - EXCLUDED FROM AREA TOTAL (Dark Grey)
 EXTERIOR OPEN SPACE - EXCLUDED FROM AREA TOTAL (Light Green)
 AMENITY (Red)
 COMMERCIAL (Purple)

NOTES:

The bike parking is excluded from the area calculations for the Base and Proposed Projects. In both Projects, the main bike room is located on level 1 on the alley at the rear of the building.

In both Projects (Base & Proposed), parking and utility areas are excluded from the Residential Floor Area calculations. There are no residential floor area uses on level U1.

The live/work units on Level 1 are designed according to Berkeley Zoning Code 23.312 and IBC Section 419. The non-residential area (the commercial work area) is approximately 46% of the total unit in compliance with IBC 419.1.1.

DENSITY BONUS CALCULATIONS

Calculator

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 (rounded up)	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)
161,810	163.44	164.00	5%	8.20	9.00	20.0%	32.80	33.00	197

Base Project Square Footage (a,b)	Floor	Residential Sq. Footage Proposed (a)	Number of Units Proposed
16,680	first	16,680	7
24,940	second	22,655	23
25,030	third	25,030	27
25,030	fourth	25,030	27
25,030	fifth	25,030	27
25,030	sixth	25,030	27
20,070	seventh	25,030	27
	eighth	21,641	23
161,810	TOTAL	186,126	188

Total Square Footage:	186,126	%VLI	5%	%DB	20.0%
Proposed Units:	188		6%		22.5%
Average Unit Size:	990		7%		25.0%
			8%		27.5%
			9%		30.0%
			10%		32.5%
			11%		35.0%

(a) Includes Residential Amenities (lobby, mailbox room bike parking, restrooms, etc.)
 Note that required outdoor area (80 sf/unit) will be provided at public plazas and elevated outdoors decks
 (b) Based on a 75' maximum building height

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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 Suite 600
 Atlanta, GA 30305

T 404 365 7600

www.nilesbolton.com

APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
7	USE PERMIT RESUBMIT.	1/11/22
8	USE PERMIT RESUBMIT.	3/17/22
11	USE PERMIT RESUBMIT.	3/28/22
17	USE PERMIT REVISIONS	7/22/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA STUDENT LIVING BERKELEY, LLC

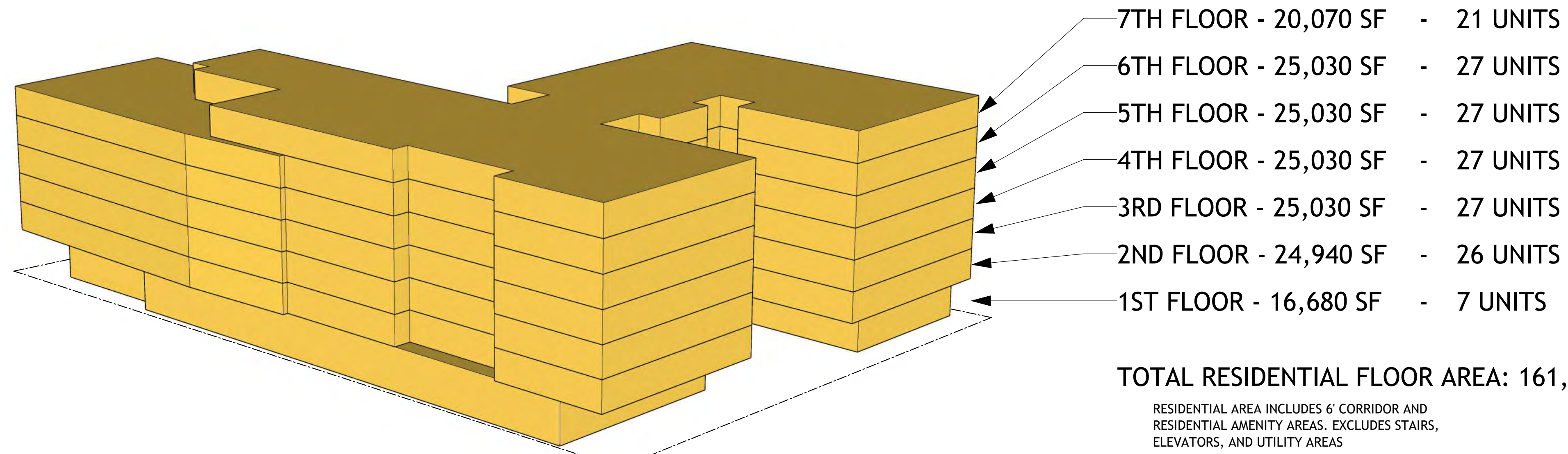
SHEET TITLE:

DENSITY BONUS PLANS - PROPOSED

SHEET NUMBER:

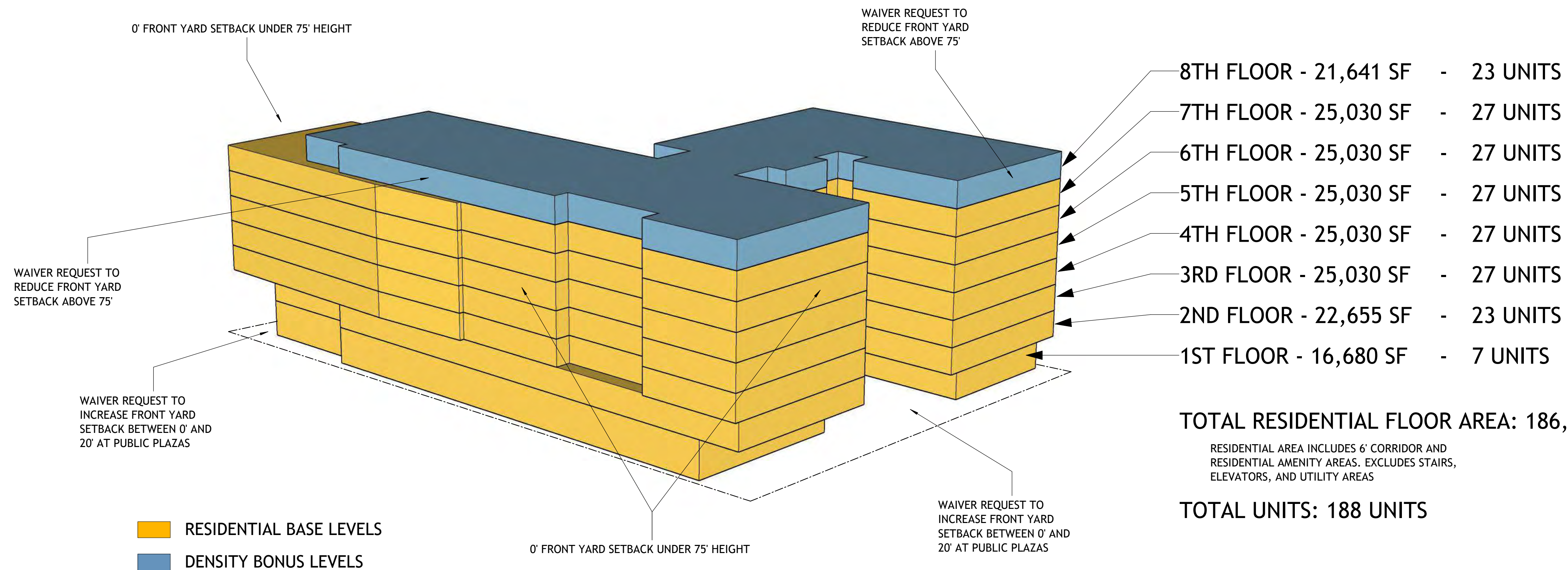
A0-008

BASE PLAN MODEL



TOTAL UNITS: 162 UNITS

PROPOSED PLAN MODEL



RESIDENTIAL BASE LEVELS
 DENSITY BONUS LEVELS

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
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No.	Description	Date
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17	USE PERMIT REVISIONS	7/22/22

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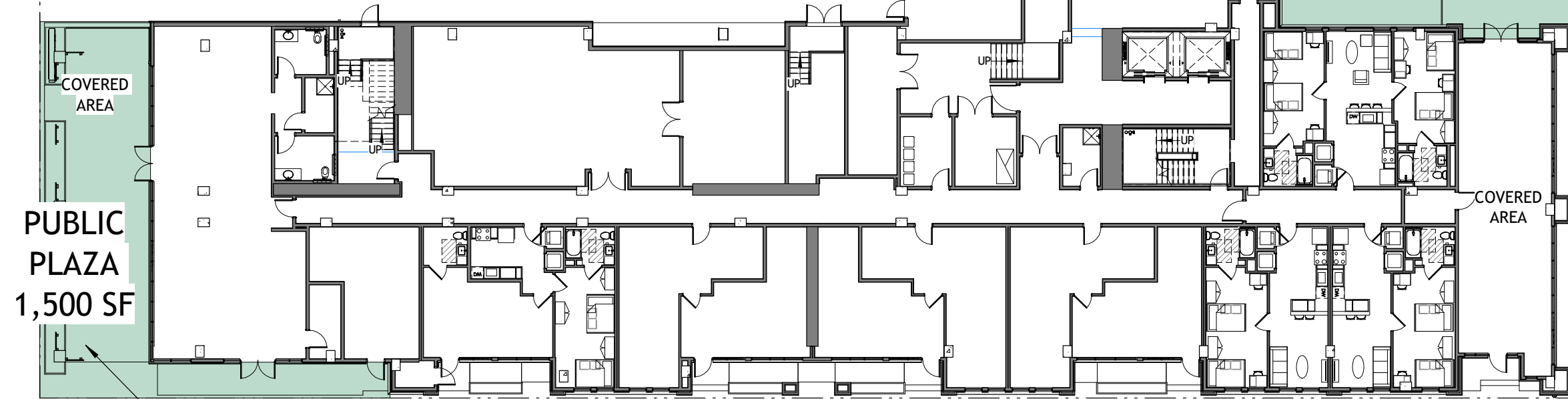
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
DENSITY BONUS MODEL

SHEET NUMBER:
A0-009

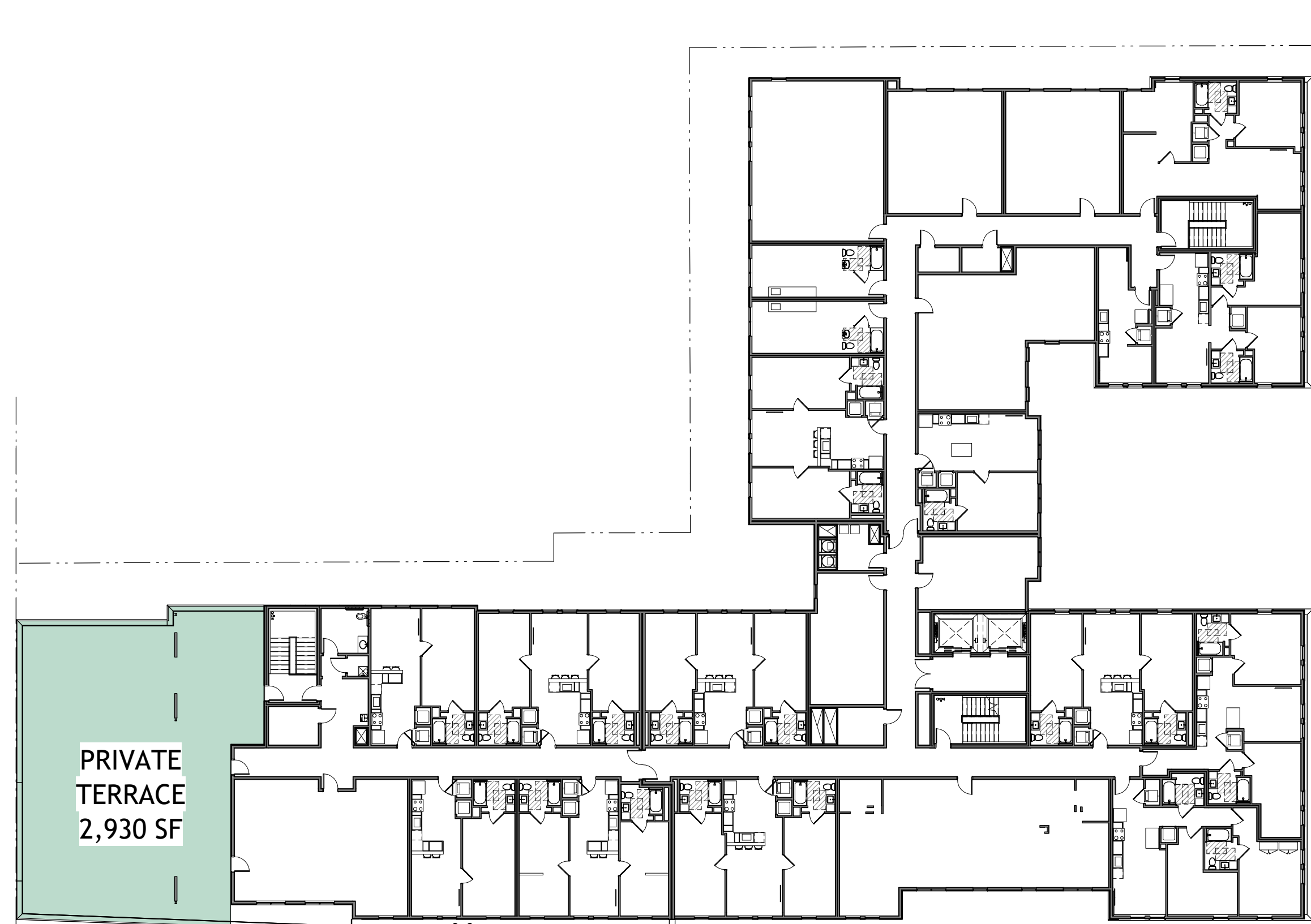
TOTAL USEABLE OPEN SPACE	
REQUIRED	188 units x 80 sf per unit 15,040 sf Required <i>Each square-foot of open space that is designated as publicly accessible open space shall be counted as two square-feet of required on-site open space.</i>
PROVIDED	Level 1 Public on Kittredge = 3,093 sf (x2) Level 1 Public on Allston = 1,500 sf (x2) Level 8 Private Roof Terrace = 2,930 sf 12,116 sf Total Provided

NOTE: 84 SF OF TOTAL PROVIDED DEDICATED TO MEETING COMMERCIAL REQUIREMENT AND REMAINING 12,032 SF PROVIDED DEDICATED TO RESIDENTIAL REQUIREMENT.



PLAZA IS OPEN TO THE PUBLIC AND THE OPEN SPACE IS CALCULATED AS 1,500 SF x 2 = 3,000 SF

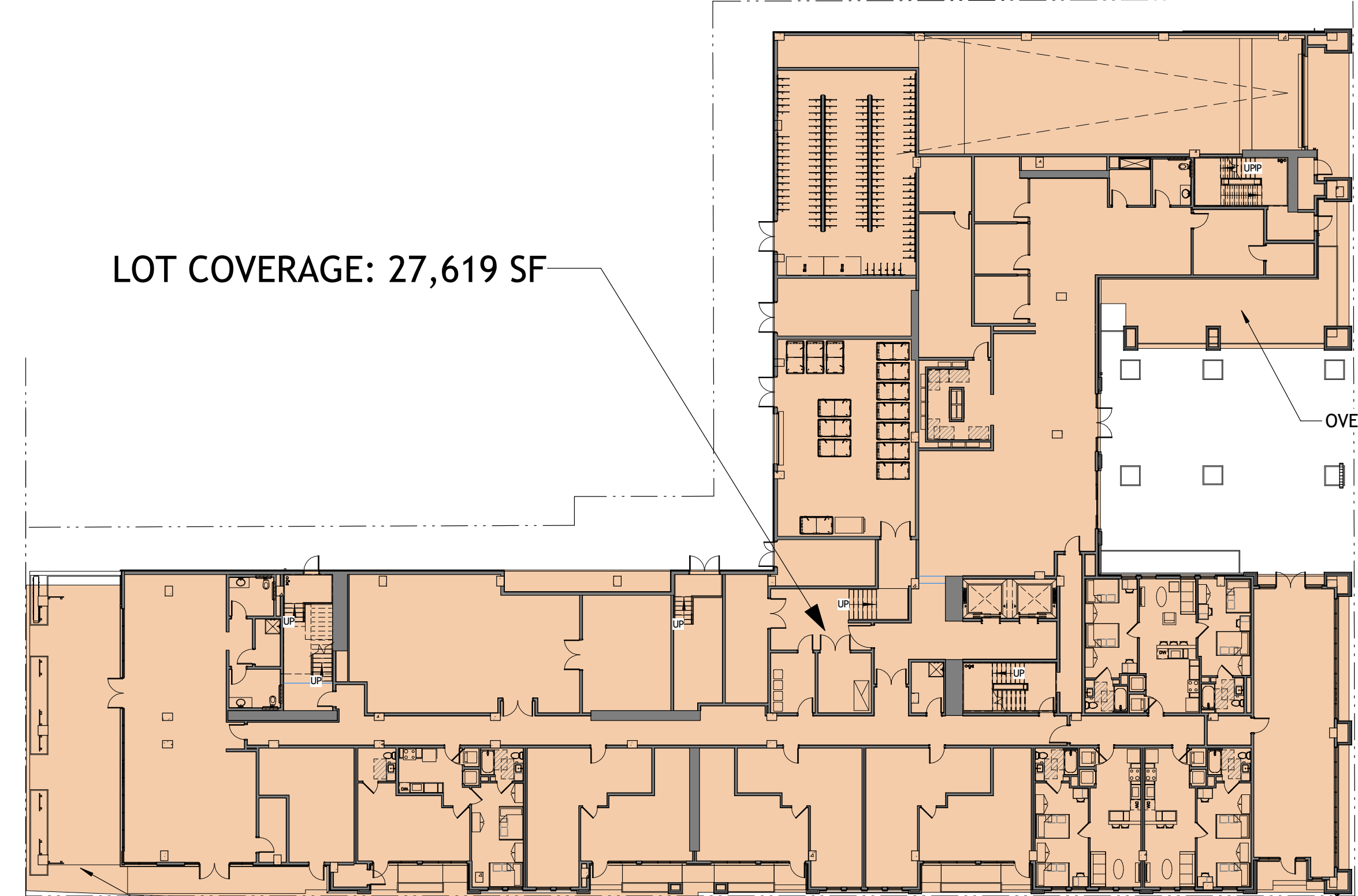
1 USEABLE OPEN SPACE- LEVEL 1
A0-010 3/64" = 1'-0"



2 USEABLE OPEN SPACE- LEVEL 8
A0-010 3/64" = 1'-0"

PLAZA IS OPEN TO THE PUBLIC AND THE OPEN SPACE IS CALCULATED AS 3,093 SF x 2 = 6,186 SF

84 SF DEDICATED TO COMMERCIAL USEABLE OPEN SPACE



3 LOT COVERAGE DIAGRAM
A0-010 3/64" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:

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No.	Description	Date
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5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
7	USE PERMIT RESUBMIT.	3/17/22
8	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
17	USE PERMIT REVISIONS	7/22/22

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:

SITE DIAGRAMS

SHEET NUMBER:

A0-010

BERKELEY PLAZA

2065 KITTREDGE ST, BERKELEY, CA 94704

CA VENTURES



SHEET LIST

- A0-000 COVER SHEET
- A0-001 EXISTING SITE PHOTOS
- A0-002 EXISTING SITE PHOTOS
- A0-003 EXISTING SITE PHOTOS
- A0-004 DEMO SITE PLAN EXHIBIT
- A0-005 PROJECT STATS
- A0-006 ZONING AND CODE INFO

- A1-001 SITE PLAN EXISTING- LEVEL U1
- A1-002 SITE PLAN EXISTING- LEVEL 1
- A1-003 SITE PLAN PROPOSED- LEVEL U1
- A1-004 SITE PLAN PROPOSED- LEVEL 1
- A1.001 ELECTRICAL ROOM DEMO, PLAN, SECTION
- A1-101 PLAN- LEVEL U1
- A1-111 PLAN- LEVEL 1
- A1-112 PLAN- LEVEL 1 ENLARGED
- A1-121 PLAN- LEVEL 2
- A1-131 PLAN- LEVEL 3
- A1-141 PLAN- LEVEL 4-7
- A1-181 PLAN- LEVEL 8
- A1-191 PLAN- ROOF
- A1-201 NEW SERVICE HALL/ELECTRICAL ROOM PLAN

- A3-001 ELEVATIONS- WEST (HAROLD WAY)
- A3-002 ELEVATIONS- SOUTH (KITTREDGE ST.)
- A3-003 ELEVATIONS- NORTH (ALLSTON WAY)
- A3-004 ELEVATIONS- NORTH (HIDDEN)
- A3-005 ELEVATIONS- EAST (HIDDEN)
- A3-006 ELEVATIONS- SOUTH ENLARGED (KITTREDGE ST.)
- A3-101 BUILDING SECTION
- A3-102 BUILDING SECTION
- A3-201 PERSPECTIVES
- A3-202 PERSPECTIVES
- A3-301 SHADOW STUDIES - JUNE 21
- A3-302 SHADOW STUDIES - DEC 21
- A3-303 SHADOW STUDIES - DEC 10
- A3-304 STREET STRIP ELEVATIONS
- A3-305 MATERIAL BOARDS
- A5-001 SAMPLE UNITS

- L0 TREE REMOVAL PLAN
- L1 GROUND LEVEL PRELIMINARY LANDSCAPE PLAN
- L2 EIGHTH FLOOR PRELIMINARY LANDSCAPE PLAN
- L3 RECOMMENDED PLANT LIST, SITE AMENITY IMAGES
- L4 GROUND LEVEL PRELIMINARY IRRIGATION PLAN
- L5 EIGHTH FLOOR PRELIMINARY IRRIGATION PLAN
- L6 IRRIGATION NOTES AND DETAILS

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:

BILL SCHRADER

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No.	Description	Date
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
7	USE PERMIT RESUBMIT.	1/11/22
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22
16	LPCC REVISIONS	07/22/22

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BERKELEY, CA 94704

CA VENTURES

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CHICAGO, IL 60601
CONTACT: JESSICA LEO
PHONE: (304) 238-4745

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ATLANTA, GA 30305
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PHONE: (404) 365-7600

CIVIL ENGINEERING

LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
135 MAIN STREET
SUITE 1500
SAN FRANCISCO, CA 94105
CONTACT: JASON JOH
PHONE: (415) 955-5200

LANDSCAPE ARCHITECTURE

THOMAS BAAK AND ASSOCIATES, LLP
1620 NORTH MAIN STREET
SUITE 4
WALNUT CREEK, CA 94596
CONTACT: RICK STOVER
PHONE: (925) 933-2583

STRUCTURAL ENGINEERING

DCI ENGINEERS
135 MAIN STREET
SUITE 1800
SAN FRANCISCO, CA 94105
CONTACT: MICHAEL BAUER
PHONE: (415) 638-8913

INTERIOR DESIGN

KUCHAR
1821 WEST HUBBARD
SUITE 105
CHICAGO, IL 60622
CONTACT: SARAH KUCHAR-PARKINSON
PHONE: (312) 624-9206

GENERAL CONTRACTOR

WEST BUILDERS, INC.
120 RAILROAD AVENUE
POINT RICHMOND, CA 94801

CONTACT: SEAN KIRBY
PHONE: (510) 307-5678

DOCUMENT ISSUANCES:

- 09-16-21 | SCHEMATIC DESIGN
- 10-25-21 | USE PERMIT
- 12-10-21 | USE PERMIT RESUBMISSION
- 12-22-21 | STRUCTURAL ALTERATION PERMIT
- 01-11-22 | USE PERMIT RESUBMISSION
- 02-25-22 | USE PERMIT RESUBMISSION DRAFT
- 03-17-22 | USE PERMIT RESUBMISSION
- 03-23-22 | SAP RESUBMISSION
- 04-11-22 | DRC MEETING - APRIL 21ST, 2022
- 05-10-22 | LANDMARK MEETING - JUNE 2ND, 2022
- 07-01-22 | STAFF REVIEW PACKAGE
- 07-13-22 | STAFF REVIEW PACKAGE #2

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A0-000

NOT RELEASED FOR CONSTRUCTION



1 SITE PHOTO - KITTREDGE ST AND HAROLD WAY - LOOKING EAST
A0-001 12" = 1'-0"



2 SITE PHOTO - ALLSTON WAY AND HAROLD WAY - LOOKING EAST
A0-001 12" = 1'-0"



3 SITE PHOTO - HAROLD WAY - LOOKING SOUTH
A0-001 12" = 1'-0"



4 SITE PHOTO - KITTREDGE ST - LOOKING WEST
A0-001 12" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22

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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
EXISTING SITE PHOTOS

SHEET NUMBER:
A0-001

NOT RELEASED FOR CONSTRUCTION



1 SITE PHOTO - ALLSTON WAY FACADE
AD-002 12" = 1'-0"



4 SITE PHOTO - KITTREDGE ST FACADE
AD-002 12" = 1'-0"



2 SITE PHOTO - HAROLD WAY NORTH FACADE
AD-002 12" = 1'-0"



3 SITE PHOTO - HAROLD WAY SOUTH FACADE
AD-002 12" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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No.	Description	Date
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22

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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
EXISTING SITE PHOTOS

SHEET NUMBER:
A0-002

NOT RELEASED FOR CONSTRUCTION



1 SITE PHOTO - ALLSTON WAY - EXISTING HOTEL
A0-003 12" = 1'-0"



2 SITE PHOTO - SHATTUCK AVE - EXISTING HOTEL
A0-003 12" = 1'-0"



3 SITE PHOTO - SHATTUCK AVE AND ALLSTON WAY - EXISTING HOTEL
A0-003 12" = 1'-0"



4 SITE PHOTO - SHATTUCK AVE AND KITTREDGE ST - EXISTING HOTEL
A0-003 12" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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No.	Description	Date
6	SAP	12/22/21
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BERKELEY, CA 94704

CA VENTURES

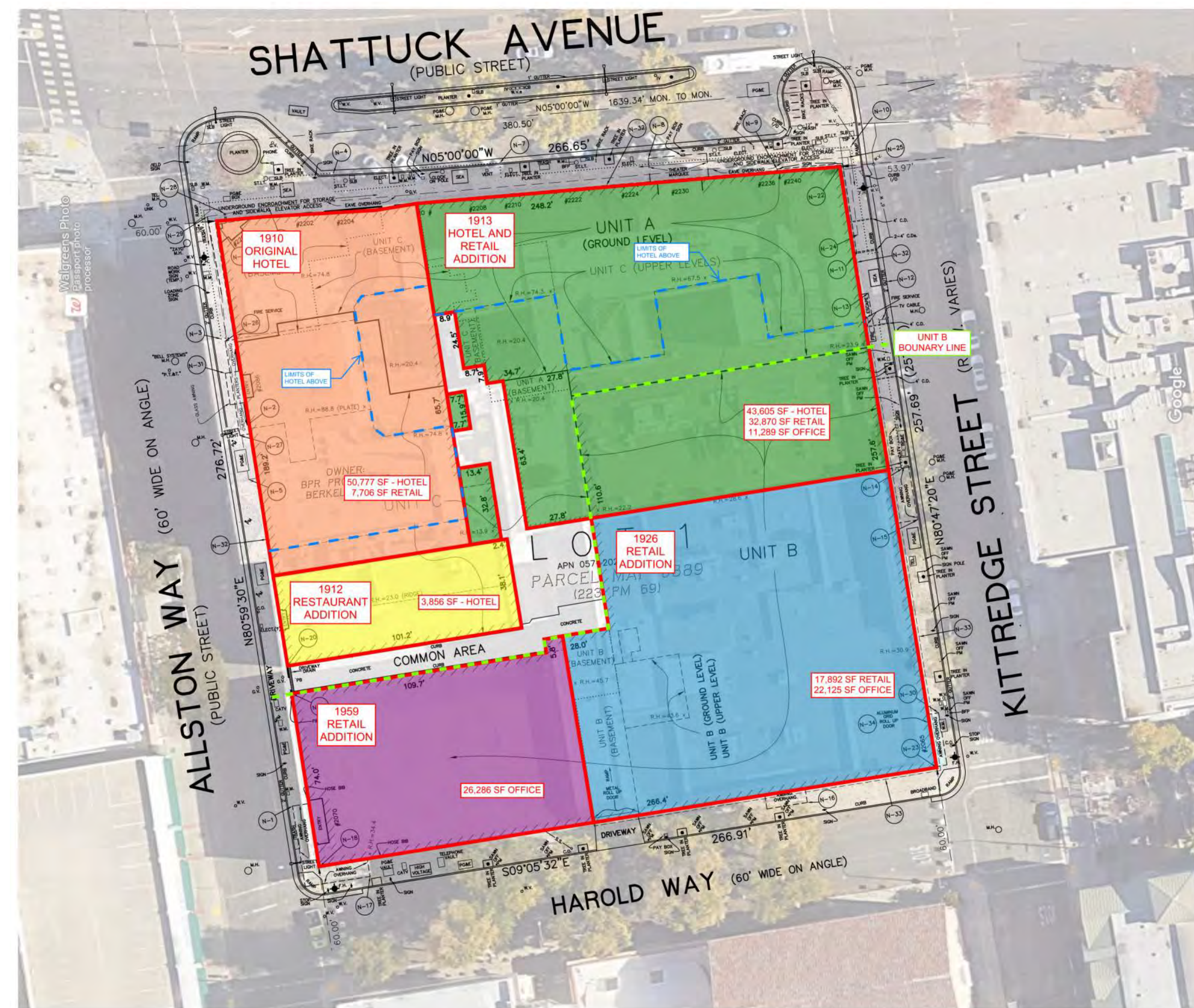
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EXISTING SITE PHOTOS

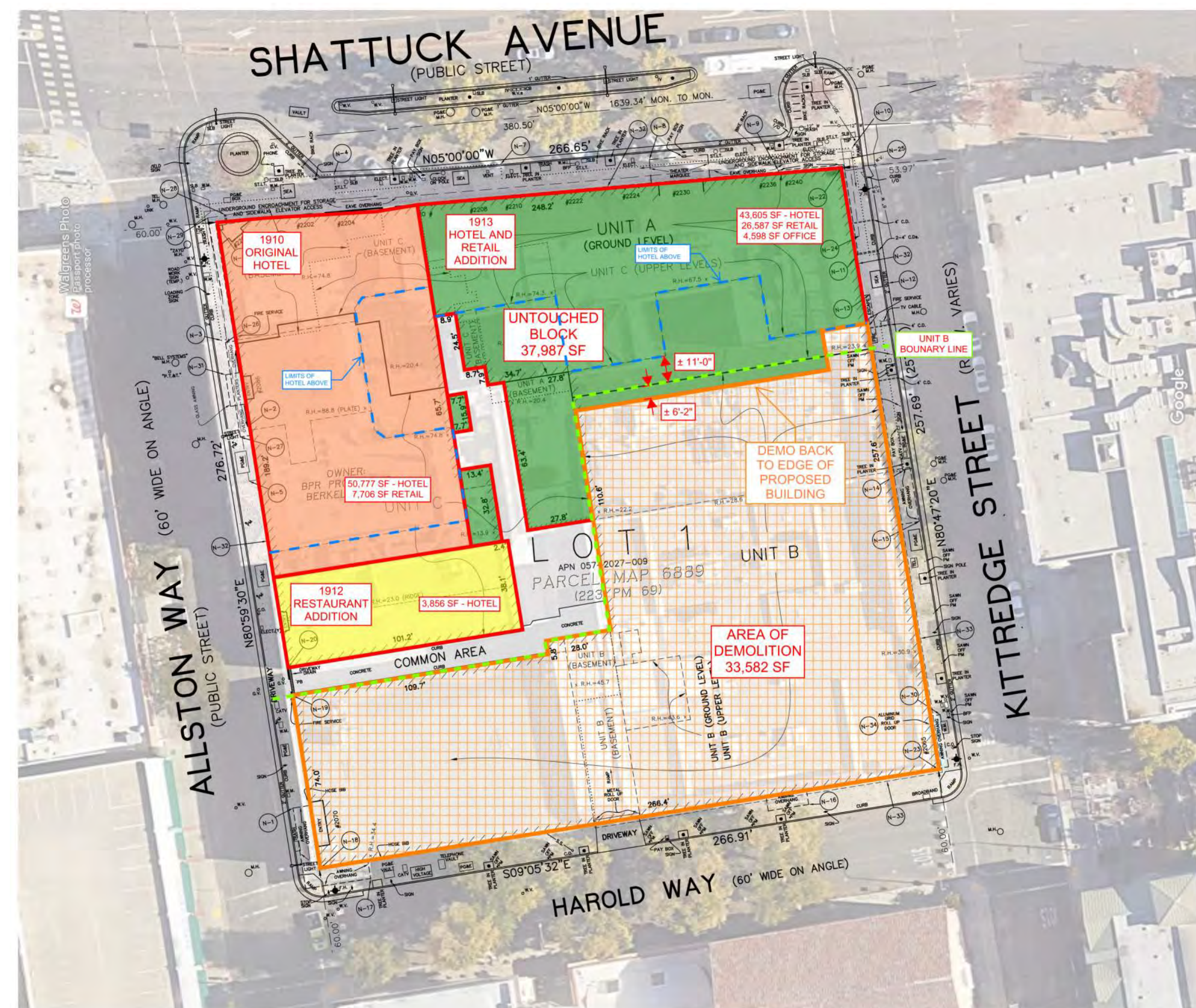
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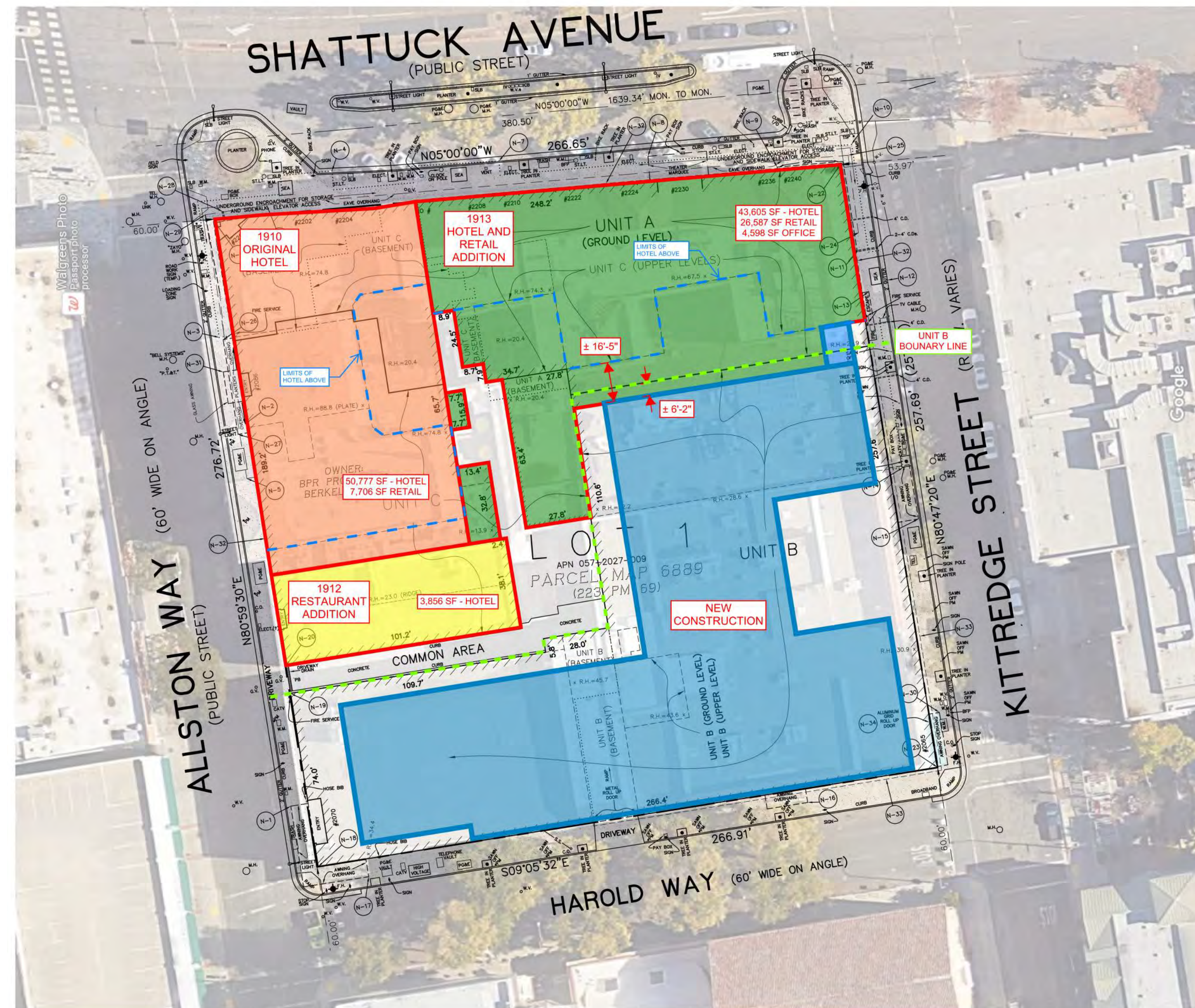
NOT RELEASED FOR CONSTRUCTION



EXISTING DIAGRAM



DEMO DIAGRAM



PROPOSED CONSTRUCTION DIAGRAM

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
DEMO SITE PLAN
EXHIBIT

SHEET NUMBER:

A0-004

1 DEMO SITE PLAN EXHIBIT
A0-004 NOT TO SCALE

UNIT MIX

Name	S1	S2-A	S2-B	S3	MS1-A	MS1-B	NS1	A1-A	A1-B	A2-A	A2-B	A3	B1-A	B1-B	B2-A	B2-B	B2-C	B2-D	B2-E	B3-A	B3-B	B4	B5	B6-A	B6-B	B7-A	B7-B	B8	B9	C1	C2	LW-A	Total Units	Total Beds
Bedrooms	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1		
Bathrooms	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1.5			
Beds	1	1	1	1	1	1	1	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	6	6	3				
Unit GSF	436	381	375	396	322	348	295	638	633	641	695	718	952	986	984	991	1003	993	908	1030	973	953	956	962	909	977	932	953	971	1373	1374	867		
Floor 8	1	-	-	-	2	-	1	2	1	-	-	-	4	1	-	-	-	-	1	-	1	-	1	-	1	-	1	-	-	1	-	23	69	
Floor 7	1	-	-	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	-	1	-	1	-	1	1	1	1	27	86	
Floor 6	1	-	-	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	-	1	-	1	-	1	1	1	1	27	86	
Floor 5	1	-	-	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	-	1	-	1	-	1	1	1	1	27	86	
Floor 4	1	-	-	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	-	1	-	1	-	1	1	1	1	27	86	
Floor 3	1	1	-	-	2	1	1	2	-	-	2	-	4	1	1	1	-	1	-	1	-	1	-	1	-	1	-	1	1	1	1	27	86	
Floor 2	1	1	-	-	1	2	-	3	-	-	-	1	4	4	-	-	-	-	-	-	1	-	1	1	1	-	-	1	-	-	-	23	66	
Floor 1	-	-	-	-	-	-	-	2	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	7	20	
Floor -1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Units	7	2	5	1	14	5	7	13	5	10	2	1	29	10	5	5	1	4	1	5	2	7	7	6	1	5	1	7	5	6	4	188	585	
Unit Mix	4%	1%	3%	1%	7%	3%	4%	7%	3%	5%	1%	1%	15%	5%	3%	3%	1%	2%	1%	3%	1%	4%	4%	3%	1%	3%	1%	4%	3%	3%	2%			
Total Bedrooms	7	2	5	1	14	5	7	13	5	10	2	1	58	20	10	10	2	8	2	10	4	14	14	12	2	10	2	14	10	15	18	4	311	
Bedroom Mix	2%	1%	2%	0%	5%	2%	2%	4%	2%	3%	1%	0%	19%	6%	3%	3%	1%	3%	1%	3%	1%	5%	5%	4%	1%	3%	1%	5%	3%	5%	6%	1%	100%	
Total Beds	7	2	5	1	14	5	7	26	10	20	4	2	116	40	20	20	4	16	4	20	8	28	28	24	4	20	4	28	20	30	36	12	585	
Bed Mix	1%	0%	1%	0%	2%	1%	1%	4%	2%	3%	1%	0%	20%	7%	3%	3%	1%	3%	1%	3%	1%	5%	5%	4%	1%	3%	1%	5%	3%	5%	6%	2%	100%	

	S1	S2-A	S2-B	S3	MS1-A	MS1-B	NS1	A1-A	A1-B	A2-A	A2-B	A3	B1-A	B1-B	B2-A	B2-B	B2-C	B2-D	B2-E	B3-A	B3-B	B4	B5	B6-A	B6-B	B7-A	B7-B	B8	B9	C1	C2	LW-A	Total	
	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1		
	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1.5			
	1	1	1	1	1	1	1	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	6	6	3				
436	381	375	396	322	348	295	638	633	641	695	718	952	986	984	991	1003	993	908	1030	973	953	956	962	909	977	932	953	971	1373	1374	867			
Floor 8	436	-	375	-	644	-	295	1,276	633	1,282	-	-	3,808	986	-	-	-	-	908	-	973	-	953	956	-	909	-	932	953	-	-	1,374	-	17,693
Floor 7	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	-	953	956	962	-	977	-	953	971	1,373	1,374	-	21,962
Floor 6	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	-	953	956	962	-	977	-	953	971	1,373	1,374	-	21,962
Floor 5	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	-	953	956	962	-	977	-	953	971	1,373	1,374	-	21,962
Floor 4	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	-	953	956	962	-	977	-	953	971	1,373	1,374	-	21,962
Floor 3	436	381	-	-	644	348	295	1,276	-	-	1,390	-	3,808	986	984	991	1,003	-	-	1,030	-	-	953	956	962	-	977	-	953	971	1,373	1,374	-	22,091
Floor 2	436	381	-	396	644	-	295	1,914	-	-	-	718	3,808	3,944	-	-	-	-	-	-	-	973	953	956	962	-	-	-	-	-	-	-	17,333	
Floor 1	-	-	-	-	-	-	-	1,276	-	-	-	-	952	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,468	5,696	
Floor -1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3,052	762	1,875	396	4,508	1,740	2,065	8,294	3,165	6,410	1,390	718	27,608	9,860	4,920	4,955	1,003	3,972	908	5,150	1,946	6,671	6,692	5,772	909	4,885	932	6,671	4,855	6,865	8,244	3,468	150,661		
AVG.	351				644		967																				1,374							

AREA TABLE

Floors	GSF	Common	Utility	Res.	Amenity / Lobby	Retail	Parking	Exterior SF (not in GSF)	# Units	# Parking	Efficiency	Height
Floor 8	22,755	3,511	440	17,739	1,065	-	-	2,946	23	-	78.0%	85
Floor 7	26,150	3,694	417	22,039	-	-	-	-	27	-	84.3%	74
Floor 6	26,150	3,694	417	22,039	-	-	-	-	27	-	84.3%	64
Floor 5	26,150	3,694	417	22,039	-	-	-	-	27	-	84.3%	54
Floor 4	26,150	3,694	417	22,039	-	-	-	-	27	-	84.3%	44
Floor 3	26,150	3,694	417	22,039	-	-	-	-	27	-	84.3%	34
Floor 2	24,002	3,709	628	17,541	2,124	-	-	-	23	-	73.1%	24
Floor 1	23,818	3,025	3,850	4,203	5,434	4,181	-	3,125	7	-	17.6%	14
Floor -1	19,657	878	1,023	-	-	-	17,756	-	-	43	0.0%	(10)
Total	220,982	29,593	8,026	149,678	8,623	4,181	20,881	2,946	188	43		

EXISTING SITE DESCRIPTION

THE USE OF THE APPROXIMATELY 95,000 SF EXISTING BUILDING INCLUDES SERVICE AND OFFICE SPACE (APPROXIMATELY 3,000 RSF) ON 4 LEVELS (BASEMENT THROUGH PARTIAL THIRD FLOOR). THERE WERE NO PREVIOUS RESIDENTIAL USES ON THE PROJECT SITE. THE ENTIRE EXISTING BUILDING AND BASEMENT WILL BE DEMOLISHED WITHIN THE PROPERTY BOUNDARY.

PROPOSED PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A MIX-USED OFF-CAMPUS STUDENT HOUSING COMMUNITY THAT CONTAINS 188 UNITS (585 BEDS). THE PROJECT UNIT TYPES INCLUDE STUDIOS, 1 BEDROOM, 2 BEDROOM, 3 BEDROOM, AND LIVE/WORK UNITS.

THE BUILDING TOTALS 220,982 GSF, WHICH INCLUDES 149,687 SF OF RESIDENTIAL AREA AND 8,623 SF OF INDOOR RESIDENTIAL AMENITY AREA IN ADDITION TO 2,946 SF OF ELEVATED ROOF TERRACE AMENITY. THERE IS ALSO 4,181 SF OF GROUND LEVEL COMMERCIAL.

THE PROJECT IS DESIGNED AS TYPE-IIIA CONSTRUCTION (WOOD) OVER TYPE-IA (PODIUM) WITH A TOTAL OF 8 RESIDENTIAL LEVELS. A PARTIAL BASEMENT IS ALSO PROVIDED TO HOUSE 43 PARKING SPACES. ADDITIONALLY, THE PROJECT WILL PROVIDE 129 BIKE PARKING SPACES ON LEVEL 1.

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:

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No.	Description	Date
2	PRELIM APP SB330	7/21/21
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21

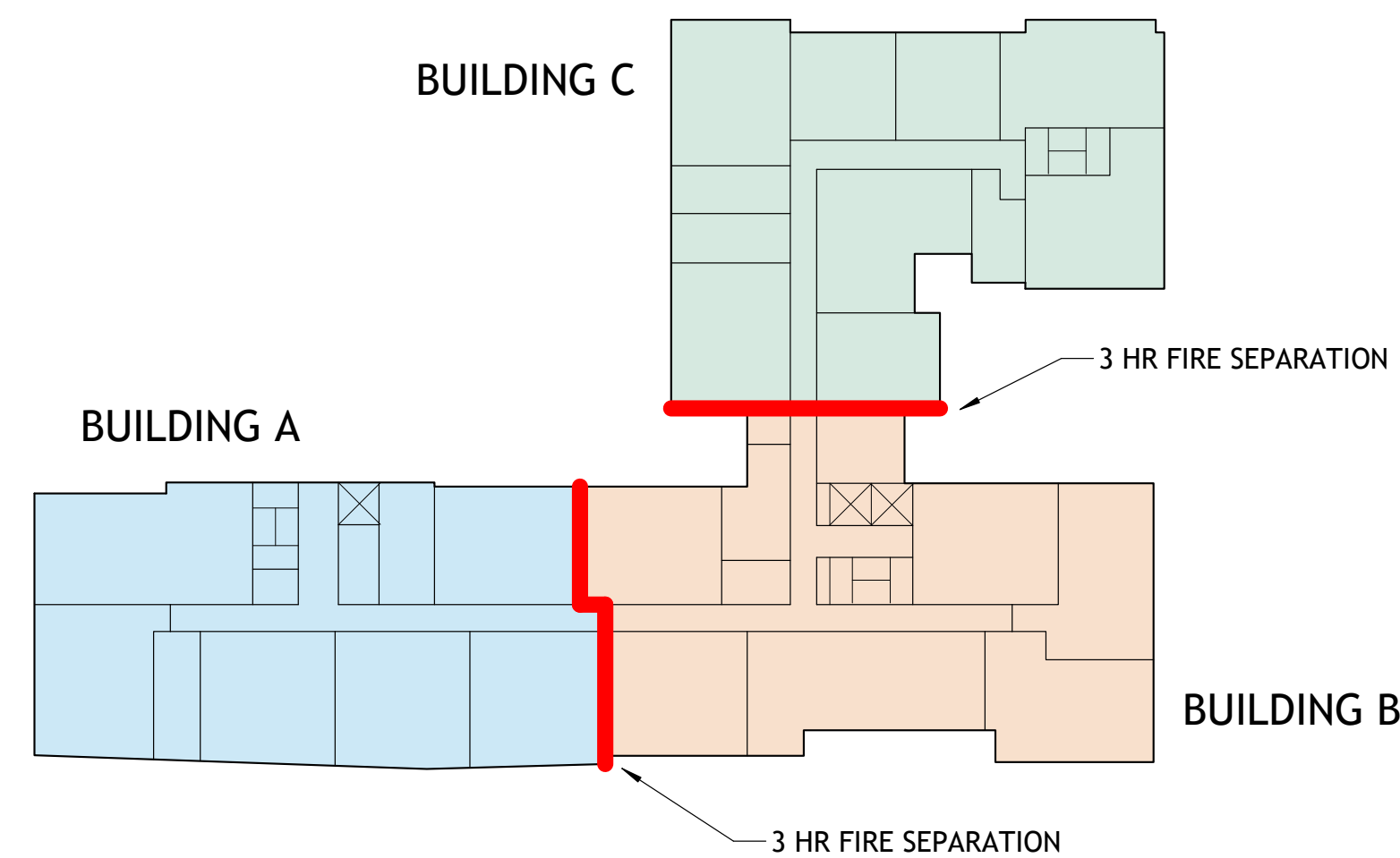
CONSTRUCTION INFORMATION

BERKELEY PLAZA	
CONSTRUCTION TYPE	5 LEVELS OF TYPE IIIA CONSTRUCTION OVER 3 LEVELS OF TYPE IA AND 1 BASEMENT LEVEL OF TYPE IA
SPRINKLER SYSTEM	NFPA 13
CLIMATE ZONE	3
SEISMIC CATEGORY	D
JURISDICTION	CITY OF BERKELEY

BUILDING HEIGHTS AND AREAS				
TYPE IIIA CONSTRUCTION				
BUILDING HEIGHT, PER CBC TABLE 504.3 AND 504.4	MAX ALLOWABLE STORIES: 5 ACTUAL STORIES (ABOVE PODIUM): 5 MAX ALLOWABLE HEIGHT: 85' ACTUAL HEIGHT (ABOVE AVG GRADE): 84'			
BUILDING AREA, PER CBC TABLE 506.2 [A1+(NS x I)]xSa	LEVEL	BLDG A AREA	BLDG B AREA	BLDG C AREA
	4	8,441 SF	8,841 SF	8,727 SF
	5	8,441 SF	8,841 SF	8,727 SF
	6	8,441 SF	8,841 SF	8,727 SF
	7	8,441 SF	8,841 SF	8,727 SF
	8	5,268 SF	8,784 SF	8,629 SF
TOTAL PROPOSED BUILDING AREA		39,032 SF	44,148 SF	43,537 SF
Alt: Tabular Area per Table 506.2 SM		24,000 +	24,000 +	24,000 +
NS: Tabular Area Factor for non Sprinkled		(24,000 X 0)	(24,000 X 0)	(24,000 X 0)
If: Frontage Increase		X2 =	X2 =	X2 =
Sa: 2 (R Occupancy)				
TOTAL ALLOWABLE AREA		48,000 SF	48,000 SF	48,000 SF
TYPE IA CONSTRUCTION				
BUILDING HEIGHT PER CBC TABLE 504.3 AND 504.4	MAX ALLOWABLE STORIES: UNLIMITED ACTUAL STORIES: 3 MAX ALLOWABLE HEIGHT: UNLIMITED ACTUAL HEIGHT (ABOVE AVG GRADE): 34'			
BUILDING AREA, PER CBC TABLE 506.2	TOTAL ALLOWABLE AREA: UNLIMITED TOTAL PROPOSED AREA: 98,305 SF			

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601				
BUILDING ELEMENT	REQUIRED HOURLY RATING		PROVIDED HOURLY RATING	
	TYPE IA	TYPE IIIA	TYPE IA	TYPE IIIA
PRIMARY STRUCTURAL FRAME	3	1	3	1
EXTERIOR BEARING WALL	3	2	3	2
INTERIOR BEARING WALL	3	1	3	1
NON-BEARING EXTERIOR WALL	2	2	2	2
FLOOR CONSTRUCTION	2	1	2	1
ROOF CONSTRUCTION	1.5	1	1.5	1

ACCESSIBILITY PROVISIONS	
UNITS	ALL UNITS TO COMPLY WITH THE FAIR HOUSING ACT AS THE BASE SAFE HARBOR. ALL UNITS TO BE ADAPTABLE AND ACCESSIBLE PER CBC SECTION 1128A.1
PUBLIC AREAS	ALL AREAS OF COMMERCE THAT ARE OPEN TO THE PUBLIC MUST COMPLY WITH 2010 ADA ACCESSIBILITY GUIDELINES AND CBC CHAPTER 11B
COMMON USE AREAS	ALL COMMON USE AREAS NOT OPEN TO THE PUBLIC MUST COMPLY WITH CBC SECTION 1127A
MEANS OF EGRESS	
	EXITS TO BE 1/3 DIAGONAL OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED, MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN A ONE HOUR RATED CORRIDOR
	AREAS OF REFUGE NOT REQUIRED PER CBC 1009.3 EXCEPTION 8



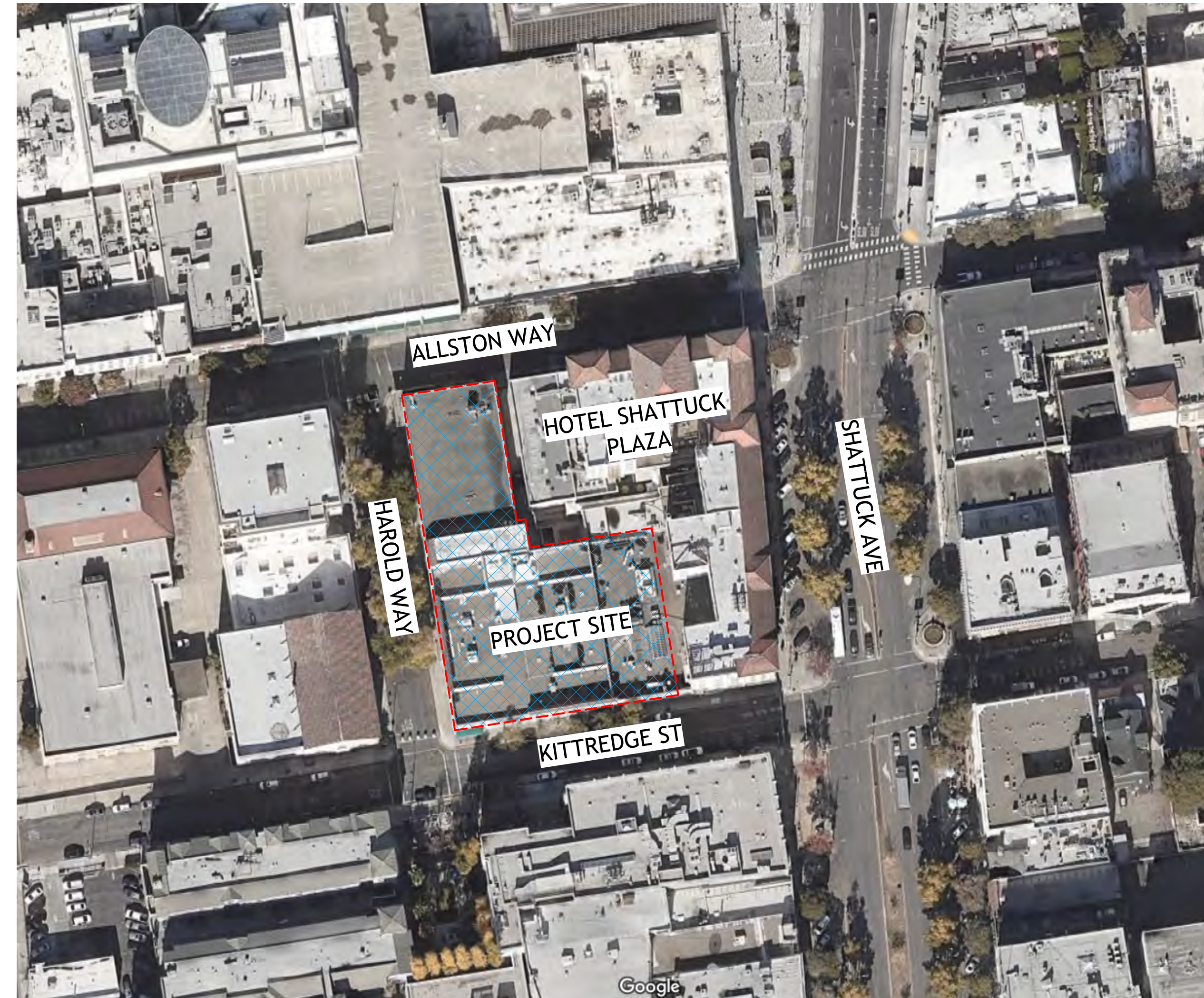
CODE INFORMATION

The proposed project will comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by City Council on December 3rd., 2019, where building design must incorporate all-electric systems.

WAIVER/CONCESSION LIST

- Waiver to exceed the height limit - Proposed at 87'-0", where 60 ft/75 ft with use permit is the limit. The 87'-0" proposed is measured to top of roof and does not include the additional 5 feet parapet allowed by right.
- Waiver to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district.
- Waiver to reduce the 15' minimum front setbacks above 75'
- Waiver to increase the 5' maximum front setbacks between 0' to 20'
- Waiver to reduce the minimum landscape coverage of usable open space from 40% of the provided usable open space
- Waiver to reduce the required parking spaces for the commercial spaces from 6 required spaces to 0 provided spaces.
- Concession for 20% reduction in useable open space and the percentage of associated landscaped area.

1 SITE MAP
A0-006 12" = 1'-0"



TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 07-22-22
 APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/ Required
NUMBER OF DWELING UNITS	0	188	NA
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	43	0 MIN 94 MAX
NUMBER OF BIKE PARKING SPACES 311 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 104 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 8 SPACES	0	129	112 LOCATED ON LEVEL 1
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT)
BUILDING HEIGHT (STORIES)	3	8	-
MAXIMUM (FT)	25'	87'	-
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	186,126 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 80 SF OF USABLE OPEN SPACE PER UNIT	0	12,032 SF	15,040 SF
FLOOR AREA RATIO	2.8:1	5.5:1	-

COMMERCIAL SPACE REQUIREMENTS	Existing	Proposed	Permitted/ Required
4,181 SF TOTAL 1,717 SF ALLSTON RETAIL SUITE 949 SF KITTREDGE RETAIL SUITE 1,515 SF WORK SPACE IN LIVE/WORK UNITS			
NUMBER OF PARKING SPACES 1.5 SPACES PER 1,000 SF OF RETAIL SUITE = 4 SPACES 1 SPACE PER FIRST 1,000 SF OF WORK AREA AND 1 SPACE PER ADDITIONAL 750 SF OF WORK AREA = 2 SPACES	0	0	6
NUMBER OF BIKE PARKING SPACES 1 BIKE SPACE PER 2,000 SF OF COMMERCIAL FLOOR AREA SPACES LOCATED AT EXTERIOR BIKE RACKS	0	3	3
USEABLE OPEN SPACE 1 SF OF USABLE OPEN SPACE PER 50 SF OF COMMERCIAL FLOOR AREA	0	84	84

WAIVER

WAIVER

WAIVER

CONCESSION

WAIVER



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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APPLICANT:
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No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
7	USE PERMIT RESUBMIT.	1/11/22
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22
16	LPC REVISIONS	07/22/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
 ZONING AND CODE
 INFO

SHEET NUMBER:
A0-006

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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No.	Description	Date
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22

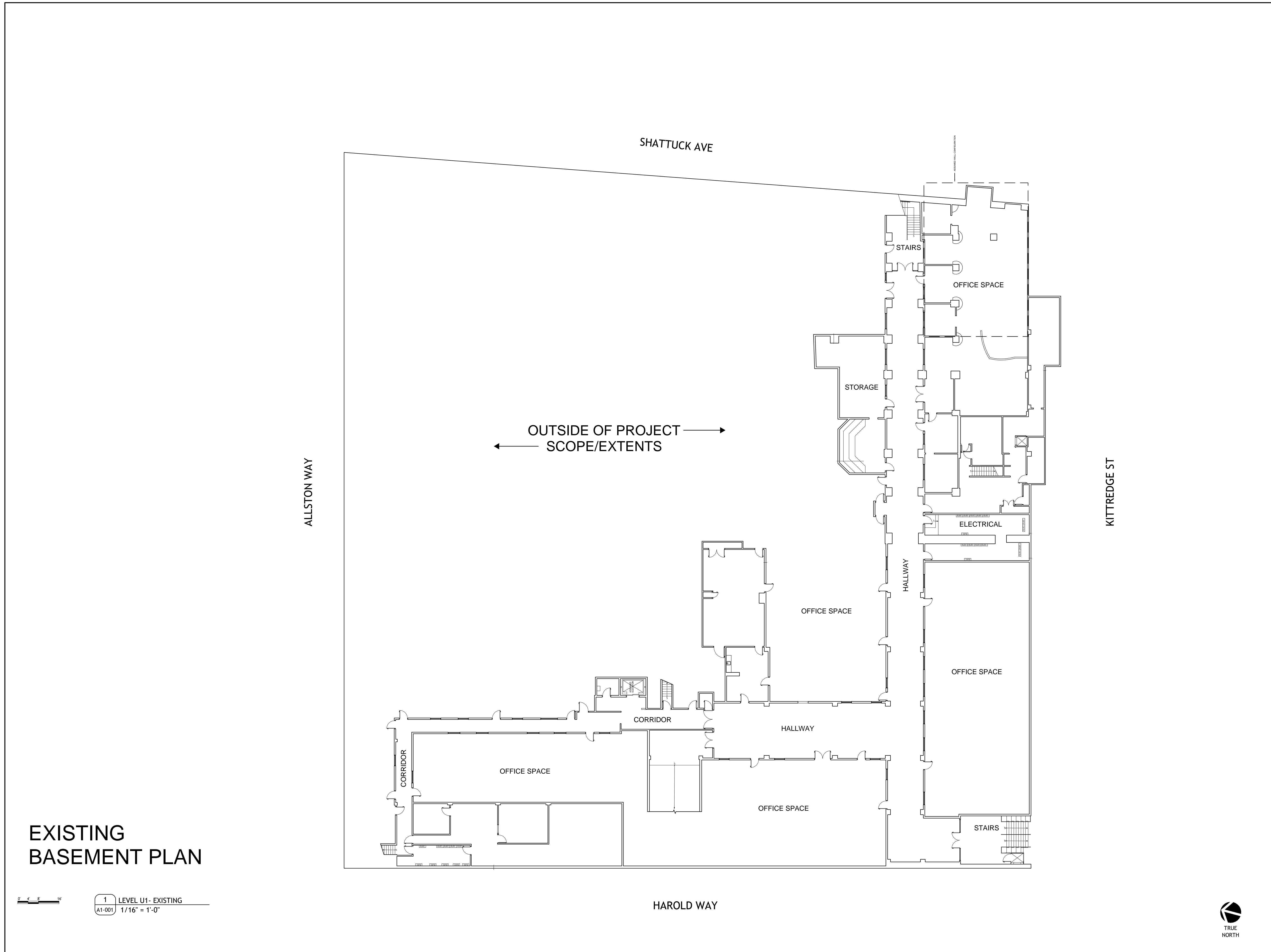
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BERKELEY, CA 94704
CA VENTURES

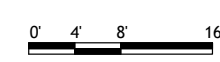
SHEET TITLE:
SITE PLAN
EXISTING- LEVEL U1

SHEET NUMBER:
A1-001

NOT RELEASED FOR CONSTRUCTION

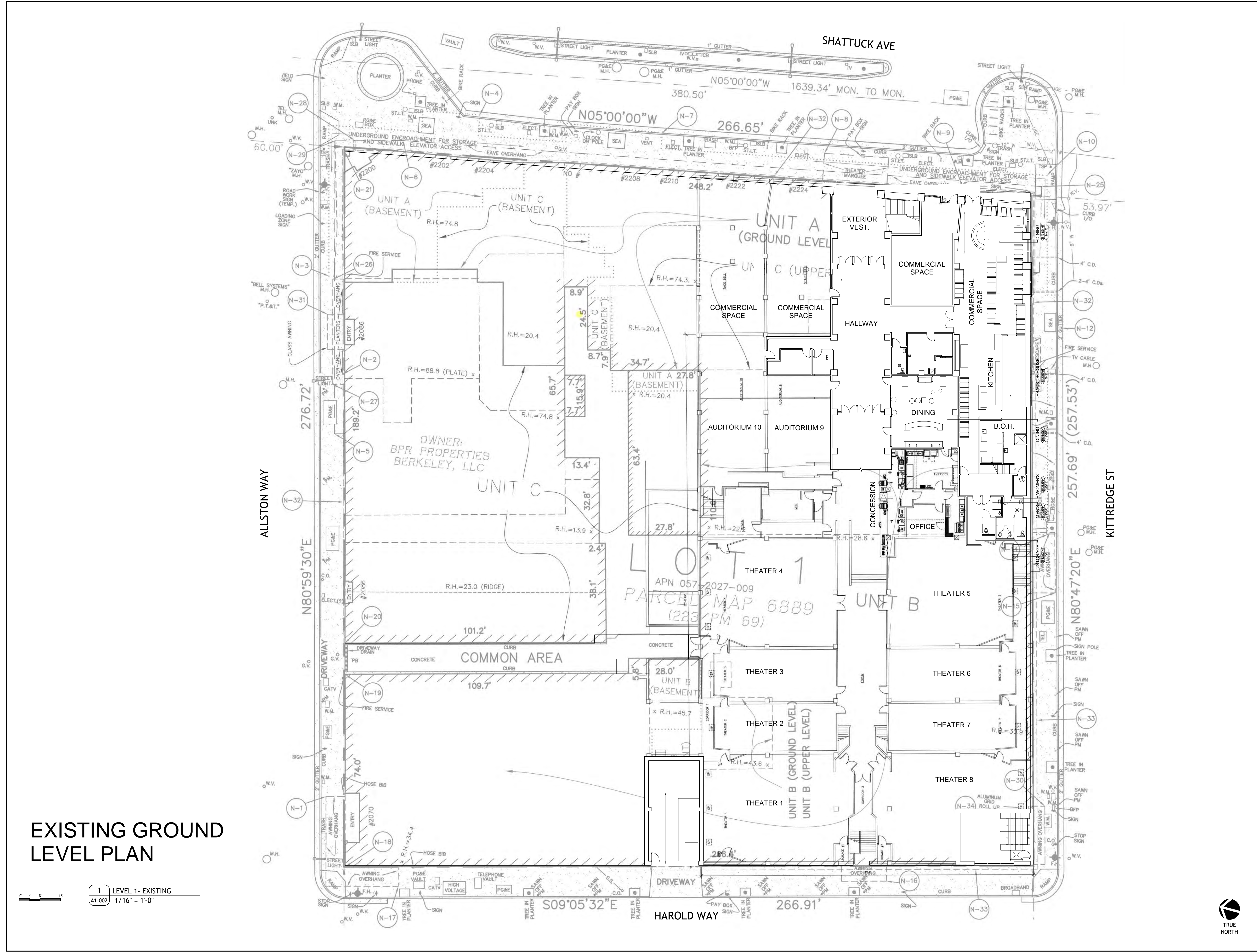


**EXISTING
BASEMENT PLAN**



1 LEVEL U1 - EXISTING
A1-001 1/16" = 1'-0"





EXISTING GROUND LEVEL PLAN

1 LEVEL 1- EXISTING
A1-002 1/16" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
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No.	Description	Date
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22

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BERKELEY, CA 94704

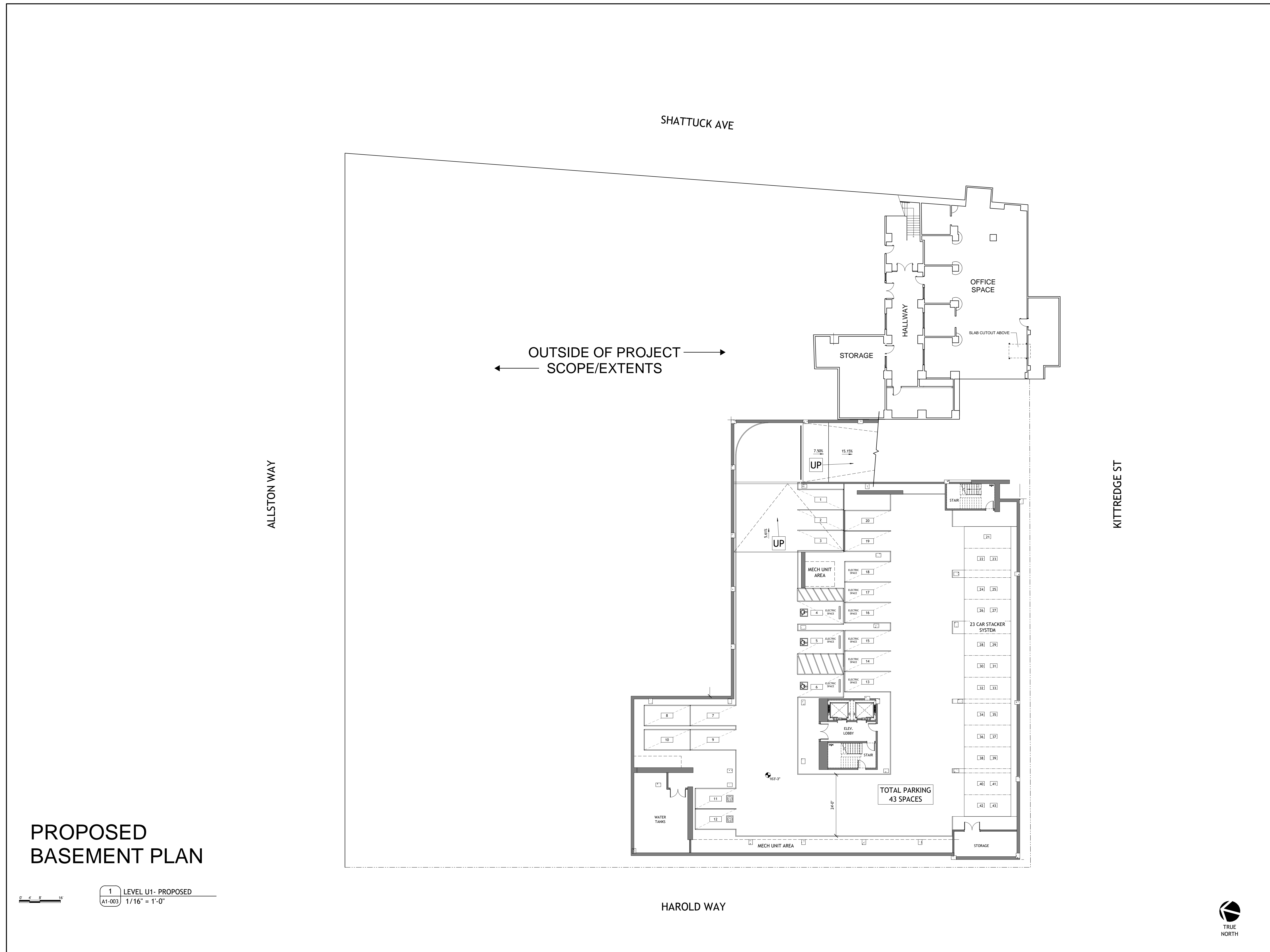
CA VENTURES

SHEET TITLE:
SITE PLAN
EXISTING- LEVEL 1

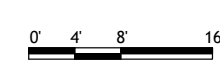
SHEET NUMBER:
A1-002



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**PROPOSED
BASEMENT PLAN**



1 LEVEL U1- PROPOSED
A1-003 1/16" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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No.	Description	Date
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22
15	STAFF REVIEW #2	07/13/22

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
**SITE PLAN
PROPOSED- LEVEL
U1**

SHEET NUMBER:

A1-003



TRUE
NORTH

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:
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No.	Description	Date
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22
15	STAFF REVIEW #2	07/13/22

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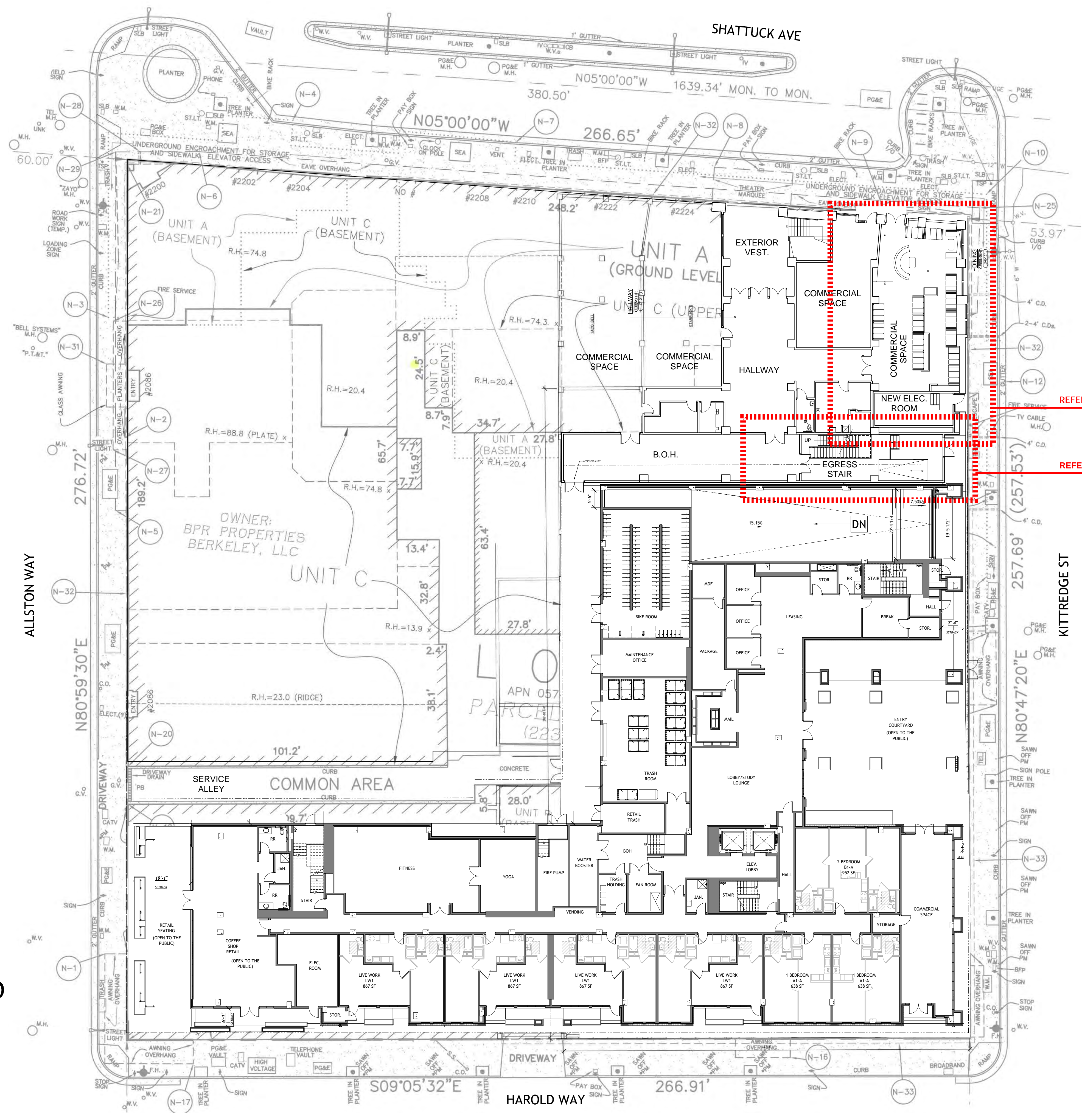
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
SITE PLAN
PROPOSED- LEVEL 1

SHEET NUMBER:
A1-004

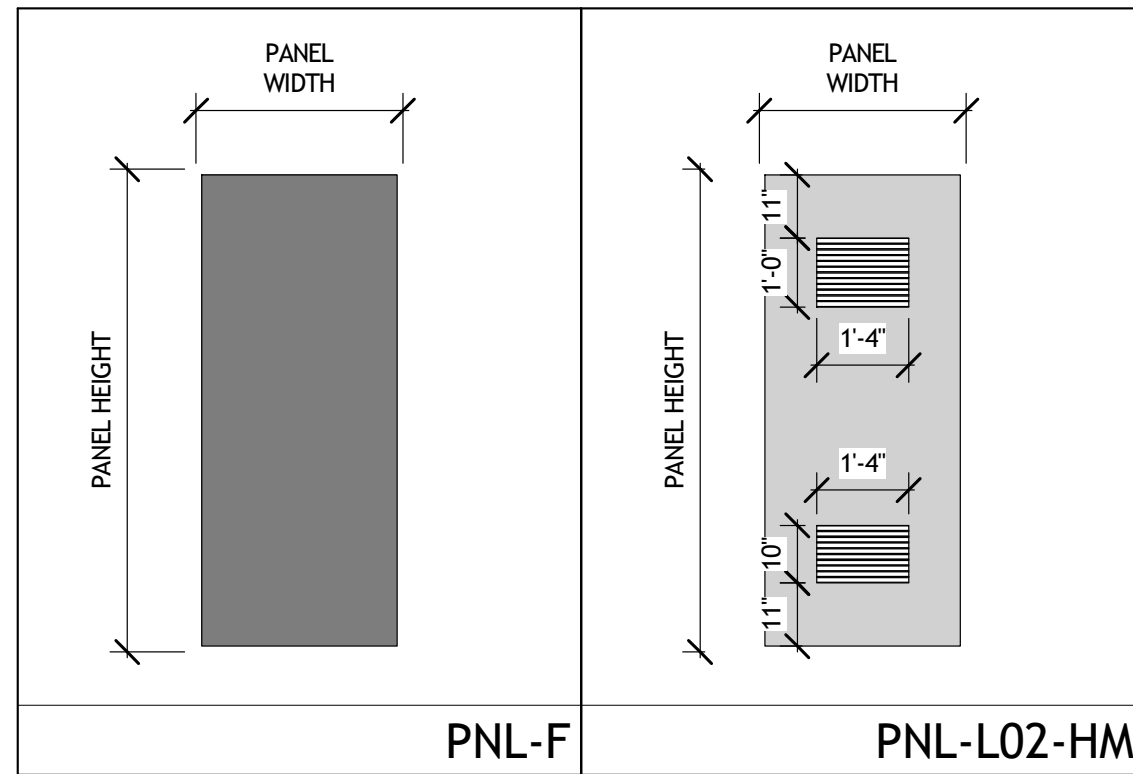
NOT RELEASED FOR CONSTRUCTION



PROPOSED GROUND LEVEL PLAN

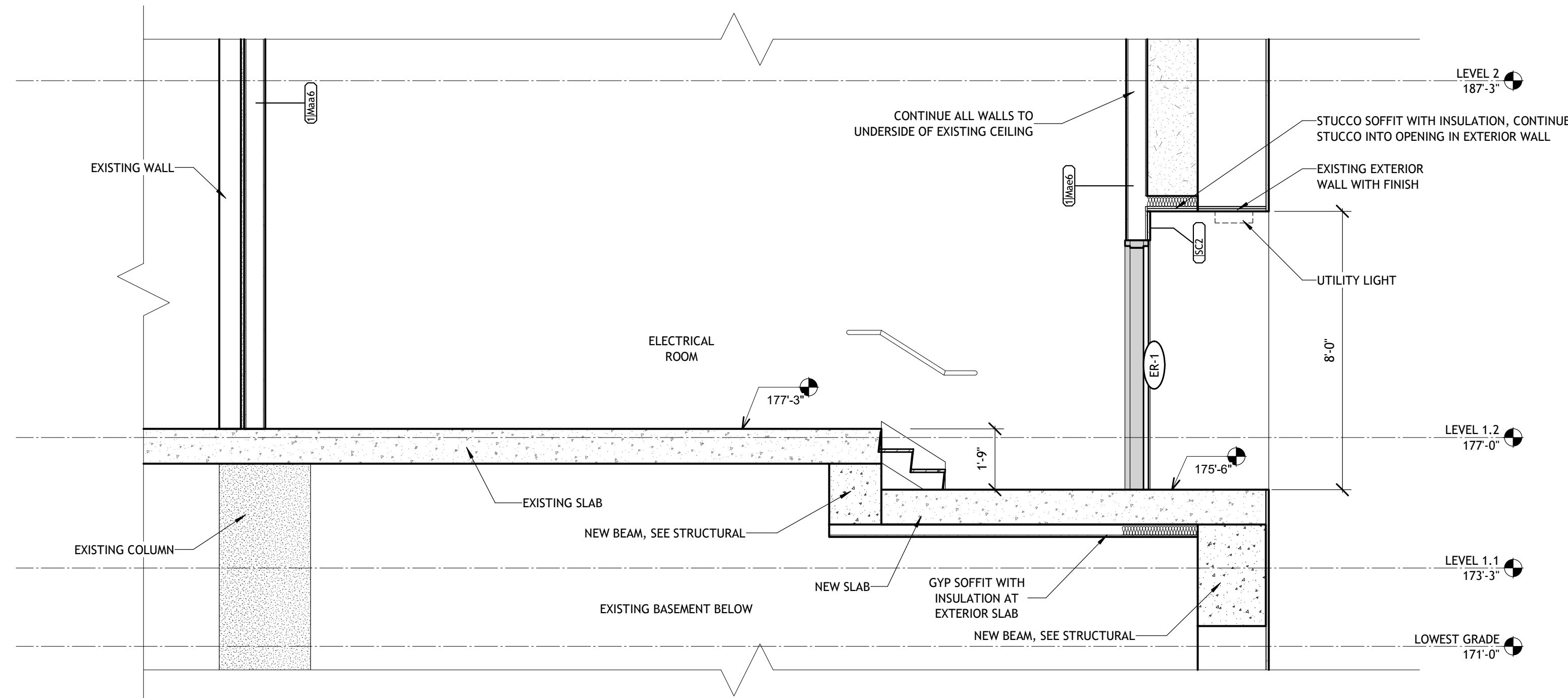
1 LEVEL 1- PROPOSED
A1-004 1/16" = 1'-0"



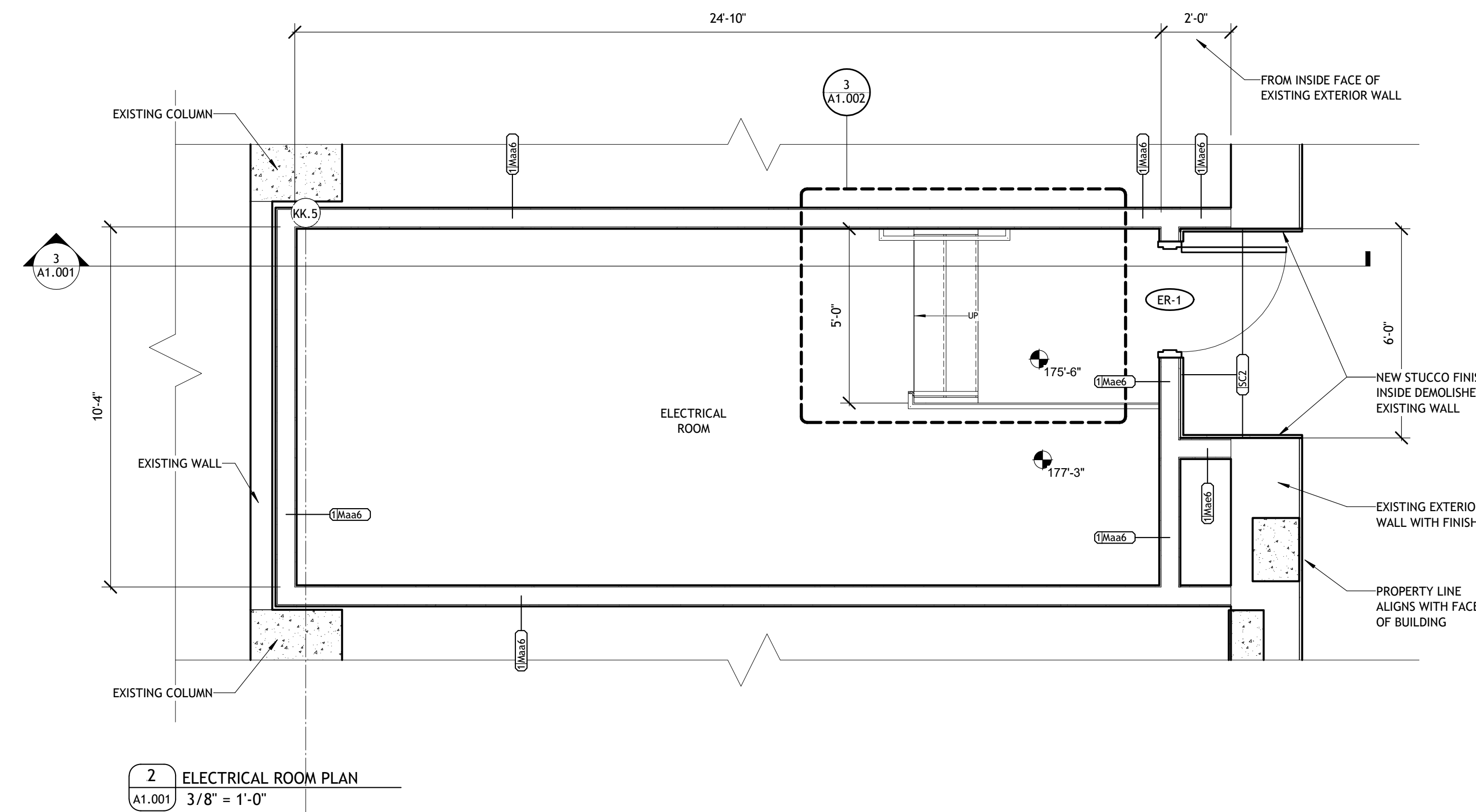


DOOR SCHEDULE- ELECTRICAL ROOM								
TAG	DOOR LOCATION	FIRE RATING (MIN)	SIZE WxH	PANELS		FRAME		COMMENTS
				TYPE	FINISH	TYPE	HW SET	
LEVEL 1.1								
ER-1	ELECTRICAL ROOM	0	3'-0"x7'-0"	PNL-L02-HM	08-OPENINGS-HM	FRM-00HM1	08.0	DOOR WITH HIGH-LOW LOUVERS TO THE EXTERIOR. COORDINATE WITH MECHANICAL. PANIC BAR HARDWARE TO BE PROVIDED. LOCK TO BE PROVIDED, SEE HARDWARE SET BELOW.
ER-2	B.O.H.	0	3'-0"x7'-0"	PNL-F-HM	08-OPENINGS-HM	FRM-00HM1	13.0	EGRESS FROM B.O.H. PANIC BAR HARDWARE TO BE PROVIDED. SEE HARDWARE SET BELOW.

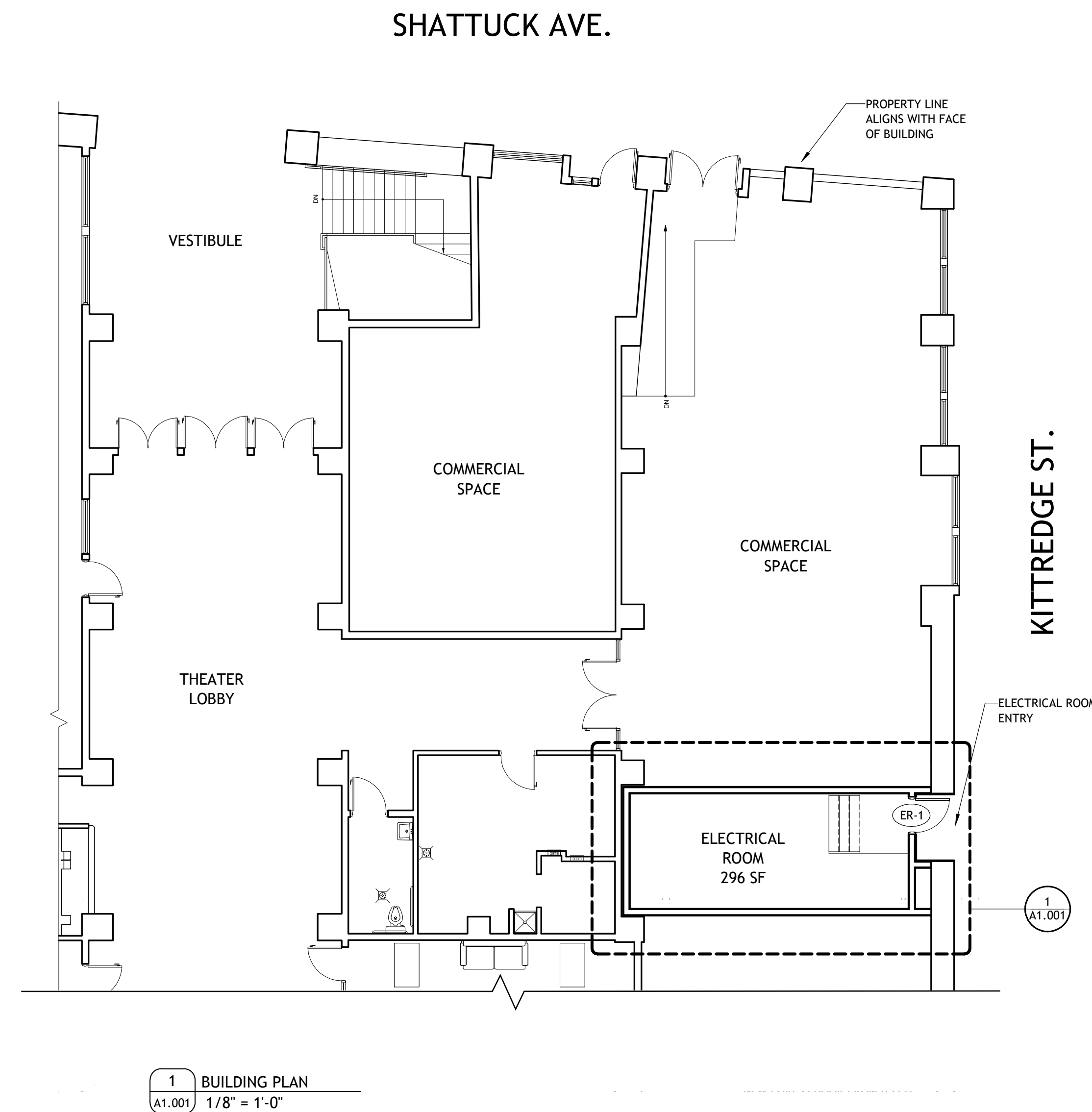
Hardware Set # 08.0				Hardware Set # 13.0			
PRODUCT	DESCRIPTION	QTY	UNIT	FINISH	MFG	PRODUCT	DESCRIPTION
Hinge	F88L179 4.5 x 4.5 NRP (As Rec'd)	3	EA	652	STN	Hinge	F88L179 4.5 x 4.5 NRP (As Rec'd)
Rim Panic	3RD FL2103 x 4903 D (Store-room)	1	EA	624W	STCH	Rim Panic	QED111 (FEM)
Cylinder	12E-72 Less Core (Rim)	3	EA	626	STCH	E Trim	QED120 (Egressroom)
Core	BCS-SFC	1	EA	628	BST	Cylinder	12E-72 Less Core (Rim)
Closer	QDC113 (EDA, SPG Stop/Compression)	1	EA	689	SYCH	Core	BCS-SFC
Kick Plate	K0050 10" x 3" LDW B4E/CSK	1	EA	830	TRM	Closer	QDC111 (Parallel JRM - Ruff Side)
Seal	S050C V LAR (Head/Jambo)	1	EA	CHAR	NSP	Kick Plate	K0050 10" x 3" LDW B4E/CSK
Sweep	501 A X LAR	1	EA	A	NGP	Wall Stop/Floor Stop	1220000 or 902111
Threshold	513 A X LAR X 14-20 SS WSEA	1	EA	A	NGP	Seal	S050C V LAR (Head/Jambo)



3 ELECTRICAL ROOM SECTION
A1.001 3/8" = 1'-0"



2 ELECTRICAL ROOM PLAN
A1.001 3/8" = 1'-0"



1 BUILDING PLAN
A1.001 1/8" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305

T 404 365 7600

www.nilesbolton.com

No.	Description	Date
	ELEC. ROOM PERMIT	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

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ELECTRICAL ROOM TI PERMIT
2240 SHATTUCK AVE
BERKELEY, CA 94704

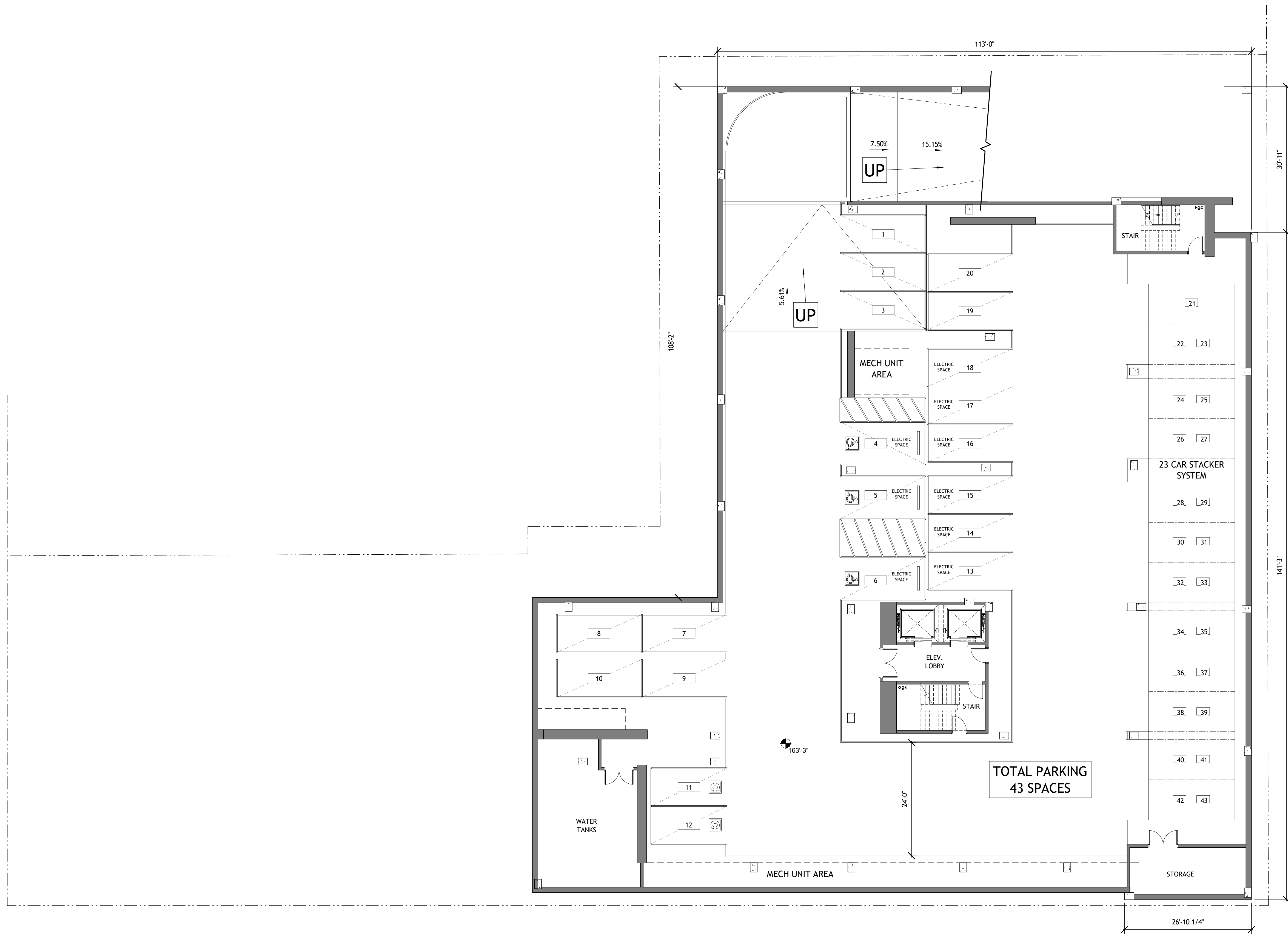
CA VENTURES

SHEET TITLE:
ELECTRICAL ROOM DEMO, PLAN, SECTION

SHEET NUMBER:

A1.001





1 PRESENTATION FLOOR PLAN- LEVEL U1
A1-101 3/32" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
1	PLAN UPDATE	6/28/21
2	PRELIM APP SB330	7/21/21
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22

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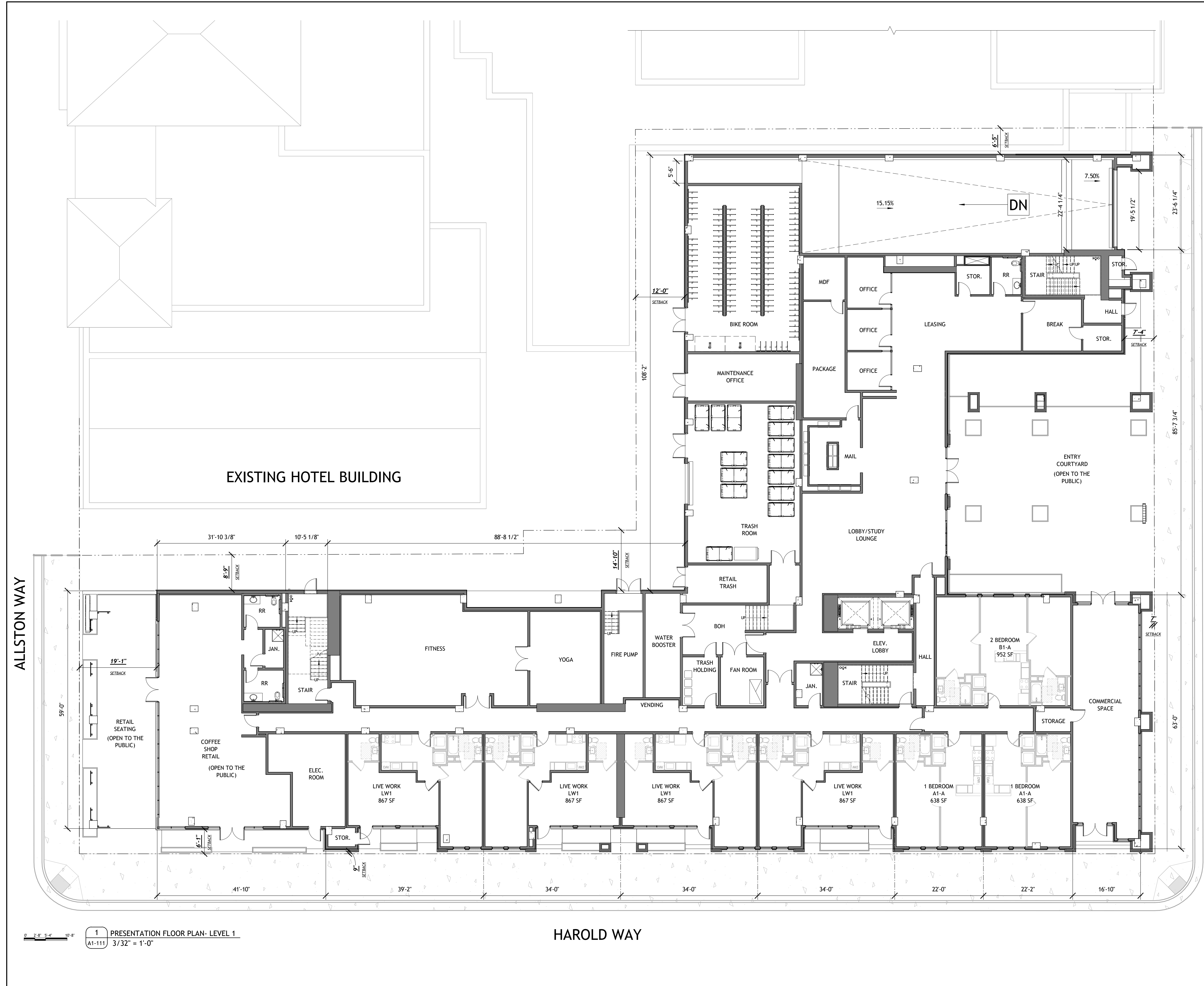
CA VENTURES

SHEET TITLE:
PLAN- LEVEL U1

SHEET NUMBER:
A1-101



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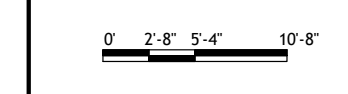


ALLSTON WAY

KITTRIDGE ST

HAROLD WAY

1 PRESENTATION FLOOR PLAN- LEVEL 1
A1-111 3/32" = 1'-0"



PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
BILL SCHRADER
T 925 638 8782

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13	JUNE LWKRS. MEETING	5/10/22
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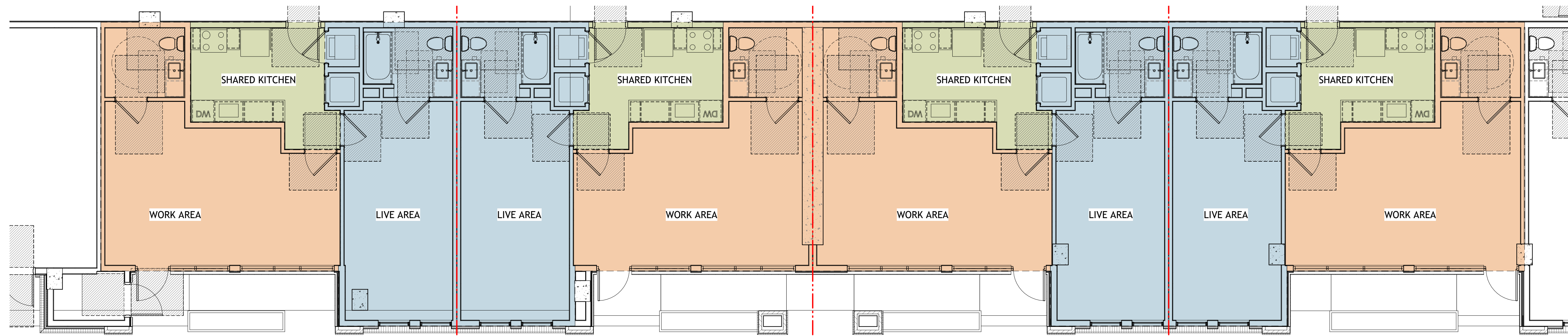
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2065 KITTRIDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
PLAN- LEVEL 1

SHEET NUMBER:
A1-111

NOT RELEASED FOR CONSTRUCTION



LIVE/WORK UNIT 1

TOTAL AREA: 867 SF

- LIVE AREA: 336 SF (39%)
- WORK AREA: 392 SF (45%)
- SHARED KITCHEN AREA: 139 SF (16%)

LIVE/WORK UNIT 2

TOTAL AREA: 867 SF

- LIVE AREA: 336 SF (39%)
- WORK AREA: 392 SF (45%)
- SHARED KITCHEN AREA: 139 SF (16%)

LIVE/WORK UNIT 3

TOTAL AREA: 867 SF

- LIVE AREA: 336 SF (39%)
- WORK AREA: 392 SF (45%)
- SHARED KITCHEN AREA: 139 SF (16%)

LIVE/WORK UNIT 4

TOTAL AREA: 867 SF

- LIVE AREA: 336 SF (39%)
- WORK AREA: 392 SF (45%)
- SHARED KITCHEN AREA: 139 SF (16%)

NOTE: THE KITCHEN IS CONSIDERED SPACE THAT SERVES BOTH THE LIVE AREA AND THE WORK AREA OF THE UNIT. THE SHARED AREA OF THE KITCHEN IS SPLIT BETWEEN THE TWO CATEGORIES TO BRING BOTH LIVE FUNCTIONS AND WORK FUNCTIONS TO EXACTLY 50% OF THE TOTAL UNIT AREA, IN ACCORDANCE WITH IBC SECTION 419.

1 LIVE/WORK UNITS ENLARGED PLAN
A1-112 3/16" = 1'-0"

PROJECT #: 121246
DRAWN BY: Author
CHECKED BY: Checker

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APPLICANT:

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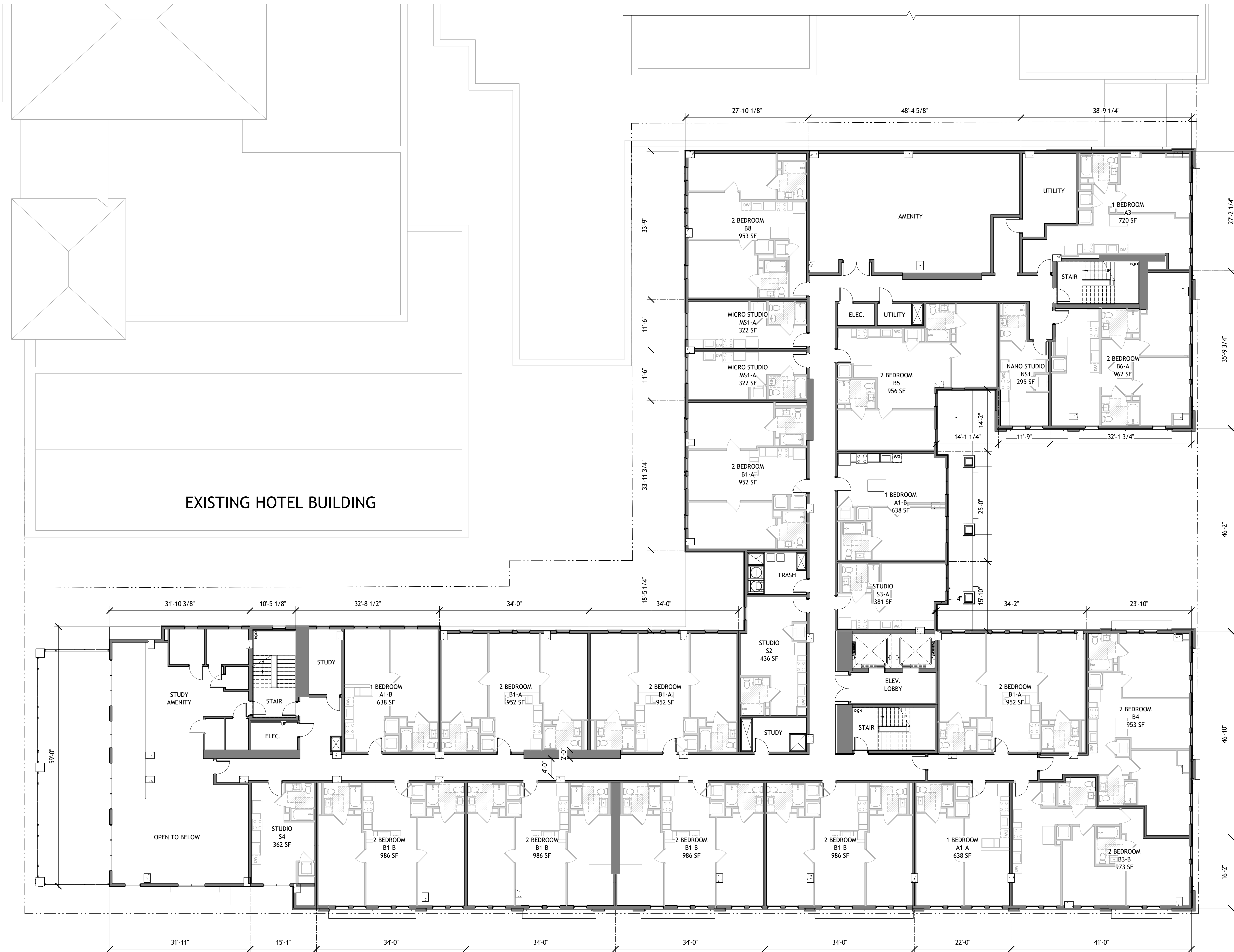
No.	Description	Date
13	JUNE LMRKS. MEETING	5/10/22
16	LPC REVISIONS	07/22/22

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CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
PLAN- LEVEL 1
ENLARGED

SHEET NUMBER:
A1-112



PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
1	PLAN UPDATE	6/28/21
2	PRELIM APP SB330	7/21/21
3	SD SET	9/16/21
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9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
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13	JUNE LWRKS. MEETING	5/10/22
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22

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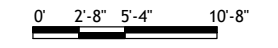
BERKELEY PLAZA
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CA VENTURES

SHEET TITLE:
PLAN- LEVEL 2

SHEET NUMBER:
A1-121

1 PRESENTATION FLOOR PLAN- LEVEL 2
A1-121 3/32" = 1'-0"

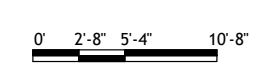


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EXISTING HOTEL BUILDING

1 PRESENTATION FLOOR PLAN- LEVEL 3
A1-131 3/32" = 1'-0"



PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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T 925 638 8782

No.	Description	Date
1	PLAN UPDATE	6/28/21
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8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
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13	JUNE LMRKS. MEETING	5/10/22
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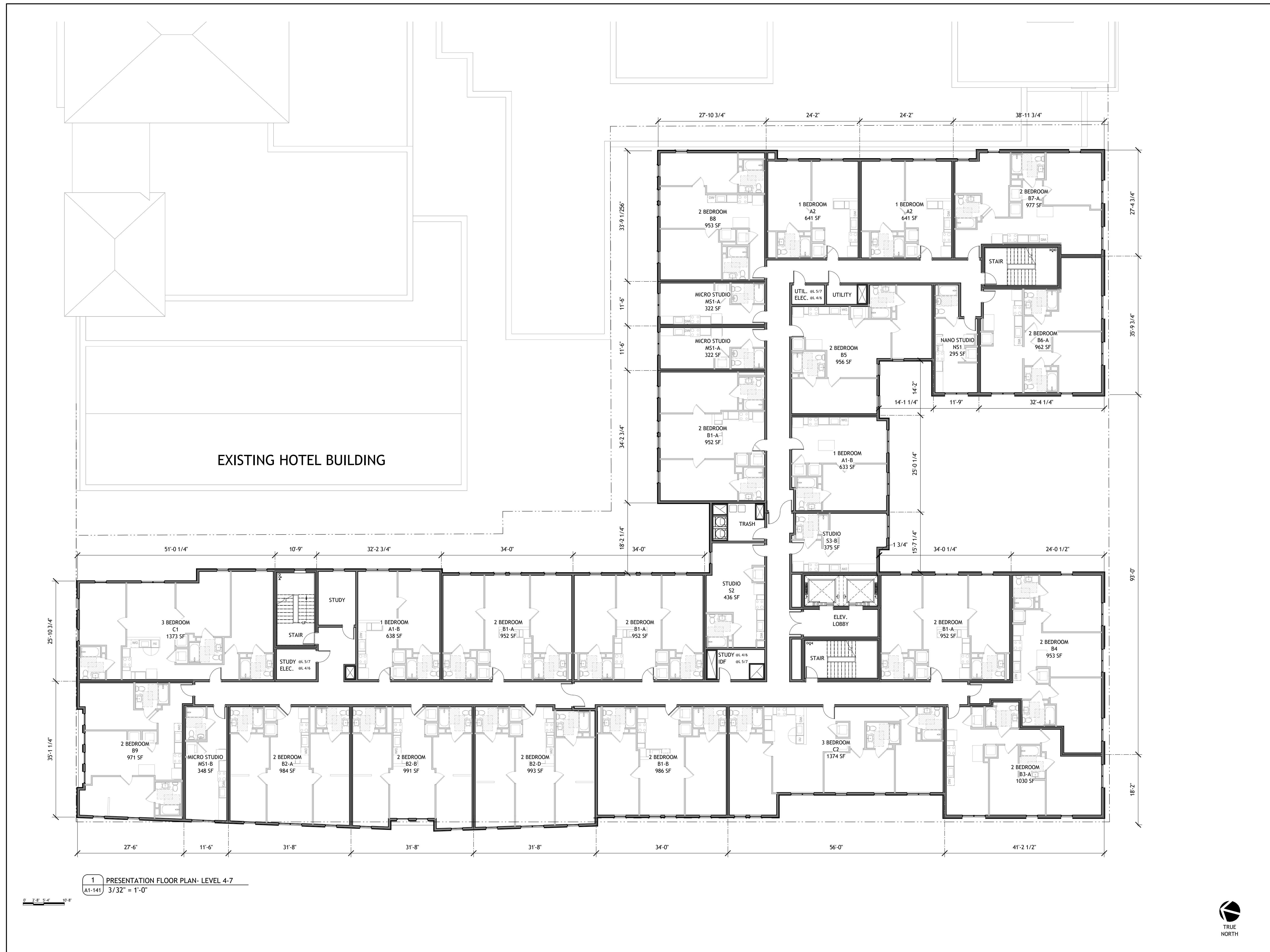
BERKELEY PLAZA
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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
PLAN- LEVEL 3

SHEET NUMBER:
A1-131

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PROJECT #: 121246
DRAWN BY: TF
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No.	Description	Date
1	PLAN UPDATE	6/28/21
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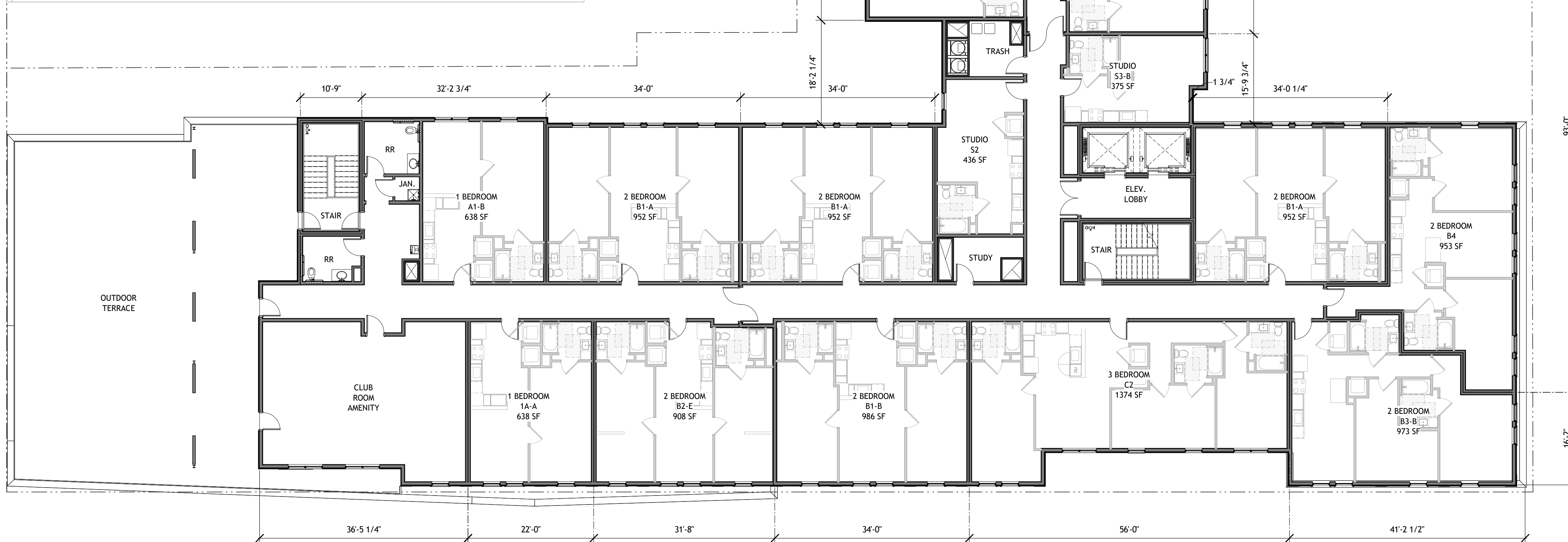
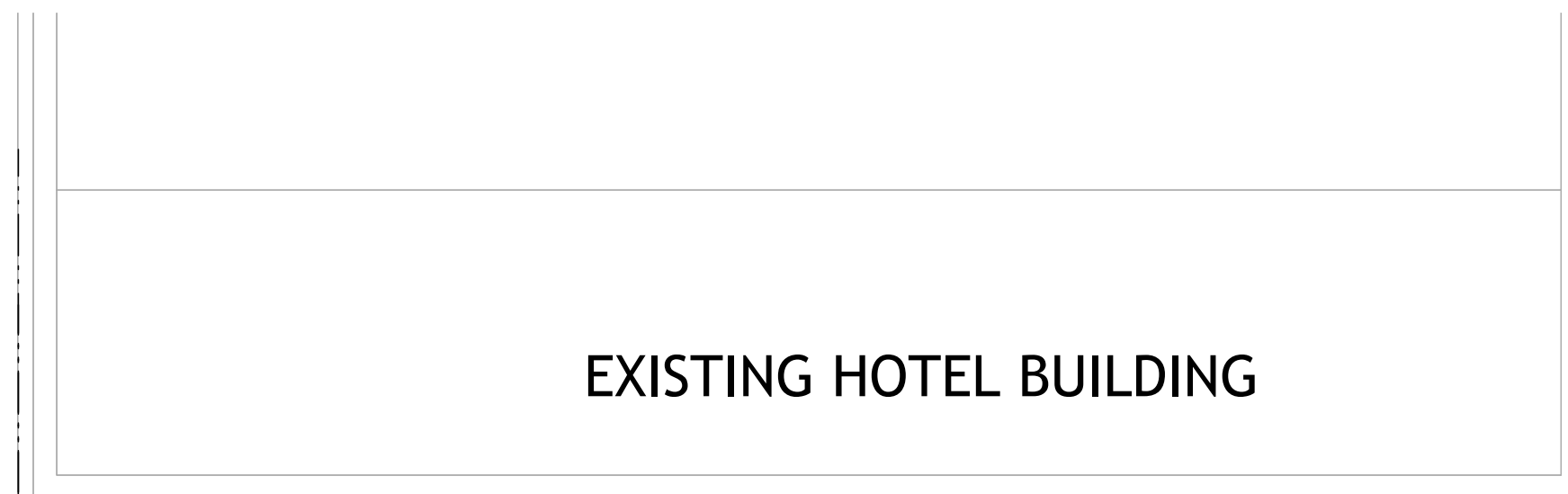
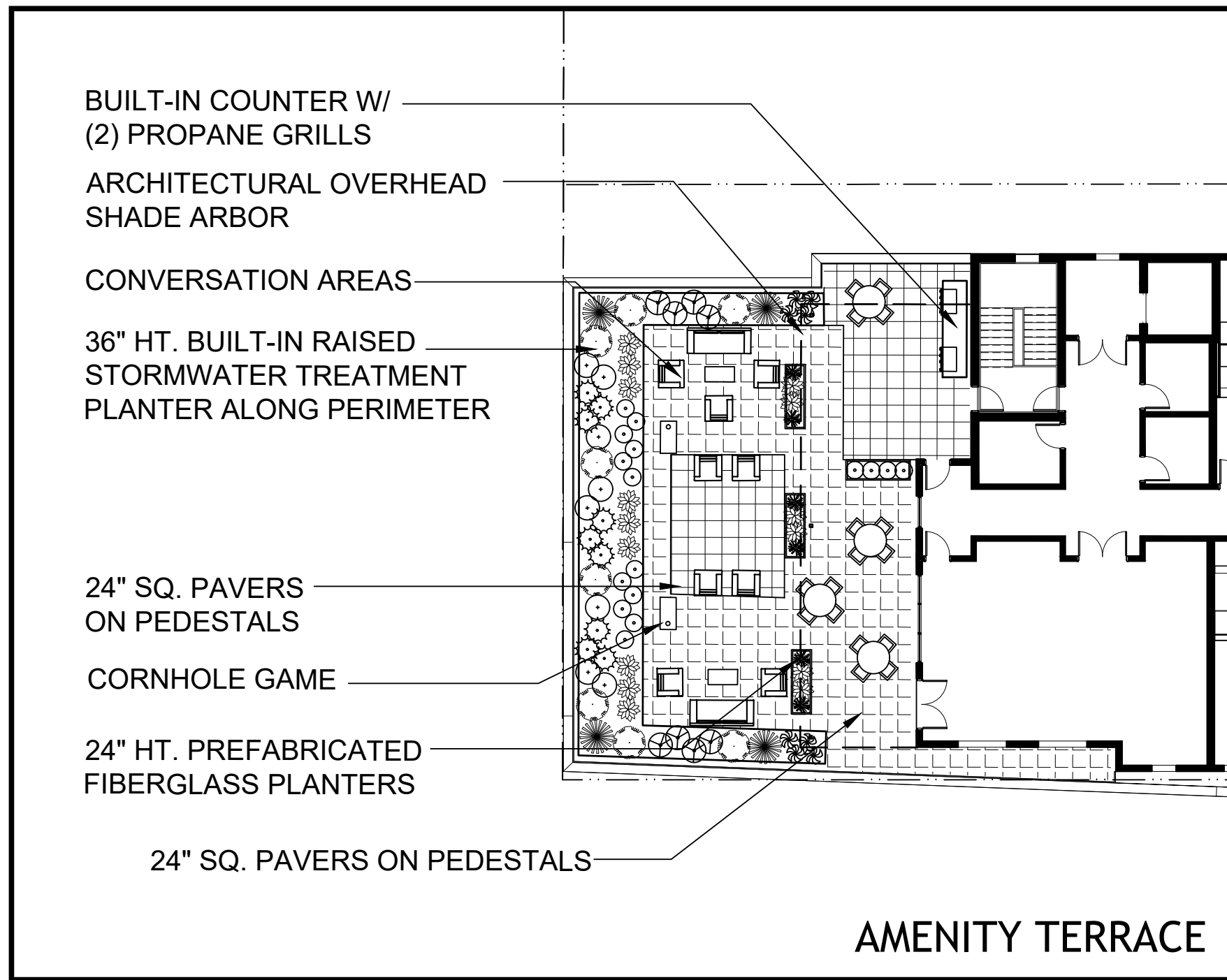
CA VENTURES

SHEET TITLE:
PLAN- LEVEL 4-7

SHEET NUMBER:
A1-141



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1 PRESENTATION FLOOR PLAN- LEVEL 8
A1-181 3/32" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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BILL SCHRADER

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No.	Description	Date
1	PLAN UPDATE	6/28/21
2	PRELIM APP SB330	7/21/21
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22
14	STAFF REVIEW	07/01/22
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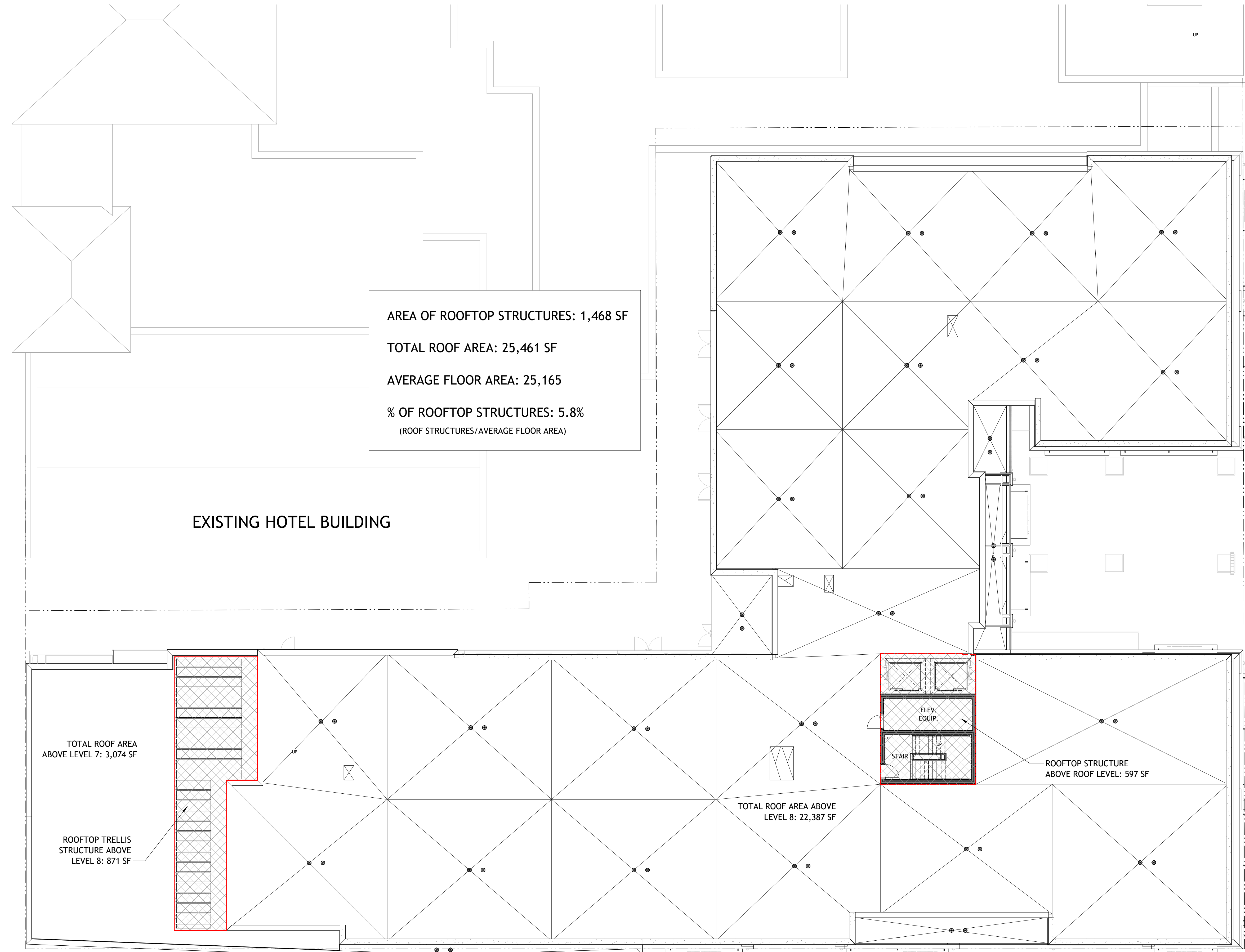
SHEET TITLE:
PLAN- LEVEL 8

SHEET NUMBER:

A1-181



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PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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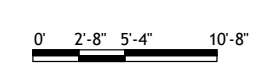
APPLICANT:
BILL SCHRADER
 T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22
16	LPC REVISIONS	07/22/22

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 CA STUDENT LIVING BERKELEY, LLC

1 PRESENTATION FLOOR PLAN- ROOF PLAN
 A1-191 3/32" = 1'-0"



SHEET TITLE:
PLAN- ROOF

SHEET NUMBER:
A1-191

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
DRAWN BY: TF
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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

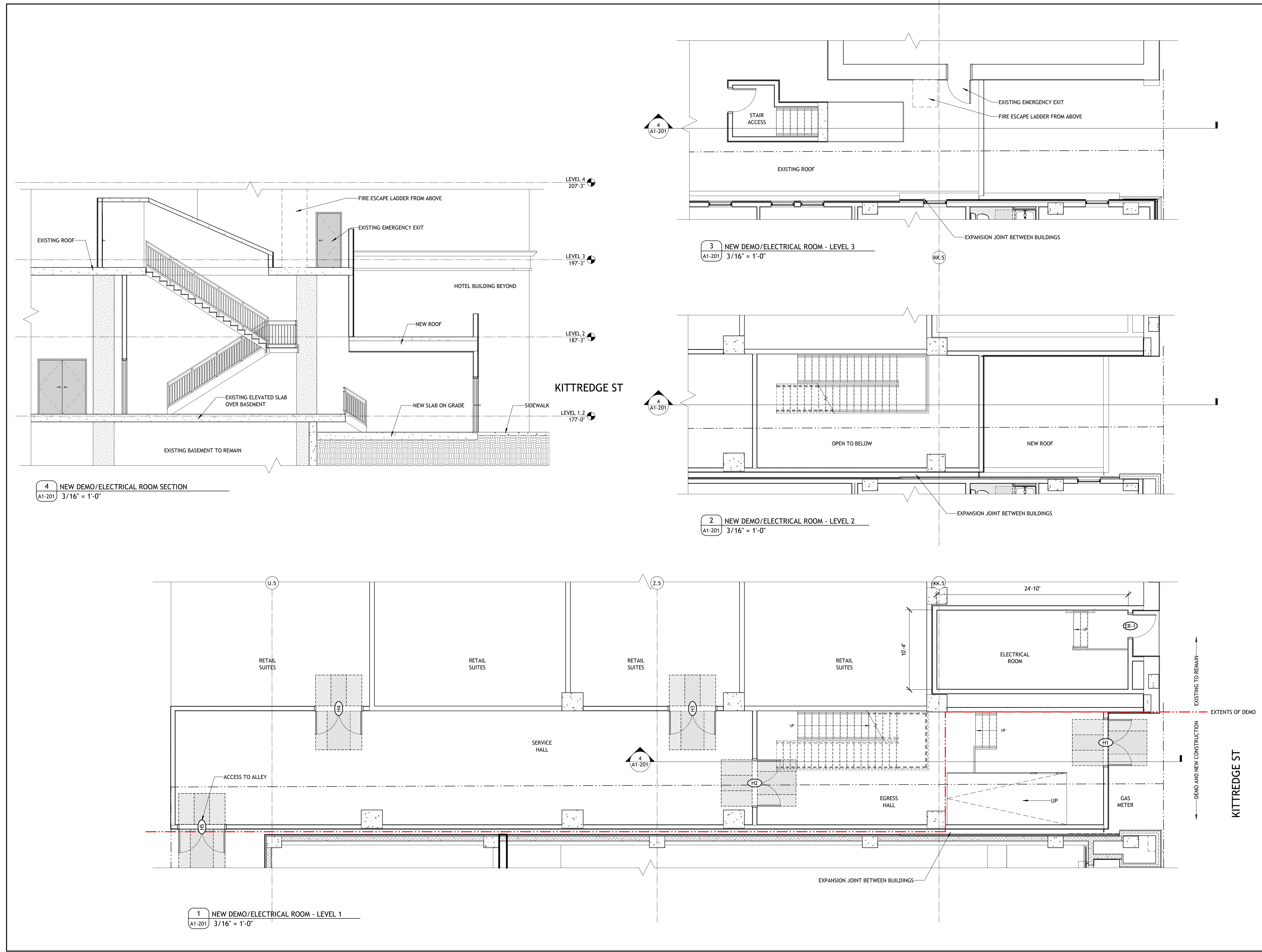
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CA VENTURES

SHEET TITLE:
NEW SERVICE HALL/ELECTRICAL ROOM PLAN

SHEET NUMBER:
A1-201

NOT RELEASED FOR CONSTRUCTION



4 NEW DEMO/ELECTRICAL ROOM SECTION
A1-201 3/16" = 1'-0"

3 NEW DEMO/ELECTRICAL ROOM - LEVEL 3
A1-201 3/16" = 1'-0"

2 NEW DEMO/ELECTRICAL ROOM - LEVEL 2
A1-201 3/16" = 1'-0"

1 NEW DEMO/ELECTRICAL ROOM - LEVEL 1
A1-201 3/16" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH
E7	ALUMINUM CANOPY
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E13	GLASS RAILING
E15	MESH SCREENING

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:

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No.	Description	Date
2	PRELIM APP SB330	7/21/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
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15	STAFF REVIEW #2	07/13/22

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SHEET TITLE:
ELEVATION- WEST (HAROLD WAY)

SHEET NUMBER:
A3-001

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- WEST (HAROLD WAY)
A3-001 3/32" = 1'-0"

AREA PROJECTING
ACROSS PROPERTY LINE
PROJECTING AREA: 5,697 SF
TOTAL FACE AREA: 22,996 SF
PROJECTING AREA: 24.8%

2 PRESENTATION-ELEVATION- WEST PROJECTION DIAGRAM
A3-001 1" = 30'-0"



Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH
E7	ALUMINUM CANOPY
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E12	ALUMINUM DOOR
E17	PARKING GATE

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
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12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22
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CA VENTURES

SHEET TITLE:
ELEVATION- SOUTH (KITTREDGE ST.)

SHEET NUMBER:
A3-002

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- SOUTH (KITTREDGE ST.)
A3-002 3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E5	WHITE FIBER CEMENT
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E13	GLASS RAILING
E15	MESH SCREENING
E16	STONE BREEZE BLOCK

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:

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T 925 638 8782

No.	Description	Date
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9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
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13	JUNE LMRKS. MEETING	5/10/22
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15	STAFF REVIEW #2	07/13/22

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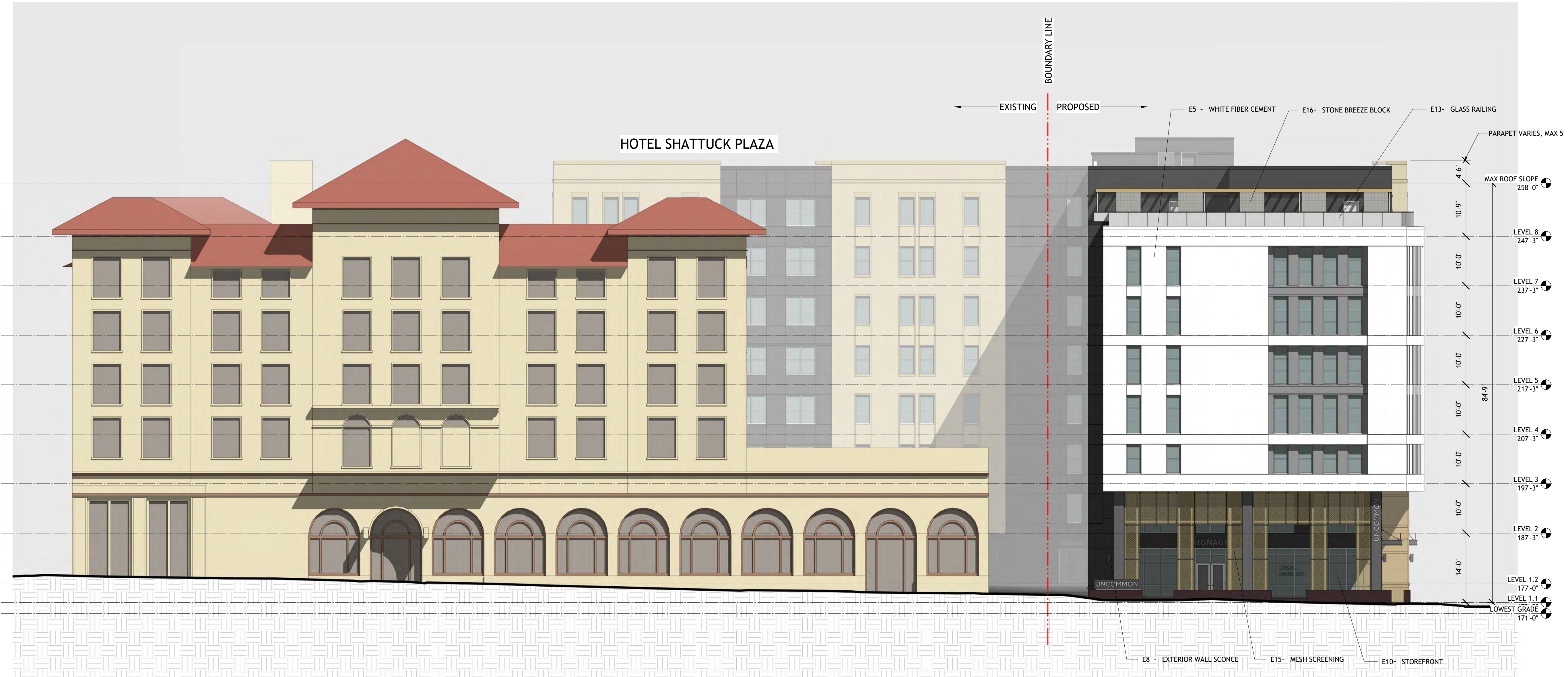
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CA VENTURES

SHEET TITLE:
ELEVATION- NORTH
(ALLSTON WAY)

SHEET NUMBER:
A3-003

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- NORTH (ALLSTON WAY)
A3-003 3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E6	VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH
E12	ALUMINUM DOOR

PROJECT #: 121246
DRAWN BY: Author
CHECKED BY: Checker

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Suite 600
Atlanta, GA 30305

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
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BERKELEY, CA 94704

CA VENTURES



1 PRESENTATION-ELEVATION- NORTH (HIDDEN)
A3-004 3/32" = 1'-0"

SHEET TITLE:
ELEVATION- NORTH
(HIDDEN)

SHEET NUMBER:
A3-004

NOT RELEASED FOR CONSTRUCTION

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH
E13	GLASS RAILING
E14	GLASS BLOCK

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305

T 404 365 7600
www.nilesbolton.com

APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
2	PRELIM APP SB330	7/21/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22

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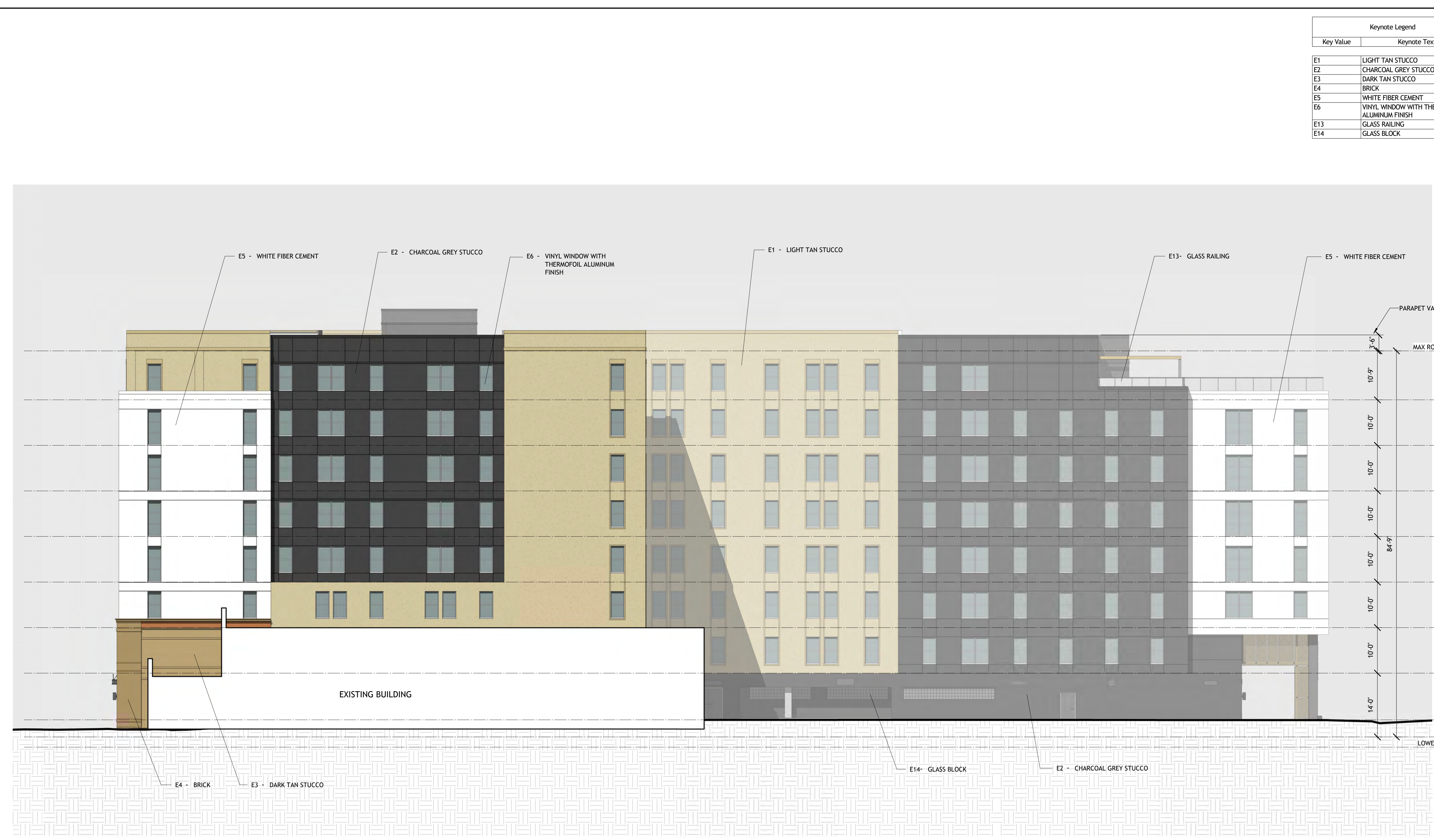
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
ELEVATION- EAST (HIDDEN)

SHEET NUMBER:
A3-005

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- EAST (HIDDEN)
A3-005 3/32" = 1'-0"

PROJECT #: 121246
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

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Suite 600
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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
9	SAP RESUBMIT.	3/23/22
8	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22
15	STAFF REVIEW #2	07/13/22

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)

SHEET NUMBER:
A3-006

NOT RELEASED FOR CONSTRUCTION



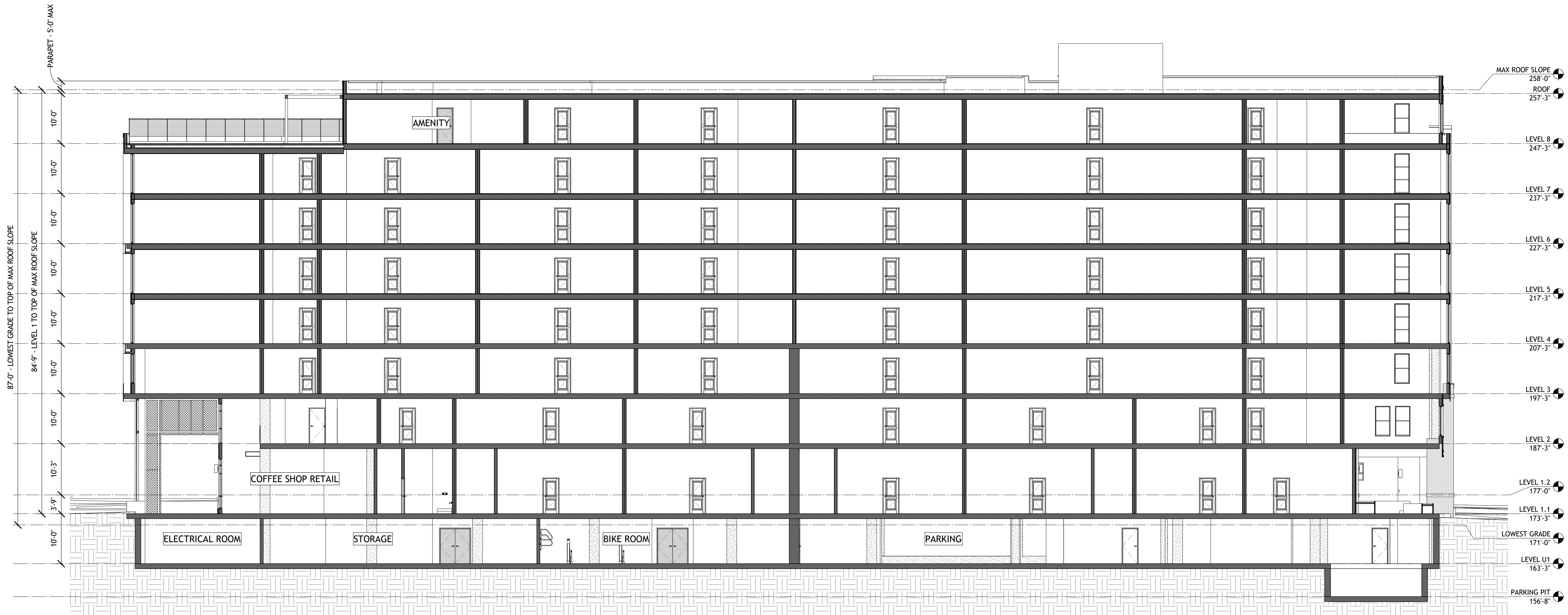
1 PROPOSED ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)
A3-006 1/8" = 1'-0"

NEW RECESSED ALCOVE TO PROVIDE ELECTRICAL ROOM ACCESS
CROWD MOULDING TO EXTEND AROUND CORNER

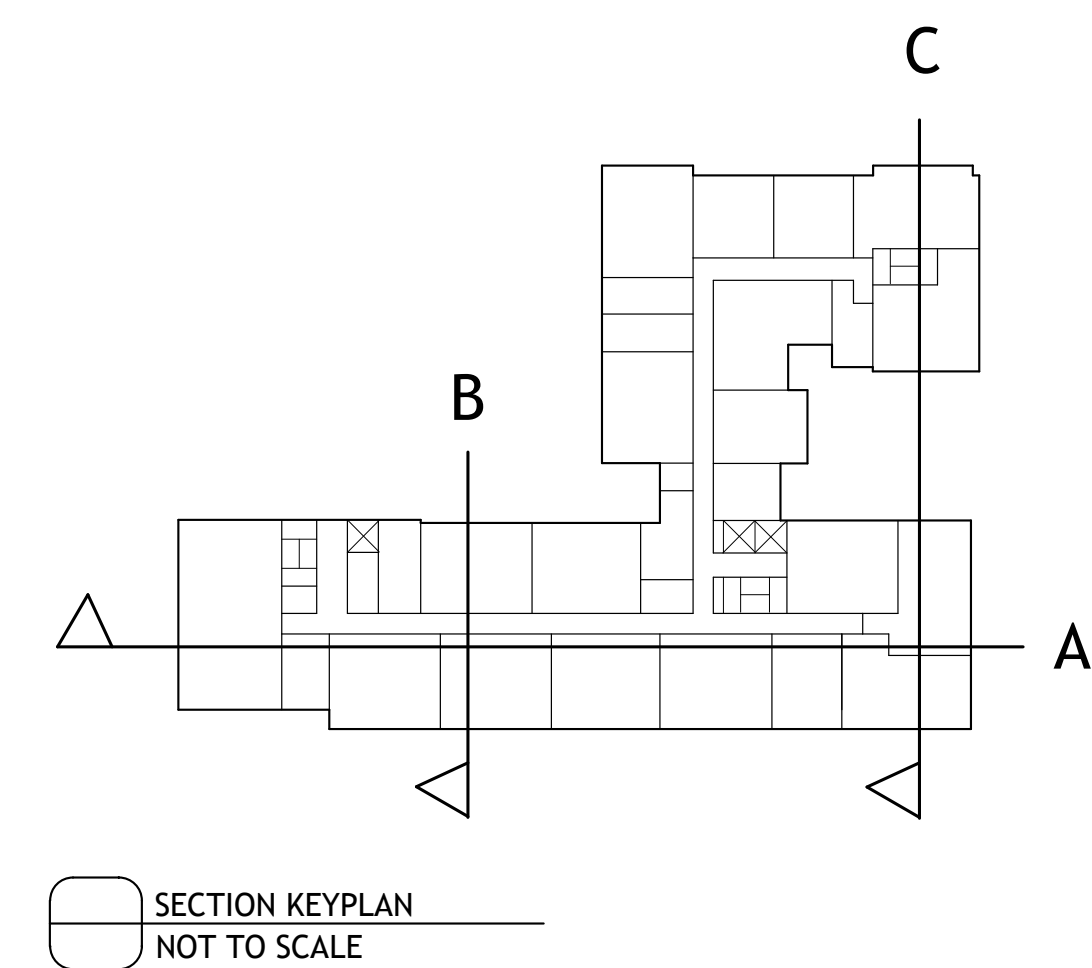
METAL DOOR, PAINT TO MATCH STUCCO
CHARCOAL STUCCO

FACADE ALTERATIONS SCOPE ASSOCIATED WITH THE EXISTING BUILDING TO REMAIN IS LIMITED TO:

- 1) REMOVING THE EGRESS STAIRS SHOWN IN PHOTO 4/A0-001 - A NEW EGRESS STAIR IS PROVIDED TO MAINTAIN THE EXITING FROM THE ELEVATED LEVELS AS ILLUSTRATED ON THE OVERALL SITE PLAN AND THE ENLARGED PLAN DIAGRAMS ON SHEET A1-201.
- 2) PROVIDING AN ALCOVE TO ACCESS THE NEW ELECTRICAL ROOM AS SHOWN ABOVE. THE EXISTING ELECTRICAL ROOM IS CURRENTLY LOCATED WITHIN THE AREA TO BE DEMOLISHED AND NEEDS TO BE RELOCATED.



1 BUILDING SECTION A - ZONING
A3-101 3/32" = 1'-0"



PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:

BUILDING SECTION

SHEET NUMBER:

A3-101

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

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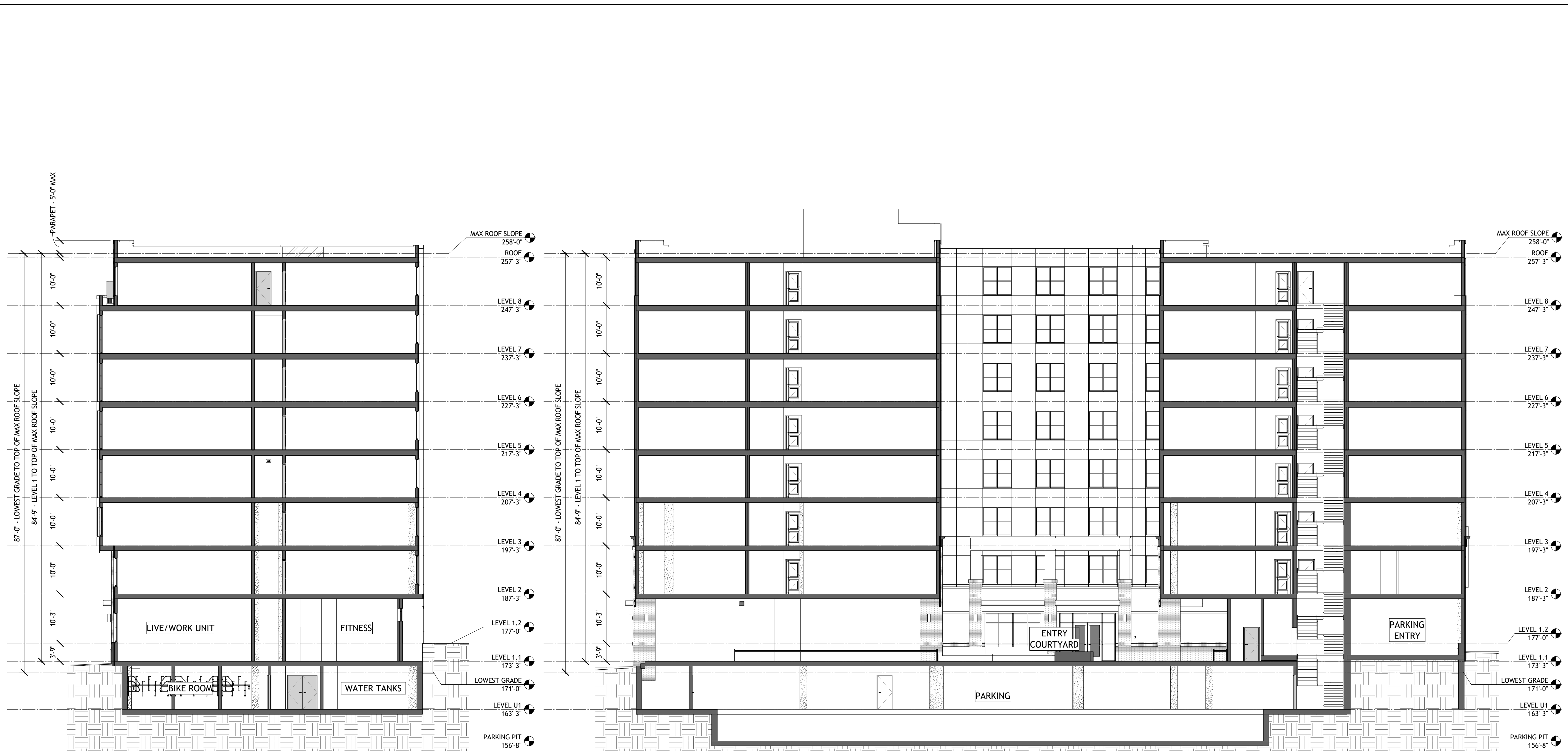
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
BUILDING SECTION

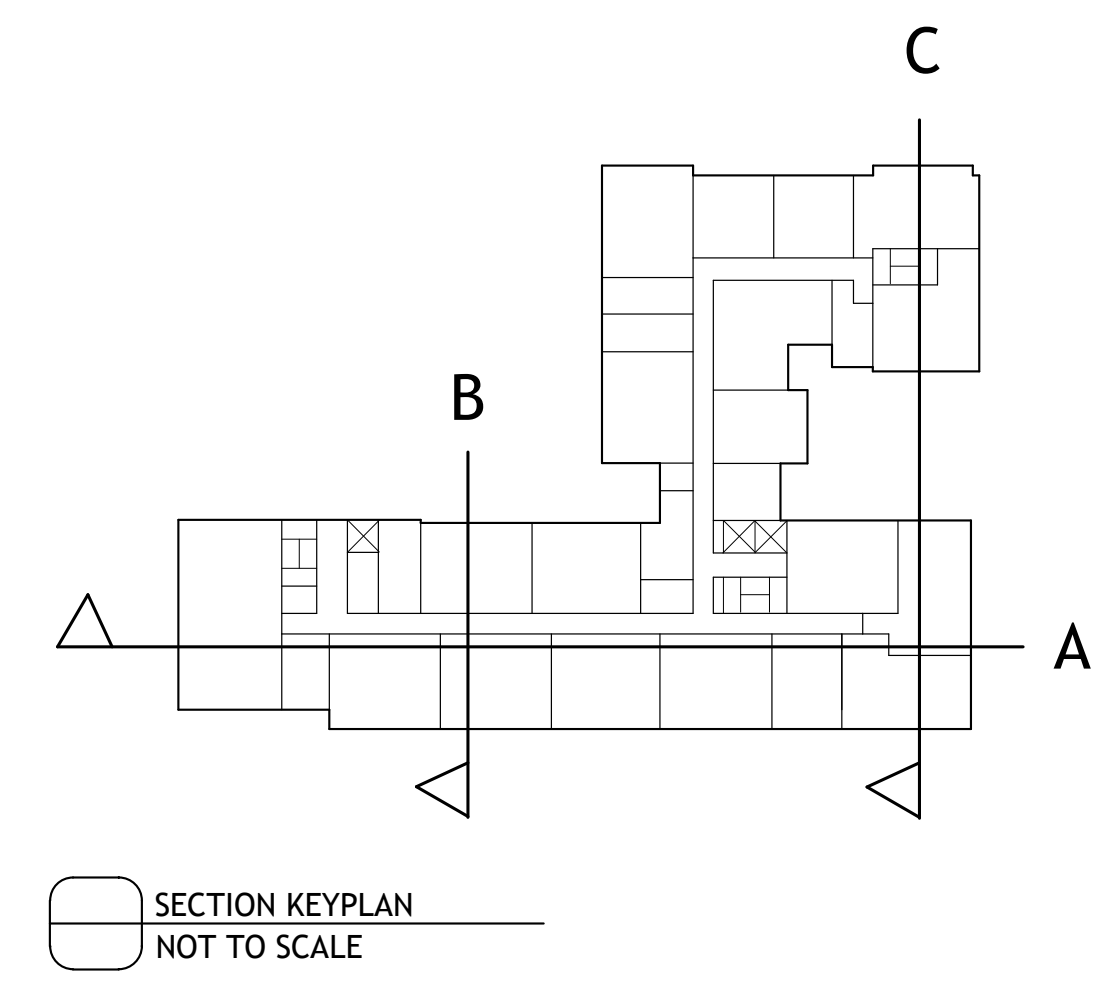
SHEET NUMBER:
A3-102

NOT RELEASED FOR CONSTRUCTION



1 BUILDING SECTION B - ZONING
A3-102 3/32" = 1'-0"

2 BUILDING SECTION C - ZONING
A3-102 3/32" = 1'-0"





1 PERSPECTIVE - KITTREDGE ST AND HAROLD WAY CORNER
A3-201 NOT TO SCALE



2 PERSPECTIVE - KITTREDGE ST RETAIL SPACE
A3-201 NOT TO SCALE



3 PERSPECTIVE - PERSPECTIVE - KITTREDGE ST PLAZA AND RETAIL
A3-201 NOT TO SCALE



4 PERSPECTIVE - PERSPECTIVE - KITTREDGE ST PLAZA AND RETAIL
A3-201 NOT TO SCALE

PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
2	PRELIM APP 58330	7/21/21
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22

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2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
PERSPECTIVES

SHEET NUMBER:
A3-201



1 PERSPECTIVE - HAROLD WAY LIVE/WORK UNIT ENTRIES
A3-202 NOT TO SCALE



2 PERSPECTIVE - NORTH WEST CORNER AERIAL
A3-202 NOT TO SCALE



3 PERSPECTIVE - ALLSTON WAY AND HAROLD WAY RETAIL ENTRY
A3-202 NOT TO SCALE



4 PERSPECTIVE - ALLSTON WAY AND HAROLD WAY CORNER
A3-202 NOT TO SCALE

PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

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APPLICANT:

BILL SCHRADER
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No.	Description	Date
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:

PERSPECTIVES

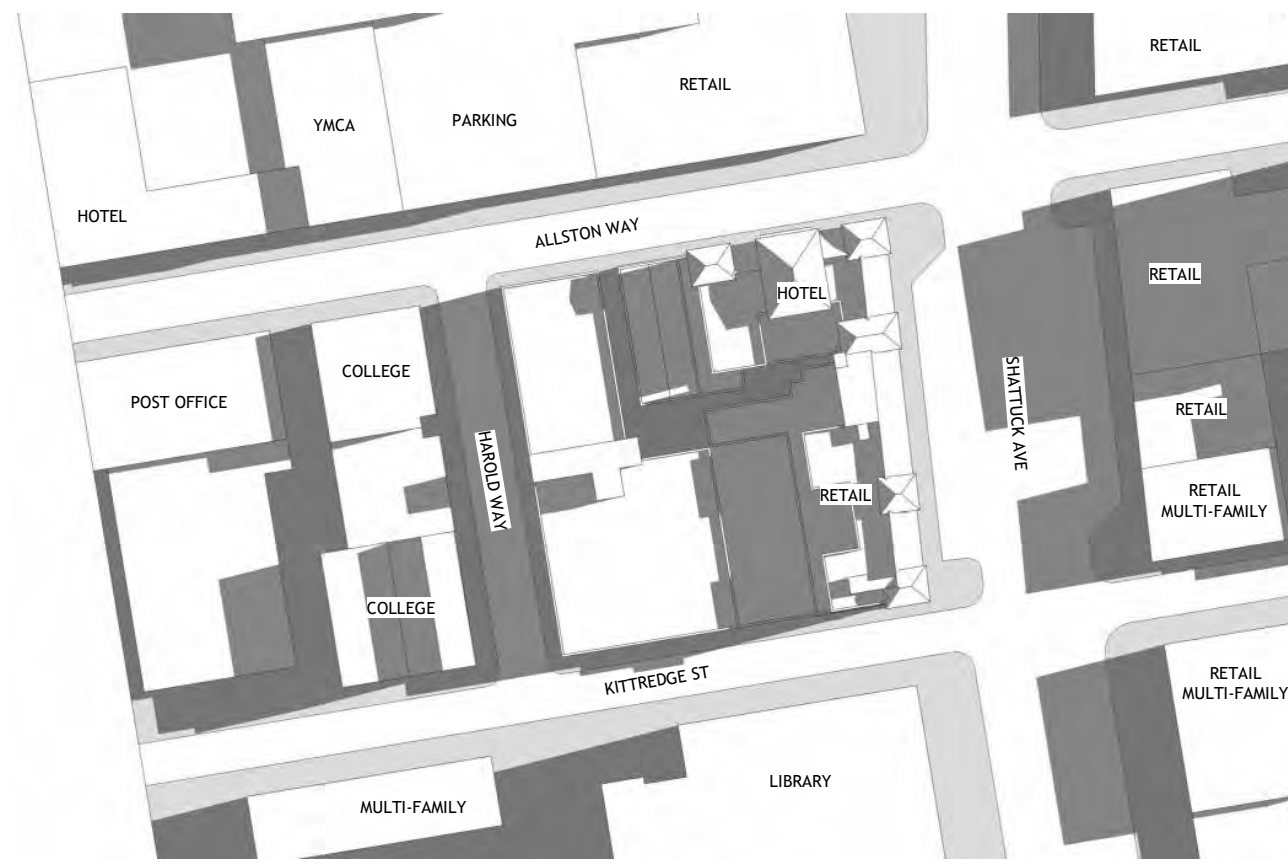
SHEET NUMBER:

A3-202

NOT RELEASED FOR CONSTRUCTION

JUNE 21 MORNING

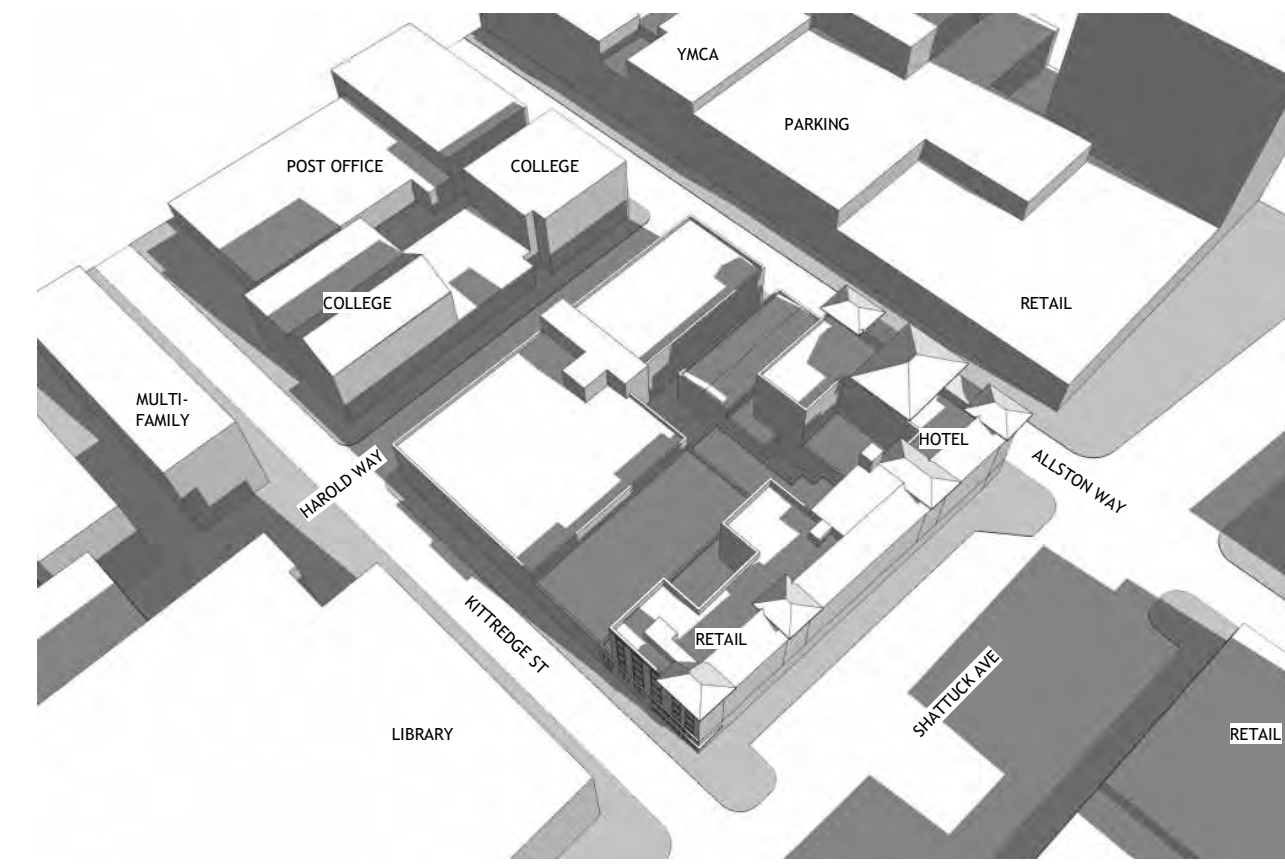
2 HOURS AFTER SUNRISE - 7:47 AM



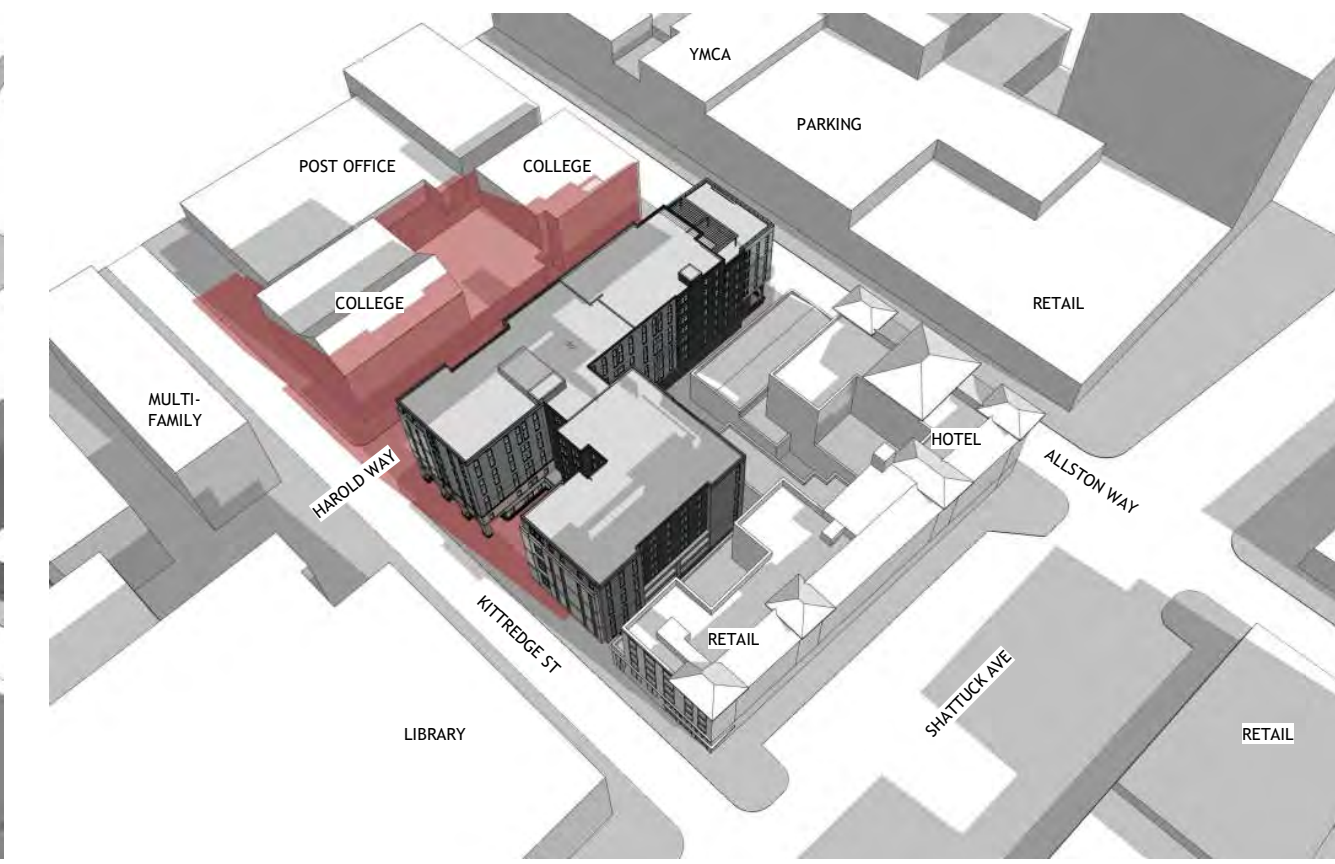
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TOP VIEW PROPOSED



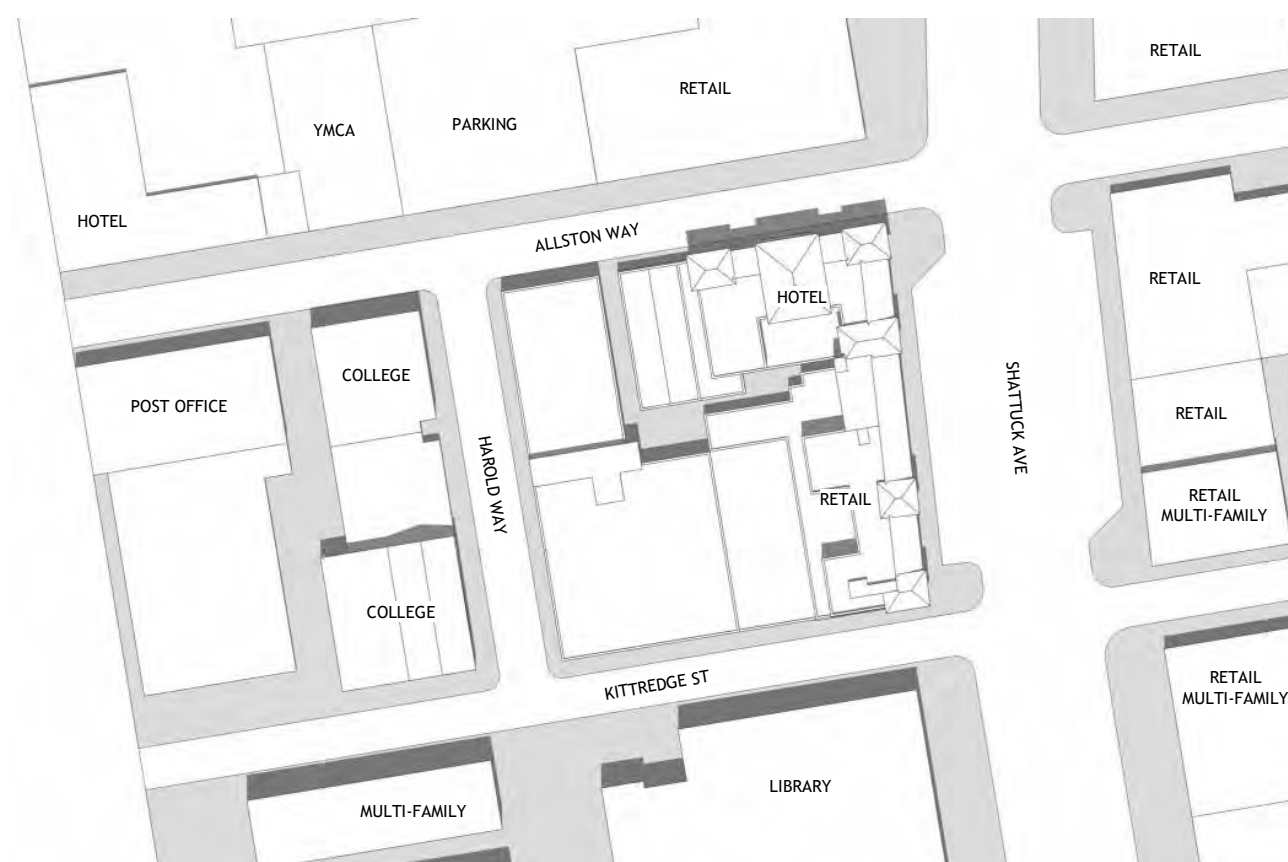
ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

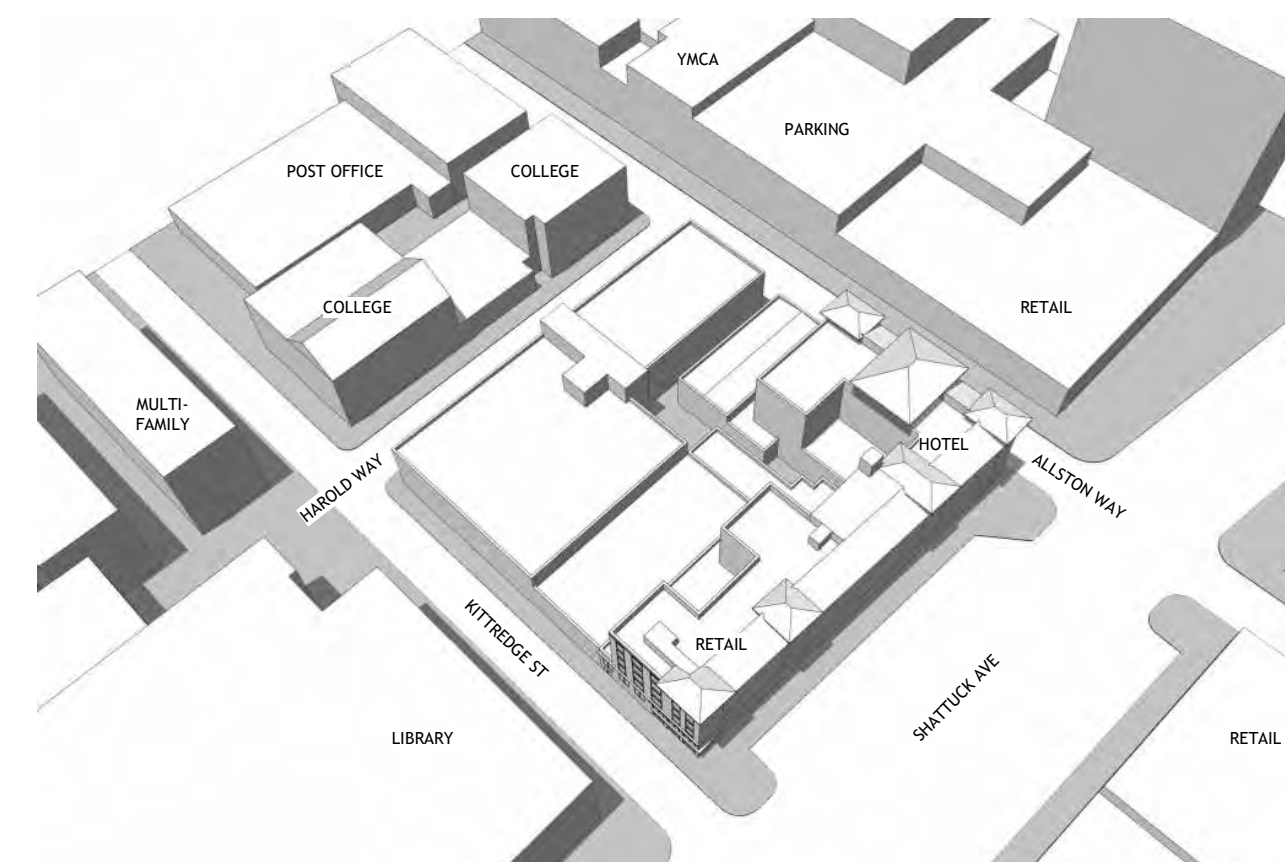
JUNE 21 NOON



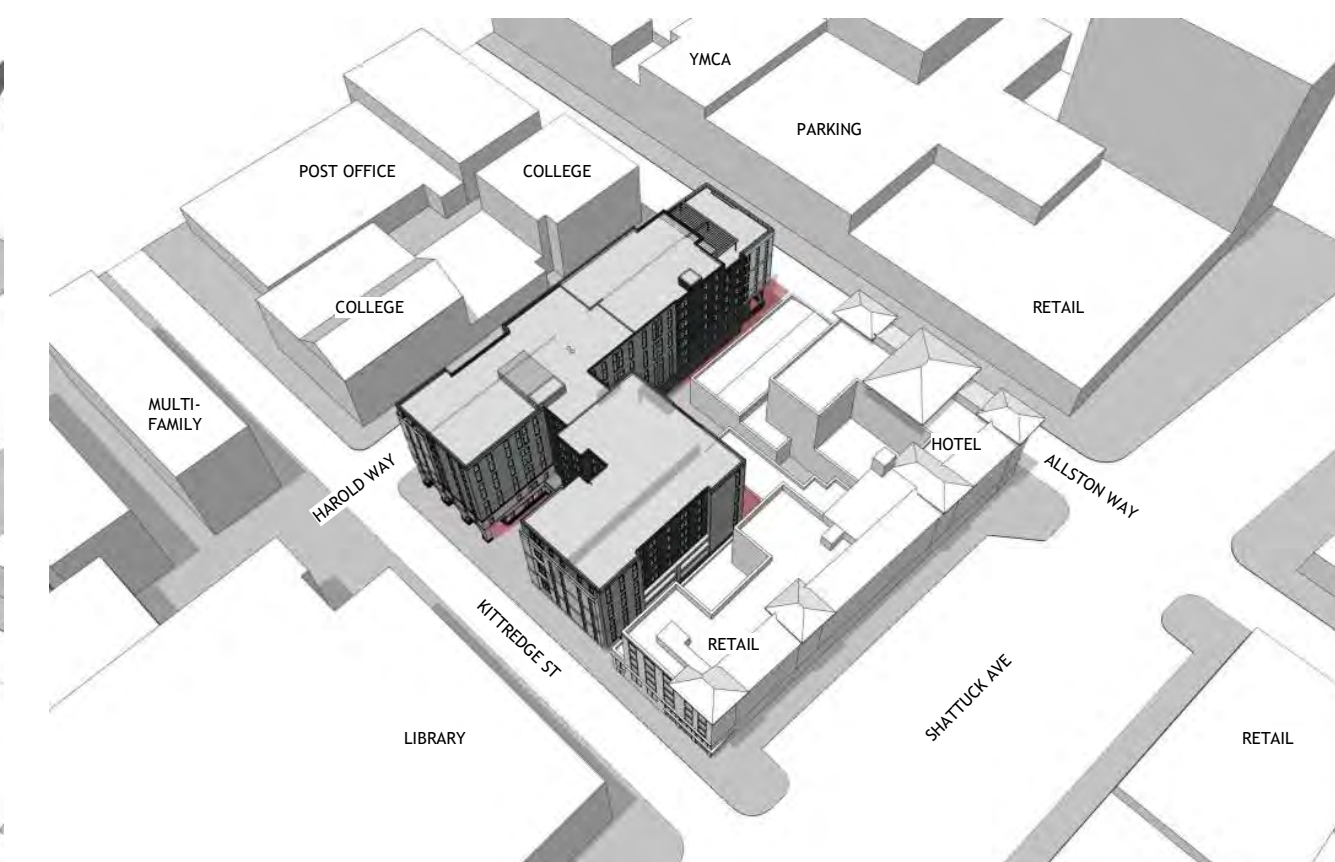
TOP VIEW EXISTING



TOP VIEW PROPOSED



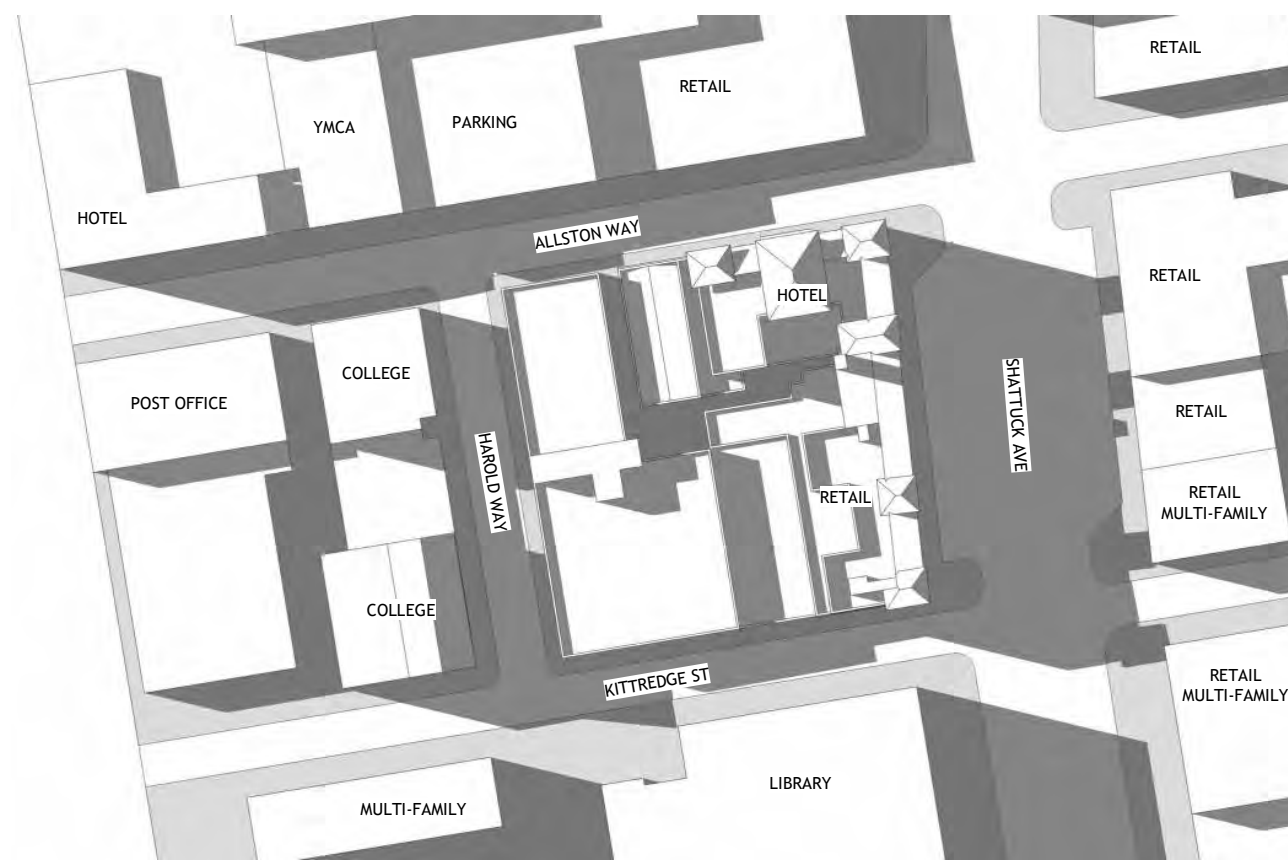
ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

JUNE 21 EVENING

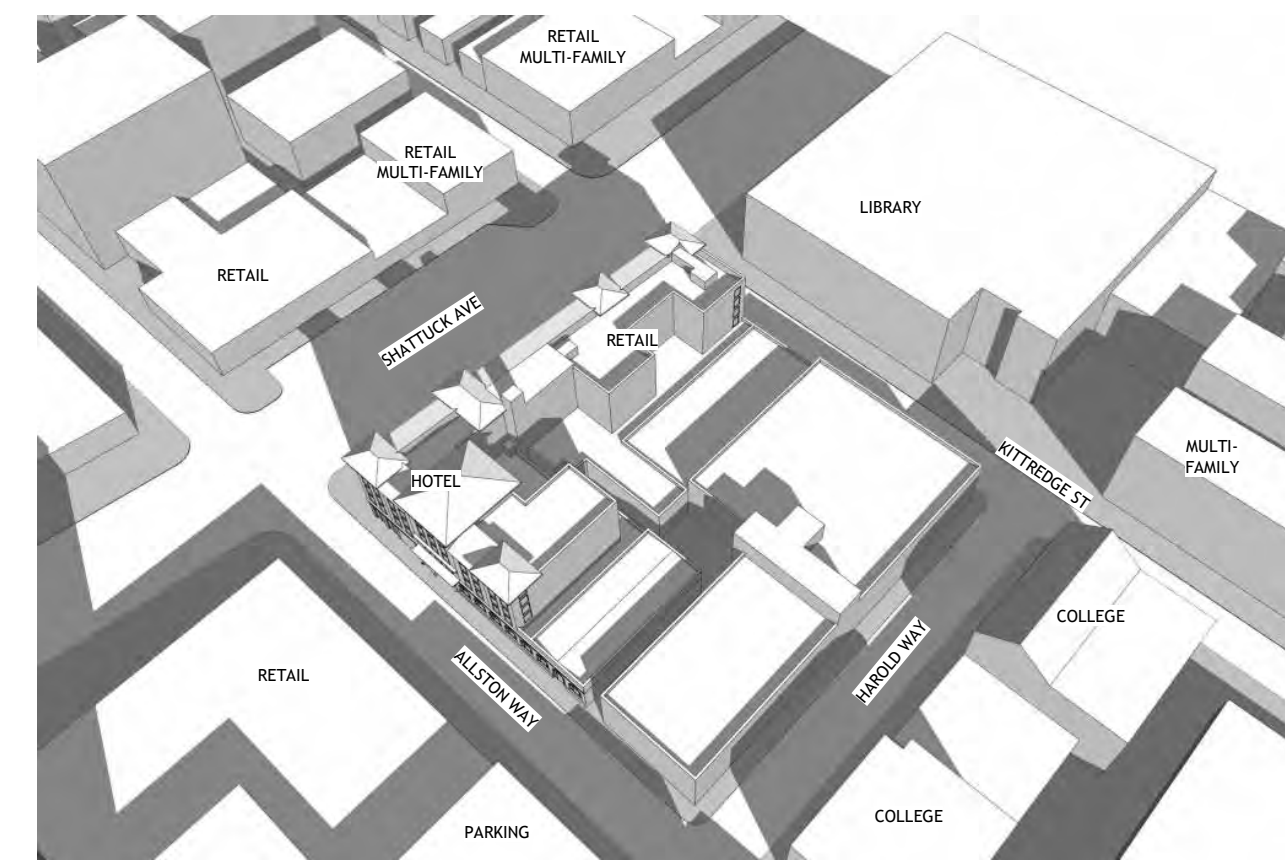
2 HOURS BEFORE SUNSET - 6:34 PM



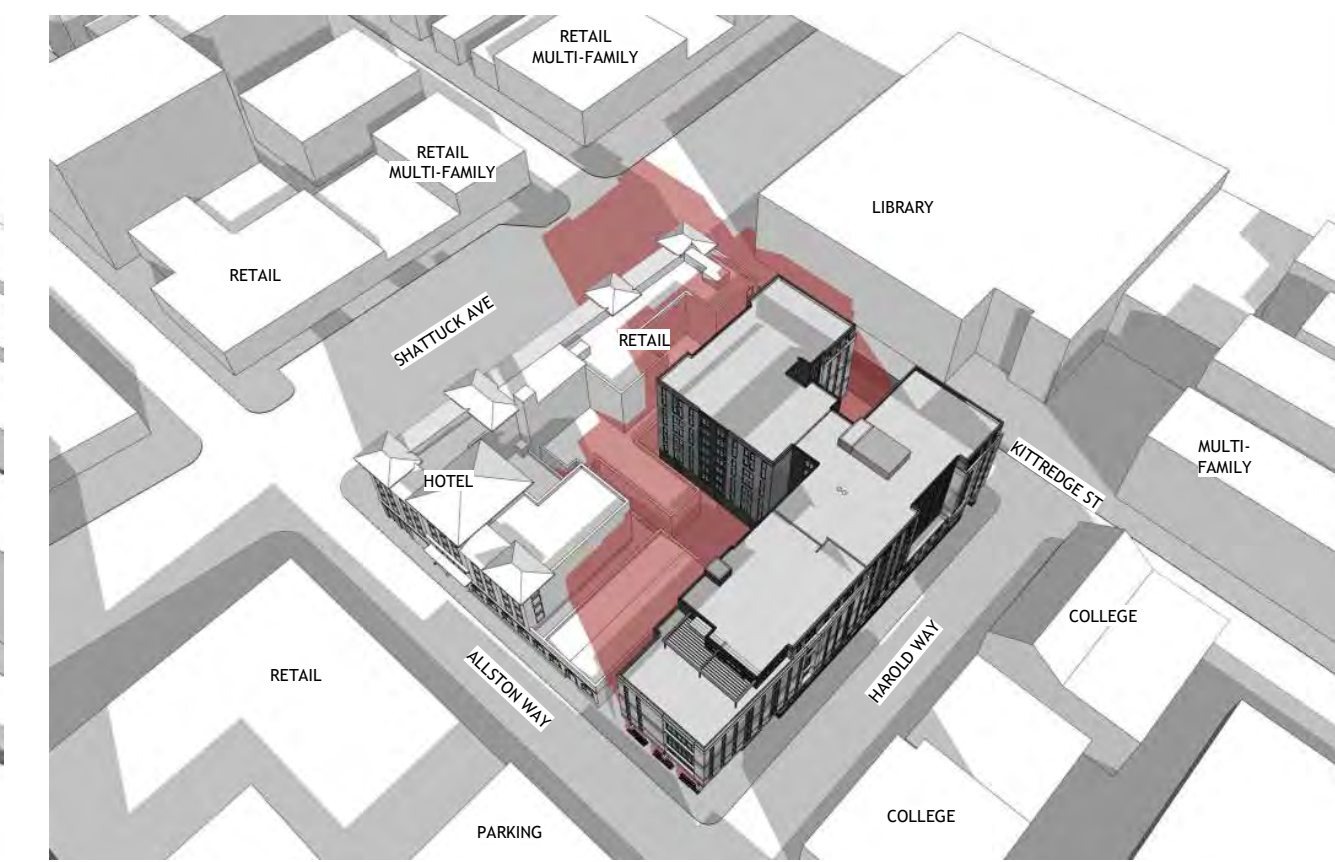
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

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2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
SHADOW STUDIES - JUNE 21

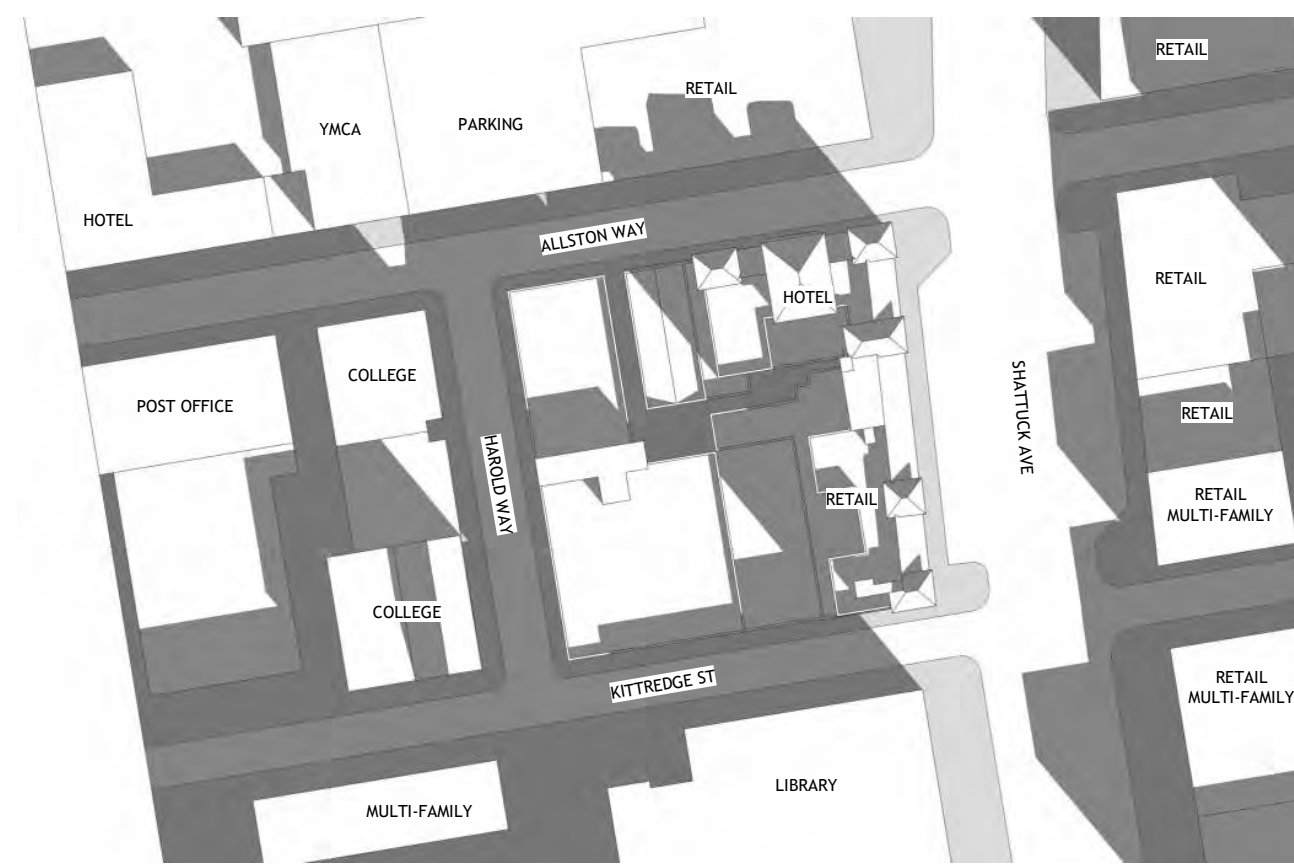
SHEET NUMBER:

A3-301

NOT RELEASED FOR CONSTRUCTION

DECEMBER 21 MORNING

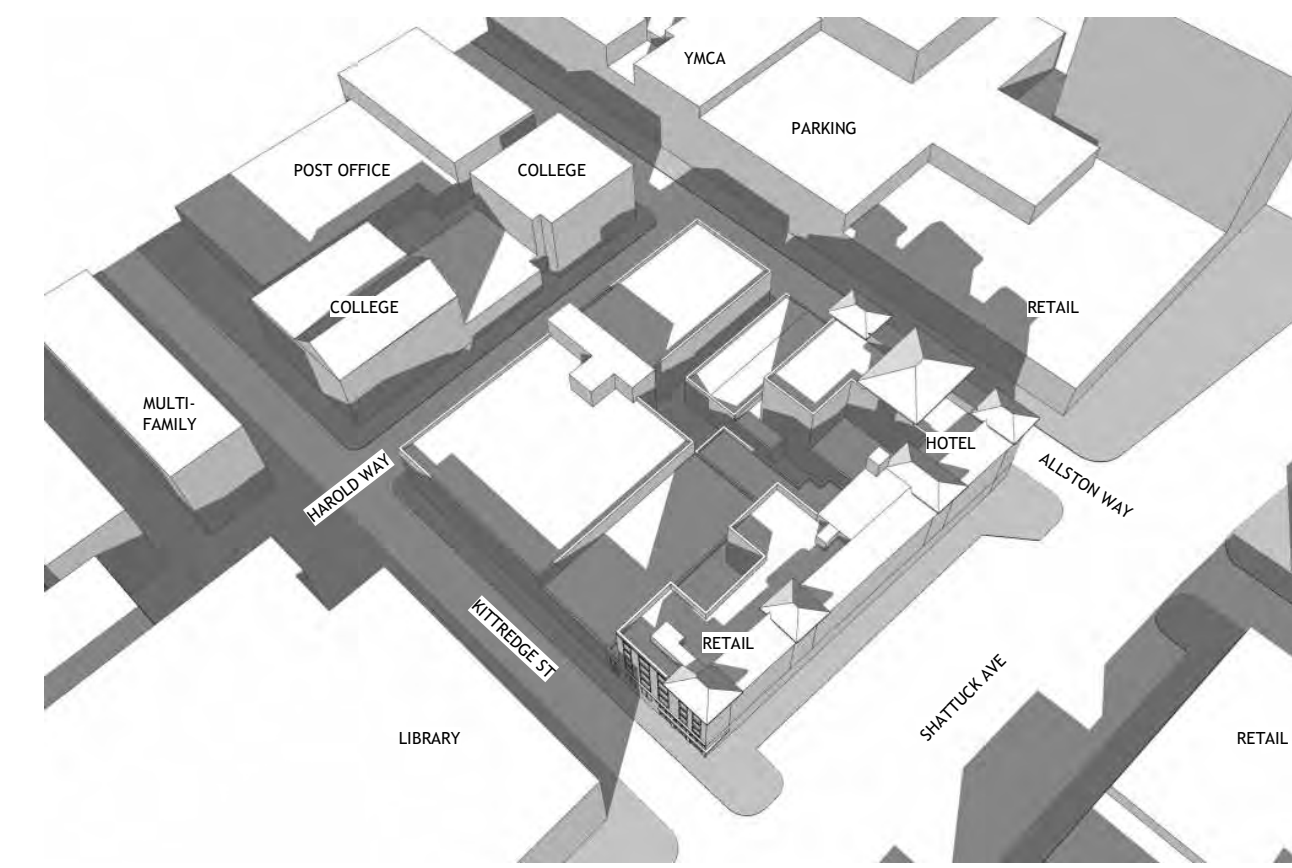
2 HOURS AFTER SUNRISE - 9:21 AM



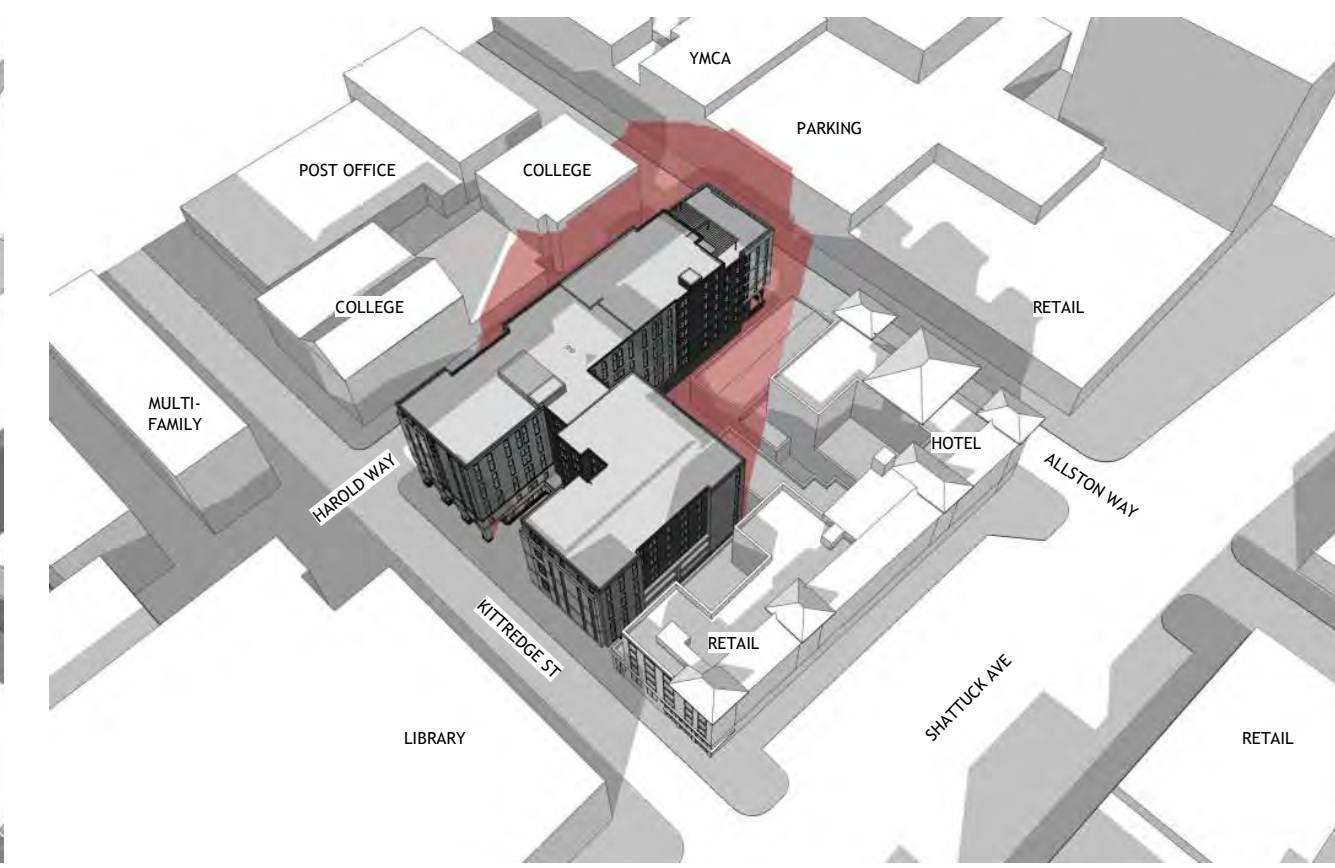
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

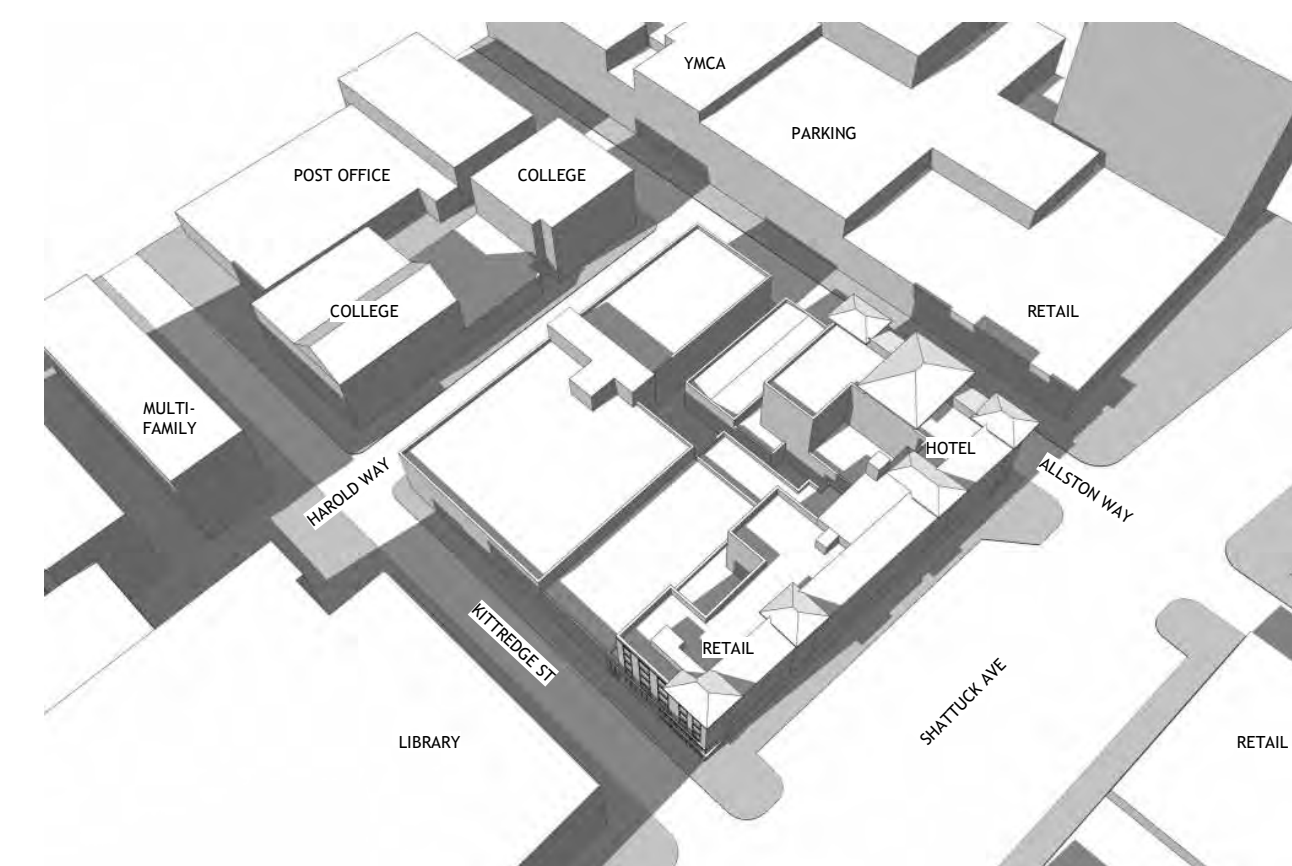
DECEMBER 21 NOON



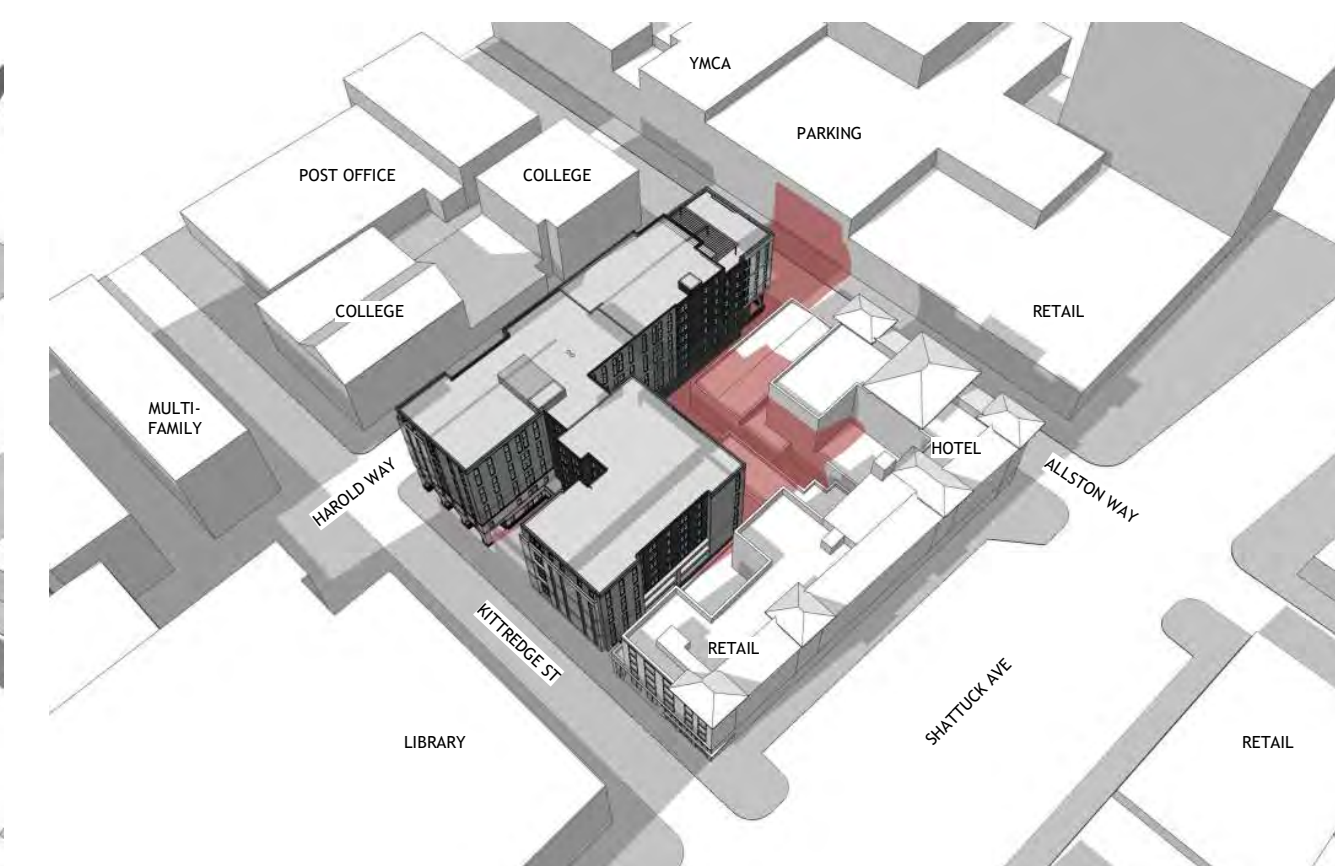
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

DECEMBER 21 EVENING

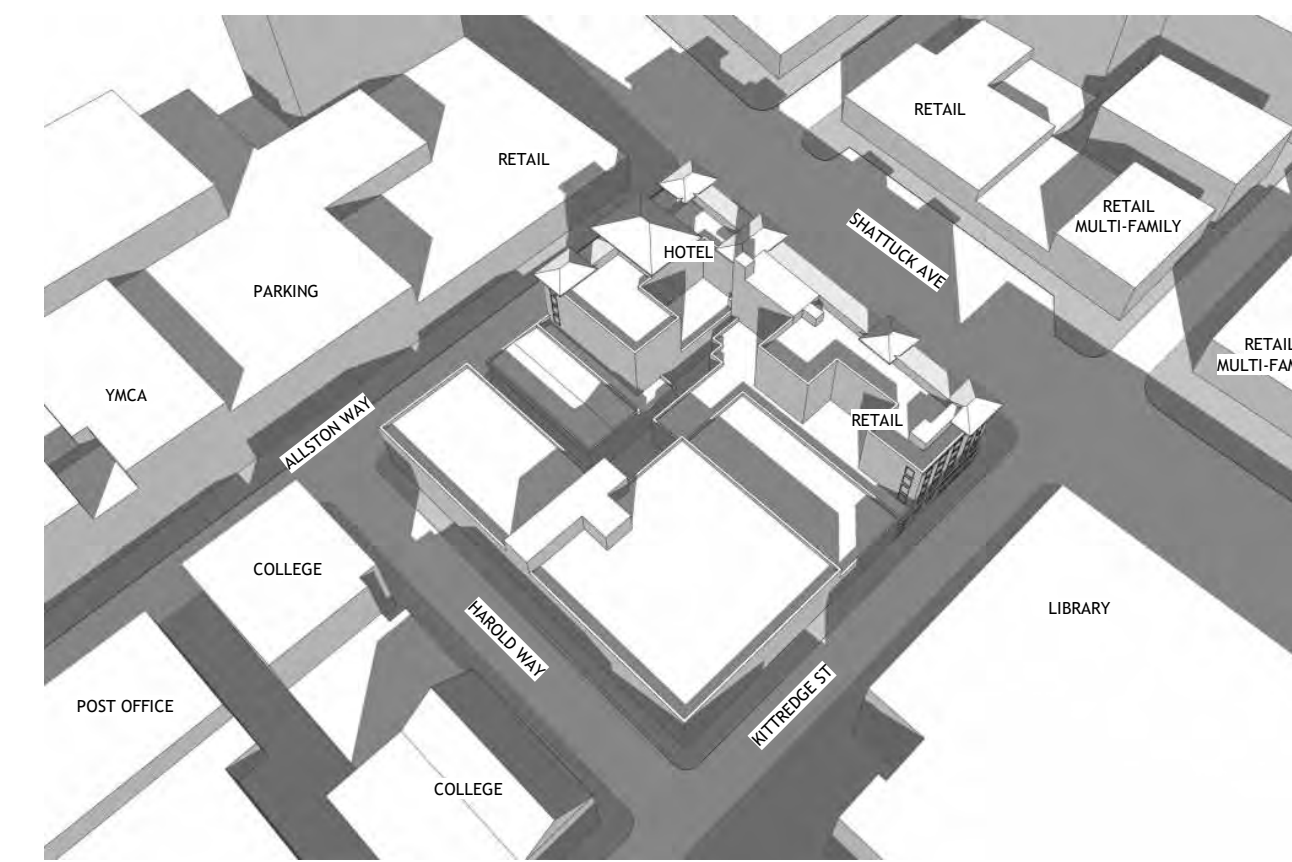
2 HOURS BEFORE SUNSET - 2:53 PM



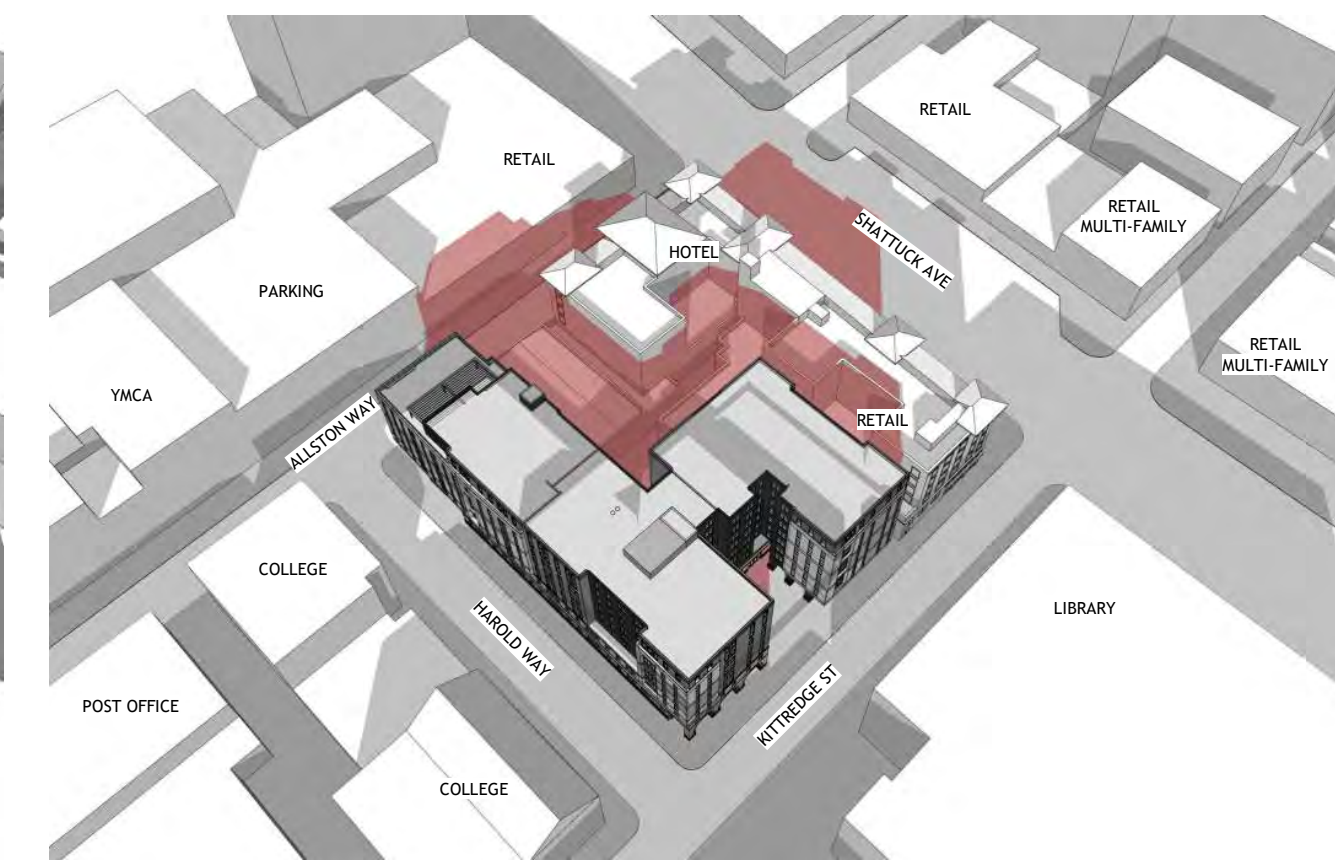
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:

**SHADOW STUDIES
-DEC 21**

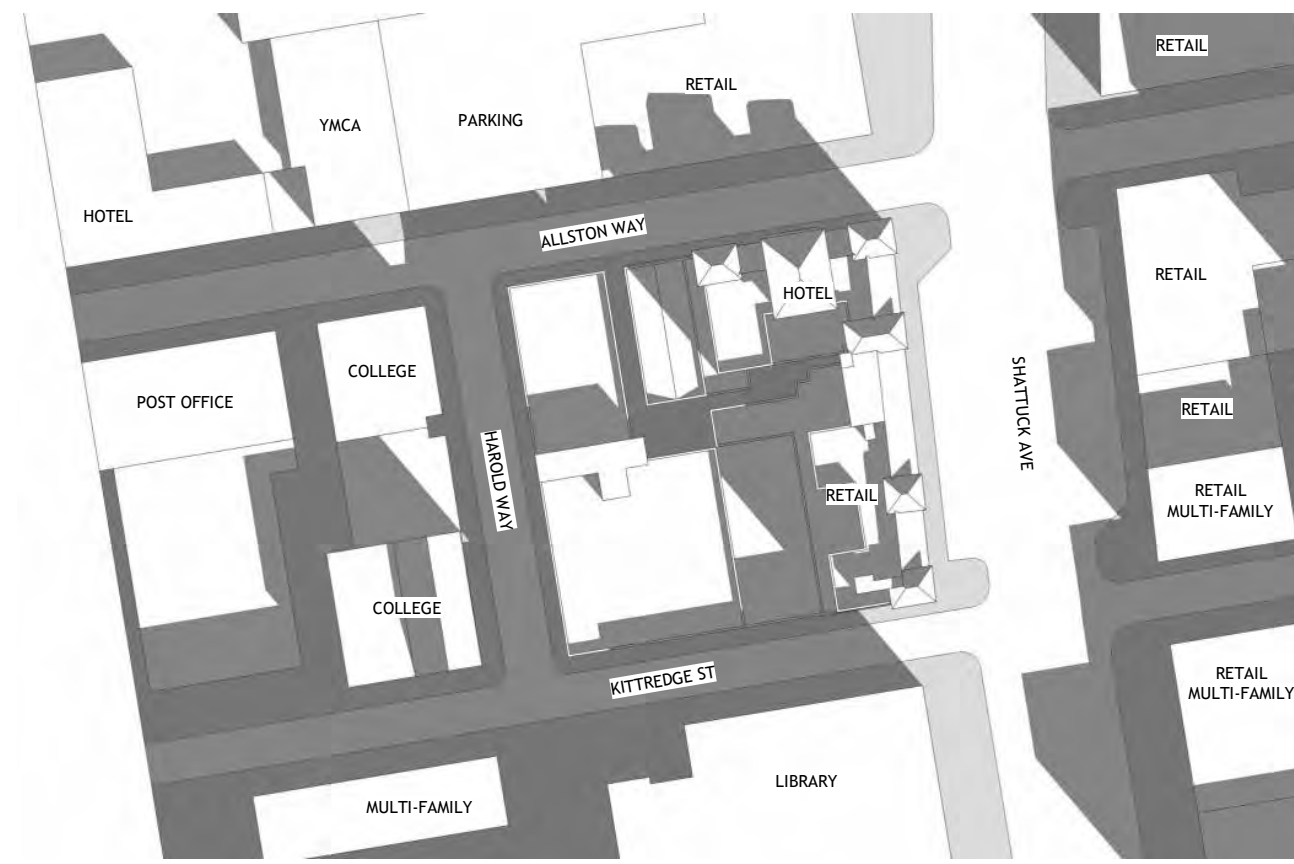
SHEET NUMBER:

A3-302

NOT RELEASED FOR CONSTRUCTION

DECEMBER 10 MORNING

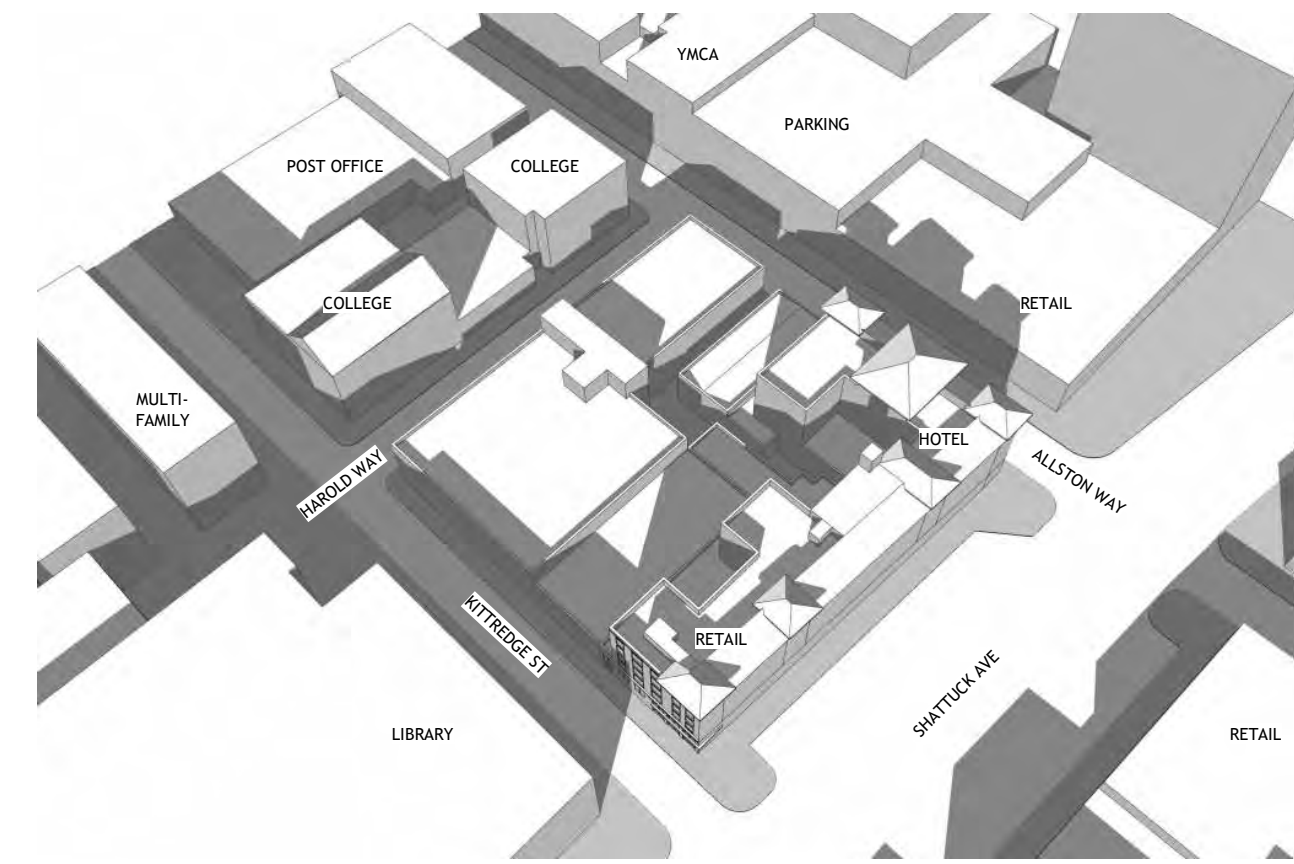
2 HOURS AFTER SUNRISE - 9:14 AM



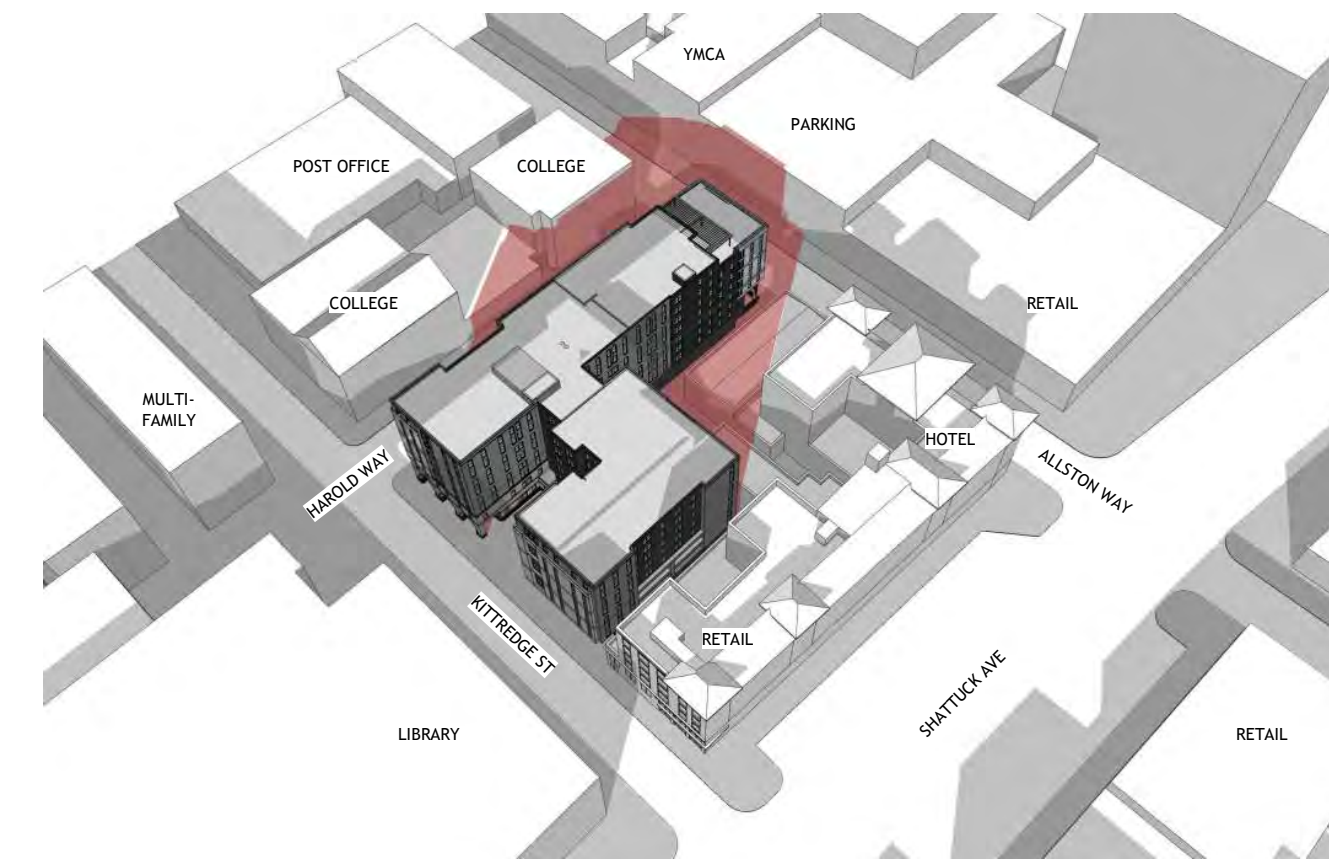
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

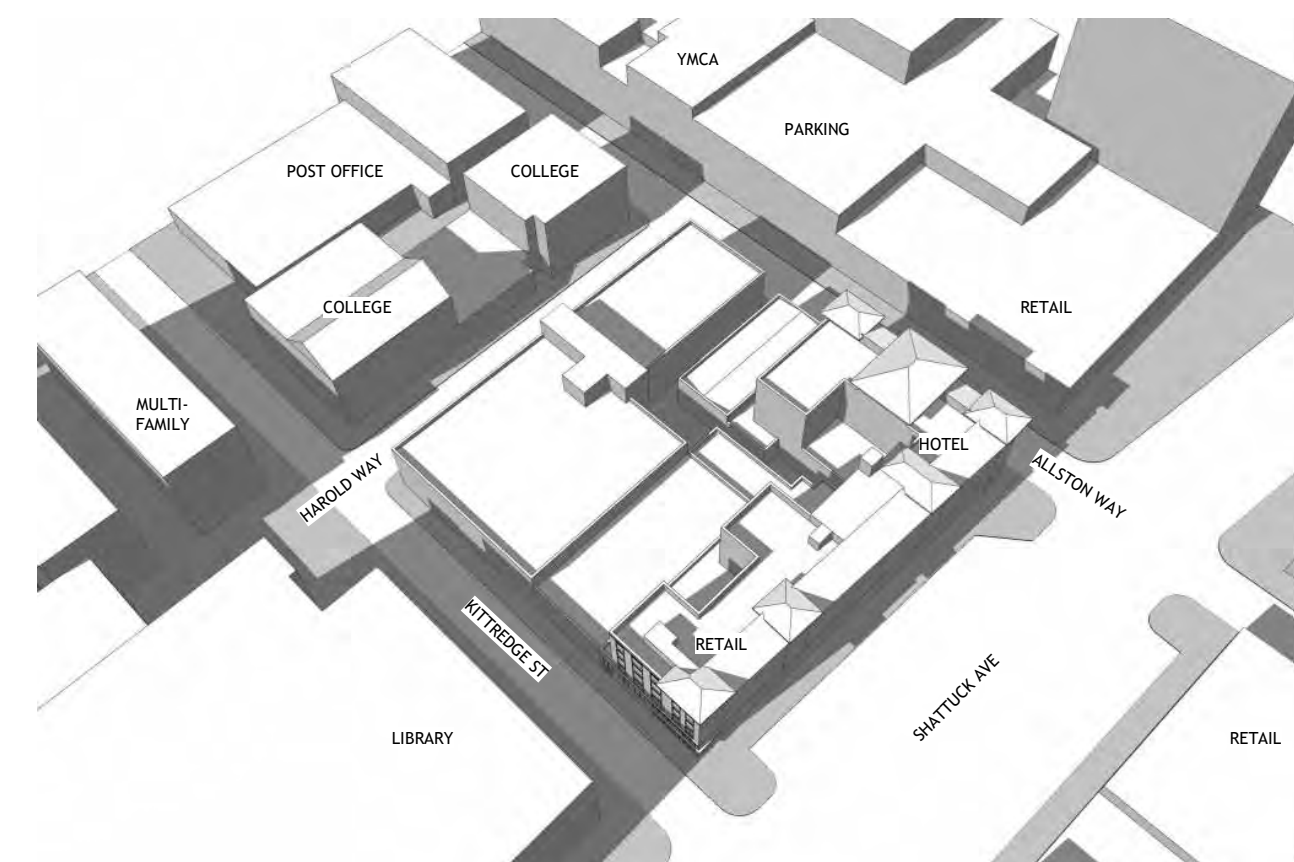
DECEMBER 10 NOON



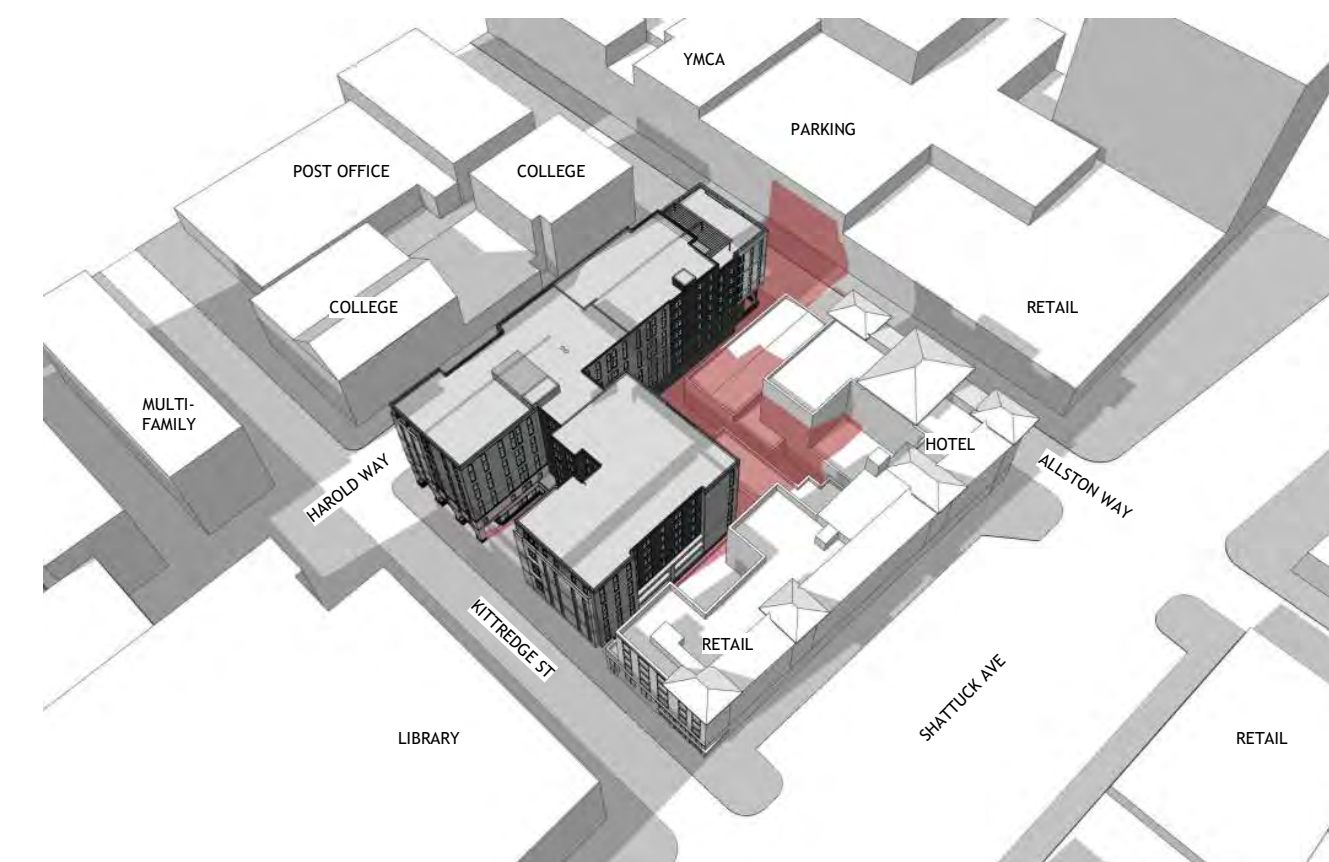
TOP VIEW EXISTING



TOP VIEW PROPOSED



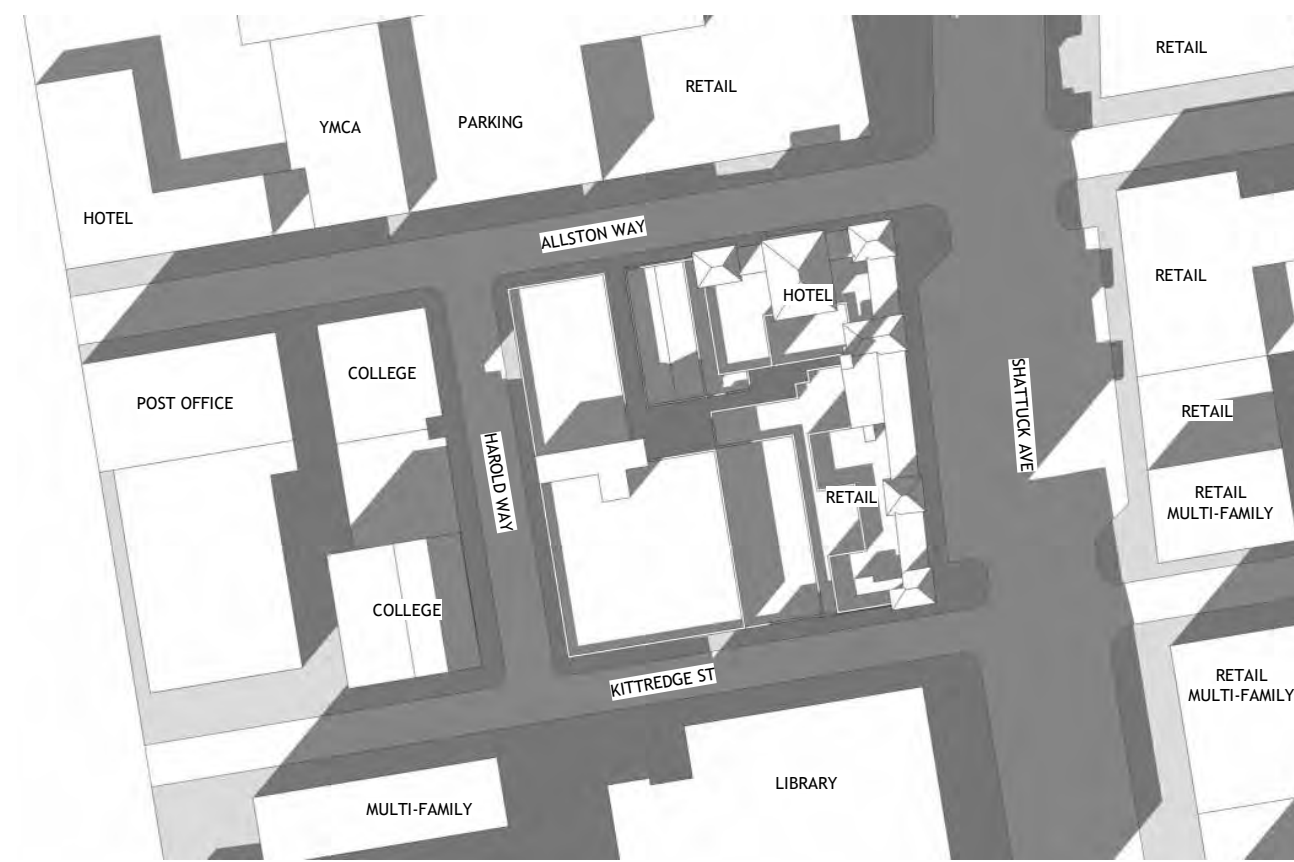
ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

DECEMBER 10 EVENING

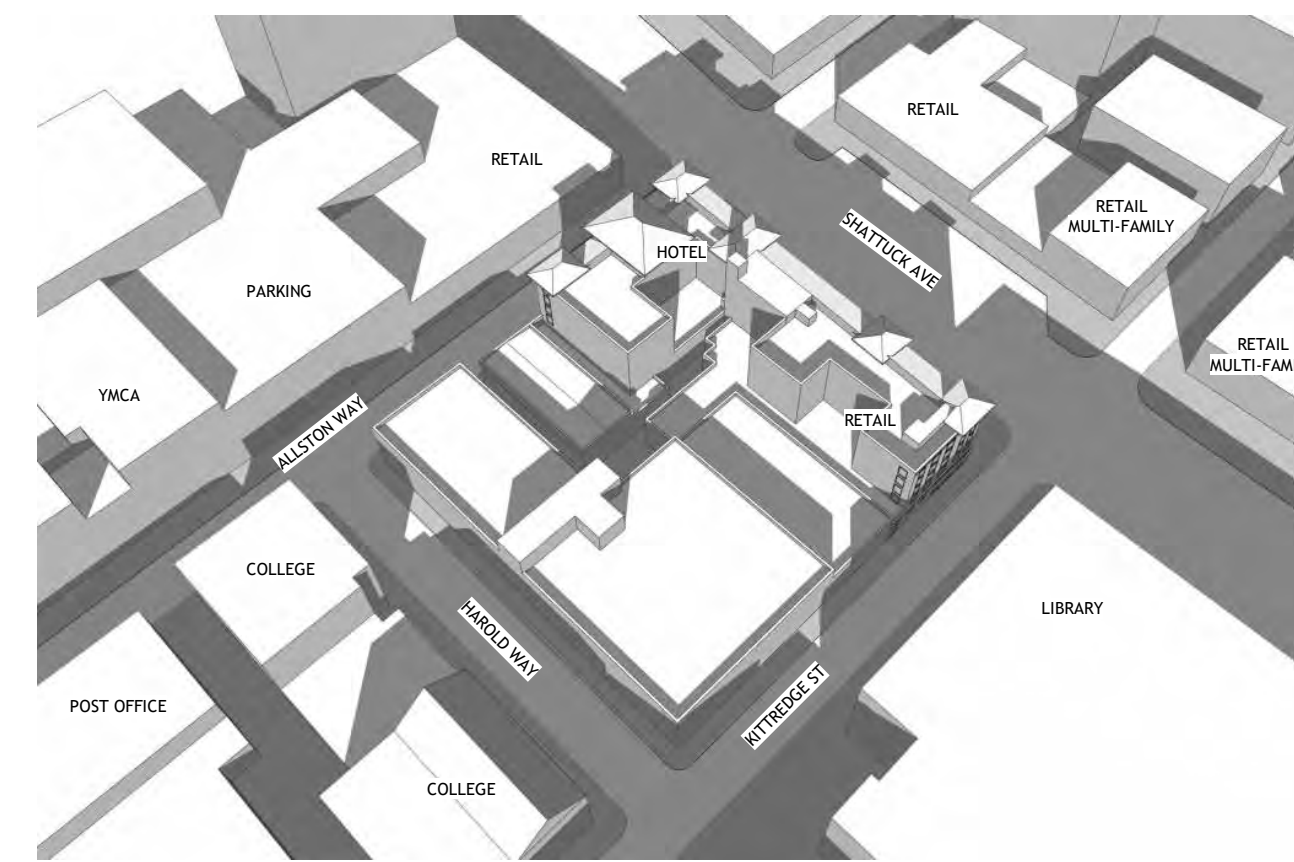
2 HOURS BEFORE SUNSET - 2:49 PM



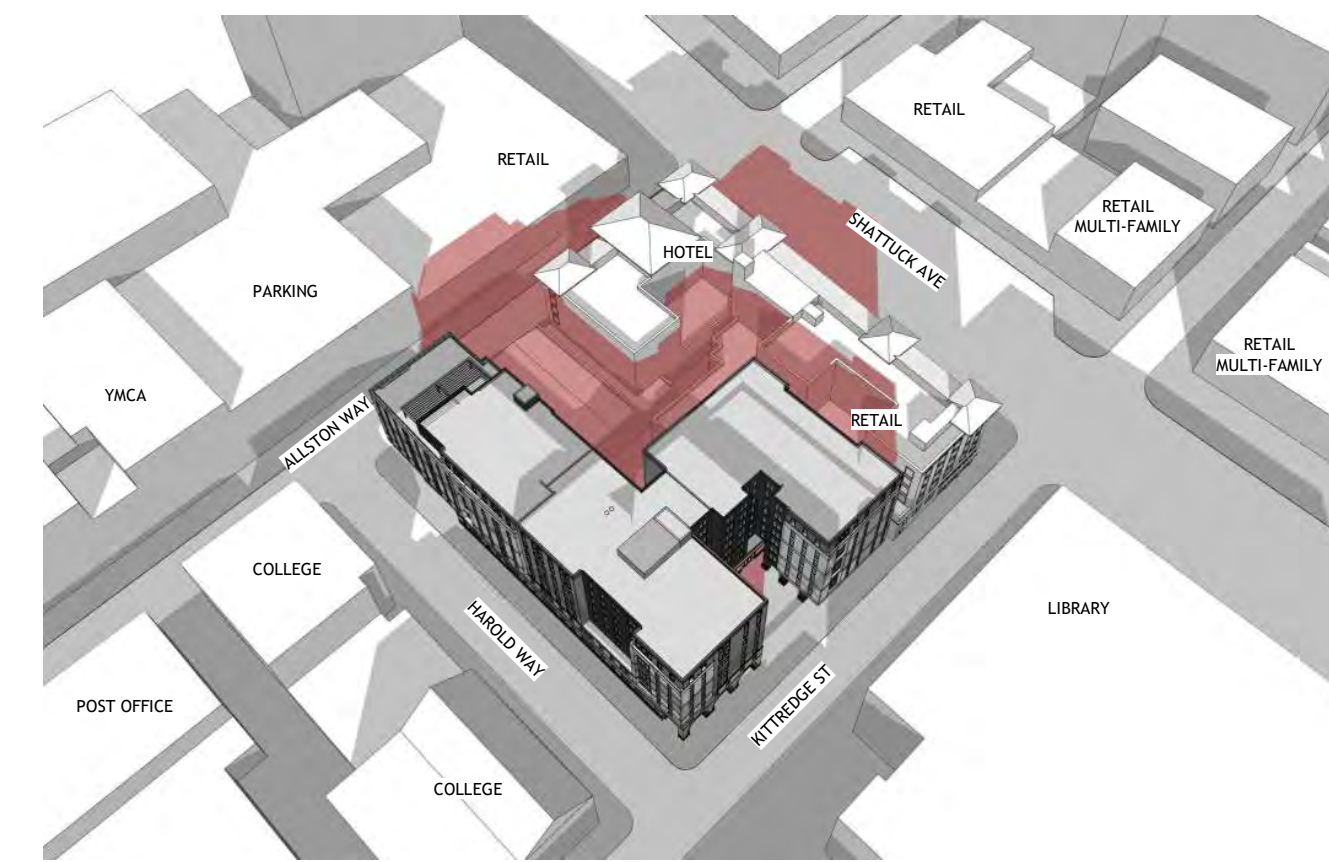
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:

SHADOW STUDIES
-DEC 10

SHEET NUMBER:

A3-303



SHATTUCK AVE

HAROLD WAY

1 STREET STRIP ELEVATION - ALLSTON WAY
A3-304 NOT TO SCALE

PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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Atlanta, GA 30305

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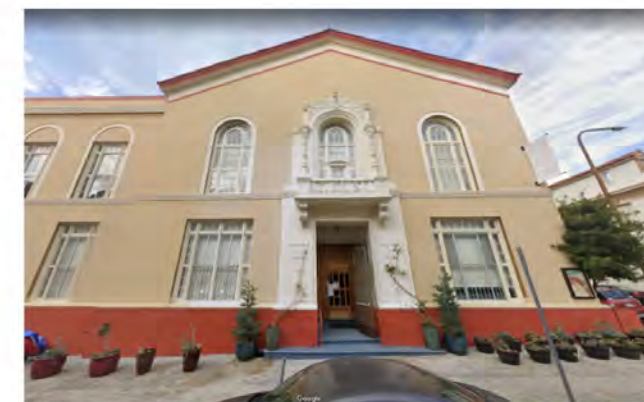
APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22

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HAROLD WAY

SHATTUCK AVE

2 STREET STRIP ELEVATION - KITTREDGE ST
A3-304 NOT TO SCALE

BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:

STREET STRIP ELEVATIONS

SHEET NUMBER:

A3-304

EXTERIOR ELEVATIONS FOR GENERAL REFERENCE ONLY. PLEASE REFER TO ENLARGED ELEVATIONS FOR PROPOSED DESIGN

NOT RELEASED FOR CONSTRUCTION



E1 - TAN STUCCO



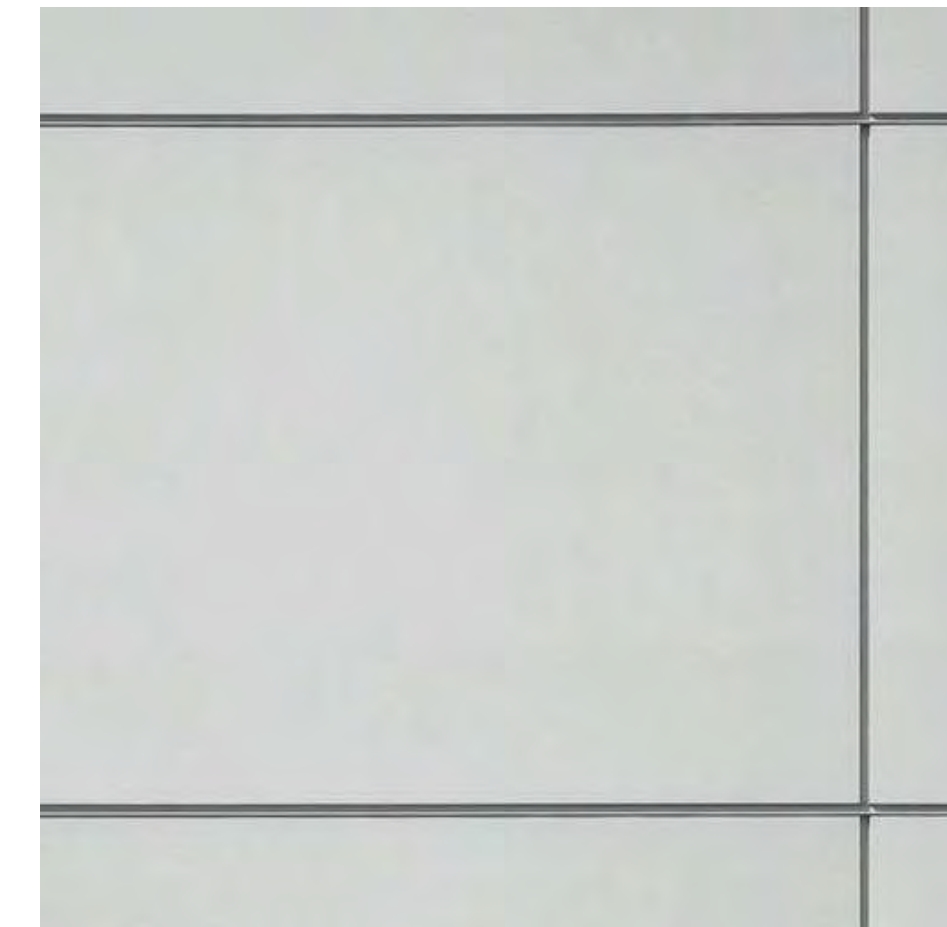
E2 - CHARCOAL GREY STUCCO



E3 - DARK TAN STUCCO



E4 - BRICK



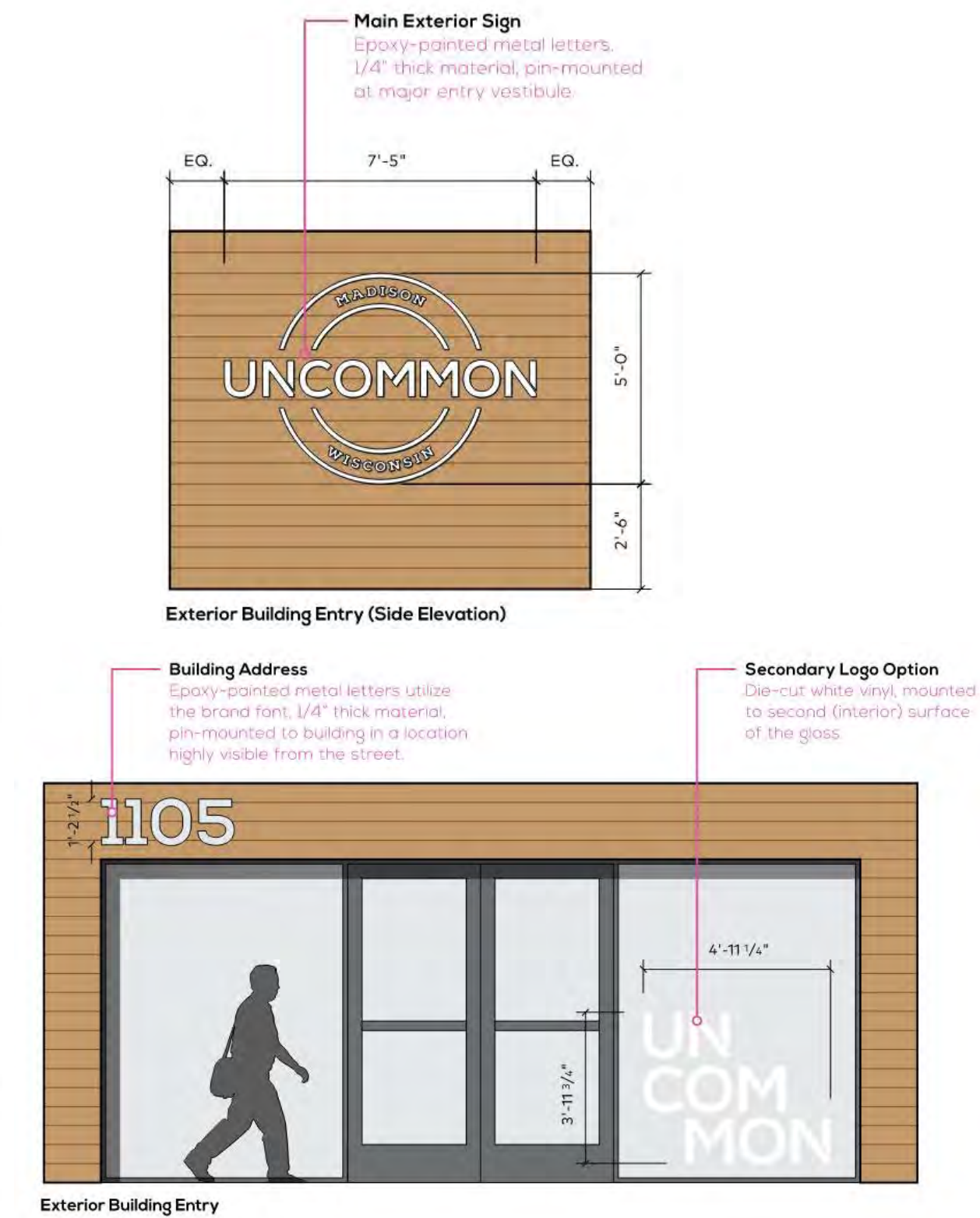
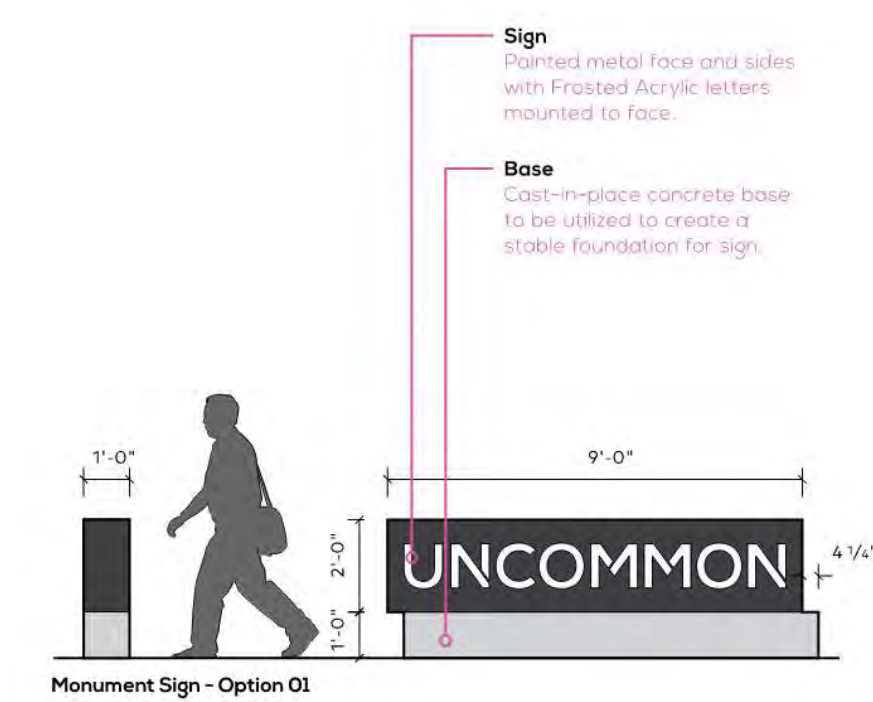
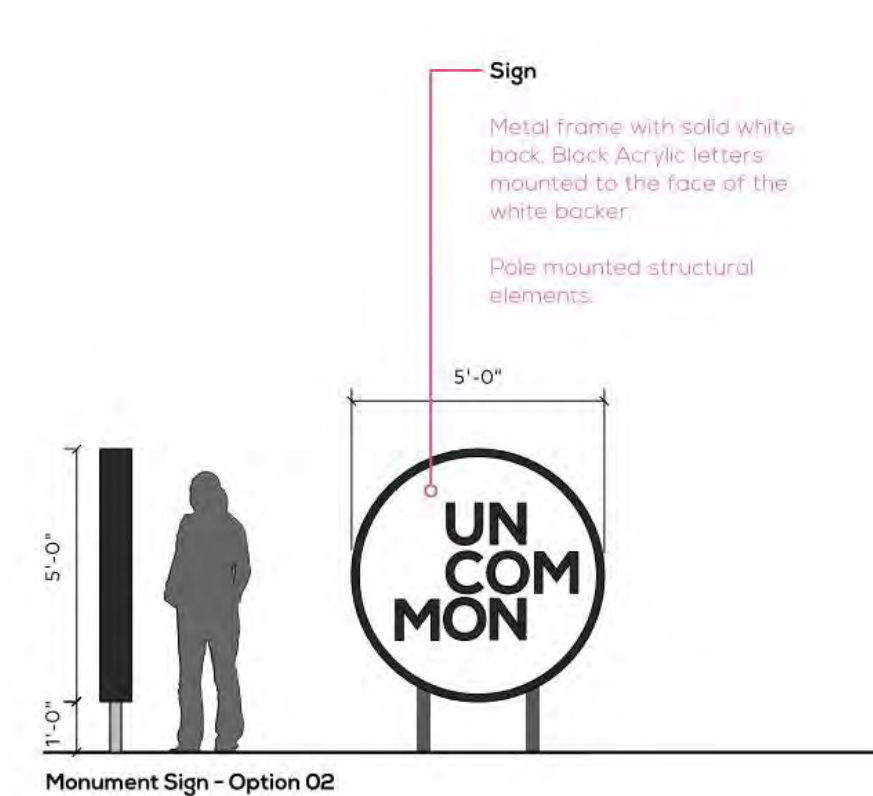
E5 - WHITE FIBER CEMENT



E7 - ALUMINUM CANOPY



E8 - EXTERIOR WALL SCNCE



E9 - SIGNAGE

PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

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APPLICANT:
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No.	Description	Date
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

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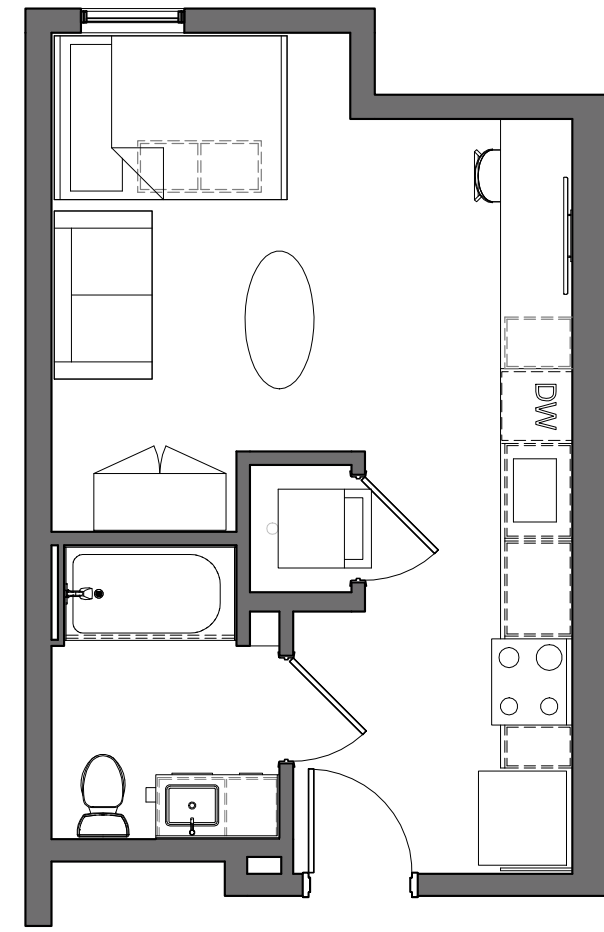
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

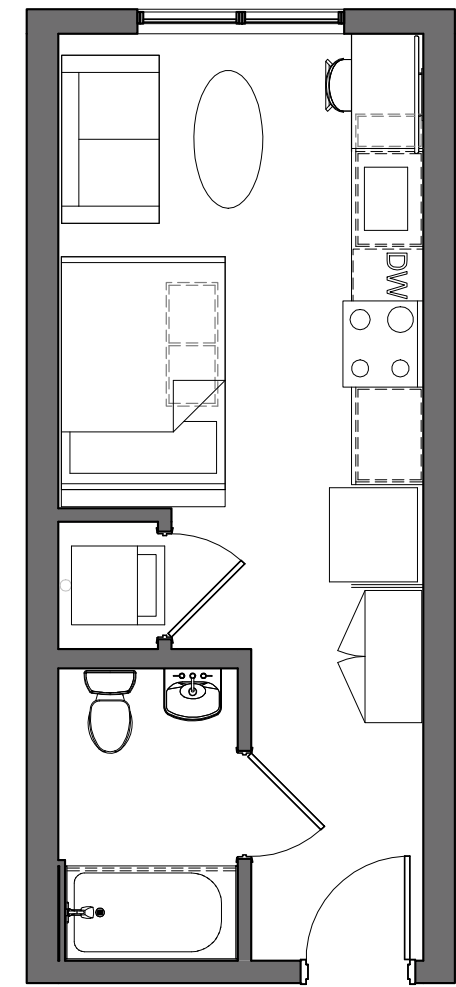
SHEET TITLE:
MATERIAL BOARDS

SHEET NUMBER:
A3-305

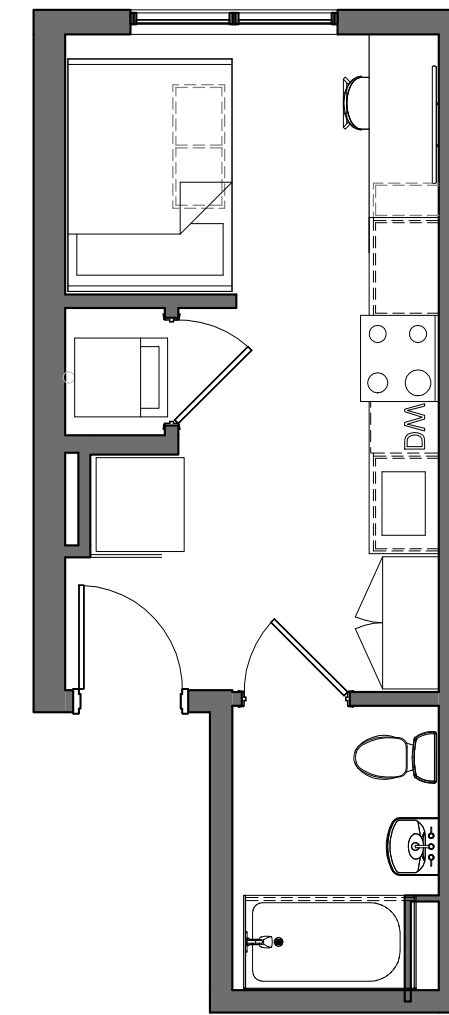
1 MATERIAL BOARD
A3-305 NOT TO SCALE



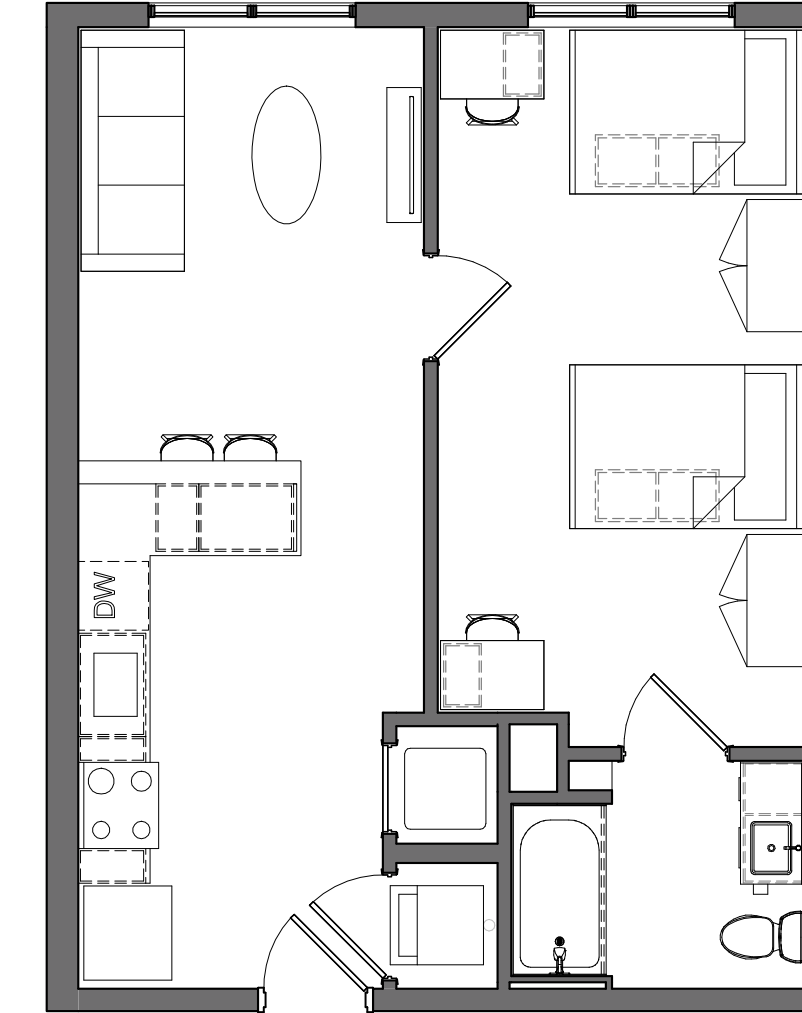
2 SAMPLE UNIT - S2
A5-001 3/16" = 1'-0"



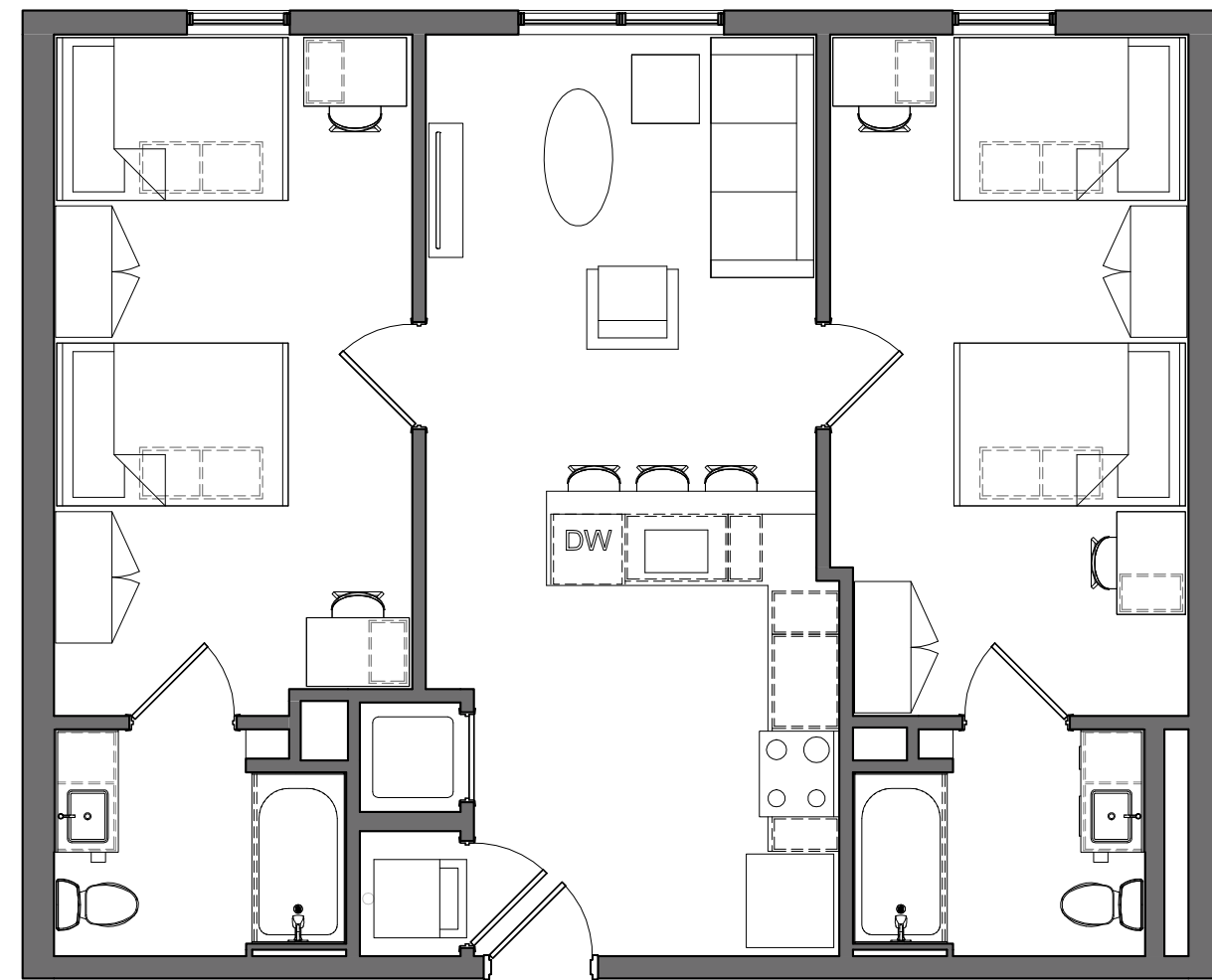
3 SAMPLE UNIT - MS1
A5-001 3/16" = 1'-0"



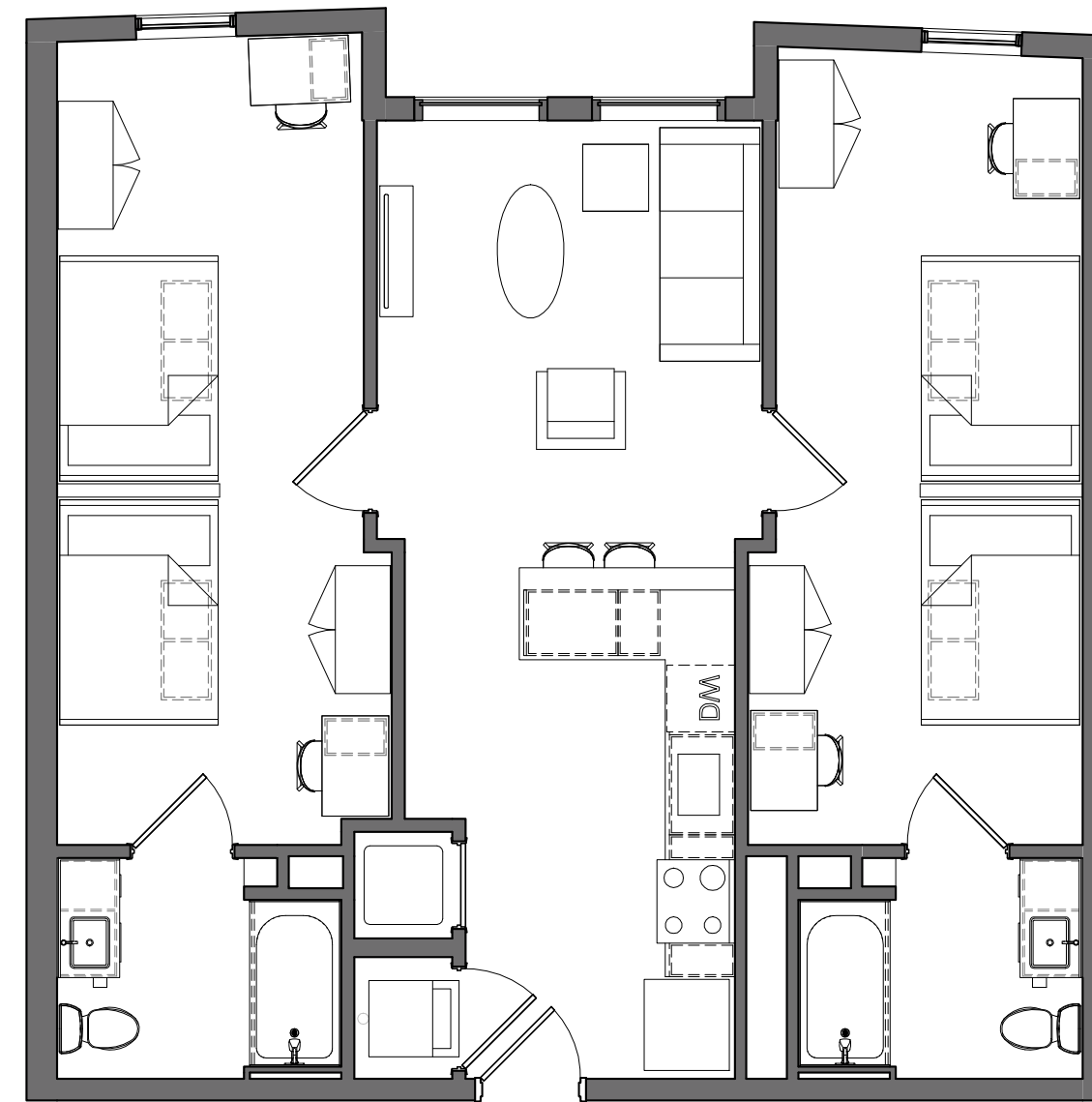
4 SAMPLE UNIT - NS1
A5-001 3/16" = 1'-0"



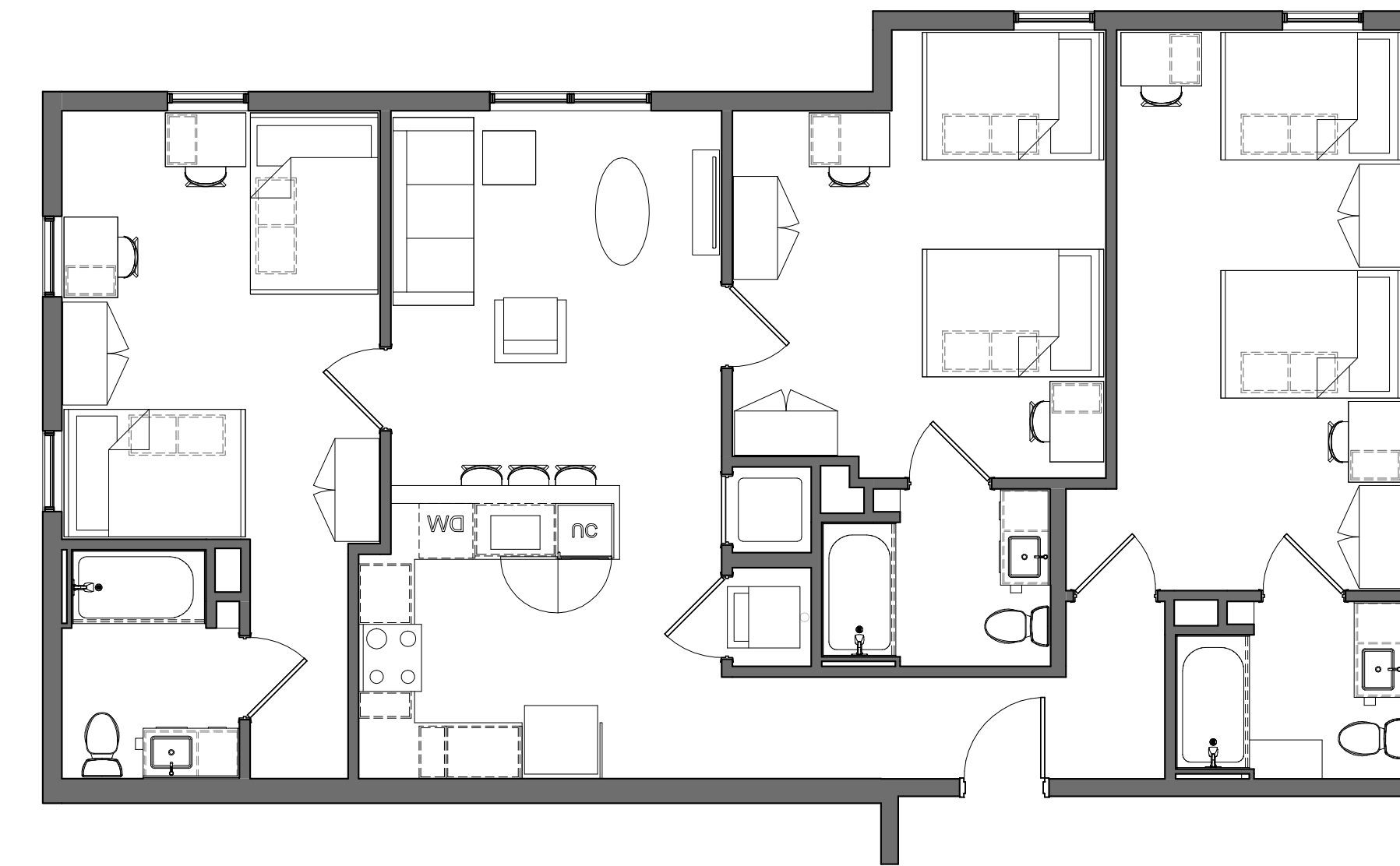
5 SAMPLE UNIT - A1
A5-001 3/16" = 1'-0"



1 SAMPLE UNIT - B1
A5-001 3/16" = 1'-0"



6 SAMPLE UNIT - B2
A5-001 3/16" = 1'-0"



7 SAMPLE UNIT - C1
A5-001 3/16" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

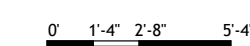
CA VENTURES

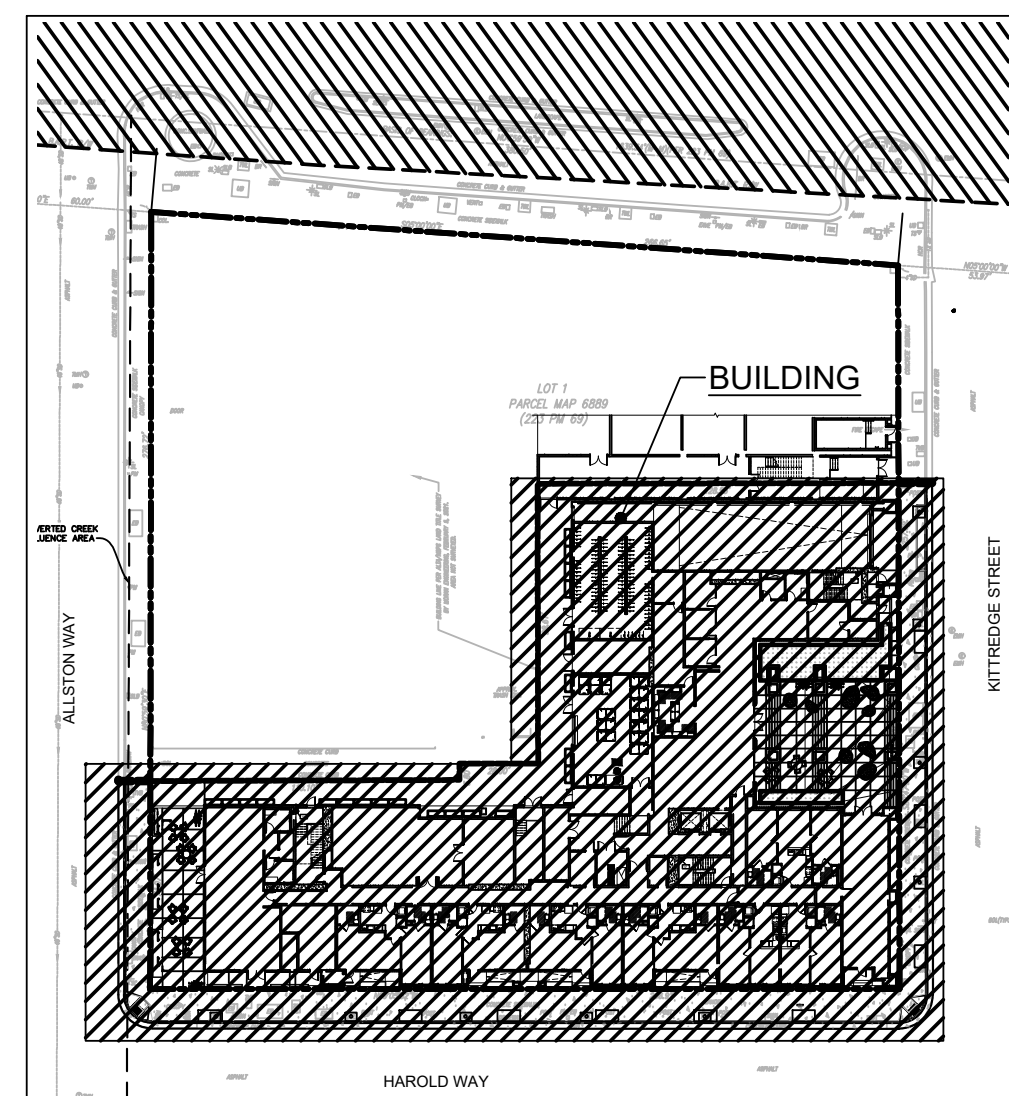
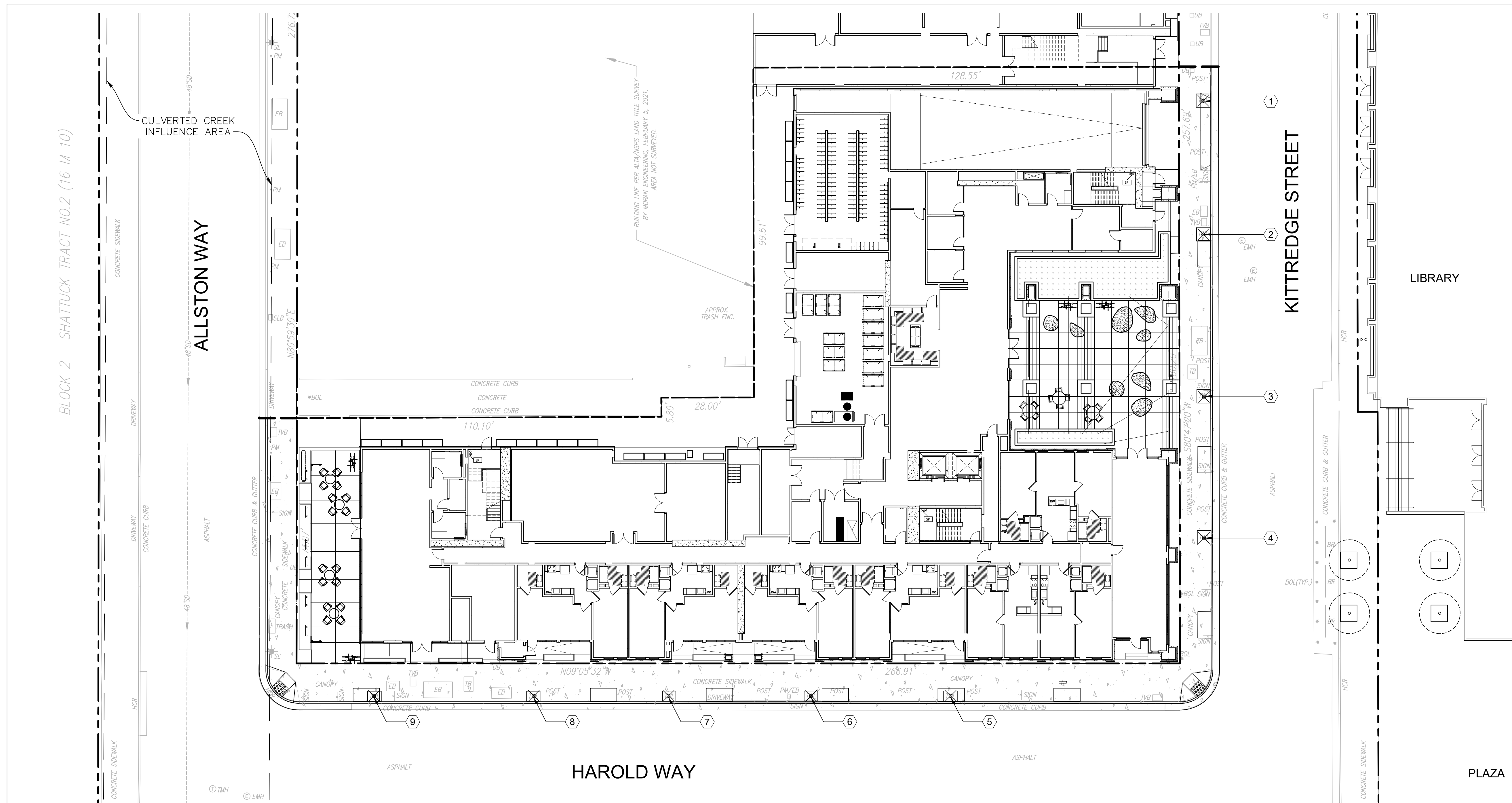
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SAMPLE UNITS

SHEET NUMBER:

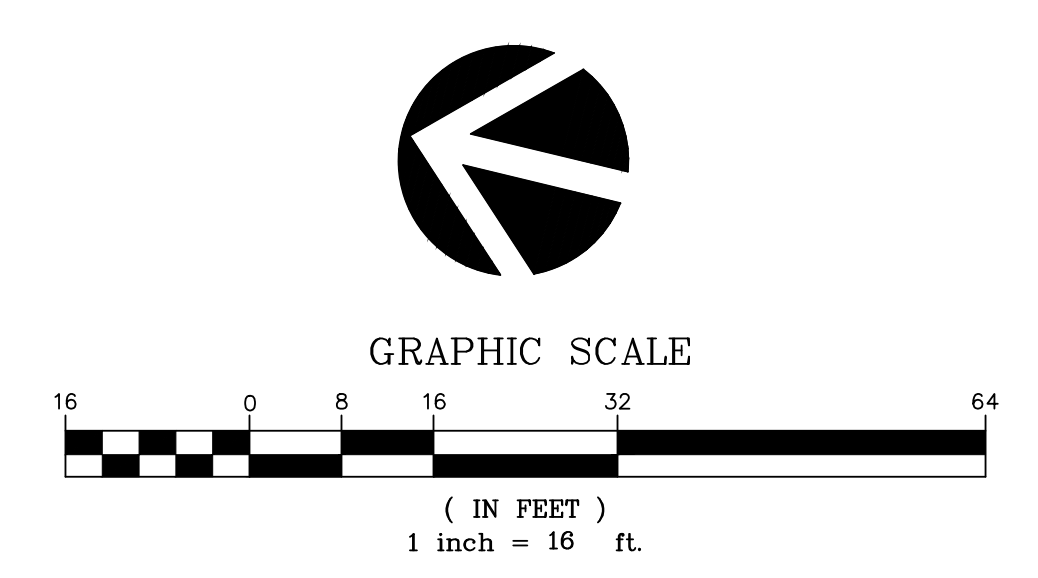
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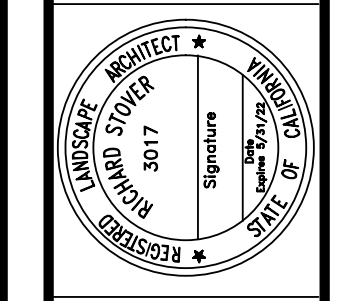
SITE MAP

EXISTING TREES TO BE REMOVED:		DIAMETER AT BREAST HEIGHT (IN.)
SYMBOL	BOTANICAL NAME (COMMON NAME)	
①	PYRUS (FLOWERING PEAR)	1"
②	ULMUS PUMILA (SIBERIAN ELM)	17"
③	ULMUS PUMILA (SIBERIAN ELM)	15"
④	ULMUS PUMILA (SIBERIAN ELM)	15"
⑤	ULMUS PUMILA (SIBERIAN ELM)	15"
⑥	ULMUS PUMILA (SIBERIAN ELM)	10"
⑦	ULMUS PUMILA (SIBERIAN ELM)	13"
⑧	ULMUS PUMILA (SIBERIAN ELM)	16"
⑨	ULMUS PUMILA (SIBERIAN ELM)	3"



REVISIONS	
▲	12/10/21 New Permit Resubmit
▲	12/10/21 Design Review Submittal
▲	12/21/21 Design Review Submittal
▲	12/21/21 Design Review Submittal
▲	12/21/21 Design Review Submittal
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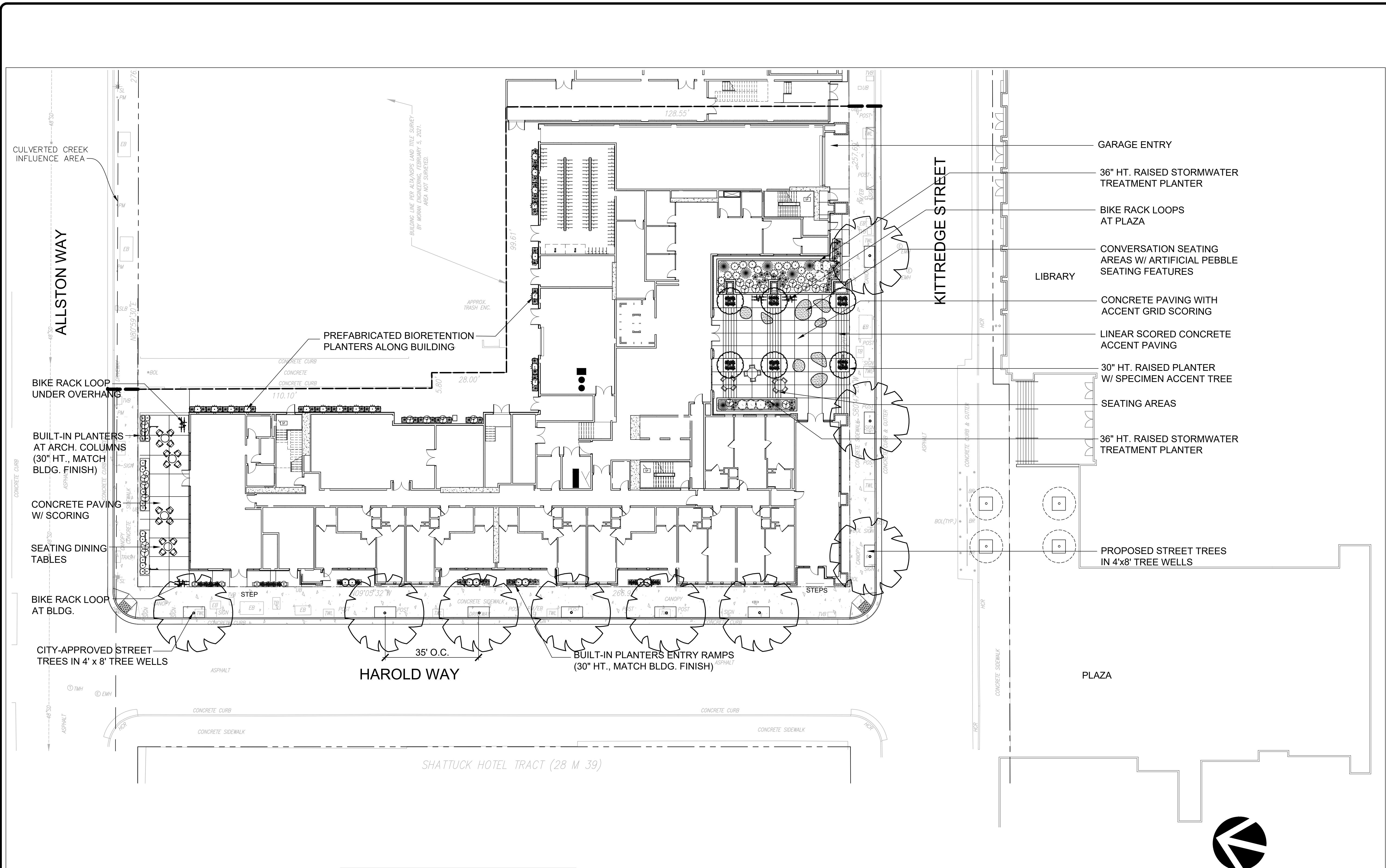


BERKELEY PLAZA
2065 KITTREDGE STREET
BERKELEY, CALIFORNIA

TREE REMOVAL PLAN

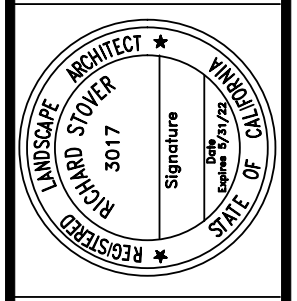
DESIGNED: DRAWN:
CHECKED: JOB NO:
DATE
9-23-21
SCALE

SHEET
10
OF SHEETS



NO.	DATE	DESCRIPTION
1	12/10/21	Issue Permit Resubmit
2	03/21/22	Review Submittal
3	05/10/22	Review Submittal
4	05/10/22	Resubmittal
5	07/27/22	Resubmittal

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BERKELEY PLAZA
2065 KITTRIDGE STREET
BERKELEY, CALIFORNIA

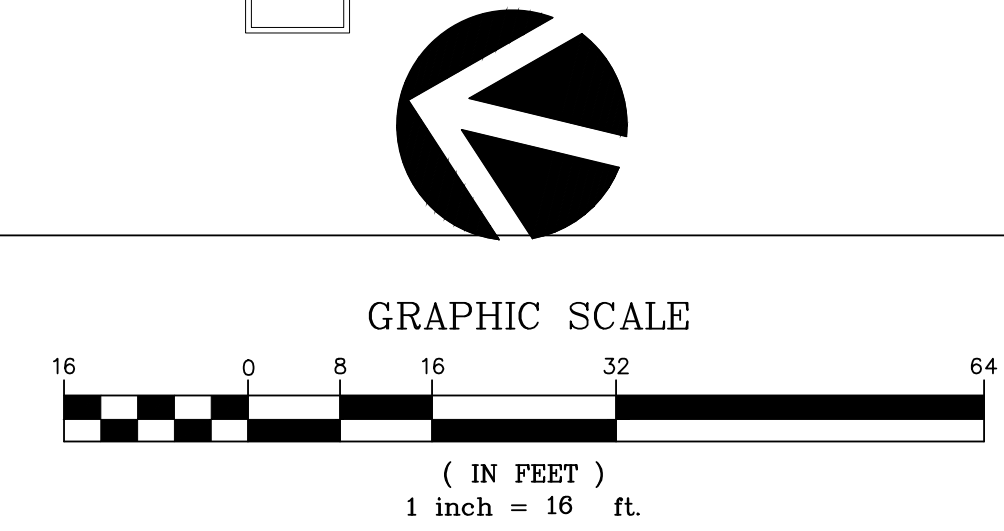
GROUND LEVEL
PRELIMINARY
LANDSCAPE PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 9-23-21	
SCALE	

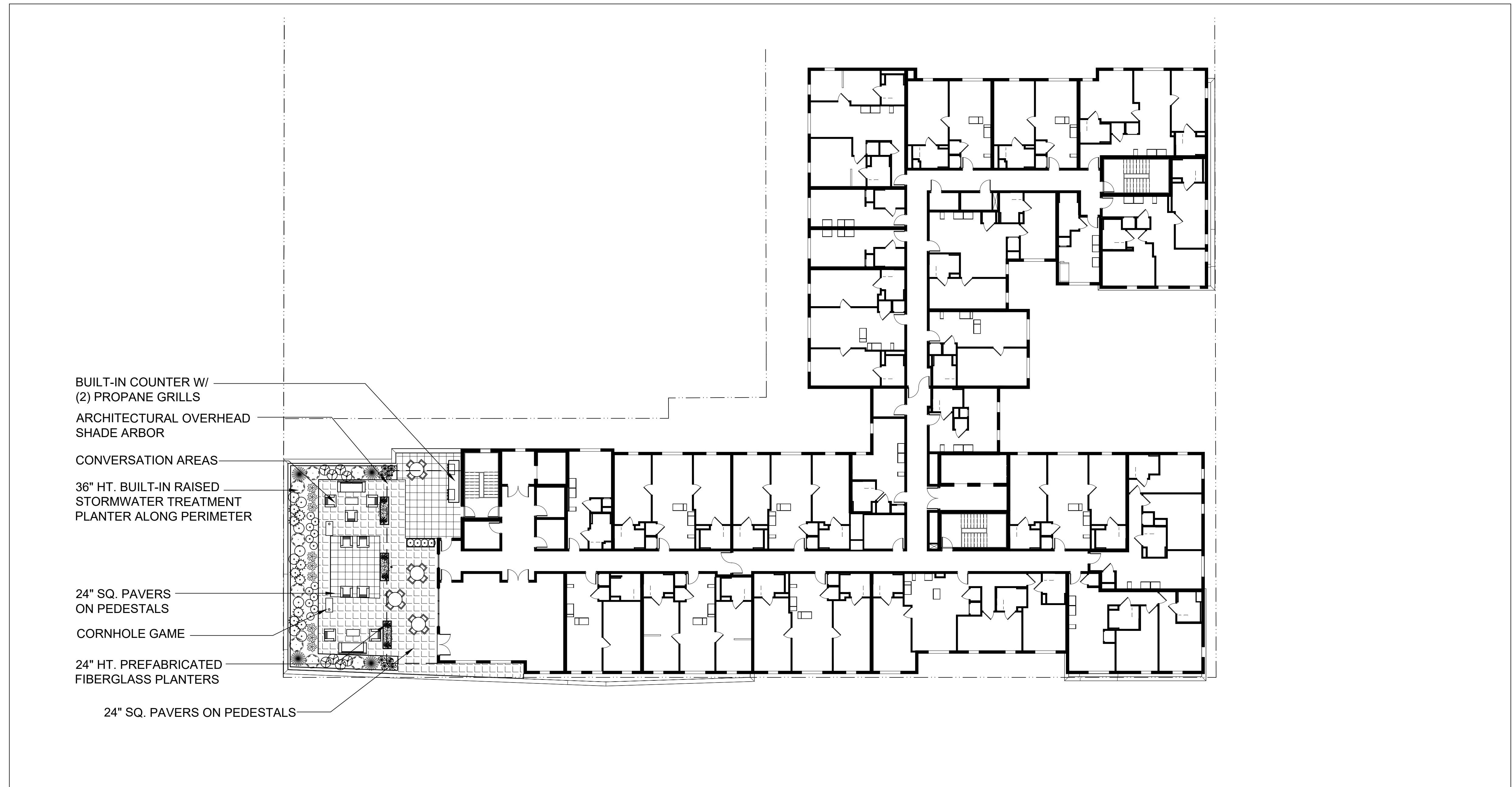
SHEET
L1
OF SHEETS

Master Landscape Design Concept

The landscape design for the Berkeley Plaza blends the City and Bay-Friendly landscape requirements to fit within the context of the surrounding project's urban character, as well as provide a more individual character of onsite plant materials and compositions that compliment the building architecture. Usable space is the focus of each outdoor courtyard, providing site residents amenity space and garden atmosphere while allowing for required stormwater treatment areas. The plant palette is predominantly California Natives, with a generous mix of pollinators to encourage the local insect and bird populations.



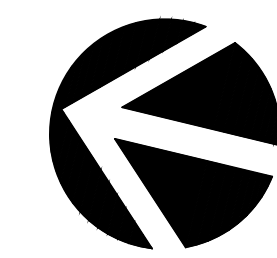
REFER TO SHEET L2 FOR ROOF DECK LANDSCAPE
REFER TO SHEET L3 FOR PLANT LIST AND IMAGES



BUILT-IN COUNTER W/
(2) PROPANE GRILLS
ARCHITECTURAL OVERHEAD
SHADE ARBOR
CONVERSATION AREAS
36" HT. BUILT-IN RAISED
STORMWATER TREATMENT
PLANTER ALONG PERIMETER

24" SQ. PAVERS
ON PEDESTALS
CORNHOLE GAME
24" HT. PREFABRICATED
FIBERGLASS PLANTERS

24" SQ. PAVERS ON PEDESTALS



GRAPHIC SCALE

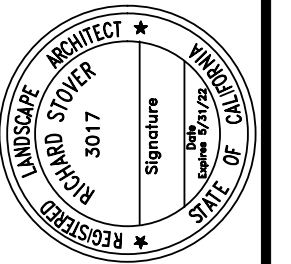


(IN FEET)
1 inch = 16 ft.

REFER TO SHEET L3 FOR PLANT LIST AND IMAGES

REVISIONS	
1	12/10/21 Resubmit
2	03/21/22 Review Submittal
3	05/10/22 Review Submittal
4	05/10/22 Review Submittal
5	05/10/22 Resubmittal
6	05/10/22

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BERKELEY PLAZA
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BERKELEY, CALIFORNIA

EIGHTH FLOOR
PRELIMINARY
LANDSCAPE PLAN

DESIGNED:	DRAWN:
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DATE 9-23-21	
SCALE	

SHEET
L2



SPECIMEN ACCENT TREES IN RAISED PLANTERS
CERCIS OCCIDENTALIS (WESTERN REDBUD)

PROPOSED PLANT MATERIAL LIST (ALL BUILDING LEVELS):

BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	WUCOLS WATER USE	NATIVE	COUNT
TREES:					
STREET TREE (CITY-APPROVED)		SEE PLAN 24" BOX	MED	NO	9
CERCIS OCCIDENTALIS (LOW-BRANCHING)	WESTERN REDBUD	18'x18' 36" BOX	LOW	YES	6
SHRUBS:					
*CALYCANTHUS OCCIDENTALIS	SPICE BUSH	8'x5'	5 GA	LOW	YES 11
*ERIOGONUM ARBORESCENS	BUCKWHEAT	4'x4'	5 GA	LOW	YES 15
*SALVIA CLEVE. 'WINNIFRED GILLMAN'	CALIFORNIA BLUE SAGE	3'x5'	5 GA	LOW	YES 33
TEUCRIUM 'COMPACTA'	DWARF GERMANDER	3'x3'	5 GA	LOW	NO 8
PERENNIALS / GRASSES:					
*ACHILLEA MILLEFOLIUM	COMMON YARROW	1'x2'	1 GA	LOW	YES 86
ERIGERON GLAUCUS	BEACH ASTER	1'x2.5'	1 GA	LOW	YES 36
*FESTUCA CALIFORNICA	CALIFORNIA FESCUE	2'x3'	5 GA	LOW	YES 8
*JUNCUS PATENS	CALIFORNIA GRAY RUSH	1.5'x3'	1 GA	LOW	YES 41
*MUHLENBERGIA RIGENS	DEER GRASS	4'x4'	5 GA	LOW	YES 14
*PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	3'x2'	1 GA	LOW	YES 44

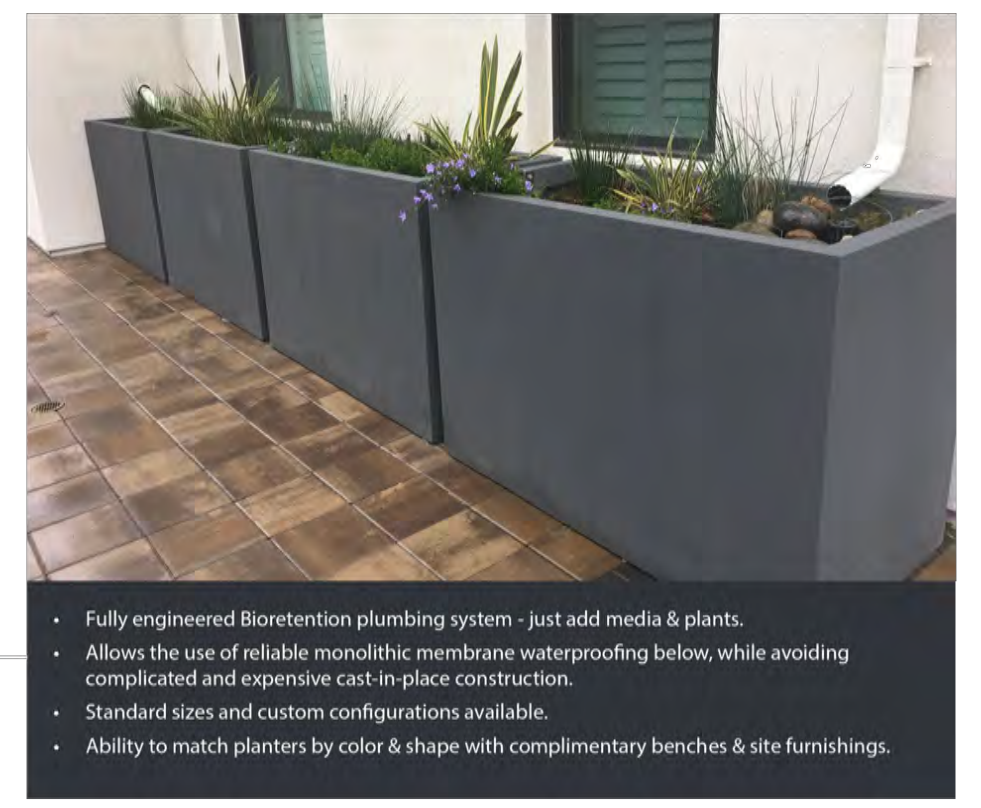
POLLINATOR PLANTS NOTE: 64% OF PLANT PALETTE IS NATIVE POLLINATOR SPECIES (189 OF 296 SPECIMENS)

+ DENOTES PLANT SPECIES RECOMMENDED AS POLLINATOR PLANT IN NORTHERN CALIFORNIA

* DENOTES PLANT SPECIES SELECTED FROM THE ALAMEDA COUNTY APPENDIX B STORMWATER MEASURES PLANT LIST

Bioretention Planters
Solutions to manage on-structure Stormwater Filtration
Materials: GFRG Concrete, Weathering or Mild Steel with Powder-Coated Finish

Bioretention (also referred to as flowthrough) planters act as an on-structure organic filter for stormwater systems. Tournesol Sitemworks offers several standard configurations as well as custom designs to meet your specific application. The bioretention planters are available in lightweight GFRG or steel, and feature an internal waterproof sealant and 4" diameter drainage plumbing. Bioretention media is typically specified by local authorities or to code. The Tournesol bioretention planters are now available in metal. Standard materials include weathering steel (Corten), a steel that rusts but maintains its structural strength, and powder-coated mild steel with a zinc-rich primer and stainless steel base.



- Fully engineered Bioretention plumbing system - just add media & plants.
- Allows the use of reliable monolithic membrane waterproofing below, while avoiding complicated and expensive cast-in-place construction.
- Standard sizes and custom configurations available.
- Ability to match planters by color & shape with complimentary benches & site furnishings.

PREFABRICATED BIORETENTION PLANTERS
TOURNESOL SITEWORKS FIBERGLASS



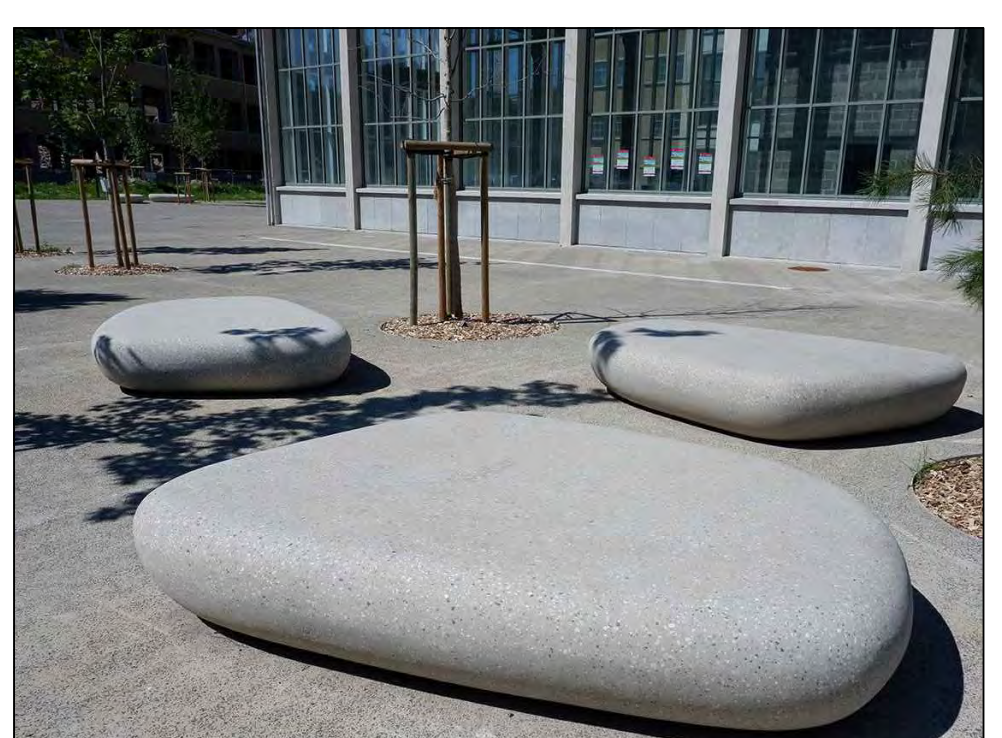
BUILT-IN PLANTERS



PREFABRICATED PLANTERS
TOURNESOL 'WILSHIRE' COLLECTION
COLOR: BRONZE



BIKE RACKS
COLUMBIA CASCADE LOOP RACK
WITH GALVANIZED FINISH



ARTIFICIAL FIBERGLASS PEBBLE FURNITURE (LARGE AND SMALL)
FROM NATURE WORKS, ENGLAND

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETo): 41.8

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	1,862	689.6294986	17872.4
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	90	55.555551	1439.8
					TOTALS:	1952	745
SPECIAL LANDSCAPE AREAS:							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
					TOTALS:	0	0
						ETWU TOTAL:	19,312
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	22,765

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:	TOTAL ETAF x AREA	TOTAL LANDSCAPE AREA	AVERAGE ETAF
	745	1,952	0.38

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:	TOTAL ETAF x AREA	TOTAL LANDSCAPE AREA	SITOWIDE ETAF
	745	1,952	0.38

- GENERAL NOTES:**
1. ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
 2. ALL PLANTING AREAS, EXCEPT FOR STORMWATER TREATMENT PLANTERS, SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.
 3. STORMWATER TREATMENT PLANTERS SHALL RECEIVE A 2" DEEP LAYER OF 1-3/8"Ø DECORATIVE RIVER-WASHED GRAVEL.

PROJECT PRIVATE USABLE LANDSCAPE OPEN SPACE

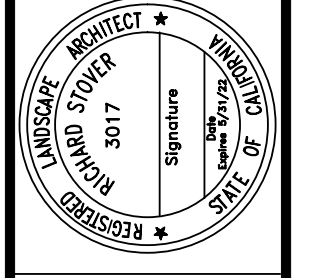
	TOTAL AREA	LANDSCAPE AREA
• GROUND LEVEL	4,481 SF	835 SF
• ROOF LEVEL	2,742 SF	722 SF
	7,223 SF	1,557 SF

CITY REQUIREMENT THAT LANDSCAPE AREA EQUALS 40% OF USABLE PRIVATE OPEN SPACE
TOTAL AREA OF LANDSCAPE PROVIDED EQUALS 21.5% OF USABLE PRIVATE OPEN SPACE

REVISIONS

NO.	DATE	DESCRIPTION
1	12/10/21	Use Permit Resubmit
2	03/21/22	Review Submittal
3	03/21/22	Review Submittal
4	03/21/22	Review Submittal
5	03/21/22	Resubmit

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BERKELEY PLAZA
2065 KITTREDGE STREET
BERKELEY, CALIFORNIA

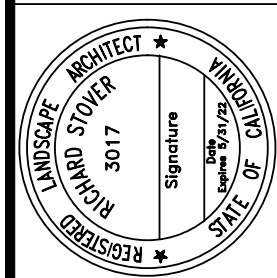
RECOMMENDED
PLANT LIST, SITE
AMENITY IMAGES

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 9-23-21	
SCALE	

SHEET
L3
OF SHEETS

REVISIONS	
1	Use Permit Resubmit
2	12/10/21
3	12/10/21
4	12/10/21
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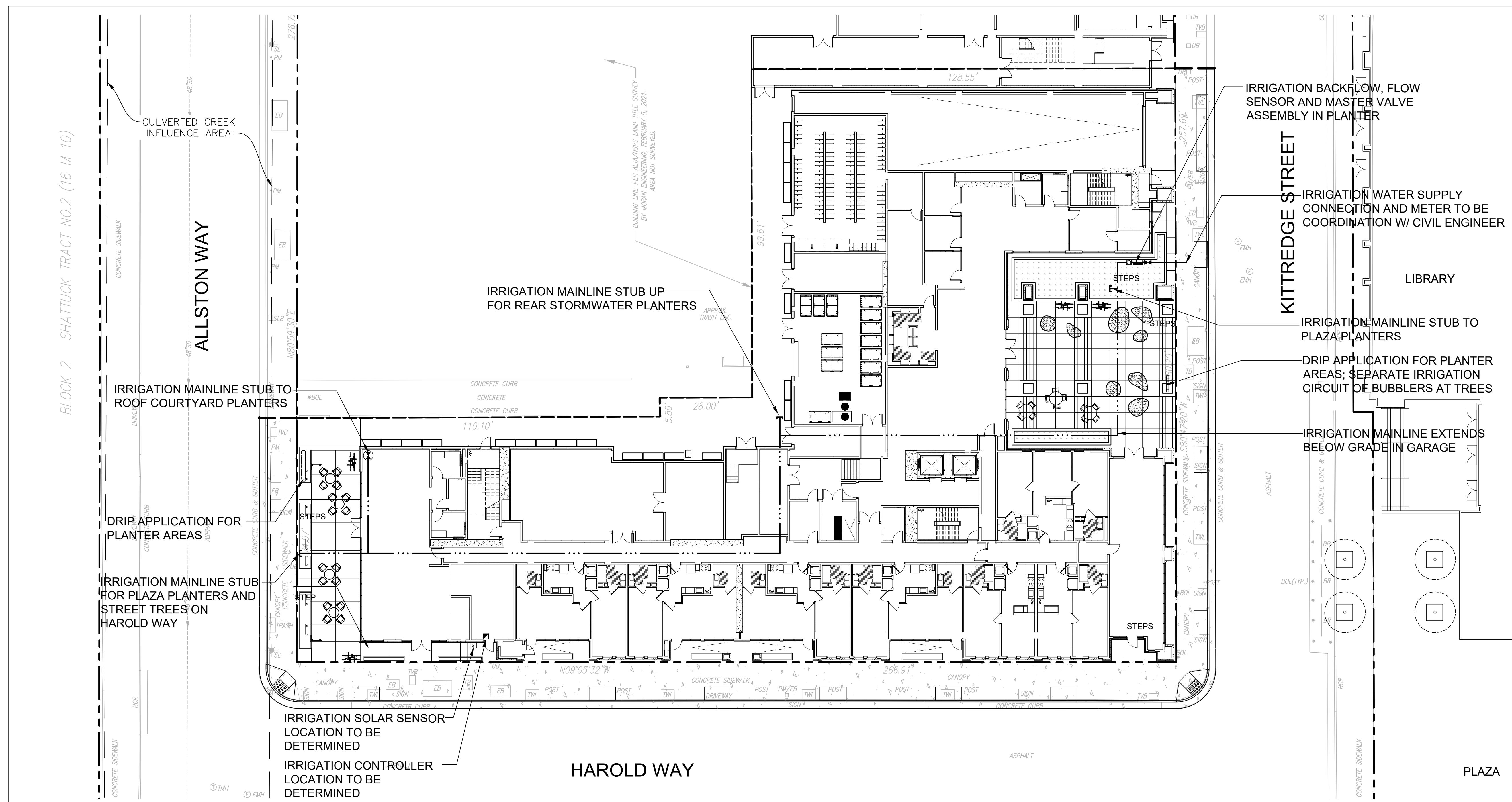


BERKELEY PLAZA
2065 KITTREDGE STREET
BERKELEY, CALIFORNIA

GROUND LEVEL
PRELIMINARY
IRRIGATION PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 9-23-21	
SCALE	

SHEET
L4
OF SHEETS

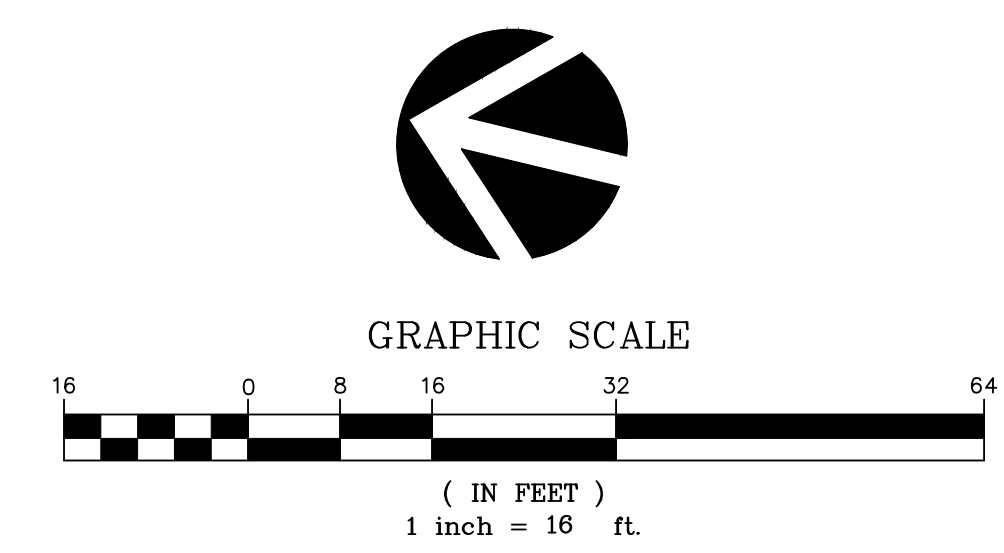


PRELIMINARY IRRIGATION LEGEND:

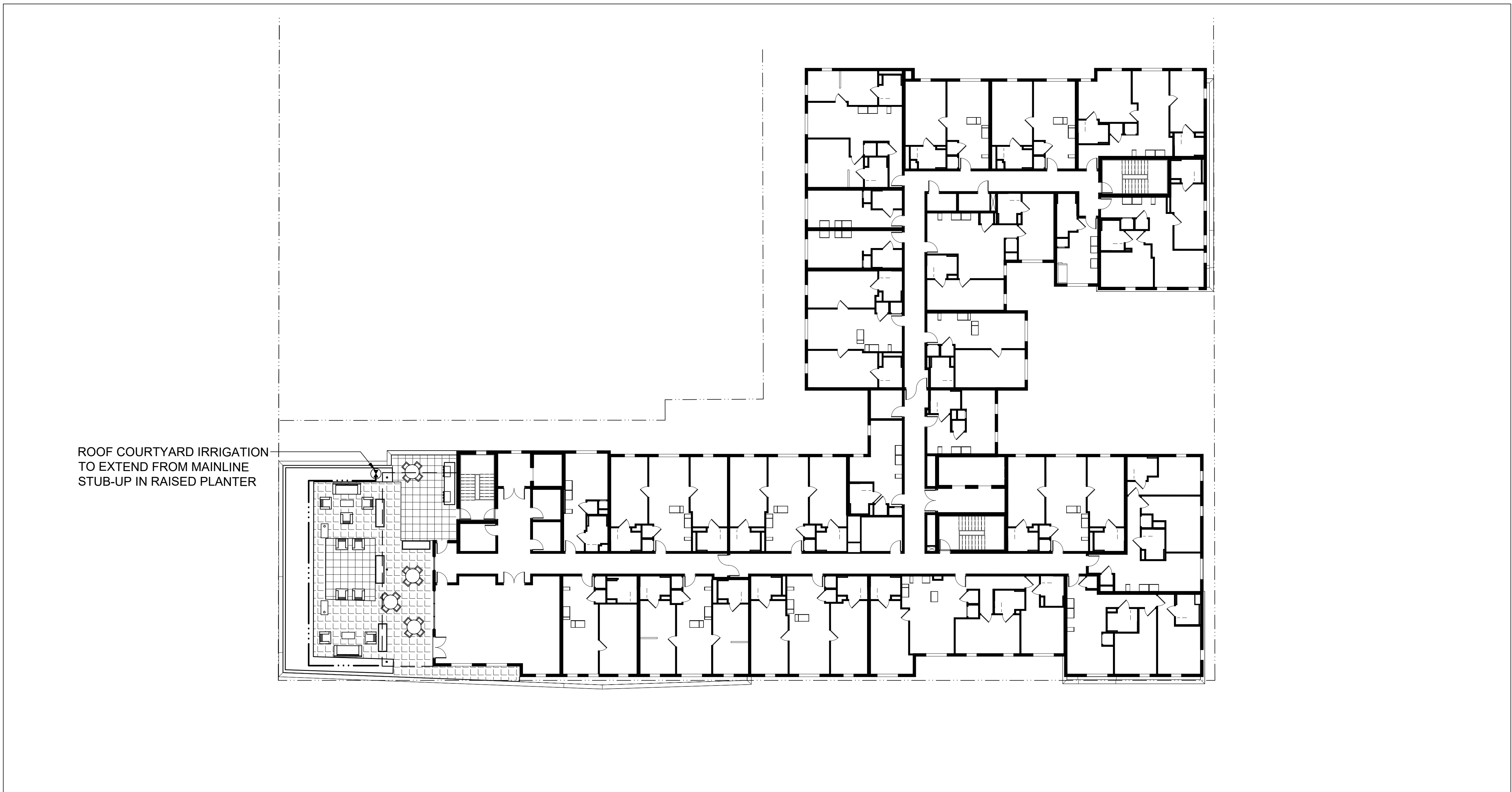
■	CONTROLLER
□	WIRELESS SOLAR-SYNC SENSOR
□	OPEN MASTER CONTROL VALVE. FLOW SENSOR SHALL BE WIRED TO CONTROLLER
■	REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY
✕	BALL VALVE
—	MAIN LINE

GRAPHIC NOTE:
IRRIGATION PLAN IS A SCHEMATIC REPRESENTATION OF THE DESIGN. ALL IRRIGATION PIPES AND VALVES SHOWN IN PAVING AREAS SHALL BE INSTALLED IN ADJACENT PLANTERS ALONG BACK OF PAVING AS SITE CONSTRAINTS ALLOW. SLEEVE LOCATIONS ARE SHOWN RELATIVE TO RELATED SITE PAVING LOCATIONS.

IRRIGATION APPLICATION NOTE:
ALL IRRIGATION APPLICATION TO BE DRIP EMITTERS FOR PLANTERS, WITH BUBBLER IRRIGATION FOR TREES. (TYPICAL)

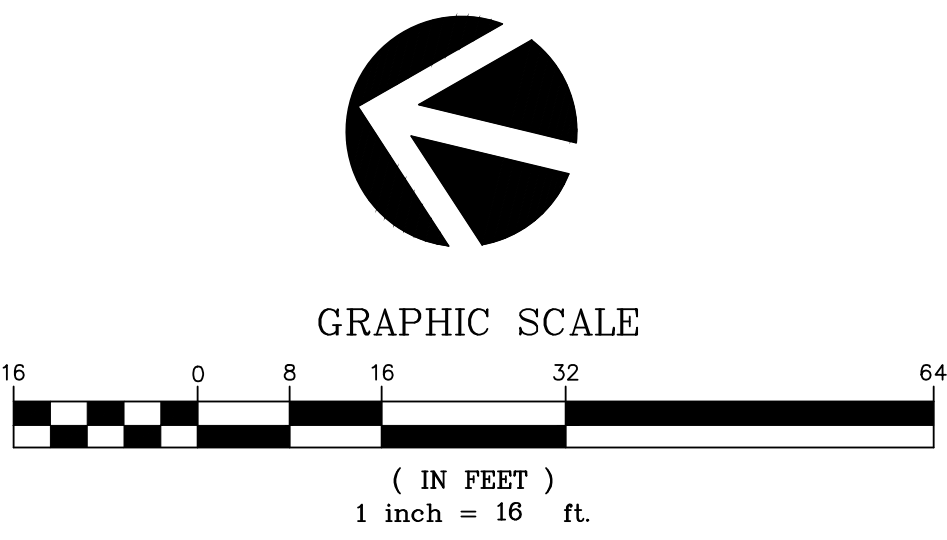


REFER TO SHEET L5 FOR ROOF DECK IRRIGATION
REFER TO SHEET L6 FOR IRRIGATION NOTES AND DETAILS



IRRIGATION APPLICATION NOTE:
ALL IRRIGATION APPLICATION TO BE DRIP EMITTERS FOR PLANTERS, WITH BUBBLER IRRIGATION FOR TREES. (TYPICAL)

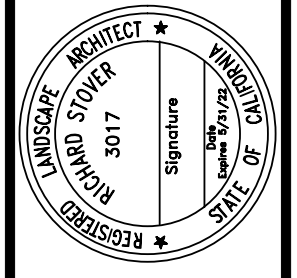
GRAPHIC NOTE:
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REFER TO SHEET L6 FOR IRRIGATION NOTES AND DETAILS

REVISIONS	
1	12/10/21 Issue Permit Resubmit
2	03/21/22 Review Submittal
3	05/10/22 Review Submittal
4	05/10/22 Review Submittal
5	05/10/22 Resubmittal
6	05/10/22 Resubmittal

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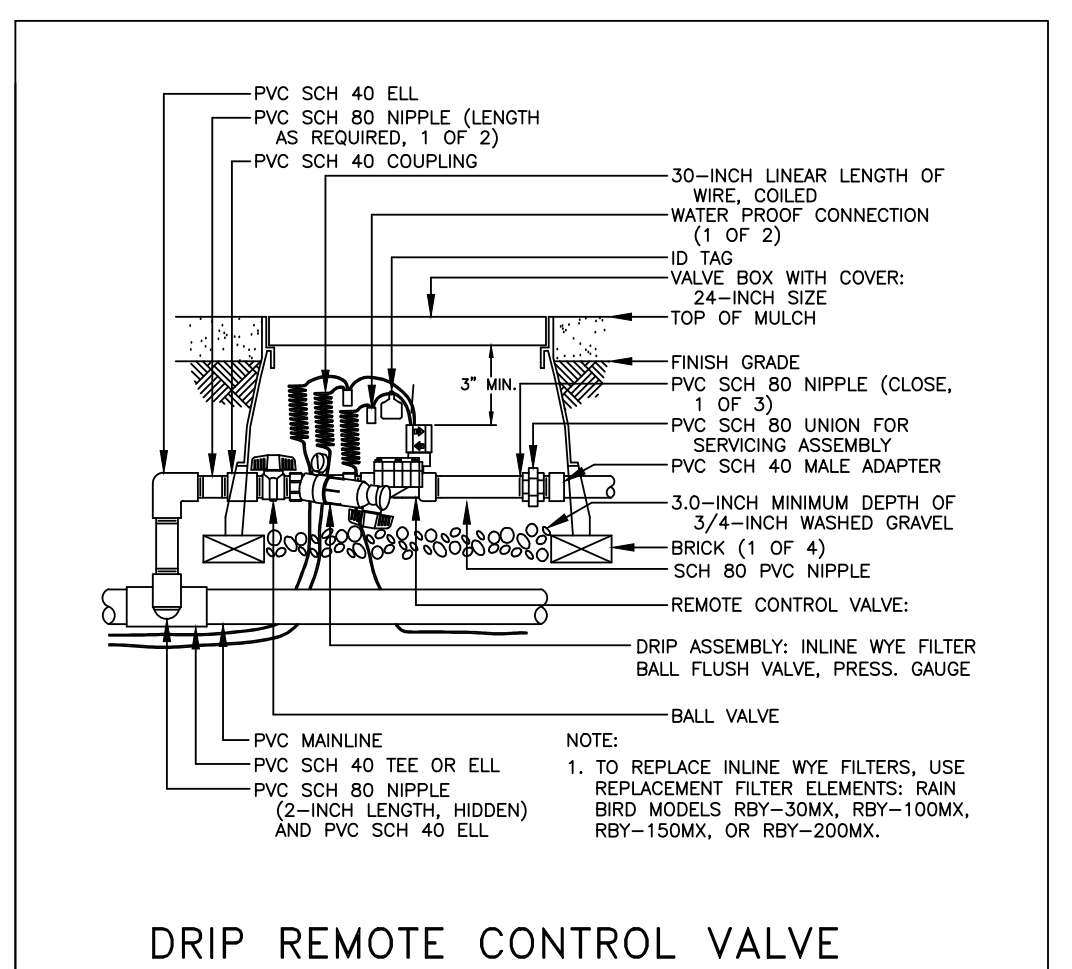
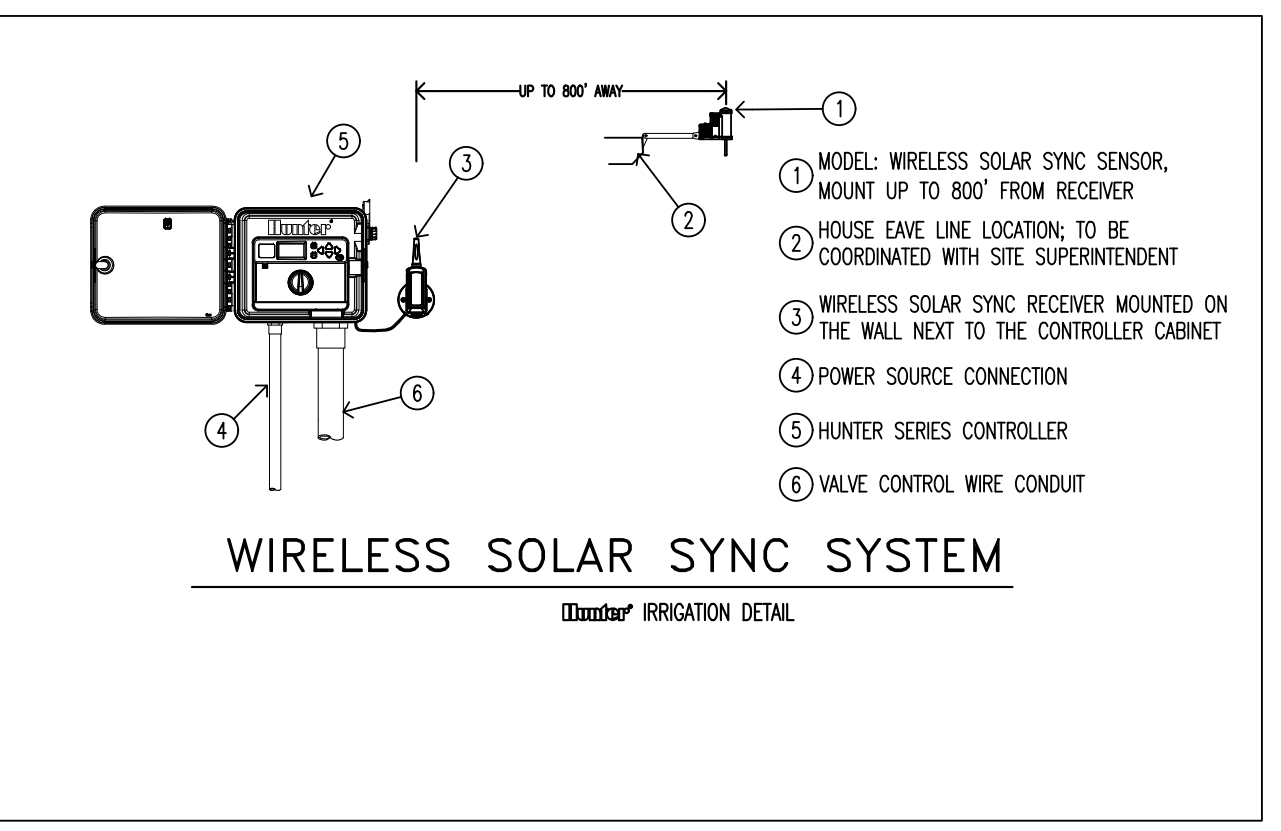
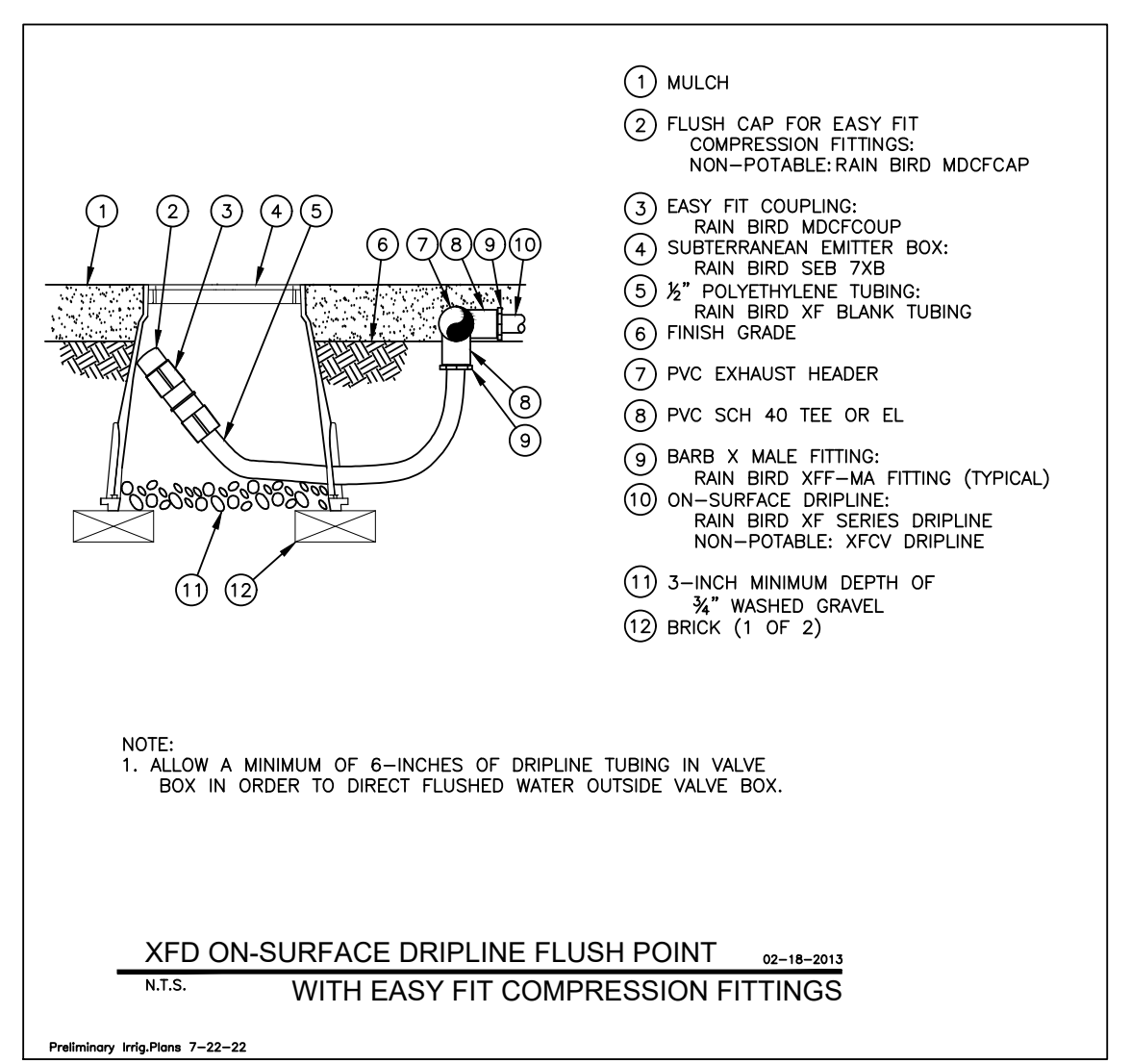
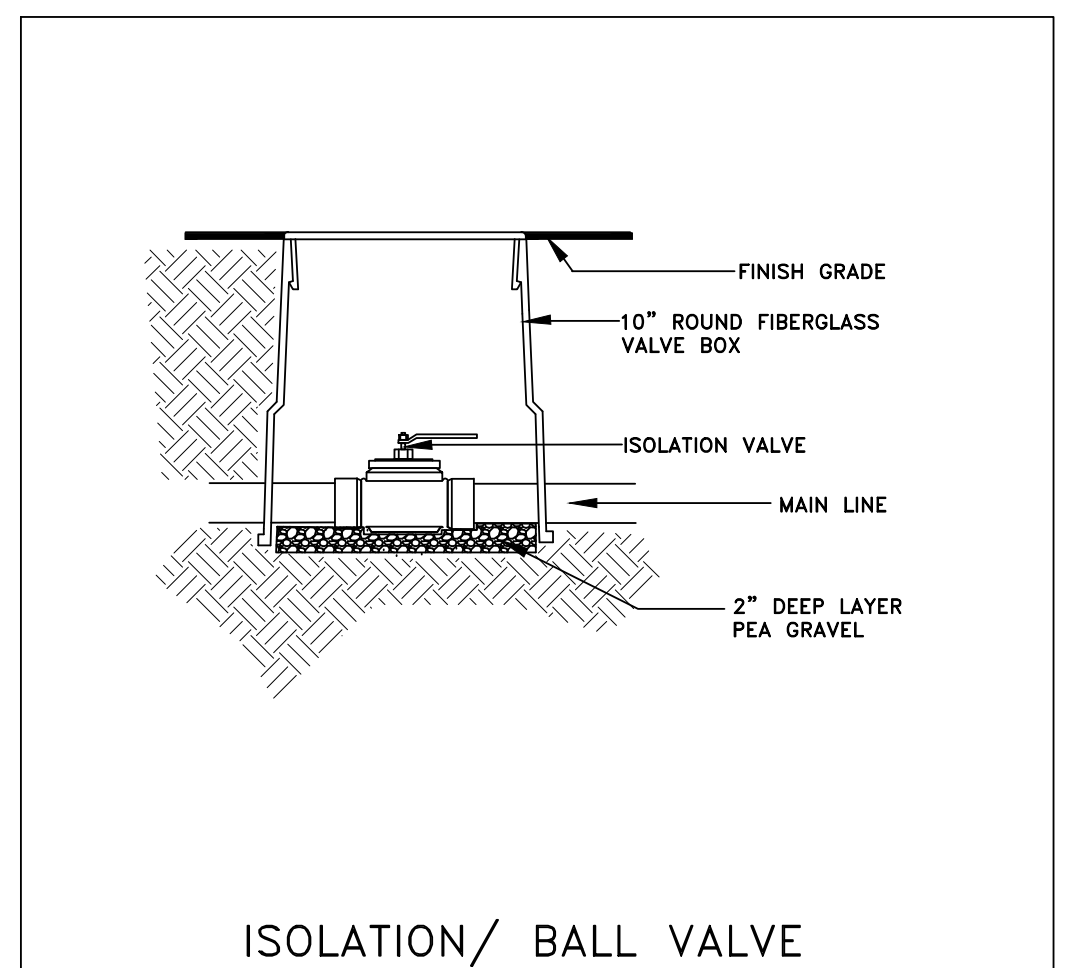
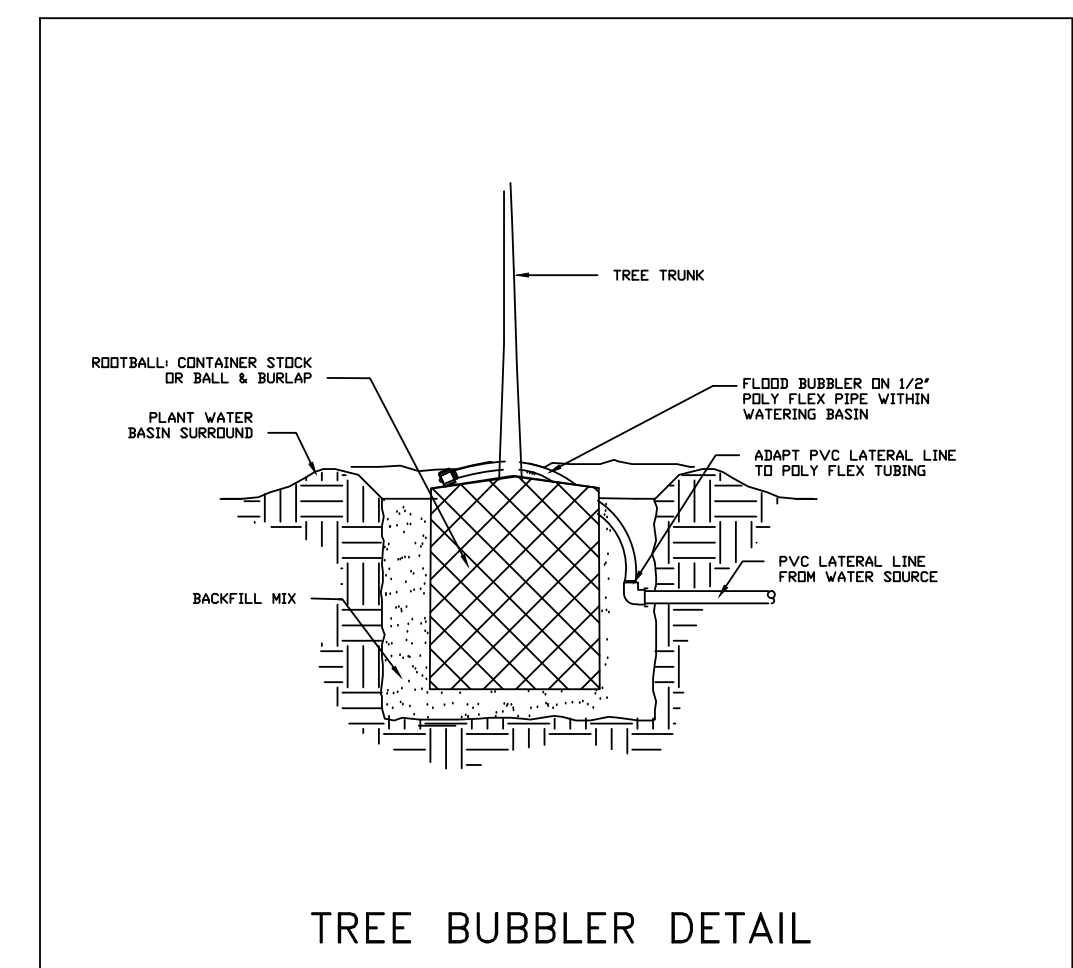
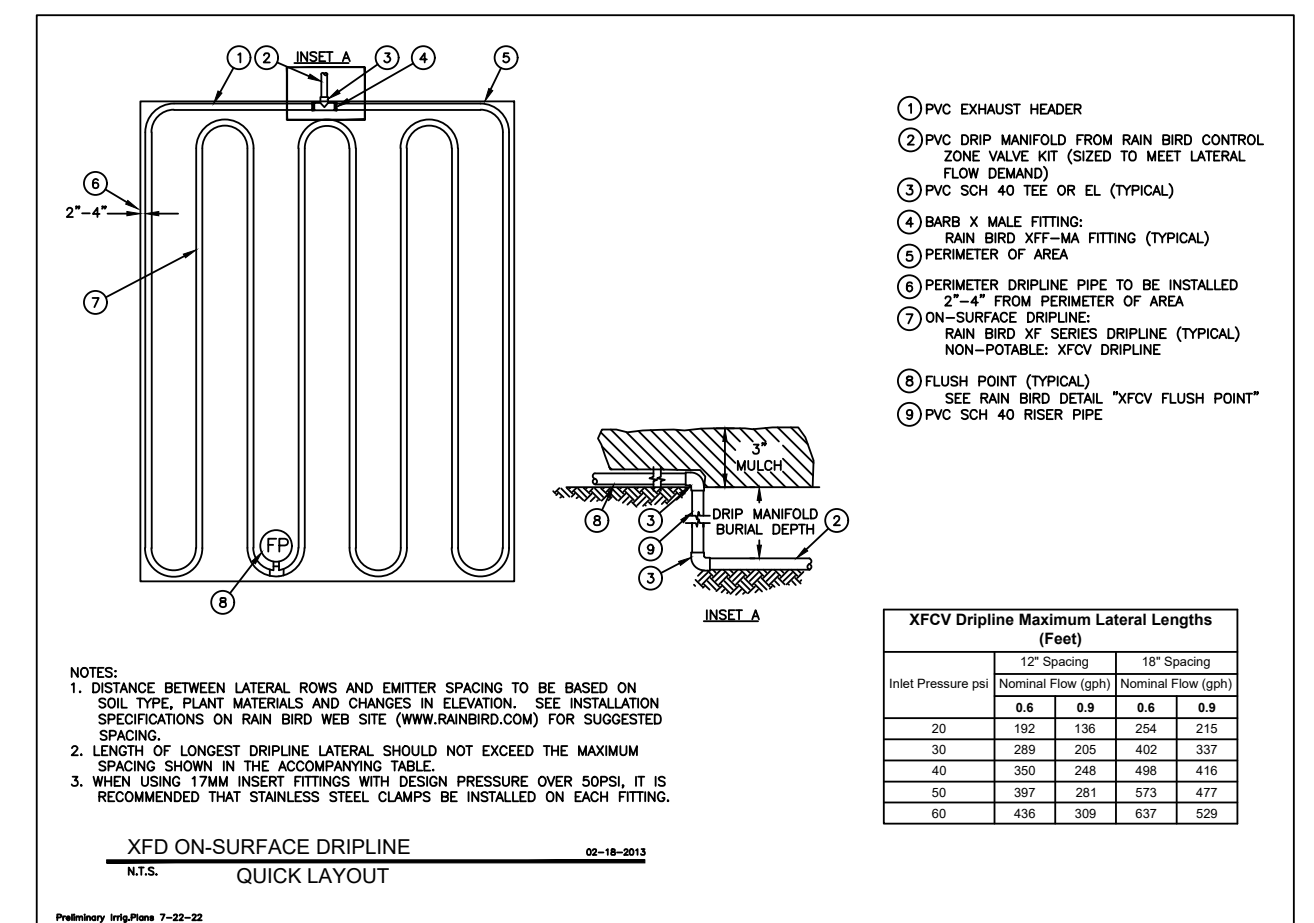


BERKELEY PLAZA
2065 KITTREDGE STREET
BERKELEY, CALIFORNIA

**EIGHTH FLOOR
PRELIMINARY
IRRIGATION PLAN**

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 9-23-21	
SCALE	

SHEET
L5
OF SHEETS



IRRIGATION NOTES:

GENERAL NOTES: DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN OF THE SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT, WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL THE INSTRUCTIONS ARE OBTAINED. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL THE GRADE DIFFERENCES, LOCATION OF WALKS, RETAINING WALLS, ETC. PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE (BY ALL MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PANS, CITY STANDARD DRAWINGS, SPECIFICATIONS, SPECIFIC NOTES & DETAIL DRAWINGS AND THE SOILS REPORT TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS UNLESS OTHERWISE DIRECTED. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE TO THE LANDSCAPE ARCHITECT. AT LEAST ONE SET OF PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES, AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL. THE IRRIGATION CONSULTANT ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.

DRAWINGS: DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL ALSO CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK, PLAN HIS WORK ACCORDINGLY AND FURNISH SUCH FITTINGS, ETC. AS MAY BE NECESSARY TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. ANY PIPING WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

CONTROLLER: IRRIGATION CONTRACTOR IS TO PROGRAM TIMING OF STATIONS ON CONTROLLER TO IRRIGATE IN THE MOST EFFICIENT, WATER CONSERVING MANNER POSSIBLE. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR THE OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN PROPER PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL NEEDS, WATER REQUIREMENTS, CHANGES IN ELEVATION, SUN, SHADE AND WIND EXPOSURES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE, EROSION, PUDDLING, ETC. DUE TO IMPROPER PROGRAMMING. ELECTRICAL CONTRACTOR TO SUPPLY 120-VOLT A.C. (2.5 AMP) SERVICE & DISCONNECT, JUNCTION BOX AND CONDUIT, AS NECESSARY, TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUD OUT TO CONTROLLER. INSTALL NEW 9-VOLT DURACELL BATTERIES IN EACH CONTROLLER (IF REQUIRED) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. CONTROLLER SHALL HAVE GROUND WIRE AS PER MANUFACTURER'S INSTRUCTIONS.

VALVES: BACKFLOW DEVICE, ISOLATION AND CONTROL VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER / SHRUB AREAS AT THE EDGES OF THE PLANTING AREAS SO AS TO NOT INTERFERE WITH PLANT HOLE EXCAVATION. INSTALL VALVE BOXES 12 INCHES FROM AND PERPENDICULAR TO: WALKS, CURBS, ETC. AND EACH BOX SHALL BE 12 INCHES APART. THE SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, ETC. INSTALL (1) VALVE PER RECTANGULAR BOX IN LINE WITH THE LENGTH OF THE BOX. LOCATE QUICK COUPLING VALVES 2 INCHES FROM HARDSCAPE AREA.

WIRING: CONTROL WIRES SHALL BE U.L. APPROVED FOR DIRECT BURIAL IN GROUND. COPPER SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATION JACKET. CONTROL WIRE SHALL HAVE INSULATION JACKET OF COLOR OTHER THAN WHITE. SPlicing SHALL BE DONE WITH 3M #3570 SCOTCHLOK SEAL CAPS. SPlicing OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24 INCH COIL OF EXCEL WIRE AT EACH SPLICE AND AT 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES AT 10 FEET ON CENTER. NO TAPING PERMITTED IN SLEEVES. INSTALL A CONTROL WIRE FOR EACH EXTRA STATION LEFT ON THE CONTROLLER AND A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 24 INCHES OF EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

ON-GRADE DRIp LINE SYSTEM: ALL DRIp LINE TO BE SET ON GRADE IN PARALLEL ROWS AS REQUIRED TO PROVIDE COMPLETE COVERAGE OF GROUND COVER AREAS AS WELL AS SHRUB PLANTING. EMITTERS PROVIDE 0.90 GALLONS PER HOUR FLOW (APPROXIMATELY 1.0 GALLON PER 100 LINE FEET OF DRIp LINE). DESIGN LIMITS RECOMMEND NOT EXCEEDING 200 FEET OF TUBING FOR ANY SINGLE LENGTH. STAKE TUBING TO GRADE WITH GALVANIZED TIE-DOWN STAKES AT 3 FT. (MAX.) SPACING. PROVIDE XFD DRIPLINE INSERT FITTINGS FOR ALL CONNECTIONS. PROVIDE REMOVABLE THREADED END CAPS AT THE TERMINUS OF EACH DRIp LINE LENGTH FOR EASY FLUSHING OF SYSTEM.

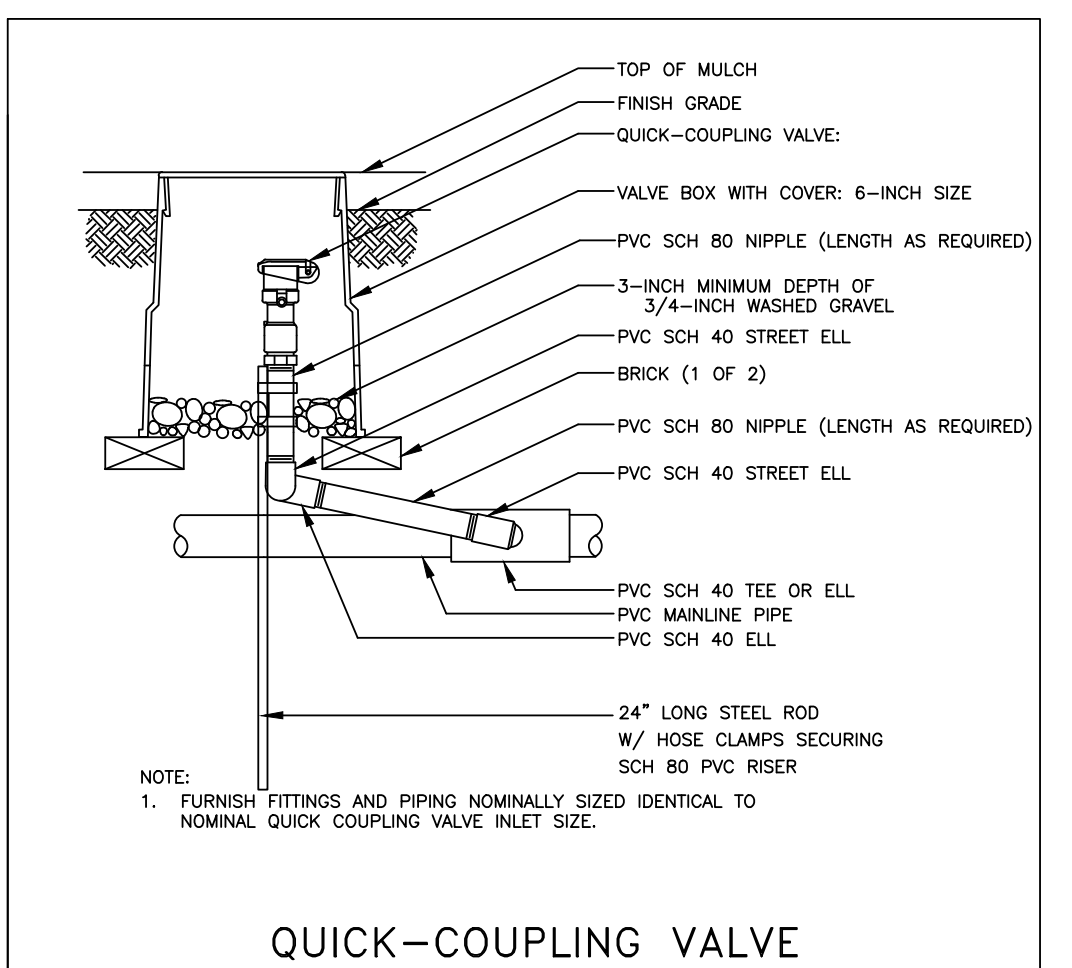
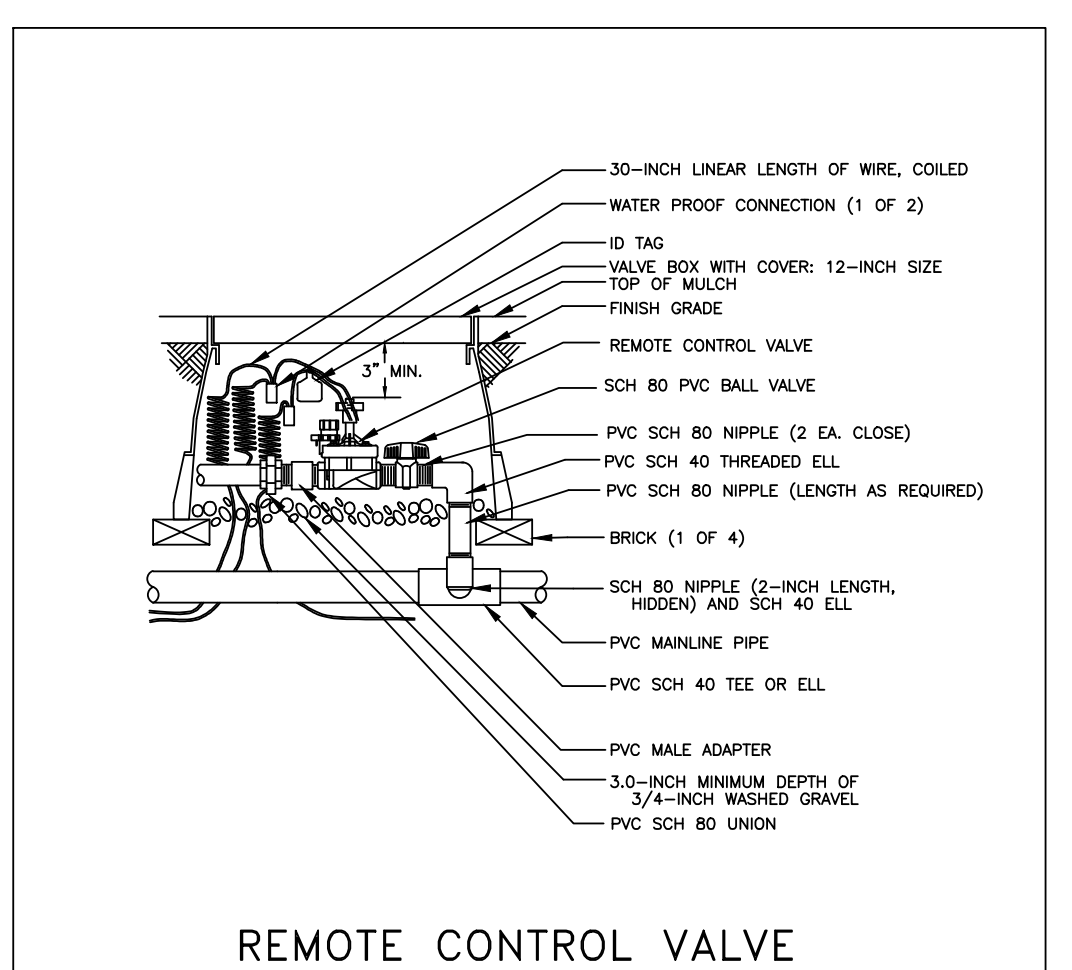
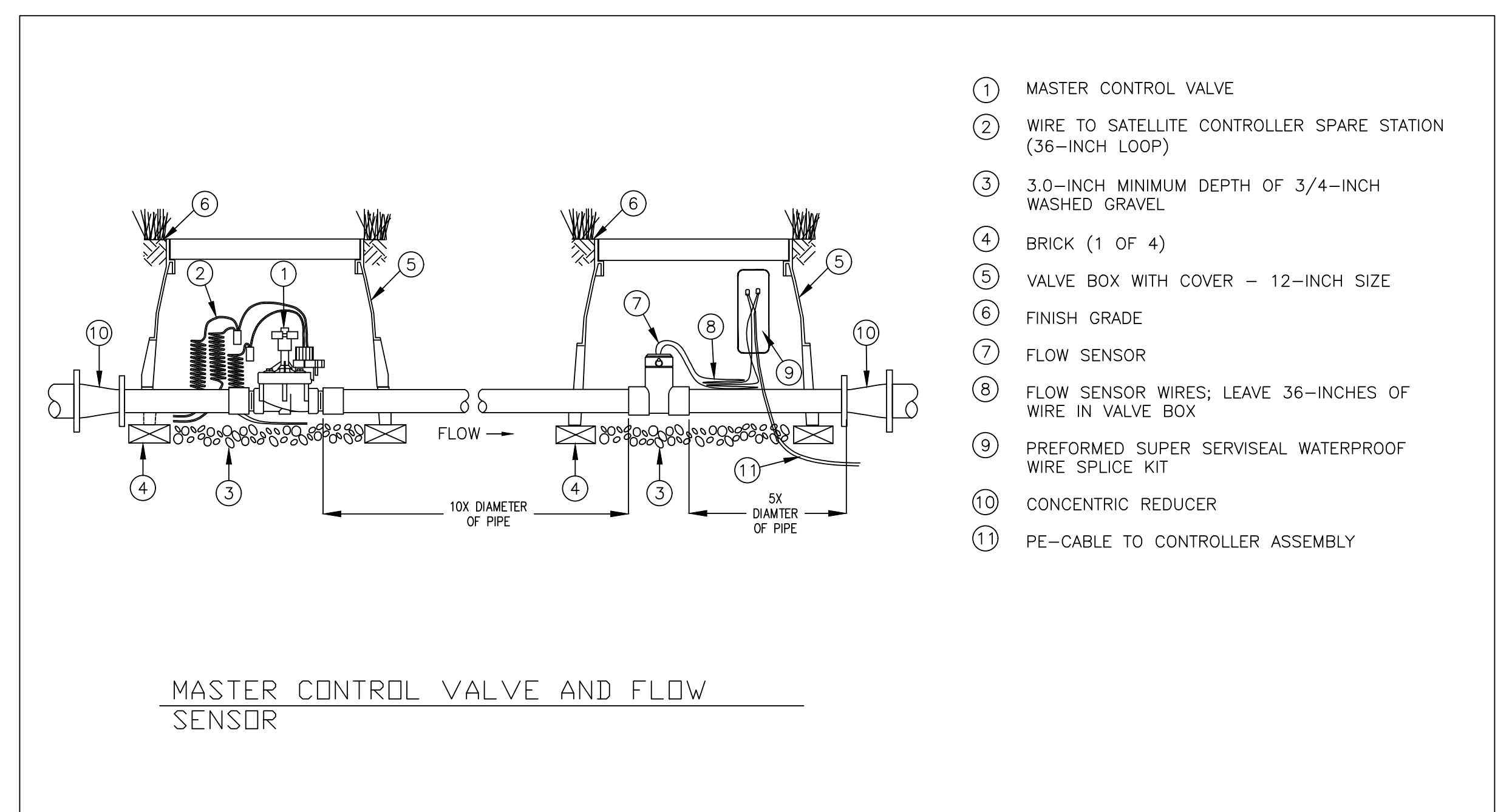
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SLEEVES: THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVES, CONDUIT OR PIPE THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. PRIOR TO CONSTRUCTION. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND/OR INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

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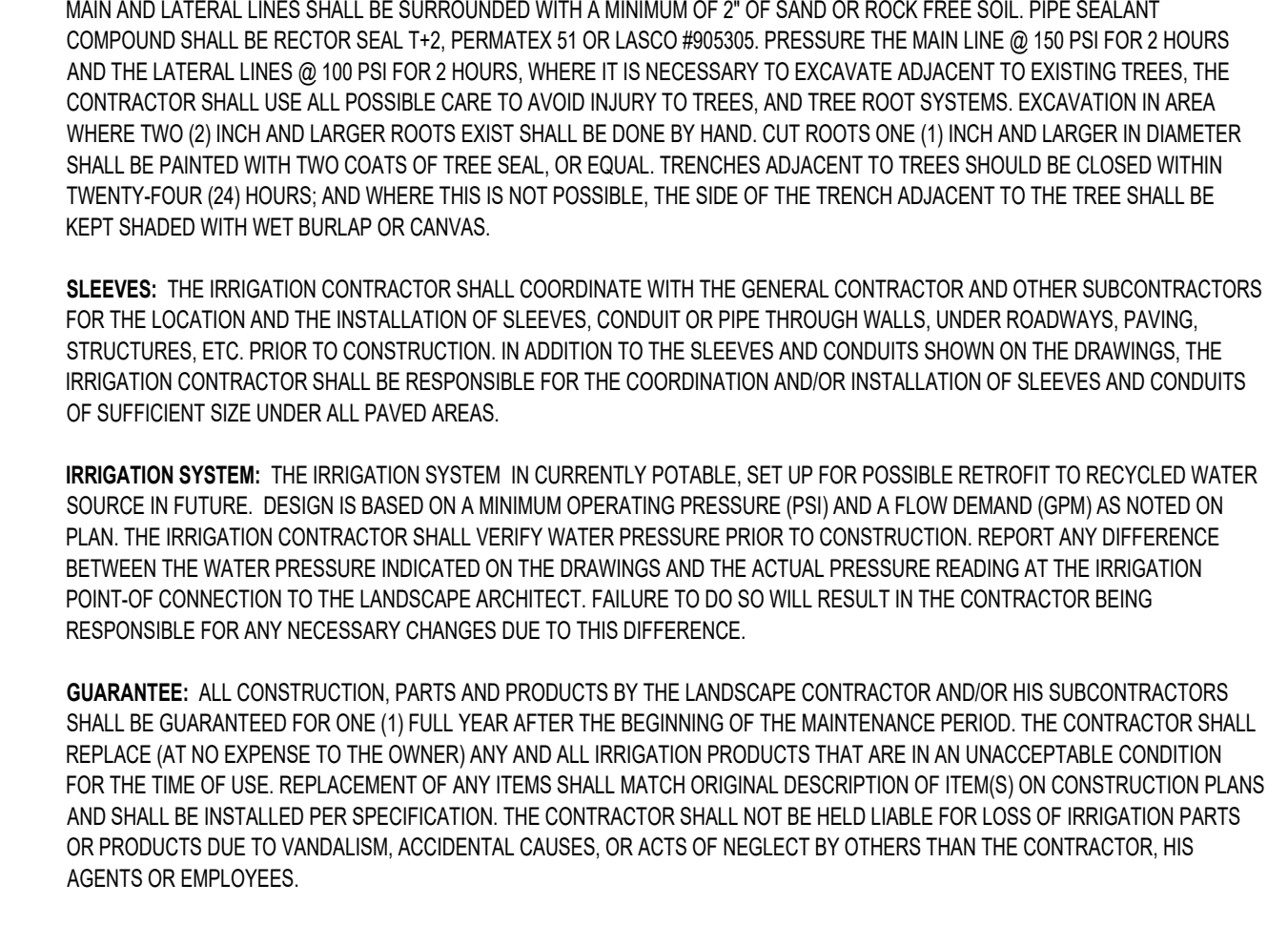
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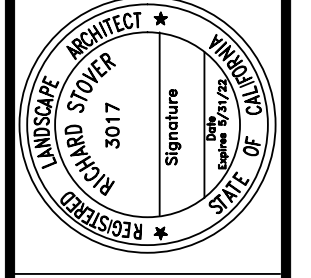
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REVISIONS

12/10/11	Resubmit
03/21/12	Review Submittal
03/21/12	Review Submittal
03/21/12	Review Submittal
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03/21/12	Review Submittal
03/21/12	Review Submittal
03/21/12	Review Submittal

RW Stover & Associates, Inc.
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Berkeley, CA 94706
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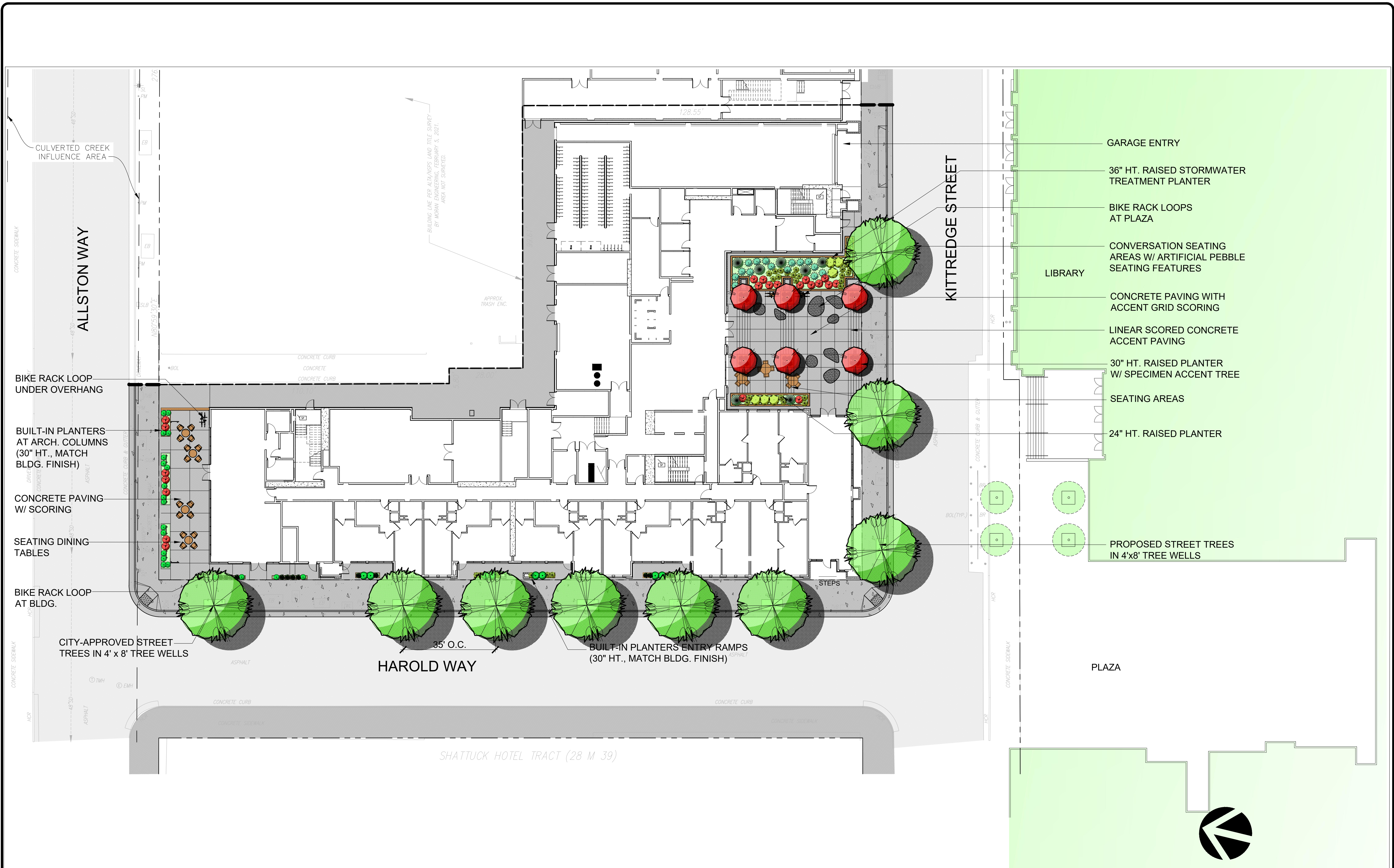


BERKELEY PLAZA
2065 KITTREDGE STREET
BERKELEY, CALIFORNIA

IRRIGATION NOTES AND DETAILS

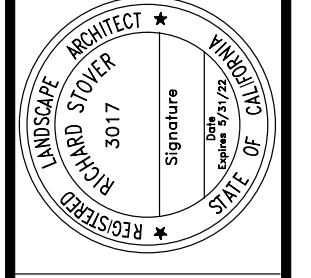
DESIGNED:	DRAWN:
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DATE: 9-23-21	
SCALE:	

SHEET
L6
OF SHEETS



REVISIONS	
1	12/10/21 Review Submittal
2	03/21/22 Review Submittal
3	05/12/22 Review Submittal
4	05/12/22 Review Submittal
5	05/12/22 Review Submittal
6	05/12/22 Review Submittal
7	05/12/22 Review Submittal
8	05/12/22 Review Submittal
9	05/12/22 Review Submittal
10	05/12/22 Review Submittal

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1620 North Main Street, Suite 4
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BERKELEY PLAZA
2065 KITTRIDGE STREET
BERKELEY, CALIFORNIA

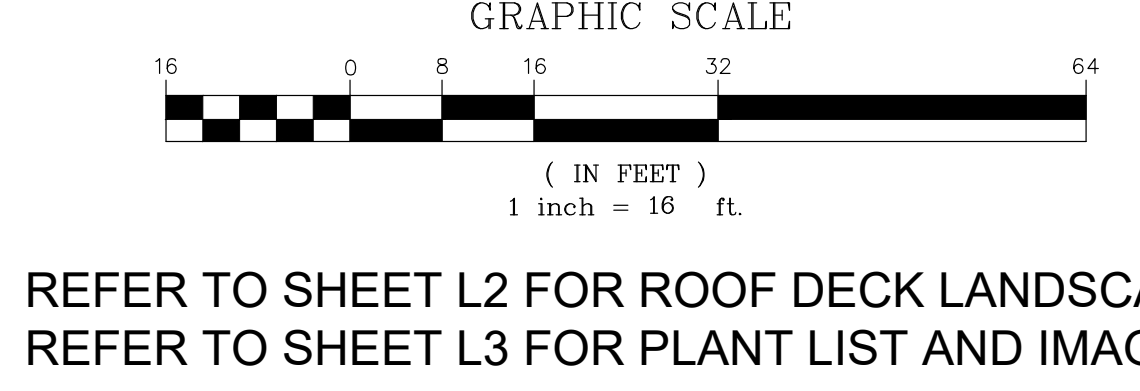
**GROUND LEVEL
PRELIMINARY
LANDSCAPE PLAN**

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 08-04-22	
SCALE NOTED	

SHEET
L1
89 SHEETS

Master Landscape Design Concept

The landscape design for the Berkeley Plaza blends the City and Bay-Friendly landscape requirements to fit within the context of the surrounding project's urban character, as well as provide a more individual character of onsite plant materials and compositions that complement the building architecture. Usable space is the focus of each outdoor courtyard, providing site residents amenity space and garden atmosphere while allowing for required stormwater treatment areas. The plant palette is predominantly California Natives, with a generous mix of pollinators to encourage the local insect and bird populations.



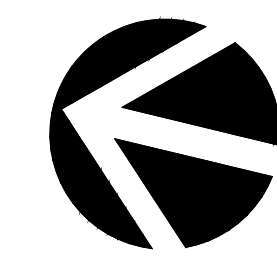
REFER TO SHEET L2 FOR ROOF DECK LANDSCAPE
REFER TO SHEET L3 FOR PLANT LIST AND IMAGES



BUILT-IN COUNTER W/
(2) PROPANE GRILLS
ARCHITECTURAL OVERHEAD
SHADE ARBOR
CONVERSATION AREAS
36" HT. BUILT-IN RAISED
STORMWATER TREATMENT
PLANTER ALONG PERIMETER

24" SQ. PAVERS
ON PEDESTALS
CORNHOLE GAME
24" HT. PREFABRICATED
FIBERGLASS PLANTERS

24" SQ. PAVERS ON PEDESTALS



GRAPHIC SCALE

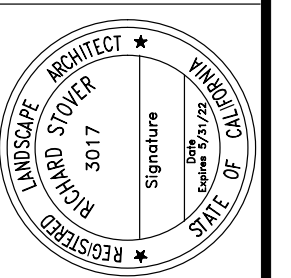


(IN FEET)
1 inch = 16 ft.

REFER TO SHEET L3 FOR PLANT LIST AND IMAGES

REVISIONS	
1	Use Permit Resubmit
2	12/10/21
3	Design Review Submittal
4	03/21/22
5	Design Review Submittal
6	08/18/22
7	Design Review Submittal
8	08/22/22
9	Resubmittal
10	08/22/22
11	Resubmittal
12	08/22/22
13	Resubmittal
14	08/22/22
15	Resubmittal
16	08/22/22
17	Resubmittal
18	08/22/22
19	Resubmittal
20	08/22/22

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BERKELEY PLAZA
2065 KITTREDGE STREET
BERKELEY, CALIFORNIA

**EIGHTH FLOOR
PRELIMINARY
LANDSCAPE PLAN**

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 08-04-22	
SCALE NOTED	

SHEET
L2



SPECIMEN ACCENT TREES IN RAISED PLANTERS
CERCIS OCCIDENTALIS (WESTERN REDBUD)

PROPOSED PLANT MATERIAL LIST (ALL BUILDING LEVELS):

BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	WUCOLS WATER USE	NATIVE	COUNT	
TREES:						
STREET TREE (CITY-APPROVED)		SEE PLAN	24" BOX	MED	NO	9
CERCIS OCCIDENTALIS (LOW-BRANCHING)	WESTERN REDBUD	18'x18'	36" BOX	LOW	YES	6
SHRUBS:						
*CALYCANTHUS OCCIDENTALIS	SPICE BUSH	8'x5'	5 GA	LOW	YES	11
*ERIOGONUM ARBORESCENS	BUCKWHEAT	4'x4'	5 GA	LOW	YES	15
*SALVIA CLEVE. 'WINNIFRED GILLMAN'	CALIFORNIA BLUE SAGE	3'x5'	5 GA	LOW	YES	29
TEUCRIUM 'COMPACTA'	DWARF GERMANDER	3'x3'	5 GA	LOW	NO	8
PERENNIALS / GRASSES:						
*ACHILLEA MILLEFOLIUM	COMMON YARROW	1'x2'	1 GA	LOW	YES	44
ERIGERON GLAUCUS	BEACH ASTER	1'x2.5'	1 GA	LOW	YES	36
*FESTUCA CALIFORNICA	CALIFORNIA FESCUE	2'x3'	5 GA	LOW	YES	8
*JUNCUS PATENS	CALIFORNIA GRAY RUSH	1.5'x3'	1 GA	LOW	YES	17
*MUHLENBERGIA RIGENS	DEER GRASS	4'x4'	5 GA	LOW	YES	14
*PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	3'x2'	1 GA	LOW	YES	44

POLLINATOR PLANTS NOTE: 63% OF PLANT PALETTE IS NATIVE POLLINATOR SPECIES (143 OF 226 SPECIMENS)

+ DENOTES PLANT SPECIES RECOMMENDED AS POLLINATOR PLANT IN NORTHERN CALIFORNIA

* DENOTES PLANT SPECIES SELECTED FROM THE ALAMEDA COUNTY APPENDIX B STORMWATER MEASURES PLANT LIST



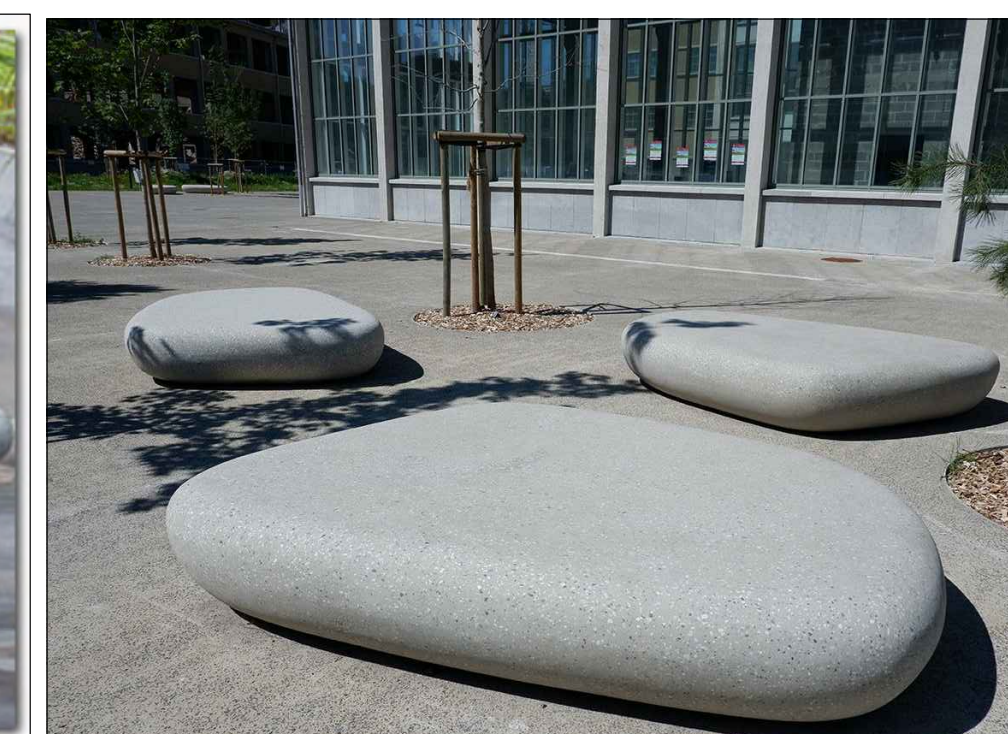
BUILT-IN PLANTERS



PREFABRICATED PLANTERS
TOURNESOL 'WILSHIRE' COLLECTION
COLOR: BRONZE



BIKE RACKS
COLUMBIA CASCADE LOOP RACK
WITH GALVANIZED FINISH



ARTIFICIAL FIBERGLASS PEBBLE FURNITURE (LARGE AND SMALL)
FROM NATURE WORKS, ENGLAND

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETo): 41.8

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	1,862	689.6294986	17872.4
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	90	55.555551	1439.8
					TOTALS:	1952	745
SPECIAL LANDSCAPE AREAS:							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
					TOTALS:	0	0
						ETWU TOTAL:	19,312
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	22,765

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:	
TOTAL ETAF x AREA	745
TOTAL LANDSCAPE AREA	1,952
AVERAGE ETAF	0.38

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:	
TOTAL ETAF x AREA	745
TOTAL LANDSCAPE AREA	1,952
SITOWIDE ETAF	0.38

GENERAL NOTES:

1. ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
2. ALL PLANTING AREAS, EXCEPT FOR STORMWATER TREATMENT PLANTERS, SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.
3. STORMWATER TREATMENT PLANTERS SHALL RECEIVE A 2" DEEP LAYER OF 1-3/8"Ø DECORATIVE RIVER-WASHED GRAVEL.

PROJECT PRIVATE USABLE LANDSCAPE OPEN SPACE

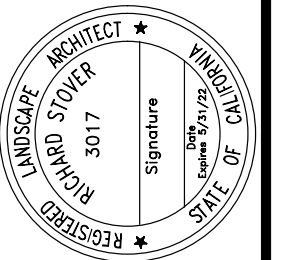
	TOTAL AREA	LANDSCAPE AREA
• GROUND LEVEL	4,481 SF	835 SF
• ROOF LEVEL	2,742 SF	722 SF
	7,223 SF	1,557 SF

CITY REQUIREMENT THAT LANDSCAPE AREA EQUALS 40% OF USABLE PRIVATE OPEN SPACE
TOTAL AREA OF LANDSCAPE PROVIDED EQUALS 21.5% OF USABLE PRIVATE OPEN SPACE

REVISIONS

NO.	DATE	DESCRIPTION
1	12/10/21	Issue Permit Resubmit
2	03/21/22	Review Submittal
3	04/14/22	Review Submittal
4	05/02/22	Review Submittal
5	05/02/22	Resubmittal

RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Berkeley, CA 94706
PH: 925.831.2454



BERKELEY PLAZA
2065 KITTREDGE STREET
BERKELEY, CALIFORNIA

RECOMMENDED
PLANT LIST, SITE
AMENITY IMAGES

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 08-04-22	
SCALE NOTED	

SHEET
L3
OF SHEETS

BERKELEY PLAZA

2065 KITTREDGE ST, BERKELEY, CA 94704

CA STUDENT LIVING BERKELEY, LLC.



SHEET LIST

- A0-000 COVER SHEET
- A0-001 EXISTING SITE PHOTOS
- A0-002 EXISTING SITE PHOTOS
- A0-003 EXISTING SITE PHOTOS
- A0-004 DEMO SITE PLAN EXHIBIT
- A0-005 PROJECT STATS
- A0-006 ZONING AND CODE INFO
- A0-007 DENSITY BONUS PLANS - BASE
- A0-008 DENSITY BONUS PLANS - PROPOSED
- A0-009 DENSITY BONUS MODEL
- A0-010 SITE DIAGRAMS

- A1-001 SITE PLAN EXISTING- LEVEL U1
- A1-002 SITE PLAN EXISTING- LEVEL 1
- A1-003 SITE PLAN PROPOSED- LEVEL U1
- A1-004 SITE PLAN PROPOSED- LEVEL 1
- A1-100 ELECTRICAL ROOM DEMO, PLAN, SECTION
- A1-101 PLAN- LEVEL U1
- A1-111 PLAN- LEVEL 1
- A1-112 PLAN- LEVEL 1 ENLARGED
- A1-121 PLAN- LEVEL 2
- A1-131 PLAN- LEVEL 3
- A1-141 PLAN- LEVEL 4-7
- A1-181 PLAN- LEVEL 8
- A1-191 PLAN- ROOF
- A1-201 NEW SERVICE HALL/ELECTRICAL ROOM PLAN
- A1-301 LANDSCAPE CONCEPT PLAN

- A3-001 ELEVATIONS- WEST (HAROLD WAY)
- A3-002 ELEVATIONS- SOUTH (KITTREDGE ST.)
- A3-003 ELEVATIONS- NORTH (ALLSTON WAY)
- A3-004 ELEVATIONS- NORTH (HIDDEN)
- A3-005 ELEVATIONS- EAST (HIDDEN)
- A3-006 ELEVATIONS- SOUTH ENLARGED (KITTREDGE ST.)
- A3-101 BUILDING SECTION
- A3-102 BUILDING SECTION
- A3-201 PERSPECTIVES
- A3-202 PERSPECTIVES
- A3-301 SHADOW STUDIES - JUNE 21
- A3-302 SHADOW STUDIES - DEC 21
- A3-303 SHADOW STUDIES - DEC 10
- A3-304 STREET STRIP ELEVATIONS
- A3-305 MATERIAL BOARDS

- A5-001 SAMPLE UNITS

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305

T 404 365 7600

www.nilesbolton.com

APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
C	SD SET	9/16/21
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
G	USE PERMIT RESUBMIT.	1/11/22
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LWRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA STUDENT LIVING BERKELEY, LLC

DEVELOPER

CA STUDENT LIVING BERKELEY, LLC
130 E RANDOLPH STREET
SUITE 2100
CHICAGO, IL 60601
CONTACT: JESSICA LEO
PHONE: (304) 238-4745

ARCHITECTURE

NILES BOLTON ASSOCIATES
3060 PEACHTREE RD. N.W.
SUITE 600
ATLANTA, GA 30305
CONTACT: MOHAMED MOHSEN
PHONE: (404) 365-7600

CIVIL ENGINEERING

LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
135 MAIN STREET
SUITE 1500
SAN FRANCISCO, CA 94105
CONTACT: JASON JOH
PHONE: (415) 955-5200

LANDSCAPE ARCHITECTURE

THOMAS BAAK AND ASSOCIATES, LLP
1620 NORTH MAIN STREET
SUITE 4
WALNUT CREEK, CA 94596
CONTACT: RICK STOVER
PHONE: (925) 933-2583

STRUCTURAL ENGINEERING

DCI ENGINEERS
135 MAIN STREET
SUITE 1800
SAN FRANCISCO, CA 94105
CONTACT: MICHAEL BAUER
PHONE: (415) 638-8913

INTERIOR DESIGN

KUCHAR
1821 WEST HUBBARD
SUITE 105
CHICAGO, IL 60622
CONTACT: SARAH KUCHAR-PARKINSON
PHONE: (312) 624-9206

GENERAL CONTRACTOR

WEST BUILDERS, INC.
120 RAILROAD AVENUE
POINT RICHMOND, CA 94801

CONTACT: SEAN KIRBY
PHONE: (510) 307-5678

DOCUMENT ISSUANCES:

- 09-16-21 | SCHEMATIC DESIGN
- 10-25-21 | USE PERMIT
- 12-10-21 | USE PERMIT RESUBMISSION
- 12-22-21 | STRUCTURAL ALTERATION PERMIT
- 01-11-22 | USE PERMIT RESUBMISSION
- 02-25-22 | USE PERMIT RESUBMISSION DRAFT
- 03-17-22 | USE PERMIT RESUBMISSION
- 03-23-22 | SAP RESUBMISSION
- 04-11-22 | DRC MEETING - APRIL 21ST, 2022
- 05-10-22 | LANDMARK MEETING - JUNE 2ND, 2022
- 07-01-22 | STAFF REVIEW PACKAGE
- 08-22-22 | USE PERMIT RESUBMISSION

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A0-000



1 SITE PHOTO - KITTREDGE ST AND HAROLD WAY - LOOKING EAST
A0-001 12" = 1'-0"



2 SITE PHOTO - ALLSTON WAY AND HAROLD WAY - LOOKING EAST
A0-001 12" = 1'-0"



3 SITE PHOTO - HAROLD WAY - LOOKING SOUTH
A0-001 12" = 1'-0"



4 SITE PHOTO - KITTREDGE ST - LOOKING WEST
A0-001 12" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
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Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
I	SAP RESUBMIT.	3/23/22
N	JUNE LMRKS. MEETING	5/10/22

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
EXISTING SITE PHOTOS

SHEET NUMBER:
A0-001



1 SITE PHOTO - ALLSTON WAY FACADE
AD-002 12" = 1'-0"



4 SITE PHOTO - KITTREDGE ST FACADE
AD-002 12" = 1'-0"



2 SITE PHOTO - HAROLD WAY NORTH FACADE
AD-002 12" = 1'-0"



3 SITE PHOTO - HAROLD WAY SOUTH FACADE
AD-002 12" = 1'-0"

PROJECT #: 121246
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
F	SAP	12/22/21
I	SAP RESUBMIT.	3/23/22
N	JUNE LMRKS. MEETING	5/10/22

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
EXISTING SITE PHOTOS

SHEET NUMBER:
A0-002

NOT RELEASED FOR CONSTRUCTION



1 SITE PHOTO - ALLSTON WAY - EXISTING HOTEL
A0-003 12" = 1'-0"



2 SITE PHOTO - SHATTUCK AVE - EXISTING HOTEL
A0-003 12" = 1'-0"



3 SITE PHOTO - SHATTUCK AVE AND ALLSTON WAY - EXISTING HOTEL
A0-003 12" = 1'-0"



4 SITE PHOTO - SHATTUCK AVE AND KITTREDGE ST - EXISTING HOTEL
A0-003 12" = 1'-0"

PROJECT #: 121246
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

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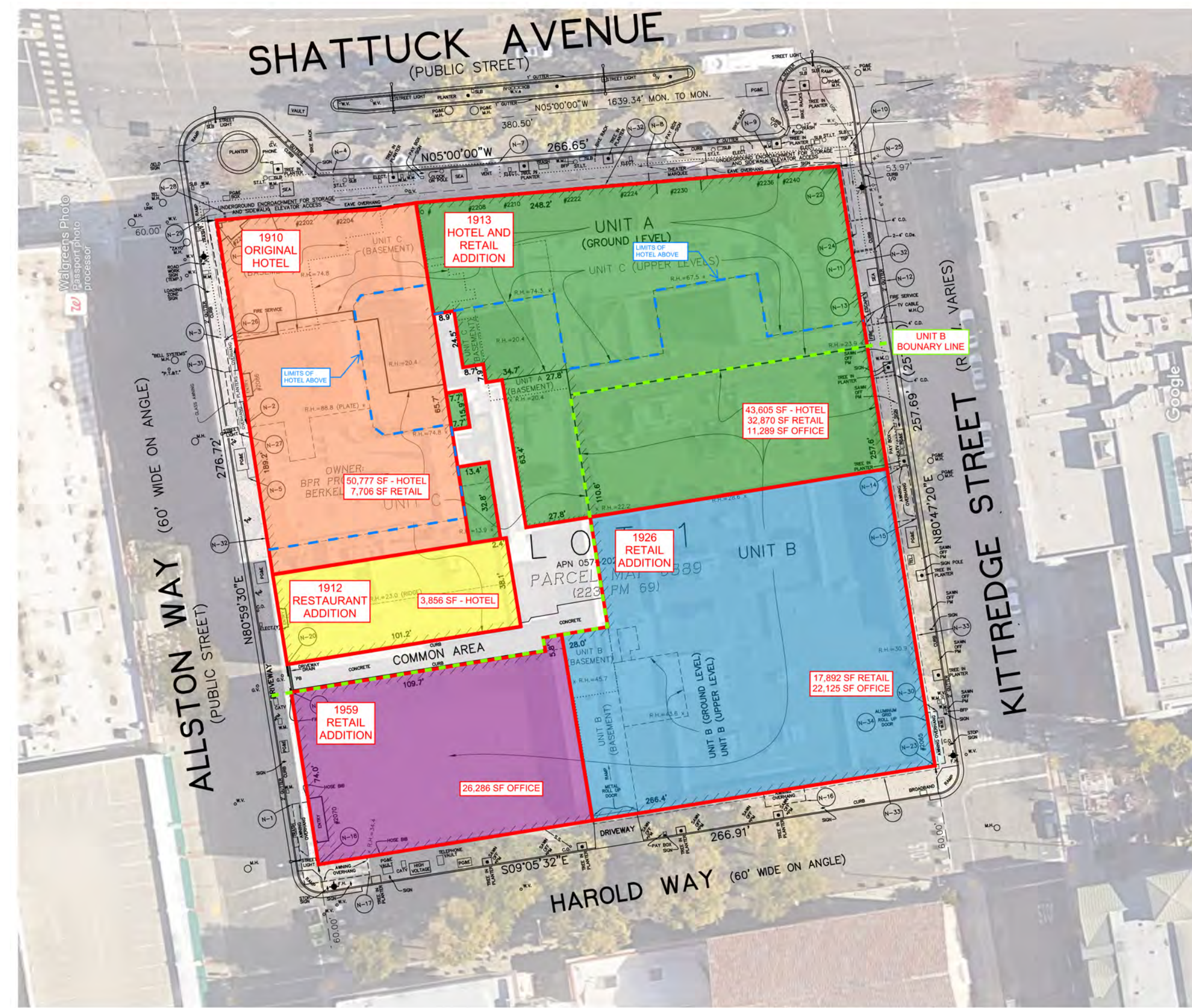
No.	Description	Date
F	SAP	12/22/21
I	SAP RESUBMIT.	3/23/22
N	JUNE LMRKS. MEETING	5/10/22

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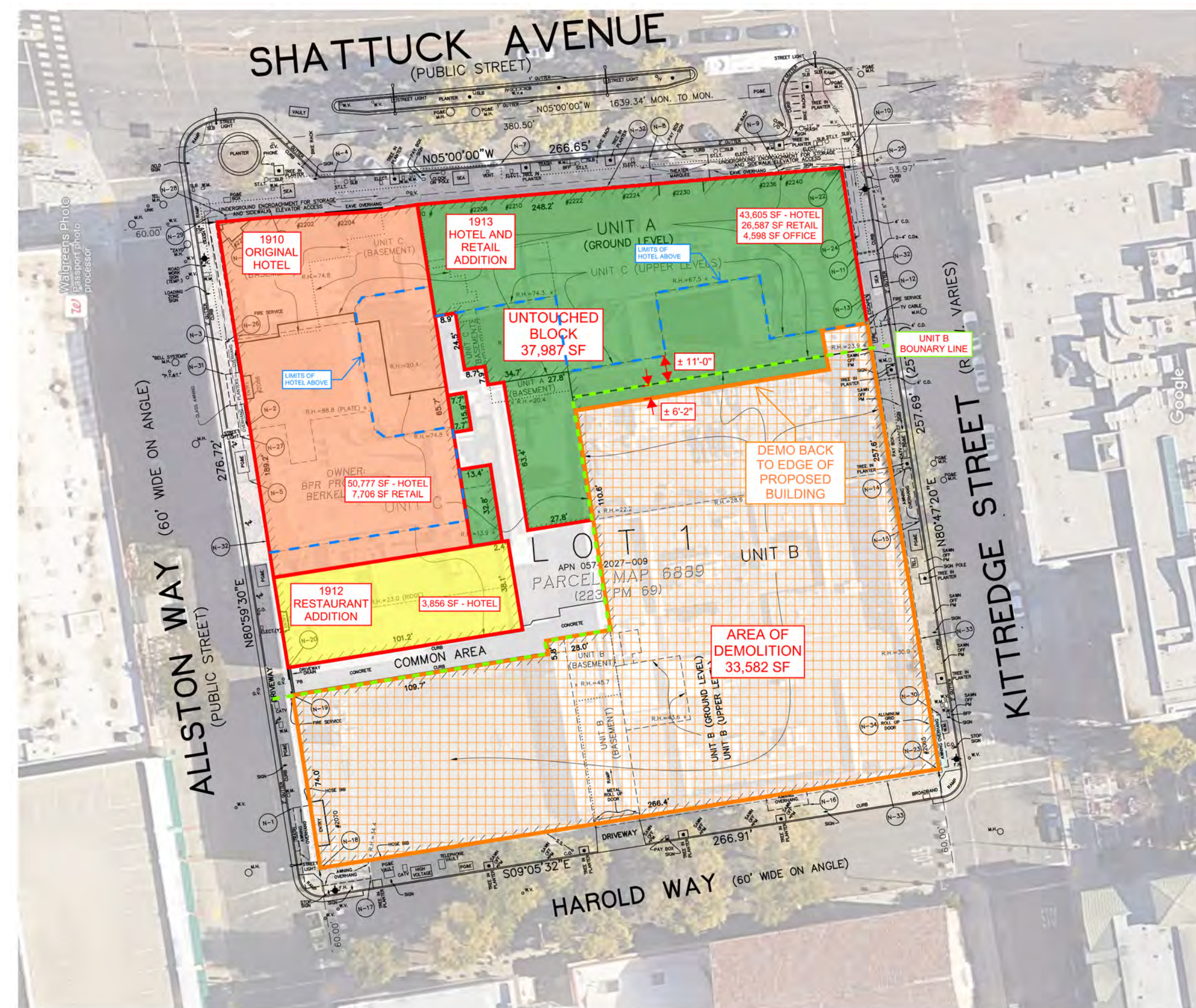
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
EXISTING SITE PHOTOS

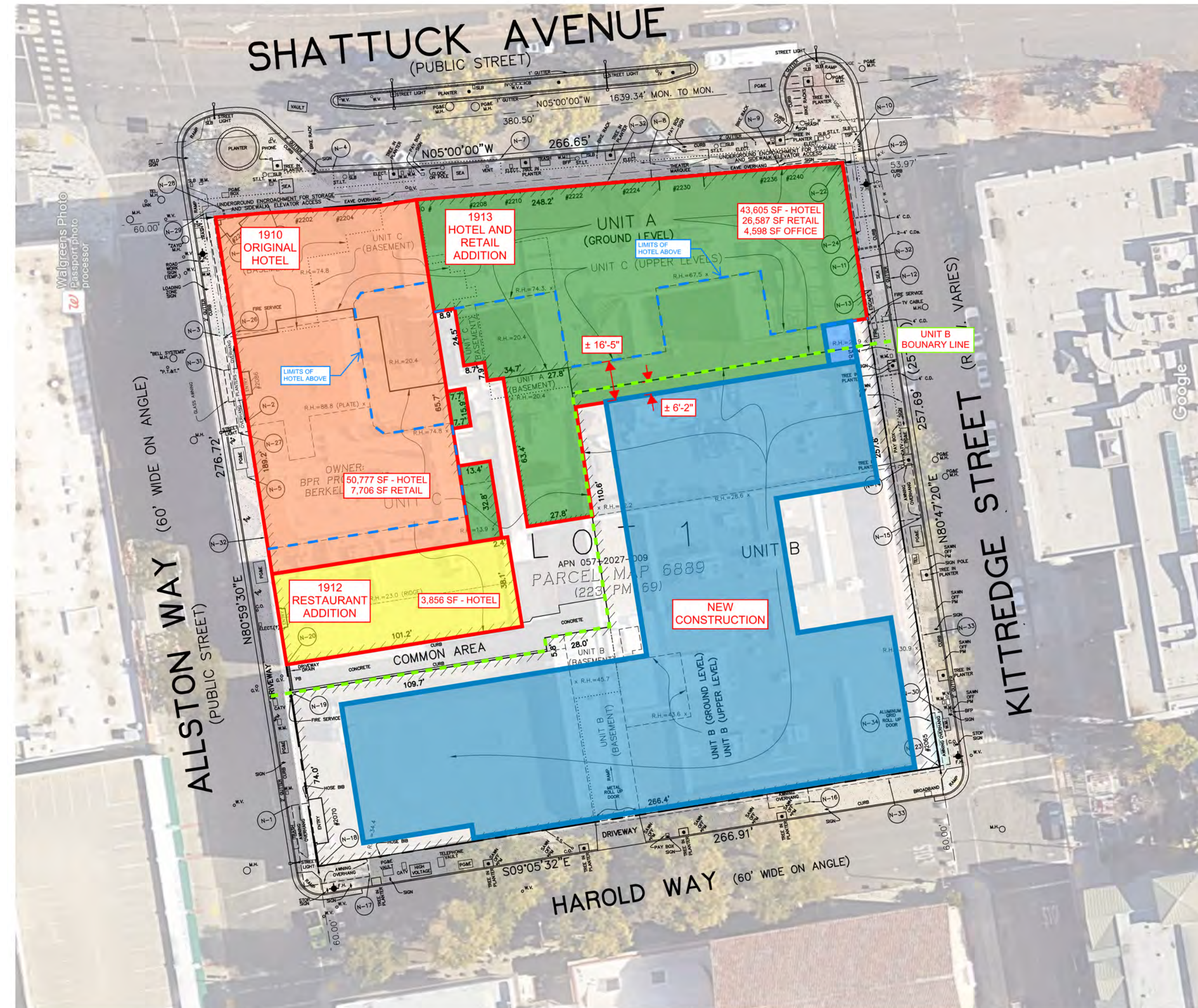
SHEET NUMBER:
A0-003



EXISTING DIAGRAM



DEMO DIAGRAM



PROPOSED CONSTRUCTION DIAGRAM

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
DEMO SITE PLAN EXHIBIT

SHEET NUMBER:
A0-004

1 DEMO SITE PLAN EXHIBIT
A0-004 NOT TO SCALE

UNIT MIX

Name	S1	S2-A	S2-B	S3	MS1-A	MS1-B	NS1	A1-A	A1-B	A2-A	A2-B	A3	B1-A	B1-B	B2-A	B2-B	B2-C	B2-D	B2-E	B3-A	B3-B	B4	B5	B6-A	B6-B	B7-A	B7-B	B8	B9	C1	C2	LW-A	Total Units	Total Beds
Bedrooms	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1		
Bathrooms	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1.5			
Beds	1	1	1	1	1	1	1	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	6	6	3				
Unit GSF	436	381	375	396	322	348	295	638	633	641	695	718	952	986	984	991	1003	993	908	1030	973	953	956	962	909	977	932	953	971	1373	1374	867		
Floor 8	1	-	-	-	2	-	-	1	1	2	-	-	4	1	-	-	-	-	1	-	1	1	-	-	1	-	1	-	-	-	-	-	23	69
Floor 7	1	-	1	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	1	-	1	-	1	1	1	1	-	27	86
Floor 6	1	-	1	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	1	-	1	-	1	1	1	1	-	27	86
Floor 5	1	-	1	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	1	-	1	-	1	1	1	1	-	27	86
Floor 4	1	-	1	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	1	-	1	-	1	1	1	1	-	27	86
Floor 3	1	1	-	-	2	1	1	2	-	-	2	-	4	1	1	1	1	-	-	1	-	1	1	1	-	1	-	1	1	1	1	-	27	86
Floor 2	1	1	-	-	1	2	-	3	-	-	-	1	4	4	1	1	-	-	-	1	-	1	1	1	-	1	-	-	-	-	-	23	66	
Floor 1	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	6	18	
Floor -1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Units	7	2	5	1	14	5	7	12	5	10	2	1	29	10	5	5	1	4	1	5	2	7	7	6	1	5	1	7	5	5	6	4	187	583
Unit Mix	4%	1%	3%	1%	7%	3%	4%	6%	3%	5%	1%	1%	16%	5%	3%	3%	1%	2%	1%	3%	1%	4%	4%	3%	1%	3%	1%	4%	3%	3%	2%	2%	54%	2%
Total Bedrooms	7	2	5	1	14	5	7	12	5	10	2	1	58	20	10	10	2	8	2	10	4	14	14	12	2	10	2	14	10	15	18	4	310	
Bedroom Mix	2%	1%	2%	0%	5%	2%	2%	4%	2%	3%	1%	0%	19%	6%	3%	3%	1%	3%	1%	3%	1%	5%	5%	4%	1%	3%	1%	5%	3%	5%	6%	1%	100%	
Total Beds	7	2	5	1	14	5	7	24	10	20	4	2	116	40	20	20	4	16	4	20	8	28	28	24	4	20	4	28	20	30	36	12	583	
Bed Mix	1%	0%	1%	0%	2%	1%	1%	4%	2%	3%	1%	0%	20%	7%	3%	3%	1%	3%	1%	3%	1%	5%	5%	4%	1%	3%	1%	5%	3%	5%	6%	2%	100%	

	S1	S2-A	S2-B	S3	MS1-A	MS1-B	NS1	A1-A	A1-B	A2-A	A2-B	A3	B1-A	B1-B	B2-A	B2-B	B2-C	B2-D	B2-E	B3-A	B3-B	B4	B5	B6-A	B6-B	B7-A	B7-B	B8	B9	C1	C2	LW-A	Total
1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1	
1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1.5	
1	1	1	1	1	1	1	1	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	6	6	3		
436	381	375	396	322	348	295	638	633	641	695	718	952	986	984	991	1003	993	908	1030	973	953	956	962	909	977	932	953	971	1373	1374	867		
Floor 8	436	-	375	-	644	-	295	1,276	633	1,282	-	-	3,808	986	-	-	-	-	908	-	973	953	956	-	909	-	932	953	-	-	1,374	-	17,693
Floor 7	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	21,962
Floor 6	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	21,962
Floor 5	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	21,962
Floor 4	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	21,962
Floor 3	436	381	-	-	644	348	295	1,276	-	-	1,390	-	3,808	986	984	991	1,003	-	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	22,091
Floor 2	436	381	-	396	644	-	295	1,914	-	-	718	-	3,808	3,944	-	-	-	-	-	-	973	953	956	962	-	-	-	953	-	-	-	-	17,333
Floor 1	-	-	-	-	-	-	-	638	-	-	-	-	952	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,468	5,058
Floor -1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3,052	762	1,875	396	4,508	1,740	2,065	7,656	3,165	6,410	1,390	718	27,608	9,860	4,920	4,955	1,003	3,972	908	5,150	1,946	6,671	6,692	5,772	909	4,885	932	6,671	4,855	6,865	8,244	3,468	150,023	
AVG.	351						AVG.	645				AVG.	967														AVG.	1,374					

AREA TABLE

Floors	GSF	Common	Utility	Res.	Amenity / Lobby	Retail	Parking	Exterior SF (not in GSF)	# Units	# Parking	Efficiency	Height
Floor 8	22,752	3,492	452	17,740	1,068	-	-	2,946	23	-	78.0%	85
Floor 7	26,157	3,678	430	22,049	-	-	-	-	27	-	84.3%	74
Floor 6	26,157	3,678	430	22,049	-	-	-	-	27	-	84.3%	64
Floor 5	26,157	3,678	430	22,049	-	-	-	-	27	-	84.3%	54
Floor 4	26,157	3,678	430	22,049	-	-	-	-	27	-	84.3%	44
Floor 3	26,360	3,656	431	22,273	-	-	-	-	27	-	84.5%	34
Floor 2	24,111	3,630	533	17,590	2,358	-	-	-	23	-	73.0%	24
Floor 1	23,946	2,982	3,711	3,599	5,522	-	4,993	3,139	-	6	15.0%	14
Floor -1	19,684	884	980	-	-	-	-	17,820	-	-	0.0%	(10)
Total	221,481	29,356	7,827	149,398	8,948	4,993	20,959	2,946	187	43		

EXISTING SITE DESCRIPTION

THE USE OF THE APPROXIMATELY 95,000 SF EXISTING BUILDING INCLUDES SERVICE AND OFFICE SPACE (APPROXIMATELY 3,000 RSF) ON 4 LEVELS (BASEMENT THROUGH PARTIAL THIRD FLOOR). THERE WERE NO PREVIOUS RESIDENTIAL USES ON THE PROJECT SITE. THE ENTIRE EXISTING BUILDING AND BASEMENT WILL BE DEMOLISHED WITHIN THE PROPERTY BOUNDARY.

PROPOSED PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A MIX-USED OFF-CAMPUS STUDENT HOUSING COMMUNITY THAT CONTAINS 187 UNITS (

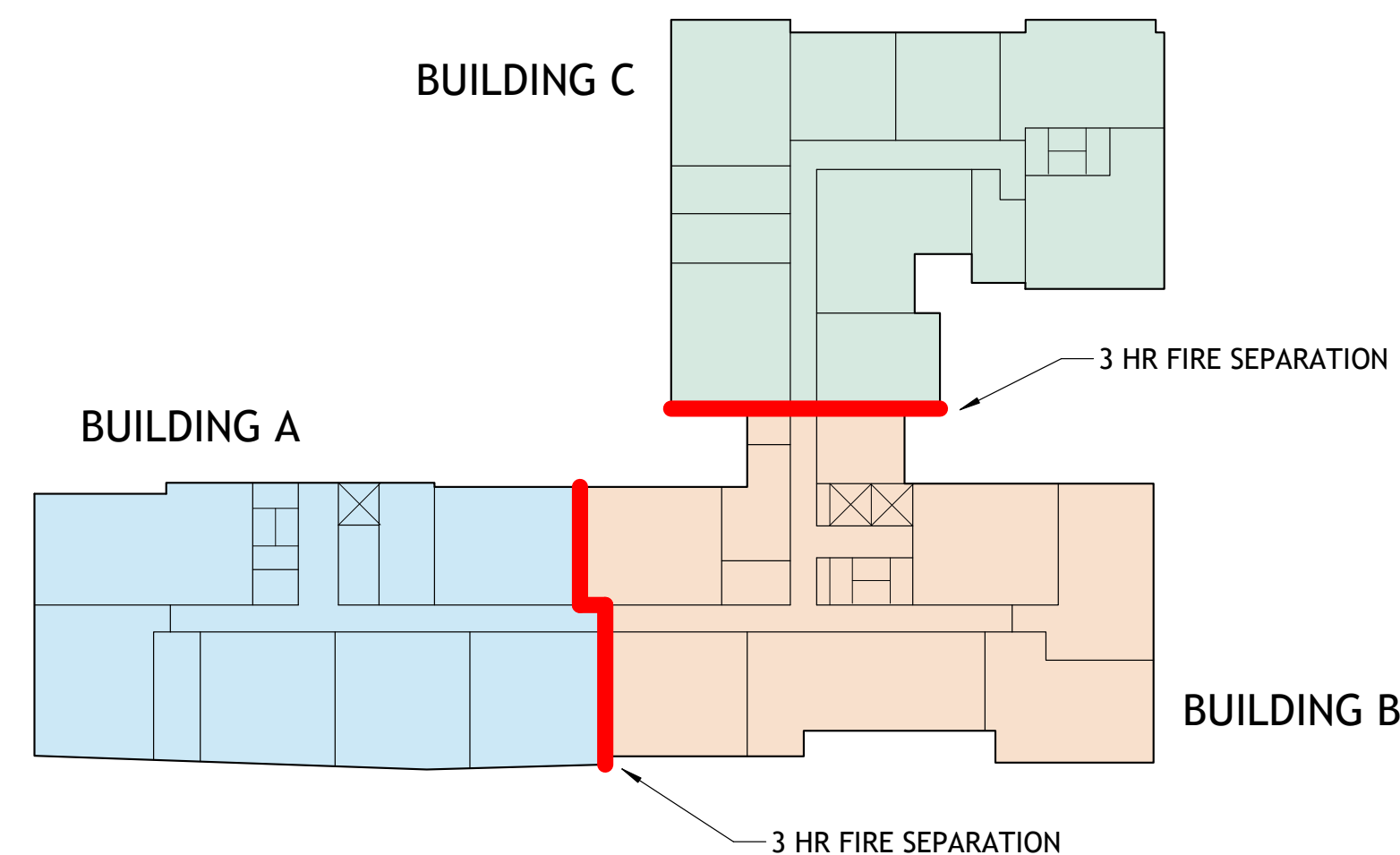
CONSTRUCTION INFORMATION

BERKELEY PLAZA	
CONSTRUCTION TYPE	5 LEVELS OF TYPE IIIA CONSTRUCTION OVER 3 LEVELS OF TYPE IA AND 1 BASEMENT LEVEL OF TYPE IA
SPRINKLER SYSTEM	NFPA 13
CLIMATE ZONE	3
SEISMIC CATEGORY	D
JURISDICTION	CITY OF BERKELEY

BUILDING HEIGHTS AND AREAS				
TYPE IIIA CONSTRUCTION				
MAX ALLOWABLE STORIES: 5				
BUILDING HEIGHT, PER CBC TABLE 504.3 AND 504.4	ACTUAL STORIES (ABOVE PODIUM): 5			
	MAX ALLOWABLE HEIGHT: 85'			
	ACTUAL HEIGHT (ABOVE AVG GRADE): 84'			
BUILDING AREA, PER CBC TABLE 506.2 [A1+(NS x IF)]xSa	LEVEL	BLDG A AREA	BLDG B AREA	BLDG C AREA
	4	8,441 SF	8,841 SF	8,727 SF
	5	8,441 SF	8,841 SF	8,727 SF
	6	8,441 SF	8,841 SF	8,727 SF
	7	8,441 SF	8,841 SF	8,727 SF
	8	5,268 SF	8,784 SF	8,629 SF
TOTAL PROPOSED BUILDING AREA		39,032 SF	44,148 SF	43,537 SF
<small> A1: Tabular Area per Table 506.2 SM NS: Tabular Area Factor for non Sprinkled IF: Frontage Increase Sa: 2 (R Occupancy) </small>				
		24,000 + (24,000 X 0)	24,000 + (24,000 X 0)	24,000 + (24,000 X 0)
		X2 =	X2 =	X2 =
TOTAL ALLOWABLE AREA		48,000 SF	48,000 SF	48,000 SF
TYPE IA CONSTRUCTION				
MAX ALLOWABLE STORIES: UNLIMITED				
BUILDING HEIGHT PER CBC TABLE 504.3 AND 504.4	ACTUAL STORIES: 3			
	MAX ALLOWABLE HEIGHT: UNLIMITED			
	ACTUAL HEIGHT (ABOVE AVG GRADE): 34'			
BUILDING AREA, PER CBC TABLE 506.2	TOTAL ALLOWABLE AREA: UNLIMITED			
	TOTAL PROPOSED AREA: 98,305 SF			

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601				
BUILDING ELEMENT	REQUIRED HOURLY RATING		PROVIDED HOURLY RATING	
	TYPE IA	TYPE IIIA	TYPE IA	TYPE IIIA
PRIMARY STRUCTURAL FRAME	3	1	3	1
EXTERIOR BEARING WALL	3	2	3	2
INTERIOR BEARING WALL	3	1	3	1
NON-BEARING EXTERIOR WALL	2	2	2	2
FLOOR CONSTRUCTION	2	1	2	1
ROOF CONSTRUCTION	1.5	1	1.5	1

ACCESSIBILITY PROVISIONS	
UNITS	ALL UNITS TO COMPLY WITH THE FAIR HOUSING ACT AS THE BASE SAFE HARBOR. ALL UNITS TO BE ADAPTABLE AND ACCESSIBLE PER CBC SECTION 1128A.1
PUBLIC AREAS	ALL AREAS OF COMMERCE THAT ARE OPEN TO THE PUBLIC MUST COMPLY WITH 2010 ADA ACCESSIBILITY GUIDELINES AND CBC CHAPTER 11B
COMMON USE AREAS	ALL COMMON USE AREAS NOT OPEN TO THE PUBLIC MUST COMPLY WITH CBC SECTION 1127A
MEANS OF EGRESS	
EXITS TO BE 1/3 DIAGONAL OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED, MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN A ONE HOUR RATED CORRIDOR	
AREAS OF REFUGE NOT REQUIRED PER CBC 1009.3 EXCEPTION 8	



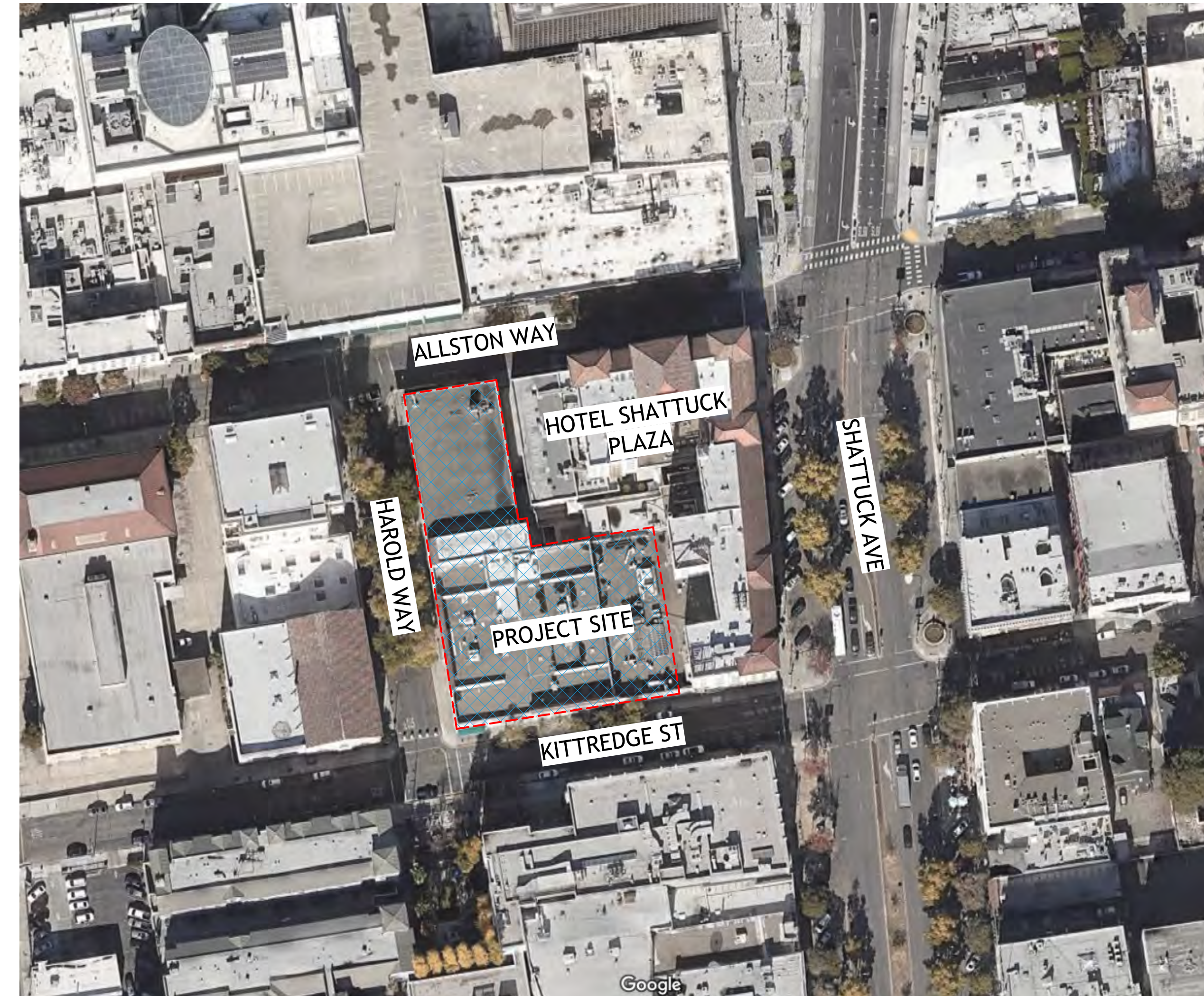
CODE INFORMATION

The proposed project will comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by City Council on December 3rd., 2019, where building design must incorporate all-electric systems.

WAIVER/CONCESSION LIST

- Waiver to exceed the height limit - Proposed at 87'-0", where 60 ft/75 ft with use permit is the limit. The 87'-0" proposed is measured to top of roof and does not include the additional 5 feet parapet allowed by right.
- Waiver to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district.
- Waiver to reduce the 15' minimum front setbacks above 75'
- Waiver to increase the 5' maximum front setbacks between 0' to 20'
- Waiver to reduce the minimum landscape coverage of usable open space from 40% of the provided usable open space
- Waiver to reduce the required parking spaces for the commercial spaces from 8 required spaces to 0 provided spaces.
- Concession for 20% reduction in useable open space and the percentage of associated landscaped area.

1 SITE MAP
A0-006 12" = 1'-0"



TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 08-22-22
 APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/ Required
NUMBER OF DWELING UNITS	0	187	NA
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	43	0 MIN 94 MAX
NUMBER OF BIKE PARKING SPACES 310 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 104 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 8 SPACES	0	122	112 LOCATED ON LEVEL 1
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT)
BUILDING HEIGHT (STORIES)	3	8	-
MAXIMUM (FT)	25'	87'	-
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	186,354 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 80 SF OF USABLE OPEN SPACE PER UNIT	0	12,016 SF	14,960 SF
FLOOR AREA RATIO	2.8:1	5.5:1	-

COMMERCIAL SPACE REQUIREMENTS	Existing	Proposed	Permitted/ Required
4,993 SF TOTAL 1,803 SF ALLSTON RETAIL SUITE 1,668 SF KITTREDGE RETAIL SUITE 1,522 SF WORK SPACE IN LIVE/WORK UNITS			
NUMBER OF PARKING SPACES 1.5 SPACES PER 1,000 SF OF RETAIL SUITE = 6 SPACES 1 SPACE PER FIRST 1,000 SF OF WORK AREA AND 1 SPACE PER ADDITIONAL 750 SF OF WORK AREA = 2 SPACES	0	0	8
NUMBER OF BIKE PARKING SPACES 1 BIKE SPACE PER 2,000 SF OF COMMERCIAL FLOOR AREA SPACES LOCATED AT EXTERIOR BIKE RACKS	0	3	3
USEABLE OPEN SPACE 1 SF OF USABLE OPEN SPACE PER 50 SF OF COMMERCIAL FLOOR AREA	0	100	100

WAIVER
WAIVER
WAIVER

CONCESSION



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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 Atlanta, GA 30305
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APPLICANT:

BILL SCHRADER
 T 925 638 8782

No.	Description	Date
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
G	USE PERMIT RESUBMIT.	1/11/22
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
P	USE PERMIT RESUBMIT.	08/22/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
 ZONING AND CODE INFO

SHEET NUMBER:
A0-006

BASE PROJECT AREA TOTALS

BASE PROJECT

	RESIDENTIAL	COMMON	COMMERCIAL	AMENITY	TOTAL
L1	3,587	2,954	4,983	5,387	16,911
L2	20,641	3,021		1,481	25,143
L3	22,034	2,973			25,007
L4	22,034	2,973			25,007
L5	22,034	2,973			25,007
L6	22,034	2,973			25,007
L7	16,197	2,865		975	20,037
TOTAL					162,119

BASE PROJECT BEDROOM MIX

BASE PROJECT

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS	TOTAL BEDROOMS
L1	0	5	1	0	6	7
L2	6	5	14	1	26	42
L3	6	4	15	2	27	46
L4	6	4	15	2	27	46
L5	6	4	15	2	27	46
L6	6	4	15	2	27	46
L7	5	4	11	1	21	34
TOTAL					161	267

BASE PROJECT TABULATION FORM

TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 08-22-22
 APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/Required
NUMBER OF DWELING UNITS	0	161	NA
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	35	0 MIN 81 MAX
NUMBER OF BIKE PARKING SPACES 267 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 89 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 7 SPACES	0	122 LOCATED ON LEVEL 1	96
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT)
BUILDING HEIGHT (STORIES)	3	7	-
MAXIMUM (FT)	25'	75'	-
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	162,119 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 80 SF OF USABLE OPEN SPACE PER UNIT	0	13,821 SF	12,880 SF
FLOOR AREA RATIO	2.8:1	4.8:1	-

BASE PROJECT FLOORPLANS

1 BASE PLAN - LEVEL 1
1" = 40'-0"

2 BASE PLAN - LEVELS 3-6
1" = 40'-0"

3 BASE PLAN - LEVEL 7
1" = 40'-0"

4 BASE PLAN - LEVEL 2
1" = 40'-0"

PLAZA IS OPEN TO THE PUBLIC AND THE OPEN SPACE IS CALCULATED AS 3,093 SF x 2 = 6,186 SF
84 SF DEDICATED TO COMMERCIAL USEABLE OPEN SPACE

PLAZA IS PRIVATE AND THE OPEN SPACE EQUALS 4,735 SF

PLAZA IS OPEN TO THE PUBLIC AND THE OPEN SPACE IS CALCULATED AS 1,500 SF x 2 = 3,000 SF

LEGEND:
 ■ RESIDENTIAL ■ AMENITY
 ■ COMMON SPACE ■ COMMERCIAL
 ■ PARKING - EXCLUDED FROM AREA TOTAL
 ■ UTILITY - EXCLUDED FROM AREA TOTAL
 ■ EXTERIOR OPEN SPACE - EXCLUDED FROM AREA TOTAL

NOTES:

The bike parking is excluded from the area calculations for the Base and Proposed Projects. In both Projects, the main bike room is located on level 1 on the alley at the rear of the building.

In both Projects (Base & Proposed), parking and utility areas are excluded from the Residential Floor Area calculations. There are no residential floor area uses on level U1.

The live/work units on Level 1 are designed according to Berkeley Zoning Code 23.312 and IBC Section 419. The non-residential area (the commercial work area) is approximately 46% of the total unit in compliance with IBC 419.1.1.

COMMERCIAL SPACE REQUIREMENTS	Existing	Proposed	Permitted/Required
4,993 SF TOTAL 1,803 SF ALLSTON RETAIL SUITE 1,668 SF KITTREDGE RETAIL SUITE 1,522 SF WORK SPACE IN LIVE/WORK UNITS			
NUMBER OF PARKING SPACES 1.5 SPACES PER 1,000 SF OF RETAIL SUITE = 6 SPACES 1 SPACE PER FIRST 1,000 SF OF WORK AREA AND 1 SPACE PER ADDITIONAL 750 SF OF WORK AREA = 2 SPACES	0	8	8
NUMBER OF BIKE PARKING SPACES 1 BIKE SPACE PER 2,000 SF OF COMMERCIAL FLOOR AREA SPACES LOCATED AT EXTERIOR BIKE RACKS	0	3	3
USEABLE OPEN SPACE 1 SF OF USABLE OPEN SPACE PER 50 SF OF COMMERCIAL FLOOR AREA	0	100	100

DENSITY BONUS CALCULATIONS

Calculator

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 (rounded up)	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)
162,119	162.68	163.00	5%	8.15	9.00	20.0%	32.60	33.00	196

Base Project Square Footage (a,b)	Floor	Residential Sq. Footage Proposed (a)	Number of Units Proposed
16,911	first	16,911	6
25,143	second	22,797	23
25,007	third	25,007	27
25,007	fourth	25,007	27
25,007	fifth	25,007	27
25,007	sixth	25,007	27
20,037	seventh	25,007	27
	eighth	21,611	23
162,119	TOTAL	186,354	187

Total Square Footage: 186,354	%VLI 5%	%DB 20.0%
Proposed Units: 187	6%	22.5%
Average Unit Size: 997	7%	25.0%
	8%	27.5%
	9%	30.0%
	10%	32.5%
	11%	35.0%

(a) Includes Residential Amenities (lobby, mailbox room bike parking, restrooms, etc.)
 Note that required outdoor area (80 sf/unit) will be provided at public plazas and elevated outdoors decks
 (b) Based on a 75' maximum building height

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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www.nilesbolton.com

APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
G	USE PERMIT RESUBMIT.	1/11/22
H	USE PERMIT RESUBMIT.	3/17/22
L	USE PERMIT RESUBMIT.	3/28/22
P	USE PERMIT RESUBMIT.	08/22/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:

DENSITY BONUS PLANS - BASE

SHEET NUMBER:

A0-007

PROPOSED PROJECT AREA TOTALS

PROPOSED PROJECT

	RESIDENTIAL	COMMON	COMMERCIAL	AMENITY	TOTAL
L1	3,587	2,954	4,983	5,387	16,911
L2	17,542	2,960		2,295	22,797
L3	22,034	2,973			25,007
L4	22,034	2,973			25,007
L5	22,034	2,973			25,007
L6	22,034	2,973			25,007
L7	22,034	2,973			25,007
L8	17,745	2,900		966	21,611
TOTAL					186,354

PROPOSED PROJECT BEDROOM MIX

PROPOSED PROJECT

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS	TOTAL BEDROOMS
L1	0	5	1	0	6	7
L2	6	4	13	0	23	36
L3	6	4	15	2	27	46
L4	6	4	15	2	27	46
L5	6	4	15	2	27	46
L6	6	4	15	2	27	46
L7	6	4	15	2	27	46
L8	5	5	12	1	23	37
TOTAL					187	310

PROPOSED PROJECT TABULATION FORM

TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 08-22-22
 APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/Required	
NUMBER OF DWELING UNITS	0	187	NA	
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	43	0 MIN 94 MAX	
NUMBER OF BIKE PARKING SPACES 310 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 104 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 8 SPACES	0	122 LOCATED ON LEVEL 1	112	
YARDS AND HEIGHTS				
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT)	WAIVER
BUILDING HEIGHT (STORIES)	3	8	-	WAIVER
MAXIMUM (FT)	25'	87'	-	WAIVER
AREAS				
LOT AREA	33,582 SF	33,582 SF	-	
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	186,354 SF	-	
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-	
LOT COVERAGE	100%	82%	-	
USEABLE OPEN SPACE 80 SF OF USEABLE OPEN SPACE PER UNIT	0	12,016 SF	14,960 SF	CONCESSION
FLOOR AREA RATIO	2.8:1	5.5:1	-	

PROPOSED PROJECT FLOORPLANS

3 PROPOSED PLAN - LEVEL 1
1" = 40'-0"

4 PROPOSED PLAN - LEVEL 2
1" = 40'-0"

6 PROPOSED PLAN - LEVELS 3-7
1" = 40'-0"

7 PROPOSED PLAN - LEVEL 8
1" = 40'-0"

LEGEND:
 ■ RESIDENTIAL ■ AMENITY
 ■ COMMON SPACE ■ COMMERCIAL
 ■ PARKING - EXCLUDED FROM AREA TOTAL
 ■ UTILITY - EXCLUDED FROM AREA TOTAL
 ■ EXTERIOR OPEN SPACE - EXCLUDED FROM AREA TOTAL

NOTES:

The bike parking is excluded from the area calculations for the Base and Proposed Projects. In both Projects, the main bike room is located on level 1 on the alley at the rear of the building.

In both Projects (Base & Proposed), parking and utility areas are excluded from the Residential Floor Area calculations. There are no residential floor area uses on level U1.

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COMMERCIAL SPACE REQUIREMENTS	Existing	Proposed	Permitted/Required	
4,993 SF TOTAL 1,803 SF ALLSTON RETAIL SUITE 1,668 SF KITTREDGE RETAIL SUITE 1,522 SF WORK SPACE IN LIVE/WORK UNITS				
NUMBER OF PARKING SPACES 1.5 SPACES PER 1,000 SF OF RETAIL SUITE = 6 SPACES 1 SPACE PER FIRST 1,000 SF OF WORK AREA AND 1 SPACE PER ADDITIONAL 750 SF OF WORK AREA = 2 SPACES	0	0	8	WAIVER
NUMBER OF BIKE PARKING SPACES 1 BIKE SPACE PER 2,000 SF OF COMMERCIAL FLOOR AREA SPACES LOCATED AT EXTERIOR BIKE RACKS	0	3	3	
USEABLE OPEN SPACE 1 SF OF USEABLE OPEN SPACE PER 50 SF OF COMMERCIAL FLOOR AREA	0	100	100	

DENSITY BONUS CALCULATIONS

Calculator

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 (rounded up)	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)
162,119	162.68	163.00	5%	8.15	9.00	20.0%	32.60	33.00	196

Base Project Square Footage (a,b)	Floor	Residential Sq. Footage Proposed (a)	Number of Units Proposed
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162,119	TOTAL	186,354	187

Total Square Footage: 186,354	%VLI 5%	%DB 20.0%
Proposed Units: 187	6%	22.5%
Average Unit Size: 997	7%	25.0%
	8%	27.5%
	9%	30.0%
	10%	32.5%
	11%	35.0%

(a) Includes Residential Amenities (lobby, mailbox room bike parking, restrooms, etc.)
 Note that required outdoor area (80 sf/unit) will be provided at public plazas and elevated outdoors decks
 (b) Based on a 75' maximum building height

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
G	USE PERMIT RESUBMIT.	1/11/22
H	USE PERMIT RESUBMIT.	3/17/22
L	USE PERMIT RESUBMIT.	3/28/22
P	USE PERMIT RESUBMIT.	08/22/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA STUDENT LIVING BERKELEY, LLC

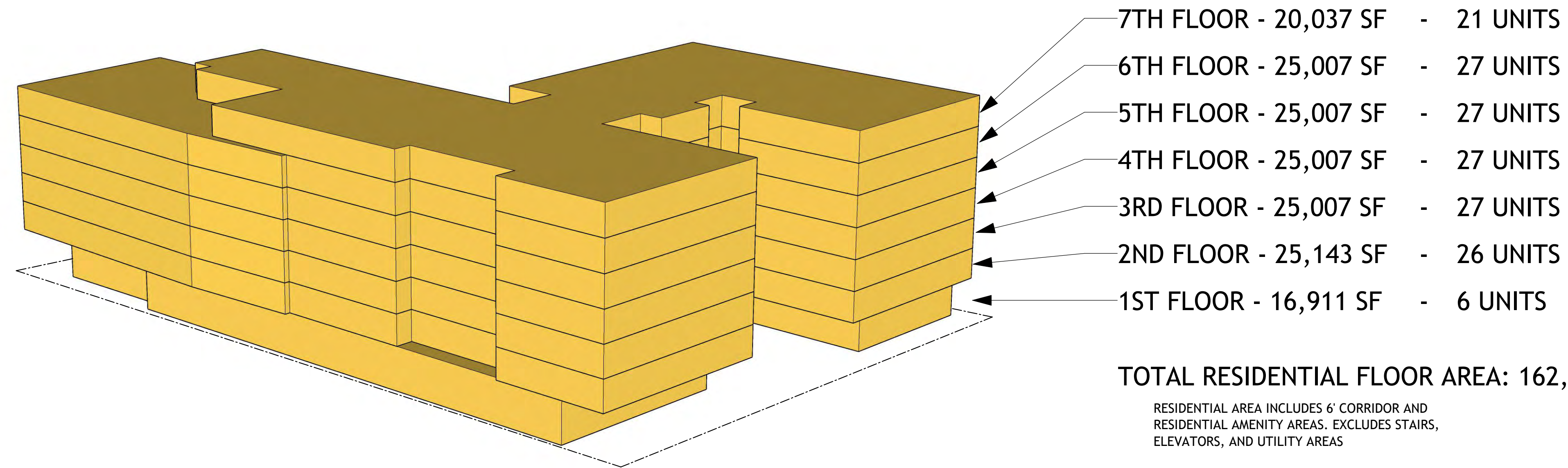
SHEET TITLE:

DENSITY BONUS PLANS - PROPOSED

SHEET NUMBER:

A0-008

BASE PLAN MODEL

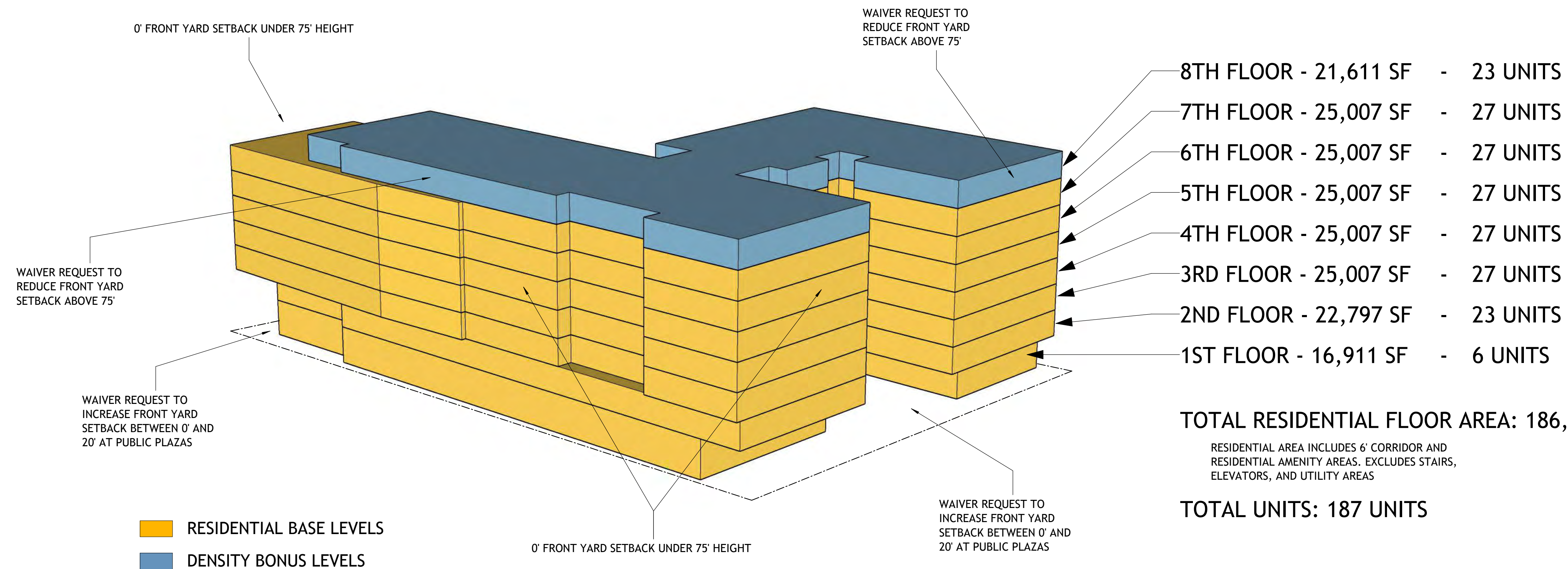


TOTAL RESIDENTIAL FLOOR AREA: 162,119 SF

RESIDENTIAL AREA INCLUDES 6' CORRIDOR AND RESIDENTIAL AMENITY AREAS. EXCLUDES STAIRS, ELEVATORS, AND UTILITY AREAS

TOTAL UNITS: 161 UNITS

PROPOSED PLAN MODEL



TOTAL RESIDENTIAL FLOOR AREA: 186,354 SF

RESIDENTIAL AREA INCLUDES 6' CORRIDOR AND RESIDENTIAL AMENITY AREAS. EXCLUDES STAIRS, ELEVATORS, AND UTILITY AREAS

TOTAL UNITS: 187 UNITS

RESIDENTIAL BASE LEVELS
DENSITY BONUS LEVELS

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
BILL SCHRADER
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No.	Description	Date
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
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P	USE PERMIT RESUBMIT.	08/22/22

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA STUDENT LIVING BERKELEY, LLC

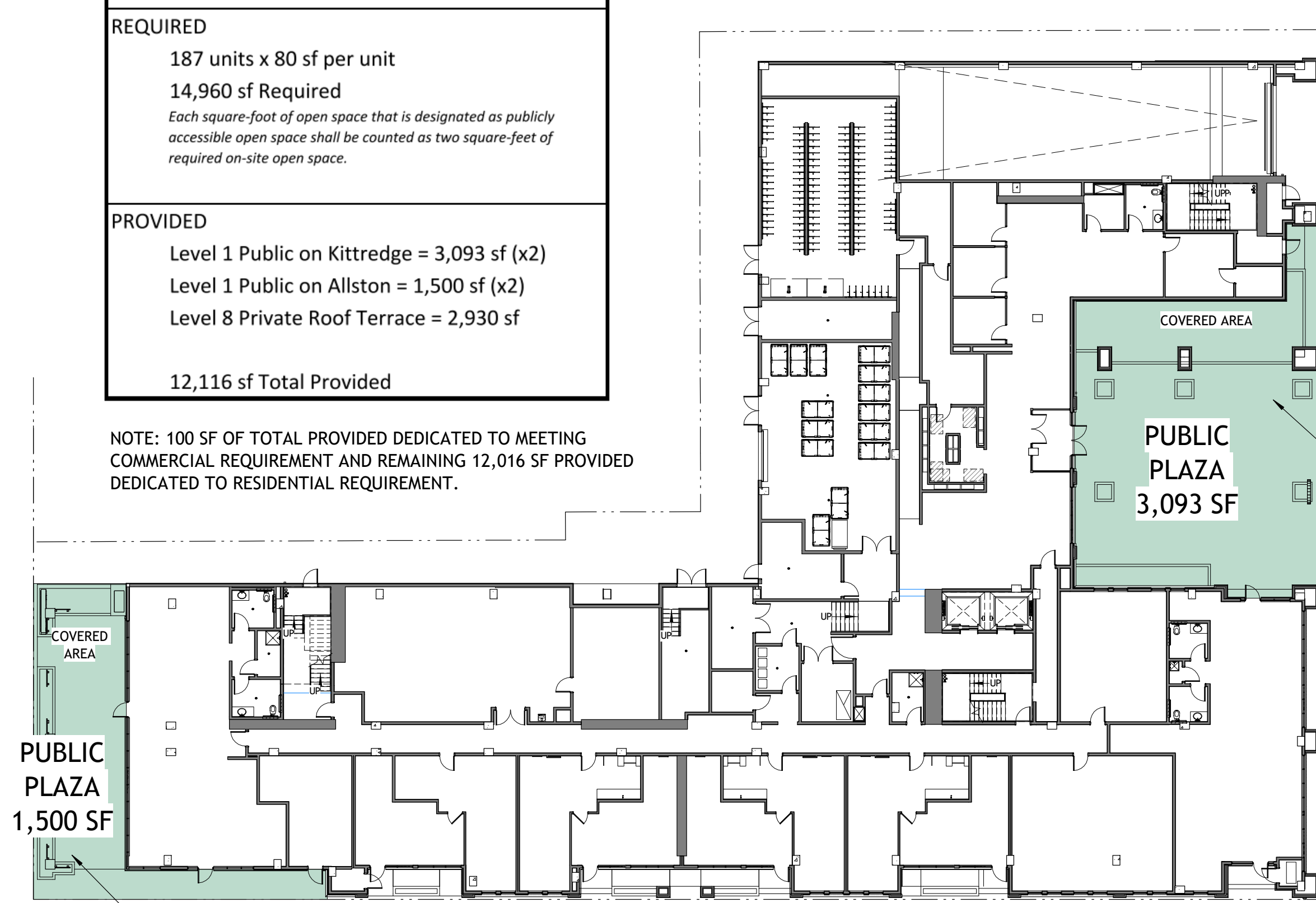
SHEET TITLE:
DENSITY BONUS MODEL

SHEET NUMBER:
A0-009

NOT RELEASED FOR CONSTRUCTION

TOTAL USEABLE OPEN SPACE	
REQUIRED	187 units x 80 sf per unit 14,960 sf Required <i>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.</i>
PROVIDED	Level 1 Public on Kittredge = 3,093 sf (x2) Level 1 Public on Allston = 1,500 sf (x2) Level 8 Private Roof Terrace = 2,930 sf 12,116 sf Total Provided

NOTE: 100 SF OF TOTAL PROVIDED DEDICATED TO MEETING COMMERCIAL REQUIREMENT AND REMAINING 12,016 SF PROVIDED DEDICATED TO RESIDENTIAL REQUIREMENT.



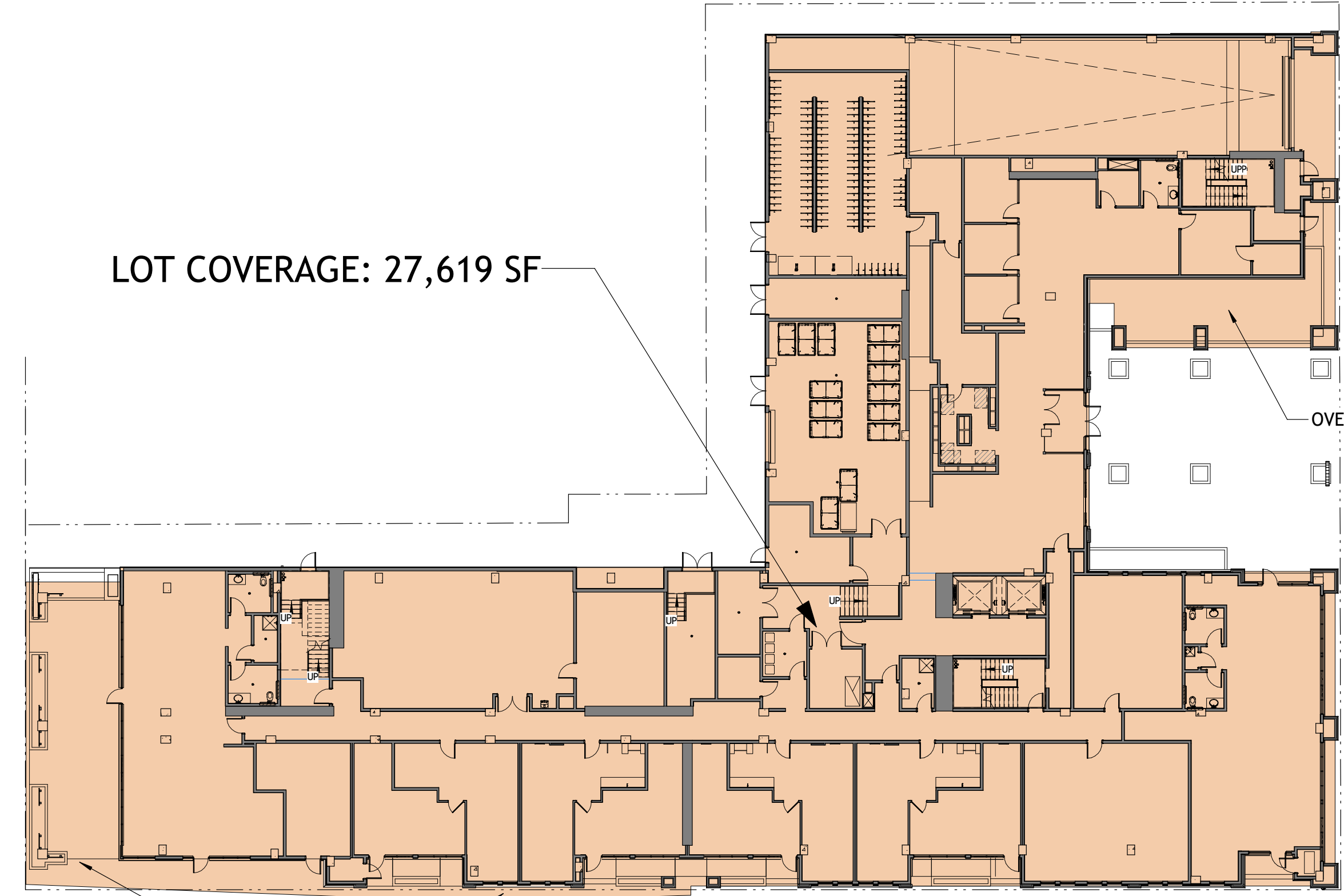
PLAZA IS OPEN TO THE PUBLIC AND THE OPEN SPACE IS CALCULATED AS 1,500 SF x 2 = 3,000 SF

1 USEABLE OPEN SPACE- LEVEL 1
A0-010 3/64" = 1'-0"



2 USEABLE OPEN SPACE- LEVEL 8
A0-010 3/64" = 1'-0"

PLAZA IS OPEN TO THE PUBLIC AND THE OPEN SPACE IS CALCULATED AS 3,093 SF x 2 = 6,186 SF
84 SF DEDICATED TO COMMERCIAL USEABLE OPEN SPACE



3 LOT COVERAGE DIAGRAM
A0-010 3/64" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
P	USE PERMIT RESUBMIT.	08/22/22

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CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:

SITE DIAGRAMS

SHEET NUMBER:

A0-010

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

APPLICANT:

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T 925 638 8782

No.	Description	Date
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22

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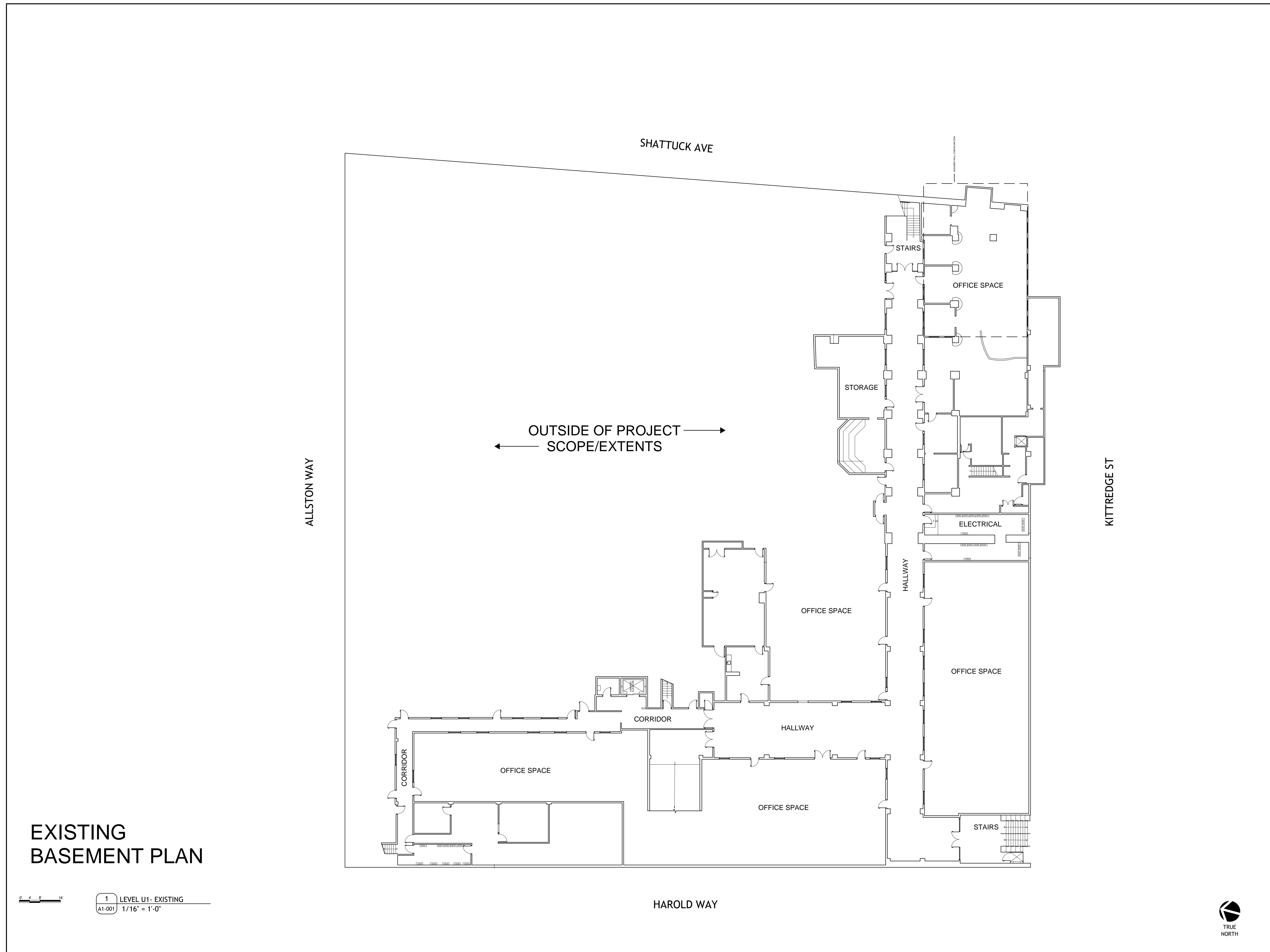
BERKELEY PLAZA
2065 KITTREGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
SITE PLAN
EXISTING- LEVEL U1

SHEET NUMBER:
A1-001

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PROJECT #: 121246
DRAWN BY: TF
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APPLICANT:
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No.	Description	Date
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22

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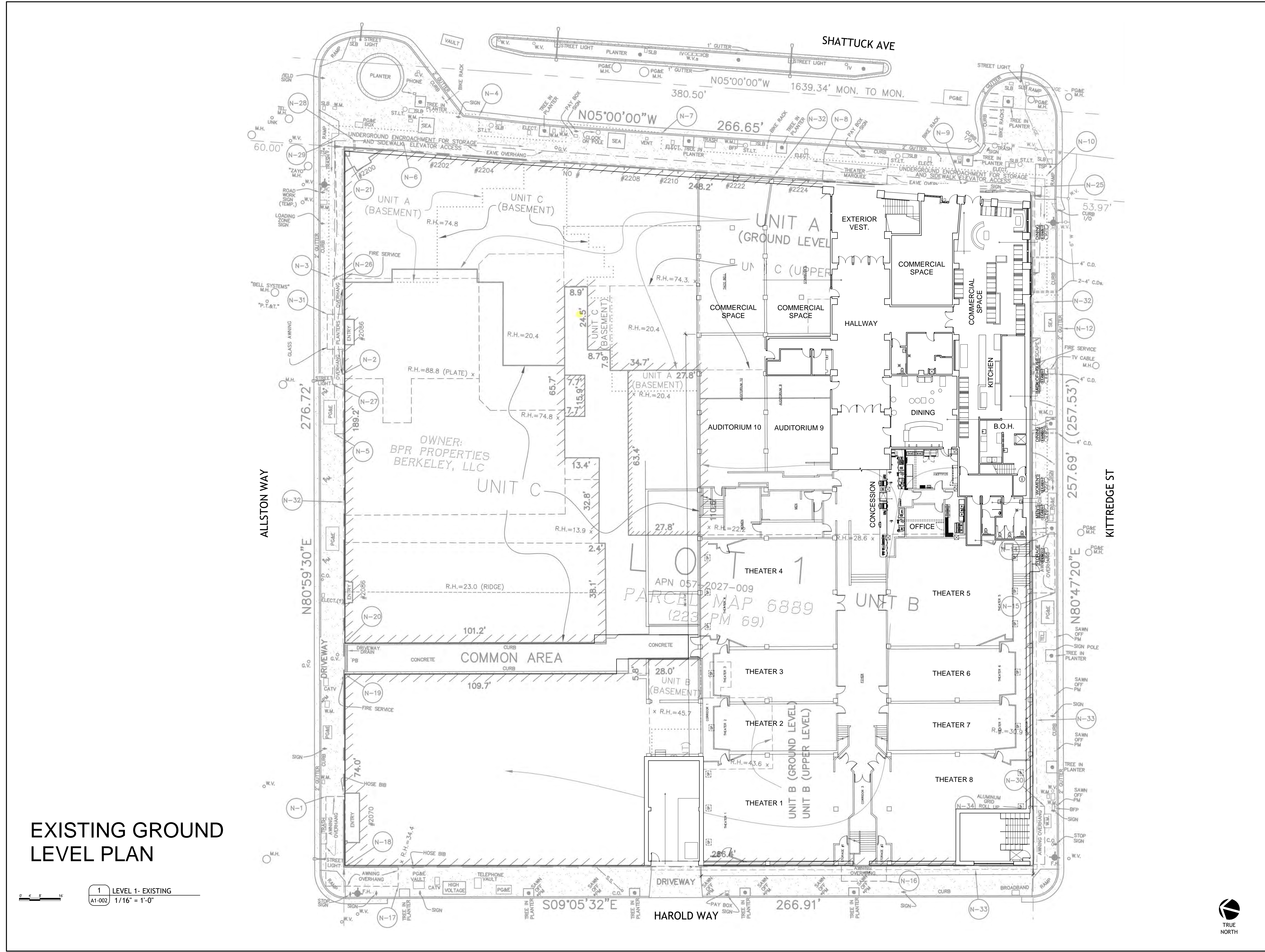
BERKELEY PLAZA
2065 KITTREDGE ST
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CA VENTURES

SHEET TITLE:
SITE PLAN
EXISTING- LEVEL 1

SHEET NUMBER:
A1-002

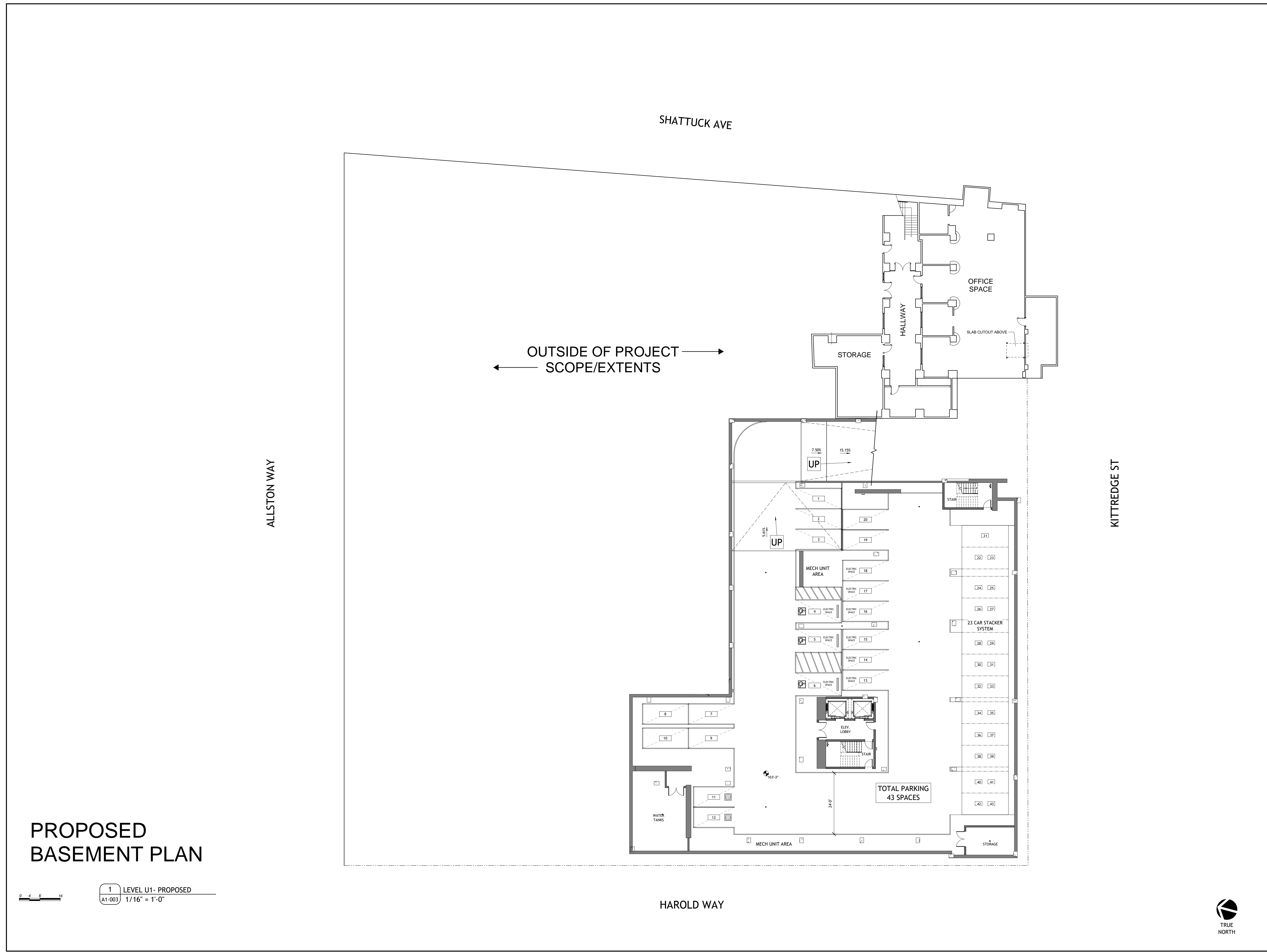
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EXISTING GROUND LEVEL PLAN

1 LEVEL 1- EXISTING
A1-002 1/16" = 1'-0"





**PROPOSED
BASEMENT PLAN**

1 LEVEL U1- PROPOSED
A1-003 1/16" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
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No.	Description	Date
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22
15	STAFF REVIEW #2	07/13/22

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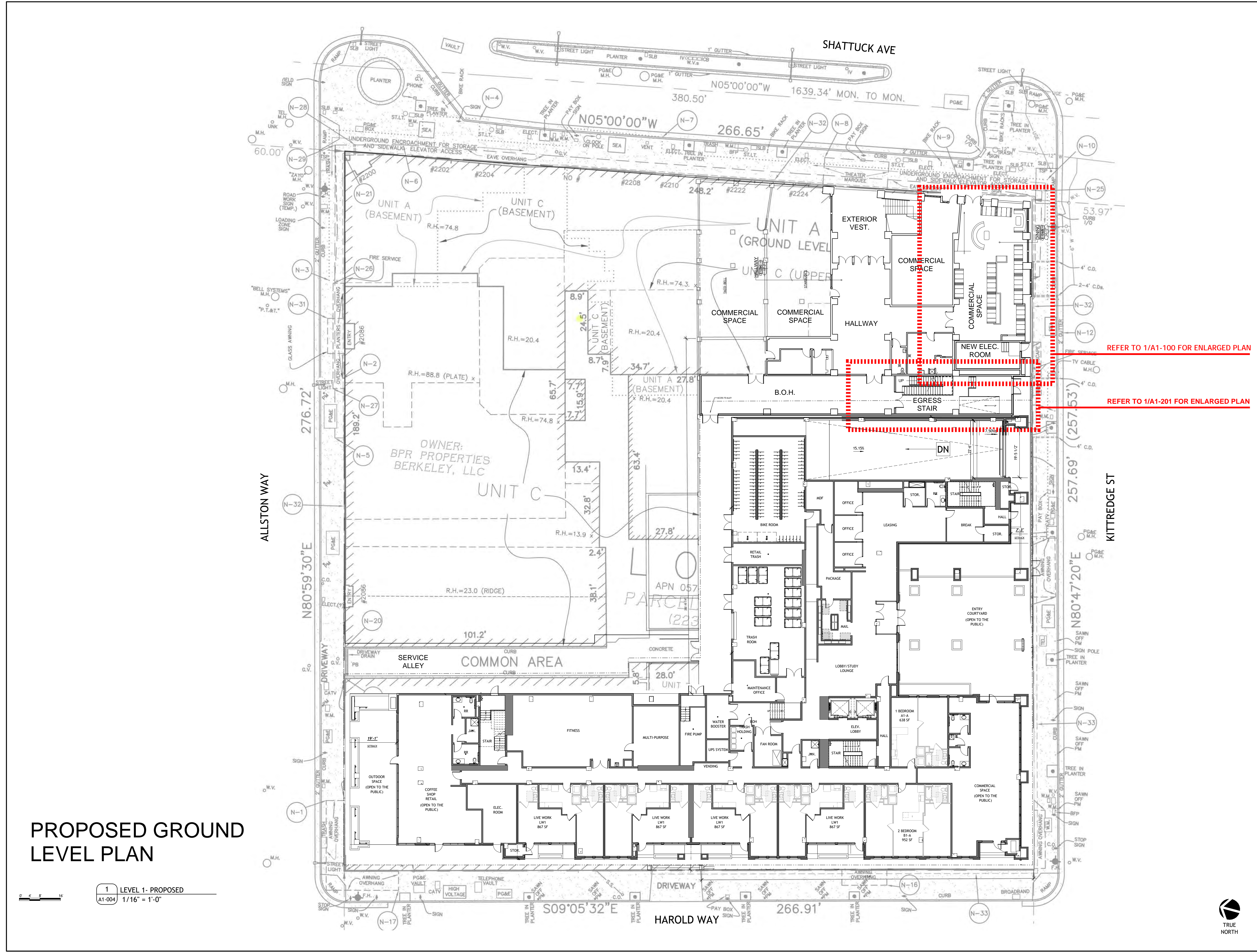
CA VENTURES

SHEET TITLE:
**SITE PLAN
PROPOSED- LEVEL
U1**

SHEET NUMBER:

A1-003





PROJECT #: 121246
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13	JUNE LMRKS. MEETING	5/10/22
15	STAFF REVIEW #2	07/13/22

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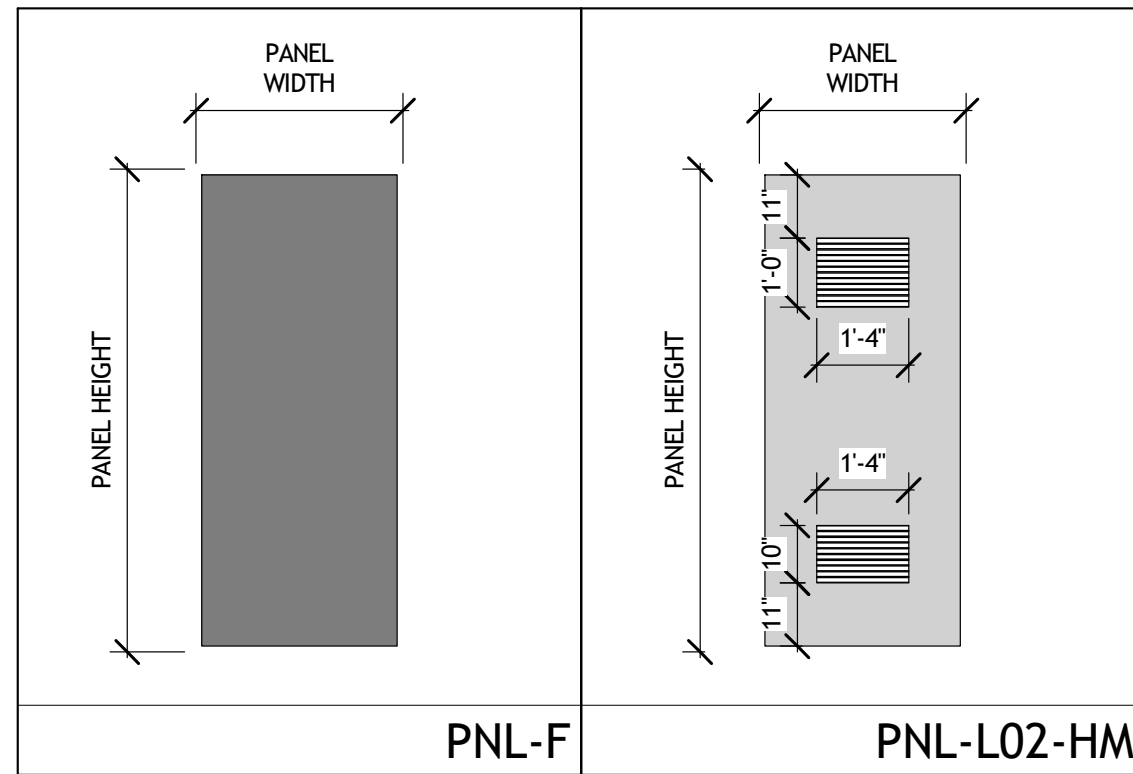
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2065 KITTRIDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
SITE PLAN
PROPOSED- LEVEL 1

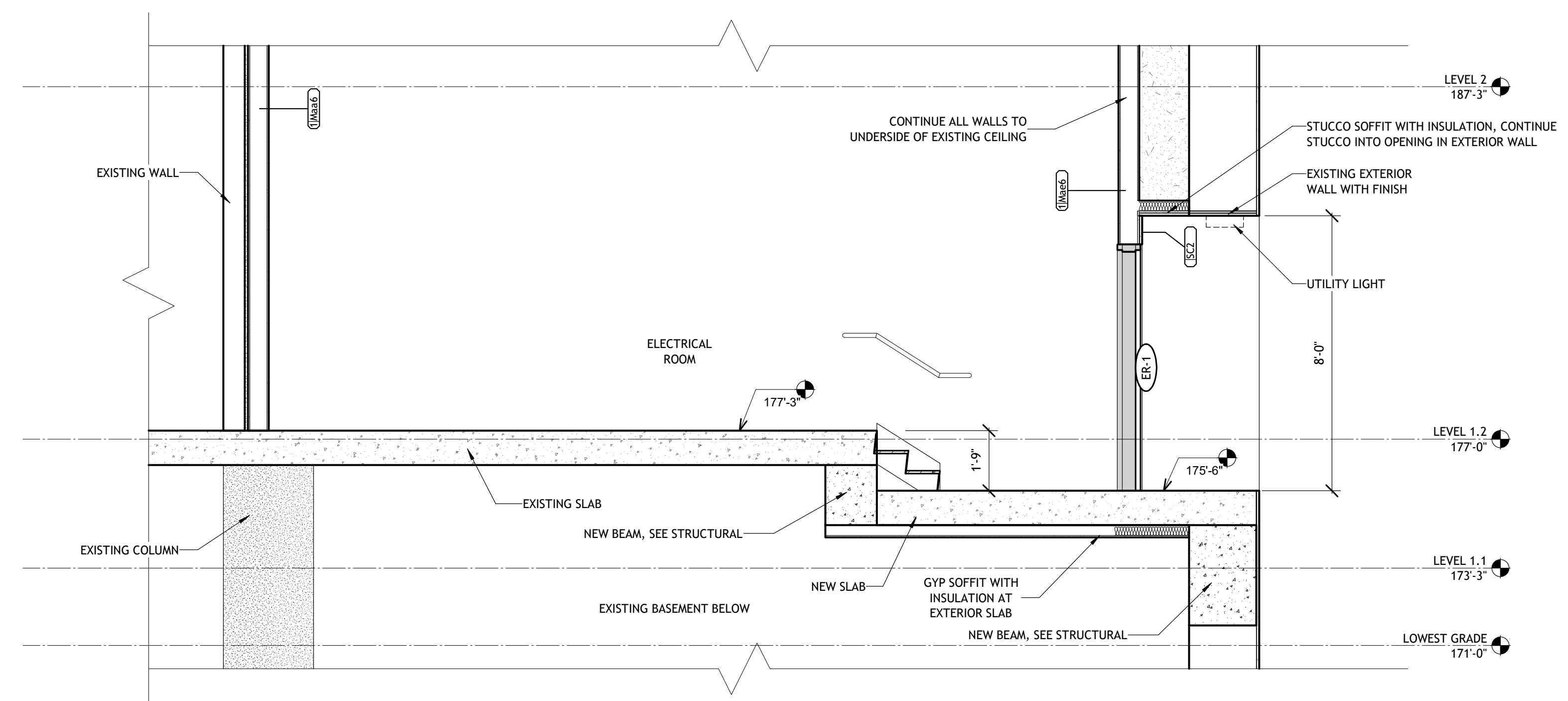
SHEET NUMBER:
A1-004

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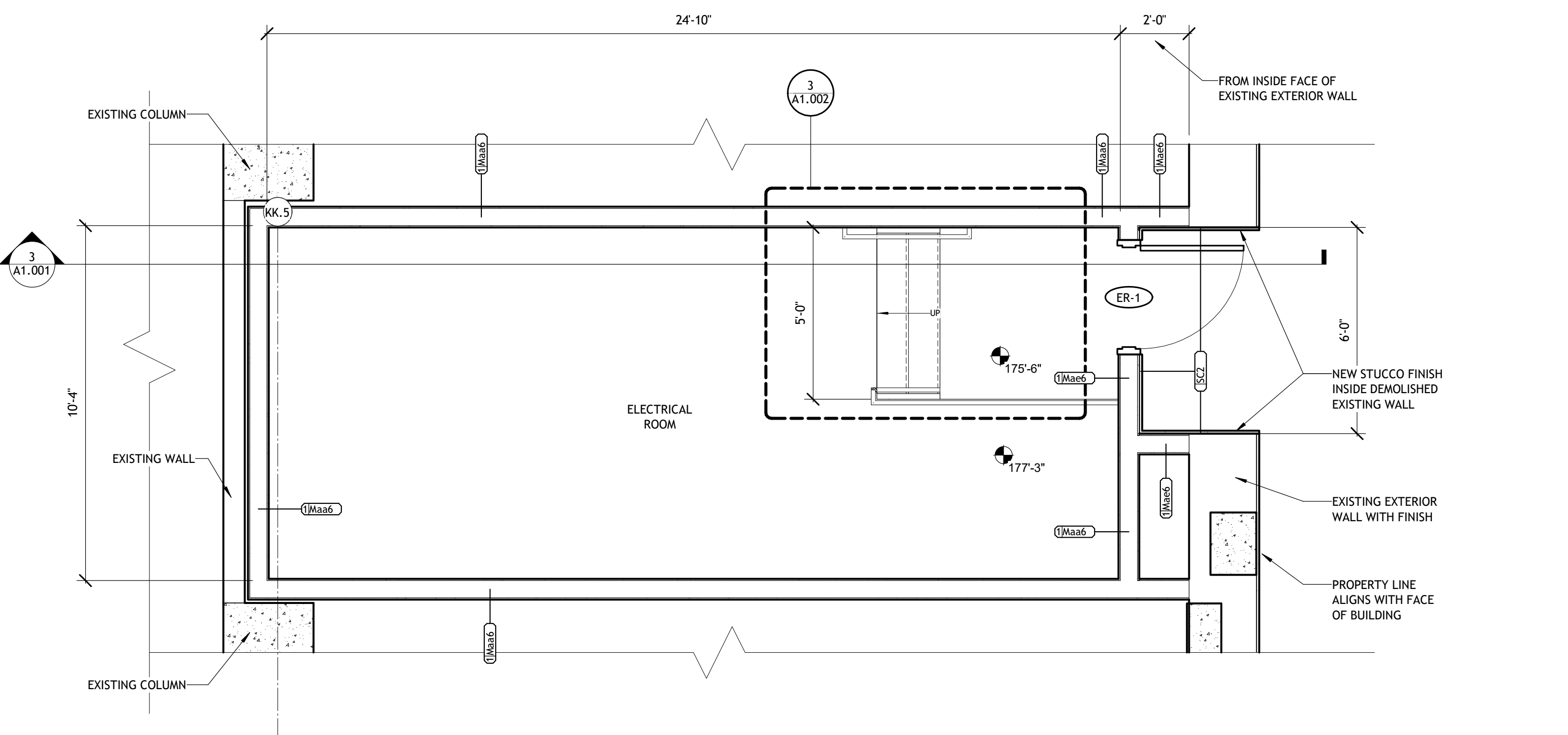


DOOR SCHEDULE- ELECTRICAL ROOM								
TAG	DOOR LOCATION	FIRE RATING (MIN)	SIZE WxH	PANELS		FRAME		COMMENTS
				TYPE	FINISH	TYPE	HW SET	
LEVEL 1.1								
ER-1	ELECTRICAL ROOM	0	3'-0"x7'-0"	PNL-L02-HM	08-OPENINGS-HM	FRM-00HM1	08.0	DOOR WITH HIGH-LOW LOUVERS TO THE EXTERIOR. COORDINATE WITH MECHANICAL. PANIC BAR HARDWARE TO BE PROVIDED. LOCK TO BE PROVIDED, SEE HARDWARE SET BELOW.
ER-2	B.O.H.	0	3'-0"x7'-0"	PNL-F-HM	08-OPENINGS-HM	FRM-00HM1	13.0	EGRESS FROM B.O.H. PANIC BAR HARDWARE TO BE PROVIDED. SEE HARDWARE SET BELOW.

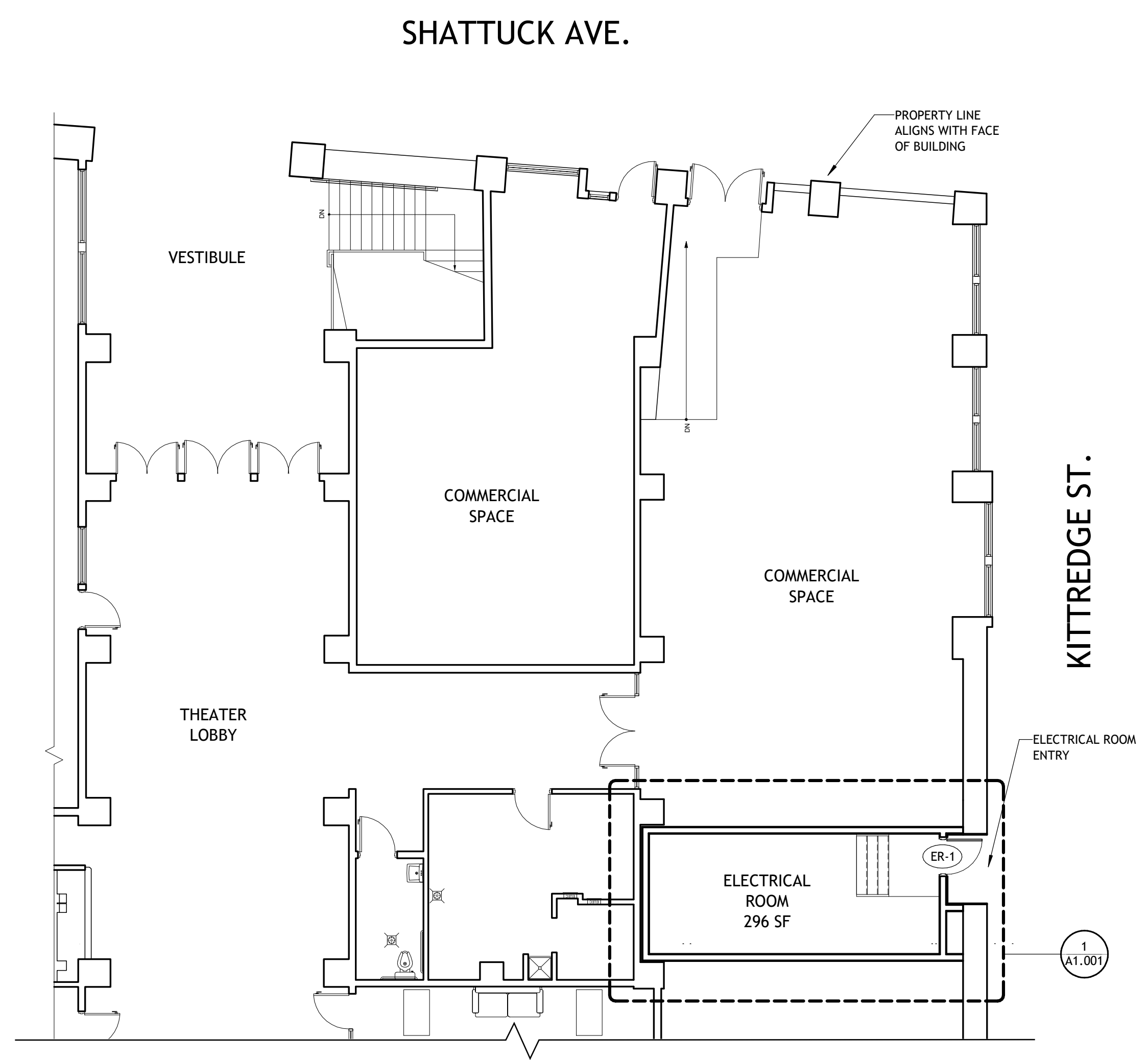
Hardware Set # 08.0				Hardware Set # 13.0							
PRODUCT	DESCRIPTION	QTY	UNIT	FINISH	MFG	PRODUCT	DESCRIPTION	QTY	UNIT	FINISH	MFG
Hinge	#BELL179 4.5 x 4.5 NRP (As Rec'd)	3	EA	652	STN	Hinge	#BELL179 4.5 x 4.5 NRP (As Rec'd)	1	EA	626	STN
Rim Panic	3RD FL2103 x 4903 D (Store-room)	1	EA	626W	STCH	Rim Panic	QED1111 (FEM)	1	EA	626	STCH
Cylinder	12E-72 Less Core (Rim)	3	EA	626	STCH	E Trim	QED1111 (Egroom)	1	EA	626	STCH
Core	BCS-SFIC	1	EA	626	BST	Cylinder	12E-72 Less Core (Rim)	1	EA	626	STCH
Closer	QDC113 (EDA, SPG Stop/Compression)	1	EA	689	STCH	Core	BCS-SFIC	1	EA	626	BST
Kick Plate	K0050 10" x 3" LDW B4E/CSK	1	EA	830	TRM	Closer	QDC111 (Parallel JRM - Ruff Side)	1	EA	689	STCH
Seal	5050C V LAR (Head/Jamb)	1	EA	CHAR	NSP	Kick Plate	K0050 10" x 3" LDW B4E/CSK	1	EA	830	TRM
Sweep	501 A X LAR	1	EA	A	NGP	Wall Stop/Floor Stop	1220000 or 901211	1	EA	626	STCH
Threshold	513 A X LAR X 14-20 SS WISEA	1	EA	A	NGP	Seal	5050C V LAR (Head/Jamb)	1	EA	CHAR	NSP



3 ELECTRICAL ROOM SECTION
A1-100 3/8" = 1'-0"



2 ELECTRICAL ROOM PLAN
A1-100 3/8" = 1'-0"



1 BUILDING PLAN
A1-100 1/8" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM
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Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

No.	Description	Date
13	ELEC. ROOM PERMIT	4/11/22
	JUNE LMRKS. MEETING	5/10/22

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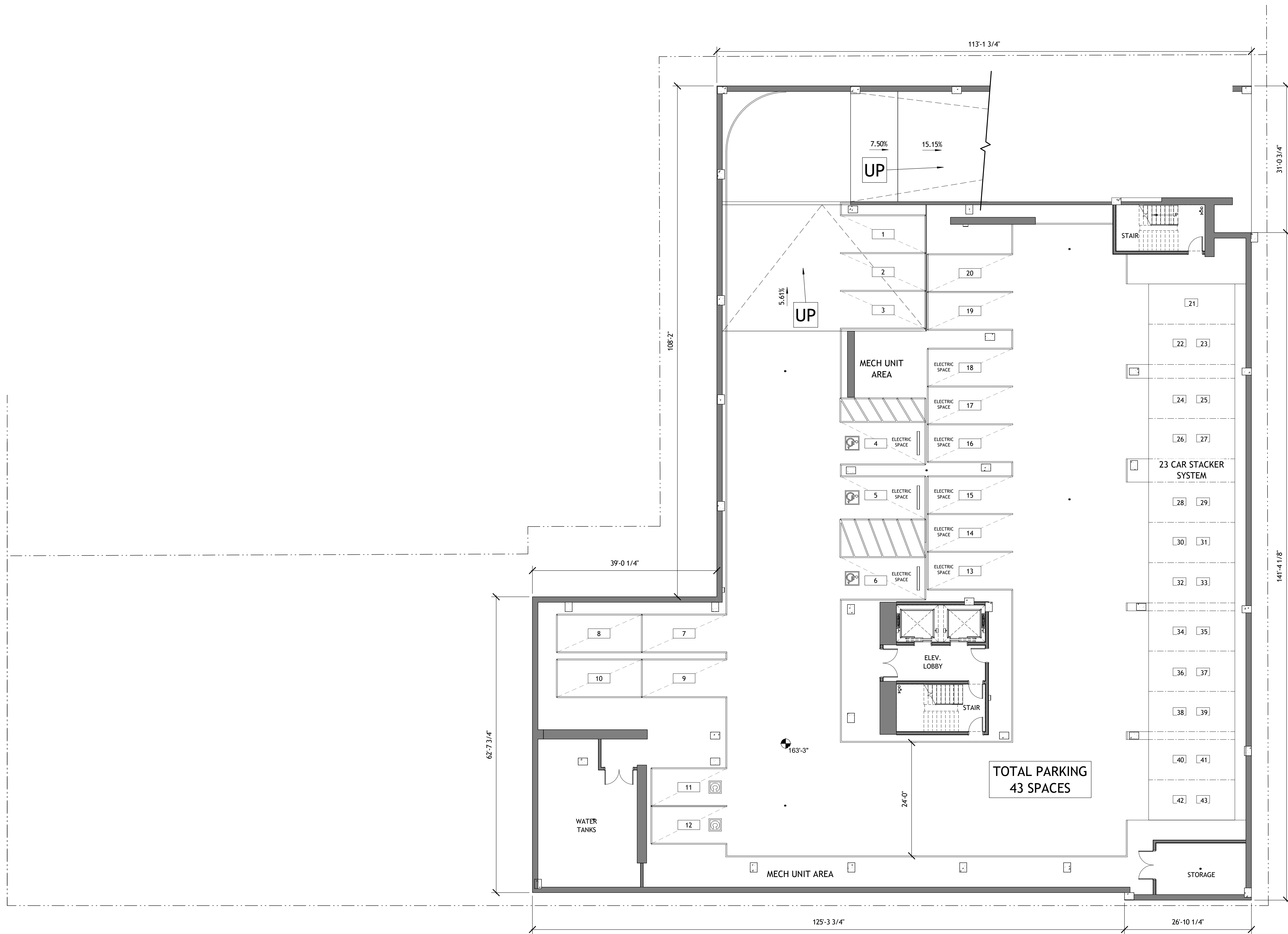
ELECTRICAL ROOM TI PERMIT
2240 SHATTUCK AVE
BERKELEY, CA 94704
CA VENTURES

SHEET TITLE:
ELECTRICAL ROOM DEMO, PLAN, SECTION

SHEET NUMBER:
A1-100



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DRAWN BY: TF
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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
A	PLAN UPDATE	6/28/21
B	PRELIM APP SB330	7/21/21
C	SD SET	9/16/21
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

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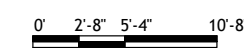
BERKELEY PLAZA
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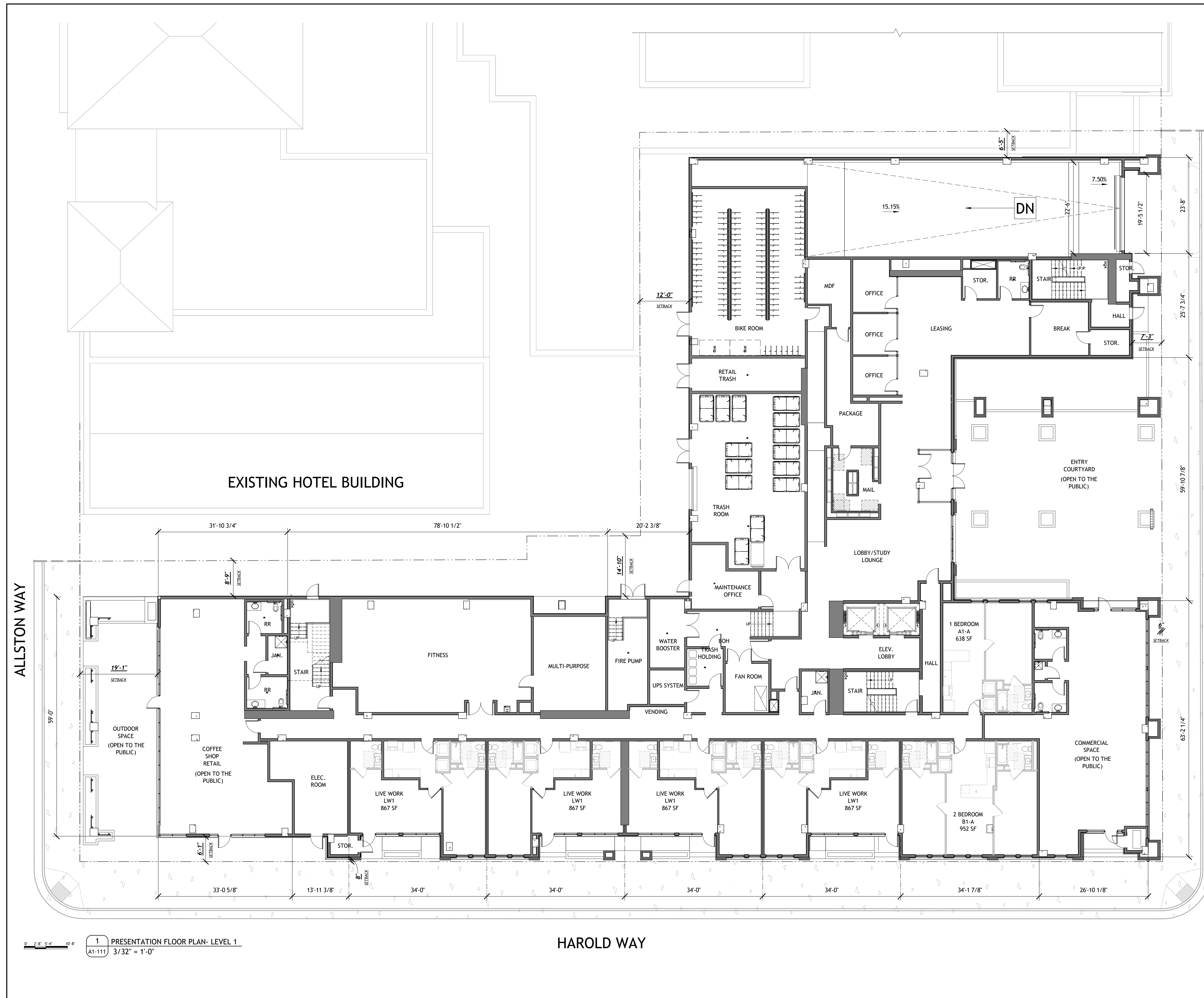
SHEET TITLE:
PLAN- LEVEL U1

SHEET NUMBER:
A1-101

1 PRESENTATION FLOOR PLAN- LEVEL U1
A1-101 3/32" = 1'-0"



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APPLICANT:
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No.	Description	Date
A	PLAN UPDATE	6/28/21
B	PRELIM APP SB330	7/21/21
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F	SAP	12/22/21
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I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LWRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

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SHEET TITLE:
PLAN- LEVEL 1

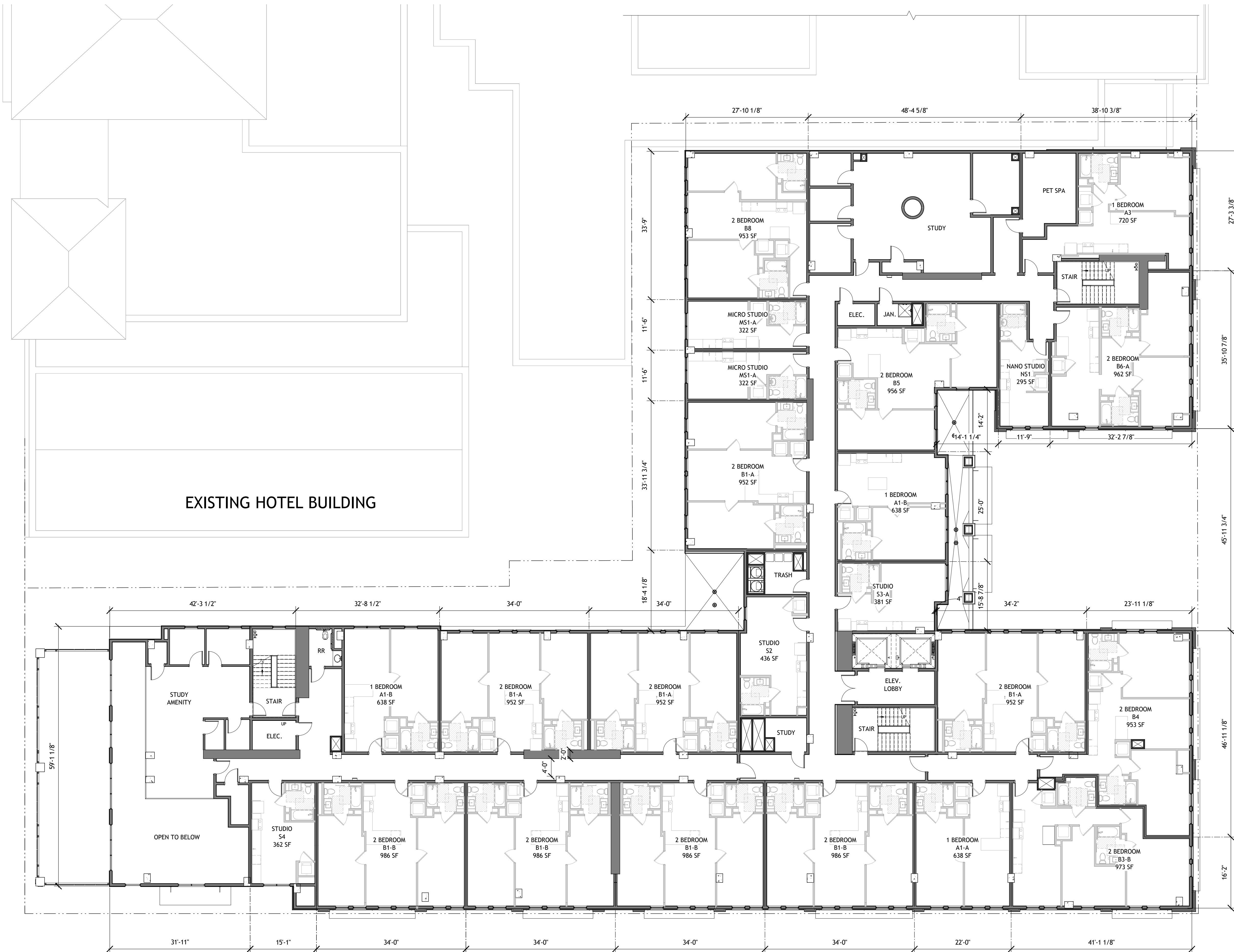
SHEET NUMBER:
A1-111

1 PRESENTATION FLOOR PLAN- LEVEL 1
A1-111 3/32" = 1'-0"

HAROLD WAY



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No.	Description	Date
A	PLAN UPDATE	6/28/21
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P	USE PERMIT RESUBMIT.	08/22/22

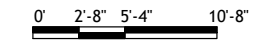
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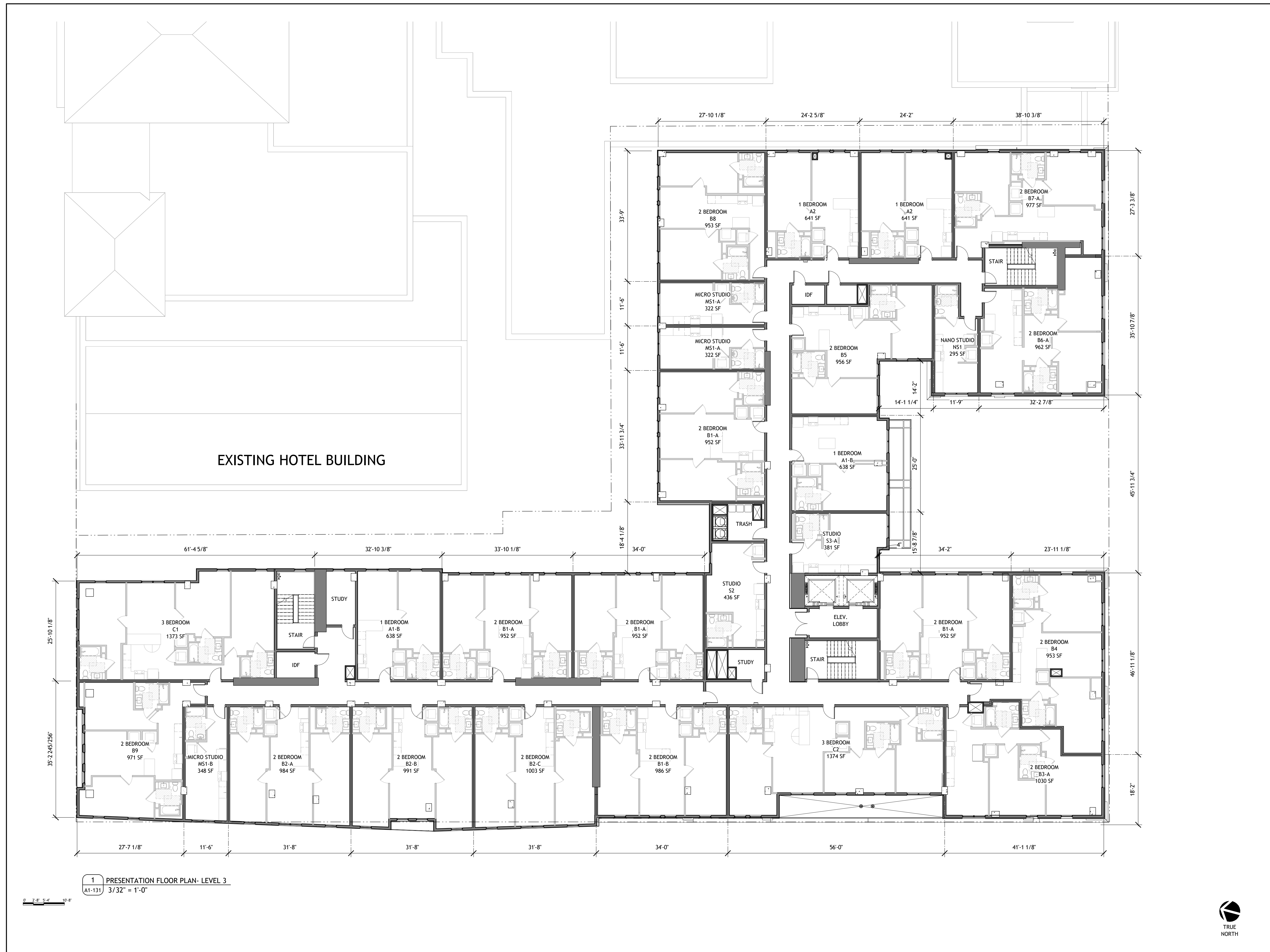
SHEET TITLE:
PLAN- LEVEL 2

SHEET NUMBER:
A1-121

1 PRESENTATION FLOOR PLAN- LEVEL 2
A1-121 3/32" = 1'-0"



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APPLICANT:
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No.	Description	Date
A	PLAN UPDATE	6/28/21
B	PRELIM APP SB330	7/21/21
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O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

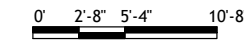
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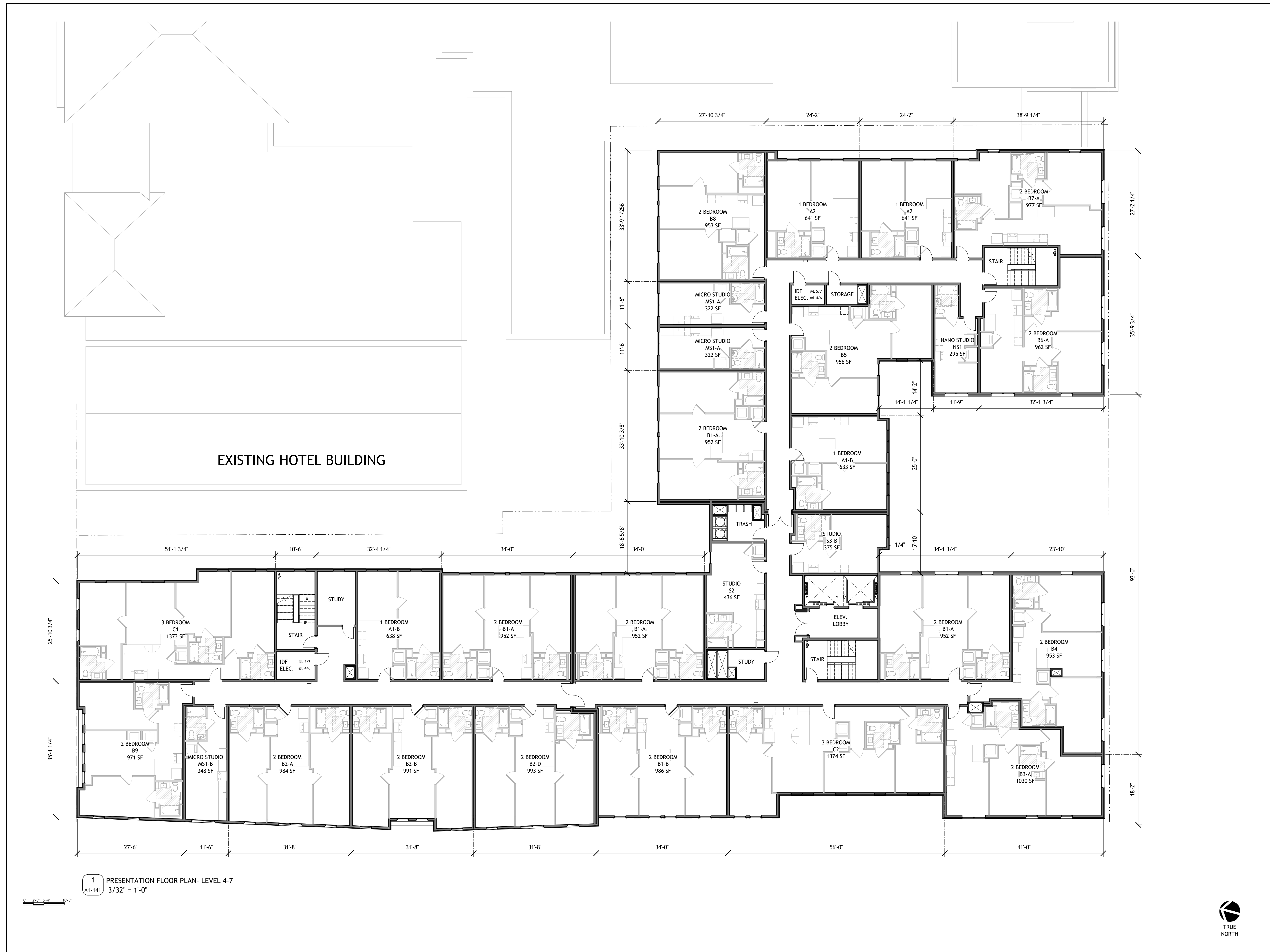
SHEET TITLE:
PLAN- LEVEL 3

SHEET NUMBER:
A1-131

1 PRESENTATION FLOOR PLAN- LEVEL 3
A1-131 3/32" = 1'-0"



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A	PLAN UPDATE	6/28/21
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P	USE PERMIT RESUBMIT.	08/22/22

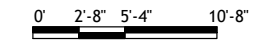
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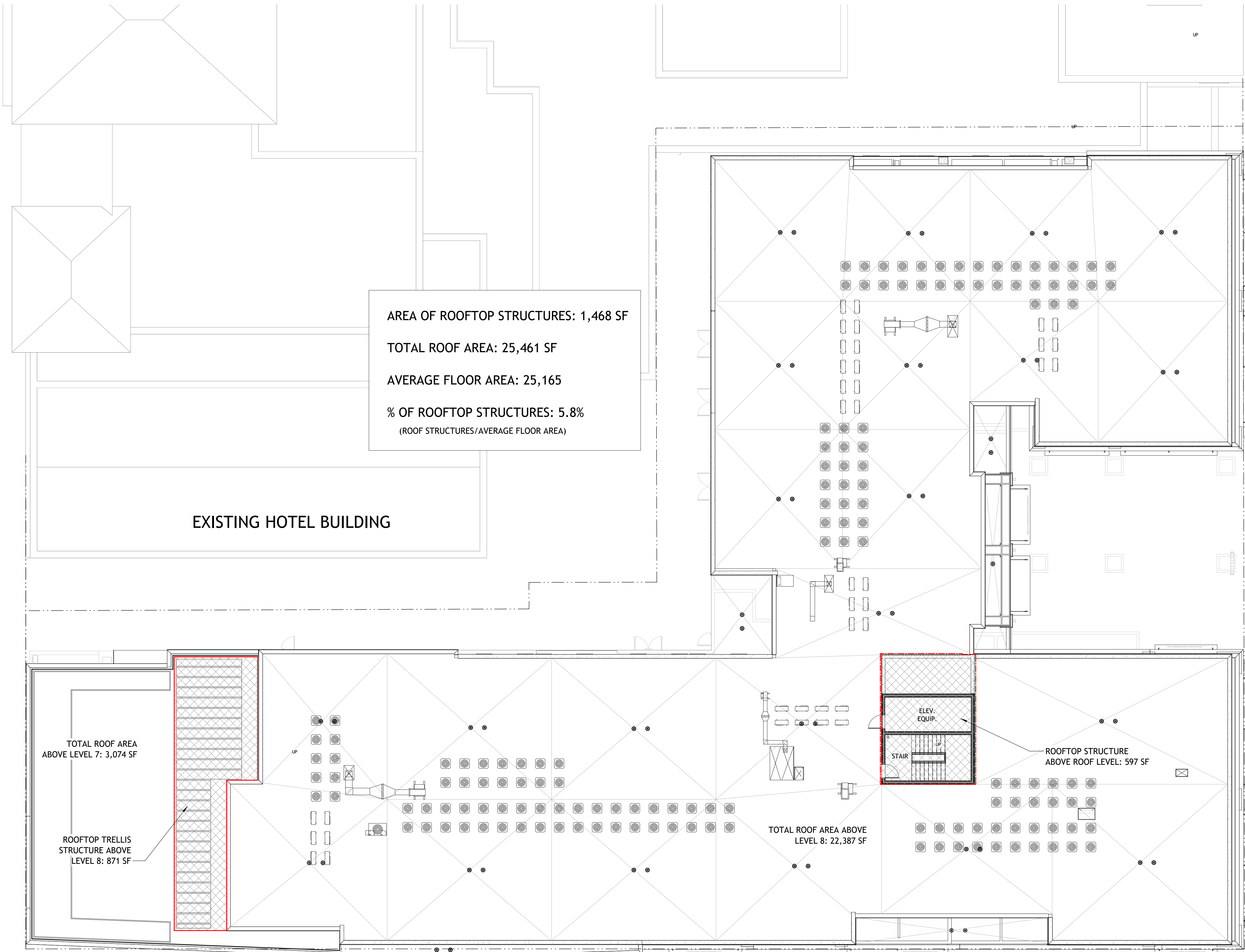
SHEET TITLE:
PLAN- LEVEL 4-7

SHEET NUMBER:
A1-141

1 PRESENTATION FLOOR PLAN- LEVEL 4-7
A1-141 3/32" = 1'-0"



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AREA OF ROOFTOP STRUCTURES: 1,468 SF
 TOTAL ROOF AREA: 25,461 SF
 AVERAGE FLOOR AREA: 25,165
 % OF ROOFTOP STRUCTURES: 5.8%
 (ROOF STRUCTURES/AVERAGE FLOOR AREA)

EXISTING HOTEL BUILDING

TOTAL ROOF AREA ABOVE LEVEL 7: 3,074 SF

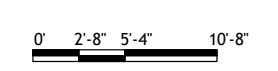
ROOFTOP TRELLIS STRUCTURE ABOVE LEVEL 8: 871 SF

TOTAL ROOF AREA ABOVE LEVEL 8: 22,387 SF

ROOFTOP STRUCTURE ABOVE ROOF LEVEL: 597 SF

ELEV. EQUIP.
STAIR

1 PRESENTATION FLOOR PLAN- ROOF PLAN
 A1-191 3/32" = 1'-0"



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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 T 925 638 8782

No.	Description	Date
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
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O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

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SHEET TITLE:
 PLAN- ROOF

SHEET NUMBER:
 A1-191

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PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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No.	Description	Date
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22

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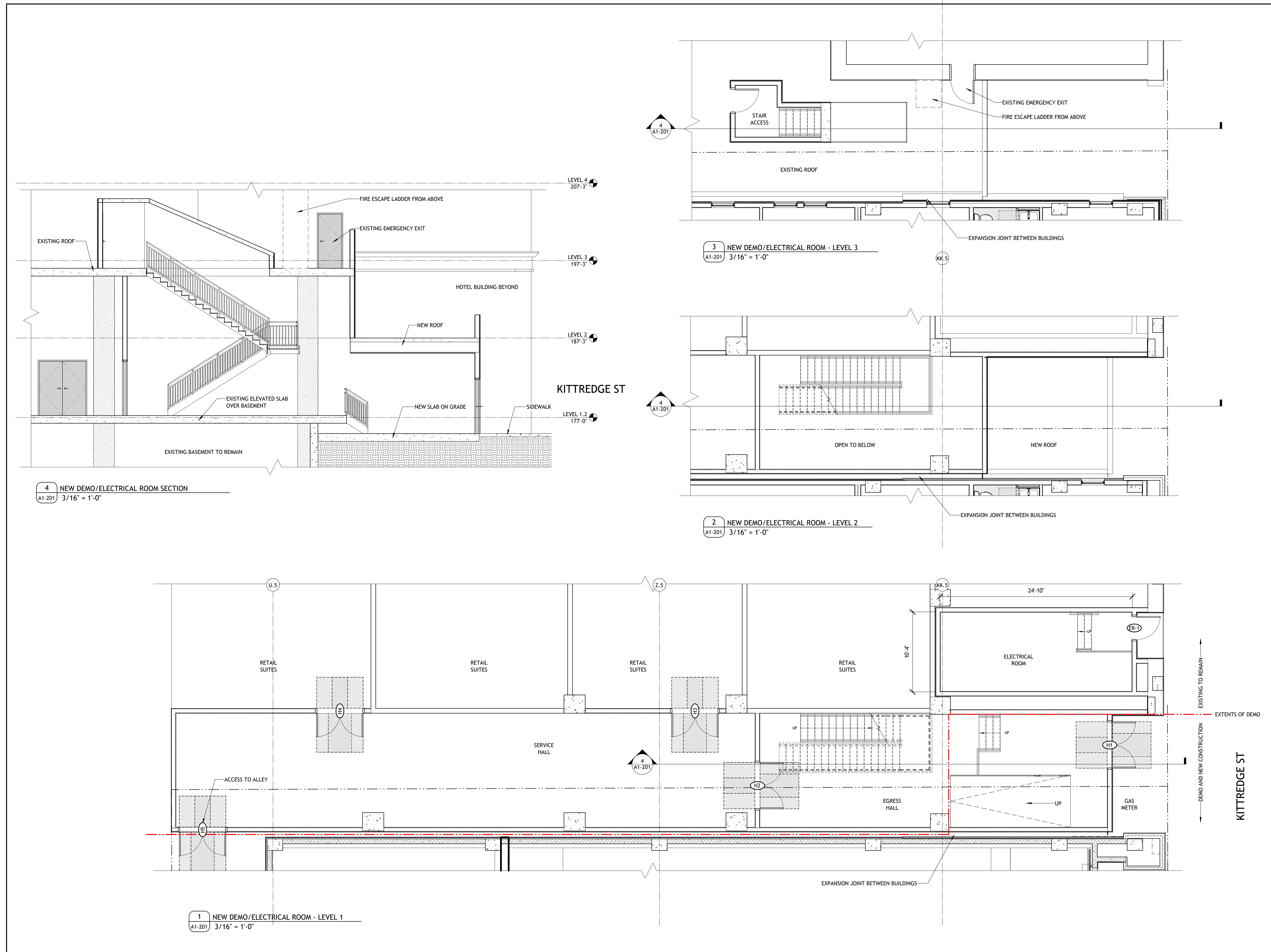
CA VENTURES

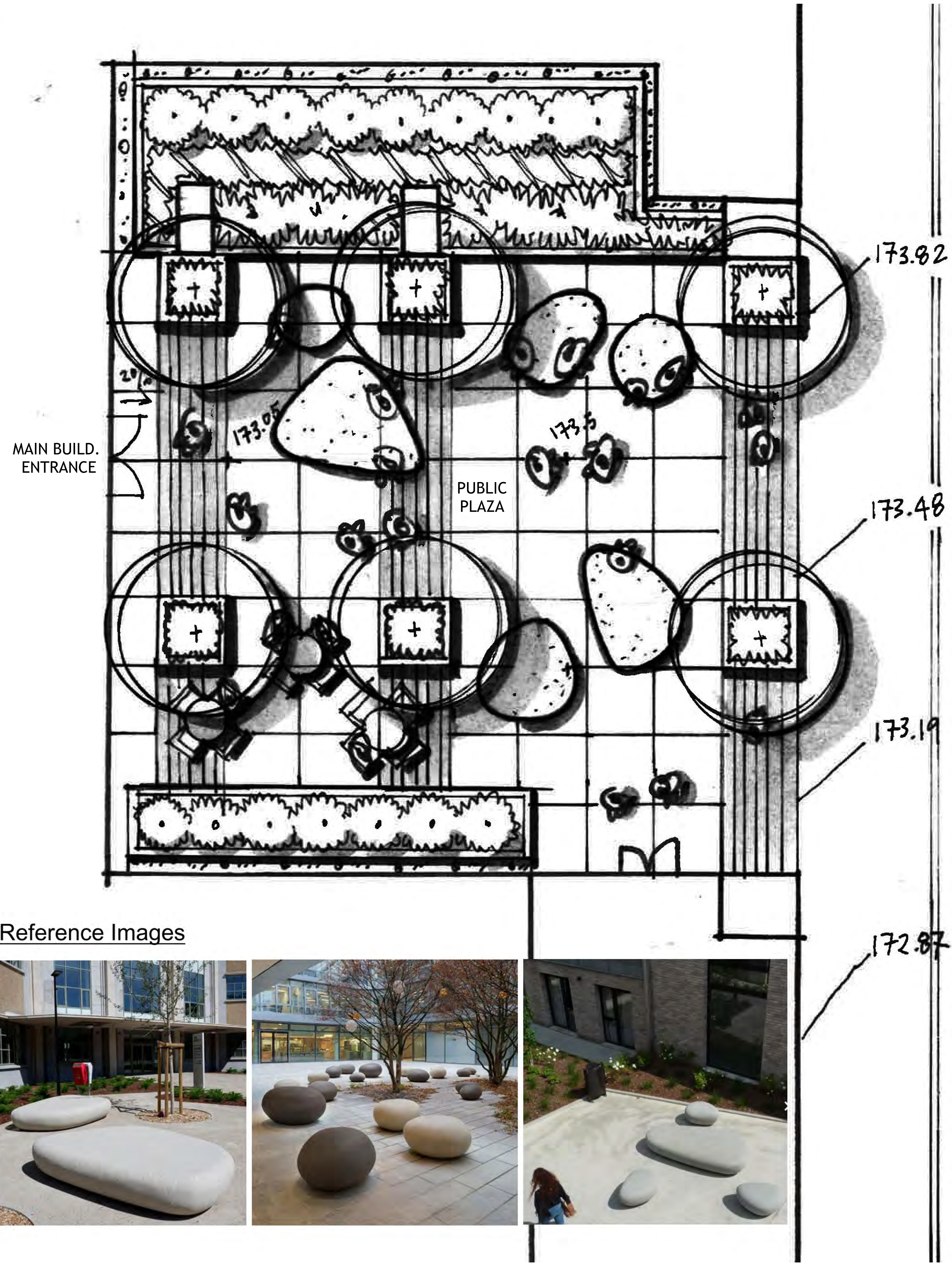
SHEET TITLE:
NEW SERVICE HALL/ELECTRICAL ROOM PLAN

SHEET NUMBER:

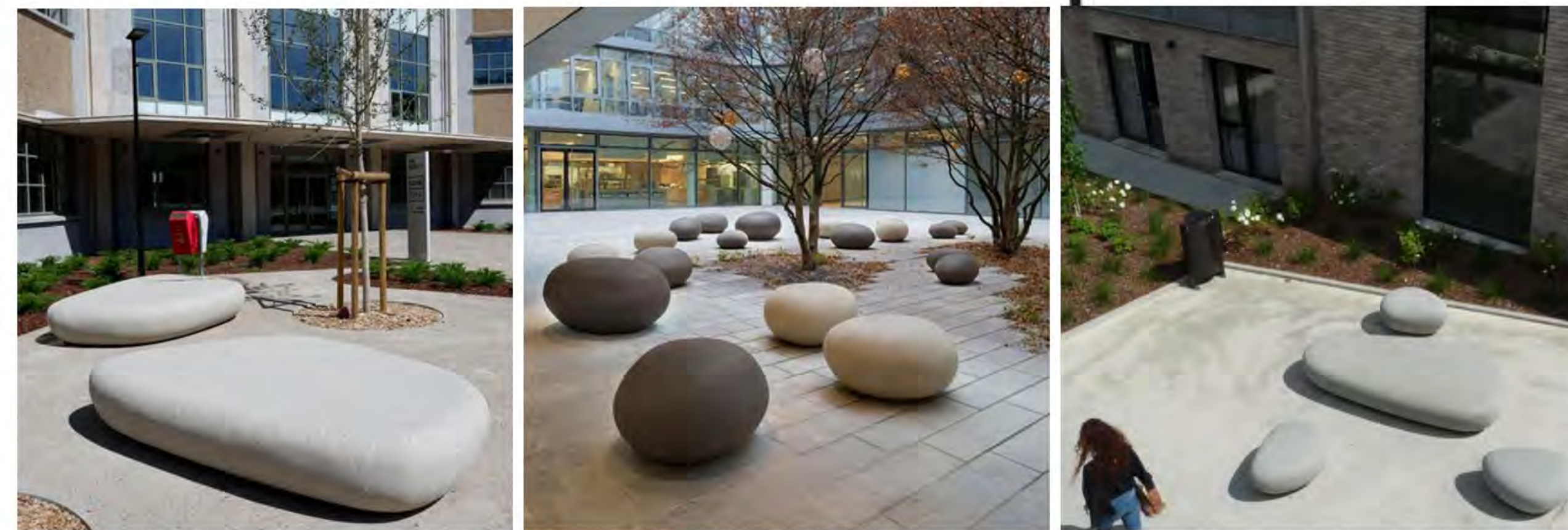
A1-201

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Reference Images



PROJECT #: 121246
DRAWN BY: TF, SH
CHECKED BY: MM

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22

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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
LANDSCAPE
CONCEPT PLAN

SHEET NUMBER:
A1-301

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Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH COLORED FOIL FINISH
E7	ALUMINUM CANOPY
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E13	RAILING
E15	MESH SCREENING

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:

BILL SCHRADER
T 925 638 8782

No.	Description	Date
B	PRELIM APP SB330	7/21/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

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BERKELEY PLAZA
2065 KITTREDGE ST
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CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
ELEVATION- WEST (HAROLD WAY)

SHEET NUMBER:
A3-001

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- WEST (HAROLD WAY)
A3-001 3/32" = 1'-0"

AREA PROJECTING
ACROSS PROPERTY LINE
PROJECTING AREA: 5,697 SF
TOTAL FACE AREA: 22,996 SF
PROJECTING AREA: 24.8%

2 PRESENTATION-ELEVATION- WEST PROJECTION DIAGRAM
A3-001 1" = 30'-0"



Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH COLORED FOIL FINISH
E7	ALUMINUM CANOPY
E8	EXTERIOR WALL SCOSCE
E10	STOREFRONT
E12	HOLLOW METAL DOOR
E17	PARKING GATE

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305

T 404 365 7600
www.nilesbolton.com

APPLICANT:

BILL SCHRADER
T 925 638 8782

No.	Description	Date
B	PRELIM APP SB330	7/21/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

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SHEET TITLE:
ELEVATION- SOUTH
(KITTREDGE ST.)

SHEET NUMBER:
A3-002

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- SOUTH (KITTREDGE ST.)
A3-002 3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E5	WHITE FIBER CEMENT
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E13	RAILING
E15	MESH SCREENING
E16	STONE BREEZE BLOCK

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:

BILL SCHRADER

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No.	Description	Date
B	PRELIM APP SB330	7/21/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

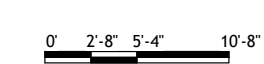
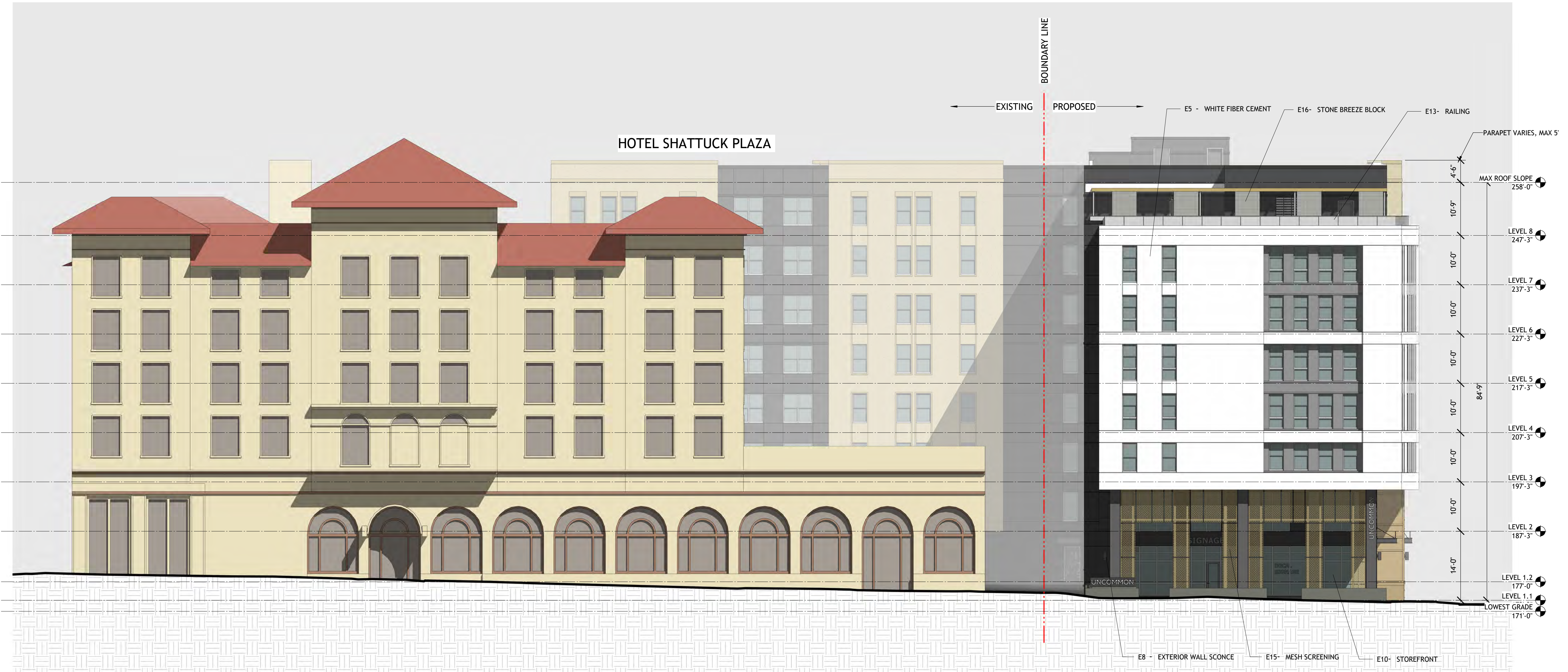
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BERKELEY, CA 94704
CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
ELEVATION- NORTH (ALLSTON WAY)

SHEET NUMBER:
A3-003

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- NORTH (ALLSTON WAY)
A3-003 3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E6	VINYL WINDOW WITH COLORED FOIL FINISH
E12	HOLLOW METAL DOOR

PROJECT #: 121246
DRAWN BY: Author
CHECKED BY: Checker

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Atlanta, GA 30305

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APPLICANT:

BILL SCHRADER

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No.	Description	Date
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

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1 PRESENTATION-ELEVATION- NORTH (HIDDEN)
A3-004 3/32" = 1'-0"

SHEET TITLE:
ELEVATION- NORTH
(HIDDEN)

SHEET NUMBER:
A3-004

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
DRAWN BY: Author
CHECKED BY: Checker

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APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
15	STAFF REVIEW #2	07/13/22

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BERKELEY PLAZA
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CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)

SHEET NUMBER:

A3-006

NOT RELEASED FOR CONSTRUCTION



1 PROPOSED ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)
A3-006 1/8" = 1'-0"

NEW RECESSED ALCOVE TO PROVIDE ELECTRICAL ROOM ACCESS

CROWD MOULDING TO EXTEND AROUND CORNER

METAL DOOR, PAINT TO MATCH STUCCO

CHARCOAL STUCCO

FACADE ALTERATIONS SCOPE ASSOCIATED WITH THE EXISTING BUILDING TO REMAIN IS LIMITED TO:

1) REMOVING THE EGRESS STAIRS SHOWN IN PHOTO 4/A0-001 - A NEW EGRESS STAIR IS PROVIDED TO MAINTAIN THE EXITING FROM THE ELEVATED LEVELS AS ILLUSTRATED ON THE OVERALL SITE PLAN AND THE ENLARGED PLAN DIAGRAMS ON SHEET A1-201.

2) PROVIDING AN ALCOVE TO ACCESS THE NEW ELECTRICAL ROOM AS SHOWN ABOVE. THE EXISTING ELECTRICAL ROOM IS CURRENTLY LOCATED WITHIN THE AREA TO BE DEMOLISHED AND NEEDS TO BE RELOCATED.

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH COLORED FOIL FINISH
E13	RAILING

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
B	PRELIM APP SB330	7/21/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

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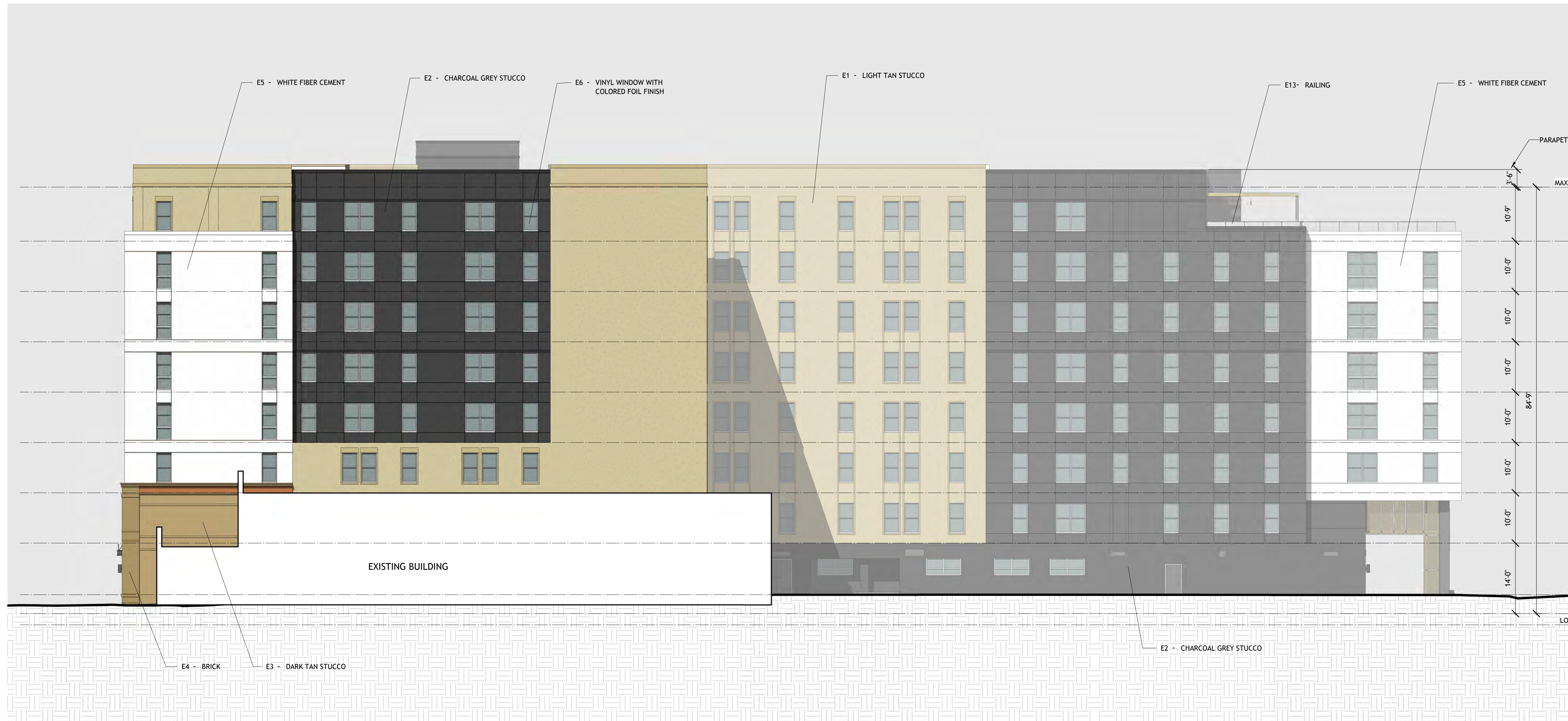
SHEET TITLE:

ELEVATION- EAST (HIDDEN)

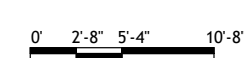
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A3-005

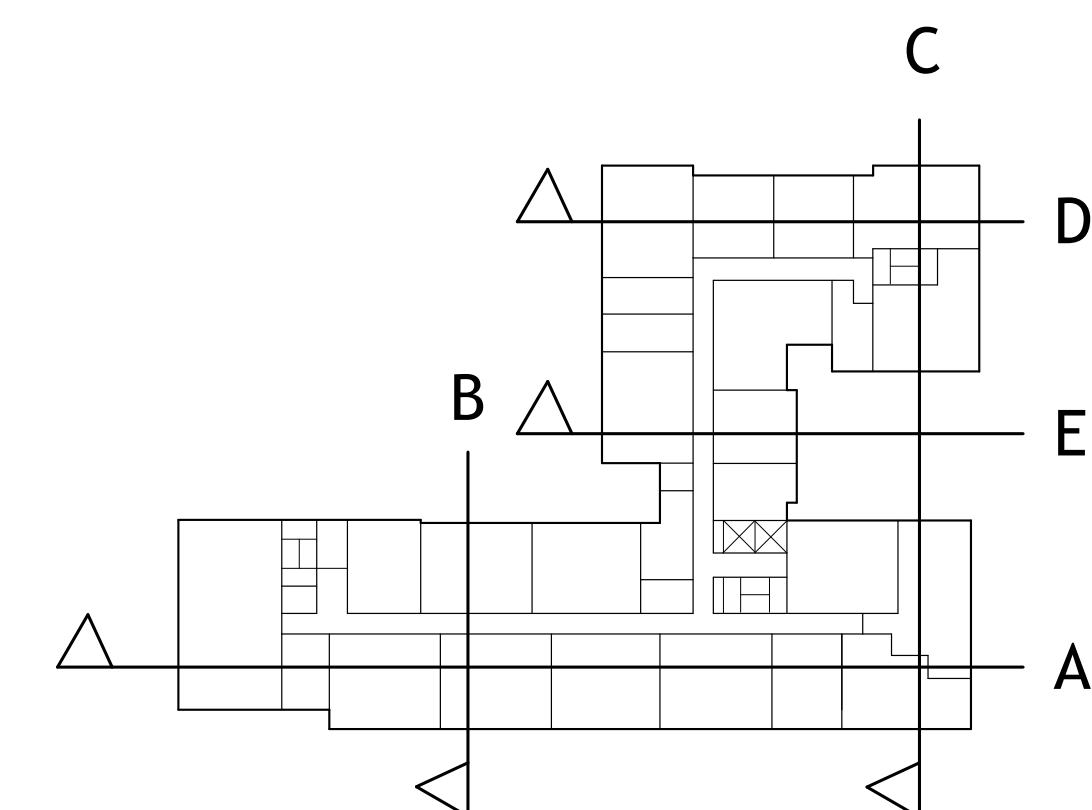
NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- EAST (HIDDEN)
A3-005 3/32" = 1'-0"



1 BUILDING SECTION A - ZONING
A3-101 3/32" = 1'-0"



BUILDING SECTION KEYPLAN
NOT TO SCALE

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
P	USE PERMIT RESUBMIT.	08/22/22

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CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:

BUILDING SECTION

SHEET NUMBER:

A3-101

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
P	USE PERMIT RESUBMIT.	08/22/22

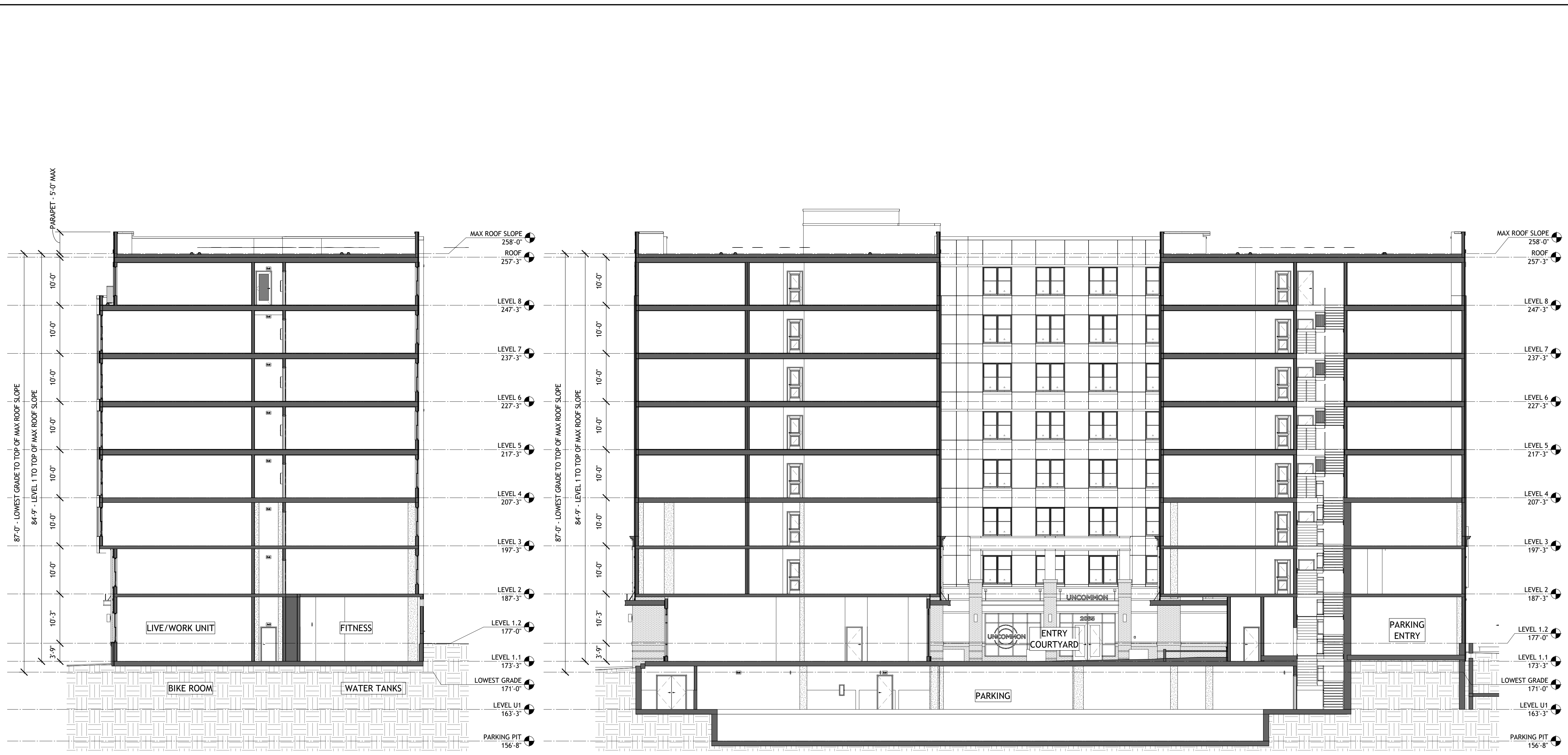
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CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
BUILDING SECTION

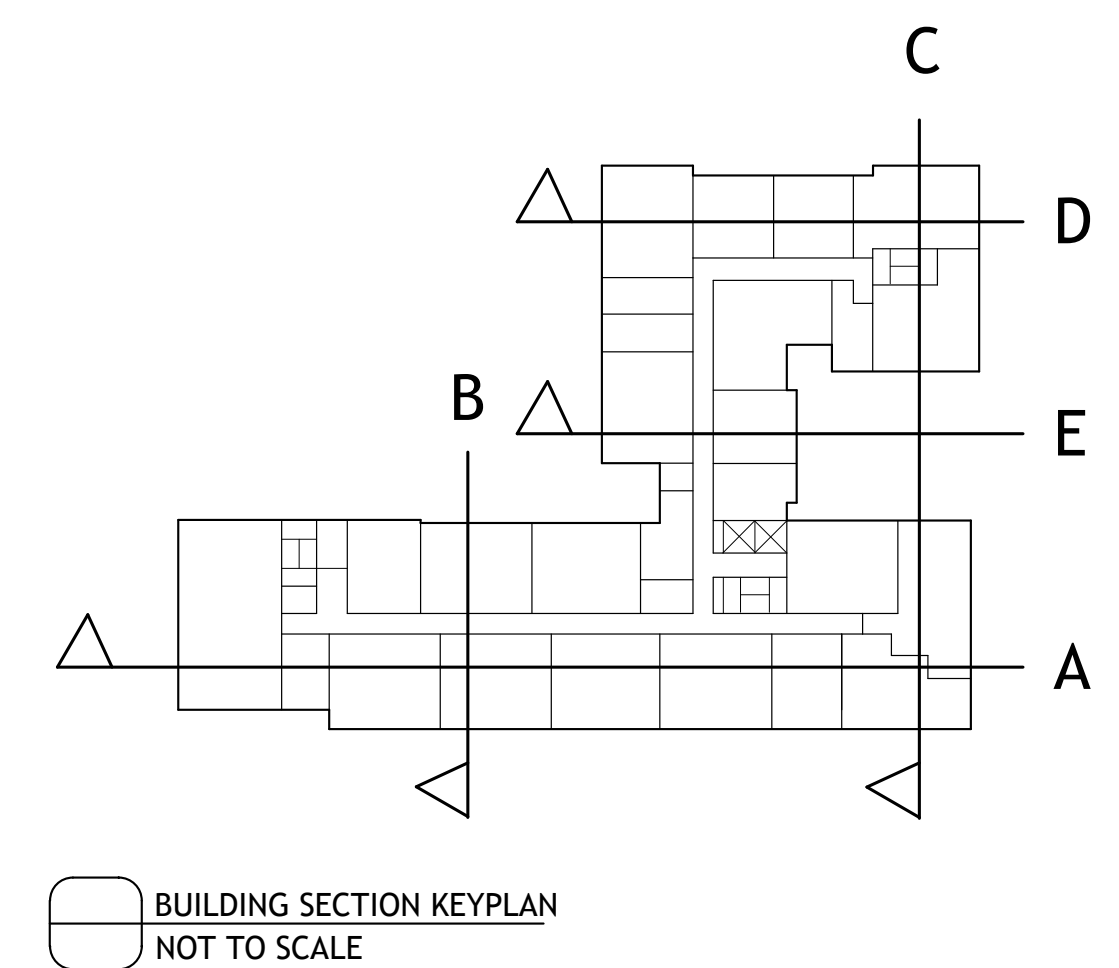
SHEET NUMBER:
A3-102

NOT RELEASED FOR CONSTRUCTION



1 BUILDING SECTION B - ZONING
A3-102 3/32" = 1'-0"

2 BUILDING SECTION C - ZONING
A3-102 3/32" = 1'-0"



BUILDING SECTION KEYPLAN
NOT TO SCALE



1 PERSPECTIVE - KITTREDGE ST AND HAROLD WAY CORNER
A3-203 NOT TO SCALE



2 PERSPECTIVE - KITTREDGE ST RETAIL SPACE
A3-203 NOT TO SCALE



3 PERSPECTIVE - PERSPECTIVE - KITTREDGE ST PLAZA AND RETAIL
A3-203 NOT TO SCALE



4 PERSPECTIVE - PERSPECTIVE - KITTREDGE ST PLAZA AND RETAIL
A3-203 NOT TO SCALE

PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
2	PRELIM APP SB330	7/21/21
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22

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BERKELEY PLAZA
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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:

PERSPECTIVES

SHEET NUMBER:

A3-203



1 PERSPECTIVE - HAROLD WAY LIVE/WORK UNIT ENTRIES
A3-202 NOT TO SCALE



2 PERSPECTIVE - NORTH WEST CORNER AERIAL
A3-202 NOT TO SCALE



3 PERSPECTIVE - ALLSTON WAY AND HAROLD WAY RETAIL ENTRY
A3-202 NOT TO SCALE



4 PERSPECTIVE - ALLSTON WAY AND HAROLD WAY CORNER
A3-202 NOT TO SCALE

PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

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APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:

PERSPECTIVES

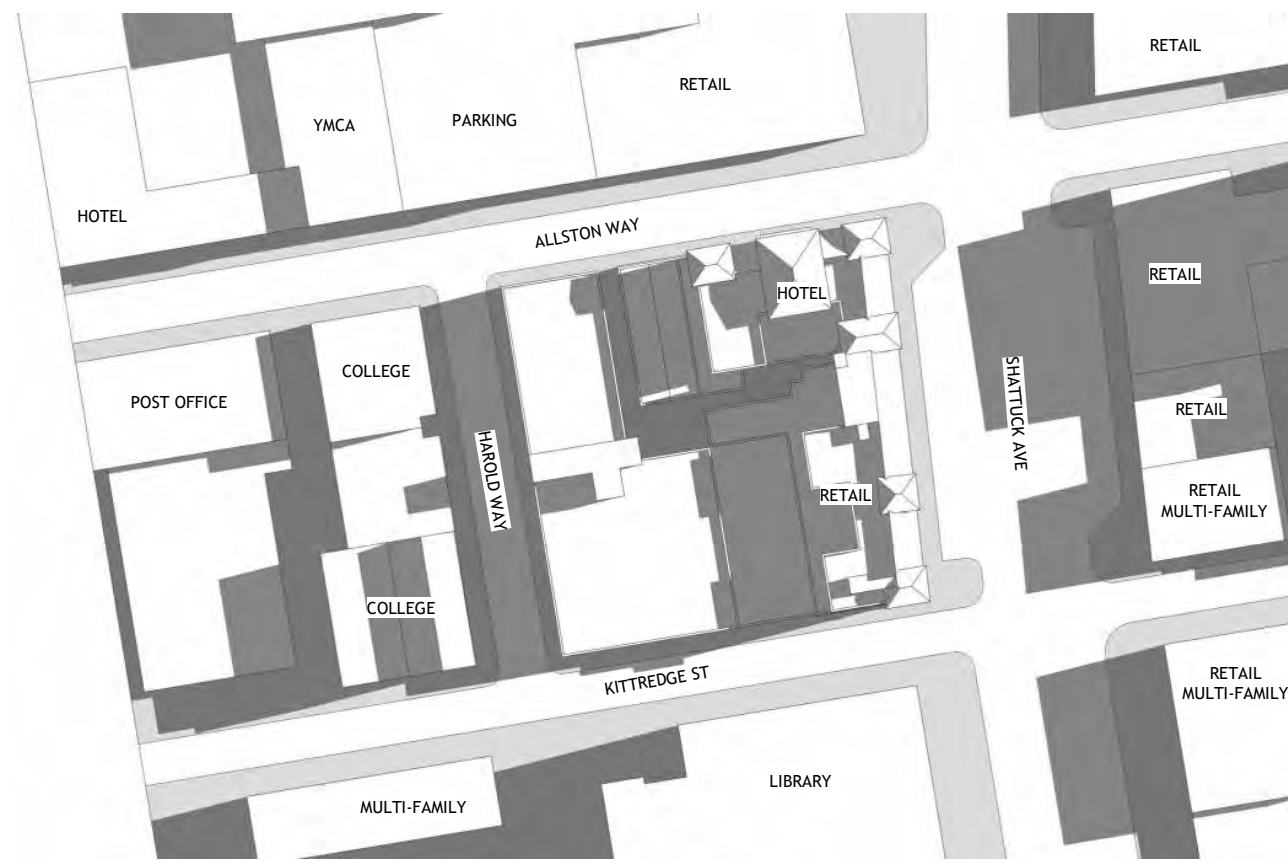
SHEET NUMBER:

A3-202

NOT RELEASED FOR CONSTRUCTION

JUNE 21 MORNING

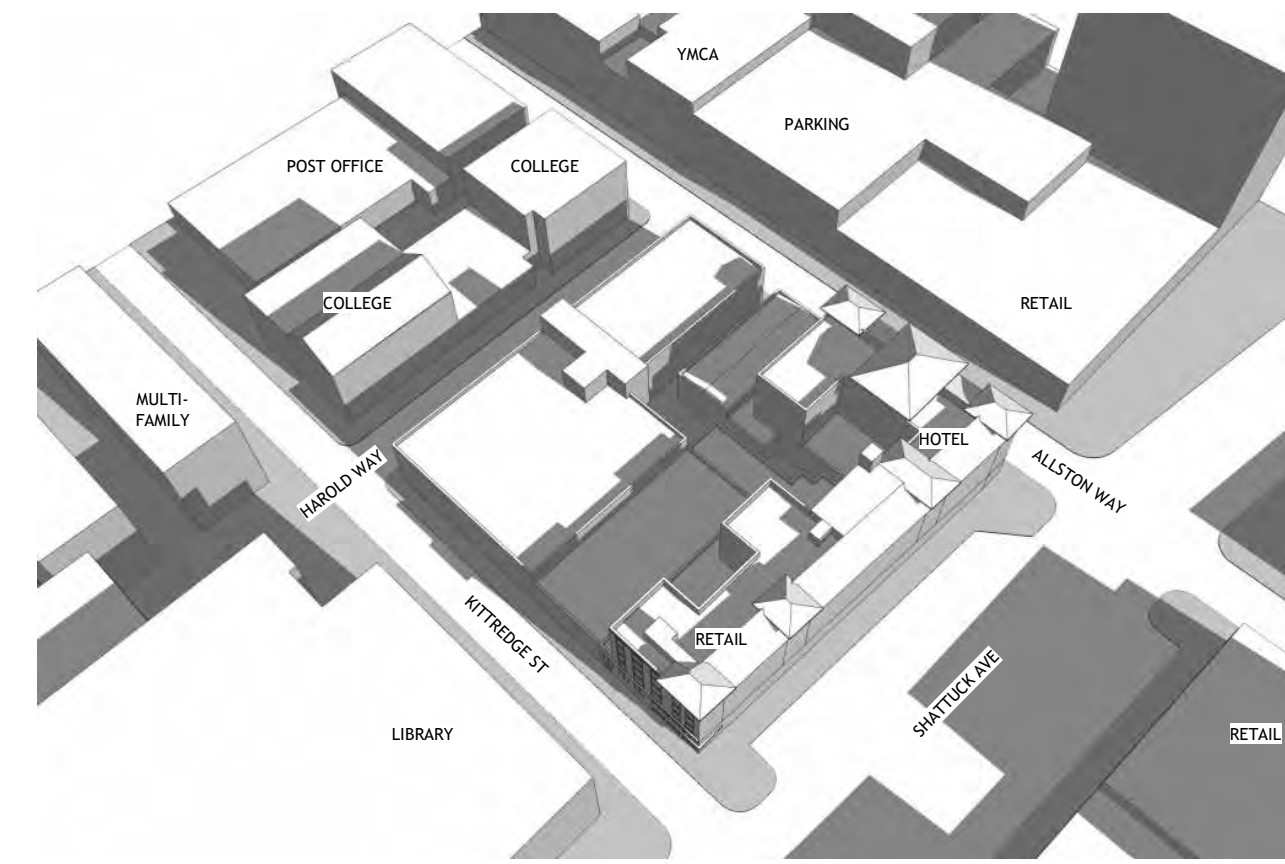
2 HOURS AFTER SUNRISE - 7:47 AM



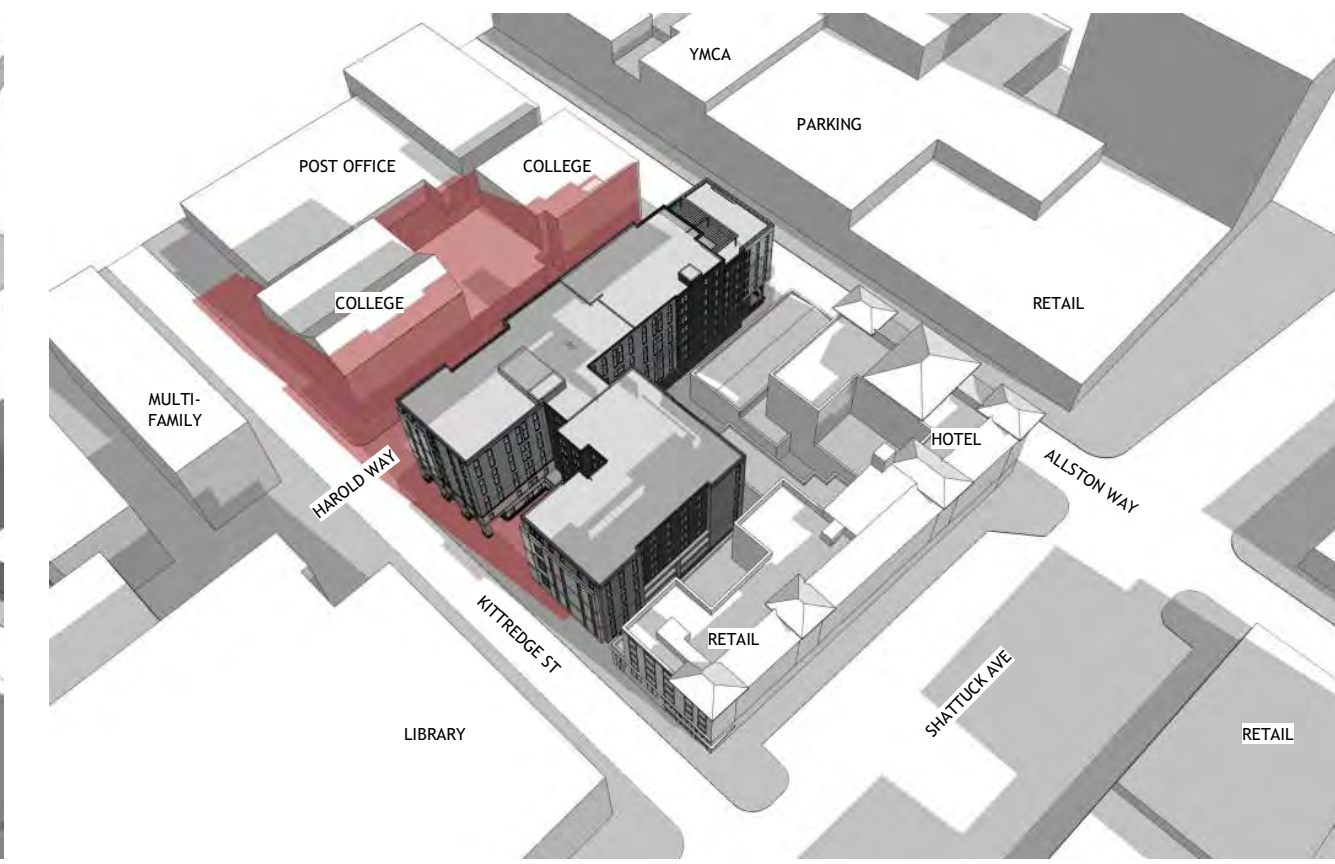
TOP VIEW EXISTING



TOP VIEW PROPOSED



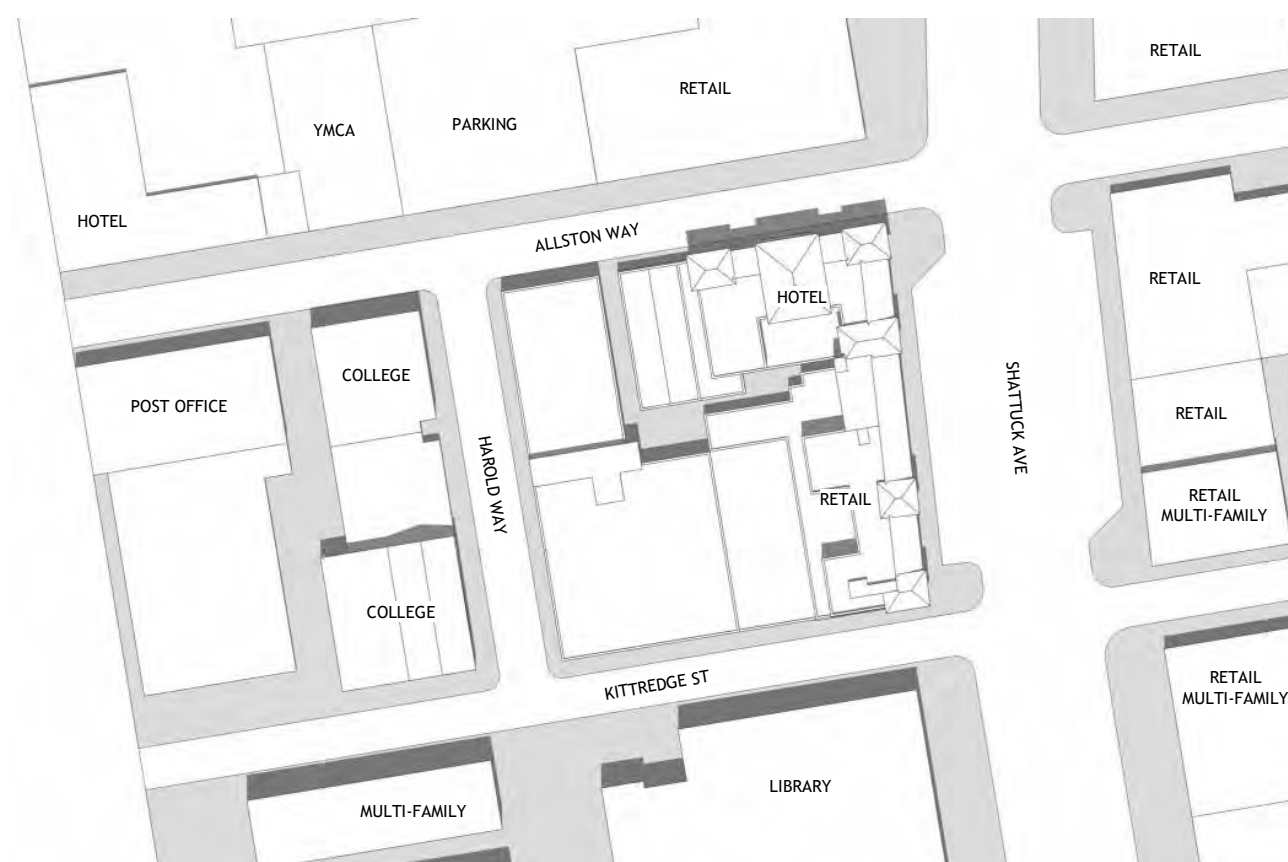
ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

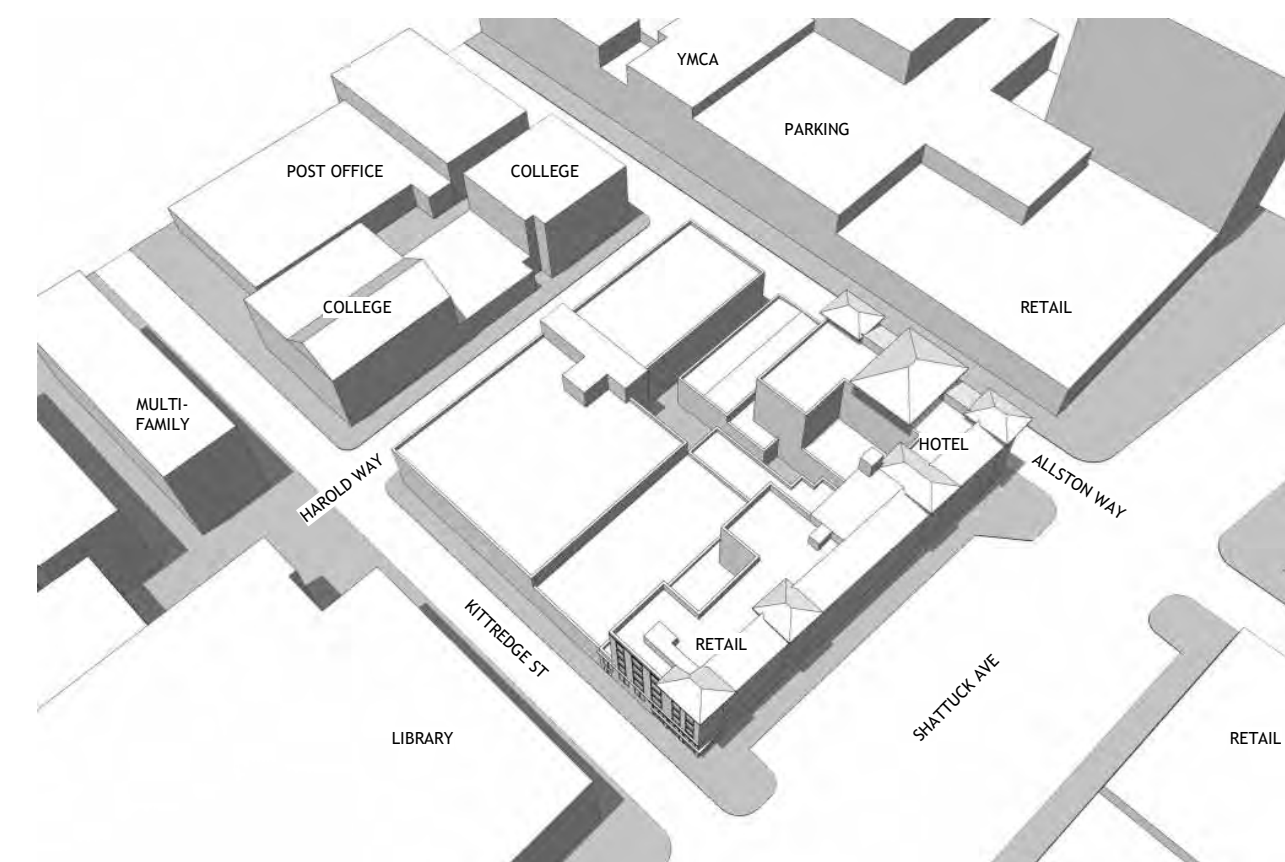
JUNE 21 NOON



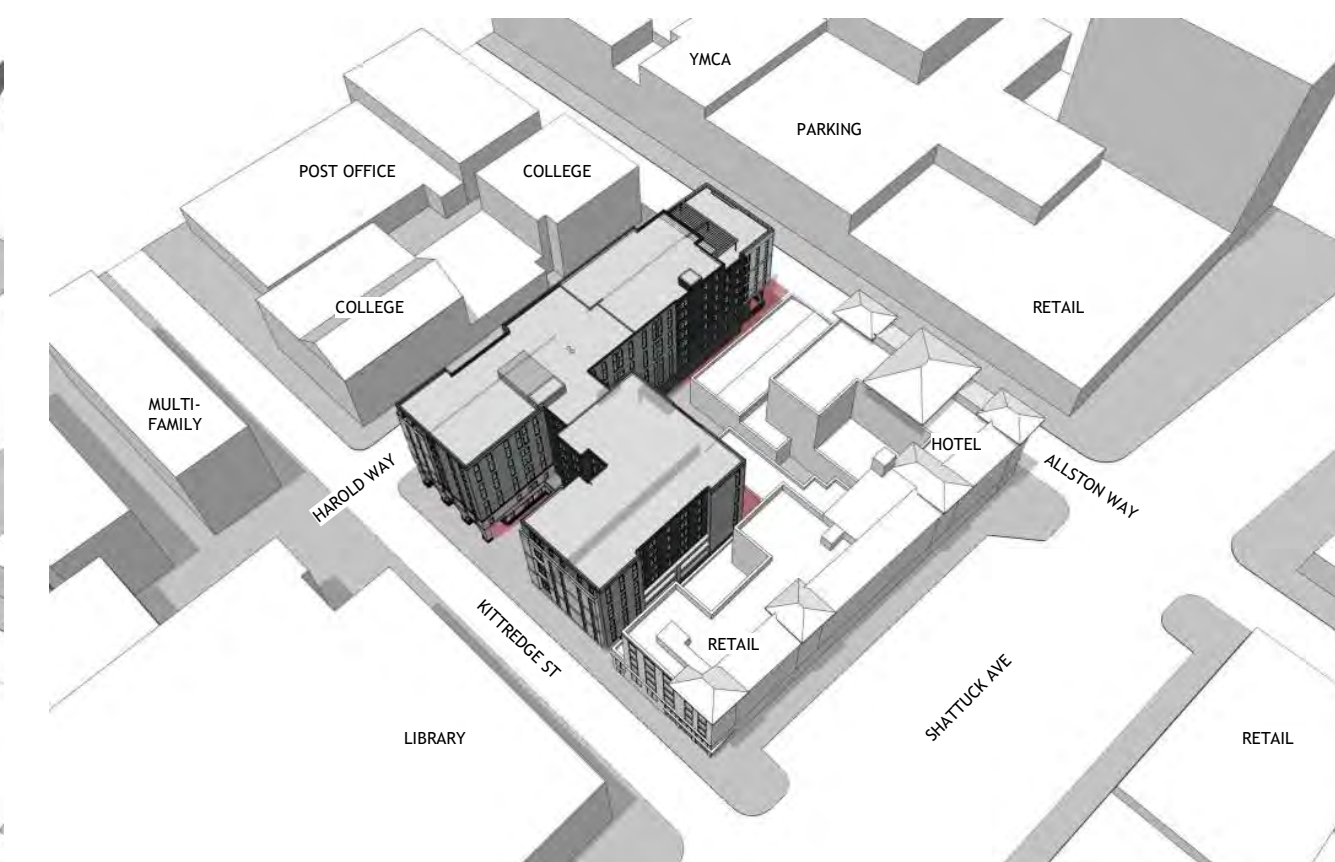
TOP VIEW EXISTING



TOP VIEW PROPOSED



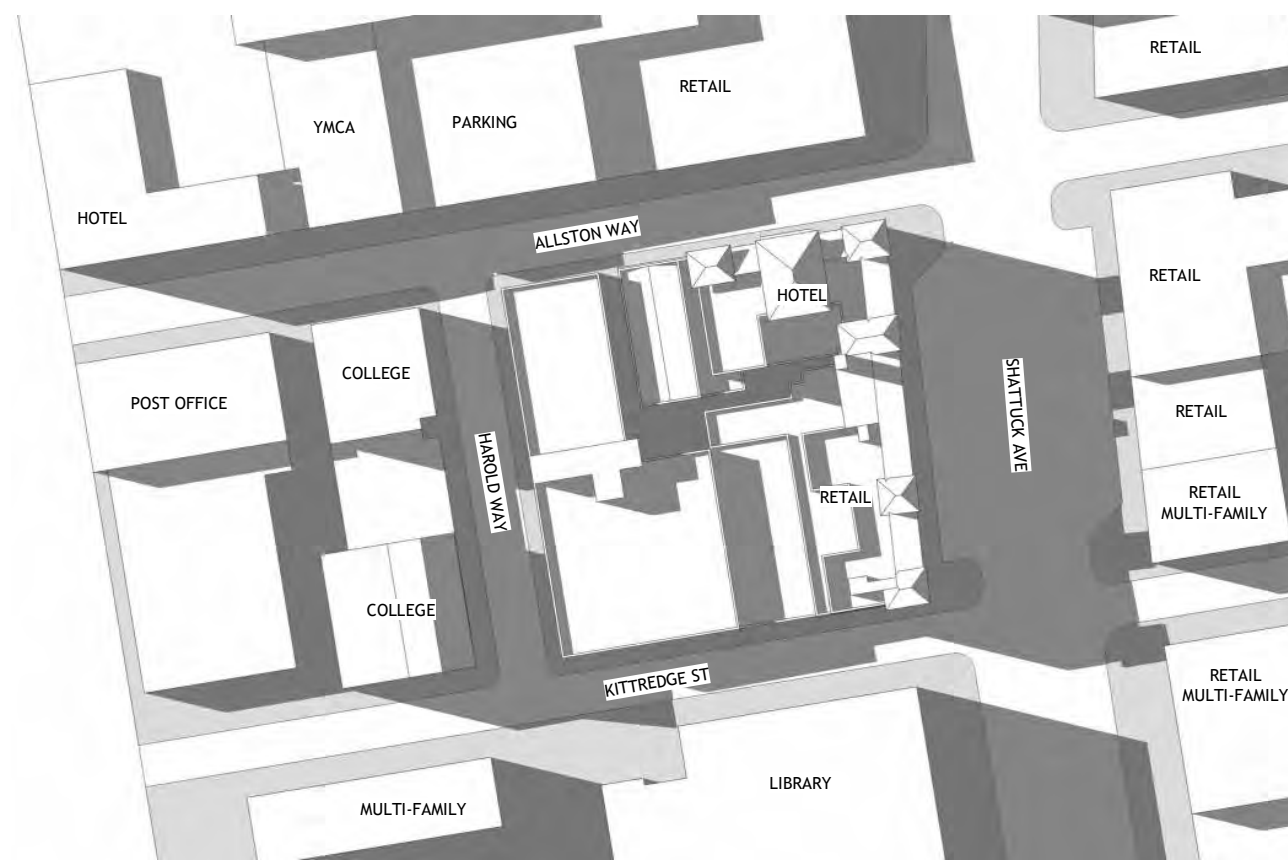
ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

JUNE 21 EVENING

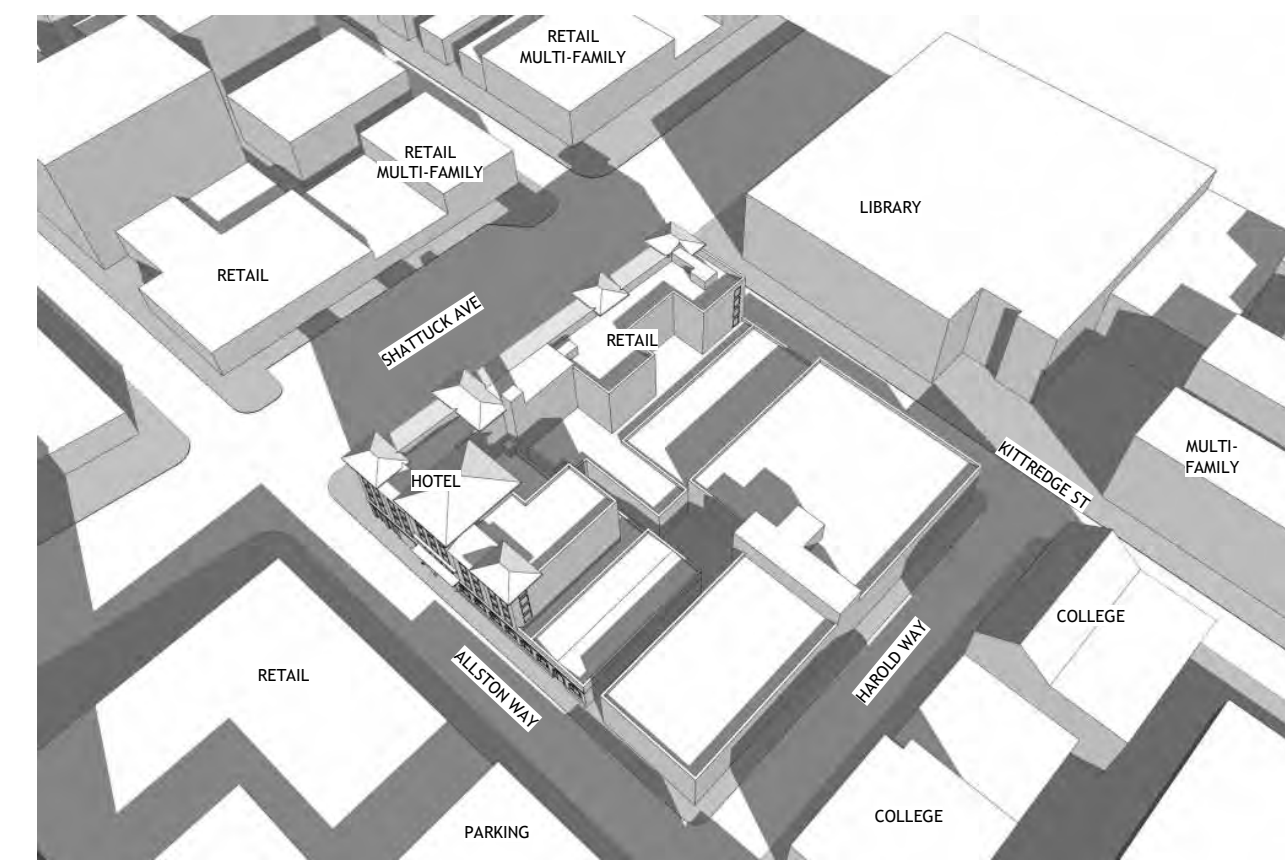
2 HOURS BEFORE SUNSET - 6:34 PM



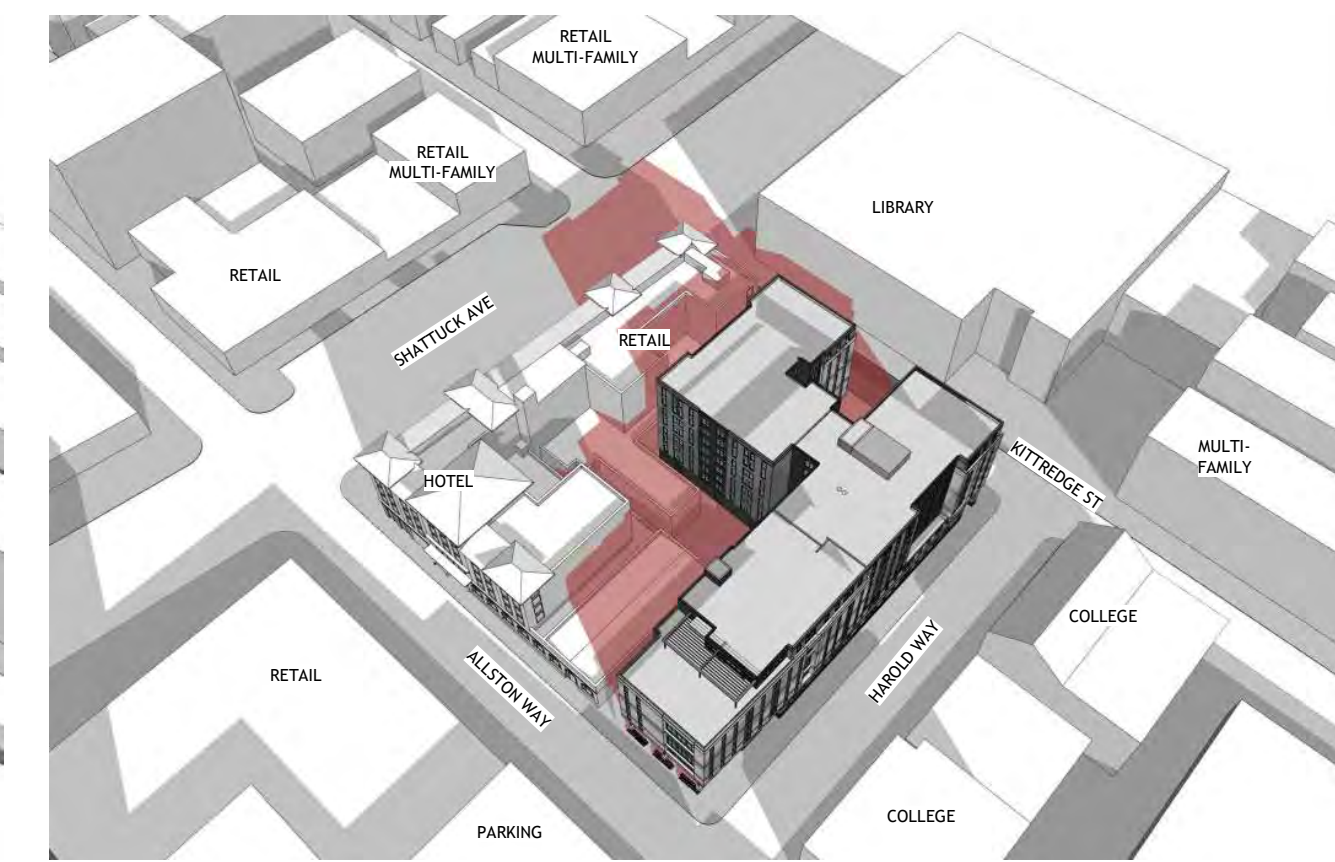
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
SHADOW STUDIES - JUNE 21

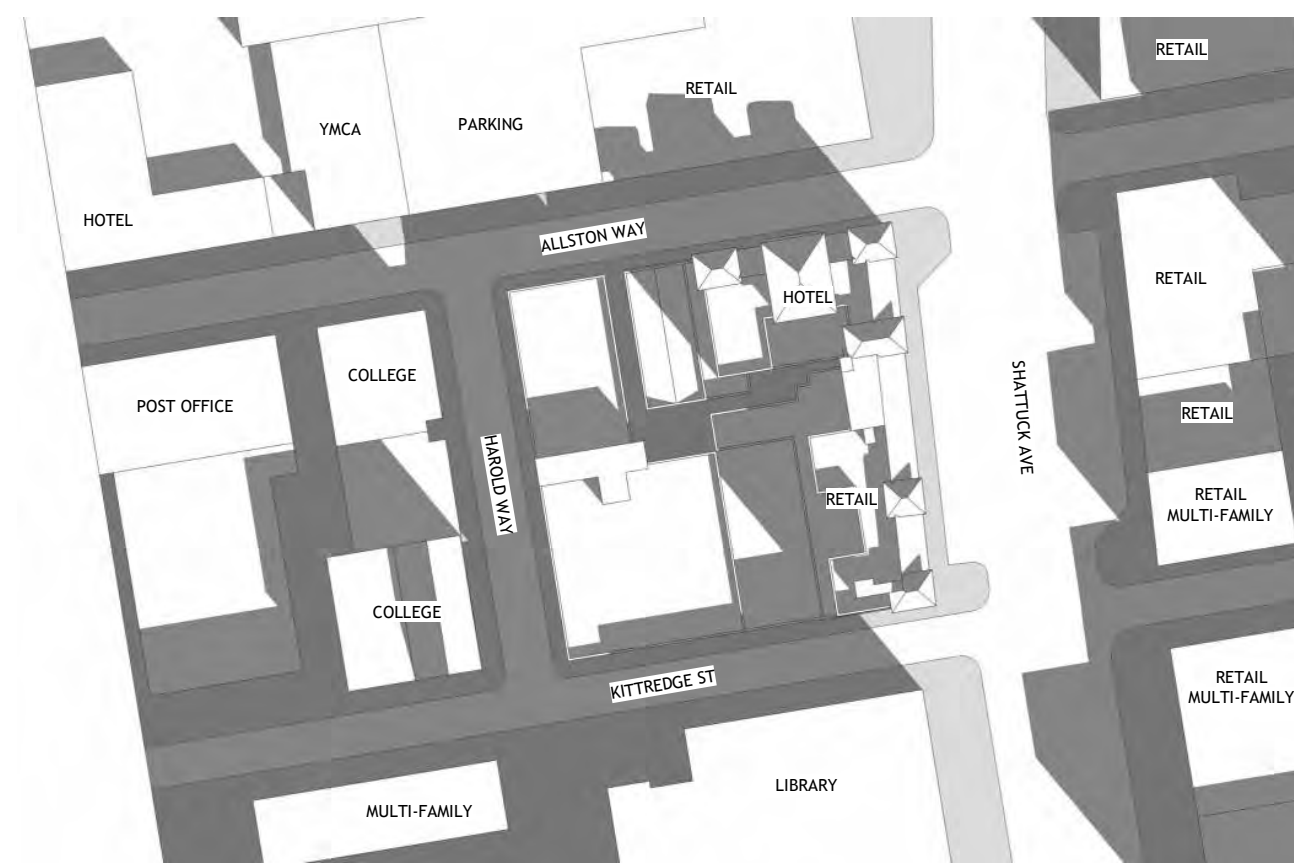
SHEET NUMBER:

A3-301

NOT RELEASED FOR CONSTRUCTION

DECEMBER 21 MORNING

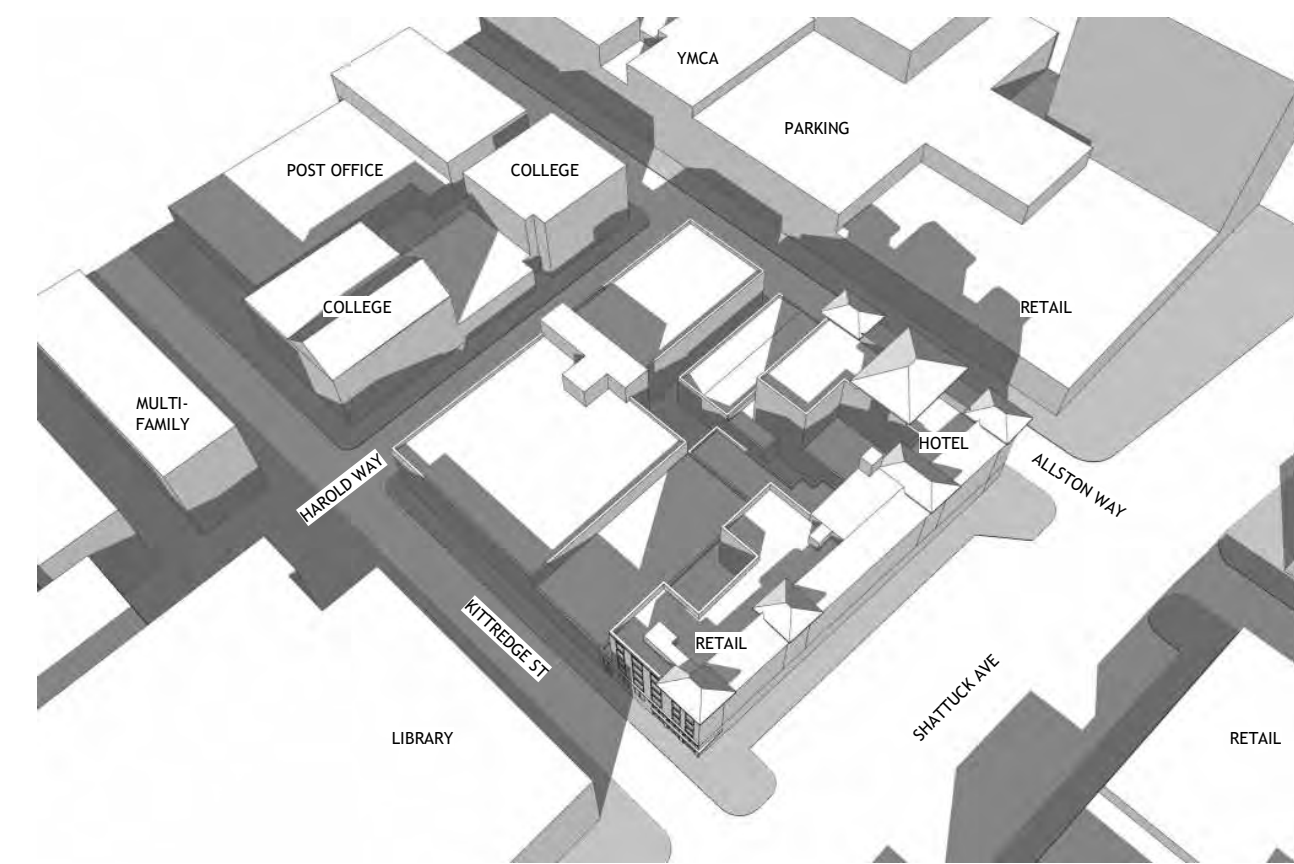
2 HOURS AFTER SUNRISE - 9:21 AM



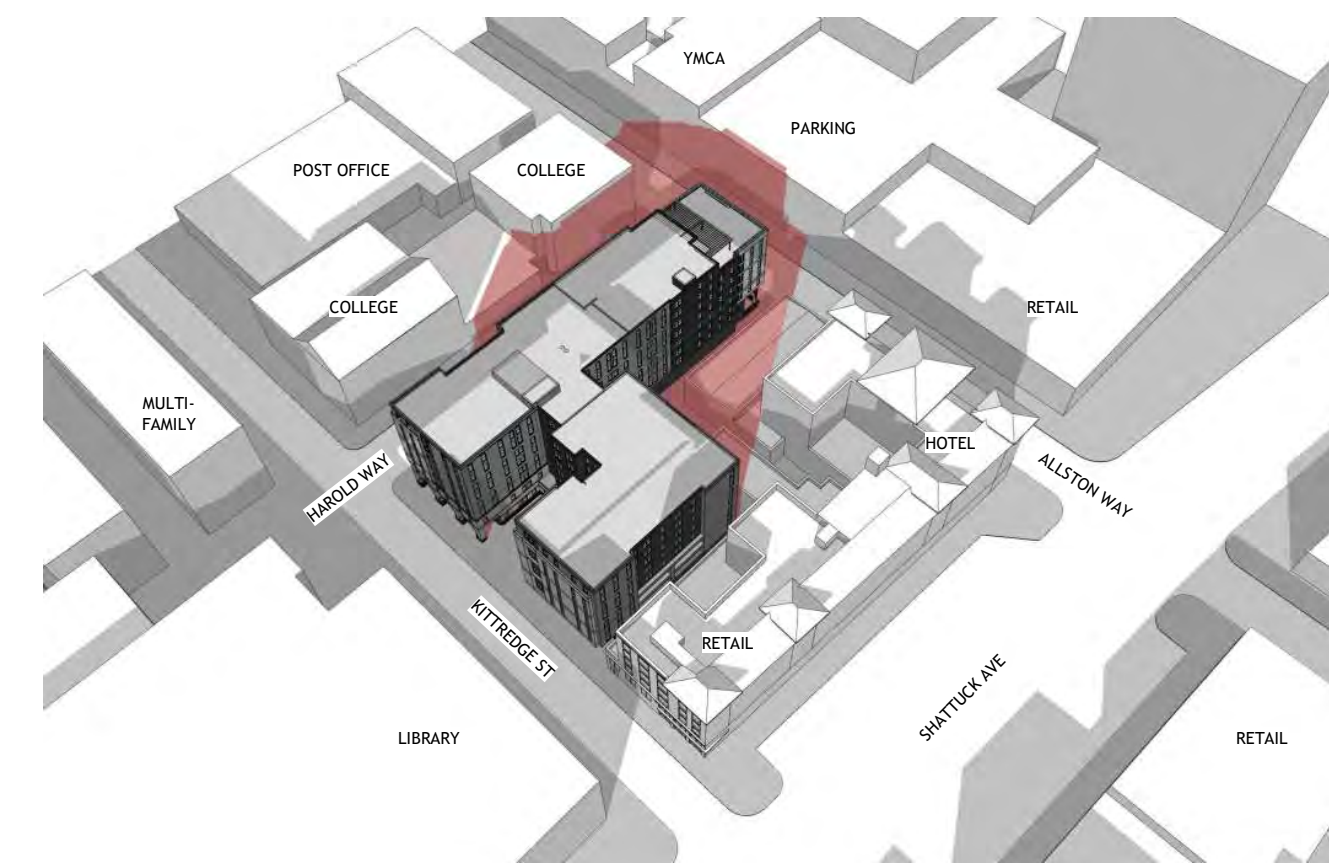
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

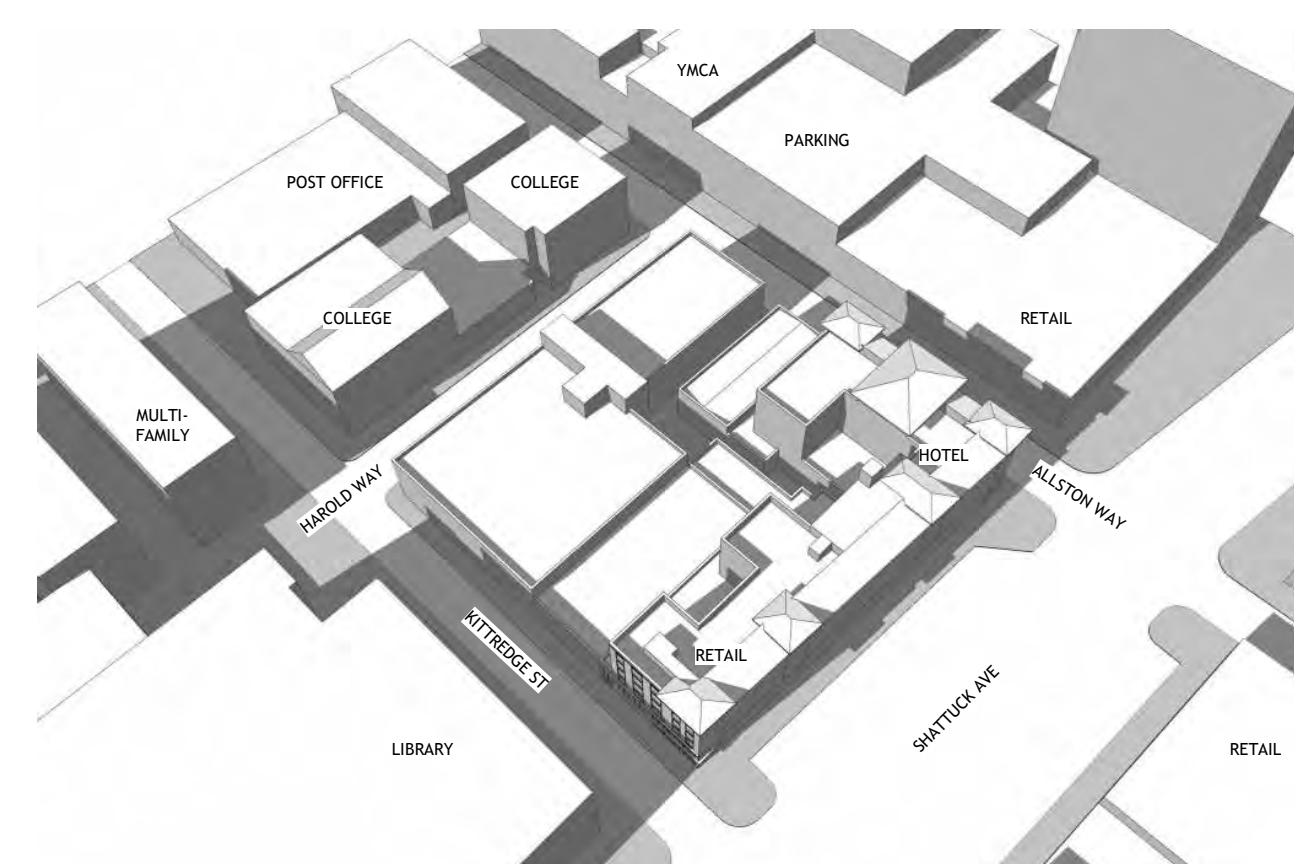
DECEMBER 21 NOON



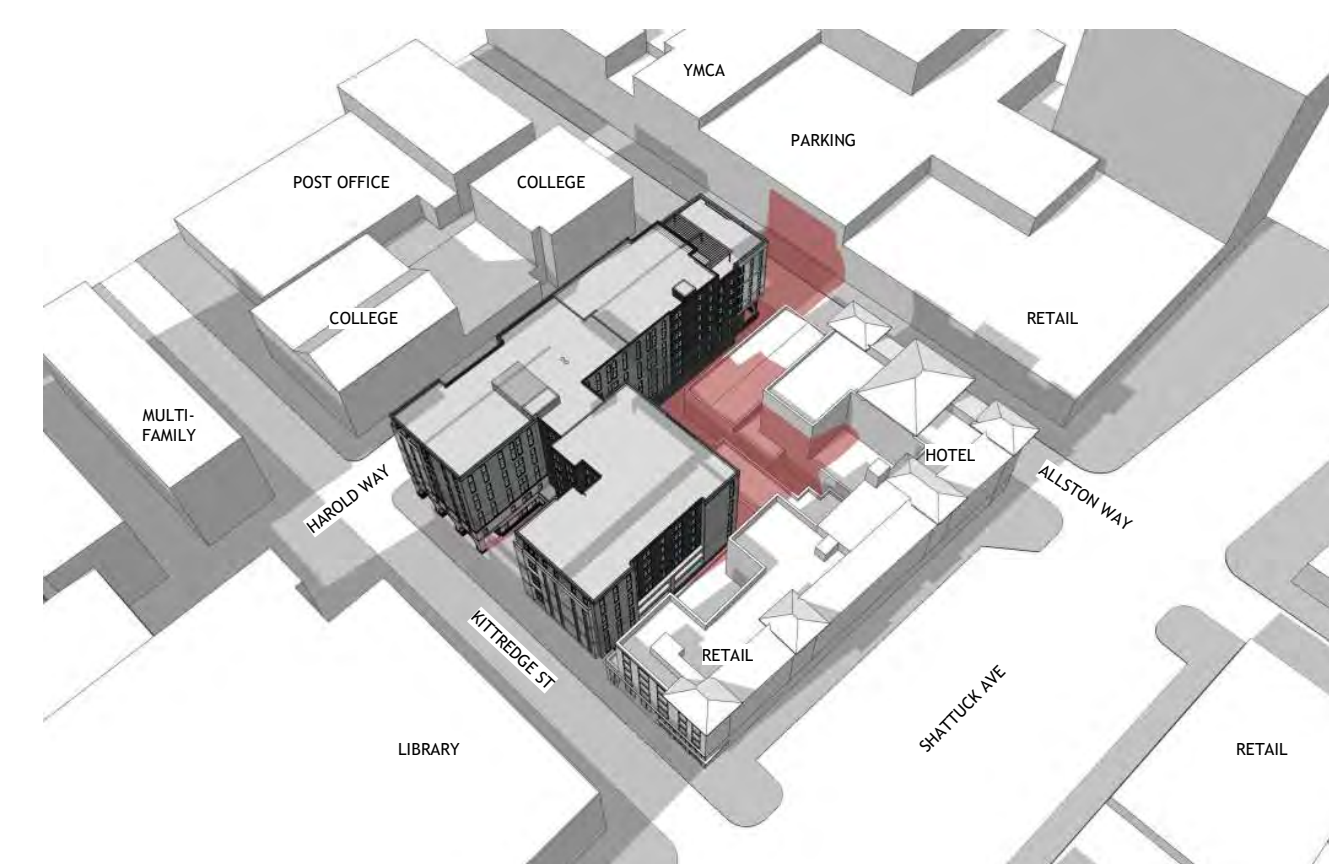
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

DECEMBER 21 EVENING

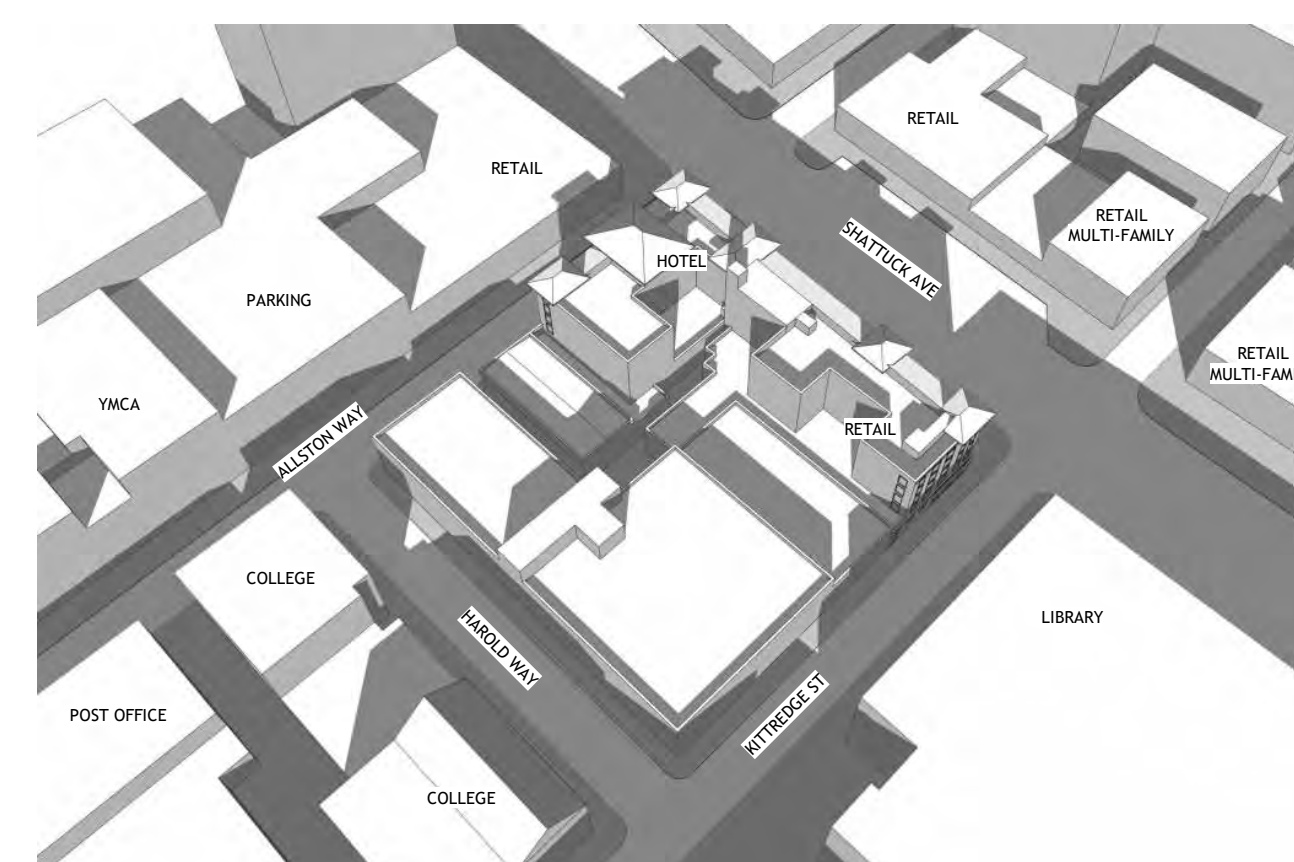
2 HOURS BEFORE SUNSET - 2:53 PM



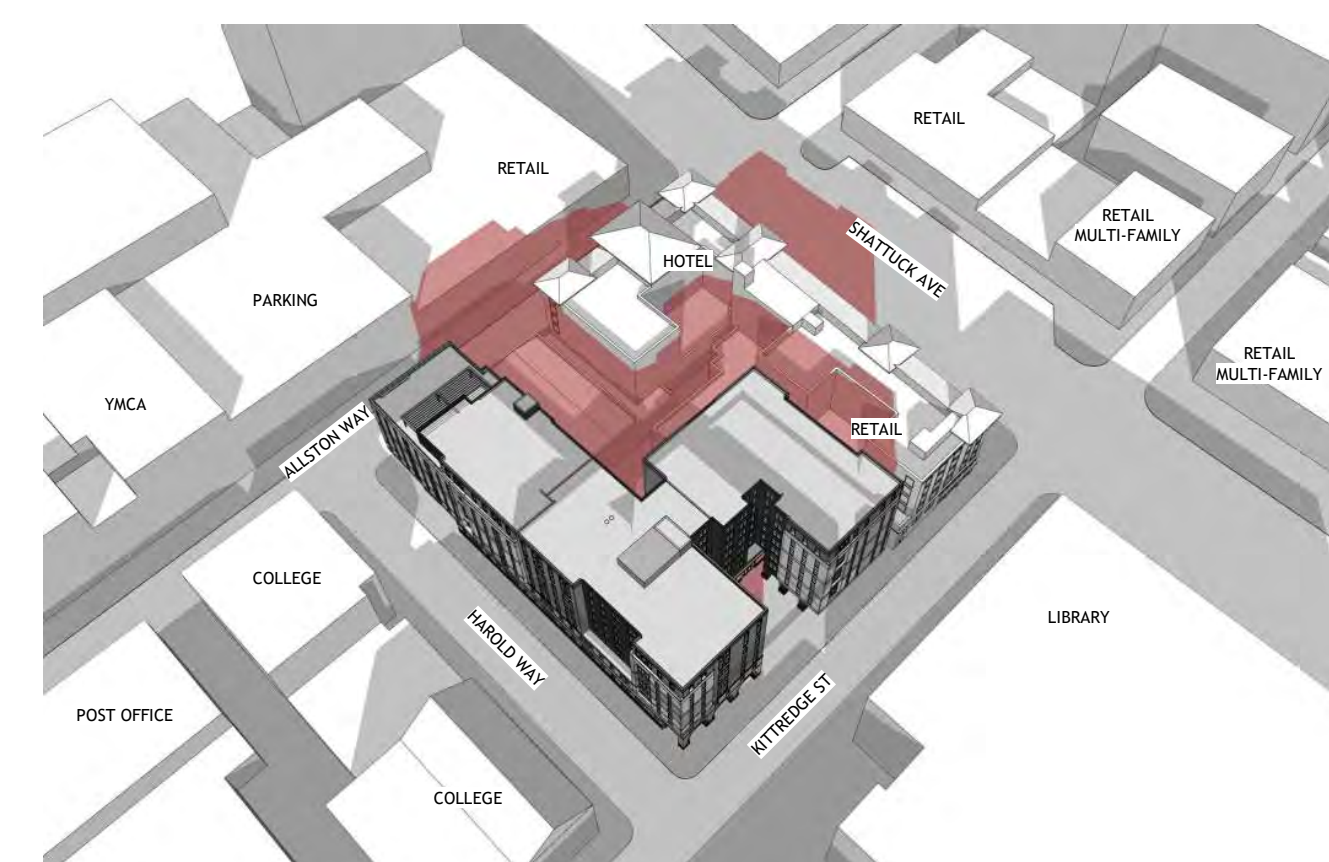
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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Atlanta, GA 30305

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www.nilesbolton.com

APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:

SHADOW STUDIES
-DEC 21

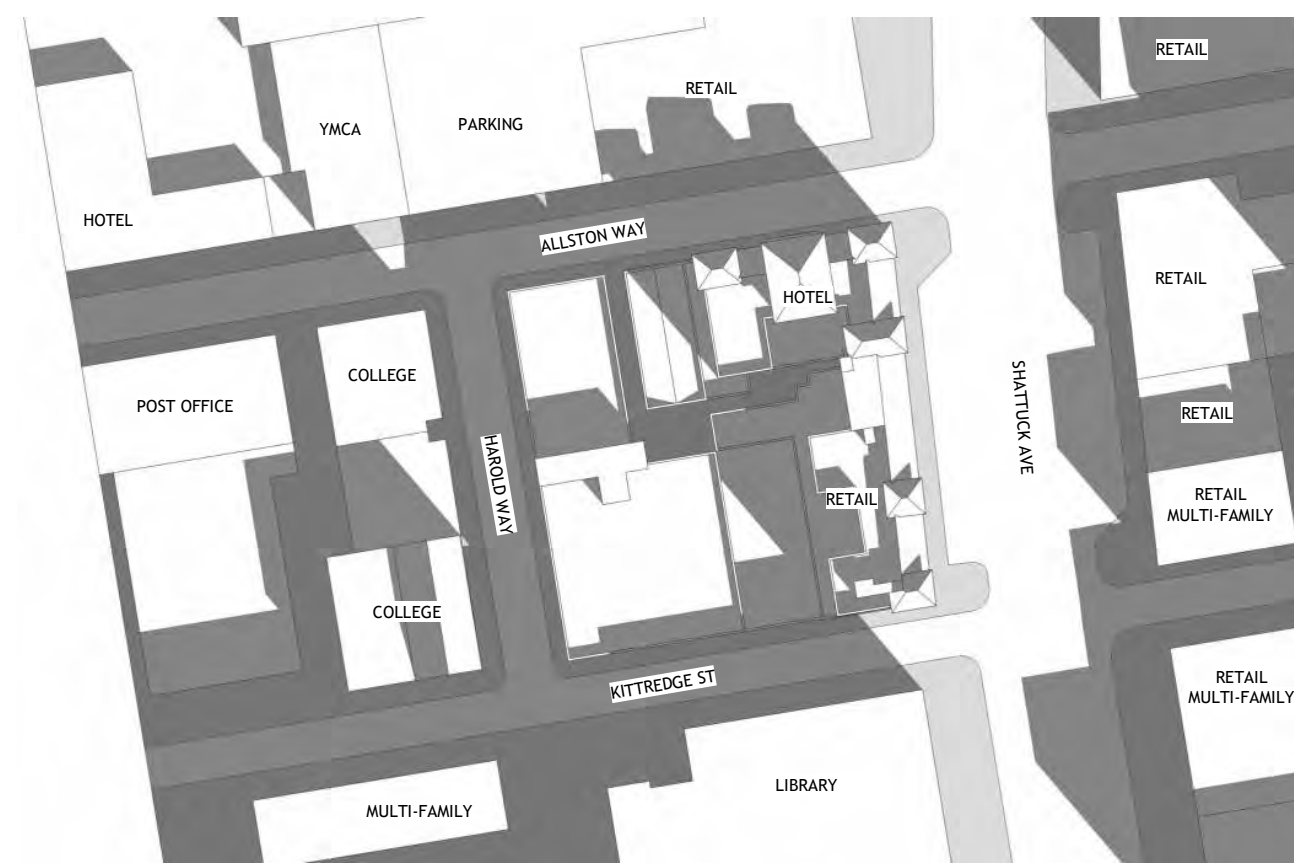
SHEET NUMBER:

A3-302

NOT RELEASED FOR CONSTRUCTION

DECEMBER 10 MORNING

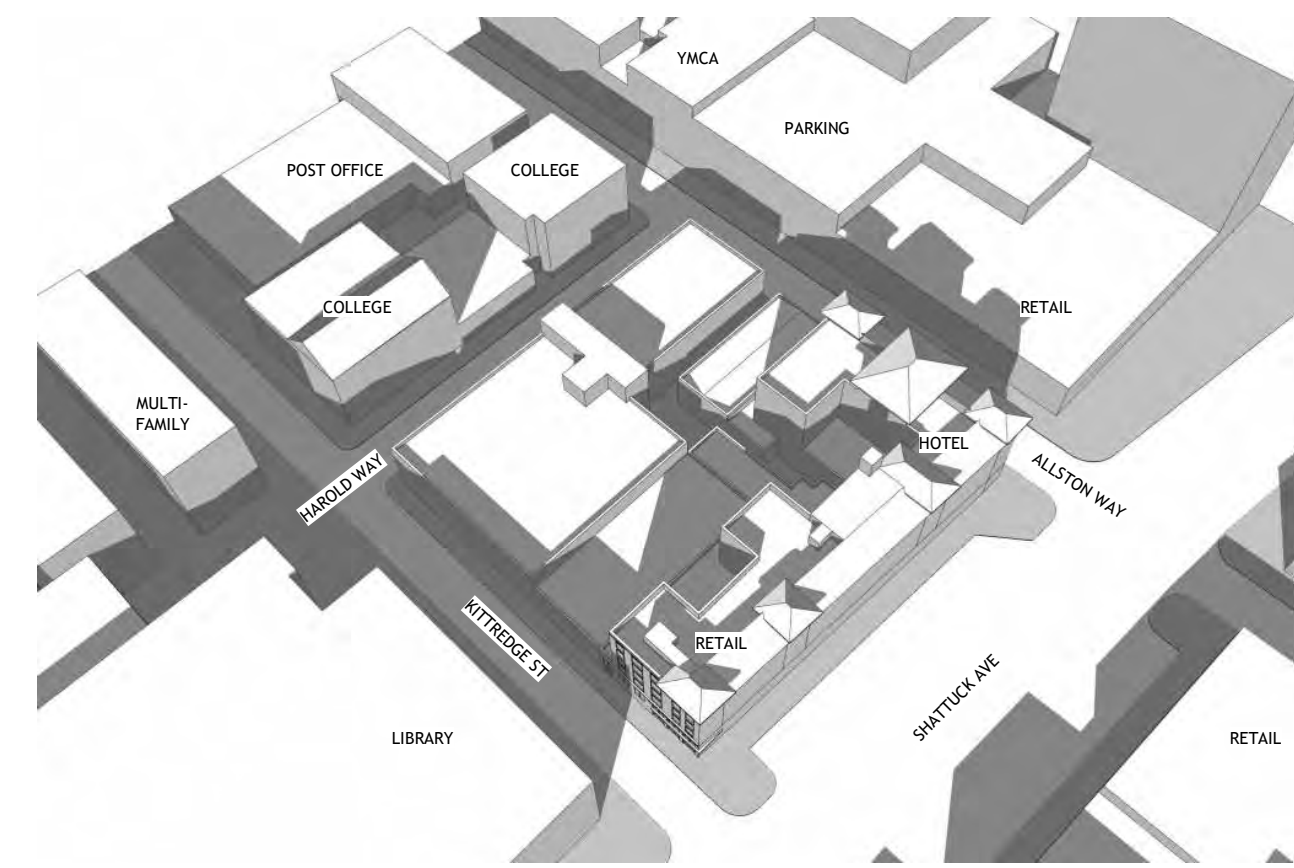
2 HOURS AFTER SUNRISE - 9:14 AM



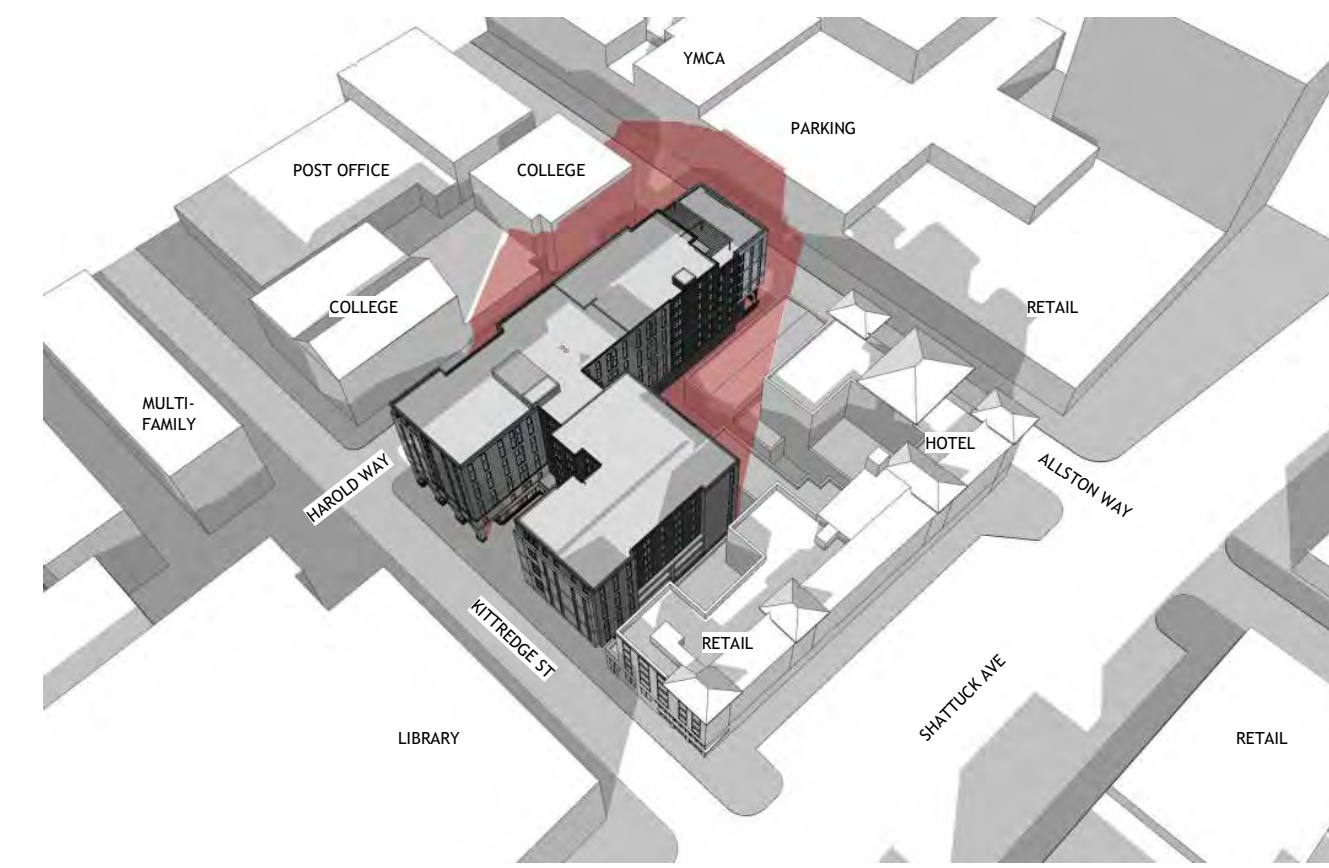
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

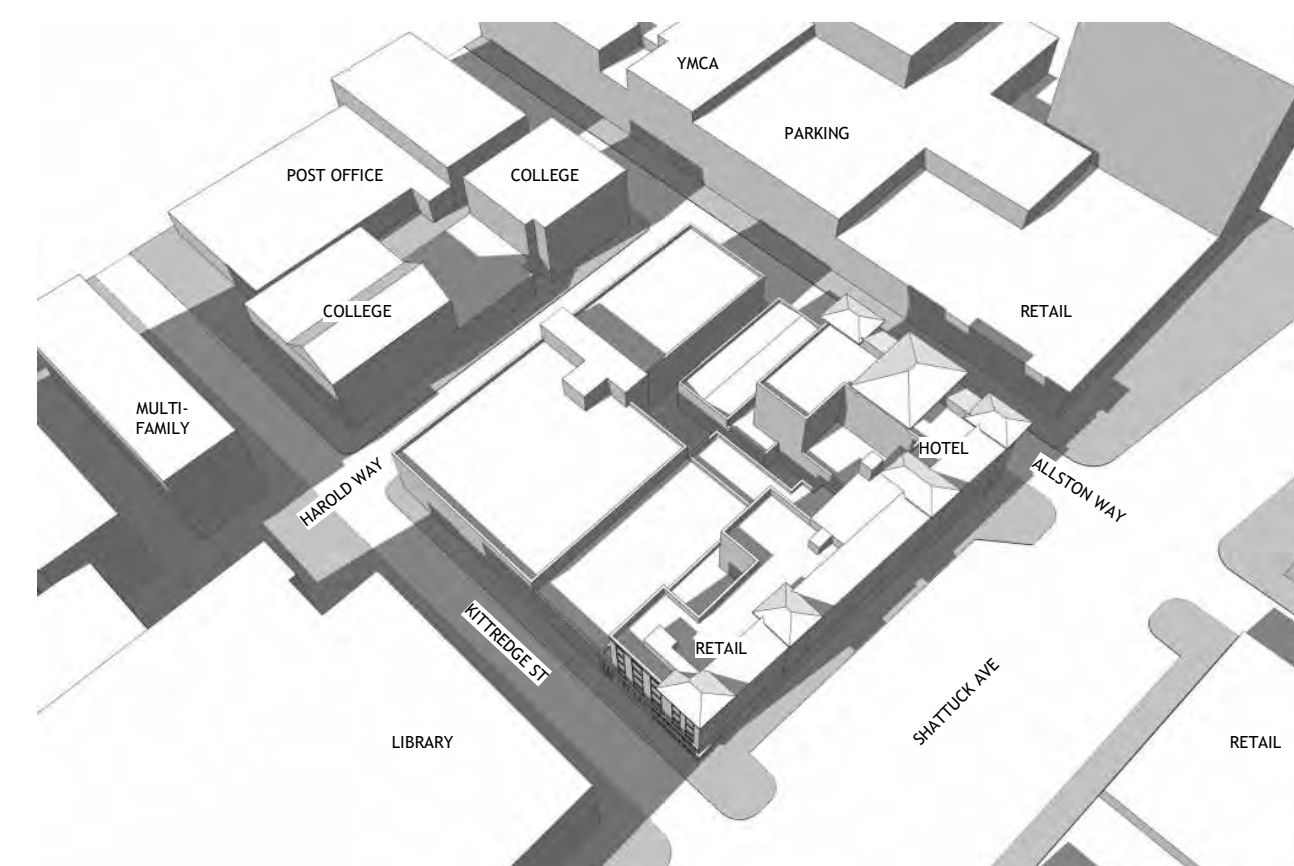
DECEMBER 10 NOON



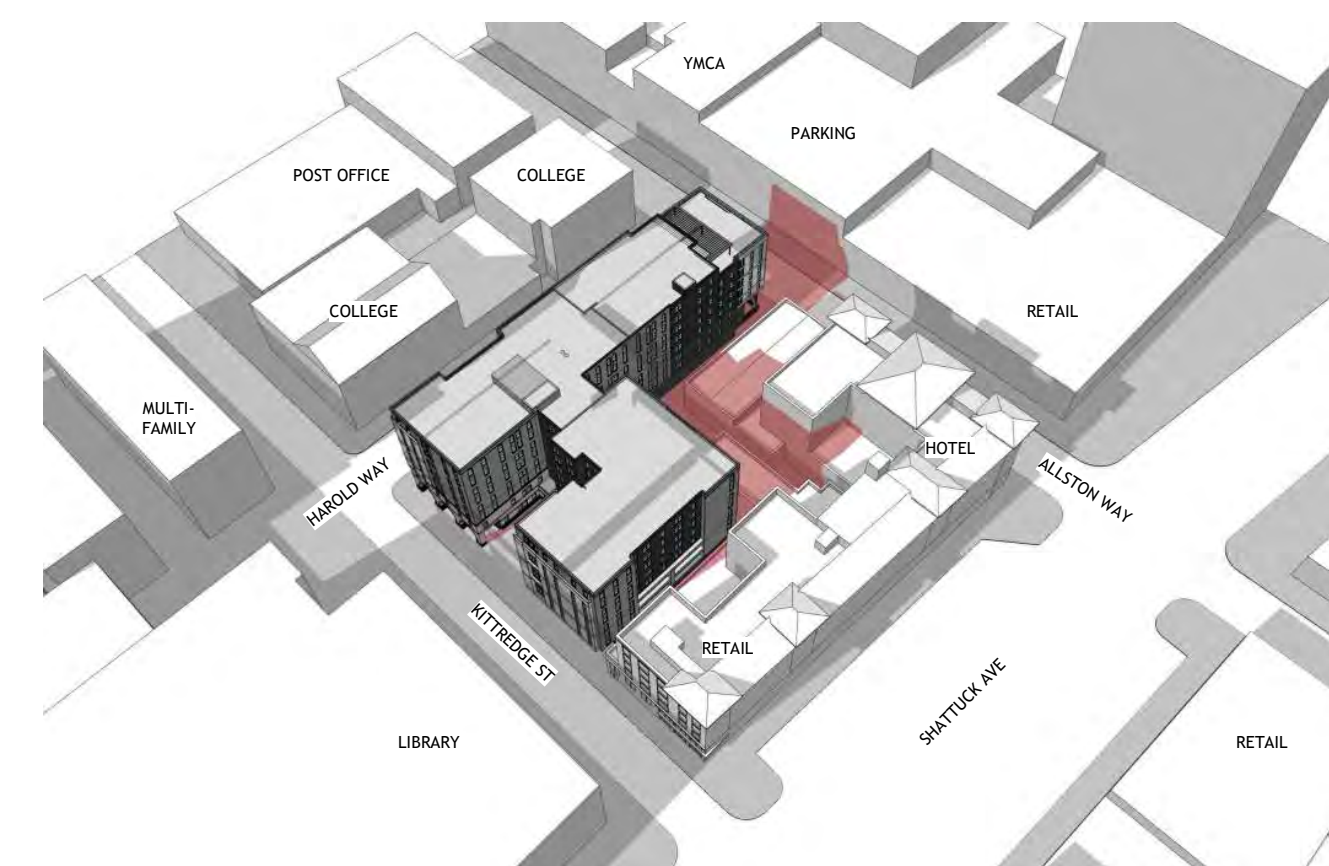
TOP VIEW EXISTING



TOP VIEW PROPOSED



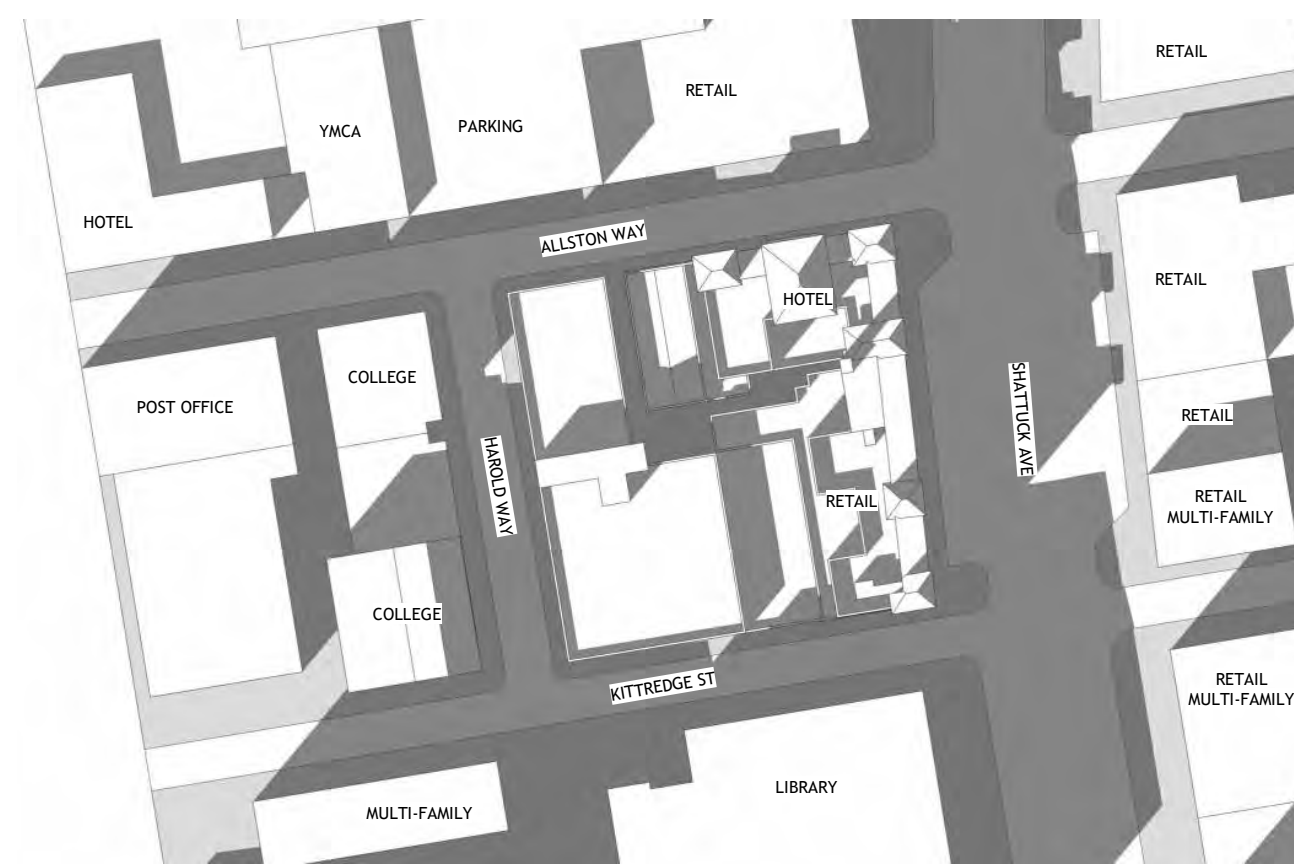
ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

DECEMBER 10 EVENING

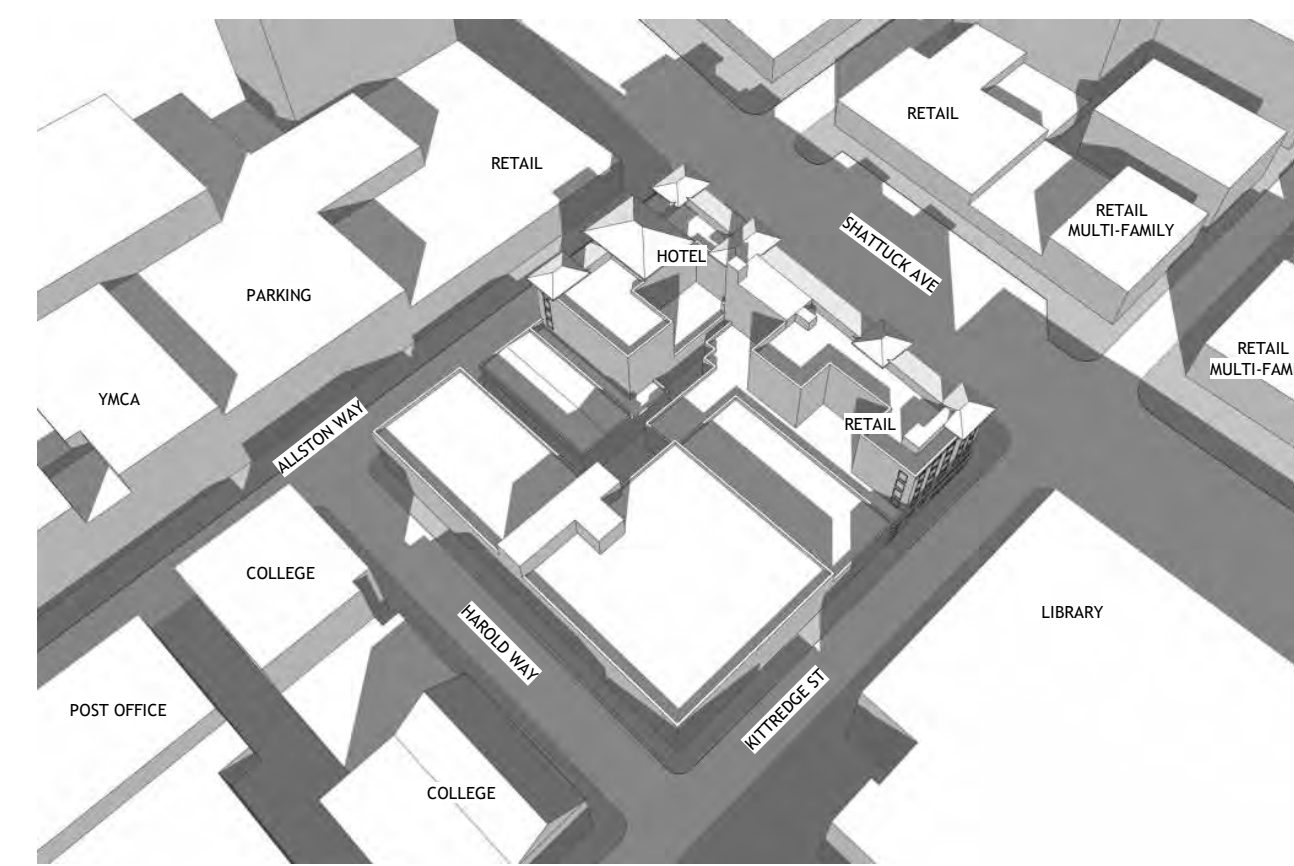
2 HOURS BEFORE SUNSET - 2:49 PM



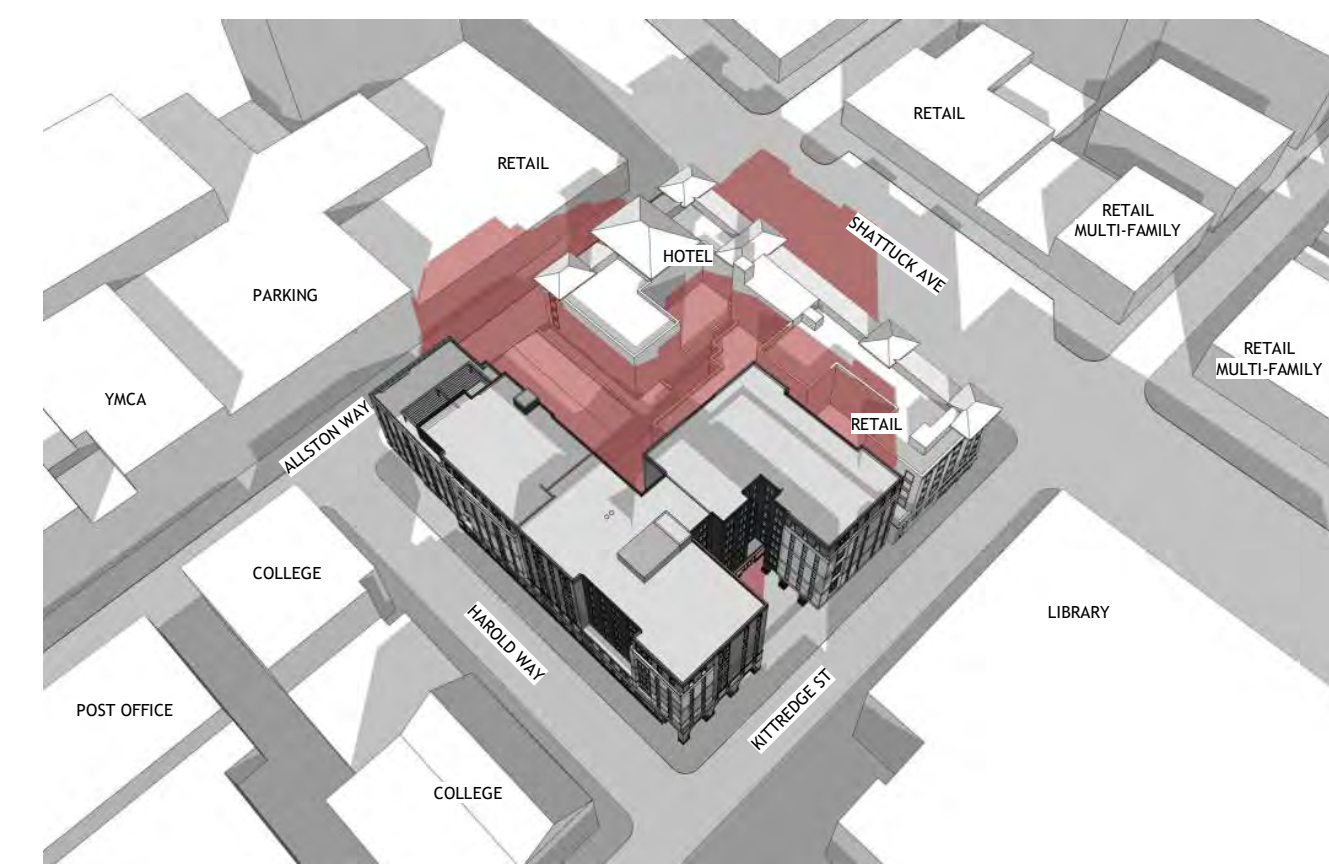
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305

T 404 365 7600

www.nilesbolton.com

APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:

SHADOW STUDIES
-DEC 10

SHEET NUMBER:

A3-303



1 STREET STRIP ELEVATION - ALLSTON WAY
A3-304 NOT TO SCALE



2 STREET STRIP ELEVATION - KITTREDGE ST
A3-304 NOT TO SCALE

PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

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No.	Description	Date
4	USE PERMIT	10/25/21
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6	SAP	12/22/21
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CA VENTURES

SHEET TITLE:
STREET STRIP ELEVATIONS

SHEET NUMBER:
A3-304



E1 - TAN STUCCO



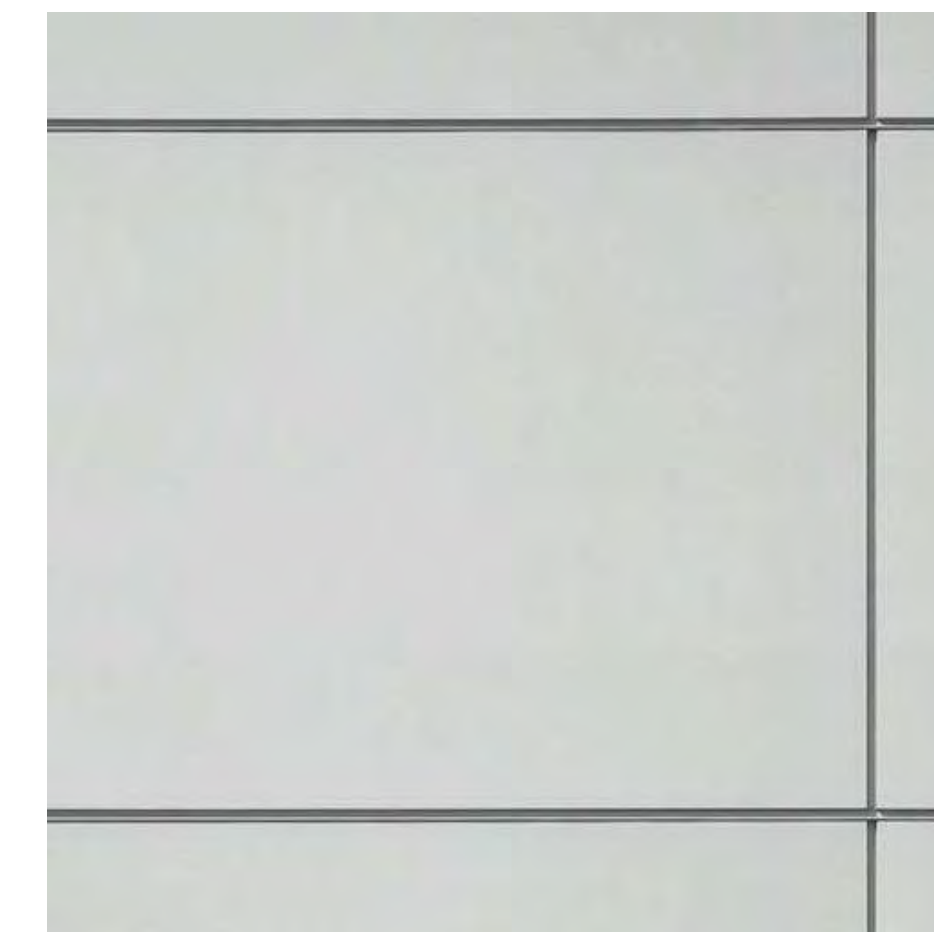
E2 - CHARCOAL GREY STUCCO



E3 - DARK TAN STUCCO



E4 - BRICK



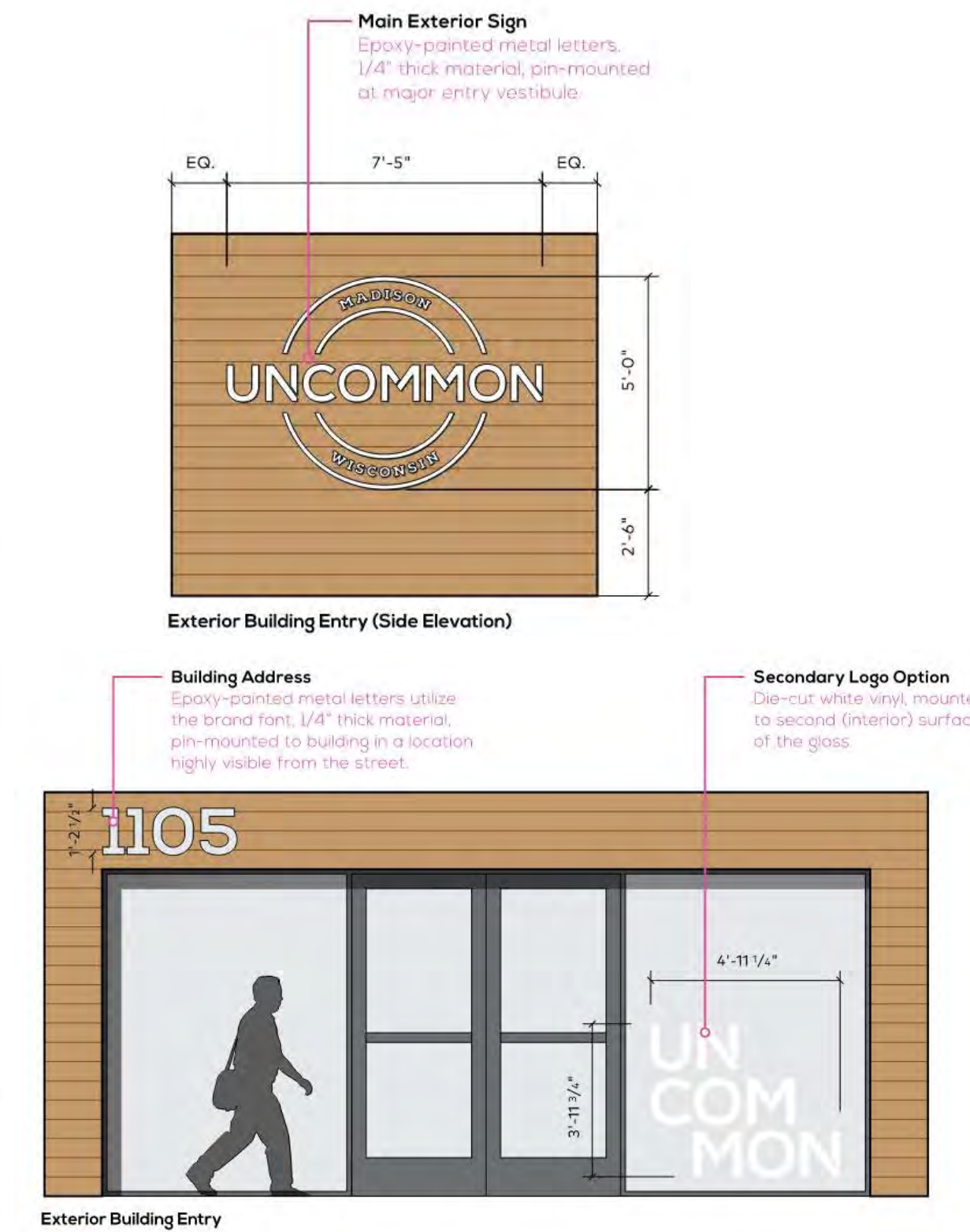
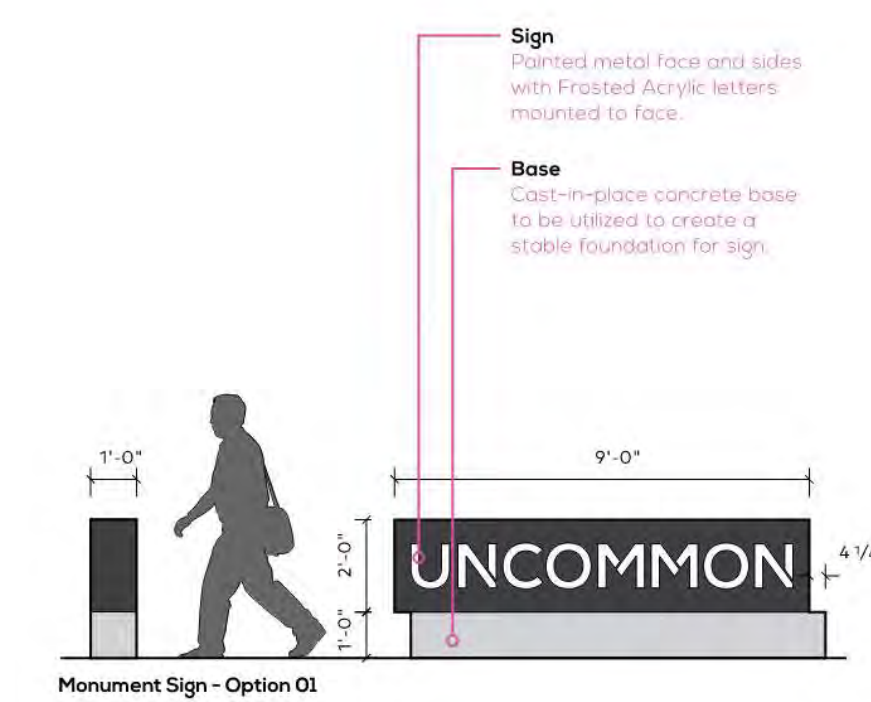
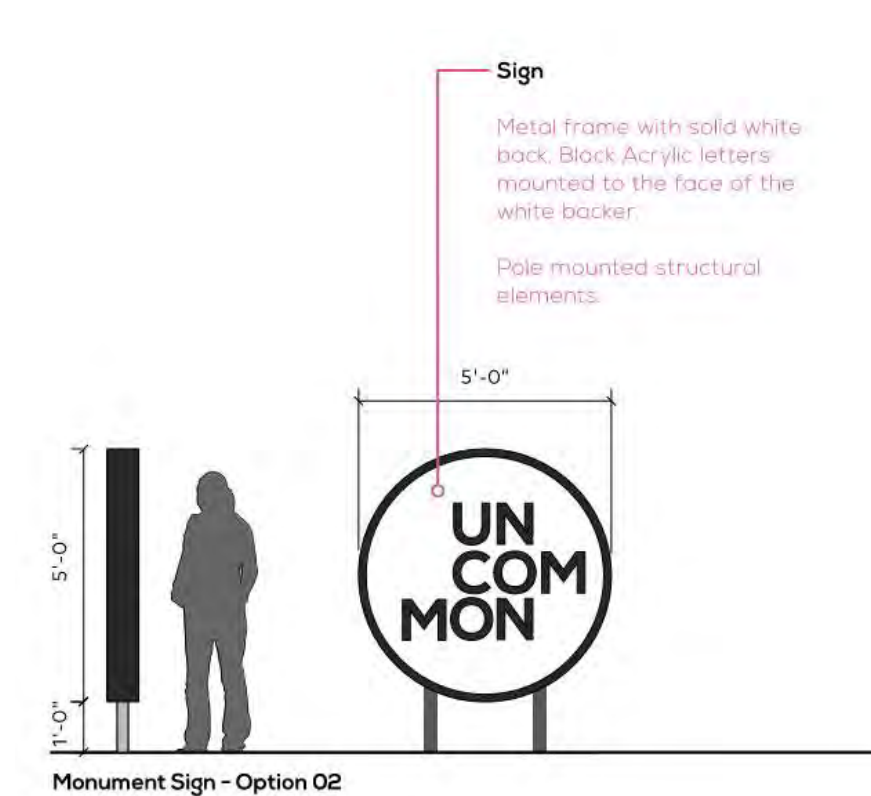
E5 - WHITE FIBER CEMENT



E7 - ALUMINUM CANOPY



E8 - EXTERIOR WALL SCNCE



E9 - SIGNAGE

1 MATERIAL BOARD
A3-305 NOT TO SCALE

PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

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No.	Description	Date
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

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CA VENTURES

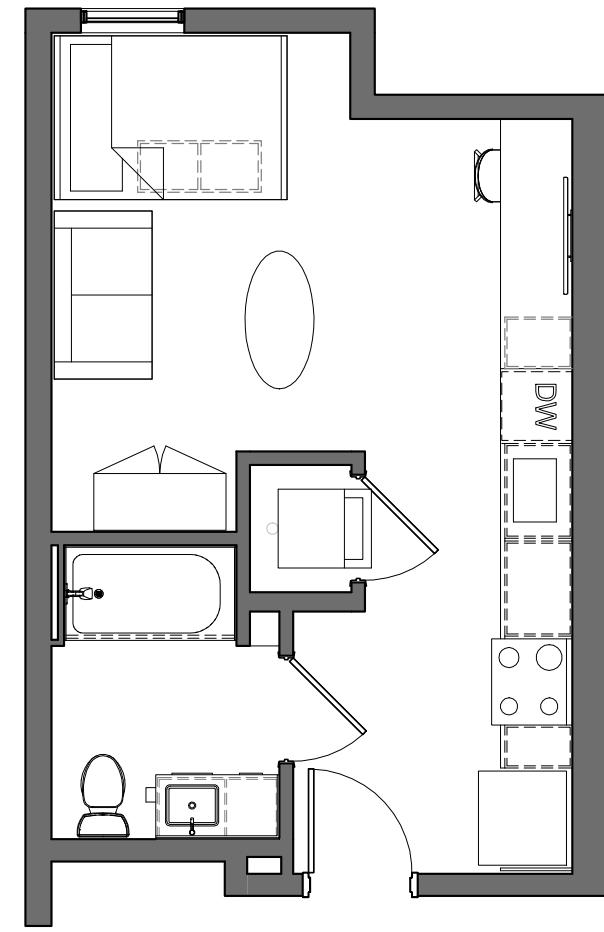
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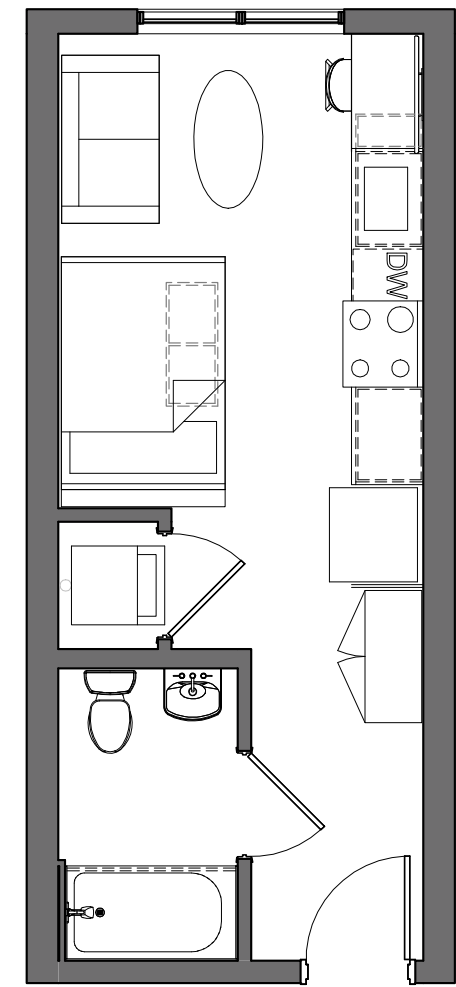
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A3-305

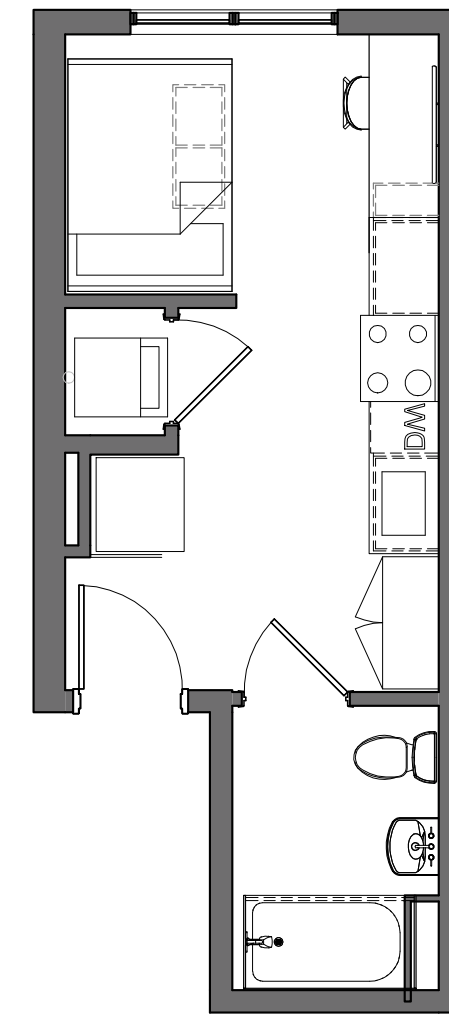
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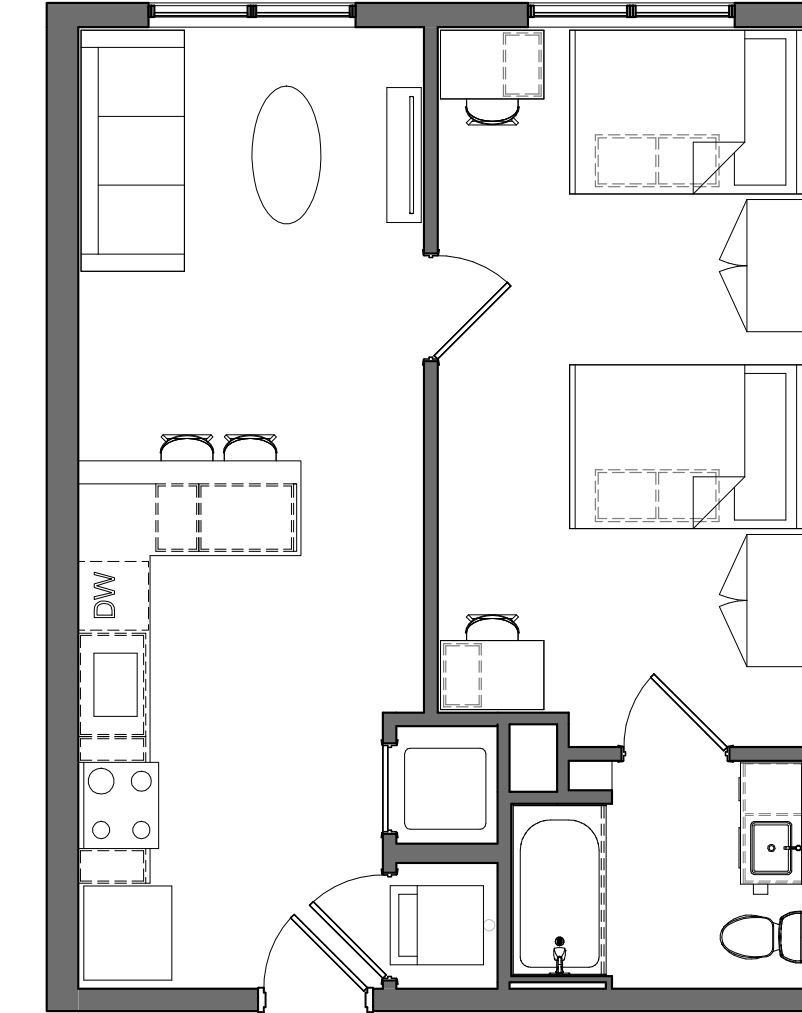
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A5-001 3/16" = 1'-0"



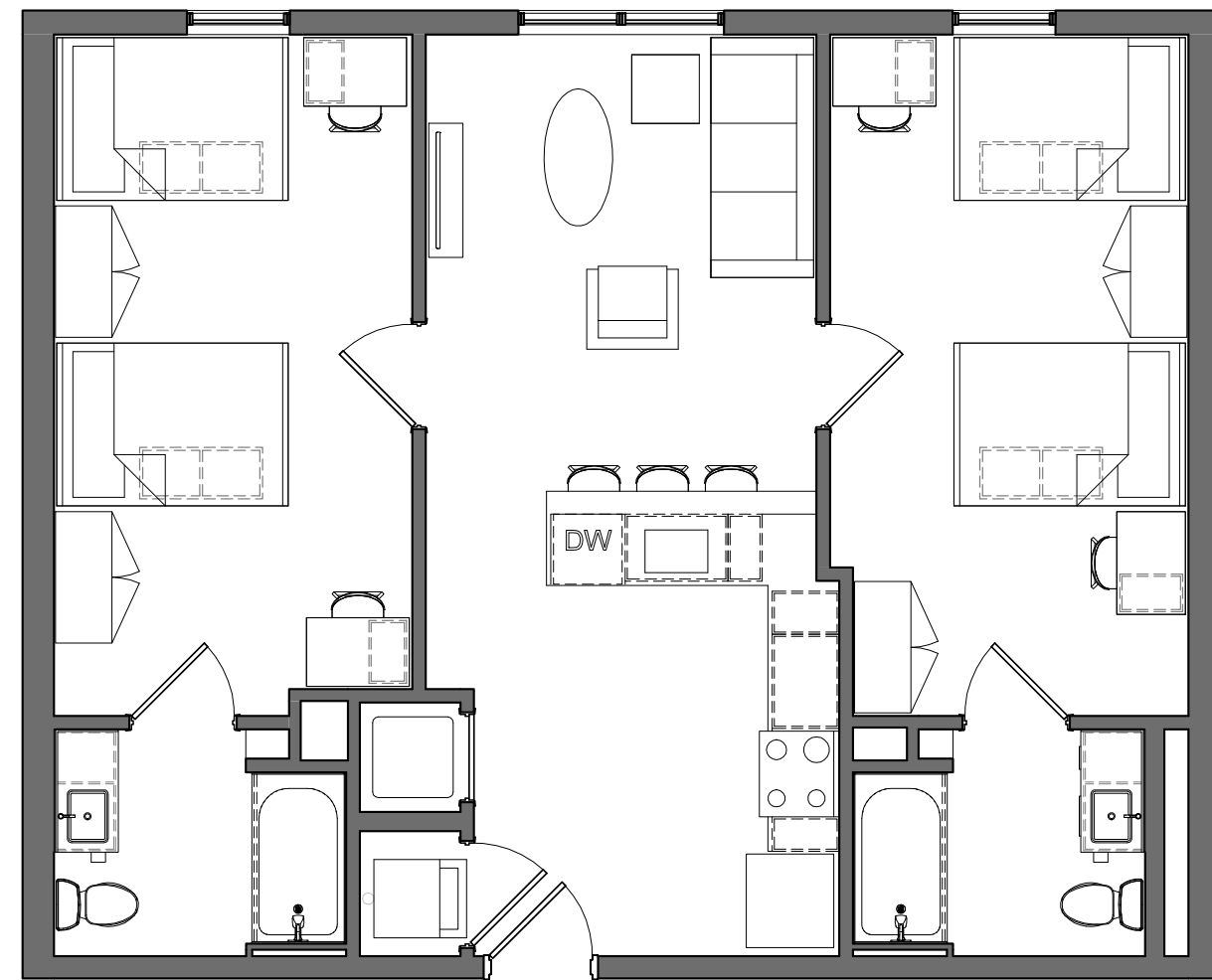
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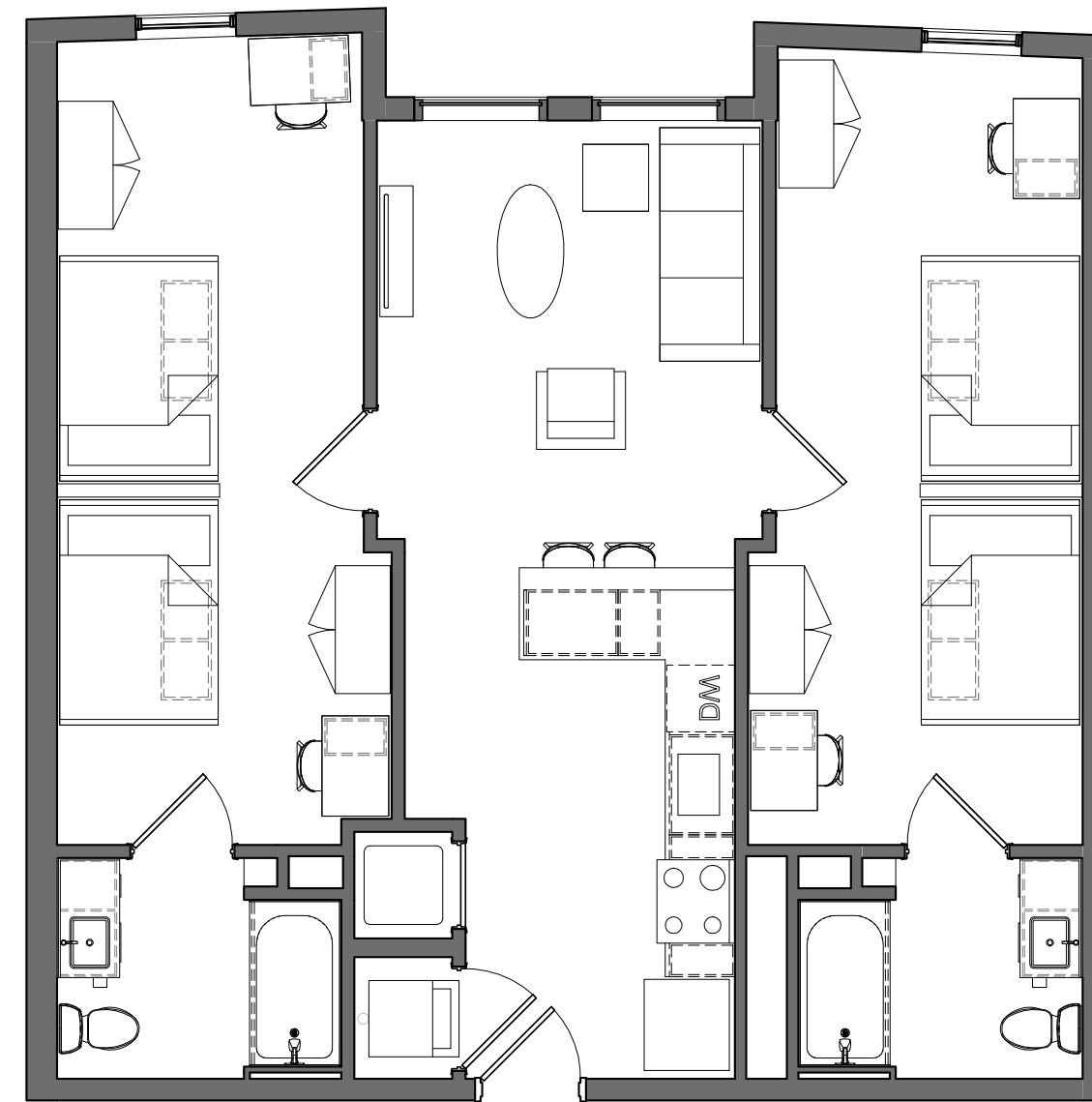
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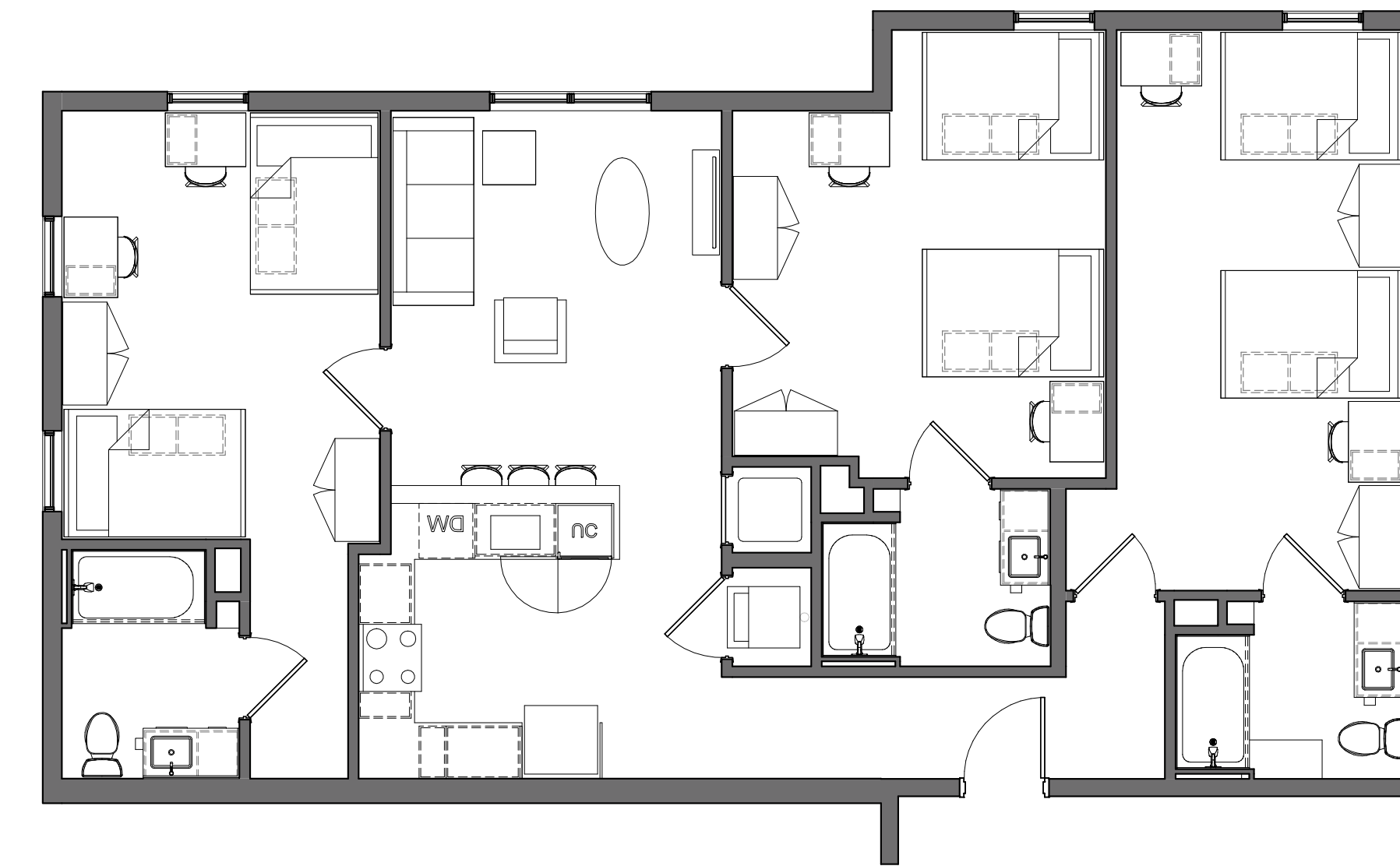
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A5-001 3/16" = 1'-0"



1 SAMPLE UNIT - B1
A5-001 3/16" = 1'-0"



6 SAMPLE UNIT - B2
A5-001 3/16" = 1'-0"



7 SAMPLE UNIT - C1
A5-001 3/16" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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BERKELEY, CA 94704

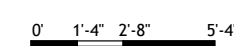
CA VENTURES

SHEET TITLE:

SAMPLE UNITS

SHEET NUMBER:

A5-001





Rincon Consultants, Inc.

Environmental Scientists

Planners

Engineers

M E M O R A N D U M

■ **Oakland**

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Suite 303
Oakland, California 94612
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San Diego: (760) 918 9444

San Luis Obispo: (805) 547 0900

Santa Barbara: (805) 319 4092

Santa Cruz: (831) 440 3899

Ventura: (805) 644 4455

Date: September 8, 2022

To: Sharon Gong, Senior Planner

Project: 2065 Kittredge Street Mixed Use Project EIR Addendum

From: Abe Leider, AICP CEP, Principal
Jesse Voremberg, MS, Environmental Planner

Re: Supplemental Analysis to the EIR Addendum – Minor Project Revisions

The purpose of this memorandum is to provide supplemental analysis to the Addendum to the 2211 Harold Way Mixed-Use Project Final Environmental Impact Report (EIR), which was prepared in July 2022 and analyzes impacts of the proposed 2065 Kittredge Street Mixed Use Project in relation to the analysis in the 2211 Harold Way Mixed-Use Project EIR. The supplemental analysis is necessary to determine whether revisions to the proposed project that were submitted in August 2022 substantially affect the analysis or conclusions of the Addendum.

Summary of Proposed August 2022 Project Revisions

Changes to the proposed project as analyzed in the Addendum include the following items:

- Enlargement of the proposed first floor commercial area from 4,181 square feet to 4,993 square feet.
- Enlargement of the proposed underground parking area from 20,881 square feet to 20,959 square feet.
- Reduction of proposed one-bedroom units from 31 units to 30 units, lowering the overall proposed units from 188 units to 187 units and residential square footage from 149,678 to 149,398.

- Reduction in bicycle parking from 129 spaces to 125 spaces.
- Minor adjustments to simplify the façade of the building, including altered window proportions, continuation of the building base, and added storefront to the commercial space.

Comparison of August 2022 Project Revisions to the Addendum Analysis

The issue areas that were analyzed in the Addendum are discussed below with respect to the proposed project changes. No changes have occurred in respect to environmental conditions; as such, section 4.1 of the Addendum, *Changes in Environmental Conditions*, is not discussed in this memorandum.

Air Quality

The addition of 812 square feet of commercial space¹ would marginally increase construction and operational air quality emissions. This increase would be partially offset by the decrease of residential units from 188 units to 187 units. The elimination of four bicycle parking spaces would have a negligible impact on air quality emissions, as this would not measurably induce more vehicle usage. As shown in Table 3 of the Addendum, air quality net emissions for both construction and operation were negative (reduction in emissions as compared to the existing use at the time of preparation of the original EIR) and therefore significantly below Bay Area Air Quality Management District thresholds. The marginal increase in commercial space would have a negligible impact on air quality emissions. Therefore, given the low estimated emissions of the project as analyzed in the Addendum, the proposed changes would increase air quality impacts and the analysis in the Addendum stands and requires no revisions. Impacts remain less than significant, and the Addendum's conclusion that the project would not have new or substantially increased impacts compared to the project studied in the original EIR remains valid.

Cultural Resources

The proposed project changes include minor adjustments to simplify the façade of the proposed building, including minor alterations to proposed storefront entries on Harold Way and Allston Way and the removal of a bay of windows along the proposed new building's hidden, east elevation to accommodate minor floorplan updates. Such simplifications would continue to be generally consistent with Downtown Berkeley Design Guidelines and allow the building to further be compatible with existing conditions, avoids large blank wall surfaces, and continues to reinforce the harmony of the proposed new building and the Shattuck Hotel. Given the minor nature of the alterations to the proposed building façade, the proposed changes would not result in new or increased cultural resources impacts and the analysis in the Addendum would not change. Impacts related to demolition and alteration of historic buildings would remain significant and unavoidable with mitigation, the same as discussed in the original EIR and the Addendum, and other impacts would remain less than significant with mitigation. Overall, the Addendum's conclusion that the project would not have new or substantially increased impacts compared to the project studied in the original EIR remains valid.

Greenhouse Gas Emissions

Similar to the impact discussion under *Air Quality*, the marginal modifications to the commercial space, parking, residential units, and bicycle parking would not significantly change the magnitude of

¹ While parking square footage increased by 78 square feet, air quality emissions from parking are driven by the quantity of parking spaces. No changes to the number of parking spaces are proposed. Therefore, the slight increase in parking area would not impact the air quality analysis.

greenhouse has emissions. As discussed in Section 4.4 of the Addendum, *Greenhouse Gas Emissions*, the original project would already be below Bay Area Air Quality Management District's emissions thresholds, and the proposed project modifications would not cause the project to exceed the magnitude of the original project. Given the low estimated project emissions described in the Addendum, the proposed changes would not increase greenhouse gas emissions impacts and analysis in the Addendum stands. Impacts remain less than significant. The Addendum's conclusion that the project would not have new or substantially increased impacts compared to the project studied in the original EIR remains valid.

Noise

As discussed below under *Transportation*, the proposed changes would result in a negligible change to vehicle trips compared to the modified project as studied in the Addendum. As discussed in Section 4.5 of the Addendum, *Noise*, traffic volumes would not increase by 40 percent on area roadways. Construction techniques would not change. Therefore, given the negligible changes to traffic volumes, the proposed changes would not increase noise impacts and analysis in the Addendum stands. Impacts during construction would remain significant and unavoidable with mitigation and operational impacts would remain less than significant. Overall, the Addendum's conclusion that the project would not have new or substantially increased impacts compared to the project studied in the original EIR remains valid.

Transportation

The conclusions of the Traffic Impact Report, as discussed in Section 4.6 of the Addendum, *Transportation*, would not be affected by the proposed changes. The proposed increase in commercial space is marginal and would be partially offset by the decrease in residential units. Furthermore, the quantity of parking spaces remains unchanged, and traffic volumes are influenced by parking spaces, not square footage of parking areas. Therefore, given the minor density alterations, the proposed changes would not increase transportation impacts and analysis in the Addendum stands. Impacts remain less than significant. Overall, the Addendum's conclusion that the project would not have new or substantially increased impacts compared to the project studied in the original EIR remains valid.

Utilities and Service Systems

The proposed changes would marginally impact water demand, wastewater generation, gas demand, electricity demand, and solid waste generation. The increase in commercial space and decrease in residential units would slightly offset one another, and analysis in the Section 4.7 of the Addendum, *Utilities and Service Systems*, would remain generally accurate. Given the minor shift in proposed square footage of uses, the proposed changes would not increase impacts related to utilities and service systems and changes to the Addendum are not warranted. Impacts remain less than significant. Overall, the Addendum's conclusion that the project would not have new or substantially increased impacts compared to the project studied in the original EIR remains valid.

Other Impacts

Section 4.8 of the Addendum, *Other Impacts*, briefly analyzes issue areas including aesthetics, agriculture and forestry, biological resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, public services, recreation, tribal cultural resources, and wildfire. Considering the minor nature of the proposed project changes and the initial assessment of the aforementioned issue areas discussed under Section 4.8 of the

Addendum, *Other Impacts*, as less than significant in the original EIR for the project, the proposed changes to the project would not alter the analysis in the Addendum. Therefore, the proposed changes would not substantially increase other impacts, and changes to the Addendum are not warranted. Impacts remain less than significant.

Conclusion

The minor increase to commercial space and parking area, the slight reduction in residential units and bicycle parking, coupled with the minor changes to the building façade would not result in new or substantially increased impacts compared to the project studied in the original EIR. The proposed changes to the project do not warrant changes to the Addendum, and the impact discussions and comparisons with the original EIR remain the same as analyzed in the Addendum.



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


ZONING ADJUSTMENTS BOARD NOTICE OF PUBLIC HEARING

SUBJECT: 2065 Kittredge Street
Use Permit #ZP2021-0193

WHEN: Thursday, September 22, 2022.
Meeting starts at 7:00 pm.

WHERE: *This meeting will be conducted exclusively through videoconference and teleconference; there will not be a physical meeting location available. Please see link to agenda at:*
https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/2022-09-22_ZAB_Agenda.pdf *for details.*

«NAME1»
«NAME2»
«ADDRESS1» «ADDRESS2»

	<p>SUBJECT: 2065 Kittredge Street, Use Permit #ZP2021-0193 to demolish portions of existing City Landmark commercial buildings and construct an 8-story, mixed-use building with 187 dwelling units (including four live/work units and nine Very Low-Income units), 4,993 square feet commercial space and 43 parking spaces. Project utilizes State Density Bonus.</p> <p>CEQA RECOMMENDATION: Adopt the Environmental Impact Report (EIR) Addendum to the certified 2211 Harold Way Mixed-Use Project Final EIR (SCH #2014052063), pursuant to the California Environmental Quality Act.</p>
<p>NOTICE CONCERNING YOUR LEGAL RIGHTS: If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing.</p>	<p>All persons are welcome to attend the virtual hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.</p> <p>Send written comments to the Land Use Planning Division (Attn: ZAB Secretary), 1947 Center Street, Second Floor, Berkeley, CA 94704 or via e-mail to: zab@cityofberkeley.info. For further information, see the Agenda at: https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/2022-09-22_ZAB_Agenda.pdf or call the Land Use Planning division (510) 981-7410.</p>
<p>Post and Mail Date: September 8, 2022</p>	<p>To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6419(V) or 981-6347(TDD) at least three business days before the meeting date.</p> <p>PLEASE NOTE: If your contact information is included in any communication to the Board, it will become part of the public record, and will be accessible on the City Website.</p>
<p>All application materials are available at the Land Use Planning Division online at: https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx</p> <p>The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board</p>	

2065 Kittredge Street

Internal

338 Notices
Mailed on 7/20/22

NAME1	NAME2	ADDRESS1	ADDRESS2
Daughters for Social / Economic Change	PO BOX 2203	BERKELEY CA 94701	
Downtown Berkeley Association	2230 SHATTUCK AVE SUITE C	BERKELEY CA 94704	
McKinley-Addison-Grant Neighborhood Association	1806 ALLSTON WAY	BERKELEY CA 94703	
Milvia-King Alliance	1731 MILVIA ST	BERKELEY CA 94709	
UCB Facilities Services	A&E Building, Room 300	Berkeley, CA 94720-1382	
Urban Creeks Council	861 REGAL RD	BERKELEY CA 94708	
Bananas Inc.	5232 CLAREMONT AVE	OAKLAND CA 94618	
Adams Broadwell Joseph & Cardoza	601 GATEWAY BLVD. Su 1000	SO SAN FRANCISCO CA 94080	
2108 ALLSTON LLC	200 PINE ST # 8	SAN FRANCISCO CA	94104
AMHERST VENTURES LLC	3215 MONTEREY BLVD	OAKLAND CA	94602
GORDON JOHN K & MITCHELL JANIS TRS & GORDON M ETAL	2091 ROSE ST	BERKELEY CA	94709
KOOYMAN STEVEN P & SUSAN J TRS	24692 LAS ALTURAS CT	LAGUNA HILLS CA	92653
WADE WILLIAM J TR	101 E BLOUNT AVE	KNOXVILLE TN	37920
GRANITE LIBRARY GARDENS LP	4333 PARK TERRACE DR #100	WESTLAKE VILLAGE CA	91361
COMMON AREA PM 6889 6 7 & 8 OWNERS ETAL	8739 RESEARCH DR #URP4	CHARLOTTE NC	28262
HSR BERKELEY INVESTMENTS LLC	1849 SAWTELLE BLVD #543	LOS ANGELES CA	90025
BPR PROPERTIES BERKELEY LLC	4290 EL CAMINO REAL #200	PALO ALTO CA	94306
PR III SHATTUCK LLC	7 GIRALDA FARMS	MADISON NJ	7940
OCCUPANTS	2061 ALLSTON WY	BERKELEY	94704
Berkeley High Neighbors	1908 CHANNING WAY	BERKELEY CA 94704	
Berkeley Central Library	2090 KITTREDGE ST	BERKELEY CA 94704	
CITY OF BERKELEY	2180 MILVIA ST	BERKELEY CA	94704
FU JIHWA & JI H TRS	1400 SHATTUCK AVE #183	BERKELEY CA	94709
HEAD LAMA TIBETAN NYINGMA MEDITATION CENTER	2425 HILLSIDE AVE	BERKELEY CA	94704
UNITED STATES POSTAL SERVICE	1155 7TH ST	OAKLAND CA	94607
CSQ FEE OWNER CA LLC	180 GRAND AVE #1400	OAKLAND CA	94612
FIRST SHATTUCK LLC	2150 SHATTUCK AVE #B100	BERKELEY CA	94704
OCCUPANTS	2052 CENTER ST	BERKELEY	94704
OCCUPANTS	2047 ALLSTON WY	BERKELEY	94704
OCCUPANTS	2043 ALLSTON WY A	BERKELEY	94704
OCCUPANTS	2045 ALLSTON WY	BERKELEY	94704
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OCCUPANTS	2221 SHATTUCK AV	BERKELEY	94704
OCCUPANTS	2223 SHATTUCK AV	BERKELEY	94704
OCCUPANTS	2225 SHATTUCK AV	BERKELEY	94704
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OCCUPANTS	2220 SHATTUCK AV	BERKELEY	94704

2065 Kittredge Street

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OCCUPANTS	2272 SHATTUCK AV	BERKELEY	94704
OCCUPANTS	2210 HAROLD WY	BERKELEY	94704
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OCCUPANTS	2005 BANCROFT WY 116	BERKELEY	94704
OCCUPANTS	2274 SHATTUCK AV	BERKELEY	94704
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September 22, 2022

Via Email Only

Berkeley Zoning Adjustments Board
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Re: Agenda Item 4 - 2065 Kittredge Street Project (Use Permit #ZP2021-0193)

Dear Zoning Adjustment Board Members Duffy, Gaffney, Thompson, O'Keefe, Kahn, Kim, Sanderson, Tregub, Ms. Gong, and Secretary Updegrave:

This letter is submitted on behalf of East Bay Residents for Responsible Development ("East Bay Residents" or "Residents") regarding Agenda Item 4, the 2065 Kittredge Street Project (Use Permit #ZP2021-0193; APNs: 057-2027-00600, -00700, -00800, and -00900) ("Project") proposed by Bill Schrader, CA Student Living Berkeley, LLC (listed as Property Owner) (collectively, "Applicant").¹

The Project proposes to demolish existing structures representing approximately 95,000 square feet of office, food service, and cinema uses. These uses would be replaced by approximately 4,993 square feet of commercial space (retail, food service, and live/work), 187 units of new residential units (including four live/work units), and approximately 4,600 square feet in two privately-owned plazas (at Allston and Kittredge) that would be open for public use. The Project would be eight stories high, 87 feet in height, with 9 very low income units, and 43 residential vehicle parking spaces in ground-level garage. The Project is eligible for a 20% density bonus by committing to the nine very low-income units. The Applicant is requesting a Use Permit under Berkeley Municipal Code Sections:

¹ City of Berkeley, Zoning Adjustments Board, Staff Report for Board Action September 22, 2022 (ITEM 4 ZAB 09-22-2022) 2065 Kittredge Street (Use Permit Use Permit #ZP2021-0193). Available at: https://berkeleyca.gov/sites/default/files/documents/2022-09-22_ZAB_2065%20Kittredge%20with%20attachments.pdf ("Staff Report").
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23.326.070(A) to demolish a non-residential building; a Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use Development and new dwelling units; a Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more; and a Use Permit under BMC Section 23.204.130(E)(1) to exceed the maximum building height limits, up to 75 feet (plus 5-foot parapet, by right).

As discussed herein, the Project is inconsistent with the City's construction workforce goals, and is inconsistent with the workforce and economic requirements of the General Plan and Downtown Area Plan. As a result, the Project may be detrimental to the general welfare of the City, its residents, and its workers, in violation of the City's zoning code. The Zoning Adjustments Board ("ZAB") should not approve the Project until the Applicant provides the City with substantial evidence demonstrating that the Project fully complies with the zoning code, General Plan and Downtown Area Plan.

I. SUMMARY OF ISSUES

The City of Berkeley is a leader in supporting workers' rights, living wage, healthcare, and safety. Existing and pending City ordinances raise the standards for living and working conditions for all Berkeley workers, including the local construction workforce. The City has explained that these laws promote the general welfare and further the City's interest in "support[ing] a pipeline of skilled workers to accomplish the construction objectives and policies of the Berkeley General Plan" and has concluded that "Berkeley should and can create working conditions that will help to overcome the construction labor market's failures to make construction jobs attractive enough to recruit and retain productive trade workers."²³ The City has found that ongoing shortages of skilled construction workers, particularly residential trade workers, threaten to delay or derail housing development plans in the City, which in turn threatens the City's ability to meet its State-mandated RHNA housing allocation and comply with the General Plan Economic Development & Employment Element.⁴

² City of Berkeley, Agenda and Staff Report, Berkeley City Council, Tuesday September 20, 2022 6:00 PM, Council Consent Item 14 Helping Achieve Responsible Development with Healthcare and Apprenticeship Training Standards (HARD HATS) Referral, p. 77. Available at: <https://berkeleyca.gov/sites/default/files/city-council-meetings/2022-09-20%20Agenda%20Packet%20-%20Council%20-%20WEB.pdf> ("HARD HATS Staff Report").

³ *Id.* at p. 80.

⁴ *Id.*

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Housing development projects in the City must implement the goals and policies of the General Plan, including the following:

- 1) Ensure that Berkeley has an adequate supply of decent housing, living wage jobs, and businesses providing basic goods and services.
- 2) New housing will be developed to expand housing opportunities in Berkeley to meet the needs of all income groups.

The zoning code mandates that use permits for housing projects developed within the City cannot be approved if they are detrimental to the health, safety, peace, morals, comfort, or general welfare of the City, its residents, workers and visitors, to the surrounding neighborhood, or are inconsistent with zoning.⁵ The Project is inconsistent with these requirements and fails to meet the City's goals for ensuring a stable and viable construction workforce.

On September 20, 2022, the City Council authorized the City Attorney and City Manager to draft the Helping Achieve Responsible Development with Healthcare and Apprenticeship Training Standards ("HARD HATS") Ordinance, which will implement apprenticeship program requirements and healthcare security for workers on General Plan area projects. Among the many general welfare concerns cited by the City was the detrimental role that the homebuilding industry plays in perpetuating income inequality by using low wage construction workers:

Homebuilding is supposed to reduce the number of people waiting in line for housing they can afford. But when the homebuilding industry itself generates excessive very low and low wage construction employment, that just increases the number of people needing subsidies from the taxpayer. Low wage employment is in fact a problem in both the residential and commercial construction markets.⁶

This Project has not committed to apprenticeship or healthcare standards for its construction workforce, and may therefore perpetuate precisely the problems that the City's General Plan, zoning code, and pending HARD HATS Ordinance seek to remedy.

The HARD HATS Staff Report explains that "[t]he creation and utilization of apprenticeship along with the commitments to paid healthcare act to both recruit

⁵ Berkeley Municipal Code Section 23.406.040(E).

⁶ Id. at pp. 4-5.
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and retain an adequate base of construction workers and to be a pipeline for future supervisors and licensed independent contractors.”⁷ It further provides that “[r]equiring contractors on major projects in Berkeley to employ apprentices results in a higher volume of apprentice training, and thus, an increase in the construction labor force available to carry out the construction anticipated by the general plan, and especially that targeted by the Housing Element.”⁸

The Project is not required to use apprentices or provide healthcare benefits to its construction workers, and the Applicant has not agreed to use a skilled local construction workforce to construct the Project. The Project may therefore be built with low-wage, out-of-area⁹ workers who lack the livable wages, health benefits, stability, and basic standard of living that Berkeley has committed to ensuring for all of its workers on all housing developments constructed in the City. If so, the Project would be detrimental to the health, safety, peace, morals, comfort, and general welfare of the City and its residents, especially its local construction workforce. The Project is also inconsistent with the workforce and economic requirements of the General Plan and Downtown Area Plan.

The Staff Report lacks substantial evidence that the Project would not be detrimental to the general welfare. The ZAB therefore lacks the evidence necessary to support the findings to issue a use permit under the City’s zoning ordinance. The ZAB should not approve the Project until the Applicant provides substantial evidence demonstrating that the Project will not be detrimental to the City, its residents, and its workers, and until the Project fully complies with the General Plan and Downtown Area Plan.

II. PROJECT BACKGROUND

The Applicant proposes to demolish portions of existing City Landmark commercial buildings and construct an 8-story, 87-foot tall, mixed-use building with 187 dwelling units, 4,993 square feet commercial space and 43 parking spaces.¹⁰ Entitlements were previously obtained for the project site in 2015 (UP13-10000010 and LM13-40000002, under the address 2211 Harold Way) to demolish historic

⁷ HARD HATS Staff Report.

⁸ *Id.*

⁹ Statement by Councilmember Hahn, Oakland City Council Hearing (September 20, 2022 6 PM): City Councilmember Hahn, in favor of the HARD HATS Ordinance, said that the ordinance is necessary because workers are “being bussed in from the Central Valley” which deprives them of time with their families and loved ones, and prevents them from being able to take their children to school in the morning.

¹⁰ Staff Report, p. 1.
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structures and construct an 18-story, 302-unit, mixed-use building, with approximately 10,877 square feet of commercial space, a ten-theater cinema complex, and 177 underground parking spaces (“Harold Way Project”).¹¹ Building permits were never obtained for the project, and the City deemed the permits expired on January 17, 2020.¹²

The original Harold Way Project developer, HSR Berkeley Investments, had signed a labor agreement with the Building & Construction Trades Council of Alameda County which committed the Project to using 100% union labor.¹³ As a result, the Harold Way Project would have provided high living standards for the local construction workforce through the use of a local skilled and trained workforce, apprenticeship training, and community benefits.

Here, the Project Applicant has not made a commitment to ensure the Project is built with local skilled and trained workforce, or that the Project will provide apprenticeship training opportunities for City of Berkeley or East Bay residents. The Staff Report also states that the Project is not required to provide community benefits. The Project is therefore likely to be detrimental to City goals and the Berkeley community – particularly to its highly qualified construction workforce, who may not have the opportunity to build much-needed housing in their own community.

III. STATEMENT OF INTEREST

East Bay Residents for Responsible Development is an unincorporated association of individuals and labor organizations that may be adversely affected by the potential impacts associated with Project development. The association includes the UA Plumbers and Pipefitters Local 342, International Brotherhood of Electrical Workers Local 595, Sheet Metal Workers Local 104, Sprinkler Fitters Local 483, their members and families, and City and Alameda County residents.

The individual members of Residents live, work, and raise their families in the Berkeley and Alameda County. They would be directly affected by the Project and its impacts. The organizational members of Residents also have an interest in enforcing public interest, health and safety, labor and environmental laws that encourage sustainable development and ensure a safe working environment for its

¹¹ Staff Report, p. 11.

¹² *Id.*

¹³ Emilie Raguso, High-rise Developer in Berkeley to Use 100% Union Labor (October 31, 2014). Available at: <https://www.berkeleyside.org/2014/10/31/high-rise-developer-in-berkeley-to-use-100-union-labor>

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members. Residents' members are also concerned about projects that are built without providing opportunities to improve the recruitment, training, and retention of skilled workforces.

IV. THE PROJECT MAY BE DETRIMENTAL TO THE GENERAL WELFARE OF THE CITY, RESIDENTS, AND WORKERS

In order to approve a Use Permit, under Berkeley Municipal Code Section 23.406.040, the Zoning Adjustments Board must find that the proposed project:

- 1) Will not be detrimental to the health, safety, peace, morals, comfort, or **general welfare** of persons residing or visiting in the area or neighborhood of the proposed use; and
- 2) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

The HARD HATS Staff Report provides substantial evidence demonstrating that housing projects that are constructed with low-wage or uninsured construction workers are detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or visiting the City and the Project's Downtown neighborhood, as well as to the general welfare of the City.

A. Failure to Use Skilled Construction Labor and Provide Health Benefits to Workers Results in Detrimental Impacts

The City Council relied on numerous studies documenting the negative impacts that low wage construction employment has on workers, communities, and on the sustained development of housing in California in evaluating the need for the HARD HATS Ordinance. For example:

- Shortages of skilled construction workers, particularly residential trade workers, threaten to delay or derail development plans.
 - In San Francisco, many entitled projects with thousands of units awaiting construction are stalled due to skilled labor shortages, diminished contractor productivity, and construction costs that spiked. These shortages are attributable to factors such as reduced utilization of state-approved apprenticeships, fewer young labor force entrants,

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- dwindling contractor offerings of health and retirement plans, and the related trend of lagging construction productivity growth.¹⁴
- Only 1,250 construction sector employees lived in Berkeley in 2018.¹⁵
 - Low wage employment is a problem in both the residential +and commercial construction markets. Fifty-five percent of Alameda County construction workers' households are Extremely Low Income, Very Low Income, or Low Income.¹⁶
 - Jobsite Health, Healthcare and Safety:
 - Construction trade workers experience exceptionally high rates of serious injury on the job, especially on sites with inadequately trained workers.
 - One of every five serious workers' compensation insurance claims which involve death, permanent total disability or major permanent partial disability - is related to a construction employee, despite the fact that construction jobs account for less than one out of every 25 California jobs.
 - For a working life in construction, the risk of fatal injury is approximately one death per 200 full-time-equivalent employees according to a recent study in the American Journal of Industrial Medicine.
 - A recent Canadian study of workers' compensation claims from 58,837 construction companies found that unionization was associated with a 25% lower incidence of lost-time allowed injury claims, a 23% lower incidence of musculoskeletal lost-time allowed injury claims, and a 16% lower incidence of lost-time allowed critical injury claims. In California too, employers of lower paid construction workers make more serious and non-serious workers compensation claims.¹⁷
 - Construction workers who live in Alameda County are uninsured at rates 3-4 times higher than the rate of non-construction workers. The under-performance of California contractors in providing health care security to employees constrains the supply of skilled construction labor. A peer-reviewed study in 2010 found that only 35 percent of blue-collar construction workers who are not covered by collective bargaining agreements had health insurance paid for at least in part by an employer. This same study found that health insurance funded

¹⁴ HARD HATS Staff Report, p. 4.

¹⁵ *Id.*, citing U.S. Census Bureau LEHD Origin-Destination Employment Statistics, Version 7, Residence Area Characteristics.

¹⁶ *Id.*, citing Analysis of U.S. Census, ACS 2015-2019 Microdata.

¹⁷ *Id.*, citing Workers Compensation Insurance Rating Bureau "Relativity Review Sheets," various years.

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through collectively bargained employer contributions to plans that are portable within the construction industry increased industry-retention rates by up to 40 percent compared to baseline retention rates of construction workers without any health insurance coverage.¹⁸

- California residential building was strongest when apprenticeship training was strongest:
 - During the 1970s, when California was producing housing at the average annual rate of 200,000 units, the state reported an average of 9,000 apprentices. California residential builders utilized apprentices every bit as much as commercial builders, according to a 1976 U.S. Bureau of Labor Statistics report.
 - De-unionization and the recession of the early 1990s, however, led to sharply reduced utilization of apprentices by residential contractors. Carpenter apprenticeship completions fell by 50 percent between 1996-2005 compared to 1973-1982.¹⁹

This evidence demonstrates that projects which do not utilize a local skilled construction workforce and do not provide health benefits may be detrimental to the general welfare of the City, its residents, and its workers. There is no evidence in the record demonstrating that the Project would avoid these negative impacts. If the Project proceeds in that manner, it would be detrimental to the general welfare.

A. Utilizing a Skilled Construction Workforce Promotes the Goals Set Forth in the Regional Housing Needs Assessment

One of the main rationales for HARD HATS Ordinance was to increase the housing supply through the use of a local skilled and trained labor force. Berkeley has been assigned a Regional Housing Needs Assessment (RHNA) of roughly 9,000 units of housing to produce over an eight year period, or over 1,100 units per year.²⁰ But, Berkeley does not have an adequate supply of construction workers to build over 1,100 housing units per year while also building, altering, and maintaining

¹⁸ (2019). Rebuilding California: The Golden State's Housing Workforce Reckoning. Smart Cities Prevail. pp. 23-25. Downloaded 3/26/2021 via https://www.smartcitiesprevail.org/wpcontent/uploads/2019/01/SCP_HousingReport.0118_2.pdf

¹⁹ Id., citing U.S. Department of Labor, Bureau of Labor Statistics, Bulletin 1911, "Industry Wage Survey: Contract Construction September 1973," Washington, D.C.: 1976. See Tables 28 & 46. Downloaded via <http://fraser.stlouisfed.org>; Littlehale, Scott. (2019). Rebuilding California: The Golden State's Housing Workforce Reckoning. Smart Cities Prevail. pp. 23-25. Downloaded 3/26/2021 via

https://www.smartcitiesprevail.org/wpcontent/uploads/2019/01/SCP_HousingReport.0118_2.pdf

²⁰ HARD HATS Staff Report, p. 80.
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public and private commercial nonresidential buildings and infrastructure.²¹ Only 1,250 construction sector employees lived in Berkeley in 2018.²² Berkeley cannot rely on contractors to reliably import surplus skilled construction workers from other cities.²³ Construction jobs – particularly residential construction jobs - have lost their competitive edge relative to other jobs in the Bay Area regional economy.²⁴ To meet its General Plan goals, Berkeley must create working conditions, on the Project site in particular, that will help to overcome the construction labor market’s failures to make construction jobs attractive enough to recruit and retain productive trade workers.

At the September 20, 2022 hearing, City Councilmembers explained that there is a “shortage of qualified local construction workers” and that is one reason why it is hard to get housing built.²⁵ Councilmember Hahn explained that Berkeley should “develop more labor, have working conditions, and pay, and benefits that you need to live in the Bay Area.”²⁶ Further Councilmember Hahn asserted that Berkeley needs to expand the available workforce of people who are able to build housing and other projects, and “to ensure they have protections.”²⁷

Mayor Arreguin noted that the “key to addressing the significant shortage of housing is addressing the shortage of a skilled and trained workforce.”²⁸ The Project does not meet this goal of addressing the housing shortage by utilizing local skilled and trained workers.

B. Utilizing a Local Skilled Workforce Promotes the Goals Set Forth in the General Plan Economic Development & Employment Element

The Berkeley General Plan Economic Development and Employment Element provides that it is Policy ED-1 of the City to “Increase the number of jobs that go to Berkeley citizens by coordinating economic development efforts with employment placement.”²⁹ Further, the General Plan provides that the City intends to “Work with job training programs and encourage training for life skills,

²¹ *Id.*

²² *Id.*

²³ *Id.*

²⁴ *Id.*

²⁵ Statement by Councilmember Hahn, Oakland City Council Hearing (September 20, 2022 6 PM).

²⁶ *Id.*

²⁷ *Id.*

²⁸ Statement by Mayor Arreguin, Oakland City Council Hearing (September 20, 2022 6 PM).

²⁹ Berkeley General Plan Economic Development and Employment Element, p. ED-5. Available at: https://berkeleyca.gov/sites/default/files/documents/12_Economic%20Development%20and%20Employment%20Element-FINAL.pdf.

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job readiness, and specific target industries.”³⁰ Using local skilled construction workforce furthers the goals laid out in the General Plan Economic Development and Employment Element, that the City enacted to promote the general welfare.

To comply with the General Plan Economic Development and Employment Element, the City should ensure that new housing developments provide jobs that go to Berkeley residents and provide job training programs and job readiness.

C. Utilizing a Local Skilled and Trained Workforce Standards Promotes Jobsite Health and Safety

Berkeley Mayor Arreguin asserted in the HARD HATS Ordinance drafting approval hearing, that it is “unacceptable to build housing on the backs of low wage workers” and noted that there is exploitation of our construction workforce.³¹ The Mayor cited to projects here in Berkeley where there is wage theft, OSHA violations, unsafe workplace conditions, and worker exploitation.³² The Mayor further emphasized the importance of enabling the Berkeley construction workforce to access healthcare through the implementation of measures in the HARD HATS Ordinance.

The HARD HATS Ordinance Staff Report explained that construction trade workers experience exceptionally high rates of serious injury on the job, especially on sites with inadequately trained workers.³³ One of every five serious workers’ compensation insurance claims which involve death, permanent total disability or major permanent partial disability - is related to a construction employee, despite the fact that construction jobs account for less than one out of every 25 California jobs.³⁴ For a working life in construction, the risk of fatal injury is approximately one death per 200 full-time-equivalent employees according to a recent study in the American Journal of Industrial Medicine.³⁵ A policy that promotes apprenticeship training and higher construction compensation rates will reduce the occurrence of non-fatal and fatal injuries on construction projects.³⁶

Here, the Applicant provides no assurance that the Project will implement measures to reduce the risk of injury, illness, or death of construction workers.

³⁰ *Id.*

³¹ Statement by Mayor Arreguin, Oakland City Council Hearing (September 20, 2022 6 PM).

³² Statement by Mayor Arreguin, Oakland City Council Hearing (September 20, 2022 6 PM).

³³ HARD HATS Ordinance Staff Report, p. 80.

³⁴ *Id.*

³⁵ *Id.*

³⁶ *Id.*

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V. THE PROJECT MAY BE INCONSISTENT WITH GENERAL PLAN GOALS

The Project may be inconsistent with the General Plan and the General Plan Economic Development & Employment Element, and thus cannot be approved under SB 330 until consistency is demonstrated. SB 330 requires conformance with applicable, objective general plan and zoning standards.³⁷

The Berkeley General Plan Economic Development and Employment Element provides that it is the Policy (ED-1) of the City to “Increase the number of jobs that go to Berkeley citizens by coordinating economic development efforts with employment placement.”³⁸ Further, the General Plan provides that the City intends to “[w]ork with job training programs and encourage training for life skills, job readiness, and specific target industries.”³⁹

The HARD HATS Staff Report explains that requiring contractors on major projects in Berkeley to employ apprentices results in a higher volume of apprentice training, and thus, an increase in the construction labor force available to carry out the construction anticipated by the general plan, and especially that targeted by the General Plan Housing Element.⁴⁰ Further, the City Council Staff report provides that in order to meet its General Plan goals, Berkeley must create working conditions that will help to overcome the construction labor market’s failures to make construction jobs attractive enough to recruit and retain productive trade workers.⁴¹

The Project does not include these elements and therefore fails to demonstrate consistency with the General Plan Economic Development and Employment Element.

VI. THE PROJECT IS INCONSISTENT WITH THE DOWNTOWN AREA PLAN

The Project does not conform with the Downtown Area Plan because it fails to provide “significant community benefits” as required by the Plan. The Downtown

³⁷ Gov. Code § 65905.5. (a).

³⁸ Berkeley General Plan Economic Development and Employment Element, p. ED-5. Available at: https://berkeleyca.gov/sites/default/files/documents/12_Economic%20Development%20and%20Employment%20Element-FINAL.pdf.

³⁹ *Id.*

⁴⁰ HARD HATS Ordinance Staff Report, p. 80.

⁴¹ *Id.*

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Area Plan provides that “All new buildings *shall* deliver significant community benefits, many of which should be in proportion to building height.”⁴² The Downtown Area Plan requires projects above 75 feet to include significant community benefits in the form of affordable housing, supportive social services, green features, open space, transportation demand features, job training, and/or employment opportunities.⁴³ The applicable public benefit requirements are to be included as conditions of approval and the owner shall enter into a written agreement that shall be binding on all successors in interest.⁴⁴ This Project violates the Downtown Area Plan for failure to include community benefits as binding conditions of approval.

VII. CONCLUSION

In promoting the HARD HATS Ordinance, Mayor Arreguin said, “This ordinance is needed to help address the growing need for skilled and trained construction workers,” as well as “to make sure the people that are building the thousands of needed homes in Berkeley and across the state will have health care and a decent standard of living.”⁴⁵

The HARD HATS Ordinance Staff Report found that “[t]he creation and utilization of apprenticeship along with the commitments to paid healthcare act to both recruit and retain an adequate base of construction workers and to be a pipeline for future supervisors and licensed independent contractors.”⁴⁶ Further the City provided that “[r]equiring contractors on major projects in Berkeley to employ apprentices results in a higher volume of apprentice training, and thus, an increase in the construction labor force available to carry out the construction anticipated by the general plan, and especially that targeted by the Housing Element.”⁴⁷

Without providing community benefits or workforce standards, the Project would be precisely the type of project that the City has declared to be contrary to the general welfare. This Project should not be approved until the ZAB is presented

⁴² City of Berkeley, Downtown Area Plan (2012) p. LU-12. Available at: <https://berkeleyca.gov/sites/default/files/2022-03/Downtown-Area-Plan.pdf> (emphasis added).

⁴³ *Id.*

⁴⁴ *Id.*

⁴⁵ Nico Savidge, Berkeley May Mandate Health Coverage for Workers in Big Construction Projects: Builders of apartments and other large projects could be required to provide apprenticeships and health care coverage for workers under a new proposal, Berkeleyside (September 1, 2022) <https://www.berkeleyside.org/2022/09/01/berkeley-construction-labor-standards-housing-worker-shortage>.

⁴⁶ HARD HATS Staff Report, p. 77.

⁴⁷ *Id.*

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with substantial evidence demonstrating that the Project will comply with the zoning ordinance and General Plan by providing employment opportunities for a local skilled construction workforce.

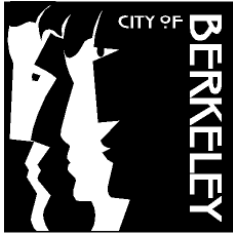
Thank you for considering our comments. Please place this comment letter in the record of proceedings for this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christina Caro".

Christina Caro
Kelilah D. Federman

:kdf



Planning and Development Department
Land Use Planning Division

PROOF OF SERVICE

DATE: October 11, 2022
 TO: Whom It May Concern
 FROM: Melinda Jacob, OSII
 SUBJECT: **USE PERMIT #ZP2021-0193 – 2065 KITTREDGE STREET**

I, the undersigned, certify that I am employed in the City of Berkeley, County of Alameda, California; that I am over eighteen years of age; that I am not a party to the within action; and that my business address is 1947 Center Street, Berkeley, California 94704. On this date, I served the following documents:

ZONING ADJUSTMENTS BOARD NOTICE OF DECISION

On the parties stated below by placing true copies thereof in sealed envelope(s) addressed as shown below by the following means of service:

Bill Schrader
164 Oak Road
Alamo, CA 94507

CA Student Living Berkeley, LLC
130 Randolph St., Ste. #2100
Chicago, IL 60601

Kelilah D. Federman
Adams Broadwell Joseph &
Cardozo
601 Gateway Blvd., Ste. 1000
So San Francisco, CA 94080

- By First Class Mail - I am readily familiar with the City's practice for collecting and processing of correspondence for mailing. Under the practice, the correspondence is deposited with the U.S. Postal Service on the same day as collected, with First Class postage thereon fully prepaid, in Berkeley, California, for mailing to the addressee following ordinary business practices.
- By Personal Service - I caused each such envelope to be given to the City of Berkeley mail service person to personally deliver to the office of the addressee.

I declare under penalty of perjury that the foregoing is true and correct. Executed on October 11, 2022 at Berkeley, California.

Melinda A. Jacob

Melinda Jacob, OSII



Z O N I N G
A D J U S T M E N T S
B O A R D
NOTICE OF DECISION

DATE OF BOARD DECISION: September 22, 2022
DATE NOTICE MAILED: October 11, 2022
APPEAL PERIOD EXPIRATION: October 25, 2022
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification)¹: October 26, 2022

2065 Kittredge Street

Use Permit #ZP2021-0193 to demolish portions of existing City Landmark commercial buildings and construct an 8-story, mixed-use building with 187 dwelling units (including four live/work units and nine Very Low-Income units), 4,993 square feet commercial space and 43 parking spaces. Project utilizes State Density Bonus.

The Zoning Adjustments Board of the City of Berkeley, after conducting a public hearing, **APPROVED** the following permits

- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC Section 23.204.020(A) to construct dwelling units
- Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.130(E)(1) to exceed the maximum building height limits, up to 75 feet (plus 5-foot parapet, by right)

ZONING: C-DMU (Core) – Downtown Mixed-Use Commercial District – Core Sub-area

APPLICANT: Bill Schrader, 164 Oak Road, Alamo, CA 94507

PROPERTY OWNER: CA Student Living Berkeley, LLC, 130 Randolph Street, Suite 2100, Chicago IL, 60601

¹ Pursuant to BMC Section 23.410.050(C), the City Council may certify any ZAB decision for review during the 14-day appeal period after the notice of the ZAB's decision is issued. Certification has the same effect as an appeal. However, BMC Section 1.04.070 suspends or "tolls" the Council's deadline to certify when the Council is on recess. Thus, in cases where the 14-day appeal period is scheduled to *end* during a Council recess, the certification deadline is extended past the end of the recess for the remainder of the appeal period. In cases where the appeal period *begins* during a Council recess, the certification deadline is extended until 14 days after the first Council meeting after the recess. *Extension of the certification deadline has no effect on the appeal deadline.*

INTERESTED PARTY: Kelilah D. Federman, Adams Broadwell Joseph & Cardozo, 601 Gateway Boulevard, Suite 1000, South San Francisco CA 94080

ENVIRONMENTAL REVIEW STATUS: Adopt the Environmental Impact Report (EIR) Addendum to the certified 2211 Harold Way Mixed-Use Project Final EIR (SCH #2014052063) and Revised Mitigation Monitoring and Reporting Program (MMRP) pursuant to the California Environmental Quality Act.

FINDINGS, CONDITIONS, MMRP AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

	Yes	No	Abstain	Absent
DUFFY	x			
KAHN	x			
KIM	x			
O'KEEFE				x
SANDERSON	x			
THOMPSON	x			
GAFFNEY	x			
TREGUB	x			
BOARD VOTE:	7	0	0	1



ATTEST:

Samantha Updegrave, Zoning Adjustments Board
Secretary

PUBLICATION OF NOTICE:

Pursuant to BMC Section 23B.32.050, this notice shall be mailed to the applicant at the mailing address stated in the application and to any person who requests such notification by filing a written request with the Zoning Officer on or before the date of the Board action. This notice shall also be filed with the City Clerk. In addition, the notice shall be forwarded to the Zoning Adjustments Board and to the Main Library. The notice shall also be posted at a bulletin board at the Zoning Counter. The City Clerk shall make the notice available to interested members of the Council and the public.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Sharon Gong, at (510) 981-7429 or sgong@cityofberkeley.info. All project application materials, including full-size plans, may be viewed online at: <https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx>, or in the Permit Service Center at the Zoning Counter at 1947 Center Street, Third Floor, during

normal office hours.

TO APPEAL THIS DECISION (see Section 23B.32.050 of the Berkeley Municipal Code):

To appeal a decision of the Zoning Adjustments Board to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
2. Submit the required appeal fee (checks and money orders payable to "City of Berkeley"):
 - A. The fee for persons other than the applicant is \$1500. This fee may be reduced to \$500 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less.
 - B. The fee for all appeals by Applicants is \$5,520.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown on page 1 (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the permit will be issued on the first business day following expiration of the appeal period, and the project may proceed at that time.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Adjustments Board at, or prior to, the public hearing.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must include the following information:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

ATTACHMENT 1, EXHIBIT A

FINDINGS AND CONDITIONS SEPTEMBER 22, 2022

2065 Kittredge Street

Use Permit #ZP2021-0193 to demolish portions of existing City Landmark commercial buildings and construct an 8-story, mixed-use building with 187 dwelling units (including four live/work units and nine Very Low-Income units), 4,993 square feet commercial space and 43 parking spaces. Project utilizes State Density Bonus.

PERMITS REQUIRED

- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC Section 23.204.020(A) to construct dwelling units
- Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.130(E)(1) to exceed the maximum building height limits, up to 75 feet (plus 5-foot parapet, by right)

CONCESSIONS/WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918

- Concession to reduce the usable open space requirement – to provide 11,916 square feet where 14,960 square feet is required
- Waiver of BMC Section 23.204.130(E)(1) to exceed building height limits – to be 87 feet (plus 5-foot parapet, by right), where 75 feet is the limit (plus 5-foot parapet, by right, with a use permit)
- Waiver of BMC Section 23.204.130(E)(3) to reduce setbacks to 0 feet, where 15 feet is required, where above 75 feet in height
- Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum to 0-20 feet, where 5 feet is required, at 0-20-foot building height
- Waiver of BMC Section 23.304.090(B)(7) to reduce the landscaped usable open space to 25 percent, where from 40 percent minimum is required
- Waiver of BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district
- Waiver of BMC Section 23.322.030(B)(1) to reduce the minimum commercial parking requirement to zero, where eight is required

I. CEQA FINDINGS

1. Pursuant to the California Environmental Quality Act (CEQA), the City prepared an EIR Addendum for this Project.

- A. CEQA Approach:** Pursuant to Section 15164 of the CEQA Guidelines, codified in Sections 15000 et seq. of Title 14 of the California Code of Regulations, 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 there are substantial changes in the project or circumstances or substantially important new information that will cause the project to have significant new impacts or substantially increase previously identified significant impacts.

As discussed in detail in the EIR Addendum, potential impacts associated with the modified project (the proposed changes compared to the project evaluated in the Final EIR) are consistent with potential impacts characterized and mitigated for in the Final EIR. Substantive revisions to the Final EIR are not necessary because no new significant impacts or significant impacts of substantially greater severity than previously described would occur. Thus, the conditions outlined in CEQA Guidelines Section 15162(a) requiring preparation of a subsequent EIR would not be met.

- B. EIR Addendum and Revised MMRP: An Addendum to the 2211 Harold Way Mixed-Use Project (UP 13-10000010) Final EIR, which was certified in December 2015, was prepared to evaluate the potentially significant environmental impacts of the proposed project, pursuant to the California Environmental Quality Act. The Addendum considered the Final EIR and Statement of Overriding Considerations, and evaluated the modified project. The modified project was found to be smaller and less impactful than the Final EIR project. The impacts related to demolition and alteration of historic buildings, would remain significant and unavoidable, and the same overriding considerations would apply to the modified project, except that the project is no longer required to provide community benefits, and cultural resource impacts were addressed in the modified design.

The Addendum described the changes in the modified project, and addressed the following issues in detail: Air Quality, Cultural Resources, Greenhouse Gas Emissions, Noise, Transportation, and Utilities and Service Systems. All other environmental issues were evaluated for impact from the modified project as well, with the conclusion that impacts to these areas will be less than significant with mitigation, similar to the original project. For each of the above-listed areas of evaluation, the EIR Addendum findings supported the conclusion that impacts from the modified project will not result in new significant effects or a substantial increase in the severity of previously identified significant effects on the environment. Therefore, no new mitigation measures will be necessary for any of these evaluated areas. Furthermore, several mitigation measures for Cultural Resources are no longer required, as discussed below.

Cultural Resources. No new or substantially more severe significant effects will occur to cultural resources, and no new mitigation measures will be necessary. Design changes in the modified project include a reduction in building height, design strategies to break up massing with varied rooflines and materials, and the projection of the second-floor level above the double-height street level, aligning with the cornice of the 1912 portion of the Shattuck Hotel. These design modifications have responded to the design measures adopted in Mitigation Measures CR-2(a), (b) and (c) of the Final EIR; therefore the measures do not apply to the modified project. In particular, the modified project avoids impact to the Allston Way elevation, in response to Mitigation Measure CR-2(a); the redesign of the Kittredge Street “hyphen” responds to Mitigation Measure CR-2(b); and the

removal of large-scale use of aluminum glazing systems responds to Mitigation Measure CR-2(c).

In conclusion, similar to the original project, cultural resource impacts from the modified project will be less than significant with mitigation, with the exception of impacts related to demolition and alteration of historic buildings, which will remain significant and unavoidable. Mitigation Measures CR-2(a) through (c) will be removed from the Mitigation Monitoring and Reporting Program (MMRP). All other measures adopted in the Final EIR for the purposes of mitigating cultural resources impacts remain applicable.

Revisions to the project were made after the LPC meeting on August 4, 2022, including the elimination of one unit (two bedrooms), the addition of 812 square feet of commercial area, and other minor revisions. The City reviewed the revised plans and concluded that the revisions did not change the conclusions of the EIR Addendum.

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the City to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The monitoring program is designed to ensure compliance during project implementation. The MMRP for the 2211 Harold Way Mixed-Use Project Final EIR has been revised to reflect the changes to the mitigation measures that were described in the Addendum.

- C. The Zoning Adjustments Board finds that the modified project's significant environmental impacts to cultural resources are acceptable in light of the project's benefits. These benefits were set forth in the statement of overriding considerations that was adopted in connection with the 2211 Harold Way project, and, with the exception of that statement's inclusion of benefits regarding maintaining a cinema and community benefits required per BMC Section 23.E.68.090.E for the tower aspect of that project, the benefits and considerations in that statement are applicable to the modified project. The benefits set forth therein constitute overriding considerations warranting approval of the modified project, independent of the other benefits, despite each and every unavoidable impact.

The EIR Addendum, 2211 Harold Mixed-Use Project Final EIR and Statement of Overriding Considerations are available at this link: <https://aca.cityofberkeley.info/CitizenAccess/Default.aspx>. Click on Zoning tab; enter permit number ZP2021-0193; select permit ZP2021-0193; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.

II. DENSITY BONUS FINDINGS

1. Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:
 - A. Under the City's methodology for implementing density bonuses, the "base project" consists of 164 units;
 - B. The project will provide at least nine (9) Very Low-Income (VLI) qualifying units in the 163-unit "base project", as more fully set forth in Condition 70;
 - C. The project is entitled to a density increase of 20 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus one

concession or incentive. This equates to a density bonus of 24 units (33 units maximum) above the Base Project, for a total of 187 units.

2. In accordance with Government Code Section 65915(d) and (k), the Zoning Adjustments Board hereby grants the following concessions in order to provide for affordable housing costs:
 - A. Concession to reduce the usable open space requirement – to provide 11,916 square feet where 14,960 square feet is required

3. In accordance with Government Code Section 65915(d), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of the concession is required to provide for affordable rents, as provided in Government Code Section 65915(d)(1)(A) because 1) approval of the concession will result in identifiable and actual cost reduction; 2) approval of the concession will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) will not be contrary to State or Federal law.

4. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers:
 - A. Waiver of BMC Section 23.204.130(E)(1) to exceed building height limits – to be 87 feet (plus 5-foot parapet, by right), where 75 feet is the limit (plus 5-foot parapet, by right, with a use permit)
 - B. Waiver of BMC Section 23.204.130(E)(3) to reduce setback to 0 feet, where 15 feet is required, where above 75 feet in height
 - C. Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum to 0-20 feet, where 5 feet is required, at 0-20 foot building height
 - D. Waiver of BMC Section 23.304.090(B)(7) to reduce the landscaped usable open space to 25 percent, where from 40 percent minimum is required
 - E. Waiver of BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district
 - F. Waiver of BMC Section 23.322.030(B)(1) to reduce the minimum commercial parking requirement to zero, where 8 is required

These waivers are required because state law requires the City to modify development standards as necessary to accommodate these density bonus units, and because the Zoning Adjustments Board hereby finds that the density bonus units can best be accommodated by granting these waivers.

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

III. FINDINGS FOR APPROVAL

6. The Housing Accountability Act §65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local

agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that:

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

The project includes construction of 187 dwelling units. Because the base project would comply with applicable, objective general plan and zoning standards, §65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified by staff.

- 7. As required by Section 23.406.040(E)(1) of the BMC, the project, under the circumstances of this particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:
 - A. The project is consistent with all applicable C-DMU District standards and qualifies for waivers and concessions for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915;
 - B. Shadow impacts will affect commercial uses only, and will not affect residential uses; and
 - C. The project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.

IV. OTHER FINDINGS FOR APPROVAL

- 8. As required by Section 23.326.070(D) of the BMC, the Zoning Adjustments Board finds that the proposed demolition of the existing building at 2065 Kittredge Street will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City, and meets the finding that demolition is required to allow a proposed new building or other proposed new use.
- 9. As required by Section 23.204.130(I) of the BMC, the Zoning Adjustments Board finds that the proposed use or structure:
 - A. Is compatible with the purposes of the district to implement the vision and goals of the Downtown Area Plan:
 - a. Environmental Sustainability and Access: DAP Goals ES-3, UL-1 AC-1, AC-4. The project provides higher-density development in proximity to regional transit, shops and amenities, and it will improve options to increase access to Downtown on foot, by bicycle and via transit will promote transit as an efficient and attractive choice through its location and through its Transportation Demand Management Plan and other associated Conditions of Approval.

- b. Land Use: DAP Goal LU-1 (Policies LU-1.1 and LU-1.3). The Project will include residential, and commercial uses that allow people who live, work and learn in the Downtown to meet daily needs on foot.
 - c. Historic Preservation and Urban Design: The LPC referred the project to DRC for design review recommendations, and considered the project in relation to its urban context, focusing on the application of the Downtown Design Guidelines, which implement the objectives and policies of the Historic Preservation and Urban Design chapter of the DAP. The LPC approved the SAP with findings for consistency with Landmarks Preservation, the Secretary of Interior standards for rehabilitation, and DAP design review standards. (See section IV.B for details.)
 - d. Streets and Open Space: DAP Goal OS-1. The project will enhance public open spaces and streets to benefit pedestrians, improve Downtown's livability, and foster a sense of place.
 - e. Housing and Community Health and Services: DAP Goals HC-1, HC-2, HC-3. The project will encourage Downtown as a thriving, livable, diverse residential neighborhood with a mix of supportive uses, and play a significant role in meeting Berkeley's continuing need for additional housing.
 - f. Economic Development: DAP Goal ED-1. The project will serve the needs of the neighborhood and the City, make Downtown a more attractive regional destination, by promoting successful retail businesses and other attractions, with daytime and night-time populations to support them.
- B. Is compatible with surrounding uses and buildings:
- a. The project site currently includes office and retail uses. (Previous cinema and museum uses no longer occupy the site.) The proposed project will change uses on the site to ground-floor commercial (retail and food service) and residential uses above. Uses on the surrounding properties include retail, public parking, office, library, hotel, and residential. The project will not introduce new land uses that do not already exist in the Downtown, and as described above, will further the vision and goals of the DAP.
 - b. The DRC forwarded a positive recommendation for the project design, and the LPC voted to approve the SAP, with findings for consistency with Landmarks Preservation, the Secretary of Interior standards for rehabilitation, and DAP design review standards.
-

V. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

The following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

- 1. Conditions and Mitigation Monitoring and Reporting Program Shall be Printed on Plans**
The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions.' *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.
- 2. Compliance Required (BMC Section 23.102.050)**
All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.
- 3. Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060.B.1 and 2)**
 - A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.
 - B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.
- 4. Conformance to Approved Plans (BMC Section 23.404.060.B.4)**
All work performed under an approved permit shall be in compliance with the approved plans and any conditions of approval.
- 5. Exercise and Expiration of Permits (BMC Section 23.404.060.C)**
 - A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
 - B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
 - C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).
 - D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.
- 6. Permit Remains Effective for Vacant Property (BMC Section 23.404.060.D)**

Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.

7. Permit Modifications (BMC Section 23.404.070)

No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

8. Permit Revocation (BMC Section 23.404.080)

The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.

9. Pay Transparency Acknowledgement (BMC Section 13.104.030)

Prior to the issuance of a building permit for any Project subject to this Chapter:

- A. A Responsible Representative of the Permittee shall certify under penalty of perjury that:
(1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter.
- B. The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the Permittee shall certify under penalty of perjury that the Contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.

10. Pay Transparency Attestations Following Project Completion (BMC Section 13.104.040)

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

11. Posting of Ordinance (BMC Section 13.104.050)

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

12. Conditions of Approval (BMC Section 13.104.060)

The requirements of Sections 13.104.030 through 13.104.050 shall be included as conditions of approval of any Use Permit or Zoning Certificate for any Project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under Chapter 1.28 and/or the revocation or modification of any Use Permit issued for the Project under Chapter 23B.60.

13. 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.

VI. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC 23.406.040.E, the Zoning Adjustments Board attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

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

Project Liaison _____
Name Phone #

- 15. Final Geotechnical Report.** The Project Geotechnical Consultant shall coordinate with the project team and complete the analysis necessary to provide final recommendations and a signed and stamped report for the proposed project. Final recommendations shall consider final floor elevations and potential grading concepts. The final report shall include specifications for engineered fill for basement backfill where shallow footings may be proposed, and provide recommended bearing pressures for footings embedded into this engineered fill, if applicable. The applicant shall consider the benefits of drilling a boring along the northern side of the

property to investigate the subsurface conditions in the vicinity of the historic Strawberry Creek channel and installing and monitoring a piezometer(s) to better document groundwater conditions before and during construction. The Final Geotechnical Report shall be compiled, signed and stamped by the Project Geotechnical Consultant and submitted to the City for review by the City Geotechnical Consultant and City Engineer as part of building permit plan check.

16. Geotechnical Plan Review. The applicant's geotechnical consultant shall review and approve all geotechnical aspects of the final project building and grading plans (i.e., site preparation and grading including removal and replacement/treatment of expansive soils, site surface and subsurface drainage improvements including site runoff discharge, and design parameters for foundations and retaining walls, etc.,) to ensure that their recommendations have been properly incorporated and to ensure that the project concept has not changed significantly since preparation of their report. The results of the plan review should be summarized by the geotechnical consultant in a letter and submitted to the City Engineer for review and approval prior to issuance of building permits.
17. Vapor Intrusion. Submit a vapor intrusion report (including subslab vapor samples and indoor air samples at the northwestern portion of the basement level of the Site) to the Toxics Division for review. See the project Phase I report, dated February 5, 2021 for details on the required report scope.
18. Final Design Review. The Project requires approval of a Final Design Review application by the Design Review Committee.
19. Address Assignment. The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned in accordance with BMC 16.28.030, and entered into the City's database after the building permit is issued but prior to final inspection.
20. 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.
21. Damage Due to Construction Vibration. The project applicant shall submit screening level analysis prior to, or concurrent with demolition building permit. If a screening level analysis shows that the project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). The assessment shall take into account project specific information such as the composition of the structures, location of the various types of equipment used during each phase of the project, as well as the soil characteristics in the project area, in order to determine whether project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. If the assessment finds that the project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction that to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake an existing conditions study (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage. This study shall
- establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and
 - include written descriptions and photographs.

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

22. Compliance with Conditions and Environmental Mitigations. The building permit application is subject to verification of compliance to the adopted **Mitigation Monitoring and Reporting Program (Attachment - Exhibit B)**. The applicant shall be responsible for demonstrating compliance with all conditions of approval and mitigation measures per the timeline set forth by this use permit. The applicant shall deposit \$10,000 with the City, or less with the approval of the Zoning Officer, to pay for the cost of monitoring compliance with these Conditions of Approval

and other applicable conditions and regulations. Should compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses upon the request of the Zoning Officer; any unused deposit will be refunded to the applicant.

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

23. Fee Deferrals. All zoning project application fees that were deferred at the time of application submittal shall be paid in full.
24. Construction Noise Management - Public Notice Required. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within **500 feet** of the project site. This notice shall at a minimum provide the following: (1) project description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name and phone number of the Project Liaison for the project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.
25. Construction Phases. The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or his/her designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these conditions. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.
26. Demolition. Demolition of the existing building cannot commence until a complete application is submitted for the replacement building. In addition, all plans presented to the City to obtain a permit to allow the demolition are subject to these conditions.
27. Construction and Demolition Diversion. Applicant shall submit a [Construction Waste Management Plan](#) that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.
28. Toxics. The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:
 - A. Environmental Site Assessments:
 - 1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 2 years old*) shall be submitted to TMD for developments for:
 - All new commercial, industrial and mixed use developments and all large improvement projects.
 - All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).

- EMA is available online at: [http://www.cityofberkeley.info/uploadedFiles/IT/Level_3 - General/ema.pdf](http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf)
- 2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.
 - 3) If the Phase I is over 2 years old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.
- B. Soil and Groundwater Management Plan:
- 1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.
 - 2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.
 - 3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.
- C. Building Materials Survey:
- 1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center.
- D. Hazardous Materials Business Plan:
- 1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at <http://cers.calepa.ca.gov/> within 30 days if on-site hazardous materials exceed BMC 15.20.040. HMBP requirement can be found at <http://ci.berkeley.ca.us/hmr/>

Prior to Issuance of Any Building (Construction) Permit

29. Privately Owned Public Open Space (POPOS). The applicant shall submit proof of measures taken (i.e. signage, etc..) to ensure that the POPOS area at Allston and Harold Way are accessible to the public for the life of the project.
30. HVAC Noise Reduction. Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.
31. Interior Noise Levels. Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.
32. Streets and Open Space Improvement Plan: Street Frontage Improvements. Streets and Open Space Improvement Plan: Street Frontage Improvements. Consistent with the Downtown Streets and Open Space Improvement Plan (SOSIP) (or subsequent iterations as adopted by the City), the developer shall construct improvements along Harold Way, Kittredge Street, and Allston Way, to the centerline. Such improvements shall be included with the building permit submittal, designed and constructed as directed by the Public Works and Fire Departments, and constructed prior to certificate of occupancy.
33. Green Building Certification. The applicant shall submit documentation demonstrating that the building will attain LEED Gold or higher, or attain a building performance equivalent to this rating that has been approved by the Zoning Officer for this project. Documentation shall include proof of payment of the registration/application fee to the organization administering the green building certification system (e.g. USGBC/GBCI for LEED, Build It Green for GreenPoint Rated, etc.), a copy of the updated green building checklist that reflects anticipated points, and a statement from the appropriate project team professional (e.g. LEED Accredited Professional, GreenPoint Rater, etc.) verifying that the project is on track for certification at the required level or above. The submitted green building checklist must be a type that is appropriate for the project and a version that is being accepted by the organization granting the green building certification at the time of building permit application. Whenever applicable, measures from the green building checklist shall be incorporated and noted on site plans.
34. Solar Photovoltaic (Solar PV). A solar PV system, on the solar zone specified in Section 110.10 of the 2019 Energy Code, shall be installed (subject to the exceptions in Section 110.10) as specified by the Berkeley Energy Code (BMC Chapter 19.36). Location of the solar PV system shall be noted on the construction plans.
35. Electric Vehicle (EV) Charging. At least 20% of the project parking spaces for residential parking shall be "EV Charger Ready": equipped with raceway, wiring, and power to allow for future Level 2 (240 Volt/40 amp) plug-in electric vehicle (EV) charging system installation, and at least 80%

of the project parking spaces for residential parking shall be "EV Spaces Raceway Equipped": equipped with a raceway between an enclosed, inaccessible, or concealed area and an electrical service panel/subpanel as specified by the Berkeley Green Code (BMC Section 19.37.040). Any Level 2 EV charging systems installed at parking spaces will be counted toward the applicable readiness requirement. Readiness for EV charging and EV charging station installations shall be noted on the construction plans.

36. Water Efficient Landscaping. Landscaping, totaling 500 square feet of more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State's Model Water Efficient Landscape Ordinance (MWELo). MWELo-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ET_o) for Berkeley is 41.8.
37. Prohibition of Natural Gas Infrastructure in New Buildings. The project shall comply with the City of Berkeley Prohibition of Natural Gas Infrastructure in New Buildings (BMC Chapter 12.80).
38. Recycling and Organics Collection. Applicant shall provide recycling and organics collection areas for occupants, clearly marked on site plans, which comply with the Alameda County Mandatory Recycling Ordinance (ACWMA Ordinance 2012-01).
39. Public Works ADA. Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.
40. Required Parking Spaces for Persons with Disabilities. Per BMC Section 23.322.040.H of the Zoning Ordinance, "If the number of required off-street parking spaces in a non-residential district is reduced as allowed by this chapter, the number of required parking spaces for persons with disabilities shall be calculated as if there had been no reduction in required spaces."

Prior to Demolition or Start of Construction:

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

During Construction:

42. Construction Hours. Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.
43. Construction Hours- Exceptions. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the

expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.

44. Project Construction Website. The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant:
- Contact information (i.e. "hotline" phone number, and email address) for the project construction manager
 - Calendar and schedule of daily/weekly/monthly construction activities
 - The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.
45. Public Works - Implement BAAQMD-Recommended Measures during Construction. For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:
- A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
46. Air Quality - Diesel Particulate Matter Controls during Construction. All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with **one** of the following measures:
- A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or
 - B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type

(Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.

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.

47. Construction and Demolition Diversion. Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using [Green Halo](#) and submit online for City review and approval prior to final inspection. Alternatively, complete the second page of the original [Construction Waste Management Plan](#) and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.
48. Low-Carbon Concrete. The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25%. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff.
49. 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.

- 50.** Avoid Disturbance of Nesting Birds. Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.
- 51.** 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.
- 52.** Human Remains (Ongoing throughout demolition, grading, and/or construction). In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate

the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

- 53. 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.
- 54. 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.
- 55. Stormwater Requirements.** The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:
- A. The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.
 - B. Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.
 - C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater

pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.

- D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be conducted prior to the issuance of a Building Permit.
- E. All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.
- F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.
- G. All private or public projects that create and/or replace 10,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological).
- H. All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.
- I. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
- J. All loading areas must be designated to minimize "run-on" or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.
- K. Restaurants, where deemed appropriate, must be designed with a contained area for cleaning mats, equipment and containers. This contained wash area shall be covered or designed to prevent run-on or run-off from the area. The area shall not discharge to the storm drains; wash waters should drain to the sanitary sewer, or collected for ultimate disposal to the sanitary sewer. Employees shall be instructed and signs posted indicating that all washing activities shall be conducted in this area. Sanitary connections are subject

- to the review, approval and conditions of the waste water treatment plant receiving the discharge.
- L. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
- M. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.
56. Public Works. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.
57. Public Works. The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.
58. Public Works. The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.
59. Public Works. Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.
60. Public Works. The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.
61. Public Works. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.

Prior to Final Inspection or Issuance of Occupancy Permit:

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

- 63. Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **September 1, 2022**, except as modified by conditions of approval.
- 64. Geotechnical Construction Inspections.** The geotechnical consultant shall inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections shall include, but not necessarily be limited to: site preparation and grading including the removal and replacement of undocumented fill, site surface and subsurface drainage improvements, and excavations for foundations and other improvements prior to the placement of steel and concrete. The Consultant should be allowed to inspect site excavations to confirm areas of undocumented fill including areas of potential fill associated with the historic alignment of Strawberry Creek. The results of these inspections and the as-built conditions of the project shall be described by the geotechnical consultant in a letter and submitted to the City Engineer for review prior to final (granting of occupancy) project approval.
- 65. Transportation Demand Management.** Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Land Use Division staff to confirm that the physical improvements required in BMC Section 23.322.060 have been installed. A Parking and Transportation Demand Management (PTDM) compliance report documenting that the programmatic measures required in BMC Section 23.322.060 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the project is compliant with the applicable requirements in this section:
- A. New construction that results in an off-street total of more than 25 publicly available parking spaces shall install dynamic signage to Transportation Division specifications, including real-time garage occupancy signs at the entries and exits to the parking facility with vehicle detection capabilities and enabled for future connection to the regional 511 Travel Information System; or equivalent, as determined by the Land Use Division in consultation with the Transportation Division. The information panels shall be shown in the construction drawings and shall be installed prior to occupancy.
 - B. For any new building with residential units or structures converted to a residential use, required parking spaces shall be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of Certificate of Occupancy or final inspection.
 - C. For new structures or additions over 20,000 square feet, the property owner shall provide transportation benefits at no cost to every employee, residential unit, and/or group living accommodation resident, one pass for unlimited local bus transit service; or (subject to the review and approval of the Zoning Officer in consultation with the Transportation Division) a functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted adult monthly local bus pass. A notice describing these transportation benefits shall be posted in a location or locations visible to all employee and residents.
 - D. For residential structures constructed or converted from a non-residential use that provide off-street parking, vehicle sharing spaces shall be provided in the amounts shown in BMC Table 23.322-6, to be offered to vehicle sharing service providers at no cost, for as long as providers request the spaces, and otherwise consistent with BMC Section 23.322.060(D).

- 66. Green Building Certification.** The applicant shall submit updated documentation demonstrating that the building will attain LEED Gold or higher, or attain a building performance equivalent to this rating that has been approved by the Zoning Officer for this project. Documentation expected at this stage includes proof of submission of the final application materials and payment of the certification fee. If this submission has not yet occurred, a detailed explanation and timeline indicating when it will happen must be submitted to the Zoning Officer for review and approval. Once awarded by the organization administering the green building certification system, the applicant shall forward a copy of the certification award to the Zoning Officer.

BELOW MARKET RATE UNITS

- 67. Number of Below Market Rate Units.** The project shall provide **nine (9) Very Low-Income** rental dwelling units ("BMR Units"), which are required to comply with the State Density Bonus Law (Government Code Section 65915). The BMR Units shall be designated in the Regulatory Agreement and shall be reasonably dispersed throughout the project; be of the same size and contain, on average, the same number of bedrooms as the non-BMR units in the project; and be comparable with the design or use of non-BMR units in terms of appearance, materials and finish quality. The designation of BMR Units shall conform to the addresses assigned to the building by the City.
- 68. Regulatory Agreement.** Prior to the issuance of a building permit, the applicant shall enter into a Regulatory Agreement that implements Government Code Section 65915 and this Use Permit. The Regulatory Agreement may include any terms and affordability standards determined by the City to be necessary to ensure such compliance. The maximum qualifying household income for the BMR Units shall be 50 percent of area median income (AMI), and the maximum housing payment shall be 30 percent of 50 percent of AMI, as set forth in the following paragraphs of this condition. If the BMR units are occupied by very low-income tenants receiving a rental subsidy through the Section 8 or Shelter Plus Care programs, the rent received by the project sponsor may exceed the restricted rent to the payment standards allowed under those programs so long as the rent allowed under the payment standards is not greater than the market rents charged for comparable units in the development. The applicant shall submit the Regulatory Agreement to the Housing and Community Services Department (HHCS) via email to affordablehousing@cityofberkeley.info for review and approval.
- 69.** In addition, the following provisions shall apply:
- A. Maximum rent shall be adjusted for the family size appropriate for the unit pursuant to California Health & Safety Code Section 50052.5 (h).
 - B. Rent shall include a reasonable allowance for utilities, as published and updated by the Berkeley Housing Authority, including garbage collection, sewer, water, electricity, gas, and other heating, cooking and refrigeration fuels. Such allowance shall take into account the cost of an adequate level of service. Utilities do not include telephone service. Rent also includes any separately charged fees or service charges assessed by the lessor which are required of all tenants, other than security deposits.
 - C. BMR units will be provided for the life of the project under Section 22.20.065.
- 70. Determination of Area Median Income (AMI).**
- The "AMI" (Area Median Income) shall be based on the income standards for the Oakland Primary Metropolitan Statistical Area reported by the United States Department of Housing and Urban Development (HUD). In the event HUD discontinues establishing such income standards, AMI shall be based on income standards determined by the California State

Department of Housing and Community Development (HCD). If such income standards are no longer in existence, the City will designate another appropriate source or method for determining the median household income.

- The applicable AMI for the purpose of determining the allowable rent for each unit (but not for the purpose of determining eligibility for occupancy of an inclusionary unit) shall be determined in accordance with the following table:

Unit Size	AMI Standard
Studio unit	AMI for a one person household
One-bedroom unit	AMI for a two person household
Two-bedroom unit	AMI for a three person household
Three-bedroom unit	AMI for a four person household

71. Nothing in these conditions shall be interpreted to prohibit, or to require modification of the Use Permit or Regulatory Agreement to allow, the provision of additional BMR units, or additional affordability, than are required in the foregoing provisions.
72. Percent for Public Art: Consistent with BMC §23C.23, the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art.
73. Affordable Housing Mitigation Fee: Consistent with BMC §22.20.065, and fee resolution applicable to this project, the applicant shall provide a schedule, consistent with a schedule approved by the City Manager or her designee, outlining the timeframe for payment of the AHMF, and they shall pay this fee.
74. Streets and Open Space Improvement Plan: Impact Fee: As required by BMC Section 23.204.130.F, the project shall pay an impact fee to implement the Streets and Open Space Improvement Plan (SOSIP) per the fee schedule adopted by the Council by resolution. The City shall deposit this payment into the Downtown Streets and Open Space Improvement Fund (SOSIF), or its equivalent, to pay for the design and construction of the SOSIP Major Projects. The fee shall apply to the project's "Gross Floor Area" as defined in BMC Section 23.502, less any existing Gross Floor Area removed as part of the project.

At All Times:

75. Transportation Demand Management Compliance. The property owner shall submit to the Land Use Division annual PTDM Compliance Reports, subject to the review and oversight of Land Use Division staff.
76. Exterior Lighting. All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
77. Rooftop Projections. No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.
78. Design Review. Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Landmarks Preservation Commission approval.

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- 79.** Drainage Patterns. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.
- 80.** Electrical Meter. Only one electrical meter fixture may be installed per dwelling unit.
- 81.** Loading. All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.
- 82.** Residential Permit Parking. No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The project planner shall notify the Finance Department, Customer Service Center, to add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of an occupancy permit or final inspection.
- 83.** Tenant Notification. The developer shall provide tenant notification, via a lease rider or deed covenant, that each dwelling unit is located in a mixed-use area that includes commercial, food service and entertainment uses, and that each occupant shall not seek to impede their lawful operation.
- 84.** Transit Subsidy Condition. The applicant shall reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area as per BMC Chapter 9.88.
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EXHIBIT B

MITIGATION MONITORING & REPORTING PROGRAM — JULY 2015

REVISED JULY 2022

This Draft Mitigation Monitoring and Reporting Program (MMRP) was formulated based upon the findings of the Environmental Impact Report (EIR) and Infill Initial Study Checklist prepared for the 2211 Harold Way Mixed-Use Project. The MMRP, which is provided in Tables 1 and 2 of this section, lists mitigation measures recommended in the EIR and the Infill Checklist for the proposed Project and identifies mitigation monitoring requirements. The Final MMRP must be adopted when the City makes a final decision on the project.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts. The MMRP is intended to ensure compliance during implementation of the project.

The MMRP is organized in a matrix format. The first column identifies the impact and the second column identifies the mitigation measure that will be implemented for each project impact. The third column, entitled “Monitoring Responsibility,” refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The fourth column, entitled “Monitoring Timing,” refers to when the monitoring will occur to ensure that the mitigation action is completed. The lead agency will provide verification that the measures have been implemented. These mitigation measures include any minor revisions made as a result of the Response to Comments Document.

July 27, 2022

This MMRP was revised to reflect the findings in the EIR Addendum prepared for the 2065 Kittredge Mixed-Use Project (ZP2021-0193 & LMSAP2021-0004). Specifically, Cultural Resource Mitigation Measures CR-2(a) through (c) were deleted (because they no longer apply due to changes in the project design).

MITIGATION MONITORING AND REPORTING PROGRAM

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Table 1: 2211 Harold Way Mixed-Use Project EIR Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
I. CULTURAL RESOURCES				
<p>CR-1 The proposed project would involve demolition of the 1926 addition to the Hotel. Both of these additions contribute to the hotel's historical significance and are included in the property's local landmark designation.</p>	<p>CR-1(a) Documentation. In consultation with the City of Berkeley Planning and Development, the project applicant shall complete Historic American Building Survey (HABS) Level II documentation of the Shattuck Hotel and its setting. This documentation shall include drawings, photographs, and a historical narrative.</p> <ul style="list-style-type: none"> • Drawings: Existing historic drawings of the Shattuck Hotel (including the original 1910 building and the 1912, 1913, and 1926 additions), if available, shall be photographed with large-format negatives or photographically reproduce on Mylar. In the absence of existing drawings, full-measured drawings of the complex's plan, exterior elevations, and courtyard elevations should be prepared. • Photographs: Photo-documentation of the Shattuck Hotel (including the original 1910 building and the 1912, 1913 and 1926 additions) shall be prepared to HABS standards for archival photography. HABS standards require large-format black-and-white photography, with the original negatives having a minimum size of 4 x 5 inches. Digital photography, roll film, film packs, and electronic manipulation of images are not acceptable. All film prints, a minimum of 4 x 5 inches, must be hand-processed according to the manufacturer's specifications and printed on fiber base single weight paper and dried to a full gloss finish. A minimum of 12 	<p>City of Berkeley Planning Department, Land Use Division</p>	<p>Prior to the issuance of a demolition permit</p>	

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	<p>photographs must be taken, detailing the site, building exteriors, and building interiors. Photographs must be identified and labeled using HABS standards. Color 35mm non-archival photographs of the historical building and grounds shall be taken to supplement the limited number of archival photographs required under the HABS standards described above. Photographs should include overall views of the site; individual views of important building features; exterior elevations of each façade of the complex; views of interior courtyard spaces; and detail views of specific materials or elements.</p> <ul style="list-style-type: none"> • Historical Overview: In consultation with the City of Berkeley Planning and Development Department, a qualified historian or architectural historian shall assemble historical background information relevant to the Shattuck Hotel and its setting. Much of this information may be drawn from the Historic Context Report that architecture + history LLC has prepared for the property. The project applicant shall submit three hard copies and six electronic copies of the drawings and historical overview, along with two sets of photographic negatives, to the City of Berkeley. To ensure its public accessibility, the City of Berkeley will distribute the documentation to the Berkeley Public Library, UC Berkeley's Environmental Design Archives, Berkeley Architectural Heritage Association, the Berkeley Historical Society, and the Northwest 			

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	Information Center of the California Historical Resources Information System (CHRIS).			
	CR-1(b) Salvage. The project applicant shall salvage materials from the 1913 and 1926 additions to the Shattuck Hotel for reuse on-site if feasible , as determined by the Zoning Officer, and given local historical societies the opportunity to salvage remaining materials for public information or reuse in other locations. This effort is expected to focus on the additions’ multi-pane, metal-sash windows (currently painted over) as well as the ceiling plasterwork in the entry arcade. All salvaged materials shall be stripped of lead-based paint using safe handling methods. If, after 30 days, none of the societies is able and willing to salvage the materials, the materials shall be offered to local architectural salvage companies by placing an advertisement in a website and newspaper of general circulation for at least 30 days. Demolition may proceed only after any significant historic features or materials have been identified (at the applicant’s cost) and their removal completed, unless none of the above organizations are interested in salvaging the materials.	City of Berkeley Planning Department, Land Use Division	Prior to the issuance of a demolition permit	
	CR-1(c) Onsite Interpretation. The project applicant shall incorporate a wall display featuring historic photos of the Shattuck Hotel property and a description of its historical significance into the publicly accessible portion of any subsequent development on the site. This display shall be developed by professionals meeting the Secretary of the Interior’s Professional Qualifications (as verified by City of Berkeley planning staff) and experienced in creating such historical exhibits, with the assistance of City of Berkeley planning staff.	City of Berkeley Planning Department, Land Use Division	Plans for the exhibit shall be approved by the LPC prior to the issuance of a building permit.	

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	<p>CR-1(d) Contribution to the Historic Preservation Fund. The project applicant shall contribute funds to the City to be applied to future historic preservation activities within Downtown Berkeley, including survey work; property research; and evaluation in accordance with the Secretary of the Interior’s Standards.</p>	<p>City of Berkeley Planning Department, Land Use Division</p>	<p>Prior to the issuance of a building permit.</p>	
<p>CR-2 The proposed project would alter the setting of historic landmarks adjacent to and facing the project, including the Shattuck Hotel, the Public Library, and the former Elks Lodge and Armstrong College buildings because the project’s design elements would be partially inconsistent with the Secretary of the Interior’s Standards and the Downtown Berkeley Design Guidelines.</p>	<p>CR-2(a) Allston Way Elevation. New construction on the Allston Way elevation shall incorporate horizontal façade elements that reference the roofline of the adjacent 1912 restaurant addition to the Shattuck Hotel. Specifically, new construction shall incorporate a horizontal belt course along its Allston Way façade that corresponds to the cornice and parapet of the 1912 addition. This belt course shall include a cornice element or other horizontal embellishment that projects from the face of the building. (This element could consist of a simple projecting molding, for example, that is stylistically in keeping with the contemporary design of the proposed project.) By incorporating this belt course, the proposed project, despite being considerably taller than the Shattuck Hotel, would better maintain the scale and feel of the historic building frontage along Allston Way.</p>	<p>City of Berkeley Planning Department, Land Use Division</p>	<p>Plans and designs for the Allston Way elevation shall be approved by LPC in Final Design Review (FDR) prior to the issuance of a building permit.</p>	

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Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>CR-2(b) Kittredge Street Elevation. At the Kittredge Street elevation, the proposed project includes a two-story “hyphen” that separates the Shattuck Hotel from the 12- and 18-story portions of the project to the west. Project drawings show the Kittredge Street façade of this portion of the project as a blank wall, potentially covered in vegetation. Such wall treatment is incompatible with the historic setting. Perforations (such as a door or windows) or other architectural elements shall be incorporated into the design of this wall so as to maintain an active street frontage that is more in keeping with the ground floors of the nearby historical resources and the larger Shattuck Avenue Commercial Corridor.</p>	<p>Final Design Review</p> <p>City of Berkeley Planning Department, Land Use Division</p>	<p>Plans and designs for the Kittredge Street elevation with architectural elements to maintain an active street frontage shall be approved by LPC in FDR prior to the issuance of a building permit.</p>	
	<p>CR-2(c) Glazed Aluminum Window Wall Systems. While the glazed aluminum window wall systems proposed for much of the project would clearly differentiate the proposed project from nearby historical resources, the design of these wall systems needs to be modified to make them more compatible with those resources. The proportion and pattern of void to wall in the wall treatments of the proposed project shall be modified to more closely match Library, the former Elks Lodge and the former Armstrong College building. Potential ways to achieve this include replacing the window wall systems with punched curtain wall systems similar to those used elsewhere in the project, or breaking up the window wall systems with windowless bays.</p>	<p>City of Berkeley Planning Department, Land Use Division</p>	<p>Plans and designs for the glazed aluminum window wall systems with translucent panels shall be approved by LPC in FDR prior to the issuance of a building permit.</p>	
<p>CR-4 Construction activities associated with demolition of the 1959 Hink’s building and the 1926 addition to the Shattuck Hotel, and partial removal of the 1913 addition to the Shattuck Hotel,</p>	<p>CR-4(a) Foundations Investigation. A registered structural engineer with a minimum of 5 years of experience in the rehabilitation and restoration of historic buildings, meeting the Secretary of the Interior’s Professional Qualifications, shall investigate the existing relationship of the foundations of the</p>	<p>Applicant’s historical architecture and structural engineering consultants</p>	<p>Prior to the issuance of a demolition permit</p>	

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<p>could produce ground vibration or soil movement under the existing foundation of nearby historic resources, compromising the historic building’s structural stability.</p>	<p>various portions of the Shattuck Hotel property. Any required test excavations shall be performed only in the presence of the structural engineer. The structural engineer shall prepare a report of findings that specifies modifications to the project design and/or associated construction activities that are necessary to retain the structural integrity of the Shattuck Hotel (including the original 1910 building, the 1912 addition, and the portion of the 1913 addition proposed for retention).</p> <p>In consultation with a historic preservation architect meeting the Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation, Professional Qualifications Standards, the structural engineer (with geotechnical consultation as necessary) shall determine whether, due to the nature of the excavations, soils, method of soil removal and the existing foundations of the Shattuck Hotel, the potential for settlement would require underpinning and/or shoring. If underpinning and/or shoring is determined to be necessary, appropriate designs shall be prepared and submitted for review and approval.</p> <p>Foundation and shoring shall not use driven or vibration piles. Only cast-in-place or auger piles or micropiles shall be used for shoring, underpinning, and/or new foundations. The existing structure shall be shored at each side of the location where the western portion of the hotel is to be demolished. After the existing structure is shored, an air gap shall be cut between the building to remain and the portion of the building to be demolished at the roof, floor levels and through the above grade walls prior to the demolition of the western portion of the building. The air gap shall</p>	<p>City of Berkeley Planning Department, Land Use Division</p>		

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Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>be a minimum of 12 inches wide and also be wide enough that no debris can lodge in the gap and transfer vibrations into the portion of the building to remain. The contractor may elect to demolish an entire bay of the existing structure between two column lines so that additional shoring may be minimized or eliminated. This will prevent the transmission of vibrations from the demolition through the existing structural members and, therefore, limit the potential for structural damage due to the vibrations from the demolition. Any debris that becomes lodged in the gap shall be removed as soon as is safely possible.</p> <p>All documents prepared in accordance with this Measure shall be submitted to the City of Berkeley Planning and Development Department for approval, and all work required by this Measure shall be at the project sponsor's expense</p>			
	<p>CR-4(b) Construction Monitoring. Prior to demolition, the historic preservation architect and structural engineer referenced in Mitigation Measures CR-4(a) shall undertake an existing condition study of the Shattuck Hotel, including the location and extent of any visible cracks or spalls. Any existing damage to the hollow clay tile that could cause structural damage due to construction vibrations shall be noted. This initial survey will serve as a baseline to determine if any damage would occur during demolition or construction of the new building. The documentation shall take the form of written descriptions and photographs, and shall include those physical characteristics of the resource that conveys its historic significance and that justify its inclusion on the local register. The documentation shall be reviewed and</p>	<p>Applicant's historical architecture and structural engineering consultants</p> <p>City of Berkeley Planning Department, Land Use Division</p>	<p>Prior to the issuance of a demolition permit</p>	

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	<p>approved by the City of Berkeley Planning and Development Department.</p> <p>The historical architect and structural engineer shall monitor the Shattuck Hotel during construction and report any changes to existing conditions, including, but not limited to, expansion of existing cracks, new spalls, or other exterior deterioration. Any new cracks, new spalls, or other exterior deterioration shall be repaired to the pre-existing condition as indicated at the end of this section. Monitoring reports shall be submitted to the City of Berkeley Planning and Development Department on a periodic basis. The structural engineer shall consult with the historic preservation architect, especially if any problems with character-defining features of a historic resource are discovered. If in the opinion of the structural engineer, in consultation with the historic preservation architect, substantial adverse impacts to historic resources related to construction activities are found during construction, the historical architect and structural engineer shall so inform the project sponsor or sponsor’s designated representative responsible for construction activities.</p> <p>Vibrations shall be limited during demolition of the existing below grade wall and foundation concrete so as not to transmit significant vibrations to the remaining structures. The use of jackhammers and smaller hoe-rams with lower impact force shall be used wherever possible to limit vibrations. Larger hoe-rams (rated at greater than 2,000 foot-pounds) shall not be used without a written determination by a qualified testing agency that such rams will not cause vibrations greater than 0.2 inches per second of</p>			

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	<p>vertical movement at the existing hotel. Measurements for vibrations shall be taken at the same distance to the vibration source as the Shattuck Hotel building will be from the source during use for construction or demolition. The testing agency used for measuring vibrations shall be experienced in measuring vibrations, as determined by the City of Berkeley Planning and Development Department.</p> <p>The areas where the demolition will be closest to the existing building and therefore most likely to propagate vibrations to the remaining structures are: demolition of the eastern end of the existing cinema building along Kittredge Street; demolition for the new construction below the hotel at the corner of Shattuck Avenue and Kittredge Street; and demolition of the eastern portion of the former Hink’s Department Store addition at Allston Way and Harold Way. At these areas where demolition of below grade concrete will be close to the remaining structures, the concrete shall be demolished using methods that limit vibrations, such as the use of jackhammers and small hoe-rams with lower impact force, even if it is determined that larger hoe-rams can be used elsewhere on the site.</p> <p>The structural engineer shall consult with the historic preservation architect, especially if any problems with character- defining features of a historic resource are discovered. Because of the inherent unpredictability of large-scale excavation and construction, there is an unlikely but possible chance that unforeseen damage would occur. If substantial adverse impacts to historic resources related to construction activities are found during construction, and if in the opinion of the structural engineer, in consultation with the historic</p>			

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Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>preservation architect, the historical architect and the structural engineer (monitoring team) shall so inform the project sponsor or sponsor's designated representative responsible for construction activities. The historical architect and the structural engineer shall make specific recommendations to the project sponsor, including whether work should stop and whether construction activities should be modified.</p> <p>Once the historic architect and the structural engineer inform the project sponsor, the project sponsor shall adhere to the monitoring team's recommendations for corrective measures, including halting construction or using methods which cause less vibration, in situations where construction activities would imminently endanger historic resources. The City of Berkeley Planning and Development Department shall establish the frequency of monitoring and reporting. The project sponsor shall respond to any claims of damage by inspecting the affected property promptly, but in no case more than 5 working days after the claim was filed and received by the project sponsor. A sign shall be posted in a visible place onsite and a letter shall be sent to the hotel owner or manager specifying the monitoring team's contact information prior to the start of construction activities.</p> <p>Any new cracks or other changes in the Shattuck Hotel shall be compared to pre-construction conditions and a determination made as to whether the proposed project could have caused such damage. In the event that the project is demonstrated to have caused any damage, such damage shall be repaired to the pre-existing condition. Site visit reports and documents associated with claims processing shall be provided to</p>			

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	<p>the City of Berkeley Planning and Development Department.</p> <p>Monitoring reports shall be submitted to the City of Berkeley Planning and Development Department on a periodic basis. All work required by this Measure shall be at the project sponsor's expense.</p>			
	<p>CR-4(c) Training Program. The historic preservation architect referenced in Mitigation Measures CR-4(a) shall establish a training program for construction workers involved in the project that emphasizes the importance of protecting historic resources. This program shall include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near the Shattuck Hotel, including storage of materials away from the historic building. It shall also include information on means to reduce vibrations from demolition and construction, and monitoring and reporting any potential problems that could affect the historic resource. A provision for establishing this training program shall be incorporated into the general contractor's contract with the project applicant regarding construction of the project, and the contract provisions shall be reviewed and approved by the City of Berkeley Planning and Development Department. All work required by this Measure shall be at the project sponsor's expense.</p>	<p>Applicant's preservation architecture and structural engineering consultants</p> <p>City of Berkeley Planning Department, Land Use Division</p>	<p>Prior to the issuance of a demolition permit</p>	
II. TRANSPORTATION/TRAFFIC				
<p>T-2 Development facilitated by the proposed project would increase future (years 2020 and 2035) traffic levels on the local circulation system. One of the 10 studied</p>	<p>T-2 Dedicated Right-Turn Pocket at Shattuck Avenue/Durant Avenue Intersection. The northbound outside lane at the intersection of Shattuck Avenue and Durant Avenue shall be restriped to</p>	<p>Applicant shall obtain a permit for the restriping of this intersection</p>	<p>Prior to issuance of Certificate of Occupancy.</p>	

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intersections would operate at levels of service that exceed its performance standards under the Year 2035 scenario.	provide a dedicated right-turn pocket by the applicant prior to issuance of Certificate of Occupancy.	City of Berkeley Public Works Department to review		

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Table 2: 2211 Harold Way Mixed-Use Project Infill Checklist Mitigation Monitoring and Reporting Program

Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
I. AIR QUALITY				
<p>AIR-2 This proposed project may expose sensitive receptors to TACs or odors through development of new residential units near non-residential development that may be sources of TACs or odors near existing residences or other sensitive receptors.</p>	<p>AIR-2 Buffer TAC and Odor Emission Sources and Sensitive Land Uses. Consider potential air pollution and odor impacts from future development that may emit pollution and/or odors when locating (a) air pollution sources, and (b) residential and other pollution-sensitive land uses in the vicinity of air pollution sources (which may include areas where buses idle, diesel generators, parking garage vents, restaurants, and other similar uses). Buffer sensitive receptors from TACs whenever possible, and if buffering is not feasible, apply appropriate mitigation to reduce impacts to a less than significant level, such as air filtration systems or other technologies.</p>	<p>Applicant and Architect</p> <p>City of Berkeley Planning Department, Division of Public Works</p>	<p>Prior to the issuance of Building Permit</p>	
<p>AIR-3 The proposed project would result in temporary emissions of dust and diesel exhaust that may result in both nuisance and health impacts.</p>	<p>AIR-3 Implement BAAMD-Recommended Measures to Control PM₁₀ Emissions during Construction. Measures to reduce diesel particulate matter and PM₁₀ from construction are recommended to ensure that short-term health impacts to nearby sensitive receptors are avoided.</p> <p>Dust (PM₁₀) Control Measures:</p> <ul style="list-style-type: none"> • Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times. • Cover all hauling trucks or maintain at least two feet of freeboard. 	<p>Construction Contractor</p> <p>City of Berkeley Planning Department, Division of Public Works</p>	<p>During demolition, site preparation and project construction</p>	

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Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<ul style="list-style-type: none"> • Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas. • Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads. • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously-graded areas that are inactive for 10 days or more). • Enclose, cover, water twice daily, or apply (non-toxic soil binders to exposed stockpiles. • Limit traffic speeds on any unpaved roads to 15 mph. • Replant vegetation in disturbed areas as quickly as possible. • Suspend construction activities that cause visible dust plumes to extend beyond the construction site. <p>Measures to Reduce Diesel Particulate Matter and PM_{2.5}:</p> <ul style="list-style-type: none"> • Clear signage at all construction sites will be posted indicating that diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks 			

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	<p>could keep their engines running continuously as long as they were onsite or adjacent to the construction site.</p> <ul style="list-style-type: none"> • Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The project shall ensure that emissions from all construction diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately. • The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g., compressors). • Properly tune and maintain equipment for low emissions. 			
II. CULTURAL RESOURCES				
<p>CR-3 The proposed project would result in the destruction or disturbance of unidentified subsurface archaeological resources, which would represent a potentially significant impact.</p>	<p>CR-3 Halt Work/Archaeological Evaluation/Site-Specific Mitigation. If archaeological resources are uncovered during construction activities, all work within 50 feet of the discovery shall be redirected until a qualified archaeologist can be contacted to evaluate the situation, determine if the deposit qualifies as an archaeological resource, and provide recommendations. If the deposit does not qualify as an archaeological resource, then no further protection or study is necessary. If the deposit does qualify as an archaeological</p>	<p>Construction Contractor</p> <p>City of Berkeley Planning Department, Land Use Division</p>	<p>Throughout site preparation and ground disturbing activities of project construction, and in the event that archaeological resources are encountered on-site.</p>	

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Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	resource, then the impacts to the deposit shall be avoided by project activities. If the deposit cannot be avoided, adverse impacts to the deposit must be mitigated. Mitigation may include, but is not limited to, archaeological data recovery. Upon completion of the archaeologist's assessment, a report should be prepared documenting the methods, findings and recommendations. The report should be submitted to the City, the project proponent and the NWIC.			
CR-4 The proposed project could result in the destruction of unidentified subsurface paleontological resources.	CR-4 Halt Work/Paleontological Evaluation/Site-Specific Mitigation. Should paleontological resources be encountered during construction or site preparation activities, such works shall be halted in the vicinity of the find. A qualified paleontologist shall be contacted to evaluate the nature of the find and determine if mitigation is necessary. All feasible recommendations of the paleontologist shall be implemented. Mitigation may include, but is not limited to, in-field documentation and recovery of specimen(s), laboratory analysis, the preparation of a report detailing the methods and findings of the investigation, and curation at an appropriate paleontological collection facility.	Construction Contractor City of Berkeley Planning Department, Land Use Division	Throughout site preparation and ground disturbing activities of project construction, and in the event that paleontological resources are encountered on-site.	
CR-5 The proposed project could result in the disturbance of unidentified subsurface human remains, which would represent a potentially significant impact.	CR-5 Halt Work/Coroner's Evaluation/Native American Heritage Consultation/Compliance with Most Likely Descendent Recommendations. If human remains are encountered during construction activities, all work within 50 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation. If the	Construction Contractor City of Berkeley Planning Department, Land Use Division	Throughout site preparation and ground disturbing activities of project construction, and in the event that unidentified subsurface human remains are	

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	<p>human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated grave goods. The archaeologist shall recover scientifically-valuable information, as appropriate and in accordance with the recommendations of the MLD. Upon completion of the archaeologist's assessment, a report should be prepared documenting methods and results, as well as recommendations regarding the treatment of the human remains and any associated archaeological materials. The report should be submitted to the City, the project proponent and the NWIC.</p>		<p>encountered on-site.</p>	
<p>III. NOISE</p>				
<p>NOI-1 The proposed project under the DAP could be exposed to excessive noise levels, noise levels along many Downtown Area roadways would exceed those considered compatible with exterior residential land uses. This would represent a potentially significant impact. Where exterior noise levels exceed 70 dBA Ldn, such as along University Avenue and Shattuck Avenue, residential</p>	<p>NOI-1 Site-Specific Noise Studies/Site Planning/Noise Control Treatments. Future residential units proposed under the DAP would be exposed to outdoor noise levels in excess of 60 dBA Ldn and indoor noise levels in excess of 45 dBA Ldn, which would exceed the City's and state's established land use compatibility thresholds. In areas where residential development would be exposed to an Ldn of greater than 60 dBA, site-specific noise studies should be conducted to determine the area of impact and to present appropriate mitigation measures, which may include the following:</p>	<p>City of Berkeley Planning Department, Land Use Division</p>	<p>Prior to the issuance of Building Permit</p>	

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Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
<p>units would not be able to meet the 45-dBA Ldn interior standard simply through typical construction methods. This would be a potentially significant impact. Retail units developed under the DAP along most of the area roadways would meet the exterior commercial land use compatibility guideline of 70 dBA Ldn established in the Noise Element. Exterior noise levels would exceed 70 dBA Ldn along University Avenue and Shattuck Avenue. This would be a potentially significant impact.</p>	<ul style="list-style-type: none"> Utilize site planning to minimize noise in shared residential outdoor activity areas by locating these areas behind the buildings, in courtyards, or orienting the terraces to alleyways rather than streets, whenever possible. The California Building Code and the City of Berkeley require project specific acoustical analyses to achieve interior noise levels of 45 dBA Ldn or lower in residential units exposed to exterior noise levels greater than 60 dBA Ldn. Building sound insulation requirements would need to include the provision of forced-air mechanical ventilation in noise environments exceeding 70 dBA Ldn so that windows could be kept closed at the occupant’s discretion to control noise. Special building construction techniques (e.g., sound-rated windows and building façade treatments) may be required where exterior noise levels exceed 65 dBA Ldn. These treatments include, but are not limited to, sound rated windows and doors, sound rated exterior wall assemblies, acoustical caulking, etc. The specific determination of what treatments are necessary will be conducted on a unit-by-unit basis during project design. Result of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans and approved prior to issuance of a building permit. Feasible construction techniques 			

MITIGATION MONITORING AND REPORTING PROGRAM

July 30, 2015 – Revised July 2022

Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	such as these would adequately reduce interior noise levels to 45 dBA Ldn or lower. Implementation of the above measure would reduce the impact to a level of less than significant.			
<p>NOI-5 The proposed project would intermittently expose businesses and residences throughout the Downtown Area to high levels of noise throughout the planning horizon. Construction would elevate noise levels at adjacent businesses and residences by 15 to 20 dBA or more, significant impact.</p>	<p>NOI-5 Develop Site-Specific Noise-Reduction Programs and Implement Noise Abatement Measures During Construction. Prior to the issuance of building permits, 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 appropriate time limits for construction (7:00 AM to 7:00 PM on weekdays and between the hours of 9:00 AM and 8:00 PM on weekends or holidays) as well as technically and economically feasible controls to meet the requirements of the Berkeley Municipal Code. 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:</p> <ul style="list-style-type: none"> • Construction equipment should be well maintained and used judiciously to be as quiet as practical. • Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment. • Utilize “quiet” models of air compressors and other stationary noise sources where technology exists. 	<p>City of Berkeley Planning Department, Land Use Division</p>	<p>Prior to the issuance of a Building Permit</p>	

MITIGATION MONITORING AND REPORTING PROGRAM

July 30, 2015 – Revised July 2022

Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.</p> <ul style="list-style-type: none"> • 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. • Prohibit unnecessary idling of internal combustion engines. • If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile. • 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. • 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. 			

MITIGATION MONITORING AND REPORTING PROGRAM

July 30, 2015 – Revised July 2022

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Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<ul style="list-style-type: none"> • Route construction related traffic along major roadways and away from sensitive receptors where feasible • Businesses, residences or other noise-sensitive land uses within 500 feet of construction sites should be notified of the construction schedule in writing prior to the beginning of construction. Designate a “construction liaison” that would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site. 			
<p>NOI-6 The proposed project would expose residences, businesses, and historic structures within or in the vicinity of the Downtown Area to construction-related vibration during the excavation and foundation work of the buildings constructed during the DAP, a significant impact.</p>	<p>NOI-6 Avoidance of Pile-Driving/Site-Specific Vibration Studies/Monitoring/Contingency Planning. The following measures are recommended to reduce vibration from construction activities:</p> <ul style="list-style-type: none"> • Avoid impact pile-driving where possible. Drilled piles causes lower vibration levels where geological conditions permit their use. • Avoid using vibratory rollers and tampers near sensitive areas. • In areas where project construction is anticipated to include vibration generating activities, such as pile-driving in close proximity to existing structures, site-specific vibration studies should be 	City of Berkeley Planning Department, Land Use Division	Prior to the issuance of a Building Permit	

MITIGATION MONITORING AND REPORTING PROGRAM

July 30, 2015 – Revised July 2022

Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>conducted to determine the area of impact and to present appropriate mitigation measures that may include the following:</p> <ul style="list-style-type: none"> o Identification of sites that would include vibration compaction activities such as pile-driving and that have the potential to generate groundborne vibration, and the sensitivity of nearby structures to groundborne vibration. Vibration limits should be applied to all vibration-sensitive structures located within 200 feet of the project. A qualified structural engineer should conduct this task. o Development of a vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions o Construction contingencies would be identified for when vibration levels approached the limits. o At a minimum, vibration monitoring should be conducted during initial demolition activities and during pile-driving activities. Monitoring results 			

MITIGATION MONITORING AND REPORTING PROGRAM

July 30, 2015 – Revised July 2022

Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>may indicate the need for more or less intensive measurements.</p> <ul style="list-style-type: none"> ○ When vibration levels approach limits, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures. ○ Conduct post-survey on structure where either monitoring has indicated high levels or complaints of damage has been made. Make appropriate repairs or compensation where damage has occurred as a result of vibration. 			

BERKELEY PLAZA

2065 KITTREDGE ST, BERKELEY, CA 94704

CA STUDENT LIVING BERKELEY, LLC.

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD



SIGNATURE

September 22, 2022

DATE

* Findings and Conditions Attached



SHEET LIST

- A0-000 COVER SHEET
- A0-001 EXISTING SITE PHOTOS
- A0-002 EXISTING SITE PHOTOS
- A0-003 EXISTING SITE PHOTOS
- A0-004 DEMO SITE PLAN EXHIBIT
- A0-005 PROJECT STATS
- A0-006 ZONING AND CODE INFO
- A0-007 DENSITY BONUS PLANS - BASE
- A0-008 DENSITY BONUS PLANS - PROPOSED
- A0-009 DENSITY BONUS MODEL
- A0-010 SITE DIAGRAMS

- A1-001 SITE PLAN EXISTING- LEVEL U1
- A1-002 SITE PLAN EXISTING- LEVEL 1
- A1-003 SITE PLAN PROPOSED- LEVEL U1
- A1-004 SITE PLAN PROPOSED- LEVEL 1
- A1-100 ELECTRICAL ROOM DEMO, PLAN, SECTION
- A1-101 PLAN- LEVEL U1
- A1-111 PLAN- LEVEL 1
- A1-112 PLAN- LEVEL 1 ENLARGED
- A1-121 PLAN- LEVEL 2
- A1-131 PLAN- LEVEL 3
- A1-141 PLAN- LEVEL 4-7
- A1-181 PLAN- LEVEL 8
- A1-191 PLAN- ROOF
- A1-201 NEW SERVICE HALL/ELECTRICAL ROOM PLAN
- A1-301 LANDSCAPE CONCEPT PLAN

- A3-001 ELEVATIONS- WEST (HAROLD WAY)
- A3-002 ELEVATIONS- SOUTH (KITTREDGE ST.)
- A3-003 ELEVATIONS- NORTH (ALLSTON WAY)
- A3-004 ELEVATIONS- NORTH (HIDDEN)
- A3-005 ELEVATIONS- EAST (HIDDEN)
- A3-006 ELEVATIONS- SOUTH ENLARGED (KITTREDGE ST.)
- A3-101 BUILDING SECTION
- A3-102 BUILDING SECTION
- A3-201 PERSPECTIVES
- A3-202 PERSPECTIVES
- A3-301 SHADOW STUDIES - JUNE 21
- A3-302 SHADOW STUDIES - DEC 21
- A3-303 SHADOW STUDIES - DEC 10
- A3-304 STREET STRIP ELEVATIONS
- A3-305 MATERIAL BOARDS

- A5-001 SAMPLE UNITS

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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No.	Description	Date
C	SD SET	9/16/21
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
G	USE PERMIT RESUBMIT.	1/11/22
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LWRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA STUDENT LIVING BERKELEY, LLC

DEVELOPER

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PHONE: (415) 955-5200

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SAN FRANCISCO, CA 94105
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PHONE: (312) 624-9206

GENERAL CONTRACTOR

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120 RAILROAD AVENUE
POINT RICHMOND, CA 94801
CONTACT: SEAN KIRBY
PHONE: (510) 307-5678

DOCUMENT ISSUANCES:

- 09-16-21 | SCHEMATIC DESIGN
- 10-25-21 | USE PERMIT
- 12-10-21 | USE PERMIT RESUBMISSION
- 12-22-21 | STRUCTURAL ALTERATION PERMIT
- 01-11-22 | USE PERMIT RESUBMISSION
- 02-25-22 | USE PERMIT RESUBMISSION DRAFT
- 03-17-22 | USE PERMIT RESUBMISSION
- 03-23-22 | SAP RESUBMISSION
- 04-11-22 | DRC MEETING - APRIL 21ST, 2022
- 05-10-22 | LANDMARK MEETING - JUNE 2ND, 2022
- 07-01-22 | STAFF REVIEW PACKAGE
- 08-22-22 | USE PERMIT RESUBMISSION

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A0-000



1 SITE PHOTO - KITTREDGE ST AND HAROLD WAY - LOOKING EAST
A0-001 12" = 1'-0"



2 SITE PHOTO - ALLSTON WAY AND HAROLD WAY - LOOKING EAST
A0-001 12" = 1'-0"



3 SITE PHOTO - HAROLD WAY - LOOKING SOUTH
A0-001 12" = 1'-0"



4 SITE PHOTO - KITTREDGE ST - LOOKING WEST
A0-001 12" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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No.	Description	Date
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
I	SAP RESUBMIT.	3/23/22
N	JUNE LMRKS. MEETING	5/10/22

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BERKELEY, CA 94704
CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
EXISTING SITE PHOTOS

SHEET NUMBER:
A0-001



1 SITE PHOTO - ALLSTON WAY FACADE
AD-002 12" = 1'-0"



4 SITE PHOTO - KITTREDGE ST FACADE
AD-002 12" = 1'-0"



2 SITE PHOTO - HAROLD WAY NORTH FACADE
AD-002 12" = 1'-0"



3 SITE PHOTO - HAROLD WAY SOUTH FACADE
AD-002 12" = 1'-0"

PROJECT #: 121246
DRAWN BY: Author
CHECKED BY: Checker

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BERKELEY, CA 94704

CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
EXISTING SITE PHOTOS

SHEET NUMBER:
A0-002



1 SITE PHOTO - ALLSTON WAY - EXISTING HOTEL
A0-003 12" = 1'-0"



2 SITE PHOTO - SHATTUCK AVE - EXISTING HOTEL
A0-003 12" = 1'-0"



3 SITE PHOTO - SHATTUCK AVE AND ALLSTON WAY - EXISTING HOTEL
A0-003 12" = 1'-0"



4 SITE PHOTO - SHATTUCK AVE AND KITTREDGE ST - EXISTING HOTEL
A0-003 12" = 1'-0"

PROJECT #: 121246
DRAWN BY: Author
CHECKED BY: Checker

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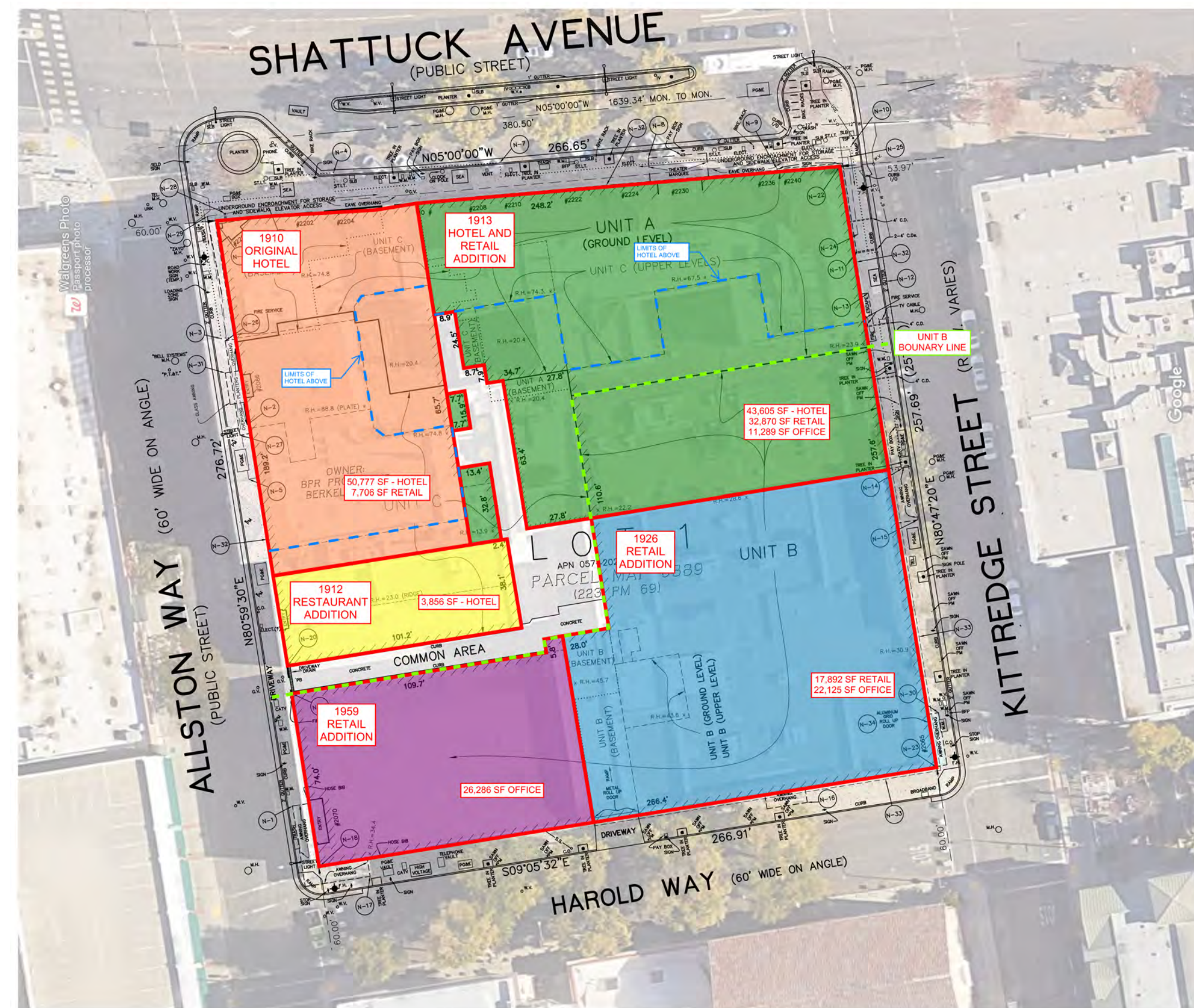
No.	Description	Date
F	SAP	12/22/21
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N	JUNE LMRKS. MEETING	5/10/22

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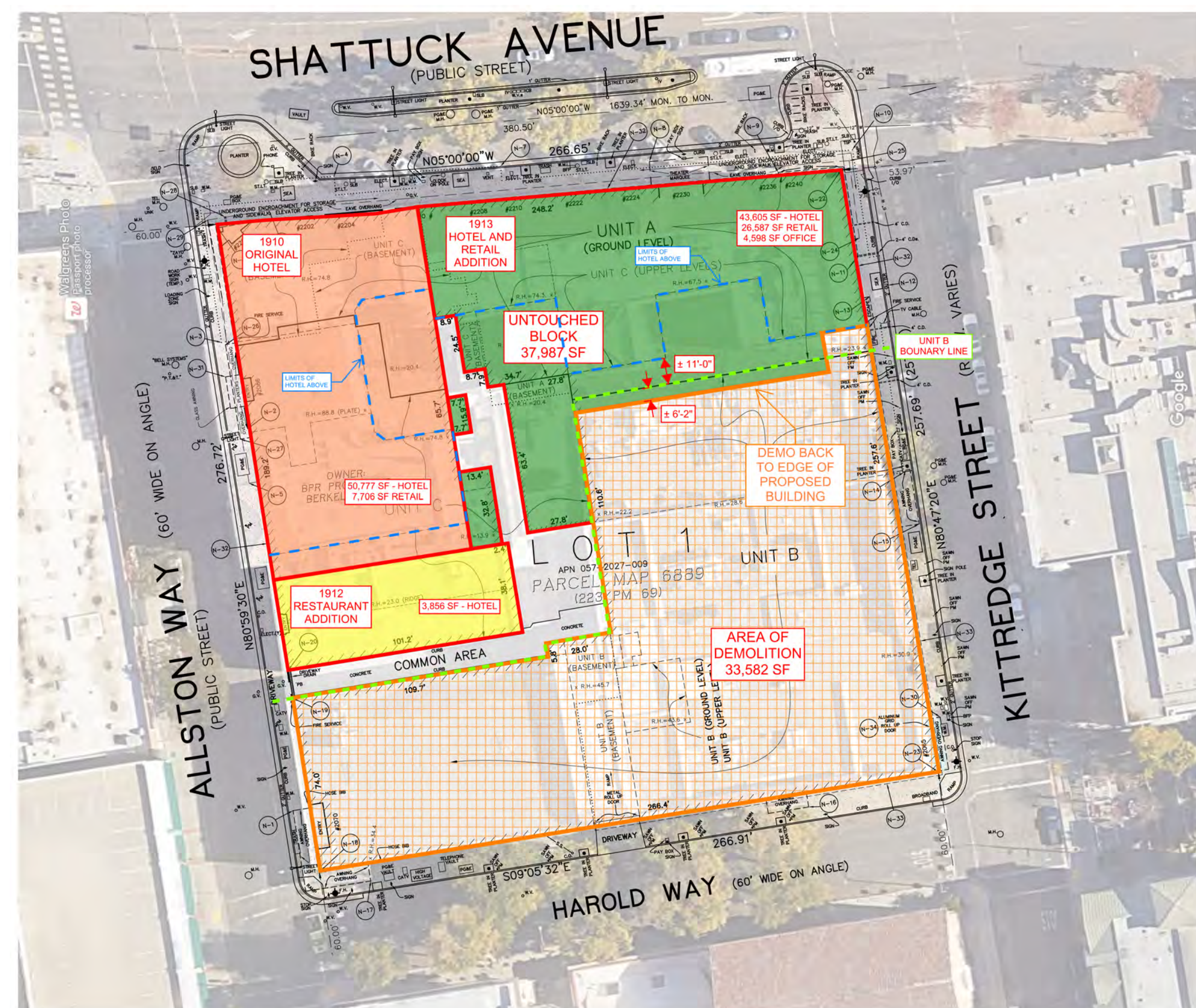
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
EXISTING SITE PHOTOS

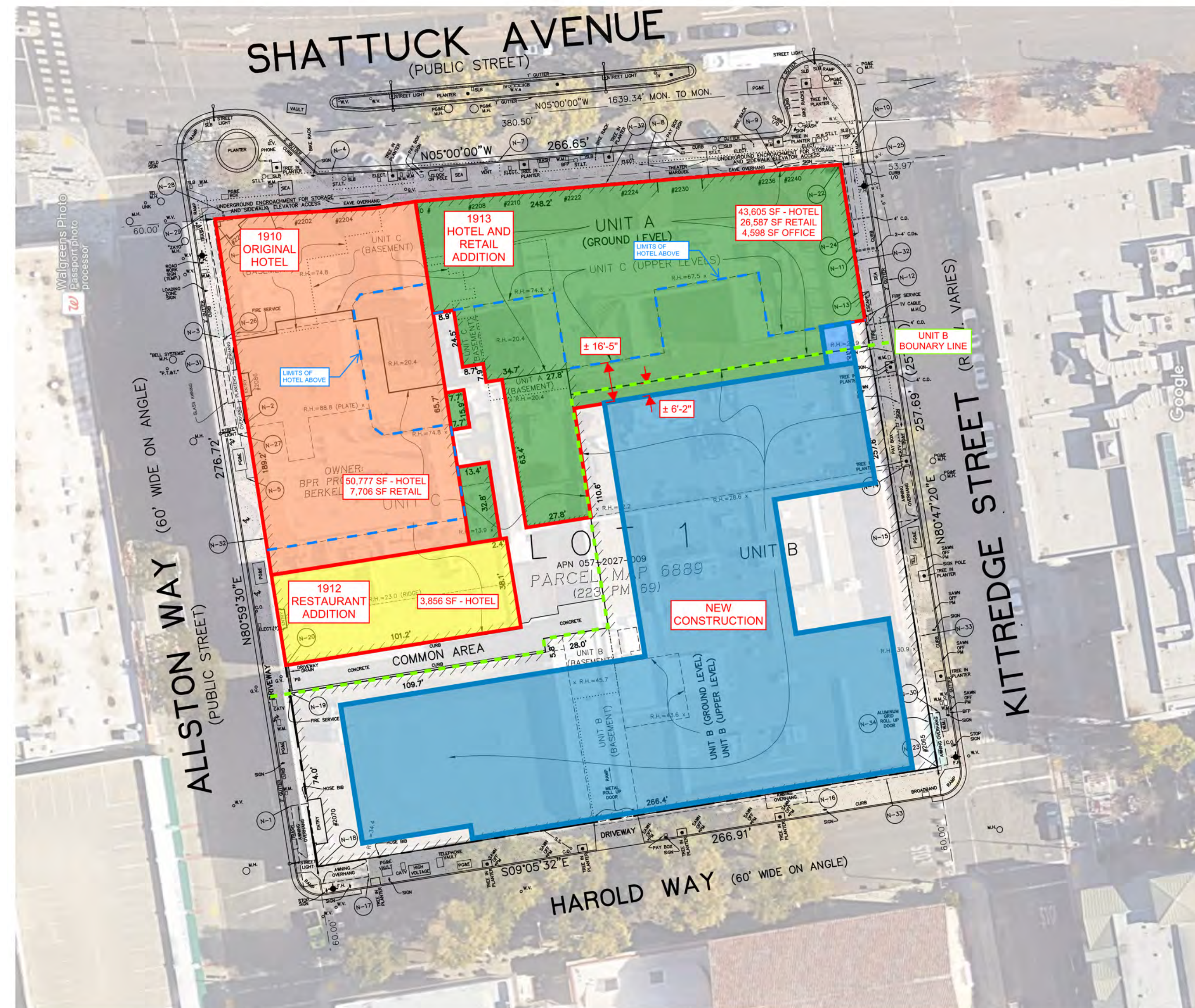
SHEET NUMBER:
A0-003



EXISTING DIAGRAM



DEMO DIAGRAM



PROPOSED CONSTRUCTION DIAGRAM

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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E	USE PERMIT RESUBMIT.	12/10/21
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CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
DEMO SITE PLAN EXHIBIT

SHEET NUMBER:
A0-004

1 DEMO SITE PLAN EXHIBIT
A0-004 NOT TO SCALE

UNIT MIX

Name	S1	S2-A	S2-B	S3	MS1-A	MS1-B	NS1	A1-A	A1-B	A2-A	A2-B	A3	B1-A	B1-B	B2-A	B2-B	B2-C	B2-D	B2-E	B3-A	B3-B	B4	B5	B6-A	B6-B	B7-A	B7-B	B8	B9	C1	C2	LW-A	Total Units	Total Beds
Bedrooms	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1		
Bathrooms	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1.5			
Beds	1	1	1	1	1	1	1	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	6	6	3				
Unit GSF	436	381	375	396	322	348	295	638	633	641	695	718	952	986	984	991	1003	993	908	1030	973	953	956	962	909	977	932	953	971	1373	1374	867		
Floor 8	1	-	-	-	2	-	-	1	1	2	-	-	4	1	-	-	-	-	1	-	1	1	-	-	1	-	1	-	-	-	-	-	23	69
Floor 7	1	-	1	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	1	-	1	-	1	1	1	1	-	27	86
Floor 6	1	-	1	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	1	-	1	-	1	1	1	1	-	27	86
Floor 5	1	-	1	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	1	-	1	-	1	1	1	1	-	27	86
Floor 4	1	-	1	-	2	1	1	1	1	2	-	-	4	1	1	1	-	1	-	1	-	1	1	1	-	1	-	1	1	1	1	-	27	86
Floor 3	1	1	-	-	2	1	1	2	-	-	2	-	4	1	1	1	1	-	-	1	-	1	1	1	-	1	-	1	1	1	1	-	27	86
Floor 2	1	1	-	-	1	2	-	3	-	-	-	1	4	4	1	1	-	-	-	-	1	-	1	1	-	1	-	-	-	-	-	23	66	
Floor 1	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	6	18	
Floor -1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Units	7	2	5	1	14	5	7	12	5	10	2	1	29	10	5	5	1	4	1	5	2	7	7	6	1	5	1	7	5	5	6	4	187	583
Unit Mix	4%	1%	3%	1%	7%	3%	4%	6%	3%	5%	1%	1%	16%	5%	3%	3%	1%	2%	1%	3%	1%	4%	4%	3%	1%	3%	1%	4%	3%	3%	2%	2%	% of Mix	
Total Bedrooms	7	2	5	1	14	5	7	12	5	10	2	1	58	20	10	10	2	8	2	10	4	14	14	12	2	10	2	14	10	15	18	4	310	
Bedroom Mix	2%	1%	2%	0%	5%	2%	2%	4%	2%	3%	1%	0%	19%	6%	3%	3%	1%	3%	1%	3%	1%	5%	5%	4%	1%	3%	1%	5%	3%	5%	6%	1%	100%	
Total Beds	7	2	5	1	14	5	7	24	10	20	4	2	116	40	20	20	4	16	4	20	8	28	28	24	4	20	4	28	20	30	36	12	583	
Bed Mix	1%	0%	1%	0%	2%	1%	1%	4%	2%	3%	1%	0%	20%	7%	3%	3%	1%	3%	1%	3%	1%	5%	5%	4%	1%	3%	1%	5%	3%	5%	6%	2%	100%	

	S1	S2-A	S2-B	S3	MS1-A	MS1-B	NS1	A1-A	A1-B	A2-A	A2-B	A3	B1-A	B1-B	B2-A	B2-B	B2-C	B2-D	B2-E	B3-A	B3-B	B4	B5	B6-A	B6-B	B7-A	B7-B	B8	B9	C1	C2	LW-A	Total
1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	1	
1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	3	1.5	
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436	381	375	396	322	348	295	638	633	641	695	718	952	986	984	991	1003	993	908	1030	973	953	956	962	909	977	932	953	971	1373	1374	867		
Floor 8	436	-	375	-	644	-	295	1,276	633	1,282	-	-	3,808	986	-	-	-	-	908	-	973	953	956	-	909	-	932	953	-	-	1,374	-	17,693
Floor 7	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	21,962
Floor 6	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	21,962
Floor 5	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	21,962
Floor 4	436	-	375	-	644	348	295	638	633	1,282	-	-	3,808	986	984	991	-	993	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	21,962
Floor 3	436	381	-	-	644	348	295	1,276	-	-	1,390	-	3,808	986	984	991	1,003	-	-	1,030	-	953	956	962	-	977	-	953	971	1,373	1,374	-	22,091
Floor 2	436	381	-	396	644	-	295	1,914	-	-	718	-	3,808	3,944	-	-	-	-	-	-	973	953	956	962	-	-	-	953	-	-	-	-	17,333
Floor 1	-	-	-	-	-	-	-	638	-	-	-	-	952	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,468	5,058
Floor -1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3,052	762	1,875	396	4,508	1,740	2,065	7,656	3,165	6,410	1,390	718	27,608	9,860	4,920	4,955	1,003	3,972	908	5,150	1,946	6,671	6,692	5,772	909	4,885	932	6,671	4,855	6,865	8,244	3,468	150,023	
AVG.	351						AVG.	645				AVG.	967														AVG.	1,374					

AREA TABLE

Floors	GSF	Common	Utility	Res.	Amenity / Lobby	Retail	Parking	Exterior SF (not in GSF)	# Units	# Parking	Efficiency	Height
Floor 8	22,752	3,492	452	17,740	1,068	-	-	2,946	23	-	78.0%	85
Floor 7	26,157	3,678	430	22,049	-	-	-	-	27	-	84.3%	74
Floor 6	26,157	3,678	430	22,049	-	-	-	-	27	-	84.3%	64
Floor 5	26,157	3,678	430	22,049	-	-	-	-	27	-	84.3%	54
Floor 4	26,157	3,678	430	22,049	-	-	-	-	27	-	84.3%	44
Floor 3	26,360	3,656	431	22,273	-	-	-	-	27	-	84.5%	34
Floor 2	24,111	3,630	533	17,590	2,358	-	-	-	23	-	73.0%	24
Floor 1	23,946	2,982	3,711	3,599	5,522	-	4,993	3,139	-	6	15.0%	14
Floor -1	19,684	884	980	-	-	-	-	17,820	-	-	0.0%	(10)
Total	221,481	29,356	7,827	149,398	8,948	4,993	20,959	2,946	187	43		

EXISTING SITE DESCRIPTION

THE USE OF THE APPROXIMATELY 95,000 SF EXISTING BUILDING INCLUDES SERVICE AND OFFICE SPACE (APPROXIMATELY 3,000 RSF) ON 4 LEVELS (BASEMENT THROUGH PARTIAL THIRD FLOOR). THERE WERE NO PREVIOUS RESIDENTIAL USES ON THE PROJECT SITE. THE ENTIRE EXISTING BUILDING AND BASEMENT WILL BE DEMOLISHED WITHIN THE PROPERTY BOUNDARY.

PROPOSED PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A MIX-USED OFF-CAMPUS STUDENT HOUSING COMMUNITY THAT CONTAINS 187 UNITS (

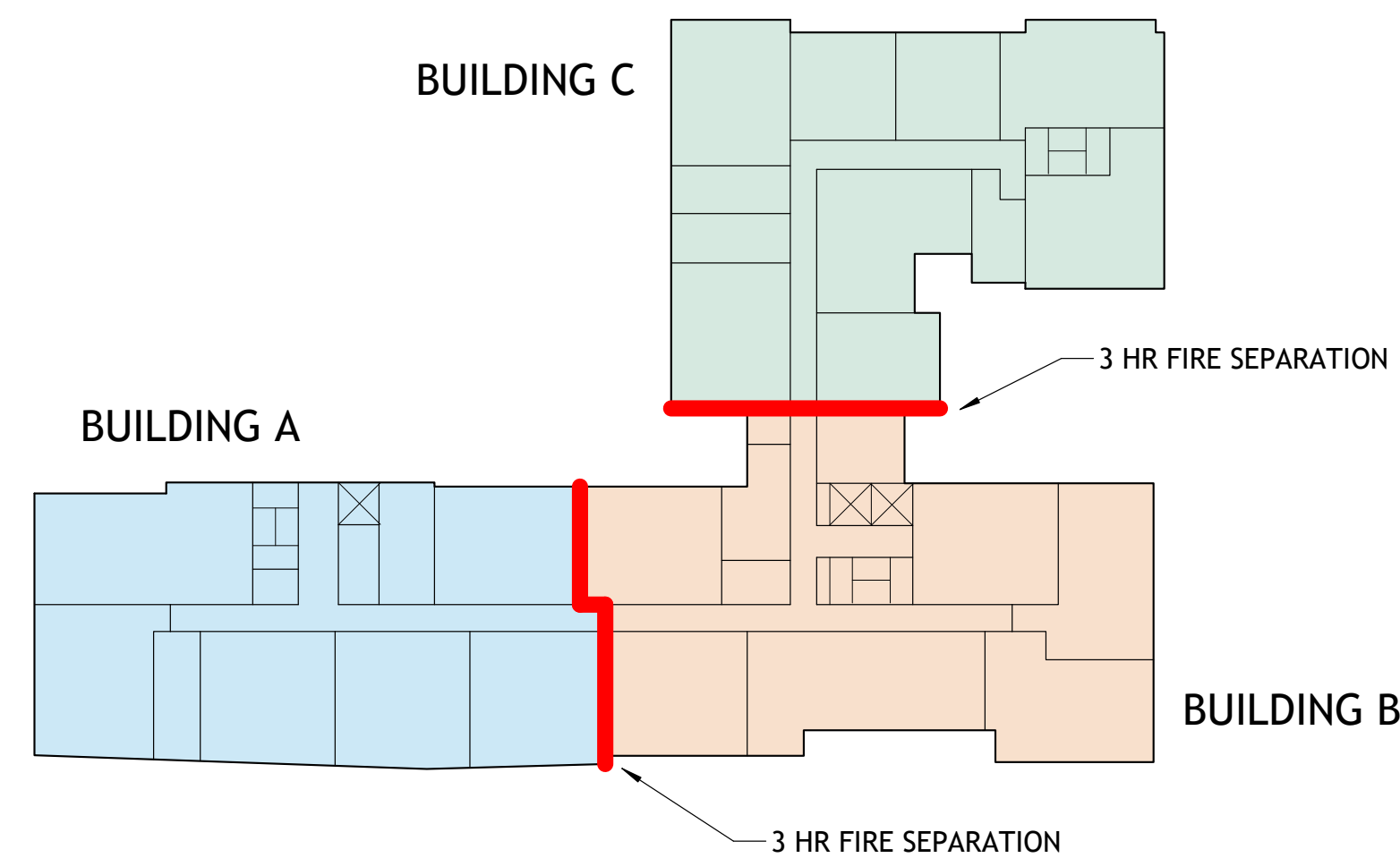
CONSTRUCTION INFORMATION

BERKELEY PLAZA	
CONSTRUCTION TYPE	5 LEVELS OF TYPE IIIA CONSTRUCTION OVER 3 LEVELS OF TYPE IA AND 1 BASEMENT LEVEL OF TYPE IA
SPRINKLER SYSTEM	NFPA 13
CLIMATE ZONE	3
SEISMIC CATEGORY	D
JURISDICTION	CITY OF BERKELEY

BUILDING HEIGHTS AND AREAS				
TYPE IIIA CONSTRUCTION				
BUILDING HEIGHT, PER CBC TABLE 504.3 AND 504.4	MAX ALLOWABLE STORIES: 5			
	ACTUAL STORIES (ABOVE PODIUM): 5			
	MAX ALLOWABLE HEIGHT: 85'			
	ACTUAL HEIGHT (ABOVE AVG GRADE): 84'			
BUILDING AREA, PER CBC TABLE 506.2 [A1+(NS x IF)]xSa	LEVEL	BLDG A AREA	BLDG B AREA	BLDG C AREA
	4	8,441 SF	8,841 SF	8,727 SF
	5	8,441 SF	8,841 SF	8,727 SF
	6	8,441 SF	8,841 SF	8,727 SF
	7	8,441 SF	8,841 SF	8,727 SF
	8	5,268 SF	8,784 SF	8,629 SF
TOTAL PROPOSED BUILDING AREA		39,032 SF	44,148 SF	43,537 SF
Alt: Tabular Area per Table 506.2 SM		24,000 +	24,000 +	24,000 +
NS: Tabular Area Factor for non Sprinkled		(24,000 X 0)	(24,000 X 0)	(24,000 X 0)
If: Frontage Increase		X2 =	X2 =	X2 =
SA: 2 (R Occupancy)				
TOTAL ALLOWABLE AREA		48,000 SF	48,000 SF	48,000 SF
TYPE IA CONSTRUCTION				
BUILDING HEIGHT PER CBC TABLE 504.3 AND 504.4	MAX ALLOWABLE STORIES: UNLIMITED			
	ACTUAL STORIES: 3			
	MAX ALLOWABLE HEIGHT: UNLIMITED			
	ACTUAL HEIGHT (ABOVE AVG GRADE): 34'			
BUILDING AREA, PER CBC TABLE 506.2	TOTAL ALLOWABLE AREA: UNLIMITED			
	TOTAL PROPOSED AREA: 98,305 SF			

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601				
BUILDING ELEMENT	REQUIRED HOURLY RATING		PROVIDED HOURLY RATING	
	TYPE IA	TYPE IIIA	TYPE IA	TYPE IIIA
PRIMARY STRUCTURAL FRAME	3	1	3	1
EXTERIOR BEARING WALL	3	2	3	2
INTERIOR BEARING WALL	3	1	3	1
NON-BEARING EXTERIOR WALL	2	2	2	2
FLOOR CONSTRUCTION	2	1	2	1
ROOF CONSTRUCTION	1.5	1	1.5	1

ACCESSIBILITY PROVISIONS	
UNITS	ALL UNITS TO COMPLY WITH THE FAIR HOUSING ACT AS THE BASE SAFE HARBOR. ALL UNITS TO BE ADAPTABLE AND ACCESSIBLE PER CBC SECTION 1128A.1
PUBLIC AREAS	ALL AREAS OF COMMERCE THAT ARE OPEN TO THE PUBLIC MUST COMPLY WITH 2010 ADA ACCESSIBILITY GUIDELINES AND CBC CHAPTER 11B
COMMON USE AREAS	ALL COMMON USE AREAS NOT OPEN TO THE PUBLIC MUST COMPLY WITH CBC SECTION 1127A
MEANS OF EGRESS	
	EXITS TO BE 1/3 DIAGONAL OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED, MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN A ONE HOUR RATED CORRIDOR
	AREAS OF REFUGE NOT REQUIRED PER CBC 1009.3 EXCEPTION 8



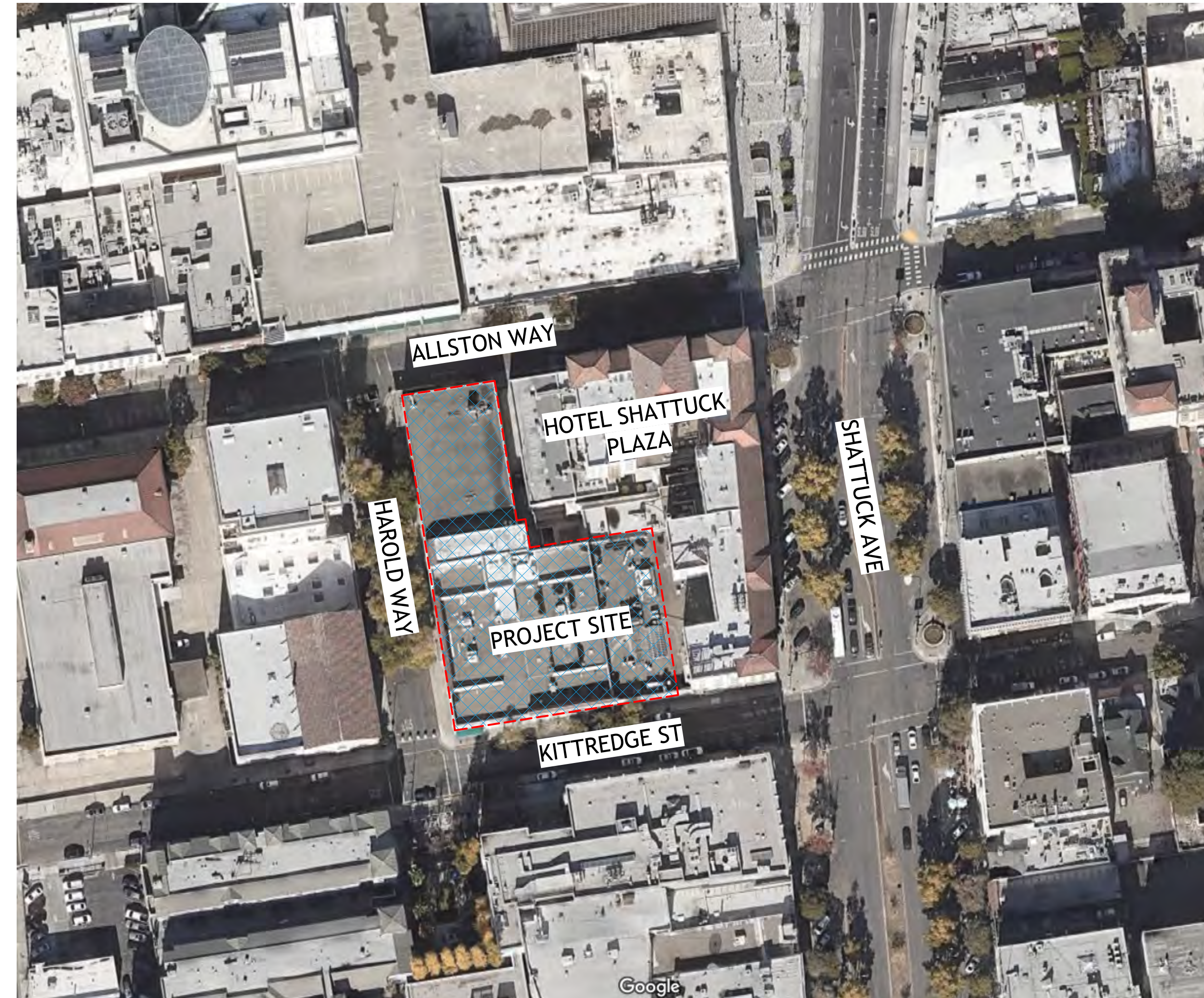
CODE INFORMATION

The proposed project will comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by City Council on December 3rd., 2019, where building design must incorporate all-electric systems.

WAIVER/CONCESSION LIST

- Waiver to exceed the height limit - Proposed at 87'-0", where 60 ft/75 ft with use permit is the limit. The 87'-0" proposed is measured to top of roof and does not include the additional 5 feet parapet allowed by right.
- Waiver to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district.
- Waiver to reduce the 15' minimum front setbacks above 75'
- Waiver to increase the 5' maximum front setbacks between 0' to 20'
- Waiver to reduce the minimum landscape coverage of usable open space from 40% of the provided usable open space
- Waiver to reduce the required parking spaces for the commercial spaces from 8 required spaces to 0 provided spaces.
- Concession for 20% reduction in useable open space and the percentage of associated landscaped area.

1 SITE MAP
A0-006 12" = 1'-0"



TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 08-22-22
 APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/ Required
NUMBER OF DWELING UNITS	0	187	NA
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	43	0 MIN 94 MAX
NUMBER OF BIKE PARKING SPACES 310 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 104 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 8 SPACES	0	122	112 LOCATED ON LEVEL 1
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT)
BUILDING HEIGHT (STORIES)	3	8	-
MAXIMUM (FT)	25'	87'	-
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	186,354 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 80 SF OF USABLE OPEN SPACE PER UNIT	0	11,916 SF	14,960 SF
FLOOR AREA RATIO	2.8:1	5.5:1	-

COMMERCIAL SPACE REQUIREMENTS	Existing	Proposed	Permitted/ Required
4,993 SF TOTAL 1,803 SF ALLSTON RETAIL SUITE 1,668 SF KITTREDGE RETAIL SUITE 1,522 SF WORK SPACE IN LIVE/WORK UNITS			
NUMBER OF PARKING SPACES 1.5 SPACES PER 1,000 SF OF RETAIL SUITE = 6 SPACES 1 SPACE PER FIRST 1,000 SF OF WORK AREA AND 1 SPACE PER ADDITIONAL 750 SF OF WORK AREA = 2 SPACES	0	0	8
NUMBER OF BIKE PARKING SPACES 1 BIKE SPACE PER 2,000 SF OF COMMERCIAL FLOOR AREA SPACES LOCATED AT EXTERIOR BIKE RACKS	0	3	3
USEABLE OPEN SPACE 1 SF OF USABLE OPEN SPACE PER 50 SF OF COMMERCIAL FLOOR AREA	0	100	100

WAIVER

WAIVER

WAIVER

CONCESSION



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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 Suite 600
 Atlanta, GA 30305
 T 404 365 7600
 www.nilesbolton.com

APPLICANT:

BILL SCHRADER
 T 925 638 8782

No.	Description	Date
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
G	USE PERMIT RESUBMIT.	1/11/22
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
P	USE PERMIT RESUBMIT.	08/22/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
 ZONING AND CODE
 INFO

SHEET NUMBER:
 A0-006

BASE PROJECT AREA TOTALS

BASE PROJECT

	RESIDENTIAL	COMMON	COMMERCIAL	AMENITY	TOTAL
L1	3,587	2,954	4,983	5,387	16,911
L2	20,641	3,021		1,481	25,143
L3	22,034	2,973			25,007
L4	22,034	2,973			25,007
L5	22,034	2,973			25,007
L6	22,034	2,973			25,007
L7	16,197	2,865		975	20,037
TOTAL					162,119

BASE PROJECT BEDROOM MIX

BASE PROJECT

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS	TOTAL BEDROOMS
L1	0	5	1	0	6	7
L2	6	5	14	1	26	42
L3	6	4	15	2	27	46
L4	6	4	15	2	27	46
L5	6	4	15	2	27	46
L6	6	4	15	2	27	46
L7	5	4	11	1	21	34
TOTAL					161	267

BASE PROJECT TABULATION FORM

TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 08-22-22
 APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/Required
NUMBER OF DWELING UNITS	0	161	NA
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	35	0 MIN 81 MAX
NUMBER OF BIKE PARKING SPACES 267 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 89 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 7 SPACES	0	122 LOCATED ON LEVEL 1	96
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT)
BUILDING HEIGHT (STORIES)	3	7	-
MAXIMUM (FT)	25'	75'	-
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	162,119 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 80 SF OF USABLE OPEN SPACE PER UNIT	0	13,721 SF	12,880 SF
FLOOR AREA RATIO	2.8:1	4.8:1	-

BASE PROJECT FLOORPLANS



NOTES:

The bike parking is excluded from the area calculations for the Base and Proposed Projects. In both Projects, the main bike room is located on level 1 on the alley at the rear of the building.

In both Projects (Base & Proposed), parking and utility areas are excluded from the Residential Floor Area calculations. There are no residential floor area uses on level U1.

The live/work units on Level 1 are designed according to Berkeley Zoning Code 23.312 and IBC Section 419. The non-residential area (the commercial work area) is approximately 46% of the total unit in compliance with IBC 419.1.1.

- RESIDENTIAL
- AMENITY
- COMMON SPACE
- COMMERCIAL
- PARKING - EXCLUDED FROM AREA TOTAL
- UTILITY - EXCLUDED FROM AREA TOTAL
- EXTERIOR OPEN SPACE - EXCLUDED FROM AREA TOTAL

COMMERCIAL SPACE REQUIREMENTS	Existing	Proposed	Permitted/Required
4,993 SF TOTAL			
1,803 SF ALLSTON RETAIL SUITE			
1,668 SF KITTREDGE RETAIL SUITE			
1,522 SF WORK SPACE IN LIVE/WORK UNITS			
NUMBER OF PARKING SPACES			
1.5 SPACES PER 1,000 SF OF RETAIL SUITE = 6 SPACES 1 SPACE PER FIRST 1,000 SF OF WORK AREA AND 1 SPACE PER ADDITIONAL 750 SF OF WORK AREA = 2 SPACES	0	8	8
NUMBER OF BIKE PARKING SPACES			
1 BIKE SPACE PER 2,000 SF OF COMMERCIAL FLOOR AREA SPACES LOCATED AT EXTERIOR BIKE RACKS	0	3	3
USEABLE OPEN SPACE			
1 SF OF USABLE OPEN SPACE PER 50 SF OF COMMERCIAL FLOOR AREA	0	100	100

DENSITY BONUS CALCULATIONS

Calculator

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 (rounded up)	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)
162,119	162.68	163.00	5%	8.15	9.00	20.0%	32.60	33.00	196

Base Project Square Footage (a,b)	Floor	Residential Sq. Footage Proposed (a)	Number of Units Proposed
16,911	first	16,911	6
25,143	second	22,797	23
25,007	third	25,007	27
25,007	fourth	25,007	27
25,007	fifth	25,007	27
25,007	sixth	25,007	27
20,037	seventh	25,007	27
	eighth	21,611	23
162,119	TOTAL	186,354	187

Total Square Footage:	186,354	5%	20.0%
Proposed Units:	187	6%	22.5%
Average Unit Size:	997	7%	25.0%
		8%	27.5%
		9%	30.0%
		10%	32.5%
		11%	35.0%

(a) Includes Residential Amenities (lobby, mailbox room bike parking, restrooms, etc.)
 Note that required outdoor area (80 sf/unit) will be provided at public plazas and elevated outdoors decks
 (b) Based on a 75' maximum building height

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
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 Atlanta, GA 30305

T 404 365 7600

www.nilesbolton.com

APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
G	USE PERMIT RESUBMIT.	1/11/22
H	USE PERMIT RESUBMIT.	3/17/22
L	USE PERMIT RESUBMIT.	3/28/22
P	USE PERMIT RESUBMIT.	08/22/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:

DENSITY BONUS PLANS - BASE

SHEET NUMBER:

A0-007

PROPOSED PROJECT AREA TOTALS

PROPOSED PROJECT

	RESIDENTIAL	COMMON	COMMERCIAL	AMENITY	TOTAL
L1	3,587	2,954	4,983	5,387	16,911
L2	17,542	2,960		2,295	22,797
L3	22,034	2,973			25,007
L4	22,034	2,973			25,007
L5	22,034	2,973			25,007
L6	22,034	2,973			25,007
L7	22,034	2,973			25,007
L8	17,745	2,900		966	21,611
TOTAL					186,354

PROPOSED PROJECT BEDROOM MIX

PROPOSED PROJECT

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS	TOTAL BEDROOMS
L1	0	5	1	0	6	7
L2	6	4	13	0	23	36
L3	6	4	15	2	27	46
L4	6	4	15	2	27	46
L5	6	4	15	2	27	46
L6	6	4	15	2	27	46
L7	6	4	15	2	27	46
L8	5	5	12	1	23	37
TOTAL					187	310

PROPOSED PROJECT TABULATION FORM

TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 08-22-22
 APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/Required
NUMBER OF DWELING UNITS	0	187	NA
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	43	0 MIN 94 MAX
NUMBER OF BIKE PARKING SPACES 310 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 104 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 8 SPACES	0	122 LOCATED ON LEVEL 1	112
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT)
BUILDING HEIGHT (STORIES)	3	8	-
MAXIMUM (FT)	25'	87'	-
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	186,354 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 80 SF OF USEABLE OPEN SPACE PER UNIT	0	11,916 SF	14,960 SF
FLOOR AREA RATIO	2.8:1	5.5:1	-

COMMERCIAL SPACE REQUIREMENTS	Existing	Proposed	Permitted/Required
4,993 SF TOTAL			
1,803 SF ALLSTON RETAIL SUITE			
1,668 SF KITTREDGE RETAIL SUITE			
1,522 SF WORK SPACE IN LIVE/WORK UNITS			
NUMBER OF PARKING SPACES 1.5 SPACES PER 1,000 SF OF RETAIL SUITE = 6 SPACES 1 SPACE PER FIRST 1,000 SF OF WORK AREA AND 1 SPACE PER ADDITIONAL 750 SF OF WORK AREA = 2 SPACES	0	0	8
NUMBER OF BIKE PARKING SPACES 1 BIKE SPACE PER 2,000 SF OF COMMERCIAL FLOOR AREA SPACES LOCATED AT EXTERIOR BIKE RACKS	0	3	3
USEABLE OPEN SPACE 1 SF OF USEABLE OPEN SPACE PER 50 SF OF COMMERCIAL FLOOR AREA	0	100	100

PROPOSED PROJECT FLOORPLANS

3 PROPOSED PLAN - LEVEL 1
1" = 40'-0"

4 PROPOSED PLAN - LEVEL 2
1" = 40'-0"

6 PROPOSED PLAN - LEVELS 3-7
1" = 40'-0"

7 PROPOSED PLAN - LEVEL 8
1" = 40'-0"

NOTES:

The bike parking is excluded from the area calculations for the Base and Proposed Projects. In both Projects, the main bike room is located on level 1 on the alley at the rear of the building.

In both Projects (Base & Proposed), parking and utility areas are excluded from the Residential Floor Area calculations. There are no residential floor area uses on level U1.

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- RESIDENTIAL
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- EXTERIOR OPEN SPACE - EXCLUDED FROM AREA TOTAL

DENSITY BONUS CALCULATIONS

Calculator

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 (rounded up)	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)
162,119	162.68	163.00	5%	8.15	9.00	20.0%	32.60	33.00	196

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25,007	sixth	25,007	27
20,037	seventh	25,007	27
	eighth	21,611	23
162,119	TOTAL	186,354	187

Total Square Footage: **186,354**

Proposed Units: **187**

Average Unit Size: **997**

%VLI	%DB
5%	20.0%
6%	22.5%
7%	25.0%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%

(a) Includes Residential Amenities (lobby, mailbox room bike parking, restrooms, etc.)
 Note that required outdoor area (80 sf/unit) will be provided at public plazas and elevated outdoors decks
 (b) Based on a 75' maximum building height

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:
 BILL SCHRADER
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L	USE PERMIT RESUBMIT.	3/28/22
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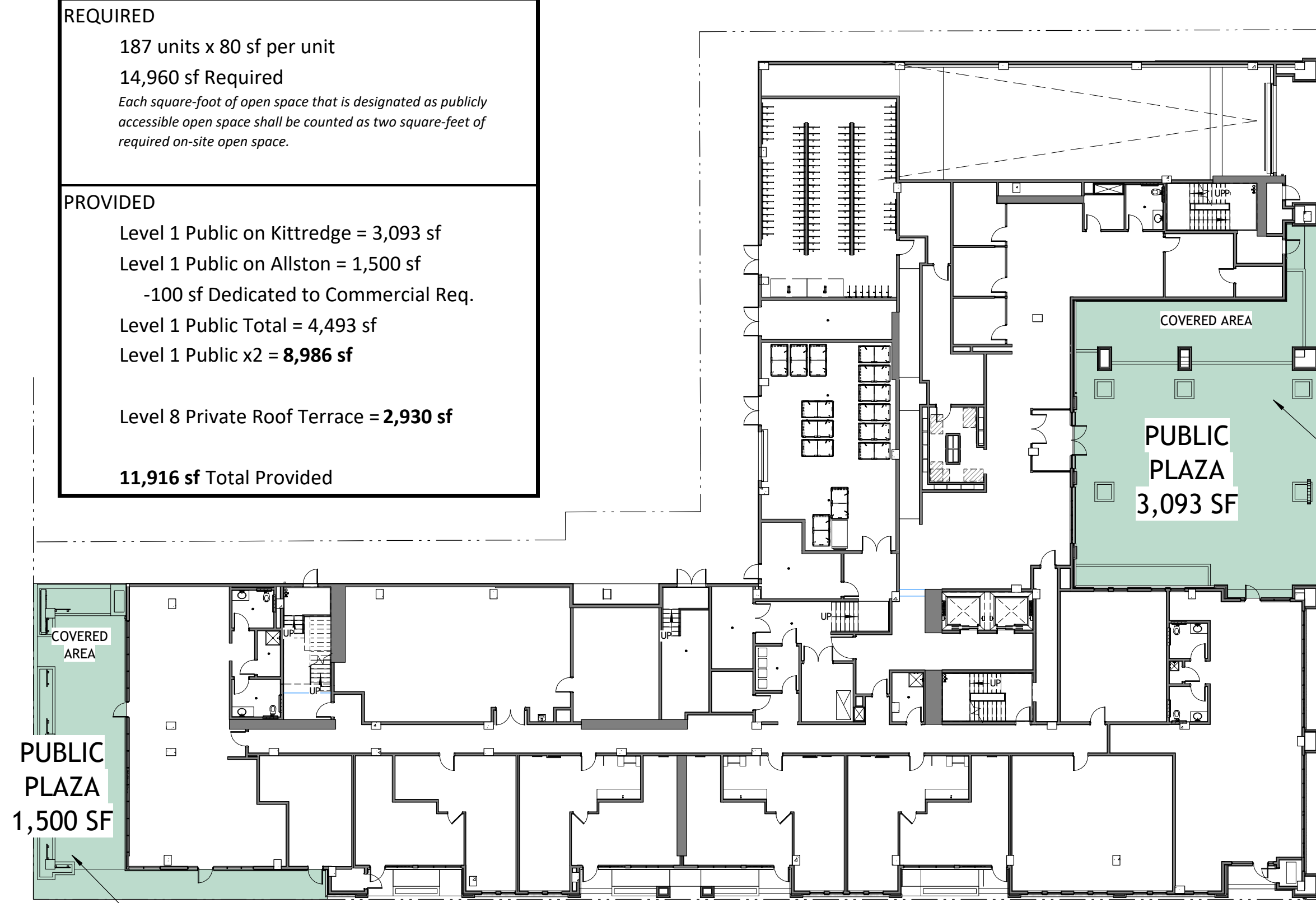
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 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA STUDENT LIVING BERKELEY, LLC

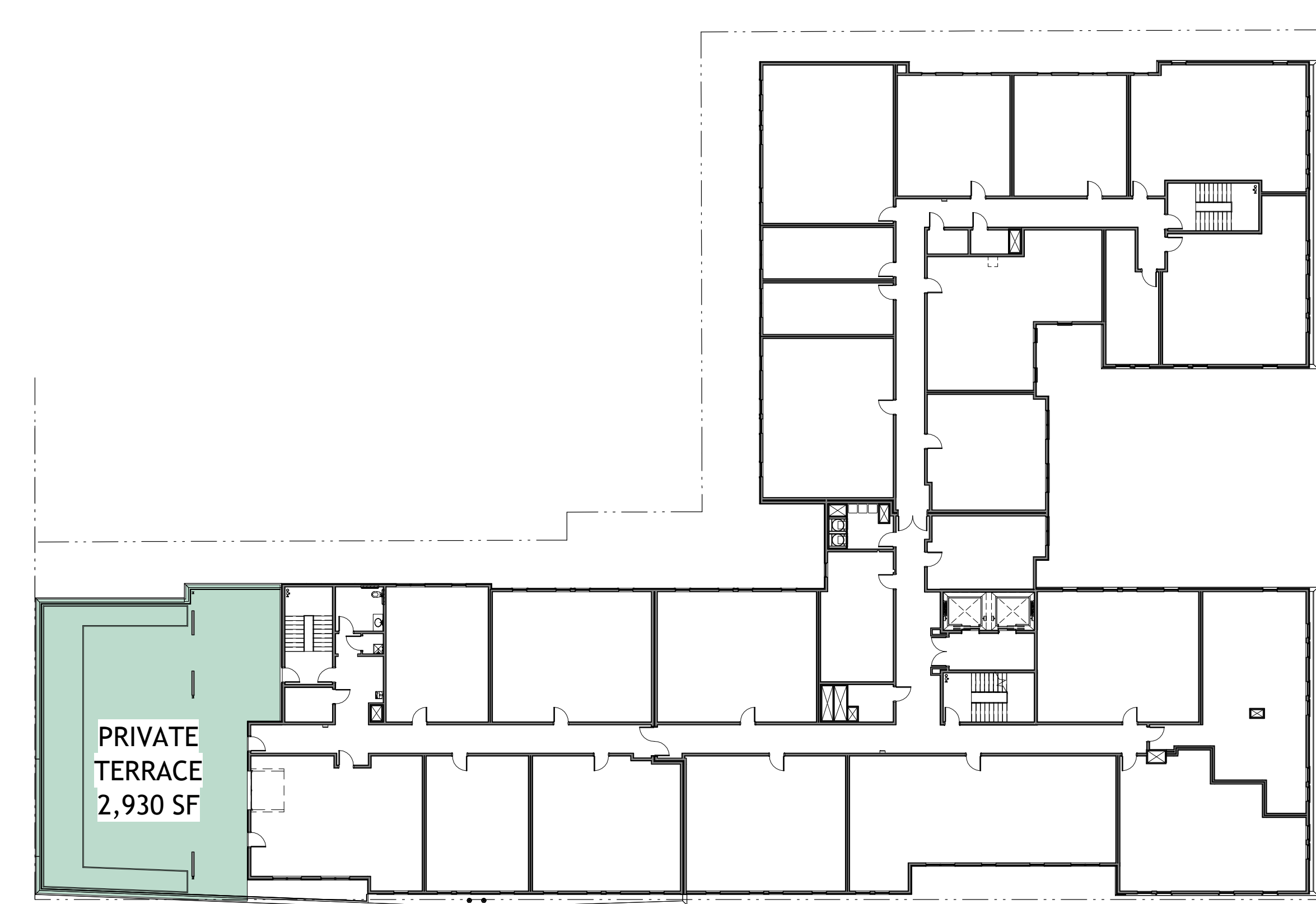
SHEET TITLE:
 DENSITY BONUS PLANS - PROPOSED

SHEET NUMBER:
A0-008

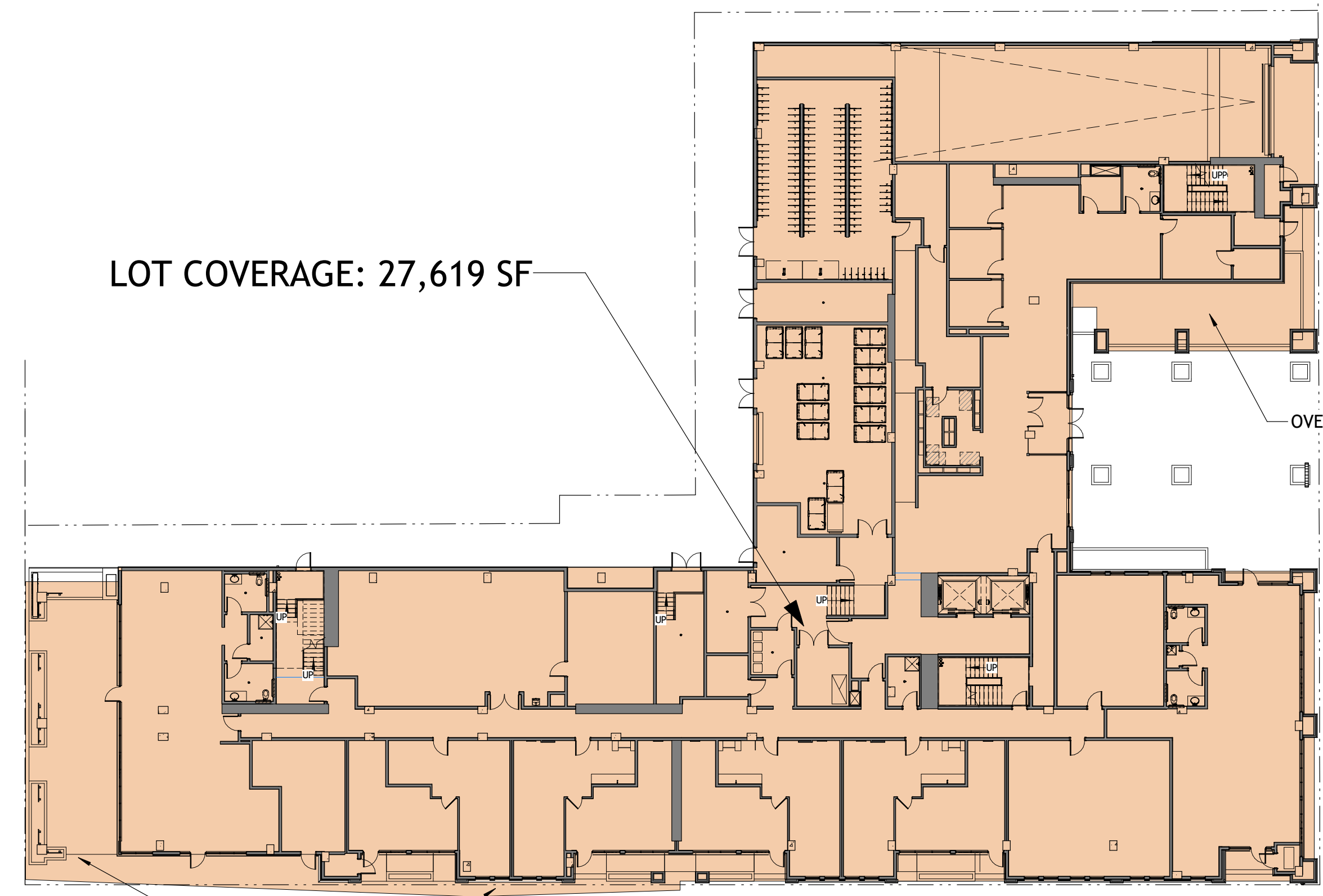
TOTAL USEABLE OPEN SPACE	
REQUIRED	
187 units x 80 sf per unit	
14,960 sf Required	
<i>Each square-foot of open space that is designated as publicly accessible open space shall be counted as two square-feet of required on-site open space.</i>	
PROVIDED	
Level 1 Public on Kittredge = 3,093 sf	
Level 1 Public on Allston = 1,500 sf	
-100 sf Dedicated to Commercial Req.	
Level 1 Public Total = 4,493 sf	
Level 1 Public x2 = 8,986 sf	
Level 8 Private Roof Terrace = 2,930 sf	
11,916 sf Total Provided	



1 USEABLE OPEN SPACE- LEVEL 1
A0-010 3/64" = 1'-0"



2 USEABLE OPEN SPACE- LEVEL 8
A0-010 3/64" = 1'-0"



3 LOT COVERAGE DIAGRAM
A0-010 3/64" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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Atlanta, GA 30305

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www.nilesbolton.com

APPLICANT:

BILL SCHRADER
T 925 638 8782

No.	Description	Date
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
P	USE PERMIT RESUBMIT.	08/22/22

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SHEET TITLE:
SITE DIAGRAMS

SHEET NUMBER:
A0-010

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PROJECT #: 121246
DRAWN BY: TF
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No.	Description	Date
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22

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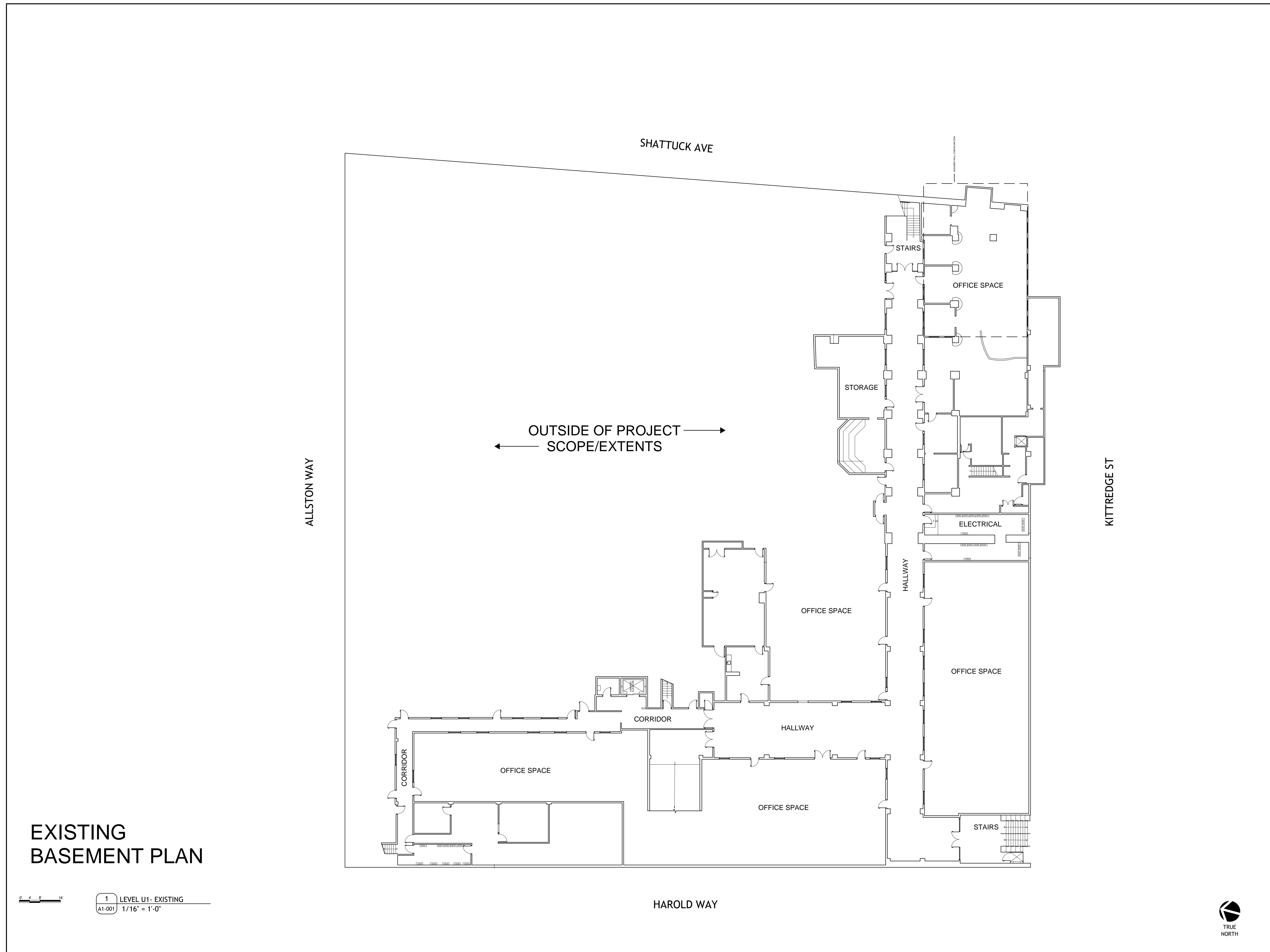
BERKELEY PLAZA
2065 KITTREGE ST
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CA VENTURES

SHEET TITLE:
SITE PLAN
EXISTING- LEVEL U1

SHEET NUMBER:
A1-001

NOT RELEASED FOR CONSTRUCTION

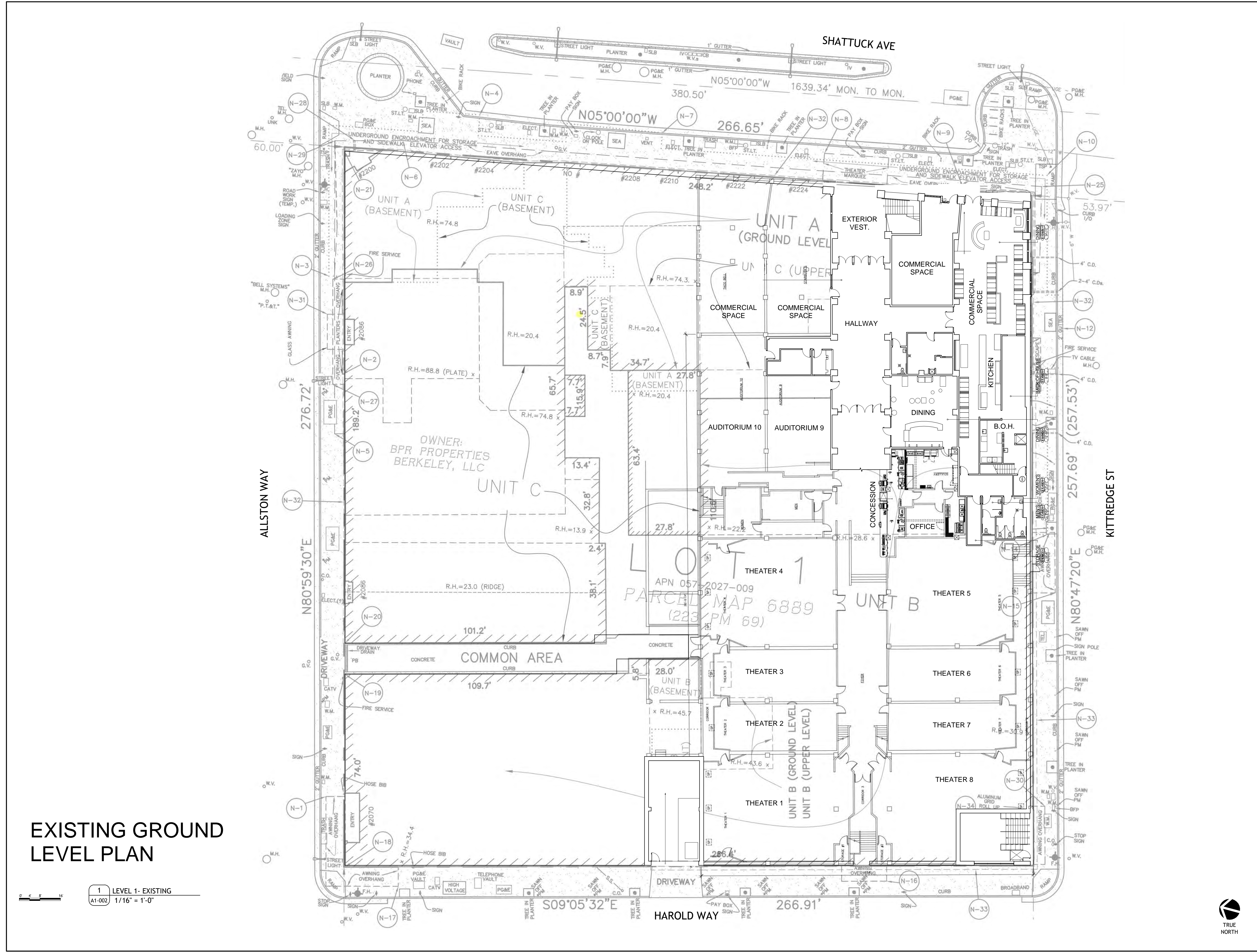


EXISTING BASEMENT PLAN

0 4 8 16'

1 LEVEL U1- EXISTING
A1-001 1/16" = 1'-0"





EXISTING GROUND LEVEL PLAN

1 LEVEL 1- EXISTING
A1-002 1/16" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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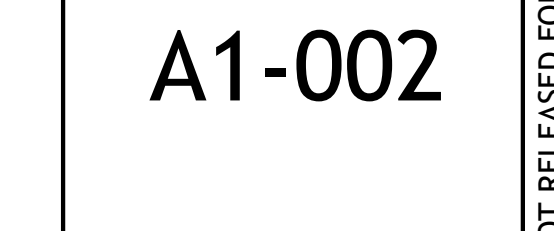
No.	Description	Date
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22

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SHEET TITLE:
SITE PLAN EXISTING- LEVEL 1

SHEET NUMBER:
A1-002



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No.	Description	Date
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22
15	STAFF REVIEW #2	07/13/22

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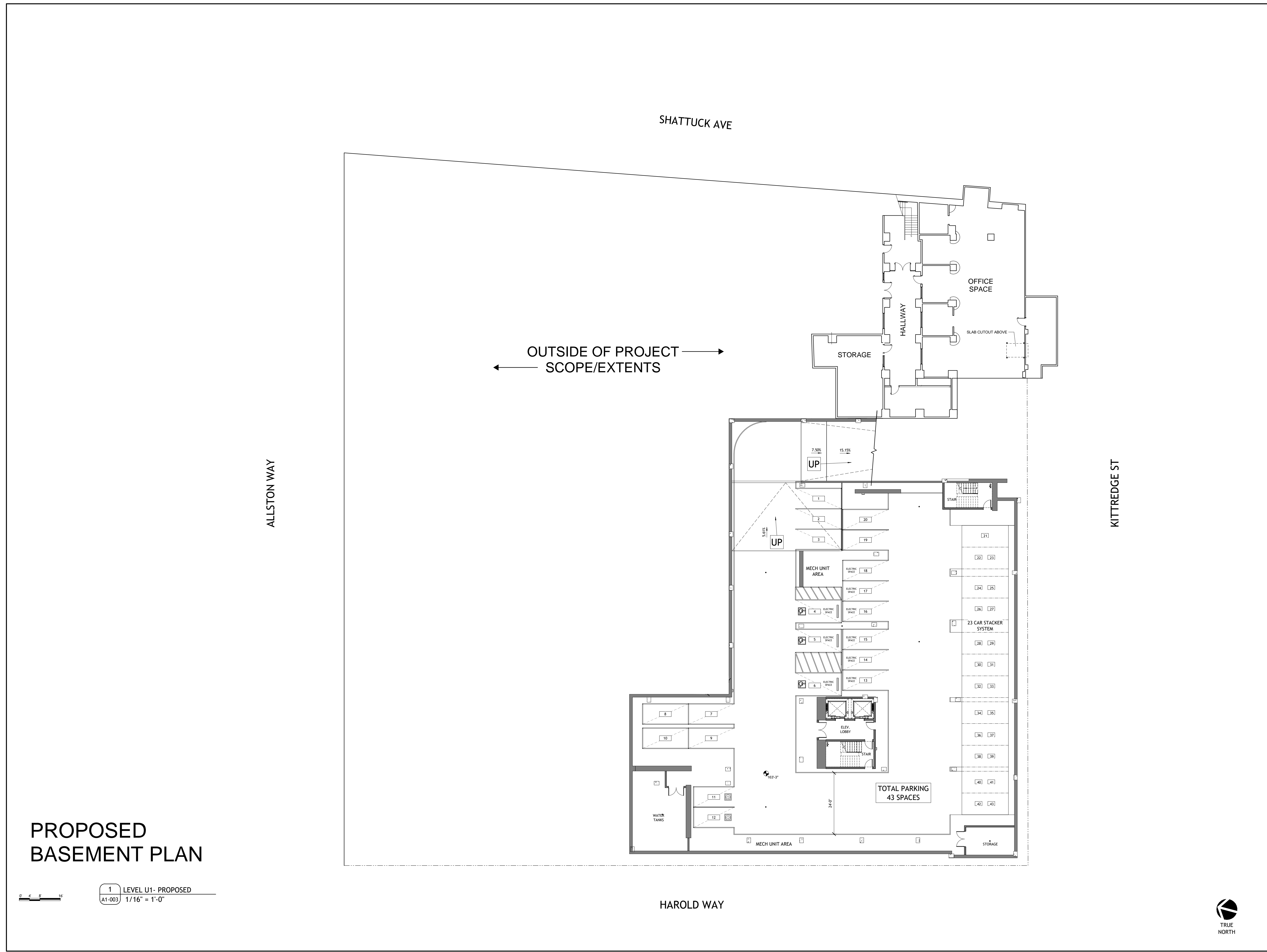
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BERKELEY, CA 94704

CA VENTURES

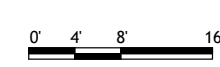
SHEET TITLE:
SITE PLAN
PROPOSED- LEVEL
U1

SHEET NUMBER:
A1-003

NOT RELEASED FOR CONSTRUCTION



**PROPOSED
BASEMENT PLAN**



1 LEVEL U1- PROPOSED
A1-003 1/16" = 1'-0"



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DRAWN BY: TF
CHECKED BY: MM

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15	STAFF REVIEW #2	07/13/22

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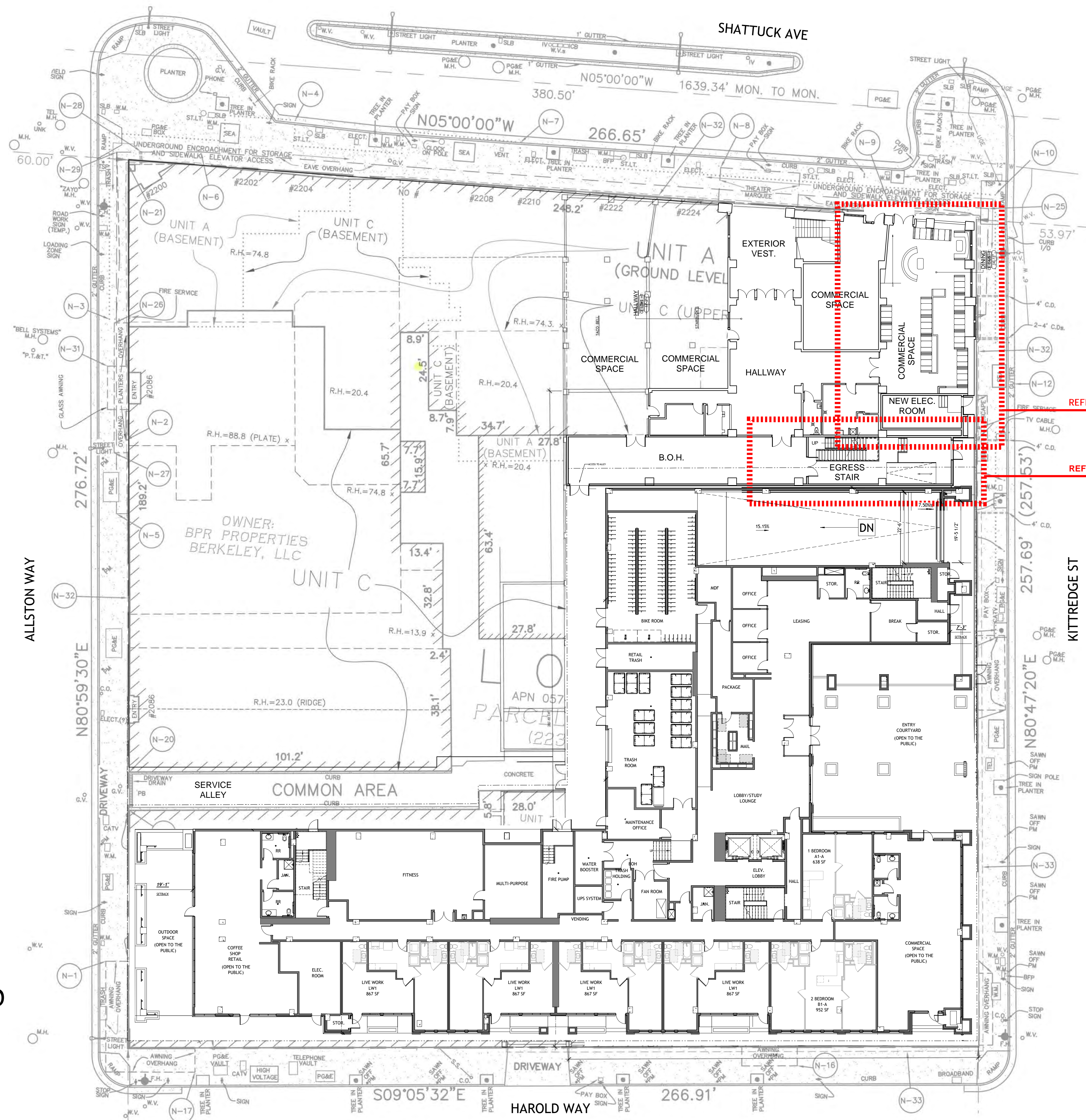
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
SITE PLAN
PROPOSED- LEVEL 1

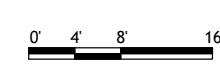
SHEET NUMBER:
A1-004

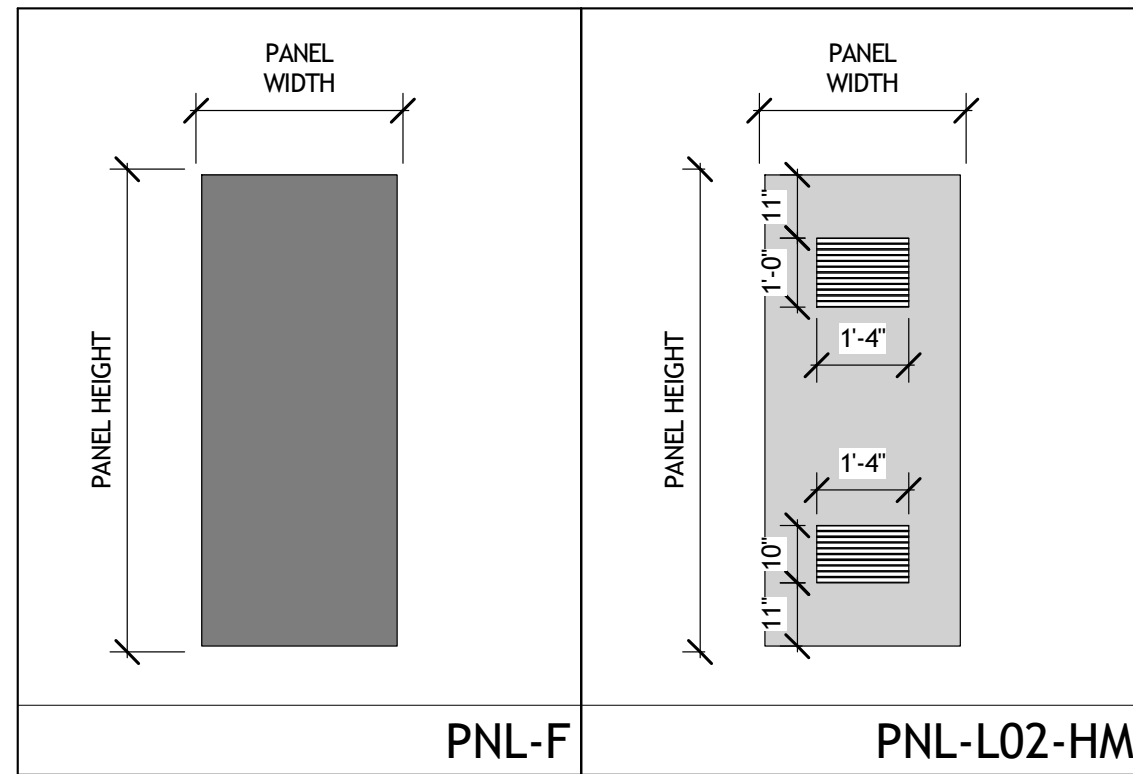
NOT RELEASED FOR CONSTRUCTION



PROPOSED GROUND LEVEL PLAN

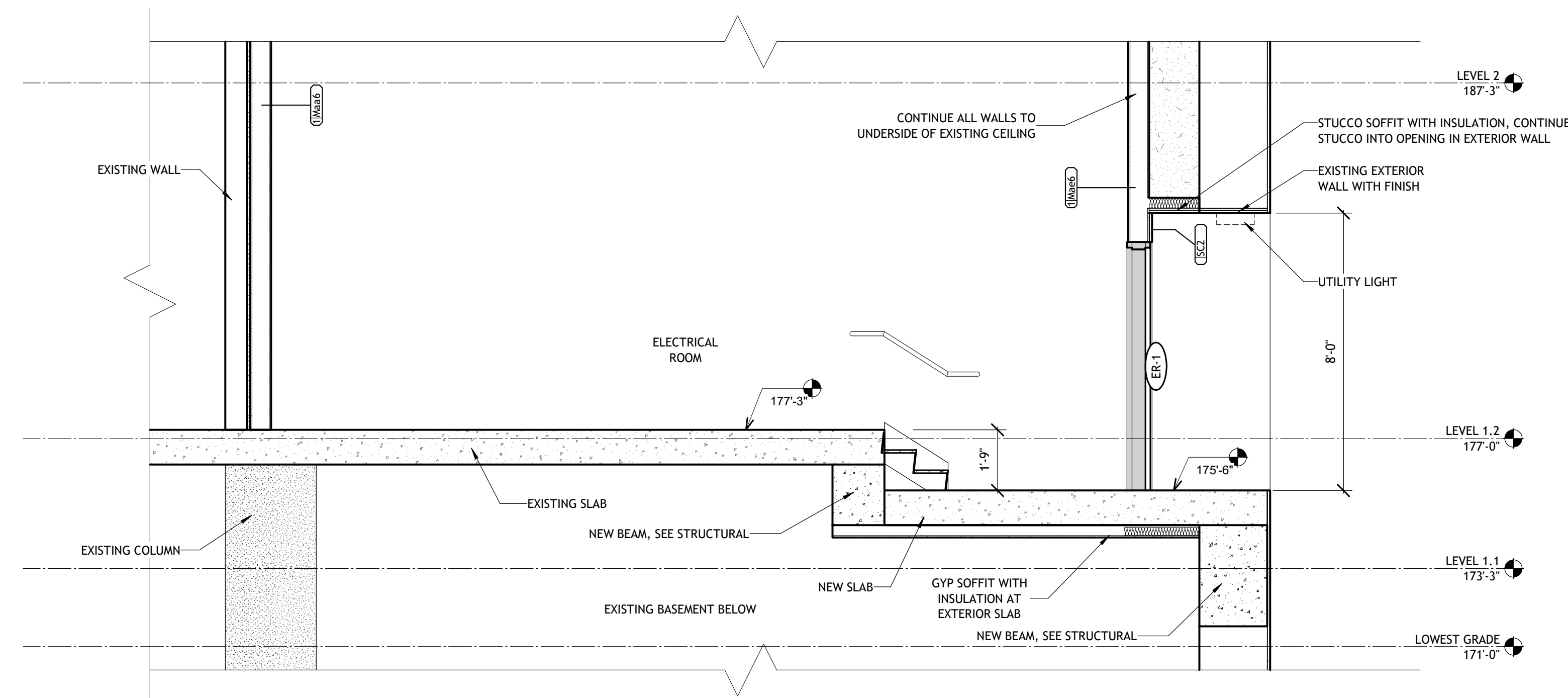
1 LEVEL 1- PROPOSED
A1-004 1/16" = 1'-0"



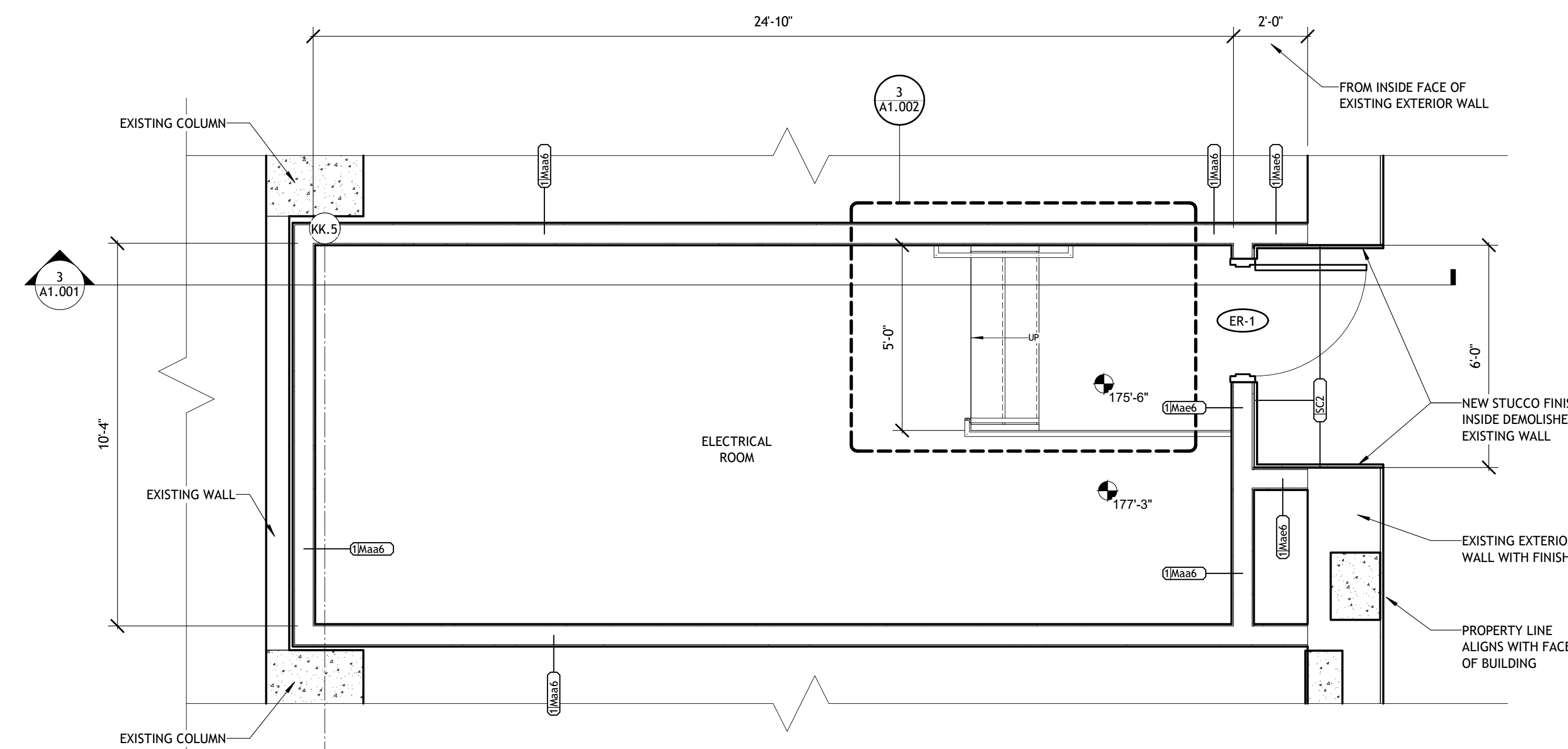


DOOR SCHEDULE: ELECTRICAL ROOM								
TAG	DOOR LOCATION	FIRE RATING (MIN)	SIZE WxH	PANELS		FRAME		COMMENTS
				TYPE	FINISH	TYPE	HW SET	
LEVEL 1.1								
ER-1	ELECTRICAL ROOM	0	3'-0"x7'-0"	PNL-L02-HM	08-OPENINGS-HM	FRM-00HM1	08.0	DOOR WITH HIGH-LOW LOUVERS TO THE EXTERIOR. COORDINATE WITH MECHANICAL. PANIC BAR HARDWARE TO BE PROVIDED. LOCK TO BE PROVIDED, SEE HARDWARE SET BELOW.
ER-2	B.O.H.	0	3'-0"x7'-0"	PNL-F-HM	08-OPENINGS-HM	FRM-00HM1	13.0	EGRESS FROM B.O.H. PANIC BAR HARDWARE TO BE PROVIDED. SEE HARDWARE SET BELOW.

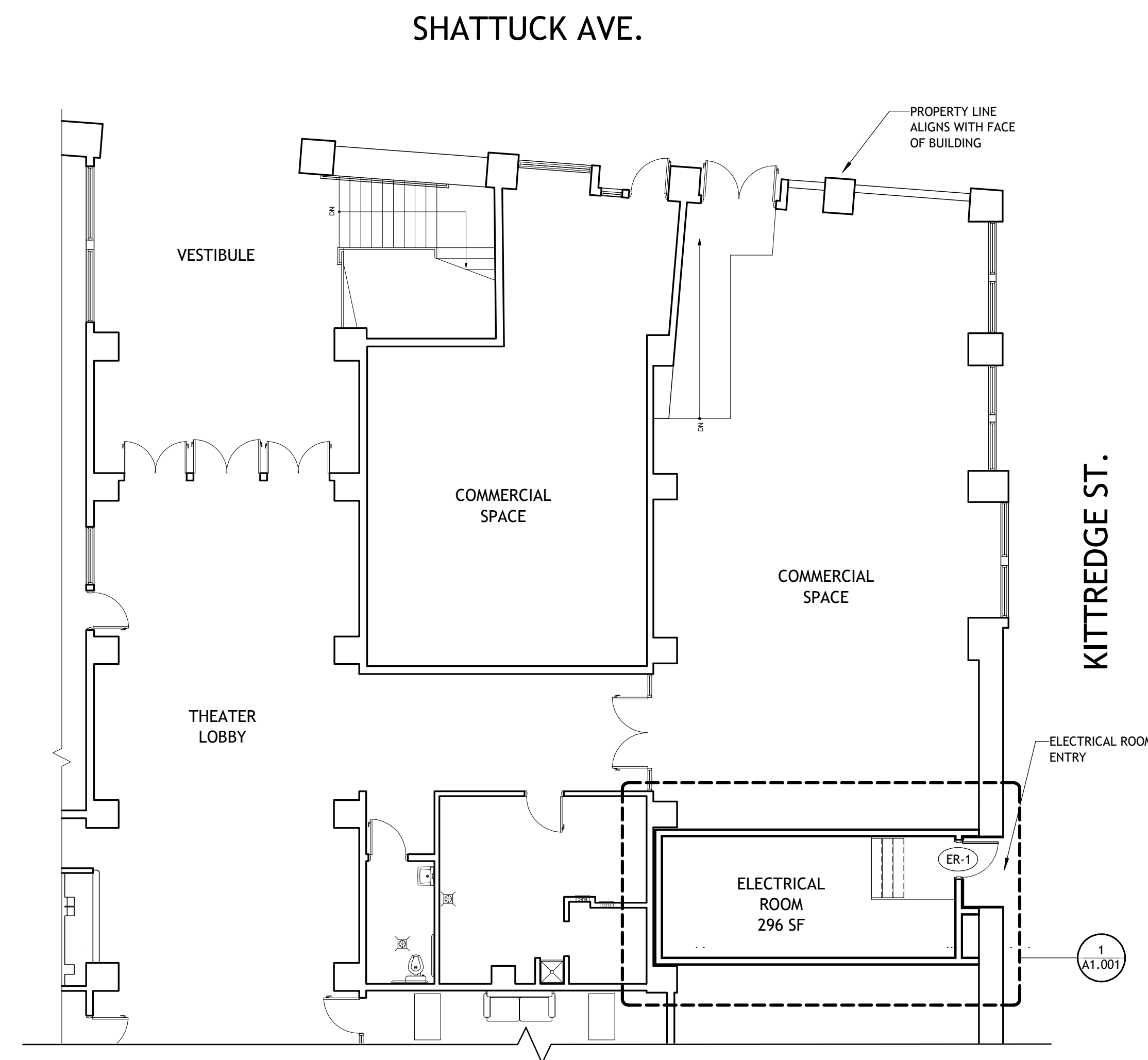
Hardware Set # 08.0				Hardware Set # 13.0							
PRODUCT	DESCRIPTION	QTY	UNIT	FINISH	MFG	PRODUCT	DESCRIPTION	QTY	UNIT	FINISH	MFG
Hinge	#BELL179 4.5 x 4.5 NRP (As Rec'd)	3	EA	652	STN	Hinge	#BELL179 4.5 x 4.5 NRP (As Rec'd)	1	EA	626	STN
Rim Panic	3RD FL2103 x 4903 D (Store-room)	1	EA	624W	STCH	Rim Panic	QED111 (FEM)	1	EA	626	STCH
Cylinder	12E-72 Less Core (Rim)	3	EA	626	STCH	E Trim	QED120 (Egressroom)	1	EA	626	STCH
Core	BCS-SFC	1	EA	626	BST	Cylinder	12E-72 Less Core (Rim)	1	EA	626	STCH
Closer	QDC113 (EDA, SPG Stop/Compression)	1	EA	689	STCH	Core	BCS-SFC	1	EA	626	BST
Kick Plate	K0050 10" x 3" LDW B4E/CSK	1	EA	830	TRM	Closer	QDC111 (Parallel JRM - Ruff Side)	1	EA	689	STCH
Seal	5050C V LAR (Head/Jambo)	1	EA	CHAR	NSP	Kick Plate	K0050 10" x 3" LDW B4E/CSK	1	EA	830	TRM
Sweep	501 A X LAR	1	EA	A	NGP	Wall Stop/Floor Stop	1220000 or 901211	1	EA	626	STCH
Threshold	513 A X LAR X 14-20 SS WISEA	1	EA	A	NGP	Seal	5050C V LAR (Head/Jambo)	1	EA	CHAR	NSP



3 ELECTRICAL ROOM SECTION
A1-100 3/8" = 1'-0"



2 ELECTRICAL ROOM PLAN
A1-100 3/8" = 1'-0"



1 BUILDING PLAN
A1-100 1/8" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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T 404 365 7600

www.nilesbolton.com

No.	Description	Date
	ELEC. ROOM PERMIT	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

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ELECTRICAL ROOM TI PERMIT
2240 SHATTUCK AVE
BERKELEY, CA 94704

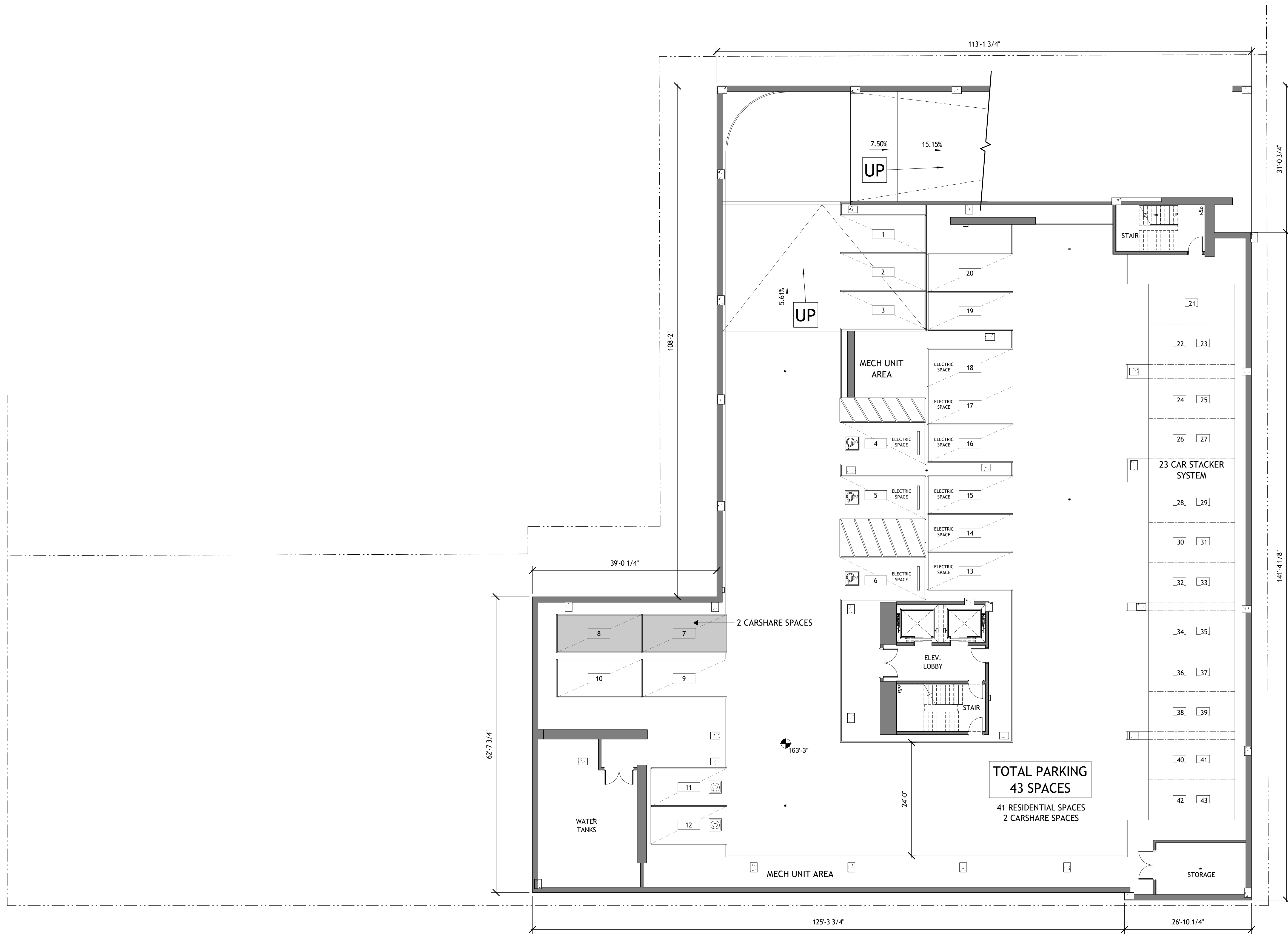
CA VENTURES

SHEET TITLE:
ELECTRICAL ROOM DEMO, PLAN, SECTION

SHEET NUMBER:

A1-100





**TOTAL PARKING
43 SPACES**
41 RESIDENTIAL SPACES
2 CARSHARE SPACES

PROJECT #: 121246
DRAWN BY: TF
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ASSOCIATES**

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
A	PLAN UPDATE	6/28/21
B	PRELIM APP SB330	7/21/21
C	SD SET	9/16/21
D	USE PERMIT	10/25/21
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

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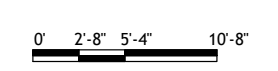
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA STUDENT LIVING BERKELEY, LLC

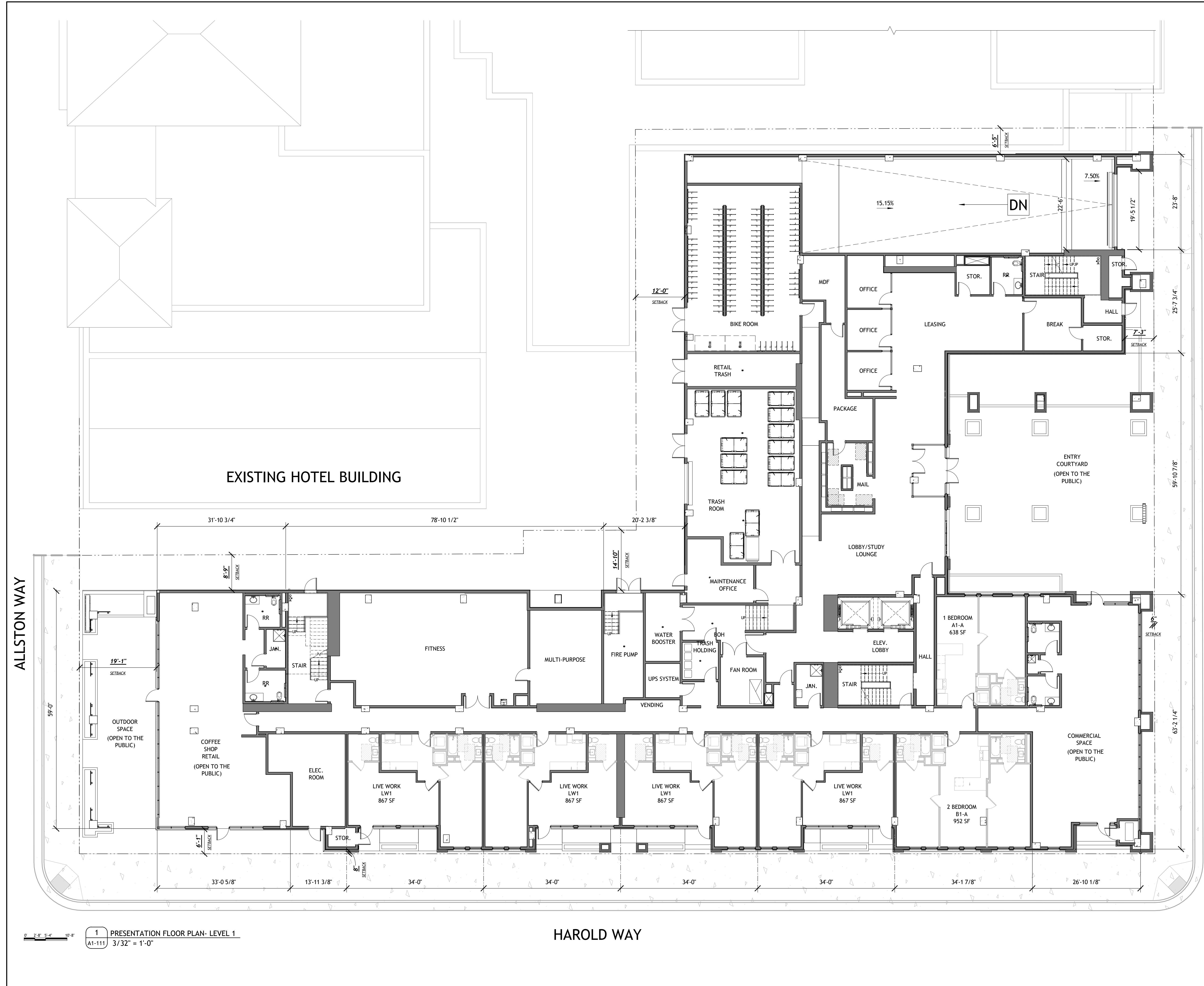
SHEET TITLE:
PLAN- LEVEL U1

SHEET NUMBER:
A1-101

1 PRESENTATION FLOOR PLAN- LEVEL U1
A1-101 3/32" = 1'-0"



NOT RELEASED FOR CONSTRUCTION



PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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M	APRIL DRC MEETING	4/11/22
N	JUNE LWKRS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

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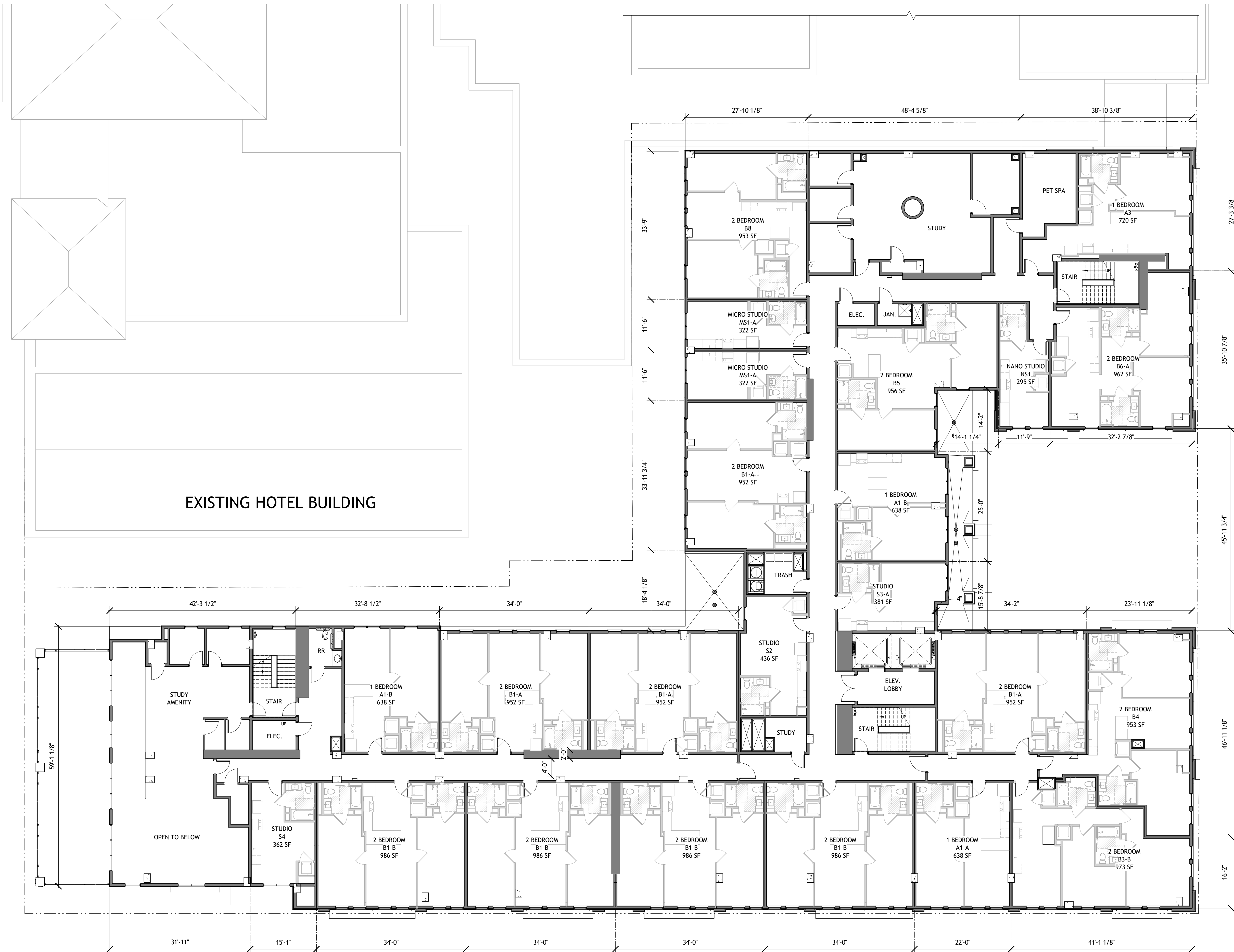
SHEET TITLE:
PLAN- LEVEL 1

SHEET NUMBER:
A1-111

1 PRESENTATION FLOOR PLAN- LEVEL 1
A1-111 3/32" = 1'-0"



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No.	Description	Date
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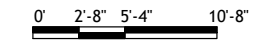
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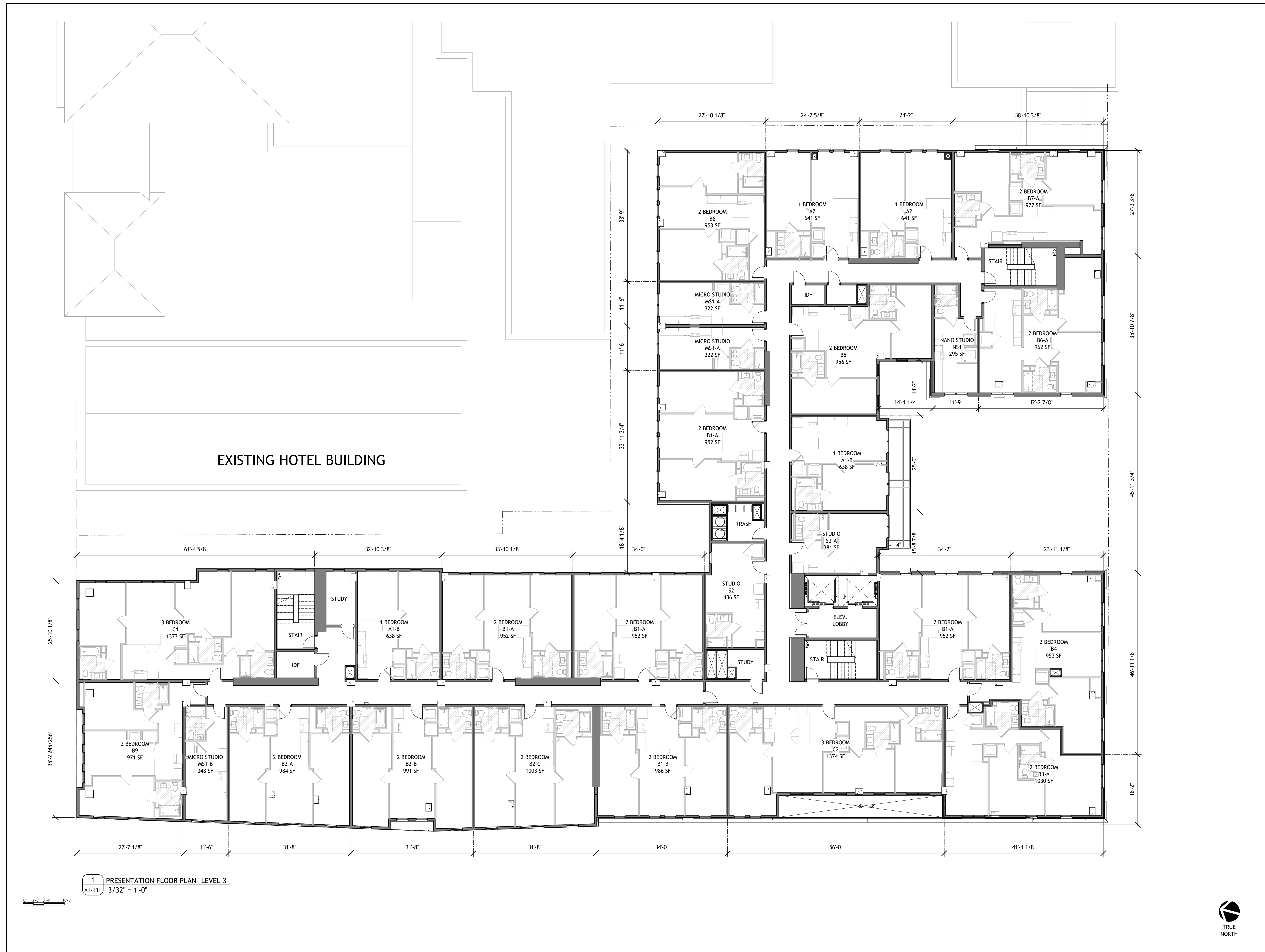
SHEET TITLE:
PLAN- LEVEL 2

SHEET NUMBER:
A1-121

1 PRESENTATION FLOOR PLAN- LEVEL 2
A1-121 3/32" = 1'-0"



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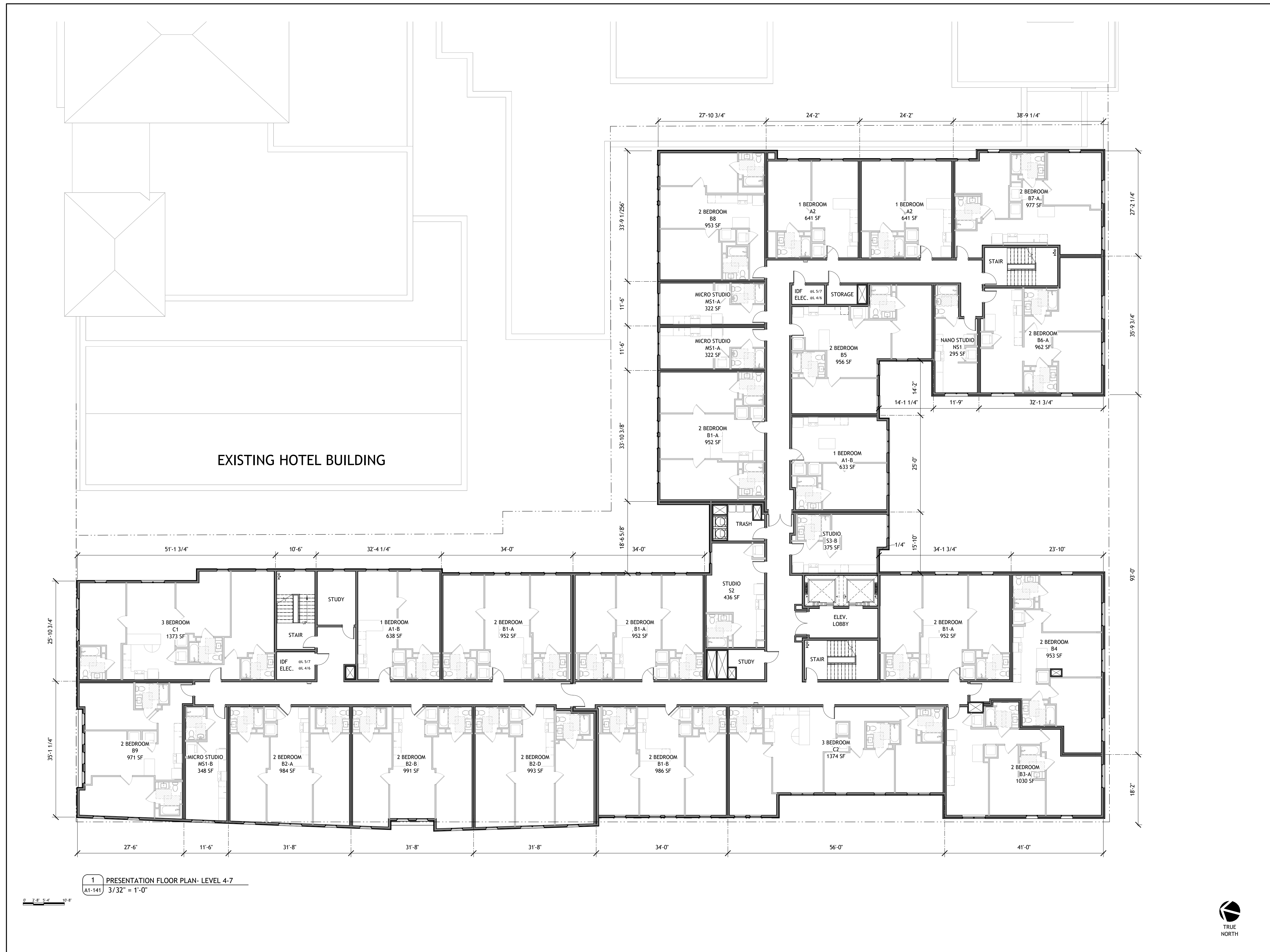
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SHEET TITLE:
PLAN- LEVEL 3

SHEET NUMBER:
A1-131



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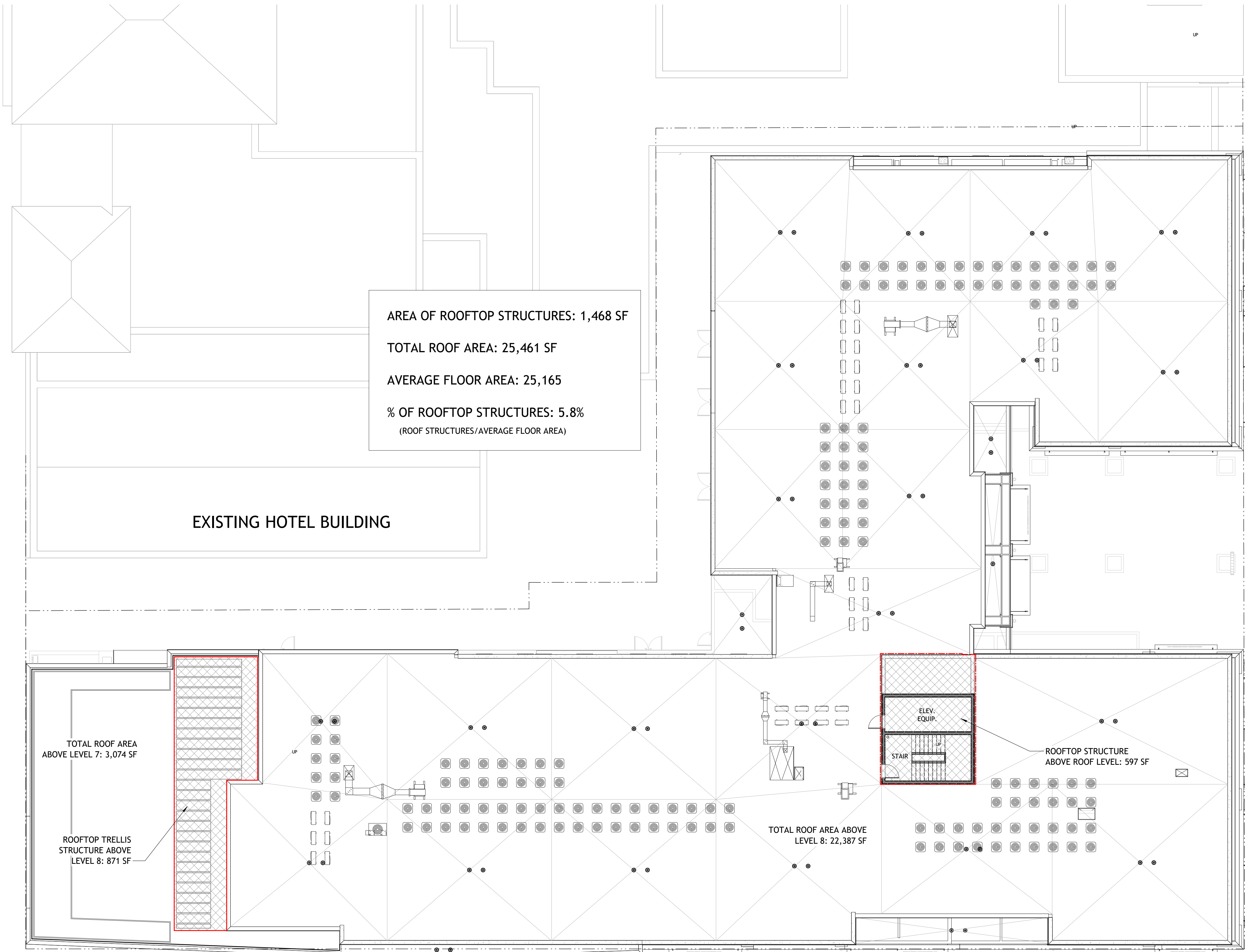
CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
PLAN- LEVEL 4-7

SHEET NUMBER:
A1-141



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AREA OF ROOFTOP STRUCTURES: 1,468 SF
 TOTAL ROOF AREA: 25,461 SF
 AVERAGE FLOOR AREA: 25,165
 % OF ROOFTOP STRUCTURES: 5.8%
 (ROOF STRUCTURES/AVERAGE FLOOR AREA)

EXISTING HOTEL BUILDING

TOTAL ROOF AREA ABOVE LEVEL 7: 3,074 SF

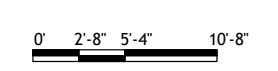
ROOFTOP TRELLIS STRUCTURE ABOVE LEVEL 8: 871 SF

TOTAL ROOF AREA ABOVE LEVEL 8: 22,387 SF

ROOFTOP STRUCTURE ABOVE ROOF LEVEL: 597 SF

ELEV. EQUIP.
STAIR

1 PRESENTATION FLOOR PLAN- ROOF PLAN
 A1-191 3/32" = 1'-0"



PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

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No.	Description	Date
E	USE PERMIT RESUBMIT.	12/10/21
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H	USE PERMIT RESUBMIT.	3/17/22
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SHEET TITLE:
 PLAN- ROOF

SHEET NUMBER:
A1-191

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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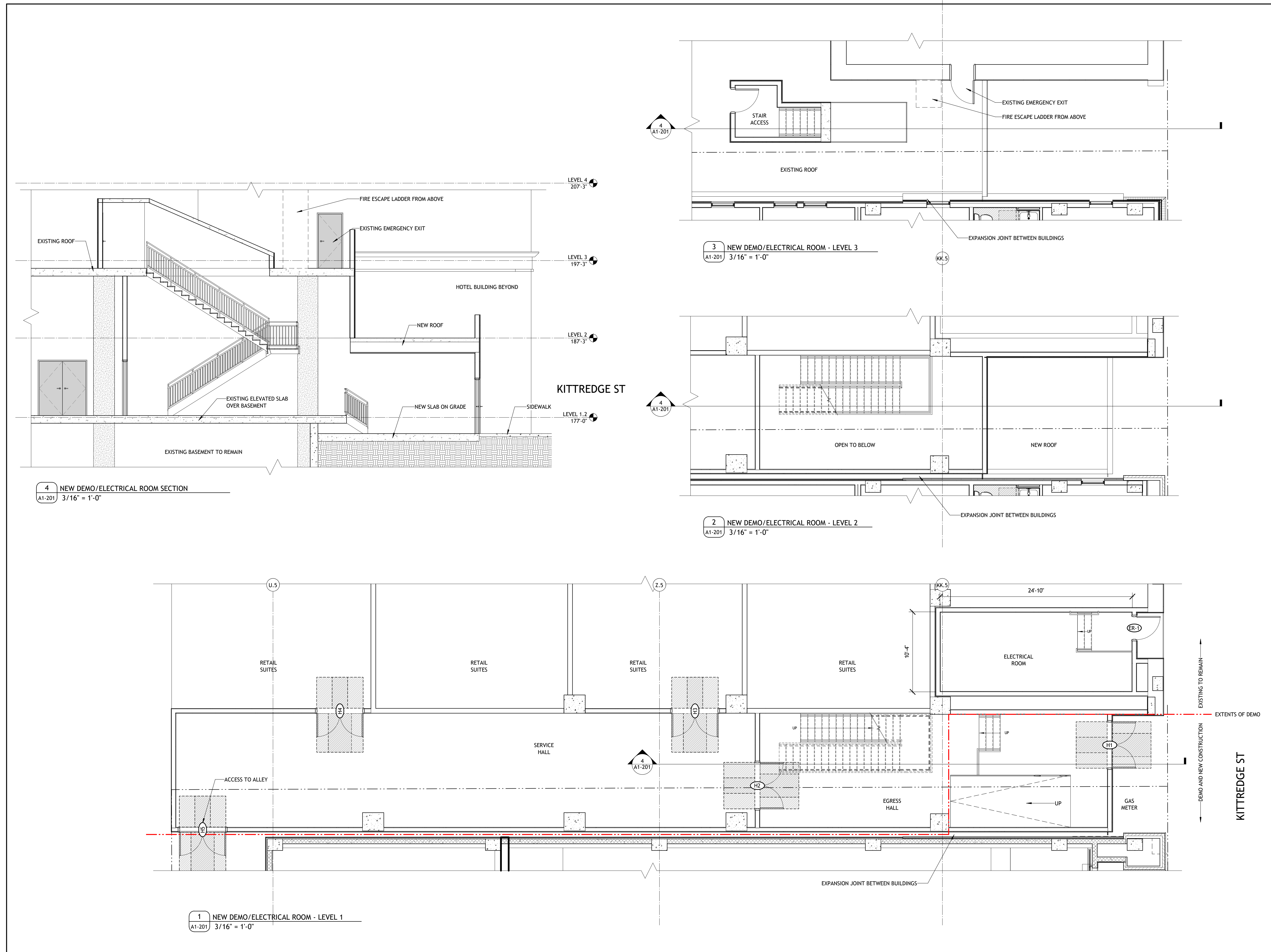
CA VENTURES

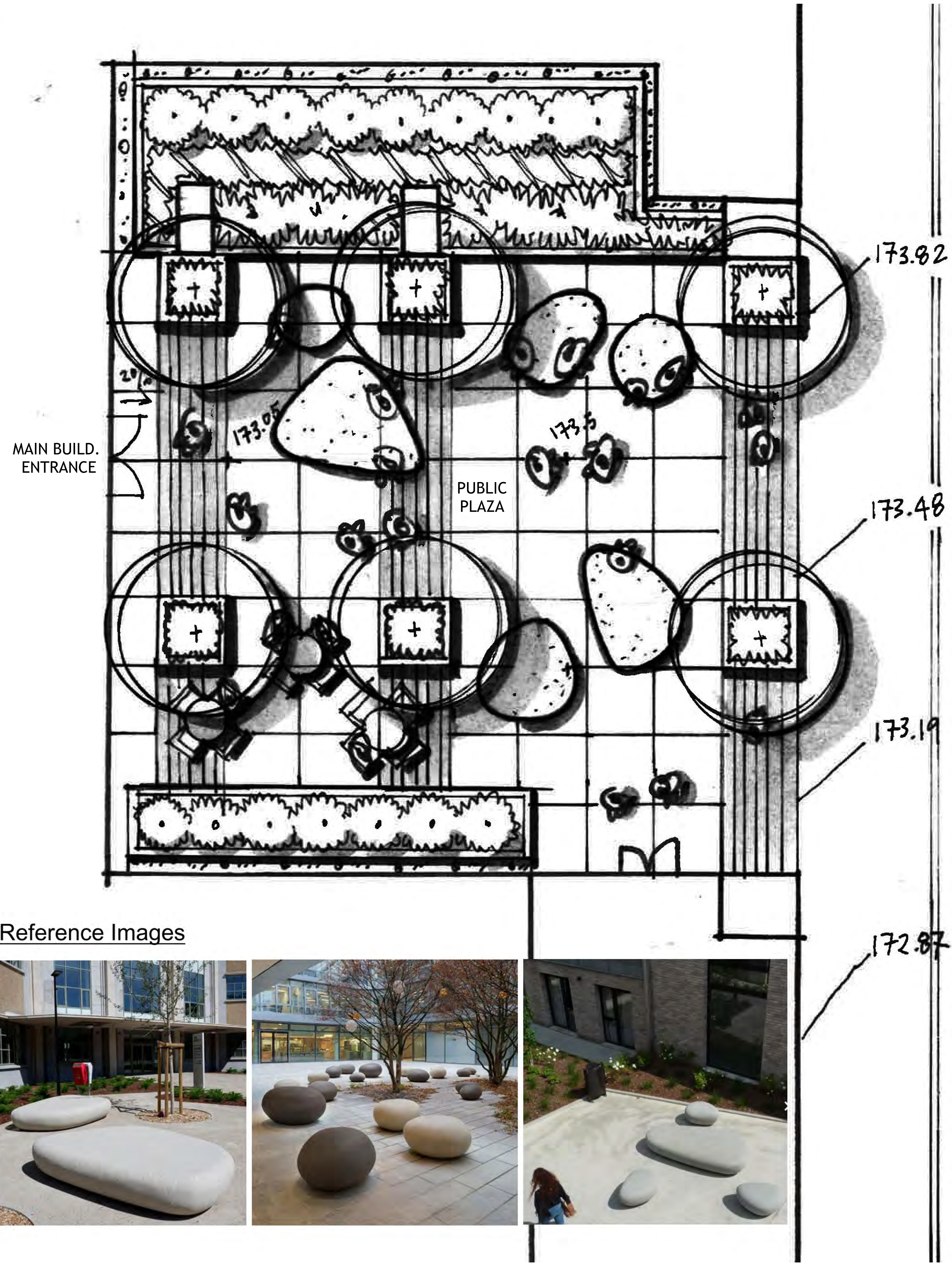
SHEET TITLE:
NEW SERVICE HALL/ELECTRICAL ROOM PLAN

SHEET NUMBER:

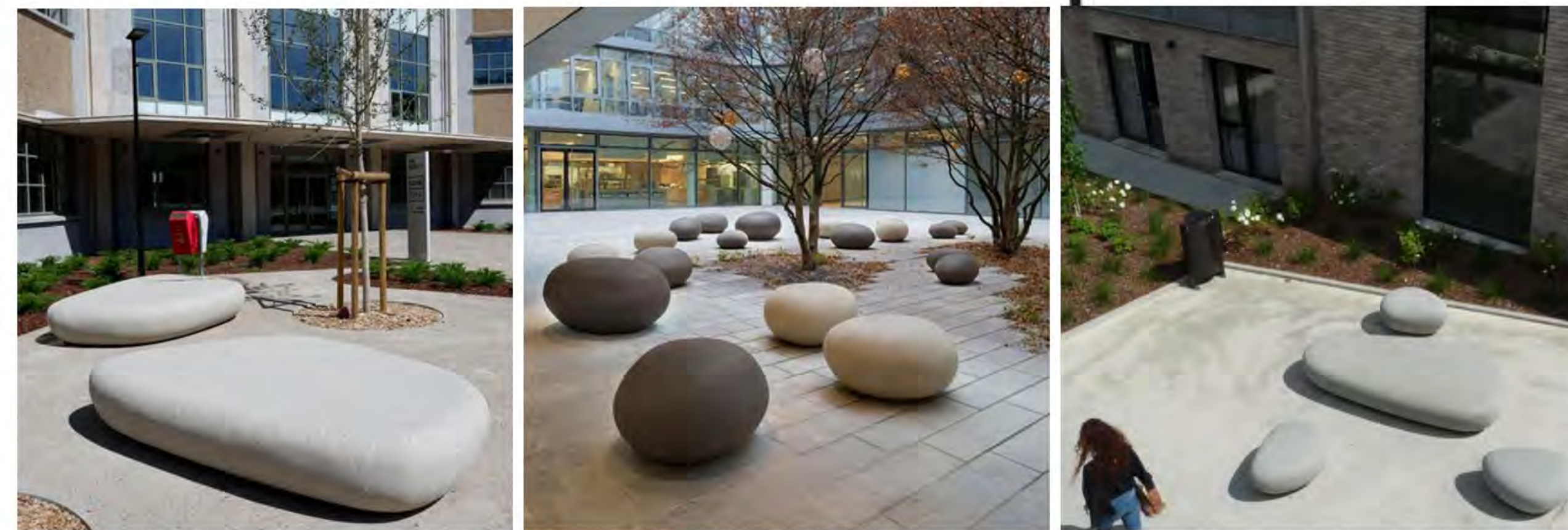
A1-201

NOT RELEASED FOR CONSTRUCTION





Reference Images



PROJECT #: 121246
DRAWN BY: TF, SH
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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T 404 365 7600
www.nilesbolton.com

APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22

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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
LANDSCAPE
CONCEPT PLAN

SHEET NUMBER:
A1-301

NOT RELEASED FOR CONSTRUCTION

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH COLORED FOIL FINISH
E7	ALUMINUM CANOPY
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E13	RAILING
E15	MESH SCREENING

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
BILL SCHRADER
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No.	Description	Date
B	PRELIM APP SB330	7/21/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

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SHEET TITLE:
ELEVATION- WEST
(HAROLD WAY)

SHEET NUMBER:
A3-001

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- WEST (HAROLD WAY)
A3-001 3/32" = 1'-0"

AREA PROJECTING
ACROSS PROPERTY LINE
PROJECTING AREA: 5,697 SF
TOTAL FACE AREA: 22,996 SF
PROJECTING AREA: 24.8%

2 PRESENTATION-ELEVATION- WEST PROJECTION DIAGRAM
A3-001 1" = 30'-0"



Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH COLORED FOIL FINISH
E7	ALUMINUM CANOPY
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E12	HOLLOW METAL DOOR
E17	PARKING GATE

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:

BILL SCHRADER
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No.	Description	Date
B	PRELIM APP SB330	7/21/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

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SHEET TITLE:
ELEVATION- SOUTH
(KITTREDGE ST.)

SHEET NUMBER:
A3-002

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- SOUTH (KITTREDGE ST.)
A3-002 3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E5	WHITE FIBER CEMENT
E8	EXTERIOR WALL SCONCE
E10	STOREFRONT
E13	RAILING
E15	MESH SCREENING
E16	STONE BREEZE BLOCK

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
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T 925 638 8782

No.	Description	Date
B	PRELIM APP SB330	7/21/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

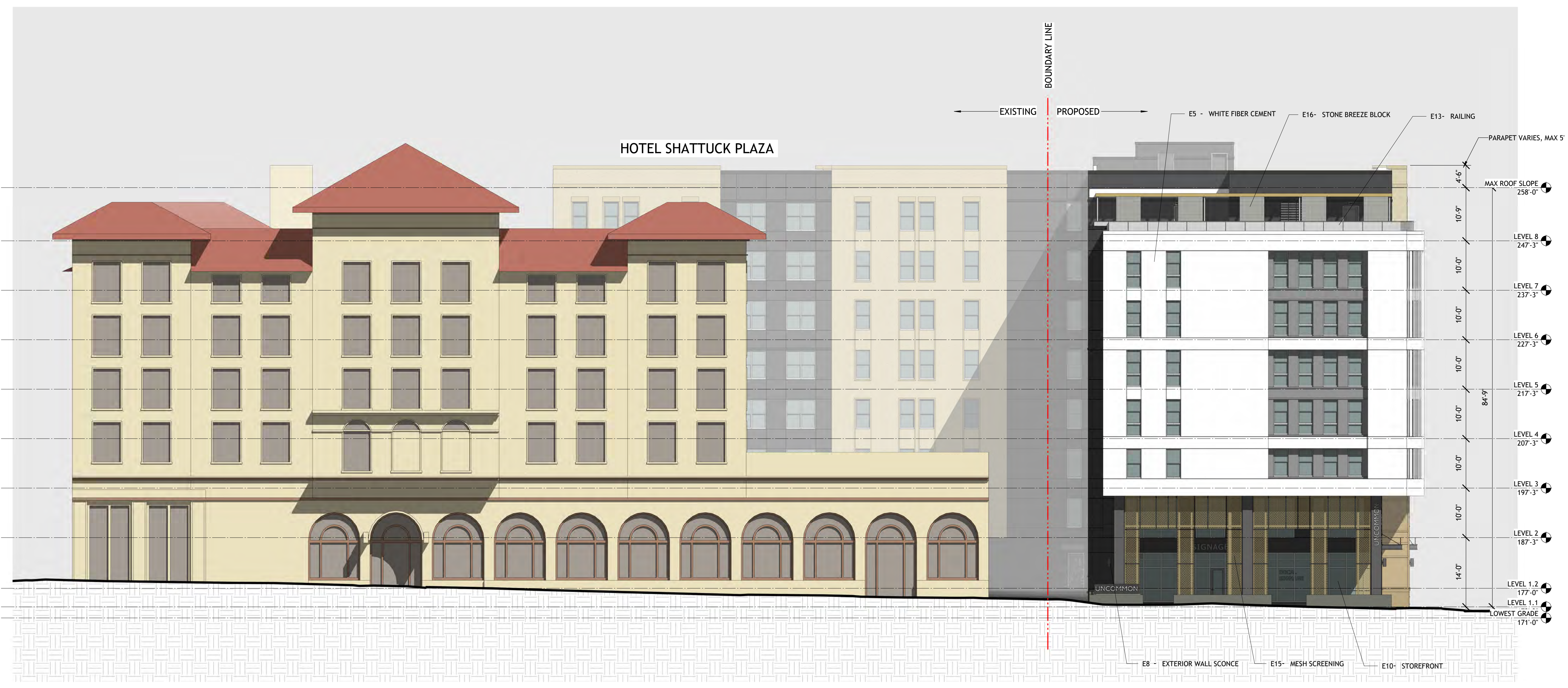
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SHEET TITLE:
ELEVATION- NORTH
(ALLSTON WAY)

SHEET NUMBER:
A3-003

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- NORTH (ALLSTON WAY)
A3-003 3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E6	VINYL WINDOW WITH COLORED FOIL FINISH
E12	HOLLOW METAL DOOR

PROJECT #: 121246
DRAWN BY: Author
CHECKED BY: Checker

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APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

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1 PRESENTATION-ELEVATION- NORTH (HIDDEN)
A3-004 3/32" = 1'-0"

SHEET TITLE:
ELEVATION- NORTH
(HIDDEN)

SHEET NUMBER:
A3-004

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
DRAWN BY: Author
CHECKED BY: Checker

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
15	STAFF REVIEW #2	07/13/22

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CA STUDENT LIVING BERKELEY, LLC

SHEET TITLE:
ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)

SHEET NUMBER:
A3-006

NOT RELEASED FOR CONSTRUCTION



1 PROPOSED ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)
A3-006 1/8" = 1'-0"

NEW RECESSED ALCOVE TO PROVIDE ELECTRICAL ROOM ACCESS

CROWD MOULDING TO EXTEND AROUND CORNER

METAL DOOR, PAINT TO MATCH STUCCO

CHARCOAL STUCCO

FACADE ALTERATIONS SCOPE ASSOCIATED WITH THE EXISTING BUILDING TO REMAIN IS LIMITED TO:

1) REMOVING THE EGRESS STAIRS SHOWN IN PHOTO 4/A0-001 - A NEW EGRESS STAIR IS PROVIDED TO MAINTAIN THE EXITING FROM THE ELEVATED LEVELS AS ILLUSTRATED ON THE OVERALL SITE PLAN AND THE ENLARGED PLAN DIAGRAMS ON SHEET A1-201.

2) PROVIDING AN ALCOVE TO ACCESS THE NEW ELECTRICAL ROOM AS SHOWN ABOVE. THE EXISTING ELECTRICAL ROOM IS CURRENTLY LOCATED WITHIN THE AREA TO BE DEMOLISHED AND NEEDS TO BE RELOCATED.

Keynote Legend	
Key Value	Keynote Text
E1	LIGHT TAN STUCCO
E2	CHARCOAL GREY STUCCO
E3	DARK TAN STUCCO
E4	BRICK
E5	WHITE FIBER CEMENT
E6	VINYL WINDOW WITH COLORED FOIL FINISH
E13	RAILING

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:

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No.	Description	Date
B	PRELIM APP SB330	7/21/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
L	USE PERMIT RESUBMIT.	3/28/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
O	STAFF REVIEW	07/01/22
P	USE PERMIT RESUBMIT.	08/22/22

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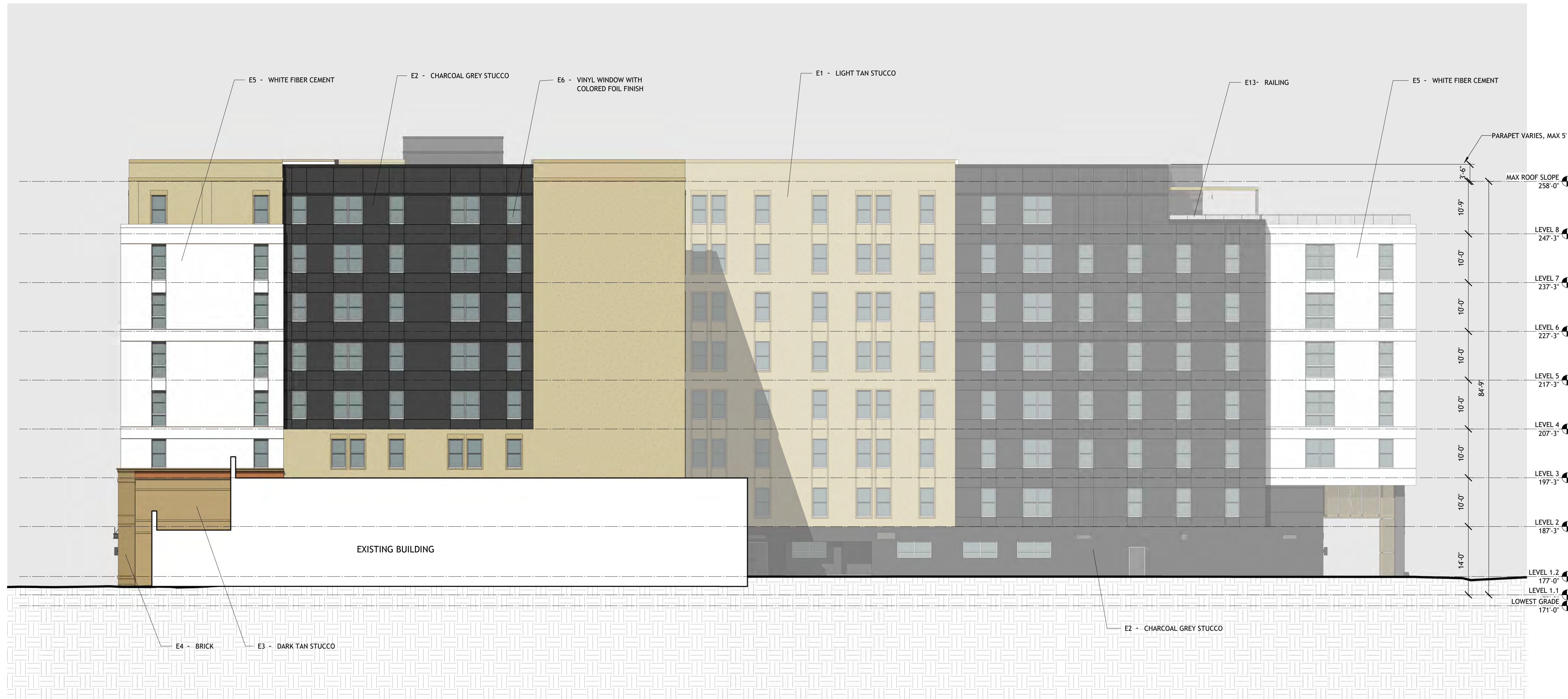
SHEET TITLE:

ELEVATION- EAST
(HIDDEN)

SHEET NUMBER:

A3-005

NOT RELEASED FOR CONSTRUCTION

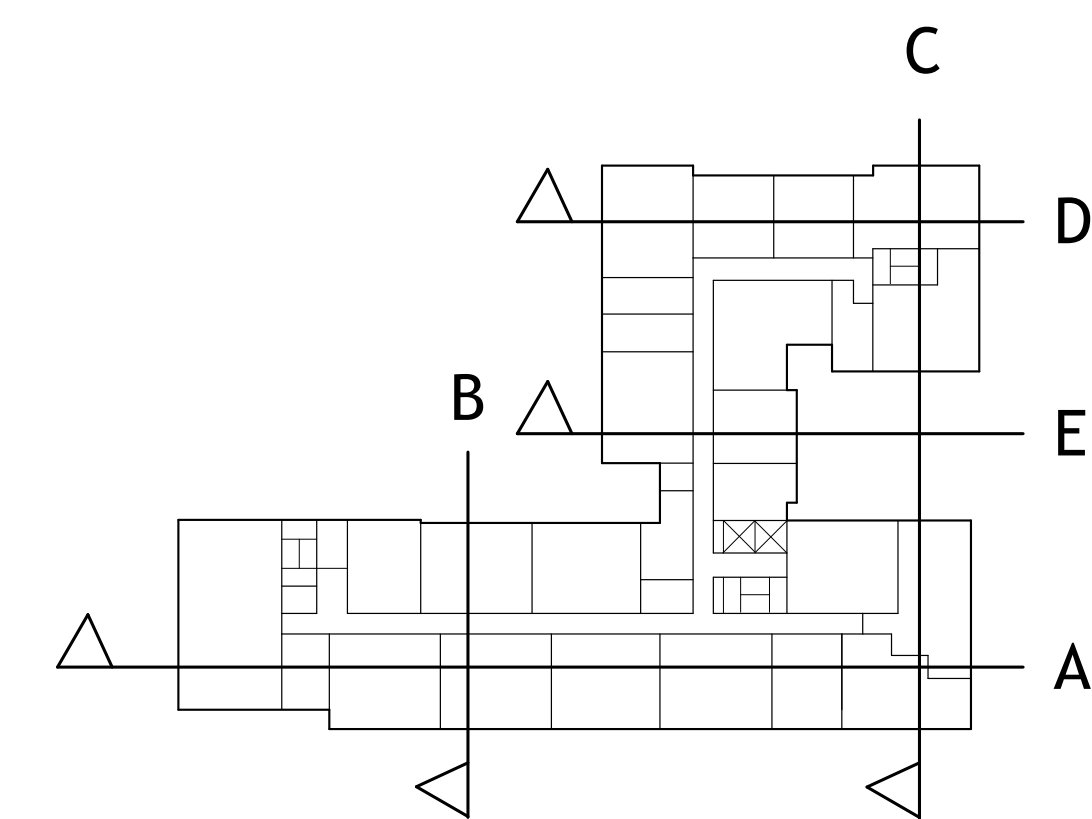


1 PRESENTATION-ELEVATION- EAST (HIDDEN)
A3-005 3/32" = 1'-0"



0' 2'-8" 5'-4" 10'-8"

1 BUILDING SECTION A - ZONING
A3-101 3/32" = 1'-0"



BUILDING SECTION KEYPLAN
NOT TO SCALE

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:

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No.	Description	Date
E	USE PERMIT RESUBMIT.	12/10/21
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
P	USE PERMIT RESUBMIT.	08/22/22

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SHEET TITLE:

BUILDING SECTION

SHEET NUMBER:

A3-101

NOT RELEASED FOR CONSTRUCTION

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
F	SAP	12/22/21
H	USE PERMIT RESUBMIT.	3/17/22
I	SAP RESUBMIT.	3/23/22
M	APRIL DRC MEETING	4/11/22
N	JUNE LMRKS. MEETING	5/10/22
P	USE PERMIT RESUBMIT.	08/22/22

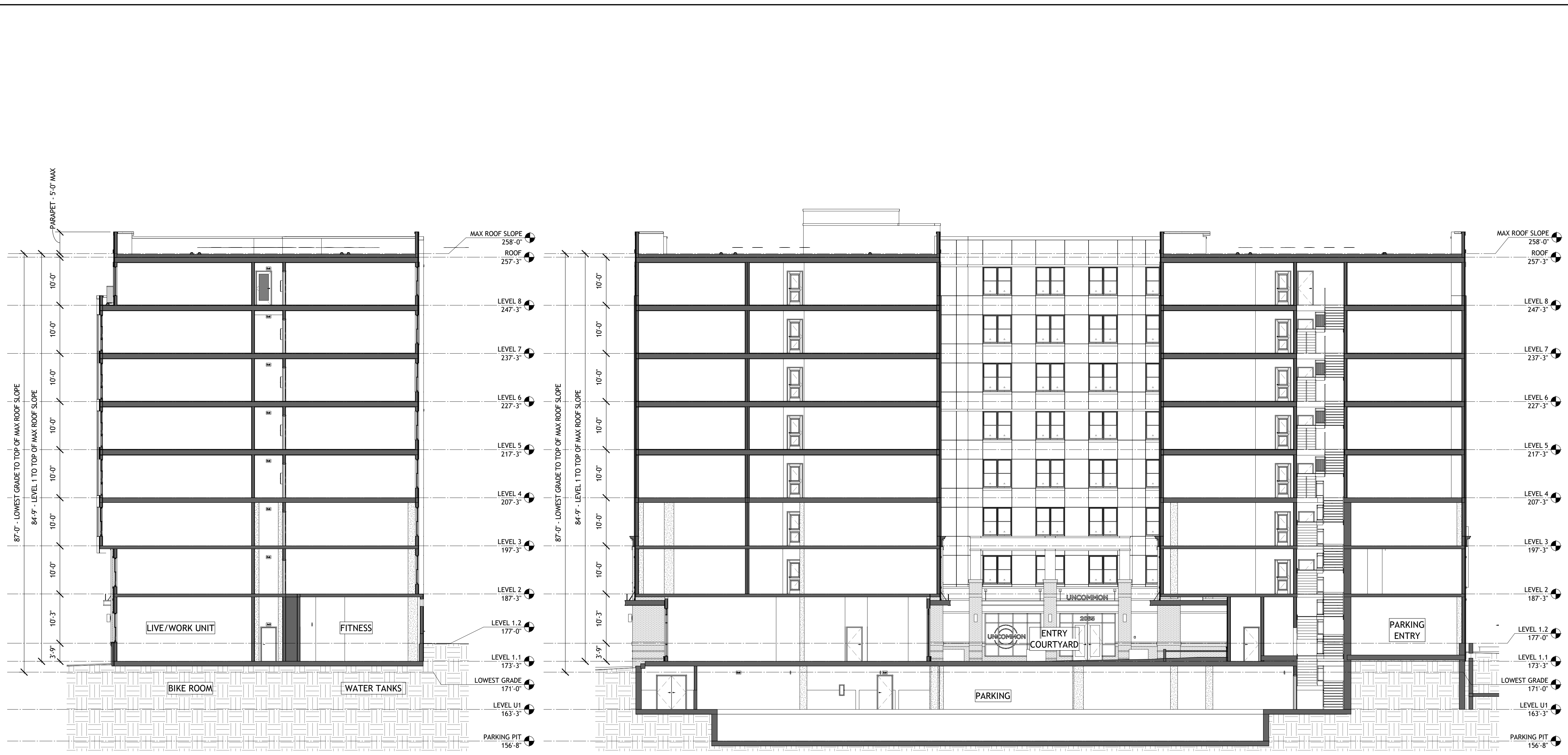
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SHEET TITLE:
BUILDING SECTION

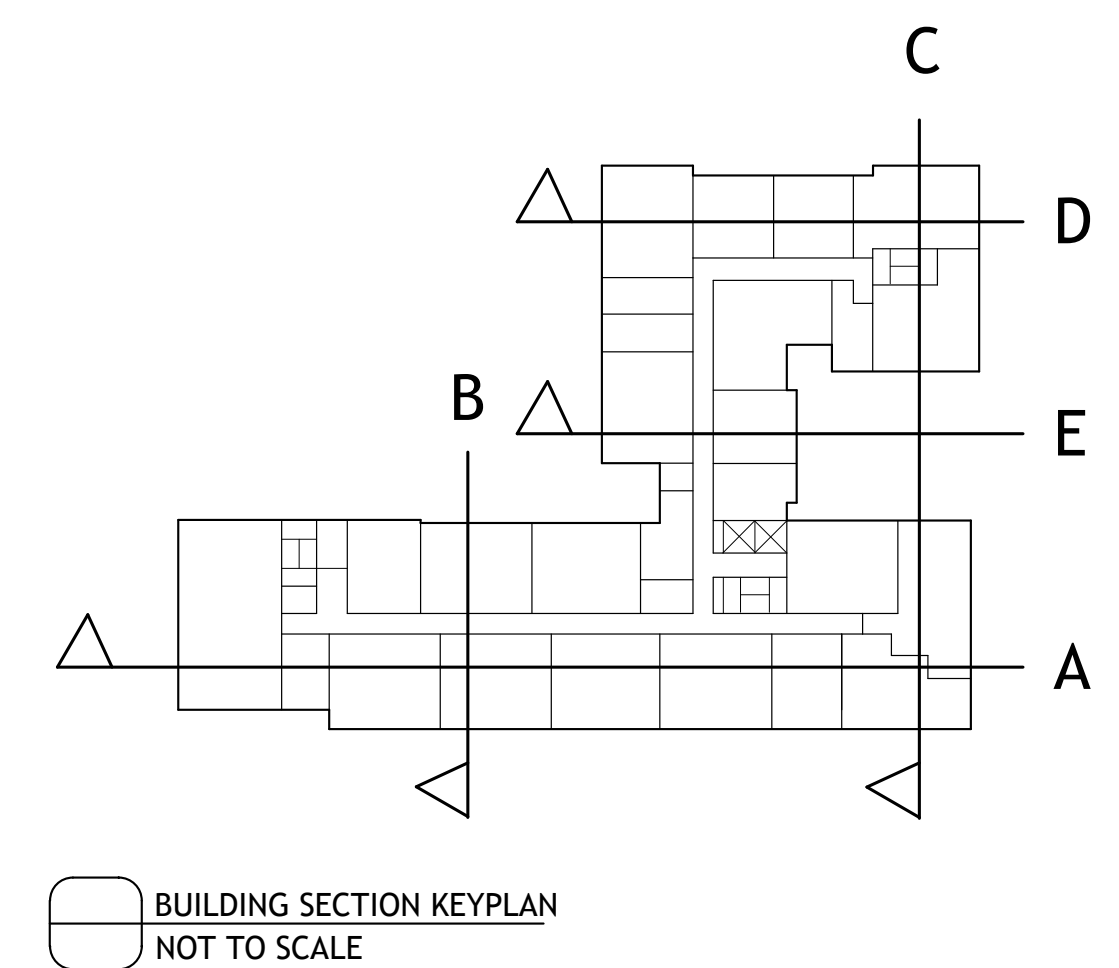
SHEET NUMBER:
A3-102

NOT RELEASED FOR CONSTRUCTION



1 BUILDING SECTION B - ZONING
A3-102 3/32" = 1'-0"

2 BUILDING SECTION C - ZONING
A3-102 3/32" = 1'-0"



BUILDING SECTION KEYPLAN
NOT TO SCALE



1 PERSPECTIVE - KITTREDGE ST AND HAROLD WAY CORNER
A3-203 NOT TO SCALE



2 PERSPECTIVE - KITTREDGE ST RETAIL SPACE
A3-203 NOT TO SCALE



3 PERSPECTIVE - PERSPECTIVE - KITTREDGE ST PLAZA AND RETAIL
A3-203 NOT TO SCALE



4 PERSPECTIVE - PERSPECTIVE - KITTREDGE ST PLAZA AND RETAIL
A3-203 NOT TO SCALE

PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

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APPLICANT:

BILL SCHRADER

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No.	Description	Date
2	PRELIM APP SB330	7/21/21
3	SD SET	9/16/21
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LWRKS. MEETING	5/10/22
14	STAFF REVIEW	07/01/22
15	STAFF REVIEW #2	07/13/22

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CA VENTURES

SHEET TITLE:

PERSPECTIVES

SHEET NUMBER:

A3-203



1 PERSPECTIVE - HAROLD WAY LIVE/WORK UNIT ENTRIES
A3-202 NOT TO SCALE



2 PERSPECTIVE - NORTH WEST CORNER AERIAL
A3-202 NOT TO SCALE



3 PERSPECTIVE - ALLSTON WAY AND HAROLD WAY RETAIL ENTRY
A3-202 NOT TO SCALE



4 PERSPECTIVE - ALLSTON WAY AND HAROLD WAY CORNER
A3-202 NOT TO SCALE

PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

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APPLICANT:

BILL SCHRADER

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No.	Description	Date
8	USE PERMIT RESUBMIT.	3/17/22
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

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CA VENTURES

SHEET TITLE:

PERSPECTIVES

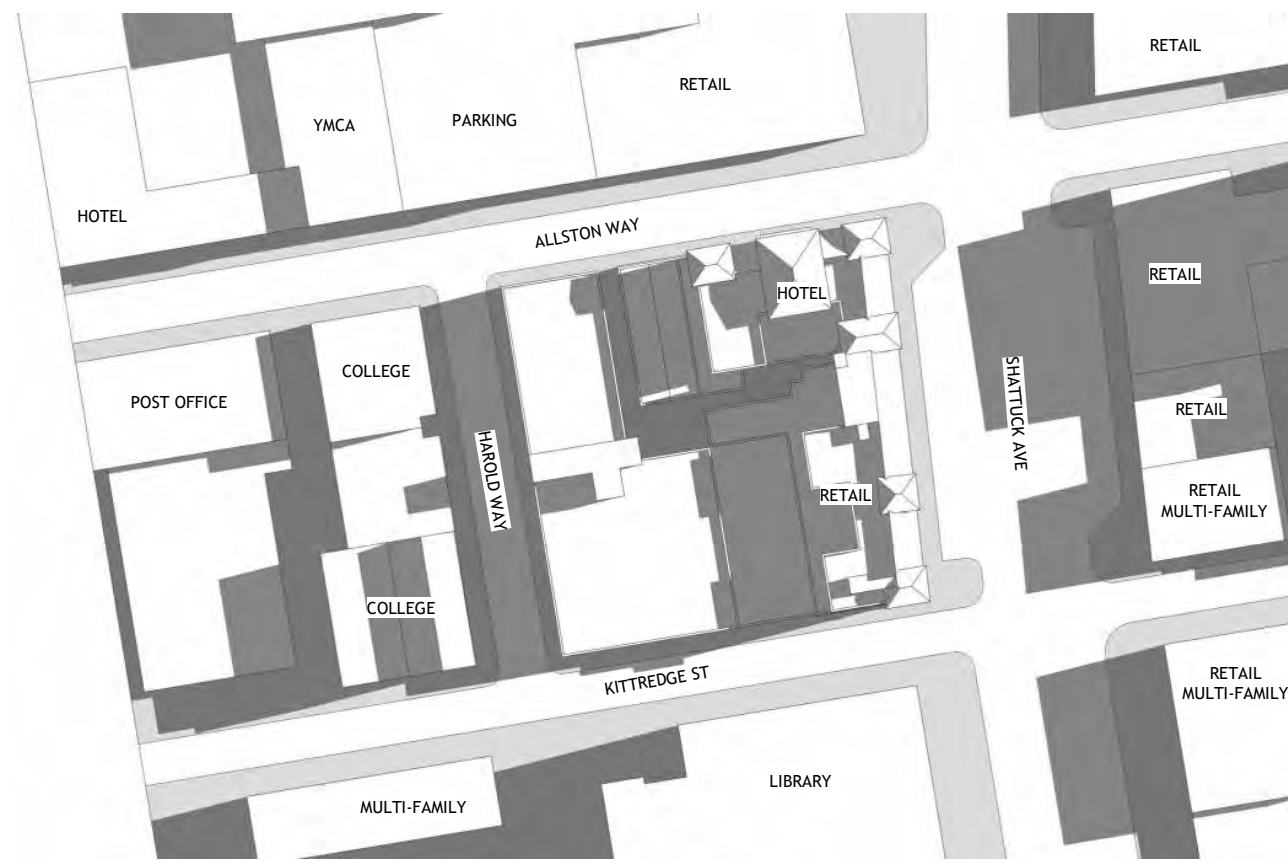
SHEET NUMBER:

A3-202

NOT RELEASED FOR CONSTRUCTION

JUNE 21 MORNING

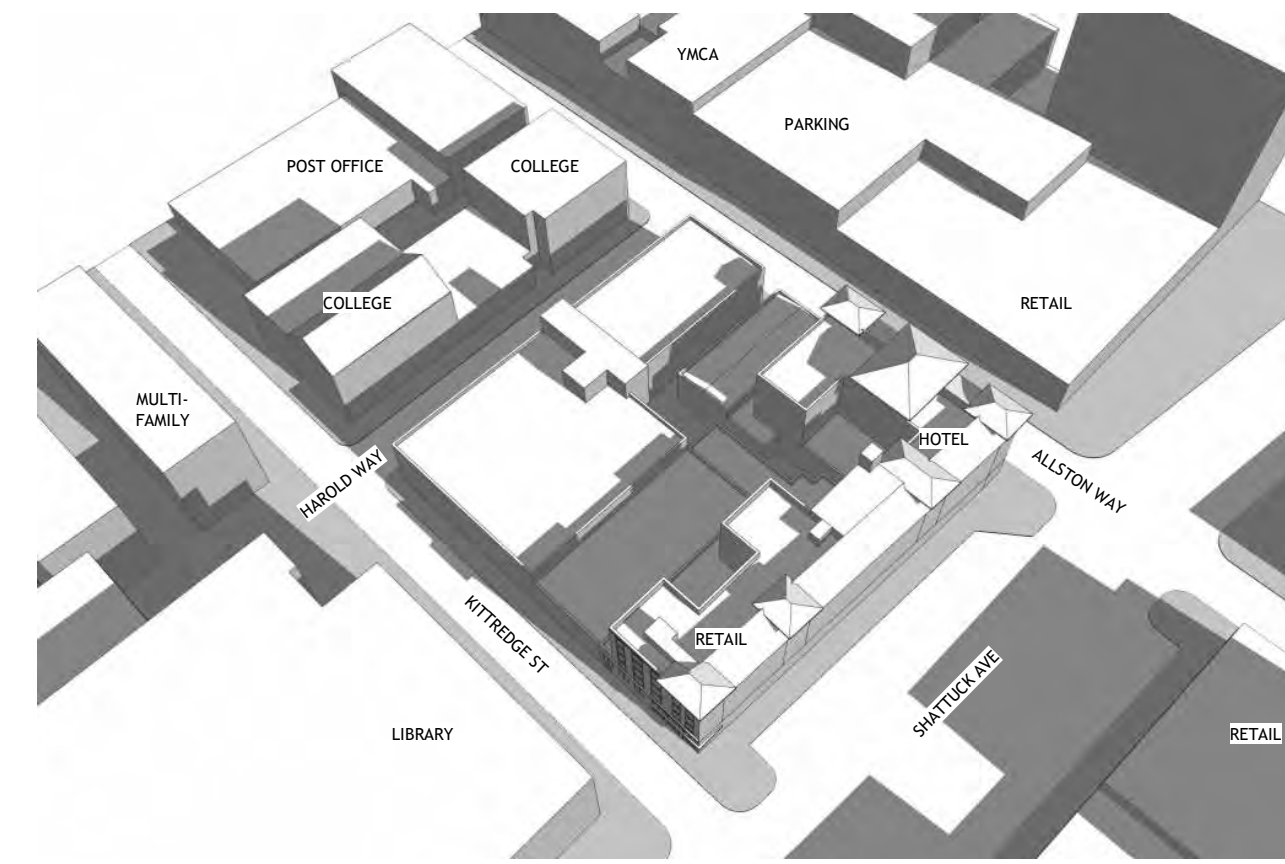
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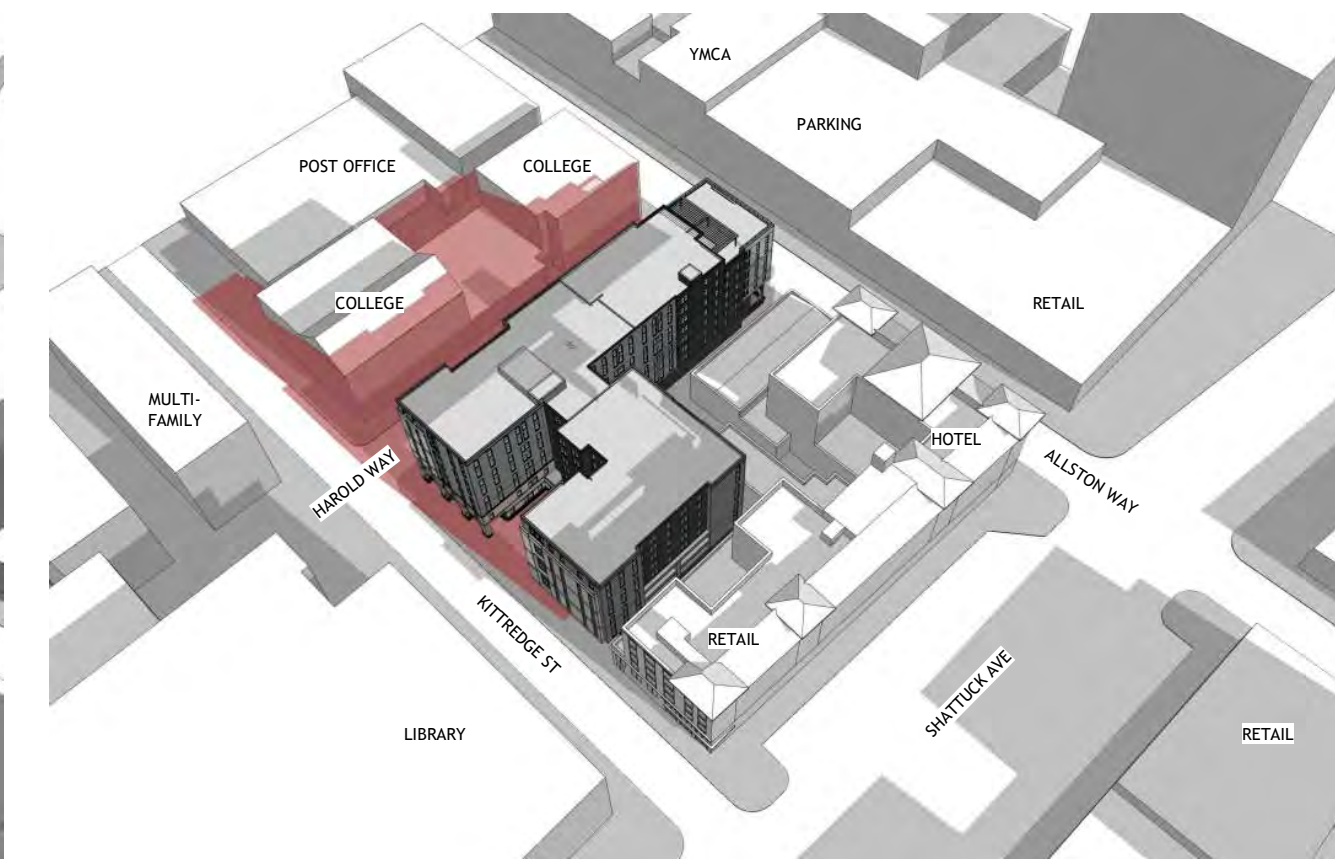
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



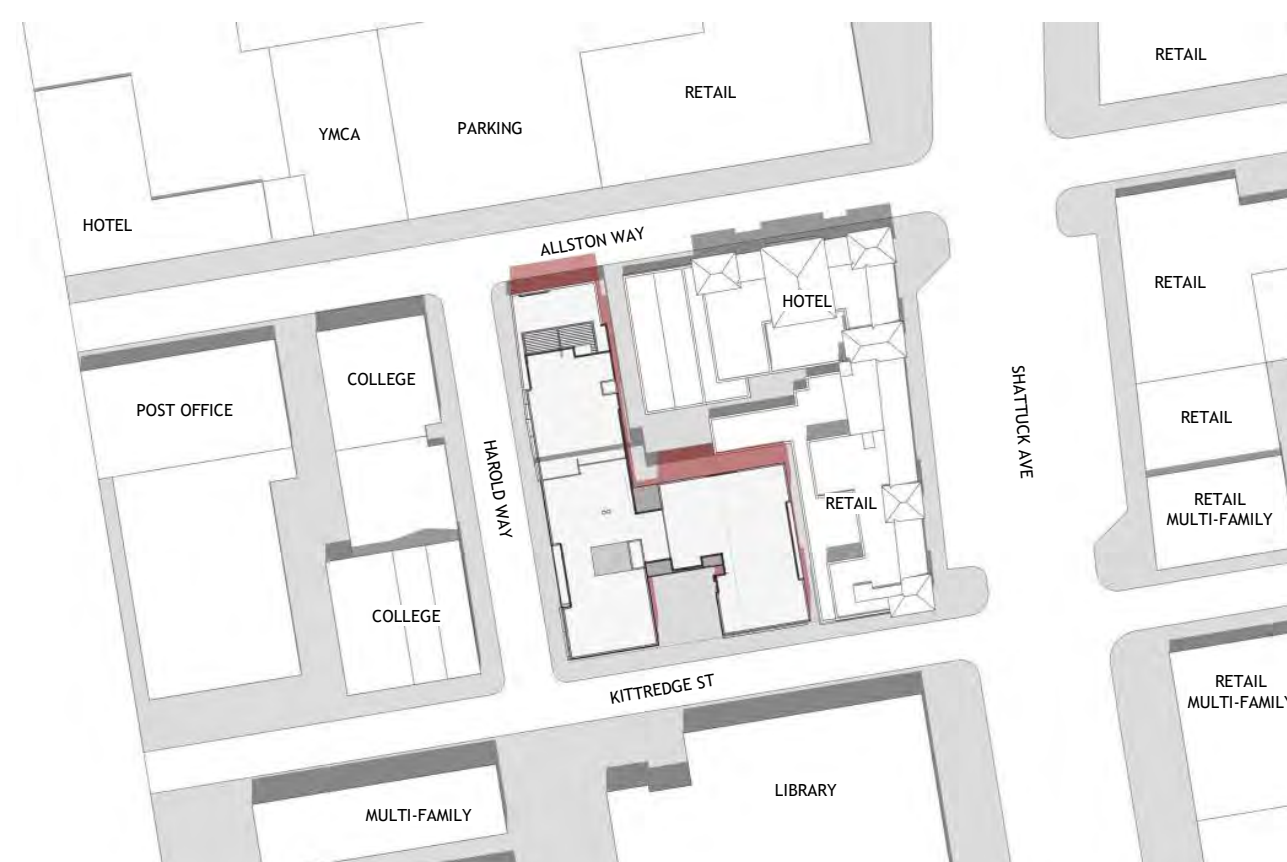
ANGLE VIEW PROPOSED

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

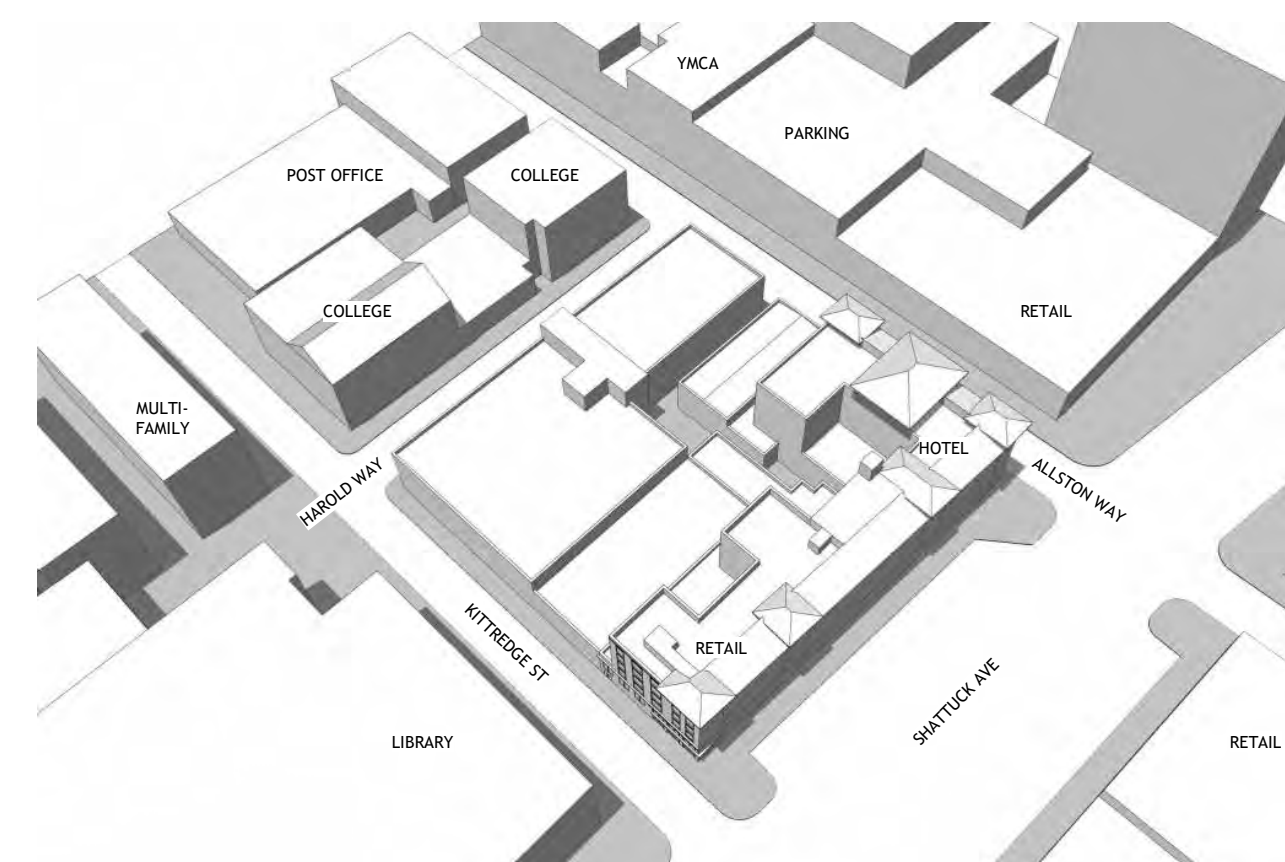
JUNE 21 NOON



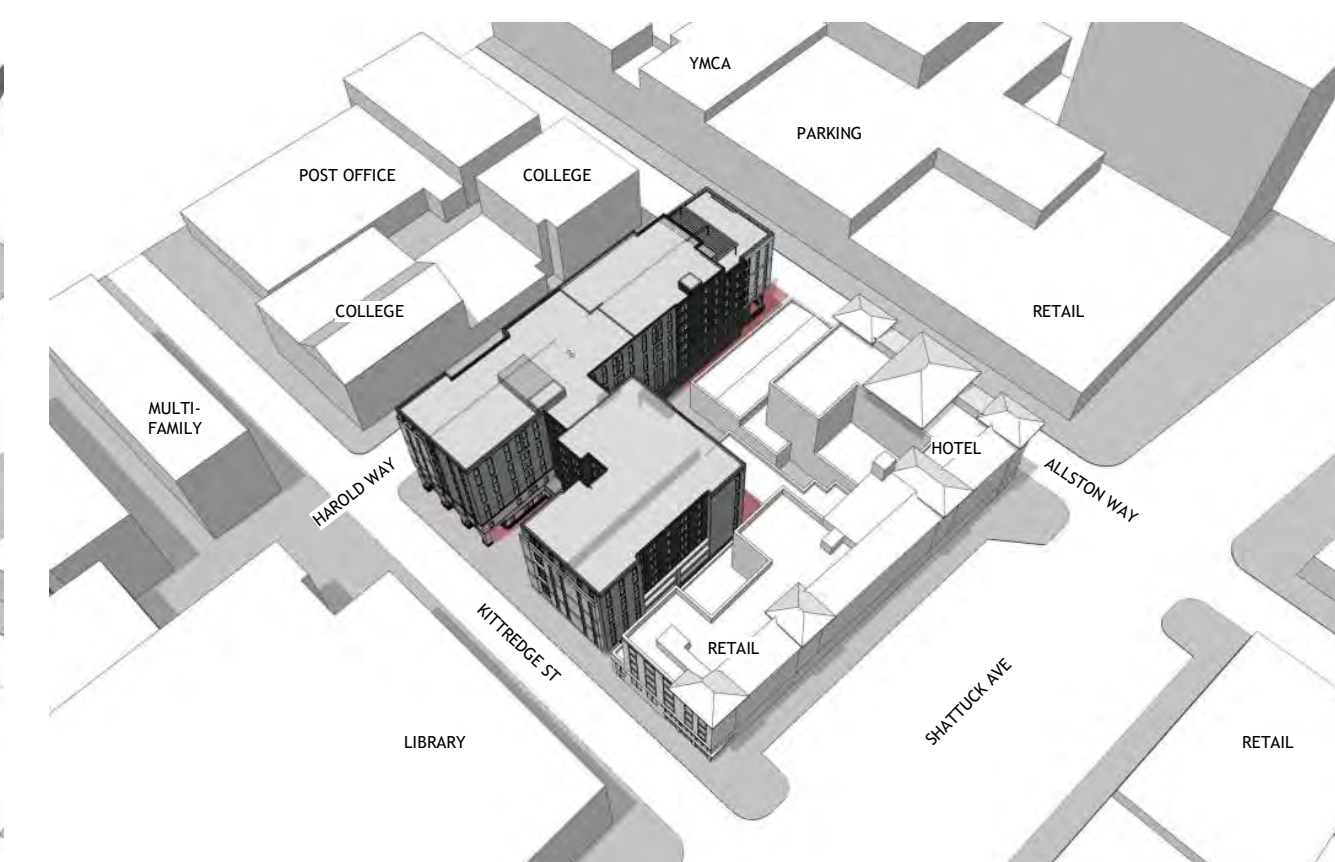
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TOP VIEW PROPOSED



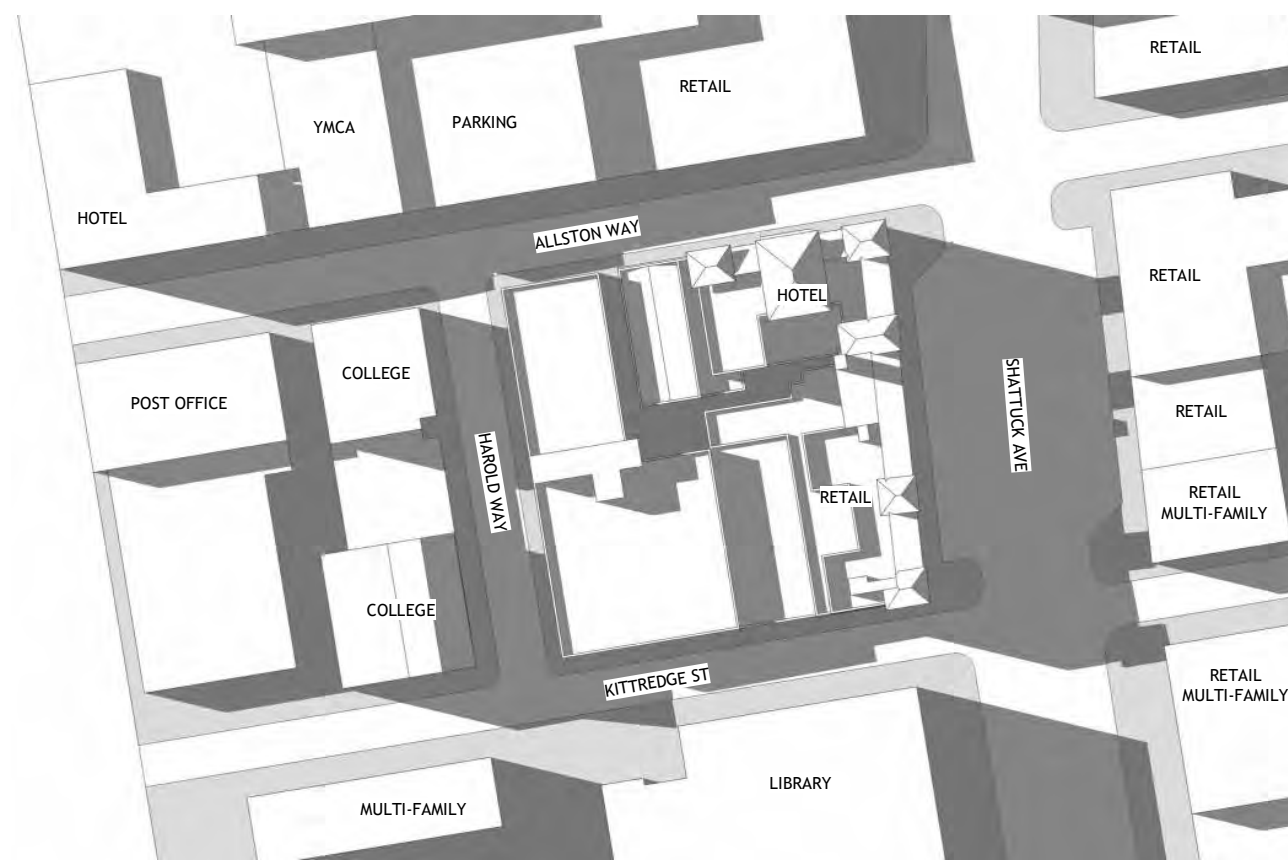
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ANGLE VIEW PROPOSED

JUNE 21 EVENING

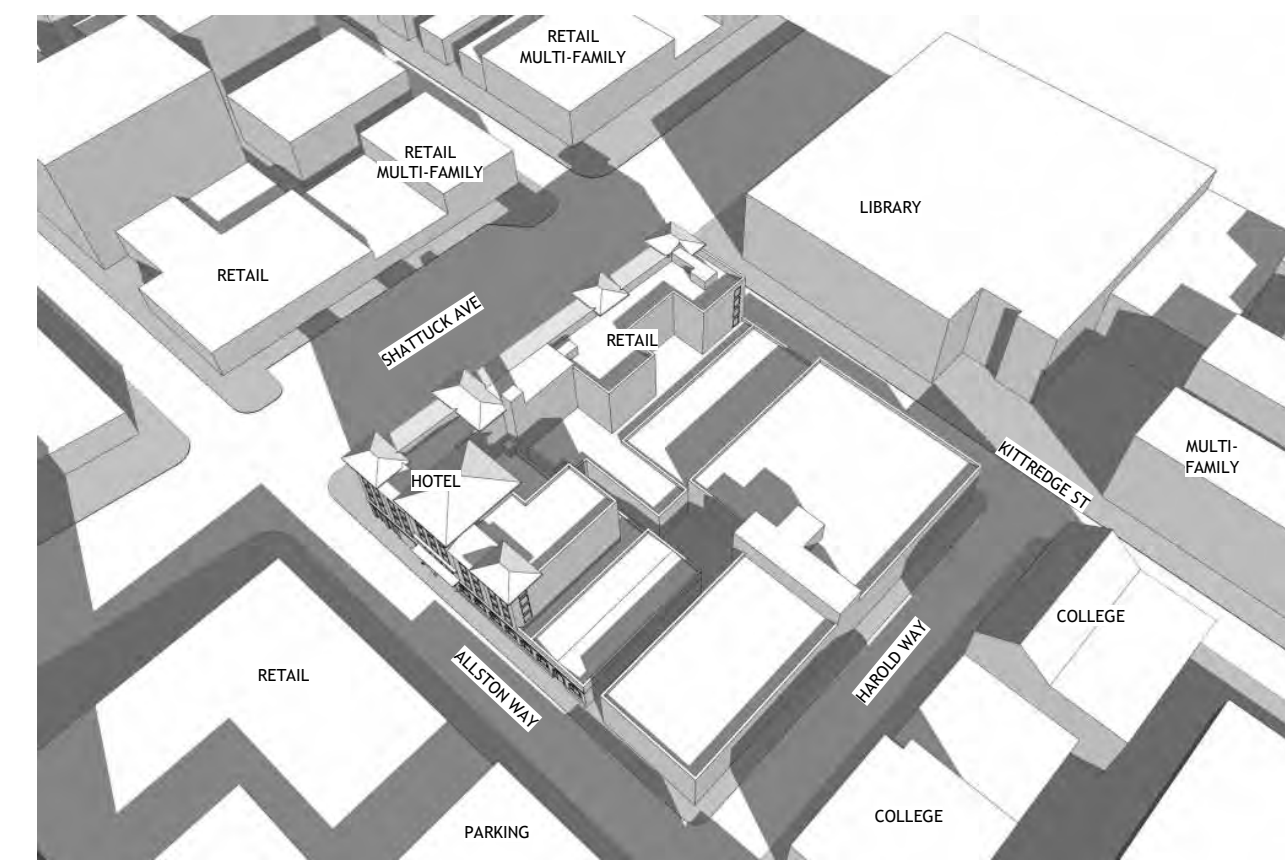
2 HOURS BEFORE SUNSET - 6:34 PM



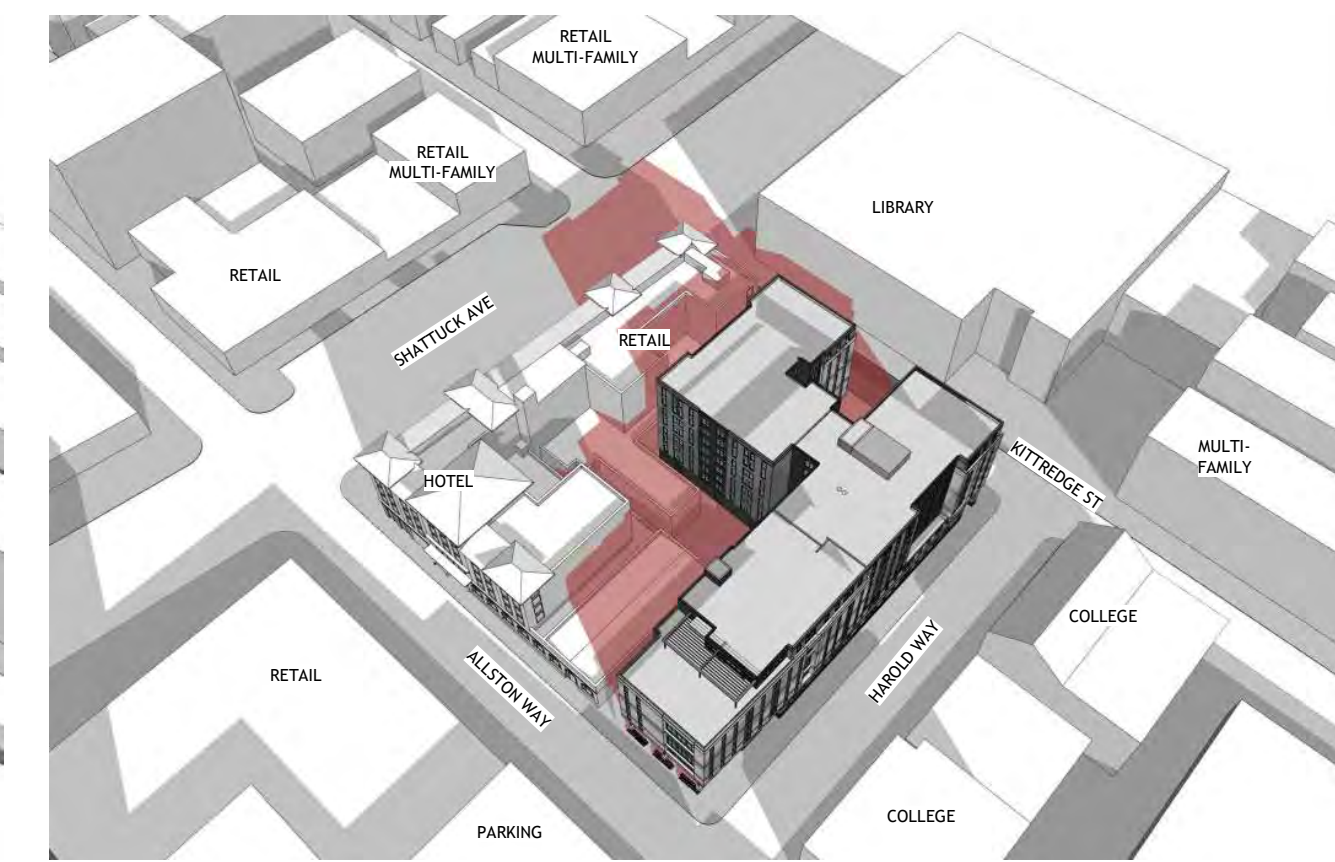
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

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APPLICANT:

BILL SCHRADER

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No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

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CA VENTURES

SHEET TITLE:
SHADOW STUDIES - JUNE 21

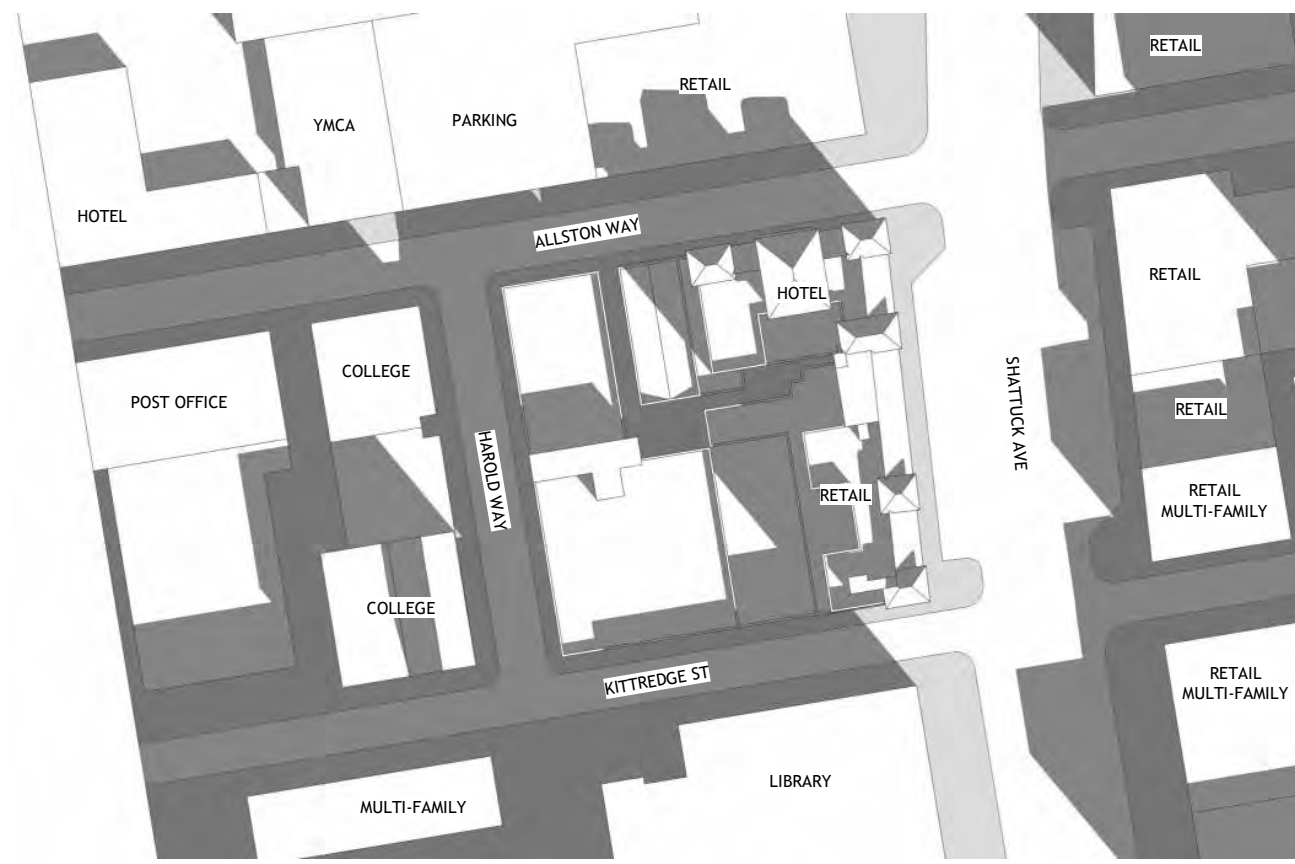
SHEET NUMBER:

A3-301

NOT RELEASED FOR CONSTRUCTION

DECEMBER 21 MORNING

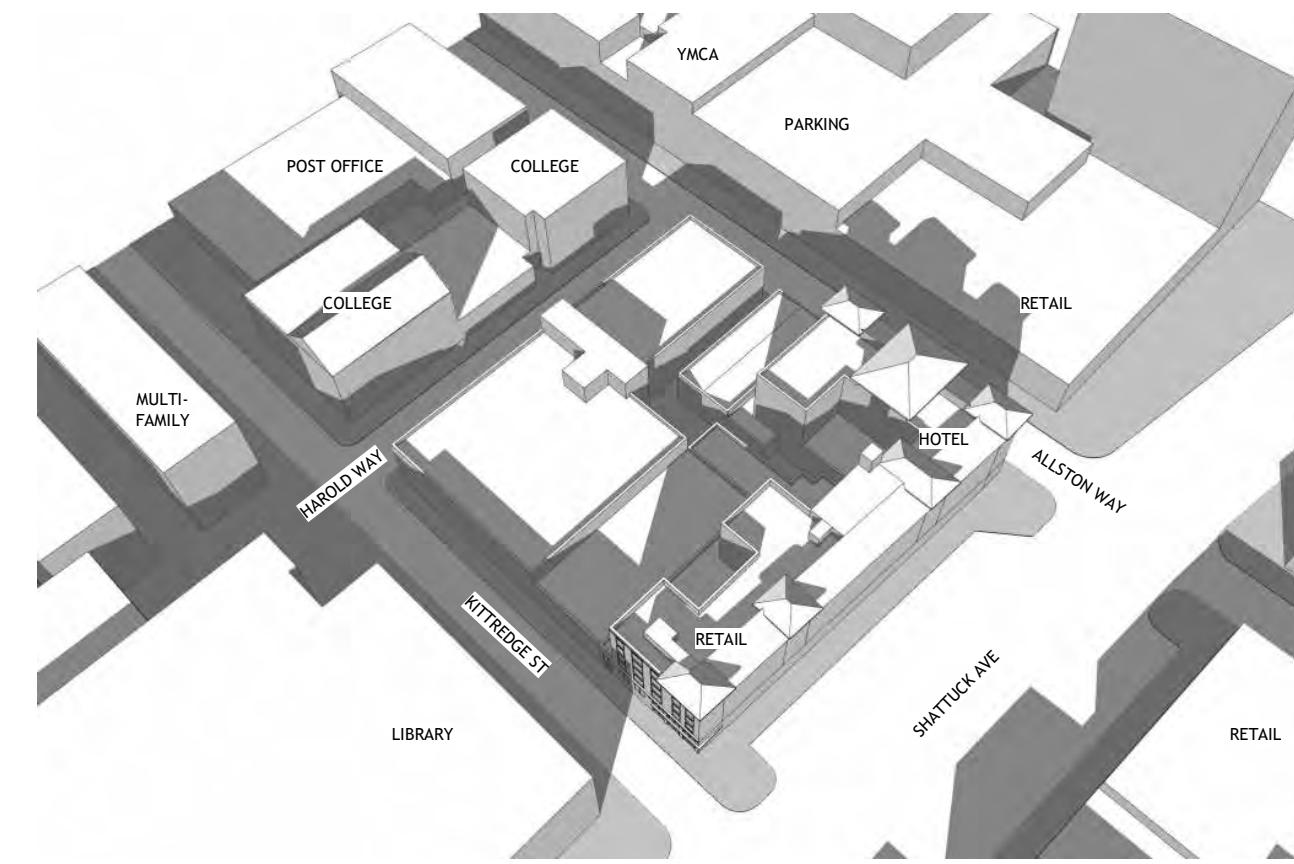
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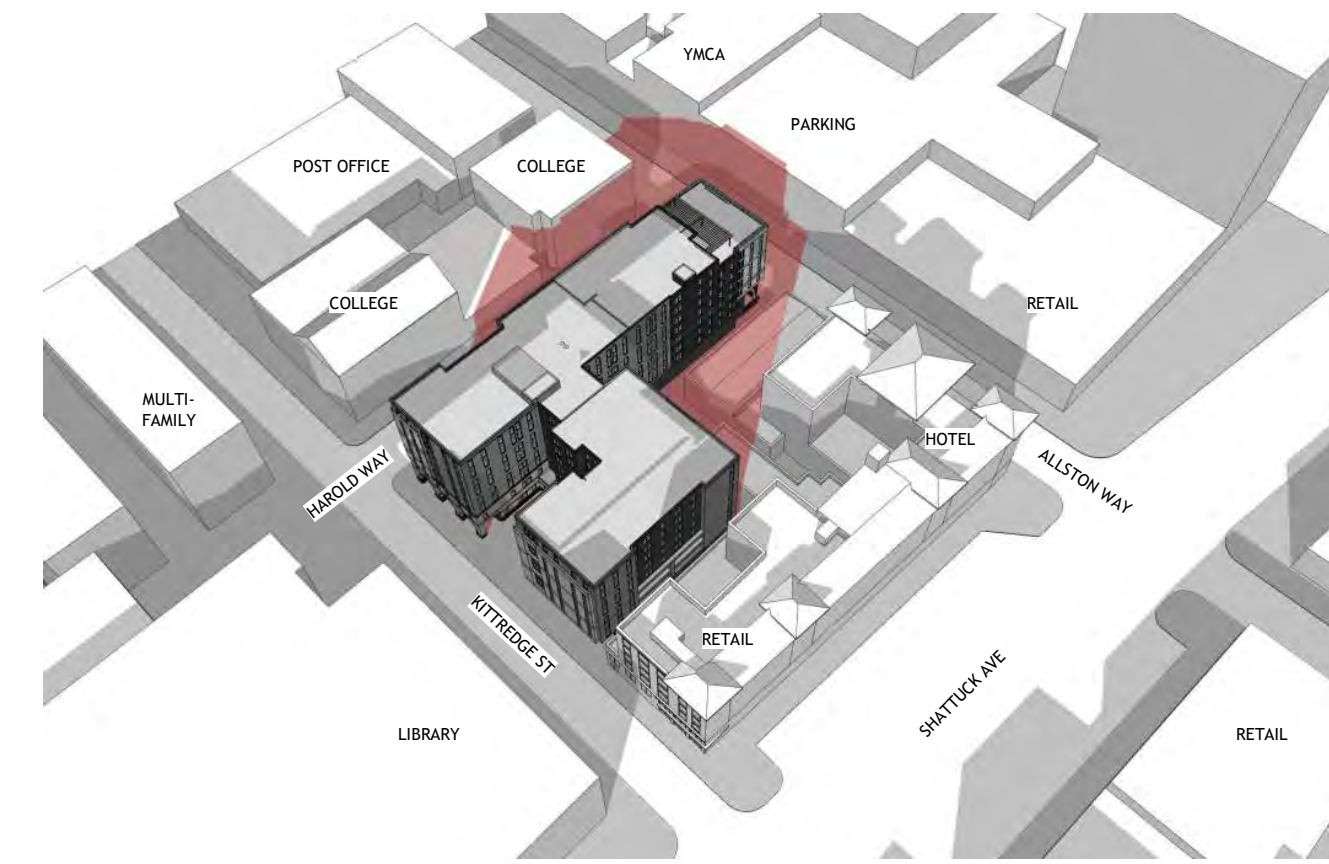
TOP VIEW EXISTING



TOP VIEW PROPOSED



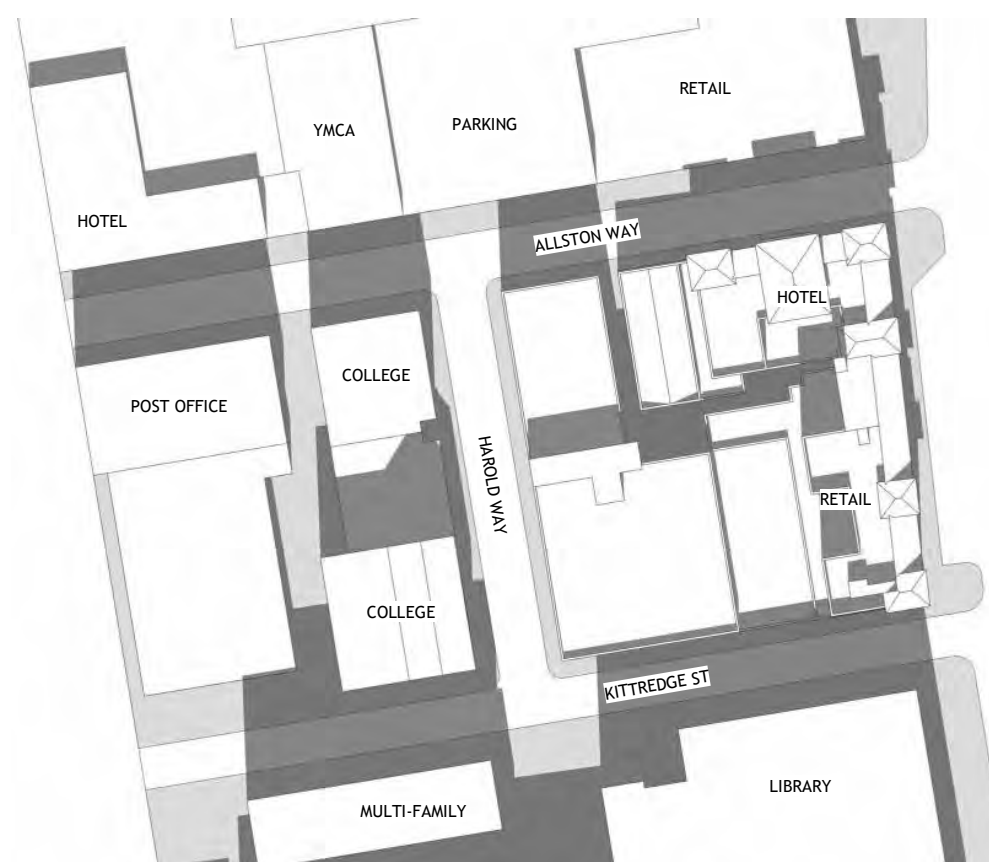
ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

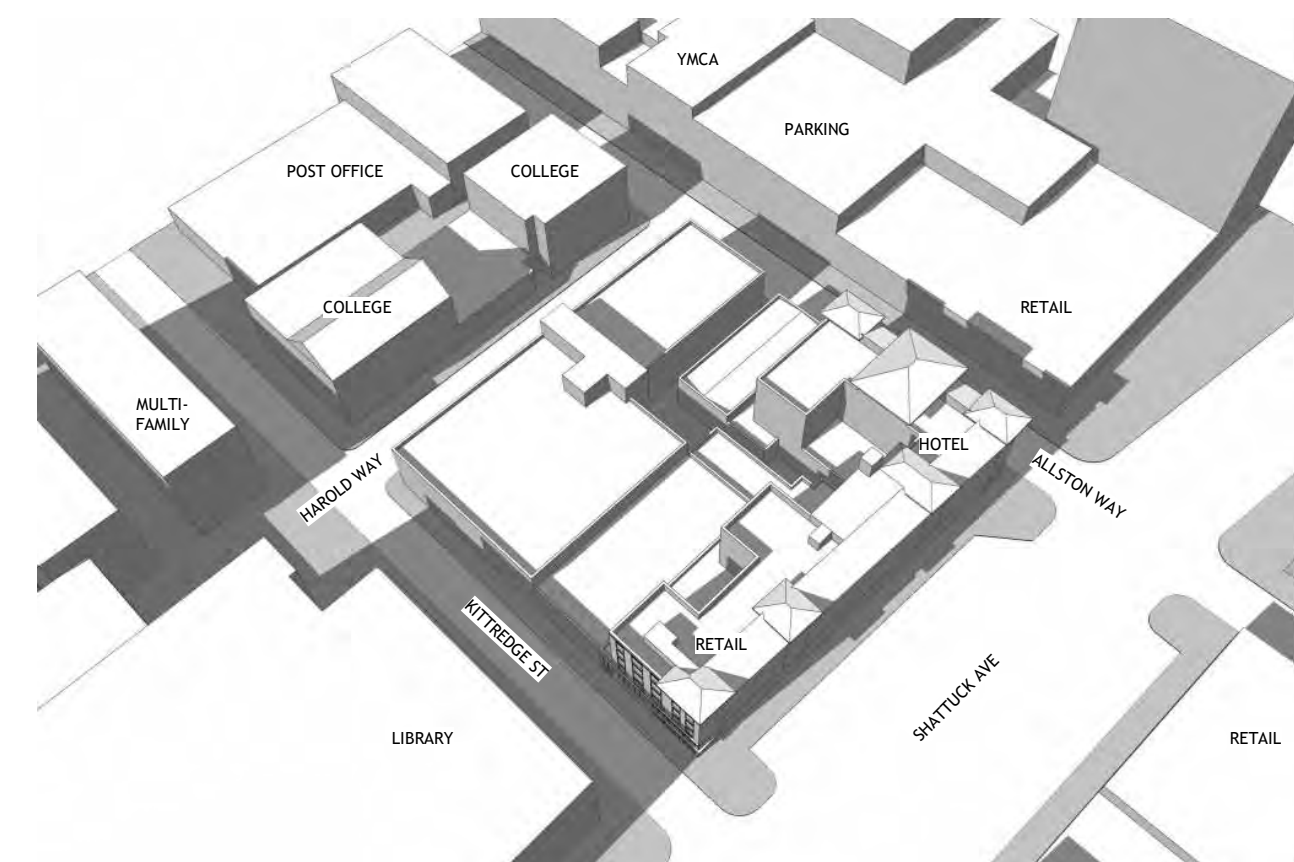
DECEMBER 21 NOON



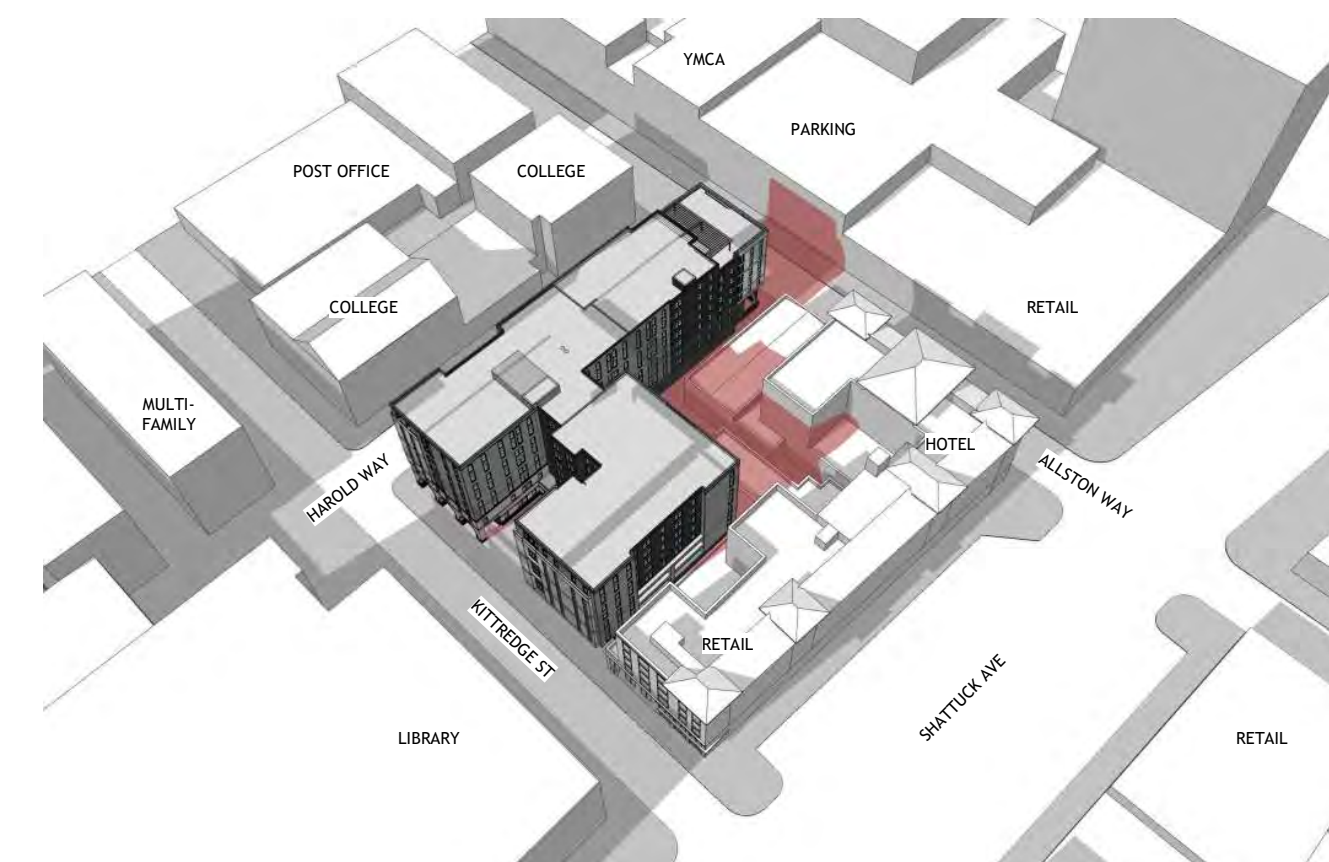
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

DECEMBER 21 EVENING

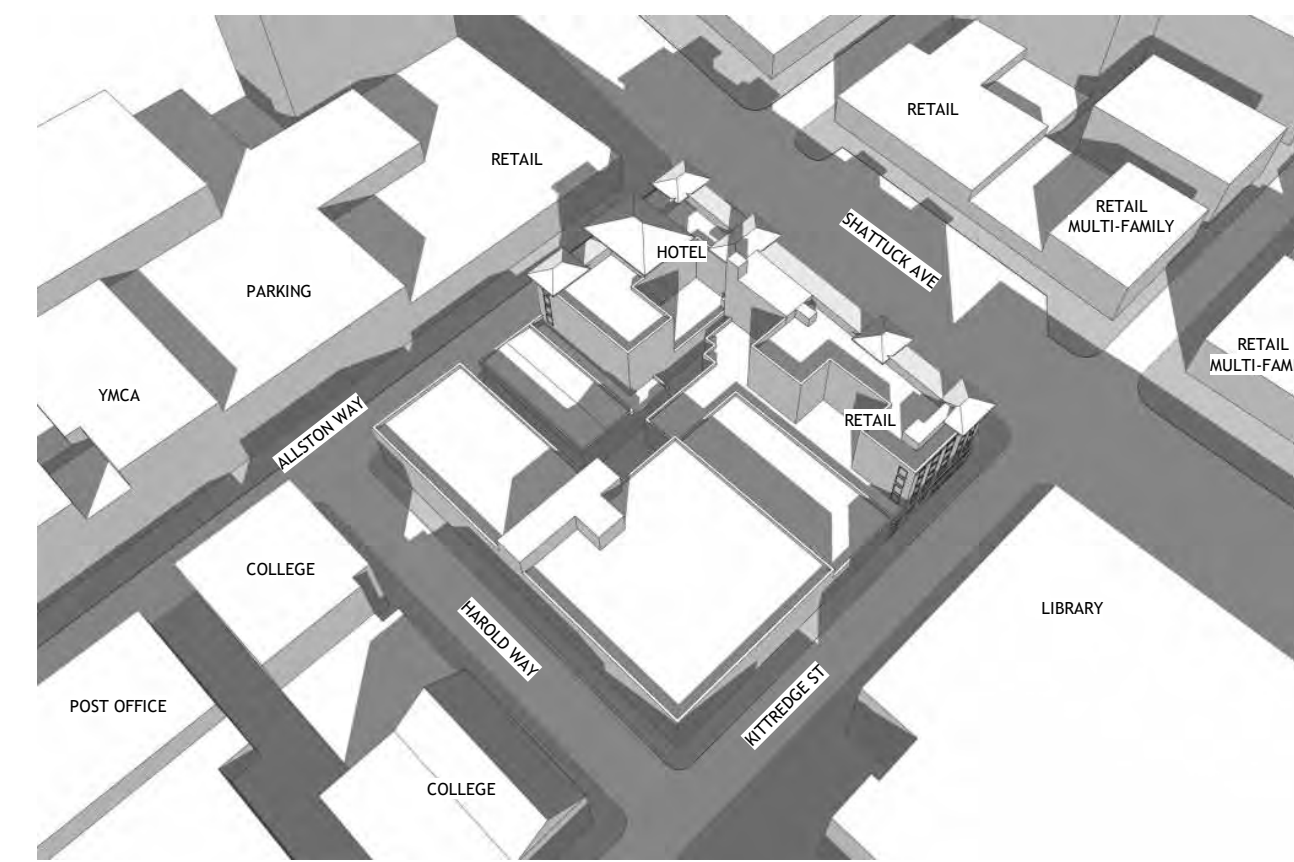
2 HOURS BEFORE SUNSET - 2:53 PM



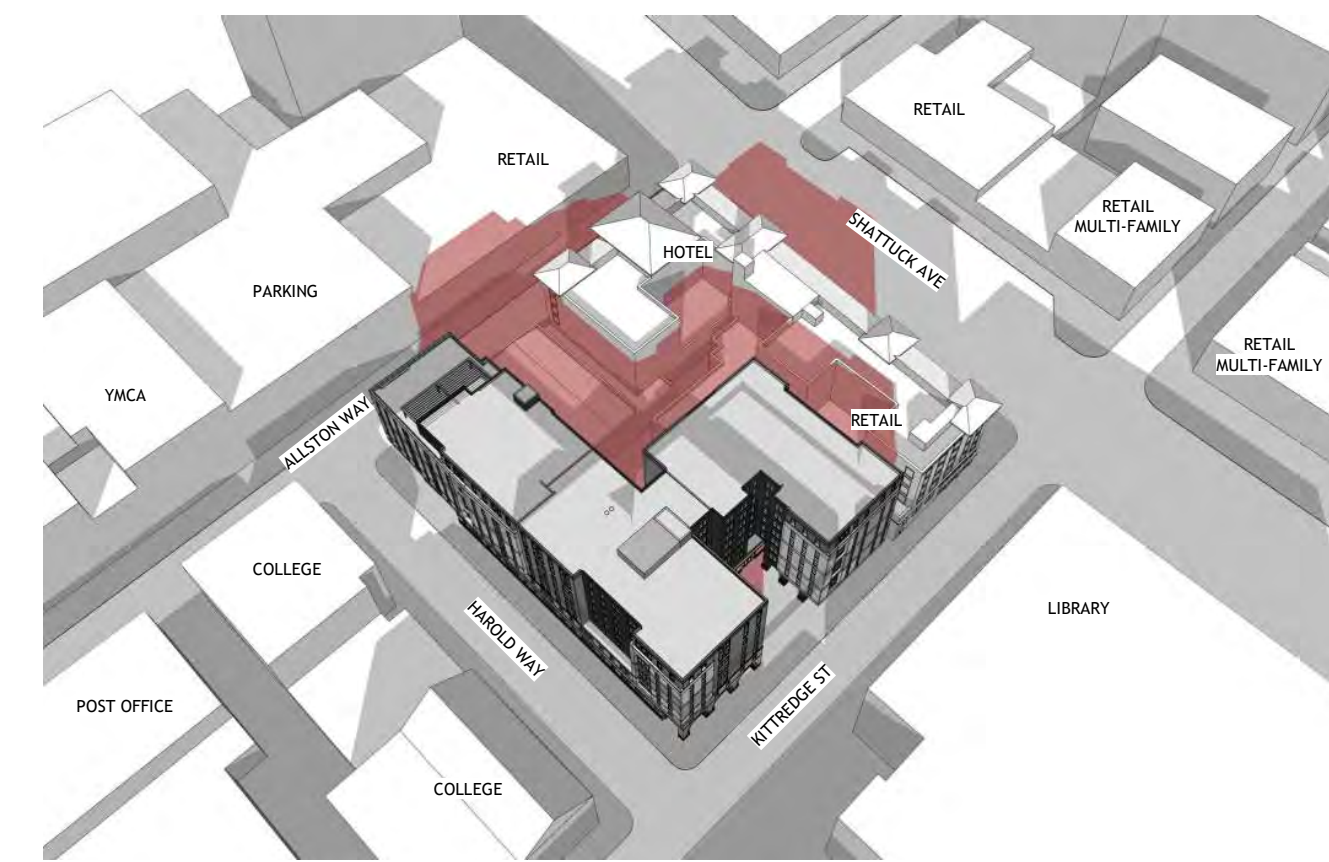
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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Atlanta, GA 30305

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APPLICANT:

BILL SCHRADER

T 925 638 8782

No.	Description	Date
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
12	APRIL DRC MEETING	4/11/22
13	JUNE LMRKS. MEETING	5/10/22

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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:

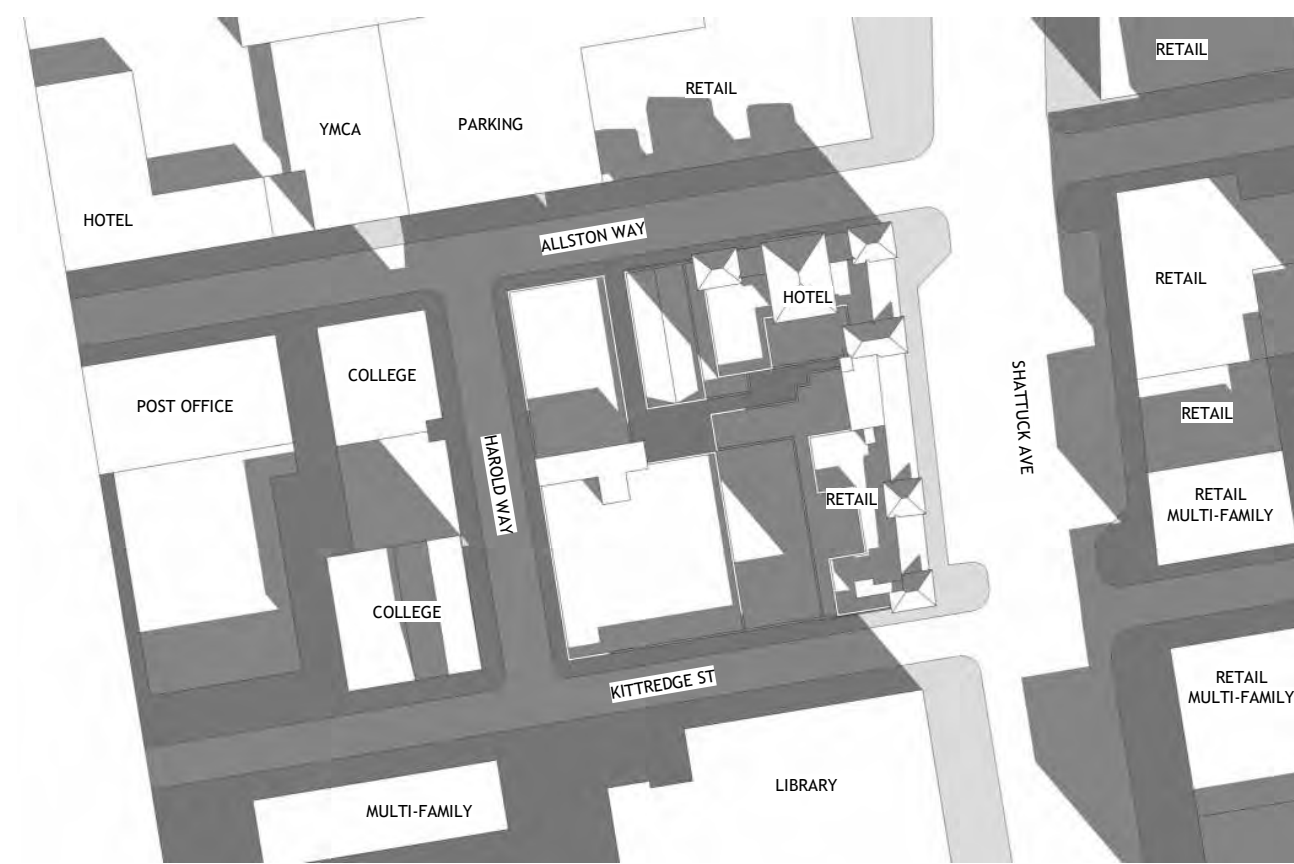
SHADOW STUDIES
-DEC 21

SHEET NUMBER:

A3-302

DECEMBER 10 MORNING

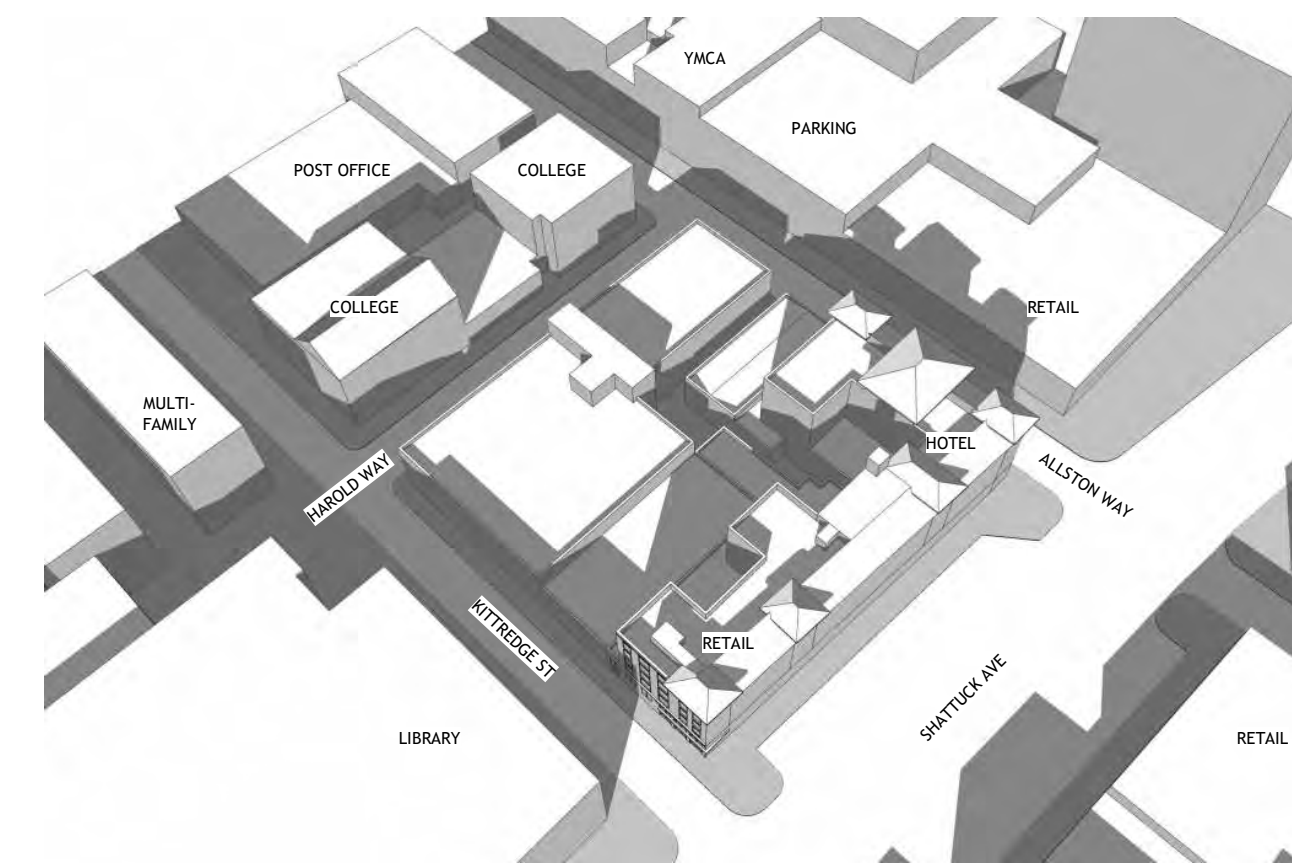
2 HOURS AFTER SUNRISE - 9:14 AM



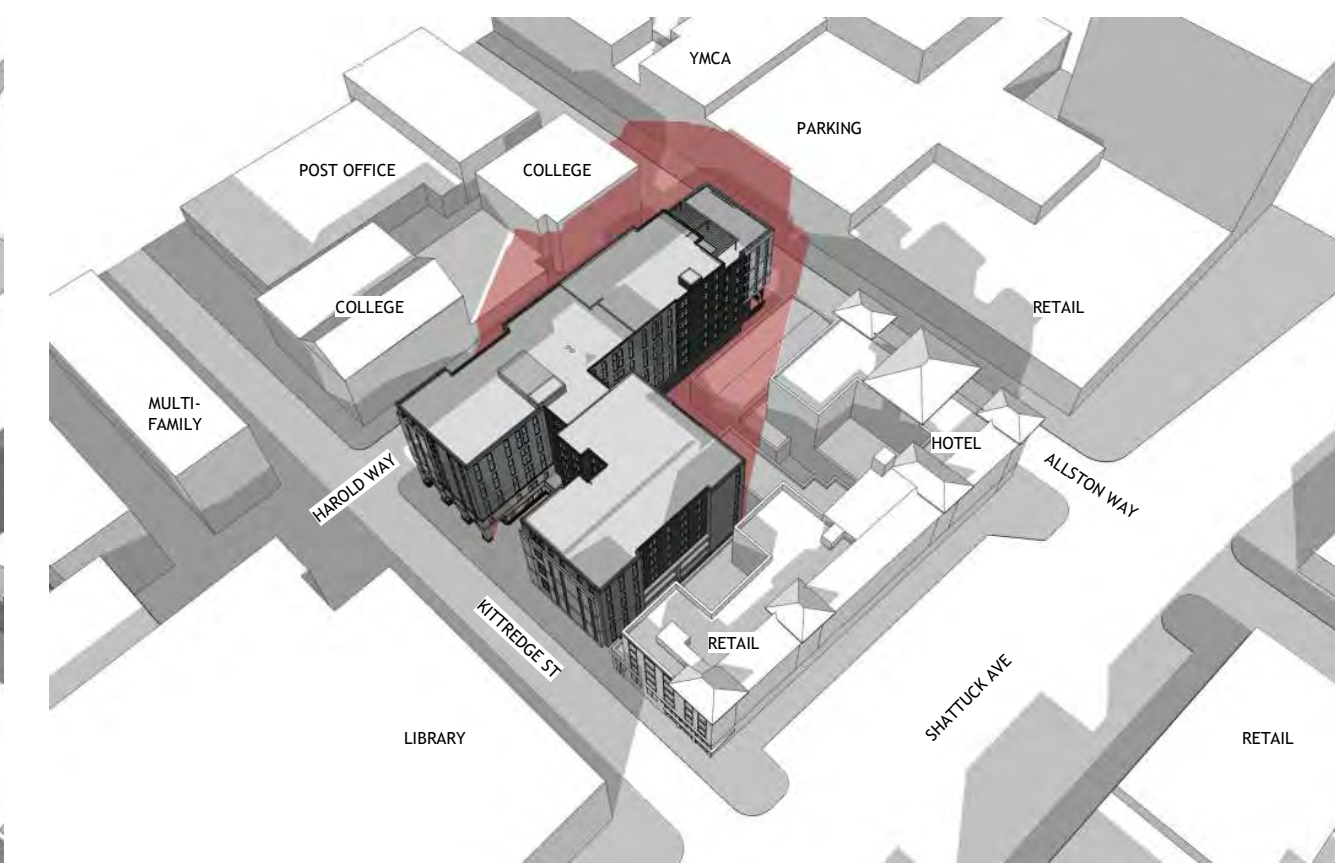
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

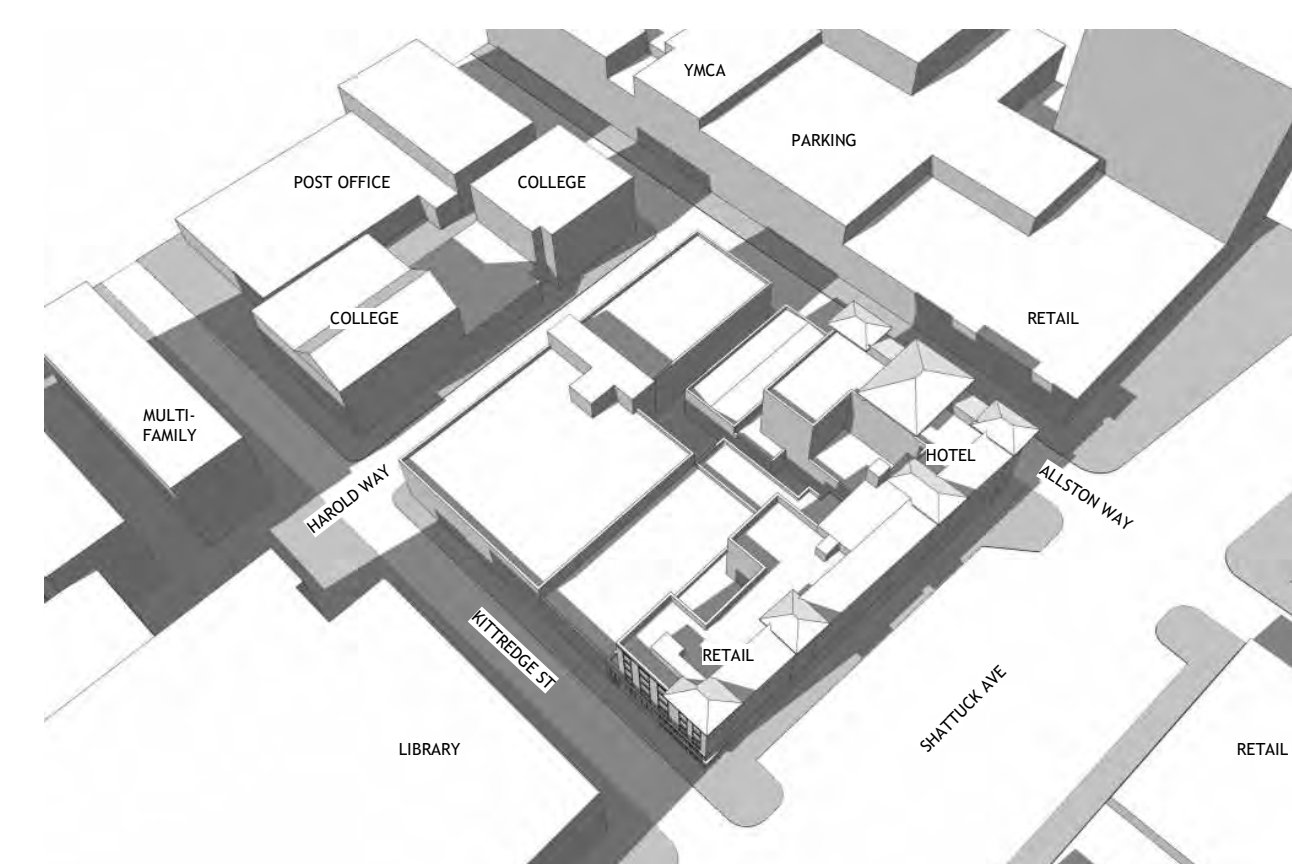
DECEMBER 10 NOON



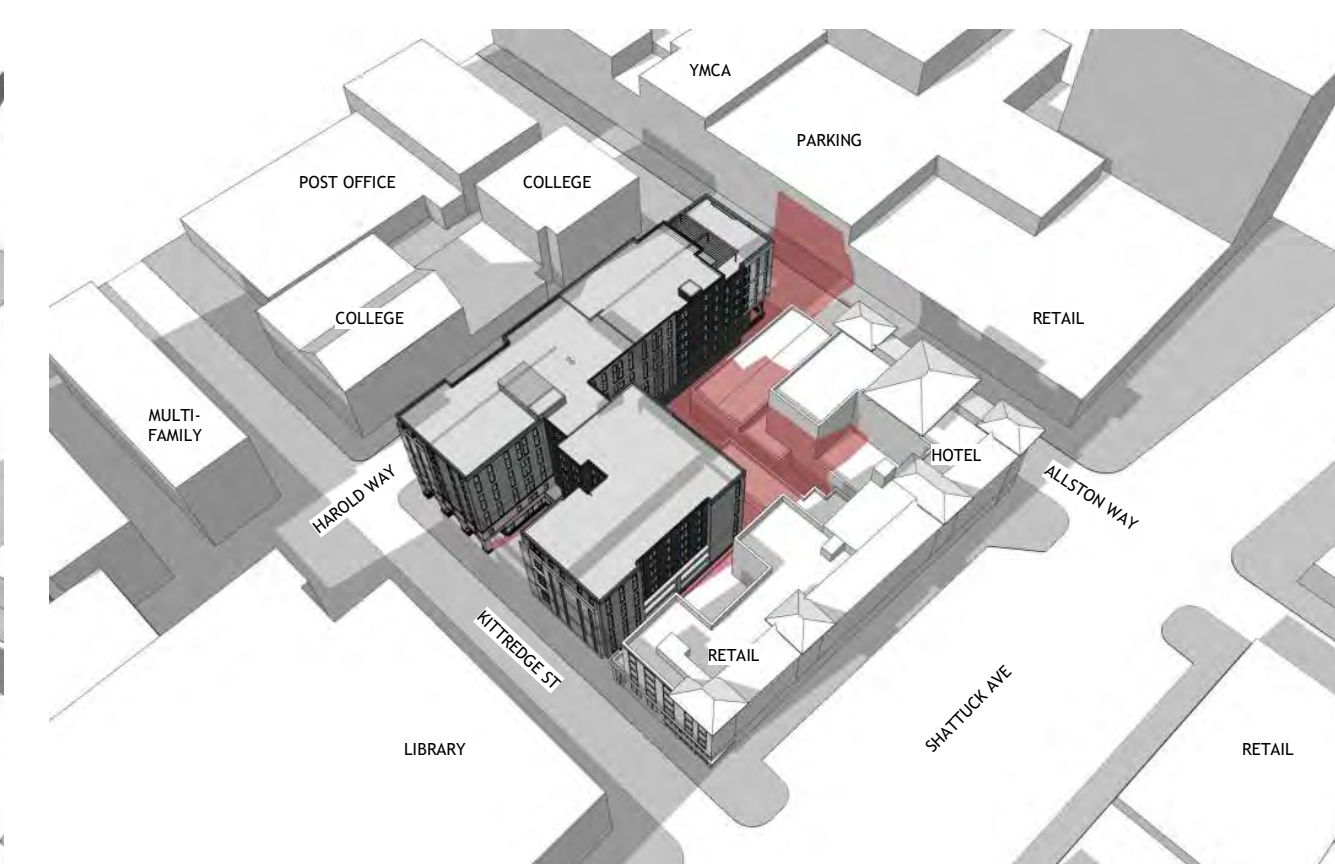
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

DECEMBER 10 EVENING

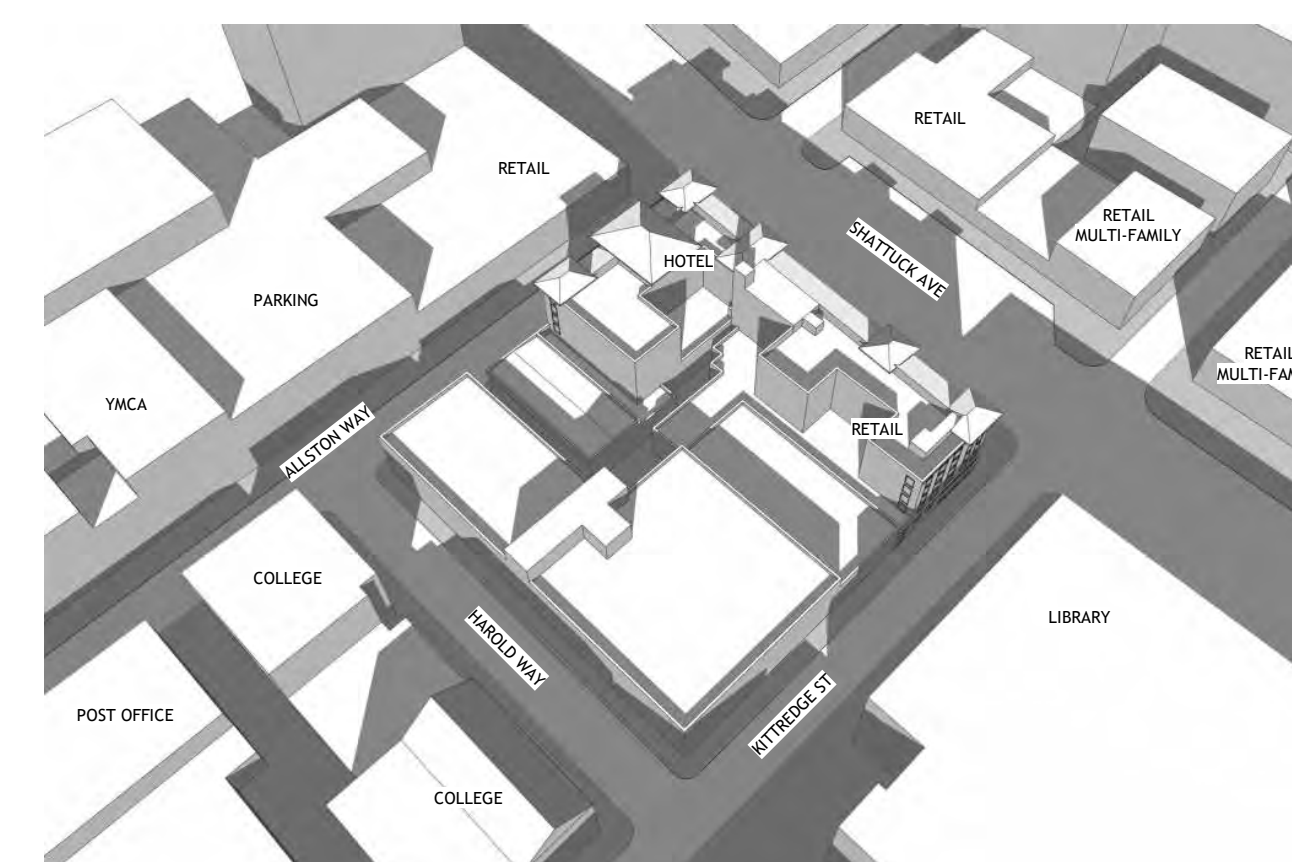
2 HOURS BEFORE SUNSET - 2:49 PM



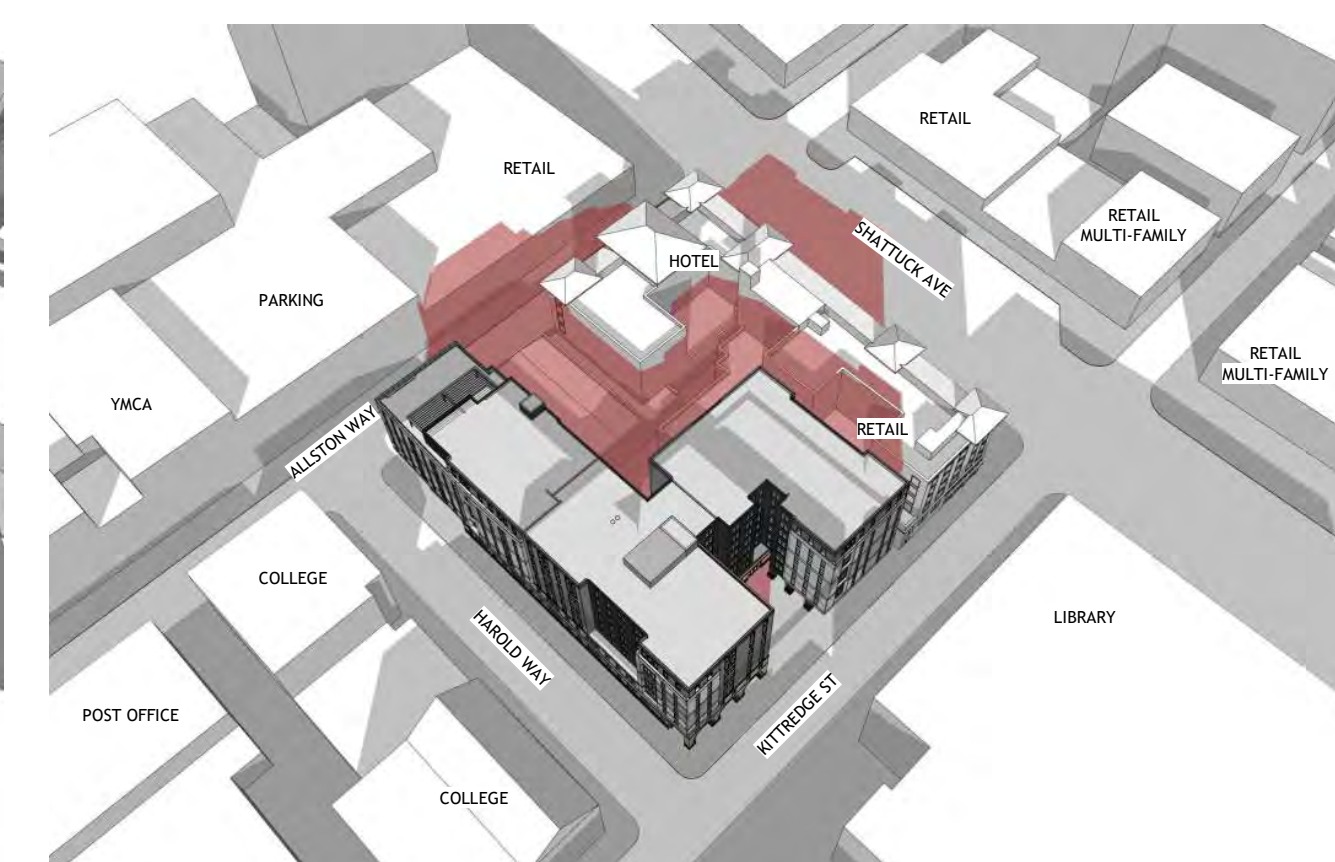
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:

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No.	Description	Date
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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:

SHADOW STUDIES
-DEC 10

SHEET NUMBER:

A3-303



1 STREET STRIP ELEVATION - ALLSTON WAY
A3-304 NOT TO SCALE



2 STREET STRIP ELEVATION - KITTREDGE ST
A3-304 NOT TO SCALE

PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
4	USE PERMIT	10/25/21
5	USE PERMIT RESUBMIT.	12/10/21
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
13	JUNE LMRKS. MEETING	5/10/22

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BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:
STREET STRIP ELEVATIONS

SHEET NUMBER:
A3-304



E1 - TAN STUCCO



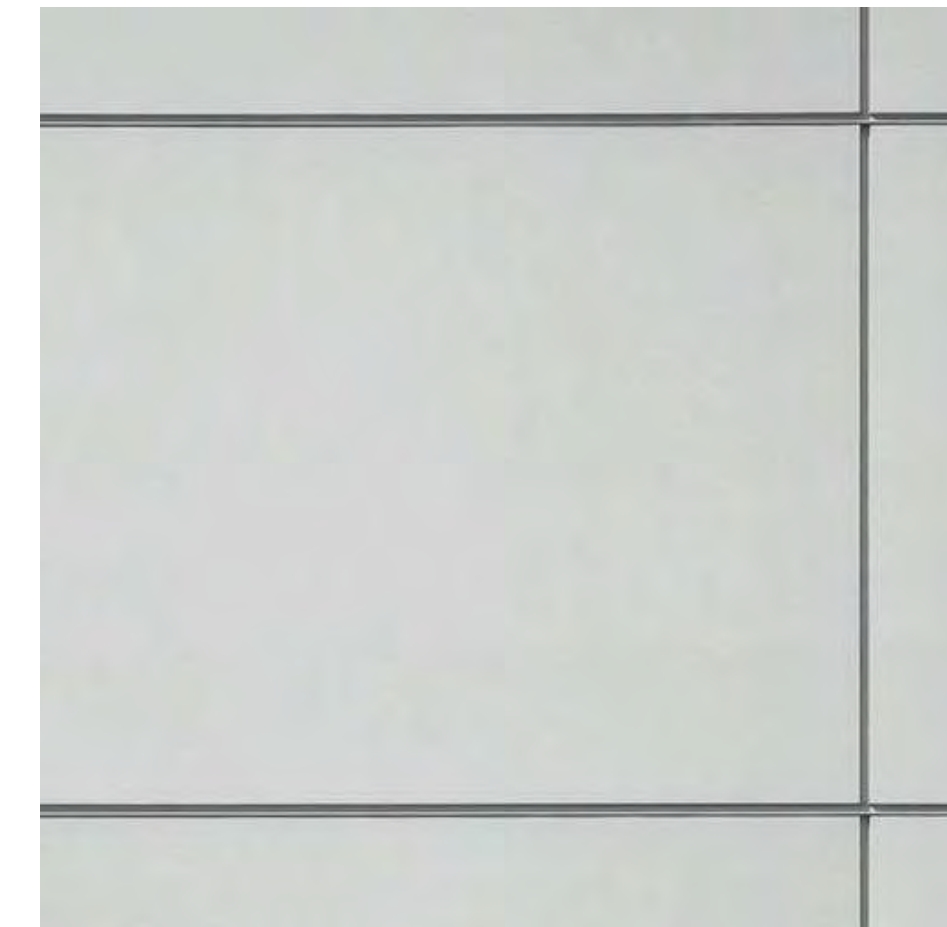
E2 - CHARCOAL GREY STUCCO



E3 - DARK TAN STUCCO



E4 - BRICK



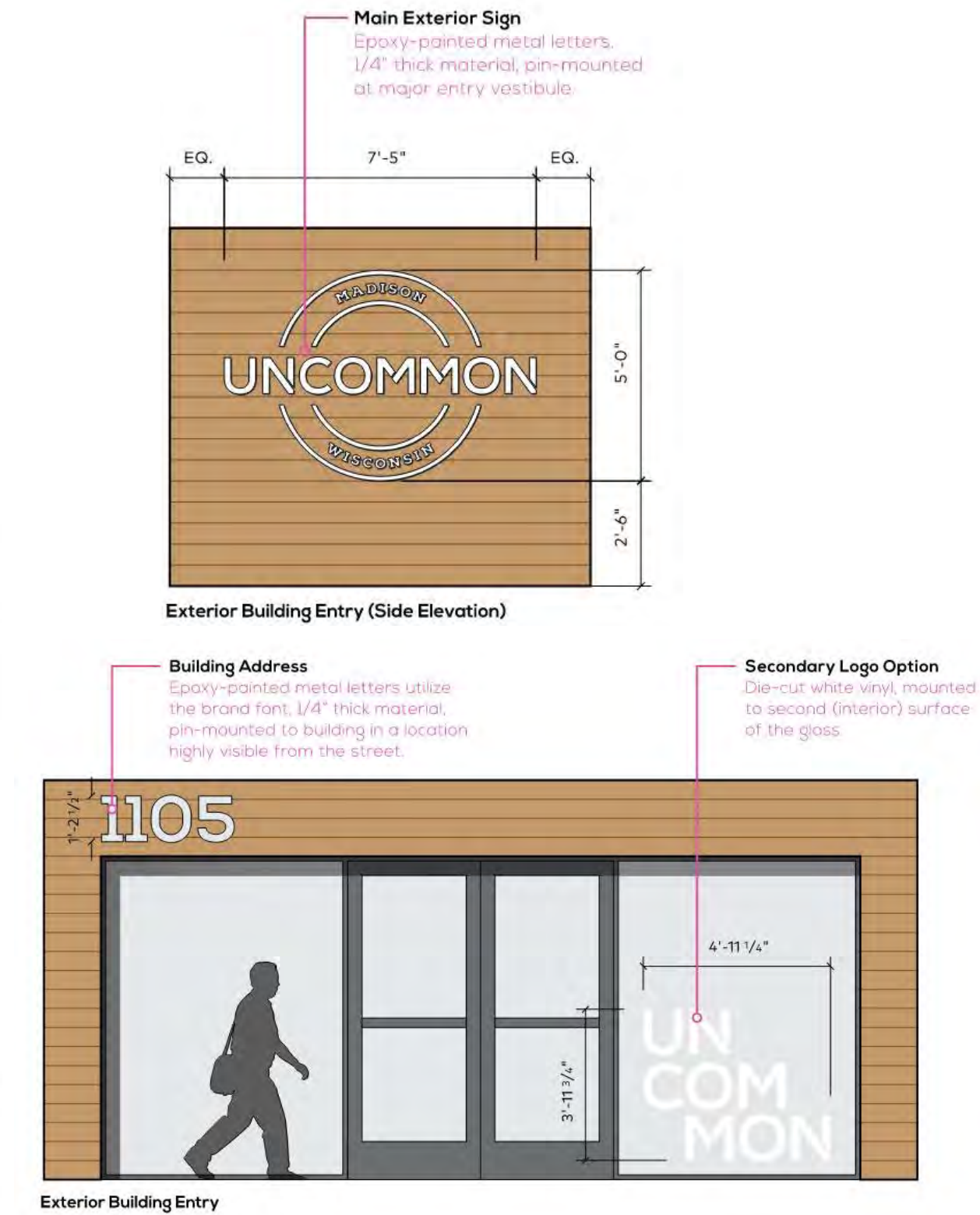
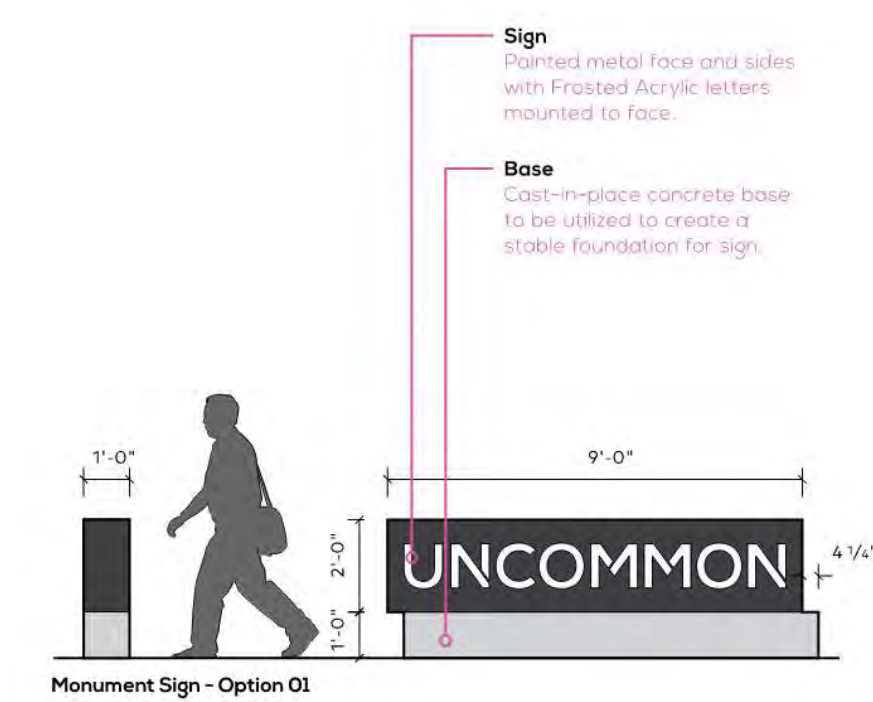
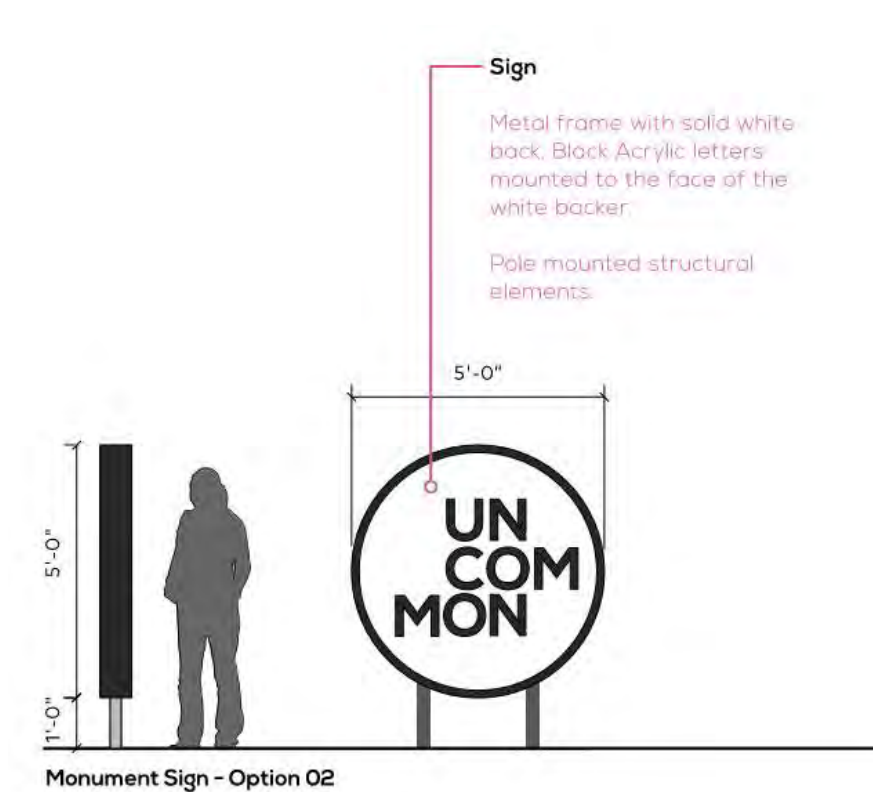
E5 - WHITE FIBER CEMENT



E7 - ALUMINUM CANOPY



E8 - EXTERIOR WALL SCNCE



PROJECT #: 121246
DRAWN BY: TF, RK
CHECKED BY: MM

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No.	Description	Date
6	SAP	12/22/21
9	SAP RESUBMIT.	3/23/22
11	USE PERMIT RESUBMIT.	3/28/22
12	APRIL DRC MEETING	4/11/22
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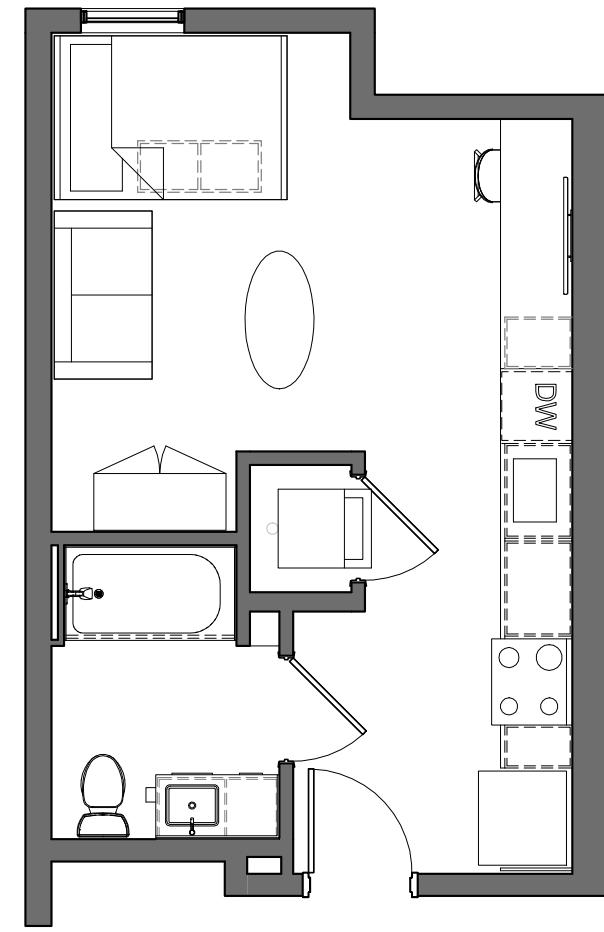
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA VENTURES

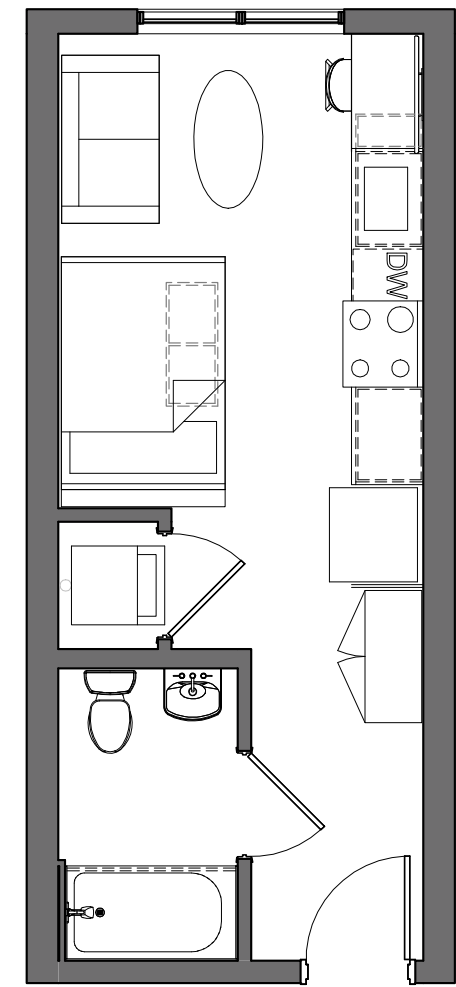
SHEET TITLE:
MATERIAL BOARDS

SHEET NUMBER:
A3-305

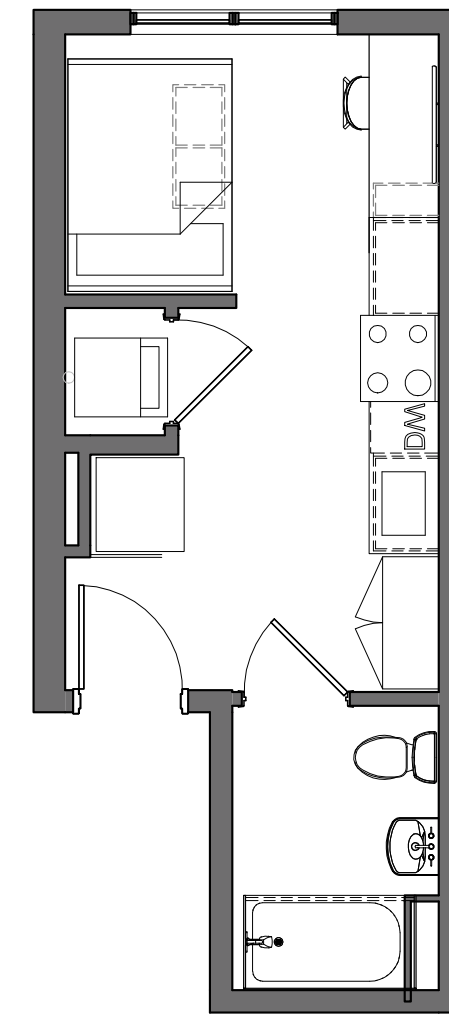
1 MATERIAL BOARD
A3-305 NOT TO SCALE



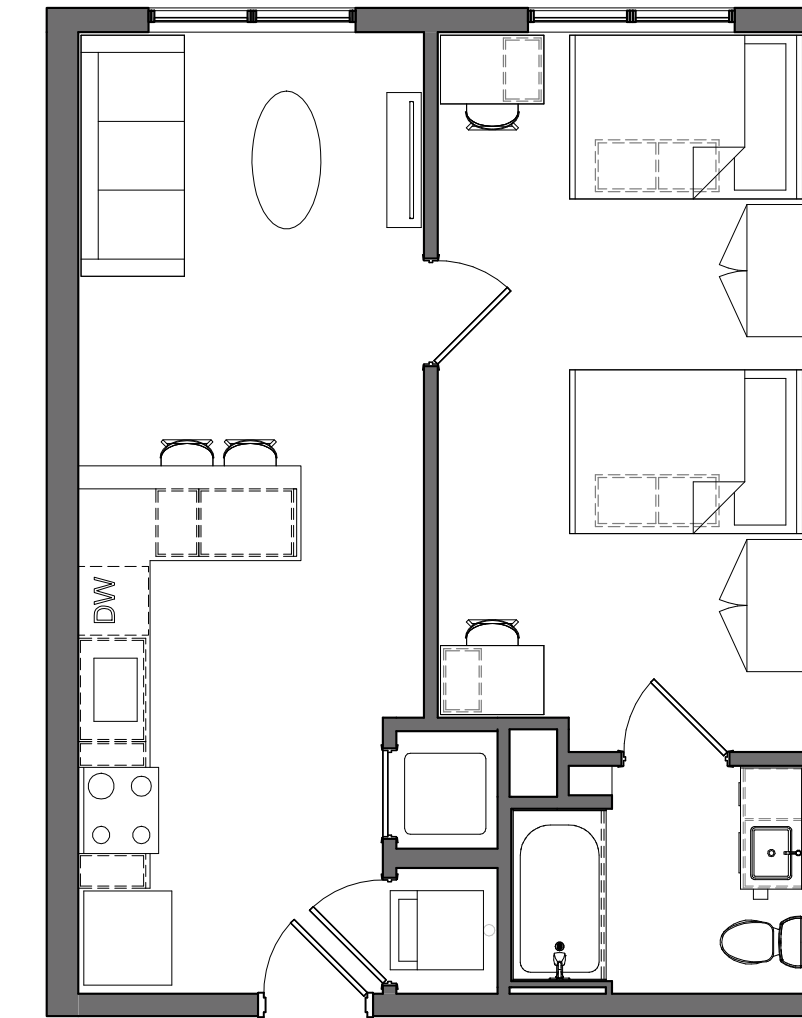
2 SAMPLE UNIT - S2
A5-001 3/16" = 1'-0"



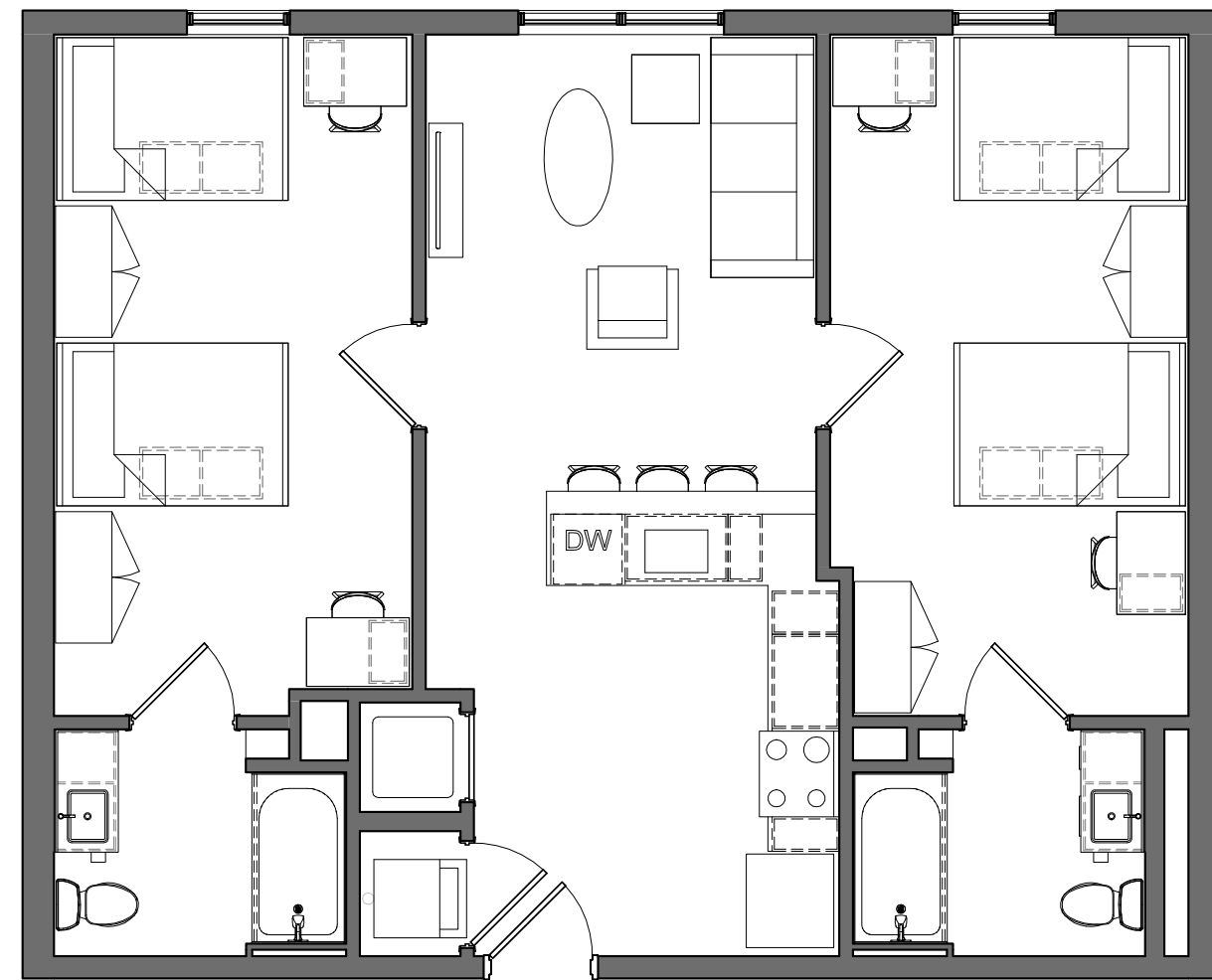
3 SAMPLE UNIT - MS1
A5-001 3/16" = 1'-0"



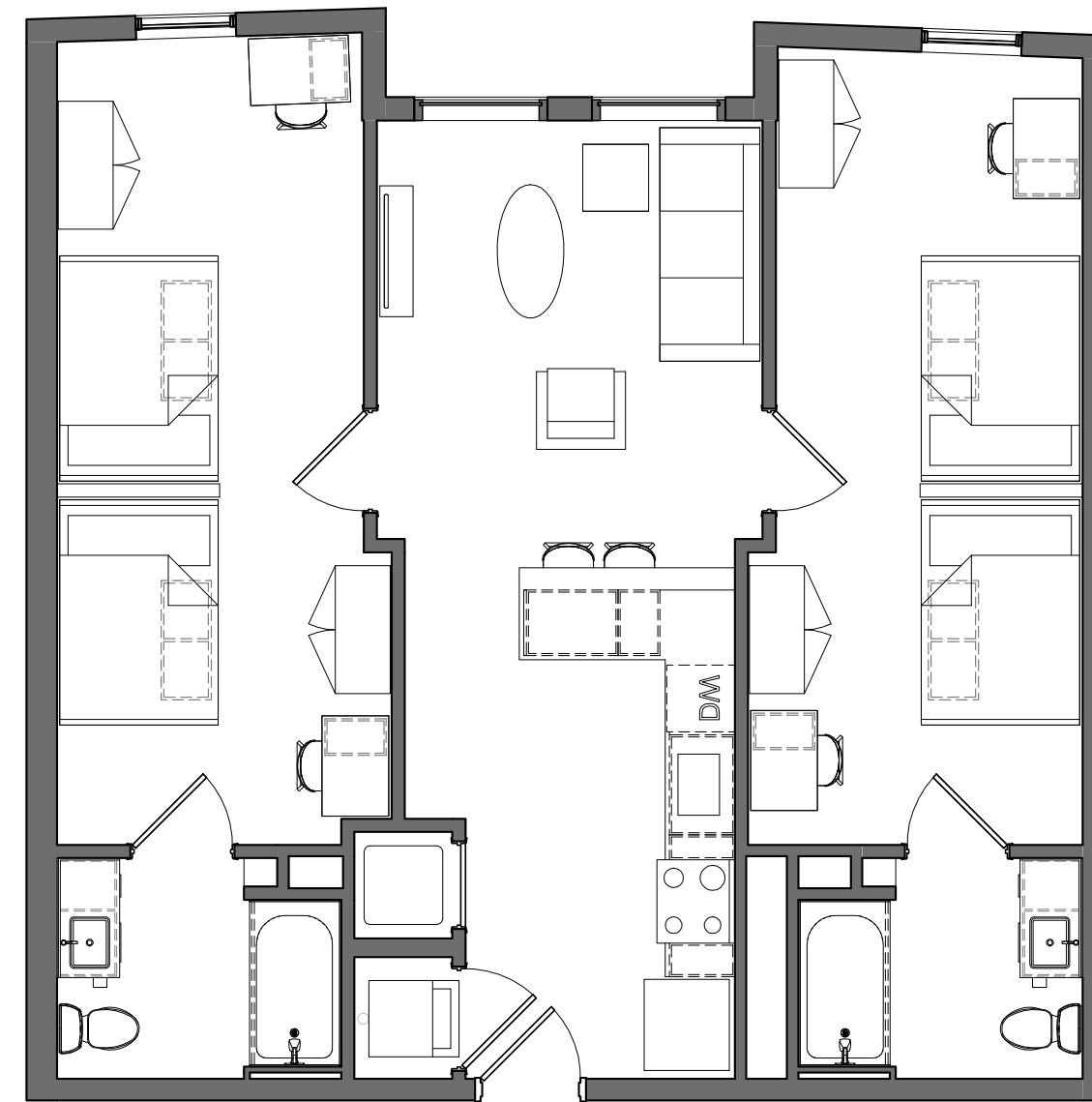
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A5-001 3/16" = 1'-0"



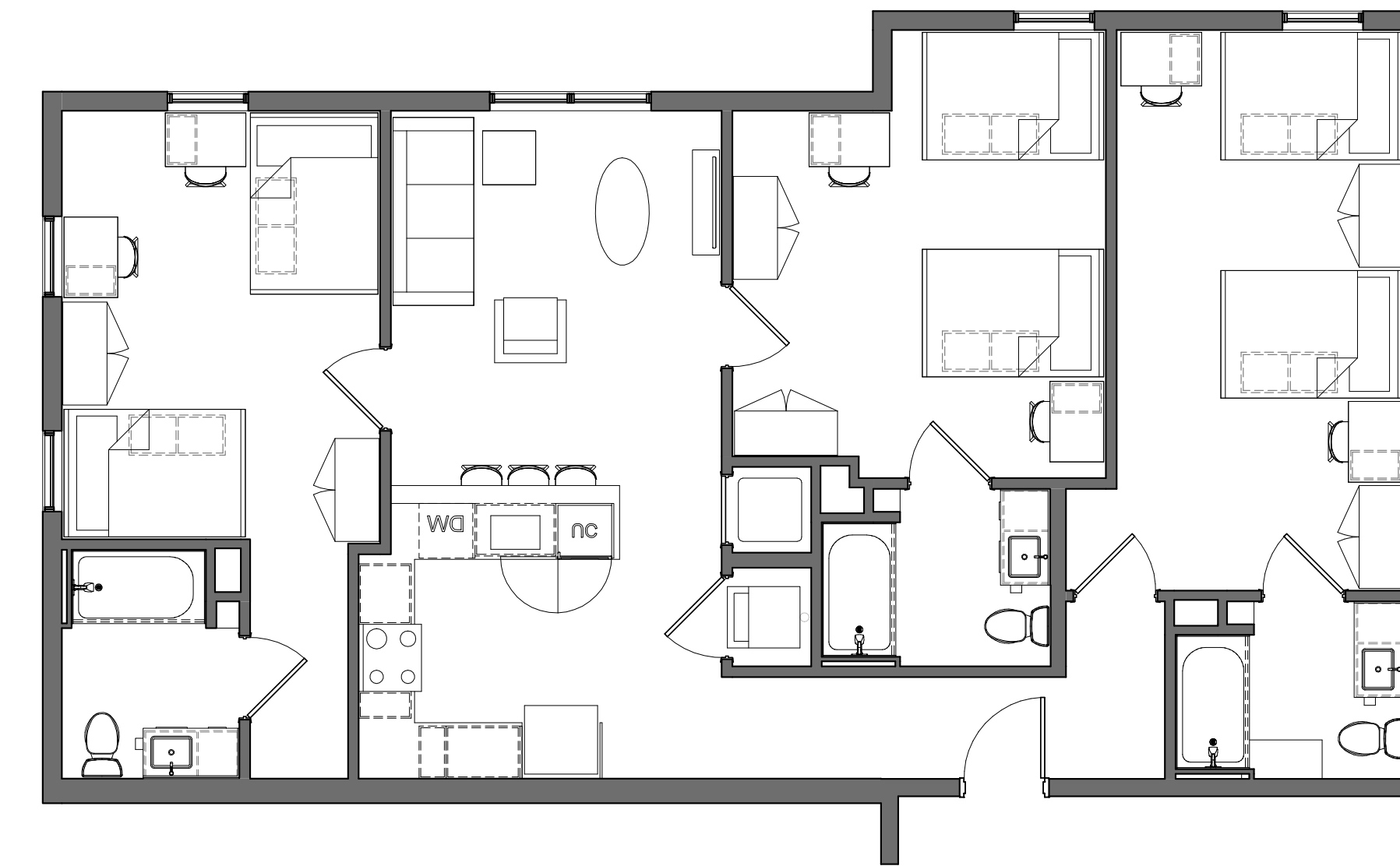
5 SAMPLE UNIT - A1
A5-001 3/16" = 1'-0"



1 SAMPLE UNIT - B1
A5-001 3/16" = 1'-0"



6 SAMPLE UNIT - B2
A5-001 3/16" = 1'-0"



7 SAMPLE UNIT - C1
A5-001 3/16" = 1'-0"

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

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APPLICANT:

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BERKELEY, CA 94704

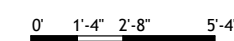
CA VENTURES

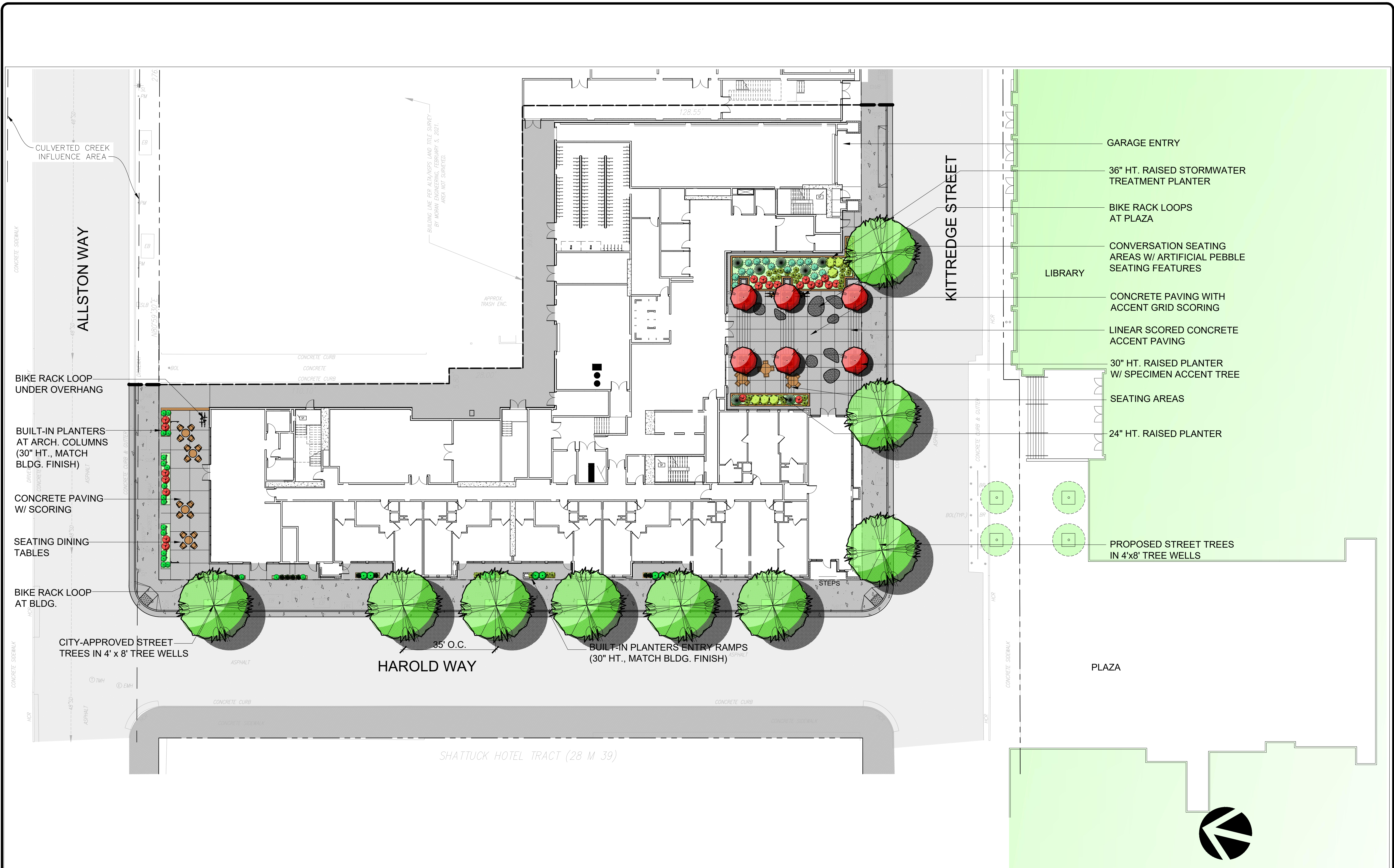
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SAMPLE UNITS

SHEET NUMBER:

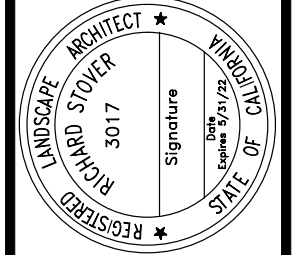
A5-001





REVISIONS	
1	12/10/21 Review Submittal
2	03/21/22 Review Submittal
3	05/10/22 Review Submittal
4	05/10/22 Review Submittal
5	05/10/22 Review Submittal
6	05/10/22 Review Submittal
7	05/10/22 Review Submittal
8	05/10/22 Review Submittal
9	05/10/22 Review Submittal
10	05/10/22 Review Submittal

RW Stover & Associates, Inc.
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1620 North Main Street, Suite 4
Berkeley, CA 94706
PH: 510.533.2455



BERKELEY PLAZA
2065 KITTRIDGE STREET
BERKELEY, CALIFORNIA

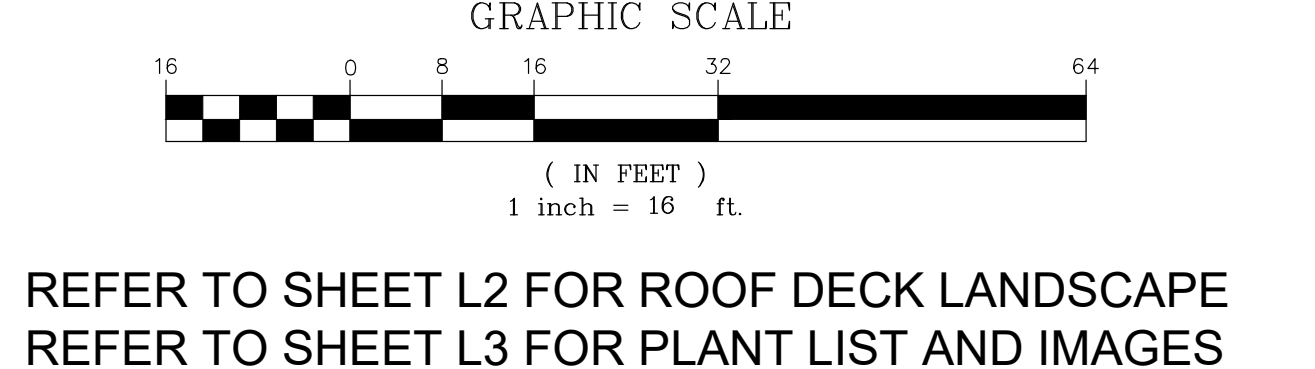
GROUND LEVEL
PRELIMINARY
LANDSCAPE PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 08-04-22	
SCALE NOTED	

SHEET
L1
8F SHEETS

Master Landscape Design Concept

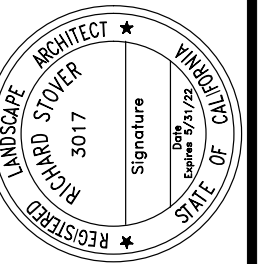
The landscape design for the Berkeley Plaza blends the City and Bay-Friendly landscape requirements to fit within the context of the surrounding project's urban character, as well as provide a more individual character of onsite plant materials and compositions that complement the building architecture. Usable space is the focus of each outdoor courtyard, providing site residents amenity space and garden atmosphere while allowing for required stormwater treatment areas. The plant palette is predominantly California Natives, with a generous mix of pollinators to encourage the local insect and bird populations.



REFER TO SHEET L2 FOR ROOF DECK LANDSCAPE
REFER TO SHEET L3 FOR PLANT LIST AND IMAGES

REVISIONS	
1	Use Permit Resubmit
2	12/10/21
3	Design Review Submittal
4	03/21/22
5	Design Review Submittal
6	04/14/22
7	Design Review Submittal
8	05/02/22
9	Resubmittal
10	07/27/22

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BERKELEY PLAZA
2065 KITTREDGE STREET
BERKELEY, CALIFORNIA

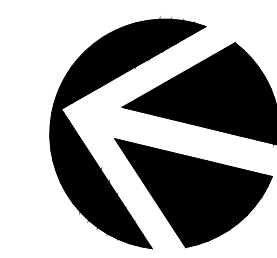
EIGHTH FLOOR
PRELIMINARY
LANDSCAPE PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE	
08-04-22	
SCALE	
NOTED	

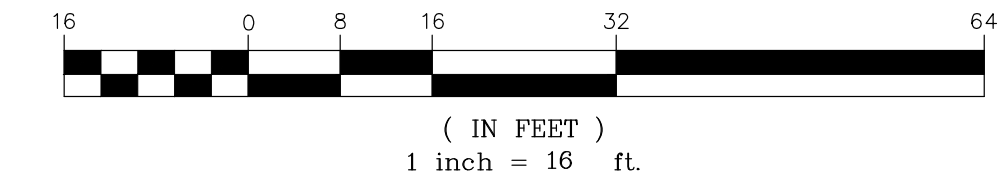
SHEET
L2



- BUILT-IN COUNTER W/
(2) PROPANE GRILLS
- ARCHITECTURAL OVERHEAD
SHADE ARBOR
- CONVERSATION AREAS
- 36" HT. BUILT-IN RAISED
STORMWATER TREATMENT
PLANTER ALONG PERIMETER
- 24" SQ. PAVERS
ON PEDESTALS
- CORNHOLE GAME
- 24" HT. PREFABRICATED
FIBERGLASS PLANTERS
- 24" SQ. PAVERS ON PEDESTALS



GRAPHIC SCALE



REFER TO SHEET L3 FOR PLANT LIST AND IMAGES



SPECIMEN ACCENT TREES IN RAISED PLANTERS
CERCIS OCCIDENTALIS (WESTERN REDBUD)

PROPOSED PLANT MATERIAL LIST (ALL BUILDING LEVELS):

BOTANICAL NAME	COMMON NAME	MATURE SIZE	WUCOLS WATER USE	NATIVE	COUNT
TREES:					
*STREET TREE (CITY-APPROVED)		SEE PLAN 24" BOX	MED	NO	9
*CERCIS OCCIDENTALIS (LOW-BRANCHING)	WESTERN REDBUD	18'x18' 36" BOX	LOW	YES	6
SHRUBS:					
*CALYCANTHUS OCCIDENTALIS	SPICE BUSH	8'x5' 5 GA	LOW	YES	11
*ERIOGONUM ARBORESCENS	BUCKWHEAT	4'x4' 5 GA	LOW	YES	15
*SALVIA CLEVE. 'WINNIFRED GILLMAN'	CALIFORNIA BLUE SAGE	3'x5' 5 GA	LOW	YES	29
TEUCRIUM 'COMPACTA'	DWARF GERMANDER	3'x3' 5 GA	LOW	NO	8
PERENNIALS / GRASSES:					
*ACHILLEA MILLEFOLIUM	COMMON YARROW	1'x2' 1 GA	LOW	YES	44
ERIGERON GLAUCUS	BEACH ASTER	1'x2.5' 1 GA	LOW	YES	36
*FESTUCA CALIFORNICA	CALIFORNIA FESCUE	2'x3' 5 GA	LOW	YES	8
*JUNCUS PATENS	CALIFORNIA GRAY RUSH	1.5'x3' 1 GA	LOW	YES	17
*MUHLENBERGIA RIGENS	DEER GRASS	4'x4' 5 GA	LOW	YES	14
*PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	3'x2' 1 GA	LOW	YES	44

POLLINATOR PLANTS NOTE: 63% OF PLANT PALETTE IS NATIVE POLLINATOR SPECIES (143 OF 226 SPECIMENS)

+ DENOTES PLANT SPECIES RECOMMENDED AS POLLINATOR PLANT IN NORTHERN CALIFORNIA

* DENOTES PLANT SPECIES SELECTED FROM THE ALAMEDA COUNTY APPENDIX B STORMWATER MEASURES PLANT LIST

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET₀): 41.8

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	1,862	689.6294986	17872.4
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	90	55.5555511	1439.8
					TOTALS:	1952	745
SPECIAL LANDSCAPE AREAS:							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
					TOTALS:	0	0
						ETWU TOTAL:	19,312
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	22,765

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:	
TOTAL ETAF x AREA	745
TOTAL LANDSCAPE AREA	1,952
AVERAGE ETAF	0.38

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:	
TOTAL ETAF x AREA	745
TOTAL LANDSCAPE AREA	1,952
SITOWIDE ETAF	0.38

- GENERAL NOTES:**
- ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
 - ALL PLANTING AREAS, EXCEPT FOR STORMWATER TREATMENT PLANTERS, SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.
 - STORMWATER TREATMENT PLANTERS SHALL RECEIVE A 2" DEEP LAYER OF 1-3/8"Ø DECORATIVE RIVER-WASHED GRAVEL.

PROJECT PRIVATE USABLE LANDSCAPE OPEN SPACE

	TOTAL AREA	LANDSCAPE AREA
• GROUND LEVEL	4,481 SF	835 SF
• ROOF LEVEL	2,742 SF	722 SF
	7,223 SF	1,557 SF

CITY REQUIREMENT THAT LANDSCAPE AREA EQUALS 40% OF USABLE PRIVATE OPEN SPACE
TOTAL AREA OF LANDSCAPE PROVIDED EQUALS 21.5% OF USABLE PRIVATE OPEN SPACE



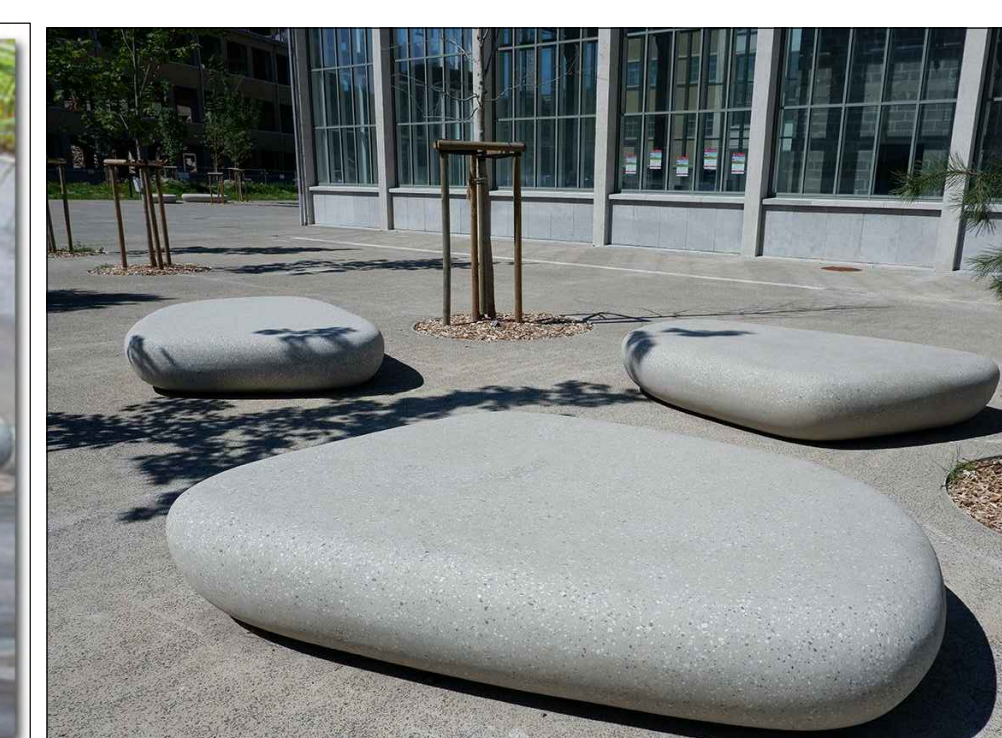
BUILT-IN PLANTERS



PREFABRICATED PLANTERS
TOURNESOL 'WILSHIRE' COLLECTION
COLOR: BRONZE



BIKE RACKS
COLUMBIA CASCADE LOOP RACK
WITH GALVANIZED FINISH

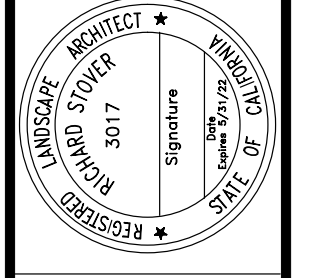


ARTIFICIAL FIBERGLASS PEBBLE FURNITURE (LARGE AND SMALL)
FROM NATURE WORKS, ENGLAND

REVISIONS

NO.	DATE	DESCRIPTION
1	12/10/21	Issue Permit Resubmit
2	03/21/22	Review Submittal
3	04/14/22	Review Submittal
4	05/02/22	Review Submittal
5	05/02/22	Resubmittal

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Berkeley, CA 94706
PH: 925.831.2484



BERKELEY PLAZA
2065 KITTREDGE STREET
BERKELEY, CALIFORNIA

RECOMMENDED
PLANT LIST, SITE
AMENITY IMAGES

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 08-04-22	
SCALE NOTED	

SHEET
L3
OF SHEETS

CITY OF BERKELEY - CITY CLERK
2022 OCT 25 PM4:27

ADAMS BROADWELL JOSEPH & CARDOZO

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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SOUTH SAN FRANCISCO, CA 94080-7037

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FAX: (650) 589-5062

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ANDREW J. GRAF
TANYA A. GULESSERIAN
DARIEN K. KEY
RACHAEL E. KOSS
AIDAN P. MARSHALL
TARA C. RENGIFO

Of Counsel
MARC D. JOSEPH
DANIEL L. CARDOZO

October 25, 2022

Via Email and Hand Delivery

Mayor Jesse Arreguín
Members: Rashi Kesarwani, Terry
Taplin, Ben Bartlett, Kate Harrison,
Sophie Hahn, Susan Wengraf,
Rigel Robinson, Lori Droste
Berkeley City Council
2180 Milvia Street
Berkeley, CA 94704
Email: council@cityofberkeley.info

Mark Numainville
Berkeley City Clerk
2180 Milvia Street, 1st floor
Berkeley, CA 94704
Email: clerk@cityofberkeley.info

Via Email Only

Sharon Gong
Email: sgong@cityofberkeley.info
Samantha Updegrave
Email: supdegrave@cityofberkeley.info

Re: **Appeal to City Council re 2065 Kittredge Street (Use Permit #ZP2021-0193)**

Dear Mayor Arreguín, Members: Kesarwani, Taplin, Bartlett, Harrison, Hahn, Wengraf, Robinson, Droste, and Mr. Numainville:

We are writing on behalf of East Bay Residents for Responsible Development (“East Bay Residents” or “Residents”) to appeal the Zoning Adjustment Board’s (“ZAB”) September 22, 2022 approval of the 2065 Kittredge Street Project (Use Permit #ZP2021-0193).¹ The Project, proposed by Bill Schrader and CA Student Living Berkeley (collectively “Applicant”), includes the proposed demolition of existing structures representing approximately 95,000 square feet of office, food service, and cinema uses. These uses would be replaced by approximately 4,993

¹ **Exhibit A:** City of Berkeley, Zoning Adjustment Board, Notice of Decision - 2065 Kittredge Street, Use Permit #ZP2021-0193 (“Date of Board Decision: September 22, 2022; Date Notice Mailed: October 11, 2022; Appeal Period Expiration: October 25, 2022; Effective Date of Permit (Barring Appeal or Certification)1: October 26, 2022”) (hereinafter “Notice of Decision”).

6287-003acp

By Fax

October 25, 2022
Page 2

square feet of commercial space (retail, food service, and live/work), 183 units of new residential units (four live/work units), and approximately 4,600 square feet in two privately-owned plazas (at Allston and Kittredge) that would be open for public use. The Project would be eight stories, 87 feet in height, with 9 very low-income units, and 43 residential vehicle parking spaces in ground-level garage.

This appeal is timely filed within 14 days of the City's mailing of the Notice of Decision of the ZAB decision, pursuant to Berkeley Municipal Code ("BMC" or "Municipal Code") Section 23.410-1. This Appeal is taken from the following ZAB actions, and is accompanied by payment of the required appeal fee of \$1500:

- Approval of Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building.
- Approval of Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development.
- Approval of Use Permit under BMC Section 23.204.020(A) to construct dwelling units.
- Approval of Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more.
- Approval of Use Permit under BMC Section 23.204.130(E)(1) to exceed the maximum building height limits, up to 75 feet (plus 5-foot parapet, by right).²

I. SUMMARY OF REASONS FOR APPEAL

Residents appeals the ZAB's actions pursuant to BMC Sections 23.410.030 and 23.406.040(E) on the grounds that the Project is detrimental to the general welfare of the City, its residents, and its workers, in violation of the City's zoning code. For the reasons explained herein and in Residents' September 8, 2022 comments to the ZAB,³ the Project is inconsistent with the City's construction workforce goals, and is inconsistent with the workforce and economic policies of the General Plan and Downtown Area Plan.

Unlike its predecessor, the original Harold Way Project developer HSR Berkeley Investments, who signed a labor agreement with the Building & Construction Trades Council of Alameda County that committed the Project to

² Notice of Decision, p. 1 of 4.

³ **Exhibit B:** Letter from ABJC to ZAB re *Agenda Item 4 - 2065 Kittredge Street Project (Use Permit #ZP2021-0193)* (September 8, 2022).
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using 100% union labor,⁴ the current Project Applicant has made no commitment to build the Project using a local skilled and trained workforce, to provide apprenticeship training opportunities for City of Berkeley or East Bay residents, or to provide healthcare for its construction workforce. These shortcomings render the Project inconsistent with Berkeley plans, policies, and goals which seek to ensure that Berkeley has an adequate supply of decent housing and living wage jobs. Unless these inconsistencies are mitigated, Project construction and operation would be detrimental to the general welfare of the City, its residents, and its workers, in violation of the City's zoning code.⁵

The Municipal Code prohibits the City from approving a use permit if the project is "detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use.....or to the general welfare of the City."⁶ Municipal Code Section 22.20.020 defines detrimental impacts to include, *inter alia*, increased demand for workforce housing, training, and benefits: "The increased demand for affordable housing, child care and public services, ***adequate employment training and placement facilities and amenities***, and the other impacts generated by development projects, unless mitigated, are detrimental to the City's public health, safety and general welfare."⁷ Under Section 22.20.020, a detriment to the general welfare occurs when the City fails to mitigate the impacts of a development project, including the increased demand for housing, workforce training, and public services that may result from the Project.⁸

Housing development projects in the City must also implement the goals and policies of the General Plan, including the following:

- 1) Ensure that Berkeley has an adequate supply of decent housing, living wage jobs, and businesses providing basic goods and services.
- 2) New housing will be developed to expand housing opportunities in Berkeley to meet the needs of all income groups.⁹

⁴ Emilie Raguso, High-rise Developer in Berkeley to Use 100% Union Labor (October 31, 2014). Available at: <https://www.berkeleyside.org/2014/10/31/high-rise-developer-in-berkeley-to-use-100-union-labor>

⁵ BMC §§ 23.406.040(E)(1); 22.20.020.

⁶ BMC § 23.406.040(E)(1)(a), (b).

⁷ BMC § 22.20.020 (emphasis added).

⁸ *Id.*

⁹ General Plan Economic Development and Employment Element, p. ED-5; HARD HATS Staff Report, p. 7.
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General Plan Policy ED-1 requires the City to “[i]ncrease the number of jobs that go to Berkeley citizens by coordinating economic development efforts with employment placement,”¹⁰ and provides that the City intends to “[w]ork with job training programs and encourage training for life skills, job readiness, and specific target industries.”¹¹ The City has determined that “it is in the City of Berkeley’s economic interest to support a pipeline of skilled workers to accomplish the construction objectives and policies of the Berkeley General Plan.”¹²

Finally, the Downtown Area Plan provides that “[a]ll new buildings shall deliver significant community benefits, many of which should be in proportion to building height.”¹³ Projects above 75 feet, like the instant Project, must include significant community benefits, which may specifically include “job training, and/or employment opportunities.”¹⁴

Project construction will increase the local demand for a construction workforce. The Project’s lack of workforce standards and worker healthcare may exacerbate the existing demand for local affordable housing and public services by construction workers that currently receive low pay without benefits. These impacts are detrimental to the general welfare and render the Project inconsistent with City plans, requiring mitigation. Residents raised these issues to the ZAB prior to approval. However, the ZAB approved the Project without mitigating these impacts and despite substantial evidence in the record demonstrating that the Project’s failure to comply with the City’s workforce standards and policies would cause a detriment to the general welfare of the City and its residents. Without mitigation, these impacts remain significant and the ZAB’s findings that the Project complied with the zoning code were unsupported and should be set aside.

The City Council may take action on the subject of an appeal or any aspect of an appealed project (de novo review) pursuant to BMC Section 23.410.040(E)(1).¹⁵ The Municipal Code grants the City Council the authority to:

¹⁰ Berkeley General Plan Economic Development and Employment Element, p. ED-5. Available at: https://berkeleyca.gov/sites/default/files/documents/12_Economic%20Development%20and%20Employment%20Element-FINAL.pdf.

¹¹ *Id.*

¹² HARD HATS Staff Report, p. 7.

¹³ City of Berkeley, Downtown Area Plan (2012) p. LU-12. Available at: <https://berkeleyca.gov/sites/default/files/2022-03/Downtown-Area-Plan.pdf> (emphasis added).

¹⁴ *Id.*

¹⁵ Berkeley Municipal Code (“BMC”) Section 23.410.040(E)(1).
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- Modify, reverse, or affirm, wholly or partly, any decision, determination, condition or requirement of the prior review authority; or
- For appeals to the City Council, remand the matter to the prior review authority to reconsider the application, and/or any revisions to the application submitted after the review authority's action.¹⁶

Pursuant to the Code, the City Council should find that the Project is detrimental to the general welfare of the City and its residents such that the Project's use permit should not be issued without mitigation. We urge the Council to modify the ZAB's approval of the Project to apply conditions to the Project which mitigate the Project's detrimental impacts by implementing workforce standards that satisfy zoning code, General Plan and Downtown Area Plan requirements. The conditions should include public benefits such as apprenticeship opportunities, local hire provisions, and healthcare, which promote the general welfare. Such conditions would be consistent with the Municipal Code and would increase compliance with the General Plan and Downtown Area Plan. Mitigating the Project's adverse workforce impacts would also be consistent with the City's stated goals of "help[ing] address the growing need for skilled and trained construction workers," and "to make sure the people that are building the thousands of needed homes in Berkeley and across the state will have health care and a decent standard of living."¹⁷

I. STATEMENT OF INTEREST

East Bay Residents for Responsible Development is an unincorporated association of individuals and labor organizations that may be adversely affected by the potential impacts associated with Project development. The association includes the UA Plumbers and Pipefitters Local 342, International Brotherhood of Electrical Workers Local 595, Sheet Metal Workers Local 104, Sprinkler Fitters Local 483, their members and families, and City and Alameda County residents.

The individual members of Residents live, work, and raise their families in the Berkeley and Alameda County. They would be directly affected by the Project and its impacts. The organizational members of Residents also have an interest in

¹⁶ *Id.* at 23.140.040(G).

¹⁷ Nico Savidge, Berkeley May Mandate Health Coverage for Workers in Big Construction Projects: Builders of apartments and other large projects could be required to provide apprenticeships and health care coverage for workers under a new proposal, Berkeley side (September 1, 2022) <https://www.berkeleyside.org/2022/09/01/berkeley-construction-labor-standards-housing-worker-shortage>.
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enforcing public interest, health and safety, labor and environmental laws that encourage sustainable development and ensure a safe working environment for its members. Residents' members are also concerned about projects that are built without providing opportunities to improve the recruitment, training, and retention of skilled workforces.

II. THE ZAB'S APPROVAL OF THE PROJECT VIOLATED BMC SECTION 23.406.040 BECAUSE THE PROJECT IS DETRIMENTAL TO THE GENERAL WELFARE

The Project contravenes Municipal Code Section 23.406.040(E)(1) which requires that, in order to approve a Use Permit for a Project, the ZAB must find that the Project will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.¹⁸ Pursuant to Municipal Code Section 22.20.020, these impacts require mitigation.

A. The Project is Detrimental to the General Welfare of the City, Residents, and Workers Due to A Lack of Workforce Standards and Public Benefits

In addition to the existing workforce standards contained in the Municipal Code, General Plan, and Downtown Area Plan, on September 20, 2022, the City Council authorized the City Attorney and City Manager to draft the Helping Achieve Responsible Development with Healthcare and Apprenticeship Training Standards ("HARD HATS") Ordinance, which will implement apprenticeship program requirements and healthcare security for workers on General Plan area projects. Among the many general welfare concerns cited by the City was the detrimental role that the homebuilding industry plays in perpetuating income inequality by using low wage construction workers:

Homebuilding is supposed to reduce the number of people waiting in line for housing they can afford. But when the homebuilding industry itself generates excessive very low and low wage construction employment, that just increases the number of people needing subsidies from the taxpayer. Low wage employment is in fact a problem in both the residential +and commercial construction markets.¹⁹

¹⁸ *Id.* at § 623.406.040(E)(1).

¹⁹ *Id.* at pp. 4-5.
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The HARD HATS Staff Report provided substantial evidence demonstrating that housing projects that are constructed with low-wage or uninsured construction workers are detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or visiting the City and the Project's Downtown neighborhood, as well as to the general welfare of the City. In evaluating the need for the HARD HATS Ordinance, the Council relied on numerous studies documenting the negative impacts that low wage construction employment has on workers, communities, and on the sustained development of housing in California.

For example:

- Shortages of skilled construction workers, particularly residential trade workers, threaten to delay or derail development plans.
 - In San Francisco, many entitled projects with thousands of units awaiting construction are stalled due to skilled labor shortages, diminished contractor productivity, and construction costs that spiked. These shortages are attributable to factors such as reduced utilization of state-approved apprenticeships, fewer young labor force entrants, dwindling contractor offerings of health and retirement plans, and the related trend of lagging construction productivity growth.²⁰
 - Only 1,250 construction sector employees lived in Berkeley in 2018.²¹
- Low wage employment is a problem in both the residential and commercial construction markets. Fifty-five percent of Alameda County construction workers' households are Extremely Low Income, Very Low Income, or Low Income.²²
- Jobsite Health, Healthcare and Safety:
 - Construction trade workers experience exceptionally high rates of serious injury on the job, especially on sites with inadequately trained workers.
 - One of every five serious workers' compensation insurance claims which involve death, permanent total disability or major permanent partial disability - is related to a construction employee, despite the fact that construction jobs account for less than one out of every 25 California jobs.
 - For a working life in construction, the risk of fatal injury is approximately one death per 200 full-time-equivalent employees

²⁰ HARD HATS Staff Report, p. 4.

²¹ *Id.*, citing U.S. Census Bureau LEHD Origin-Destination Employment Statistics, Version 7, Residence Area Characteristics.

²² *Id.*, citing Analysis of U.S. Census, ACS 2015-2019 Microdata. 6287-003acp

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according to a recent study in the American Journal of Industrial Medicine.

- A recent Canadian study of workers' compensation claims from 58,837 construction companies found that unionization was associated with a 25% lower incidence of lost-time allowed injury claims, a 23% lower incidence of musculoskeletal lost-time allowed injury claims, and a 16% lower incidence of lost-time allowed critical injury claims. In California too, employers of lower paid construction workers make more serious and non-serious workers compensation claims.²³
- Construction workers who live in Alameda County are uninsured at rates 3-4 times higher than the rate of non-construction workers. The under-performance of California contractors in providing health care security to employees constrains the supply of skilled construction labor. A peer-reviewed study in 2010 found that only 35 percent of blue-collar construction workers who are not covered by collective bargaining agreements had health insurance paid for at least in part by an employer. This same study found that health insurance funded through collectively bargained employer contributions to plans that are portable within the construction industry increased industry-retention rates by up to 40 percent compared to baseline retention rates of construction workers without any health insurance coverage.²⁴
- California residential building was strongest when apprenticeship training was strongest:
 - During the 1970s, when California was producing housing at the average annual rate of 200,000 units, the state reported an average of 9,000 apprentices. California residential builders utilized apprentices every bit as much as commercial builders, according to a 1976 U.S. Bureau of Labor Statistics report.
 - De-unionization and the recession of the early 1990s, however, led to sharply reduced utilization of apprentices by residential contractors. Carpenter apprenticeship completions fell by 50 percent between 1996-2005 compared to 1973-1982.²⁵

²³ *Id.*, citing Workers Compensation Insurance Rating Bureau "Relativity Review Sheets," various years.

²⁴ (2019). Rebuilding California: The Golden State's Housing Workforce Reckoning. Smart Cities Prevail. pp. 23-25. Downloaded 3/26/2021 via https://www.smartcitiesprevail.org/wpcontent/uploads/2019/01/SCP_HousingReport.0118_2.pdf

²⁵ *Id.*, citing U.S. Department of Labor, Bureau of Labor Statistics, Bulletin 1911, "Industry Wage Survey: Contract Construction September 1973," Washington, D.C.: 1976. See Tables 28 & 46. Downloaded via <http://fraser.stlouisfed.org>; Littlehale, Scott. (2019). Rebuilding California: The Golden State's Housing Workforce Reckoning. Smart Cities Prevail. pp. 23-25. Downloaded 6287-003acp

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This evidence demonstrates that projects like this one, which do not utilize a local skilled construction workforce and do not provide health benefits, are likely to be detrimental to the general welfare of the City, its residents, and its workers. By contrast, there is no evidence in the record demonstrating that the Project would avoid these negative impacts. If the Project proceeds without mitigation, it would be detrimental to the general welfare.

1. The Project is Detrimental to the General Welfare Because It Does Not Provide Apprenticeship Opportunities

The ZAB's failure to mitigate the Project's development impacts through an apprenticeship program is detrimental to the general welfare of the City of Berkeley. The ZAB therefore approved the Project in violation of BMC Section 23.406.040.

The HARD HATS Staff Report explained that “[t]he creation and utilization of apprenticeship along with the commitments to paid healthcare act to both recruit and retain an adequate base of construction workers and to be a pipeline for future supervisors and licensed independent contractors.”²⁶ It further provides that “[r]equiring contractors on major projects in Berkeley to employ apprentices results in a higher volume of apprentice training, and thus, an increase in the construction labor force available to carry out the construction anticipated by the general plan, and especially that targeted by the Housing Element.”²⁷

Apprenticeship programs have historically been viewed as an “escalator to the middle class” providing an opportunity to build a stable, family supporting career that is not dependent on a college degree.²⁸ Research shows that apprenticeships not only substantially raise the lifetime earnings of their participants, but provide significant net social benefits through higher tax collections, private health care coverage, and reduced reliance on unemployment insurance and other forms of assistance.²⁹ Further research shows that

3/26/2021 via

https://www.smartcitiesprevail.org/wpcontent/uploads/2019/01/SCP_HousingReport.0118_2.pdf

²⁶ HARD HATS Staff Report.

²⁷ *Id.*

²⁸ Dan Calamuci, *Training the Golden State: An Analysis of California Apprenticeship Programs*, Smart Cities Prevail (December 2020). Available at: <https://www.smartcitiesprevail.org/wp-content/uploads/2021/12/Training-the-Golden-State.pdf>.

²⁹ Lantsberg Report, p. 2.

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apprenticeship programs improve workmanship and expand the pool of skilled workers.³⁰

Particularly, apprenticeship programs and union apprenticeship programs result in a more diverse workforce,³¹ as shown in the figure below. Apprenticeship programs are serving to improve both racial and gender wage inequalities.³²

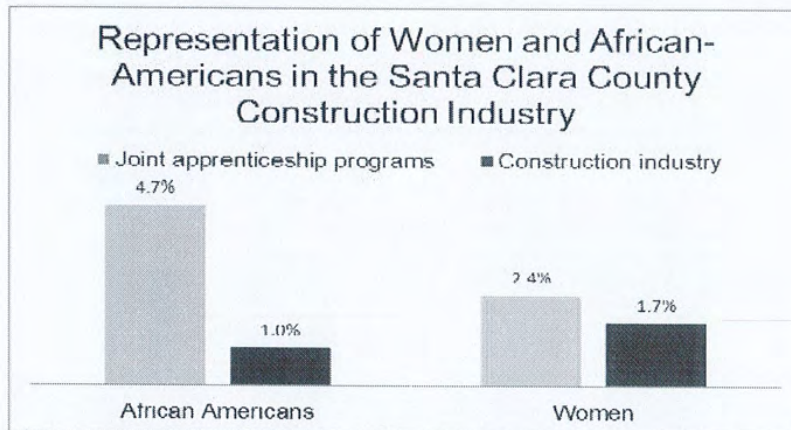


Figure 4. Data represents residents of Santa Clara County. "Construction industry" includes residents employed in non-supervisory construction occupations.

Source: DAS and ACS 2006-2008

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An analysis of joint apprenticeship program enrollments in Santa Clara County compared with construction industry employment from 2006-2008 shows that 126 African Americans residing in Santa Clara County enrolled in joint apprenticeship programs during this period, making up 4.7% of all enrollments.³⁴ Among all residents employed in non-supervisory construction occupations, African

³⁰ Philips, Peter, *Construction: The Effect of Prevailing Wage Regulations on the Construction Industry in Iowa*, Economics Department, University of Utah (2006).

³¹ Larissa Petrucci, *Constructing a Diverse Workforce: Examining Union and Non-Union Construction Apprenticeship Programs and Their Outcomes for Women and Workers of Color*, University of Oregon Labor Education and Research Center (October 26, 2021). Available at: <https://lerc.uoregon.edu/2021/10/26/apprenticeship/>.

³² Working Partnerships USA, *Economic, Fiscal and Social Impacts of Prevailing Wage in San Jose, California* (April 25, 2011), p. 6. Available at: https://www.wpusa.org/5-13-11%20prevailing_wage_brief.pdf ("Working Partnerships Report").

³³ Working Partnerships Report at Figure 4, p. 12.

³⁴ *Id.* at p. 12.

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Americans made up just 1.0%.³⁵ Joint apprenticeships were therefore 4.7 times more likely than the industry at large to employ an African-American.³⁶

Examining the data by gender, the research showed that women comprised just 1.7% of construction industry workers, yet made up 2.4% of enrollments in joint apprenticeship programs.³⁷ Joint apprenticeships were therefore 1.4 times more likely than the industry at large to employ a woman.³⁸ While these numbers are still low, they indicate that the pipeline of workers currently being trained through apprenticeship programs, if they remain employed in construction, will diversify the industry relative to its current state.³⁹ Without apprenticeship opportunities, the opportunity to access construction careers for women, African Americans and other underrepresented groups in Berkeley could be considerably reduced.⁴⁰

The City Council should mitigate the Project's detrimental impacts on the general welfare with apprenticeship training standards.

2. The Project is Detrimental the General Welfare Because It Does Not Include Local Hire

Because the Project is not publicly funded, the Applicant is not required to provide local hire opportunities, and has not voluntarily agreed to do so. The lack of local hiring commitments for Project construction workers may result in longer commutes, and further exacerbate housing inaffordability.

Recent studies have confirmed that the absence of locally hired construction workers can exacerbate the impacts of construction project. For example, a Working Partnership case study in San Jose found that, in 2008, non-local construction workers employed in Santa Clara County cumulatively drove over 1 million miles per day to and from work.⁴¹ If the work done by non-locals was instead performed by locals with shorter commutes, then the estimated savings would be 123,619,000 miles per year.⁴² The study also found that, if the City of San Jose's major municipal buildings from 2007-2012 were not built under prevailing wage, then

³⁵ *Id.*

³⁶ *Id.*

³⁷ *Id.*

³⁸ *Id.*

³⁹ *Id.*

⁴⁰ Working Partnerships Report, p. 12.

⁴¹ Working Partnerships USA, *Economic, Fiscal and Social Impacts of Prevailing Wage in San Jose, California* (April 25, 2011). Available at: [https://www.wpusa.org/5-13-11%20prevailing wage brief.pdf](https://www.wpusa.org/5-13-11%20prevailing%20wage%20brief.pdf).

⁴² *Id.*

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major economic impacts would include reduction in total economic activity of \$164 million, net loss of 1,510 local jobs, and loss in local property and sales tax revenues of \$1.9 million.”⁴³ This includes a direct impact of 1,155 fewer construction jobs and indirect impacts of 355 fewer jobs in other sectors, a total loss in local property and sales tax revenues of \$1.9 million, and a decrease in sales taxes collected by the City of San Jose of \$181,000.⁴⁴

Local hire policies provide local jobs and also incentivize the creation of career ladders by moving community members into apprenticeship programs and into middle-class careers.⁴⁵ By definition, local hire policies require that a certain number of journeyworkers and apprentices who are residents of the local area to be employed on development projects.⁴⁶ Condition of approval that mandate local hire in public projects have been found to be concrete mechanisms to ensure that the investment of public funds into the community helps low-income residents.⁴⁷

Local hire commitments are a critical way not only to hire local residents, but to use project hiring needs to target opportunities to low-income residents and people of color who might otherwise not benefit from new development.⁴⁸ Local hire programs help address the fragmentation inherent in the development process, establishing better communication among developers, employers, community organizations, local job training resources, and the workforce development system that can provide job readiness and job retention support services.⁴⁹

⁴³ Working Partnerships USA, *Economic, Fiscal and Social Impacts of Prevailing Wage in San Jose, California* (April 25, 2011), p. 6. Available at: [https://www.wpusa.org/5-13-11%20prevailing wage brief.pdf](https://www.wpusa.org/5-13-11%20prevailing%20wage%20brief.pdf).

⁴⁴ *Id.*

⁴⁵ Corinne Wilson, *Construction Apprenticeship Programs: Career Training for California's Recovery*, Center on Policy Initiatives (September 2009). Available at: <https://cpisandiego.org/research/construction-apprenticeship-programs-2009/>.

⁴⁶ Corinne Wilson, *Construction Apprenticeship Programs: Career Training for California's Recovery*, Center on Policy Initiatives (September 2009). Available at: <https://cpisandiego.org/research/construction-apprenticeship-programs-2009/>.

⁴⁷ Kathleen Mulligan-Hansel, PhD. 2008. *Making Development Work for Local Residents: Local Hire Programs and Implementation Strategies that Serve Low-Income Communities*. Partnership for Working Families. <http://www.communitybenefits.org/downloads/Making%20Development%20Work%20for%20Local%20Residents.pdf>.

⁴⁸ Kathleen Mulligan-Hansel, *Making Development Work for Local Residents: Local Hire Programs and Implementation Strategies that Serve Low-Income Communities*, (July 2008). Available at: https://s3.amazonaws.com/proggov21-uploads/uploads/asset/asset_file/Making_Development_Work_Local_Residents_Mulligan-HanselPWF2008.pdf.

⁴⁹ *Id.*

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In voting to support the drafting of the HARD HATS Ordinance, the City Council found that it is in the general welfare of persons in the Berkeley area to utilize local labor for local projects.⁵⁰ Specifically, the Council concluded that “it is in the City of Berkeley’s economic interest to support a pipeline of skilled workers to accomplish the construction objectives and policies of the Berkeley General Plan.”⁵¹ The HARD HATS Staff Report provided numerous examples of how a local skilled and trained workforce supports the general welfare of the community and the individual workers and their families.

Here, the Project Applicant has not made a commitment to ensure the Project is built with local skilled and trained workforce. The Project is therefore likely to be detrimental to City goals and the Berkeley community – particularly to its highly qualified construction workforce, who may not have the opportunity to build much-needed housing in their own community.

3. The Project Externalizes the Costs of Construction Because It Does Not Provide Healthcare Benefits

The Project has not committed to healthcare standards or benefits for the construction workers building the Project. This results in a detriment to the general welfare of the City and its residents, including in particular its construction worker residents. By failing to provide healthcare for its construction workers, the Project leaves the responsibility of providing for the health, safety, and welfare of the workers and the community on the workers themselves, or on taxpayer-funded public assistance, thus externalizing the cost of construction.

The City’s HARD HATS Ordinance Staff Report explained that construction trade workers experience exceptionally high rates of serious injury on the job, especially on sites with inadequately trained workers.⁵² For example, one of every five serious workers’ compensation insurance claims which involve death, permanent total disability or major permanent partial disability - is related to a construction employee, despite the fact that construction jobs account for less than one out of every 25 California jobs.⁵³ In authorizing drafting of the HARD HATS Ordinance, the Council reiterated the importance of providing paid healthcare for

⁵⁰ City of Berkeley, Agenda, Berkeley City Council, Tuesday September 20, 2022 6:00 PM, Council Consent Item 14 Helping Achieve Responsible Development with Healthcare and Apprenticeship Training Standards (HARD HATS) Referral, p. 77. Available at: <https://berkeleyca.gov/sites/default/files/city-council-meetings/2022-09-20%20Agenda%20Packet%20-%20Council%20-%20WEB.pdf> (“HARD HATS Staff Report”).

⁵¹ HARD HATS Staff Report, p. 77.

⁵² *Id.* at 81.

⁵³ *Id.*

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construction workers to support a sustainable construction workforce: “The creation and utilization of apprenticeship along with the commitments to paid healthcare act to both recruit and retain an adequate base of construction workers and to be a pipeline for future supervisors and licensed independent contractors.”⁵⁴

Lack of paid healthcare and a deficit in wages are major factors in externalizing the costs of construction onto individual workers and public services. A study by Smart Cities Prevail calculated that, if California’s multifamily residential construction resembled the rest of the industry on wage standards, worker income would increase by more than \$1 billion, state and local government coffers would grow \$55 million a year, and public assistance payments for direct expenditures like MediCal would decrease by at least \$30 million per year.⁵⁵ A typical non-union construction employee on a non-prevailing wage project without health benefits would be eligible for \$916 to \$8,032 in public assistance for his or her family.⁵⁶ At prevailing wage with health benefits, the same worker would earn enough to support his or her family with no public assistance.⁵⁷

By failing to provide healthcare standards, the Project would perpetuate existing income and healthcare inequities for construction workers, causing a detriment to the general welfare by failing to provide for the health and safety of its workers. The City should ask the Applicant to provide healthcare benefits as a public benefit of the Project.

4. Providing Workforce Benefits Furthers Berkeley’s Goals as Laid out in the Municipal Code

The Municipal Code provides that the “Zoning Ordinance establishes *minimum* requirements to promote the public health, safety, and general welfare.”⁵⁸ The Municipal Code also provides that, “[t]o the extent possible, it is the government’s responsibility to balance the responsibility to ensure the health, safety, and general welfare of the public at large in a fiscally and environmentally sustainable manner.”⁵⁹ It is therefore the responsibility of the City Council to promote the general welfare beyond the minimum required by law.

⁵⁴ *Id.* at 77.

⁵⁵ Lantsberg Report, p. 2.

⁵⁶ Working Partnerships USA, *Economic, Fiscal and Social Impacts of Prevailing Wage in San Jose, California* (April 25, 2011). Available at: https://www.wpusa.org/5-13-11%20prevailing_wage_brief.pdf (“Working Partnerships Report”).

⁵⁷ *Id.*

⁵⁸ BMC § 22.104.030.

⁵⁹ BMC § 2.09.020.

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Here, the City Council must ensure the health, safety, and general welfare is promoted in a fiscally and environmentally sustainable manner. The Council should endeavor to do so through the implementation of apprenticeship standards, healthcare benefits, and local hire commitments for the Project.

5. Utilizing a Skilled Construction Workforce Promotes the Goals Set Forth in the Regional Housing Needs Assessment

One of the main rationales for the HARD HATS Ordinance was to increase the City's housing supply through the use of a local skilled and trained labor force. Berkeley has been assigned a Regional Housing Needs Assessment ("RHNA") by the State of roughly 9,000 units of housing to produce over an eight year period, or over 1,100 units per year.⁶⁰ But, the City has determined that Berkeley does not have an adequate supply of construction workers to build over 1,100 housing units per year while also building, altering, and maintaining public and private commercial nonresidential buildings and infrastructure.⁶¹ Only 1,250 construction sector employees lived in Berkeley in 2018.⁶² The City has also concluded that Berkeley cannot rely on contractors to reliably import surplus skilled construction workers from other cities.⁶³ Construction jobs – particularly residential construction jobs - have lost their competitive edge relative to other jobs in the Bay Area regional economy.⁶⁴ To meet its General Plan goals, Berkeley must create working conditions, on the Project site in particular, that will help to overcome the construction labor market's failures to make construction jobs attractive enough to recruit and retain productive trade workers.

At the September 20, 2022 HARD HATS hearing, City Councilmembers explained that there is a "shortage of qualified local construction workers" and that is one reason why it is hard to get housing built.⁶⁵ Councilmember Hahn explained that Berkeley should "develop more labor, have working conditions, and pay, and benefits that you need to live in the Bay Area."⁶⁶ Further Councilmember Hahn asserted that Berkeley needs to expand the available workforce of people who are able to build housing and other projects, and "to ensure they have protections."⁶⁷ Mayor Arreguin noted that the "key to addressing the significant shortage of

⁶⁰ HARD HATS Staff Report, p. 80.

⁶¹ *Id.*

⁶² *Id.*

⁶³ *Id.*

⁶⁴ *Id.*

⁶⁵ Statement by Councilmember Hahn, Oakland City Council Hearing (September 20, 2022 6 PM).

⁶⁶ *Id.*

⁶⁷ *Id.*

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housing is addressing the shortage of a skilled and trained workforce.”⁶⁸ The Project does not meet this goal of addressing the housing shortage by utilizing local skilled and trained workers.

In order to ensure that the City remains on track to meet its State RHNA housing allocation, the Council must ensure that this Project, and every housing project constructed in Berkeley, includes workforce standards which promote the development and retention of a local skilled and trained workforce.

B. The Project is Inconsistent with the General Plan

The Project is inconsistent with the General Plan Economic Development & Employment Element, and thus cannot be approved until consistency is demonstrated.⁶⁹

The General Plan Economic Development and Employment Element Policy (ED-1) provides that the City must “[i]ncrease the number of jobs that go to Berkeley citizens by coordinating economic development efforts with employment placement.”⁷⁰ Further, the General Plan provides that the City intends to “[w]ork with job training programs and encourage training for life skills, job readiness, and specific target industries.”⁷¹ The Project does not include any commitment to provide construction jobs to Berkeley or East Bay residents, and does not contribute to any apprenticeship or other construction job training programs. The Project therefore fails to comply with Policy ED-1.

The HARD HATS Staff Report explains that requiring contractors on major projects in Berkeley to employ apprentices results in a higher volume of apprentice training, and thus, an increase in the construction labor force available to carry out the construction anticipated by the general plan.⁷² Further, the Staff report provides that, in order to meet its General Plan goals, Berkeley must create local working conditions that will help to overcome the construction labor market’s failures to make construction jobs attractive enough to recruit and retain productive trade workers.⁷³

⁶⁸ Statement by Mayor Arreguin, Oakland City Council Hearing (September 20, 2022 6 PM).

⁶⁹ SB 330 requires conformance with applicable, objective general plan and zoning standards. Gov. Code § 65905.5. (a).

⁷⁰ Berkeley General Plan Economic Development and Employment Element, p. ED-5. Available at: https://berkeleyca.gov/sites/default/files/documents/12_Economic%20Development%20and%20Employment%20Element-FINAL.pdf.

⁷¹ *Id.*

⁷² HARD HATS Ordinance Staff Report, p. 80.

⁷³ *Id.*

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Providing a local skilled and trained workforce would further the goals laid out in the General Plan Economic Development and Employment Element, that the City enacted to promote the general welfare. The Project does not include any of these elements and therefore fails to demonstrate consistency with the General Plan Economic Development and Employment Element.

C. The Project is Inconsistent with the Downtown Area Plan

The Project does not conform with the Downtown Area Plan because it fails to provide “significant community benefits” as required by the Plan.

The Downtown Area Plan provides that “All new buildings *shall* deliver significant community benefits, many of which should be in proportion to building height.”⁷⁴ The Downtown Area Plan requires projects above 75 feet to include significant community benefits in the form of affordable housing, supportive social services, green features, open space, transportation demand features, job training, and/or employment opportunities.⁷⁵ The applicable public benefit requirements are to be included as conditions of approval and the owner shall enter into a written agreement that shall be binding on all successors in interest.⁷⁶ The Project violates the Downtown Area Plan for failure to include community benefits as binding conditions of approval.

III. CONCLUSION

For the reasons stated above, the Project was approved by ZAB in violation of the Municipal Code due to detrimental impacts to the general welfare associated with construction of the Project. The City Council should modify the ZAB’s approval to add mitigation measures or conditions of approval to the Project which require the Applicant to provide workforce standards and public benefits that are consistent with Municipal Code and local plan standards to provide local employment training and placement facilities and amenities for construction workers, healthcare benefits, and apprenticeship opportunities.

⁷⁴ City of Berkeley, Downtown Area Plan (2012) p. LU-12. Available at: <https://berkeleyca.gov/sites/default/files/2022-03/Downtown-Area-Plan.pdf> (emphasis added).

⁷⁵ *Id.*

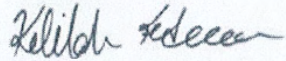
⁷⁶ *Id.*

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Thank you for your attention to these comments. Please include them in the City's record of proceedings for the Project.

Sincerely,

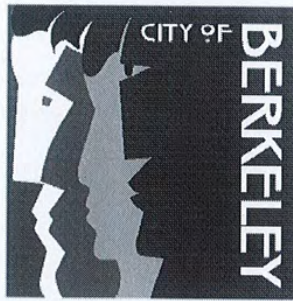


Kelilah D. Federman

Attachments
KDF:acp

6287-003acp

EXHIBIT A



Z O N I N G
A D J U S T M E N T S
B O A R D
NOTICE OF DECISION

DATE OF BOARD DECISION: September 22, 2022
DATE NOTICE MAILED: October 11, 2022
APPEAL PERIOD EXPIRATION: October 25, 2022
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification)¹: October 26, 2022

2065 Kittredge Street

Use Permit #ZP2021-0193 to demolish portions of existing City Landmark commercial buildings and construct an 8-story, mixed-use building with 187 dwelling units (including four live/work units and nine Very Low-Income units), 4,993 square feet commercial space and 43 parking spaces. Project utilizes State Density Bonus.

The Zoning Adjustments Board of the City of Berkeley, after conducting a public hearing, **APPROVED** the following permits

- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC Section 23.204.020(A) to construct dwelling units
- Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.130(E)(1) to exceed the maximum building height limits, up to 75 feet (plus 5-foot parapet, by right)

ZONING: C-DMU (Core) – Downtown Mixed-Use Commercial District – Core Sub-area

APPLICANT: Bill Schrader, 164 Oak Road, Alamo, CA 94507

PROPERTY OWNER: CA Student Living Berkeley, LLC, 130 Randolph Street, Suite 2100, Chicago IL, 60601

¹ Pursuant to BMC Section 23.410.050(C), the City Council may certify any ZAB decision for review during the 14-day appeal period after the notice of the ZAB's decision is issued. Certification has the same effect as an appeal. However, BMC Section 1.04.070 suspends or "tolls" the Council's deadline to certify when the Council is on recess. Thus, in cases where the 14-day appeal period is scheduled to *end* during a Council recess, the certification deadline is extended past the end of the recess for the remainder of the appeal period. In cases where the appeal period *begins* during a Council recess, the certification deadline is extended until 14 days after the first Council meeting after the recess. *Extension of the certification deadline has no effect on the appeal deadline.*

ZONING ADJUSTMENTS BOARD
September 22, 2022

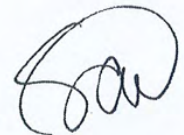
2065 KITTREDGE STREET
Page 2 of 4

INTERESTED PARTY: Kelliah D. Federman, Adams Broadwell Joseph & Cardozo, 601 Gateway Boulevard, Suite 1000, South San Francisco CA 94080

ENVIRONMENTAL REVIEW STATUS: Adopt the Environmental Impact Report (EIR) Addendum to the certified 2211 Harold Way Mixed-Use Project Final EIR (SCH #2014052063) and Revised Mitigation Monitoring and Reporting Program (MMRP) pursuant to the California Environmental Quality Act.

FINDINGS, CONDITIONS, MMRP AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

	Yes	No	Abstain	Absent
DUFFY	x			
KAHN	x			
KIM	x			
O'KEEFE				x
SANDERSON	x			
THOMPSON	x			
GAFFNEY	x			
TREGUB	x			
BOARD VOTE:	7	0	0	1



ATTEST:

Samantha Updegrave, Zoning Adjustments Board Secretary

PUBLICATION OF NOTICE:

Pursuant to BMC Section 23B.32.050, this notice shall be mailed to the applicant at the mailing address stated in the application and to any person who requests such notification by filing a written request with the Zoning Officer on or before the date of the Board action. This notice shall also be filed with the City Clerk. In addition, the notice shall be forwarded to the Zoning Adjustments Board and to the Main Library. The notice shall also be posted at a bulletin board at the Zoning Counter. The City Clerk shall make the notice available to interested members of the Council and the public.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Sharon Gong, at (510) 981-7429 or sgong@cityofberkeley.info. All project application materials, including full-size plans, may be viewed online at: <https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx> or in the Permit Service Center at the Zoning Counter at 1947 Center Street, Third Floor, during

ZONING ADJUSTMENTS BOARD
September 22, 2022

2065 KITTREDGE STREET
Page 3 of 4

normal office hours.

TO APPEAL THIS DECISION (see Section 23B.32.050 of the Berkeley Municipal Code):

To appeal a decision of the Zoning Adjustments Board to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
2. Submit the required appeal fee (checks and money orders payable to "City of Berkeley");
 - A. The fee for persons other than the applicant is \$1500. This fee may be reduced to \$500 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less.
 - B. The fee for all appeals by Applicants is \$5,520.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown on page 1 (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the permit will be issued on the first business day following expiration of the appeal period, and the project may proceed at that time.

ZONING ADJUSTMENTS BOARD
September 22, 2022

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Page 4 of 4

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Adjustments Board at, or prior to, the public hearing.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must include the following information:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

ATTACHMENT 1, EXHIBIT A

FINDINGS AND CONDITIONS SEPTEMBER 22, 2022

2065 Kittredge Street

Use Permit #ZP2021-0193 to demolish portions of existing City Landmark commercial buildings and construct an 8-story, mixed-use building with 187 dwelling units (including four live/work units and nine Very Low-Income units), 4,993 square feet commercial space and 43 parking spaces. Project utilizes State Density Bonus.

PERMITS REQUIRED

- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC Section 23.204.020(A) to construct dwelling units
- Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.130(E)(1) to exceed the maximum building height limits, up to 75 feet (plus 5-foot parapet, by right)

CONCESSIONS/WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918

- Concession to reduce the usable open space requirement – to provide 11,916 square feet where 14,960 square feet is required
- Waiver of BMC Section 23.204.130(E)(1) to exceed building height limits – to be 87 feet (plus 5-foot parapet, by right), where 75 feet is the limit (plus 5-foot parapet, by right, with a use permit)
- Waiver of BMC Section 23.204.130(E)(3) to reduce setbacks to 0 feet, where 15 feet is required, where above 75 feet in height
- Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum to 0-20 feet, where 5 feet is required, at 0-20-foot building height
- Waiver of BMC Section 23.304.090(B)(7) to reduce the landscaped usable open space to 25 percent, where from 40 percent minimum is required
- Waiver of BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district
- Waiver of BMC Section 23.322.030(B)(1) to reduce the minimum commercial parking requirement to zero, where eight is required

I. CEQA FINDINGS

1. Pursuant to the California Environmental Quality Act (CEQA), the City prepared an EIR Addendum for this Project.
 - A. CEQA Approach: Pursuant to Section 15164 of the CEQA Guidelines, codified in Sections 15000 et seq. of Title 14 of the California Code of Regulations, 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 there are substantial changes in the project or circumstances or substantially important new information that will cause the project to have significant new impacts or substantially increase previously identified significant impacts.

As discussed in detail in the EIR Addendum, potential impacts associated with the modified project (the proposed changes compared to the project evaluated in the Final EIR) are consistent with potential impacts characterized and mitigated for in the Final EIR. Substantive revisions to the Final EIR are not necessary because no new significant impacts or significant impacts of substantially greater severity than previously described would occur. Thus, the conditions outlined in CEQA Guidelines Section 15162(a) requiring preparation of a subsequent EIR would not be met.

- B. EIR Addendum and Revised MMRP: An Addendum to the 2211 Harold Way Mixed-Use Project (UP 13-1000010) Final EIR, which was certified in December 2015, was prepared to evaluate the potentially significant environmental impacts of the proposed project, pursuant to the California Environmental Quality Act. The Addendum considered the Final EIR and Statement of Overriding Considerations, and evaluated the modified project. The modified project was found to be smaller and less impactful than the Final EIR project. The impacts related to demolition and alteration of historic buildings, would remain significant and unavoidable, and the same overriding considerations would apply to the modified project, except that the project is no longer required to provide community benefits, and cultural resource impacts were addressed in the modified design.

The Addendum described the changes in the modified project, and addressed the following issues in detail: Air Quality, Cultural Resources, Greenhouse Gas Emissions, Noise, Transportation, and Utilities and Service Systems. All other environmental issues were evaluated for impact from the modified project as well, with the conclusion that impacts to these areas will be less than significant with mitigation, similar to the original project. For each of the above-listed areas of evaluation, the EIR Addendum findings supported the conclusion that impacts from the modified project will not result in new significant effects or a substantial increase in the severity of previously identified significant effects on the environment. Therefore, no new mitigation measures will be necessary for any of these evaluated areas. Furthermore, several mitigation measures for Cultural Resources are no longer required, as discussed below.

Cultural Resources. No new or substantially more severe significant effects will occur to cultural resources, and no new mitigation measures will be necessary. Design changes in the modified project include a reduction in building height, design strategies to break up massing with varied rooflines and materials, and the projection of the second-floor level above the double-height street level, aligning with the cornice of the 1912 portion of the Shattuck Hotel. These design modifications have responded to the design measures adopted in Mitigation Measures CR-2(a), (b) and (c) of the Final EIR; therefore the measures do not apply to the modified project. In particular, the modified project avoids impact to the Allston Way elevation, in response to Mitigation Measure CR-2(a); the redesign of the Kittredge Street "hyphen" responds to Mitigation Measure CR-2(b); and the

removal of large-scale use of aluminum glazing systems responds to Mitigation Measure CR-2(c).

In conclusion, similar to the original project, cultural resource impacts from the modified project will be less than significant with mitigation, with the exception of impacts related to demolition and alteration of historic buildings, which will remain significant and unavoidable. Mitigation Measures CR-2(a) through (c) will be removed from the Mitigation Monitoring and Reporting Program (MMRP). All other measures adopted in the Final EIR for the purposes of mitigating cultural resources impacts remain applicable.

Revisions to the project were made after the LPC meeting on August 4, 2022, including the elimination of one unit (two bedrooms), the addition of 812 square feet of commercial area, and other minor revisions. The City reviewed the revised plans and concluded that the revisions did not change the conclusions of the EIR Addendum.

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the City to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The monitoring program is designed to ensure compliance during project implementation. The MMRP for the 2211 Harold Way Mixed-Use Project Final EIR has been revised to reflect the changes to the mitigation measures that were described in the Addendum.

- C. The Zoning Adjustments Board finds that the modified project's significant environmental impacts to cultural resources are acceptable in light of the project's benefits. These benefits were set forth in the statement of overriding considerations that was adopted in connection with the 2211 Harold Way project, and, with the exception of that statement's inclusion of benefits regarding maintaining a cinema and community benefits required per BMC Section 23.E.68.090.E for the tower aspect of that project, the benefits and considerations in that statement are applicable to the modified project. The benefits set forth therein constitute overriding considerations warranting approval of the modified project, independent of the other benefits, despite each and every unavoidable impact.

The EIR Addendum, 2211 Harold Mixed-Use Project Final EIR and Statement of Overriding Considerations are available at this link: <https://aca.cityofberkeley.info/CitizenAccess/Default.aspx>. Click on Zoning tab; enter permit number ZP2021-0193; select permit ZP2021-0193; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.

II. DENSITY BONUS FINDINGS

1. Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:
 - A. Under the City's methodology for implementing density bonuses, the "base project" consists of 164 units;
 - B. The project will provide at least nine (9) Very Low-Income (VLI) qualifying units in the 163-unit "base project", as more fully set forth in Condition 70;
 - C. The project is entitled to a density increase of 20 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus one

2065 KITTREDGE STREET - USE PERMIT #ZP2021-0193
SEPTEMBER 22, 2022

FINDINGS & CONDITIONS
Page 4 of 25

concession or incentive. This equates to a density bonus of 24 units (33 units maximum) above the Base Project, for a total of 187 units.

2. In accordance with Government Code Section 65915(d) and (k), the Zoning Adjustments Board hereby grants the following concessions in order to provide for affordable housing costs:
 - A. Concession to reduce the usable open space requirement – to provide 11,916 square feet where 14,960 square feet is required
3. In accordance with Government Code Section 65915(d), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of the concession is required to provide for affordable rents, as provided in Government Code Section 65915(d)(1)(A) because 1) approval of the concession will result in identifiable and actual cost reduction; 2) approval of the concession will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) will not be contrary to State or Federal law.
4. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers:
 - A. Waiver of BMC Section 23.204.130(E)(1) to exceed building height limits – to be 87 feet (plus 5-foot parapet, by right), where 75 feet is the limit (plus 5-foot parapet, by right, with a use permit)
 - B. Waiver of BMC Section 23.204.130(E)(3) to reduce setback to 0 feet, where 15 feet is required, where above 75 feet in height
 - C. Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum to 0-20 feet, where 5 feet is required, at 0-20 foot building height
 - D. Waiver of BMC Section 23.304.090(B)(7) to reduce the landscaped usable open space to 25 percent, where from 40 percent minimum is required
 - E. Waiver of BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district
 - F. Waiver of BMC Section 23.322.030(B)(1) to reduce the minimum commercial parking requirement to zero, where 8 is requiredThese waivers are required because state law requires the City to modify development standards as necessary to accommodate these density bonus units, and because the Zoning Adjustments Board hereby finds that the density bonus units can best be accommodated by granting these waivers.
5. In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds approval of waivers is required 1) construct the proposed project at the density permitted under State law; 2) approval of requested waivers will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers will not be contrary to State or Federal law.

III. FINDINGS FOR APPROVAL

6. The Housing Accountability Act §65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local

agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that:

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

The project includes construction of 187 dwelling units. Because the base project would comply with applicable, objective general plan and zoning standards, §65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified by staff.

- 7. As required by Section 23.406.040(E)(1) of the BMC, the project, under the circumstances of this particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:
 - A. The project is consistent with all applicable C-DMU District standards and qualifies for waivers and concessions for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915;
 - B. Shadow impacts will affect commercial uses only, and will not affect residential uses; and
 - C. The project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.

IV. OTHER FINDINGS FOR APPROVAL

- 8. As required by Section 23.326.070(D) of the BMC, the Zoning Adjustments Board finds that the proposed demolition of the existing building at 2065 Kittredge Street will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City, and meets the finding that demolition is required to allow a proposed new building or other proposed new use.
- 9. As required by Section 23.204.130(I) of the BMC, the Zoning Adjustments Board finds that the proposed use or structure:
 - A. Is compatible with the purposes of the district to implement the vision and goals of the Downtown Area Plan:
 - a. Environmental Sustainability and Access: DAP Goals ES-3, UL-1 AC-1, AC-4. The project provides higher-density development in proximity to regional transit, shops and amenities, and it will improve options to increase access to Downtown on foot, by bicycle and via transit will promote transit as an efficient and attractive choice through its location and through its Transportation Demand Management Plan and other associated Conditions of Approval.

- b. Land Use: DAP Goal LU-1 (Policies LU-1.1 and LU-1.3). The Project will include residential, and commercial uses that allow people who live, work and learn in the Downtown to meet daily needs on foot.
 - c. Historic Preservation and Urban Design: The LPC referred the project to DRC for design review recommendations, and considered the project in relation to its urban context, focusing on the application of the Downtown Design Guidelines, which implement the objectives and policies of the Historic Preservation and Urban Design chapter of the DAP. The LPC approved the SAP with findings for consistency with Landmarks Preservation, the Secretary of Interior standards for rehabilitation, and DAP design review standards. (See section IV.B for details.)
 - d. Streets and Open Space: DAP Goal OS-1. The project will enhance public open spaces and streets to benefit pedestrians, improve Downtown's livability, and foster a sense of place.
 - e. Housing and Community Health and Services: DAP Goals HC-1, HC-2, HC-3. The project will encourage Downtown as a thriving, livable, diverse residential neighborhood with a mix of supportive uses, and play a significant role in meeting Berkeley's continuing need for additional housing.
 - f. Economic Development: DAP Goal ED-1. The project will serve the needs of the neighborhood and the City, make Downtown a more attractive regional destination, by promoting successful retail businesses and other attractions, with daytime and night-time populations to support them.
- B. Is compatible with surrounding uses and buildings:
- a. The project site currently includes office and retail uses. (Previous cinema and museum uses no longer occupy the site.) The proposed project will change uses on the site to ground-floor commercial (retail and food service) and residential uses above. Uses on the surrounding properties include retail, public parking, office, library, hotel, and residential. The project will not introduce new land uses that do not already exist in the Downtown, and as described above, will further the vision and goals of the DAP.
 - b. The DRC forwarded a positive recommendation for the project design, and the LPC voted to approve the SAP, with findings for consistency with Landmarks Preservation, the Secretary of Interior standards for rehabilitation, and DAP design review standards.
-

2065 KITTREDGE STREET - USE PERMIT #ZP2021-0193
SEPTEMBER 22, 2022

FINDINGS & CONDITIONS
Page 7 of 25

V. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

The following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. **Conditions and Mitigation Monitoring and Reporting Program Shall be Printed on Plans**
The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions.' *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.
2. **Compliance Required (BMC Section 23.102.050)**
All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.
3. **Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060.B.1 and 2)**
 - A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.
 - B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.
4. **Conformance to Approved Plans (BMC Section 23.404.060.B.4)**
All work performed under an approved permit shall be in compliance with the approved plans and any conditions of approval.
5. **Exercise and Expiration of Permits (BMC Section 23.404.060.C)**
 - A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
 - B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
 - C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).
 - D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.
6. **Permit Remains Effective for Vacant Property (BMC Section 23.404.060.D)**

Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.

7. Permit Modifications (BMC Section 23.404.070)

No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

8. Permit Revocation (BMC Section 23.404.080)

The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.

9. Pay Transparency Acknowledgement (BMC Section 13.104.030)

Prior to the issuance of a building permit for any Project subject to this Chapter:

- A. A Responsible Representative of the Permittee shall certify under penalty of perjury that: (1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter.
- B. The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the Permittee shall certify under penalty of perjury that the Contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.

10. Pay Transparency Attestations Following Project Completion (BMC Section 13.104.040)

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

11. Posting of Ordinance (BMC Section 13.104.050)

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

property to investigate the subsurface conditions in the vicinity of the historic Strawberry Creek channel and installing and monitoring a piezometer(s) to better document groundwater conditions before and during construction. The Final Geotechnical Report shall be compiled, signed and stamped by the Project Geotechnical Consultant and submitted to the City for review by the City Geotechnical Consultant and City Engineer as part of building permit plan check.

16. Geotechnical Plan Review. The applicant's geotechnical consultant shall review and approve all geotechnical aspects of the final project building and grading plans (i.e., site preparation and grading including removal and replacement/treatment of expansive soils, site surface and subsurface drainage improvements including site runoff discharge, and design parameters for foundations and retaining walls, etc.) to ensure that their recommendations have been properly incorporated and to ensure that the project concept has not changed significantly since preparation of their report. The results of the plan review should be summarized by the geotechnical consultant in a letter and submitted to the City Engineer for review and approval prior to issuance of building permits.
17. Vapor Intrusion. Submit a vapor intrusion report (including subslab vapor samples and indoor air samples at the northwestern portion of the basement level of the Site) to the Toxics Division for review. See the project Phase I report, dated February 5, 2021 for details on the required report scope.
18. Final Design Review. The Project requires approval of a Final Design Review application by the Design Review Committee.
19. Address Assignment. The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned in accordance with BMC 16.28.030, and entered into the City's database after the building permit is issued but prior to final inspection.
20. 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.

21. Damage Due to Construction Vibration. The project applicant shall submit screening level analysis prior to, or concurrent with demolition building permit. If a screening level analysis shows that the project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). The assessment shall take into account project specific information such as the composition of the structures, location of the various types of equipment used during each phase of the project, as well as the soil characteristics in the project area, in order to determine whether project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. If the assessment finds that the project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction that to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake an existing conditions study (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage. This study shall
- establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and
 - include written descriptions and photographs.

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

22. Compliance with Conditions and Environmental Mitigations. The building permit application is subject to verification of compliance to the adopted **Mitigation Monitoring and Reporting Program (Attachment - Exhibit B)**. The applicant shall be responsible for demonstrating compliance with all conditions of approval and mitigation measures per the timeline set forth by this use permit. The applicant shall deposit \$10,000 with the City, or less with the approval of the Zoning Officer, to pay for the cost of monitoring compliance with these Conditions of Approval

and other applicable conditions and regulations. Should compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses upon the request of the Zoning Officer; any unused deposit will be refunded to the applicant.

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

23. Fee Deferrals. All zoning project application fees that were deferred at the time of application submittal shall be paid in full.
24. Construction Noise Management - Public Notice Required. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within **500 feet** of the project site. This notice shall at a minimum provide the following: (1) project description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name and phone number of the Project Liaison for the project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.
25. Construction Phases. The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or his/her designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these conditions. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.
26. Demolition. Demolition of the existing building cannot commence until a complete application is submitted for the replacement building. In addition, all plans presented to the City to obtain a permit to allow the demolition are subject to these conditions.
27. Construction and Demolition Diversion. Applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.
28. Toxics. The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:
- A. Environmental Site Assessments:
- 1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 2 years old*) shall be submitted to TMD for developments for:
 - All new commercial, industrial and mixed use developments and all large improvement projects.
 - All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).

- EMA is available online at: <http://www.cityofberkeley.info/uploadedFiles/IT/Level 3 - General/ema.pdf>
- 2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.
 - 3) If the Phase I is over 2 years old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.
- B. Soil and Groundwater Management Plan:
- 1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.
 - 2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.
 - 3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.
- C. Building Materials Survey:
- 1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center.
- D. Hazardous Materials Business Plan:
- 1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at <http://cers.calepa.ca.gov/> within 30 days if on-site hazardous materials exceed BMC 15.20.040. HMBP requirement can be found at <http://ci.berkeley.ca.us/hmr/>

Prior to Issuance of Any Building (Construction) Permit

29. Privately Owned Public Open Space (POPOS). The applicant shall submit proof of measures taken (i.e. signage, etc..) to ensure that the POPOS area at Allston and Harold Way are accessible to the public for the life of the project.
30. HVAC Noise Reduction. Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.
31. Interior Noise Levels. Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.
32. Streets and Open Space Improvement Plan: Street Frontage Improvements. Streets and Open Space Improvement Plan: Street Frontage Improvements. Consistent with the Downtown Streets and Open Space Improvement Plan (SOSIP) (or subsequent iterations as adopted by the City), the developer shall construct improvements along Harold Way, Kittredge Street, and Allston Way, to the centerline. Such improvements shall be included with the building permit submittal, designed and constructed as directed by the Public Works and Fire Departments, and constructed prior to certificate of occupancy.
33. Green Building Certification. The applicant shall submit documentation demonstrating that the building will attain LEED Gold or higher, or attain a building performance equivalent to this rating that has been approved by the Zoning Officer for this project. Documentation shall include proof of payment of the registration/application fee to the organization administering the green building certification system (e.g. USGBC/GBCI for LEED, Build It Green for GreenPoint Rated, etc.), a copy of the updated green building checklist that reflects anticipated points, and a statement from the appropriate project team professional (e.g. LEED Accredited Professional, GreenPoint Rater, etc.) verifying that the project is on track for certification at the required level or above. The submitted green building checklist must be a type that is appropriate for the project and a version that is being accepted by the organization granting the green building certification at the time of building permit application. Whenever applicable, measures from the green building checklist shall be incorporated and noted on site plans.
34. Solar Photovoltaic (Solar PV). A solar PV system, on the solar zone specified in Section 110.10 of the 2019 Energy Code, shall be installed (subject to the exceptions in Section 110.10) as specified by the Berkeley Energy Code (BMC Chapter 19.36). Location of the solar PV system shall be noted on the construction plans.
35. Electric Vehicle (EV) Charging. At least 20% of the project parking spaces for residential parking shall be "EV Charger Ready": equipped with raceway, wiring, and power to allow for future Level 2 (240 Volt/40 amp) plug-in electric vehicle (EV) charging system installation, and at least 80%

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of the project parking spaces for residential parking shall be "EV Spaces Raceway Equipped": equipped with a raceway between an enclosed, inaccessible, or concealed area and an electrical service panel/subpanel as specified by the Berkeley Green Code (BMC Section 19.37.040). Any Level 2 EV charging systems installed at parking spaces will be counted toward the applicable readiness requirement. Readiness for EV charging and EV charging station installations shall be noted on the construction plans.

36. Water Efficient Landscaping. Landscaping, totaling 500 square feet of more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State's Model Water Efficient Landscape Ordinance (MWELo). MWELo-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ET_o) for Berkeley is 41.8.
37. Prohibition of Natural Gas Infrastructure in New Buildings. The project shall comply with the City of Berkeley Prohibition of Natural Gas Infrastructure in New Buildings (BMC Chapter 12.80).
38. Recycling and Organics Collection. Applicant shall provide recycling and organics collection areas for occupants, clearly marked on site plans, which comply with the Alameda County Mandatory Recycling Ordinance (ACWMA Ordinance 2012-01).
39. Public Works ADA. Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.
40. Required Parking Spaces for Persons with Disabilities. Per BMC Section 23.322.040.H of the Zoning Ordinance, "If the number of required off-street parking spaces in a non-residential district is reduced as allowed by this chapter, the number of required parking spaces for persons with disabilities shall be calculated as if there had been no reduction in required spaces."

Prior to Demolition or Start of Construction:

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

During Construction:

42. Construction Hours. Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.
43. Construction Hours- Exceptions. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the

expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.

44. Project Construction Website. The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant:
- Contact information (i.e. "hotline" phone number, and email address) for the project construction manager
 - Calendar and schedule of daily/weekly/monthly construction activities
 - The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.
45. Public Works - Implement BAAQMD-Recommended Measures during Construction. For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:
- A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
46. Air Quality - Diesel Particulate Matter Controls during Construction. All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with **one** of the following measures:
- A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or
 - B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type

(Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.

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.
47. Construction and Demolition Diversion. Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using [Green Halo](#) and submit online for City review and approval prior to final inspection. Alternatively, complete the second page of the original Construction Waste Management Plan and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.
48. Low-Carbon Concrete. The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25%. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff.
49. 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.
50. Avoid Disturbance of Nesting Birds. Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.
51. 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.
52. Human Remains (Ongoing throughout demolition, grading, and/or construction). In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate

the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

53. 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.
54. 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.
55. Stormwater Requirements. The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:
- A. The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.
 - B. Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.
 - C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater

- pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.
- D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be conducted prior to the issuance of a Building Permit.
 - E. All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.
 - F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.
 - G. All private or public projects that create and/or replace 10,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological).
 - H. All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.
 - I. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
 - J. All loading areas must be designated to minimize "run-on" or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.
 - K. Restaurants, where deemed appropriate, must be designed with a contained area for cleaning mats, equipment and containers. This contained wash area shall be covered or designed to prevent run-on or run-off from the area. The area shall not discharge to the storm drains; wash waters should drain to the sanitary sewer, or collected for ultimate disposal to the sanitary sewer. Employees shall be instructed and signs posted indicating that all washing activities shall be conducted in this area. Sanitary connections are subject

- to the review, approval and conditions of the waste water treatment plant receiving the discharge.
- L. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
- M. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.
56. Public Works. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.
57. Public Works. The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.
58. Public Works. The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.
59. Public Works. Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.
60. Public Works. The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.
61. Public Works. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.

Prior to Final Inspection or Issuance of Occupancy Permit:

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

- 63. Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **September 1, 2022**, except as modified by conditions of approval.
- 64. Geotechnical Construction Inspections.** The geotechnical consultant shall inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections shall include, but not necessarily be limited to: site preparation and grading including the removal and replacement of undocumented fill, site surface and subsurface drainage improvements, and excavations for foundations and other improvements prior to the placement of steel and concrete. The Consultant should be allowed to inspect site excavations to confirm areas of undocumented fill including areas of potential fill associated with the historic alignment of Strawberry Creek. The results of these inspections and the as-built conditions of the project shall be described by the geotechnical consultant in a letter and submitted to the City Engineer for review prior to final (granting of occupancy) project approval.
- 65. Transportation Demand Management.** Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Land Use Division staff to confirm that the physical improvements required in BMC Section 23.322.060 have been installed. A Parking and Transportation Demand Management (PTDM) compliance report documenting that the programmatic measures required in BMC Section 23.322.060 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the project is compliant with the applicable requirements in this section:
- A. New construction that results in an off-street total of more than 25 publicly available parking spaces shall install dynamic signage to Transportation Division specifications, including real-time garage occupancy signs at the entries and exits to the parking facility with vehicle detection capabilities and enabled for future connection to the regional 511 Travel Information System; or equivalent, as determined by the Land Use Division in consultation with the Transportation Division. The information panels shall be shown in the construction drawings and shall be installed prior to occupancy.
 - B. For any new building with residential units or structures converted to a residential use, required parking spaces shall be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of Certificate of Occupancy or final inspection.
 - C. For new structures or additions over 20,000 square feet, the property owner shall provide transportation benefits at no cost to every employee, residential unit, and/or group living accommodation resident, one pass for unlimited local bus transit service; or (subject to the review and approval of the Zoning Officer in consultation with the Transportation Division) a functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted adult monthly local bus pass. A notice describing these transportation benefits shall be posted in a location or locations visible to all employee and residents.
 - D. For residential structures constructed or converted from a non-residential use that provide off-street parking, vehicle sharing spaces shall be provided in the amounts shown in BMC Table 23.322-6, to be offered to vehicle sharing service providers at no cost, for as long as providers request the spaces, and otherwise consistent with BMC Section 23.322.060(D).

66. Green Building Certification. The applicant shall submit updated documentation demonstrating that the building will attain LEED Gold or higher, or attain a building performance equivalent to this rating that has been approved by the Zoning Officer for this project. Documentation expected at this stage includes proof of submission of the final application materials and payment of the certification fee. If this submission has not yet occurred, a detailed explanation and timeline indicating when it will happen must be submitted to the Zoning Officer for review and approval. Once awarded by the organization administering the green building certification system, the applicant shall forward a copy of the certification award to the Zoning Officer.

BELOW MARKET RATE UNITS

67. Number of Below Market Rate Units. The project shall provide **nine (9) Very Low-Income** rental dwelling units ("BMR Units"), which are required to comply with the State Density Bonus Law (Government Code Section 65915). The BMR Units shall be designated in the Regulatory Agreement and shall be reasonably dispersed throughout the project; be of the same size and contain, on average, the same number of bedrooms as the non-BMR units in the project; and be comparable with the design or use of non-BMR units in terms of appearance, materials and finish quality. The designation of BMR Units shall conform to the addresses assigned to the building by the City.
68. Regulatory Agreement. Prior to the issuance of a building permit, the applicant shall enter into a Regulatory Agreement that implements Government Code Section 65915 and this Use Permit. The Regulatory Agreement may include any terms and affordability standards determined by the City to be necessary to ensure such compliance. The maximum qualifying household income for the BMR Units shall be 50 percent of area median income (AMI), and the maximum housing payment shall be 30 percent of 50 percent of AMI, as set forth in the following paragraphs of this condition. If the BMR units are occupied by very low-income tenants receiving a rental subsidy through the Section 8 or Shelter Plus Care programs, the rent received by the project sponsor may exceed the restricted rent to the payment standards allowed under those programs so long as the rent allowed under the payment standards is not greater than the market rents charged for comparable units in the development. The applicant shall submit the Regulatory Agreement to the Housing and Community Services Department (HHCS) via email to affordablehousing@cityofberkeley.info for review and approval.
69. In addition, the following provisions shall apply:
- A. Maximum rent shall be adjusted for the family size appropriate for the unit pursuant to California Health & Safety Code Section 50052.5 (h).
 - B. Rent shall include a reasonable allowance for utilities, as published and updated by the Berkeley Housing Authority, including garbage collection, sewer, water, electricity, gas, and other heating, cooking and refrigeration fuels. Such allowance shall take into account the cost of an adequate level of service. Utilities do not include telephone service. Rent also includes any separately charged fees or service charges assessed by the lessor which are required of all tenants, other than security deposits.
 - C. BMR units will be provided for the life of the project under Section 22.20.065.
70. Determination of Area Median Income (AMI).
- The "AMI" (Area Median Income) shall be based on the income standards for the Oakland Primary Metropolitan Statistical Area reported by the United States Department of Housing and Urban Development (HUD). In the event HUD discontinues establishing such income standards, AMI shall be based on income standards determined by the California State

Department of Housing and Community Development (HCD). If such income standards are no longer in existence, the City will designate another appropriate source or method for determining the median household income.

- The applicable AMI for the purpose of determining the allowable rent for each unit (but not for the purpose of determining eligibility for occupancy of an inclusionary unit) shall be determined in accordance with the following table:

Unit Size	AMI Standard
Studio unit	AMI for a one person household
One-bedroom unit	AMI for a two person household
Two-bedroom unit	AMI for a three person household
Three-bedroom unit	AMI for a four person household

71. Nothing in these conditions shall be interpreted to prohibit, or to require modification of the Use Permit or Regulatory Agreement to allow, the provision of additional BMR units, or additional affordability, than are required in the foregoing provisions.
72. Percent for Public Art: Consistent with BMC §23C.23, the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art.
73. Affordable Housing Mitigation Fee: Consistent with BMC §22.20.065, and fee resolution applicable to this project, the applicant shall provide a schedule, consistent with a schedule approved by the City Manager or her designee, outlining the timeframe for payment of the AHMF, and they shall pay this fee.
74. Streets and Open Space Improvement Plan: Impact Fee: As required by BMC Section 23.204.130.F, the project shall pay an impact fee to implement the Streets and Open Space Improvement Plan (SOSIP) per the fee schedule adopted by the Council by resolution. The City shall deposit this payment into the Downtown Streets and Open Space Improvement Fund (SOSIF), or its equivalent, to pay for the design and construction of the SOSIP Major Projects. The fee shall apply to the project's "Gross Floor Area" as defined in BMC Section 23.502, less any existing Gross Floor Area removed as part of the project.

At All Times:

75. Transportation Demand Management Compliance. The property owner shall submit to the Land Use Division annual PTDM Compliance Reports, subject to the review and oversight of Land Use Division staff.
76. Exterior Lighting. All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
77. Rooftop Projections. No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.
78. Design Review. Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Landmarks Preservation Commission approval.

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79. Drainage Patterns. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.
 80. Electrical Meter. Only one electrical meter fixture may be installed per dwelling unit.
 81. Loading. All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.
 82. Residential Permit Parking. No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The project planner shall notify the Finance Department, Customer Service Center, to add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of an occupancy permit or final inspection.
 83. Tenant Notification. The developer shall provide tenant notification, via a lease rider or deed covenant, that each dwelling unit is located in a mixed-use area that includes commercial, food service and entertainment uses, and that each occupant shall not seek to impede their lawful operation.
 84. Transit Subsidy Condition. The applicant shall reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area as per BMC Chapter 9.88.
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EXHIBIT B

MITIGATION MONITORING & REPORTING PROGRAM – JULY 2015

REVISED JULY 2022

This Draft Mitigation Monitoring and Reporting Program (MMRP) was formulated based upon the findings of the Environmental Impact Report (EIR) and Infill Initial Study Checklist prepared for the 2211 Harold Way Mixed-Use Project. The MMRP, which is provided in Tables 1 and 2 of this section, lists mitigation measures recommended in the EIR and the Infill Checklist for the proposed Project and identifies mitigation monitoring requirements. The Final MMRP must be adopted when the City makes a final decision on the project.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts. The MMRP is intended to ensure compliance during implementation of the project.

The MMRP is organized in a matrix format. The first column identifies the impact and the second column identifies the mitigation measure that will be implemented for each project impact. The third column, entitled "Monitoring Responsibility," refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The fourth column, entitled "Monitoring Timing," refers to when the monitoring will occur to ensure that the mitigation action is completed. The lead agency will provide verification that the measures have been implemented. These mitigation measures include any minor revisions made as a result of the Response to Comments Document.

July 27, 2022

This MMRP was revised to reflect the findings in the EIR Addendum prepared for the 2065 Kittredge Mixed-Use Project (ZP2021-0193 & LMSAP2021-0004). Specifically, Cultural Resource Mitigation Measures CR-2(a) through (c) were deleted (because they no longer apply due to changes in the project design).

MITIGATION MONITORING AND REPORTING PROGRAM
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Table 1: 2211 Harold Way Mixed-Use Project EIR Mitigation Monitoring and Reporting Program

Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
I. CULTURAL RESOURCES				
<p>CR-1 The proposed project would involve demolition of the 1926 addition to the Hotel. Both of these additions contribute to the hotel's historical significance and are included in the property's local landmark designation.</p>	<p>CR-1(a) Documentation. In consultation with the City of Berkeley Planning and Development, the project applicant shall complete Historic American Building Survey (HABS) Level II documentation of the Shattuck Hotel and its setting. This documentation shall include drawings, photographs, and a historical narrative.</p> <ul style="list-style-type: none"> • Drawings: Existing historic drawings of the Shattuck Hotel (including the original 1910 building and the 1912, 1913, and 1926 additions), if available, shall be photographed with large-format negatives or photographically reproduce on Mylar. In the absence of existing drawings, full-measured drawings of the complex's plan, exterior elevations, and courtyard elevations should be prepared. • Photographs: Photo-documentation of the Shattuck Hotel (including the original 1910 building and the 1912, 1913 and 1926 additions) shall be prepared to HABS standards for archival photography. HABS standards require large-format black-and-white photography, with the original negatives having a minimum size of 4 x 5 inches. Digital photography, roll film, film packs, and electronic manipulation of images are not acceptable. All film prints, a minimum of 4 x 5 inches, must be hand-processed according to the manufacturer's specifications and printed on fiber base single weight paper and dried to a full gloss finish. A minimum of 12 	<p>City of Berkeley Planning Department, Land Use Division</p>	<p>Prior to the issuance of a demolition permit</p>	

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	<p>photographs must be taken, detailing the site, building exteriors, and building interiors. Photographs must be identified and labeled using HABS standards. Color 35mm non-archival photographs of the historical building and grounds shall be taken to supplement the limited number of archival photographs required under the HABS standards described above. Photographs should include overall views of the site; individual views of important building features; exterior elevations of each façade of the complex; views of interior courtyard spaces; and detail views of specific materials or elements.</p> <ul style="list-style-type: none"> • Historical Overview: In consultation with the City of Berkeley Planning and Development Department, a qualified historian or architectural historian shall assemble historical background information relevant to the Shattuck Hotel and its setting. Much of this information may be drawn from the Historic Context Report that architecture + history LLC has prepared for the property. The project applicant shall submit three hard copies and six electronic copies of the drawings and historical overview, along with two sets of photographic negatives, to the City of Berkeley. To ensure its public accessibility, the City of Berkeley will distribute the documentation to the Berkeley Public Library, UC Berkeley's Environmental Design Archives, Berkeley Architectural Heritage Association, the Berkeley Historical Society, and the Northwest 			

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Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	Information Center of the California Historical Resources Information System (CHRIS).			
	CR-1(b) Salvage. The project applicant shall salvage materials from the 1913 and 1926 additions to the Shattuck Hotel for reuse on-site if feasible , as determined by the Zoning Officer, and given local historical societies the opportunity to salvage remaining materials for public information or reuse in other locations. This effort is expected to focus on the additions' multi-pane, metal-sash windows (currently painted over) as well as the ceiling plasterwork in the entry arcade. All salvaged materials shall be stripped of lead-based paint using safe handling methods. If, after 30 days, none of the societies is able and willing to salvage the materials, the materials shall be offered to local architectural salvage companies by placing an advertisement in a website and newspaper of general circulation for at least 30 days. Demolition may proceed only after any significant historic features or materials have been identified (at the applicant's cost) and their removal completed, unless none of the above organizations are interested in salvaging the materials.	City of Berkeley Planning Department, Land Use Division	Prior to the issuance of a demolition permit	
	CR-1(c) Onsite Interpretation. The project applicant shall incorporate a wall display featuring historic photos of the Shattuck Hotel property and a description of its historical significance into the publicly accessible portion of any subsequent development on the site. This display shall be developed by professionals meeting the Secretary of the Interior's Professional Qualifications (as verified by City of Berkeley planning staff) and experienced in creating such historical exhibits, with the assistance of City of Berkeley planning staff.	City of Berkeley Planning Department, Land Use Division	Plans for the exhibit shall be approved by the LPC prior to the issuance of a building permit.	

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Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>CR-1(d) Contribution to the Historic Preservation Fund. The project applicant shall contribute funds to the City to be applied to future historic preservation activities within Downtown Berkeley, including survey work; property research; and evaluation in accordance with the Secretary of the Interior's Standards.</p>	<p>City of Berkeley Planning Department, Land Use Division</p>	<p>Prior to the issuance of a building permit.</p>	
<p>CR-2 The proposed project would alter the setting of historic landmarks adjacent to and facing the project, including the Shattuck Hotel, the Public Library, and the former Elks Lodge and Armstrong College buildings because the project's design elements would be partially inconsistent with the Secretary of the Interior's Standards and the Downtown Berkeley Design Guidelines.</p>	<p>CR-2(a) Allston Way Elevation. New construction on the Allston Way elevation shall incorporate horizontal façade elements that reference the roofline of the adjacent 1912 restaurant addition to the Shattuck Hotel. Specifically, new construction shall incorporate a horizontal belt course along its Allston Way façade that corresponds to the cornice and parapet of the 1912 addition. This belt course shall include a cornice element or other horizontal embellishment that projects from the face of the building. (This element could consist of a simple projecting molding, for example, that is stylistically in keeping with the contemporary design of the proposed project.) By incorporating this belt course, the proposed project, despite being considerably taller than the Shattuck Hotel, would better maintain the scale and feel of the historic building frontage along Allston Way.</p>	<p>City of Berkeley Planning Department, Land Use Division</p>	<p>Plans and designs for the Allston Way elevation shall be approved by LPC in Final Design Review (FDR) prior to the issuance of a building permit.</p>	

MITIGATION MONITORING AND REPORTING PROGRAM

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Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>CR-2(b) Kittredge Street Elevation. At the Kittredge Street elevation, the proposed project includes a two-story “hyphen” that separates the Shattuck Hotel from the 12- and 18-story portions of the project to the west. Project drawings show the Kittredge Street façade of this portion of the project as a blank wall, potentially covered in vegetation. Such wall treatment is incompatible with the historic setting. Perforations (such as a door or windows) or other architectural elements shall be incorporated into the design of this wall so as to maintain an active street frontage that is more in keeping with the ground floors of the nearby historical resources and the larger Shattuck Avenue Commercial Corridor.</p>	<p>Final Design Review City of Berkeley Planning Department, Land Use Division</p>	<p>Plans and designs for the Kittredge Street elevation with architectural elements to maintain an active street frontage shall be approved by LPC in FDR prior to the issuance of a building permit.</p>	
	<p>CR-2(c) Glazed Aluminum Window Wall Systems. While the glazed aluminum window wall systems proposed for much of the project would clearly differentiate the proposed project from nearby historical resources, the design of these wall systems needs to be modified to make them more compatible with those resources. The proportion and pattern of void to wall in the wall treatments of the proposed project shall be modified to more closely match Library, the former Elks Lodge and the former Armstrong College building. Potential ways to achieve this include replacing the window wall systems with punched curtain wall systems similar to those used elsewhere in the project, or breaking up the window wall systems with windowless bays.</p>	<p>City of Berkeley Planning Department, Land Use Division</p>	<p>Plans and designs for the glazed aluminum window wall systems with translucent panels shall be approved by LPC in FDR prior to the issuance of a building permit.</p>	
<p>CR-4 Construction activities associated with demolition of the 1959 Hink’s building and the 1926 addition to the Shattuck Hotel, and partial removal of the 1913 addition to the Shattuck Hotel,</p>	<p>CR-4(a) Foundations Investigation. A registered structural engineer with a minimum of 5 years of experience in the rehabilitation and restoration of historic buildings, meeting the Secretary of the Interior’s Professional Qualifications, shall investigate the existing relationship of the foundations of the</p>	<p>Applicant’s historical architecture and structural engineering consultants</p>	<p>Prior to the issuance of a demolition permit</p>	

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<p>could produce ground vibration or soil movement under the existing foundation of nearby historic resources, compromising the historic building's structural stability.</p>	<p>various portions of the Shattuck Hotel property. Any required test excavations shall be performed only in the presence of the structural engineer. The structural engineer shall prepare a report of findings that specifies modifications to the project design and/or associated construction activities that are necessary to retain the structural integrity of the Shattuck Hotel (including the original 1910 building, the 1912 addition, and the portion of the 1913 addition proposed for retention).</p> <p>In consultation with a historic preservation architect meeting the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, Professional Qualifications Standards, the structural engineer (with geotechnical consultation as necessary) shall determine whether, due to the nature of the excavations, soils, method of soil removal and the existing foundations of the Shattuck Hotel, the potential for settlement would require underpinning and/or shoring. If underpinning and/or shoring is determined to be necessary, appropriate designs shall be prepared and submitted for review and approval.</p> <p>Foundation and shoring shall not use driven or vibration piles. Only cast-in-place or auger piles or micropiles shall be used for shoring, underpinning, and/or new foundations. The existing structure shall be shored at each side of the location where the western portion of the hotel is to be demolished. After the existing structure is shored, an air gap shall be cut between the building to remain and the portion of the building to be demolished at the roof, floor levels and through the above grade walls prior to the demolition of the western portion of the building. The air gap shall</p>	<p>City of Berkeley Planning Department, Land Use Division</p>		

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	<p>be a minimum of 12 inches wide and also be wide enough that no debris can lodge in the gap and transfer vibrations into the portion of the building to remain. The contractor may elect to demolish an entire bay of the existing structure between two column lines so that additional shoring may be minimized or eliminated. This will prevent the transmission of vibrations from the demolition through the existing structural members and, therefore, limit the potential for structural damage due to the vibrations from the demolition. Any debris that becomes lodged in the gap shall be removed as soon as is safely possible.</p> <p>All documents prepared in accordance with this Measure shall be submitted to the City of Berkeley Planning and Development Department for approval, and all work required by this Measure shall be at the project sponsor's expense</p>			
	<p>CR-4(b) Construction Monitoring. Prior to demolition, the historic preservation architect and structural engineer referenced in Mitigation Measures CR-4(a) shall undertake an existing condition study of the Shattuck Hotel, including the location and extent of any visible cracks or spalls. Any existing damage to the hollow clay tile that could cause structural damage due to construction vibrations shall be noted. This initial survey will serve as a baseline to determine if any damage would occur during demolition or construction of the new building. The documentation shall take the form of written descriptions and photographs, and shall include those physical characteristics of the resource that conveys its historic significance and that justify its inclusion on the local register. The documentation shall be reviewed and</p>	<p>Applicant's historical architecture and structural engineering consultants</p> <p>City of Berkeley Planning Department, Land Use Division</p>	<p>Prior to the issuance of a demolition permit</p>	

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Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>approved by the City of Berkeley Planning and Development Department.</p> <p>The historical architect and structural engineer shall monitor the Shattuck Hotel during construction and report any changes to existing conditions, including, but not limited to, expansion of existing cracks, new spalls, or other exterior deterioration. Any new cracks, new spalls, or other exterior deterioration shall be repaired to the pre-existing condition as indicated at the end of this section. Monitoring reports shall be submitted to the City of Berkeley Planning and Development Department on a periodic basis. The structural engineer shall consult with the historic preservation architect, especially if any problems with character-defining features of a historic resource are discovered. If in the opinion of the structural engineer, in consultation with the historic preservation architect, substantial adverse impacts to historic resources related to construction activities are found during construction, the historical architect and structural engineer shall so inform the project sponsor or sponsor's designated representative responsible for construction activities.</p> <p>Vibrations shall be limited during demolition of the existing below grade wall and foundation concrete so as not to transmit significant vibrations to the remaining structures. The use of jackhammers and smaller hoe-rams with lower impact force shall be used wherever possible to limit vibrations. Larger hoe-rams (rated at greater than 2,000 foot-pounds) shall not be used without a written determination by a qualified testing agency that such rams will not cause vibrations greater than 0.2 inches per second of</p>			

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Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>vertical movement at the existing hotel. Measurements for vibrations shall be taken at the same distance to the vibration source as the Shattuck Hotel building will be from the source during use for construction or demolition. The testing agency used for measuring vibrations shall be experienced in measuring vibrations, as determined by the City of Berkeley Planning and Development Department.</p> <p>The areas where the demolition will be closest to the existing building and therefore most likely to propagate vibrations to the remaining structures are: demolition of the eastern end of the existing cinema building along Kittredge Street; demolition for the new construction below the hotel at the corner of Shattuck Avenue and Kittredge Street; and demolition of the eastern portion of the former Hink's Department Store addition at Allston Way and Harold Way. At these areas where demolition of below grade concrete will be close to the remaining structures, the concrete shall be demolished using methods that limit vibrations, such as the use of jackhammers and small hoe-rams with lower impact force, even if it is determined that larger hoe-rams can be used elsewhere on the site.</p> <p>The structural engineer shall consult with the historic preservation architect, especially if any problems with character- defining features of a historic resource are discovered. Because of the inherent unpredictability of large-scale excavation and construction, there is an unlikely but possible chance that unforeseen damage would occur. If substantial adverse impacts to historic resources related to construction activities are found during construction, and if in the opinion of the structural engineer, in consultation with the historic</p>			

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Impact Statement	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>preservation architect, the historical architect and the structural engineer (monitoring team) shall so inform the project sponsor or sponsor's designated representative responsible for construction activities. The historical architect and the structural engineer shall make specific recommendations to the project sponsor, including whether work should stop and whether construction activities should be modified.</p> <p>Once the historic architect and the structural engineer inform the project sponsor, the project sponsor shall adhere to the monitoring team's recommendations for corrective measures, including halting construction or using methods which cause less vibration, in situations where construction activities would imminently endanger historic resources. The City of Berkeley Planning and Development Department shall establish the frequency of monitoring and reporting. The project sponsor shall respond to any claims of damage by inspecting the affected property promptly, but in no case more than 5 working days after the claim was filed and received by the project sponsor. A sign shall be posted in a visible place onsite and a letter shall be sent to the hotel owner or manager specifying the monitoring team's contact information prior to the start of construction activities.</p> <p>Any new cracks or other changes in the Shattuck Hotel shall be compared to pre-construction conditions and a determination made as to whether the proposed project could have caused such damage. In the event that the project is demonstrated to have caused any damage, such damage shall be repaired to the pre-existing condition. Site visit reports and documents associated with claims processing shall be provided to</p>			

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	the City of Berkeley Planning and Development Department. Monitoring reports shall be submitted to the City of Berkeley Planning and Development Department on a periodic basis. All work required by this Measure shall be at the project sponsor's expense.			
	CR-4(c) Training Program. The historic preservation architect referenced in Mitigation Measures CR-4(a) shall establish a training program for construction workers involved in the project that emphasizes the importance of protecting historic resources. This program shall include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near the Shattuck Hotel, including storage of materials away from the historic building. It shall also include information on means to reduce vibrations from demolition and construction, and monitoring and reporting any potential problems that could affect the historic resource. A provision for establishing this training program shall be incorporated into the general contractor's contract with the project applicant regarding construction of the project, and the contract provisions shall be reviewed and approved by the City of Berkeley Planning and Development Department. All work required by this Measure shall be at the project sponsor's expense.	Applicant's preservation architecture and structural engineering consultants City of Berkeley Planning Department, Land Use Division	Prior to the issuance of a demolition permit	
II. TRANSPORTATION/TRAFFIC				
T-2 Development facilitated by the proposed project would increase future (years 2020 and 2035) traffic levels on the local circulation system. One of the 10 studied	T-2 Dedicated Right-Turn Pocket at Shattuck Avenue/Durant Avenue Intersection. The northbound outside lane at the intersection of Shattuck Avenue and Durant Avenue shall be restriped to	Applicant shall obtain a permit for the restriping of this intersection	Prior to issuance of Certificate of Occupancy.	

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intersections would operate at levels of service that exceed its performance standards under the Year 2035 scenario.	provide a dedicated right-turn pocket by the applicant prior to issuance of Certificate of Occupancy.	City of Berkeley Public Works Department to review		

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Table 2: 2211 Harold Way Mixed-Use Project Infill Checklist Mitigation Monitoring and Reporting Program

Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
I. AIR QUALITY				
<p>AIR-2 This proposed project may expose sensitive receptors to TACs or odors through development of new residential units near non-residential development that may be sources of TACs or odors near existing residences or other sensitive receptors.</p>	<p>AIR-2 Buffer TAC and Odor Emission Sources and Sensitive Land Uses. Consider potential air pollution and odor impacts from future development that may emit pollution and/or odors when locating (a) air pollution sources, and (b) residential and other pollution-sensitive land uses in the vicinity of air pollution sources (which may include areas where buses idle, diesel generators, parking garage vents, restaurants, and other similar uses). Buffer sensitive receptors from TACs whenever possible, and if buffering is not feasible, apply appropriate mitigation to reduce impacts to a less than significant level, such as air filtration systems or other technologies.</p>	<p>Applicant and Architect City of Berkeley Planning Department, Division of Public Works</p>	<p>Prior to the issuance of Building Permit</p>	
<p>AIR-3 The proposed project would result in temporary emissions of dust and diesel exhaust that may result in both nuisance and health impacts.</p>	<p>AIR-3 Implement BAAMD-Recommended Measures to Control PM₁₀ Emissions during Construction. Measures to reduce diesel particulate matter and PM₁₀ from construction are recommended to ensure that short-term health impacts to nearby sensitive receptors are avoided.</p> <p>Dust (PM₁₀) Control Measures:</p> <ul style="list-style-type: none"> • Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times. • Cover all hauling trucks or maintain at least two feet of freeboard. 	<p>Construction Contractor City of Berkeley Planning Department, Division of Public Works</p>	<p>During demolition, site preparation and project construction</p>	

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Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<ul style="list-style-type: none"> • Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas. • Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads. • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously-graded areas that are inactive for 10 days or more). • Enclose, cover, water twice daily, or apply (non-toxic soil binders to exposed stockpiles. • Limit traffic speeds on any unpaved roads to 15 mph. • Replant vegetation in disturbed areas as quickly as possible. • Suspend construction activities that cause visible dust plumes to extend beyond the construction site. <p>Measures to Reduce Diesel Particulate Matter and PM_{2.5}:</p> <ul style="list-style-type: none"> • Clear signage at all construction sites will be posted indicating that diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks 			

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Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>could keep their engines running continuously as long as they were onsite or adjacent to the construction site.</p> <ul style="list-style-type: none"> • Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The project shall ensure that emissions from all construction diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately. • The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g., compressors). • Properly tune and maintain equipment for low emissions. 			
II. CULTURAL RESOURCES				
<p>CR-3 The proposed project would result in the destruction or disturbance of unidentified subsurface archaeological resources, which would represent a potentially significant impact.</p>	<p>CR-3 Halt Work/Archaeological Evaluation/Site-Specific Mitigation. If archaeological resources are uncovered during construction activities, all work within 50 feet of the discovery shall be redirected until a qualified archaeologist can be contacted to evaluate the situation, determine if the deposit qualifies as an archaeological resource, and provide recommendations. If the deposit does not qualify as an archaeological resource, then no further protection or study is necessary. If the deposit does qualify as an archaeological</p>	<p>Construction Contractor</p> <p>City of Berkeley Planning Department, Land Use Division</p>	<p>Throughout site preparation and ground disturbing activities of project construction, and in the event that archaeological resources are encountered on-site.</p>	

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Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	resource, then the impacts to the deposit shall be avoided by project activities. If the deposit cannot be avoided, adverse impacts to the deposit must be mitigated. Mitigation may include, but is not limited to, archaeological data recovery. Upon completion of the archaeologist's assessment, a report should be prepared documenting the methods, findings and recommendations. The report should be submitted to the City, the project proponent and the NWIC.			
CR-4 The proposed project could result in the destruction of unidentified subsurface paleontological resources.	CR-4 Halt Work/Paleontological Evaluation/Site-Specific Mitigation. Should paleontological resources be encountered during construction or site preparation activities, such works shall be halted in the vicinity of the find. A qualified paleontologist shall be contacted to evaluate the nature of the find and determine if mitigation is necessary. All feasible recommendations of the paleontologist shall be implemented. Mitigation may include, but is not limited to, in-field documentation and recovery of specimen(s), laboratory analysis, the preparation of a report detailing the methods and findings of the investigation, and curation at an appropriate paleontological collection facility.	Construction Contractor City of Berkeley Planning Department, Land Use Division	Throughout site preparation and ground disturbing activities of project construction, and in the event that paleontological resources are encountered on-site.	
CR-5 The proposed project could result in the disturbance of unidentified subsurface human remains, which would represent a potentially significant impact.	CR-5 Halt Work/Coroner's Evaluation/Native American Heritage Consultation/Compliance with Most Likely Descendent Recommendations. If human remains are encountered during construction activities, all work within 50 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation. If the	Construction Contractor City of Berkeley Planning Department, Land Use Division	Throughout site preparation and ground disturbing activities of project construction, and in the event that unidentified subsurface human remains are	

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Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated grave goods. The archaeologist shall recover scientifically-valuable information, as appropriate and in accordance with the recommendations of the MLD. Upon completion of the archaeologist's assessment, a report should be prepared documenting methods and results, as well as recommendations regarding the treatment of the human remains and any associated archaeological materials. The report should be submitted to the City, the project proponent and the NWIC.</p>		<p>encountered on-site.</p>	
<p>III. NOISE</p>				
<p>NOI-1 The proposed project under the DAP could be exposed to excessive noise levels, noise levels along many Downtown Area roadways would exceed those considered compatible with exterior residential land uses. This would represent a potentially significant impact. Where exterior noise levels exceed 70 dBA Ldn, such as along University Avenue and Shattuck Avenue, residential</p>	<p>NOI-1 Site-Specific Noise Studies/Site Planning/Noise Control Treatments. Future residential units proposed under the DAP would be exposed to outdoor noise levels in excess of 60 dBA Ldn and indoor noise levels in excess of 45 dBA Ldn, which would exceed the City's and state's established land use compatibility thresholds. In areas where residential development would be exposed to an Ldn of greater than 60 dBA, site-specific noise studies should be conducted to determine the area of impact and to present appropriate mitigation measures, which may include the following:</p>	<p>City of Berkeley Planning Department, Land Use Division</p>	<p>Prior to the issuance of Building Permit</p>	

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Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
<p>units would not be able to meet the 45-dBA Ldn interior standard simply through typical construction methods. This would be a potentially significant impact. Retail units developed under the DAP along most of the area roadways would meet the exterior commercial land use compatibility guideline of 70 dBA Ldn established in the Noise Element. Exterior noise levels would exceed 70 dBA Ldn along University Avenue and Shattuck Avenue. This would be a potentially significant impact.</p>	<ul style="list-style-type: none"> Utilize site planning to minimize noise in shared residential outdoor activity areas by locating these areas behind the buildings, in courtyards, or orienting the terraces to alleyways rather than streets, whenever possible. The California Building Code and the City of Berkeley require project specific acoustical analyses to achieve interior noise levels of 45 dBA Ldn or lower in residential units exposed to exterior noise levels greater than 60 dBA Ldn. Building sound insulation requirements would need to include the provision of forced-air mechanical ventilation in noise environments exceeding 70 dBA Ldn so that windows could be kept closed at the occupant's discretion to control noise. Special building construction techniques (e.g., sound-rated windows and building façade treatments) may be required where exterior noise levels exceed 65 dBA Ldn. These treatments include, but are not limited to, sound rated windows and doors, sound rated exterior wall assemblies, acoustical caulking, etc. The specific determination of what treatments are necessary will be conducted on a unit-by-unit basis during project design. Result of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans and approved prior to issuance of a building permit. Feasible construction techniques 			

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Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	such as these would adequately reduce interior noise levels to 45 dBA Ldn or lower. Implementation of the above measure would reduce the impact to a level of less than significant.			
<p>NOI-5 The proposed project would intermittently expose businesses and residences throughout the Downtown Area to high levels of noise throughout the planning horizon. Construction would elevate noise levels at adjacent businesses and residences by 15 to 20 dBA or more, significant impact.</p>	<p>NOI-5 Develop Site-Specific Noise-Reduction Programs and Implement Noise Abatement Measures During Construction. Prior to the issuance of building permits, 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 appropriate time limits for construction (7:00 AM to 7:00 PM on weekdays and between the hours of 9:00 AM and 8:00 PM on weekends or holidays) as well as technically and economically feasible controls to meet the requirements of the Berkeley Municipal Code. 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:</p> <ul style="list-style-type: none"> • Construction equipment should be well maintained and used judiciously to be as quiet as practical. • Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment. • Utilize “quiet” models of air compressors and other stationary noise sources where technology exists. 	<p>City of Berkeley Planning Department, Land Use Division</p>	<p>Prior to the issuance of a Building Permit</p>	

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	<p>Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.</p> <ul style="list-style-type: none"> • 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. • Prohibit unnecessary idling of internal combustion engines. • If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile. • 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. • 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. 			

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Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<ul style="list-style-type: none"> Route construction related traffic along major roadways and away from sensitive receptors where feasible Businesses, residences or other noise-sensitive land uses within 500 feet of construction sites should be notified of the construction schedule in writing prior to the beginning of construction. Designate a “construction liaison” that would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site. 			
<p>NOI-6 The proposed project would expose residences, businesses, and historic structures within or in the vicinity of the Downtown Area to construction-related vibration during the excavation and foundation work of the buildings constructed during the DAP, a significant impact.</p>	<p>NOI-6 Avoidance of Pile-Driving/Site-Specific Vibration Studies/Monitoring/Contingency Planning. The following measures are recommended to reduce vibration from construction activities:</p> <ul style="list-style-type: none"> Avoid impact pile-driving where possible. Drilled piles causes lower vibration levels where geological conditions permit their use. Avoid using vibratory rollers and tampers near sensitive areas. In areas where project construction is anticipated to include vibration generating activities, such as pile-driving in close proximity to existing structures, site-specific vibration studies should be 	<p>City of Berkeley Planning Department, Land Use Division</p>	<p>Prior to the issuance of a Building Permit</p>	

MITIGATION MONITORING AND REPORTING PROGRAM
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Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	<p>conducted to determine the area of impact and to present appropriate mitigation measures that may include the following:</p> <ul style="list-style-type: none"> ○ Identification of sites that would include vibration compaction activities such as pile-driving and that have the potential to generate groundborne vibration, and the sensitivity of nearby structures to groundborne vibration. Vibration limits should be applied to all vibration-sensitive structures located within 200 feet of the project. A qualified structural engineer should conduct this task. ○ Development of a vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions ○ Construction contingencies would be identified for when vibration levels approached the limits. ○ At a minimum, vibration monitoring should be conducted during initial demolition activities and during pile-driving activities. Monitoring results 			

MITIGATION MONITORING AND REPORTING PROGRAM
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
Impacts	Mitigation Measures	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
	may indicate the need for more or less intensive measurements. <ul style="list-style-type: none"> ○ When vibration levels approach limits, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures. ○ Conduct post-survey on structure where either monitoring has indicated high levels or complaints of damage has been made. Make appropriate repairs or compensation where damage has occurred as a result of vibration. 			

BERKELEY PLAZA

2065 KITTREDGE ST, BERKELEY, CA 94704

CA STUDENT LIVING BERKELEY, LLC

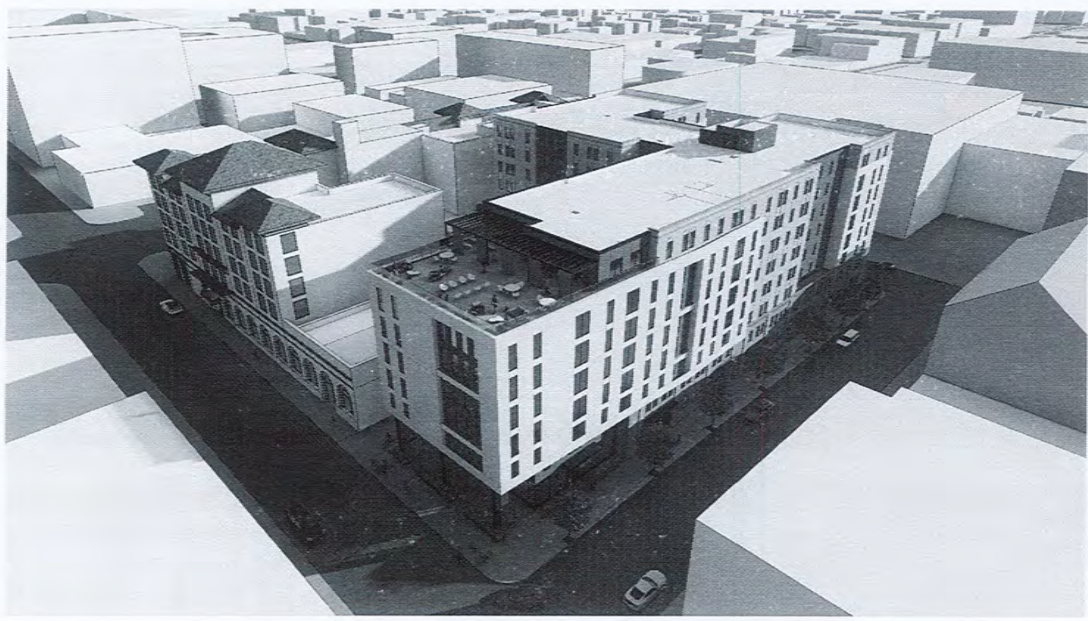
PLANS APPROVED BY ZONING ADJUSTMENTS BOARD


SIGNATURE

September 22, 2022

DATE

* Findings and Conditions Attached



SHEET LIST

A0-000 COVER SHEET
A0-001 EXISTING SITE PHOTOS
A0-002 EXISTING SITE PHOTOS
A0-003 EXISTING SITE PHOTOS
A0-004 DEMO SITE PLAN EXHIBIT
A0-005 PROJECT STATS
A0-006 ZONING AND CODE INFO
A0-007 DENSITY BONUS PLANS - BASE
A0-008 DENSITY BONUS PLANS - PROPOSED
A0-009 DENSITY BONUS MODEL
A0-010 SITE DIAGRAMS

A1-001 SITE PLAN EXISTING- LEVEL U1
A1-002 SITE PLAN EXISTING- LEVEL 1
A1-003 SITE PLAN PROPOSED- LEVEL U1
A1-004 SITE PLAN PROPOSED- LEVEL 1
A1-100 ELECTRICAL ROOM DEMO, PLAN, SECTION
A1-101 PLAN- LEVEL 1
A1-111 PLAN- LEVEL 1 ENLARGED
A1-112 PLAN- LEVEL 2
A1-121 PLAN- LEVEL 3
A1-131 PLAN- LEVEL 4-7
A1-141 PLAN- LEVEL 8
A1-181 PLAN- ROOF
A1-191 NEW SERVICE HALL/ELECTRICAL ROOM PLAN
A1-201 LANDSCAPE CONCEPT PLAN
A1-301

A3-001 ELEVATIONS- WEST (HAROLD WAY)
A3-002 ELEVATIONS- SOUTH (KITTREDGE ST.)
A3-003 ELEVATIONS- NORTH (ALLSTON WAY)
A3-004 ELEVATIONS- NORTH (HIDDEN)
A3-005 ELEVATIONS- EAST (HIDDEN)
A3-006 ELEVATIONS- SOUTH ENLARGED (KITTREDGE ST.)
A3-101 BUILDING SECTION
A3-102 BUILDING SECTION
A3-201 PERSPECTIVES
A3-202 PERSPECTIVES
A3-301 SHADOW STUDIES - JUNE 21
A3-302 SHADOW STUDIES - DEC 21
A3-303 SHADOW STUDIES - DEC 10
A3-304 STREET STRIP ELEVATIONS
A3-305 MATERIAL BOARDS

A5-001 SAMPLE UNITS

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MR

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No.	Description	Date
C	SD SET	10/16/21
U	USE PERMIT	10/29/21
U	USE PERMIT RESUBMISSION	11/10/21
U	SAP	11/22/21
U	USE PERMIT RESUBMISSION	12/11/21
U	SAP RESUBMIT	12/17/21
U	USE PERMIT RESUBMISSION	12/28/21
U	APRAL DRC MEETING	01/11/22
U	PLANNING MEETING	01/10/22
U	STAFF REVIEW	08/01/22
U	USE PERMIT RESUBMISSION	08/22/22

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PHONE: (312) 624-9206

DOCUMENT ISSUANCES:

09-16-21 | SCHEMATIC DESIGN
10-25-21 | USE PERMIT
12-10-21 | USE PERMIT RESUBMISSION
12-22-21 | STRUCTURAL ALTERATION PERMIT
01-11-22 | USE PERMIT RESUBMISSION
02-25-22 | USE PERMIT RESUBMISSION DRAFT
03-17-22 | USE PERMIT RESUBMISSION
03-23-22 | SAP RESUBMISSION
04-11-22 | DRC MEETING - APRIL 21ST, 2022
05-10-22 | LANDMARK MEETING - JUNE 2ND, 2022
07-01-22 | STAFF REVIEW PACKAGE
08-22-22 | USE PERMIT RESUBMISSION

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
A0-000

NOT RELEASED FOR CONSTRUCTION



1 SITE PHOTO - KITTREDGE ST AND HAROLD WAY - LOOKING EAST
 (42-00) 12" x 1'-0"



2 SITE PHOTO - ALLSTON WAY AND HAROLD WAY - LOOKING EAST
 (42-00) 12" x 1'-0"



3 SITE PHOTO - HAROLD WAY - LOOKING SOUTH
 (42-00) 12" x 1'-0"



4 SITE PHOTO - KITTREDGE ST - LOOKING WEST
 (42-00) 12" x 1'-0"

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM
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No.	Description	Date
D	DATE PLOTTED	10/25/21
F	FILE PRINT RESUBMIT	12/16/21
J	LOG	12/22/21
K	REVISION	12/22/21
M	FINAL UNLOC. MEETING	1/12/22

We warrant, as an independent contractor, to the best of our knowledge and belief, that the information contained herein was prepared by us or under our supervision and control.

BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 DENT LIVING BERKELEY, LLC

SHEET TITLE:
 EXISTING SITE
 PHOTOS

SHEET NUMBER:
A0-001

NOT RELEASED FOR CONSTRUCTION



1 SITE PHOTO - ALLSTON WAY FACADE
 A0-002 12" = 1'-0"



4 SITE PHOTO - KITTREDGE ST FACADE
 A0-003 12" = 1'-0"



2 SITE PHOTO - HAROLD WAY NORTH FACADE
 A0-005 12" = 1'-0"



3 SITE PHOTO - HAROLD WAY SOUTH FACADE
 A0-004 12" = 1'-0"

PROJECT #: 121246
 DRAWN BY: Author
 CHECKED BY: Checker
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No.	Description	Date
1	DATE	10/10/21
2	DATE	11/11/21
3	JANE LABROS, MEETING	5/10/22

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BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 IDENT LIVING BERKELEY, LLC

SHEET TITLE:
EXISTING SITE PHOTOS

SHEET NUMBER:
A0-002

NOT RELEASED FOR CONSTRUCTION



1 SITE PHOTO - ALLSTON WAY - EXISTING HOTEL
A0-003 12' x 1'-0"



2 SITE PHOTO - SHATTUCK AVE - EXISTING HOTEL
A0-003 12' x 1'-0"



3 SITE PHOTO - SHATTUCK AVE AND ALLSTON WAY - EXISTING HOTEL
A0-003 12' x 1'-0"



4 SITE PHOTO - SHATTUCK AVE AND KITTREDGE ST - EXISTING HOTEL
A0-003 12' x 1'-0"

PROJECT #: 121246
DRAWN BY: Author
CHECKED BY: Checker
NILES BOLTON ASSOCIATES
3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30325
T 404 365 7600
www.nilesbolton.com

APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
1	LOP REVISION	12/28/22
2	LOP REVISION	1/12/23
3	JUNE LANDS MEETING	5/18/22

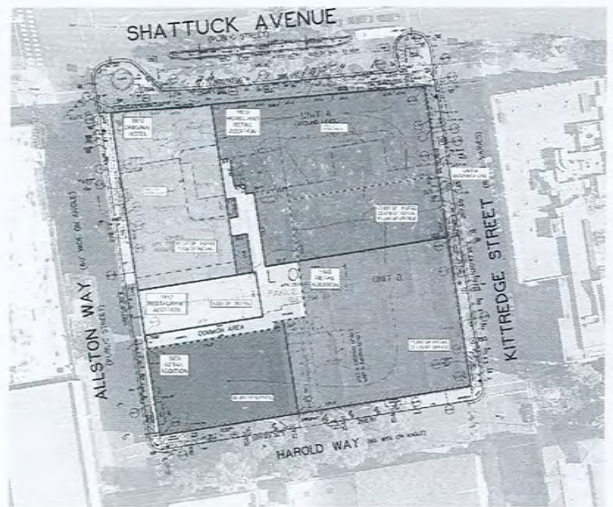
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BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
IDENT LIVING BERKELEY, LLC

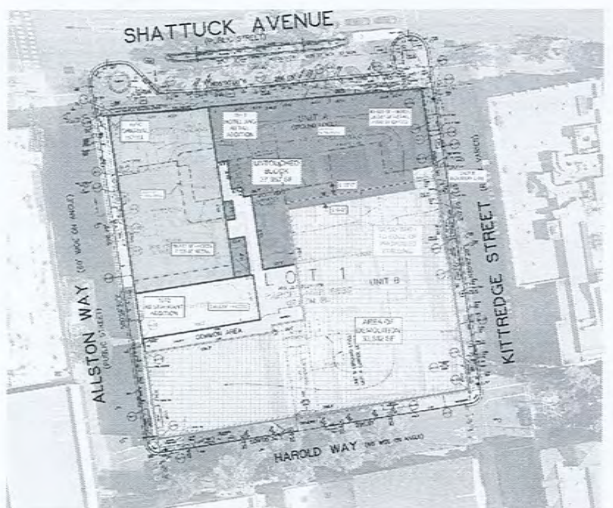
SHEET TITLE:
EXISTING SITE
PHOTOS

SHEET NUMBER:
A0-003

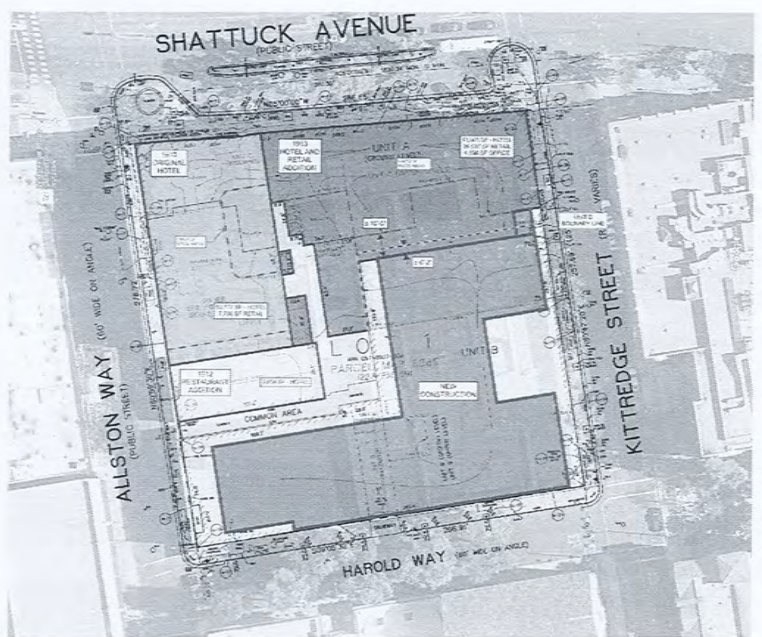
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EXISTING DIAGRAM



DEMO DIAGRAM



PROPOSED CONSTRUCTION DIAGRAM

1 DEMO SITE PLAN EXHIBIT
AS SHOWN NOT TO SCALE

PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES
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APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
1	USE PERMIT	09/25/21
2	USE PERMIT RENEWAL	12/28/21
3	SAP	12/28/21
4	SAP RENEWAL	12/28/21
5	USE PERMIT RENEWAL	12/28/22
6	APRIL OAC MEETING	04/15/22
7	JUNE OAC MEETING	07/20/22

Block Number, No. and Date of Issuance of Permit, and Date of Renewal, shall be entered in this table as the work progresses. The table shall be submitted with the permit application.

BERKELEY PLAZA
2063 KITTREDGE ST
BERKELEY, CA 94704
AGENT: LIVING BERKELEY, LLC

SHEET TITLE:
DEMO SITE PLAN EXHIBIT

SHEET NUMBER:
A0-004

NOT RELEASED FOR CONSTRUCTION

UNIT MIX

Unit	01	02-A	02-B	03	04-A	04-B	05	06-A	06-B	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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Unit	01	02-A	02-B	03	04-A	04-B	05	06-A	06-B	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368
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BASE PROJECT AREA TOTALS

BASE PROJECT					
	RESIDENTIAL	COMMON	COMMERCIAL	AMENITY	TOTAL
L1	3,587	2,954	4,963	5,387	16,911
L2	20,641	3,021		1,481	25,143
L3	22,034	2,973			25,007
L4	22,034	2,973			25,007
L5	22,034	2,973			25,007
L6	22,034	2,973			25,007
L7	16,157	2,865		975	20,037
TOTAL					162,119

BASE PROJECT BEDROOM MIX

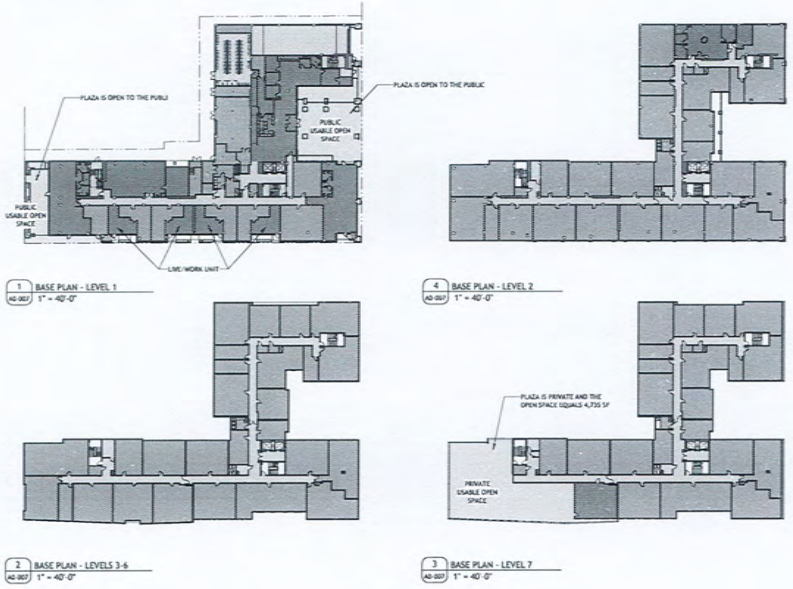
BASE PROJECT						
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS	TOTAL BEDROOMS
L1	0	5	1	0	6	7
L2	6	5	14	1	26	42
L3	6	4	15	2	27	46
L4	6	4	15	2	27	46
L5	6	4	15	2	27	46
L6	6	4	15	2	27	46
L7	5	4	11	1	21	34
TOTAL					161	267

BASE PROJECT TABULATION FORM

TABULATION FORM
PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 08-22-22
APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/ Required
NUMBER OF DWELING UNITS	0	161	NA
NUMBER OF PARKING SPACES MAX 6.5 SPACES PER UNIT	0	35	0 MIN 81 MAX
NUMBER OF BIKE PARKING SPACES 247 BEDROOMS 1 LONG TONN SPACE PER 3 BEDROOMS = 89 SPACES 1 SHORT TONN SPACE PER 40 BEDROOMS = 7 SPACES	0	122	96 LOCATED ON LEVEL 1
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	8' MIN (0'-75' HEIGHT) 15' MIN (75'- HEIGHT) 5' MAX (0'-20' HEIGHT)
BUILDING HEIGHT (STORIES)	3	7	-
MAXIMUM (FT)	25'	75'	-
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	162,119 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 86 SF OF USEABLE OPEN SPACE PER UNIT	0	13,721 SF	12,880 SF
FLOOR AREA RATIO	2.8:1	4.8:1	-

BASE PROJECT FLOORPLANS



NOTES:

The bike parking is excluded from the area calculations for the Base and Proposed Projects. In both Projects, the main bike room is located on level 1.
In both Projects (Base & Proposed), parking and utility areas are excluded from the Residential Floor Area calculations. There are no residential floor area uses on level 01.
The live/work units on Level 1 are designed according to Berkeley Zoning Code 23.312 and IBC Section 419. The non-residential area (the commercial work area) is approximately 43% of the total unit in compliance with IBC 419.1.1.

- RESIDENTIAL
- AMENITY
- COMMON SPACE
- COMMERCIAL
- PARKING - EXCLUDED FROM AREA TOTAL
- UTILITY - EXCLUDED FROM AREA TOTAL
- EXTERIOR OPEN SPACE - EXCLUDED FROM AREA TOTAL

DENSITY BONUS CALCULATIONS

Calculator

Base Project	Base # Units	Base # Units	% VLU units	# VLU Units	#VLU Units	Bonus %	# DB Units	# DB Units	Total Units
162,119	162.65	163.00	9%	8.15	9.16	20.0%	32.60	33.60	196

Base Project	Floor	Residential Sq. Footage	Number of Units Proposed	% VLU	%DB
162,119	001	16,911	6	3%	20.0%
	002	25,143	26	16%	25.0%
	003	25,007	27	17%	25.0%
	004	25,007	27	17%	25.0%
	005	25,007	27	17%	25.0%
	006	25,007	27	17%	25.0%
	007	20,037	21	13%	35.0%
	008	20,037	21	13%	35.0%
	009	20,037	21	13%	35.0%
	010	20,037	21	13%	35.0%
	011	20,037	21	13%	35.0%
	012	20,037	21	13%	35.0%
	013	20,037	21	13%	35.0%
	014	20,037	21	13%	35.0%
	015	20,037	21	13%	35.0%
	016	20,037	21	13%	35.0%
	017	20,037	21	13%	35.0%
	018	20,037	21	13%	35.0%
	019	20,037	21	13%	35.0%
	020	20,037	21	13%	35.0%
	021	20,037	21	13%	35.0%
	022	20,037	21	13%	35.0%
	023	20,037	21	13%	35.0%
	024	20,037	21	13%	35.0%
	025	20,037	21	13%	35.0%
	026	20,037	21	13%	35.0%
	027	20,037	21	13%	35.0%
	028	20,037	21	13%	35.0%
	029	20,037	21	13%	35.0%
	030	20,037	21	13%	35.0%
	031	20,037	21	13%	35.0%
	032	20,037	21	13%	35.0%
	033	20,037	21	13%	35.0%
	034	20,037	21	13%	35.0%
	035	20,037	21	13%	35.0%
	036	20,037	21	13%	35.0%
	037	20,037	21	13%	35.0%
	038	20,037	21	13%	35.0%
	039	20,037	21	13%	35.0%
	040	20,037	21	13%	35.0%
	041	20,037	21	13%	35.0%
	042	20,037	21	13%	35.0%
	043	20,037	21	13%	35.0%
	044	20,037	21	13%	35.0%
	045	20,037	21	13%	35.0%
	046	20,037	21	13%	35.0%
	047	20,037	21	13%	35.0%
	048	20,037	21	13%	35.0%
	049	20,037	21	13%	35.0%
	050	20,037	21	13%	35.0%
	051	20,037	21	13%	35.0%
	052	20,037	21	13%	35.0%
	053	20,037	21	13%	35.0%
	054	20,037	21	13%	35.0%
	055	20,037	21	13%	35.0%
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	057	20,037	21	13%	35.0%
	058	20,037	21	13%	35.0%
	059	20,037	21	13%	35.0%
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	065	20,037	21	13%	35.0%
	066	20,037	21	13%	35.0%
	067	20,037	21	13%	35.0%
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	156	20,037			

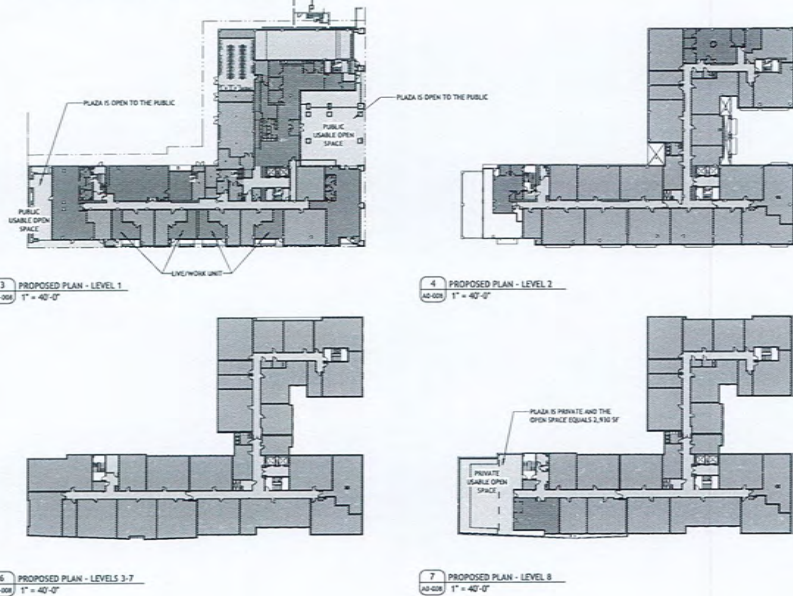
PROPOSED PROJECT AREA TOTALS

PROPOSED PROJECT	RESIDENTIAL	COMMON	COMMERCIAL	AMENITY	TOTAL
L1	3,587	2,954	4,593	5,387	16,911
L2	17,542	2,950		2,295	22,787
L3	22,034	2,973			25,007
L4	22,034	2,973			25,007
L5	22,034	2,973			25,007
L6	22,034	2,973			25,007
L7	22,034	2,973			25,007
L8	17,745	2,900		966	21,611
TOTAL					186,354

PROPOSED PROJECT BEDROOM MIX

PROPOSED PROJECT	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS	TOTAL BEDROOMS
L1	0	5	1	0	6	7
L2	6	4	13	0	23	36
L3	6	4	15	2	27	48
L4	6	4	15	2	27	48
L5	6	4	15	2	27	48
L6	6	4	15	2	27	48
L7	6	4	15	2	27	48
L8	5	5	12	1	23	37
TOTAL					187	330

PROPOSED PROJECT FLOORPLANS



NOTES:

The bike parking is excluded from the area calculations for the Base and Proposed Projects. In both Projects, the main bike room is located on level 1 on the alley at the rear of the building.
In both Projects (Base & Proposed), parking and utility areas are excluded from the Residential Floor Area calculations. There are no residential floor area uses on level U1.
The live/work units on Level 1 are designed according to Berkeley Zoning Code 23.312 and IBC Section 419. The non-residential area (the commercial work area) is approximately 46% of the total unit in compliance with IBC 419.3.1.

- RESIDENTIAL
- COMMON SPACE
- PARKING - EXCLUDED FROM AREA TOTAL
- UTILITY - EXCLUDED FROM AREA TOTAL
- EXTERIOR OPEN SPACE - EXCLUDED FROM AREA TOTAL
- AMENITY
- COMMERCIAL

PROPOSED PROJECT TABULATION FORM

TABULATION FORM
PROJECT ADDRESS: 2065 KITTREDGE ST DATE: 08-22-22
APPLICANT'S NAME: BILL SCHRADER ZONING DISTRICT: C-DMU CORE

UNIT, PARKING SPACES, AND BEDROOMS	Existing	Proposed	Permitted/Required
NUMBER OF DWELING UNITS	0	187	NA
NUMBER OF PARKING SPACES MAX 0.5 SPACES PER UNIT	0	43	0 MIN 94 MAX
NUMBER OF BIKE PARKING SPACES 310 BEDROOMS 1 LONG TERM SPACE PER 3 BEDROOMS = 104 SPACES 1 SHORT TERM SPACE PER 40 BEDROOMS = 8 SPACES	0	122	112 LOCATED ON LEVEL 1
YARDS AND HEIGHTS			
FRONT YARD SETBACK (FT)	0'	0'	0' MIN (0'-75' HEIGHT) 15' MIN (75'- HEIGHT) 5' MAX (0'-20' HEIGHT)
BUILDING HEIGHT (STORIES)	3	8	-
MAXIMUM (FT)	25'	87'	-
AREAS			
LOT AREA	33,582 SF	33,582 SF	-
TOTAL GROSS FLOOR AREA TOTAL AREA COVERED BY ALL FLOORS	92,531 SF	186,354 SF	-
BUILDING FOOTPRINT	33,582 SF	27,619 SF	-
LOT COVERAGE	100%	82%	-
USEABLE OPEN SPACE 80 SF OF USEABLE OPEN SPACE PER UNIT	0	11,916 SF	14,960 SF
FLOOR AREA RATIO	2.8:1	5.5:1	-

COMMERCIAL SPACE REQUIREMENTS	Existing	Proposed	Permitted/Required
4,910 SF TOTAL 1,880 SF ALLSTON RETAIL SUITE 1,448 SF KITTREDGE RETAIL SUITE 1,582 SF WORK SPACE IN LIVE/WORK UNITS			
NUMBER OF PARKING SPACES 1.5 SPACES PER 1,000 SF OF RETAIL SUITE = 4 SPACES 1 SPACE PER FIRST 1,000 SF OF WORK AREA AND 1 SPACE PER ADDITIONAL 750 SF OF WORK AREA = 2 SPACES	0	0	8
NUMBER OF BIKE PARKING SPACES 1 BIKE SPACE PER 2,000 SF OF COMMERCIAL FLOOR AREA SPACES LOCATED AT EXTERIOR BIKE RACKS	0	3	3
USEABLE OPEN SPACE 1 SF OF USEABLE OPEN SPACE PER 50 SF OF COMMERCIAL FLOOR AREA	0	100	100

DENSITY BONUS CALCULATIONS

Calculator

Base Project (Base # Units)	Base # Units	Base # Units	% VLU Units	# VLU Units	# VLU Units	Bonus %	# DBE Units	# DBE Units	Total Units
182,118	182,618	182,618	9%	8,115	9,100	20.0%	32,660	33,030	195

Base Project (Base # Units)	Floor	Residential Sq. Footage (Proposed)	Number of Units Proposed	% VLU	% DBE
16,911	first	16,911	6	3%	26.8%
25,142	second	22,787	23	5%	25.0%
25,007	third	25,007	27	7%	25.0%
25,007	fourth	25,007	27	8%	27.9%
25,007	fifth	22,007	18	9%	30.0%
25,007	sixth	25,007	27	10%	32.5%
25,007	seventh	25,007	27	11%	35.0%
25,007	eighth	21,911	23		
182,118	TOTAL	186,354	187		

Total Square Footage: 186,354
Proposed Units: 187
Average Unit Size: 997

(1) Includes Residential Amenities (bicycle storage, bike parking, restrooms, etc.)
Note that required outdoor area (50 sq ft/unit) will be provided at public plazas and elevated outdoor decks (2) Based on a 107' maximum building height.

PROJECT #: 121246
DRAWN BY: TP
CHECKED BY: MHL
NILES BOLTON ASSOCIATES
3060 Peachtree Rd., N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

APPLICANT:
BILL SCHRADER
T 925 638 8782

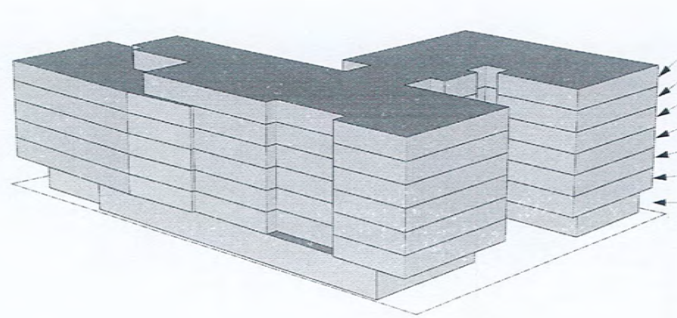
No.	Description	Date
0	USE PERMIT	10/25/21
1	USE PERMIT RESUBMIT	11/15/21
2	USE PERMIT RESUBMIT	12/22/21
3	USE PERMIT RESUBMIT	1/11/22
4	USE PERMIT RESUBMIT	1/17/22
5	USE PERMIT RESUBMIT	1/28/22
6	USE PERMIT RESUBMIT	3/22/22

BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704
DENT LIVING BERKELEY, LLC

SHEET TITLE:
DENSITY BONUS PLANS - PROPOSED
SHEET NUMBER:
A0-008

NOT RELEASED FOR CONSTRUCTION

BASE PLAN MODEL



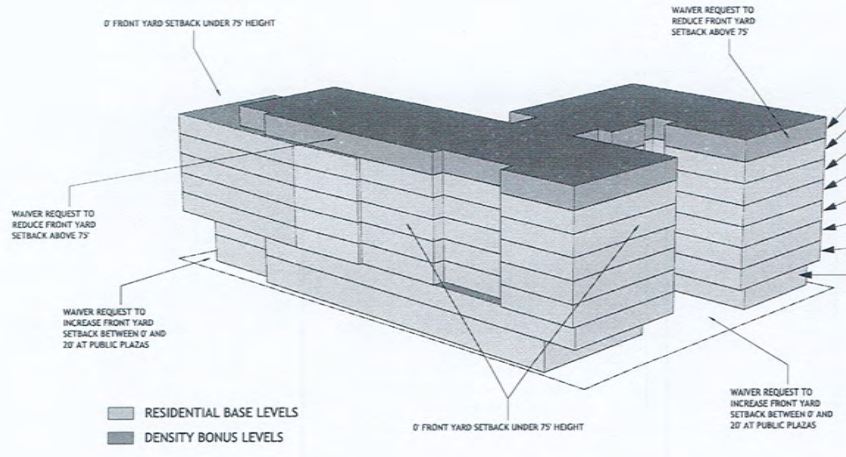
- 7TH FLOOR - 20,037 SF - 21 UNITS
- 6TH FLOOR - 25,007 SF - 27 UNITS
- 5TH FLOOR - 25,007 SF - 27 UNITS
- 4TH FLOOR - 25,007 SF - 27 UNITS
- 3RD FLOOR - 25,007 SF - 27 UNITS
- 2ND FLOOR - 25,143 SF - 26 UNITS
- 1ST FLOOR - 16,911 SF - 6 UNITS

TOTAL RESIDENTIAL FLOOR AREA: 162,119 SF

RESIDENTIAL AREA INCLUDES 6' CORRIDOR AND RESIDENTIAL AMENITY AREAS. EXCLUDES STAIRS, ELEVATORS, AND UTILITY AREAS

TOTAL UNITS: 163 UNITS

PROPOSED PLAN MODEL



- 8TH FLOOR - 21,611 SF - 23 UNITS
- 7TH FLOOR - 25,007 SF - 27 UNITS
- 6TH FLOOR - 25,007 SF - 27 UNITS
- 5TH FLOOR - 25,007 SF - 27 UNITS
- 4TH FLOOR - 25,007 SF - 27 UNITS
- 3RD FLOOR - 25,007 SF - 27 UNITS
- 2ND FLOOR - 22,797 SF - 23 UNITS
- 1ST FLOOR - 16,911 SF - 6 UNITS

TOTAL RESIDENTIAL FLOOR AREA: 186,354 SF

RESIDENTIAL AREA INCLUDES 6' CORRIDOR AND RESIDENTIAL AMENITY AREAS. EXCLUDES STAIRS, ELEVATORS, AND UTILITY AREAS

TOTAL UNITS: 187 UNITS

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM
NILES BOLTON ASSOCIATES
 3060 Peachtree Rd. N.W.
 SUITE 500
 Atlanta, GA 30305
 T 404 365 7600
 www.nilesbolton.com

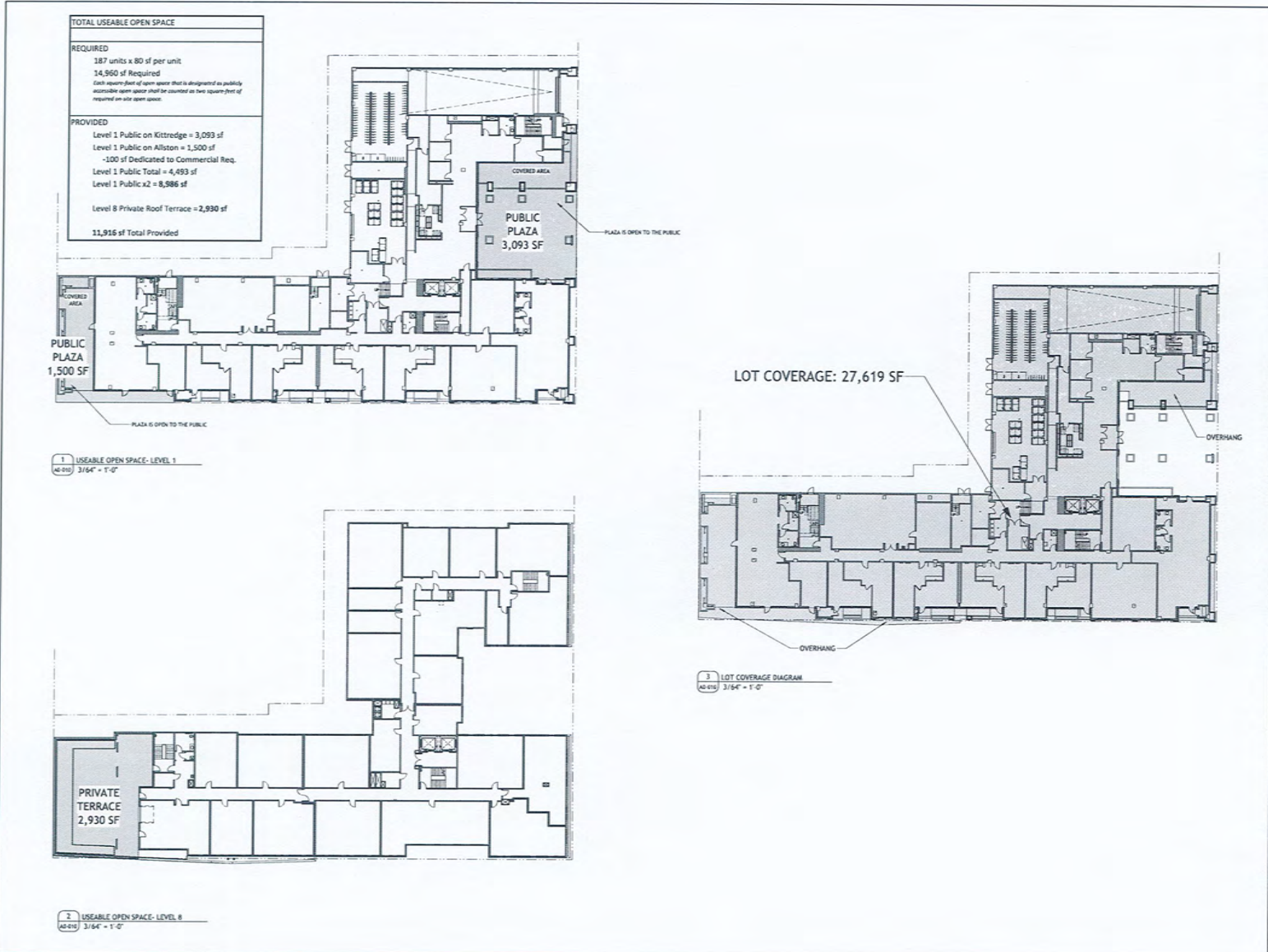
APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
1	USE PERMIT RESUBMIT	01/10/21
2	SAF	12/28/21
3	USE PERMIT RESUBMIT	11/11/22
4	USE PERMIT RESUBMIT	11/11/22
5	USE PERMIT RESUBMIT	11/28/22
6	USE PERMIT RESUBMIT	09/22/22

BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 DENT LIVING BERKELEY, LLC

SHEET TITLE:
DENSITY BONUS MODEL
 SHEET NUMBER:
A0-009

NOT RELEASED FOR CONSTRUCTION



PROJECT #: 121246
DRAWN BY: TF
CHECKED BY: MW

NILES BOLTON ASSOCIATES

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Atlanta, GA 30305
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www.nilesbolton.com

APPLICANT:
BILL SCHRADER
T 925 638 8782

No.	Description	Date
1	USE PERMIT	10/20/21
2	USE PERMIT RESUBMIT	12/15/21
3	SAR	12/15/21
4	USE PERMIT RESUBMIT	1/17/22
5	USE PERMIT RESUBMIT	1/28/22
6	LANDING MEETING	4/11/22
7	USE PERMIT RESUBMIT	08/12/22

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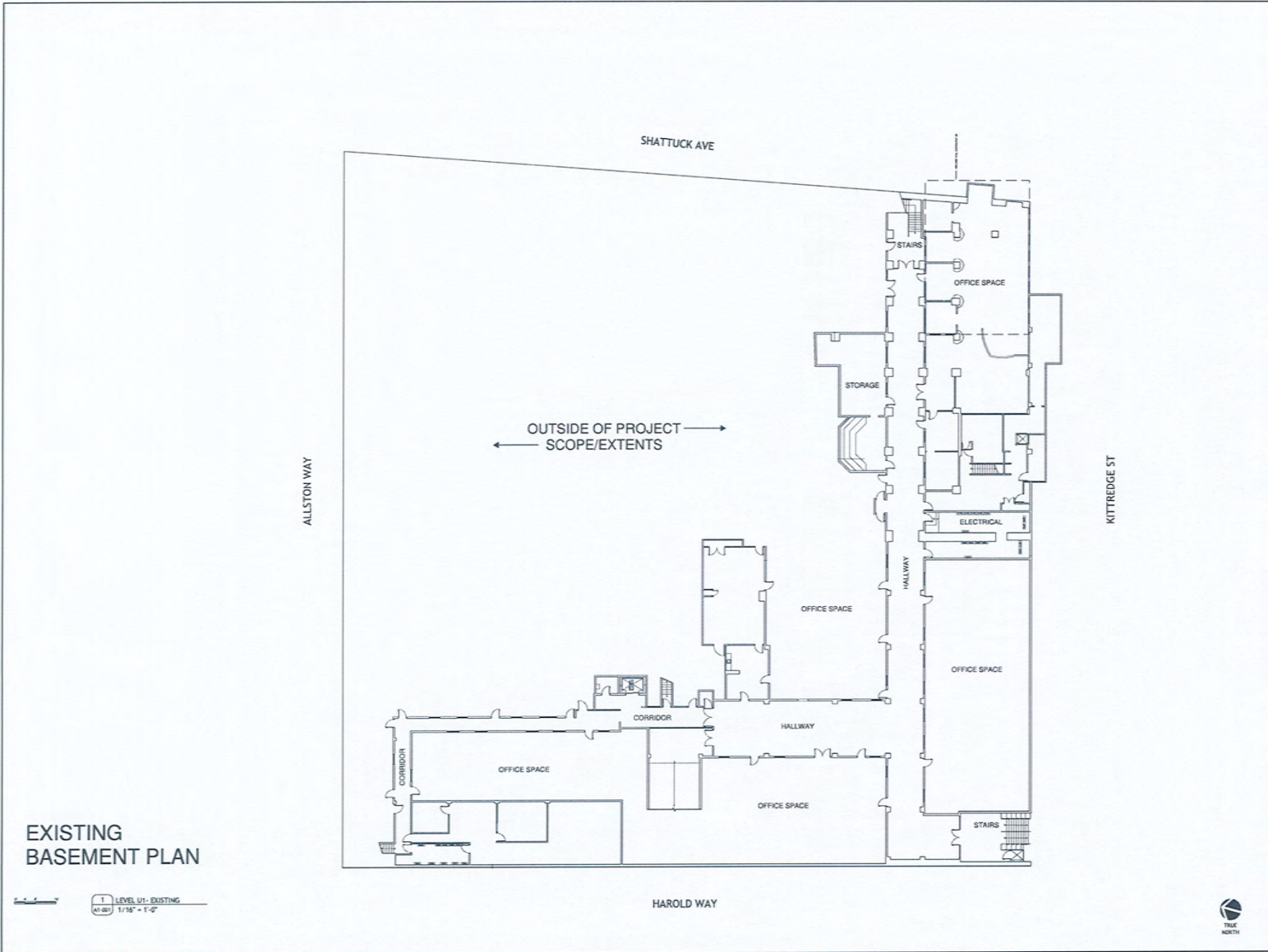
BERKELEY PLAZA
2065 KITTREDGE ST
BERKELEY, CA 94704

CA ENT LIVING BERKELEY, LLC

SHEET TITLE:
SITE DIAGRAMS

SHEET NUMBER:
A0-010

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**EXISTING
 BASEMENT PLAN**

1 LEVEL U1- EXISTING
 (41/80) 1/16" = 1'-0"

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM
**NILES BOLTON
 ASSOCIATES**
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 T 404 365 7600
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APPLICANT:
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 T 925 638 8782

No.	Description	Date
1	SAP REVISION	11/21/22
12	JUNE 2020 MEETING	06/20/22

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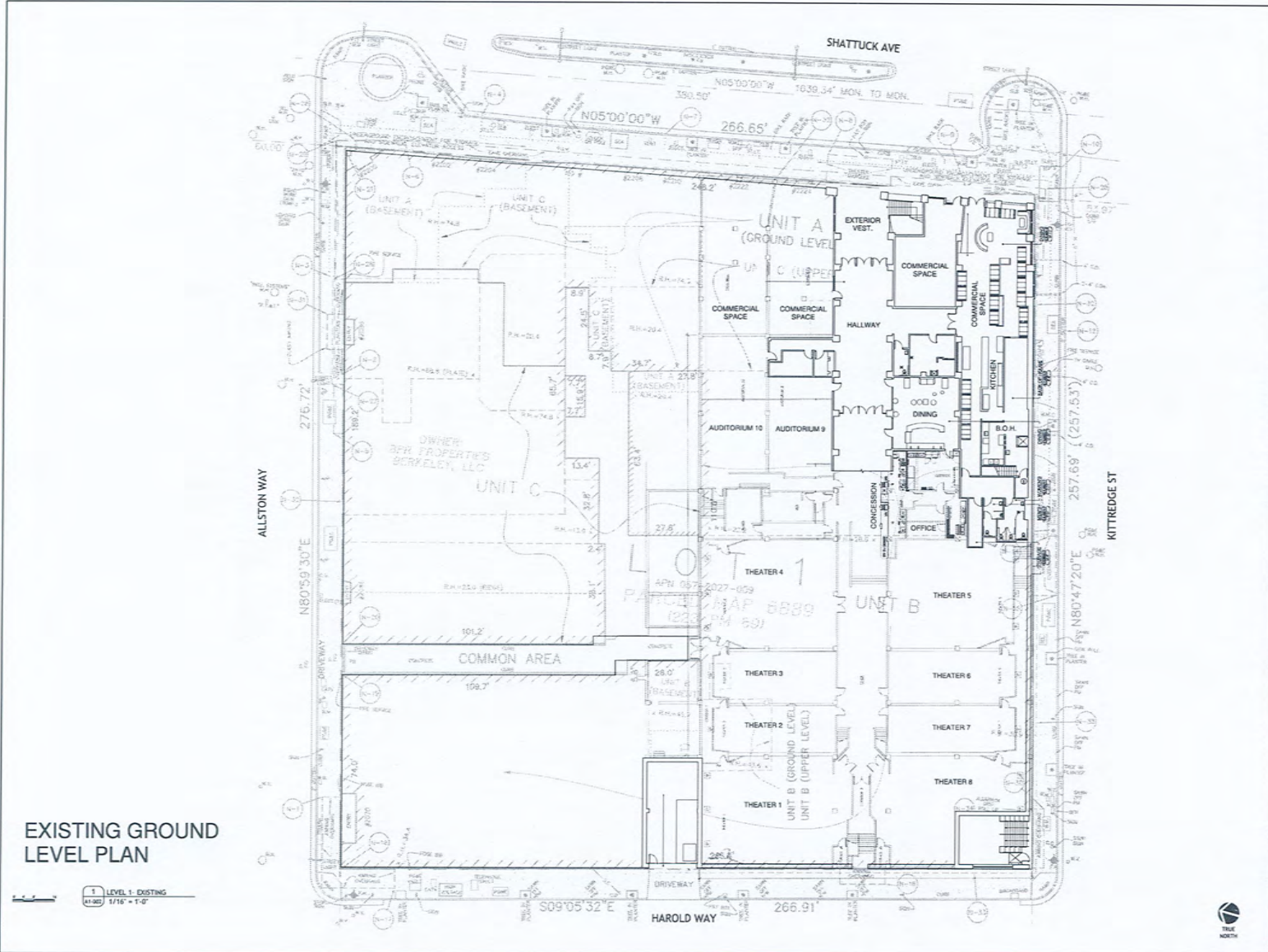
BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA VENTURES

SHEET TITLE:
 SITE PLAN
 EXISTING- LEVEL U1

SHEET NUMBER:
A1-001



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EXISTING GROUND
 LEVEL PLAN

1 LEVEL 1 - EXISTING
 (11.93) 1/16" = 1'-0"

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: MM

**NILES BOLTON
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APPLICANT:
 BILL SCHRADER
 T 925 638 8782

No.	Description	Date
1	SEP	10/20/21
2	SEP REVISION	11/23/22
3	JUNE LUNCH MEETING	11/30/22

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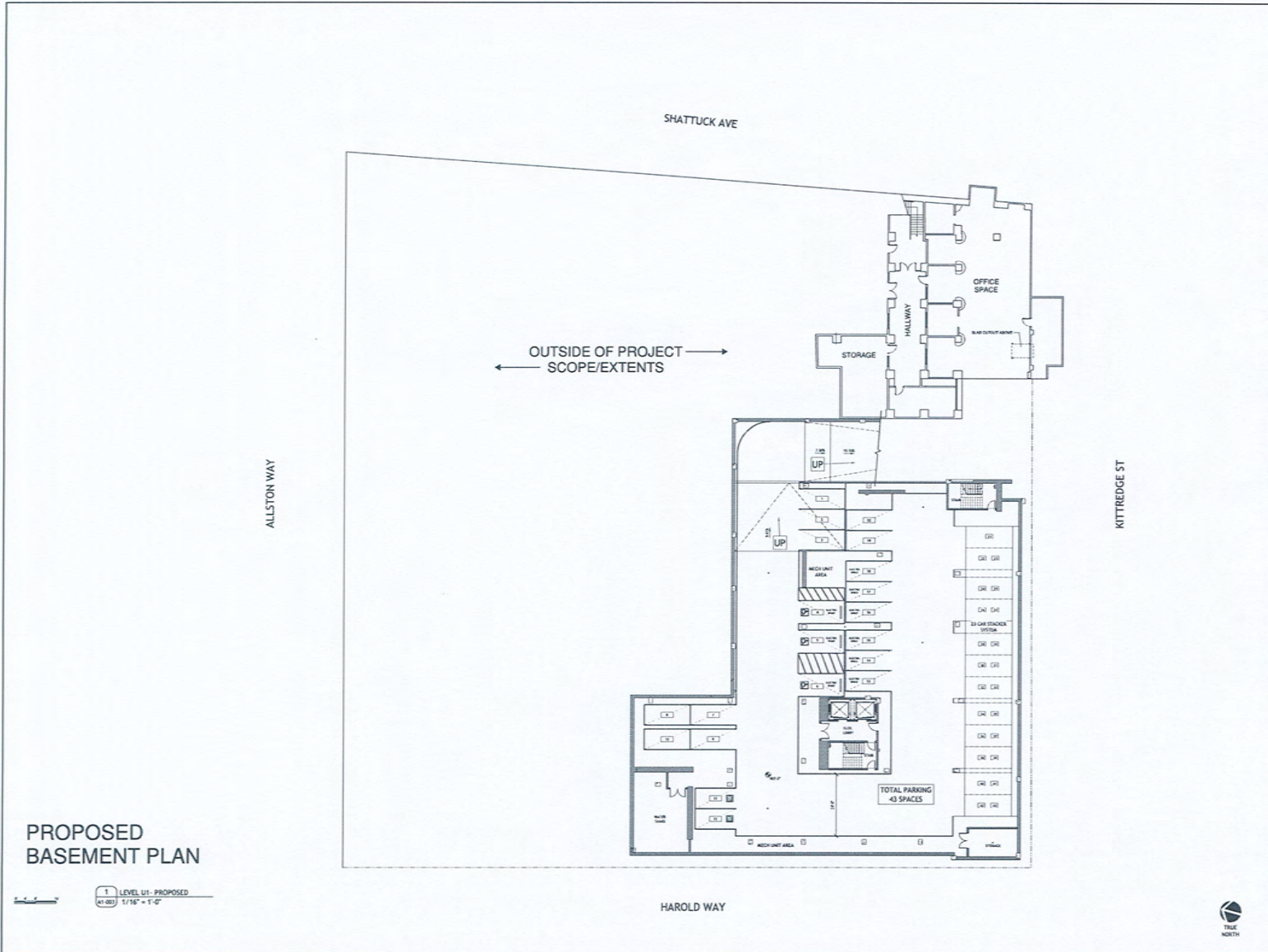
BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA VENTURES

SHEET TITLE:
 SITE PLAN
 EXISTING - LEVEL 1

SHEET NUMBER:
A1-002



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**PROPOSED
 BASEMENT PLAN**

1 LEVEL U1- PROPOSED
 A1-003 1/16" = 1'-0"

PROJECT #: 121246
 DRAWN BY: TF
 CHECKED BY: AMH

**NILES BOLTON
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 Suite 600
 Atlanta, GA 30305
 T 404 365 7600
 www.nilesbolton.com

APPLICANT:
BILL SCHRADER
 T 925 638 8782

No.	Description	Date
9	SAP SUBMIT	12/15/22
12	STATE BOARD MEETING	01/10/23
13	STATE REVIEW #2	01/13/23

We warrant, as an independent architect, a professional engineer, or a professional geotechnical engineer, that the drawings and specifications prepared by us or under our direct supervision and control are in accordance with the laws and regulations of the State of California.

BERKELEY PLAZA
 2065 KITTREDGE ST
 BERKELEY, CA 94704
 CA VENTURES

SHEET TITLE:
**SITE PLAN
 PROPOSED- LEVEL
 U1**

SHEET NUMBER:
A1-003



NOT RELEASED FOR CONSTRUCTION