



# Z O N I N G A D J U S T M E N T S B O A R D N O T I C E O F D E C I S I O N

**DATE OF BOARD DECISION:** September 26, 2024

**DATE NOTICE MAILED:** October 1, 2024

**APPEAL PERIOD EXPIRATION:** October 15, 2024

**EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification)<sup>1</sup>:** October 16, 2024

## 2300-2310 Ellsworth Street

Use Permit #ZP2023-0024 to demolish two existing residential buildings that include 12 dwelling units (2306 and 2310 Ellsworth), merge two parcels into one (APNs 55-1886-2 and 55-1886-1), retain more than 50 percent of the exterior commercial building at 2300 Ellsworth Street, and construct a 72,824 square foot, seven-story (87.5 feet) multi-family housing development with 69 dwelling units, including five (5) Extremely Low-Income units, two (2) Very Low-Income units, two (2) Low-Income units, and one (1) Moderate-Income unit.

The Zoning Adjustments Board of the City of Berkeley, **APPROVED** the following permits:

### A. Zoning Permits Required<sup>2</sup>:

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.202.020(A) to establish a Multi-Family Residential Use
- Use Permit pursuant to BMC Section 23.202.140(E)(3) to allow a height of up to 75 feet and 5 stories
- Use Permit pursuant to BMC Section 23.326.030 to demolish dwelling units

<sup>1</sup> Pursuant to BMC Section 23.410.050(C), the City Council Certifications, the City Council may take an action to review ZAB's decision on a Use Permit or Variance. This action is called certification and has the same effect as an appeal. Any member of the City Council may initiate the certification process of a ZAB decision during the 14-day appeal period after the notice of the ZAB's decision is issued. However, the Council's deadline to certify a project is suspended or tolled when the Council is on recess. Therefore, in all cases where the 14-day appeal period is scheduled to end during a Council recess, the certification deadline is extended to and through the day before the next regularly scheduled City Council meeting following any recess. *Extension of the certification deadline has no effect on the appeal deadline.*

<sup>2</sup> The project site is located in the Residential Southside Mixed Use Development (R-SMU) zone. The City Council approved updates to the R-SMU zone in November 2023. As noted in Table 3, the project submitted a preliminary SB 330 application on February 10, 2023. The submittal of the preliminary SB 330 application vests ordinances, policies and standards, in effect at the time of filing. Therefore, the development standards from the R-SMU prior to the adoption of the November 2023 updates have been applied to the project and that version of the code has been utilized to determine the Use Permits required for the project.



- Administrative Use Permit pursuant to BMC Section 23.202.140(E)(5) to increase the lot coverage up to 100 percent for a main building that contains dwelling units
- Administrative Use Permit pursuant to BMC Section 23.304.050 to allow setback reductions in Residential Districts
- Administrative Use Permit pursuant to BMC Section 23.304.050 to allow for rooftop equipment projections above the height limit
- Administrative Use Permit pursuant to BMC 23.304.080(A) to allow a fence height greater than 6 feet along a lot line or within the required lot line setbacks for a main building

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

- No concessions are requested from BMC Section
- Waiver from BMC 23.202.140(E)(1)(a) to allow for an increase in building height – up to 87 feet 6 inches where a maximum of 75 feet (with a Use Permit) is allowed
- Waiver from BMC 23.202.140(E)(1)(a) to allow for the building height to be 7-stories when only 5-stories (with a Use Permit) are allowed.
- Waiver from BMC 23.202.140(E)(1)(a) to allow for a reduction in the minimum amount of open space

**ZONING:** R-SMU, Residential Southside Mixed-Use District

**APPLICANT/OWNER:** Riaz Capital, 2744 East 11<sup>th</sup> Street, Oakland, CA 94601

**INTERESTED PARTY:** Eva Yeah, 2306 Ellsworth Street, Apt 5, Berkeley, CA 94704

**ENVIRONMENTAL REVIEW STATUS:** Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).

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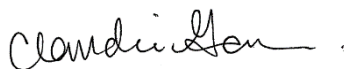
**FINDINGS, CONDITIONS, MMRP AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE**

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	Yes	No	Abstain	Absent	Recused
DUFFY	X				
KAHN	X				
YUNG	X				
O'KEEFE				X	
JERSEY	X				
SANDERSON	X				
THOMPSON	X				
GAFFNEY				X	
<b>BOARD VOTE:</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>

**ATTEST:**



Claudia Garcia, Zoning Adjustments Board  
Secretary

#### **PUBLICATION OF NOTICE:**

Pursuant to BMC Section 23.404.050, this notice shall be mailed to the applicant at the mailing address stated in the application and to any person who requests such notification by filing a written request with the Zoning Officer on or before the date of the Board action. This notice shall also be filed with the City Clerk. In addition, the notice shall be forwarded to the Zoning Adjustments Board and to the Main Library. The notice shall also be posted at a bulletin board at the Zoning Counter. The City Clerk shall make the notice available to interested members of the Council and the public.

#### **FURTHER INFORMATION:**

Questions about the project should be directed to the project planner, Claudia Garcia, at (510) 981-7412 or [cgarcia@berkeleyca.gov](mailto:cgarcia@berkeleyca.gov). All project application materials, including full-size plans, may be viewed online at: <https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx>, or in the Permit Service Center at the Zoning Counter at 1947 Center Street, Third Floor, during normal office hours.



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**TO APPEAL THIS DECISION (see Section 23.410 of the Berkeley Municipal Code):**

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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, 1<sup>st</sup> Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
2. Submit the required appeal fee (checks and money orders payable to "City of Berkeley"):
  - A. The fee for persons other than the applicant is \$1,500. This fee may be reduced to \$500 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less.
  - B. The fee for all appeals by Applicants is \$6,000.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown on page 1 (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

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



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**NOTICE CONCERNING YOUR LEGAL RIGHTS:**

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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.

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## FINDINGS AND CONDITIONS

SEPTEMBER 26, 2024

### 2300-2310 Ellsworth Street

**Use Permit #ZP2023-0024 to demolish two existing residential buildings that include 12 dwelling units (2306 and 2310 Ellsworth), merge two parcels into one (APNs 55-1886-2 and 55-1886-1), retain more than 50 percent of the exterior of the existing commercial building at 2300 Ellsworth, and construct a 72,824 square foot, seven-story (87.5 foot) multi-family housing development with 69 dwelling units, including five (5) Extremely Low-Income units, two (2) Very Low-Income units, two (2) Low-Income units, and one (1) Moderate-Income unit**

#### ZONING PERMITS REQUIRED

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.202.020(A) to establish a Multi-Family Residential Use
- Use Permit pursuant to BMC Section 23.202.140(E)(3) to allow a height of up to 75 feet and 5 stories
- Use Permit pursuant to BMC Section 23.326.030 to demolish dwelling units
- Administrative Use Permit pursuant to BMC Section 23.202.140(E)(5) to increase the lot coverage up to 100 percent for a main building that contains dwelling units
- Administrative Use Permit pursuant to BMC Section 23.202.140(E)(5) to allow setback reductions in Residential Districts
- Administrative Use Permit pursuant to BMC Section 23.304.050 to allow for rooftop equipment projections above the height limit
- Administrative Use Permit pursuant to BMC 23.304.080(A) to allow a fence height greater than 6 feet along a lot line or within the required lot line setbacks for a main building

#### CONCESSIONS/WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918

- No concessions are requested.
- Waiver from BMC 23.202.140(E)(1)(a) to allow for an increase in building height – up to 87 feet 6 inches where a maximum of 75 feet (with a Use Permit) is allowed
- Waiver from BMC 23.202.140(E)(1)(a) to allow for the building height to be 7-stories when only 5-stories (with a Use Permit) are allowed.
- Waiver from BMC 23.202.140(E)(1)(a) to allow for a reduction in the minimum amount of open space

#### I. CEQA FINDINGS



- A.** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15332 of the CEQA Guidelines (“In-fill Development Projects”).
- B.** The project meets all of the requirements of this exemption, as follows:
- The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations.
  - The project occurs within the Berkeley City limits on a project site of no more than five acres, and is surrounded by urban uses.
  - The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species.
  - The project will not result in any significant effects relating to traffic, noise, air quality or water quality. The Traffic Impact Analysis prepared for the project was reviewed by the City Transportation Division which concurred with the findings of less than significant impacts. City Standard Conditions will address potential impacts related to traffic, noise, air quality, and water quality.
  - The site can be adequately served by all required utilities and public services.
- C.** Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect any historical resource.

## **II. HOUSING ACCOUNTABILITY ACT FINDINGS**

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

## **III. DENSITY BONUS FINDINGS**

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



- Under the City's methodology for implementing density bonuses, the base project consists of 48 units;
- The project will provide at least 5 Extremely Low Income (ELI) and 2 Very Low Income (VLI) BMR units on site qualifying units in the 48-unit base project, as more fully set forth in Condition "Number of Below Market Rate Units";
- The project is entitled to a density increase of 42.5 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 up to 21 units above the base project, for a total of up to 69 units.

**D.** 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 concessions is required to provide for affordable rents, as provided in Government Code Section 65915(d)(1)(A) because 1) approval of the concession would result in identifiable and actual cost reduction; 2) approval of the concession would 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) would not be contrary to State or Federal law.

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

- Waiver from BMC 23.202.140(E)(1)(a) to allow for an increase in building height – up to 87 feet 6 inches where a maximum of 75 feet (with a Use Permit) is allowed
- Waiver from BMC 23.202.140(E)(1)(a) to allow for the building height to be 7-stories when only 5-stories (with a Use Permit) are allowed.
- Waiver from BMC 23.202.140(E)(1)(a) to allow for a reduction in the minimum amount of open space

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

#### **IV. FINDINGS FOR APPROVAL**

**A.** As required by Section 23.406.040(E) 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:



- The project is consistent with all applicable R-SMU District standards and qualifies for a concession and waivers for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915.; and
- Shadows: According to the shadow studies submitted for the project, new shadow impacts will occur in the summer and spring months, around the hours of sunrise shadows will increase to the west at the Tang Center and a portion of the residential building at 2241 Durant, and in the hours around sunset, shadows would increase at St. Mark's Episcopal Church.

Shadow impacts on adjacent residential uses are to be expected because the subject site is located in the Residential Southside Mixed-Use District (R-SMU), which allows heights of up to 85 feet without a use permit and roof top projections beyond the base height. The project is below the maximum height allowed in the R-SMU zone (83 feet to roof). Staff recommends that shadow impacts from the project will be reasonable and not detrimental; and,

- Views: The proposed project will not result in additional obstruction of significant views in the neighborhood because the area is generally flat, developed with three- to eight-story buildings and there are limited significant views as defined in BMC Section 23.502.020 (Defined Terms) available to residences in the area; and,
- The project will be subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, which will ensure that the project will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.

## **V. OTHER FINDINGS FOR APPROVAL**

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- A.** As required by BMC 23.326.020(B), the elimination or demolition of a dwelling unit will not be materially detrimental to the housing needs and public interest of any affected neighborhood or the City. The project will replace 12 demolished dwelling units with 69 dwelling units (5 units affordable to Extremely Low-Income households, 2 units affordable to Very Low-Income households, 2 unit affordable to Low-Income households, and 1 unit affordable to Moderate-Income households). The increase in the number of housing units would help meet the City's need for additional housing and Regional Housing Needs Assessment target.
- B.** The demolition of residential units is allowed because:



- Pursuant to BMC Section 23.326.030(A)(2), the existing units were not removed from the rental market under the Ellis Act at any time during the preceding five years, or there is no record of any verified cases of harassment or threatened or actual illegal eviction; and
- Pursuant to BMC Section 23.326.030(A)(3), ZAB finds that the demolition is necessary to permit construction of special housing needs facilities such as, but not limited to, childcare centers and affordable housing developments that serve the greater good of the entire community and the demolition is necessary to permit construction of at least the same number of dwelling units. The project will replace 12 dwelling units with 69 dwelling units (5 units affordable to Extremely Low-Income households, 2 units affordable to Very Low-Income households, 2 units affordable to Low-Income households, and 1 unit affordable to Moderate-Income households). The increase in the number of housing units will help meet the City's need for additional housing and Regional Housing Needs Assessment target, and thus the Finding under BMC Section 23.326.020(B) will be met. The project will also provide housing in proximity to regional transit, bicycle facilities, retail, and services, therefore reducing vehicle miles traveled, and air quality and greenhouse gas emission impacts. The proposed project will not be materially detrimental to the housing needs and public interest of the affected neighborhood and the City.

**C.** Government Code Section 65915 (Density Bonus) and Government Code Section 66300 (SB 330) prohibit the demolition of occupied or vacant protected units (i.e. rent-controlled or affordable units) unless the project will create at least as many residential units as will be demolished; will replace them with at least as many residential dwelling units as the greatest number of units that existed on the project site within the last five years, and replace "protected" units as specified in these sections.

- The project site has held 12 ("protected") units (the greatest number of units that existed on the project site within the last five years), and is constructing 69 units, in compliance with state law.
- The project will replace 12 removed protected dwelling units with equivalent units – 5 units affordable to Extremely Low-Income households, 2 units affordable to Very Low-Income households, 2 units affordable to Low-Income households, 1 unit affordable to Moderate-Income households and 2 Market Rate units, subject to a recorded affordability restriction of at least 55 years.



- D.** As required by BMC Section 23.202.140 the project is consistent with the purposes of the underlying district. The proposed residential development is a high-density, multi-story residential development close to shopping, transportation and employment centers. The project site is three blocks east of Downtown Berkeley and within 0.4 miles of the Downtown Berkeley BART Station. The apartment project provides open space areas for residents consistent with BMC requirements and is close to other recreational opportunities. The project will redevelop an underutilized site containing two existing 6-unit apartment buildings and a commercial building. The project will replace the existing units with 69 apartment units, including 9 below market rate units. The existing façade of the commercial building will be retained to ensure that the new development complements the existing architectural character of the building and neighborhood. The project is consistent with the General Plan and Southside Area Plan. The project therefore, is consistent with the district purpose of the R-SMU zone.
- E.** As required by BMC Section 23.202.140(E)(3), the Zoning Adjustments Board finds that 50 percent or more of the total building floor area is designated for residential use and that the project meets the purposes of the R-SMU district. The project is a residential development and all floor area is designated for residential uses, therefore, more than 50% of the total building floor area is dedicated to residential use. As described in Finding E. above, the project meets the purposes of the R-SMU district.
- F.** As required by BMC Section 23.202.140(E)(5), the Zoning Adjustments Board finds that the reduction in setbacks is appropriate given the setbacks and architectural design of surrounding buildings. The project is a residential main building and is located north of Durant Avenue. The project proposes a reduction in the front, side and rear yard setbacks. The project site is bounded by Ellsworth Street to the east and Bancroft Way to the north. The site is surrounded by non-residential uses to the north, east and west. The existing commercial building is built to the property lines, so the existing setback is zero. The front façade is proposed to be retained and not demolished. The setbacks proposed for the project will be generally consistent with the existing buildings and surrounding buildings. The existing residential buildings south of the property are located about 3-5 feet from the proposed project's rear property line. The reduction in the rear setback is appropriate given the existing building setbacks, setback and architecture of surrounding buildings and the location of the project in an urban area.
- G.** As required by BMC Section 23.202.140(E)(5), the Zoning Adjustments Board finds that the increase in lot coverage is appropriate given the setbacks and architectural design of surrounding buildings. The allowed lot coverage is 45% for a five-story building located on a corner lot north of Durant Avenue. The project proposes a lot coverage of 80%. The project site is located in an urban area where it is typical for buildings to cover large portions of lots. The existing lot coverage for the site is 66%. The increase in lot coverage to 80% would be appropriate given the setbacks and architectural design of surrounding buildings.
- H.** As required by BMC Section 23.304.050(A), the Zoning Adjustments Board finds that the proposed rooftop equipment, which exceeds the district height limit, does not exceed 15 percent the average floor area of the building's floors. None of the equipment structures will be used as habitable or commercial space. The project will include a staircase/elevator penthouse totaling 372 square feet that will extend four feet over the 83-foot roof height. The penthouses represent less than 3.6 percent of the 10,260-square-foot average of all the floor areas.



- I. As required by BMC Section 23.304.080(A), the Zoning Adjustments Board finds that the fence height greater than 6 feet along a lot line or within the required lot line setbacks for a main building meets the findings in BMC Section 23.204.130(I) as described in Section H above.

## VI. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

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The following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. **Conditions and Mitigation Monitoring and Reporting Program Shall be Printed on Plans.**  
The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions.' *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings.
2. **Compliance Required (BMC Section 23.102.050).** All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.
3. **Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060(B)(1) and (2)):**
  - A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.
  - B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To re-establish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.
4. **Conformance to Approved Plans (BMC Section 23.404.060(B)(4)).**  
All work performed under an approved permit shall comply with the approved plans and any conditions of approval.
5. **Exercise and Expiration of Permits (BMC Section 23.404.060(C)):**
  - A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
  - B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
  - C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with 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 Wage Theft Ordinance (BMC Section 13.104.050).** Each day work is performed on the Project, each Permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of 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. Wage Theft Prevention 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 BMC Chapter 23.404.
- 13. Hold Harmless.** The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.

## **VII. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD**

Pursuant to BMC 23.404.050(H), 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. Tenant Protections and Relocation Assistance.** Tenant protections and relocation assistance is required by both Berkeley's Demolition Ordinance and SB 330. For any units with tenants that move in after the application was submitted only SB 330's relocation requirements apply:
- A. Pursuant to BMC 23.326.030(A)(5)(d), (i) sitting tenants who are displaced as a result of demolition shall be provided the right of first refusal to move into the new building, and (ii) tenants of units that are demolished shall have the right of first refusal to rent new below market rate units designated to replace the units that were demolished, at the rent that would have applied if they had remained in place, as long as their tenancy continues. (iii) Income restrictions do not apply to displaced tenants.
- a. The maximum rent for such tenancies shall increase on January first of each year by no more than 65% of the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) in the San Francisco-Oakland-San Jose region as reported and published by the U.S. Department of Labor, Bureau of Labor Statistics, for the twelvemonth period ending the previous June 30.
- B. Pursuant to Government Code Section 66300(d)(2)(C), any existing residents will be allowed to occupy their units until six months before the start of construction activities with proper notice.
- C. Prior to issuance of the building permit, the applicant shall enter into a Regulatory Agreement to be reviewed, approved, and implemented by the Health, Housing and Community Services Department (HHCS), which will oversee and monitor the income qualification of returning tenants.
- D. Pursuant to BMC 23.326.030(A)(5)(c), (i) the applicant shall provide qualified tenants assistance with moving expenses equivalent to those in Chapter 13.84 (Relocation Services and Payments for Residential Tenant Households), and (ii) shall subsidize the rent differential for a comparable replacement unit, in the same neighborhood if feasible, until new units are ready for occupancy. Funding for the rent differential shall be guaranteed in a manner approved by the City. The applicant shall submit proof of implementation that includes an overall building tenant relocation plan and relocation agreements all applicable tenant households prior to submittal for building permits.
- 16. Address Assignment.** The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned in accordance with BMC 16.28.030, and, except for new buildings on vacant lots, entered into the City's database after the building permit is issued but prior to final inspection.
- 17. 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 will 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.
- 18. Damage Due to Construction Vibration.** The project applicant shall submit screening level analysis prior to, or concurrent with demolition building permit. If a screening level analysis shows that the project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). The assessment shall consider project specific information such as the composition of the structures, location of the various types of equipment used during each phase of the project, as well as the soil characteristics in the project area, in order to determine whether project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. If the assessment finds that the project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction that to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake study of existing conditions (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage.



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

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

- 19. Compliance with Conditions of Approval and Environmental Mitigations.** The building permit application is subject to verification of compliance of these Conditions of Approval and the adopted Mitigation Monitoring and Reporting Program (Attachment 2- Exhibit A). The applicant shall be responsible for demonstrating compliance with all conditions of approval and mitigation measures per the timeline set forth by this use permit. The applicant shall deposit \$10,000 with the City, or less with the approval of the Zoning Officer, to pay for the cost of monitoring compliance with these Conditions of Approval and other applicable conditions and regulations. Should compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses upon the request of the Zoning Officer; any unused deposit will be refunded to the applicant.

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

- 20. Demolition.** Demolition of the existing building cannot commence until a complete application is submitted for the replacement building. In addition, all plans presented to the City to obtain a permit to allow the demolition are subject to these conditions.
- 21. Construction Noise Management** - Public Notice Required. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within 500 feet of the project site. This notice shall at a minimum provide the following: (1) project description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name and phone number of the Project Liaison for the project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.



- 22. Construction Phases.** The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or his/her designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these conditions. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.
- 23. Construction and Demolition Diversion.** Applicant shall submit a [Construction Waste Management Plan](#) that meets the requirements of BMC Chapter 19.37 including 100 percent diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65 percent diversion of other nonhazardous construction and demolition waste.
- 24. Toxics.** The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:
- A. Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527).** A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for developments for: all new commercial, industrial and mixed-use developments and all improvement projects that require work 5 or more feet below grade, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: [City of Berkeley Community GIS Portal \(arcgis.com\)](http://arcgis.com)
  - B.** Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary. Any available soils and groundwater analytical data available for projects listed in this section must also be submitted to TMD.
  - C. Environmental Site Clearance.** The applicant shall provide environmental screening clearance from either the San Francisco Bay Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), or the Alameda County Department of Environmental Health's Local Oversight Program (LOP). Clearance from one of these regulatory agencies will ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Environmental screening clearance shall be submitted to the City of Berkeley's Toxics Management Division prior to issuance of any building permits.
  - D. Soil and Groundwater Management Plan.** A site-specific Soil and Groundwater Management Plan (SGMP) shall be submitted to Toxics Management Division (TMD) for all non-residential projects, and residential or mixed-use projects with more than four dwelling units, that: (1) are in the Environmental Management Area (EMA), as shown on the most recent City of Berkeley EMA map, and (2) propose any excavations deeper than 5 feet below grade or if significant soils removal is anticipated. The SGMP shall be submitted to the TMD with the project's building permit application and shall be approved by TMD prior to issuance of the building permit.



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

- i. procedures for soil and groundwater management including identification of pollutants and disposal methods;
- ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;
- iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and
- iv. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

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

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

- i. The survey shall include the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals.
- ii. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)
- iii. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.
- iv. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition.

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



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

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

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

- i. aggregate aboveground petroleum storage capacities of 1,320 gallons or more stored in aboveground storage containers, tanks, oil-filled equipment, or
- ii. one or more tank(s) in an underground area (TIUGA) with petroleum storage capacities of 55 gallons or greater. More information on TIUGAs can be found here: <https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/aboveground-petroleum-storage-act/tank-in-an-underground-area-tiuga/>

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

### **Prior to Issuance of Any Building (Construction) Permit**

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- 25. Parcel Merger.** The applicant shall secure approval of any parcel merger and/or lot line adjustment associated with this Use Permit.
- 26. Percent for Public Art.** Consistent with BMC Section 23.316, the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art.
- 27. Affordable Housing Mitigation Fee.** Consistent with BMC Section 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.
- 28. 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.



- 29. 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.
- 30. Solar Photovoltaic (Solar PV) and Battery Energy Storage Systems (ESS).** A solar PV system shall be installed, subject to specific limited exceptions, as specified by the Berkeley Energy Code (BMC Chapter 19.36). Energy storage system (ESS) readiness (new single-family, duplex, and townhouse homes) or ESS installation (new multifamily and most nonresidential buildings) shall be completed as specified by BMC Chapter 19.36. Location of the solar PV system and the ESS, if applicable, shall be noted on the construction plans. (Project required to meet applicable code at time of building permit application, if different from above.)
- 31. Water Efficient Landscaping.** Landscaping, totaling 500 square feet or 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<sub>o</sub>) for Berkeley is 41.8.
- 32. Recycling and Organics Collection.** Applicant shall provide recycling and organics collection areas for occupants, clearly marked on plans, which comply with the Alameda County Organics Reduction and Recycling Ordinance (2021-02). Contact the Zero Waste Division's Recycling Program Manager, Julia A. Heath, at [jheath@berkeleyca.gov](mailto:jheath@berkeleyca.gov).
- 33. Public Works ADA.** Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.

## **AFFORDABLE HOUSING REQUIREMENTS – RESIDENTIAL PROJECTS**

### **BELOW MARKET RATE UNITS**

- 34. Affordable Housing Mitigation Fee (AHMF).** Consistent with BMC 22.20.065 and fee resolution No. 68,074-N.S., the applicant shall provide a schedule, consistent with a schedule approved by the City Manager or her designee, outlining the timeframe for payment of the AHMF, or provide an alternative to the fee payment as permitted by the BMC. Payment of the AHMF may be reduced if paid prior to the building permit per resolution No. 68,074-N.S., and shall be paid no later than prior to the issuance of a certificate of occupancy for the project.



As indicated on the development application, the applicant shall provide below market rate rental dwelling units ("BMR Units") and will be required to pay the AHMF as calculated in BMC Section 22.20.065(D). The applicant may elect to avoid the AHMF by providing, for the life of the project, a number of units equal to 20 percent of the total units in the project at rental rates affordable to Low-Income and Very Low-Income Households in accordance with the BMC. The applicant may also elect to provide BMR units below 20 percent of total units for a reduced AHMF as calculated in BMC Section 22.20.065(D). The applicant must contact and coordinate with the Department of Health, Housing and Community Services (HHCS) via email to [affordablehousing@berkeleyca.gov](mailto:affordablehousing@berkeleyca.gov) for review and approval. The final number of affordable onsite units must be declared prior to issuance of the first building permit for the project.

**35. Number of Below Market Rate Units.** The project shall provide One (1) Moderate Income, Two (2) Low Income, Two (2) Very Low Income, and Five (5) Extremely Low Income below market rate 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.

**36. Affordable Housing: 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 should they elect to provide BMR units to avoid or reduce their AHMF obligation. The Regulatory Agreement shall include any terms and affordability standards determined by the City to be necessary to ensure such compliance. The maximum qualifying household income for very low income BMR Units shall be 50 percent of Area Median Income (AMI), and their maximum housing payment shall be 30 percent of 50 percent of AMI. The maximum qualifying household income for Low Income BMR units shall be 80 percent of Area Median Income (AMI), and their maximum housing payment shall be 30 percent of 80 percent of AMI for Low-Income households, 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 Department of Health, Housing and Community Services (HHCS) via email to [affordablehousing@berkeleyca.gov](mailto:affordablehousing@berkeleyca.gov) for review and approval.

**37. Affordable Housing: Below Market Rate Program.** In addition, affordable units must adhere to the administrative guidelines for the City's Below Market Rate program. These guidelines can be found online at <https://berkeleyca.gov/community-recreation/affordable-housing-berkeley/below-market-rate-rental-information-owners-and>. The guidelines are updated annually by HHCS and posted online. Please note the following key provisions from the guidelines:

- A. Maximum rent shall be adjusted for the family size appropriate for the unit pursuant to
- B. California Health & Safety Code Section 50052.5 (h).



- C. Rent shall include a reasonable allowance for utilities, as published and updated by the
- D. 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.
- E. BMR units will be provided for the life of the project under Section 22.20.065.
- F. Determination of Area Median Income (AMI):
- The AMI 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

- 38. Affordable Housing.** Nothing in these conditions shall be interpreted to prohibit, or to require modification of the Use Permit or Regulatory Agreement to allow, the provision of additional BMR units, or additional affordability, then are required in the foregoing provisions.
- 39. Affordable Housing.** Dwellings that are approved as rental units, but in which a condo map is approved prior to issuance of an occupancy permit, shall be subject to the affordability requirements within BMC 23.328 in effect on March 31, 2023. (A) Residential housing projects for the construction of five or more Dwelling Units; (B) Residential housing projects for the construction of one to four new Dwelling Units, when such Units are added to an existing one to four-unit property, which has been developed after August 14, 1986, and the resulting number of units totals five or more. All Units in such a property are subject to the requirements of this chapter; (C) Residential housing projects proposed on lots whose size and zoning designation is such to allow construction of five or more Dwelling Units.



**40. Affordable Housing – Density Bonus.** If a density bonus was granted for the project, the regulatory agreement shall reflect the number of qualifying units set forth in Section 65915(f)(4) that are needed to support the bonus that was granted.

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**Prior to Demolition or Start of Construction:**

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**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.

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

- A. Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);
- B. Storage of building materials, equipment, dumpsters, debris anywhere in the public ROW;
- C. Provision of exclusive contractor parking on-street; or
- D. Significant truck activity.

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

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

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**During Construction:**

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**44. Construction Hours.** Construction activity shall be limited to between the hours of 8:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and Noon on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.



**45. 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.

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

- A. Contact information (i.e. "hotline" phone number, and email address) for the project construction manager
- B. Calendar and schedule of daily/weekly/monthly construction activities
- C. The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.

**47. Public Works - Implement Bay Area Air Quality Management District (BAAQMD)-**

Recommended Measures during Construction. For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:

- A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator.



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

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

- A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or
- B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.
- C. In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:
- 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.

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

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



**51. 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.

**52. 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.



- 53. 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.
- 54. 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.
- 55. 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.
- 56. 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 5,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (Project required to meet applicable code at time of building permit application, if different from above.)
- H.** All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.
- I.** Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.



- J. All loading areas must be designated to minimize “run-on” or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.
- K. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
- L. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.
- 57. Public Works.** Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.
- 58. 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.
- 59. Public Works.** The applicant shall ensure that all excavation accounts for surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.
- 60. 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.
- 61. 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.
- 62. 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.
- 63. Public Works / Building and Safety.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.



**Prior to Final Inspection or Issuance of Occupancy Permit:**

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- 64. 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.
- 65. Compliance with Approved Plans.** All landscape, site and architectural improvements shall be completed per the attached approved drawings dated August 20, 2024.
- 66. Parking Meters or Pay Stations.** Any existing parking meters or pay stations to be removed will need to be removed by City of Berkeley staff or their contractor. A 3-4 week lead time will be required to coordinate removal. The City of Berkeley or their contractor shall install parking pay stations and/or parking meter heads. Coordination is required for this work and fees will be assessed by the City of Berkeley to complete this work. Coordinate installation of parking pay station and parking meter heads with Samantha Baker. Coordinate payment of parking pay station installation fees and/or parking meter head installation fees with Samantha Baker (510) 981-6472/sbaker@cityofberkeley.info. The approximate fee to install one pay station is \$950. Parking meter head installation shall be charged at a rate of approximately \$150/hour per City staffer.
- 67. Number of Below Market Rate Units.** Should the Applicant elect to provide BMR units prior to receiving a building permit for the Project, they are entitled to eliminate or receive a proportional reduction in the AHMF consistent with BMC Section 22.20.065. The BMR Units shall be designated in the Regulatory Agreement; comply with the City's BMR administrative guidelines; 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. Any additional BMR units the applicant may choose to provide must also conform with these conditions.
- 68. Transportation Demand Management.** Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Land Use Division staff to confirm that the physical improvements required in BMC Sections 23.334.030(C) and 23.322.090 (bike parking) have been installed. A Parking and Transportation Demand Management (PTDM) compliance report documenting that the programmatic measures required in Sections 23.334.030(C) and 23.322.090 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the project is compliant with the applicable requirements in these sections.
- A.** Consistent with Section 23.334.030(A), all parking spaces provided for residents be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of Certificate of Occupancy or final inspection.



- B.** Consistent with Section 23.334.030(C), publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors, shall be provided. Transportation information shall include, but is not limited to, transit arrivals and departures for nearby transit routes.
- C.** Property owners may be required to pay administrative fees associated with compliance with this Condition.

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**At All Times:**

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- 69. Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit.
- 70. Transportation Demand Management Compliance.** A Transportation Demand Management compliance report shall be submitted to the Zoning Officer, on a form acceptable to the City, prior to occupancy, and on an annual basis for ten years thereafter, which demonstrates that the project complies with the applicable requirements. After three years of timely compliant submittals, staff has the option to accept less frequent submittals (minimum one every three years). Property owners may be required to pay administrative fees associated with compliance with this Condition, pursuant to BMC Section 23.334.040(B).
- 71. 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.
- 72. 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.
- 73. Design Review.** Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Design Review approval.
- 74. 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.
- 75. Electrical Meter.** Only one electrical meter fixture may be installed per dwelling unit.
- 76. 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.
- 77. Residential Permit Parking.** No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The Finance Department, Customer Service Center shall add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts.
- 78. Required Bike Parking.** Secure and on-site bike parking for at least 103 bicycles (95 long-term and 8 short-term spaces) bicycles shall be provided for the life of the building.



- 79. 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.
- 80. Transit Subsidy Condition.** If 10 or more employees, the business operator shall reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area as per BMC Chapter 9.88.
- 81. Periodic Review and Reporting.** The City may require periodic review of this approved project to verify compliance with permit requirements and conditions of approval. The permit holder or property owner is responsible for complying with any periodic reporting, monitoring, or assessments requirement. This permit is subject to the provisions of BMC Section 23.404.080 (Permit Revocation) if violations of the permit requirements are found by the Zoning Officer.
- 82.** This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Zoning Officer that the maintenance or operation of this establishment is violating any of these or other required conditions or is detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.



## MITIGATION MONITORING PROGRAM

This Draft Mitigation Monitoring Program (MMP) has been formulated based upon the findings of the Environmental Impact Report (EIR) prepared for the City of Berkeley Draft Southside Plan. The MMP, which is provided in Table 1 of this section, lists mitigation measures recommended in the EIR for the proposed project and identifies mitigation monitoring requirements. The Final MMP must be adopted when the City Council makes a final decision on the project.

This MMP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMP when mitigation measures are required to avoid significant impacts. The MMP is intended to ensure compliance during implementation of the project.

The MMP is organized in a matrix format. The first column identifies the impact and the second column identifies the level of significance of the impact without mitigation. The third column identifies the mitigation measure that would be implemented for each project impact and the fourth column identifies the level of significance of the impact with the mitigation measure. The fifth column, entitled “Monitoring Responsibility,” refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The sixth column, entitled “Monitoring Timing,” refers to when the monitoring will occur to ensure that the mitigation action is completed. The seventh column, entitled “Verification,” is for the lead agency to 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.



**Table 1: Mitigation Monitoring Program**

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
<b>A. Land Use</b>						
<i>There are no significant land use impacts.</i>						
<b>B. Population, Employment and Housing</b>						
<i>There are no significant population, employment and housing impacts</i>						
<b>C. Transportation and Circulation</b>						
<u>TRANS-1</u> : Potential new construction would significantly affect operations of the Parker Street/Warring Street intersection under Existing Plus Project Conditions.	S	<u>TRANS-1</u> : Remove the stop signs on Warring Street while maintaining stop signs on Parker Street at the Clark Kerr Campus exit. This action will reduce long southbound queues along Warring Street. The side street approach would operate at LOS F; however, the minor street volumes are low and would not meet the peak hour signal warrant. Install a high visibility crosswalk system on the north side of the Clark Kerr exit driveway to permit pedestrians to alert drivers to pedestrian crossings.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when it is determined that a project or projects will cause delays at the intersection of more than two seconds from 2007 conditions (as shown in the DEIR) while continuing to operate at an LOS E. Projects will be reviewed during the discretionary approval process and will be required, as necessary, to address impacts through conditions of approval or contribution to a transportation services fee that would provide fair-share funding for improvements. The City cannot guarantee that the improvements will occur by a certain time or prior to a potentially significant impact due to a lack of funding.	



Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
<u>TRANS-3</u> : Potential new construction would cause a significant cumulative impact at the intersection of Bancroft Way/Piedmont Avenue.	S	<u>TRANS-3</u> : Re-stripe the existing cross section for north and south bound traffic on Piedmont Avenue to accommodate two lanes of traffic in each direction. The additional lanes will prevent through traffic from being blocked by turning movements. Provide crosswalks only on the north and west sides of the intersection to eliminate pedestrian conflicts with vehicles on the south approach. Relocate the existing northbound bus zone to the north of the intersection to accommodate the second moving traffic lane, and eliminate parking north of Bancroft Way. With implementation of this mitigation measure the intersection would operate at LOS C.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when it is determined that a project or projects will exacerbate LOS F conditions at the intersection during the AM peak hour and/or cause operating conditions at the intersection to deteriorate from LOS E to LOS F during the PM peak hour. Projects will be reviewed during the discretionary approval process and will be required, as necessary, to address impacts through conditions of approval or contribution to a transportation services fee that would provide fair-share funding for improvements. The City cannot guarantee that the improvements will occur by a certain time or prior to a potentially significant impact due to a lack of funding.	
<u>TRANS-4</u> : Potential new construction would cause a significant cumulative impact at the intersection of Durant Avenue/Piedmont Avenue.	S	<u>TRANS-4</u> : Re-stripe the existing cross section for north and south bound traffic on Piedmont Avenue to accommodate two lanes of traffic in each direction. The additional lanes will prevent through traffic from being blocked by turning movements. To accommodate two lanes of traffic during the PM peak period, parking would have to be prohibited along Piedmont Avenue between Bancroft Way and 100 feet south of Durant Avenue. With implementation of this mitigation measure the intersection would operate at LOS C.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when it is determined that a project or projects will exacerbate LOS F conditions at the intersection during the AM peak hour and/or cause operating conditions at the intersection to deteriorate from LOS E to LOS F during the PM peak hour. Projects will be reviewed during the discretionary approval process and will be required, as necessary, to address impacts through conditions of approval or contribution to a transportation services fee that would provide fair-share funding for improvements. The City cannot guarantee that the improvements will occur by a certain time or prior to a potentially significant impact due to a lack of funding.	



Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
<u>TRANS-5</u> : Potential new construction would cause a significant cumulative impact at the intersection of Channing Way/Fulton Street.	S	<u>TRANS-5</u> : Signalize the Channing Way/Fulton Street intersection. With implementation of this mitigation measure the intersection would operate at LOS C. The traffic signal shall provide pedestrian countdown signal indications, bicycle and emergency vehicle detection and necessary equipment capable of transit priority operations.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when it is determined that a project or projects will cause operating conditions at the intersection to deteriorate from LOS E to LOS F during the PM peak hour. Projects will be reviewed during the discretionary approval process and will be required, as necessary, to address impacts through conditions of approval or contribution to a transportation services fee that would provide fair-share funding for improvements. The City cannot guarantee that the improvements will occur by a certain time or prior to a potentially significant impact due to a lack of funding.	
<u>TRANS-6</u> : Potential new construction would cause a significant cumulative impact at the intersection of Parker Street/Warring Street.	S	<u>TRANS-6</u> : Implementation of Mitigation Measure TRANS-1 (Remove the stop signs on Warring Street while maintaining stop signs on Parker Street at the Clark Kerr Campus exit) would reduce the cumulative impact on the Parker Street/Warring Street intersection to the less-than-significant level.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when it is determined that a project or projects will exacerbate LOS E operations at the intersection by more than 3 seconds from 2007 conditions (as shown in the DEIR) and/or exacerbate LOS F operations at the intersection by increasing the volume-to-capacity ratio by more than 0.01. Projects will be reviewed during the discretionary approval process and will be required, as necessary, to address impacts through conditions of approval or contribution to a transportation services fee that would provide fair-share funding for improvements. The City cannot guarantee that the improvements will occur by a certain time or prior to a potentially significant impact due to a lack of funding.	



Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
<u>TRANS-7:</u> Construction on development sites in the Southside area can disrupt pedestrian sidewalks at the vehicle access interface when either driveways or curb-cuts are introduced.	S	<u>TRANS-7:</u> The City shall require all new development to design the vehicle access points to new development sites as driveways. A 6-foot sidewalk width, or 6 feet of clearance on sidewalks, shall be maintained across each new driveway that is in line with the primary walking corridor along the street.	LTS	City of Berkeley Planning and Development and Public Works Department	Prior to design approval.	
<u>TRANS-8:</u> Vehicles and bicycles currently encroach into crosswalks, which may increase as new development allowed pursuant to the Project generates additional trips.	S	<u>TRANS-8:</u> At all signalized intersections and mid-block locations within the Southside area the City shall install limit lines five feet in advance of the crosswalks and install "Turning Traffic Must Yield to Pedestrians" signage consistent with the <i>California Manual on Uniform Traffic Control Devices for Streets and Highways (FHWA's MUTCD 2003 Edition, as amended for use in California)</i> .	LTS	City of Berkeley Planning and Development and Public Works Department	To be implemented within 5 years through the City's CIP process	
<u>TRANS-9:</u> Certain elements of the Southside area's pedestrian facilities are in disrepair or require upgrade to be ADA compliant, which may worsen as development resulting from the Project generates additional pedestrian trips.	S	<u>TRANS-9:</u> The City shall implement Policy T-C4 of the Draft Southside Plan and develop a program for sidewalk and intersection repairs and upgrades. Such a plan should inventory the existing system, identify deficiencies, and prioritize necessary improvements, including ongoing maintenance.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when City confirms that conditions warrant its implementation	



Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
<u>TRANS-10:</u> The Project will increase bicycle activity, including along the Bancroft Way and Durant Avenue corridors where there are no bicycle facilities, which can create unsafe conditions.	S	<u>TRANS-10:</u> The City shall install Class II bike lanes on Bancroft Way between Dana Street and Fulton Street and on Durant Avenue west of College Avenue. The City shall install shared roadway markings on Bancroft Way west of Fulton Street and east of Dana Street as well as on Durant Avenue east of College Avenue. The shared roadway markings shall be located 11 feet from the face of curb to highlight the preferred bicycle travel path to avoid open vehicle doors.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when City confirms that conditions warrant its implementation	
<u>TRANS-14:</u> The Project will bring additional activity to the Southside, including increased vehicular trips. There is a limited amount of short-term parking in the Southside area, which is needed to minimize drivers having to recirculate through the Southside area in search of available parking.	S	<u>TRANS-14:</u> The City shall implement Policy T-F1 of the Draft Southside Plan to improve short term parking opportunities. The City shall explore increasing parking fees to promote use of off-street lots and short-term on-street parking, upgrading its parking enforcement technology to capture long term parkers who move their cars every two hours to avoid ticketing, and pricing parking based on demand.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when City confirms that conditions warrant its implementation	



Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
D. Air Quality						



Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
<u>AIR-1</u> : Demolition and construction period activities could generate significant dust, exhaust, and organic emissions.	S	<p><u>AIR-1</u>: Consistent with guidance from the BAAQMD, the following actions shall be required of construction contracts and will be incorporated into standard conditions of approval for future development projects.</p> <p><i>Demolition.</i> The following controls shall be implemented during demolition:</p> <ul style="list-style-type: none"> <li>• Water during demolition of structures and break-up of pavement to control dust generation;</li> <li>• Cover all trucks hauling demolition debris from the site; and</li> <li>• Use dust-proof chutes to load debris into trucks whenever feasible.</li> </ul> <p><i>Construction.</i> The following controls shall be implemented at all construction sites:</p> <ul style="list-style-type: none"> <li>• Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers to control dust;</li> <li>• Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;</li> <li>• Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites;</li> <li>• Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality;</li> </ul>	LTS	City of Berkeley Building and Safety Division	Throughout demolition and construction period	



Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
AIR-1 <i>Continued</i>		<ul style="list-style-type: none"> <li>• Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;</li> <li>• Apply non-toxic soil stabilizers to inactive construction areas;</li> <li>• Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);</li> <li>• Limit traffic speeds on unpaved roads to 15 mph;</li> <li>• Install sandbags or other erosion control measures to prevent silt runoff to public roadways;</li> <li>• Replant vegetation in disturbed areas as quickly as possible;</li> <li>• Install baserock at entryways for all exiting trucks, and wash off the tires or tracks of all trucks and equipment in designated areas before leaving the site; and</li> <li>• Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.</li> <li>• Implementation of this mitigation measure would reduce construction and demolition air quality impacts to a less-than-significant level.</li> </ul>				



Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
<u>AIR-2</u> : Project operational emissions would exceed the BAAQMD thresholds of significance for ozone precursors.	S	<u>AIR-2</u> : Changes in land use and zoning and policies in the Draft Southside Plan encourage mixed uses, transit use, pedestrian, and bicycle accessibility, and the provision of limited parking (e.g., LU-D1, LU-E1, LU-F8, LU-F10, LU-F14, T-A1, T-A2, T-A3, T-A4, T-A5, T-C1, T-C4, T-C5, T-C6, T-E1, T-E3, T-E4, T-G3, T-H1). These Plan features would help to reduce new construction-related trips and lower regional emissions. However, even with these reductions, the regional emissions associated with development anticipated to occur with implementation of the Plan would exceed BAAQMD significance thresholds. Additional measures to reduce this impact are not available; therefore, the Project's regional air quality impacts would remain significant and unavoidable.	SU	City of Berkeley Planning and Development and Public Works Department	The changes to land use and zoning policies will be implemented with the adoption of the Southside Plan. The impact will continue to be Significant and Unavoidable because adoption of these mitigation measures will still not mitigate the air quality within the San Francisco Bay Area air basin.	
<b>E. Noise</b>						
<i>There are no significant noise impacts</i>						
<b>F. Public Facilities and Services</b>						
<i>There are no significant public facilities and services impacts</i>						
<b>G. Utilities and Infrastructure</b>						
<i>There are no significant utilities and infrastructures impacts</i>						



Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
<b>H. Paleontological and Cultural Resources</b>						
<u>CULT-1</u> : Ground-disturbing activities associated with new construction and associated underground utility installation could result in the destruction of paleontological resources.	S	<u>CULT-1</u> : Should fossils 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 the specimen(s), laboratory analysis, the preparation of a report detailing the methods and findings of the investigation, and curation at an appropriate paleontological collections facility.	LTS	City of Berkeley Planning and Development Department	During demolition, grading, and construction activity	



Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
<u>CULT-2</u> : Ground-disturbing activities associated with new construction and associated utility installation could result in destruction of unidentified subsurface archaeological deposits.	S	<u>CULT-2</u> : During project-specific environmental review for individual development projects within the Southside area, the City shall apply the conditions of approval and the criteria for determining archaeological impacts required by the City of Berkeley General Plan. If such a system of review is not yet in place, the City shall, prior to the approval of any development pursuant to the Project involving ground disturbance, establish a development process with comparable conditions of approval and safeguards against potential impacts to archaeological deposits. Such conditions and safeguards may include, but are not limited to, archaeological sensitivity assessments, site-specific investigations, intensive surface surveys, and/or subsurface archaeological testing prior to project clearance.	LTS	City of Berkeley Planning and Development Department	Prior to approval	



Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
<u>CULT-3</u> : Ground-disturbing activities associated with new construction and associated utility installation could result in destruction of unanticipated archaeological discoveries.	S	<u>CULT-3</u> : If unanticipated deposits of prehistoric or historical archaeological materials are encountered 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 a historical or archaeological resource, and provide recommendations. If the deposit does not qualify as a historical or archaeological resource, then no further protection or study is necessary. If the deposit does qualify as a historical or archaeological resource, then the impacts to the deposit shall be avoided by project activities. If the deposits 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 archaeological assessment, a report should be prepared documenting methods, findings, and recommendations. The report should be submitted to the City, the project proponent, and the NWIC.	LTS	City of Berkeley Planning and Development Department	During construction activity	



Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
<u>CULT-4</u> : Ground-disturbing activities associated with new construction and associated utility installation could result in destruction or disturbance of human remains, including those interred outside of formal cemeteries.	S	<u>CULT-4</u> : 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 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 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 archaeological 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.	LTS	City of Berkeley Planning and Development Department	During construction activity	

Source: LSA Associates, Inc., 2009.



[illegible]

UNIT TYPE	UNIT NUMBER	UNIT COUNT	BEDROOMS
A.1	101, 102, 108, 109	4	1
A.2	104, 105, 106, 107	4	1
B & B.1	202, 205, 302, 308, 402, 408, 502, 505, 602, 608, 702, 709	12	3
C & C.1	103, 203, 204, 205, 206, 207, 303, 304, 305, 306, 307, 308, 403, 404, 405, 406, 407, 408, 503, 504, 505, 506, 507, 508, 603, 604, 605, 607, 608, 703, 704, 705, 706, 707, 708	37	5
C & C.2.1	201, 301, 401, 501, 601, 701	6	1
D & D.1	238, 103, 135, 635, 636, 710	6	4

2022 CBC CHAPTER 30; PROVIDE ALL THE APPLICABLE/ADOPTED STANDARDS. WHERE A PARTICULAR STANDARD IS REFERENCED IN THE CODE BUT DOES NOT APPEAR AS AN ADOPTED STANDARD IT STILL MAY BE USED. APPLY ONLY THE PORTION OF THE STANDARD THAT IS APPLICABLE TO THE CODE SECTION WHERE STANDARD IS REFERENCED.

2022 CBC CHAPTER 30; PROVIDE ALL THE APPLICABLE/ADOPTED STANDARDS. WHERE A PARTICULAR STANDARD IS REFERENCED IN THE CODE BUT DOES NOT APPEAR AS AN ADOPTED STANDARD IT STILL MAY BE USED. APPLY ONLY THE PORTION OF THE STANDARD THAT IS APPLICABLE TO THE CODE SECTION WHERE STANDARD IS REFERENCED.

2012 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE PART 1 TITLE 24 CCR  
2012 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE PART 2 TITLE 24 CCR  
2012 CALIFORNIA ELECTRICAL CODE PART 7 TITLE 24 CCR  
2012 CALIFORNIA MECHANICAL CODE PART 9 TITLE 24 CCR  
2012 CALIFORNIA PLUMBING CODE PART 8 TITLE 24 CCR  
2012 CALIFORNIA FIREMARTY CODE PART 6 TITLE 24 CCR  
2012 CALIFORNIA FIRE SAFETY CODE PART 5 TITLE 24 CCR  
2012 CALIFORNIA HAZARDOUS WASTE AND SOLID WASTE MANAGEMENT ABATE #47, 2010  
2012 CALIFORNIA HISTORICAL BUILDING CODE PART 15 TITLE 24 CCR  
2012 CALIFORNIA FIRE CODE PART 11 TITLE 24 CCR  
2012 CALIFORNIA EXISTING BUILDING CODE PART 10 TITLE 24 CCR  
2012 CALIFORNIA FIRE PREVENTION BUILDING STANDARDS PART 12 TITLE 24 CCR  
2012 CALIFORNIA REFERENCED STANDARDS PART 17 TITLE 24 CCR  
2012 CALIFORNIA CIVIL ENGINEERING STANDARDS PART 18 TITLE 24 CCR  
TITLE 9 PUBLIC SAFETY - FIRE PREVENTION REGULATIONS  
THESE ORDINANCES COMPLIANCE WITH THE FOLLOWING STATE AGENCIES REFERENCE MANUAL  
TITLE 9 PUBLIC SAFETY - FIRE PREVENTION REGULATIONS  
TITLE 9 PUBLIC SAFETY - FIRE PREVENTION REGULATIONS  
UNIFORM FEDERAL ACCESSIBILITY STANDARDS FOR BUILDINGS AND FACILITIES  
INCLUDING ANY AMENDMENTS AS ADOPTED IN ORIGIN 1986-2014 AS WELL AS ANY OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS

- \* NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2022 EDITION
- \* NFPA 13 AUTOMATIC SPRINKLER SYSTEMS, 2022 EDITION
- \* NFPA 14 STANDPIPE SYSTEMS, 2019 EDITION
- \* NFPA 17 DRY CHEMICAL EXTINGUISHING SYSTEMS, 2021 EDITION
- \* NFPA 17A WET CHEMICAL SYSTEMS, 2021 EDITION
- \* NFPA 20 STATIONARY PUMPS, 2022 EDITION
- \* NFPA 24 PRIVATE FIRE MANS, 2022 EDITION
- \* NFPA 72 NATIONAL FIRE ALARM CODE, 2022 EDITION
- \* NFPA 263 CRITICAL RAMBUNT LUX OF FLOOR COVERING SYSTEMS, 2023 EDITION
- \* NFPA 2021 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS, 2022 EDITION
- \* ASME 17 ELEVATOR STANDARD, 2019 EDITION
- \* ASME/AIAA 11.1 SAFETY STANDARD FOR PLATFORM LIFTS AND STAIRWAY CHAIR LIFTS
- \* ADA STANDARDS FOR ACCESSIBLE DESIGN, ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG), (2010) PART 36, REVISION

## A 3D architectural rendering of a modern, multi-story building. The building features a prominent corner section with a blue and white facade. The ground floor has large arched openings, possibly for a parking garage or a public space. The upper floors have a mix of blue and white panels with rectangular windows. The building is set against a clear sky, and there are some trees and a car visible in the foreground.

ADDRESS: 2300 ELLSWORTH ST, BERKELEY, CA 94704  
CONSTRUCTION TYPE: I-A & II-A

LOCATION	BUILDING 01	BUILDING 02
PROPOSED OCCUPANCY	R-2 (RESIDENTIAL)	R-2 (RESIDENTIAL)
CONSTRUCTION	TYPE I-A	TYPE II-A
SPRINKLERED	YES, NFPA 13 SPRINKLER SYSTEM PER 2022 CBC 903.2.8 & 903.3.1.1	YES, NFPA 13 SPRINKLER SYSTEM PER 2022 CBC 903.2.8 & 903.3.1.1
AREA		
ALLOWABLE AREA PER STORY	UNLIMITED	24,000 SF
TOTAL PROPOSED AREA	12,290 SF	11,740 SF
HEIGHT OF STORIES		
ALLOWABLE HEIGHT (2022 CBC TABLE 904.3)	UNLIMITED	80'-0" (WITHOUT AREA INCREASE)
PROPOSED HEIGHT	20'-0"	80'-0"
ALLOWABLE STORIES (2022 CBC TABLE 904.4)	UNLIMITED	5 (5 WITHOUT AREA INCREASE)
PROPOSED STORIES	2	5
FIRE RATINGS		
PRIMARY STRUCTURAL FRAME	3 - HOUR (CIBC TABLE 601)	1 - HOUR (CIBC TABLE 601)
BEARING EXTERIOR WALLS	3 - HOUR (CIBC TABLE 601)	2 - HOUR (CIBC TABLE 601)
BEARING INTERIOR WALLS	3 - HOUR (CIBC TABLE 601)	1 - HOUR (CIBC TABLE 601)
NON-BEARING EXTERIOR WALLS	VARIABLES (CIBC TABLE 705.5)	VARIABLES (CIBC TABLE 705.5)
NON-BEARING INTERIOR WALLS	NO RATING (CIBC TABLE 601)	NO RATING (CIBC TABLE 601)
FLOOR CONSTRUCTION	2 - HOUR (CIBC TABLE 601)	1 - HOUR (CIBC TABLE 601)
ROOF CONSTRUCTION	1 - 1/2 - HOUR (CIBC TABLE 601)	1 - HOUR (CIBC TABLE 601)
"HORIZONTAL" SEPARATION	3 - HOUR (2022 CBC 910.2)	

[illegible]

22300 ELLSWORTH  
BERKELEY, CA



2300 ELLSWORTH S  
BERKELEY, CA

PROJECT NO. 23-01

REV	DATE	DESCRIPTION
07-10-2023	PLANNING	
12-01-2023	PLANNING REVISION	
02-12-2024	PLANNING REVISION	

CONTACT:

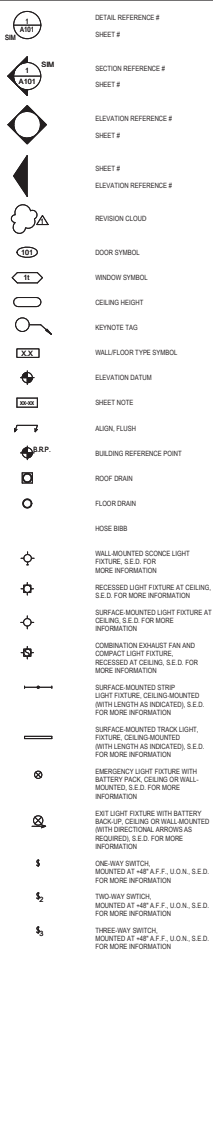
(415) 777-0561 F

SCALE: As indicated

COVER SHEET

G0.00



ABBREVIATIONS	LEGEND	CA GREEN BLDG. CODE REQUIREMENTS	DRAWING INDEX
AC AIR CONDITIONING ADJ. ADJUSTABLE A.F.F. ABOVE FINISH FLOOR  ALUM. ALUMINUM ALT. ALTERNATE APPROX. APPROXIMATELY ARCH. ARCHITECTURE(S) A.C.T. ACOUSTIC CEILING TILE  BLDG. BUILDING BLDG. BLOODING BOT. BOTTOM  C.C. CENTER LINE CAR. CABINET C.G. CORNER GUARD CHG. CHANGE C.L.D. CEILING C.L.S. CLOSET C.L.R. CLEAR C.M.U. CONCRETE MASONRY UNIT COL. COLUMN CONC. CONCRETE CONN. CONNECTION CONST. CONSTRUCTION CONT. CONTINUOUS CORR. CORRIDOR C.T. CERAMIC TILE CTR. CENTER  DET. DETAIL DM. DIAMETER DIM. DIMENSION DN. DOWN DWS. DRAWING DS. DOWN SPOUT  ES. EXISTING E.S. EACH SIDE EA. EACH EL. ELEVATION ELEC. ELECTRICAL ELEV. ELEVATOR EQ. EQUAL EQUIP. EQUIPMENT EXP. EXPANSION EXPOS. EXPOSED EXT. EXTERIOR  F.D. FLOOR DRAIN FN. FINISH FL. FLOOR FLA.B. FLASHING FLOOR. FLUORESCENT F.O.F. FACE OF FINISH F.O.S. FACE OF STUD FINS. FINISH FURR. FURRING  GA. GAUGE GALV. GALVANIZED G.C. GENERAL CONTRACTOR GL. GLASS GR. GRACE GYP. BD. GYPSUM BOARD  H.B. HOSE BIB HC. HANDICAPPED H.C. HOLLOW CORE HWR. HARDWARE HGT. HEIGHT HMT. HOLLOW METAL HP. HIGH POINT HR. HOUR H.W. HOT WATER  INSUL. INSULATION/INSULATED INT. INTERIOR  JAN. JANITOR J.T. JOINT  MAX. MAXIMUM M.C. MEDICINE CABINET M.D. MOTION DETECTOR MECH. MECHANICAL MIN. MINIMUM MTD. MOUNTED MTL. METAL  IN. NEW N.I.C. NOT IN CONTRACT NO. NUMBER N.R. NON-RATED N.T.S. NOT TO SCALE  O. OVER O.C. ON CENTER OFF. OFFICE OPNG. OPENING OPP. OPPOSITE O.T.B. OPEN TO BELOW  PR. PAIR PLAM. PLASTIC LAMINATE PTD. PAINTED PLYWD. PLYWOOD P.O. PRIVATE OFFICE  R. RISER R.D. ROOD DRAIN REQD. REQUIRED RA. ROOM R.O. ROUGH OPENING  S.C. S.O.D. CORE STOR. STORAGE SHT. SHEET SIM. SIMILAR STR. STRUCTURAL  T. TREAD T&G. TONGUE AND GROOVE TEL. TELEPHONE T.O. TOP OF TYP. TYPICAL  U.O.N. UNLESS OTHERWISE NOTED  V.I.F. VERIFY IN FIELD  WG. WOOD W.P. WATERPROOF		<p>DETAIL REFERENCE #</p> <p>SHEET #</p> <p>SECTION REFERENCE #</p> <p>SHEET #</p> <p>ELEVATION REFERENCE #</p> <p>SHEET #</p> <p>SHEET #</p> <p>ELEVATION REFERENCE #</p> <p>REVISION CLOUD</p> <p>DOOR SYMBOL</p> <p>WINDOW SYMBOL</p> <p>CEILING HEIGHT</p> <p>KEYNOTE TAG</p> <p>ELEVATION DATUM</p> <p>SHEET NOTE</p> <p>ALUX. FLUSH</p> <p>BUILDING REFERENCE POINT</p> <p>ROOF DRAIN</p> <p>FLOOR DRAIN</p> <p>HOSE BIBB</p> <p>WALL MOUNTED SCONCE LIGHT FIXTURE, S.E.D. FOR MORE INFORMATION</p> <p>RECESSED LIGHT FIXTURE AT CEILING, S.E.D. FOR MORE INFORMATION</p> <p>SURFACE MOUNTED LIGHT FIXTURE AT CEILING, S.E.D. FOR MORE INFORMATION</p> <p>COMBINATION EXHAUST FAN AND COMPACT LIGHT FIXTURE, RECESSED AT CEILING, S.E.D. FOR MORE INFORMATION</p> <p>SURFACE MOUNTED STRIP LIGHT FIXTURE, CEILING MOUNTED (WITH LENGTH AS INDICATED), S.E.D. FOR MORE INFORMATION</p> <p>SURFACE MOUNTED TRACK LIGHT, FIXTURE, CEILING MOUNTED (WITH LENGTH AS INDICATED), S.E.D. FOR MORE INFORMATION</p> <p>EMERGENCY LIGHT FIXTURE WITH BATTERY PACK, CEILING OR WALL MOUNTED, S.E.D. FOR MORE INFORMATION</p> <p>EXIT LIGHT FIXTURE WITH BATTERY BACK-UP, CEILING OR WALL MOUNTED (WITH DIRECTIONAL ARROWS AS REQUIRED), S.E.D. FOR MORE INFORMATION</p> <p>ONE-WAY SWITCH MOUNTED AT -4" A.F.F., U.O.N., S.E.D. FOR MORE INFORMATION</p> <p>TWO-WAY SWITCH MOUNTED AT -4" A.F.F., U.O.N., S.E.D. FOR MORE INFORMATION</p> <p>THREE-WAY SWITCH MOUNTED AT -4" A.F.F., U.O.N., S.E.D. FOR MORE INFORMATION</p> <p>PROJECT APPLICANT TO RETAIN A QUALIFIED AIR QUALITY CONSULTANT TO PREPARE A HEALTH RISK ASSESSMENT (HRA) IN ACCORDANCE WITH CALIFORNIA AIR RESOURCES BOARD (CARB) AND OFFICE OF ENVIRONMENTAL HEALTH AND HAZARD ASSESSMENT REQUIREMENTS TO DETERMINE TO THE HEALTH RISK OF EXPOSURE OF PROJECT RESIDENTS/OCCUPANTS/USERS TO AIR POLLUTANTS, THE HRA SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. IF TECH HRA CONCLUDES THAT THE HEALTH RISK IS AT OR BELOW ACCEPTABLE LEVELS, THEN HEALTH RISK REDUCTION MEASURES ARE NOT REQUIRED. IF THE HRA CONCLUDES THAT THE HEALTH RISK EXCEEDS ACCEPTABLE LEVELS, HEALTH RISK REDUCTION MEASURES SHALL BE IDENTIFIED TO REDUCE THE HEALTH RISK TO ACCEPTABLE LEVELS. IDENTIFIED RISK REDUCTION MEASURES SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL, AND BE INCLUDED ON THE PROJECT DRAWINGS SUBMITTED FOR THE CONSTRUCTION RELATED PERMIT OR ON OTHER DOCUMENTATION SUBMITTED TO THE CITY. THE HEALTH RISK REDUCTION MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION AND/OR OPERATIONS AS APPLICABLE.</p>	<p>GENERAL</p> <p>G000 COVER SHEET G001 DRAWING INDEX, ABBREVIATIONS &amp; LEGEND G101 EXISTING SITE STREET VIEW G121 PLANNING CODE ANALYSIS G122 DENSITY BONUS ANALYSIS G131 EXISTING SITE PLAN G132 DEMOLITION SITE PLAN G133 PROPOSED SITE PLAN G134 LOT COVERAGE &amp; USABLE OPEN SPACE DIAGRAM G135 ALLOWABLE PROJECTION DIAGRAM G141 STREET STRIP ELEVATIONS G141A STREET STRIP ELEVATIONS G141B STREET STRIP ELEVATIONS G142 STREET STRIP ELEVATIONS G142A STREET STRIP ELEVATIONS G142B STREET STRIP ELEVATIONS G143 RENDERINGS G144 SHADOW STUDY G144B SHADOW STUDY G144C SHADOW STUDY G144D SHADOW STUDY G144E SHADOW STUDY G144F SHADOW STUDY</p> <p>CIVIL</p> <p>C10 SITE PLAN C20 GRADING &amp; DRAINAGE PLAN C30 UTILITY PLAN C40 STORMWATER CONTROL PLAN C50 SECTIONS &amp; DETAILS</p> <p>LANDSCAPE</p> <p>L1 CONCEPTUAL LANDSCAPE PLAN L2 USABLE OPEN SPACE DIAGRAM L3 EXISTING PLANTING &amp; TREE DISPOSITION PLAN L4 CONCEPTUAL PLANTING PLAN &amp; PLANT PALETTE L5 PRELIMINARY WATER USE DIAGRAM L6 LANDSCAPE MAZEY</p> <p>ARCHITECTURAL</p> <p>A0202 HISTORICAL FACADE PRESERVATION A0203 HISTORICAL FACADE PRESERVATION A0206 HISTORICAL FACADE PRESERVATION A201 FLOOR PLAN - 1ST FLOOR A201M FLOOR PLAN - MEZZANINE A202 FLOOR PLAN - 2ND FLOOR A202.2P FLOOR PLAN - 2ND, 2TH FLOOR A206 FLOOR PLAN - ROOF A300 ELEVATIONS - BUILDING EXTERIOR A301 ELEVATIONS - BUILDING EXTERIOR A302 ELEVATIONS - BUILDING EXTERIOR A303 ELEVATIONS - BUILDING EXTERIOR A304 ELEVATIONS - BUILDING EXTERIOR A301 REFLECTED CEILING PLAN, EXTERIOR LIGHTING A302 EXTERIOR LIGHTING ELEVATIONS</p>



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2300 ELLSWORTH  
BERKELEY, CA



2300 ELLSWORTH ST  
BERKELEY, CA  
PROJECT NO. 23-01

REV	DATE	DESCRIPTION
07-10-2023	PLANNING	
12-01-2023	PLANNING REVISIONS	
02-12-2024	PLANNING REVISIONS	

CONTACT:

(415) 777-0561 P

SCALE:  
1/4" = 1'-0"

DRAWING INDEX,  
ABBREVIATIONS  
& LEGEND

G0.01.





VIEW DOWN ELLSWORTH ST 5



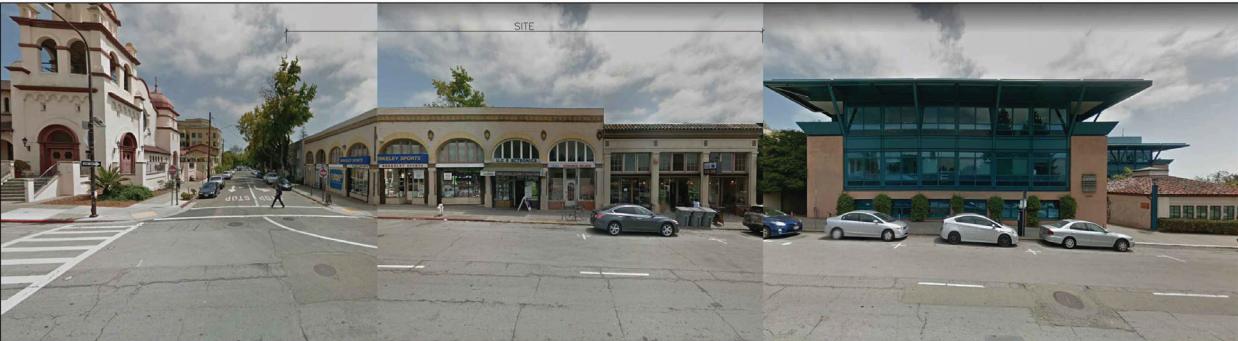
ELLSWORTH & BANCROFT CORNER 4



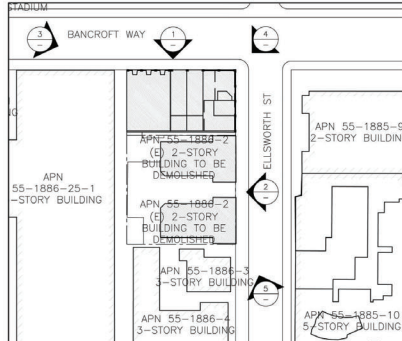
VIEW DOWN BANCROFT ST 3



ELLSWORTH STREET ELEVATION 2



BANCROFT STREET ELEVATION 1



KEY PLAN



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2300 ELLSWORTH  
BERKELEY, CA



2300 ELLSWORTH ST  
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REV	DATE	DESCRIPTION
07-10-2023	PLANNING	
12-01-2023	PLANNING REVISIONS	
02-12-2024	PLANNING REVISIONS	

CONTACT:  
(415) 777-0561 P  
SCALE:

EXISTING SITE  
STREET VIEW

G1.11



A LOT AREA AND SITE COVERAGE		PER BMC 23.202.140 (B) (2)	
AREA LOT	BUILT AREA	% LOT COVERAGE	
PERMITTED (BY BLDG HEIGHT)	-	60%/60%/55%/50%/45%	
PERMITTED W/ USE PERMIT		100%	
EXISTING	16,000	60%	
PROPOSED	16,000	79%	

B PERMIT BUILDING HEIGHT		PER BMC 23.202.140 (B) (3)	
PERMITTED/REQUIRED	PERMITTED W/ USE PERMIT	PROPOSED	
BUILDING HEIGHT	50'	75'	87'-6" (FROM LOWEST GRADE)
BUILDING STORES	4	5	7+*

\*\*DENSITY BONUS WAIVER/CONCESSION

C SETBACKS		PER BMC Table 23.202.24	
PERMITTED/REQUIRED	PERMITTED W/ USE PERMIT	PROPOSED	
FRONT YARD (BANCROFT)	10'/10'/10'/10'/10'	0'	0'
STREET SIDE YARD (ELLSWORTH)	6'/8'/10'/10'/10'	0'	0'
SIDE YARD	6'X10' OR 10'X10'	0'	VARIABLE: 6'-10'
REAR YARD	10'/10'/10'/10'/10'	0'	0'

D PROPOSED FLOOR AREA - DENSITY BONUS		
	RESIDENTIAL SF	GROSS SF
LEVEL 1	8,275	11,264
LEVEL 2	9,630	10,260
LEVEL 3	9,630	10,260
LEVEL 4	9,630	10,260
LEVEL 5	9,630	10,260
LEVEL 6	9,630	10,260
LEVEL 7	9,630	10,260
TOTAL FLOOR AREA	66,055	72,824

E UNIT COUNTS - DENSITY BONUS					
UNIT TYPE	180 x 18A	380 x 28A	480 x 28A	580 x 2 BA	TOTAL
LEVEL 1	8	0	0	1	9
LEVEL 2	0	2	1	7	10
LEVEL 3	0	2	1	7	10
LEVEL 4	0	2	1	7	10
LEVEL 5	0	2	1	7	10
LEVEL 6	0	2	1	7	10
LEVEL 7	0	2	1	7	10
TOTAL	8	12	6	43	69
PERCENTAGE OF TOTAL	12%	17%	9%	62%	100%
TOTAL BEDROOM COUNT	8	36	24	215	283

K AUTOMOBILE PARKING		PER BMC TABLE 23.322.3	
NO OFF-STREET PARKING REQUIRED FOR RESIDENTIAL USES IN R-SMU DISTRICT			

L BIKE PARKING		PER BMC TABLE 23.322.12	
	Ratio: 1bike per unit	BASE PROJECT	DENSITY BONUS
BEDROOMS		196	283
REQUIRED		40	5
PROPOSED		40	66
PROPOSED		40	6
PROPOSED		3	95

M OPEN SPACE		PER BMC TABLE 23.322.12	
OPEN SPACE	RATIO (SF/UNIT)	BASE PROJECT	DENSITY BONUS
EXISTING	-	1,342	
REQUIRED	40	1,920	2,760
PROPOSED		1,230	1,230
	PRIVATE/ASSIGNED	1,650	1,650*
	COMMON	-	2,880**
	TOTAL	2,880	2,880**

\*1,650 SF OF USABLE OPEN SPACE IS AVAILABLE FOR THE 62 UNITS THAT DO NOT HAVE PRIVATE OUTDOOR SPACE. AS THIS IS LESS THAN THE 2,480 SF THAT WOULD BE REQUIRED BY BMC 23.302.240, THE PROJECT APPLIES A DENSITY BONUS WAIVER TO WAIVE THIS DEVELOPMENT STANDARD.

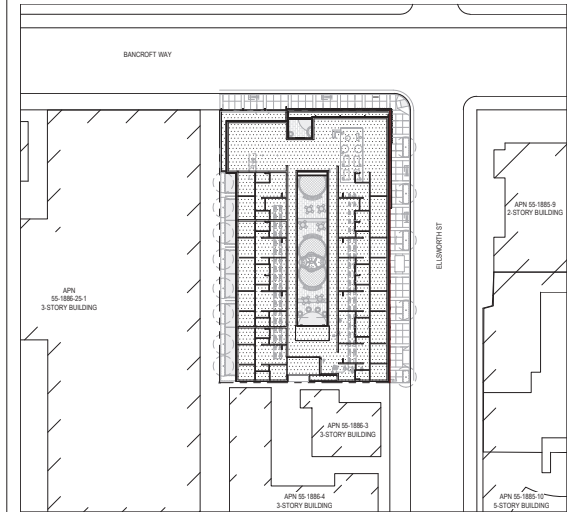
PER BMC 23.304.090.7A, 40% OF USABLE OPEN SPACE IS DESIGNED TO BE LANDSCAPING; 594 SF OF PRIVATE OPEN SPACE AND 660 SF OF COMMON OPEN SPACE

\*\*1,230 SF OF THE GROUND FLOOR REAR PATIO SPACE IS ASSIGNED TO THE GROUND FLOOR UNITS (380 SF TO THE 180/28A AND 140 SF TO EACH OF THE 58/18A UNITS. CALCULATIONS INCLUDE 40 SF FOR 7 UNITS + 280 SF).

1,650 SF OF USABLE OPEN SPACE IS AVAILABLE TO ALL FUTURE RESIDENTS.

N STATE DENSITY BONUS LAW WAIVERS	
PER BMC 23C.14.050, THE FOLLOWING EXCEPTIONS ARE SOUGHT:	
BUILDING FORMS (SEE ITEM B)	
BUILDING HEIGHT (SEE ITEM B)	
OPEN SPACE (SEE ITEM M)	

O ENERGY CODE	
THE PROPOSED PROJECT IS DESIGNED TO COMPLY WITH THE BERKELEY ENERGY CODE (BMC CHAPTER 15.36) AND BERKELEY GREEN CODE (BMC CHAPTER 15.37), ADOPTED BY THE CITY COUNCIL ON DECEMBER 3, 2015, INCLUDING A SOLAR PV SYSTEM AS WELL AS ENERGY AND MATTER EFFICIENCY MEASURES IN AN ALL-ELECTRIC BUILDING.	



LEGEND	
PROJECT NORTH	TRUE NORTH

LOCATION MAP



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2300 ELLSWORTH  
BERKELEY, CA



2300 ELLSWORTH ST  
BERKELEY, CA  
PROJECT NO. 23-01

REV	DATE	DESCRIPTION
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12-01-2023	PLANNING REVISIONS	
02-12-2024	PLANNING REVISIONS	
03-13-2024	PLANNING REVISIONS	

CONTACT:  
(415) 777-0561 P  
SCALE:  
As indicated

PLANNING CODE  
ANALYSIS

G1.21

PROPOSED DENSITY PROJECT DATA





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REV | DATE | DESCRIPTION

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12-01-2023 PLANNING REVISIONS  
02-12-2024 PLANNING REVISIONS

CONTACT:

(415) 777-0561 P

SCALE:  
As indicated

DENSITY BONUS  
ANALYSIS

G1.22

DENSITY BONUS TABLE							
BASE PROJECT RES. SQ FT	BASE # UNITS	%/U UNITS	#/U UNITS (ROUND UP)	BONUS %	#/U UNITS (ROUND UP)	MAX DB PROJECT # UNITS	PROPOSED DB PROJECT # UNITS
46,795	48	13%	7	42.50%	21	69	69

RESIDENTIAL AREA (Gross Floor Area excludes shafts on upper floors, Utilities, & Bike Parking)		
FLOOR	BASE PROJECT RESIDENTIAL AREA	PROPOSED DB PROJECT RESIDENTIAL AREA
1	8,275	8,275
2	9,630	9,630
3	9,630	9,630
4	9,630	9,630
5	9,630	9,630
6	9,630	9,630
7	9,630	9,630
TOTAL	46,795	66,655

GROSS AREA (Includes Utilities, Common Residential Amenities, & Bike Parking, excludes shafts on upper floors)		
FLOOR	BASE GROSS AREA	PROPOSED DB PROJECT GROSS AREA
1	11,264	11,264
2	10,260	10,260
3	10,260	10,260
4	10,260	10,260
5	10,260	10,260
6	10,260	10,260
7	10,260	10,260
TOTAL	52,304	72,824

UNIT COUNT			
FLOOR	BASE PROJECT UNIT COUNT	PROPOSED DB PROJECT UNIT COUNT	
1	8	9	
2	10	10	
3	10	10	
4	10	10	
5	10	10	
6	10	10	
7	10	10	
TOTAL	48	69	
AVG UNIT SIZE	975	957	

UNIT COUNTS - BASE PROJECT				
UNIT TYPE	1 BD X 1 BA	3 BD X 2 BA	4BD X 2BA	5BD X 2BA
LEVEL 1	6	0	2	8
LEVEL 2	0	2	1	10
LEVEL 3	0	2	1	10
LEVEL 4	0	2	1	10
LEVEL 5	0	2	1	10
TOTAL	6	8	4	30
PERCENT OF TOTAL	13%	17%	8%	100%

UNIT COUNTS - DENSITY BONUS				
UNIT TYPE	1 BD X 1 BA	3 BD X 2 BA	4BD X 2BA	5BD X 2BA
LEVEL 1	8	0	0	1
LEVEL 2	0	2	1	7
LEVEL 3	0	2	1	7
LEVEL 4	0	2	1	7
LEVEL 5	0	2	1	7
LEVEL 6	0	2	1	7
LEVEL 7	0	2	1	7
TOTAL	8	12	6	43
PERCENT OF TOTAL	13%	17%	9%	100%

LEGEND

--- PROPERTY LINE

GROSS FLOOR AREA, NOT INCLUDED IN DB CALCULATIONS

OPEN SPACE

RESIDENTIAL

RESIDENTIAL AMENITIES

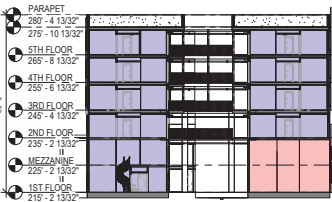
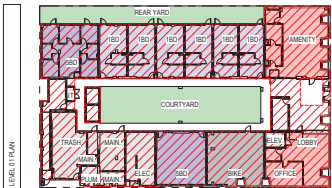
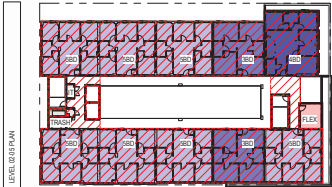
UTILITIES

BIKE PARKING

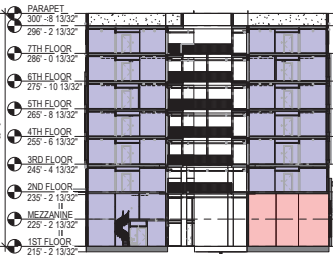
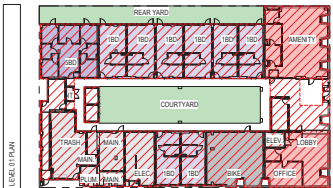
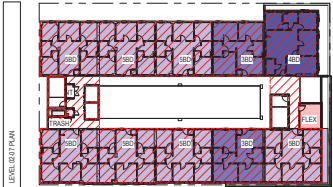
PROJECT NORTH

TRUE NORTH

DENSITY BONUS CALCULATIONS



BASE PROJECT



DENSITY BONUS PROJECT





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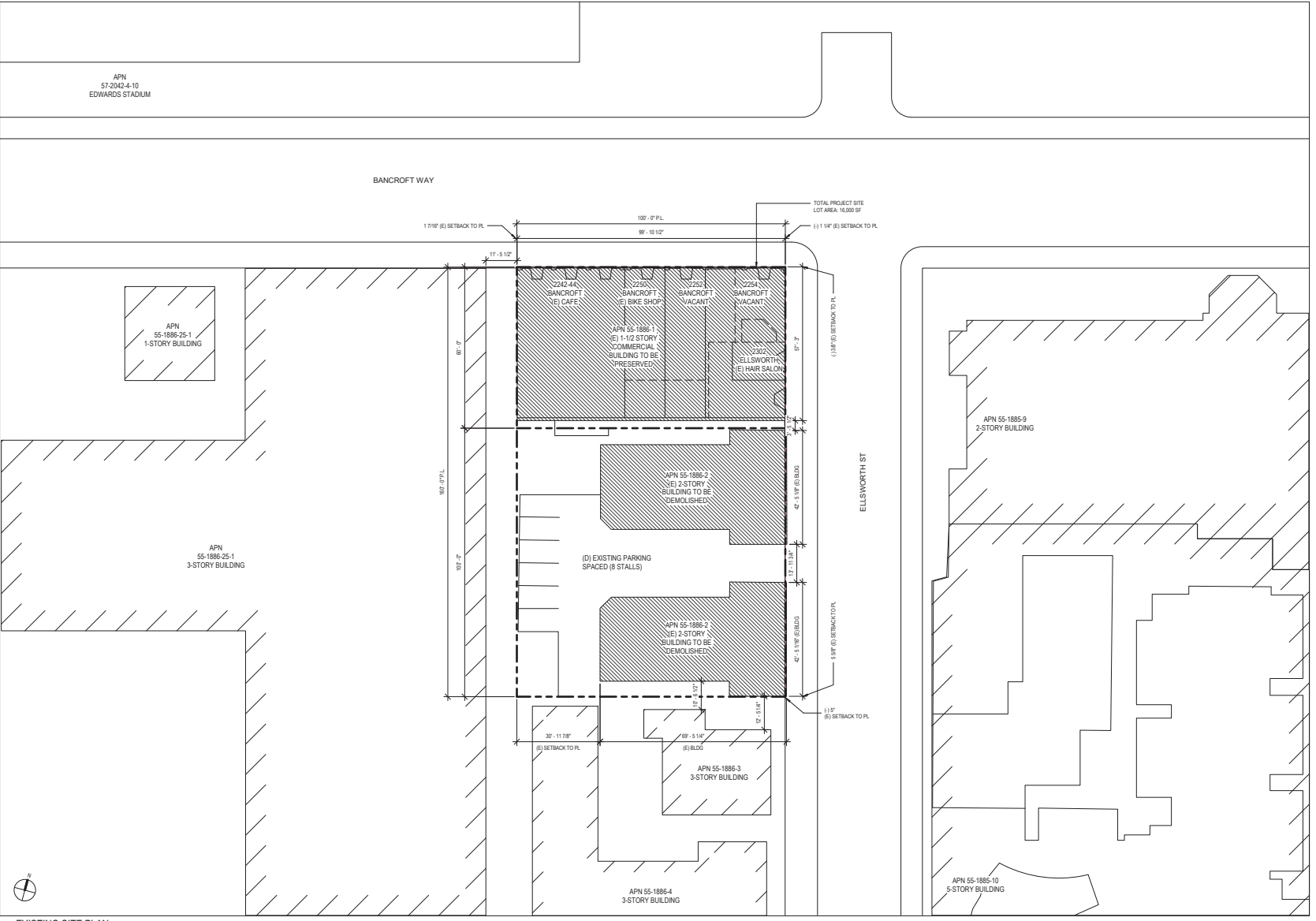
CONTACT:

(415) 777-0561 P

SCALE:  
1/16" = 1'-0"

EXISTING SITE  
PLAN

G1.31



1 EXISTING SITE PLAN  
1/16" = 1'-0"



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DEMOLITION  
SITE PLAN[illegible]

**1** DEMOLITION PLAN  
1/16" = 1'-0"





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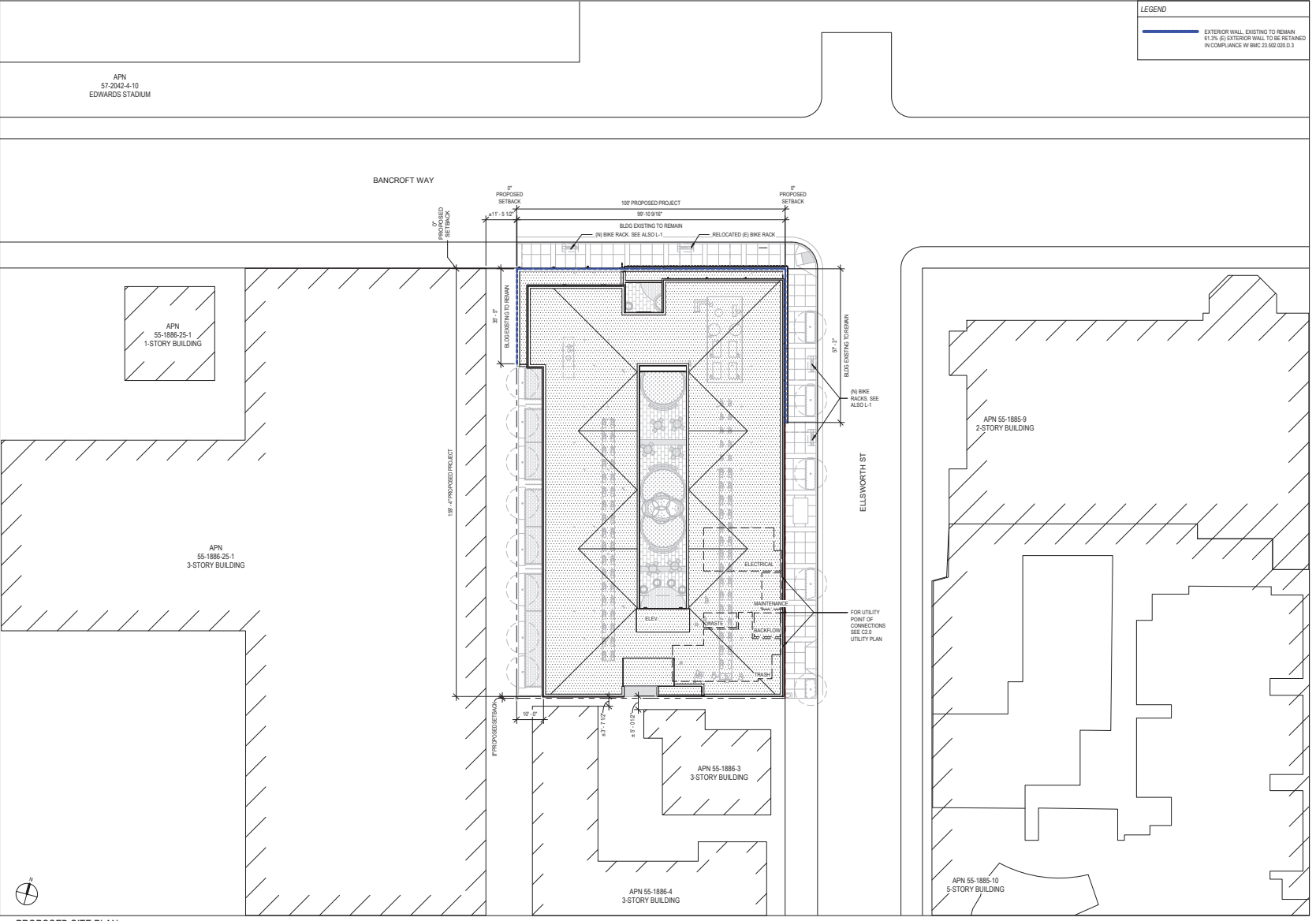
(415) 777-0561 P

SCALE:  
As indicated

PROPOSED SITE  
PLAN

G1.33

LEGEND  
EXTERIOR WALL EXISTING TO REMAIN  
(1.3% (S) EXTERIOR WALL TO BE RETAINED  
IN COMPLIANCE W/ IMC 21.002.002.3)



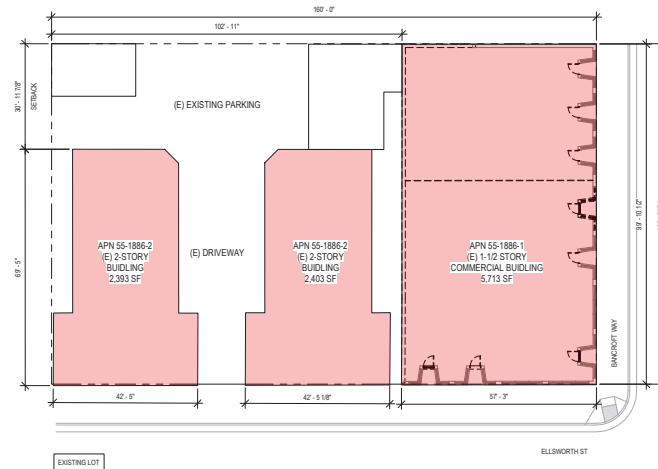
1 PROPOSED SITE PLAN  
1/16" = 1'-0"



2300 ELLSWORTH  
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G1.34





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CONTACT:

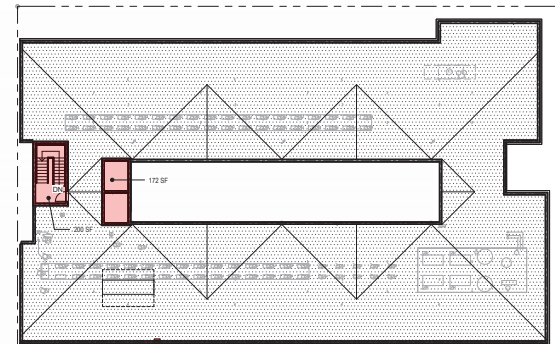
(415) 777-0561 P

SCALE: 1/16" = 1'-0"

### ALLOWABLE PROJECTION DIAGRAM

G1.35

ALLOWABLE PROJECTION	
LEVEL	GROSS SF
LEVEL 01	11,354
LEVEL 02	10,250
LEVEL 03	10,250
LEVEL 04	10,250
LEVEL 05	10,250
LEVEL 06	10,250
LEVEL 07	10,250
<b>TOTAL FLOOR AREA</b>	<b>72,824</b>
MAXIMUM FLOOR AREA	10,400
MAX ALLOWABLE PROJECTION ABOVE HEIGHT LIMIT WITH ACP (15% OF AVG. FLOOR AREA)	1,561
<b>PROPOSED AREA ABOVE HEIGHT LIMIT</b>	<b>372 SF (0.58%)</b>



**1 ALLOWABLE PROJECTION DIAGRAM (BMC 23.304-5)**  
1/16" = 1'-0"





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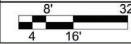
SCALE:

STREET STRIP  
ELEVATIONS

G1.41

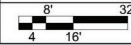
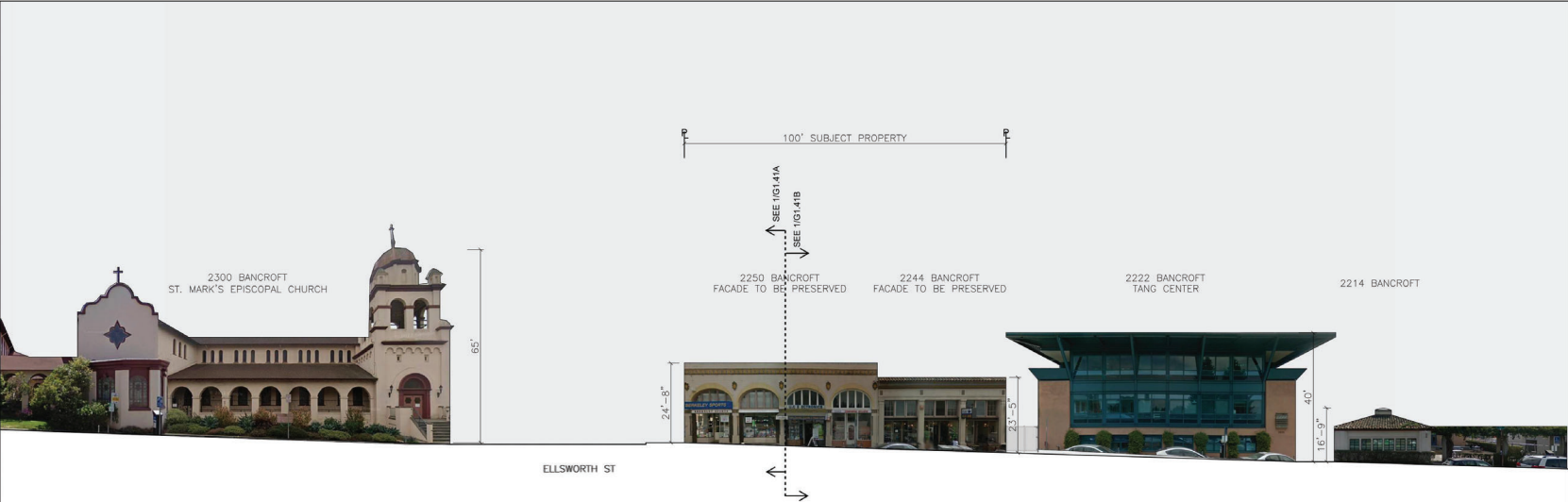


FOR ENLARGED ELEVATION, SEE A3 SERIES



PROPOSED BANCROFT WAY STREET STRIP ELEVATION

2



EXISTING BANCROFT WAY STREET STRIP ELEVATION

1





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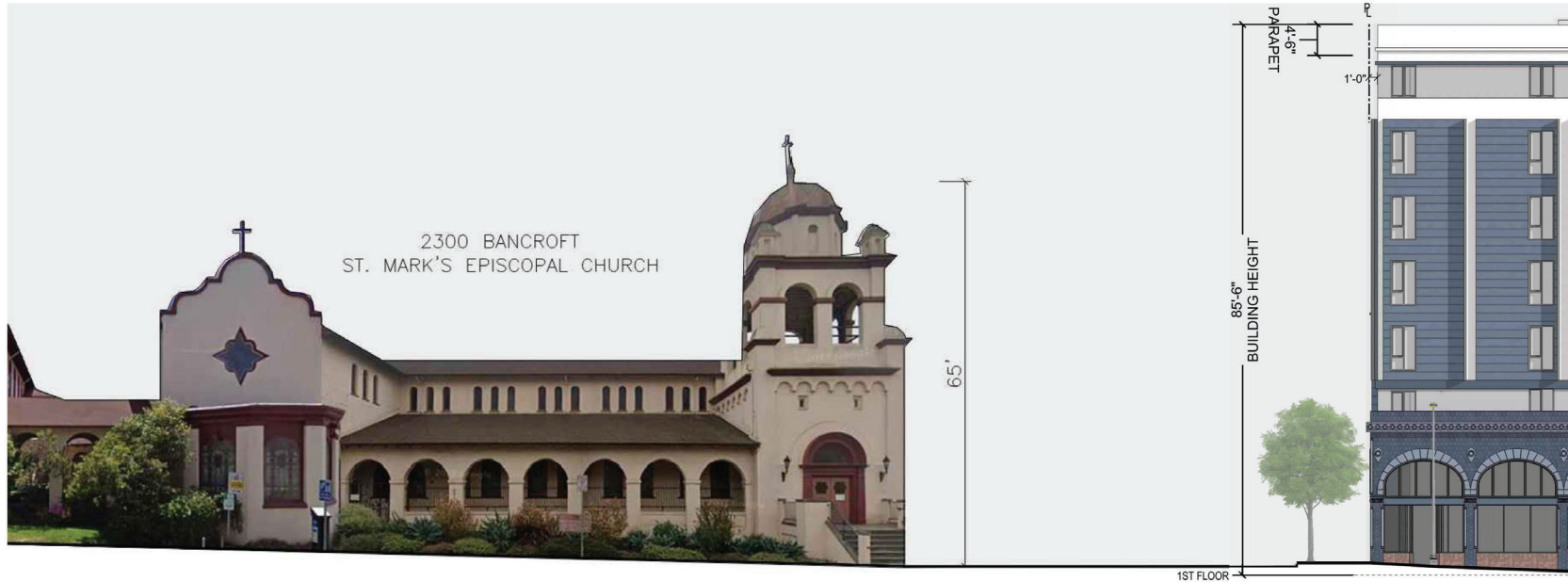
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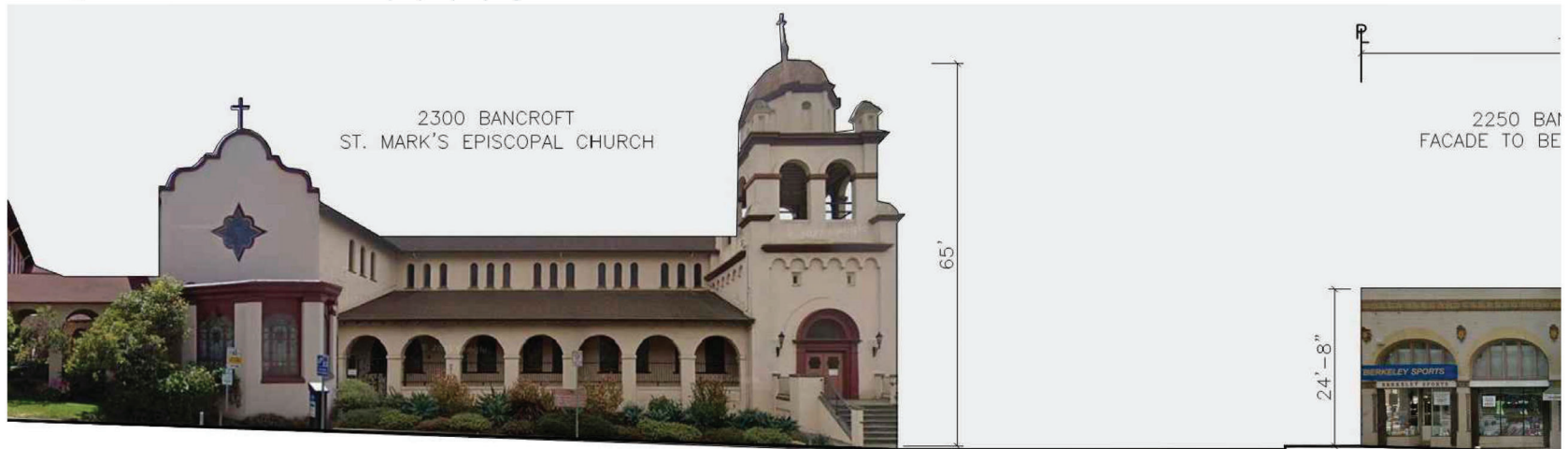
SCALE:

STREET STRIP  
ELEVATIONS

G1.41A



2 PROPOSED BANCROFT STREET STRIP ELEVATION  
1/8"=1'-0"



1 EXISTING BANCROFT STREET STRIP ELEVATION  
1/8"=1'-0"





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SCALE:

STREET STRIP  
ELEVATIONS

G1.41B







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SCALE:

STREET STRIP  
ELEVATIONS

G1.42







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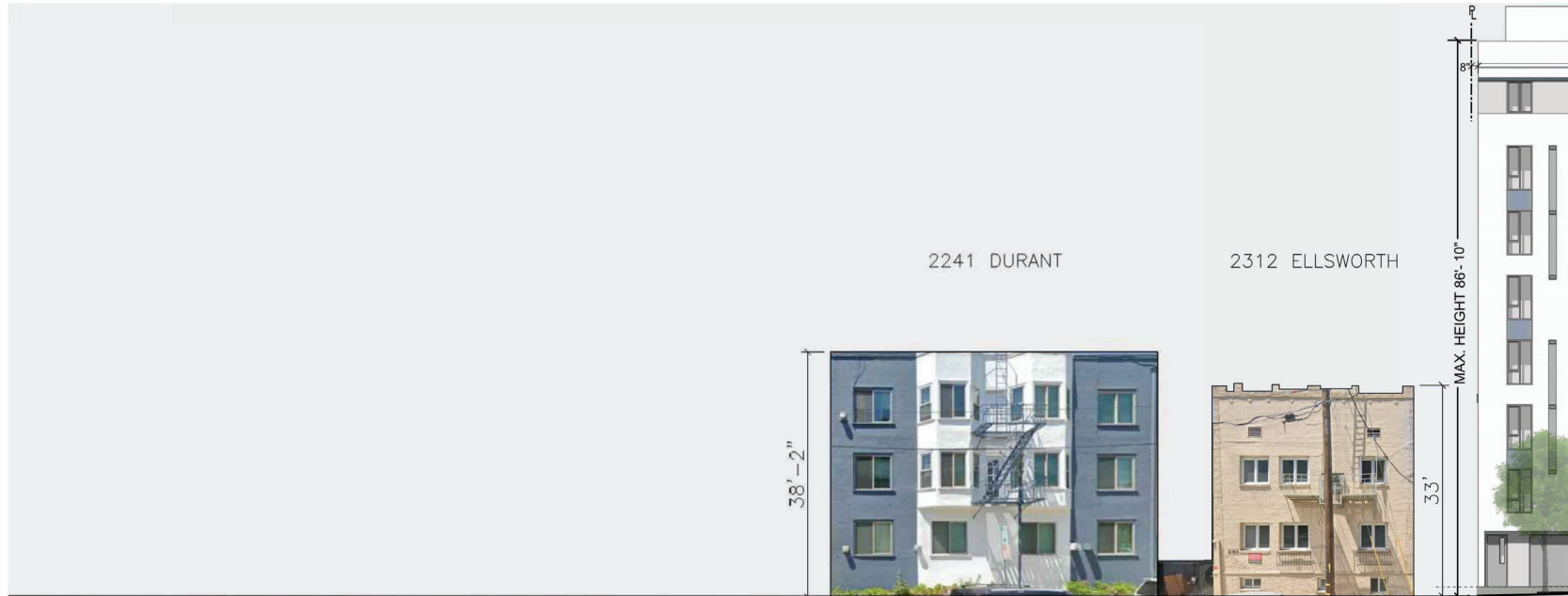
CONTACT:

(415) 777-0561 P

SCALE:

STREET STRIP  
ELEVATIONS

G1.42A



2 PROPOSED ELLSWORTH STREET STRIP ELEVATION  
1/8"=1'-0"



1 EXISTING ELLSWORTH STREET STRIP ELEVATION  
1/8"=1'-0"





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SCALE:

STREET STRIP  
ELEVATIONS

G1.42B







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SCALE:

RENDERINGS

G1.43



NORTHEAST PERSPECTIVE FROM BANCROFT WAY



EAST PERSPECTIVE FROM ELLSWORTH STREET



NORTHWEST PERSPECTIVE FROM BANCROFT WAY





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SCALE:

SHADOW STUDY

G1.44A

SUMMER SOLSTICE (JUNE-21)

NOTE: SUBJECT PROPERTY INDICATED WITH BLUE  
OUTLINE. SHADOWS CAST BY EXISTING  
SUBJECT PROPERTY ARE SHOWN FOR CLARITY.

WINTER SOLSTICE (DEC-21)

EXISTING BUILDING SHADOW STUDY

APPLICATION DATE (MAY-03)



2 HOURS BEFORE SUNSET - 06:34 PM



SOLAR NOON - 01:10 PM



2 HOURS AFTER SUNRISE - 07:47 AM

SHADOW CAST ON ADJACENT (E)  
NONRESIDENTIAL UNIVERSITY  
HEALTH SERVICES TANG CENTER

MINIMAL SHADOW IMPACTS ONLY  
DURING SUMMER MORNINGS ON  
RESIDENTIAL BUILDING AT 2241  
DURANT AVE, SIMILAR TO  
SHADOW CAST BY EXISTING  
BUILDING ON SITE.



2 HOURS BEFORE SUNSET - 02:53 PM



SOLAR NOON - 12:07 PM



2 HOURS AFTER SUNRISE - 09:21 AM

SHADOW CAST ON ADJACENT (E)  
NONRESIDENTIAL UNIVERSITY  
HEALTH SERVICES TANG CENTER



2 HOURS BEFORE SUNSET - 06:02 PM



SOLAR NOON - 01:05 PM



2 HOURS AFTER SUNRISE - 08:10 AM

SHADOW CAST ON ADJACENT (E)  
NONRESIDENTIAL UNIVERSITY  
HEALTH SERVICES TANG CENTER





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02-12-2024	PLANNING REVISIONS	

CONTACT:

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SCALE:

SHADOW STUDY

G1.44B

SUMMER SOLSTICE (JUNE-21)

NOTE: SUBJECT PROPERTY INDICATED WITH BLUE  
OUTLINE. SHADOWS CAST BY ADJACENT  
SUBJECT PROPERTY ARE SHOWN FOR CLARITY

WINTER SOLSTICE (DEC-21)

PROPOSED BUILDING SHADOW STUDY

APPLICATION DATE (MAY-03)



2 HOURS BEFORE SUNSET - 06:34 PM



SOLAR NOON - 01:10 PM



2 HOURS AFTER SUNRISE - 07:47 AM



2 HOURS BEFORE SUNSET - 02:53 PM



SOLAR NOON - 12:07 PM



2 HOURS AFTER SUNRISE - 09:21 AM



2 HOURS BEFORE SUNSET - 06:02 PM



SOLAR NOON - 01:05 PM



2 HOURS AFTER SUNRISE - 08:10 AM





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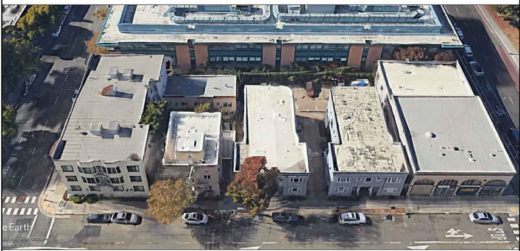
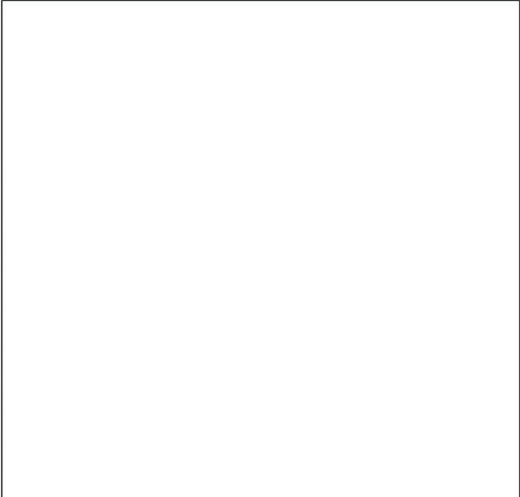
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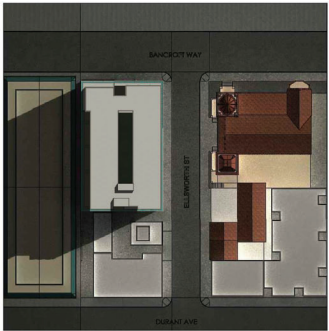
SHADOW STUDY

G1.44C



REFERENCE AERIAL

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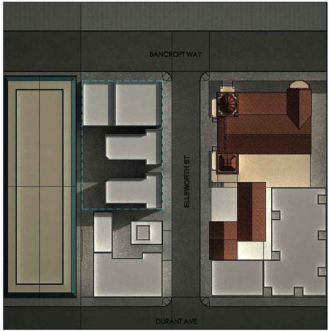
PLAN



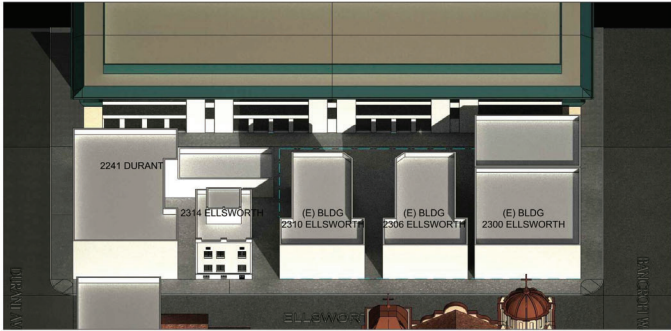
AXONOMETRIC VIEW

ADDITIONAL SHADOW CAST BY  
PROPOSED BUILDING ONTO 2241  
DURANT COMPARED TO (E)  
BLDG ON SITE DURING SUMMER  
MORNINGS

PROPOSED



PLAN



AXONOMETRIC VIEW

EXISTING

NOTE: SUBJECT PROPERTY INDICATED WITH BLUE  
DASHED LINE. ONLY SHADOW FOR BUILDING ON  
SUBJECT PROPERTY ARE SHOWN FOR CLARITY

SUMMER SOLSTICE (JUNE 21) 2 HOURS AFTER SUNRISE - 07:47 AM  
AXONOMETRIC SHADOW IMPACT STUDY ON ADJACENT PROPERTY

1





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2300 ELLSWORTH  
BERKELEY, CA



2300 ELLSWORTH ST  
BERKELEY, CA  
PROJECT NO. 23-01

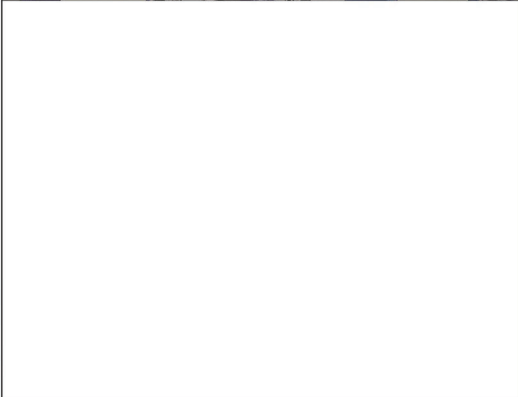
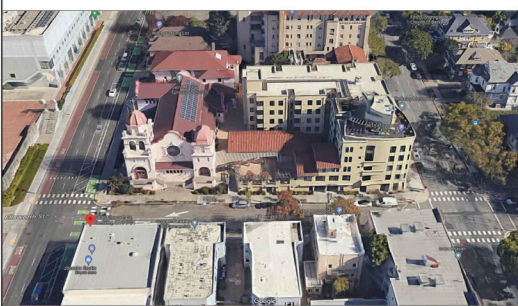
REV	DATE	DESCRIPTION
07-10-2023	PLANNING	
12-01-2023	PLANNING REVISIONS	
02-12-2024	PLANNING REVISIONS	

CONTACT:

(415) 777-0561 P  
SCALE:

SHADOW STUDY

G1.44D



REFERENCE AERIAL 2



PLAN



AXONOMETRIC VIEW

PROPOSED



PLAN



AXONOMETRIC VIEW

EXISTING

NOTE: SUBJECT PROPERTY INDICATED WITH BLUE  
DASHED LINE. ONLY SHADOW FOR BUILDING ON  
SUBJECT PROPERTY ARE SHOWN FOR CLARITY

SUMMER SOLSTICE (JUNE 21) 2 HOURS BEFORE SUNSET - 06:34 PM  
AXONOMETRIC SHADOW IMPACT STUDY ON ADJACENT PROPERTY

1





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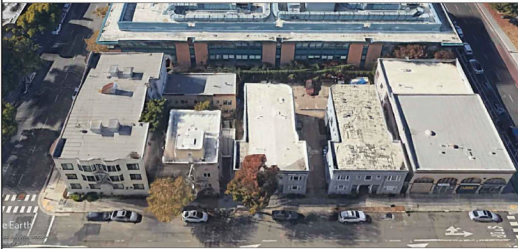
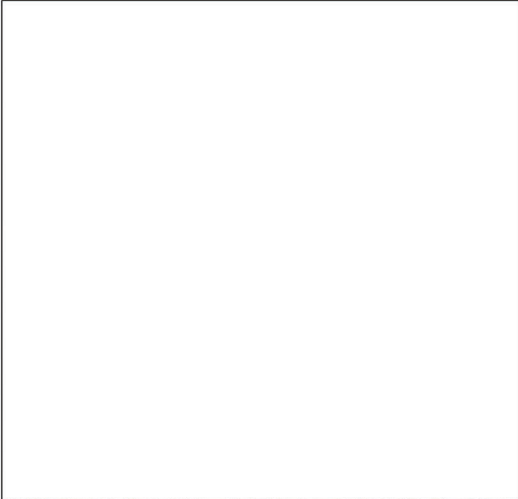
2300 ELLSWORTH ST  
BERKELEY, CA  
PROJECT NO. 23-01

REV	DATE	DESCRIPTION
07-10-2023	PLANNING	
12-01-2023	PLANNING REVISIONS	
02-12-2024	PLANNING REVISIONS	

CONTACT:  
(415) 777-0561 P  
SCALE:

SHADOW STUDY

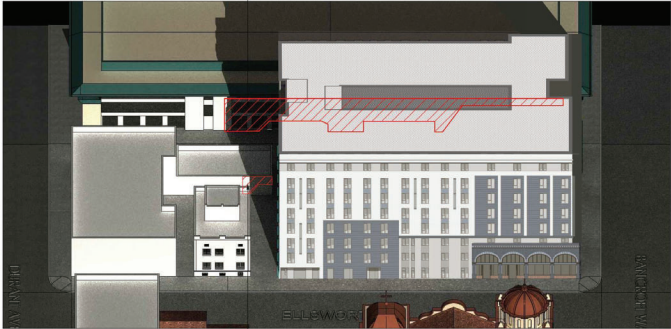
G1.44E



REFERENCE AERIAL 2



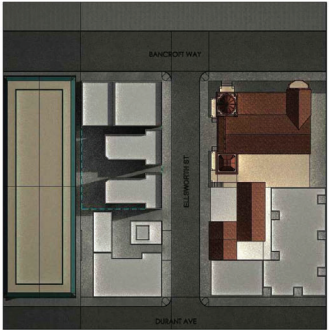
PLAN



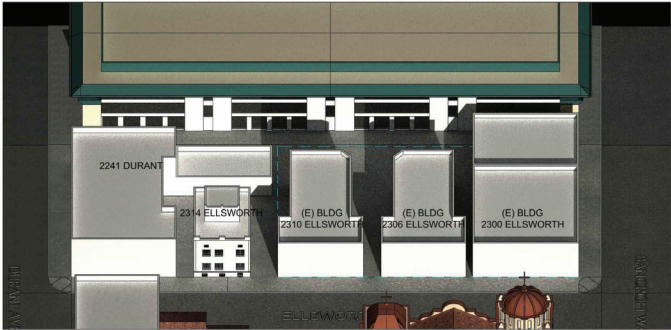
AXONOMETRIC VIEW

ADDITIONAL SHADOW CAST BY  
PROPOSED BUILDING ONTO 2241  
DURANT COMPARED TO (E)  
BLDG ON SITE DURING SUMMER  
MORNINGS

PROPOSED



PLAN



AXONOMETRIC VIEW

EXISTING

NOTE: SUBJECT PROPERTY INDICATED WITH BLUE  
DASHED LINE. ONLY SHADOW FOR BUILDING ON  
SUBJECT PROPERTY ARE SHOWN FOR CLARITY

APP DATE (MAY 03) 2 HOURS AFTER SUNRISE - 08:10 AM  
AXONOMETRIC SHADOW IMPACT STUDY ON ADJACENT PROPERTY 1





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BERKELEY, CA



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BERKELEY, CA  
PROJECT NO. 23-01

REV	DATE	DESCRIPTION
07-10-2023	PLANNING	
12-01-2023	PLANNING REVISIONS	
02-12-2024	PLANNING REVISIONS	

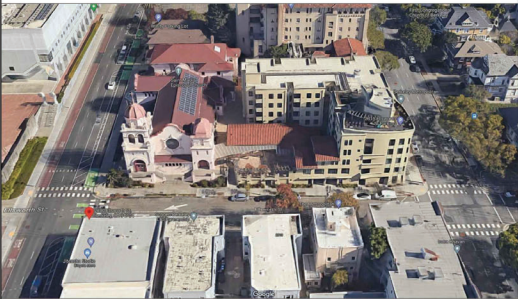
CONTACT:

(415) 777-0561 P

SCALE:

SHADOW STUDY

G1.44F



REFERENCE AERIAL

2



PLAN



AXONOMETRIC VIEW

PROPOSED



PLAN



AXONOMETRIC VIEW

EXISTING

NOTE: SUBJECT PROPERTY INDICATED WITH BLUE  
DASHED LINE. ONLY SHADOW FOR BUILDING ON  
SUBJECT PROPERTY ARE SHOWN FOR CLARITY

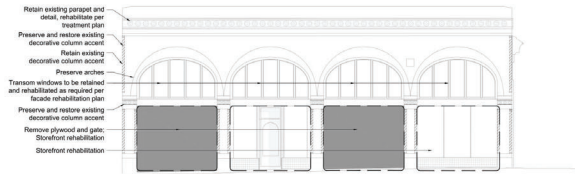
APP DATE (MAY 3) 2 HOURS BEFORE SUNSET - 06:02 PM  
AXONOMETRIC SHADOW IMPACT STUDY ON ADJACENT PROPERTY

1

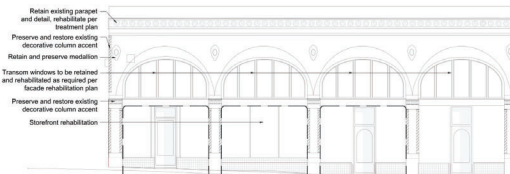




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ELLSWORTH ELEVATION



NOTES

Of the 11 storefronts, 10 are to be retained and rehabilitated and/or replaced in-kind, and 1 will be removed to create a new accessible entry way. In addition, all remaining tunnel entrances at the Ellsworth/Bancroft corner bays are to be retained and rehabilitated. The storefronts are to be retained and will replace items in-kind if necessary and as dictated by the Facade Rehabilitation Plan.

Storefront rehabilitation includes, for construction, storefront removal and salvage, followed by selective repair and selective replacement. Select wood transom windows are to be salvaged, repaired and replaced for rehabilitation plan replacement of missing transom window units. Glazed, metal storefronts and ceramic tile accents are to be replaced to closely match the surviving original. Such elemental changes, focused at storefronts that have each been previously altered, constitute minimal change relative to the overall extent of retention and rehabilitation.

Facades and their ornamentation are to be fully retained and rehabilitated, the extant painted stucco and cast cementitious ornamentation proposed to be rehabilitated per the Facade Rehabilitation Plan.

REMOVE  
STOREFRONT, TILE  
& TRANSOM



BANCROFT ELEVATION

Remove, salvage & replace in kind

EXISTING BUILDING FACADE MODIFICATIONS

1



ELLSWORTH ELEVATION



BANCROFT ELEVATION

PROPOSED BUILDING FACADE MODIFICATIONS

2

2300 ELLSWORTH  
BERKELEY, CA



2300 ELLSWORTH ST  
BERKELEY, CA  
PROJECT NO. 23-01

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12-01-2023	PLANNING REVISIONS	
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CONTACT:

(415) 777-0561 P

SCALE:

HISTORICAL  
FACADE  
PRESERVATION

AD2.02





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BERKELEY, CA



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BERKELEY, CA  
PROJECT NO. 23-01

REV	DATE	DESCRIPTION
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12-01-2023	PLANNING REVISIONS	
02-12-2024	PLANNING REVISIONS	

CONTACT:

(415) 777-0561 P

SCALE:

HISTORICAL  
FACADE  
PRESERVATION

AD2.03



2-part, 1-1/2 story, street corner commercial building with 11 bays/storefronts and cement finished facades.

NOTES:  
Of the 11 storefronts, 9 are to be retained and rehabilitated and/or replaced in-kind, and 2 will be removed to create a new open entry way. In addition, the 3 remaining funnel entrances at the Ellsworth/Bancroft corner bays are to be removed and infilled while the funnel entries at the 3 westernmost bays, which are the most intact, will be retained and rehabilitated.

Storefront rehabilitation includes, for construction, storefront removal and salvage, followed by selective repair and selective replacement. Intact wood transom windows are to be salvaged, repaired and glazed for reinstallation plus replacement of missing transom window units. Glazed, metal storefronts and ceramic tile aprons are to be replaced to closely match the surviving original. Such elemental changes, focused at storefronts that have each been previously altered, constitute minimal change relative to the overall extent of retention and rehabilitation.

Facades and their ornamentation are to be fully retained and rehabilitated, the extant painted stucco and cast cementitious ornamentation proposed to be repainted.

Arcaded street corner (Bancroft & Ellsworth) with 2 facades of Mission-like design and 8 arched bays/storefronts, 4 at each front and with:

- Cast, score cement wall finish

Cast cement ornamentation:

- Pilaster caps
- Spiral colonnettes inset at pilaster and outside building corners
- Medallions (5 at Bancroft front)
- Continuous string course at upper façade

8 storefronts (partially intact) with:

- Metal framed storefront windows on tile aprons
- Central recessed/funnel entries
- Arched transoms with 5 wood sash windows
- Wood framed sign rails between lower storefronts and transoms

Proposed scope includes:

Remove all signage throughout (including perpendicular & awning signage)

Remove exposed conduit & devices

At transom windows : Remove expanded metal, alarm wiring. Protect, patch and repair in kind wood trim, existing glazing to remain. Paint windows.

(N) coping at parapet

(N) paint throughout

2242-44 Bancroft  
Enframed Italianate façade design and 3 orthogonal bays/storefronts with:

Cast, molded cement ornamentation:

- Pilaster, capitals and bases
- Entablature with inset tiles and panels and dentiled cornice

Clay tile roof edge (mansard)

3 storefronts with:

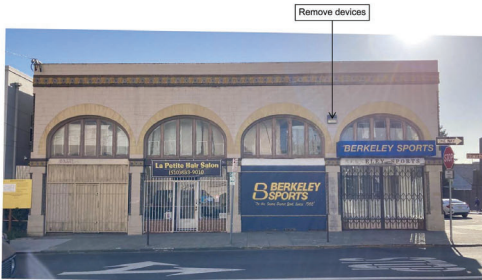
- Metal framed storefront windows on tile aprons
- Central recessed/funnel entries
- Transoms with 3 openings and 2 multi-lite wood sash windows each (central vent units added)
- Wood framed sign rails between lower storefronts and transoms

Proposed scope includes:

Replace louvered windows with window and wood stop to match existing.

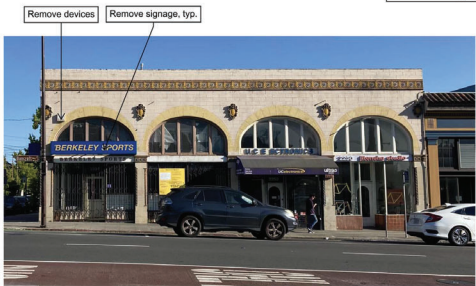
Remove all signage throughout (including perpendicular & awning signage)

Remove exposed conduit & devices



2302 Ellsworth

2254 Bancroft



2254 Bancroft  
Bancroft Way

2252 Bancroft

2250 Bancroft



Remove



2250 Bancroft

2242-44 Bancroft



2242-44 Bancroft



2242-44 Bancroft





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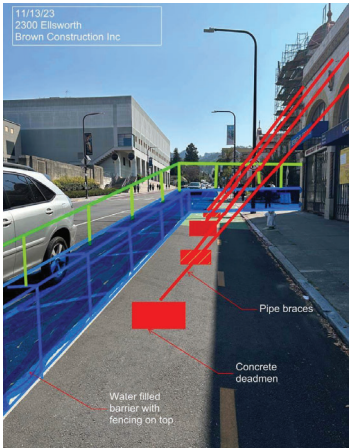
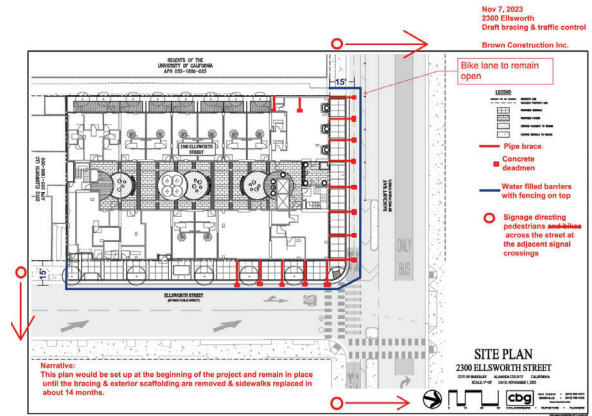
2300 ELLSWORTH ST  
BERKELEY, CA  
PROJECT NO. 23-01

REV	DATE	DESCRIPTION
07-10-2023	PLANNING	
12-01-2023	PLANNING REVISIONS	
02-12-2024	PLANNING REVISIONS	

CONTACT:  
  
(415) 777-0561 P  
SCALE:

HISTORICAL  
FACADE  
PRESERVATION

AD2.06



2 DRAFT BRACING & TRAFFIC CONTROL



April 24, 2023  
Chris Easton  
Riez Capital  
2744 E. 11th Street  
Oakland, CA 94601

Rx: 2300 Ellsworth, Berkeley CA  
Existing Facade Preservation Review Letter

Dear Chris,

DCI Engineers is the Structural Engineer of Record (SER) for the 2300 Ellsworth redevelopment project in Berkeley, California directly adjacent to the UC Berkeley Campus. DCI has performed a visit to the site of the development on April 24, 2023 at 10am to review the existing building and facade on-site. The proposed new project, a 7-story residential building (5 stories of wood over 2 stories of concrete) incorporates the existing 1920's facade into the new design by preserving and reinforcing the facade and refinishing/preparing as needed.

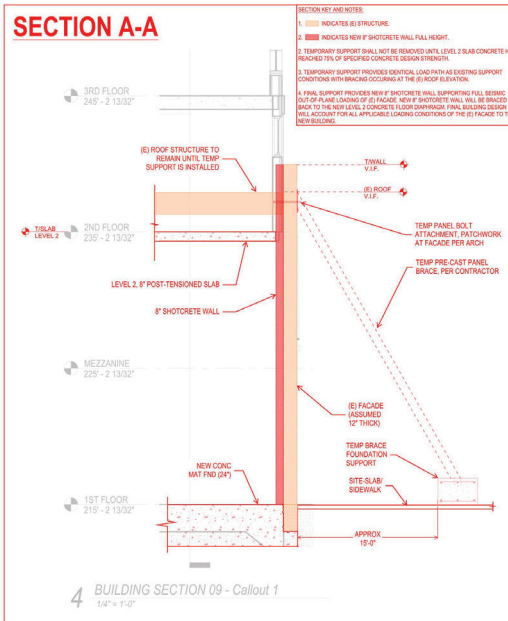
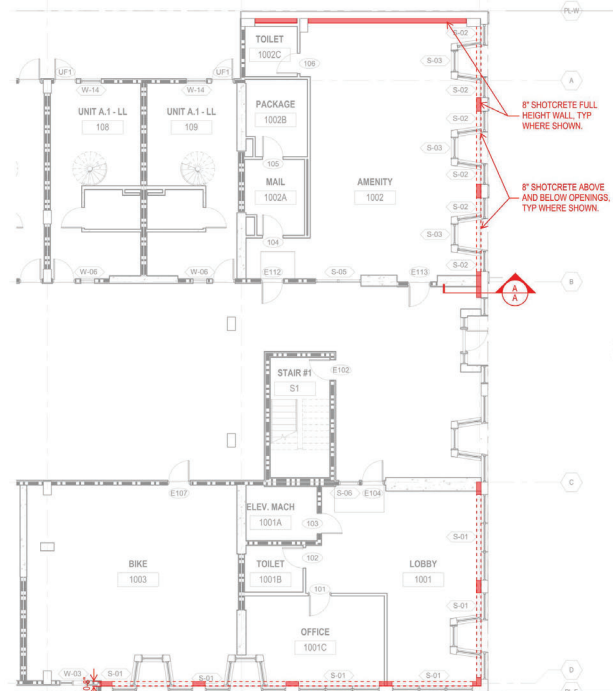
We anticipate that, based on the existing construction type and the new construction sequencing, the facade will be able to be preserved during construction of the new structure. The existing wall appears to be cast-in-place concrete walls in good condition, which will be extremely durable during the demolition of the existing building and construction of the new building. During construction, the existing facade will be supported by a steel frame for temporary support while the existing building is being demolished. The temporary support will hold the facade at all points of support where the existing roof structure currently supports the wall. This will create a temporary load path of the wall that is identical to its current load path. Please see Figure 1 on next page for a sample detail where DCI has used this method of temporary support on a previous, but similar, project.

We also anticipate the facade will also be able to be preserved in its entirety on 3 sides of the building in its final condition in the new structure. We intend to design the facade support of the new building such that it is fully supported with a reinforced concrete wall that acts as a structural backing to the existing facade. The new concrete wall will be attached to the existing facade with drilled and epoxy set reinforcing at regular intervals in each direction. The new wall will carry all the structural load (gravity and lateral), so that the existing facade will be a superficial finish on the structure and non-load bearing. Please see Figure 2 on next page for a sample detail DCI has used this method of final wall support on a previous, but similar, project.

We believe that with these design and construction procedures, the general contractor will be able to preserve and retain the existing building facade without impacting the facade's integrity or its character-defining features and materials. If you have any other questions or need anything else, please let us know.

Sincerely,  
DCI Engineers  
Nima K. Murt, P.E.  
Associate

135 Main Street, Suite 1800 | San Francisco, CA 94105  
SERVICE INNOVATION VALUE



<b>EDCI</b> ENGINEERS 135 Main Street, Suite 1800 San Francisco, California 94105 (415) 777-0561 www.edci-engineers.com	<b>2300 Ellsworth</b> Existing Facade Support Detail PROJECT NO. 23081-0039 DATE 11/13/2023 BY NKM CHECKED 1 OF 1
--	--

1 DRAFT BRACING PLAN & DETAIL





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BERKELEY, CA  
PROJECT NO. 23-01

REV	DATE	DESCRIPTION
07-10-2023	PLANNING	
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02-12-2024	PLANNING REVISIONS	

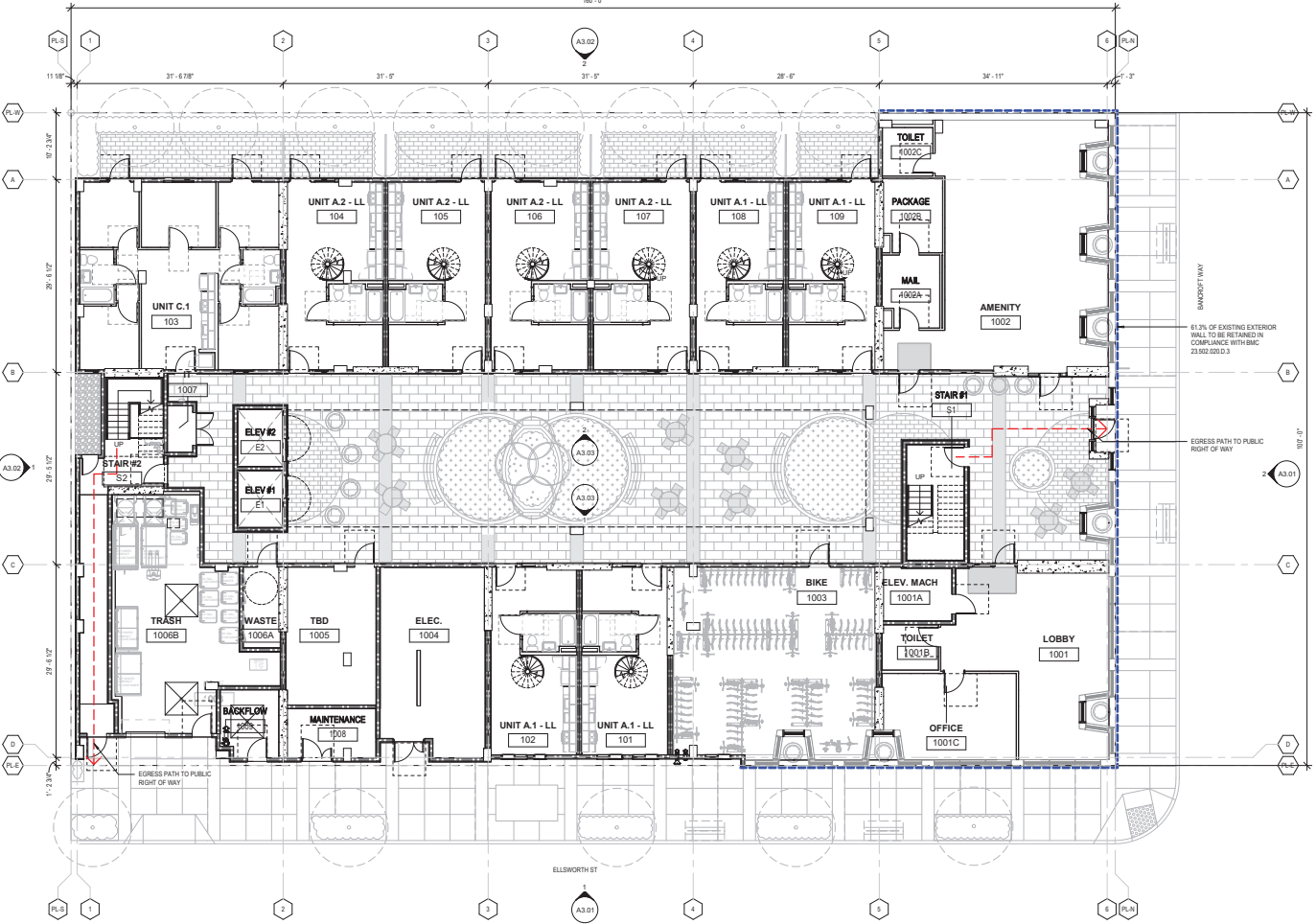
CONTACT:

(415) 777-0561 P

SCALE:  
As indicated

FLOOR PLAN -  
1ST FLOOR

A2.01.



**LEGEND**

NON OCCUPABLE ROOF: SEE A2 SERIES

ROOF SLOPE: MIN. 2%

PROPERTY LINE

1 HR. FIRE RATED WALL

2 HR. FIRE RATED WALL

3 HR. FIRE RATED WALL

**DIMENSION NOTES**

1. WALL FRAMING: ALL DIMENSIONS ARE TO FACE OF STUD. U.O.A.

2. SEE ENLARGED PLANDetails FOR DIMENSIONS NOT SHOWN HERE

PROJECT NORTH

TRUE NORTH

1 1ST FLOOR  
1/8" = 1'-0"





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BERKELEY, CA  
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REV | DATE | DESCRIPTION

07-10-2023 PLANNING  
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02-12-2024 PLANNING REVISIONS

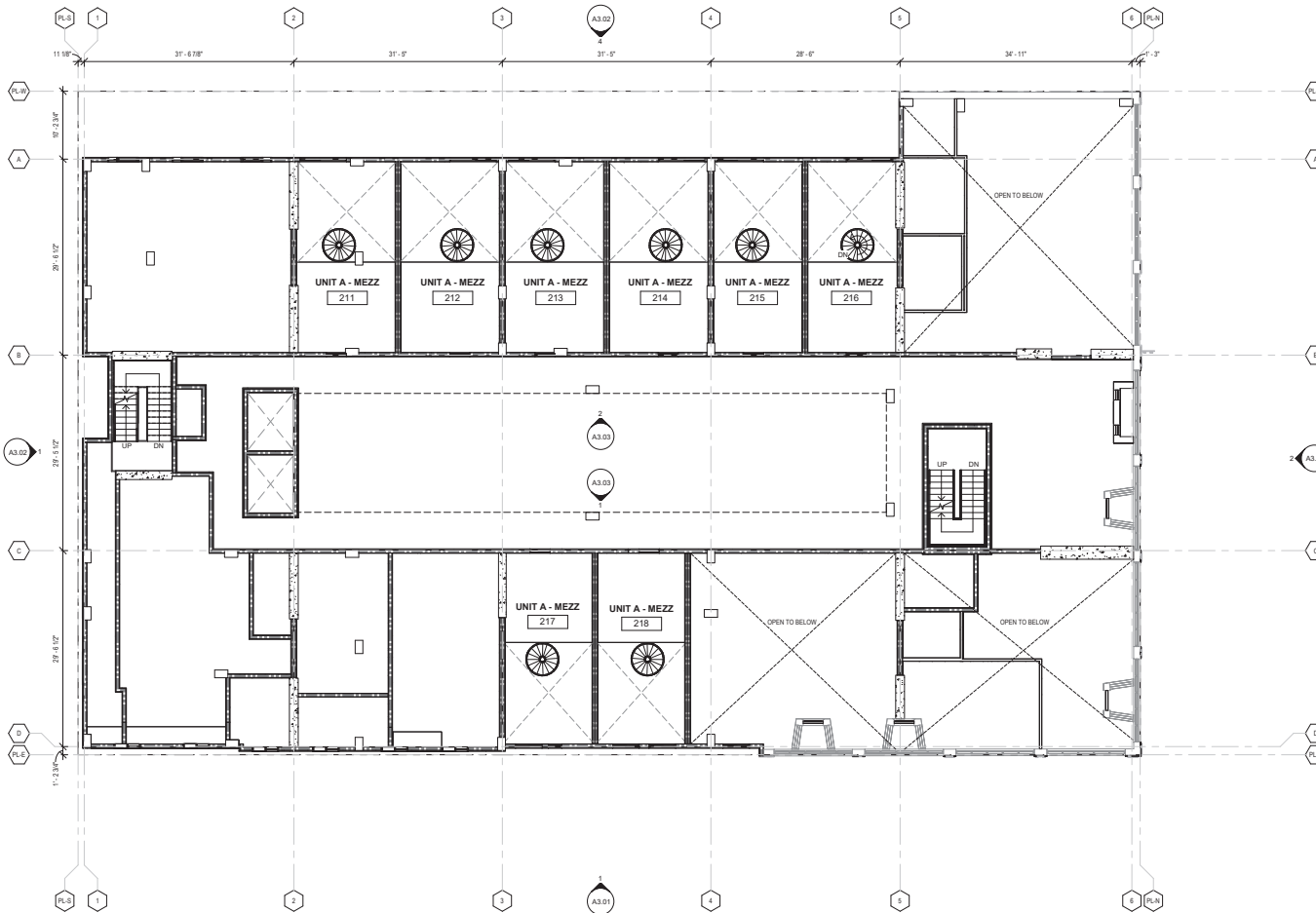
CONTACT:

(415) 777-0561 P

SCALE:  
As indicated

FLOOR PLAN -  
MEZZANINE

A2.01M.



**LEGEND**

NON OCCUPABLE ROOF: SEE A8 SERIES

ROOF SLOPE: MIN. 2%

PROPERTY LINE

1 HR. FIRE RATED WALL

2 HR. FIRE RATED WALL

3 HR. FIRE RATED WALL

**DIMENSION NOTES**

1. WALL FRAMING: ALL DIMENSIONS ARE TO FACE OF STUD. U.O.N.

2. SEE ENLARGED PLANDetails FOR DIMENSIONS NOT SHOWN HERE

PROJECT NORTH

TRUE NORTH

1 MEZZANINE  
1/8" = 1'-0"





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BERKELEY, CA



2300 ELLSWORTH ST  
BERKELEY, CA  
PROJECT NO. 23-01

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02-12-2024	PLANNING REVISIONS	

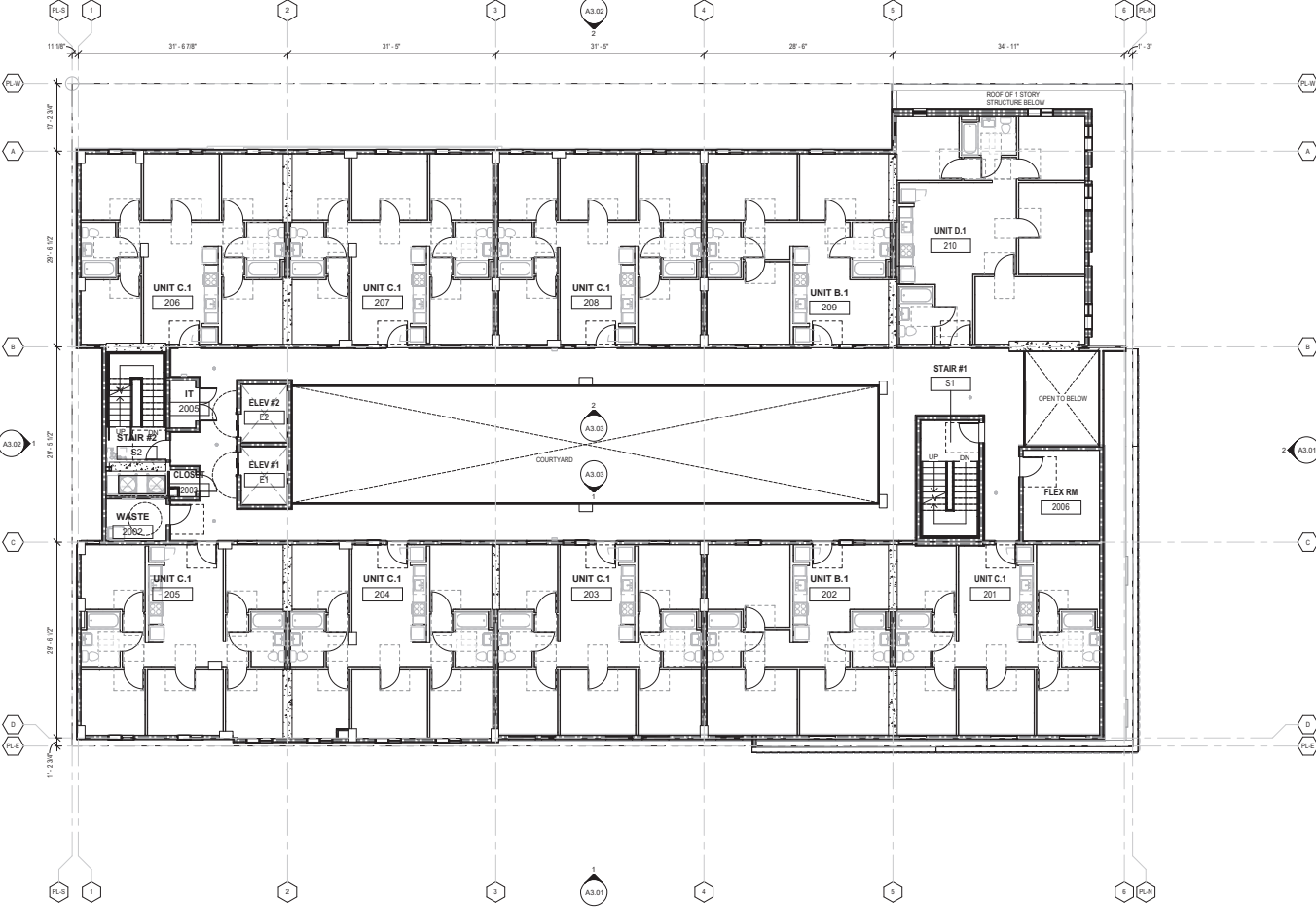
CONTACT:

(415) 777-0561 P

SCALE:  
As indicated

FLOOR PLAN -  
2ND FLOOR

A2.02.



**LEGEND**

NON-OCCUPABLE ROOF: SEE A2 SERIES

ROOF SLOPE: MIN. 2%

PROPERTY LINE

1-HR. FIRE RATED WALL

2-HR. FIRE RATED WALL

3-HR. FIRE RATED WALL

**DIMENSION NOTES**

1. WALL FRAMING: ALL DIMENSIONS ARE TO FACE OF STUD. U.O.N.

2. SEE ENLARGED PLANDetails FOR DIMENSIONS NOT SHOWN HERE

PROJECT NORTH

TRUE NORTH

1 2ND FLOOR  
1/8" = 1'-0"





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BERKELEY, CA  
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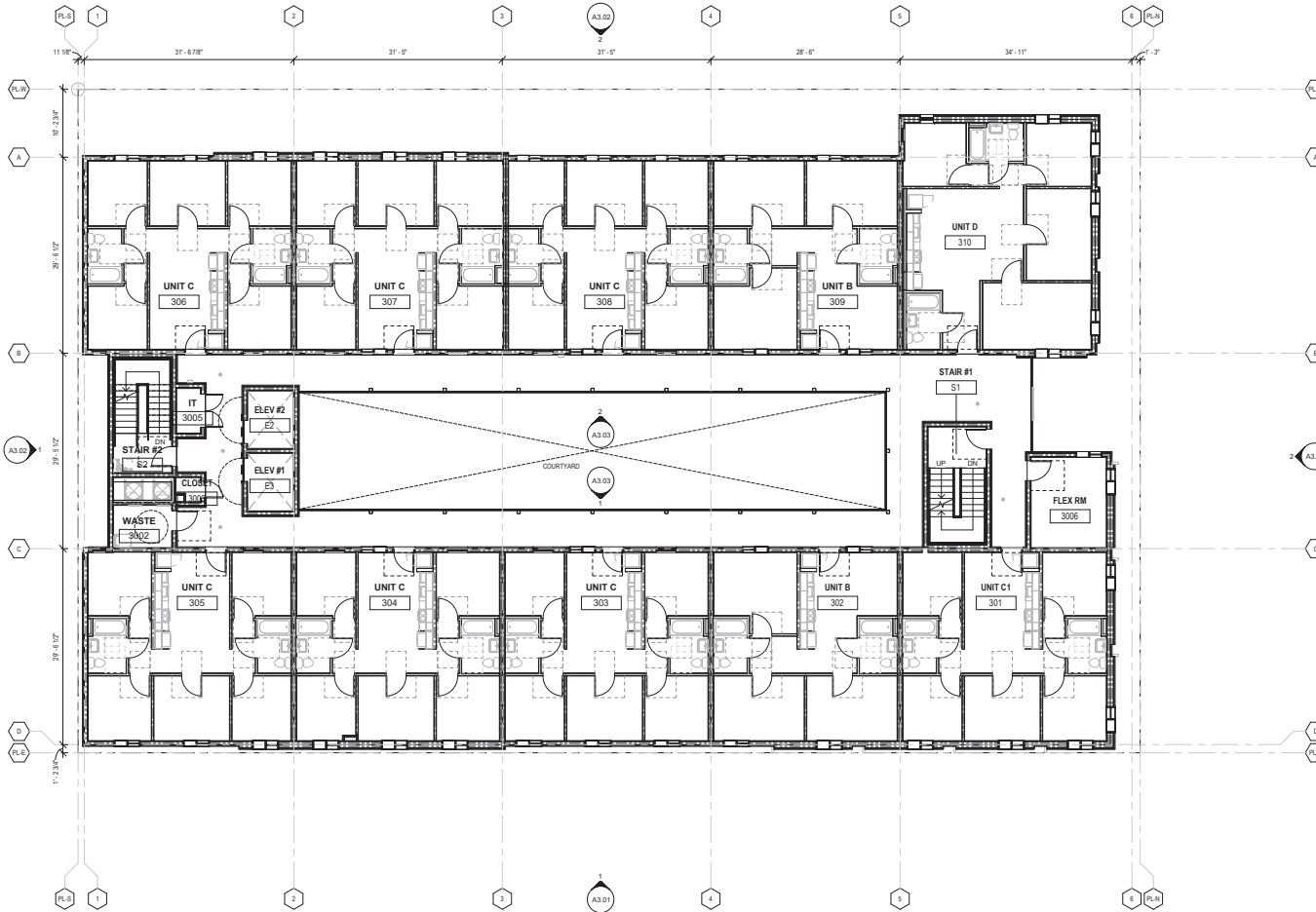
CONTACT:

(415) 777-0561 P

SCALE:  
As indicated

FLOOR PLAN -  
3RD - 7TH FLOOR

A2.03-2.07



**LEGEND**

NON-OCCUPABLE ROOF: SEE A8 SERIES

ROOF SLOPE: MIN. 2%

PROPERTY LINE

1-HR. FIRE RATED WALL

2-HR. FIRE RATED WALL

3-HR. FIRE RATED WALL

**DIMENSION NOTES**

1. WALL FRAMING: ALL DIMENSIONS ARE TO FACE OF STUD. U.O.N.

2. SEE ENLARGED PLANDetails FOR DIMENSIONS NOT SHOWN HERE

PROJECT NORTH

TRUE NORTH

1 3RD FLOOR (FLOORS 4-7 SIM.)  
1/8" = 1'-0"





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2300 ELLSWORTH ST  
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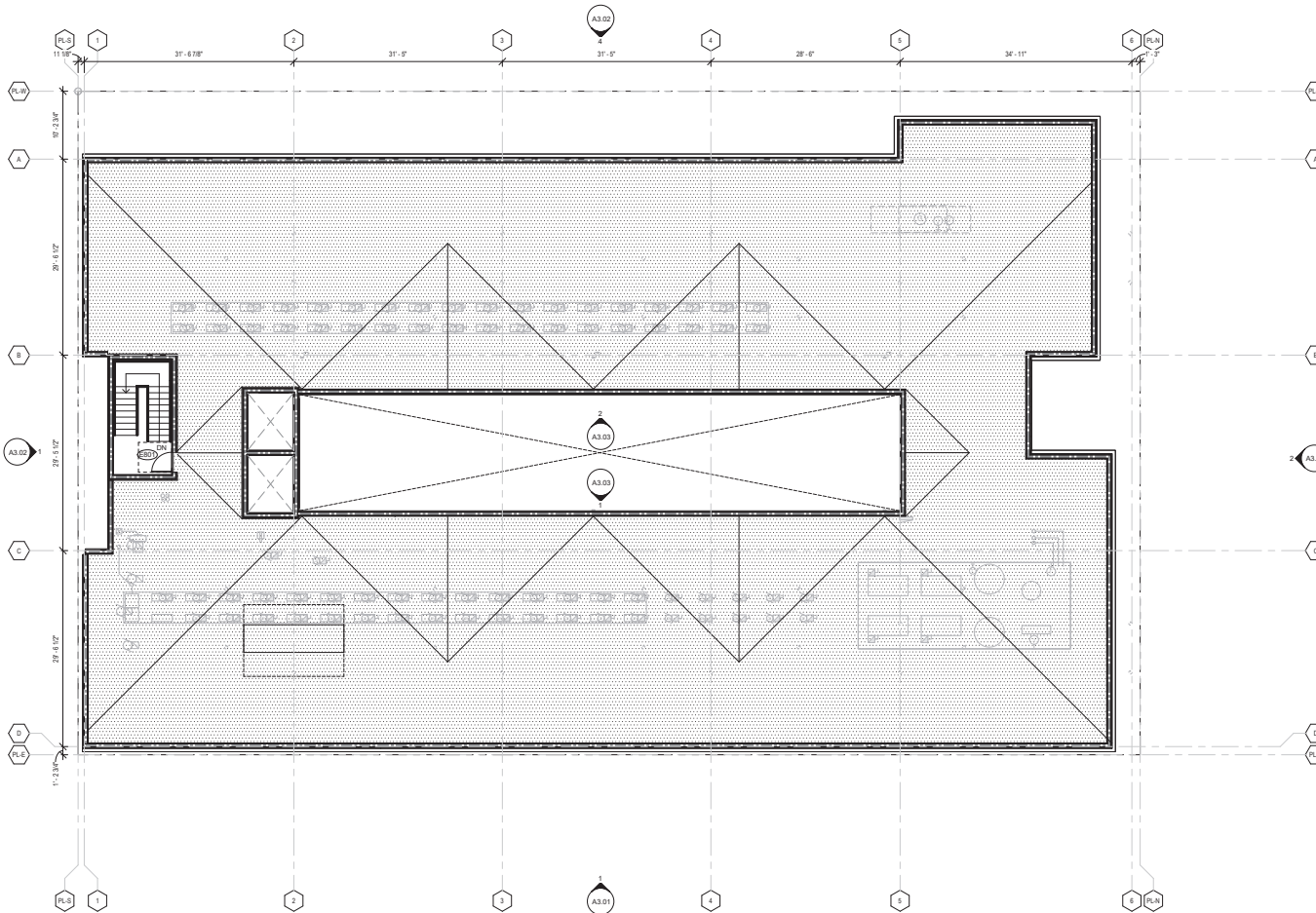
CONTACT:

(415) 777-0561 P

SCALE:  
As indicated

FLOOR PLAN -  
ROOF

A2.08.



**LEGEND**

NON-OCCUPABLE ROOF: SEE A8 SERIES

ROOF SLOPE: MIN. 2%

PROPERTY LINE

1 HR. FIRE RATED WALL

2 HR. FIRE RATED WALL

3 HR. FIRE RATED WALL

**DIMENSION NOTES**

1. WALL FRAMING: ALL DIMENSIONS ARE TO FACE OF STUD. U.O.N.

2. SEE ENLARGED PLANDetails FOR DIMENSIONS NOT SHOWN HERE

PROJECT NORTH

TRUE NORTH

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





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BERKELEY, CA



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02-12-2024	PLANNING REVISIONS	

CONTACT:

(415) 777-0561 P

SCALE:

ELEVATIONS -  
BUILDING  
EXTERIOR

A3.00.



2 MATERIALS  
MATERIAL PERSPECTIVE

1A CEMENT PLASTER  
COLOR 01: BENJAMIN MOORE  
SILVER LAKE (1566)

1B CEMENT PLASTER  
COLOR 02: BENJAMIN MOORE  
PROVINCE BLUE (2138)

1C CEMENT PLASTER  
COLOR 03: BENJAMIN MOORE  
SUMMER NIGHTS (777)

1D CEMENT PLASTER  
COLOR 04: BENJAMIN MOORE  
TIMBERLOFT (1185)

1E CEMENT PLASTER  
COLOR 04: BENJAMIN MOORE  
ROCKY COAST (1186)

1F CEMENT PLASTER  
COLOR 03: BENJAMIN MOORE  
GENTLEMANS GRAY (2062-20)

2 GLAZING

3 VPI VINYL WINDOW  
COLOR: STEEL GRAY  
EXTERIOR / WHITE INTERIOR

4 HANDICRAFT EXPANDED  
METAL PANEL

5 CUSTOM METAL RAILING  
(AT INTERIOR COURTYARD)

6 PAINTED EXISTING FACADE  
COLOR: BENJAMIN MOORE  
GENTLEMANS GRAY (2062-20)

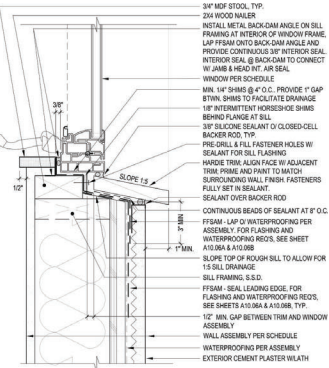
7A HARDIE HORIZONTAL LAPSIDING  
COLOR 01: BENJAMIN MOORE  
SILVER LAKE (1566)

7B HARDIE HORIZONTAL LAPSIDING  
COLOR 03: BENJAMIN MOORE  
SUMMER NIGHTS (777)

8 WOOD FENCE, S.L.D.  
SEE 1-P AND 14

9 ALUM ARCHITECTURAL  
PROJECTION

1 MATERIALS  
N.T.S.



3 TYPICAL WINDOW DETAIL @ SILL  
3'-1'-0" CEMENT PLASTER



LEGENDS

PROPERTY LINE

1A

CEMENT PLASTER

COLOR (1) BENJAMIN MOORE SILVER LAKE (1596)

1B

CEMENT PLASTER

COLOR (2) BENJAMIN MOORE PROVENCE BLUE (2135)

1C

CEMENT PLASTER

COLOR (3) BENJAMIN MOORE SUMMER NIGHTS (777)

1D

CEMENT PLASTER

COLOR (4) BENJAMIN MOORE TIMBERWOLF (1603)

1E

CEMENT PLASTER

COLOR (4) BENJAMIN MOORE ROCKY COAST (1596)

1F

CEMENT PLASTER

COLOR (3) BENJAMIN MOORE GENTLEMANS GRAY (2062 20)

2

GLAZING

3

VP VINYL WINDOW

COLOR STEEL GRAY EXTERIOR / WHITE INTERIOR

4

MANHOLS EXPANDED METAL PANEL

5

CUSTOM METAL RAILING (AT INTERIOR COURTYARD)

6

PAINTED EXISTING FACADE

COLOR BENJAMIN MOORE GENTLEMANS GRAY (2062 20)

7A

LARGE SCALE FINE SAND-GROOVED TEXTURED FIBER CEMENT PANEL

COLOR (1) BENJAMIN MOORE SILVER LAKE (1596)

7C

LARGE SCALE FINE SAND-GROOVED TEXTURED FIBER CEMENT PANEL

COLOR (3) BENJAMIN MOORE SUMMER NIGHTS (777)

8

WOOD FENCE, S.I.D. SEE L-1 AND L-4

9

ALUM. ARCHITECTURAL PROJECTION

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1 NORTH ELEVATION  
1/8"=1'-0"

2300 ELLSWORTH  
BERKELEY, CA

2300 ELLSWORTH ST  
BERKELEY, CA  
PROJECT NO. 23-01

REV	DATE	DESCRIPTION
07-10-2023	PLANNING	
12-01-2023	PLANNING REVISIONS	
02-12-2024	PLANNING REVISIONS	

CONTACT:  
(415) 777-0561 P  
SCALE:

ELEVATIONS -  
BUILDING  
EXTERIOR

A3.01.



LEGENDS

--- PROPERTY LINE

1A

CEMENT PLASTER  
COLOR D1 BENJAMIN MOORE SILVER LAKE (1596)

1B

CEMENT PLASTER  
COLOR D2 BENJAMIN MOORE PROVENCE BLUE (2139)

1C

CEMENT PLASTER  
COLOR D3 BENJAMIN MOORE SUMMER NIGHTS (777)

1D

CEMENT PLASTER  
COLOR D4 BENJAMIN MOORE TIMBERWOLF (1003)

1E

CEMENT PLASTER  
COLOR D4 BENJAMIN MOORE ROCKY COAST (1596)

1F

CEMENT PLASTER  
COLOR D5 BENJAMIN MOORE GENTLEMAN'S GRAY (2042-20)

2

GLAZING

3

VP VINYL WINDOW  
COLOR STEEL GRAY EXTERIOR / WHITE INTERIOR

4

MANHOLS EXPANDED METAL PANEL

5

CUSTOM METAL RAILING (AT INTERIOR COURTYARD)

6

PAINTED EXISTING FACADE  
COLOR BENJAMIN MOORE GENTLEMAN'S GRAY (2042-20)

7A

LARGE SCALE FINE SAND-GROOVED TEXTURED  
FIBER CEMENT PANEL  
COLOR D1 BENJAMIN MOORE SILVER LAKE (1596)

7C

LARGE SCALE FINE SAND-GROOVED TEXTURED  
FIBER CEMENT PANEL  
COLOR D3 BENJAMIN MOORE SUMMER NIGHTS (777)

8

WOOD FENCE, S.I.D. SEE L-1 AND L-4

9

ALUM. ARCHITECTURAL PROJECTION



1 EAST ELEVATION  
1/8"=1'-0"



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2300 ELLSWORTH  
BERKELEY, CA



2300 ELLSWORTH ST BERKELEY, CA		
PROJECT NO. 23-01		
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07-10-2023		PLANNING
12-01-2023		PLANNING REVISIONS
02-12-2024		PLANNING REVISIONS

CONTACT:  
  
(415) 777-0561 P  
SCALE:

ELEVATIONS -  
BUILDING  
EXTERIOR

A3.02.



LEGENDS

--- PROPERTY LINE

1A

CEMENT PLASTER  
COLOR D1 BENJAMIN MOORE SILVER LAKE (1598)

1B

CEMENT PLASTER  
COLOR D2 BENJAMIN MOORE PROVINCE BLUE (2139)

1C

CEMENT PLASTER  
COLOR D3 BENJAMIN MOORE SUMMER NIGHTS (777)

1D

CEMENT PLASTER  
COLOR D4 BENJAMIN MOORE TIMBERWOLF (1003)

1E

CEMENT PLASTER  
COLOR D4 BENJAMIN MOORE ROCKY COAST (1596)

1F

CEMENT PLASTER  
COLOR D5 BENJAMIN MOORE GENTLEMANS GRAY (2042-20)

2

GLAZING

3

VP VINYL WINDOW  
COLOR STEEL GRAY EXTERIOR / WHITE INTERIOR

4

MANCHOLS EXPANDED METAL PANEL

5

CUSTOM METAL RAILING (AT INTERIOR COURTYARD)

6

PAINTED EXISTING FACADE  
COLOR BENJAMIN MOORE GENTLEMANS GRAY (2042-20)

7A

LARGE SCALE FINE SAND-GROOVED TEXTURED  
FIBER CEMENT PANEL  
COLOR D1 BENJAMIN MOORE SILVER LAKE (1598)

7C

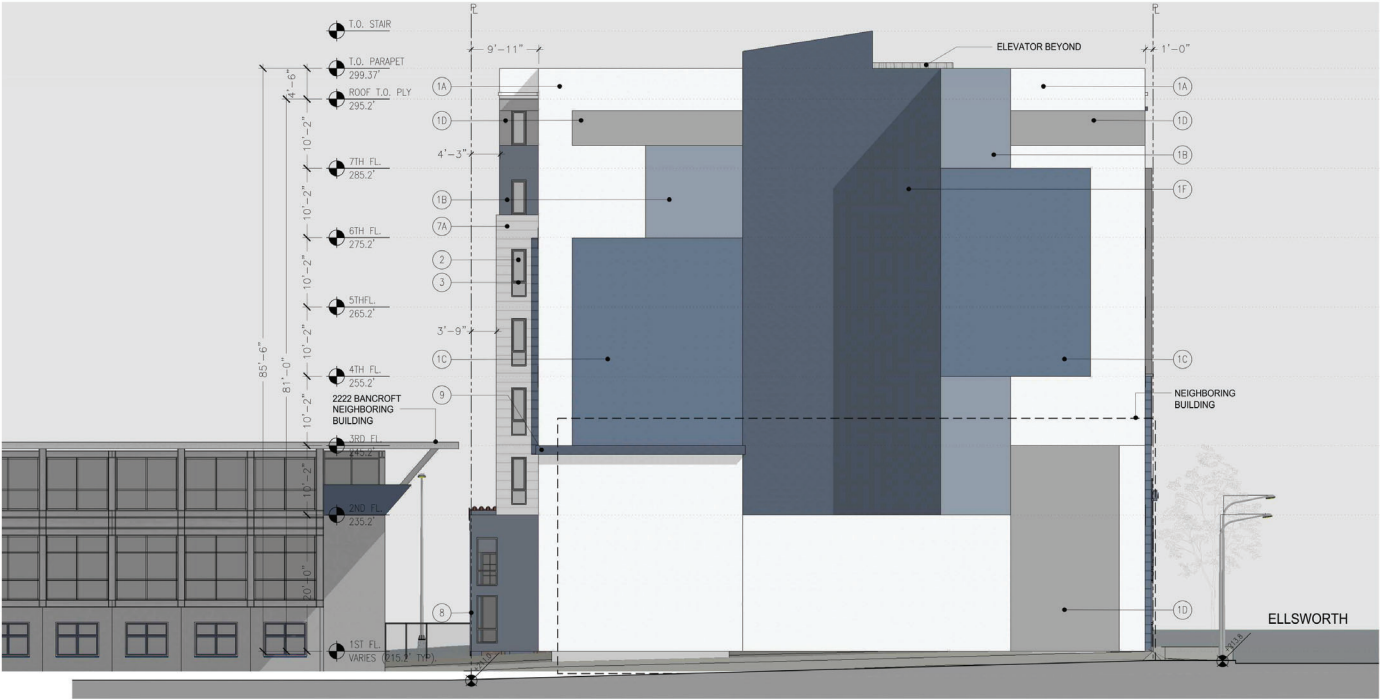
LARGE SCALE FINE SAND-GROOVED TEXTURED  
FIBER CEMENT PANEL  
COLOR D3 BENJAMIN MOORE SUMMER NIGHTS (777)

8

WOOD FENCE, S.I.D. SEE L-1 AND L-4

9

ALUM. ARCHITECTURAL PROJECTION



1 SOUTH ELEVATION  
1/8"=1'-0"

**L D P**  
ARCHITECTURE

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2300 ELLSWORTH ST  
BERKELEY, CA  
PROJECT NO. 23-01

REV	DATE	DESCRIPTION
07-10-2023	PLANNING	
12-01-2023	PLANNING REVISIONS	
02-12-2024	PLANNING REVISIONS	

CONTACT:  
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SCALE:

ELEVATIONS -  
BUILDING  
EXTERIOR

A3.03.





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BERKELEY, CA  
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02-12-2024	PLANNING REVISIONS	

CONTACT:

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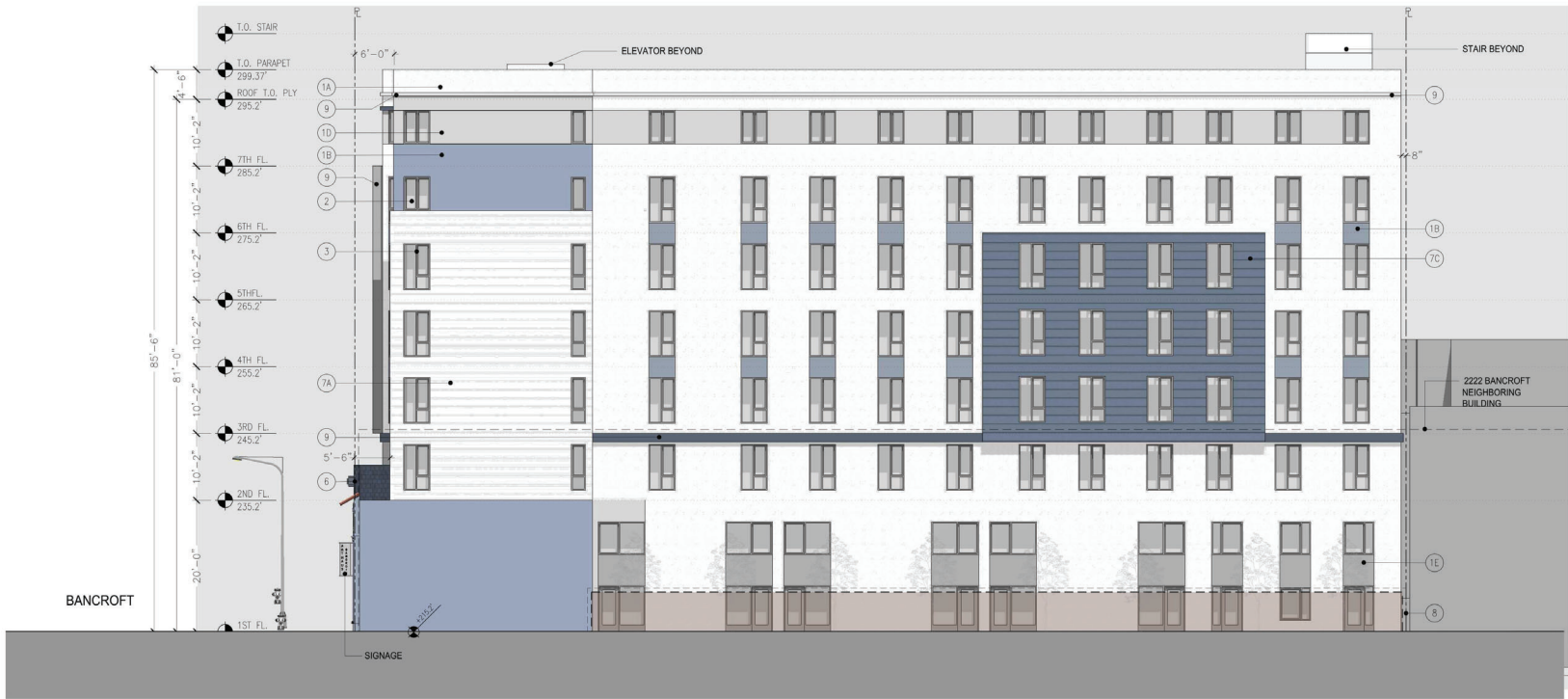
SCALE:

ELEVATIONS -  
BUILDING  
EXTERIOR

A3.04.

LEGENDS

--- PROPERTY LINE	2 GLAZING	8 PAINTED EXISTING FACADE COLOR: BENJAMIN MOORE GENTLEMAN'S GRAY (2062-30)
1A CEMENT PLASTER COLOR: 01 BENJAMIN MOORE SILVER LAKE (1596)	3 VP VINYL WINDOW COLOR: STEEL GRAY EXTERIOR / WHITE INTERIOR	1A LARGE SCALE FINE SAND-GROOVED TEXTURED FIBER CEMENT PANEL COLOR: 01 BENJAMIN MOORE SILVER LAKE (1596)
1B CEMENT PLASTER COLOR: 02 BENJAMIN MOORE PROVENCE BLUE (2139)	4 MANHOLLS EXPANDED METAL PANEL	7C LARGE SCALE FINE SAND-GROOVED TEXTURED FIBER CEMENT PANEL COLOR: 03 BENJAMIN MOORE SUMMER NIGHTS (777)
1C CEMENT PLASTER COLOR: 03 BENJAMIN MOORE SUMMER NIGHTS (777)	5 CUSTOM METAL RAILING (AT INTERIOR COURTYARD)	8 WOOD FENCE, S.I.D. SEE L-1 AND L-6
1D CEMENT PLASTER COLOR: 04 BENJAMIN MOORE TIMBERWOLF (1003)		9 ALUM. ARCHITECTURAL PROJECTION
1E CEMENT PLASTER COLOR: 04 BENJAMIN MOORE ROCKY COAST (1596)		
1F CEMENT PLASTER COLOR: 03 BENJAMIN MOORE GENTLEMAN'S GRAY (2062-30)		



1 WEST ELEVATION  
1/8"=1'-0"





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2300 ELLSWORTH  
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2300 ELLSWORTH ST  
BERKELEY, CA  
PROJECT NO. 23-01

REV	DATE	DESCRIPTION
07-10-2023		PLANNING
12-01-2023		PLANNING REVISIONS
02-12-2024		PLANNING REVISIONS

CONTACT:

(415) 777-0561 P

SCALE:  
As indicated

REFLECTED  
CEILING PLAN -  
EXTERIOR  
LIGHTING

A6.01.

LEGEND

- WALL MOUNTED LIGHT FIXTURE, TYP.
- SURFACE MOUNTED LIGHT FIXTURE, S.E.D. & S.I.D.
- STRIP LIGHT FIXTURE, S.E.D. & S.I.D.
- LIGHT FIXTURE, S.E.D. & S.I.D.
- EXTERIOR LIGHT FIXTURE
- CATEGORY LIGHTING
- PROPERTY LINE

PROJECT NORTH

TRUE NORTH

1 1ST FLOOR - EXTERIOR LIGHTING PLAN  
1/8" = 1'-0"





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2300 ELLSWORTH  
BERKELEY, CA



2300 ELLSWORTH ST  
BERKELEY, CA  
PROJECT NO. 23-01

REV	DATE	DESCRIPTION
07-10-2023	PLANNING	
12-01-2023	PLANNING REVISIONS	
02-12-2024	PLANNING REVISIONS	

CONTACT:

(415) 777-0561 P

SCALE:  
As indicated

EXTERIOR  
LIGHTING  
ELEVATIONS

A6.02.

LEGEND

- WALL MOUNTED LIGHT FIXTURE, TYP.
- SURFACE MOUNTED LIGHT FIXTURE, S.E.D. & S.I.D.
- STRIP LIGHT FIXTURE, S.E.D. & S.I.D.
- LIGHT FIXTURE, S.E.D. & S.I.D.
- EXTERIOR LIGHT FIXTURE
- CATEGORY LIGHTING
- PROPERTY LINE

PROJECT  
NORTH

TRUE  
NORTH



2 EXTERIOR LIGHTING ELEVATION - BANCROFT  
3/32" = 1'-0"



1 EXTERIOR LIGHTING ELEVATION - ELLSWORTH ST  
3/32" = 1'-0"





2300 ELLSWORTH  
BERKELEY, CA



PROJECT NO. 3619-000

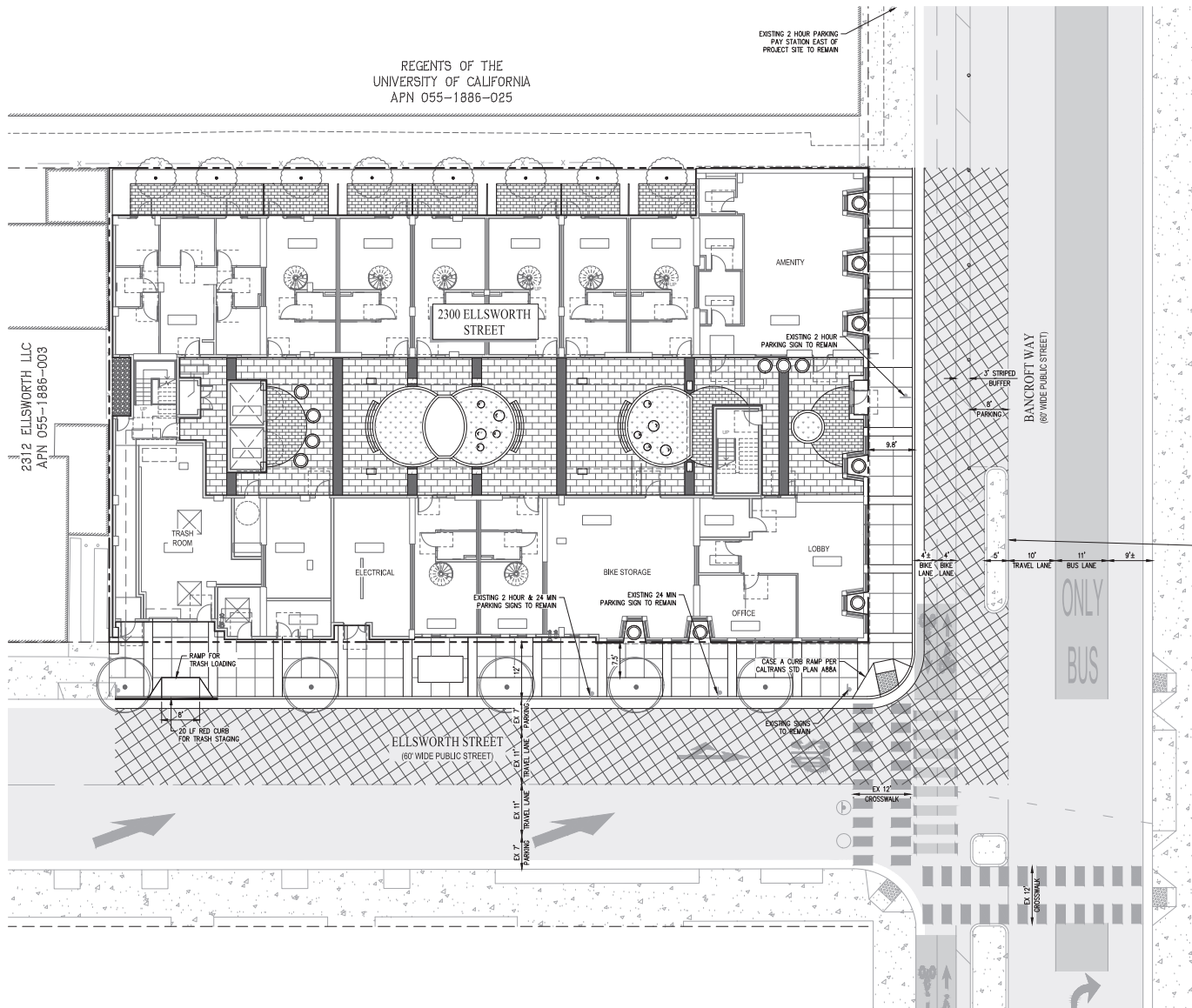
CONTACT: ANGELO ORTELLI

1000

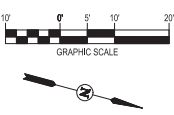
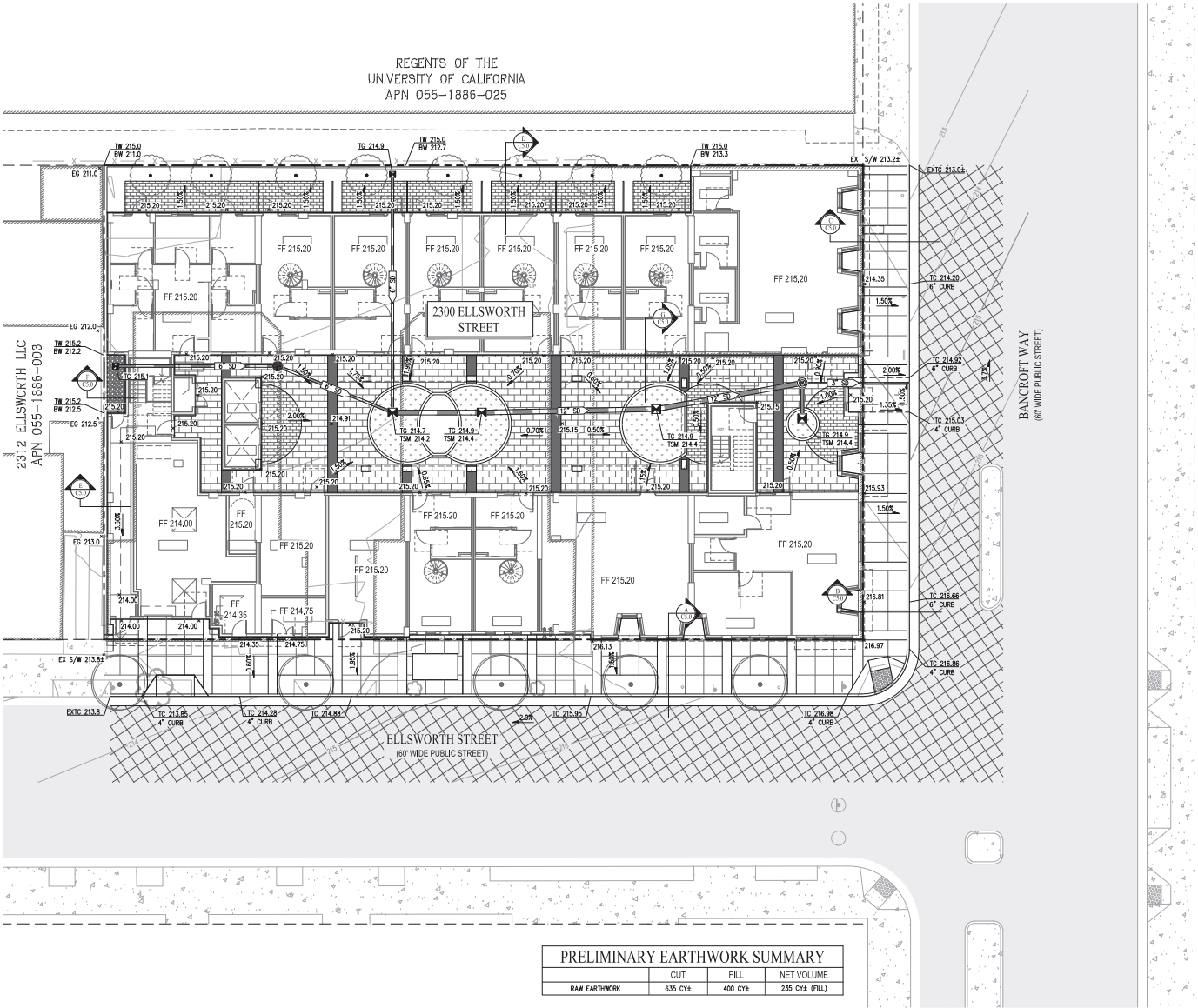
1"=10'

## SITE PLAN

# C1.0







- LEGEND
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - PROPOSED STORM DRAIN
  - PROPOSED FIELD INLET
  - PROPOSED MANHOLE
  - PROPOSED SIDEWALK
  - PROPOSED CONCRETE PAVERS
  - PROPOSED PERVIOUS PAVERS
  - PROPOSED BIORETENTION PLANTER
  - EXISTING PAVEMENT TO REMAIN
  - EXISTING SIDEWALK TO REMAIN
  - 2" GRIND AND OVERLAY

- ABBREVIATIONS
- EG EXISTING GROUND
  - EX EXISTING
  - FF FINISH FLOOR ELEVATION
  - PL PROPERTY LINE
  - TC TOP OF CURB
  - TG TOP OF GRADE
  - TP TOP OF PLANTER
  - TSM TOP OF SOL MIX



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2300 ELLSWORTH  
BERKELEY, CA



2127 ELLSWORTH STREET  
BERKELEY, CA  
PROJECT NO. 3019-000

REV	DATE	DESCRIPTION
01-15-2023	PLANNING	
12-01-2023	PLANNING REVISION	
02-12-2024	PLANNING REVISIONS	

CONTACT: ANGELO OBERTELLO

(925) 866-0322 P  
SCALE: 1"=10'

GRADING &  
DRAINAGE PLAN

C2.0





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BERKELEY, CA



2127 ELLSWORTH STREET  
BERKELEY, CA  
PROJECT NO. 3019-000

REV	DATE	DESCRIPTION
01-15-2023		PLANNING
12-01-2023		PLANNING REVISION
03-12-2024		PLANNING REVISIONS

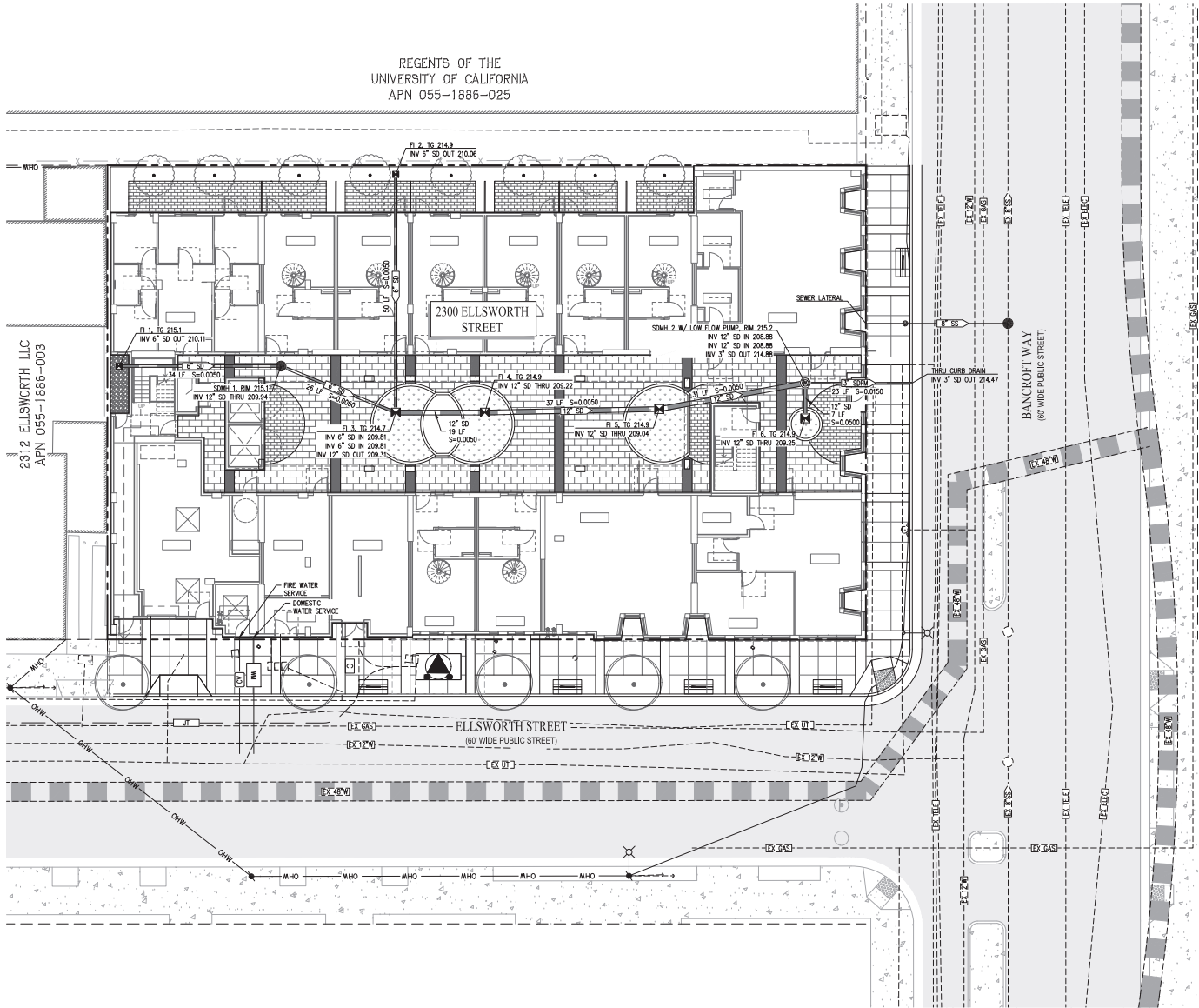
CONTACT: ANGELO OBERTELLO

(925) 866-0322 P

SCALE:  
1"=10'

UTILITY PLAN

C3.0







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BERKELEY, CA



2127 ELLSWORTH STREET  
BERKELEY, CA  
PROJECT NO. 3019-000

REV	DATE	DESCRIPTION
01-10-2023	PLANNING	
12-01-2023	PLANNING REVISION	
02-12-2024	PLANNING REVISIONS	

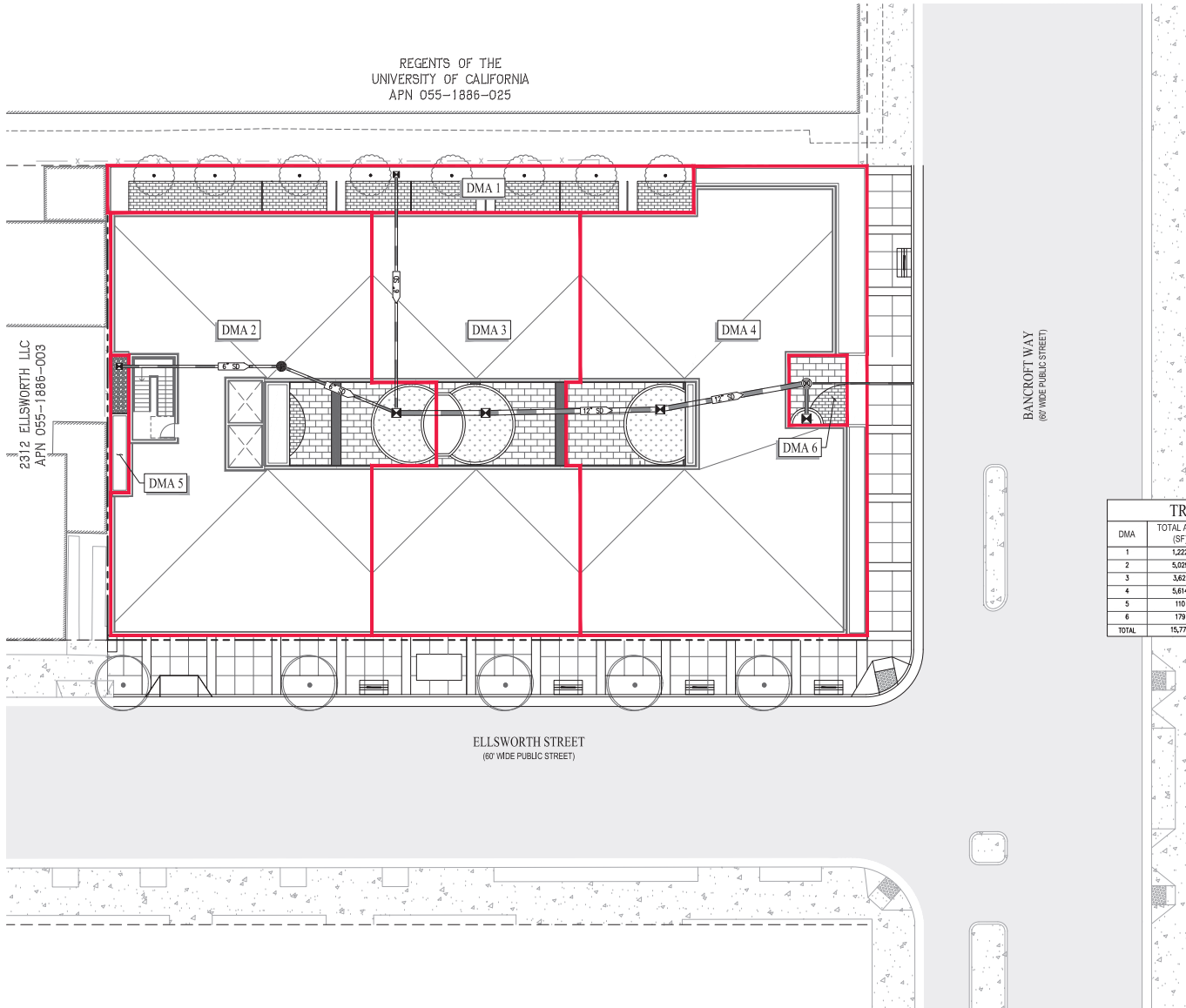
CONTACT: ANGELO OBERTELLO

(925) 866-0322 P

SCALE:  
1"=10'

STORMWATER  
CONTROL PLAN

C4.0



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- PROPOSED STORM DRAIN
- PROPOSED FIELD INLET
- PROPOSED BIORETENTION PLANTER
- PROPOSED SIDEWALK
- PROPOSED CONCRETE PAVERS
- PROPOSED PERVIOUS PAVERS
- EXISTING PAVEMENT TO REMAIN

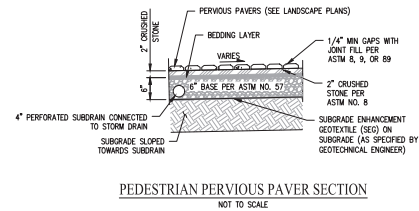
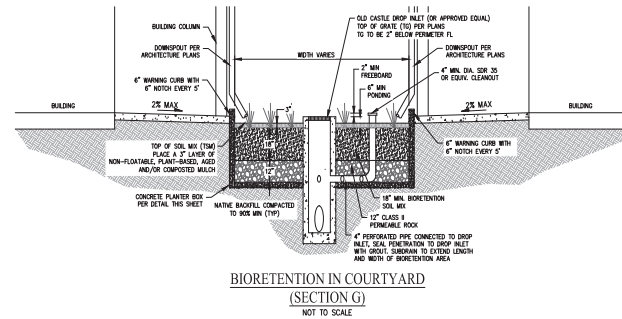
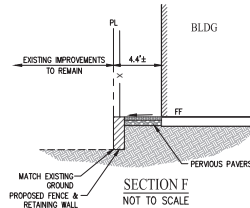
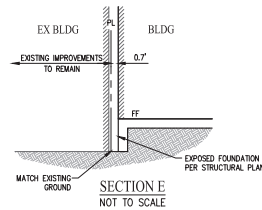
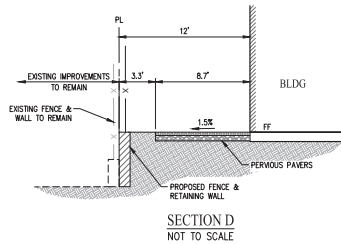
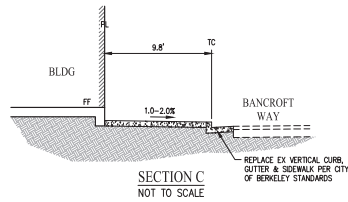
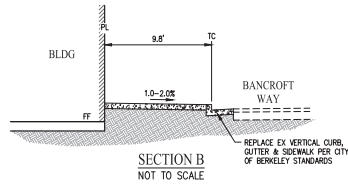
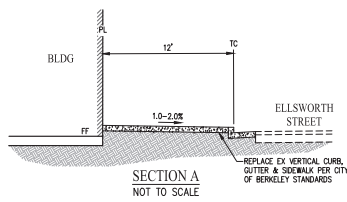
NOTES:

- DMA 1 IS A SELF-TREATING AREA PER CHAPTER 4 OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE MANUAL (VERSION 7).
- DMA 5 IS A SELF RETAINING AREA PER CHAPTER 4 OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE MANUAL (VERSION 7).
- DMA 2 - 4 & 6 ARE SIZED BASED ON THE VOLUME METHOD FROM THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE MANUAL (VERSION 7).

TREATMENT AREA SUMMARY

DMA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	1,222	0	N/A	SELF-TREATING
2	5,029	4,820	145	146
3	3,621	3,408	153	146
4	5,614	5,437	164	177
5	110	63	N/A	SELF-RETAINING
6	179	116	4	28
TOTAL	15,775	13,844	412	471





LD  
P

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cbg

2300 ELLSWORTH  
BERKELEY, CA



2127 ELLSWORTH STREET  
BERKELEY, CA  
PROJECT NO. 3619-000

REV	DATE	DESCRIPTION
01-18-2023	PLANNING	
12-01-2023	PLANNING REVISION	
02-12-2024	PLANNING REVISIONS	

CONTACT: ANGELO OBERTELLO

(925) 866-0322 P

SCALE:  
1"=10'

SECTIONS &  
DETAILS

C5.0





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THE  
**Guzzardo**  
**Partnership, INC.**  
Landscape Architects | Land Planners  
Pier 9, The Embarcadero, Suite 118  
San Francisco, CA 94111 | www.gpp-inc.com

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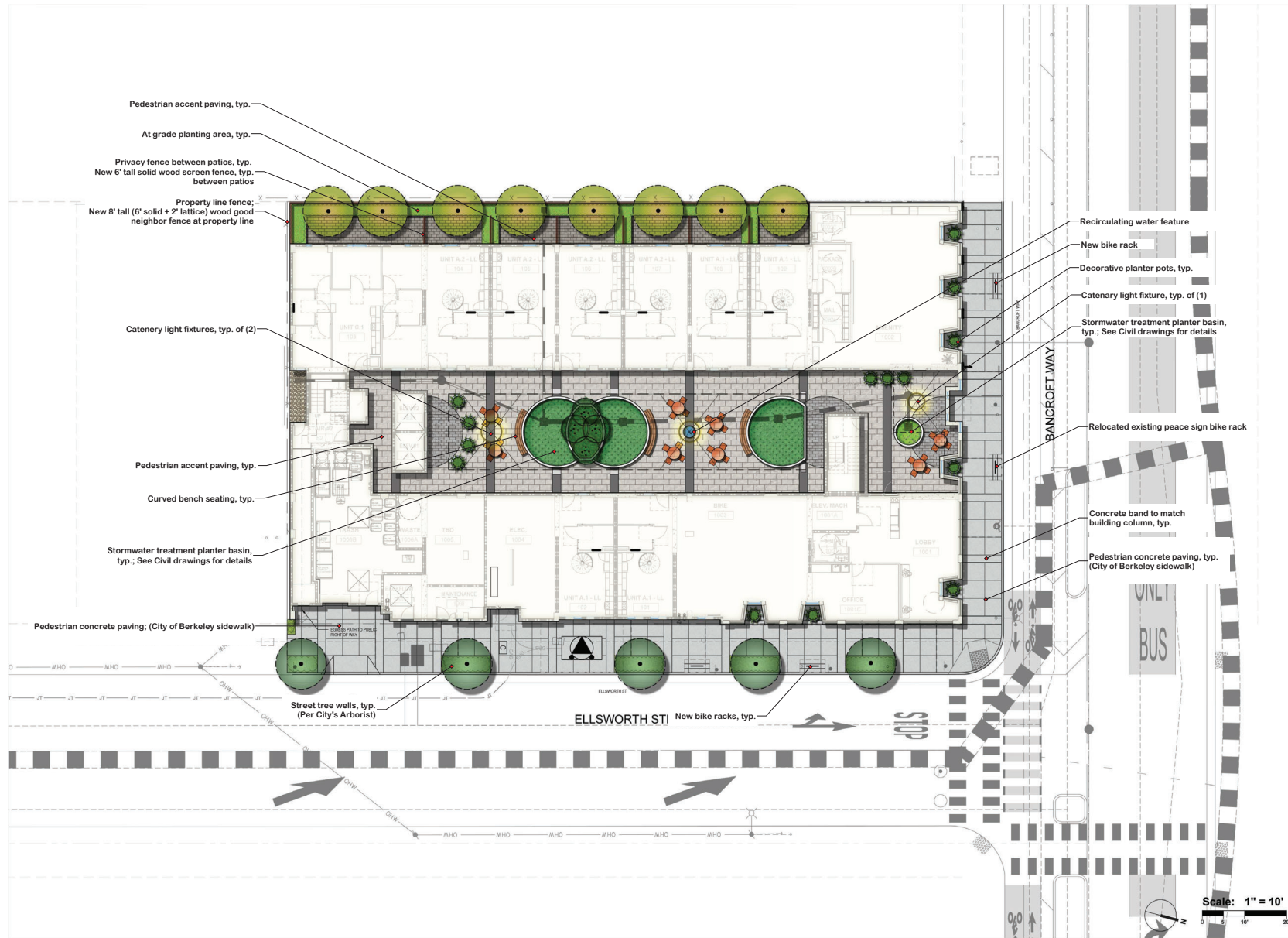
2300 ELLSWORTH  
BERKELEY, CA  
PROJECT NO. 23-01

REV	DATE	DESCRIPTION
1	07-10-2023	PLANNING
2	12-01-2023	PLANNING REVISIONS
3	02-12-2024	PLANNING REVISIONS

(415) 777-0561 P  
(415) 777-5117 F

SCALE:  
CONCEPTUAL  
LANDSCAPE  
PLAN

L-1





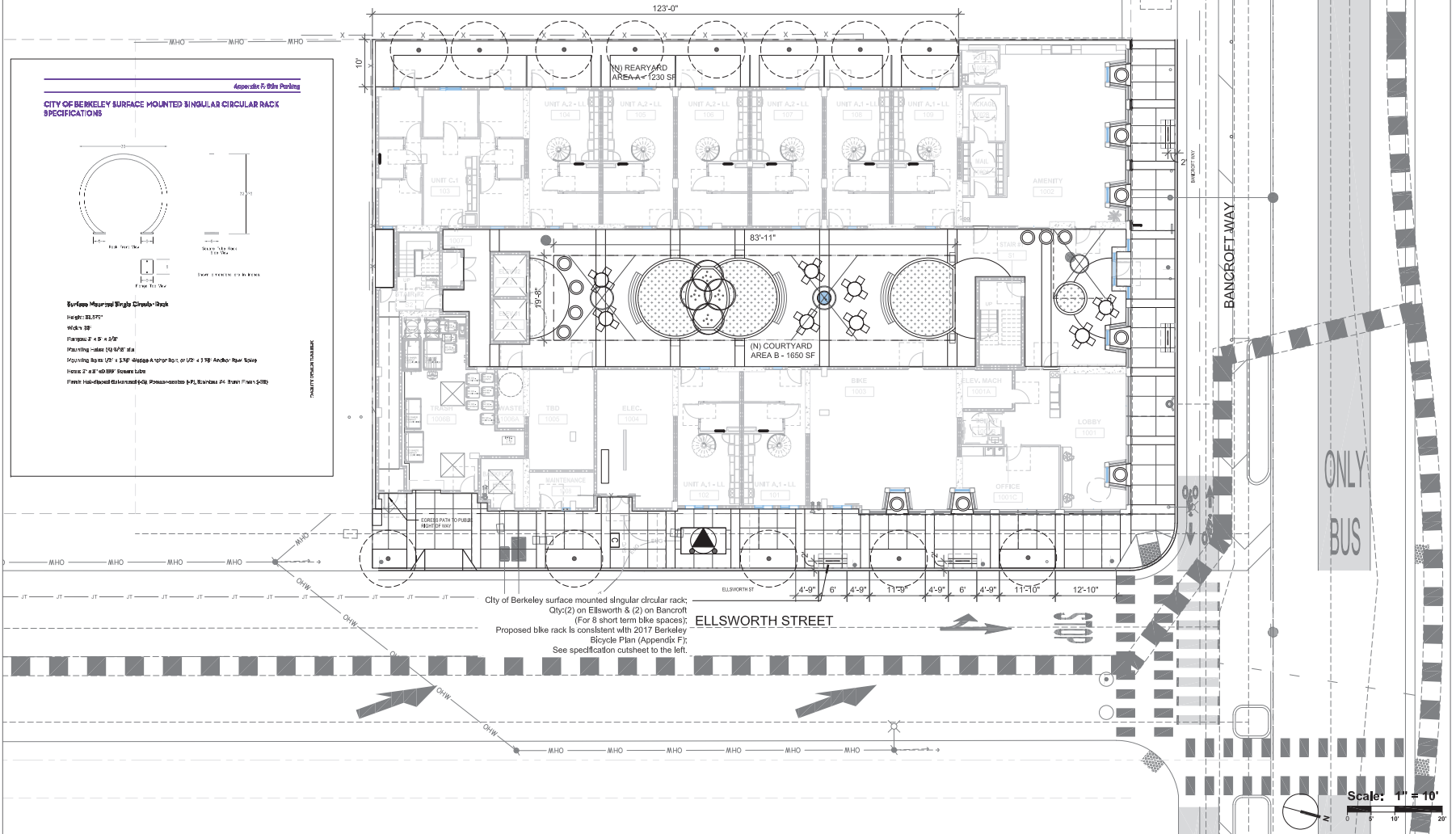
**PROPOSED OPEN SPACE AREA  
TABULATION:**

Area A - 1230SF  
Area B - 1650 SF

Total Proposed Open Space: **2880 SF**

**NOTES:**

1. Refer to Architectural Sheet G1.34 for existing open space, existing and proposed buildings lot coverage information.
2. Refer to Sheet L-3 for existing landscaping and existing street trees information.
3. Refer to Architectural set for proposed fences information.
4. Refer to Sheet L-1 for proposed paved areas and surface treatment.
5. There is no significant natural features within the project scope.
6. This plan provides 40.0% of total landscaped area within the proposed usable open space. \*\*40.0% in rear yard private open space (Area A), 40.0% in (Area B) central courtyard common open space.
7. This project notes that 1,230 SF of the ground floor rear patio space is assigned to the ground floor units #103-109. 1,650 SF of usable open space is available to all future residents.







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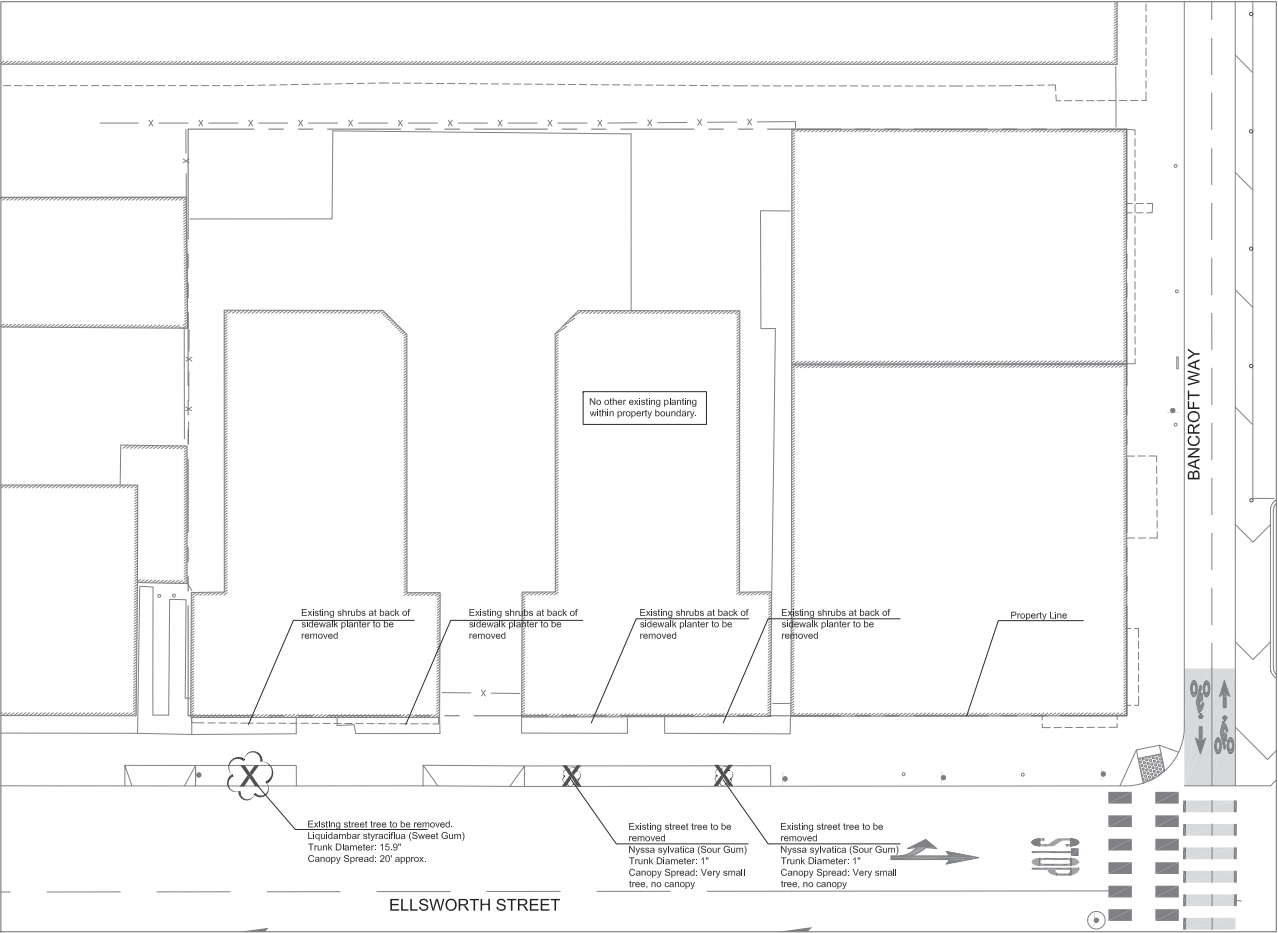
07-10-2023 PLANNING  
12-01-2023 PLANNING REVISION  
02-12-2024 PLANNING REVISION

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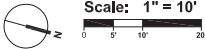
SCALE:

EXISTING PLANTING &  
TREE DISPOSITION  
PLAN

L-3



EXISTING SITE PLAN







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Landscape Architects | Land Planners  
Pier 9, The Embarcadero, Suite 115  
San Francisco, CA 94111 | www.ggp-inc.com

## PLANT PALETTE

QTY	KEY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	WUCOLS	CA NATIVE	POLLINATOR
TREES								
5	L'YO FLO	24" box	Lyonothamnus floribundus	Catalina Ironwood	Standard	L	YES	YES
8	LAU SAR	24" box	Laurus nobilis 'Saratoga'	Saratoga Laurel	Standard	L		
13								

## SHRUBS/GROUNDCOVERS

	KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	CA NATIVE	POLLINATOR
4	BAM	25 gal	Bambusa 'Golden Goddess'	Golden Goddess Bamboo	36" oc	L		
17	CTE	5 gal	Chondropetalum tectorum (s)	Cape Rush	36" oc	L		
32	HEU	5 gal	Heuchera 'Wendy'	Wendy Coral Bells	24" oc	L	YES	YES
95	JPE	1 gal	Juncus patens 'Elk Blue'	Elk Blue California Gray Rush	18" oc	L	YES	YES
24	LIM	5 gal	Limonium perzici	Sea Lavender	24" oc	L		
25	LOM	5 gal	Lomandra 'Line Tuff'	Line Tuff Lomandra Grass	30" oc	L		
4	MAH	5 gal	Mahonia 'Soft Caress'	Soft Caress Mahonia	36" o.c.	L	YES	YES
8	MCR	5 gal	Muhlenbergia c. 'Regal Mist' (s)	Pink Muhly	36" oc	L		
40	ASC	1 gal	Achelia millefolium 'Sonoma Coast'	White Yarrow	18" oc	L	YES	YES
7	AKS	10 gal	Agave attenuata 'Kara's Stripes'	Lord's candle		L		
10	SBB	5 gal	Muhlenbergia c. 'Regal Mist' (s)	Creeping Sage	36" oc	L	YES	YES
28	SCM	4" pot	Senecio mandraliscae	Blue Chalk Sticks		L		
7	POD	5 gal	Podocarpus elongatus 'Icee Blue'	Icee Blue Podocarpus		M		

## STORMWATER TREATMENT PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
CTE	5 Gal	Chondropetalum lectorum	Small Cape Rush	36" O.C.	L
MAH	5 gal	Mahonia 'Soft Caress'	Soft Caress Mahonia	36" o.c.	L
JPE	1 gal	Juncus patens 'Elk Blue'	Elk Blue California Gray Rush	18" oc	L
MCR	5 gal	Muhlenbergia c. 'Regal Mist' (s)	Pink Muhly	36" oc	L

Low Water Use plants: 307 CA Native Plant Count (59% of planting is CA Native)

Medium Water Use plants: 7

Total number of plants proposed: 314

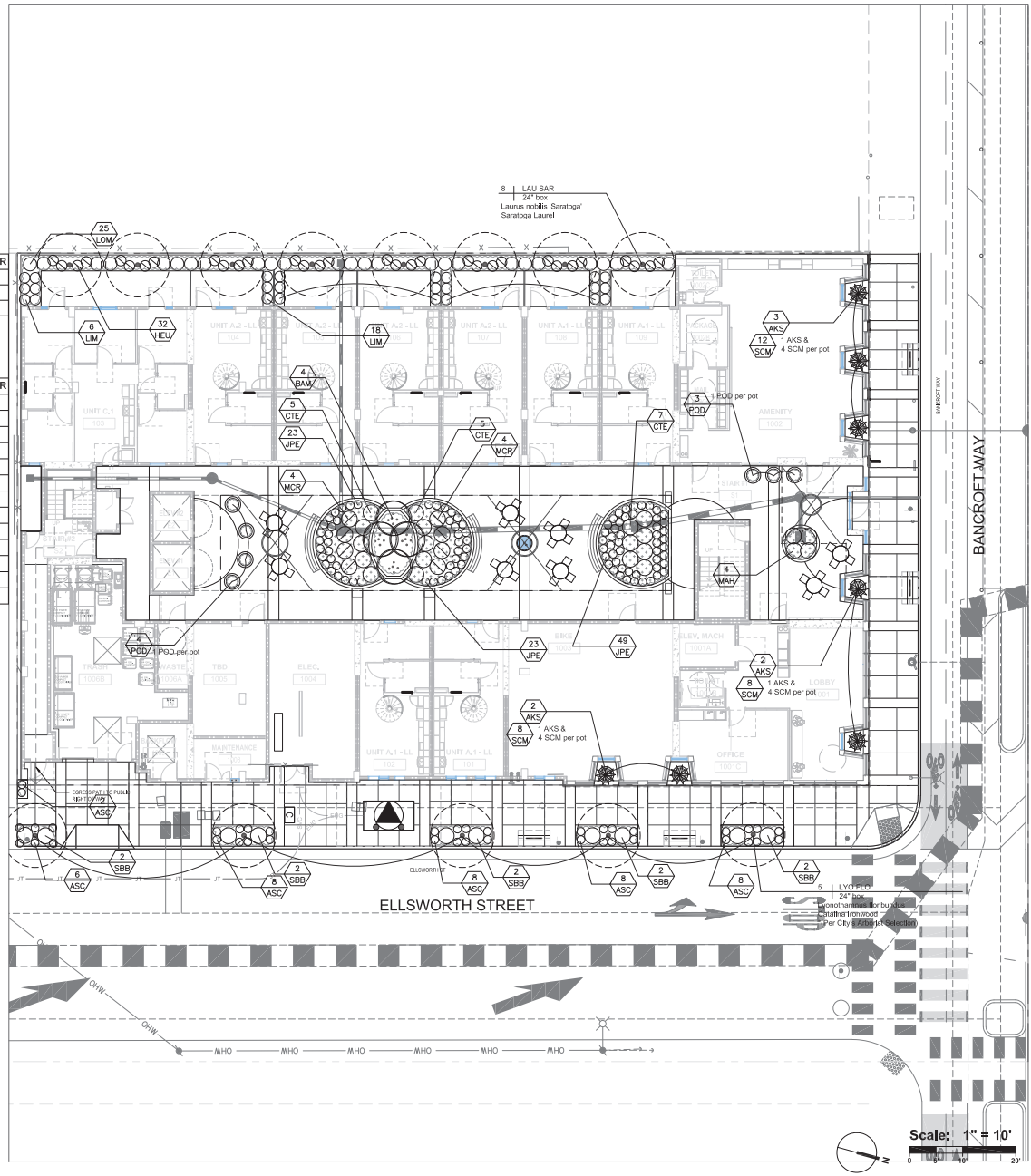
% Low Water Use plants proposed: 96% (Bay-Friendly Basics Landscape Checklist requires > 75% drought tolerant plant quantity)

### NOTES

- The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.
- All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the State and Water District's water conservation ordinance. Rain sensor shall be specified whose signal is compatible with the master control valve (CGWSC 4.304).
- The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.
- Planting plan includes more than 75% low-water use/drought tolerant plant count to satisfy Bay-Friendly Landscape Design Checklist requirement.
- WUCOLS value (Water Use Classification of Landscape Species) per WUCOLS IV, 2014 edition.
- No invasive plant species are specified per CalIPC Inventory. Source: cal-ipc.org/plants/inventory
- All planting areas shall be top-dressed with a 3" layer of mulch depth and compost application to achieve a minimum 6% organic matter in soil composition based on a MWELO specified soil analysis results for the site soil. (CGWSC 4.304).
- This project will provide a minimum of 25%, and up to 75% maximum CA Low Water Use Native plantings. (AB-1573).

### WELO Landscape Requirement Compliance Note:

Final WELO-compliant landscape documentation including fine grading (per Civil Engineer), irrigation plan, and water budget calculations will be provided in the Construction documentation phase of the project and will be submitted at Building Permit review.



2300 ELLSWORTH  
BERKELEY, CA



2300 ELLSWORTH  
BERKELEY, CA  
PROJECT NO. 23-01

REV | DATE | DESCRIPTION

12-01-2023 PLANNING  
02-12-2024 PLANNING REVISIONS

(415) 777-5561 P  
(415) 777-5117 F

SCALE

CONCEPTUAL  
PLANTING PLAN &  
PLANT PALETTE



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2300 ELLSWORTH  
BERKELEY, CA



2300 ELLSWORTH  
BERKELEY, CA

SUBJECT NO. 23-01

REV	DATE	DESCRIPTION
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	07-10-2023	PLANNING
	12-01-2023	PLANNING REVISION
	02-12-2024	PLANNING REVISION

(415) 777-0561 P  
(415) 777-5117 F

SCALE:

PRELIMINARY  
WATER USE  
DIAGRAM

-5

[illegible]

## Average ETAP

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

Final WELO-compliant landscape documentation including planting, fine grading (per Civil Engineer), irrigation plan, and water budget calculations will be provided in the Construction documentation phase of the project and will be submitted at Building Permit review.

[illegible]





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2300 ELLSWORTH  
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REV | DATE | DESCRIPTION

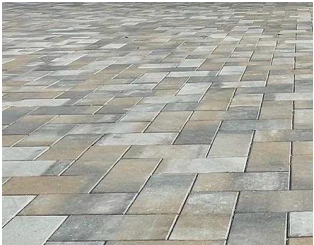
15-10-2023	PLANNING
12-05-2023	PLANNING REVISIONS
03-12-2024	PLANNING REVISIONS

(415) 777-0561 P  
(415) 777-5117 F

SCALE

LANDSCAPE  
IMAGERY

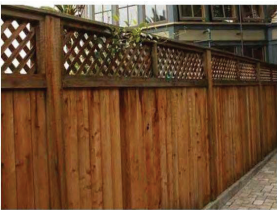
LANDSCAPE IMAGERY



ACCENT PAVERS AT PRIVATE  
PATIOS AND COURTYARD



ACCENT CASUAL SEATING



WOOD GOOD NEIGHBOR  
FENCE



CURVED SEAT BENCH AT INTERIOR  
COURTYARD



LYONOTHAMNUS FLORIBUNDUS  
CATALINA IRONWOOD  
STREET TREE ON ELLSWORTH



CATENARY LIGHT AT INTERIOR  
COURTYARD



SELF RE-CIRCULATING  
WATER FEATURE



CHONDROPETALUM  
TECTORUM



LOMANDRA 'LIME TUFF'



MAHONIA 'SOFT CARESS'



JUNCUS PATENS 'ELK BLUE'



MUHLENBERGIA 'REGAL MIST'



CAREX DIVULSA



HEUCHERA 'ELECTRIC LIME'