Zoning Adjustments Board Staff Report

APP #: ZP2025-0113 **April 9, 2026**

Use Permit Modification for a Project at 2128 Oxford Street

Quick Facts	Project Description:
Applicant: Core Berkeley Oxford LLC **Property Owner:** Core Berkeley Oxford LLC **Project Address:** 2128 Oxford Street **Site Size:** 35,573 sq. ft. **GP Land Use:** Downtown (DT) **Zoning:** Downtown Mixed-Use District (C-DMU) **CEQA:** EIR/MMRP prepared as part of original application. **Date Original Use Permit Entitled:** September 12, 2024 **Vesting Date:** June 6, 2022 **Date Submitted:** December 19, 2025 **Date Deemed Complete:** March 25, 2026 **Project Planner:** Joshua Muller	The applicant is seeking approval to modify a State Density Bonus project originally approved under Use Permit #ZP2022-0135 to construct a 26-story (286 feet, 4 inches);, plus 6-foot parapet), 711,081-square-foot, mixed-use building with 433 dwelling units (including 6 Extremely Low-Income and 30 Very Low-Income Density Bonus qualifying / replacement units), 10,068 square feet of commercial space, and 1 parking space. **Zoning Permits Requested:** A Use Permit Public Hearing is required for the following permits: 1. **Permit Modification.** Use Permit under BMC Section 23.404.070(B) **"Permit Modification Required"** to modify an approved Use Permit 2. **Modified Waiver Requests:** a. Waiver of BMC Section 23.204.130(E)(2)(a) to exceed building height limits, to be 286 feet 4 inches to the roof and 292 feet 4 inches to the top of the parapet (six-foot parapet), where 180 feet is the maximum with a Use Permit (plus 5-foot parapet, by right). b. Waiver of BMC Section 23.204.130(E)(4) to reduce the usable open space requirement by providing 16,165 square feet where 34,640 square feet is the minimum, and zero square feet of privately-owned public open space, where 201 square feet is required. c. Waiver of BMC Section 23.322.090(A)(2) to reduce the long-term residential bicycle parking requirement by providing 302 spaces, where 428 spaces is the minimum.

LAND USE PLANNING

Zoning Adjustments Board Staff Report

	Staff Recommendation:
	Staff recommends that ZAB determine the project is consistent with the previously adopted Environmental Impact Report and Mitigation, Monitoring, and Reporting Program associated with the original application and approve ZP2025-0113 pursuant to BMC Section 23.406.040 (E) (1-5) "**Findings for Approval**" and subject to the attached Findings and Conditions of Approval.

Use Permits and Waivers Required for the original Use Permit:

Zoning Permits Required:

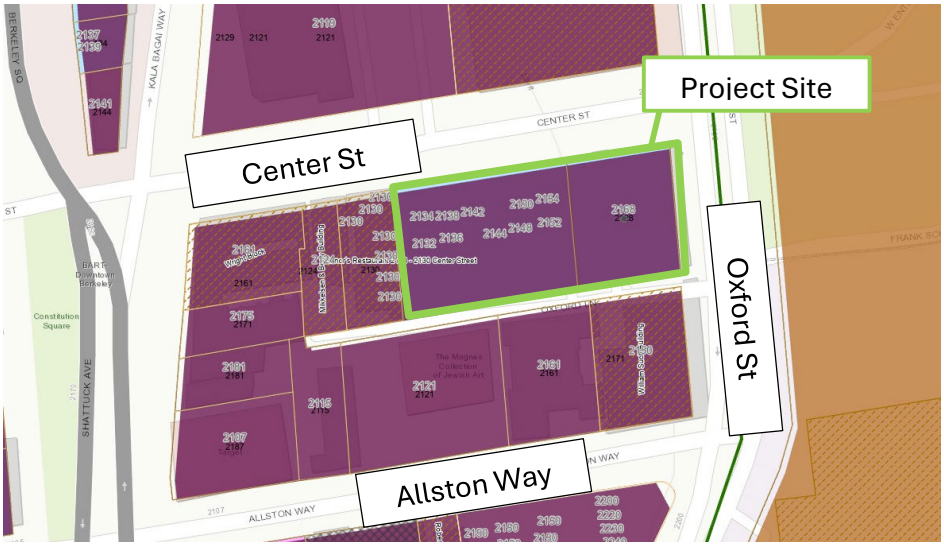
1. Use Permit under Berkeley Municipal Code (BMC) Section 23.326.070(A) to demolish a non-residential building
2. Use Permit under BMC Section 23.326.030(A)(3) to demolish a building containing two or more units
3. Use Permit under BMC Section 23.326.030(A) to demolish 16 dwelling units in a building constructed prior to June 1980
4. Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
5. Use Permit under BMC Section 23.204.020(A) to construct dwelling units
6. Use Permit under BMC Section 23.204.030(A)(1) to create new floor area of 10,000 square feet or more
7. Use Permit under BMC Section 23.204.130(E)(2)(a) to construct a building that exceeds the district height limit, and that is over 120 feet but not more than 180 feet
8. Use Permit under BMC Section 23.204.130(E)(3)(b) to modify the front, side, and rear setback requirements and to exceed 120 feet in width in diagonal measurement
9. Use Permit under BMC Section 23.204.130(E)(6)(b) to pay a fee in-lieu of providing privately-owned public open space
10. Use Permit under BMC Section 23.304.030(C)(2)(b) to reduce the front setback on a commercially zoned lot that confronts a residential district
11. Use Permit under 23.304.130(D), to eliminate display window and fence requirements when abutting a residential district
12. Administrative Use Permit under BMC Section 23.304.050(A) to allow architectural elements to exceed the district height limit
13. Use Permit under BMC Section 23.310.020(B) to begin alcoholic beverage service (distilled spirits incidental to food service)
14. Administrative Use Permit under BMC Section 23.302.070(E)(5)(2) to establish a food service establishment of more than 3,000 square feet
15. Administrative Use Permit under BMC Section 23.302.070(E)(5)(a) for outdoor café seating abutting a residential district
16. Use Permit pursuant to BMC Section 23.302.020(E)(4) for outdoor use abutting a residential district

Concessions / Waivers Requested Pursuant to State Density Bonus Law (California Government Code Section 65915):

- Concession from BMC Chapter 23.316 to allow an exemption from the Percentage for Public Art on Private Projects in-lieu fee
- Waiver of BMC Section 23.204.130(E)(2)(a) to exceed building height limits, to be 285 feet 4 inches to the roof and 292 feet 4 inches to the top of the parapet (seven-foot parapet), where 180 feet is the maximum with a Use Permit (plus 5-foot parapet, by right)
- Waiver of BMC Section 23.304.030(C)(2)(b) to reduce the front setback (Oxford) requirement to 0 feet, where 10 feet is the minimum, above 180-foot building height
- Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the front setback (Center) requirement to 0 feet, where 15 feet is the minimum, above 180-foot building height

- Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the interior side setback requirement to 7 feet, where 15 feet is the minimum, above 180-foot building height
- Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the rear setback requirement to 5 feet, where 15 feet is the minimum, above 180-foot building height
- Waiver of BMC Section 23.204.130(E)(4) to reduce the usable open space requirement by providing 18,614 square feet where 36,480 square feet is the minimum, and zero square feet of privately-owned public open space, where 313 square feet is required
- Waiver of BMC Section 23.204.130(E)(3)(d)(i) to exceed diagonal width, to be 295 feet, 4 inches, where 120 feet is the maximum
- Waiver of BMC Section 23.322.090(A)(2) to reduce the long-term residential bicycle parking requirement by providing 264 spaces, where 383 spaces is the minimum
- Waiver of BMC Section 23.322.100(A), to reduce the loading space requirement to 0 where 1 loading space is required

ZONING MAP



Not to scale

Figure 1: Vicinity and Zoning Districts Map

Comparison of Adjacent Properties			
Vicinity	**GP Land Use**	**Zoning**	**Current Use**
North	Downtown (DT)	Downtown Mixed-Use (C-DMU)	Hotel/Cultural
South	Downtown (DT)	Downtown Mixed-Use (C-DMU)	Residential/Commercial/ Cultural
East	Open Space (OS)	High-Density Residential (R-5)	Educational
West	Downtown (DT)	Downtown Mixed-Use (C-DMU)	Commercial

AERIAL

Not to scale

STREET ELEVATION

Not to scale

BACKGROUND

Subject Site

The project site is located at the southwest corner of the intersection of Center Street and Oxford Street within the Downtown Mixed-Use District (C-DMU), Core Sub-Area, as identified in the City's Downtown Area Plan (DAP). The site has a 282-foot north frontage along Center Street, a 122-foot east frontage along Oxford Street, and is bordered on the south property line by Oxford Lane, a public service road for the buildings on the project site and other buildings on the block. Directly north across Center Street are the Residence Inn Hotel and the Berkeley Art Museum/Pacific Film Archive[1]; to the east is the Crescent Lawn and east entry to the UC Berkeley campus (R-5, High-Density Residential District); to the south are the Magnes Collection of Jewish Art and Life museum, a multi-family residential building, and a restaurant/office building[1]; and to the east are buildings containing restaurant uses[1]. The buildings in close proximity to the project site range in height from one- and two-story commercial, to five-story residential, to a 16-story hotel.

The project site is a half-block from multiple Alameda County (AC) Transit bus lines and the Downtown Berkeley BART station and is also served by bus lines that operate along Center Street, Oxford Street, and Allston Way.

Site History

The project site is associated with addresses 2128-36 Oxford Street, 2160-64 Oxford Lane, and 2132-2168 Center Street, and with Assessor's Parcel Numbers 57-2031-13 and 57-2031-1-1. The 35,573-square-foot (0.82-acre) project site is a rectangular parcel that is occupied by a one-story, 10,680-square-foot, commercial building at 2128-30 Oxford Street; a two-story, 14,430-square-foot, mixed-use building with ground-floor commercial (restaurants) and 16 dwelling units (currently vacant) at 2132-2168 Center Street; and their associated parking lots behind the buildings that are accessible via Oxford Lane. The building at 2132-2168 Center Street is a potential historic resource that is eligible for listing on several historical resource registers, and is listed on a Cortese List as a hazardous waste site that contains a Leaking Underground Storage Tank.

ANALYSIS

Project Scope

On September 12, 2024, the Zoning Adjustments Board (ZAB) approved Use Permit #ZP2022-0135 (permit effective October 2, 2024) to demolish two buildings (one mixed-use with 16 rent-controlled units, one commercial) and construct a 26-story (285 feet'-4 inches feet, plus 7-foot parapet), 713,664-square-foot, mixed-use building with 456 dwelling units (including 6 Extremely Low-Income and 34 Very Low-Income Density Bonus qualifying / replacement units), 14,404 square feet of commercial space, and 36 parking spaces.

The applicant seeks a modification to the approved Use Permit #ZP2022-0135 that would change the following primary components:

1. Reduce the Gross Floor Area of the project by 1,855 square feet (sf)
2. Increase the Residential Floor Area by 11,299 sf

[1] City Landmark site

3. Reduce the Commercial Floor Area by 3,693 sf (rooftop restaurant removed)
4. Reduce the total units by 23 units
5. Reduce the Below Market Rates (BMR) units by 4 units
6. Change the unit size mix by adding 5, 6 and 7-bedroom units
7. Increase the bedroom count by 134 bedrooms
8. Reduce the vehicle parking by 35 spaces (pursuant to AB 2097)
9. Increase the long-term bicycle parking by 38 spaces
10. Reduce the Residential Open Space by 2,449 sf
11. Waivers modified from original permit ZP2022-0135:
    - Modify the waiver for building height from 285 feet 4 inches (seven-foot parapet) to **286 feet 4 inches (six-foot parapet)**to the roof), where 180 feet is the maximum with a Use Permit (plus 5-foot parapet, by right). No change to the building height to the top of the parapet (292 feet 4 inches).
    - Modify the waiver for usable open space from providing 18,614 square feet where 36,480 square feet is the minimum to providing **16,165 square feet** where **34,640 square feet** is the minimum, and zero square feet of privately-owned public open space, where **201 square feet** is required (313 square feet previously required).
    - Modify the waiver for long-term residential bicycle parking from providing 264 spaces where 383 spaces is the minimum to providing **302 spaces**, where **428 spaces** is the minimum.
12. The proposed modifications to the unit mix are shown in the table below:

Unit Type	Approved (ZP2022-0135)	Proposed (Modified Project)
Studio	72	72
1-bedroom	0	0
2-bedroom	97	90
3-bedroom	265	147
4-bedroom	22	57
5-bedroom	0	42
6-bedroom	0	24
7-bedroom	0	1
Total	456	433

A full breakdown of the proposed modifications can be found in Table 1-3 of Attachment 1.

Findings

Draft findings for approval can be found in Attachment 2 to the staff report.

Base Project and Density Bonus

The applicant originally requested a density bonus under the State Density Bonus Law. This

application proposes to modify both the "base project[2]" and proposed project. Under the City's density bonus procedures, the base project is 325 units, as the maximum allowable density for the site. The eighteen-story base project and the resulting 26-story proposed project both have an average unit size of 1,592 square feet. By providing thirty-six Very Low Income (VLI) and lower affordability BMR units on site (11 percent of the 325-unit base density), the project is eligible for a 35 percent density bonus, or 114 additional units. The applicant proposes 108 additional units above the base density for a total of 433 dwelling units.

Base Project Units [a]	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units [a]	Proposed Project Units [a]
325	36 VLI or lower (11% of base project)	35%	108 (114 possible) (35% x 325)	433 (439 possible)

Notes:
a. Pursuant to Government Code 65915(q), all unit calculations are rounded up to the next whole number.
b. Abbreviations: % = percent

Concession and Waivers Pursuant to State Density Bonus Law (CA Govt. Code Section 65915)

The project was entitled to two concessions (or incentives) under Government Code Section 65915(d). The applicant is not requesting any modifications to the previously granted concession for the Percentage for Public Art on Private Projects in-lieu fee.

The application is also entitled to an unlimited number of waivers under Section 65915(e). A **waiver** is a modification of a development standard that would otherwise physically preclude the construction of the project with the permitted density bonus and concessions. The applicant is requesting the modifications to the previously granted waivers for height, usable open space, and bike parking.

The City may only deny the waivers if it finds that the waivers would have a specific adverse impact[3] upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the waiver would be contrary to State or Federal law. Staff believes such a finding cannot be made.

Environmental Review

The original Use Permit #ZP2022-0135 was approved with an Environmental Impact Report and accompanying Mitigation Monitoring and Reporting Program. The proposed modifications do not increase the envelope of the proposed building; rather the modified project proposes reduction and

2 Per the City's Density Bonus Procedures (DBP), the base project is the largest project allowed on the site that is fully compliant with district development standards (i.e. height, setbacks, usable open space, parking, etc.), or, the *maximum allowable density* for the site. The City uses the DBP to calculate the maximum allowable density for a site where there is no density standard in the zoning district, and to determine the number of units in the proposed project, which is the number of base project units plus the number of density bonus units that can be added according to the percentage of BMR units proposed, per Government Code, Section 65915(f).

3 See footnote 2.

removal of commercial and parking programming. The proposed modifications are therefore consistent with the uses and intensities evaluated in the previously adopted EIR.

ADVISORY BODY REVIEW

Landmarks Preservation Commission Review: Demolition Referral

The demolition was approved under the original Use Permit #ZP2022-0135. The modified project is not subject to review by the Landmark Preservation Commission.

Design Review Committee Review: Preliminary Design Review

The project design was approved by the Zoning Adjustments Board on January 12, 2023, under the original Use Permit #ZP2022-0135 with conditions and recommendations from DRC to be presented at Final Design Review. The modified project includes design changes and alterations to the building envelope and façade which will be reviewed by DRC during the Final Design Review meeting, as conditioned in the original Use Permit.

POLICY CONSISTENCY

Housing Accountability Act

Pursuant to the Housing Accountability Act (HAA), California Government Code Section 65589.5(j), when a proposed housing development complies with the applicable, objective general plan and zoning standards, but a local agency proposes to deny the project or approve it only if the density is reduced, the agency must base its decision on written findings supported by substantial evidence that:

1. The development would have a specific adverse impact on public health or safety[4] unless disapproved, or approved at a lower density; and
2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

The project is a "housing development project" consisting of a residential building. The Base Project includes Use Permits and/or Administrative Use Permits[5] to modify the height, setbacks and rooftop equipment allowances, and complies with applicable, objective general plan and zoning standards. Government Code Section 65589.5(j)(3) provides that a request for a density bonus "shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision." Therefore, the City may not deny the Base Project or density bonus request or reduce the density with respect to those units without basing its decision on the written findings under Section 65589.5(j), above.

While the project may include other Use Permits or Administrative Use Permits to modify standards not associated with the base project, there are no objective criteria in the findings therefore the project still complies with the HAA. The ZAB has the discretion to approve, deny, or modify the request according to the zoning findings, provided the action does not reduce the project density

4 See footnote 1.

5 The City has determined that the "protections afforded by the HAA and the definition of a base project for density bonus calculations apply to a housing development project up to and including the maximum development allowed with use permits and/or administrative use permits."

or effectively deny the project by making it infeasible, unless the ZAB is also able to make the required findings for denial set forth under Section 65589.5(j), above.

Staff has not identified any adverse impacts that could occur with the construction of the modified project.

Housing Crisis Act of 2019 – Senate Bill (SB) 330

The Housing Crisis Act, also known as Senate Bill 330, seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development. A "housing development project" can include any of the following: residential units only; mixed use consisting of residential and nonresidential uses in which at least two-thirds of the square-footage is designated residential, and transitional or supportive housing. Sections of SB 330 that apply to the proposed project include the following:

1. **Government Code Section 65905.5(a)** states that if a proposed housing development project complies with the applicable, objective general plan and zoning standards in affect at the time an application is deemed complete, then the city shall not conduct more than five hearings in connection with the approval of that housing development project. This includes all public hearings in connection with the approval of the housing development project and any continuances of such public hearings. The city must consider and either approve or disapprove the project at any of the five hearings consistent with applicable timelines under the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920)).

   Evidence: The April 9, 2026 ZAB hearing represents the first public hearing for the proposed modified project since the project was deemed complete. The City can hold up to four additional public hearings on this project, if needed. One of those hearings must be reserved for any possible appeal to the City Council.

2. **Government Code Section 65913.10(a)** requires that the City determine whether the proposed development project site is a historic site at the time the application for the housing development project is deemed complete. The determination as to whether the parcel is a historic site must remain valid during the pendency of the housing development project, unless any archaeological, paleontological, or tribal cultural resources are encountered during any grading, site disturbance, or building alteration activities.

   Evidence: The demolition for the existing building was approved with the original Use Permit ZP2022-0135 and does not need to be reconsidered.

Replacement of Demolished Units Govt Code Section 66300:

Government Code Section 66300.6(a) prohibits the demolition of residential dwelling units unless the project will create at least as many residential units as the greatest number of residential dwelling units that existed on the project site within the last five years that will be demolished; prohibits the demolition of occupied or vacant protected units (i.e. rent-controlled, affordable units, or units occupied by lower income households), unless replaced according to replacement provisions therein; and does not supersede any local ordinance that reserves greater protections/provisions for lower income households or displaced households. The project proposes replacing 16 demolished dwelling units with 433 new dwelling units.

The existing units to be demolished are considered "protected" units as defined in Section 66300(d) because they were rent-controlled within the last five years. Government Code Section 65915 (Density Bonus) and Section 66300 (SB 330) prohibit the demolition of occupied or vacant protected units unless the project will create at least as many residential units as will be demolished *and* 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. Further, if the income levels of the existing tenants or tenants within the last five years are unknown, the units are presumed to be occupied according to the income distribution data for City of Berkeley in the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) database. The units presumed to be occupied by lower income households must be replaced with "equivalent" units in the same or greater proportion of lower income renter households to all renter households in the City. The project proposes to replace 16 demolished studio units with 3 ELI studios, 3 VLI two-bedroom, and 10 VLI three-bedroom units to satisfy the aforementioned sections.

General Plan Consistency

The 2002 General Plan contains several policies applicable to the project, including the following:

1. Policy LU-3 – Infill Development: Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.
2. Policy LU-7 – Neighborhood Quality of Life, Action A: Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.
3. Policy H-33 – Regional Housing Needs: Encourage housing production adequate to meet City needs and the City's share of regional housing needs.
4. Policy UD-24 – Area Character: Regulate new construction and alterations to ensure that they are truly compatible with and, where feasible, reinforce the desirable design characteristics of the particular area they are in.
5. Policy H-12 – Transit-Oriented New Construction: Encourage construction of new medium- and high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
6. Policy T-16 – Access by Proximity, Action B: Encourage higher density housing and commercial infill development that is consistent with General Plan and zoning standards in areas adjacent to existing public transportation services.
7. Policy T-43 – Bicycle Network, Action C: Encourage, and when appropriate, require new multi-family residential developments to provide secure locker space for resident bicycles.
8. Policy UD-32 – Shadows: New buildings should be designed to minimize impacts on solar access and minimize detrimental shadows.

   Staff Analysis: The modified project would improve the utilization of the site with development that is of appropriate intensity, that is compatible with the existing surrounding development, and that would further improve the neighborhood character and quality of life by increasing existing street-level activity, and bringing in new residents and new business patrons to an intersection in a designated node along a major commercial and transit corridor. The project site is served by multiple bus lines, including local, rapid, and Transbay lines, that operate along Shattuck Avenue, and a nearby BART Station.

9. Policy UD-33 – Sustainable Design: Promote environmentally sensitive and sustainable design in new buildings.
10. Policy EM-5 – "Green" Buildings: Promote and encourage compliance with "green" building standards. (Also see Policies EM-8, EM-26, EM-35, EM-36, and UD-6.)

    Staff Analysis: The previous use permit was considered to be consistent with these General Plan policies and the modification of waivers does not impact that analysis, see previous staff report for more details.

RECOMMENDATION

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Zoning Adjustments Board:

1. **FIND** that the modified project is consistent with the adopted Infill Environmental Impact Report and associated Mitigation, Monitoring, and Reporting Program for Use Permit #ZP2022-0135; and
2. **APPROVE** ZP2025-0113 pursuant to BMC Section 23.406.040(D) and subject to the attached Findings and Conditions (see Attachments 2 and 3).

Attachments

1. Tables 1-3: Project Chronology, Special Characteristics, Development Standards
2. Draft Findings
3. Conditions of Approval
4. Project Plans, received March 19, 2026
5. Notice of Public Hearing
6. Original Use Permit #ZP2022-0135

Attachment 1

Table 1: Project Chronology

Date	Action
June 6, 2022 (vesting date)	SB 330 Complete Preliminary Housing Development Project Application submitted
October 20, 2022	SB 330 Use Permit Application submitted
October 12, 2024	Use Permit #ZP2022-0135 effective date
December 19, 2025	Use Permit Modification Application ZP2025-0113 Submitted
March 25, 2026	Application deemed complete [a]
March 26, 2026	Public hearing notices mailed/posted
April 9, 2026	ZAB hearing

Table 2: Special Characteristics

Characteristic	Applicability	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	The modified project includes less than 7,500 square feet of net new commercial space. Therefore, the project is not subject to this fee.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable / Inclusionary Housing Requirements (BMC Chapter 23.328)	No	The project vested with a Preliminary Application pursuant to Senate Bill (SB) 330 on June 6, 2022. Therefore, it is not subject to this BMC section. (See Affordable Housing Mitigation Fee in the table row below.)
Affordable Housing Mitigations for rental housing projects (Per BMC Section 22.20.065)	Yes	The modified project is subject to vested policies in place at the time of submittal of an SB 330 Preliminary Application on June 6, 2022 and is therefore subject to this section. To meet the requirements of BMC Section 22.20.065, the modified project will include 6 Extremely Low and 30 Very Low Income units. The remainder of the mitigation will be paid in fee to the Housing Trust Fund.[b] Prior to the finalizing the affordable unit Regulatory Agreement (prior to Certificate of Occupancy), affordable units in the building will be designated in floor plans to ensure distribution per BMC Section 22.20.065 requirements, and additional affordable in-lieu units may be added by the applicant to reduce the fee further.
Alcohol Sales/Service	No	The modified project is not proposing any alcohol sales or service with this permit.
Bird Safe Buildings (BMC Section 23.304.150)	No	The modified project is vested under the Housing Crisis Act of 2019 prior to the July 27, 2023 effective date of the ordinance, and therefore these provisions do not apply.
Coast Live Oak Trees (BMC Chapter 6.52)	No	There are no Coast Live Oak (*Quercus agrifolia*) trees on the project site.

Characteristic	Applicability	Explanation
Creeks	Yes	The southeast portion of the site is located within a culverted creek setback (Strawberry Creek). The proposed building is within 25 feet of the centerline of the culverted creek, and would be subject to BMC Chapter 17.08 Preservation and Restoration of Natural Watercourses. See Section 10 of the Infill Environmental Checklist, Appendix B to Attachment 1 of the EIR, for analysis.
Density Bonus	Yes	The modified project would provide 36 below market units (6 Extremely Low-Income and 30 Very Low-Income units units), or 11 percent of the 325 Base Project units, and qualifies for a 35 percent density bonus, or 114 bonus units (108 taken), under Government Code Section 65915. See the staff report for discussion.
HARD HATS (BMC Chapter 13.107)	No	The modified project is vested under the Housing Crisis Act of 2019 prior to the January 1, 2024 effective date of the ordinance, and therefore these provisions do not apply.
Historic Resources	No	The modified project does not propose changes to the approved demolition permit.
Housing Accountability Act (HAA) (Gov't Code Section 65589.5(j))	Yes	The modified project proposes a mixed-use residential building, and meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2)[b]. The base project complies with applicable, objective general plan and zoning standards, and thus section (j) of the Housing Accountability Act /applies, and the project cannot be denied at the density proposed unless the findings for denial can be made. See the appropriate section of this staff report for additional discussion on compliance with the Housing Accountability Act.
Housing Crisis Act of 2019 (SB 330)	Yes	The modified project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2)[b]. See the appropriate section of this staff report for additional discussion on the sections of SB 330 that apply to the project.
Opportunity Sites	Yes	The subject site is identified as an opportunity site (Pipeline) in the City's Housing Element.
Rent Controlled Units	Yes	The project involves the demolition of 16 rent-controlled units. The modified project proposes to replace the existing units with 36 below-market rate units. This is 4 fewer than the originally entitled amount due to the reduction of the base project.
Residential Preferred Parking (RPP)	Yes	The site is located in RPP zone "I". The project is not eligible for RPP permits per BMC Section 14.72.080(C)(1) as no permits shall be issued to residents in newly constructed residential units.
Seismic Hazards (SHMA)	Yes	The project site is located in an area susceptible to liquefaction, as shown on the State Seismic Hazard Zones map.[c] See the staff report for the original Use Permit for discussion.

Characteristic	Applicability	Explanation
Soil/Groundwater Contamination	Yes	The project site is located within the City's Environmental Management Area. A Phase I Environmental Site Assessment prepared for the project determined that there were dry cleaning and hat cleaning facilities on and adjacent to the project site in the early 1920s. The property was identified as a leaking underground storage tank site, Cortese, HIST CORTESE, and Certified Environmental Reporting System site.[d] The building at 2142 Center Street was also identified as having the potential for asbestos containing material and lead-based paint on site. See the staff report for the original Use Permi for discussion.
Transit	Yes	The project site is served by multiple bus lines (local, rapid, and Transbay) that operate along Shattuck Avenue, and is shares the City block with the Downtown Berkeley Bay Area Rapid Transit (BART) Station.

Notes:

a. BMC 23.328.020(E) defines a "Housing Development Project" for purposes of inclusionary housing requirements as "a development project, including a Mixed-Use Residential project involving the new construction of at least one Residential Unit. Projects with one or more buildings or projects including multiple contiguous parcels under common ownership or control shall be considered as a sole Housing Development Project and not as individual projects.

b. Government Code Section 65589.5(h)(2) "Housing development project" means a use consisting of any of the following: (A) residential units only, (B) mixed-use developments consisting of residential and nonresidential uses in which at least two-thirds of the square footage is designated for residential use, and (C) transitional or supportive housing. Government Code Section 65905.5(b)(3)(C) "Housing development project" includes a proposal to construct a single dwelling unit. This subparagraph shall not affect the interpretation of the scope of paragraph (2) of subdivision (h) of Section 65589.5.

c. California Department of Conservation. DOC Maps: Geologic Hazards. Available: https://maps.conservation.ca.gov/geologichazards/

d. Cortese List is an annually updated list of hazardous materials sites complied pursuant Government Code Section 65962.5.

Table 3: C-DMU Core Zoning District Development Standards BMC Sections 23.204.130 and 23.322 Parking and Loading

Standard			Previously Approved	Addition/ (Reduction)	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)			35,573	0	35,573	n/a
Gross Floor Area (sq. ft.)			713,664	-2,583	711,081	n/a
Floor Area Ratio			20.1	-0.1	20.0	n/a
Commercial Floor Area			14,404	-4,336	10,068	n/a
Dwelling Units	Total		456	-23	433	n/a
	Affordable		40	-4	36	36
	Bedrooms		1,149	+134	1,283	n/a
Building Height (ft. - in.)	Maximum		292-4" to top of parapet (7' parapet) 285'4" to top of roof	+1'	292-4" to top of parapet (6' parapet) 286'4" to top of roof	50' min./60' max. (75' max. w/use permit, 180' max. w/use permit, 5' max. parapet by right)
	Stories		26	n/a	26	n/a
Building Setbacks (ft. - in.)	Front (Oxford)		0'	n/a	0'	10' (same as adjacent R-5 zone across street)
	Street Side (Center)		0' 0' 0'	n/a	0' 0' 0'	0'–5' (bldg. ht.≤20') 0' (bldg. ht.>20' ≤75') 15' (bldg. ht.>75')
	Rear (west)		0' 5' 5'	n/a	0' 5' 5''	0' (bldg. ht.≤20') 5' (bldg. ht.>20' ≤75') 15' (bldg. ht.>75')
	Interior Right Side (south facing alley)	0'-65' from frontage	0-7' 7' 7'	n/a	0-7' 7' 7'	0' (bldg. ht.≤75') 5' (bldg. ht.>75' ≤120') 15' (bldg. ht.>120')
		>65' from frontage	0-7' 7' 7'	n/a	0-7' 7' 7'	0' (bldg. ht.≤20') 5' (bldg. ht.>20' ≤75') 15' (bldg. ht.>75')
Lot Coverage			90%	n/a	90%	n/a
Usable Open Space (sq. ft.)			18,614 (9,702 balconies and 8,912 roof decks)	-2,449	16,165	34,640 sq. ft. min. (80 sq. ft./d.u.)
Privately Owned Public Open Space (sq. ft.)			0	n/a	0	201 s.f. min. (1 sq. ft./50 sq. ft. of commercial)

Standard		Previously Approved	Addition/ (Reduction)	Proposed Total	Permitted/ Required
Automobile Parking[1]	Commercial (10,711 sq. ft.)	34	-33	1	0 min.
	Commercial – Loading	0	n/a	0	1 min. (1 space/10,000 sq. ft., 01 additional/each 40,000 sq. ft.)
	Residential	0	n/a	0	0 min./ 217 max. (0.5 spaces/du max.)
	Carshare	2	-2	0	0 min.[2]
	Total	36	-35	1	0 min./ 217 residential max.
Bicycle Parking	Commercial (10,711 sq. ft.)	8	-3	5	5 spaces (1 space/2,000 sq. ft. commercial)
	Residential (long-term)	264	+38	302	428 spaces (1 space/3 bedrooms)
	Residential (short-term)	32	n/a	32	32 spaces (1 space/40 bedrooms, or 2)
	Total	264/40 (long term/short term & commercial)	+38 (long term)	302/40 (long term/short term & commercial)	428/437 (long term/short term & commercial)

_____ = Concession or Waiver requested to modify the district standard

Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet (’), in. = inches (”)

Notes:

1. AB-2097, effective January 1, 2023, prohibits local jurisdictions from requiring minimum parking for most non-residential uses located within a 1/2 mile of public transit.
   Per BMC 23.322.060(D)(1) vehicle sharing spaces are not required for projects that do not provide off-street vehicle parking.

Zoning Adjustments Board Findings

App #: ZP2025-0113 **April 9, 2026**

Use Permit Modification for a Project at 2128 Oxford Street

Quick Facts	Project Description:
Applicant: Core Berkeley Oxford LLC **Property Owner:** Core Berkeley Oxford LLC **Project Address:** 2128 Oxford Street **Site Size:** 35,573 sq. ft. **GP Land Use:** Downtown (DT) **Zoning:** Downtown Mixed-Use District (C-DMU) **CEQA:** EIR/MMRP prepared as part of original application. **Date Original Use Permit Entitled:** September 12, 2024 **Vesting Date:** June 6, 2022 **Date Submitted:** December 19, 2025 **Date Deemed Complete:** March 25, 2026 **Project Planner:** Joshua Muller	The applicant is seeking approval to modify a State Density Bonus project originally approved under Use Permit #ZP2022-0135 to construct a 26-story (286 feet, 4 inches);, plus 6-foot parapet), 711,081-square-foot, mixed-use building with 433 dwelling units (including 6 Extremely Low-Income and 30 Very Low-Income Density Bonus qualifying / replacement units), 10,068 square feet of commercial space, and 1 parking space.
	Zoning Permits Requested:
	A Use Permit Public Hearing is required for the following permits: 1. **Permit Modification.** Use Permit under BMC Section 23.404.070(B) **"Permit Modification Required"** to modify an approved Use Permit
	Modified Waivers
	1. Waiver of BMC Section 23.204.130(E)(2)(a) to exceed building height limits, to be 286 feet 4 inches to the roof and 292 feet 4 inches to the top of the parapet (six-foot parapet), where 180 feet is the maximum with a Use Permit (plus 5-foot parapet, by right). 2. Waiver of BMC Section 23.204.130(E)(4) to reduce the usable open space requirement by providing 16,165 square feet where 34,640 square feet is the minimum, and zero square feet of privately-owned public open space, where 201 square feet is required. 3. Waiver of BMC Section 23.322.090(A)(2) to reduce the long-term residential bicycle parking requirement by providing 302 spaces, where 428 spaces is the minimum.
	Modified Concessions
	1. No new concessions or modifications proposed to the previously approved concession.

	Staff Recommendation:
	Staff recommends that ZAB determine the project is consistent with the previously adopted Environmental Impact Report and Mitigation, Monitoring, and Reporting Program associated with the original application and approve ZP2025-0113 pursuant to BMC Section 23.406.040 (E) (1-5) "**Findings for Approval**" and subject to the attached Findings and Conditions of Approval.

CEQA

The original Use Permit #ZP2022-0135 was approved with an Environmental Impact Report and accompanying Mitigation Monitoring and Reporting Program. The proposed modifications do not increase the envelope of the proposed building; rather the modified project proposes reduction and removal of commercial and parking programming. The proposed modifications are therefore consistent with the uses and intensities evaluated in the previously adopted EIR.

FINDINGS FOR APPROVAL

As required by BMC Section 23.406.040 (E) (1-4) "Findings for Approval," the following findings shall be made:

1. To approve a Use Permit, the ZAB shall find that the proposed project or use:
   (a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and

   Evidence: The modified project is consistent with all applicable C-DMU District standards and qualifies for concession and waivers for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915.

   (b) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

   Evidence: The modified project is consistent with the non-detriment findings for the original Use Permit and will not result in increased impacts to the surrounding area or general welfare of the City over the previously approved project.

2. To approve the Use Permit, the ZAB must also make any other Use Permit findings specifically required by the Zoning Ordinance for the proposed project.

Replacement Units

a. Replacement units shall be provided pursuant to BMC Section 23.326.030(D) "Conditions of Approval" (in the same Chapter).

   Evidence: The project will replace 16 demolished dwelling units with 433 dwelling units (6 units affordable to Extremely Low-Income households, and 10 units affordable to Very Low-Income households households).

b. 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.

1. The project site has held 16 ("protected", if appropriate) units (the greatest number of units that existed on the project site within the last five years), and is constructing 36 units, in compliance with state law.
2. The modified project would replace 16 removed protected dwelling units with equivalent units – 6 units affordable to Extremely Low-Income households, and 30 units affordable to Very Low-Income households), subject to a recorded affordability restriction of at least 55 years.

Density Bonus

A. Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:
1. Under the City's methodology for implementing density bonuses, the base project consists of 325 units;
2. The project will provide at least 36 qualifying units in the 325-unit base project, as more fully set forth in Condition "Number of Below Market Rate Units";
3. The project is entitled to a density increase of 35 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus two concessions or incentives. This equates to a density bonus of up to 114 units (108 taken) above the base project, for a total of up to 433 units.

B. In accordance with Government Code Section 65915(d) and (k), the Zoning Adjustments Board hereby grants the following concessions in order to provide for affordable housing costs:

1. Concession from Chapter BMC 23.316 to allow an exemption from the Percentage for Public Art on Private Projects in-lieu fee

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 housing costs, 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.

C. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following new or revised waivers to modify development standards as necessary to accommodate these density bonus units in the modified project.

- Waiver of BMC Section 23.204.130(E)(2)(a) to exceed building height limits, to be **286 feet 4 inches** to the roof and 292 feet 4 inches to the top of the parapet (**six-foot parapet**), where 180 feet is the maximum with a Use Permit (plus 5-foot parapet, by right).

- Waiver of BMC Section 23.204.130(E)(4) to reduce the usable open space requirement by providing **16,165 square feet** where **34,640 square feet** is the minimum, and zero square feet of privately-owned public open space, where **201 square feet** is required.
- Waiver of BMC Section 23.322.090(A)(2) to reduce the long-term residential bicycle parking requirement by providing **302 spaces**, where **428 spaces** is the minimum.

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.

Housing Accountability Act

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.

Evidence: The project includes construction of 433 units. Because the base project complies with applicable, objective general plan and zoning standards, Section 65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified.

3. When taking action on a Use Permit, the ZAB shall consider in its findings:

(a) The proposed land use; and

Evidence: The proposed uses within the modification are consistent with the previously approved use permit and the modified project does not introduce any new uses.

(b) The structure or addition that accommodates the use.

Evidence: The modification does not propose any significant expansions or changes to the exterior massing and height of the previously approved project, and the proposed changes concern the rearrangement and reallocation of interior space.

4. Required findings shall be made based on the circumstances existing at the time a decision is made on the application.

Evidence: The required findings are satisfied because the project has been determined to be fully compliant with all applicable regulations based on the project plans submitted on March 19, 2026 and evaluated based on the existing conditions of the subject site and surrounding neighborhood at the time of decision.

PLANNING AND DEVELOPMENT

USE PERMIT ZP2025-0113 CONDITIONS OF APPROVAL

April 9, 2026

2128 Oxford Street

Use Permit Modification #ZP2025-0113 to modify a State Density Bonus project originally approved under Use Permit #ZP2022-0135 to construct a 26-story (286 feet, 4 inches);, plus 6-foot parapet), 711,081-square-foot, mixed-use building with 433 dwelling units (including 6 Extremely Low-Income and 30 Very Low-Income Density Bonus qualifying / replacement units), 10,068 square feet of commercial space, and 1 parking space.

I. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

Pursuant to Berkeley Municipal Code (BMC) Title 23 Zoning Ordinance and Title 13 Public Peace, Morals, and Welfare, the following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. **Previous Use Permits.** This permit remains subject to all applicable and ongoing Conditions of Approval associated with Use Permit #ZP2022-0135, that are not otherwise superseded by updated land use and building code, and as modified below.

2. **Modification of Previously Applied Conditions of Approval**. Per the approved modifications, the following conditions of approval are modified:

   41. **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 provides 12 percent of the total units in the project as below market rate rental dwelling units ("BMR Units") – 6 ELI and ~~36~~ ***30*** VLI units, in perpetuity – 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 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.

42. Number of Below Market Rate Units. The project shall provide ~~40~~ ***36*** below market rate rental dwelling units ("BMR Units") – 6 ELI and ~~36~~ ***30*** VLI units, in perpetuity – which are required to comply with the State Density Bonus Law (Government Code Section 65915), SB 330 (Government Code Section 66300), and BMC Section 22.20.065. 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.

71. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated ~~**August 16, 2024**~~ ***March 19, 2026***.

3. **Elimination of Previously Applied Conditions of Approval**. Per the approved modifications, the following conditions of approval are eliminated:

~~**73. Transportation Demand Management.** Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Land Use Division staff to confirm that the physical improvements required in BMC Section 23.322.060 have been installed. A Parking and Transportation Demand Management (PTDM) compliance report documenting that the programmatic measures required in BMC Section 23.322.060 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the project is compliant with the applicable requirements in this section:~~

~~**A.** New construction that results in an off-street total of more than 25 publicly available parking spaces shall install dynamic signage to Transportation Division specifications, including real-time garage occupancy signs at the entries and exits to the parking facility with vehicle detection capabilities and enabled for future connection to the regional 511 Travel Information System; or equivalent, as determined by the Land Use Division in consultation with the Transportation Division. The information panels shall be shown in the construction drawings and shall be installed prior to occupancy.~~

~~**B.** For any new building with residential units or structures converted to a residential use, required parking spaces shall be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of Certificate of Occupancy or final inspection.~~

~~**C.** For new structures or additions over 20,000 square feet, the property owner shall provide transportation benefits at no cost to every employee, residential unit, and/or group living accommodation resident, one pass for unlimited local bus transit service; or (subject to the review and approval of the Zoning Officer in consultation with the Transportation Division) a functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted adult monthly local bus pass. A notice describing these transportation benefits shall be posted in a location or locations visible to all employee and residents~~

~~**D.** For residential structures constructed or converted from a non-residential use that provide off-street parking, vehicle sharing spaces shall be provided in the amounts shown in BMC Table 23.322-6, to be offered to vehicle sharing service providers at no cost, for as long as providers request the spaces, and otherwise consistent with BMC Section 23.322.060(D).~~

74. Car Sharing Spaces. At least two (2) car share spaces shall be provided within the parking garage for the life of the building. In addition, these car share spaces are subject to the following requirements:

At least 90 days prior to issuance of a certificate of occupancy, the property owner shall do one of the following if necessary to ensure that car share spaces are provided at this site: 1) purchase 2 cars for the use of a vehicle sharing service provider, or VSSP (e.g., City CarShare or Zipcar), or 2) provide a monthly subsidy to offset the costs to a VSSP to provide for the management of the cars at this site. Prior to issuance of a certificate of occupancy, the property owner shall provide one of the following: 1) a signed agreement with a VSSP to manage shared vehicles at the site, or 2) a plan to provide on-site management. If the vehicle sharing spaces are managed by a VSSP, these spaces shall be accessible to all VSSP members in the same manner and during the same hours as other vehicles offered by the VSSP.

83. Public Parking. Consistent with BMC 23.322, the public shall be notified of the availability of publicly available parking spaces via dynamic signage including, but not limited to, real-time garage occupancy signs at the entries and exits to the parking facility with vehicle detection capabilities and enabled for future connection to the regional 511 Travel Information System or equivalent, as determined by the Zoning Officer in consultation with the Transportation Division Manager.

85. Parking to be Leased or Sold Separately. All residential parking spaces shall be leased or sold separate from the rental or purchase of dwelling units.

86. Required Bike Parking. Secure and on-site bike parking for a minimum of 383 bicycles shall be provided for the life of the building.

87. Nonresidential Electric Vehicle (EV) Charging. Required Level 2 charging stations and DC Fast Charge stations, as specified by the Berkeley Green Code (BMC Chapter 19.37) shall be maintained in *good working condition and made available for building occupant and/or visitor* use. (Project required to meet applicable code at time of building permit application, if different from above.)

90. Guaranteed Ride Home. If qualifying for participation in the Alameda County Guaranteed Ride Home program (or successor program), shall participate in the "Guarantee Ride Home" program to reduce employee single occupant vehicle trips by providing alternate means of leaving work in an emergency. Enrollment shall be encouraged by providing Guarantee Ride Home information to all employees. An affidavit/statement indicating number of participating employees shall be provided annually to the Transportation Division Manager

91. Transit Subsidy Condition. If 10 or more employees, the business operator shall reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area as per BMC Chapter 9.88.

ALCOHOLIC BEVERAGE SERVICE CONDITIONS (on-site)

92. The Food Service Establishment shall comply with all applicable regulations of the California Department of Alcoholic Beverage Control (ABC).

93. Alcoholic beverage service shall be "incidental" to the primary food service use, as defined in Zoning Ordinance 23.502. An incidental use shall not exceed 25 percent of the floor area of the primary use, and if it consists of the commercial sales of a different line of products or

~~services than the primary use, such incidental use may not generate gross receipts in excess of 33 percent of the gross receipts generated by the primary use.~~

~~**94.** Alcohol beverage service shall be only be allowed as part of a "bona fide eating place" making "actual and substantial sales of meals," and stringently enforces this requirement as determined and required by the ABC.~~

~~**95.** The service of alcohol shall be limited to normal meal hours (per ABC) during the restaurant's hours of operation. Patrons may only purchase food or finish drinks already purchased within the approved service hours. The Zoning Adjustments Board shall approve any change in the hours of restaurant operations and/or alcohol service (except decreased hours in compliance with applicable ABC regulations). Hours of operation are subject to review and amendment by the Zoning Adjustments Board as necessary to avoid detriment to the neighborhood or to achieve conformance with revised City standards or policies.~~

~~**96.** During operating hours, 100 percent of the service area shall be designed and used for and must possess the necessary utensils, and condiment dispensers with which to serve meals to the public.~~

~~**97.** The sale of alcoholic beverages for consumption off the premises is prohibited.~~

~~**98.** There shall be no service or consumption of alcohol on the public right-of-way, unless authorized by a Public Works sidewalk seating permit.~~

~~**99.** All alcoholic beverages served to patrons must be served in durable restaurant tableware (i.e. cups or glasses). No beer or wine may be distributed in its original bottle or can, or in any other potentially disposable container.~~

~~**100.** There shall be no bar or lounge area upon the licensed premises maintained for the sole purpose of sales, service or consumption of alcoholic beverages directly to patrons for consumption.~~

~~**101.** There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Neither alcohol-dispensing facilities nor sign(s) advertising alcoholic beverages shall be visible from the public right-of-way. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.~~

~~**102.** A Berkeley Police Department Crime Prevention Through Environmental Design (CPTED) survey shall be completed prior to commencing alcohol service.~~

~~**103.** All employees selling and/or serving alcohol, or directly supervising such sales and/or service, shall complete the Licensee Education on Alcohol and Drugs (LEAD) program, or another equivalent program offered or certified by the California Department of Alcoholic Beverage Control within 6 months of employment at the establishment. Employees who have completed the course within the last five (5) years shall be exempt from this requirement.~~

~~**104.** Employees shall not serve alcohol to patrons who appear to be inebriated or otherwise unable to behave in an orderly manner upon consuming alcohol.~~

~~**105.** Any operator of the licensed establishment shall not have had a prior licensed establishment that was the subject of verified complaints or violations regarding alcohol, public safety or nuisance statutes or regulations to be confirmed by the Zoning Officer prior to issuance or transfer of a business license at this location.~~

~~**106.** Fortified alcohol products (e.g., malt liquor), shall not be sold on the premises.~~

~~**107.** The applicant shall establish cash handling procedures to reduce the likelihood of robberies and theft.~~

~~**108.** At no time shall the operator rent the restaurant space to a third-party promoter.~~

~~**109.** The owner or operator of the establishment shall take reasonable measures to prevent disturbances by patrons in the immediate vicinity. Such measures shall include signs reminding patrons of nearby residences and requests not to congregate or loiter near such residences nor operate vehicles in a noisy manner on residential streets. The operator shall give surveillance to public areas near the establishment, keep such areas free of trash and litter, provide lighting, and otherwise attempt to prevent conduct that might disturb the peace and quiet of residences in the vicinity. Furthermore, the operator shall assume reasonable responsibility for ensuring that patrons do not block the entrance or interfere with pedestrian activity on the adjacent public sidewalk.~~

~~**110.** This Use Permit, including these and all other required conditions, shall be posted in conspicuous location, available for viewing by any interested party.~~

PROJECT TEAM

DEVELOPER: CORE SPACES

LAND USE: RHOADES PLANNING GROUP
CONTACT: MARK RHOADES
P: 510-545-4341
E: MARK@RHOADESPLANNINGGROUP.COM

ARCHITECT: DLR GROUP
700 SOUTH FLOWER ST, 22ND FLR
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LANDSCAPE ARCHTECT: SITE DESIGN GROUP
888 S. MICHIGAN AVE, UNIT PH1
CHICAGO, IL 60605

CONTACT: MARK JIRIK
P: 312-374-5582

CIVIL ENGINEER: KIMLEY-HORN
765 THE CITY DRIVE, SUITE 200
ORANGE, CA 92868

CONTACT: BRIAN R. GILLIS, PE
P: 714-786-6275

PROJECT DATA

ADDRESS: 2128 OXFORD ST. + 2132-2154 CENTER ST.
BERKELEY, CALIFORNIA 94704

APN: 057 203100101, 057 203101300

EXISTING USE: RETAIL

PROPOSED USE: HIGH DENSITY RESIDENTIAL WITH RETAIL

ZONING: C-DMU CORE

TYPE OF CONSTRUCTION PROPOSED: TYPE I SPRINKLERED, NFPA-13
(RESIDENTIAL, RETAIL, PARKING GARAGE)

OCCUPANCY CLASSIFICATION:
R-2 RESIDENTIAL UNITS
S-2 GARAGE
B LEASING OFFICE
A, A-2 RESIDENTAIL AMENITIES, RESTAURANT

GROSS SITE AREA: 35,573 SF; 0.82 AC

PROVIDED FAR: 20 : 1
AREA OF DISTURBANCE: 35,573 SF; 100% OF SITE

SOLAR ENERGY: NOT REQUIRED UNDER 180.2 (g) EXCEPTION 1
SARA < 3% OF CONDITIONED FLOOR AREA
SARA = 25lvl (9,854 SF) + 26lvl (908 SF) + ROOF (9,010 SF)
= 19,772 SF (SEE A1-9 AND A1-11)
CONDITIONED AREA / SARA - 19,772/693,518 = 2.8%

SHEET LIST

G-0	COVER SHEET
G-1	GENERAL NOTES
G-2	VICINITY MAP
G-3	DEMOLITION PLAN
G-4	OPEN SPACE DIAGRAM
G-5	BASE PROJECT PLANS
G-6	BASE PROJECT BLDG. SECTION
G-7	PROPOSED PROJECT PLANS
C001	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C101	DEMOLITION PLAN
C150	PRELIMINARY SITE PLAN
C151	PRELIMINARY STRIPING & SIGNAGE PLAN
C200	PRELIMINARY GRADING PLAN
C201	PRELIMINARY UTILITY PLAN
C300	PRELIMINARY STORMWATER CONTROL PLAN
C301	CITY OF BERKELEY POLLUTION PREVENTION PLAN
L1	OVERALL SITE PLAN
L2	EXISTING CONDITION
L3	GROUND LEVEL LANDSCAPE PLAN
L4	GROUND LEVEL PAKLET
L5	LEVEL 02 LANDSCAPE PLAN
L6	LEVEL 06-07 LANDSCAPE PLAN
L8	LEVEL 02,06,07,08 PLANTING SELECTION
L9	LEVEL 25&26 LANDSCAPE PLAN
L10	LEVEL 25 IRRIGATION DIAGRAM
L11	LEVEL 25 HYDROZONES DIAGRAM
L12	LEVEL 25&26 PLANTING SELECTION
L13	LEVEL 25&26 HARDSCAPE LIST
L14	IRRIGATION DETAILS
L15	MWELO CALCULATIONS
A0-0	SITE PLAN
A1-0	BASEMENT
A1-1	LEVELS GROUND AND 1.5 PLAN
A1-2	LEVEL 02 PLAN
A1-3	LEVEL 03 PLAN
A1-4	LEVEL 04-05 PLAN
A1-5	LEVEL 06 & 07 PLAN
A1-6	LEVEL 08 PLAN
A1-7	LEVEL 09-22 PLAN
A1-8	LEVEL 23 PLAN
A1-9	LEVEL 24 PLAN
A1-10	LEVEL 25 PLAN
A1-11	LEVEL 26 PLAN
A1-12	ROOF & OVERRUN PLAN
A2-1	NORTH ELEVATION
A2-2	WEST ELEVATION
A2-3	SOUTH ELEVATION
A2-4	EAST ELEVATION
A2-5	STREET STRIP ELEVATIONS
A3-1	EAST-WEST SECTION
A3-2	EAST-WEST SECTION
A4-1	RENDERINGS
A4-2	RENDERINGS
A4-3	RENDERINGS
A4-4	RENDERINGS
A4-5	RENDERINGS
A4-6	RENDERINGS
A4-7	RENDERINGS
A4-8	RENDERINGS
A4-9	RENDERINGS
A4-10	PHOTO SIMULATION
A4-11	PHOTO SIMULATION
A4-12	PHOTO SIMULATION
A5-1	UNIT TYPES
A6-1	MATERIAL BOARD
A6-2	FACADE SYSTEM
A6-3	FACADE SYSTEM
A6-4	FACADE SYSTEM
A6-5	FACADE SYSTEM
A7-1	SUN SHADOW STUDY
A7-2	SUN SHADOW STUDY
A7-3	SUN SHADOW STUDY
A9-1	MASSING DIAGRAM

GROSS BUILDING AREA

BEFORE (ENTITLED)

Level	# of Floors	Total Floor Area	Garage	Retail*	Amenity/Lobby	Common/Corridor**	Structure	Residential	Exterior Amenity
Roof									
26	1 Floors	10,308 SF		4,714 SF		2,205 SF	475 SF	2,914 SF	490 SF
25	1 Floors	16,620 SF			2,554 SF	9,318 SF	475 SF	4,273 SF	8,856 SF
24	1 Floors	26,695 SF			6,076 SF	3,534 SF	1,172 SF	15,913 SF	
23	1 Floors	27,593 SF				3,361 SF	1,125 SF	23,107 SF	
9 to 22	14 Floors	27,997 SF				3,311 SF	1,246 SF	23,440 SF	
8	1 Floors	28,009 SF				3,128 SF	1,298 SF	23,583 SF	
6 to 7	2 Floors	27,158 SF				3,116 SF	1,256 SF	22,786 SF	
4 to 5	2 Floors	29,374 SF				3,111 SF	1,333 SF	24,930 SF	
3	1 Floors	29,572 SF				3,124 SF	1,282 SF	25,166 SF	
2	1 Floors	29,458 SF			4,987 SF	4,433 SF	1,323 SF	18,715 SF	
1.5	1 Floors	2,910 SF			1,569 SF	675 SF	666 SF		
1	1 Floors	24,609 SF	7,429 SF	9,690 SF	2,569 SF	10,986 SF	1,364 SF		
Basement	1 Floors	12,868 SF			1,190 SF	10,514 SF	1,164 SF		
TOTALS	**27 Floors**	**713,664 SF**	**7,429 SF**	**14,404 SF**	**17,755 SF**	**99,572 SF**	**31,802 SF**	**537,263 SF**	**9,346 SF**
		Not including exterior amenity + basement							

*Existing commercial area = 12,800 SF **Includes BOH/Trash, Excludes MEP spaces at basement

UNIT MATRIX

		STUDIO			2-BED			3-BED						4-BED				
Level	# of Floors	Studio	Studio Bunk	1/1 Studio	2/2BD 2BA	2+2BD 2BA	2BD Bunk 2BA	3/3BD 2BA	3/3BD 2.5BA	3/3BD 3BA	3BD Bunk 2BA	3BD Bunk 2.5BA	3BD Bunk 3BA	4BD Bunk 3BA	4BD 3BA	4BD 3.5BA	Total Units	Total Bedrooms
		S-N2, S-O2, S-Q2	S-N1, S-Q1, S-P2	S-O1, S-P1	2P-H, 2-I, 2-L1, 2-E1	2-C1	2-B, 2-C2, 2P-F, 2-K, 2-L2	3-H1, 3-K1, 3-A1, 3-A3, 3-A4, 3-A5, 3-B1, 3-B2, 3-D1, 3-F1, 3P-J	3-J1, 3-J3	3-O1, 3-P1, 3-N1	3-G, 3-M1, 3-M2, 3-A2, 3-N2, 3-H2	3-J2	3-O2	4-M1, 4-M2	4TH-D, 4TH-E	4TH-F		
1	1 Floors																	
2	1 Floors		2	10	4		1	2			1			1			21	35
3	1 Floors		2	10	3	1		7	1		1			1			26	51
4 to 5	2 Floors		2	10	3	1		7	1		1			1			26	51
6	1 Floors	10	2		2		4	2			5	1					26	48
7	1 Floors	10	2		2		4	2			5	1					26	48
8	1 Floors				3	1		7	1	4	1			1			18	51
9 to 13	5 Floors				3	1		7	1	4	1			1			18	51
14	1 Floors				3	1		7	1	4	1			1			18	51
15 to 16	2 Floors				3	1		7	1	4	1			1			18	51
17	1 Floors				3	1		7	1	4	1			1			18	51
18 to 19	2 Floors				3	1		7	1	4	1			1			18	51
20 to 22	3 Floors				3	1		7	1	4	1			1			18	51
23	1 Floors				3	1		7	1	1	3		2				18	50
24	1 Floors				3			4	1		3		2				13	36
25	1 Floors					1											1	2
26	1 Floors														2	1	3	12
TOTAL UNITS		20	12	40	68	20	9	143	20	61	35	2	4	19	2	1	456	1149
Total Units per Type		72			97			265						22				

PARKING SUMMARY

REQUIRED:

NO RESIDENTIAL VEHICLE PARKING REQUIREMENT PER ORDINANCE NO. 7,751-N.S.	0
COMMERCIAL (1.5/1,000 SF)	21
LEVEL 1	PROVIDED
TYPICAL STACKED STALLS	32
ADA STALLS (1 STD ACC & 1 STD EV ACC)	2
ADA VAN STALLS (1 VAN ACC & 1 VAN EVCS ACC)	2
TOTAL	**36**
EV SPACES (3% OF TOTAL PROVIDED PER CAL GREEN 4.106.4)	*2*

BICYCLE PARKING

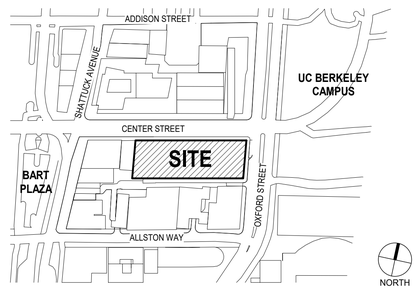
REQUIRED:

COMMERCIAL (SHORT TERM)	1 / 2,000SF	= 8
RESIDENTIAL (LONG)	1 / 3BDR	= 383
RESIDENTIAL (SHORT)	1 / 40BDR	= 29
TOTAL		**= 420**

PROVIDED:

SHORT TERM (ON-STREET)	= 40
LONG TERM (BIKE ROOM)	= 264
TOTAL	= 304

VICINITY MAP



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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

GENERAL NOTES **G-1**

PROJECT TEAM

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ORANGE, CA 92868

CONTACT: BRIAN R. GILLIS, PE
P: 714-786-6275

PROJECT DATA

ADDRESS: 2128 OXFORD ST. + 2132-2154 CENTER ST.
BERKELEY, CALIFORNIA 94704

APN: 057 203100101, 057 203101300

EXISTING USE: RETAIL

PROPOSED USE: HIGH DENSITY RESIDENTIAL WITH RETAIL

ZONING: C-DMU CORE

TYPE OF CONSTRUCTION PROPOSED: TYPE I SPRINKLERED, NFPA-13
(RESIDENTIAL, RETAIL, PARKING GARAGE)

OCCUPANCY CLASSIFICATION:
R-2 RESIDENTIAL UNITS
S-2 GARAGE
B LEASING OFFICE
A, A-2 RESIDENTAIL AMENITIES, RESTAURANT

GROSS SITE AREA: 35,573 SF; 0.82 AC

PROVIDED FAR: 22 : 1
AREA OF DISTURBANCE: 35,573 SF; 100% OF SITE

SOLAR ENERGY: NOT REQUIRED UNDER 180.2 (g) EXCEPTION 1
SARA < 3% OF CONDITIONED FLOOR AREA
SARA = 25lvl (5,155 SF) + 26lvl (1,878 SF) + ROOF (11,936 SF)
= 18,969 SF (SEE A1-10 TO A1-12)
CONDITIONED AREA / SARA - 18,969/694,158 = 2.7%

SHEET LIST

G-0	COVER SHEET
G-1	GENERAL NOTES
G-2	VICINITY MAP
G-3	DEMOLITION PLAN
G-4	OPEN SPACE DIAGRAM
G-5	BASE PROJECT PLANS
G-6	BASE PROJECT BLDG. SECTION
G-7	PROPOSED PROJECT PLANS
C001	COVER SHEET
C002	GENERAL NOTES
C010	ALTA SURVEY
C011	ALTA SURVEY
C020	FIRE FLOW ANALYSIS
C200	EROSION CONTROL PLAN - DEMOLITION PHASE
C210	EROSION CONTROL PLAN - CONSTRUCTION PHASE
C300	SITE PLAN
C301	HORIZONTAL CONTROL PLAN
C302	STRIPING & SIGNAGE PLAN
L1	OVERALL SITE PLAN
L2	EXISTING CONDITION
L3	GROUND LEVEL LANDSCAPE PLAN
L4	GROUND LEVEL PAKLET
L5	LEVEL 02 LANDSCAPE PLAN
L6	LEVEL 06-07 LANDSCAPE PLAN
L8	LEVEL 02,06,07,08 PLANTING SELECTION
L9	LEVEL 25&26 LANDSCAPE PLAN
L10	LEVEL 25 IRRIGATION DIAGRAM
L11	LEVEL 25 HYDROZONES DIAGRAM
L12	LEVEL 25&26 PLANTING SELECTION
L13	LEVEL 25&26 HARDSCAPE LIST
L14	IRRIGATION DETAILS
L15	MWELO CALCULATIONS
A0-0	SITE PLAN
A1-0	BASEMENT
A1-1	LEVELS GROUND AND 1.5 PLAN
A1-2	LEVEL 02 PLAN
A1-3	LEVEL 03 PLAN
A1-4	LEVEL 04-05 PLAN
A1-5	LEVEL 06 & 07 PLAN
A1-6	LEVEL 08 PLAN
A1-7	LEVEL 09-22 PLAN
A1-8	LEVEL 23 PLAN
A1-9	LEVEL 24 PLAN
A1-10	LEVEL 25 PLAN
A1-11	LEVEL 26 PLAN
A1-12	ROOF & OVERRUN PLAN
A2-1	NORTH ELEVATION
A2-2	WEST ELEVATION
A2-3	SOUTH ELEVATION
A2-4	EAST ELEVATION
A2-5	STREET STRIP ELEVATIONS
A3-1	EAST-WEST SECTION
A3-2	EAST-WEST SECTION
A4-1	RENDERINGS
A4-2	RENDERINGS
A4-3	RENDERINGS
A4-4	RENDERINGS
A4-5	RENDERINGS
A4-6	RENDERINGS
A4-7	RENDERINGS
A4-8	RENDERINGS
A4-9	RENDERINGS
A4-10	PHOTO SIMULATION
A4-11	PHOTO SIMULATION
A4-12	PHOTO SIMULATION
A5-1	UNIT TYPES
A6-1	MATERIAL BOARD
A6-2	FACADE SYSTEM
A6-3	FACADE SYSTEM
A6-4	FACADE SYSTEM
A6-5	FACADE SYSTEM
A7-1	SUN SHADOW STUDY
A7-2	SUN SHADOW STUDY
A7-3	SUN SHADOW STUDY
A9-1	MASSING DIAGRAM
A10-1	CONTEXT RENDERING
A10-2	CONTEXT RENDERING
A10-3	CONTEXT BEFORE/AFTER
A10-4	CONTEXT BEFORE/AFTER

GROSS BUILDING AREA

AFTER (PROPOSED)

Level	# of Floors	Total Floor Area	Retail*	Amenity/Lobby	Common/Corridor**	Structure	Residential	Exterior Amenity
Roof								
26	1 Floors	11,296 SF		4,764 SF	2,919 SF	458 SF	3,155 SF	
25	1 Floors	13,429 SF		3,042 SF	8,840 SF	473 SF	1,074 SF	9,743 SF
24	1 Floors	26,829 SF		6,650 SF	3,759 SF	1,006 SF	15,414 SF	
23	1 Floors	27,286 SF			3,797 SF	1,045 SF	22,444 SF	
9 to 22	14 Floors	28,240 SF			3,591 SF	967 SF	23,682 SF	
8	1 Floors	28,251 SF			3,480 SF	990 SF	23,781 SF	
6 to 7	2 Floors	28,546 SF			3,419 SF	1,075 SF	24,052 SF	
4 to 5	2 Floors	29,757 SF			3,449 SF	1,187 SF	25,121 SF	
3	1 Floors	29,766 SF			3,538 SF	1,095 SF	25,133 SF	
2	1 Floors	29,116 SF		5,219 SF	4,005 SF	1,158 SF	18,734 SF	
1.5	1 Floors	3,110 SF		1,488 SF	956 SF	666 SF		
1	1 Floors	30,032 SF	10,068 SF	3,304 SF	15,431 SF	1,229 SF		
Basement	1 Floors	16,923 SF			16,326 SF	597 SF		
TOTALS	27 Floors	711,081 SF	10,068 SF	24,467 SF	110,735 SF	26,182 SF	539,629 SF	9,743 SF
		Not including exterior amenity + basement						

*Existing commercial area = 12,800 SF

**Includes BOH/Trash

UNIT MATRIX

		STUDIO		2-BED		3-BED			4-BED			5-BED		6-BED		7-BED				
Level	# of Floors	STUDIO 1BD	STUDIO 2BD	2+2BD 2BA	2+2POD 2BA	3B 2BA	3+3BD 3BA	3+3POD 3BA	4B 2BA	4B 3BA	4+4POD 4BA	5BD 3BA	*5TH* 5BD 3BA	6BD 3BA	*TH* 6BD 4BA	*TH* 7BD 5BA	Total Units	Total Bathrooms	Total Beds	Total Bedrooms
Bedroom		1	1	2	2	3	3	3	4	4	4	5	5	6	6	7				
Beds		1	2	4	4	3	6	6	4	4	8	5	5	6	6	7				
Bathrooms		1	1	2	2	2	3	3	2	3	4	3	3	3	4	5				
1	1 Floors																			
2	1 Floors	1	11	1	1			2	1		1	1		1			20	34	66	41
3 to 5	3 Floors	1	11	3	1			4	1		1	2		1			25	47	91	56
6 to 7	2 Floors	1	11	2	2	1		2	1	2	1	1		1			25	46	85	56
8 to 22	15 Floors			3	1		4	4	1		1	2		1			17	47	92	56
23	1 Floors			3	1			4	5		1	2		1			17	43	84	60
24	1 Floors			2	1			2	4		1	1		1			12	30	59	43
25	1 Floors			1													1	2	4	2
26	1 Floors												1		1	1	3	12	18	18
TOTAL UNITS		6	66	65	25	2	60	84	30	4	23	42	1	23	1	1	433	1059	2054	1284
		72		90		146			57			43		24		1				

PARKING SUMMARY

REQUIRED:

NO RESIDENTIAL VEHICLE PARKING REQUIREMENT PER ORDINANCE NO. 7,751-N.S.	0
COMMERCIAL (1.5/1,000 SF)	16
LEVEL 1	PROVIDED
TYPICAL STACKED STALLS	0
ADA STALLS (1 STD ACC & 1 STD EV ACC)	0
ADA VAN STALLS (1 VAN ACC & 1 VAN EVCS ACC)	1
TOTAL	**1**
EV SPACES (3% OF TOTAL PROVIDED PER CAL GREEN 4.106.4)	*1*

BICYCLE PARKING

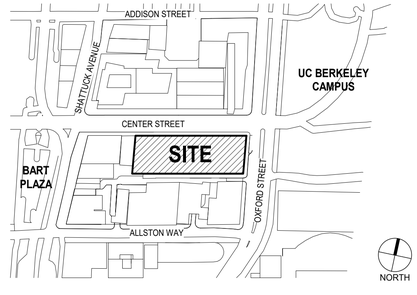
REQUIRED:

COMMERCIAL (SHORT TERM)	1 / 2,000SF	= 8
RESIDENTIAL (LONG)	1 / 3BDR	= 428
RESIDENTIAL (SHORT)	1 / 40BDR	= 32
TOTAL		**= 468**

PROVIDED:

SHORT TERM (ON-STREET)	= 40
LONG TERM (BIKE ROOM)	= 302
TOTAL	**= 342**

VICINITY MAP



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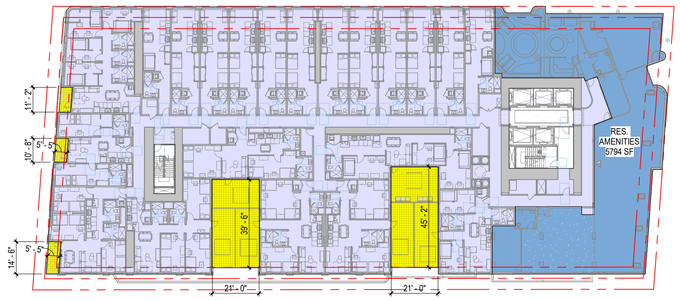
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

GENERAL NOTES G-1

HUB BERKELEY
75-21704-00 10/05/2023

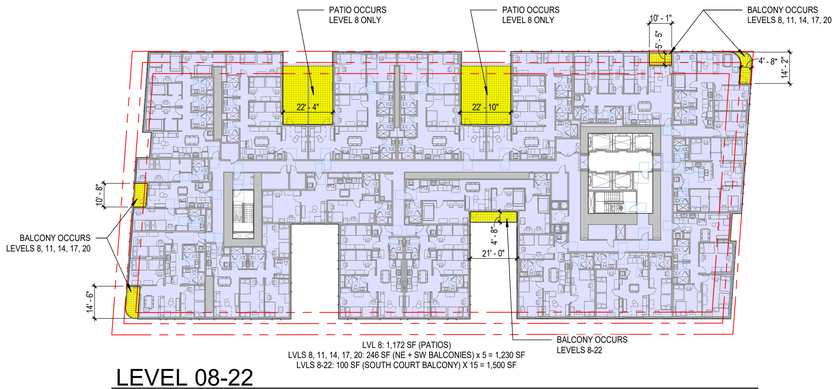
BEFORE (ENTITLED)



LVL 2: 1,780 SF (PATIOS) + 195 SF (BALCONIES) = 1,975 SF

LEVEL 02

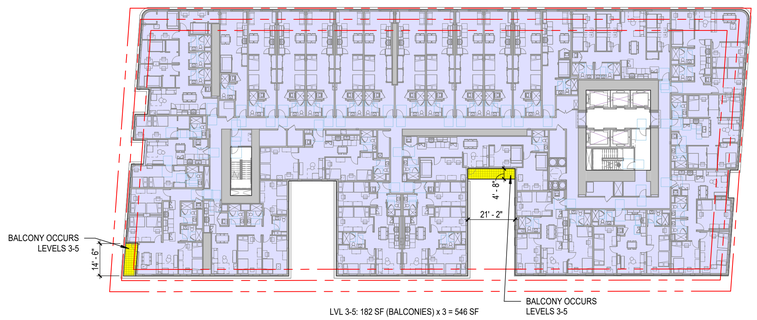
SCALE: 1" = 30'-0"



LVL 8: 1,172 SF (PATIOS)
LVLS 8, 11, 14, 17, 20: 246 SF (NE + SW BALCONIES) x 5 = 1,230 SF
LVLS 8-22: 100 SF (SOUTH COURT BALCONY) X 15 = 1,500 SF

LEVEL 08-22

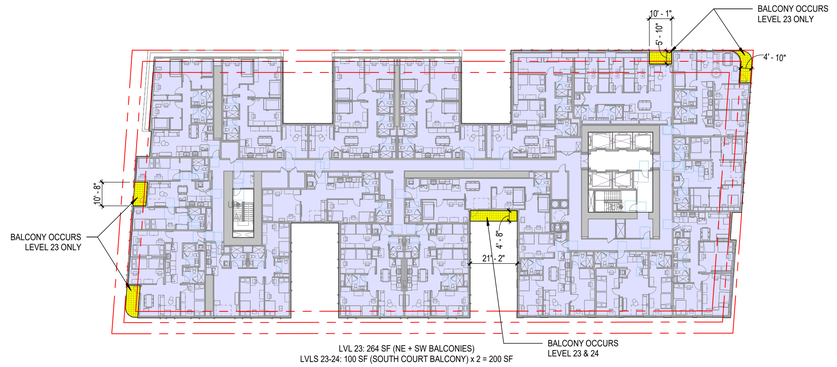
SCALE: 1" = 30'-0"



LVL 3-5: 182 SF (BALCONIES) x 3 = 546 SF

LEVEL 03-05

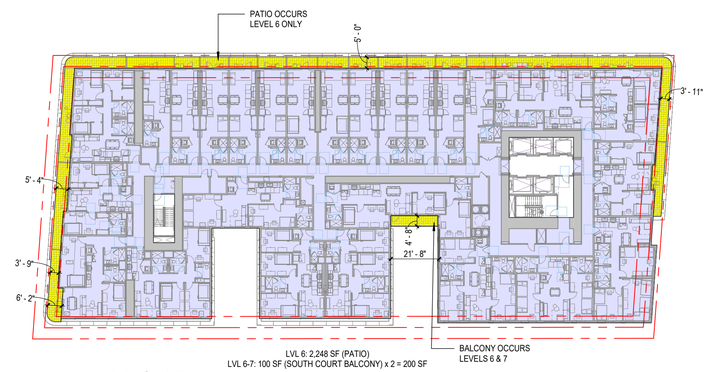
SCALE: 1" = 30'-0"



LVL 23: 264 SF (NE + SW BALCONIES)
LVLS 23-24: 100 SF (SOUTH COURT BALCONY) x 2 = 200 SF

LEVEL 23 & 24

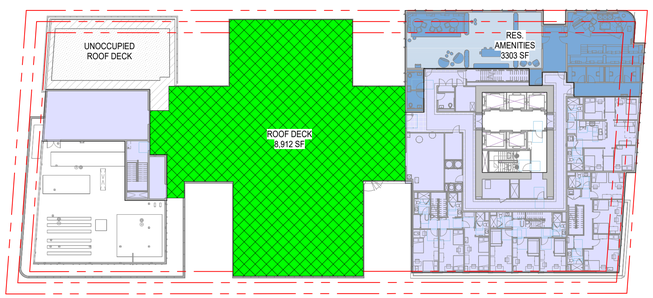
SCALE: 1" = 30'-0"



LVL 6: 2,248 SF (PATIO)
LVL 6-7: 100 SF (SOUTH COURT BALCONY) x 2 = 200 SF

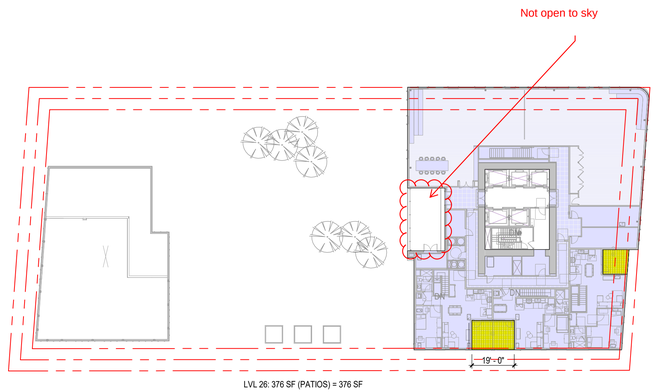
LEVEL 06 & 07

SCALE: 1" = 30'-0"



LEVEL 25

SCALE: 1" = 30'-0"



LVL 26: 376 SF (PATIOS) = 376 SF

LEVEL 26

SCALE: 1" = 30'-0"

OPEN SPACE KEY

- OPEN SPACE (PRIVATE)
- OPEN SPACE (COMMON)

OPEN SPACE CALCULATIONS*

*REQUIRED: 80 SF PER UNIT

TOTAL UNITS	456
REQUIRED OPEN SPACE	**36,480 SF**
PRIVATE BALCONIES	**9,702 SF**
COMMON ROOF DECK	**8,912 SF**
TOTAL OPEN SPACE PROVIDED	**18,614 SF**

POPOS PROVIDED: 0 SF

PROJECT WILL PAY FEE IN-LIEU FOR REMAINDER OF PUBLIC OPEN SPACE REQUIREMENTS

* GROUND FLOOR NOT SHOWN

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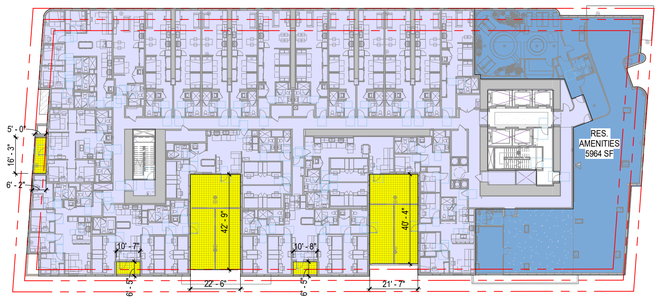
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

OPEN SPACE DIAGRAM G-4

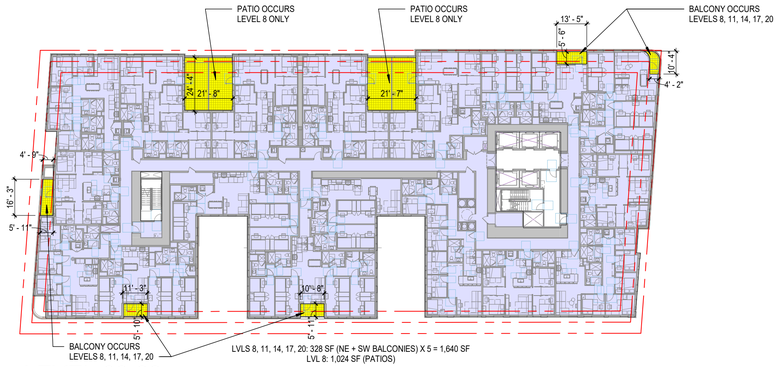
HUB BERKELEY
75-21704-00 06/14/24



LVL 2: 1,832 SF (PATIOS) + 225 (BALCONIES) = 2,057 SF

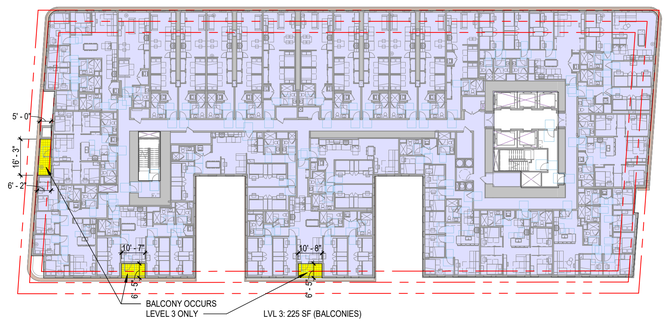
LEVEL 02

SCALE: 1" = 30'-0"



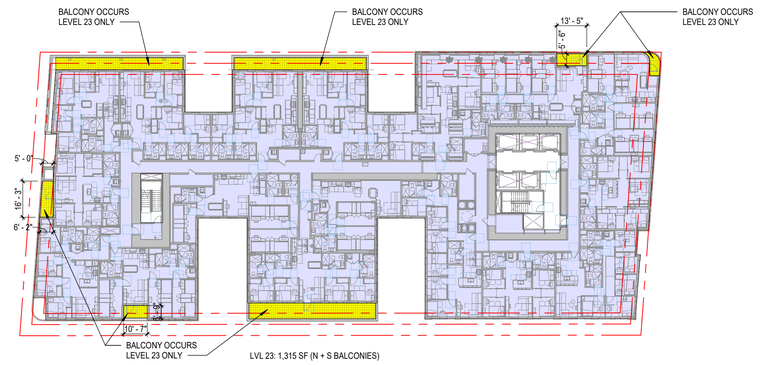
LEVEL 08-22

SCALE: 1" = 30'-0"



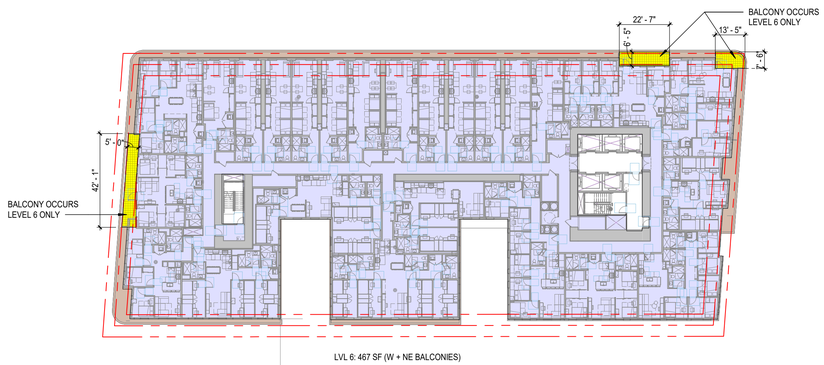
LEVEL 03-05

SCALE: 1" = 30'-0"



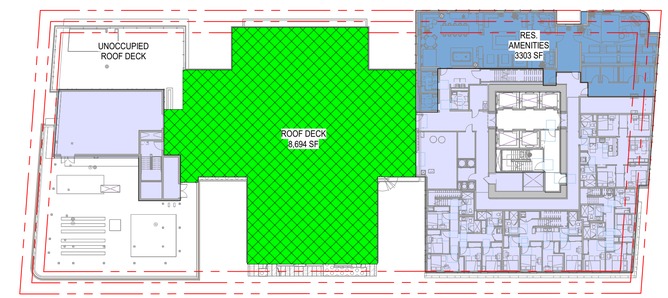
LEVEL 23 & 24

SCALE: 1" = 30'-0"



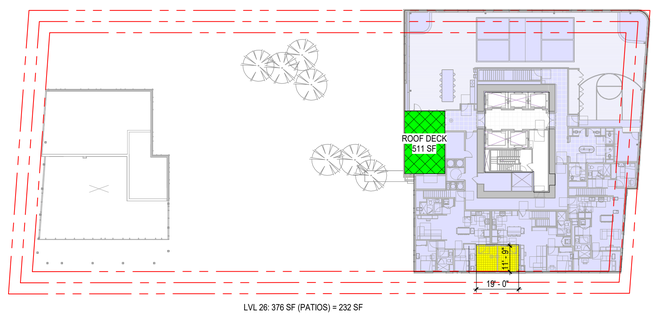
LEVEL 06 & 07

SCALE: 1" = 30'-0"



LEVEL 25

SCALE: 1" = 30'-0"



LEVEL 26

SCALE: 1" = 30'-0"

AFTER (PROPOSED)

OPEN SPACE KEY

OPEN SPACE (PRIVATE)

OPEN SPACE (COMMON)

OPEN SPACE CALCULATIONS*

*REQUIRED: 80 SF PER UNIT

TOTAL UNITS	433
REQUIRED OPEN SPACE	**34,640 SF**
PROVIDED:	
PRIVATE BALCONIES	**6,960 SF**
COMMON ROOF DECK	**9,205 SF**
TOTAL OPEN SPACE PROVIDED	**16,165 SF**

POPOS PROVIDED: 0 SF

PROJECT WILL PAY FEE IN-LIEU FOR REMAINDER OF PUBLIC OPEN SPACE REQUIREMENTS

* GROUND FLOOR NOT SHOWN

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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

OPEN SPACE DIAGRAM G-4

N

HUB BERKELEY
75-21704-00 10/05/2023

BEFORE (ENTITLED)

BASE PROJECT ZONING COMPLIANCE TABLE

	BASE ZONING ALLOWABLE/ REQUIRED	ALLOWABLE W/UP OR AUP MODIFICATION	CODE SECTION	BASE PROJECT	ZONING COMPLIANCE
ZONING	C-DMU-CORE				
TOTAL LOT SIZE (SQ.FT)	35,573				
TOTAL LOT SIZE (ACRES)	0.81				
GROSS FLOOR AREA				520,460	
RESIDENTIAL FLOOR AREA				495,302	
COMMERCIAL FLOOR AREA				10,729	
FLOOR AREA RATIO (FAR)	NA	NA		NA	COMPLIES
DWELING UNITS (SEE TABLE)	NA	NA		333	COMPLIES
RESIDENTIAL BEDROOMS	NA	NA		796	COMPLIES
HEIGHT-FEET	75'	180'-0"	23.204.130	180'	COMPLIES
HEIGHT-STORIES	NA	NA		18	COMPLIES
LOT COVERAGE	NA	NA		32,053	COMPLIES
SETBACK- FRONT	10'	0'	23.204.130(C)(2	0'	COMPLIES
SETBACK -STREET SIDE	0' to 15'	0'	23.204.130	0'	COMPLIES
SETBACK- INTERIOR SIDE	0' to 15'	0'	23.204.130	0'-7"	COMPLIES
SETBACK-REAR	0' to 15'	0'	23.204.130	0'-5"	COMPLIES
SETBACK-MAX.DIMENSION ABOVE 120'	120'	NOT LIMITED	23.204.130	295'-2"	COMPLIES
RESIDENTIAL PARKING (SEE TABLE)	0	0		36	COMPLIES
COMMERCIAL PARKING (SEE TABLE)	16	16			COMPLIES
RES. BIKE PARKING LONG TERM (SEE TABLE)	265	265		265	COMPLIES
RES. BIKE PARKING SHORT TERM (SEE TABLE)	20	20		30	COMPLIES
COM. BIKE PARKING SHORT TERM (SEE TABLE)	5	5			COMPLIES
RESIDENTIAL OPEN SPACE	26640			29,452	COMPLIES
COMMERCIAL OPEN SPACE	215	0			COMPLIES

LIST OF BASE PROJECT USE PERMIT AND AUP'S

Per August 2 , 2021 Memorandum on Policy Changes to Objective Standards, HAA and Density Bonus

- Use Permit, under BMC Section 23.326.070, to demolish main buildings used for non-residential purposes
- Use Permit, under BMC Section 23.326.030, to demolish a building containing two or more units
- Use Permit, under BMC Section 23.204.020, to construct a mixed-use development in the C-DMU Zoning District
- Use Permit, under BMC Section 23.204.020.B, to construct new floor area over 10,000 sq. ft
- Use Permit, under BMC Section 23.204.130.E.2 to construct a building up to 180 feet in height
- Use Permit, under BMC Section 23.204.130.E.3(d)i to increase the widest dimension of the tower above 120 feet in building height from 120' to 287'-10"

- Use Permit, under BMC Section 23.204.130.E.3(b) to reduce setbacks:
  - o front setback requirement from 10 feet (same as confronting R-5 setback) to 0 feet
  - o street side setback requirement for a portion of the building above 75 feet in height, from 15 feet to 0 feet
  - o interior side yard setback for the portion of the bulding abo ve 75' in height, from 15' to 7'
  - o rear yard setback for a portion of the building above 75' in height, from 15' to 5'
- Administrative Use Permit, under BMC 23.304.050, to allow rooftop equipment projections

PARKING CALCULATIONS

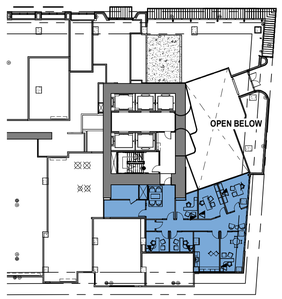
	QNTY	CARS	PER	REQ'D	PROVIDED
RESIDENTIAL	333	0.5 MAX	1	0	36
COMMERCIAL	10,729	1.5	1,000	16	
CAR SHARE	2 REQ'D WHEN PROVIDED PARKING IS 31-60				2
LOADING AREA	1 REQ'D 1 FOR THE FIRST 10,000 SF				1

BICYCLE PARKING CALCULATIONS

	QNTY	BIKES	PER. BDR	REQ'D	PROVIDED
RESIDENTIAL (LONG TERM)	796	1	3	265	265
RESIDENTIAL (SHORTTERM)	796	1	40	20	30
COMMERCIAL (SHORTTERM)	10,729	1	2,000	5	

OPEN SPACE CALCULATIONS

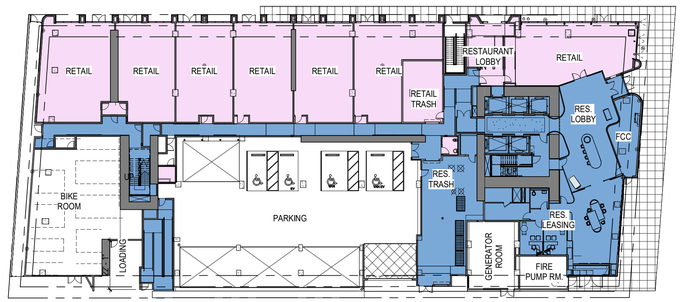
	UNITS	SF/UNIT	TOTAL REQ'D	TOTAL PROV'D
RESIDENTIAL REQUIREMENT	333	80	**26,640**	**29,452**
RESIDENTIAL BALCONIES				8,225
ROOF DECK				21,227
PUBLICLY ACCESSIBLE OPEN SPACE	1/50 OF COMM AREA		215	0



RESIDENTIAL AREA: 2,910 SF

LEVEL 1.5 - BASE

SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 9,039 SF
RETAIL AREA: 10,729 SF

LEVEL 01 - BASE

SCALE: 1" = 30'-0"

RESIDENTIAL AREA: 27,158 SF
RETAIL AREA: 0 SF
NUMBER OF UNITS: 2 X (26 UNITS)= 52 UNITS

LEVEL 06-07 - BASE

SCALE: 1" = 30'-0"

RESIDENTIAL AREA: 29,458 SF
RETAIL AREA: 0 SF
NUMBER OF UNITS: 1 X (21 UNITS)= 21 UNITS

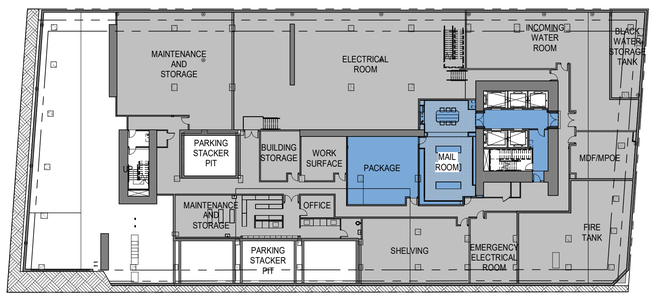
LEVEL 02 - BASE

SCALE: 1" = 30'-0"

RESIDENTIAL AREA: 28,009 (at 8th)
27,997 (at 9-18)
RETAIL AREA: 0 SF
NUMBER OF UNITS: 11 X (18 UNITS)= 198 UNITS

LEVEL 08-18 - BASE

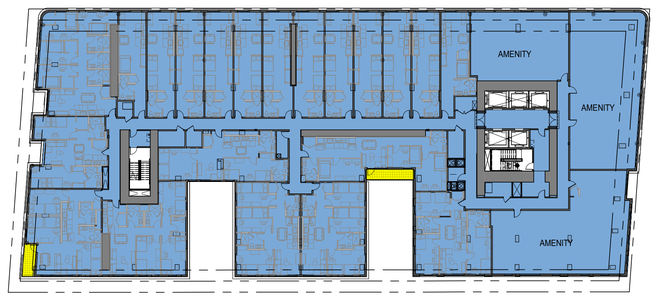
SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 3,280 SF
RETAIL AREA: 0 SF

LOWER LEVEL - BASE

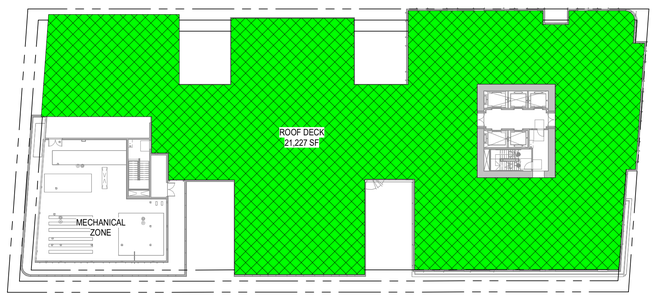
SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 29,572 (at 3rd)
29,374 (at 4-5th)
RETAIL AREA: 0 SF
NUMBER OF UNITS: 3 X (21 UNITS)= 63 UNITS

LEVEL 03-05 - BASE

SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 0 SF
RETAIL AREA: 0 SF

ROOF LEVEL - BASE

SCALE: 1" = 30'-0"

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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 06/28/2024

BASE PROJECT PLANS G-5

HUB BERKELEY
75-21704-00 06/14/24

AFTER (PROPOSED)

BASE PROJECT ZONING COMPLIANCE TABLE

	BASE ZONING ALLOWABLE/ REQUIRED	ALLOWABLE W/UP OR AUP MODIFICATION	CODE SECTION	BASE PROJECT	ZONING COMPLIANCE
ZONING	C-DMU-CORE				
TOTAL LOT SIZE (SQ.FT)	35,573				
TOTAL LOT SIZE (ACRES)	0.81				
GROSS FLOOR AREA				523,904	
RESIDENTIAL FLOOR AREA				515,747	
COMMERCIAL FLOOR AREA				8,157	
FLOOR AREA RATIO (FAR)	NA	NA		NA	COMPLIES
DWELING UNITS (SEE TABLE)	NA	NA		325	COMPLIES
RESIDENTIAL BEDROOMS	NA	NA		921	COMPLIES
HEIGHT-FEET	75'	180'-0"	23.204.130	180'	COMPLIES
HEIGHT-STORIES	NA	NA		18	COMPLIES
LOT COVERAGE	NA	NA		32,053	COMPLIES
SETBACK- FRONT	10'	0'	23.204.130(C)(2	0'	COMPLIES
SETBACK- STREET SIDE	0' to 15'	0'	23.204.130	0'	COMPLIES
SETBACK- INTERIOR SIDE	0' to 15'	0'	23.204.130	0'-7"	COMPLIES
SETBACK-REAR	0' to 15'	0'	23.204.130	0'-5"	COMPLIES
SETBACK-MAX.DIMENSION ABOVE 120'	120'	NOT LIMITED	23.204.130	295'-2"	COMPLIES
RESIDENTIAL PARKING (SEE TABLE)	0	0		0	COMPLIES
COMMERCIAL PARKING (SEE TABLE)	12	12			COMPLIES
RES. BIKE PARKING LONG TERM (SEE TABLE)	307	307		265	COMPLIES
RES. BIKE PARKING SHORT TERM (SEE TABLE)	23	23		30	COMPLIES
COM. BIKE PARKING SHORT TERM (SEE TABLE)	4	4			COMPLIES
RESIDENTIAL OPEN SPACE	26080			25,332	COMPLIES
COMMERCIAL OPEN SPACE	163	0			COMPLIES

LIST OF BASE PROJECT USE PERMIT AND AUP'S
Per August 2 , 2021 Memorandum on Policy Changes to Objective Standards, HAA and Density Bonus

- Use Permit, under BMC Section 23.326.070, to demolish main buildings used for non-residential purposes
- Use Permit, under BMC Section 23.326.030, to demolish a building containing two or more units
- Use Permit, under BMC Section 23.204.020, to construct a mixed-use development in the C-DMU Zoning District
- Use Permit, under BMC Section 23.204.020.B, to construct new floor area over 10,000 sq. ft
- Use Permit, under BMC Section 23.204.130.E.2 to construct a building up to 180 feet in height
- Use Permit, under BMC Section 23.204.130.E.3(d)i to increase the widest dimension of the tower above 120 feet in building height from 120' to 287'-10"

- Use Permit, under BMC Section 23.204.130.E.3(b) to reduce setbacks:
  - o front setback requirement from 10 feet (same as confronting R-5 setback) to 0 feet
  - o street side setback requirement for a portion of the building above 75 feet in height, from 15 feet to 0 feet
  - o interior side yard setback for the portion of the bulding abo ve 75' in height, from 15' to 7'
  - o rear yard setback for a portion of the building above 75' in height, from 15' to 5'
- Administrative Use Permit, under BMC 23.304.050, to allow rooftop equipment projections

PARKING CALCULATIONS

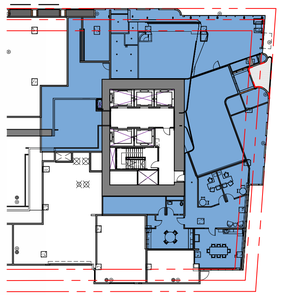
	QNTY	CARS	PER	REQ'D	PROVIDED
RESIDENTIAL	325	0.5 MAX	1	0	1
COMMERCIAL	8,157	1.5	1,000	12	
CAR SHARE	2 REQ'D WHEN PROVIDED PARKING IS 31-60				0
LOADING AREA	1 REQ'D 1 FOR THE FIRST 10,000 SF				1

BICYCLE PARKING CALCULATIONS

	QNTY	BIKES	PER BDR	REQ'D	PROVIDED
RESIDENTIAL (LONG TERM)	921	1	3	307	307
RESIDENTIAL (SHORTTERM)	921	1	40	23	30
COMMERCIAL (SHORTTERM)	8,157	1	2,000	4	

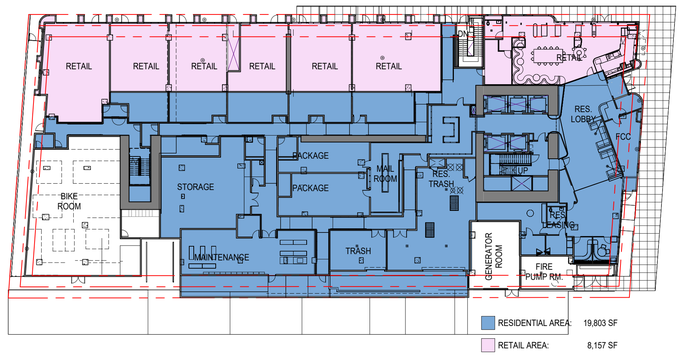
OPEN SPACE CALCULATIONS

	UNITS	SF/UNIT	TOTAL REQ'D	TOTAL PROV'D
RESIDENTIAL REQUIREMENT	325	80	**26,000**	**25,332**
RESIDENTIAL BALCONIES				3,715
ROOF DECK				21,617
PUBLICLY ACCESSIBLE OPEN SPACE	1/50 OF COMM AREA		163	0



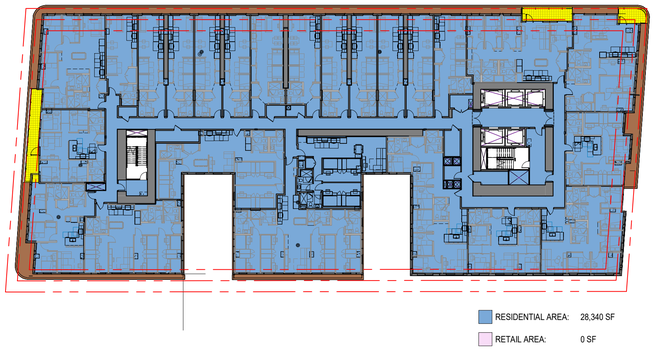
RESIDENTIAL AREA: 7,531 SF

LEVEL 1.5 - BASE
SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 19,803 SF
RETAIL AREA: 8,157 SF

LEVEL 01 - BASE
SCALE: 1" = 30'-0"

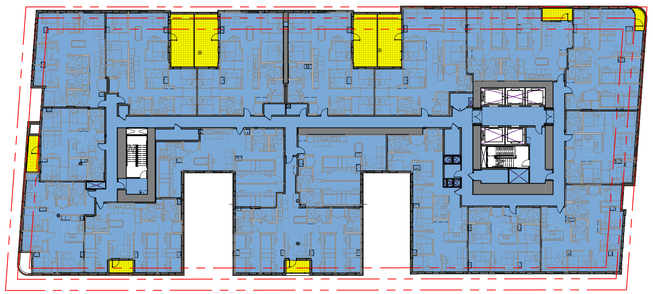


RESIDENTIAL AREA: 28,340 SF
RETAIL AREA: 0 SF
NUMBER OF UNITS: 2 X (25 UNITS)= 50 UNITS

LEVEL 06-07 - BASE
SCALE: 1" = 30'-0"

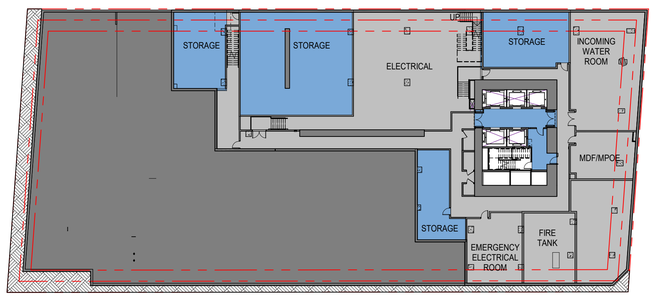
RESIDENTIAL AREA: 29,085 SF
RETAIL AREA: 0 SF
NUMBER OF UNITS: 1 X (20 UNITS)= 20 UNITS

LEVEL 02 - BASE
SCALE: 1" = 30'-0"



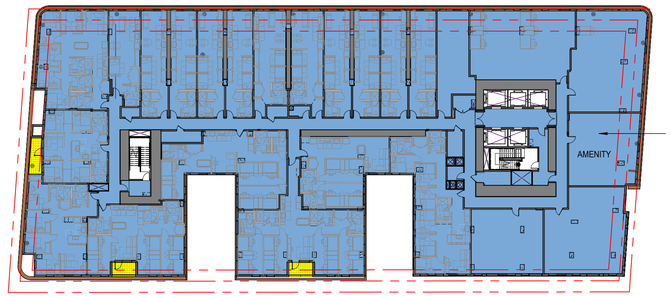
RESIDENTIAL AREA: 28,005 SF
RETAIL AREA: 0 SF
NUMBER OF UNITS: 17 X (11 UNITS)= 187 UNITS

LEVEL 08-18 - BASE
SCALE: 1" = 30'-0"



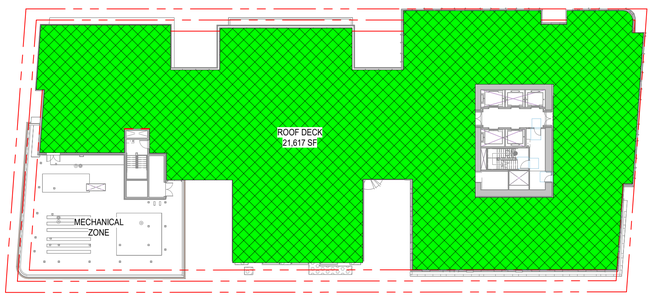
RESIDENTIAL AREA: 6,258 SF
RETAIL AREA: 0 SF

LOWER LEVEL - BASE
SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 29,445 SF
RETAIL AREA: 0 SF
NUMBER OF UNITS: 2 X (25 UNITS) = 50 UNITS
1 X (19 UNITS) = 19 UNITS
TOTAL = 69 UNITS

LEVEL 03-05 - BASE
SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 0 SF
RETAIL AREA: 0 SF

ROOF LEVEL - BASE
SCALE: 1" = 30'-0"

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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

BASE PROJECT PLANS G-5

HUB BERKELEY
75-21704-00 10/05/2023

BEFORE (ENTITLED)

PROPOSED DENSITY BONUS PROJECT ZONING COMPLIANCE TABLE

	PROPOSED DENSITY BONUS PROJECT
GROSS FLOOR AREA	713,664
RESIDENTIAL FLOOR AREA	677,892
COMMERCIAL FLOOR AREA	15,649
FLOOR AREA RATIO (FAR)	20:1
DWELING UNITS (SEE TABLE)	456
RESIDENTIAL BEDROOMS	1149
HEIGHT-FEET	285'-4"
HEIGHT-STORIES	27
LOT COVERAGE	32,053
SETBACK- FRONT	0'
SETBACK -STREET SIDE	0'
SETBACK- INTERIOR SIDE	0'-7'
SETBACK-REAR	0'-5'
SETBACK-MAX.DIMENSION ABOVE 120'	295'-2"
RESIDENTIAL PARKING (SEE TABLE)	36
COMMERCIAL PARKING (SEE TABLE)	
RES. BIKE PARKING LONG TERM (SEE TABLE)	264
RES. BIKE PARKING SHORT TERM (SEE TABLE)	40
COM. BIKE PARKING SHORT TERM (SEE TABLE)	
RESIDENTIAL OPEN SPACE	18,614
COMMERCIAL OPEN SPACE	

DEVELOPMENT STANDARDS AND DENSITY BONUS WAIVERS

	BASE ZONING ALLOWBLE/ REQUIRED	PROPOSEDW/ DENSITY BONUS	ZONING COMPLIANCE
SETBACK-FRONT (OXFORD STREET)			
	10'	0'	COMPLIES W/SDB WAIVER
SETBACK-STREET SIDE (CENTER)			
0'-20'	0'	0'	COMPLIES
21'-75'	0'	0'	COMPLIES
76'-120'	15'	0'	COMPLIES W/SDB WAIVER
>120'	15'	0'	COMPLIES W/SDB WAIVER
SETBACK- INTERIOR SIDE (ALLEY)(<65' FROM FRONT)			
0'-20'	0'	0'	COMPLIES
21'-75'	0'	7'	COMPLIES
76'-120'	5'	7'	COMPLIES
>120'	15'	7'	COMPLIES W/SDB WAIVER
SETBACK- INTERIOR SIDE(>65' FROM FRONT)			
0'-20'	0'	0'	COMPLIES
21'-75'	5'	7'	COMPLIES
76'-120'	15'	7'	COMPLIES W/SDB WAIVER
>120'	15'	7'	COMPLIES W/SDB WAIVER
SETBACK-REAR (WEST PL)			
0'-20'	0'	0'	COMPLIES
21'-75'	5'	5'	COMPLIES
76'-120'	15'	5'	COMPLIES W/SDB WAIVER
>120'	15'	5'	COMPLIES W/SDB WAIVER
SETBACK-MAX.DIMENSIONS ABOVE 120'	120'	295'-2"	COMPLIES W/SDB WAIVER
BUILDING HEIGHT	180'-0"	285'-4"	COMPLIES W/SDB WAIVER
RESIDENTIAL BIKE PARKING (LONG TERM)	383	264	COMPLIES W/SDB WAIVER
RESIDENTIAL OPEN SPACE	25,840	18,614	COMPLIES W/SDB WAIVER
LOADING	1	0	COMPLIES W/SDB WAIVER

PARKING CALCULATIONS

	QNTY	CARS	PER	REQ'D	PROVIDED
RESIDENTIAL	456	0.5 MAX	1	0	36
COMMERCIAL	15,649	1.5	1,000	23	
CAR SHARE	2 REQ'D WHEN PROVIDED PARKING IS 31-60				2

BICYCLE PARKING CALCULATIONS

	QNTY	BIKES	PER BDR	REQ'D	PROVIDED
RESIDENTIAL (LONG TERM)	1149	1	3	383	264
RESIDENTIAL (SHORTTERM)	1149	1	40	29	40
COMMERCIAL (SHORTTERM)	15,649	1	2,000	8	

OPEN SPACE CALCULATIONS

	UNITS	SF/UNIT	TOTAL REQ'D	TOTAL PROV'D
RESIDENTIAL REQUIREMENT	456	80	36,480	**18,614**
RESIDENTIAL BALCONIES				9,702
ROOF DECK(S)				8,912
PUBLICLY ACCESSIBLE OPEN SPACE	1/50 OF COMM AREA		313	0

UNIT TYPE COUNT

	COUNT
STUDIO	72
1 BEDROOM	0
2 BEDROOMS	97
3 BEDROOMS	265
4 BEDROOMS	22
	456

DENSITY BONUS TABLE

Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	PROJECT TOTAL
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density	VLI = Very Low Income <50 AMI	% VLI x Base # Units	VLI Units ROUNDED UP	DENSITY EARNED	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)
495,302	1,487	333	12%	39.96	40	38.75%	129.04	130	463

Base Project Residential Square Footage	Floor	Proposed Project Residential Square Footage
3,280	1	3,280
9,039	1	9,039
2,910	1.5	2,910
29,458	2	29,458
29,572	3	29,572
29,374	4	29,374
29,374	5	29,374
27,158	6	27,158
27,158	7	27,158
28,009	8	28,009
27,997	9	27,997
27,997	10	27,997
27,997	11	27,997
27,997	12	27,997
27,997	13	27,997
27,997	14	27,997
27,997	15	27,997
27,997	16	27,997
27,997	17	27,997
27,997	18	27,997
	19	27,997
	20	27,997
	21	27,997
	22	27,997
	23	27,593
	24	26,695
	25	11,230
	26	5,084
495,302		677,892

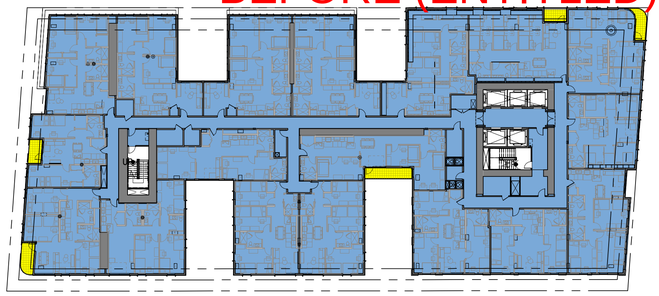
Total Square Footage: 677,892

Proposed Units: 456

Average Unit Size: 1,487

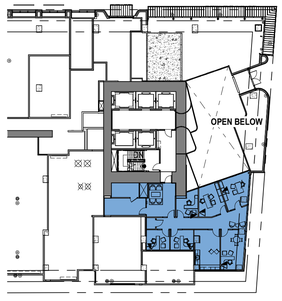
%VLI	%DB
5%	20.0%
6%	22.5%
7%	25.0%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.75%
13%	42.5%
14%	46.25%
15%	50.0%

LEVEL 02 - PROPOSED
SCALE: 1" = 30'-0"

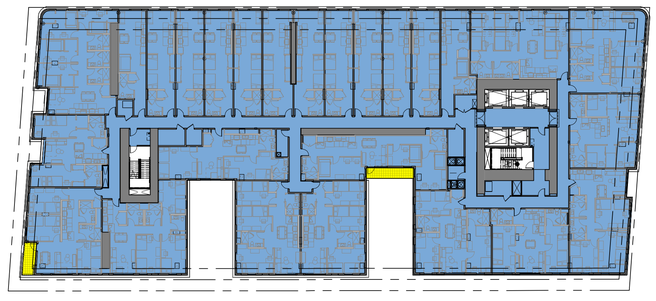


RESIDENTIAL AREA: 27,593 (at 23)
26,695 (at 24)
RETAIL AREA: 0 SF

LEVEL 23-24 - PROPOSED
SCALE: 1" = 30'-0"

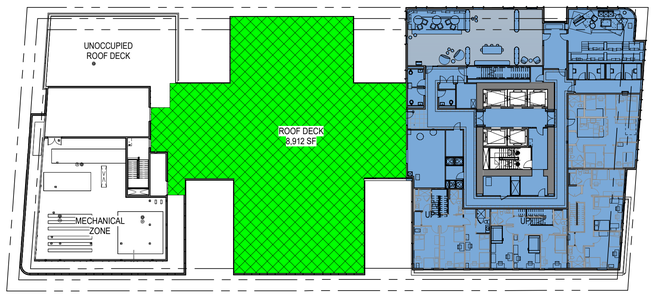


LEVEL 1.5 - PROPOSED
SCALE: 1" = 30'-0"



NUMBER OF UNITS: 3 X (26 UNITS)= 78 UNITS

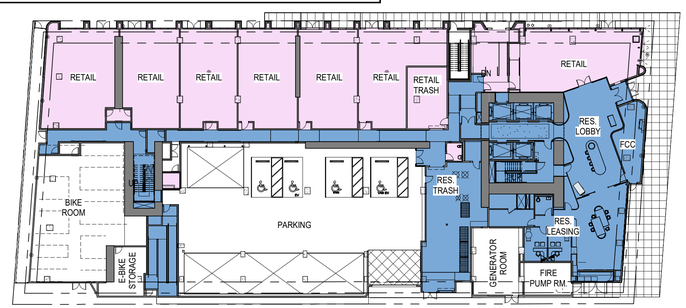
LEVEL 03-05 - PROPOSED
SCALE: 1" = 30'-0"



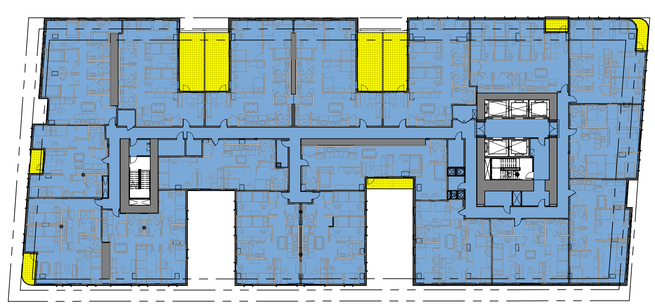
RESIDENTIAL AREA: 11,230 SF
RETAIL AREA: 0 SF

LEVEL 25 - PROPOSED
SCALE: 1" = 30'-0"

*LOWER LEVEL AND 06 - 07 SAME AS BASE PLANS, SEE SHEET G-5

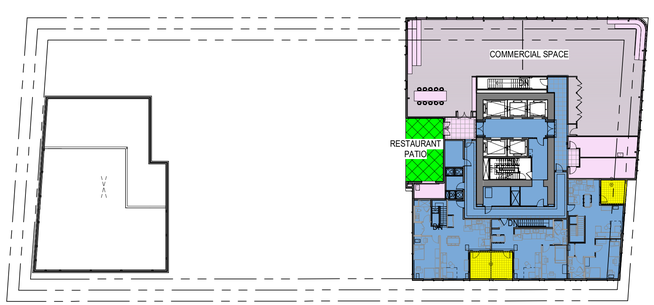


LEVEL 01 - PROPOSED
SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 28,009 (at 8th)
27,997 (at 9-22)
RETAIL AREA: 0 SF

LEVEL 08-22 - PROPOSED
SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 5,084 SF
RETAIL AREA: 5,171 SF

LEVEL 26 - PROPOSED
SCALE: 1" = 30'-0"

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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 06/28/2024

PROPOSED PROJECT PLANS G-7

HUB BERKELEY
75-21704-00 06/14/24

PROPOSED DENSITY BONUS PROJECT ZONING COMPLIANCE TABLE

	PROPOSED DENSITY BONUS PROJECT
GROSS FLOOR AREA	711,081
RESIDENTIAL FLOOR AREA	689,191
COMMERCIAL FLOOR AREA	10,711
FLOOR AREA RATIO (FAR)	20
DWELING UNITS (SEE TABLE)	433
RESIDENTIAL BEDROOMS	1,284
HEIGHT-FEET	286'-4"
HEIGHT-STORIES	27
LOT COVERAGE	32,053
SETBACK- FRONT	0'
SETBACK -STREET SIDE	0'
SETBACK- INTERIOR SIDE	0'-7'
SETBACK-REAR	0'-5'
SETBACK-MAX.DIMENSION ABOVE 120'	295'-2"
RESIDENTIAL PARKING (SEE TABLE)	1
COMMERCIAL PARKING (SEE TABLE)	
RES. BIKE PARKING LONG TERM (SEE TABLE	302
RES. BIKE PARKING SHORT TERM (SEE TABLE)	40
COM. BIKE PARKING SHORT TERM (SEE TABLE)	
RESIDENTIAL OPEN SPACE	16,165
COMMERCIAL OPEN SPACE	

DEVELOPMENT STANDARDS AND DENSITY BONUS WAIVERS

	BASE ZONING ALLOWBLE/ REQUIRED	PROPOSEDW/ DENSITY BONUS	ZONING COMPLIANCE
SETBACK-FRONT (OXFORD STREET)			
	10'	0'	COMPLIES W/SDB WAIVER
SETBACK-STREET SIDE (CENTER)			
0'-20'	0'	0'	COMPLIES
21'-75'	0'	0'	COMPLIES
76'-120'	15'	0'	COMPLIES W/SDB WAIVER
>120'	15'	0'	COMPLIES W/SDB WAIVER
SETBACK- INTERIOR SIDE [ALLEY](<65' FROM FRONT]			
0'-20'	0'	0'	COMPLIES
21'-75'	0'	7'	COMPLIES
76'-120'	5'	7'	COMPLIES
>120'	15'	7'	COMPLIES W/SDB WAIVER
SETBACK- INTERIOR SIDE[>65' FROM FRONT]			
0'-20'	0'	0'	COMPLIES
21'-75'	5'	7'	COMPLIES
76'-120'	15'	7'	COMPLIES W/SDB WAIVER
>120'	15'	7'	COMPLIES W/SDB WAIVER
SETBACK-REAR (WEST PL')			
0'-20'	0'	0'	COMPLIES
21'-75'	5'	5'	COMPLIES
76'-120'	15'	5'	COMPLIES W/SDB WAIVER
>120'	15'	5'	COMPLIES W/SDB WAIVER
SETBACK-MAX.DIMENSIONS ABOVE 120'	120'	295'-2"	COMPLIES W/SDB WAIVER
BUILDING HEIGHT	180'-0"	286'-4"	COMPLIES W/SDB WAIVER
RESIDENTIAL BIKE PARKING (LONG TERM)	428	302	COMPLIES W/SDB WAIVER
RESIDENTIAL OPEN SPACE	25,840	16,165	COMPLIES W/SDB WAIVER
LOADING	1	0	COMPLIES W/SDB WAIVER

PARKING CALCULATIONS

	QNTY	CARS	PER	REQ'D	PROVIDED
RESIDENTIAL	433	0.5 MAX	1	0	1
COMMERCIAL	10,711	1.5	1,000	16	
CAR SHARE	0 REQ'D WHEN PROVIDED PARKING IS 0-10				0

BICYCLE PARKING CALCULATIONS

	QNTY	BIKES	PER BDR	REQ'D	PROVIDED
RESIDENTIAL (LONG TERM)	1264	1	3	428	302
RESIDENTIAL (SHORTTERM)	1284	1	40	32	40
COMMERCIAL (SHORTTERM)	10,711	1	2,000	8	

OPEN SPACE CALCULATIONS

	UNITS	SF/UNIT	TOTAL REQ'D	TOTAL PROV'D
RESIDENTIAL REQUIREMENT	433	80	34,640	**16,165**
RESIDENTIAL BALCONIES				6,960
ROOF DECK(S)				9,205
PUBLICLY ACCESSIBLE OPEN SPACE	1/50 OF COMM AREA		214	0

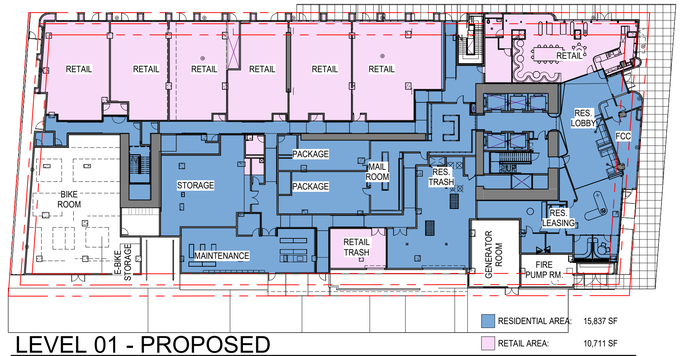
UNIT TYPE COUNT

	COUNT
STUDIO	72
1 BEDROOM	0
2 BEDROOMS	90
3 BEDROOMS	149
4 BEDROOMS	57
5 BEDROOMS	43
6 BEDROOMS	21
7 BEDROOMS	1
	433

DENSITY BONUS TABLE

Base Project sq. ft. - see calculation below	Base # Units base project/avg. unit size	Base # Units Base Units/Max. Residential Density	% VLI units VLI = Very Low Income <50 AMI	# VLI Units % VLI x Base # Units	#VLI Units ROUNDED UP	Bonus % DENSITY EARNED	# DB Units %Bonus x Base # Units (rounded up)	# DB Units %Bonus x Base # Units (rounded up)	PROJECT TOTAL %Bonus x Base # Units (rounded up)
515,747	1,592	325	11%	35.75	36	35.00%	113.75	114	439

Base Project Residential Square Footage	Floor	Proposed Project Residential Square Footage			%VLI	%DB
2,268	1	2,268	Total Square Footage:	689,191	5%	20.0%
19,803	1	15,837			6%	22.5%
7,531	1.5	2,523			7%	25.0%
29,085	2	29,085	Proposed Units:	433	8%	27.5%
29,445	3	29,445			9%	30.0%
29,445	4	29,445	Average Unit Size:	1,592	10%	32.5%
29,445	5	29,445			11%	35.0%
28,340	6	28,340			12%	38.75%
28,340	7	28,340			13%	42.5%
28,005	8	28,005			14%	46.25%
28,005	9	28,005			15%	50.0%
28,005	10	28,005				
28,005	11	28,005				
28,005	12	28,005				
28,005	13	28,005				
28,005	14	28,005				
28,005	15	28,005				
28,005	16	28,005				
28,005	17	28,005				
28,005	18	28,005				
	19	28,005				
	20	28,005				
	21	28,005				
	22	28,005				
	23	26,821				
	24	26,821				
	25	11,381				
	26	10,536				
515,747		689,191				



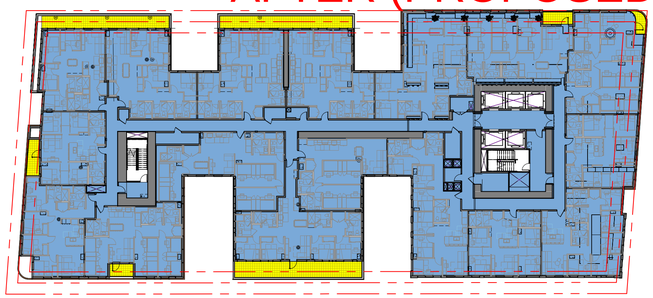
RESIDENTIAL AREA: 15,837 SF
RETAIL AREA: 10,711 SF

LEVEL 01 - PROPOSED

SCALE: 1" = 30'-0"

*LEVEL 02 SAME AS BASE PLAN, SEE SHEET G-5

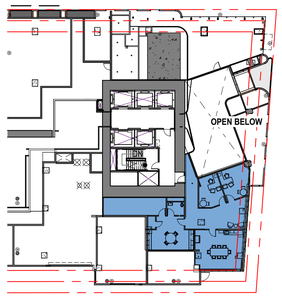
AFTER (PROPOSED)



RESIDENTIAL AREA: 26,821 SF
RETAIL AREA: 0 SF

LEVEL 23-24 - PROPOSED

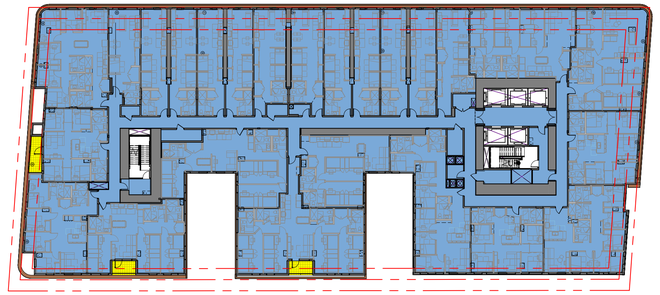
SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 2,523 SF

LEVEL 1.5 - PROPOSED

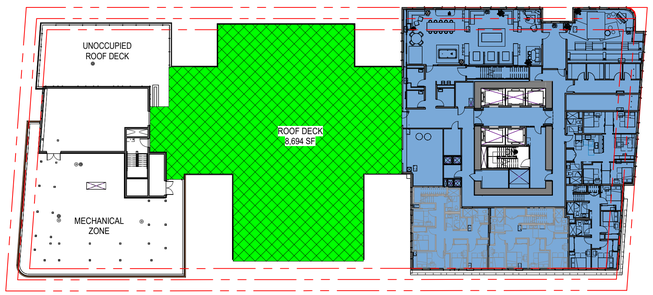
SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 29,445 SF
RETAIL AREA: 0 SF
NUMBER OF UNITS: 3 X (26 UNITS)= 78 UNITS

LEVEL 03-05 - PROPOSED

SCALE: 1" = 30'-0"

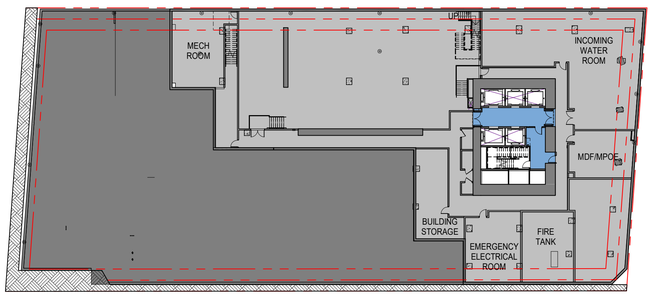


RESIDENTIAL AREA: 11,381 SF
RETAIL AREA: 0 SF

LEVEL 25 - PROPOSED

SCALE: 1" = 30'-0"

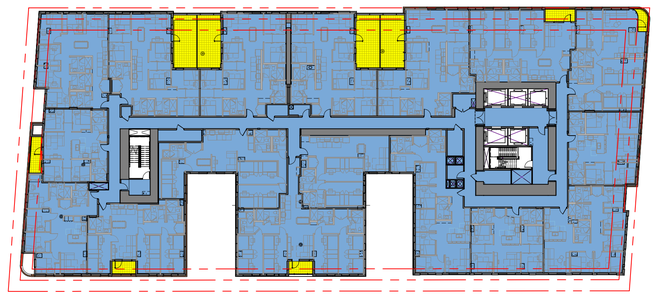
*LEVELS 06 - 07 SAME AS BASE PLAN, SEE SHEET G-5



RESIDENTIAL AREA: 1,097 SF
RETAIL AREA: 0 SF

LOWER LEVEL - PROPOSED

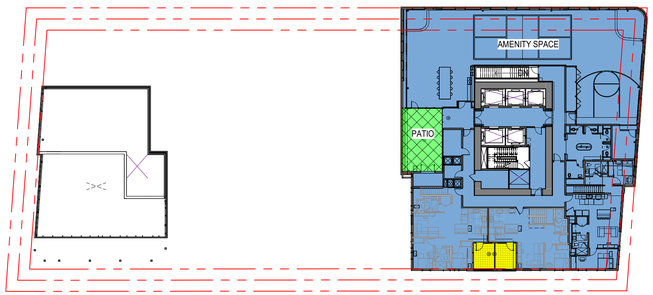
SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 28,005 SF
RETAIL AREA: 0 SF

LEVEL 08-22 - PROPOSED

SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 10,536 SF
RETAIL AREA: 0 SF

LEVEL 26 - PROPOSED

SCALE: 1" = 30'-0"

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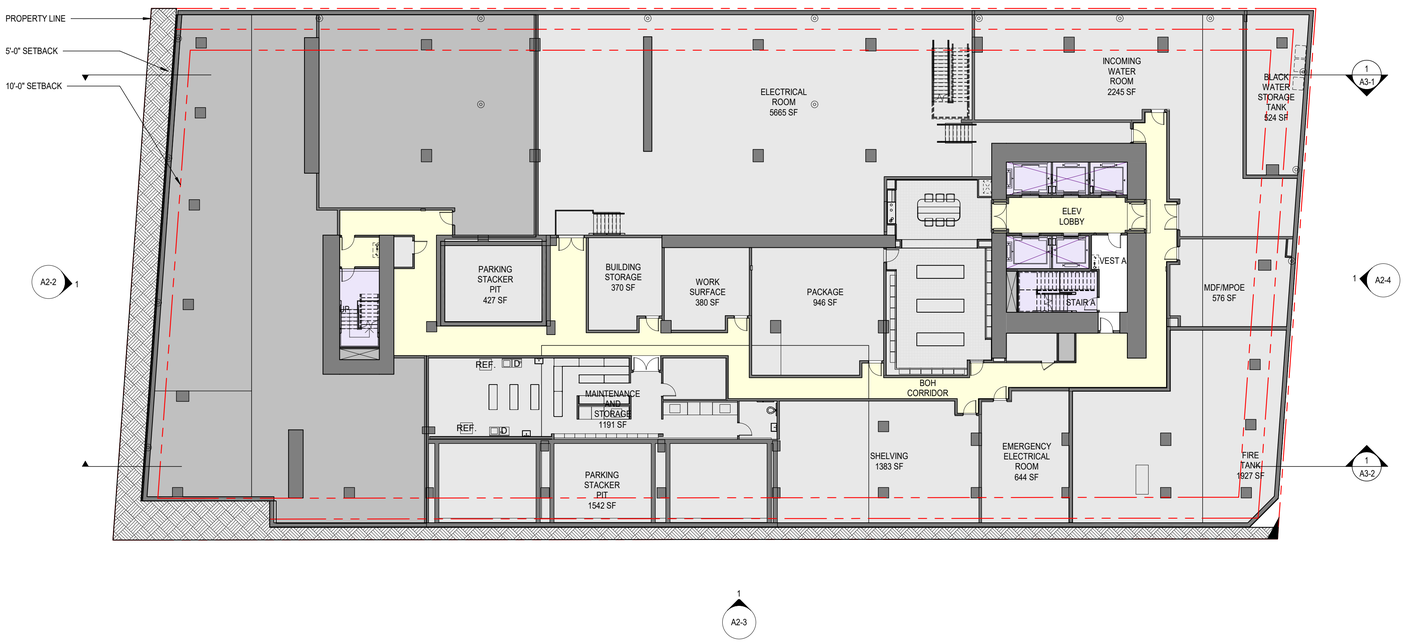
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

PROPOSED PROJECT PLANS G-7

HUB BERKELEY
75-21704-00 10/05/2023

BEFORE (ENTITLED)



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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

BASEMENT A1-0

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

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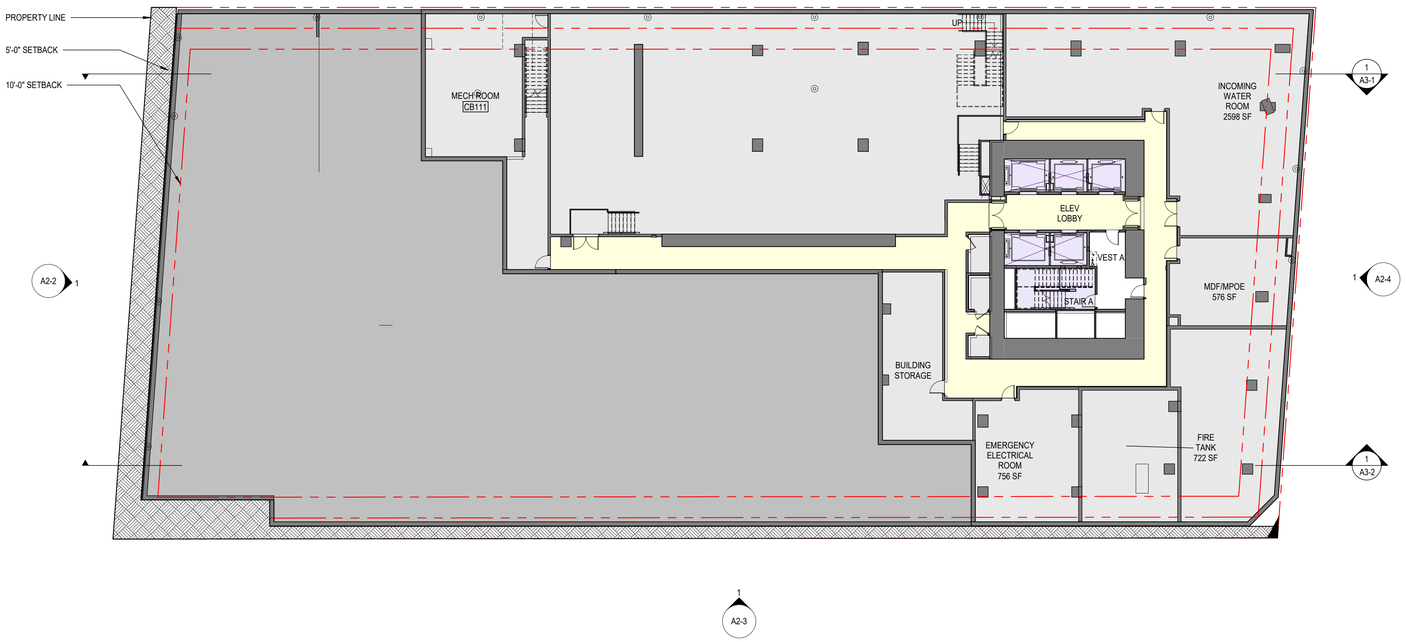
75-21704-00 06/14/24

AFTER (PROPOSED)



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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

BASEMENT A1-0

0 10 20 40
SCALE: 1/16" = 1'=0"

N

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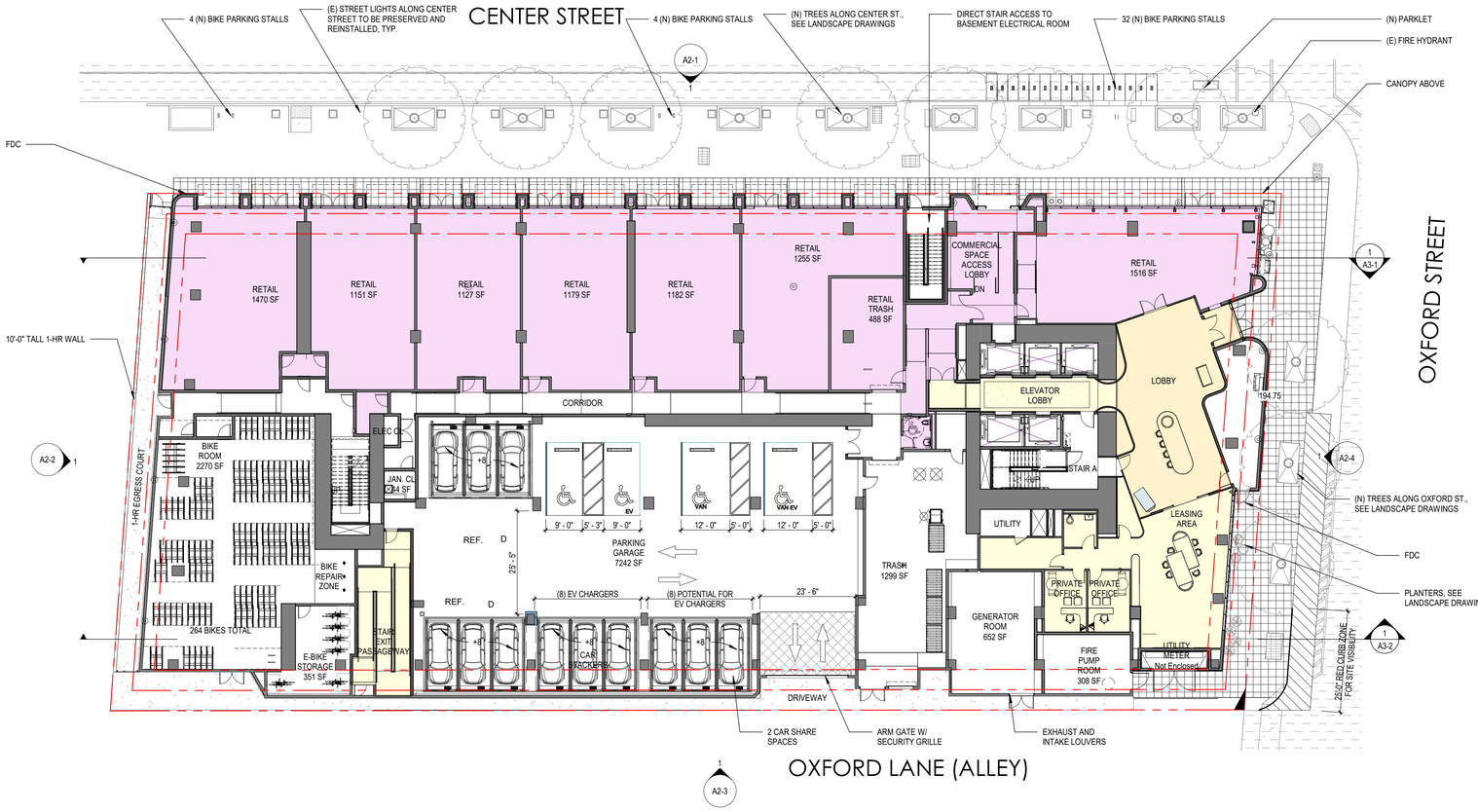
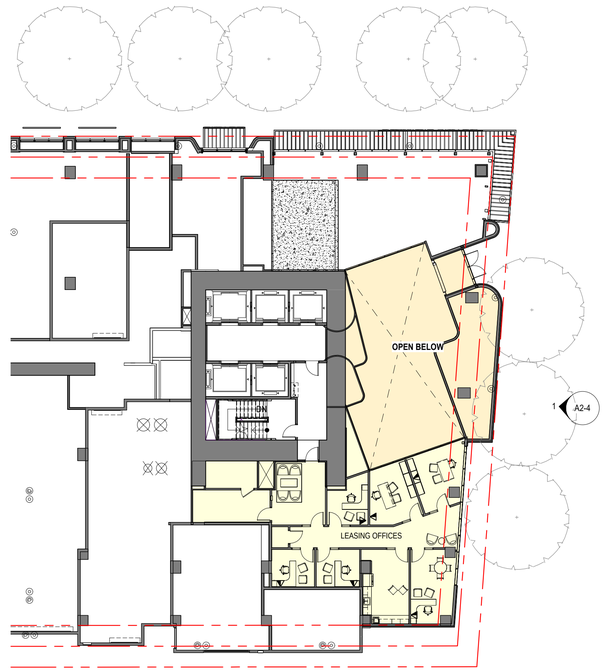
75-21704-00 10/05/2023

BEFORE (ENTITLED)





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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

LEVELS GROUND AND 1.5 PLAN **A1-1**

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

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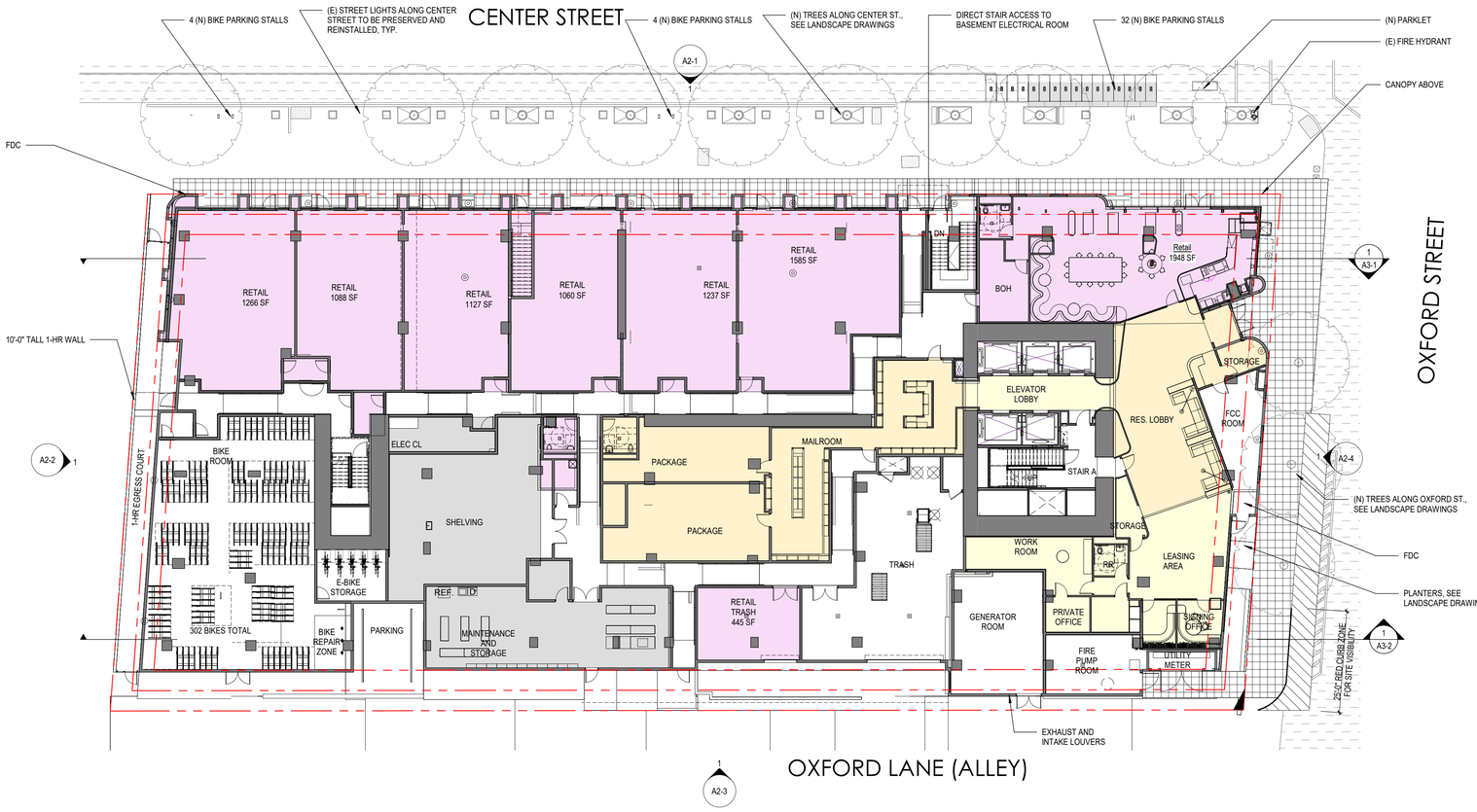
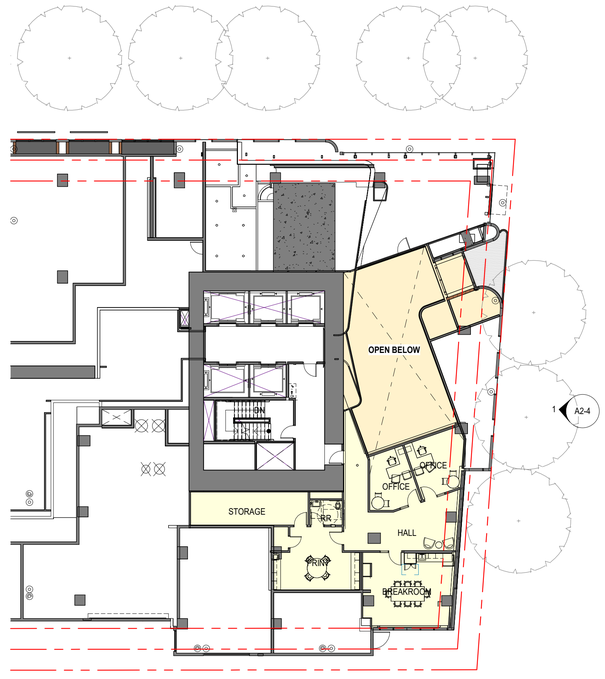
75-21704-00 06/14/24

AFTER (PROPOSED)





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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

LEVELS GROUND AND 1.5 PLAN **A1-1**

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

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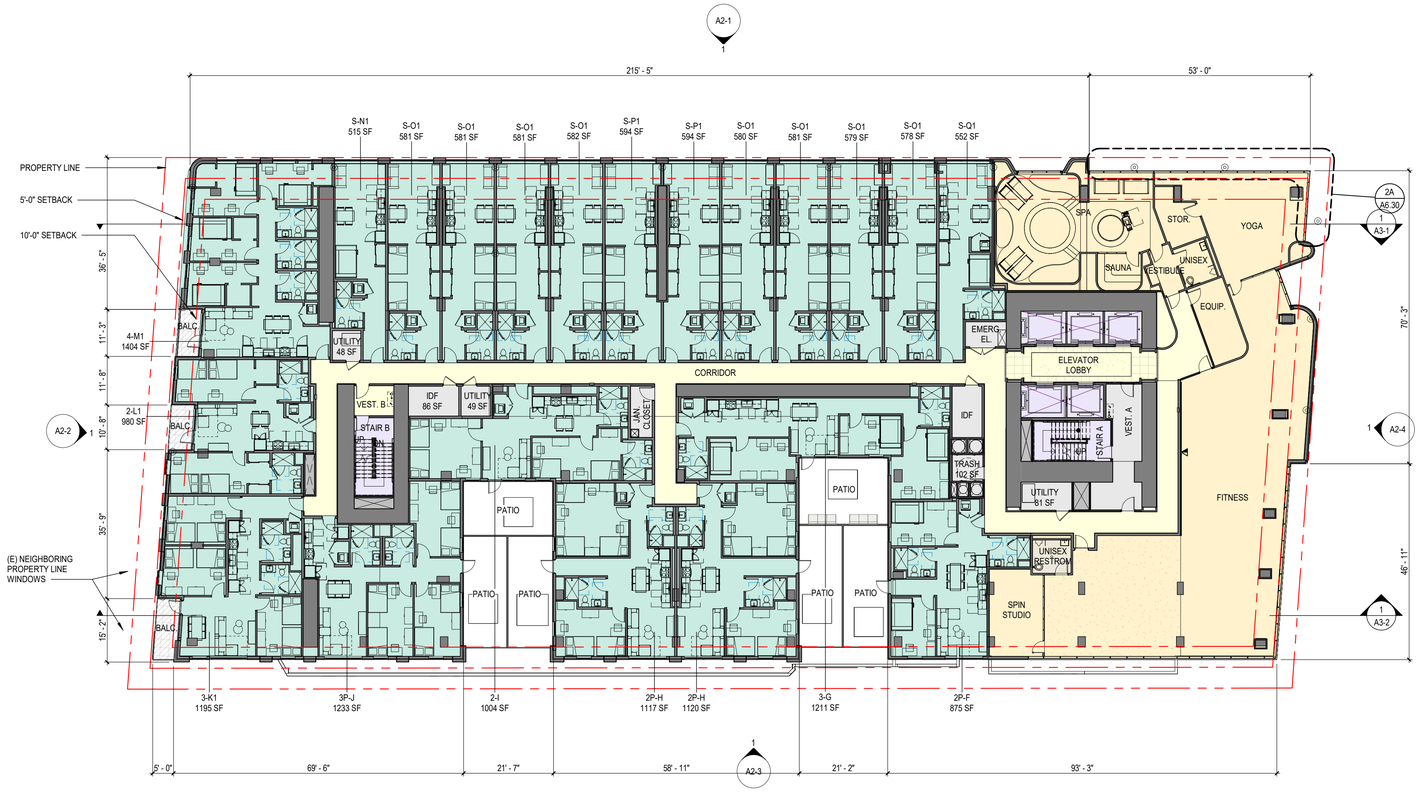
BEFORE (ENTITLED)



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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

LEVEL 02 PLAN **A1-2**

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

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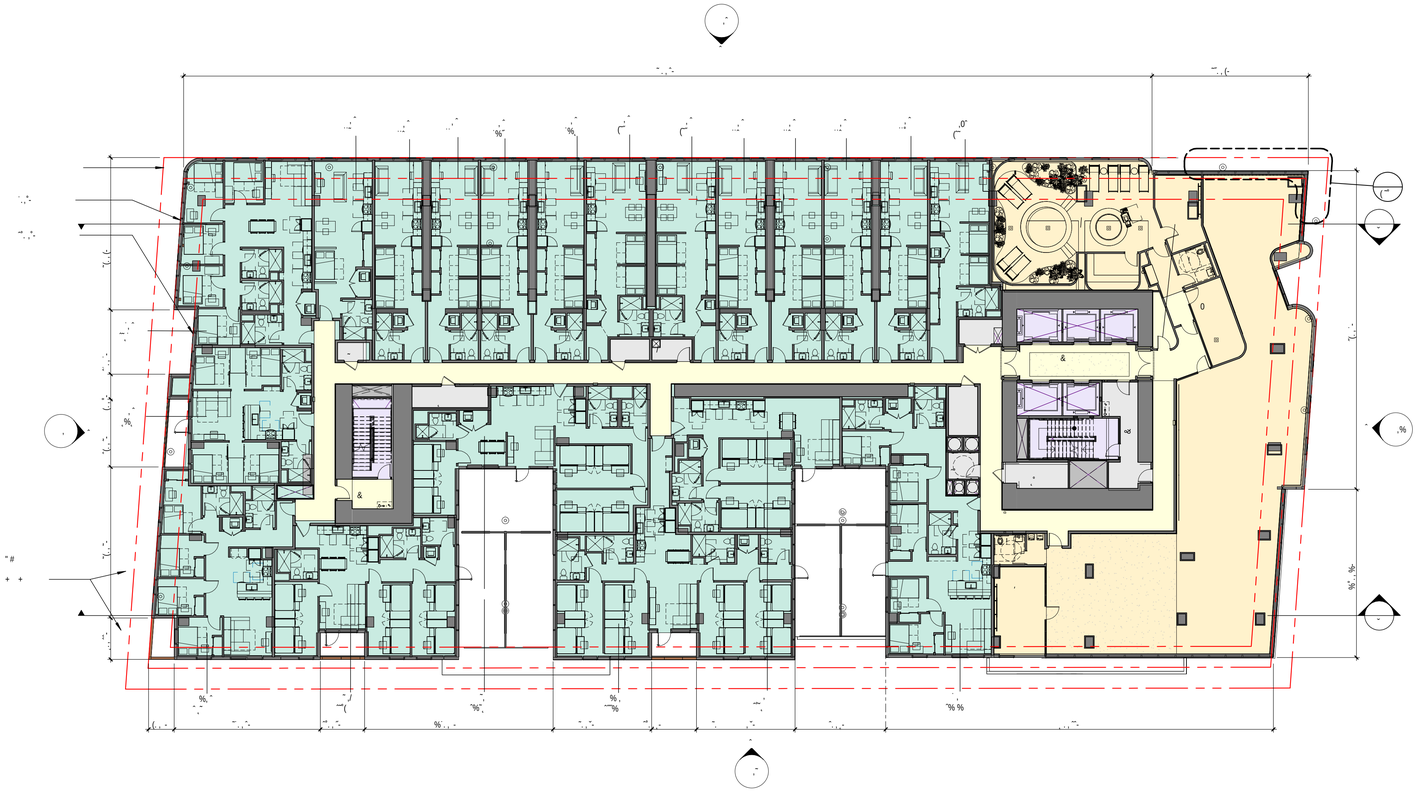
AFTER (PROPOSED)



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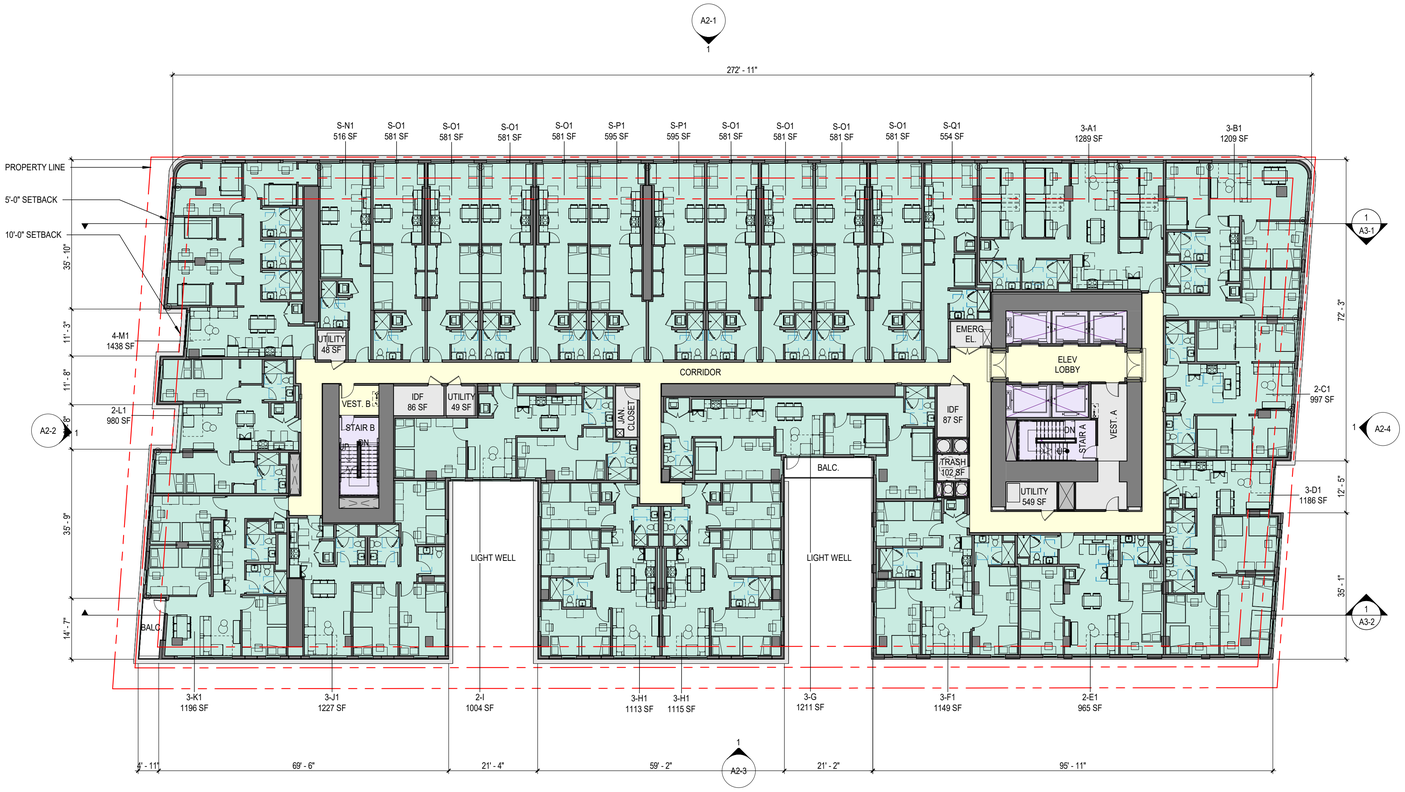

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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

LEVEL 03 PLAN **A1-3**

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

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SUBMITTAL DATE: 03/11/2026

LEVEL 03 PLAN **A1-3**

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

HUB BERKELEY
75-21704-00
10/05/2023

BEFORE (ENTITLED)

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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

LEVEL 04-05 PLAN **A1-4**

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

HUB BERKELEY
75-21704-00 06/14/24

AFTER (PROPOSED)

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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

LEVEL 04-05 PLAN **A1-4**

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

HUB BERKELEY
75-21704-00
10/05/2023

BEFORE (ENTITLED)

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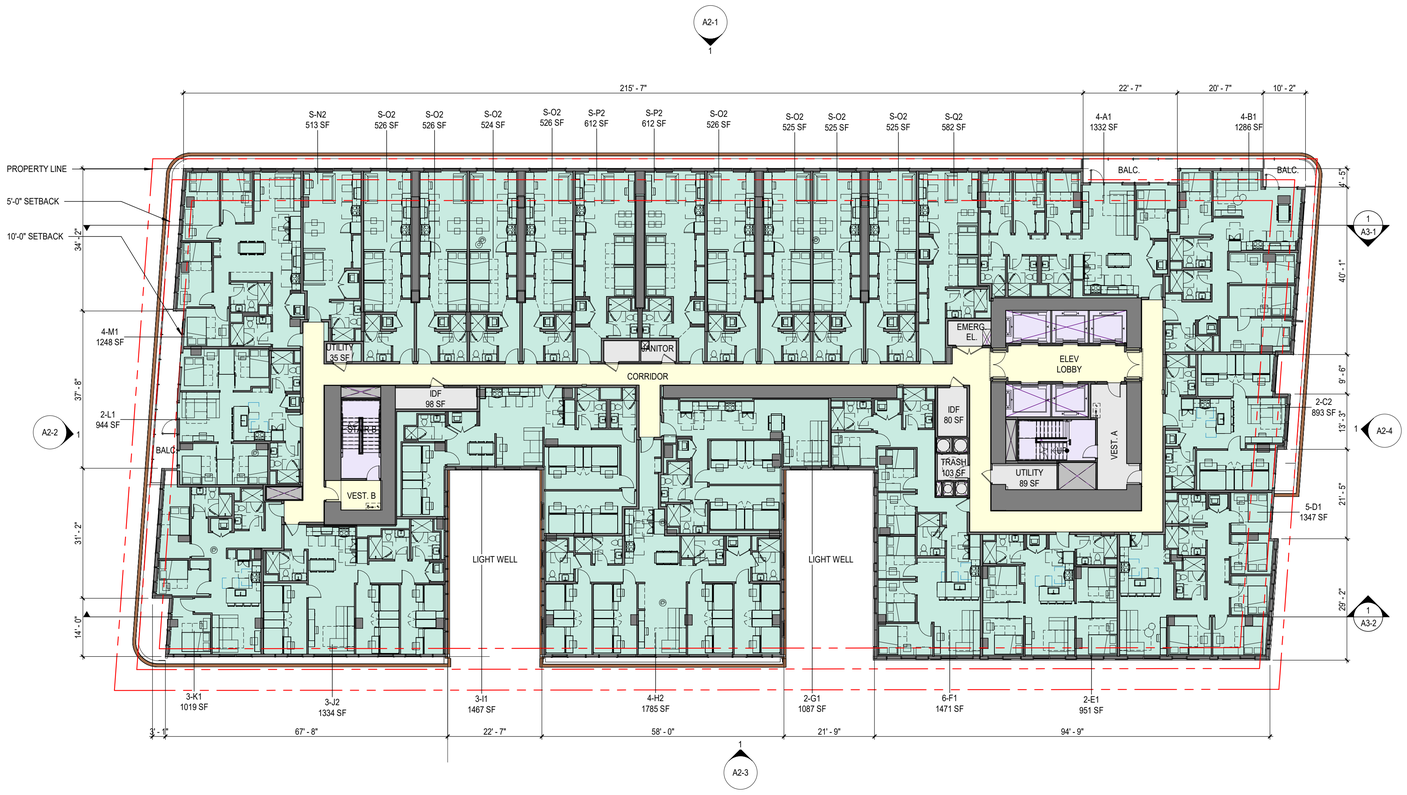
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

LEVEL 06 & 07 PLAN **A1-5**

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

HUB BERKELEY
75-21704-00 06/14/24

AFTER (PROPOSED)



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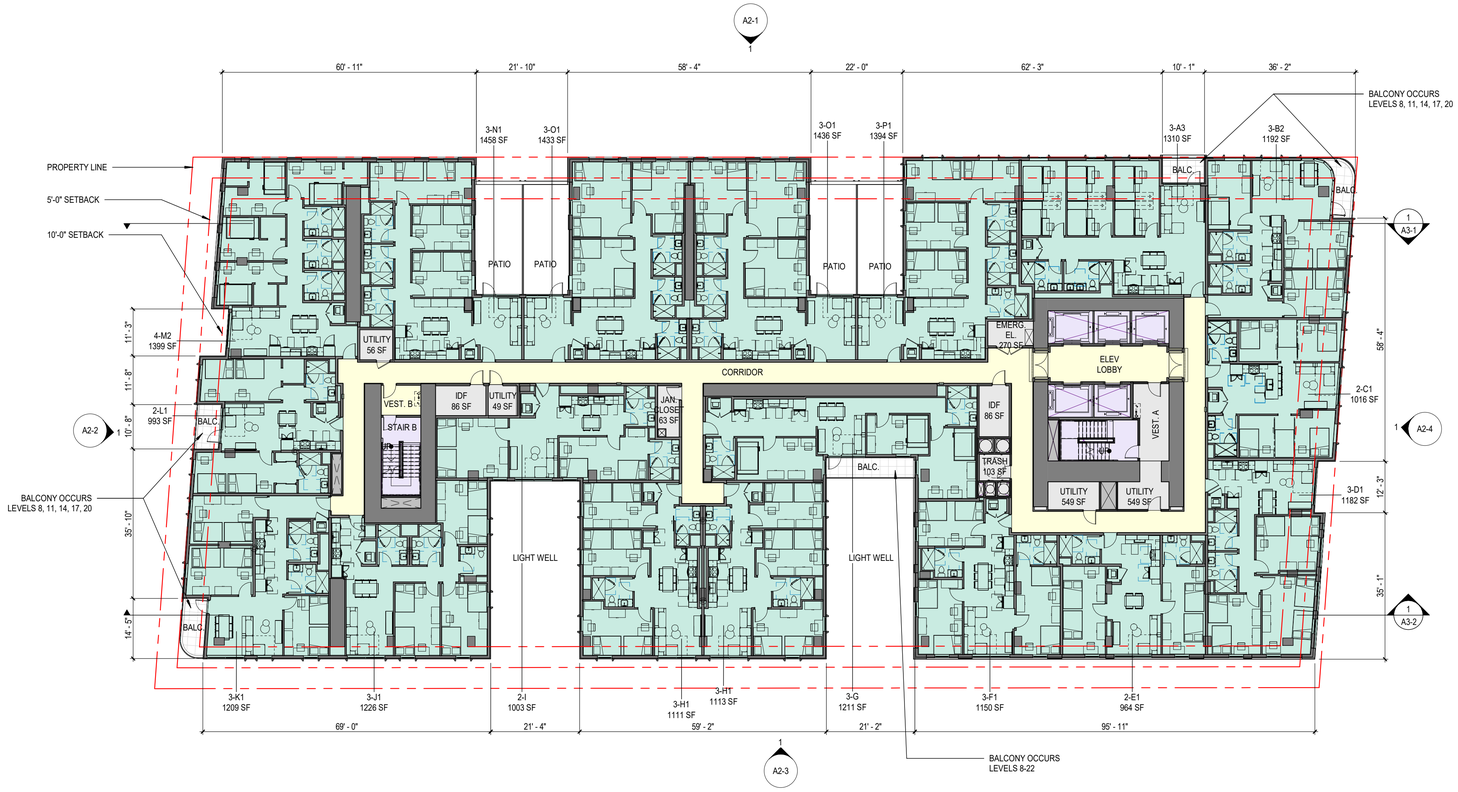
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

LEVEL 06 & 07 PLAN **A1-5**

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

HUB BERKELEY
75-21704-00 10/05/2023

BEFORE (ENTITLED)



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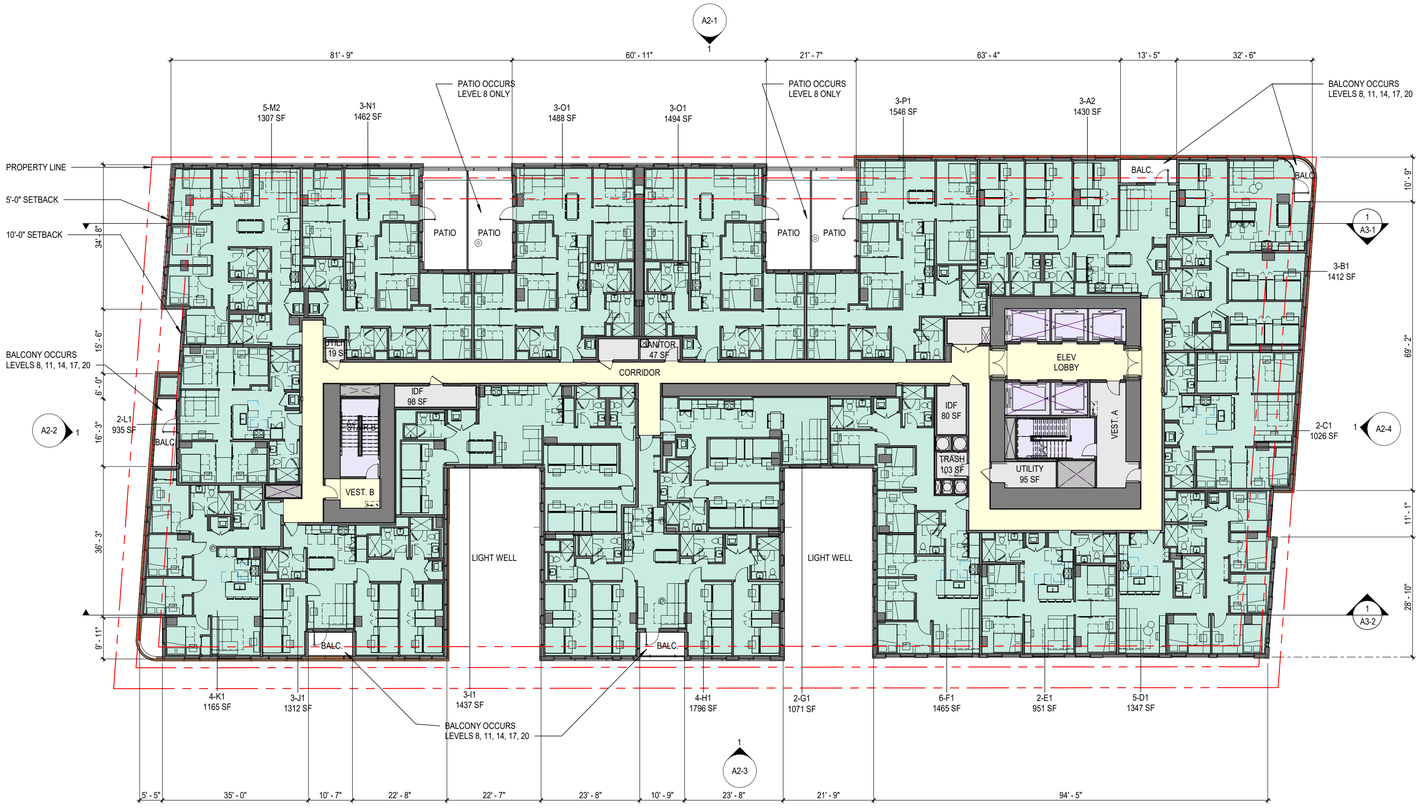
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

LEVEL 08 PLAN **A1-6**

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

HUB BERKELEY
75-21704-00 06/14/24

AFTER (PROPOSED)



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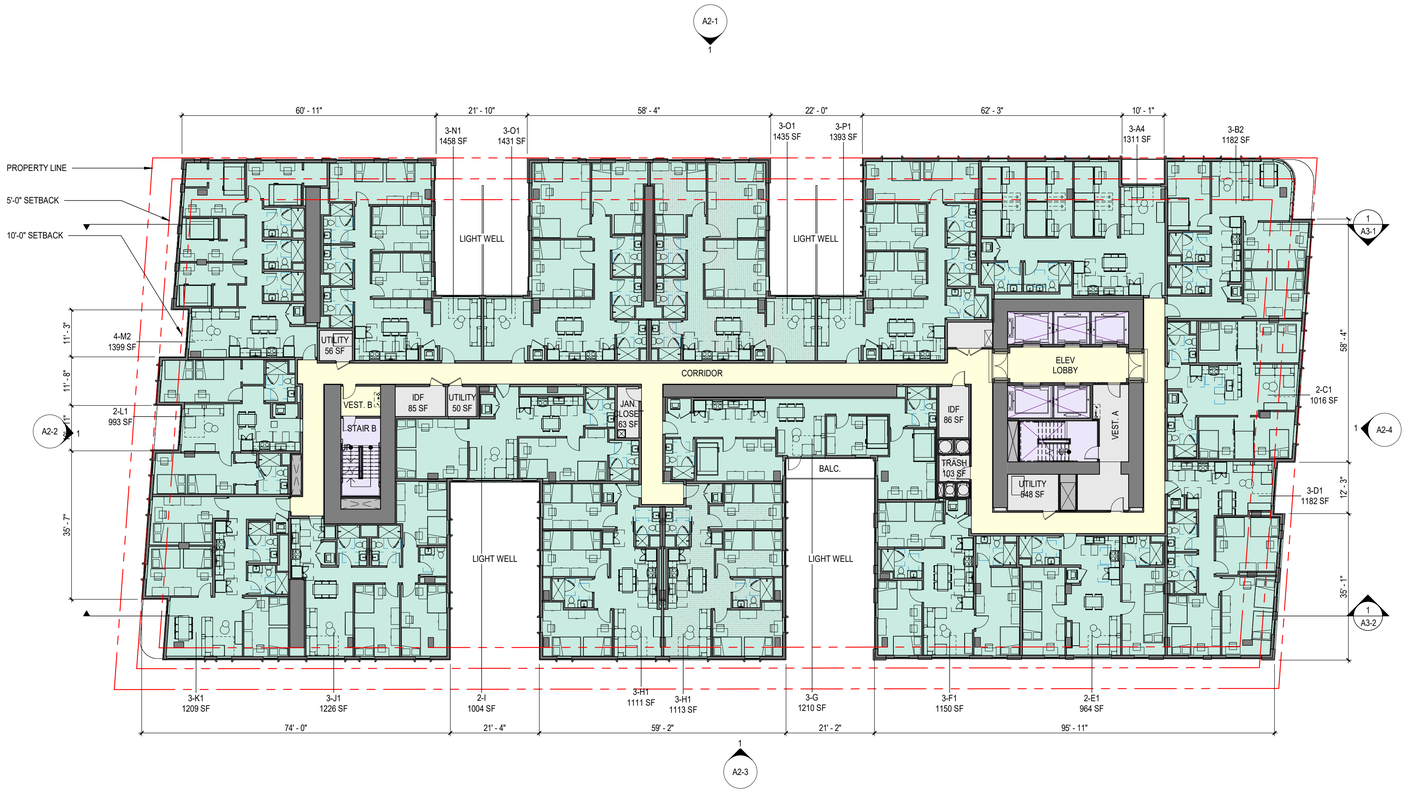
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

LEVEL 08 PLAN **A1-6**

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

HUB BERKELEY
75-21704-00 10/05/2023

BEFORE (ENTITLED)



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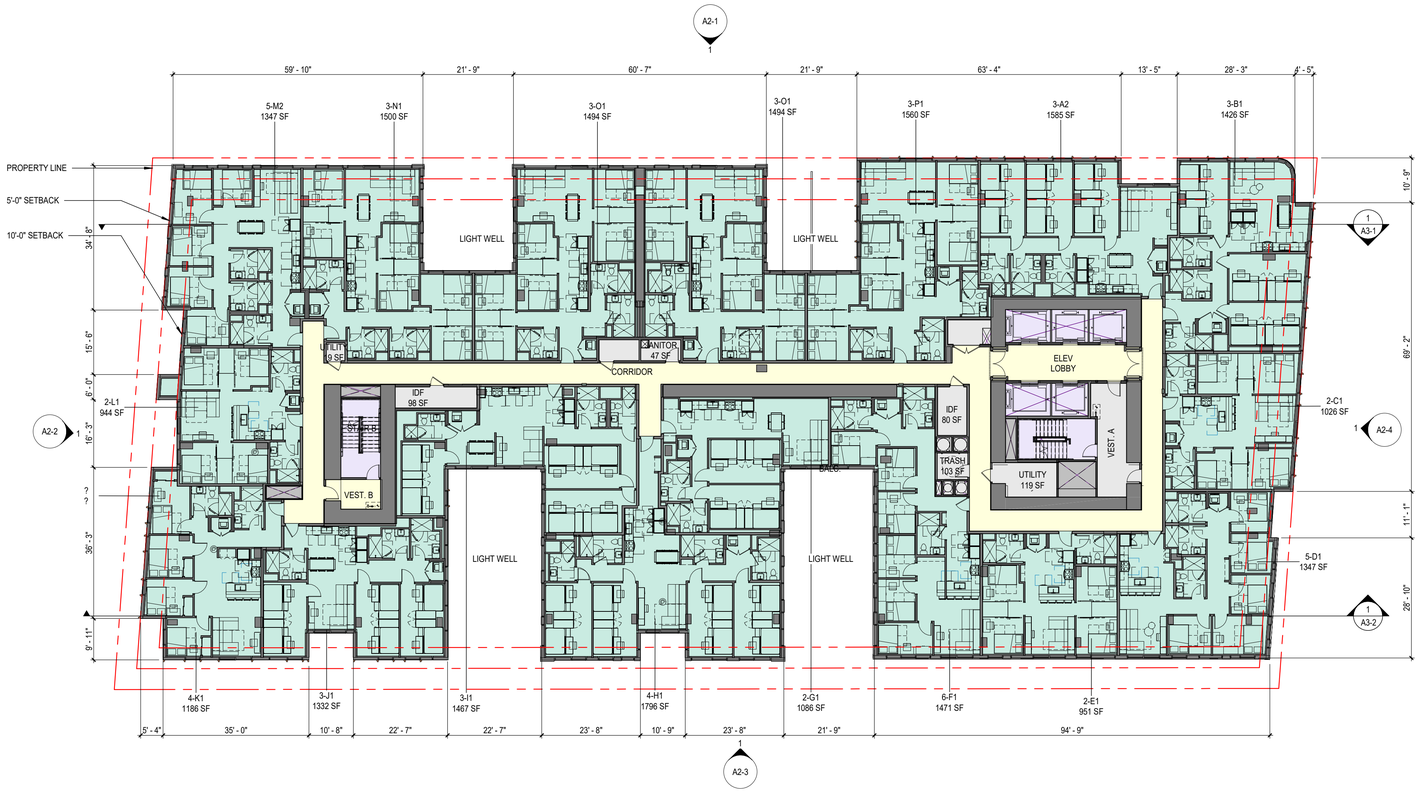
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

LEVEL 09-22 PLAN **A1-7**

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

HUB BERKELEY
75-21704-00 06/14/24

AFTER (PROPOSED)



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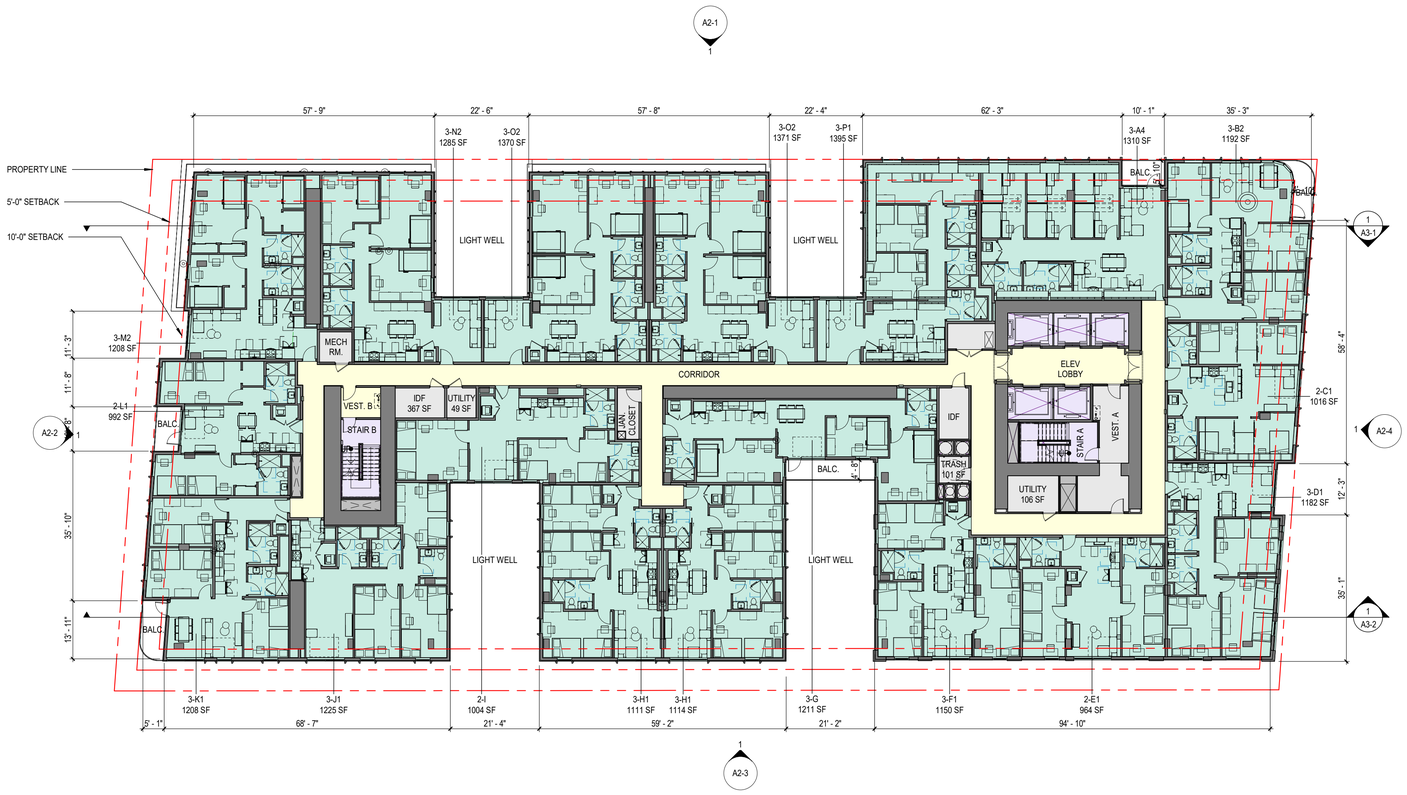
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

LEVEL 09-22 PLAN **A1-7**

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

HUB BERKELEY
75-21704-00
10/05/2023

BEFORE (ENTITLED)



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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

LEVEL 23 PLAN **A1-8**

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

HUB BERKELEY
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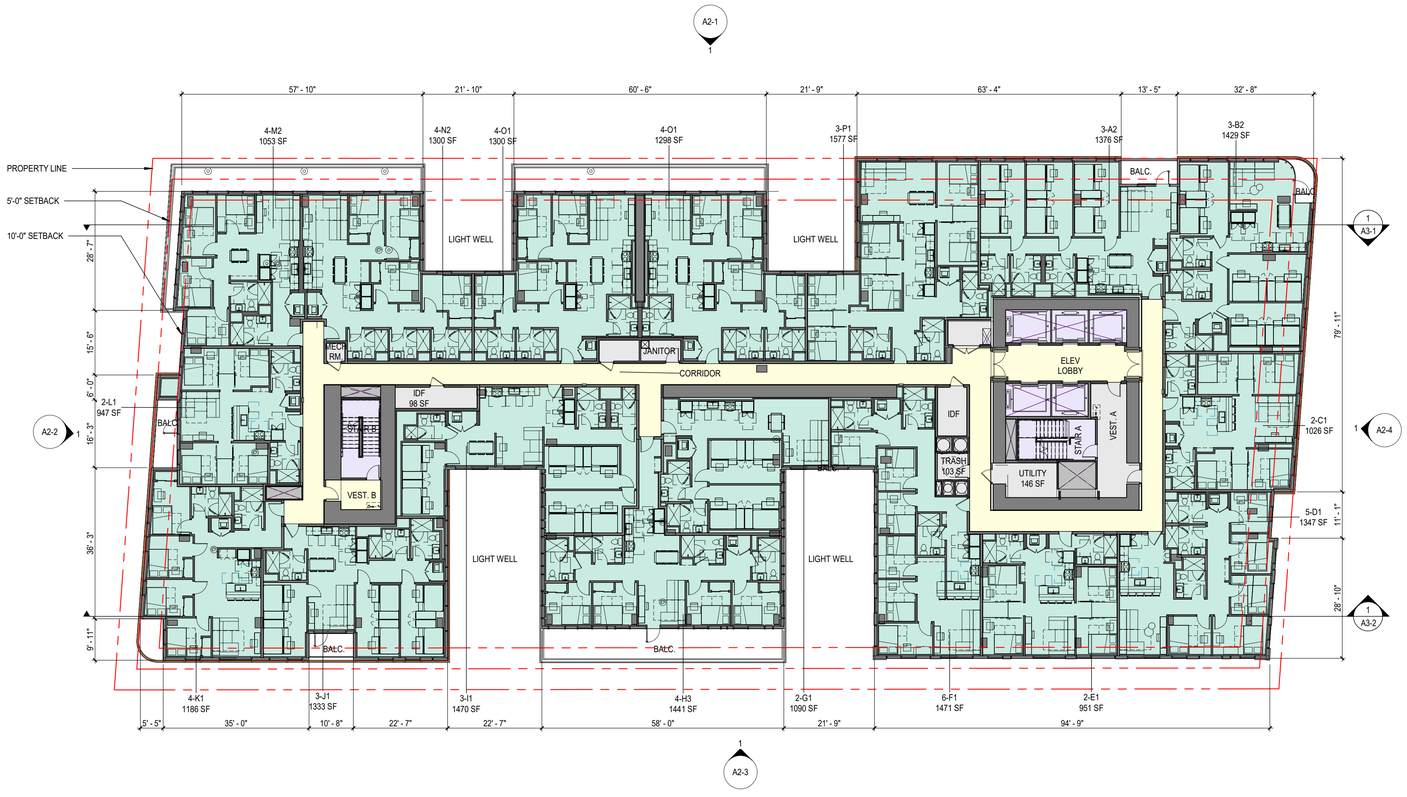
AFTER (PROPOSED)



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SUBMITTAL DATE: 03/11/2026

LEVEL 23 PLAN **A1-8**

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

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10/05/2023

BEFORE (ENTITLED)

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LEVEL 24 PLAN **A1-9**

0 10 20 40
SCALE: 1/16" = 1'=0"

N

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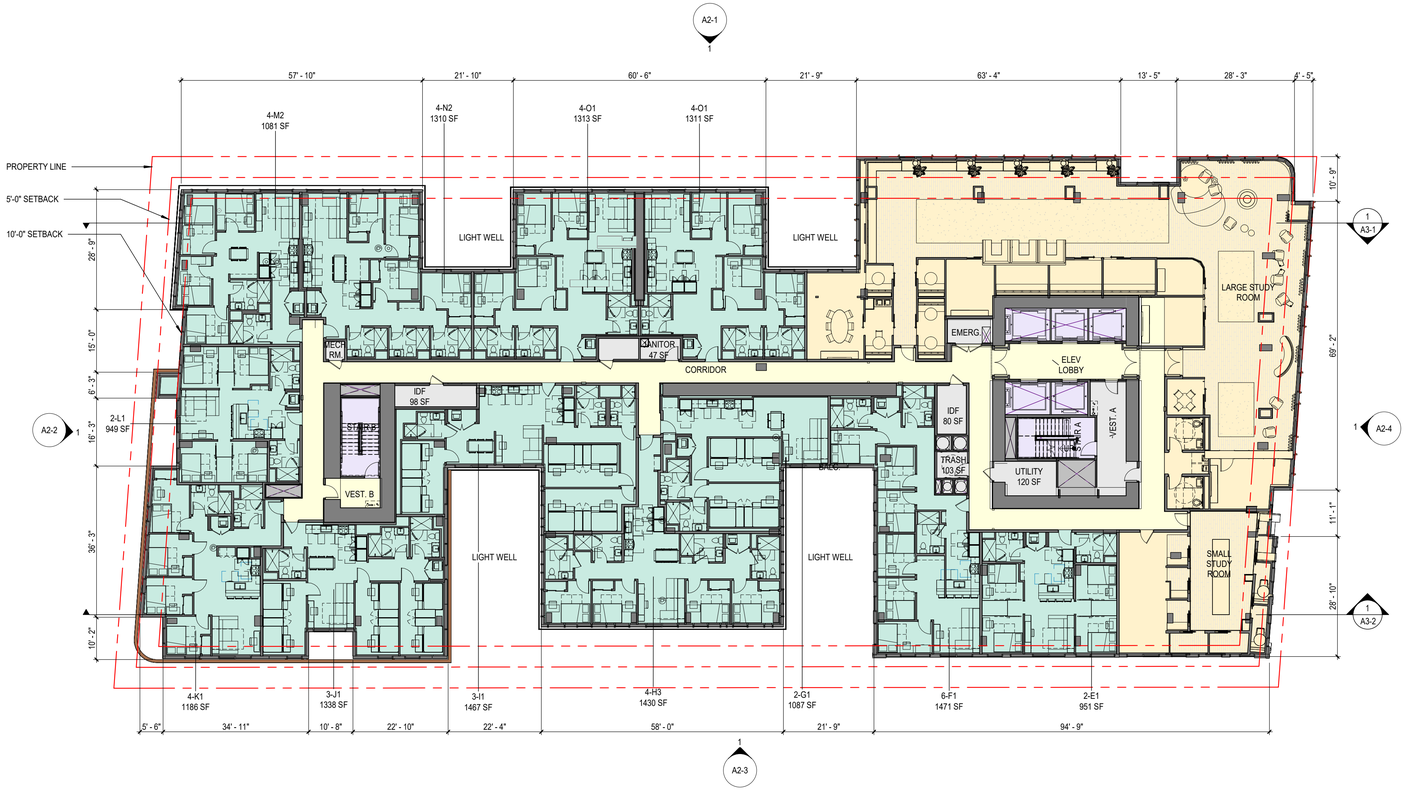
AFTER (PROPOSED)



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LEVEL 24 PLAN **A1-9**

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

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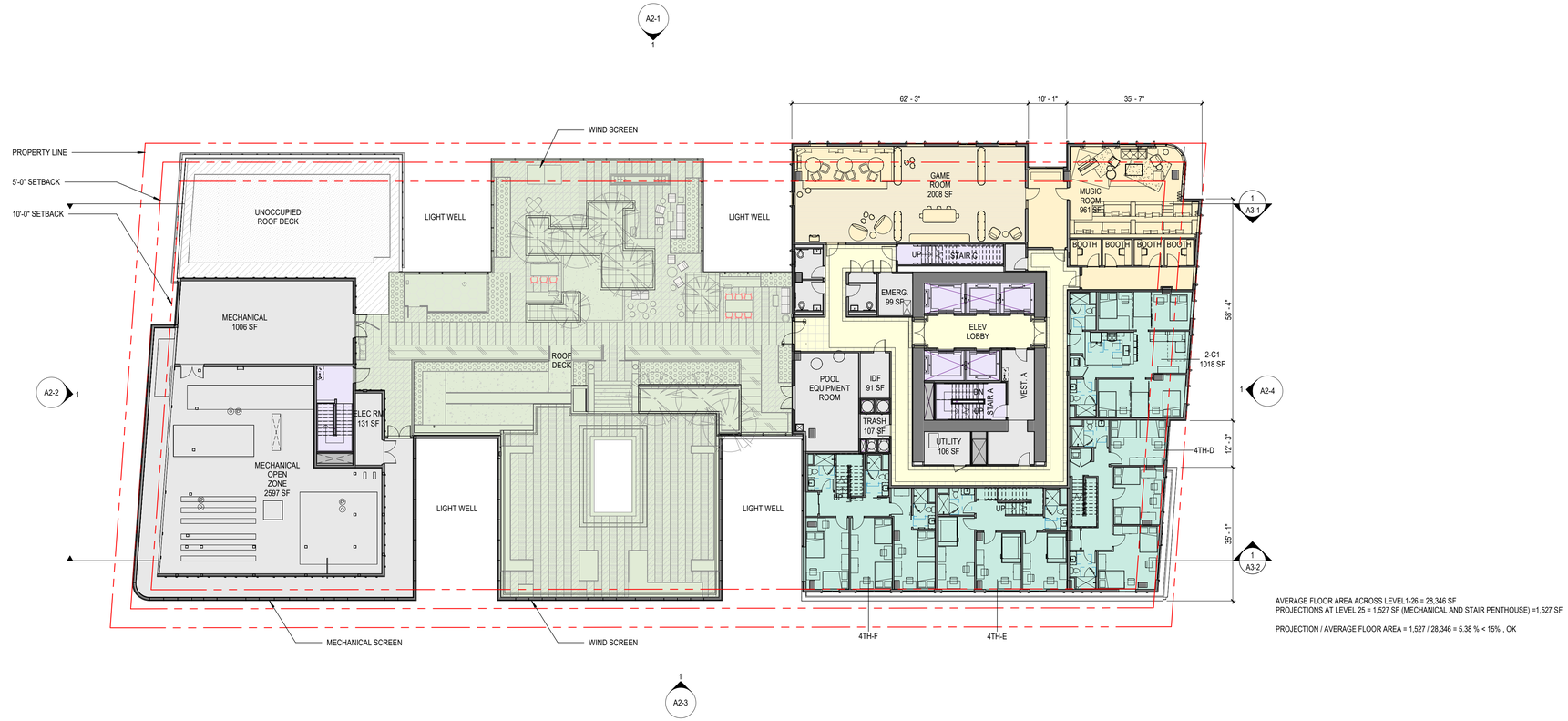

AVERAGE FLOOR AREA ACROSS LEVEL1-26 = 28,346 SF
PROJECTIONS AT LEVEL 25 = 1,527 SF (MECHANICAL AND STAIR PENTHOUSE) =1,527 SF

PROJECTION / AVERAGE FLOOR AREA = 1,527 / 28,346 = 5.38 % < 15% , OK

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LEVEL 25 PLAN **A1-10**

SCALE: 1/16" = 1'=0" (0, 10, 20, 40)

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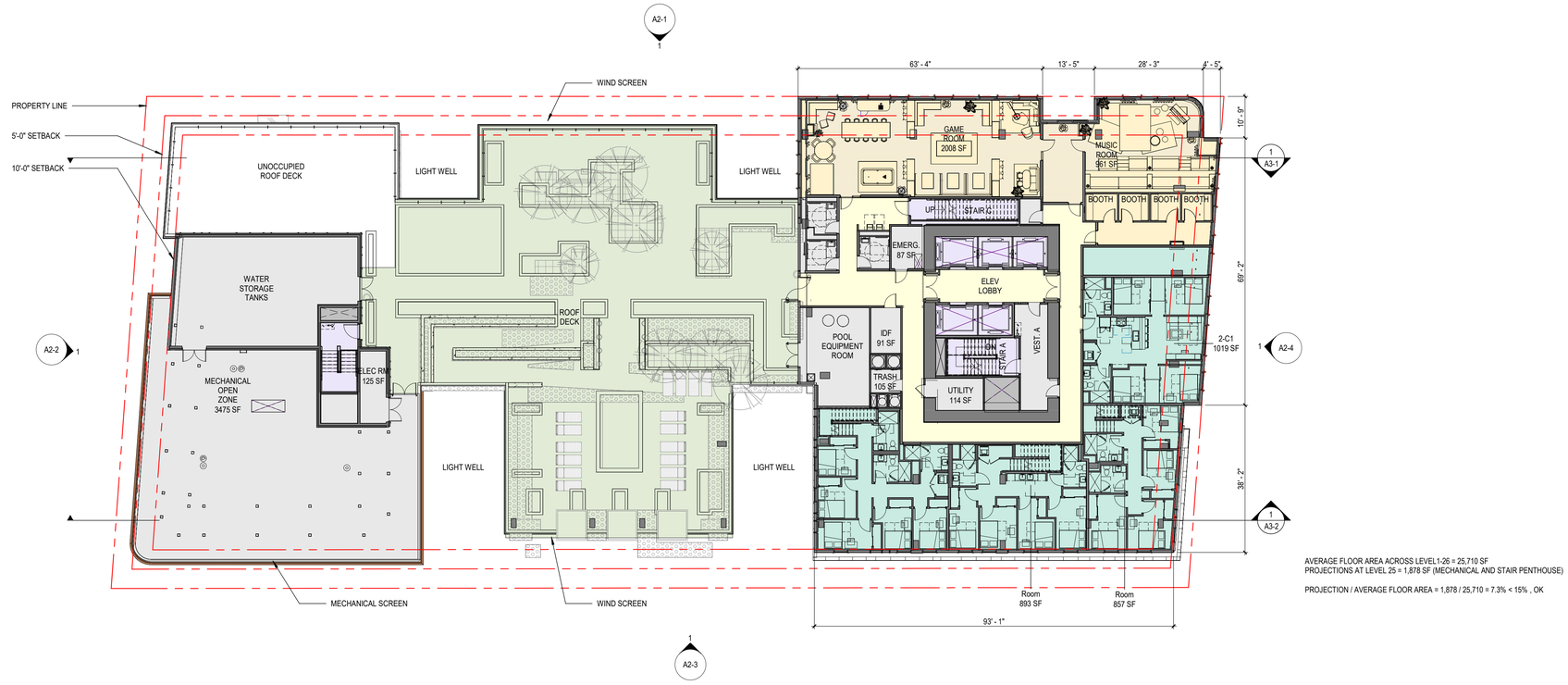

AVERAGE FLOOR AREA ACROSS LEVEL 1-26 = 25,710 SF
PROJECTIONS AT LEVEL 25 = 1,878 SF (MECHANICAL AND STAIR PENTHOUSE)

PROJECTION / AVERAGE FLOOR AREA = 1,878 / 25,710 = 7.3% < 15% , OK

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LEVEL 25 PLAN **A1-10**

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

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LEVEL 26 PLAN **A1-11**

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

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LEVEL 26 PLAN **A1-11**

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

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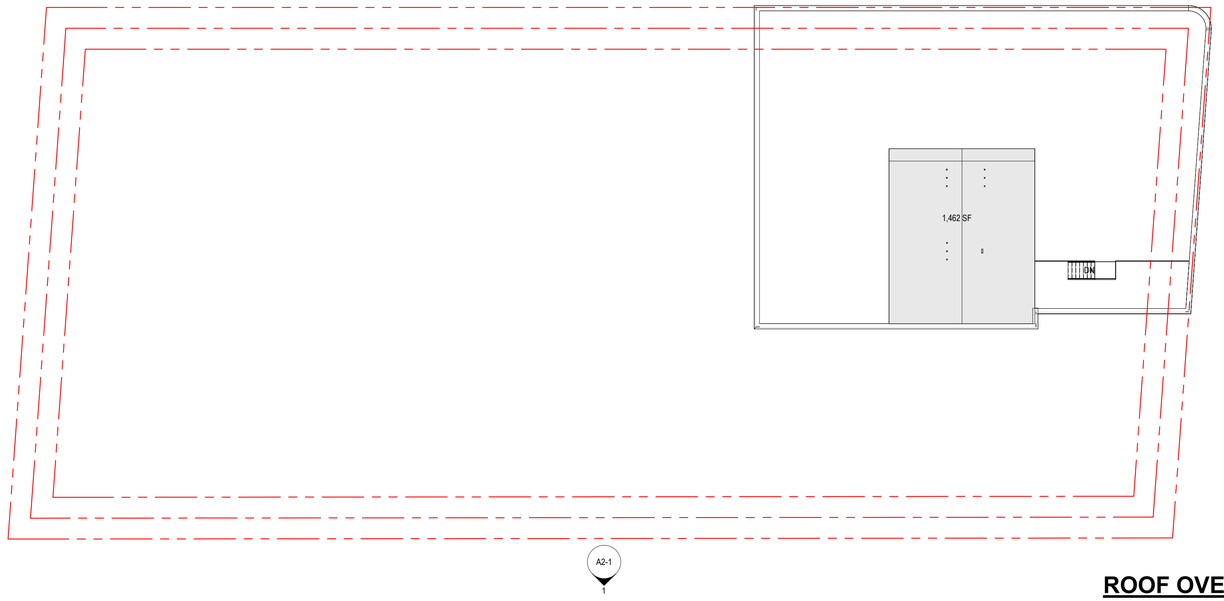
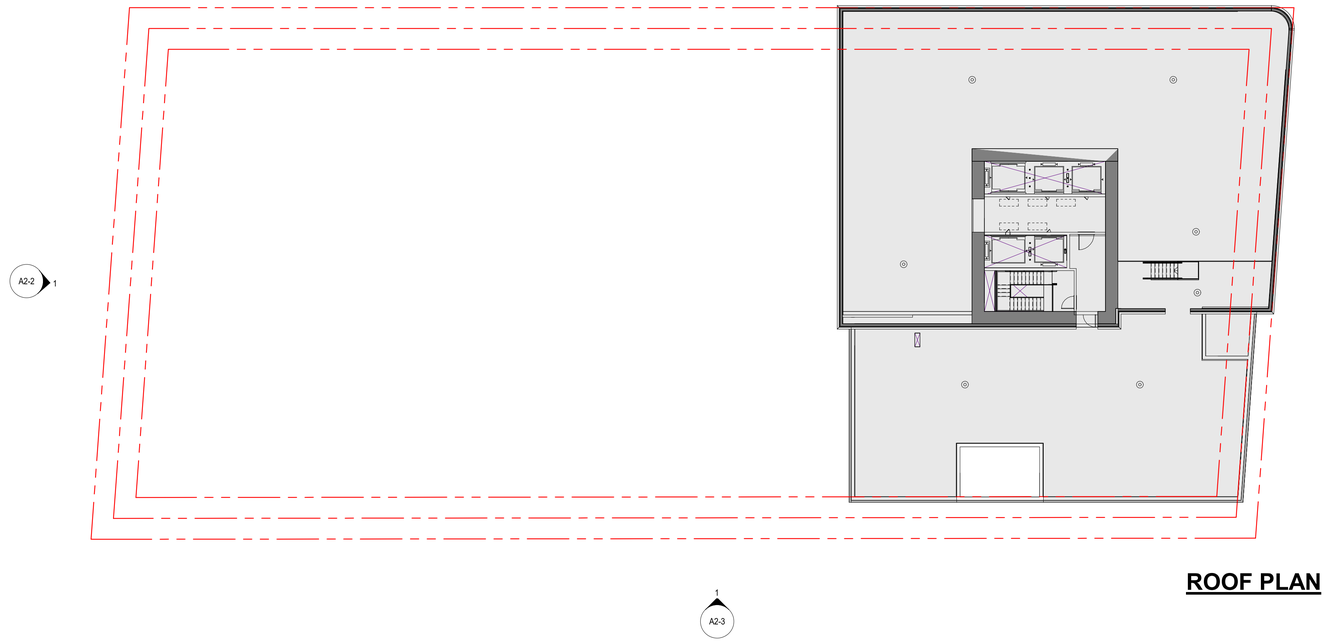


ROOF OVERRUN PLAN



AVERAGE FLOOR AREA ACROSS LEVEL1-26 = 28,346 SF
PROJECTIONS AT ROOF LEVEL = 1,462 SF (ELEVATOR PENTHOUSE) =1,462 SF

PROJECTION / AVERAGE FLOOR AREA = 1,462 / 28,346 = 5.16% < 15% , OK

ROOF PLAN

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ROOF & OVERRUN PLAN **A1-12**

NORTH

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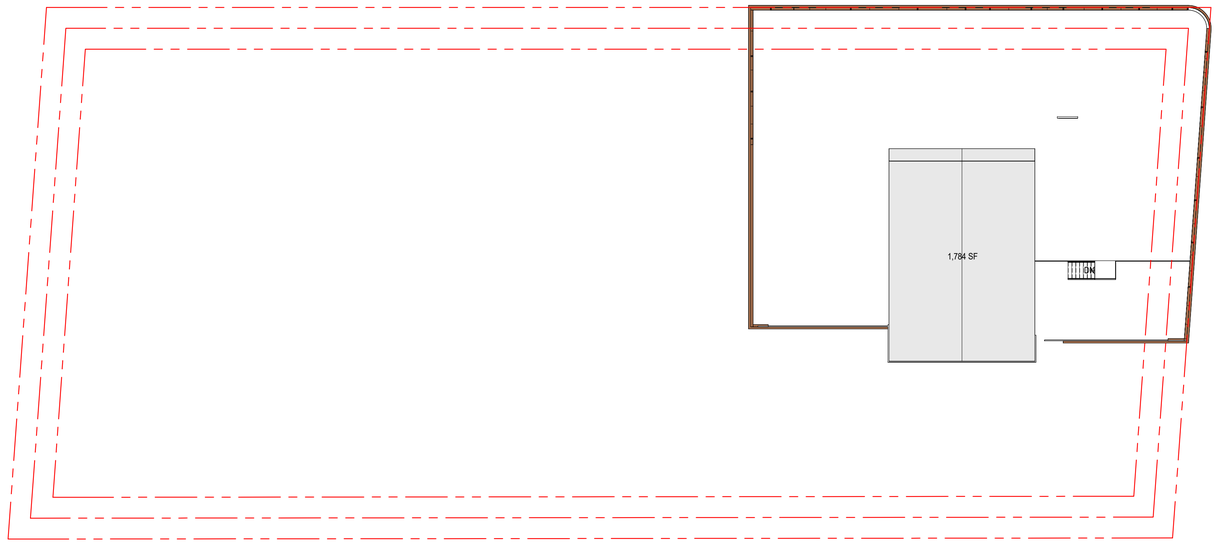
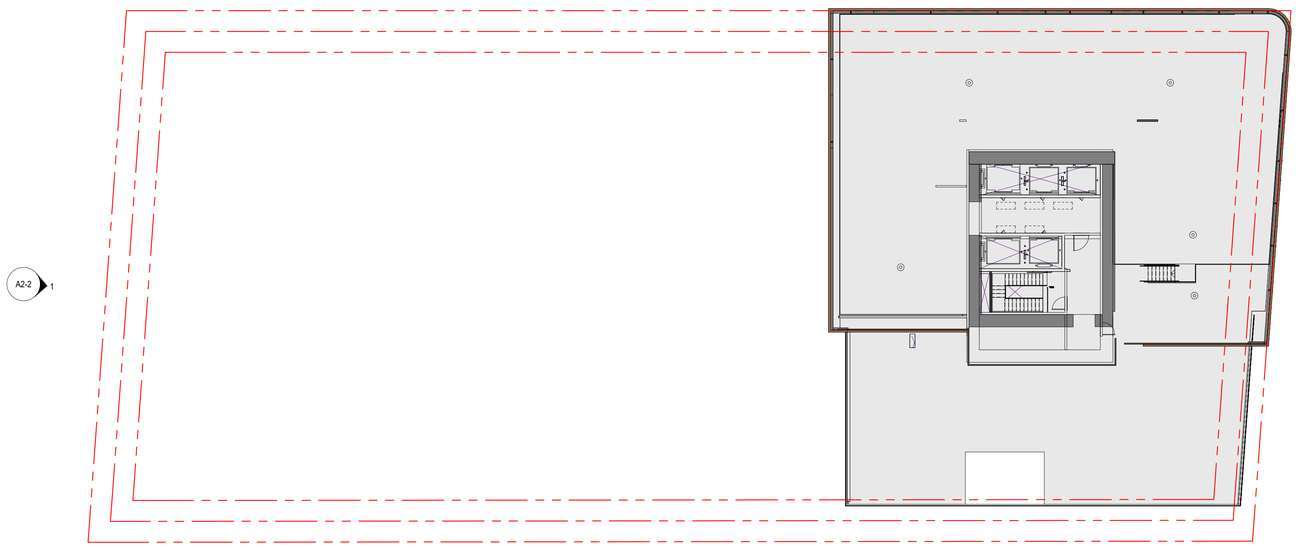
AFTER (PROPOSED)



ROOF OVERRUN PLAN

A2-1
1



AVERAGE FLOOR AREA ACROSS LEVEL1-26 = 25,710 SF
PROJECTIONS AT ROOF LEVEL = 1,784 SF (ELEVATOR PENTHOUSE)

PROJECTION / AVERAGE FLOOR AREA = 1,784 / 25,710 = 6.9% < 15% , OK

A2-2 1

1 A2-4

ROOF PLAN

1
A2-3

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ROOF & OVERRUN PLAN **A1-12**

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

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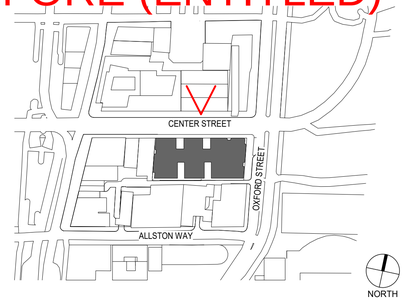
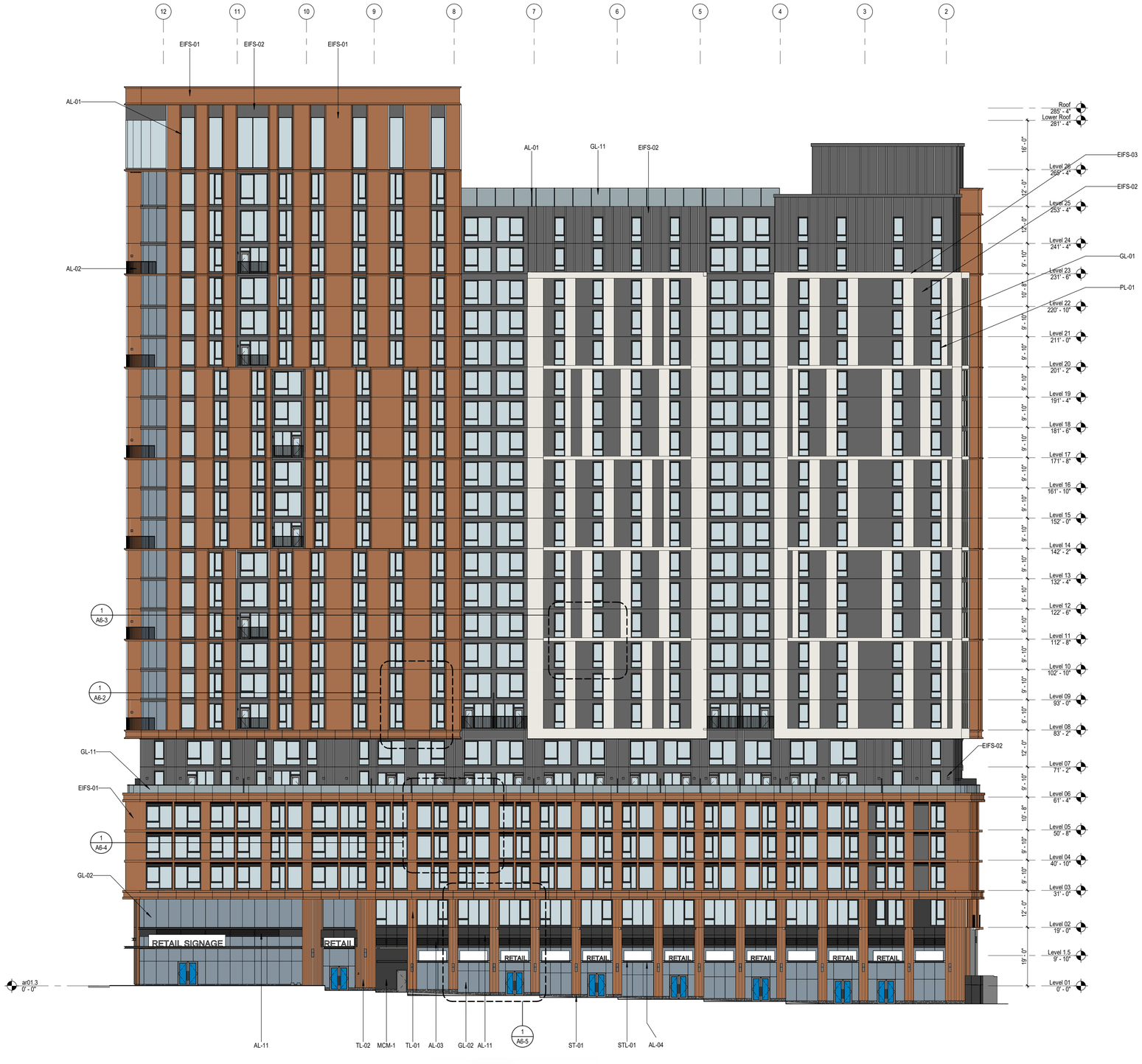
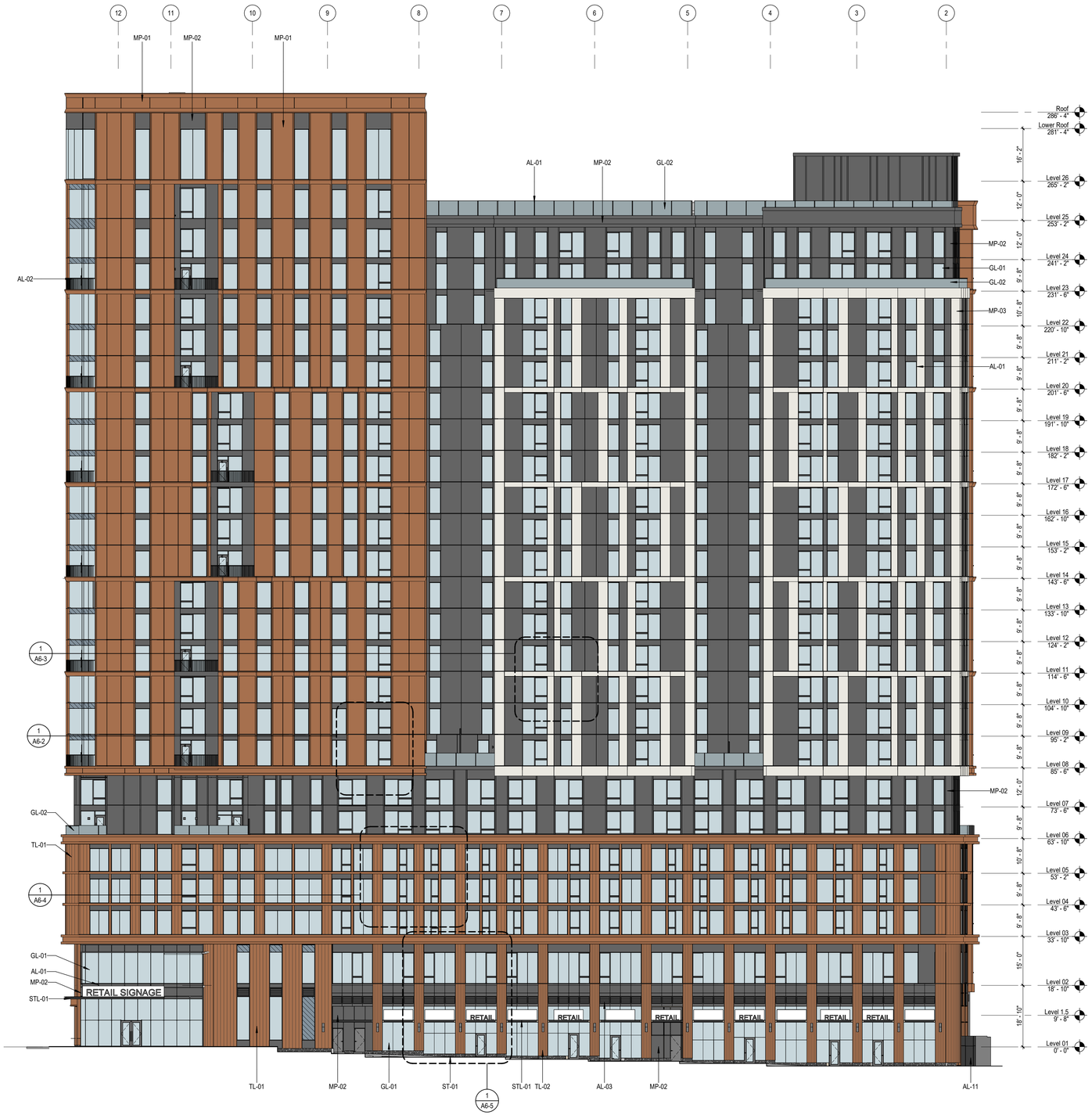



12
11
10
9
8
7
6
5
4
3
2
EIFS-01
EIFS-02
EIFS-01
AL-01
AL-02
AL-01
GL-11
EIFS-02
EIFS-03
EIFS-02
GL-01
PL-01
EIFS-02
GL-11
EIFS-01
GL-02
1
A6-3
1
A6-2
1
A6-4
1
A6-5
RETAIL SIGNAGE
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
ar01.3
0' - 0"
AL-11
TL-02
MCM-1
TL-01
AL-03
GL-02
AL-11
ST-01
STL-01
AL-04
Roof
265' - 4"
Lower Roof
261' - 4"
Level 26
253' - 4"
Level 25
241' - 4"
Level 24
231' - 6"
Level 23
220' - 10"
Level 22
211' - 0"
Level 21
201' - 2"
Level 20
191' - 4"
Level 19
181' - 6"
Level 18
171' - 8"
Level 17
161' - 10"
Level 16
152' - 0"
Level 15
142' - 2"
Level 14
132' - 4"
Level 13
122' - 6"
Level 12
112' - 8"
Level 11
102' - 10"
Level 10
93' - 0"
Level 09
83' - 2"
Level 08
71' - 2"
Level 07
61' - 4"
Level 06
50' - 8"
Level 05
40' - 10"
Level 04
31' - 0"
Level 03
19' - 0"
Level 02
9' - 10"
Level 1.5
0' - 0"
Level 01
9'-6"
12'-0"
9'-10"
9'-10"
9'-10

AFTER (PROPOSED)



EXTERIOR FINISHES

NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, MULLIONS, WHITE - EXTERIOR FACING CLIPS & FASTENERS TO MATCH MP- 02 U.O.N.
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH MP-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH MP-02
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH MP-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
GL-01	INSULATED GLASS UNIT, LOW-E COATING, BIRDSAFE GLAZING AT L1 THROUGH L2
GL-01S	INSULATED GLASS UNIT, SPANDREL SHADOW BOX, BIRDSAFE GLAZING AT L1 THROUGH L2
GL-02	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MP-01	EXTERIOR METAL PANEL - RED
MP-02	EXTERIOR METAL PANEL - GRAY
MP-03	EXTERIOR METAL PANEL - WARM WHITE
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH MP-02
TL-01	TERRACOTTA, RED, WIDE PATTERN
TL-02	TERRACOTTA, RED, NARROW PATTERN
WD-1	WOOD LOOK ALUMINUM SIDING PANEL

ELEVATION - NORTH

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

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NORTH ELEVATION **A2-1**

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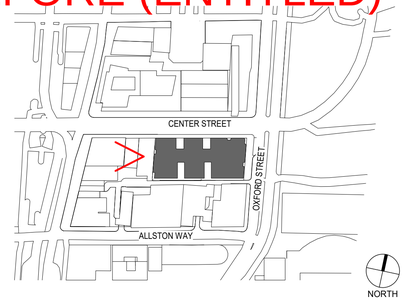

EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN

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

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WEST ELEVATION **A2-2**

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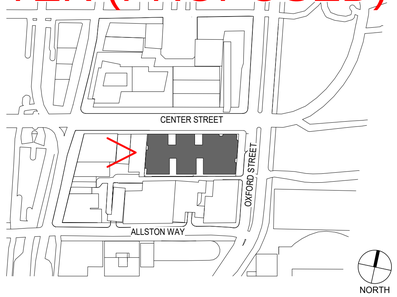

ELEVATION - WEST
SCALE: 1/16" = 1'-0"

EXTERIOR FINISHES

NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, MULLIONS, WHITE - EXTERIOR FACING CLIPS & FASTENERS TO MATCH MP- 02 U.O.N.
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH MP-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH MP-02
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH MP-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
GL-01	INSULATED GLASS UNIT, LOW-E COATING, BIRDSAFE GLAZING AT L1 THROUGH L2
GL-01S	INSULATED GLASS UNIT, SPANDREL SHADOW BOX, BIRDSAFE GLAZING AT L1 THROUGH L2
GL-02	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MP-01	EXTERIOR METAL PANEL - RED
MP-02	EXTERIOR METAL PANEL - GRAY
MP-03	EXTERIOR METAL PANEL - WARM WHITE
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH MP-02
TL-01	TERRACOTTA, RED, WIDE PATTERN
TL-02	TERRACOTTA, RED, NARROW PATTERN
WD-1	WOOD LOOK ALUMINUM SIDING PANEL

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WEST ELEVATION **A2-2**

BEFORE (ENTITLED)

EXTERIOR FINISHES

NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN

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

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SOUTH ELEVATION A2-3

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EXTERIOR FINISHES

NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, MULLIONS, WHITE - EXTERIOR FACING CLIPS & FASTENERS TO MATCH MP- 02 U.O.N.
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH MP-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH MP-02
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH MP-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
GL-01	INSULATED GLASS UNIT, LOW-E COATING, BIRDSAFE GLAZING AT L1 THROUGH L2
GL-01S	INSULATED GLASS UNIT, SPANDREL SHADOW BOX, BIRDSAFE GLAZING AT L1 THROUGH L2
GL-02	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MP-01	EXTERIOR METAL PANEL - RED
MP-02	EXTERIOR METAL PANEL - GRAY
MP-03	EXTERIOR METAL PANEL - WARM WHITE
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH MP-02
TL-01	TERRACOTTA, RED, WIDE PATTERN
TL-02	TERRACOTTA, RED, NARROW PATTERN
WD-1	WOOD LOOK ALUMINUM SIDING PANEL

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

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SOUTH ELEVATION A2-3

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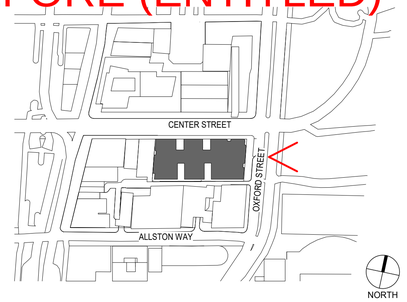

EXTERIOR FINISHES

NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN

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

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EAST ELEVATION **A2-4**

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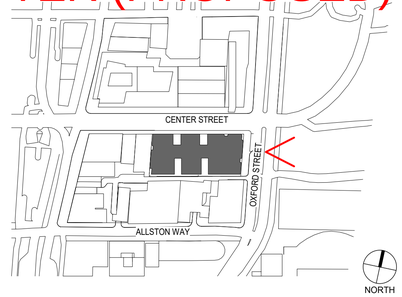

EXTERIOR FINISHES

NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, MULLIONS, WHITE - EXTERIOR FACING CLIPS & FASTENERS TO MATCH MP- 02 U.O.N.
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH MP-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH MP-02
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH MP-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
GL-01	INSULATED GLASS UNIT, LOW-E COATING, BIRDSAFE GLAZING AT L1 THROUGH L2
GL-01S	INSULATED GLASS UNIT, SPANDREL SHADOW BOX, BIRDSAFE GLAZING AT L1 THROUGH L2
GL-02	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MP-01	EXTERIOR METAL PANEL - RED
MP-02	EXTERIOR METAL PANEL - GRAY
MP-03	EXTERIOR METAL PANEL - WARM WHITE
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH MP-02
TL-01	TERRACOTTA, RED, WIDE PATTERN
TL-02	TERRACOTTA, RED, NARROW PATTERN
WD-1	WOOD LOOK ALUMINUM SIDING PANEL

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

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EAST ELEVATION **A2-4**

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EAST-WEST SECTION **A3-1**

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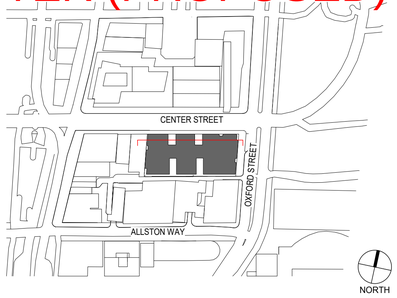
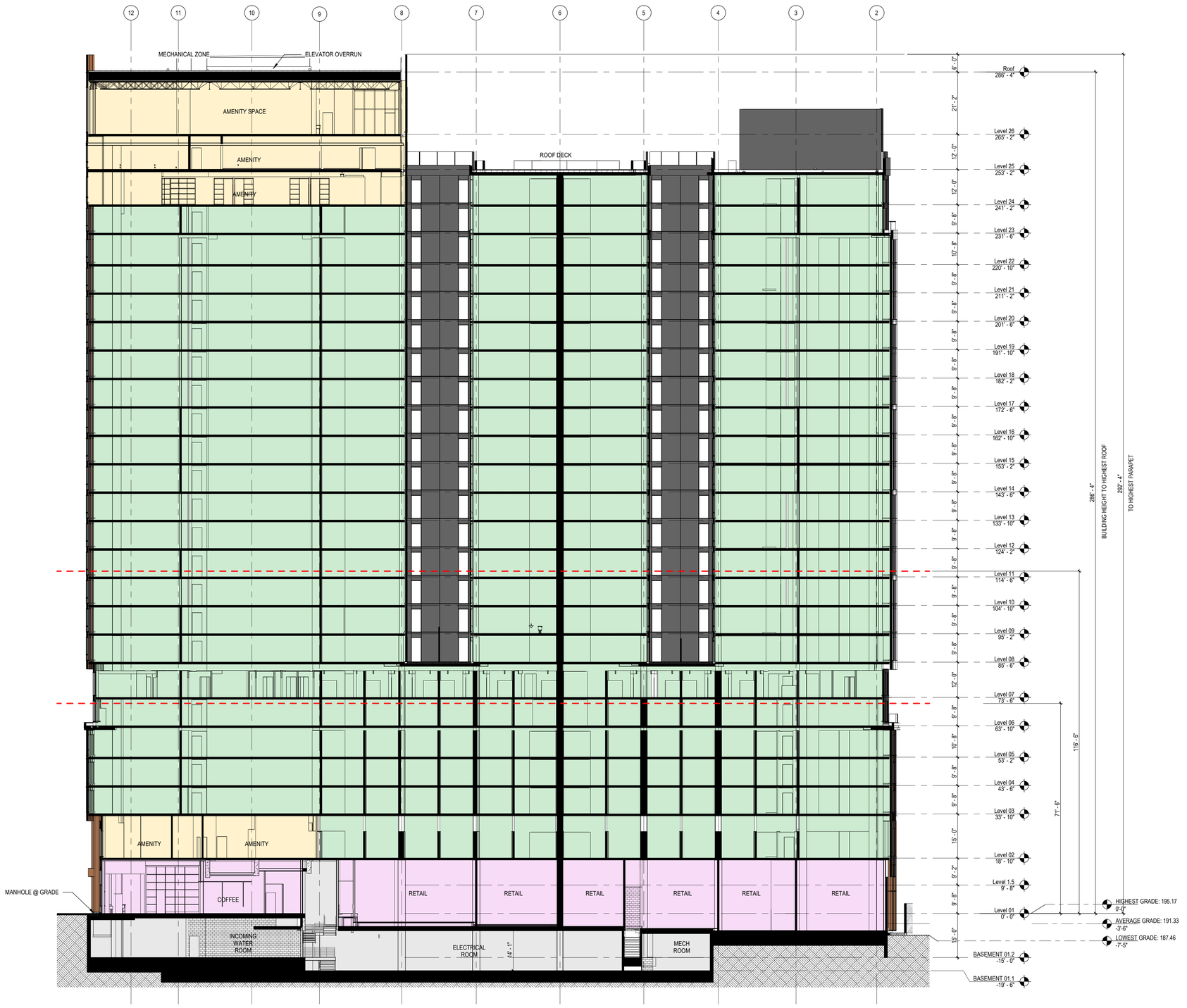
75-21704-00 06/14/24

AFTER (PROPOSED)





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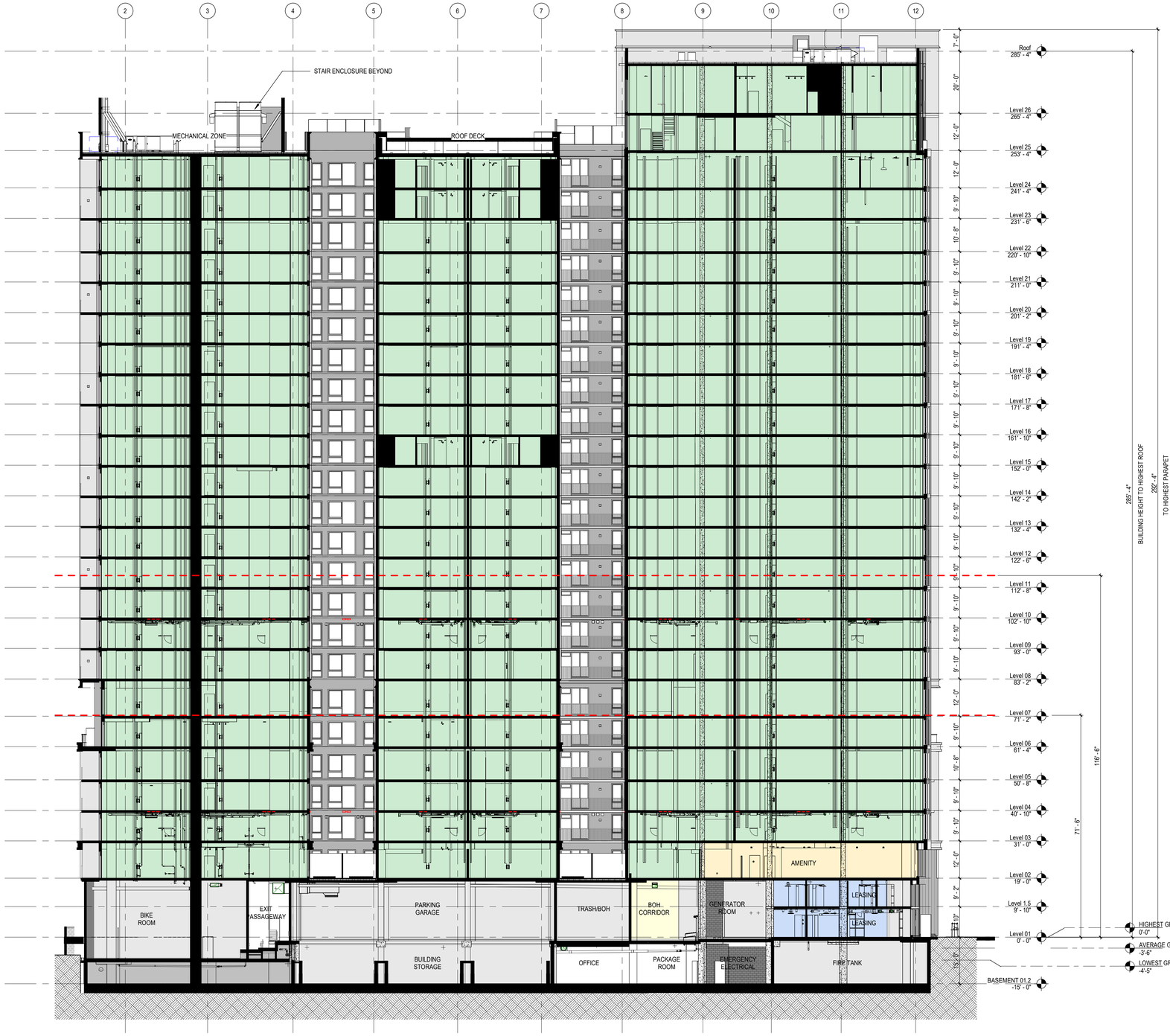
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

EAST-WEST SECTION **A3-1**

HUB BERKELEY
75-21704-00 10/05/2023

BEFORE (ENTITLED)



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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

EAST-WEST SECTION A3-2

HUB BERKELEY
75-21704-00 06/14/24

AFTER (PROPOSED)

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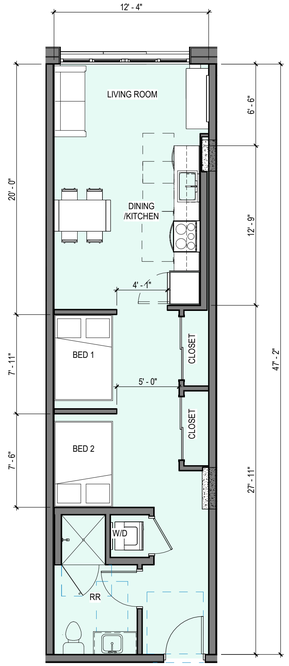
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

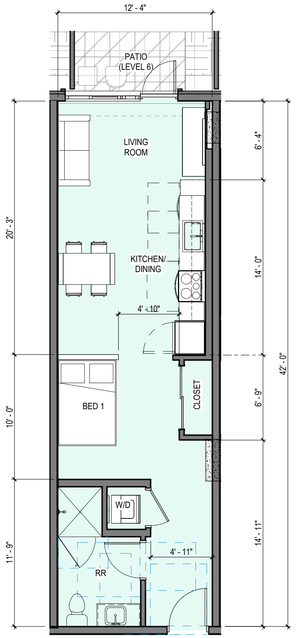
EAST-WEST SECTION A3-2

HUB BERKELEY
75-21704-00 10/05/2023

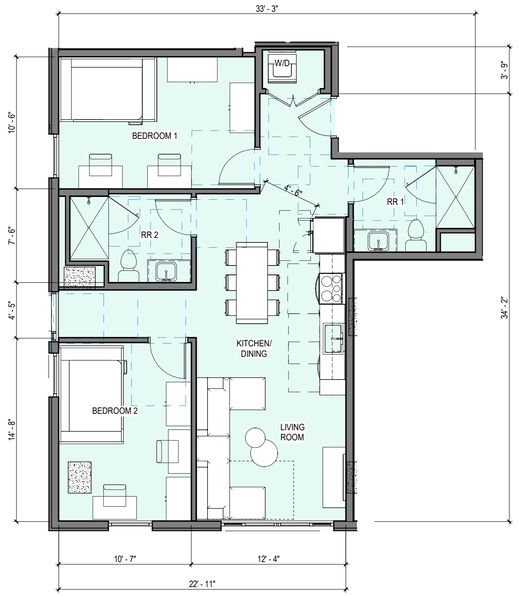
BEFORE (ENTITLED)



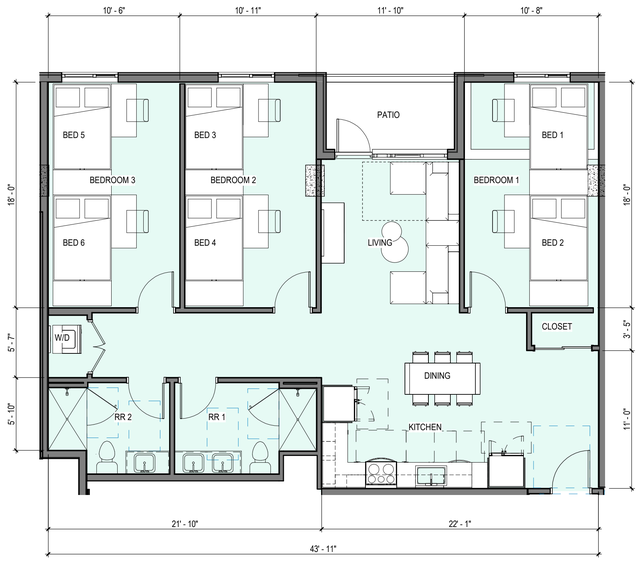
UNIT PLAN - 1/1 STUDIO
SCALE: 3/16" = 1'-0"



UNIT PLAN - STUDIO
SCALE: 3/16" = 1'-0"



UNIT PLAN - 2BD BUNK 2BA
SCALE: 3/16" = 1'-0"

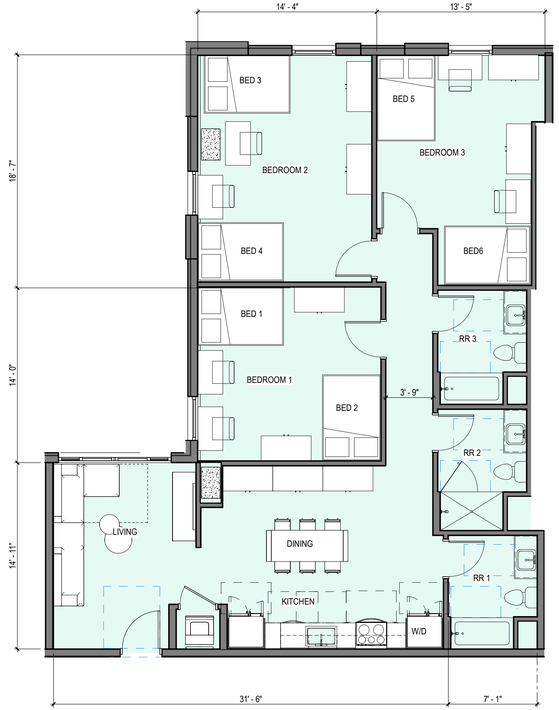


UNIT PLAN - 3/3BD 3BA
SCALE: 3/16" = 1'-0"

UNIT PLAN - 3/3BD 2BA
SCALE: 3/16" = 1'-0"

UNIT PLAN -2+2BD 2BA
SCALE: 3/16" = 1'-0"

UNIT PLAN - 3/3BD 3BA
SCALE: 3/16" = 1'-0"



UNIT PLAN - 3/3BD 3BA
SCALE: 3/16" = 1'-0"

UNIT PLAN - 3/3BD 2BA
SCALE: 3/16" = 1'-0"

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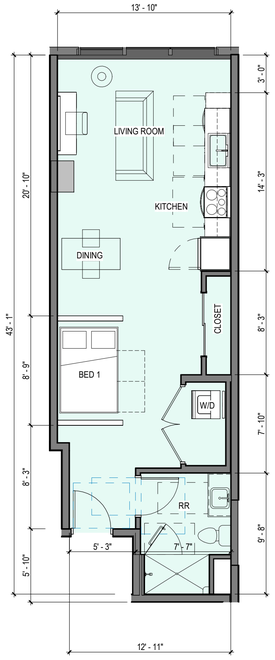
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

UNIT TYPES A5-1

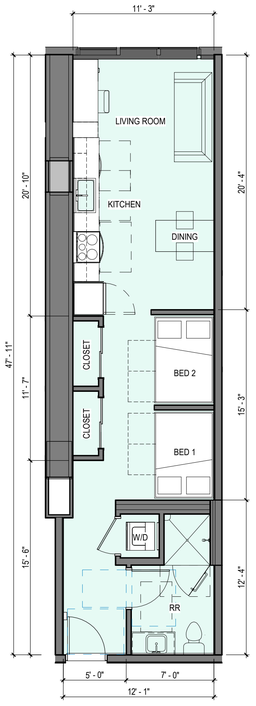
HUB BERKELEY
75-21704-00 10/30/2023

AFTER (PROPOSED)



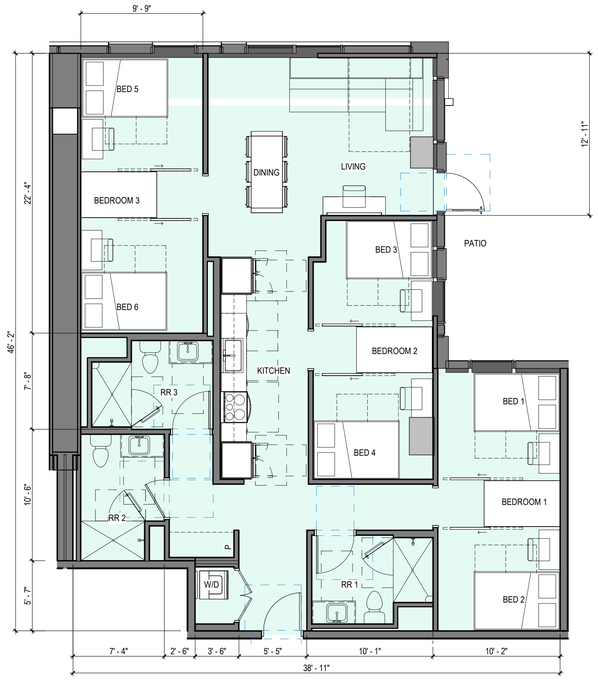
UNIT PLAN - STUDIO

SCALE: 3/16" = 1'-0"



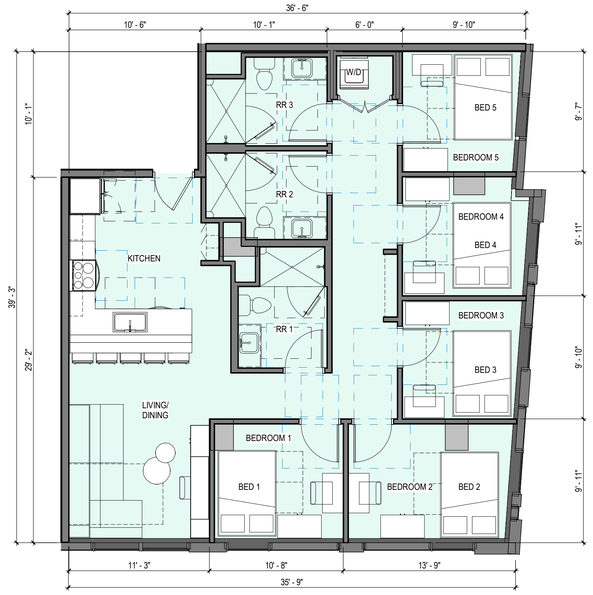
UNIT PLAN - 1/1 STUDIO

SCALE: 3/16" = 1'-0"



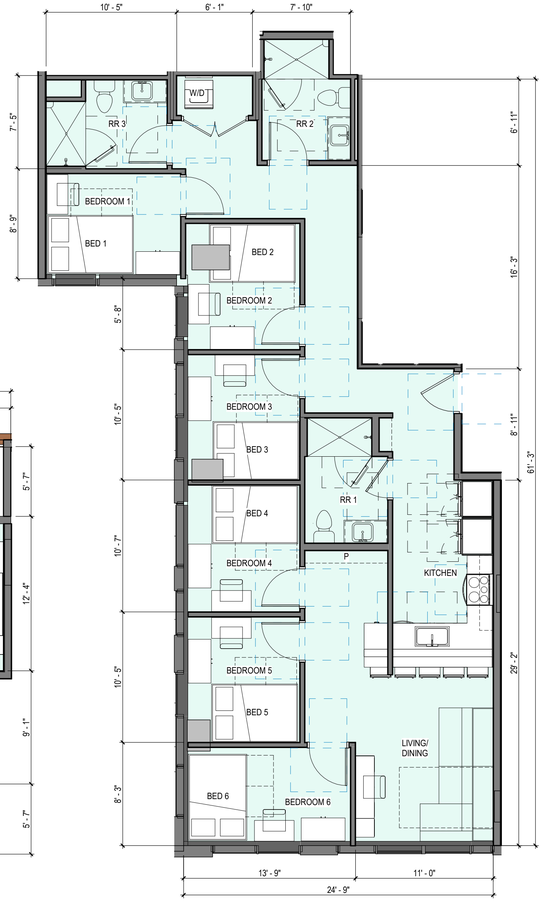
UNIT PLAN - 3/3BD 3BA

SCALE: 3/16" = 1'-0"



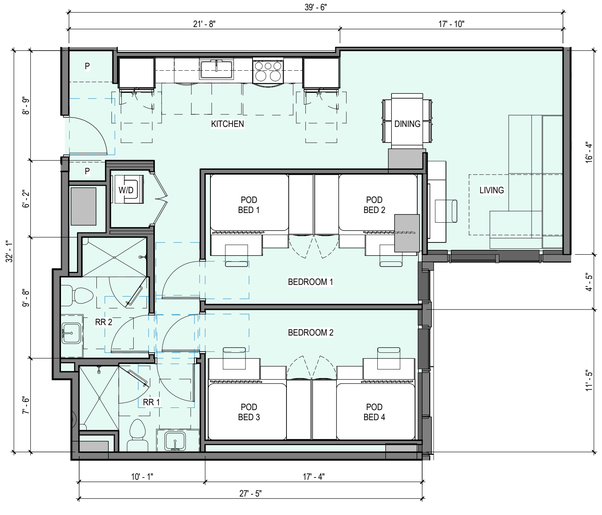
UNIT PLAN - 5BD 3BA

SCALE: 3/16" = 1'-0"



UNIT PLAN - 6BD 3BA

SCALE: 3/16" = 1'-0"

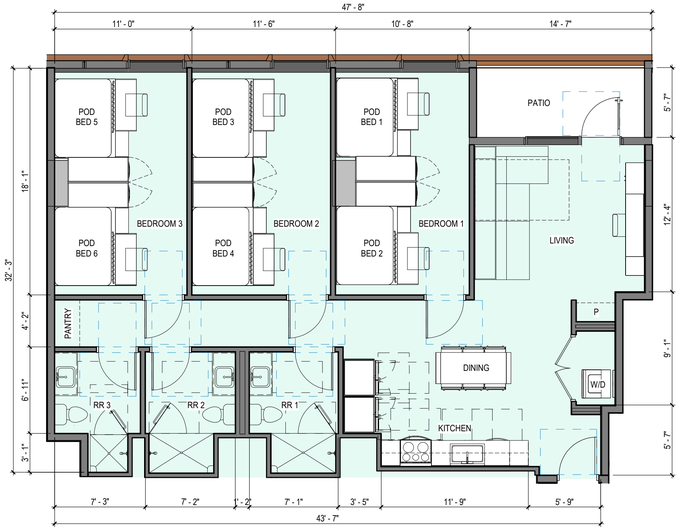


UNIT PLAN - POD 2/2BD 2BA

SCALE: 3/16" = 1'-0"

UNIT PLAN - 2/2BD 2BA

SCALE: 3/16" = 1'-0"



UNIT PLAN - POD 3/3BD 3BA

SCALE: 3/16" = 1'-0"

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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

UNIT TYPES **A5-1**

HUB BERKELEY
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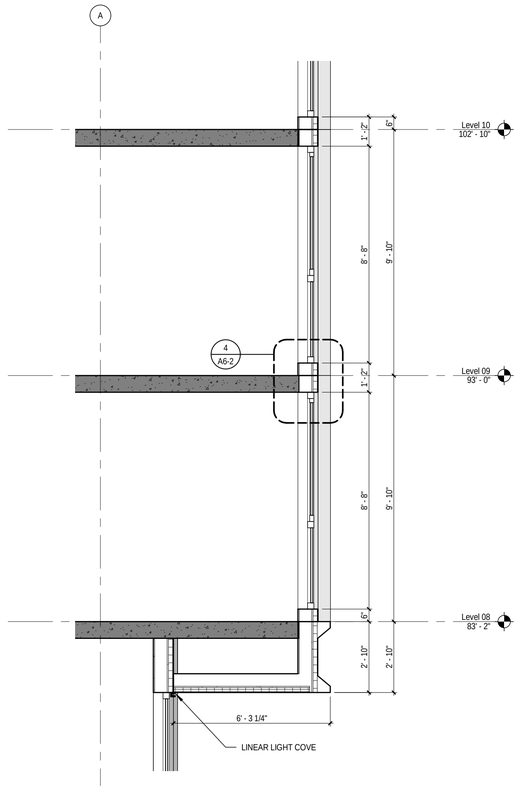
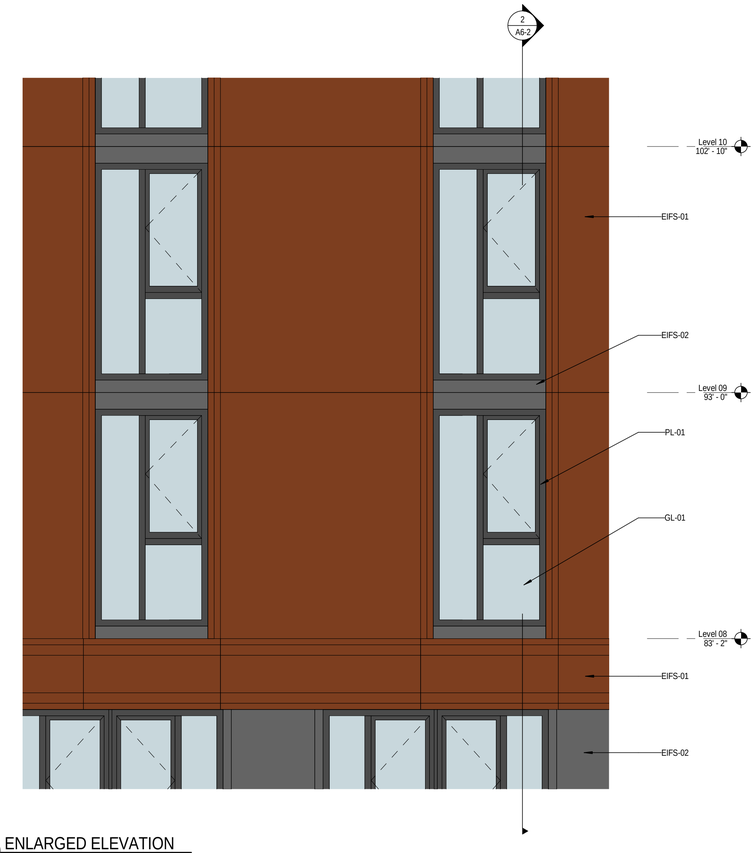
BEFORE (ENTITLED)

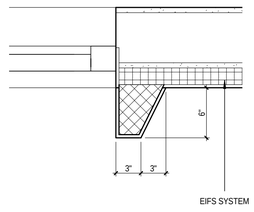


2 A6-2 ENLARGED SECTION
SCALE: 3/8" = 1'-0"

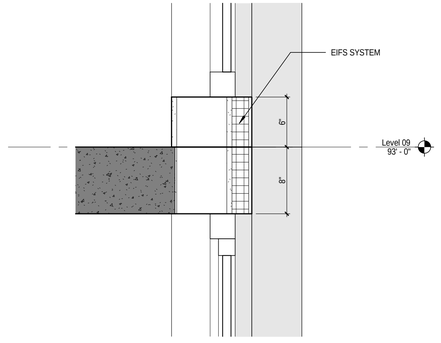


1 A6-2 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

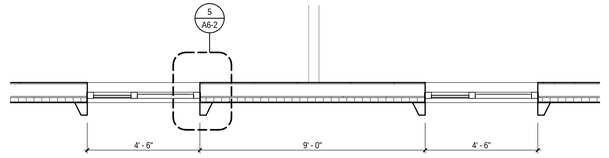
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN



5 A6-2 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



4 A6-2 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



3 A6-2 ENLARGED PLAN - LEVEL 8
SCALE: 3/8" = 1'-0"

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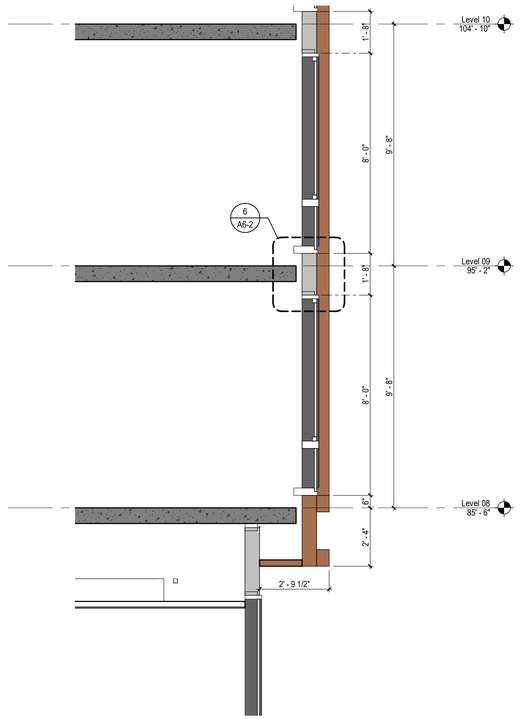
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 11/22/2024

FACADE SYSTEM A6-2

HUB BERKELEY
75-21704-00 10/30/2023

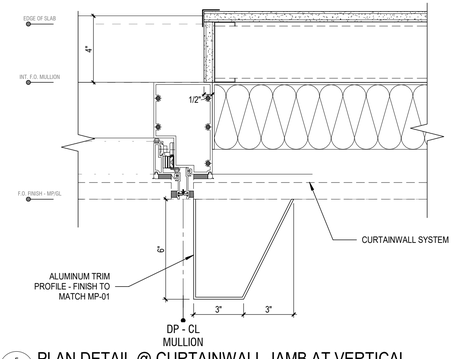
AFTER (PROPOSED)



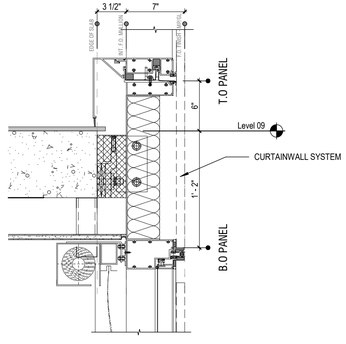
2 A6-2 ENLARGED SECTION
SCALE: 3/8" = 1'-0"

1 A6-2 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

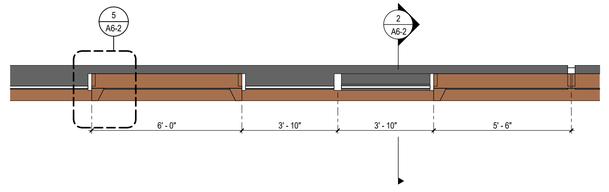
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, MULLIONS, WHITE - EXTERIOR FACING CLIPS & FASTENERS TO MATCH MP- 02 U.O.N.
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH MP-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH MP-02
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH MP-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
GL-01	INSULATED GLASS UNIT, LOW-E COATING, BIRDSAFE GLAZING AT L1 THROUGH L2
GL-01S	INSULATED GLASS UNIT, SPANDREL SHADOW BOX, BIRDSAFE GLAZING AT L1 THROUGH L2
GL-02	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MP-01	EXTERIOR METAL PANEL - RED
MP-02	EXTERIOR METAL PANEL - GRAY
MP-03	EXTERIOR METAL PANEL - WARM WHITE
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH MP-02
TL-01	TERRACOTTA, RED, WIDE PATTERN
TL-02	TERRACOTTA, RED, NARROW PATTERN
WD-1	WOOD LOOK ALUMINUM SIDING PANEL



5 A6-2 PLAN DETAIL @ CURTAINWALL JAMB AT VERTICAL
SCALE: 3" = 1'-0"



6 A6-2 SECTION DETAIL @ STOREFRONT SLAB BYPASS
SCALE: 1 1/2" = 1'-0"



3 A6-2 ENLARGED PLAN - LEVEL 8
SCALE: 3/8" = 1'-0"

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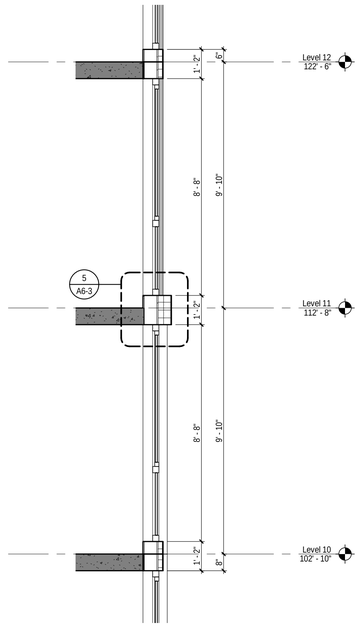
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

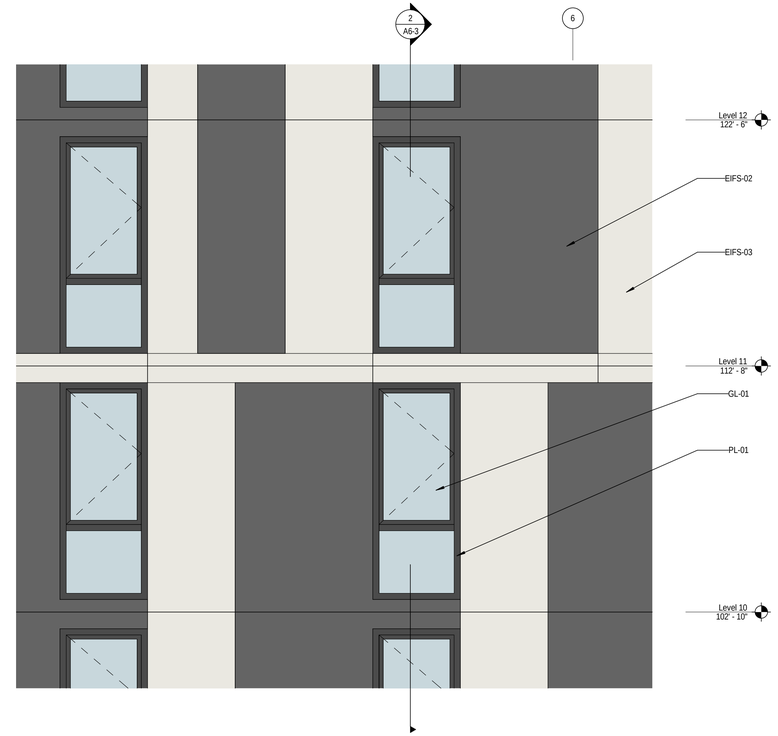
FACADE SYSTEM **A6-2**

HUB BERKELEY
75-21704-00 10/05/2023

BEFORE (ENTITLED)

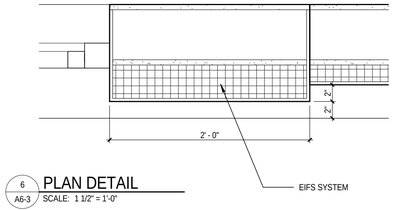


2 A6-3 ENLARGED SECTION
SCALE: 3/8" = 1'-0"

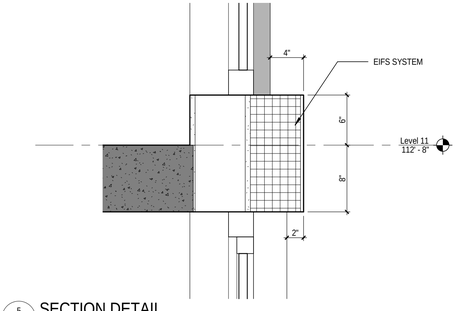


1 A6-3 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

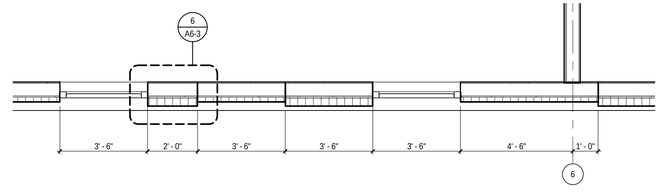
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN



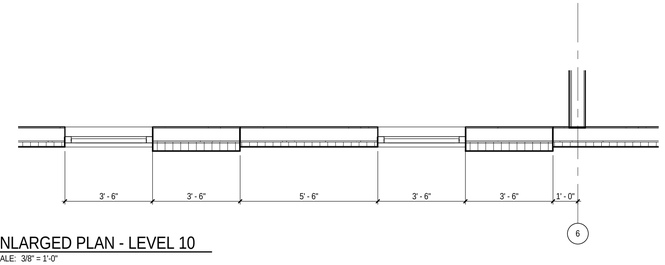
6 A6-3 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



5 A6-3 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



4 A6-3 ENLARGED PLAN - LEVEL 11
SCALE: 3/8" = 1'-0"



3 A6-3 ENLARGED PLAN - LEVEL 10
SCALE: 3/8" = 1'-0"

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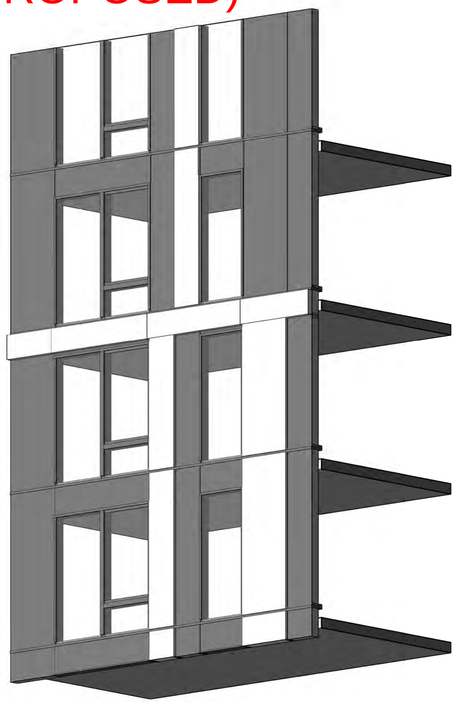
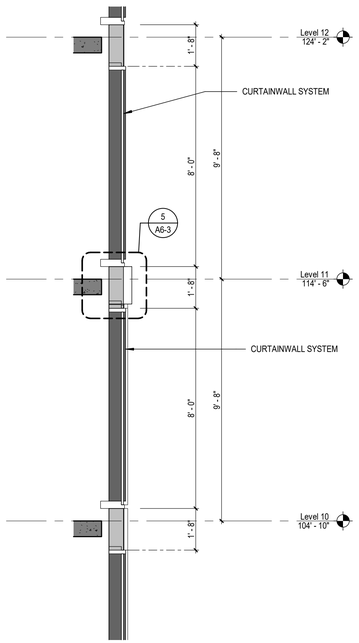
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 11/22/2024

FACADE SYSTEM A6-3

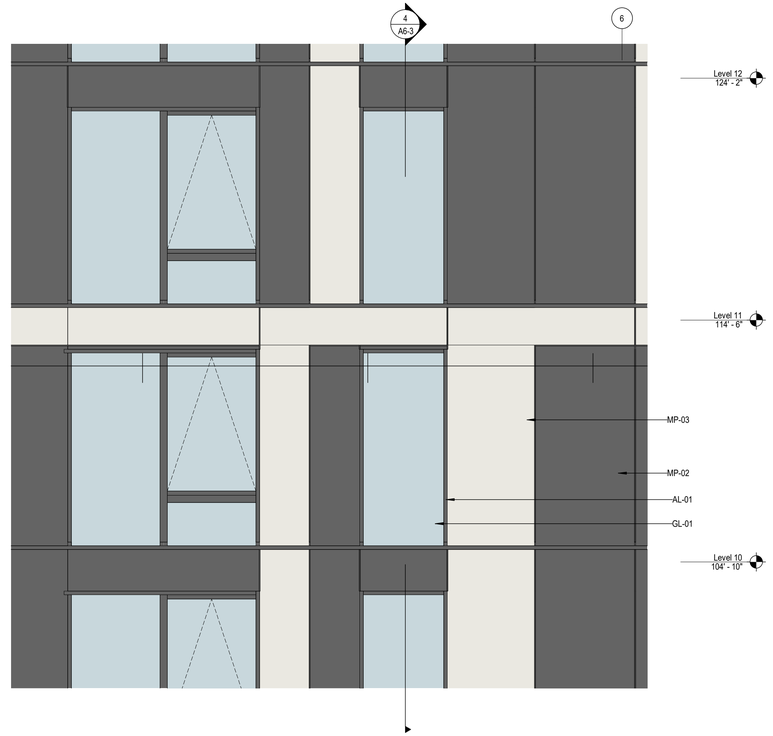
HUB BERKELEY
75-21704-00 10/30/2023

AFTER (PROPOSED)



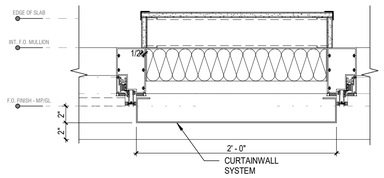


4 A6-3 ENLARGED SECTION
SCALE: 3/8" = 1'-0"

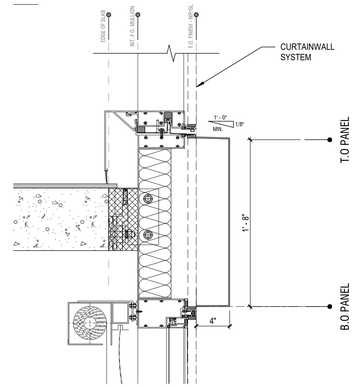


1 A6-3 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

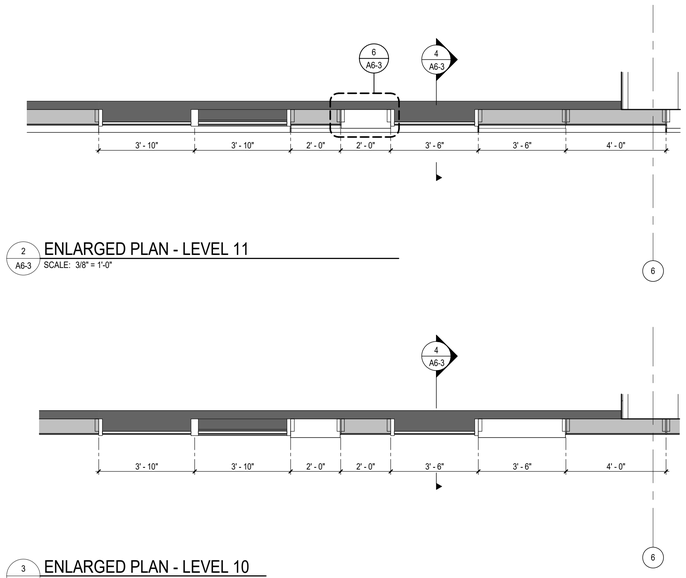
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, MULLIONS, WHITE - EXTERIOR FACING CLIPS & FASTENERS TO MATCH MP- 02 U.O.N.
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH MP-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH MP-02
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH MP-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
GL-01	INSULATED GLASS UNIT, LOW-E COATING, BIRDSAFE GLAZING AT L1 THROUGH L2
GL-01S	INSULATED GLASS UNIT, SPANDREL SHADOW BOX, BIRDSAFE GLAZING AT L1 THROUGH L2
GL-02	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MP-01	EXTERIOR METAL PANEL - RED
MP-02	EXTERIOR METAL PANEL - GRAY
MP-03	EXTERIOR METAL PANEL - WARM WHITE
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH MP-02
TL-01	TERRACOTTA, RED, WIDE PATTERN
TL-02	TERRACOTTA, RED, NARROW PATTERN
WD-1	WOOD LOOK ALUMINUM SIDING PANEL



6 A6-3 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



5 A6-3 SECTION DETAIL @ BAND
SCALE: 1 1/2" = 1'-0"



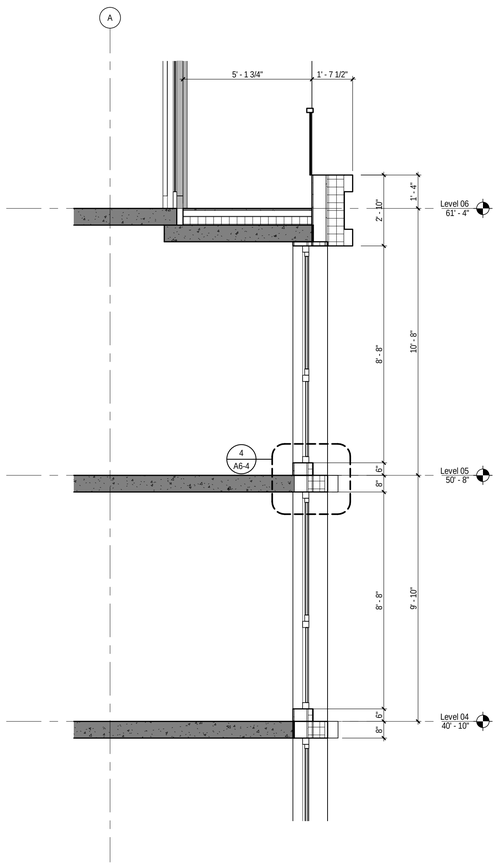
CORE | DLR Group | site landscape architecture urban design | Kimley»Horn

ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

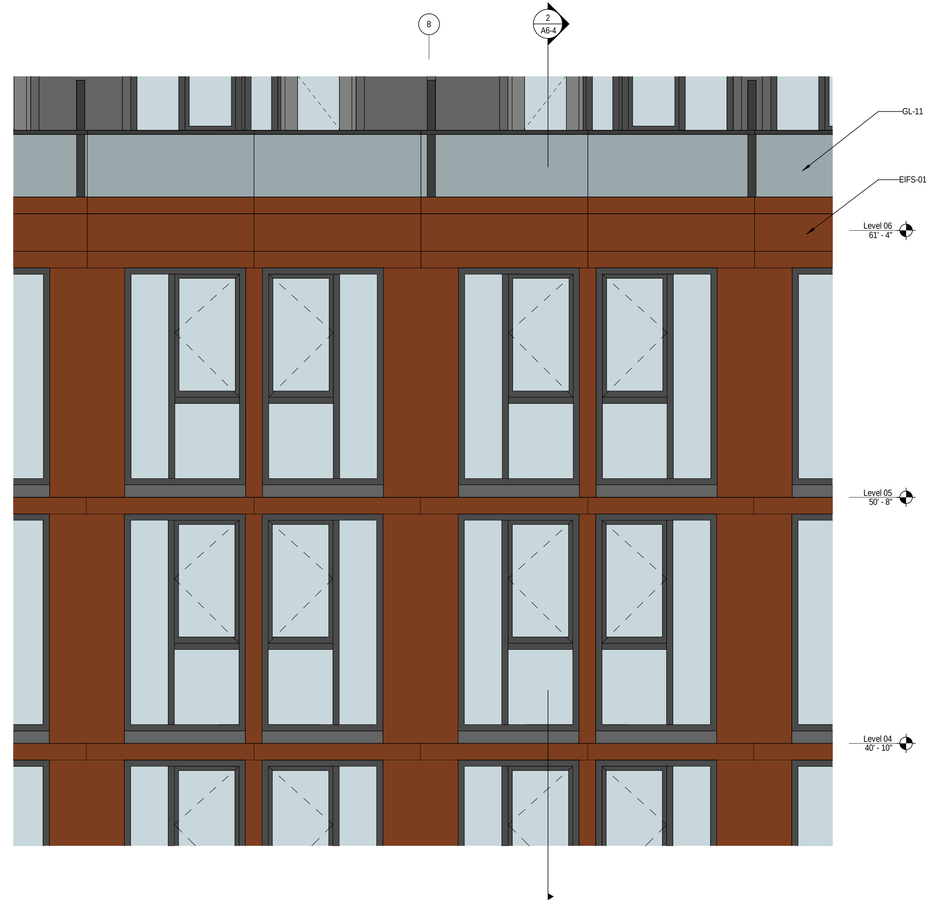
FACADE SYSTEM A6-3

HUB BERKELEY
75-21704-00 10/05/2023

BEFORE (ENTITLED)

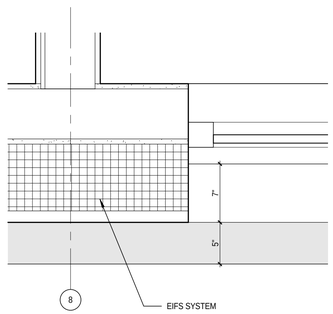


2 A6-4 ENLARGED SECTION
SCALE: 3/8" = 1'-0"

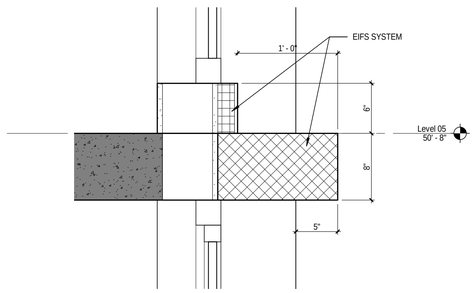


1 A6-4 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

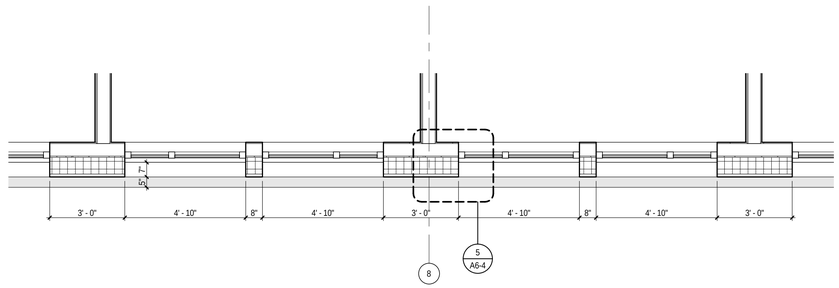
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN



5 A6-4 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



4 A6-4 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



3 A6-4 ENLARGED PLAN - LEVEL 5
SCALE: 3/8" = 1'-0"

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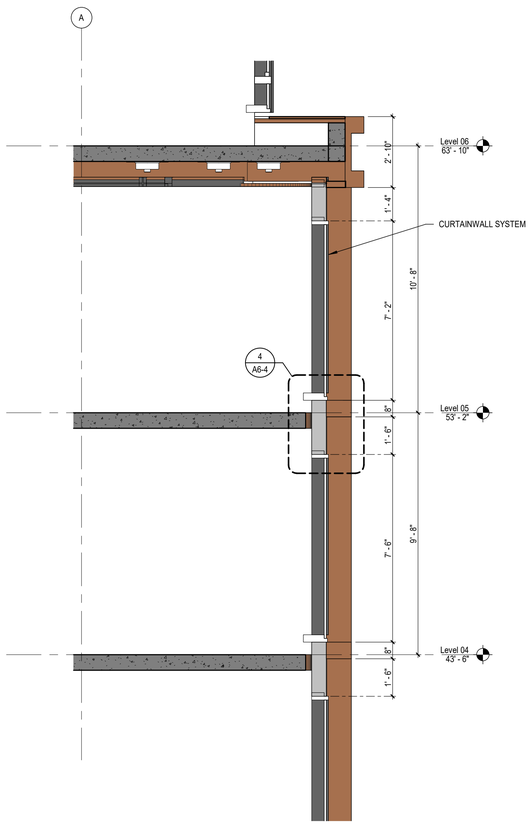
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 11/22/2024

FACADE SYSTEM A6-4

HUB BERKELEY
75-21704-00 10/30/2023

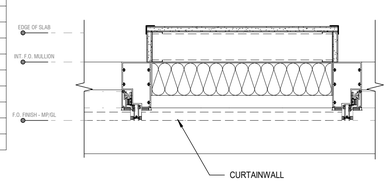
AFTER (PROPOSED)



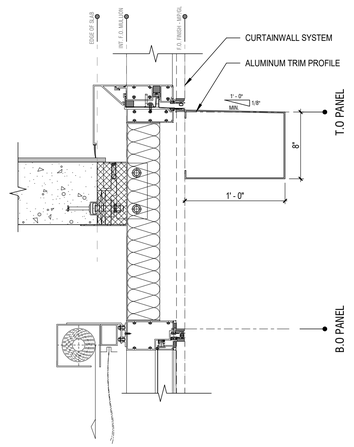
3 A6-4 ENLARGED SECTION
SCALE: 3/8" = 1'-0"

1 A6-4 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

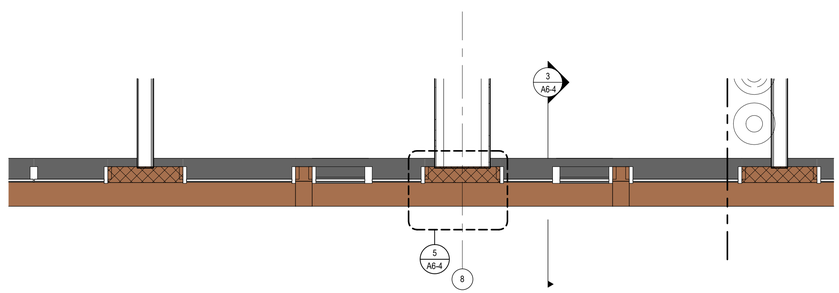
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, MULLIONS, WHITE - EXTERIOR FACING CLIPS & FASTENERS TO MATCH MP- 02 U.O.N.
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH MP-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH MP-02
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH MP-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
GL-01	INSULATED GLASS UNIT, LOW-E COATING, BIRDSAFE GLAZING AT L1 THROUGH L2
GL-01S	INSULATED GLASS UNIT, SPANDREL SHADOW BOX, BIRDSAFE GLAZING AT L1 THROUGH L2
GL-02	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MP-01	EXTERIOR METAL PANEL - RED
MP-02	EXTERIOR METAL PANEL - GRAY
MP-03	EXTERIOR METAL PANEL - WARM WHITE
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH MP-02
TL-01	TERRACOTTA, RED, WIDE PATTERN
TL-02	TERRACOTTA, RED, NARROW PATTERN
WD-1	WOOD LOOK ALUMINUM SIDING PANEL



5 A6-4 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



4 A6-4 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



2 A6-4 ENLARGED PLAN - LEVEL 5
SCALE: 3/8" = 1'-0"

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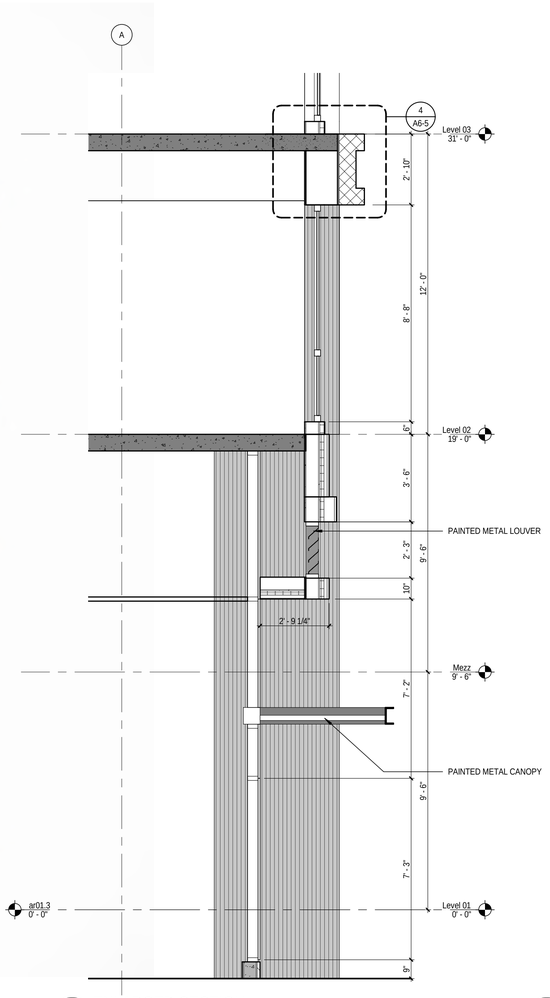
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

FACADE SYSTEM **A6-4**

HUB BERKELEY
75-21704-00 10/05/2023

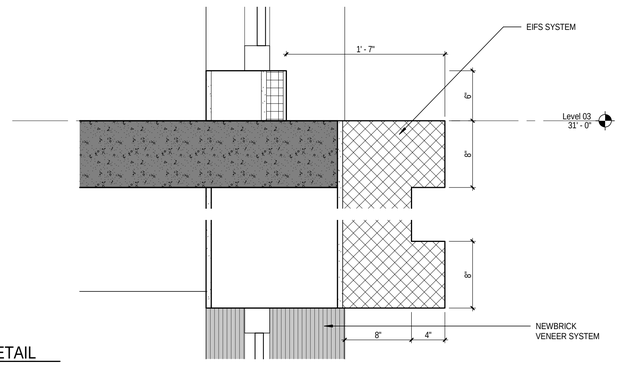
BEFORE (ENTITLED)



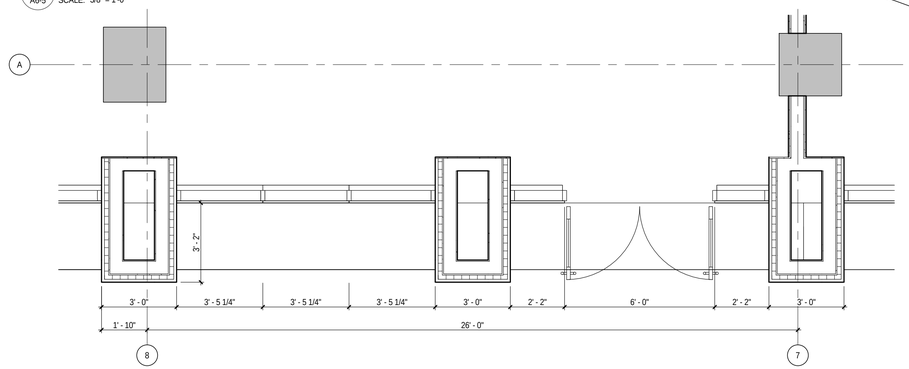
2 / A6-5 ENLARGED SECTION
SCALE: 3/8" = 1'-0"

1 / A6-5 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN



4 / A6-5 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



3 / A6-5 ENLARGED FLOOR PLAN - LEVEL 1
SCALE: 3/8" = 1'-0"

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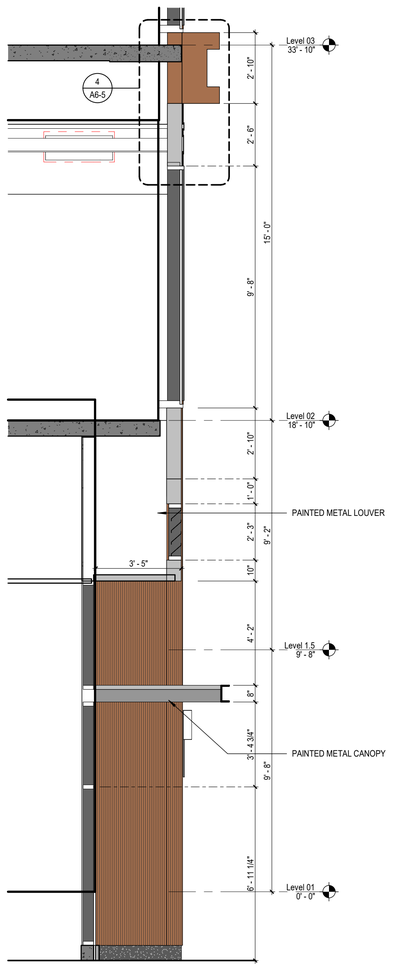
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 11/22/2024

FACADE SYSTEM A6-5

HUB BERKELEY
75-21704-00 10/30/2023

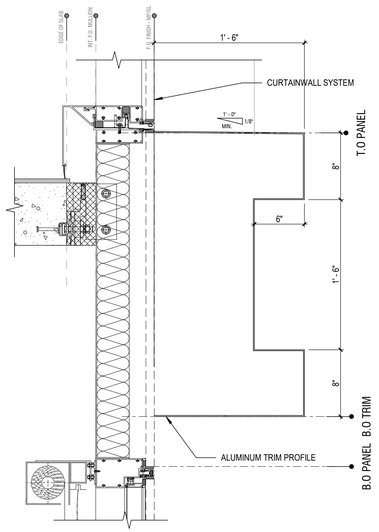
AFTER (PROPOSED)



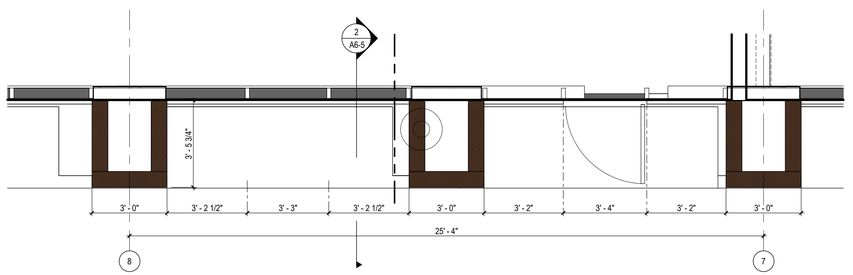
2 A6-5 ENLARGED SECTION
SCALE: 3/8" = 1'-0"

1 A6-5 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, MULLIONS, WHITE - EXTERIOR FACING CLIPS & FASTENERS TO MATCH MP- 02 U.O.N.
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH MP-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH MP-02
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH MP-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
GL-01	INSULATED GLASS UNIT, LOW-E COATING, BIRDSAFE GLAZING AT L1 THROUGH L2
GL-01S	INSULATED GLASS UNIT, SPANDREL SHADOW BOX, BIRDSAFE GLAZING AT L1 THROUGH L2
GL-02	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MP-01	EXTERIOR METAL PANEL - RED
MP-02	EXTERIOR METAL PANEL - GRAY
MP-03	EXTERIOR METAL PANEL - WARM WHITE
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH MP-02
TL-01	TERRACOTTA, RED, WIDE PATTERN
TL-02	TERRACOTTA, RED, NARROW PATTERN
WD-1	WOOD LOOK ALUMINUM SIDING PANEL



4 A6-5 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



3 A6-5 ENLARGED FLOOR PLAN - LEVEL 1
SCALE: 3/8" = 1'-0"

CORE | DLR Group | site landscape architecture urban design | Kimley»Horn

ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 03/11/2026

FACADE SYSTEM **A6-5**

HUB BERKELEY
75-21704-00 10/05/2023

ZONING ADJUSTMENTS BOARD

NOTICE OF PUBLIC HEARING

2128 Oxford Street

Use Permit Modification ZP2025-0113 to modify a State Density Bonus project originally approved under Use Permit #ZP2022-0135 to construct a 26-story (286 feet, 4 inches; plus 6-foot parapet), 711,081-square-foot, mixed-use building with 433 dwelling units (including 6 Extremely Low-Income and 30 Very Low-Income Density Bonus qualifying / replacement units), 10,068 square feet of commercial space, and 1 parking space.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance, Section 23.404.050 (Public Hearings and Decisions)

When: Thursday, April 9th, 2026, 7:00 pm
Where: Berkeley Unified School District meeting room, 1231 Addison Street, (wheelchair accessible) with remote/hybrid option (via Zoom).

Please visit: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board and click on the hearing date to access the most up-to-date meeting information, or call the Land Use Planning division (510) 981-7410.

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION AVAILABLE FOR MEMBERS OF THE PUBLIC.

For in-person attendees, face coverings or masks that cover both the nose and mouth are encouraged. If you're feeling sick, please do not attend the meeting in-person as a public health precaution.

Currently, there are no physical distancing requirements in place by the State of California or the Local Health Officer for an indoor event similar to a Commission meeting. However, all attendees are requested to be respectful of the personal space of other attendees. An area of the public seating area will be designated as "distanced seating" to accommodate persons that need to distance for personal health reasons.

Land Use Planning Division
1947 Center Street, Second Floor, Berkeley, CA 94704 Tel: 510.981.7410 TDD: 510.981.7474
E-mail: zab@berkeleyca.gov

A. Land Use Designations:

- General Plan: General Plan: DT – Downtown; Downtown Area Plan
- Zoning: C-DMU (Core) – Downtown Mixed-Use Commercial District – Core Sub-Area

B. Zoning Permits Required:

- Use Permit under BMC Section 23.404.070(B) **"Permit Modification Required"** to modify an approved Use Permit

C. Concessions and Waivers Modifications Requested Pursuant to State Density Bonus Law (California Government Code Section 65915):

- Waiver of BMC Section 23.204.130(E)(2)(a) to exceed building height limits, to be **286 feet 4 inches** to the roof and 292 feet 4 inches to the top of the parapet (**six-foot parapet**), where 180 feet is the maximum with a Use Permit (plus 5-foot parapet, by right).
- Waiver of BMC Section 23.204.130(E)(4) to reduce the usable open space requirement by providing **16,165 square feet** where **34,640 square feet** is the minimum, and zero square feet of privately-owned public open space, where **228 square feet** is required.
- Waiver of BMC Section 23.322.090(A)(2) to reduce the long-term residential bicycle parking requirement by providing **302 spaces**, where **428 spaces** is the minimum.

D. CEQA Recommendation: The original Use Permit #ZP2022-0135 was approved with an Environmental Impact Report and accompanying Mitigation Monitoring and Reporting Program. The proposed modifications do not increase the envelope of the proposed building; rather the modified project proposes reduction and removal of commercial and parking programming. The proposed modifications are therefore consistent with the uses and intensities evaluated in the previously adopted EIR.

E. Project Recommendation: Approve Use Permit #ZP2025-0113 pursuant to BMC Section 23.406.040(D)

F. Parties Involved:

- Applicant Core Berkeley Oxford LLC
- Property Owner Core Berkeley Oxford LLC

Further Information:
All application materials are available online at:
https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx.

The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board.

Questions about the project should be directed to the project planner, Joshua Muller, at (510) 981-7488 or jmuller@berkeleyca.gov.

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@berkeleyca.gov.

Communication Disclaimer:
Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

Written Comments, Communications, and Reports:
Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), or via e-mail to: zab@berkeleyca.gov. All materials will be made available via the Zoning Adjustments Board Agenda page online at this address: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board

All persons are welcome to attend the hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.

Correspondence received by 5:00 PM, eight days before this public hearing, will be provided with the agenda materials provided to the Board. Note that if you submit a hard copy document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by 5:00 PM, two days before** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #1, which is released around noon one day before the public hearing.
- **Correspondence received by 12:00 PM, the day of** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #2, which is released around noon the day of the public hearing.
- **Correspondence received after 12:00 PM, the day of** this public hearing will be saved in the project administrative record.

Accessibility Information / ADA Disclaimer:
To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date.

SB 343 Disclaimer:
Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available to the public. Please contact the Land Use Planning Division (zab@berkeleyca.gov) to request hard-copies or electronic copies.

Notice Concerning Your Legal Rights:
If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within 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 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 90-day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a “taking” of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
    a. That this belief is a basis of your appeal.
    b. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
    c. All evidence and argument in support of your belief that the decision or condition constitutes a “taking” as set forth above. If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

Planning and Development Department
Land Use Planning

U S E P E R M I T

CITY OF BERKELEY ZONING ORDINANCE
Berkeley Municipal Code Title 23

USE PERMIT: #ZP2022-0135

Property Address: **2128-2130 OXFORD STREET/2132-2168 CENTER STREET**

Permittee Name: **CORE BERKELEY OXFORD, LLC**

Use and/or Construction Permitted: **Use Permit #ZP2022-0135 to demolish two buildings (one mixed-use with 16 rent-controlled units, one commercial) and construct a 26-story (285 feet'-4 inches feet, plus 7-foot parapet), 713,664-square-foot, mixed-use building with 456 dwelling units (including 6 Extremely Low-Income and 34 Very Low-Income Density Bonus qualifying / replacement units), 14,404 square feet of commercial space, and 36 parking spaces, pursuant to:**

A. Zoning Permits Required:

- Use Permit under Berkeley Municipal Code (BMC) Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.326.030(A)(3) to demolish a building containing two or more units
- Use Permit under BMC Section 23.326.030(A) to demolish 16 dwelling units in a building constructed prior to June 1980
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC Section 23.204.020(A) to construct dwelling units
- Use Permit under BMC Section 23.204.030(A)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.130(E)(2)(a) to construct a building that exceeds the district height limit, and that is over 120 feet but not more than 180 feet
- Use Permit under BMC Section 23.204.130(E)(3)(b) to modify the front, side, and rear setback requirements and to exceed 120 feet in width in diagonal measurement
- Use Permit under BMC Section 23.204.130(E)(6)(b) to pay a fee in-lieu of providing privately-owned public open space
- Use Permit under BMC Section 23.304.030(C)(2)(b) to reduce the front setback on a commercially zoned lot that confronts a residential district
- Use Permit under 23.304.130(D), to eliminate display window and fence requirements when abutting a residential district

- Administrative Use Permit under BMC Section 23.304.050(A) to allow architectural elements to exceed the district height limit
- Use Permit under BMC Section 23.310.020(B) to begin alcoholic beverage service (distilled spirits incidental to food service)
- Administrative Use Permit under BMC Section 23.302.070(E)(5)(2) to establish a food service establishment of more than 3,000 square feet
- Administrative Use Permit under BMC Section 23.302.070(E)(5)(a) for outdoor café seating abutting a residential district
- Use Permit pursuant to BMC Section 23.302.020(E)(4) for outdoor use abutting a residential district

B. **Concessions / Waivers Requested Pursuant to State Density Bonus Law (California Government Code Section 65915):**

- Concession from BMC Chapter 23.316 to allow an exemption from the Percentage for Public Art on Private Projects in-lieu fee
- Waiver of BMC Section 23.204.130(E)(2)(a) to exceed building height limits, to be 285 feet 4 inches to the roof and 292 feet 4 inches to the top of the parapet (seven-foot parapet), where 180 feet is the maximum with a Use Permit (plus 5-foot parapet, by right)
- Waiver of BMC Section 23.304.030(C)(2)(b) to reduce the front setback (Oxford) requirement to 0 feet, where 10 feet is the minimum, above 180-foot building height
- Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the front setback (Center) requirement to 0 feet, where 15 feet is the minimum, above 180-foot building height
- Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the interior side setback requirement to 7 feet, where 15 feet is the minimum, above 180-foot building height
- Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the rear setback requirement to 5 feet, where 15 feet is the minimum, above 180-foot building height
- Waiver of BMC Section 23.204.130(E)(4) to reduce the usable open space requirement by providing 18,614 square feet where 36,480 square feet is the minimum, and zero square feet of privately-owned public open space, where 313 square feet is required
- Waiver of BMC Section 23.204.130(E)(3)(d)(i) to exceed diagonal width, to be 295 feet, 4 inches, where 120 feet is the maximum
- Waiver of BMC Section 23.322.090(A)(2) to reduce the long-term residential bicycle parking requirement by providing 264 spaces, where 383 spaces is the minimum
- Waiver of BMC Section 23.322.100(A), to reduce the loading space requirement to 0 where 1 loading space is required

Attachments:

1. Findings and Conditions
   A. Use Permit Findings and Conditions
   B. CEQA Findings & Statement of Overriding Considerations
   C. Mitigation Monitoring and Reporting Program
2. Project Plans, received August 9, 2024

The Use Permit herein described has been duly granted by the Zoning Adjustments Board and is in effect on October 2, 2024.

ATTACHMENT 1, EXHIBIT A

FINDINGS AND CONDITIONS

SEPTEMBER 12, 2024

2128-30 Oxford Street / 2132-2168 Center Street

Use Permit #ZP2022-0135 to demolish two buildings (one mixed-use with 16 rent-controlled units, one commercial) and construct a 26-story (285 feet'-4 inches feet, plus 7-foot parapet), 713,664-square-foot, mixed-use building with 456 dwelling units (including 6 Extremely Low-Income and 34 Very Low-Income Density Bonus qualifying / replacement units), 14,404 square feet of commercial space, and 36 parking spaces.

ZONING PERMITS REQUIRED

- Use Permit under Berkeley Municipal Code (BMC) Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.326.030(A)(3) to demolish a building containing two or more units
- Use Permit under BMC Section 23.326.030(A) to demolish 16 dwelling units in a building constructed prior to June 1980
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC 23.204.020(A) to construct dwelling units
- Use Permit under BMC Section 23.204.030(A)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.130(E)(2)(a) to construct a building that exceeds the district height limit, and that is over 120 feet but not more than 180 feet
- Use Permit under BMC Section 23.204.130(E)(3)(b) to modify the front, side, and rear setback requirements and to exceed 120 feet in width in diagonal measurement
- Use Permit under BMC Section 23.204.130(E)(6)(b) to pay a fee in-lieu of providing privately-owned public open space
- Use Permit under BMC Section 23.304.030(C)(2)(b) to reduce the front setback on a commercially zoned lot that confronts a residential district
- Use Permit under 23.304.130(D), to eliminate display window and fence requirements when abutting a residential district
- Administrative Use Permit under BMC Section 23.304.050(A) to allow architectural elements to exceed the district height limit
- Use Permit under BMC Section 23.310.020(B) to begin alcoholic beverage service (distilled spirits incidental to food service)
- Administrative Use Permit under BMC Section 23.302.070(E)(5)(2) to establish a food service establishment of more than 3,000 square feet

- Administrative Use Permit under BMC Section 23.302.070(E)(5)(a) for outdoor café seating abutting a residential district
- Use Permit pursuant to BMC Section 23.302.020(E)(4) for outdoor use abutting a residential district

CONCESSIONS/WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918

- Concession from Chapter BMC 23.316 to allow an exemption from the Percentage for Public Art on Private Projects in-lieu fee
- Waiver of BMC Section 23.204.130(E)(2)(a) to exceed building height limits, to be 285 feet 4 inches to the roof and 292 feet 4 inches to the top of the parapet (seven-foot parapet), where 180 feet is the maximum with a Use Permit (plus five-foot parapet, by right)
- Waiver of BMC Section 23.304.030(C)(2)(b) to reduce the front setback (Oxford) requirement to 0 feet, where 10 feet is the minimum, above 180-foot building height
- Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the front setback (Center) requirement to 0 feet, where 15 feet is the minimum, above 180-foot building height
- Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the interior side setback requirement to 7 feet, where 15 feet is the minimum, above 180-foot building height
- Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the rear setback requirement from to 5 feet, where 15 feet is the minimum, above 180-foot building height
- Waiver of BMC Section 23.204.130(E)(4) to reduce the usable open space requirement by providing 18,614 square feet where 36,480 square feet is the minimum, and zero square feet of privately-owned public open space, where 313 square feet is required
- Waiver of BMC Section 23.204.130(E)(3)(d)(i) to exceed diagonal width, to be 295 feet, 4 inches, where 120 feet is the maximum
- Waiver of BMC Section 23.322.090(A)(2) to reduce the long-term residential bicycle parking requirement by providing 264 spaces, where 383 spaces is the minimum
- Waiver of BMC Section 23.322.100(A), to reduce the loading space requirement to 0 where 1 loading space is required

I. CEQA FINDINGS

A. In accordance with the CEQA (California Public Resources Code [PRC] §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.), an Infill Environmental Checklist was prepared to evaluate the potential environmental effects associated with the construction and operation of the project.

Pursuant to CEQA Guidelines the City circulated an Infill Environmental Checklist (IEC) and Notice of Preparation (NOP) to the California State Clearinghouse (SCH#2023080040), other responsible agencies and interested parties notifying that an EIR would be prepared for the project and indicating the environmental topics to be addressed in the EIR. The IEC and NOP were published for a 30-day public comment period that began on August 2, 2023 and ended on September 1, 2023. A virtual public scoping session was held for the Draft EIR on August 16, 2023 to provide information about the proposed project to members of public agencies, interested stakeholders and residents/community members and to accept comments on the scope and content of the EIR. The City received no comments at the public scoping meeting.

The City received letters from two public agencies and two individuals during the 30-day scoping period.

The IEC, prepared pursuant to CEQA Guidelines 15183.3, concluded that the proposed project may result in potentially significant effects to Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Public Services, and Tribal Cultural Resources. Therefore, impacts to these five environmental areas were analyzed in depth in the Draft EIR. The IEC determined that all other CEQA environmental topics would result in no impact, less than significant impacts, less than significant impacts with incorporation of mitigation from the Downtown Area Plan (DAP) EIR, or significant and unavoidable but consistent with the findings of the DAP EIR. The project would be required to comply with all applicable DAP mitigation measures

Pursuant to CEQA Guidelines, the City circulated the Draft EIR for the proposed project, Notice of Availability and Public Hearing (NOA) and Notice of Completion (NOC) to the California State Clearinghouse (SCH#2023080040) and other responsible agencies and interested parties that an EIR was completed for the project. The Draft EIR and NOA were published for a 45-day public comment period that began on May 3, 2024 and ended on June 18, 2024. A public comment session was held before the ZAB on May 30, 2024 to provide information about the proposed project to members of public agencies, interested stakeholders and residents/community members and to accept comments on the Draft EIR.

The City received four written comments. In addition to the written letters, board members provided verbal comments on the Draft EIR at the May 30, 2024 ZAB meeting. The following are issues that were of particular concern to interested members of the public and board/commission members during the environmental review process (see the Response to Comments [RTC] for full responses to comments received): impacts related to water supply and water and wastewater infrastructure; impacts related to bird strikes; impacts related to historical resources; and impacts of project alternatives. None of the comments presented substantial evidence of a fair argument that the project may have a significant impact on the environment, and no text revisions were made as a result of any comments.

As stated in the Final EIR, potential impacts to the environment (excepting Cultural Resources) would be reduced to a less-than-significant impact with implementation of the City's standard conditions of approval and mitigation measures for the proposed project (see Attachment 1, Exhibit C, Mitigation Monitoring and Reporting Program). (Impacts related to Cultural Resources, specifically historical resources, were found to be significant and unavoidable even with implementation of project-specific mitigation.) CEQA Guidelines Section 15126.4(a)(2) requires mitigation measures to be fully enforceable through permit conditions, agreements, or other legally binding instrument.

The Zoning Adjustments Board has considered the Final EIR, together with comments received during the public review process, and finds, on the basis of the whole record before it, that 1) potentially significant effects to Cultural Resources (substantial adverse change to the significance of a historical resource), Geology and Soils, Hazards and Hazardous Materials and Tribal Cultural Resources were identified, and could be reduced to less than significant levels by implementation of the mitigation measures and/or the City's standard conditions of approval, 2) the proposed project would result in significant unavoidable impacts related to Cultural Resources, even after incorporation of all feasible mitigation measures, and that these

significant unavoidable impacts are outweighed by the proposed project's benefits, and 3) the Final EIR reflects the lead agency's independent judgment and analysis.

The CEQA Findings and Statement of Overriding Considerations (Attachment 1, Exhibit B) includes the required findings related to significant effects. The document describes why the project alternatives are infeasible. In addition, the document describes why the significant unavoidable impact to historical resources is outweighed by the proposed project's economic, legal, social, technological or other benefits (each of which, independently of the others, constitutes overriding consideration warranting approval of the proposed project), including but not limited to the following:

- The project site is zoned and designated in the General Plan for residential and commercial development. The proposed project will involve the replacement of the underutilized commercial and parking uses within the site with a new mixed-use building that will be consistent with the zoning and land use designation.
- The project will upgrade and revitalize an important urban block in Downtown Berkeley into a walkable, retail-served, transit-friendly residential block with active, safe and visually engaging pedestrian amenities consistent with the Downtown Area Plan and the Streets and Open Space Improvement Plan. The project will provide infill development that embodies principles of sustainable planning and construction, and will be sufficiently compatible with existing city character, neighboring land uses, and architectural scale and design in support of Policies LU-3, LU-7, LU-23, H-19, EM-5, UD-16, UD-24, UD-32, and UD-33 in the City's General Plan.
- Based on current housing demand, development of the proposed project is necessary for the City to meet current and anticipated Regional Housing Needs Allocation (RHNA) goals.
- The project will include 12 percent of base project units as Very Low Income (VLI) households in support of Policy LU-25 of the City's General Plan to encourage development of affordable housing within transit-oriented corridors.
- The project will create construction jobs for a period of approximately 42 months.
- The project will substantially increase the assessed value of the property, which will increase City revenue used to provide services and infrastructure.
- The project will be subject to several development fees, including the affordable housing mitigation fee, which will be used to develop more affordable housing, and the Berkeley Unified School District fee, which will be used to improve school infrastructure and facilities in the city.
- The project will increase the number of residents who patronize businesses in Berkeley.
- The project will further DAP Economic Development goals and Job Development Policy ED-8.1 by providing a Project Labor Agreement with a local trade council to utilize local workers for project construction.

- The project advances DAP Environmental Sustainability Goal ES-3 and Land Use Goal LU-1, which encourage high intensity development near transit, by introducing high-quality, transit-oriented, and sustainable market rate housing and contributing substantial affordable housing as required by Section 22.20.065 of the Berkeley Municipal Code. High intensity development near transit will reduce regional vehicle miles traveled and associated greenhouse gas emissions from transportation, by reducing development pressure in outlying parts of the Bay Area and beyond.
- The project will increase high density housing in Downtown Berkeley and in proximity to existing businesses, services, and alternative forms of transportation, including Class II bicycle routes, Alameda and Contra Costa (AC) Transit routes, and the Downtown Berkeley Bay Area Rapid Transit (BART) station. Given this access to services and alternative transportation methods, the project will minimize driving demand and reduce greenhouse gas emissions associated with vehicle trips in the region in support of the City's Climate Action Plan and Policy EM-5 and Policy UD-33 in the City's General Plan, which call for environmentally sensitive and sustainable design in new buildings.

On balance, the City finds that there are specific considerations associated with the project that serve to override and outweigh the project's significant unavoidable effects. Therefore, pursuant to CEQA Guidelines Section 15093(b), these adverse effects are considered acceptable.

II. HOUSING ACCOUNTABILITY ACT FINDINGS

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

B. The project includes construction of 456 dwelling units. 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, polices, or conditions, have been identified.

III. DENSITY BONUS FINDINGS

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

1. Under the City's methodology for implementing density bonuses, the base project consists of 333 units;

2. The project will provide at least 40 Very Low Income qualifying units (6 Extremely Low Income and 34 Very Low Income) in the 333-unit base project, as more fully set forth in Conditions 41 to 47;

3. The project is entitled to a density increase of 38.75 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 up to two concessions or incentives. This equates to a density bonus of up to 130 units (123 taken) above the base project, for a total of up to 456 units.

B. In accordance with Government Code Section 65915(d) and (k), the Zoning Adjustments Board hereby grants the following concessions in order to provide for affordable housing costs:

1. Concession from Chapter BMC 23.316 to allow an exemption from the Percentage for Public Art on Private Projects in-lieu fee

C. 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.

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

1. Waiver of BMC Section 23.204.130(E)(2)(a) to exceed building height limits, to be 285 feet 4 inches to the roof and 292 feet 4 inches to the top of the parapet (seven-foot parapet), where 180 feet is the maximum with a Use Permit (plus five-foot parapet, by right)
2. Waiver of BMC Section 23.304.030(C)(2)(b) to reduce the front setback (Oxford) requirement to 0 feet, where 10 feet is the minimum, above 180-foot building height
3. Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the front setback (Center) requirement to 0 feet, where 15 feet is the minimum, above 180-foot building height
4. Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the interior side setback requirement to 7 feet, where 15 feet is the minimum, above 180-foot building height
5. Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the rear setback requirement to 5 feet, where 15 feet is the minimum, above 180-foot building height
6. Waiver of BMC Section 23.204.130(E)(4) to reduce the usable open space requirement by providing 18,614 square feet where 36,480 square feet is the minimum, and zero square feet of privately-owned public open space where 313 square feet is required
7. Waiver of BMC Section 23.204.130(E)(3)(d)(i) to exceed diagonal width, to be 295 feet, 4 inches, where 120 feet is the maximum
8. Waiver of BMC Section 23.322.090(A)(2) to reduce the long-term residential bicycle parking requirement by providing 264 spaces, where 383 spaces is the minimum
9. Waiver of BMC Section 23.322.100(A), to reduce the loading space requirement to 0 where 1 loading space is required

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

IV. FINDINGS FOR APPROVAL

A. As required by 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:

1. The project is consistent with all applicable C-DMU District standards and qualifies for concessions and waivers for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915; and

2. According to the shadow studies submitted for the project (see Attachment 3, Project Plans – Sheets A7-1 through A7-3), new shadow impacts will occur: a) in the summer and fall months around the hours of sunrise and sunset, on the residential buildings to the south and southeast of the site, and b) in the winter months around the hours after sunrise, noon and the hours before sunset on the hotel, museum and residential buildings to the north and northwest. All other new shadows will impact non-residential buildings in the vicinity. The extent of the new shadow impact from the project on the site's adjacent areas will not be unreasonable for a development in the dense, downtown district that allows building heights up to 60 feet, with 0- to 5-foot setbacks from property lines, by right.

3. The additional height above the district limits will cast shadows in the affected directions further than if the project were limited to the base district height standards. The proposal will include a waiver for additional height beyond the district height limits to accommodate the density bonus units and allow a 285-foot, 4-inch-tall, 26-story building. Overall, the shadow impacts from the project will be reasonable and not detrimental.

4. The project will be subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, which will ensure that the project will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.

V. OTHER FINDINGS FOR APPROVAL

A. As required by BMC 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 16 demolished dwelling units with 456 dwelling units [6 Extremely Low-Income (ELI) and 34 Very Low-Income (VLI)]. The increase in the number of housing units would help meet the City's need for additional housing and Regional Housing Needs Assessment target.

The demolition of residential units is allowed because:

5. Pursuant to BMC Section 23.326.030(A)(2), there is no record of any verified cases of harassment or threatened or actual illegal eviction during the immediately preceding three years[1].

1. Pursuant to BMC Section 23.326.030(A)(3), ZAB finds that the demolition is necessary to permit construction of an affordable housing development that serves 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 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) would 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.

B. 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.

1. The project site has held 16 protected units (the greatest number of units that existed on the project site within the last five years), and is constructing 456 units, in compliance with state law.

2. The project would replace 16 removed protected dwelling units with equivalent units – 6 ELI and 34 VLI units, subject to a recorded affordability restriction of at least 55 years.

[1] BMC Section 23.326.030(A)(2)(a)(i) (Ellis Act prohibition) does not apply to the project due to SB 330 vesting.

C. As required by BMC Section 23.326.070(D), the Zoning Adjustments Board finds that the proposed demolition of the two-story, mixed-use building containing ground-floor commercial at 2132-2168 Center Street and the one-story, commercial building at 2128-2130 Oxford will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City, and that the demolition of the structures is required to allow a proposed new building or other proposed new use.

The proposed demolition of the non-residential buildings will not be detrimental needs of the neighborhood, as the project redevelops an underutilized with a new mixed-use, multifamily building that is compatible with existing development patterns in the downtown. The project is aligned with the Downtown Area Plan and the C-DMU district's purposes, which include objectives for Environmental Sustainability, Land Use, Access, Historic Preservation and Urban Design, Streets and Open Space, Housing and Community Health and Services, and Economic Development, as discussed in Finding V.E.

D. As required by BMC Section 23.204.130(E)(6)(b), the Zoning Adjustments Board finds that the applicant agrees to pay the SOSIP fee, and a Condition of Approval is included in the permit to ensure payment of the fee prior to occupancy. The fee will help fund current and future Downtown SOSIP Public Works projects.

E. As required by BMC Sections 23.310.020(B) General Requirements Excluding Incidental Beer and Wine Service and 23.310.030(A) Alcoholic Beverage Service When Incidental to Food Service, the Zoning Adjustments Board finds that:

1. There are 35 existing Alcoholic Beverage Control (ABC) Type 47 (On-Sale General-Eating Place) licenses issued to establishments within 1000 feet of the project site, and the findings for public convenience or necessity are met because:

The allowance of distilled spirits sales and service in conjunction with a bona fide eating establishment in the project will provide a wider range of alcoholic menu options to patrons that are customarily available within other restaurants. Such expanded menu choices will contribute to the economic success of the restaurant. The addition of distilled spirits to the menu offerings will also increase business revenue, resulting in increased tax revenue for the City.

The project site is within 1,000 feet of U.C Berkeley at Oxford Street, between Hearst Avenue and Bancroft Way; and also Constitution Square, on Shattuck Avenue between Center Street and Allston Way, which is well-used by the public and patrons of the nearby food establishments for gathering and eating. The Berkeley Police Department confirmed that there are no alcoholic beverage violations against the property owner, that the proposed mixed-use project appears to fit within the general character of the existing uses in the neighborhood, and that the project will not likely increase crime or calls for service in the area.

Alcohol service standards are included in the Conditions of Approval for the permit, and the applicant will be required to meet applicable ABC standards for the license type.

F. As required by BMC Section 23.302.070(E)(2) (Food Service Establishment greater than 3,000 square feet), the Zoning Adjustments Board finds that the use meets the findings in BMC Section 23.204.130(I). The project is compatible with the Land Use and Economic Development purposes of the district because the rooftop restaurant/bar with outdoor seating will contribute to the area's vitality, livability, and character.

G. As required by BMC Section 23.302.070(E)(5)(a) (outdoor café seating abutting a residential district), the Zoning Adjustments Board finds that the use meets the findings in BMC Section 23.204.130(I). The project's rooftop restaurant/bar with outdoor seating is compatible with surrounding uses and buildings because the 16-story, Residence Inn hotel across the street on Center Avenue includes a successful rooftop restaurant/bar.

H. As required by BMC Section 23.302.020(E)(4), use permit for outdoor use abutting a residential district), the Zoning Adjustments Board finds that the use meets the findings in BMC Section 23.204.130(I). The project's rooftop restaurant/bar with outdoor seating is compatible with the Land Use and Economic Development purposes of the district because it will contribute to the area's vitality, livability, and character.

I. As required by BMC Section 23.204.130(I), the project is consistent with the purposes of the C-DMU district:

Environmental Sustainability and Access: The project is a high-density mixed-use development in proximity to regional transit, shops and amenities, and will provide more housing in the Downtown to increase access to local services and amenities by foot, by bicycle and via transit, while promoting public transit as an efficient and attractive choice through its location and through its Transportation Demand Management measures and other associated Conditions of Approval. The project would comply with the State's Model Water Efficient Landscape Ordinance (MWELO), provide landscaping in its open space areas, and will feature a number of native plant species in its landscape palette. The building will be required to attain either LEED Gold rating or higher as defined by the U.S. Green Building Council or attain a building performance that is equivalent to this rating.

Land Use. The mixed-use project, which includes 6 ELI and 34 VLI units, will add affordable housing to the Downtown area. Ground floor commercial uses uses and a rooftop restaurant/bar with outdoor seating would contribute to the area's vitality, livability, sustainability, and character. New street trees and landscaping along Oxford Street and Center Street will add to the cultivation of the Downtown as an attractive residential neighborhood.

Historic Preservation and Urban Design: The 2132-2154 Center Street building, also known as the Thomas Block building, was determined to be eligible for the California Register of Historical Resources and local designation and eligible as a contributor to the Shattuck Avenue Commercial Corridor Historic District. The project proposes to demolish the 2132-2154 Center Street building. The Draft EIR identifies mitigation measures that will reduce impacts related to demolition of the historical resource.

The project will provide continuity and harmony between the old and the new in the built environment, improve the visual and environmental quality of Downtown and create an active, safe and visually engaging pedestrian environment. The DRC deemed the project consistent with Downtown Berkeley design guidelines, and provided a favorable recommendation to the

ZAB. The proposed project design implements materials, color, cornice design, fenestration patterns, structural bays, roof forms, and vertical projections consistent with guidance in the Downtown Berkeley Design Guidelines. Furthermore, the proposed new storefront design along Oxford Street is consistent with the existing streetwall and continues the historic rhythm of structural bays. The proposed setback at upper floors reinforces the existing dominant roof and cornice lines of adjacent historic buildings. Ground floor retail, with possible outdoor eating areas, would help to activate the street level. A parklet is also proposed on Center Street and a Strawberry Creek Ohlone Past & Present Interpretive Display is proposed in front of the building on Oxford, offering engaging pedestrian experiences.

Streets and Open Space: The project will include street trees along Oxford Street and Center Street and installation of modular bike parking and a parklet on Center Street to benefit pedestrians, as well as future residents. The 25th floor which is partially open to the sky, will provide a green roof as well as landscaping and amenities for residents. The project will contribute funds to the Streets and Open Space Improvement Plan.

Housing and Community Health and Services: There are 16 dwelling units existing within the project site which will be demolished to construct the new building. Replacement dwelling units will be provided consistent with Government Code Section 66300 as described above in Section V.B. The project will involve construction of a mixed-use building with a total of 456 dwelling units, including 6 ELI and 34 VLI units. The project will expand the supply of affordable housing and contribute to a thriving, livable, diverse residential neighborhood with a mix of supportive uses in Downtown.

Economic Development: The project will bring new residents and a greater range of household incomes to the Downtown area, while preserving the character of the Downtown Historic neighborhood, to contribute to the area's vitality and success. The project will bring approximately 9,690 square feet of ground-floor retail and a 4,714-square-foot rooftop restaurant to the area to contribute to making Downtown an attractive regional destination for living, working and visiting. In addition, the project includes a Project Labor Agreement with the Alameda County Building Trades Council, valued at $17,920,276, to utilize local workers for project construction.

In addition, the project is compatible with surrounding uses and buildings. The project site is located at the southwest corner of the intersection of Center Street and Oxford Street in Downtown Berkeley in an urban area with access to transit. Directly north across Center Street are the Residence Inn Hotel and the Berkeley Art Museum/Pacific Film Archive; to the east is the Crescent Lawn and east entry to the UC Berkeley campus; to the south are the Magnes Collection of Jewish Art and Life museum, a multi-family residential building, and a restaurant/office building; and to the east are buildings containing restaurant uses. The buildings in close proximity to the project site range in height from one- and two-story commercial, to five-story residential, to a 16-story hotel with a rooftop restaurant/bar. The project will be compatible with surrounding uses and buildings. The DRC deemed the project consistent with Downtown Berkeley Design Guidelines, and provided a favorable recommendation to the ZAB with conditions and recommendations for Final Design Review.

J. 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 mechanical and staircase/elevator penthouses and an open-air mechanical enclosure totaling 4,230 square feet on the roof of level 25 that will extend seventeen feet over the roof height. These areas represent 15 percent of the 27,449-square-foot average of all the floor areas. The project will include an elevator penthouse of 1,462 square feet on the roof of level 26 that would extend seven feet over the roof height. The elevator penthouse represents 5 percent of the 27,449-square-foot average of all the floor areas.

K. As required BMC Section 23.204.130(E)(2), the Zoning Adjustments Board finds that:

1. The project provides a community benefits proposal that is primarily composed of a Project Labor Agreement – an agreement with the Alameda County Building Trades Council, with a total value of $17,920,276, equivalent to 20 percent of the estimated project construction costs ($89,601,381), which is greater than the minimum 5 percent specified in the Resolution #67,172-NS.

2. Based on the City's consultant peer review, the community benefits proposal would not cause project infeasibility.

L. As required by BMC Section 23.204.130(E)(2), the Zoning Adjustments Board finds that:

1. The setback encroachment in the Base Project will result in a minimal contribution to new shadow impact relative to the increase in shadow impact from the Density Bonus project height and reduced setbacks that are requested as waivers. Thus, the setback reduction the Base Project would not unreasonably limit solar access.

2. Wind speeds at grade will meet pedestrian wind safety guidelines; that wind conditions on-and-around the proposed building including the lobby and retail entrances and adjacent sidewalks, will be comfortable for the intended use throughout the year; and, no significant adverse impacts to wind conditions in the pedestrian realm will result from the project when compared to existing site conditions.

M. As required by BMC Section 23.204.030(A)(2), the Zoning Adjustments Board finds that:

1. The new building will be compatible with the visual character and form of the zoning district. The zoning district allows for heights up to 180 feet with a use permit and upon provision of community benefits. Existing buildings surrounding the project site generally range from two to three stories high on side streets and reach up to sixteen stories along Shattuck Avenue. The site is located within the Downtown Area Plan and is consistent Downtown Berkeley Design Guidelines..

2. The proposed project, which is located within the boundary of the Shattuck Avenue Commercial Corridor Historic District, will result in a new building substantially taller than surrounding contributing buildings to the historic district, which generally range from two to three stories high on side streets and reach up to sixteen stories along Shattuck Avenue. It will, as a result, introduce a new visual feature to the district by introducing a building which is taller than the existing contributing buildings. The proposed project's effect on the historic relationship between the historic district and the commercial corridor of Shattuck Avenue will be reduced by its location on the eastern edge of the district boundary and by its consistency with the surrounding recent development approved within the historic district boundary.

3. The DRC reviewed the project design and found the proposed design materials, color, cornice design, fenestration patterns, structural bays, roof forms, and vertical projections to be consistent with guidance in the Downtown Berkeley Design Guidelines. Furthermore, the proposed new storefront design along Oxford Street is consistent with the existing streetwall and continues the historic rhythm of structural bays. The proposed setback at upper floors reinforces the existing dominant roof and cornice lines of adjacent historic buildings. Overall, the proposed design is consistent with guidance in the Downtown Berkeley Design Guidelines, inclusive of its six areas—building design; awning and canopies; signs and graphics; site design; special sites, buildings, and subareas; and special considerations, thereby meeting requirements set forth by Downtown Area Plan and resulting in a less than significant impact to the Shattuck Avenue Commercial Corridor Historic District and its other contributing buildings.

VI. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

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

1. **Conditions and Mitigation Monitoring and Reporting Program Shall be Printed on Plans.** The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions.' *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings.
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. **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.

16. **Geotechnical Plan Review. The applicant's geotechnical consultant shall** review and approve all geotechnical aspects of the final project building and grading plans (i.e., site preparation and grading including removal and replacement/treatment of expansive soils, site surface and subsurface drainage improvements including site runoff discharge, and design parameters for foundations, temporary shoring excavation and installation, etc.) to ensure that their recommendations have been properly incorporated. The results of the plan review shall be summarized by the geotechnical consultant in a letter and submitted to the City Engineer for review and approval prior to issuance of building permits.

17. **Construction Noise Reduction Program.** The applicant shall develop a site-specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits for construction listed above, as measures needed to ensure that construction complies with BMC Section 13.40.070. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical:

    A. Construction equipment should be well maintained and used judiciously to be as quiet as practical.

    B. Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.

    C. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.

    D. Locate stationary noise-generating equipment as far as possible from sensitive receptors when adjoining construction sites. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible.

    E. Prohibit unnecessary idling of internal combustion engines.

    F. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.

    G. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise.

    H. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.

    I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.

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.

    1. 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.

    2. 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 1 - Exhibit C). 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. **Significant Community Benefits**. Pursuant to BMC Section 23.204.130.E.2(c) and City Council Resolution No. 67,172-N.S., all significant community benefits agreed to by the applicant and approved by the City shall be included as Conditions of Approval and the owner shall enter into a written agreement with the City that shall be binding on all successors in interest. The significant community benefits for this project consists of:

    Project Labor Agreement. An agreement with the Alameda County Building Trades Council, with a total value of $17,920,276, equivalent to 20 percent of the estimated project construction costs (estimated at $89,601,381), based on the Community Benefits Pro Forma Financial Analysis submitted in permit application.

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. **Final Design Review.** The Project requires approval of a Final Design Review application by the Design Review Committee.

22. **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.

23. **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.

24. **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.

25. **Toxics.** The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:

A. **Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527).** A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for developments for: all new commercial, industrial and mixed-use developments and all improvement projects that require work 5 or more feet below grade, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: City of Berkeley Community GIS Portal (arcgis.com)

B. Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary. Any available soils and groundwater analytical data available for projects listed in this section must also be submitted to TMD.

C. **Environmental Site Clearance.** The applicant shall provide environmental screening clearance from either the San Francisco Bay Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), or the Alameda County Department of Environmental Health's Local Oversight Program (LOP). Clearance from one of these regulatory agencies will ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Environmental screening clearance shall be submitted to the City of Berkeley's Toxics Management Division prior to issuance of any building permits.

D. **Soil and Groundwater Management Plan**. A site-specific Soil and Groundwater Management Plan (SGMP) shall be submitted to Toxics Management Division (TMD) for all non-residential projects, and residential or mixed-use projects with more than four dwelling units, that: (1) are in the Environmental Management Area (EMA), as shown on the most recent City of Berkeley EMA map, and (2) propose any excavations deeper than 5 feet below grade or if significant soils removal is anticipated. The SGMP shall be submitted to the TMD with the project's building permit application and shall be approved by TMD prior to issuance of the building permit.

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

i. procedures for soil and groundwater management including identification of pollutants and disposal methods;

ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;

iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and

iv. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

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

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

i. The survey shall include the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals.

ii. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)

iii. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.

iv. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition.

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

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

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

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

i. aggregate aboveground petroleum storage capacities of 1,320 gallons or more stored in aboveground storage containers, tanks, oil-filled equipment, or

ii. one or more tank(s) in an underground area (TIUGA) with petroleum storage capacities of 55 gallons or greater. More information on TIUGAs can be found here: https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/aboveground-petroleum-storage-act/tank-in-an-underground-area-tiuga/

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

Prior to Issuance of Any Building (Construction) Permit

26. **Geotechnical Construction Inspections.** The geotechnical consultant shall inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections shall include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations and other improvements prior to the placement of steel and concrete. The results of these inspections and the as-built conditions of the project shall be described by the geotechnical consultant in a letter and submitted to the City Engineer for review prior to final (granting of occupancy) project approval.
27. **Parcel Merger.** The applicant shall secure approval of any parcel merger associated with this Use Permit.
28. **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.
29. **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.
30. **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.
31. **Traffic Safety Measures.**

    The traffic study, "2128 Oxford Street Traffic Impact Analysis", prepared by Abrams Associates and dated May 4, 2023, identified the following improvement measures to maintain adequate traffic operations and safety with the proposed project:

    - Oxford Street at Allston Way – Payment of a proportionate share of the cost to install rapid rectangular flashing beacons (RRFB's) for the existing Oxford Street crosswalk at

Allston Way, meeting the City's requirements. This would be an interim safety improvement until a future traffic signal is installed.

- Oxford Street at Allston Way – Payment of a proportionate share of the cost to install a traffic signal, meeting the City's requirements. When the traffic signal is installed the RRFB's will be removed.

The applicant shall deposit funds with the City of Berkeley to be used for the above noted improvement measures prior to issuance of a building permit.

32. **Open Space In-Lieu Fee:** Consistent with BMC Section 23.204.130(E)(6)(b), the project shall pay a fee in lieu of providing the on-site open space required by this Section, to help fund the Streets and Open Space Improvement Plan (SOSIP).

33. **Streets and Open Space Improvement Plan.** Street Frontage Improvements. Consistent with the Downtown Streets and Open Space Improvement Plan (SOSIP) (or subsequent iterations as adopted by the City), the developer shall construct improvements along Oxford Street and Center Street to the centerline. Such improvements shall be included with the building permit submittal, designed and constructed as directed by the Public Works Engineering, Public Works Transportation, and Fire Departments, and constructed prior to certificate of occupancy.

34. **Streets and Open Space Improvement Plan.** Impact Fee: As required by BMC Section 23.204.130(F), the project shall pay an impact fee to implement the Streets and Open Space Improvement Plan (SOSIP) per the fee schedule adopted by the Council by resolution. The City shall deposit this payment into the Downtown Streets and Open Space Improvement Fund (SOSIF), or its equivalent, to pay for the design and construction of the SOSIP Major Projects. The fee shall apply to the project's "Gross Floor Area" as defined in BMC Section 23.106.030, less any existing Gross Floor Area removed as part of the project.

    At the City's discretion, the City Manager or her designee may reduce the required SOSIP Impact Fee, on a $1 to $1 ratio, as a credit for constructing all or a portion of a Major SOSIP Improvement Project beyond the frontage improvements already required by this Permit. The first half of this fee shall be paid prior to issuance of a building permit, and the second half shall be paid prior to issuance of a certificate of occupancy.

35. **Green Building Certification.** The applicant shall submit documentation demonstrating that the building will attain LEED Gold or higher, or attain a building performance equivalent to this rating that has been approved by the Zoning Officer for this project. Documentation shall include proof of payment of the registration/application fee to the organization administering the green building certification system (e.g. USGBC/GBCI for LEED, Build It Green for GreenPoint Rated, etc.), a copy of the updated green building checklist that reflects anticipated points, and a statement from the appropriate project team professional (e.g. LEED Accredited Professional, GreenPoint Rater, etc.) verifying that the project is on track for certification at the required level or above. The submitted green building checklist must be a type that is appropriate for the project and a version that is being accepted by the organization granting the green building certification at the time of building permit application. Whenever applicable, measures from the green building checklist shall be incorporated and noted on site plans.

36. **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.)

37. **Nonresidential Electric Vehicle (EV) Charging.** At least 10 percent of project parking spaces for nonresidential use shall have installed Level 2 (40 amp) electric vehicle (EV) charging stations and/or DC Fast Charging Stations, and least 40 percent shall be "EV Capable" equipped with raceway, electrical panel service capacity, and an electrical system to support future Level 2 (40 amp) EV charging stations, or any more stringent EV charging requirements, as specified by the Berkeley Green Code (BMC Chapter 19.37). EV charging station installations and EV Capable spaces shall be noted on the construction plans. Public access parking spaces shall provide any applicable mandatory accessibility provisions. (Project required to meet applicable code at time of building permit application, if different from above.)

38. **Water Efficient Landscaping.** Landscaping, totaling 500 square feet of more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). MWELO-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ETo) for Berkeley is 41.8.

39. **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.

40. **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.

BELOW MARKET RATE UNITS

41. **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 provides 12 percent of the total units in the project as below market rate rental dwelling units ("BMR Units") – 6 ELI and 36 VLI units, in perpetuity – 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 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.

42. **Number of Below Market Rate Units.** The project shall provide 40 below market rate rental dwelling units ("BMR Units") – 6 ELI and 36 VLI units, in perpetuity – which are required to comply with the State Density Bonus Law (Government Code Section 65915), SB 330 (Government Code Section 66300), and BMC Section 22.20.065. 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.

43. **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 applicant shall submit the Regulatory Agreement to the Department of Health, Housing and Community Services (HHCS) via email to affordablehousing@berkeleyca.gov for review and approval.

44. **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. **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.

45. **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.

46. **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.

Prior to Demolition or Start of Construction:

47. **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.

48. **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.

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

During Construction:

50. **Construction Hours.** Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.

51. **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.

52. **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.

53. **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.

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

A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or

B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.

C. In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:

i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.

ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.

55. 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.

56. **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.)

57. **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.

58. **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. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains (invasive procedures include photography of cultural materials).

    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.

59. 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.

60. 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.

61. 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.

62. Stormwater Requirements. The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:

A. The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.

B. Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.

C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.

D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a Building Permit.

E. All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.

F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.

G. All private or public projects that create and/or replace 10,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (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. Restaurants, where deemed appropriate, must be designed with a contained area for cleaning mats, equipment and containers. This contained wash area shall be covered or designed to prevent run-on or run-off from the area. The area shall not discharge to the storm drains; wash waters should drain to the sanitary sewer, or collected for ultimate disposal to the sanitary sewer. Employees shall be instructed and signs posted indicating that all washing activities shall be conducted in this area. Sanitary connections are subject to the review, approval and conditions of the waste water treatment plant receiving the discharge.

L. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.

M. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.

63. **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.

64. **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.

65. **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.

66. **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.

67. **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.

68. **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.

69. **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:

70. **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.

71. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **August 16, 2024**.

72. **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.

73. **Transportation Demand Management.** Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Land Use Division staff to confirm that the physical improvements required in BMC Section 23.322.060 have been installed. A Parking and Transportation Demand Management (PTDM) compliance report documenting that the programmatic measures required in BMC Section 23.322.060 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the project is compliant with the applicable requirements in this section:

A. New construction that results in an off-street total of more than 25 publicly available parking spaces shall install dynamic signage to Transportation Division specifications, including real-time garage occupancy signs at the entries and exits to the parking facility with vehicle detection capabilities and enabled for future connection to the regional 511 Travel Information System; or equivalent, as determined by the Land Use Division in consultation with the Transportation Division. The information panels shall be shown in the construction drawings and shall be installed prior to occupancy.

B. For any new building with residential units or structures converted to a residential use, required parking spaces shall be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of Certificate of Occupancy or final inspection.

C. For new structures or additions over 20,000 square feet, the property owner shall provide transportation benefits at no cost to every employee, residential unit, and/or group living accommodation resident, one pass for unlimited local bus transit service; or (subject to the review and approval of the Zoning Officer in consultation with the Transportation Division) a functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted adult monthly local bus pass. A notice describing these transportation benefits shall be posted in a location or locations visible to all employee and residents.

D. For residential structures constructed or converted from a non-residential use that provide off-street parking, vehicle sharing spaces shall be provided in the amounts shown in BMC Table 23.322-6, to be offered to vehicle sharing service providers at no cost, for as long as providers request the spaces, and otherwise consistent with BMC Section 23.322.060(D).

74. **Car Sharing Spaces.** At least two (2) car share spaces shall be provided within the parking garage for the life of the building. In addition, these car share spaces are subject to the following requirements:

A. At least 90 days prior to issuance of a certificate of occupancy, the property owner shall do one of the following if necessary to ensure that car share spaces are provided at this site: 1) purchase 2 cars for the use of a vehicle sharing service provider, or VSSP (e.g., City CarShare or Zipcar), or 2) provide a monthly subsidy to offset the costs to a VSSP to provide for the management of the cars at this site.

B. Prior to issuance of a certificate of occupancy, the property owner shall provide one of the following: 1) a signed agreement with a VSSP to manage shared vehicles at the site, or 2) a plan to provide on-site management. If the vehicle sharing spaces are managed by a VSSP, these spaces shall be accessible to all VSSP members in the same manner and during the same hours as other vehicles offered by the VSSP.

75. **Green Building Certification.** The applicant shall submit updated documentation demonstrating that the building will attain LEED Gold or higher, or attain a building performance equivalent to this rating that has been approved by the Zoning Officer for this project. Documentation expected at this stage includes proof of submission of the final application materials and payment of the certification fee. If this submission has not yet occurred, a detailed explanation and timeline indicating when it will it happen must be submitted to the Zoning Officer for review and approval. Once awarded by the organization administering the green building certification system, the applicant shall forward a copy of the certification award to the Zoning Officer.

At All Times:

76. **Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit.
77. **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.
78. **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.
79. **Design Review.** Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Design Review approval.
80. **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.
81. **Electrical Meter.** Only one electrical meter fixture may be installed per dwelling unit.
82. **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.
83. **Public Parking.** Consistent with BMC 23.322, the public shall be notified of the availability of publicly available parking spaces via dynamic signage including, but not limited to, real-time garage occupancy signs at the entries and exits to the parking facility with vehicle detection capabilities and enabled for future connection to the regional 511 Travel Information System or equivalent, as determined by the Zoning Officer in consultation with the Transportation Division Manager.
84. **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.
85. **Parking to be Leased or Sold Separately.** All residential parking spaces shall be leased or sold separate from the rental or purchase of dwelling units.

86. **Required Bike Parking.** Secure and on-site bike parking for a minimum of 383 bicycles shall be provided for the life of the building.

87. **Nonresidential Electric Vehicle (EV) Charging.** Required Level 2 charging stations and DC Fast Charge stations, as specified by the Berkeley Green Code (BMC Chapter 19.37) shall be maintained in *good working condition and made available for building occupant and/or visitor* use. (Project required to meet applicable code at time of building permit application, if different from above.)

88. **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.

89. **Increased Height Allowance – Application Process.** The project shall secure a position as one of the five allowed buildings over 75 feet in height, one of the three allowed buildings over 120 feet in height in the Core Sub-Area, following final Use Permit approval.

    A. The applicant shall submit an application for a building permit no later than 180 days after this Use Permit is approved;
    B. Shall respond to all plan check comments no later than 30 days after they are issued; and
    C. Shall pay all building permit-related fees promptly when due, and shall commence construction no later than 180 days after being notified of approval of the first building permit. Any extension of any deadline in this condition shall be subject to approval by the Zoning Officer, except that no deadline for payment of any fees may be extended.

90. **Guaranteed Ride Home.** If qualifying for participation in the Alameda County Guaranteed Ride Home program (or successor program), shall participate in the "Guarantee Ride Home" program to reduce employee single occupant vehicle trips by providing alternate means of leaving work in an emergency. Enrollment shall be encouraged by providing Guarantee Ride Home information to all employees. An affidavit/statement indicating number of participating employees shall be provided annually to the Transportation Division Manager

91. **Transit Subsidy Condition.** If 10 or more employees, the business operator shall reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area as per BMC Chapter 9.88.

ALCOHOLIC BEVERAGE SERVICE CONDITIONS (on-site)

92. The Food Service Establishment shall comply with all applicable regulations of the California Department of Alcoholic Beverage Control (ABC).

93. Alcoholic beverage service shall be "incidental" to the primary food service use, as defined in Zoning Ordinance 23.502. An incidental use shall not exceed 25 percent of the floor area of the primary use, and if it consists of the commercial sales of a different line of products or services than the primary use, such incidental use may not generate gross receipts in excess of 33 percent of the gross receipts generated by the primary use.

94. Alcohol beverage service shall be only be allowed as part of a "bona fide eating place" making "actual and substantial sales of meals," and stringently enforces this requirement as determined and required by the ABC.

95. The service of alcohol shall be limited to normal meal hours (per ABC) during the restaurant's hours of operation. Patrons may only purchase food or finish drinks already purchased within the approved service hours. The Zoning Adjustments Board shall approve any change in the hours of restaurant operations and/or alcohol service (except decreased hours in compliance with applicable ABC regulations). Hours of operation are subject to review and amendment by the Zoning Adjustments Board as necessary to avoid detriment to the neighborhood or to achieve conformance with revised City standards or policies.

96. During operating hours, 100 percent of the service area shall be designed and used for and must possess the necessary utensils, and condiment dispensers with which to serve meals to the public.

97. The sale of alcoholic beverages for consumption off the premises is prohibited.

98. There shall be no service or consumption of alcohol on the public right-of-way, unless authorized by a Public Works sidewalk seating permit.

99. All alcoholic beverages served to patrons must be served in durable restaurant tableware (i.e. cups or glasses). No beer or wine may be distributed in its original bottle or can, or in any other potentially disposable container.

100. There shall be no bar or lounge area upon the licensed premises maintained for the sole purpose of sales, service or consumption of alcoholic beverages directly to patrons for consumption.

101. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Neither alcohol-dispensing facilities nor sign(s) advertising alcoholic beverages shall be visible from the public right-of-way. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.

102. A Berkeley Police Department Crime Prevention Through Environmental Design (CPTED) survey shall be completed prior to commencing alcohol service.

103. All employees selling and/or serving alcohol, or directly supervising such sales and/or service, shall complete the Licensee Education on Alcohol and Drugs (LEAD) program, or another equivalent program offered or certified by the California Department of Alcoholic Beverage Control within 6 months of employment at the establishment. Employees who have completed the course within the last five (5) years shall be exempt from this requirement.

104. Employees shall not serve alcohol to patrons who appear to be inebriated or otherwise unable to behave in an orderly manner upon consuming alcohol.

105. Any operator of the licensed establishment shall not have had a prior licensed establishment that was the subject of verified complaints or violations regarding alcohol, public safety or nuisance statutes or regulations to be confirmed by the Zoning Officer prior to issuance or transfer of a business license at this location.

106. Fortified alcohol products (e.g., malt liquor), shall not be sold on the premises.

107. The applicant shall establish cash handling procedures to reduce the likelihood of robberies and theft.

108. At no time shall the operator rent the restaurant space to a third-party promoter.

109. The owner or operator of the establishment shall take reasonable measures to prevent disturbances by patrons in the immediate vicinity. Such measures shall include signs reminding patrons of nearby residences and requests not to congregate or loiter near such residences nor operate vehicles in a noisy manner on residential streets. The operator shall give surveillance to public areas near the establishment, keep such areas free of trash and litter, provide lighting, and otherwise attempt to prevent conduct that might disturb the peace and quiet of residences in the vicinity. Furthermore, the operator shall assume reasonable responsibility for ensuring that patrons do not block the entrance or interfere with pedestrian activity on the adjacent public sidewalk.

110. This Use Permit, including these and all other required conditions, shall be posted in conspicuous location, available for viewing by any interested party.

CEQA Findings & Statement of Overriding Considerations

August 2024

2128 Oxford Street Mixed-Use Project

**Pursuant to Sections 15091 and 15093 of the
State CEQA Guidelines and Section 21081 of the Public Resources Code**

The Final Environmental Impact Report (Final EIR) prepared by the City of Berkeley (City) for the 2128 Oxford Street Mixed-Use Project (project) consists of the Draft EIR and the Final Environmental Impact Report and Responses to Comments on the Draft EIR document. The City finds that the inclusion of certain mitigation measures as part of project approval will reduce all impacts except those related to cultural resources and construction noise to levels that are less than significant. No feasible mitigation measures have been identified to reduce cultural resources impacts to a less-than-significant level; therefore, these impacts will remain significant unavoidable impacts of the project. In addition, a significant and unavoidable impact will result from the exposure of nearby sensitive land uses to temporary noise during construction of the project. No feasible mitigation measures have been identified to reduce this impact to a less-than-significant level; therefore, construction noise will remain a significant and unavoidable impact of the project. However, this impact is consistent with the Downtown Area Plan (DAP) EIR's finding for construction noise during the development of projects in the Plan Area as a whole. These impacts will be overridden due to specific considerations that are described in Section 7 of this document.

As required by the California Environmental Quality Act (CEQA), the City, in adopting these CEQA Findings and Statement of Overriding Considerations, also adopts a Mitigation Monitoring and Reporting Program (MMRP) for the project. The City finds that the MMRP, which is incorporated by reference, meets the requirements of Public Resources Code Section 21081.6 by providing for the implementation and monitoring of measures intended to mitigate potentially significant effects of the project. In accordance with CEQA and the *CEQA Guidelines*, the City adopts these findings as part of the project approval. Pursuant to Public Resources Code Section 21082.1(c)(3), the City also finds that the Final EIR reflects the City's independent judgment as the lead agency for the project.

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SECTION 1: INTRODUCTION

1.1 Statutory Requirements for Findings

CEQA Guidelines Section 15091 states that:

> *(a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:*
> *(1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*
> *(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*
> *(3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

In short, CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to avoid or mitigate significant environmental impacts that will otherwise occur with implementation of the project. Project mitigation or alternatives are not required, however, where they are infeasible or where the responsibility for modifying the project lies with another agency.[1]

For those significant effects that cannot be mitigated to a less-than-significant level, the public agency is required to find that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment.[2] The *CEQA Guidelines* Section 15093 states that:

> *"If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable.'"*[3]

1.2 Record of Proceedings

For purposes of CEQA and the findings set forth herein, the record of proceedings for the City's decision on the project consists of: a) matters of common knowledge to the City, including, but not limited to, federal, State and local laws and regulations; and b) the following documents which are in the custody of the City:

- Notice of Preparation and other public notices issued by the City in conjunction with the project dated August 2, 2023 (see Appendix A of the Draft EIR for the Notice of Preparation);
- The Infill Environmental Checklist and supporting documentation prepared for the proposed project, dated May 2024 (see Appendix B of the Draft EIR for the Infill Environmental Checklist);
- The Draft EIR, which was made available for public review on May 3, 2024;
- All written and verbal comments submitted by agencies, organizations and members of the public during the public comment period and responses to those comments (see Responses to Comments on the Draft EIR, dated August 2024);
- The Mitigation Monitoring and Reporting Program;

[1] *CEQA Guidelines*, 2024. Section 15091(a), (b).

[2] Public Resources Code Section 21081(b).

[3] *CEQA Guidelines*, 2024. Section 15092(a)

- All findings and resolutions adopted by the City in connection with the project, and all documents cited or referred therein;
- All final reports, studies, memoranda, maps, correspondence, and all planning documents prepared by the City or the consultants to each, or responsible or trustee agencies with respect to: a) the City's compliance with CEQA; b) development of the project site; or c) the City's action on the project; and
- All documents submitted to the City by agencies or members of the public in connection with development of the project.

1.3 Infill EIR

The EIR is a Project EIR pursuant to *CEQA Guidelines* Section 15161 and an Infill EIR pursuant to *CEQA Guidelines* Section 15183.3. Under *CEQA Guidelines* Section 15183.3(b), to be eligible for streamlined review, an infill project must:

> *(1) Be located in an urban area on a site that either has been previously developed or that adjoins existing qualified urban uses on at least seventy-five percent of the site's perimeter. For the purpose of this subdivision "adjoin" means the infill project is immediately adjacent to qualified urban uses, or is only separated from such uses by an improved public right-of-way;*
> *(2) Satisfy the performance standards provided in Appendix M; and*
> *(3) Be consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy...*

In addition, Public Resources Code section 21099 of CEQA states that aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area are not to be considered significant environmental impacts.

As discussed in the Infill Environmental Checklist (Appendix B to the Draft EIR), the proposed project qualifies as an infill project under *CEQA Guidelines* Section 15183.3. It is located in an urban area on a site that has been previously developed. In order to be eligible for streamlined review under Section 15183.3, a project must meet criteria in Appendix M of the *CEQA Guidelines*. Information and analysis demonstrating that this project satisfies the Appendix M performance standards is provided in the Infill Environmental Checklist in a section titled "Satisfaction of Appendix M Performance Standards."

The project is consistent with the general use designation, density, building intensity and applicable policies specified for the project area in the City's DAP EIR with approval of use permits. As documented in the Infill Environmental Checklist, potential development on the project site was within the DAP vision and is included in all aspects of the DAP EIR.

Under *CEQA Guidelines* Section 15183.3(c), for eligible infill projects (such as the 2128 Oxford Street Mixed-Use project) CEQA does not require certain analyses that would otherwise be required:

- If a significant environmental effect was analyzed in a prior EIR for a planning level decision, then, with some exceptions, that effect need not be analyzed again for an individual infill project even when that effect was not reduced to a less than significant level in the prior EIR.
- An effect need not be analyzed, even if it was not analyzed in a prior EIR or is more significant than previously analyzed, if the lead agency makes a finding that uniformly applicable development policies or standards, adopted by the lead agency or a city or county, apply to the infill project and would substantially mitigate that effect.

The EIR references pertinent City policies and guidelines, certified EIRs and adopted CEQA documents, and background documents prepared or relied upon by the City in preparing the CEQA analysis. A full reference list

is contained in the EIR in Section 7, References and Report Preparers. The Infill Environmental Checklist makes reference to the uniformly applicable development policies or standards that would mitigate certain impacts identified in the Checklist, and also lists the mitigation measures from the DAP EIR (the prior EIR for a planning level decision) that would apply to the proposed project and address certain identified impacts. Those uniformly applicable development policies or standards and DAP EIR mitigation measures are discussed in the Infill Environmental Checklist and are listed with the project-specific mitigation measures discussed in sections 3 and 4 below.

1.4 Organization/Format of Findings

Section 2 of these findings sets forth the objectives of the project and contains a summary description of the project and project alternatives. Section 3 identifies the potentially significant effects of the project which were determined to be mitigated to a less-than-significant level. All numbered references identifying specific mitigation measures refer to numbered mitigation measures found in the Infill Environmental Checklist or Draft EIR and Responses to Comments document. Section 4 identifies the project's potential environmental effects that were determined not to be significant, and do not require mitigation. Section 5 discusses the feasibility of project alternatives. Section 6 identifies the significant impacts of the project, including cumulative impacts that cannot be mitigated to a less-than-significant level even though all feasible mitigation measures have been identified and incorporated into the project. Section 7 includes the City's Statement of Overriding Considerations.

SECTION 2: THE 2128 OXFORD STREET MIXED-USE PROJECT

This section lists the objectives of the proposed project, provides a brief description of the project, and lists the project alternatives evaluated in the Draft EIR.

2.1 Project Objectives

The objectives of the proposed project are as follows:

- Implement the Downtown Area Plan (DAP) by leveraging the development potential under Zoning Ordinance standards and State law to generate the revenue necessary to provide on-site affordable housing and construct an environmentally superior transit-oriented housing project, plus provide additional community and public benefits, while maintaining project financial feasibility.
- Generate high-quality, transit-oriented, and sustainable market rate housing to support and contribute substantial affordable housing and in-lieu fees toward the construction of affordable housing, as required by the Berkeley Municipal Code.
- Activate the pedestrian environment along Oxford Street and Center Street with a building design and ground floor interface with vibrant, walkable retail and pedestrian amenities.
- Through the payment of substantial Streets and Open Space Improvements (SOSIP) fees and through project site design, help to fulfill the vision of the DAP to (partially or fully) close Center Street to vehicle traffic and allow for an expanded pedestrian amenity space on one of the highest pedestrian-traveled streets in the East Bay.
- Provide a green building using environmentally sustainable siting, development, and construction practices, including LEED Gold or equivalent certification and an all-electric building system.
- Incorporate ecologically beneficial native and drought-tolerant landscaping that promotes watershed health and creates safe, comfortable, and inviting open spaces.

2.2 Project Description

The City of Berkeley prepared the 2128 Oxford Street Mixed-Use Project Environmental Impact (EIR) to analyze the potential environmental effects that may result from the project. The proposed project will involve the following major components:

- Demolition of existing on-site buildings (including the 2142 Center Street building which was found individually eligible for local designation and is a contributor to the CRHR-eligible Shattuck Avenue Commercial Corridor Historic District).
- Construction of a new 26-story mixed-use building with up to 463 residential units and approximately 15,000 square feet of retail and restaurant space.
- Construction of an at-grade, 36-space parking garage including mechanical lifts in a pit that extends into the basement with access from a driveway on Oxford Lane.

More detail about the proposed project is included in Section 2, *Project Description*, of the EIR.

2.3 Alternatives

Based on the project objectives and anticipated environmental consequences, and pursuant to Section 15126.6 of the *CEQA Guidelines*, the following project alternatives were selected for analysis:

- **Alternative 1: No Project Alternative**. The No Project Alternative assumes that the proposed project would not be implemented. All existing buildings and uses within the project site would remain. The existing buildings at 2142 Center Street would not be demolished, and the new mixed-use building would not be constructed.
- **Alternative 2**: **2142 Center Street Building to Remain Alternative.** Under this alternative, the building at 2142 Center Street would not be demolished and existing uses in the building would remain. The remaining portion of the project site, including the surface parking lot and building at 2128 Oxford Street, would be demolished and developed at maximum density into a mixed-use building. This alternative assumes that the

building on the remaining portion of the site would be developed with a 26-story building with 5,000 square feet of ground-floor retail, a 4,500 square foot roof-top restaurant, and 325 residential units.

- **Alternative 3: Façade Preservation Alternative**. Similar to the proposed project, existing on-site buildings would be demolished to construct a new 26-story mixed-use building with up to 463 residential units with approximately 15,000 square feet of retail and restaurant space. However, the façade for the 2142 Center Street building would be preserved under this Alternative, while the rest of the building would be demolished. The existing façade would be incorporated into the design of the proposed mixed-use building.

Refer to Chapter 6, *Alternatives*, of the Draft EIR for the complete alternatives analysis. A more detailed description of these alternatives, and required findings, are set forth in Section 6: Feasibility of Project Alternatives.

SECTION 3: EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT OR NOT SIGNIFICANT

The City finds that, based upon substantial evidence in the record, as discussed below, the following impacts associated with the project are not significant or are less than significant. The Infill Environmental Checklist (included as Appendix B of the Draft EIR) and the Draft EIR provide a detailed analysis of the less-than-significant impacts of the proposed project for all issue areas below.

3.1 Aesthetics (Infill Environmental Checklist)

The proposed project is a mixed-use project in a transit priority area. Therefore, pursuant to SB 743, aesthetic impacts *would be less than significant impact* by statute.

3.2 Agricultural and Forest Resources (Infill Environmental Checklist)

The project site and vicinity are located within an urban area in the city of Berkeley. There are no agricultural resources, Williamson Act-contracted land, or forest land located on or near the project site. The project would not convert agricultural land to non-agricultural uses or result in the loss of forest land or conversion of forest land to non-forest use. The site's urban zoning designation would not change. Therefore, the City finds that the proposed project will have *no impact* on agricultural or forestry resources.

3.3 Air Quality (Infill Environmental Checklist)

The City of Berkeley and the project site are located in the San Francisco Bay air basin and are within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The emissions generated by the proposed project would not exceed the BAAQMD construction or operational emissions thresholds. Although construction emissions would be below BAAQMD project-level thresholds, the project would be subject to Mitigation Measure AIR-3 from the DAP EIR to minimize PM10 and PM2.5 construction emissions. Implementation of this measure would reduce air quality impacts to a less-than-significant level. The project would also be required to comply with the City's Standard Conditions of Approval related to diesel particulate matter controls during construction, which would further reduce construction emissions impacts. The proposed project therefore would not generate significant air quality impacts during project construction or operation. Consequently, the project would not significantly affect regional air quality in the long term. In addition, the proposed project would include applicable control measures from the 2017 Clean Air Plan and would not disrupt or hinder implementation of such control measures.

Pursuant to DAP EIR Mitigation Measure AIR-2, the Infill Environmental Checklist considers potential for new residents to be exposed to on-site TAC sources. The project would include forced air ventilation with deep pleat filter screens with a Minimum Efficiency Reporting Value (MERV) 13 rating and therefore not expose nearby sensitive receptors to substantial pollutant concentrations, including toxic air contaminants. Finally, the proposed project would not create objectionable odors that would affect neighboring properties. Therefore, the project would result in *less than significant impacts* to air quality.

3.4 Biological Resources (Infill Environmental Checklist)

The project site and vicinity are located within an urban area in the city of Berkeley and within the DAP area. The setting information for the project site is the same as that described for the DAP area in the DAP EIR; there is virtually no vegetation on-site or adjacent other than landscaping trees, and no wetlands or riparian or other habitat on site or nearby. The project site is within an urbanized area and no threatened, endangered or rare species or their habitats are located within or near the site; no locally designated species, riparian habitat, locally designated natural communities, wetland habitats, or wildlife corridors are known to exist on the site. Due to the proposed height of the building compared to the height of nearby trees, tree reflections on windows on lower floors may present a risk of bird strikes. However, the project site is not in an area adjacent to major foraging, roosting, or nesting habitat for avian species. In addition, the proposed project includes design features to reduce risks of bird strikes. These features would reduce reflections in the glass and would reduce night lighting reflections that could disorient birds. In addition, impacts related to special status nesting bird species would be reduced to *a less than significant* level given compliance with City of Berkeley Conditions of Approval.

The project is not located on or in the vicinity of state or federally protected wetlands, nor does an adopted conservation plan cover an area that includes the project site. *No impacts* related to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan would occur.

The project would involve removal of 14 street trees and planting 13 street trees to replace those that will be removed. No protected oak trees are present on site or would be removed with the project. The project would not conflict with local policies or ordinances protecting biological resources, including trees.

Therefore, the project would result in *less than significant impacts* to biological resources.

3.5 Cultural Resources (Draft EIR)

A Native American burial was reportedly removed from the project site in 1959. If human remains are found, during ground disturbing activities, the State of California Health and Safety Code Section 7050.5 states that no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be of Native American origin, the Coroner would notify the NAHC, which would determine and notify a MLD. The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance. In addition, the proposed project would be required to adhere to DAP EIR Mitigation Measure CUL-5 as well as the City's Standard of Conditions of Approval related to human remains. Impacts would be *less than significant*.

3.6 Energy (Infill Environmental Checklist)

Demolition and construction activities would result in short-term consumption of energy. However, energy use during construction would be temporary, and construction equipment used would be typical of similar-sized construction projects in the region. In addition, construction contractors would be required to comply with the provisions of California Code of Regulations Title 13 Sections 2449 and 2485 and the U.S. EPA Construction Equipment Fuel Efficiency Standard, which would also minimize inefficient, wasteful, or unnecessary fuel consumption. In addition, per applicable regulatory requirements such as 2022 CALGreen and BMC Chapter 19.37, the project would comply with construction waste management practices to divert a minimum of 65 percent of construction and demolition debris and 100 percent of concrete, asphalt, and land-clearing debris. These practices would result in efficient use of energy necessary to construct the project. Therefore, project construction would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy, and impacts would be *less than significant*.

Operation of the proposed project would require energy use in the form of electricity and gasoline consumption. However, given compliance with existing state and local regulations, including California Building Code (CBC) Title 24, CALGreen (as codified in CCR Title 24, Part 11), and BMC Chapters 19.37 and 12.80, project operation would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy. The project would meet Berkeley Green Building and Berkeley Green Code specific requirements for energy efficiency in new development and would incorporate other sustainability features to achieve LEED Gold certification. Furthermore, the proposed project would be located within a Transit Priority Area and in an area with an average VMT per resident at least 15 percent below the respective Bay Area averages, which would facilitate the use of transit and alternative transportation modes such as walking and biking. These factors would minimize the potential of the project to result in the wasteful, inefficient, or unnecessary consumption of vehicle fuels. Finally, the project would be consistent with applicable General Plan policies and the City of Berkeley Climate Action Plan. Energy impacts would be *less than significant*.

3.7 Geology and Soils (Infill Environmental Checklist and Draft EIR)

As stated in the DAP EIR, the Downtown Area is not in an Alquist Priolo fault zone and is therefore not an area where structures are at significant risk from fault rupture; however, it is, like all of the East Bay, in an area at

high risk from seismic shaking. The project site is not located within an area that has been identified as having a known earthquake fault, and no known fault lines cut through the site. In addition, the project site is served by a sanitary sewer system maintained by the City of Berkeley for the collection system, and by EBMUD for interceptor lines. Septic systems would neither be required nor permitted as part of the project. There would be *no impacts.*

The project site is not located in an earthquake-induced landslide or liquefaction zone. Impacts would be *less than significant*. Additionally, with compliance with BMC Section 21.40.270 which outlines grading, erosion, and sediment control regulations, as well as incorporation of best management practices (BMPs) related to stormwater management, impacts related to substantial soil erosion or the loss of topsoil would be *less than significant*.

No paleontological resources are known to exist in the Downtown Area, including the project site. Nevertheless, the DAP EIR identified impacts to unrecorded subsurface paleontological resources, as potentially significant but mitigable. Excavation on the project site could uncover previously undisturbed resources, if they are on site. Compliance with DAP EIR Mitigation Measure CUL-4 would reduce impacts to a *less than significant* level.

3.8 Greenhouse Gas Emissions (Infill Environmental Checklist)

The proposed project would be consistent with the BAAQMD design criteria for transportation and building since it would include an all-electric design; would not result in wasteful or unnecessary energy consumption during construction and operation or conflict with existing energy standards and regulations; would be located in a Transit Priority Area an in an area with an average VMT per resident and per worker at least 15 percent below the respective Bay Area averages; and would comply with the most recently adopted version of CALGreen Tier 2. In addition, the proposed project would generate approximately 1,303 MT of CO_2e per year over the course of its operational lifetime, which would be approximately 9.4 percent of the total annual GHG emissions estimated for the DAP. Impacts would be *less than significant*.

The proposed project would be consistent with the 2022 Scoping Plan as well as applicable goals, policies, and implementation actions in the Climate Action Plan, Berkeley General Plan Environmental Management Element, and DAP. Impacts would be *less than significant*.

3.9 Hazards and Hazardous Materials (Infill Environmental Checklist and Draft EIR)

As stated in the DAP EIR, the type of proposed commercial and residential uses can involve the use of hazardous materials associated with motor vehicle use and storage, and with periodic cleaning, repair, and maintenance or for landscape maintenance or pest control. The DAP EIR's conclusion remains valid that, with existing regulations and normal standards of use, use of hazardous materials at commercial and residential land uses in the Downtown Area would not pose a significant risk to human health or the environment. Local, State, and federal regulations and standards are in place to regulate the transportation, use, and disposal of hazardous materials, including during construction. The proposed project would be subject to the Berkeley Standard Condition of Approval related to the removal, transport, storage, use, or disposal of hazardous materials. Operation of residential and commercial uses typically does not involve the use or storage of large quantities of hazardous materials. Impacts would be less than significant. The University of California, Berkeley campus, Berkeley High School, and several private schools and childcare centers are located within 0.25 miles of the project site. However, given required compliance with local, State, and federal rules and regulations, impacts would be *less than significant*.

The project site is located entirely outside the airport safety and traffic pattern zones for the Oakland International Airport and is not within or adjacent to a wildland fire hazard area. In addition, the proposed buildings would not block emergency response or evacuation routes, and local requirements and review procedures would ensure that project would not interfere with emergency response or evacuation. Impacts would be *less than significant*.

3.10 Hydrology and Water Quality (Infill Environmental Checklist)

Construction activities would be required to comply with state and local water quality regulations designed to control erosion and protect water quality during construction. This includes compliance with BMC Chapter 17.20, which requires that BMPs, including those adopted by the State Water Resources Control Board (SWRCB), be implemented to minimize non-stormwater discharges during construction. Temporary dewatering may be required during construction. However, dewatering activities would be required to comply with BMC Chapter 17.20 and the Municipal Regional Stormwater NPDES Permit, which limits non-stormwater drainage into the City's storm drain system. With compliance with BMC requirements, dewatering would not result in a violation of water quality standards or otherwise substantially degrade surface or ground water quality. Impacts would be *less than significant*.

The Strawberry Creek culvert is adjacent to the southeastern corner of the project site boundary. However, the proposed project would not place additional loads on the Strawberry Creek Culvert. Further, because the proposed project would be within 25 feet of the culvert centerline, the proposed project would be subject to BMC Section 17.08.045, Preservation and Restoration of Natural Watercourses. Operation of the proposed project would be subject to requirements of the San Francisco Bay RWQCB's MS4 General Permit C.3 Requirements for redevelopment which would further ensure that the project does not increase runoff relative to existing conditions. Overall, the project would not substantially alter the drainage pattern of the site or area in a manner which would result in substantial erosion or siltation, increase the rate or amount of surface water runoff, or create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows. Impacts would be *less than significant*.

The proposed project would not use or deplete groundwater resources. The site is not located within a FEMA designated flood hazard area, a dam area or tsunami inundation area, or near a large water body or in proximity to the San Francisco Bay such that a seiche could affect the proposed project. The project site is not within the jurisdiction of an approved sustainable groundwater management plan or water quality control plan. There would be no impact.

3.11 Land Use and Planning (Infill Environmental Checklist)

The project would not separate connected neighborhoods or land uses from each other. No new roads, linear infrastructure, or other development features are proposed that would divide an established community or limit movement, travel, or social interaction between established land uses. The project would have no impact regarding division of an established community, as identified in the DAP EIR for the Plan as a whole. No impact would occur.

The project site is designated as Downtown (DT) in the Berkeley General Plan. This designation allows for both residential and commercial uses; therefore, the proposed mixed-use project would be consistent with the DT General Plan designation. The project site is in the Core Sub-Area of the Downtown Mixed Use (C-DMU) Zoning District of the DAP. The C-DMU designation allows for multi-family housing, commercial uses, cultural and community uses, educational uses, and public and private open space uses. Consistent with the discussion in the DAP EIR for the plan area as a whole, the project would not introduce new land uses that do not already exist in the Downtown Area and would be consistent with allowed uses. Pursuant to BMC Section 23.204.130(E), the C-DMU District, Core Sub-Area allows up to three buildings that can be a minimum of 120 feet and up to 180 feet tall (allowed uses include two residential buildings with ground-level commercial and one hotel with conference facilities and accessory commercial uses). One 168-foot-tall building has been constructed and is in operation - the Residence Inn, Berkeley at 2121 Center Street. A second building at 2190 Shattuck Avenue has land use entitlements for a 268-foot-tall, density bonus project (120-foot base project height). The proposed project would be the third building allowed in the C-DMU District, Core Sub-Area, proposing a 180-foot base project height and a density bonus project height of 285 feet 4 inches (plus a seven-foot parapet). With the approval of use permits, the project would be consistent with the C-DMU Zoning District provisions and density bonus law and would therefore be consistent with the BMC for both use and scale in the Downtown Area. Impacts would be *less than significant*.

3.12 Mineral Resources (Infill Environmental Checklist)

The DAP EIR identified no known mineral deposits of local importance or value to the region or residents of the State, or locally important mineral resource recovery sites, within the Downtown Area. The project involves redevelopment of land that is already developed and is located in an urbanized area of Berkeley. No mineral resources of value to the region or the residents of the state have been identified within the project area and the project area is not suited for resource extraction given the urban location. No impacts to mineral resources would occur.

3.13 Noise (Infill Environmental Checklist and Draft EIR)

The proposed project would introduce new residences next to local roadways that generate traffic noise. Noise impacts would occur if new residents of the project were exposed to noise levels that exceed 60 dBA L_{dn}. With implementation of DAP EIR Mitigation Measure NOI-1, which includes the use of building construction techniques such as sound-rated windows and doors, exterior wall assemblies, and prescription of forced-air mechanical ventilation to enable residents to keep windows closed (thus reducing exposure to outdoor noise) while still having adequate indoor air quality, as well as outlines requirements that specific determinations of the necessary treatments be conducted on a unit-by-unit basis during project design, the project would not expose new noise-sensitive receptors to noise levels exceeding City standards. Impacts would be *less than significant*.

Operational noise from the proposed project include outdoor noise, mechanical equipment noise, and traffic noise. Outdoor noise would not exceed applicable noise level limits from the BMC and mechanical equipment noise such as HVAC would be fully enclosed within rooms and would not generate noise that would exceed noise standards at nearby sensitive receptors. The project would increase traffic noise on surrounding roadways by up to approximately 0.7 L_{dn}, which would not exceed the 4 dBA L_{dn} threshold. Impacts would be *less than significant*.

Project construction would intermittently generate vibration on and adjacent to the project site. These maximum vibration levels during the potential use of vibratory rollers could exceed 0.08 in/sec PPV, Caltrans' recommended criterion for historic buildings at Ennor's Restaurant Building and could exceed the 0.5 in/sec PPV threshold at which there is a risk of architectural damage to buildings designed to modern engineering standards. However, implementation of DAP EIR Mitigation Measure NOI-6 would require the avoidance of vibratory rollers, and other vibration-generating activities where feasible near sensitive buildings and structures, as well as require preparation of a vibration monitoring plan, which would include stipulations to stop work if vibration is exceeding levels that could damage historic and other nearby structures. The proposed project would also be required to comply with the City's Standard Conditions of Approval related to construction vibration. Therefore, impacts would be *less than significant*.

The project site is not within an area covered by an airport land use plan, nor is it located in the vicinity of a private air strip. There would be *no impact*.

3.14 Population and Housing (Infill Environmental Checklist)

The project would add up to 463 permanent housing units to the project site, which would increase the population in the Downtown Area and in the city by approximately 1,158 people. The estimated population growth of 1,158 persons would not be considered substantial unplanned growth in the context of existing and forecasted population in Berkeley and the region. The project would not result in a significant net increase in employment, because it would replace the existing approximately 12,800 square feet of commercial development with approximately 15,000 square feet of retail, for an increase of approximately 2,200 square feet of retail space, or nine net new jobs. In addition, the project would not include infrastructure improvements that would extend roadways or infrastructure into areas that do not currently support residential or other urban uses. Therefore, impacts would be *less than significant*.

There are currently 16 vacant residences on the project site, all of which would be replaced with affordable units as part of the proposed 463-unit project. Therefore, the project would not result in displacement of existing housing or people. *No impact* would occur.

3.15 Public Services (Infill Environmental Checklist and Draft EIR)

The proposed project would introduce additional residents and a high-rise structure to the Downtown area. The proposed project would increase demand for fire protection services Downtown. However, the project in and of itself would not require the expansion of fire services or necessitate the construction of new fire facilities. With compliance with the CBC, General Plan policies, and the California Fire Code, impacts related to fire service facilities would be *less than significant*.

The project would induce population growth within the range of the forecasts for the City. The project site is within the Berkeley Police Department's service area and is currently serviced by the BPD. It is not expected that the project would generate a need for new or expanded police facilities. Pursuant to Senate Bill 50 (Section 65995(h)), payment of mandatory fees to the affected school district would reduce potential school impacts to less than significant level under CEQA. If approved, this project would be subject to the Berkeley Unified School District School Impact Fees, which are assessed based on proposed land use and floor area. Furthermore, the proposed project would not require new library or medical and health facilities or the expansion of such existing facilities. Therefore, impacts related to police services, schools, and other services would be *less than significant*.

3.16 Recreation (Infill Environmental Checklist)

The project would incrementally increase demand for parks and recreational facilities by facilitating residential growth within the project site. However, the project would not require the construction or expansion of facilities which may have an adverse physical effect on the environment. Impacts related to recreation would be *less than significant.*

3.17 Transportation (Infill Environmental Checklist)

The proposed project would not remove or relocate any existing bus stops or conflict with transit plans or goals of the City of Berkeley. The proposed project would not substantially impact existing bicycle or pedestrian facilities, would not conflict with the City's Pedestrian Plan or Bicycle Plan and would be consistent with planned improvements on Center Street in accordance with DAP Policy AC-1.1. In addition, the proposed project would be required to comply with the City's Standard Conditions of Approval related to the Streets and Open Space Improvement Program (SOSIP). Impacts related to transit, bicycle and pedestrian facilities, and roadway would be less than significant.

The proposed project would meet two of the City of Berkeley screening criteria for (Vehicle Miles Traveled) VMT impacts: the site is within a Transit Priority Area and is within an area with an average VMT per resident at least 15 percent below the respective Bay Area averages. The project is located less than 500 feet from the Downtown Berkeley BART station and is located near bus stops for numerous bus lines at the intersection of Shattuck Avenue and Center Street. Impacts related to VMT would be less than significant.

The proposed project would not include modifications to the existing on- or off-site transportation network that would result in potential transportation hazards not anticipated in the DAP EIR. Vehicle access for the project would be provided via a driveway on Oxford Lane. The proposed project would reduce vehicles on Oxford Lane due to the reduction in parking, as the existing parking lot has 57 parking spaces and the proposed project would provide 36 parking spaces. Therefore, the proposed project would not result in hazardous design conditions with respect to Oxford Lane. The project site design would be required to conform to City design standards and would be reviewed and approved by City Transportation staff to confirm compliance. Additionally, prior to issuance of grading and building permits, the project applicant would be required to submit and have approved a Traffic Control Plan, which would indicate how parking for construction workers would be provided during construction and ensure a safe flow of traffic in the project area during construction. Impacts related to design hazards would be *less than significant*.

The proposed project would be subject to approval of the Berkeley Fire Department. The project does not include on-site roadways or surface parking or permanent physical changes to public streets that could impede emergency access. Lane widths adjacent to the project would meet the minimum width that can accommodate an emergency vehicle; therefore, the width of the roadways would be adequate. Impacts related to emergency hazards would be *less than significant*.

3.18 Utilities and Service Systems (Infill Environmental Checklist)

The proposed project would be generally consistent with the DAP and would not result in substantial population or housing growth beyond that already anticipated under the DAP EIR. Therefore, it is not anticipated that EBMUD would need new or expanded entitlements to serve the project. The project applicant would be required to pay EBMUD's system capacity charge on new developments in order to fund EBMUD's system maintenance and the development of new water sources. The proposed project would also reduce water use relative to standard building practices by attaining a LEED Gold rating or equivalent including the use of low-flow water fixtures, and the planting of low and very low water use plants. Impacts related to water would be *less than significant*.

The proposed project would comply with DAP EIR Mitigation Measure UTIL-1 which requires a site-specific analysis of new projects' wastewater generation and capacity requirements to ensure improvements are made to the existing sanitary sewer system as needed to serve the project. If the sewer capacity analysis shows that project wastewater would exceed the sewer system capacity, the applicant would be required to increase the capacity by upsizing the sewer pipes. The proposed project would include water conservation measures and achieve a LEED Gold rating or equivalent. Impacts related to wastewater would be *less than significant*.

The proposed project would involve infill development on a site that consists entirely of hardscape and would not substantially change the amount of impervious surface on site. Therefore, the amount of runoff from the project site would be similar to the amount of runoff under existing conditions, and the construction of new or expanded on-site facilities for stormwater drainage would not be required. Impacts related to stormwater runoff would be *less than significant*.

The proposed project would involve improvements to the sidewalk, curb and gutter along Center Street and Oxford Street frontages. These improvements must be reviewed and approved by the City's Public Works Department. Therefore, physical impacts on streets and sidewalks would be *less than significant*

The project site is currently served by existing telecommunications companies such as AT&T and Xfinity and would not require the construction of additional telecommunications infrastructure. Telecommunications impacts would be *less than significant.*

Solid wastes from the project site would be sent to the Altamont Landfill. Diversion of solid waste from the project site into the recycling stream would substantially reduce the project's impact on landfill capacity. The proposed project would be required to comply with the City of Berkeley's local amendment to CalGreen requiring that 100 percent of concrete, asphalt, and land clearing debris and at least 65 percent of remaining construction and demolition debris is diverted from landfill (BMC 19.37). The project also must reduce landfill disposal of organic waste in compliance with SB 1383. Therefore, solid waste impacts would be *less than significant.*

3.19 Wildfire (Infill Environmental Checklist)

The proposed project would be located approximately 1,400 feet from a LRA VHFHSZ. The proposed project would be required to comply with State and local fire regulations. The California Fire Code included in Title 24, part 9, Chapter 7 addresses fire-resistant-rated construction. Part 2, Chapter 7A addresses materials and construction methods for exterior wildfire exposure; Chapter 8 addresses fire related Interior finishes; Chapter 9 addresses fire protection systems; and Chapter 10 addresses fire related means of egress, including fire apparatus access road width requirements. With compliance with State and local regulations, the proposed project would be designed to be fire resistant in the event of a nearby wildfire. In addition, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan, and would not exacerbate the risk of starting a wildfire thereby exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts to wildfire would be *less than significant.*

SECTION 4: EFFECTS DETERMINED TO BE MITIGATED TO LESS-THAN-SIGNIFICANT LEVELS

The Infill Environmental Checklist and Draft EIR identified certain potentially significant effects that could be mitigated to less-than-significant-levels. The City finds for each of the significant or potentially significant impacts identified in this section (Section 4) that based upon substantial evidence in the record, changes or alterations have been required or incorporated into the project which avoid or substantially lessen the significant effects as identified in the Final EIR[4] and, thus, that adoption of the mitigation measures set forth below will reduce these significant or potentially significant effects to less-than-significant levels. Adoption of the mitigation measures will effectively make the mitigation measures part of the project. In addition, City Conditions of Approval and compliance with City and other regulations will further reduce project impacts. Therefore, the City finds that based upon substantial evidence in the record, changes or alterations have been required or incorporated into the project which avoid or substantially lessen the significant effects as identified in the Final EIR.[5]

4.1 Cultural Resources (Draft EIR)

Impact CR-2: Demolition and excavation for the proposed project may result in damage to or destruction of a potential archaeological resource (Oxf-001). Impacts to archaeological resources would be less than significant with mitigation incorporated.

> Mitigation Measure CR-3 Preparation of a Cultural Resources Mitigation and Monitoring Plan.
> The applicant shall retain a Qualified Archaeologist, meeting the Secretary of Interior's Professional Qualification Standards, to oversee all aspects of the cultural resources mitigation measures. Avoidance and preservation in place is the preferred manner of mitigating impacts to historical resources of an archaeological nature. If the Qualified Archaeologist in coordination with the City, the applicant, and the consulting Tribe(s) determine that preservation in place is infeasible, the Qualified Archaeologist shall prepare and oversee the implementation of a Cultural Resources Mitigation and Monitoring Plan (CRMMP). To reduce impacts to Oxf-001, the CRMMP shall include an archival research and data recovery plan component, a worker's environmental awareness program (WEAP), an archaeological and Native American monitoring plan, and an unanticipated discoveries plan. Preparation of the CRMMP and implementation of its archival research and data recovery plan component shall be completed prior to the issuance of a demolition permit. The CRMMP shall be prepared in consultation with the consulting Tribe(s) and in coordination with local interested historical groups. Implementation and the effectiveness of the CRMMP requirements shall be assessed by the City on a monthly basis during the pre-construction, construction, and post-construction phases of the project.
>
> Archival research shall be conducted to prepare a detailed development history of the project site and shall include, but not be limited to, review of historic literature, records, and maps held at UC Berkeley, and local historical groups, and libraries. The CRMMP shall identify which local historical groups shall be contacted as part of this background research. The results of the archival research shall be the basis for a historic context presented in the data recovery plan and shall inform methods to be implemented as part of the data recovery as well as interpretations of the data recovery results. The data recovery plan shall include excavation methods for: initial investigations to determine the extent and content of Oxf-001 in order to narrow in on the most productive areas for data recovery excavations; the methods for data recovery excavations aimed at recovering the scientifically important data contained in Oxf-001; and methods for documentation, mapping, artifact collection, special studies, laboratory analysis and cataloging, curation, and reporting. The data recovery plan shall also include procedures for the treatment of human remains.

[4] *CEQA Guidelines*, 2024. Section 15091.
[5] *CEQA Guidelines*, 2024. Section 15091.

The WEAP component of the CRMMP shall include training materials that shall be presented to construction personnel to inform them of the cultural sensitivity associated with the site and to provide procedures when working in culturally sensitive areas and in coordination with archaeological and Native American monitors. The training shall include a description of the types of materials that could be encountered, procedures to be implemented in the event resources are discovered, stop work authorizations and notification protocols, and laws protecting cultural resources. All construction personnel shall attend WEAP training prior to participating in any ground disturbing work on the project site and WEAP training attendance sheets shall be prepared and retained on site and available to the City.

The monitoring plan component of the CRMMP shall include monitoring procedures and requirements that shall be implemented during project construction. Archaeological and Native American monitoring shall be conducted during all ground disturbing activities including pavement removal, grading, and trenching. Procedures shall include provisions for the reduction or termination of construction monitoring at the recommendation of the Qualified Archaeologist and in coordination with the City and the consulting Tribe(s).

The discovery plan component of the CRMMP shall address procedures and notifications to be implemented in the event of an unanticipated discovery of archaeological resources during ground disturbing activities. The procedures listed within the discovery plan for unanticipated discoveries shall incorporate the procedures documented in the DAP EIR, the City's Conditions of Approval, and tribal recommendations The discovery plan shall include procedures by which the Qualified Archaeologist, in coordination with the consulting Tribe(s), for discoveries of Native American origin, shall consider whether the discovery is associated with Oxf-001 or constitutes a separate and individual resource. If a discovery is determined to be associated with Oxf-001, the Qualified Archaeologist shall determine whether the unanticipated discovery is a contributor in that it contributes new or different data and information than what had been recovered during implementation of the data recovery plan and further data recovery shall be implemented. For redundant discoveries associated with Oxf-001, no additional data recovery shall be conducted, unless otherwise determined necessary through consultation between the City, the consulting Tribe(s), and the Qualified Archaeologist. If the discovery is determined to be unrelated to Oxf-001, the resource shall be evaluated for listing in the CRHR and if recommended eligible by the Qualified Archaeologist, treatment implemented, as needed. Work in the area of a discovery shall not resume until the aforementioned steps are completed.

Additionally, the CRMMP shall document the process for the repatriation of Native American materials to the appointed Most Likely Descendant (MLD). As a result of AB 52 consultation between the City and the consulting Tribe(s), the reburial of all Native American materials shall take place within the project site in a location agreed upon by the consulting Tribe(s), the MLD (if appointed and if different from the consulting Tribe(s), the City, and the applicant through consultation. The area selected for reburial shall be defined as a Cultural Resources Easement and marked on City map as an area not to be excavated and free of further disturbance, including utilities

<u>Project Mitigation Measure CR-4 Preparation of an Interpretive and Educational Plan.</u>
Following the completion of ground disturbing activities associated with the project and prior to the issuance of occupancy permits, the Qualified Archaeologist shall prepare a plan to provide for public interpretation and education focused on providing public access to the results of the implementation of the CRMMP. Interpretation and education may include, but is not limited to, educational or interpretive panels or signage, exhibits, web-based or other media, and placing non-confidential materials and reports on file at UC Berkeley, with local historical societies, and libraries. The plan shall also include the reintegration of the Kellogg School Berkeley Historic Plaque within the project site. The reintegration of the existing plaque shall necessitate coordination with the Berkeley Historical Plaque Project which are responsible for the current location of the plaque. The Interpretive and Educational Plan shall be prepared in consultation with the consulting Tribe(s)on Native American aspects and in

coordination with Project Mitigation Measure TCR-1, and in coordination with local interested historical groups on historic aspects. Implementation and the effectiveness of the Interpretive and Educational Plan requirements shall be assessed by the City on a monthly basis until implementation of the plan is completed.

Project Mitigation Measure CR-5 Archaeological Monitoring**.**
Archaeological monitoring shall be performed under the direction of the Qualified Archaeologist during all ground disturbing activities including pavement removal, grading, and trenching. The archaeological monitor shall have the authority to halt and redirect work should any archaeological resources be identified during monitoring. If archaeological resources are encountered during ground-disturbing activities, work within 50 feet of the find must halt and the find evaluated for listing in the CRHR. The Qualified Archaeologist, in consultation with the consulting Tribe(s) for resources of Native American origin, shall determine whether the discovery is associated with Oxf-001 and whether it constitutes a contributor or whether the discovery is a separate and individual resource. Work in the area of the discovery shall not resume until the Qualified Archaeologist has recommended and implemented treatment of the discovery, as needed. Archaeological monitoring may be reduced or halted by the Qualified Archaeologist, as identified in the CRMMP.

4.2 Geology and Soils (Draft EIR)

Impact GEO-3: The project site is less than one mile from the Hayward Fault. The proposed project would be subject to seismically-induced ground shaking and other seismic hazards which could damage structures and result in loss of property and risk to human health and safety. However, required compliance with State-mandated building standards, the CBC, and the BMC, and implementation of mitigation would reduce impacts to a less than significant level. This impact would be less than significant with mitigation incorporated.

Project Mitigation Measure GEO-1 Implementation of Geotechnical Report Recommendations.
All recommendations included in *Section 5: Preliminary Geotechnical Recommendations* (pages 10 through 19 and Appendix C pages C-i through C-xxv) of the Geotechnical Report (Partner 2022) and in the Supplemental Geotechnical Peer Review – Liquefaction Zone study (Cotton, Shires, and Associates 2023) prepared for the proposed project shall be incorporated into the project design. These include but are not limited to the following:

- **Excavation Considerations**. The project shall use shored excavations to establish the basement of the project and to protect nearby structures.
- **Deep Foundations**. The project shall utilize drilled foundations that extend at least ten feet into the competent bedrock.
- **On Grade Construction**. In areas with deep instability, test pits shall be excavated and evaluated and additional resolutions such as the use of geotextiles, chemical treatments, thickened slabs, or lime treated aggregate base may be used.
- **Observation on site**. Observation and testing shall be conducted during these construction activities:
  - Solider pile and tieback installation
  - Tieback anchor testing
  - Lagging installation
  - Installation of wall back-drainage provisions
  - Foundation bottom observation and approval
  - Placement and compaction of fill material
  - Removal of shoring within the public right-of-way upon completion of the project
  - De-tensioning of tieback anchors
  - Installation of drywells

- **Geotechnical Plan Review.** The City shall verify that all recommendations are incorporated into the project design prior to the issuance of any building permits.

4.3 Hazards and Hazardous Materials (Draft EIR)

Impact HAZ-3: The project is associated with a closed LUST case and is therefore located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. There are known and unknown hazardous material impacts to soil, soil vapor, and groundwater at the project site. However, compliance with applicable regulations and the City's Standard Conditions of Approval requiring site characterization and cleanup, in addition to mitigation for potential soil, soil vapor, and/or groundwater impacts at the project site, would minimize hazards from the implementation of the proposed project. This impact would be less than significant with mitigation incorporated.

Project Mitigation Measure HAZ-1 Remediation of Contaminated Soils.
Where soil is known to be impacted, or is identified to be present during compliance with existing State and local regulations as well as the City's Standard Conditions of Approval, within the construction envelope at chemical concentrations exceeding ESLs and/or hazardous waste screening thresholds for contaminants in soil (CCR Title 22, Section 66261.24), the project applicant shall retain a qualified environmental consultant (Professional Geologist [PG] or Professional Engineer [PE]) to properly dispose of the contaminated soil. The qualified environmental consultant shall utilize the project site analytical results for waste characterization purposes prior to offsite transportation or disposal of potentially impacted soils or other impacted wastes. The qualified environmental consultant shall provide disposal recommendations and arrange for proper disposal of the waste soils or other impacted wastes (as necessary), and/or provide recommendations for remedial engineering controls, if appropriate.

Remediation of impacted soils and/or implementation of remedial engineering controls may require additional delineation of sub-surface impacts; additional analytical testing per landfill or recycling facility requirements; soil excavation; and offsite disposal or recycling.

The TMD shall review and approve the project site disposal recommendations prior to transportation of waste soils offsite, and review and approve remedial engineering controls, prior to construction. Subsequently, the project applicant shall review and implement the disposal recommendations prior to transportation of waste soils off-site, and review and implement the remedial engineering controls, prior to construction. Lastly, the City shall review the project site disposal recommendations for regulated waste and remedial engineering controls prior to issuing a grading permit.

Project Mitigation Measure HAZ-2 Disposal of Groundwater.
If contaminated groundwater (decontamination water, purge water, dewatering, or underground structures [groundwater leakage into the final structure]) is generated during construction of the project, the RWQCB or the City and/or Alameda County Public Works Agency shall be consulted to determine if the treated groundwater can be disposed through one of their waste discharge permits. RWQCB may require that an individual National Pollution Discharge Elimination System (NPDES) permit and/or waste discharge requirements be obtained for dewatering activities.

The groundwater discharge and disposal requirements vary by agency, location, concentration, and contaminants of concern, and would therefore be developed in consultation with the City and the applicable agency, which could include RWQCB, the City, and/or the Alameda County Public Works Agency.

Project Mitigation Measure HAZ-3 Vapor Intrusion Mitigation System.
Where soil vapor is known (or is identified to be present during compliance with the City's Standard Conditions of Approval or implementation of Mitigation Measure HAZ-1), to be present at chemical concentrations exceeding the ESLs for sub-slab/soil gas (vapor) intrusion, the project applicant shall

retain a qualified environmental consultant (PG or PE) or other qualified person to prepare a vapor intrusion mitigation system design for the proposed project.
The plan shall include, but is not limited to:

- Design specifications
- Material specifications
- Installation requirements
- Monitoring requirements

The project applicant shall design and implement engineering measures or institutional controls (e.g., soil vapor barrier) to prevent potential soil vapor intrusion into new residences or businesses in accordance with the measures included in the DTSC's Vapor Intrusion Guidance Document – Final (DTSC 2011a) and Vapor Intrusion Mitigation Advisory, Revision 1 (DTSC 2011b).

TMD shall review and approve the Vapor Intrusion Mitigation System Design prior to construction. Engineering measures or institutional controls shall be submitted to the City's Planning and Development Department prior to the issuance of any grading or building permits. The project applicant and/or contractor shall incorporate a sub-slab vapor barrier during construction, the implementation of which would prevent the potential for soil gas VOCs from migrating to indoor air.

The project applicant shall retain a qualified professional to certify that the accepted measures and controls are properly constructed and functioning at the project site. The efficacy of the measures and controls shall be confirmed and certified by a qualified professional pursuant to the construction quality assurance/quality control testing guidance of the DTSC's Vapor Intrusion Guidance Document – Final (October 2011). Written verification shall be submitted to TMD and the City.

TMD may require the creation of an Operations and Maintenance Plan to ensure that future operational activities (e.g., underground utility repairs), do not alter the effectiveness of the selected vapor intrusion mitigation system.

TMD shall review and approve the Operations and Maintenance Plan (if required) prior to occupancy. The City shall review the Operations and Maintenance Plan (if required) prior to issuing an occupancy permit. The project applicant shall implement the Operations and Maintenance Plan during occupancy at the project site

4.4 Tribal Cultural Resources (Draft EIR)

Impact TCR-1. Demolition and excavation for the proposed project may result in damage to or destruction of a potential tribal cultural resource (Oxf-001). However, this impact would be less than significant with mitigation incorporated.

Project Mitigation Measure TCR-1 Native American Monitoring.
Prior to ground disturbing activities, a Native American monitor from the Confederated Villages of Lisjan shall be retained. If a Native American monitor from the Confederated Villages of Lisjan cannot be retained, another Tribe with cultural affiliations to the project site can be contacted for monitoring. The consulting Tribe, in consultation with the lead agency, and in coordination with the qualified archaeologist will have the authority to halt and redirect work should any archaeological or tribal cultural resources be identified during monitoring. If archaeological or tribal cultural resources are encountered during ground-disturbing activities, work within 50 feet of the find must halt and the find evaluated for listing in the CRHR and NRHP. Monitoring may be reduced or halted at the discretion of the Native American monitor, in consultation with the lead agency, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, or negative findings during the first 50 percent of the entire area of ground-disturbance. Avoidance and preservation in place, as well as other mitigation options identified in PRC Section 21084.3 shall be considered by the lead agency. However, if these measures are determined infeasible, treatment shall be implemented in coordination amongst

the Confederated Villages of Lisjan, the City, and the Qualified Archaeologist. If monitoring is reduced to spot-checking, spot-checking shall occur when ground-disturbance moves to a new location within the project site and when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock).

Project Mitigation Measure TCR-2 Strawberry Creek Ohlone Past & Present Interpretive Display. The project applicant shall be responsible for the design, production and installation of a permanent interpretive display that focuses on the Confederated Villages of Lisjan's past/present use of the area around Strawberry Creek in Downtown Berkeley. The display shall be designed in consultation with the Confederated Villages of Lisjan and shall be located in a publicly-accessible area, prior to receipt of occupancy. The style of display (e.g., mounted story board, mural, pavement installation, etc.) shall be selected in consultation with the Confederated Villages of Lisjan with the goal of educating the public about the area's significance to the Confederated Villages of Lisjan. Plans for the display shall be subject to review and approval by the City's Land Use Planning Division prior to installation.

SECTION 5: SIGNIFICANT EFFECTS THAT CANNOT BE MITIGATED TO A LESS-THAN-SIGNIFICANT LEVEL

The proposed Project would result in a significant unavoidable impact related to historical resources. A number of mitigation measures are required and imposed, but none would reduce these impacts to a less-than-significant level.

5.1 Cultural Resources (from EIR)

Impact CR-1: The proposed project would demolish a historic resource at 2132-2154 Oxford Street, which is eligible for the California Register of Historical Resources (CRHR) and local designation. Implementation of project mitigation measures CR-1 and CR-2 would reduce the severity of the project's impact on historical resources to the extent feasible. However, because the project would demolish a historical resource, even with implementation of mitigation, this impact would be significant and unavoidable.

Project Mitigation Measure CR-1 Building Documentation.
Archival documentation of as-built and as-found condition shall be prepared for 2132-2154 Center Street, prior to demolition. Prior to issuance of demolition permits, the City of Berkeley shall ensure that documentation of the building proposed for demolition is completed at the project applicant's expense. Documentation should follow the general guidelines of the National Park Service (NPS) Heritage Documentation Program-like standards and shall include high resolution digital photographic recordation, an outline format historic report, and compilation of historic research. The documentation shall be completed by a qualified professional who meets the standards for history or architectural history as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, Part 61). The original documentation shall be offered as donated material by the lead agency to repositories such as the Berkeley Architectural Heritage Association and to the Berkeley Public Library to make it available for current and future generations. Archival copies of the documentation also would be submitted to the City of Berkeley and Northwest Information Center (NWIC) where it would be available to local researchers.

Project Mitigation Measure CR-2 Shattuck Avenue Commercial Corridor Historic District Update.
Prior to the issuance of a certificate of occupancy, the existing record for the Shattuck Avenue Commercial Corridor District, first identified in the 2009 Downtown Area Plan and recorded and evaluated in *Shattuck Avenue Commercial Corridor Historic Context and Survey* in 2015 by Archives & Architecture, shall be updated. The City of Berkeley shall ensure that an updated survey and evaluation of the Historic District shall be undertaken at the project applicant's expense to document and verify the conditions of the Historic District. The Department of Parks and Recreation District Record (Series 523D) forms shall be updated to document changes to the historic district, including alterations, demolitions, and changes in setting. The documentation shall be completed by a qualified professional who meets the standards for history or architectural history as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, Part 61), in consultation with City staff, and to the satisfaction of the Environmental Review Officer. At a minimum, the following elements of the *Historic Context and Survey* shall be updated:

- All entries and references to the subject property throughout the Context Statement
- Approximate Survey Area Map on page 7 of the Context Statement
- Contributors and Non-Contributors Map on page 73 of the Context Statement
- Appendix B – DPR Forms for the Shattuck Avenue Downtown Historic District (district record) and Thomas Block building site (primary record)
- Appendix C – Table of Properties.

5.2 Noise (from Infill Environmental Checklist)

Impact a: Construction activity would result in temporary noise in the project site vicinity, exposing nearby receivers to increased noise levels. Even with implementation of DAP EIR Mitigation Measure NOI-5, which would require development of a site-specific noise reduction program to reduce construction noise to the

maximum extent feasible, including time limits for construction as required by BMC Section 13.040.070, and technically and economically feasible controls on equipment, as well as the City's Standard Conditions of Approval related to construction noise, construction noise could still exceed the significance thresholds of 55 dBA for multi-family receptors for daytime weekend construction activities and 65 dBA for multi-family receptors for daytime weekday construction activities. Impacts related to construction noise would be significant and unavoidable, consistent with the findings in the DAP EIR.

5.3 Cumulative Impacts

The City finds that the proposed project, in conjunction with other foreseeable projects, will not result in cumulatively considerable impacts.

However, as described in Section 4.1, *Cultural Resources*, of the Draft EIR, even with implementation of mitigation measures CR-1 and CR-2, DAP EIR Mitigation Measure NOI-6, and the City of Berkeley's Standard Conditions of Approval related to construction vibration, impacts would remain significant and unavoidable since demolition of the 2132-2154 Center Street building by its nature is complete and total material impairment of the historical resource. Because the proposed project would include demolition and alteration of historic structures, the project's contribution to this impact would be cumulatively considerable for future projects. Therefore, cumulative historical resources impacts would be significant, and the project's contribution would be cumulatively considerable.

In addition, as discussed in Section 21, Mandatory Findings of Significance, of the Infill Environmental Checklist, construction noise impacts would be significant and unavoidable. Therefore, cumulative construction noise impacts would be significant, and the project's contribution would be cumulatively considerable.

SECTION 6: FEASIBILITY OF PROJECT ALTERNATIVES

6.1 Project Alternatives

The Final EIR included three alternatives:
1. No Project Alternative.
2. 2142 Center Street Building to Remain Alternative.
3. Façade Preservation Alternative.

The City hereby concludes that the Final EIR sets forth a reasonable range of alternatives to the 2128 Oxford Street Mixed-Use Project that address the significant impacts of the project, so as to foster informed public participation and informed decision making. The City finds that the alternatives identified and described in the Final EIR were considered and further finds them to be infeasible for the specific economic, social, or other considerations set forth below pursuant to Public Resources Code section 21081(c).

6.1.1 Alternative 1: No Project Alternative. The No Project Alternative assumes that the proposed project would not be implemented. All existing buildings and uses within the project site would remain. The existing buildings at 2142 Center Street would not be demolished, and the new mixed-use building would not be constructed.

Findings: Under Alternative 1, the significant impact to historical resources would be avoided. In addition, no construction would occur; therefore, the project mitigation measures associated with cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources would not be required. However, Alternative 1 would not achieve the basic project objectives as stated in at the beginning of this section. This alternative would not meet the Project Objectives because it would not generate high-quality, transit-oriented, and sustainable market rate housing and would not provide a superior green building or generate significant revenue streams for the city.

The City rejects the No Project alternative because it would not achieve any of the objectives of the proposed project.

6.1.2 Alternative 2: 2142 Center Street Building to Remain Alternative. Under this alternative, the building at 2142 Center Street would not be demolished and existing uses in the building would remain. The remaining portion of the project site, including the surface parking lot and building at 2128 Oxford Street, would be demolished and developed at maximum density into a mixed-use building. This alternative assumes that the building on the remaining portion of the site would be developed with a 26-story building with 5,000 square feet of ground-floor retail, a 4,500 square foot roof-top restaurant, and 325 residential units.

Findings: Under Alternative 2, the building at 2128 Oxford Street and the surface parking lot would be demolished and developed with a 26-story building with 5,000 square feet of ground-floor retail, a 4,500 square foot roof-top restaurant, and 325 residential units. Because this alternative would not demolish the historical building at 2142 Center Street and the building would remain in its current use, this alternative would eliminate a significant and unavoidable historical resources impact. Because this alternative would reduce the amount of development and ground disturbance, it would result in similar but reduced impacts when compared to the proposed project. Project mitigation measures related to archaeological resources, geology and soils, hazards and hazardous materials, and tribal cultural resources would continue to be required. Alternative 2 would also fulfill the Project Objectives, though it would not develop housing to the same extent as under the proposed project.

The City rejects Alternative 2 because even though the significant and unavoidable historical resources impact would be avoided and would fulfill the Project Objectives, it would not fulfill the objectives to the same extent as under the proposed project. Alternative 2 would not generate high, quality, transit-oriented housing and affordable housing to the same extent as under the proposed project.

6.1.3 Alternative 3: Façade Preservation Alternative. Similar to the proposed project, existing on-site buildings would be demolished to construct a new 26-story mixed-use building with up to 463 residential units with approximately 15,000 square feet of retail and restaurant space. However, the façade for the 2142 Center Street building would be preserved under this Alternative, while the rest of the building would be demolished. The existing façade would be incorporated into the design of the proposed mixed-use building.

Findings: Under Alternative 3, existing on-site buildings would be demolished to construct a new 26-story mixed-use building with up to 463 residential units with approximately 15,000 square feet of retail and restaurant space. However, the façade on the existing 2142 Center Street building would be preserved under this Alternative, while the rest of the building would be demolished. Preservation of the façade would minimize the impact to historic resources since it would retain the building's physical characteristics and design that convey its historical significance to be consistent with the character of the Shattuck Avenue Commercial Corridor Historic District. However, since the rest of the building would be demolished, this would constitute a substantial adverse change and impacts would remain significant and unavoidable. Similar to the proposed project, Alternative 3 would be required to implement the same project mitigation measures related to cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources. Alternative 3 would fulfill the Project Objectives. Overall, in comparison to the proposed project, Alternative 3 would result in the same impacts, but historical resources would be slightly reduced due to the preservation of the façade of the 2142 Center Street building.

The City rejects Alternative 3 because it would not eliminate the significant and unavoidable impact to historical resources.

6.2 Environmentally Superior Alternative

CEQA Guidelines Section 15126.6(e)(2) requires that an environmentally superior alternative be identified among the selected alternatives. While the No Project Alternative would be the overall environmentally superior alternative since it would avoid all project impacts, the No Project Alternative would not achieve the basic project objectives.

Among the development options, Alternative 2 is considered as the environmentally superior alternative because it would eliminate the significant and unavoidable historical resources impact associated with the 2142 Center Street building.

SECTION 7: STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires the decision-making agency to balance the benefits of a project against its significant unavoidable impacts when determining whether to approve a project. If the benefits of the project outweigh its unavoidable adverse environmental effects, those effects may be considered acceptable.[6] CEQA requires the agency to state in writing the specific reasons for considering a project acceptable when significant impacts are not avoided or substantially lessened. Those reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record.[7] The proposed project will result in significant unavoidable impacts related to cultural resources and construction noise, even after incorporation of all feasible mitigation measures. These significant unavoidable impacts are identified and discussed in Section 5 of these Findings. The City further finds that these significant unavoidable impacts are outweighed by the proposed project's benefits, each of which, independently of the others, constitutes overriding consideration warranting approval of the proposed project. Those benefits, and additional considerations related to this finding, are as follows:

- The project site is zoned and designated in the General Plan for residential and commercial development. The proposed project will involve replacement of the underutilized commercial and parking uses within the site with a new mixed-use building that will be consistent with the zoning and land use designation.
- The project will upgrade and revitalize an important urban block in Downtown Berkeley into a walkable, retail-served, transit-friendly residential block with active, safe and visually engaging pedestrian amenities consistent with the Downtown Area Plan and the Streets and Open Space Improvement Plan. The project will provide infill development that embodies principles of sustainable planning and construction, and will be sufficiently compatible with existing city character, neighboring land uses, and architectural scale and design in support of Policies LU-3, LU-7, LU-23, H-19, EM-5, UD-16, UD-24, UD-32, and UD-33 in the City's General Plan.
- Based on current housing demand, development of the proposed project is necessary for the City to meet current and anticipated Regional Housing Needs Allocation (RHNA) goals.
- The project will include 12 percent of base project units as Very Low Income (VLI) households in support of Policy LU-25 of the City's General Plan to encourage development of affordable housing within transit-oriented corridors.
- The project will create construction jobs for a period of approximately 42 months.
- The project will substantially increase the assessed value of the property, which will increase City revenue used to provide services and infrastructure.
- The project will be subject to several development fees, including the affordable housing mitigation fee, which will be used to develop more affordable housing, and the Berkeley Unified School District fee, which will be used to improve school infrastructure and facilities in the city.
- The project will increase the number of residents who patronize businesses in Berkeley.
- The project will further DAP Economic Development goals and Job Development Policy ED-8.1 by providing a Project Labor Agreement with a local trade council to utilize local workers for project construction.
- The project advances DAP Environmental Sustainability Goal ES-3 and Land Use Goal LU-1, which encourage high intensity development near transit, by introducing high-quality, transit-oriented, and sustainable market rate housing and contributing substantial affordable housing as required by Section 22.20.065 of the Berkeley Municipal Code. High intensity development near transit will reduce regional vehicle miles traveled and associated greenhouse gas emissions from transportation, by reducing development pressure in outlying parts of the Bay Area and beyond.
- The project will increase high density housing in Downtown Berkeley and in proximity to existing businesses, services, and alternative forms of transportation, including Class II bicycle routes, Alameda and Contra Costa (AC) Transit routes, and the Downtown Berkeley Bay Area Rapid Transit (BART) station. Given this access to services and alternative transportation methods, the project will minimize driving demand and reduce greenhouse gas emissions associated with vehicle trips in the region in support of the City's Climate Action

[6] *CEQA Guidelines*, 2024. Section 15093(a)

[7] *CEQA Guidelines*, 2024. Section 15093(b)

Plan and Policy EM-5 and Policy UD-33 in the City's General Plan, which call for environmentally sensitive and sustainable design in new buildings.

On balance, the City finds that there are specific considerations associated with the project that serve to override and outweigh the project's significant unavoidable effects. Therefore, pursuant to *CEQA Guidelines* Section 15093(b), these adverse effects are considered acceptable.

Mitigation Monitoring and Reporting Program

The Infill Environmental Checklist for the 2128 Oxford Street Mixed-Use Project identifies the applicable mitigation measures from the Downtown Area Plan Environmental Impact Report (DAP EIR) that will be implemented to reduce the impacts associated with the 2128 Oxford Street Mixed-Use Project. The Draft EIR for the 2128 Oxford Street Mixed-Use Project also identifies mitigation measures that must be implemented to reduce the impacts associated with the project. The California Environmental Quality Act (CEQA) requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in section 21081.6(a)(1) of the Public Resources Code:

> *...the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.*

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The project applicant will have the responsibility for implementing the measures, and the various City of Berkeley departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

City of Berkeley
2128 Oxford Street Mixed-Use Project

Mitigation Measure	Monitoring Action Required	Monitoring Timing	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
Air Quality						
DAP EIR Mitigation Measure AIR-2: Buffer TAC and Odor Emission Sources and Sensitive Land Uses.						
Consider potential air pollution and odor impacts from future development that may emit pollution and/or odors when locating (a) air pollution sources, and (b) residential and other pollution-sensitive land uses in the vicinity of air pollution sources (which may include areas where buses idle, diesel generators, parking garage vents, restaurants, and other similar uses). Buffer sensitive receptors from TACs whenever possible, and if buffering is not feasible, apply appropriate mitigation to reduce impacts to a less than significant level, such as air filtration systems or other technologies.	Verify measures to reduce TACs have been incorporated into plans.	Prior to issuance of building permit.	City of Berkeley Department of Planning & Development			
DAP EIR Mitigation Measure AIR-3: Implement BAAQMD-Recommended Measures to Control PM_{10} Emissions during Construction						
Measures to reduce diesel particulate matter and PM_{10} from construction are recommended to ensure that short-term health impacts to nearby sensitive receptors are avoided. ▪ Dust (PM_{10}) Control Measures: ▫ Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times. ▫ Cover all hauling trucks or maintain at least two feet of freeboard. ▫ Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas. ▫ Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads. ▫ Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously-graded areas that are inactive for 10 days or more). ▫ Enclose, cover, water twice daily, or apply (non-toxic_ soil binders to exposed stockpiles. ▫ Limit traffic speeds on any unpaved roads to 15 mph. ▫ Replant vegetation in disturbed areas as quickly as possible. ▫ Suspend construction activities that cause visible dust plumes to extend beyond the construction site. ▪ Measures to Reduce Diesel Particulate Matter and $PM_{2.5}$: ▫ Clear signage at all construction sites will be posted indicating that diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were onsite or adjacent to the construction site.	Verify measures to reduce diesel particulate matter and PM_{10} from construction.	During demolition, site preparation, and project construction.	City of Berkeley Department of Planning & Development			

Mitigation Measure	Monitoring Action Required	Monitoring Timing	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
▫ Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The project shall ensure that emissions from all construction diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately. ▫ The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g., compressors). ▫ Properly tune and maintain equipment for low emissions.						
Cultural Resources						
DAP EIR Mitigation Measure CUL-3: Halt Work/Archaeological Evaluation/Site-Specific Mitigation						
If archaeological resources are uncovered during construction activities, all work within 50 feet of the discovery shall be redirected until a qualified archaeologist can be contacted to evaluate the situation, determine if the deposit qualifies as an archaeological resource, and provide recommendations. If the deposit does not qualify as an archaeological resource, then no further protection or study is necessary. If the deposit does qualify as an archaeological resource, then the impacts to the deposit shall be avoided by project activities. If the deposit cannot be avoided, adverse impacts to the deposit must be mitigated. Mitigation may include, but is not limited to, archaeological data recovery. Upon completion of the archaeologist's assessment, a report should be prepared documenting the methods, findings and recommendations. The report should be submitted to the City, the project proponent and the NWIC.	Verify that in the event that archaeological artifacts are encountered during project construction, all work in the vicinity of the find has been halted until such time as the find is evaluated.	As needed during construction activities.	City of Berkeley Department of Planning and Development			
DAP EIR Mitigation Measure CUL-5: Halt Work/Coroner's Evaluation/Native American Heritage Consultation/Compliance with Most Likely Descendent Recommendations						
If human remains are encountered during construction activities, all work within 50 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will identify a Native American Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated grave goods. The archaeologist shall recover scientifically-valuable information, as appropriate and in accordance with the recommendations of the MLD. Upon completion of the archaeologist's assessment, a report should be prepared documenting methods and results, as well as recommendations regarding the treatment of the human remains and any associated archaeological materials. The report should be submitted to the City, the project proponent and the NWIC.	Verify that if human remains are found, work is halted until the County Coroner has approved the beginning of work. Verify that if the remains are of Native American descent, the NAHC has been notified.	As needed during construction activities.	City of Berkeley Department of Planning and Development			

Mitigation Measure	Monitoring Action Required	Monitoring Timing	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
Project Mitigation Measure CR-1: Building Documentation						
Archival documentation of as-built and as-found condition shall be prepared for 2132-2154 Center Street, prior to demolition. Prior to issuance of demolition permits, the City of Berkeley shall ensure that documentation of the building proposed for demolition is completed at the project applicant's expense. Documentation should follow the general guidelines of the National Park Service (NPS) Heritage Documentation Program-like standards and shall include high resolution digital photographic recordation, an outline format historic report, and compilation of historic research. The documentation shall be completed by a qualified professional who meets the standards for history or architectural history as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, Part 61). The original documentation shall be offered as donated material by the lead agency to repositories such as the Berkeley Architectural Heritage Association and to the Berkeley Public Library to make it available for current and future generations. Archival copies of the documentation also would be submitted to the City of Berkeley and Northwest Information Center (NWIC) where it would be available to local researchers.	Verify archival documentation of as-built and as-found condition for 2132-2154 Center Street has been prepared.	Prior to issuance of demolition permit.	City of Berkeley Department of Planning and Development, Land Use Division			
Project Mitigation Measure CR-2: Shattuck Avenue Commercial Corridor Historic District Update						
Prior to the issuance of a certificate of occupancy, the existing record for the Shattuck Avenue Commercial Corridor District, first identified in the 2009 Downtown Area Plan and recorded and evaluated in *Shattuck Avenue Commercial Corridor Historic Context and Survey* in 2015 by Archives & Architecture, shall be updated. The City of Berkeley shall ensure that an updated survey and evaluation of the Historic District shall be undertaken at the project applicant's expense to document and verify the conditions of the Historic District. The Department of Parks and Recreation District Record (Series 523D) forms shall be updated to document changes to the historical resource, including alterations, demolitions, and changes in setting. The documentation shall be completed by a qualified professional who meets the standards for history or architectural history as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, Part 61), in consultation with City staff, and to the satisfaction of the Environmental Review Officer. At a minimum, the following elements of the Historic Context and Survey shall be updated: ▪ All entries and references to the subject property throughout the Context Statement ▪ Approximate Survey Area Map on page 7 of the Context Statement ▪ Contributors and Non-Contributors Map on page 73 of the Context Statement ▪ Appendix B – DPR Forms for the Shattuck Avenue Downtown Historic District (district record) and Thomas Block building site (primary record) ▪ Appendix C – Table of Properties.	Verify updates to the existing record for the Shattuck Avenue Commercial Corridor District have been prepared.	Prior to the issuance of a certificate of occupancy.	City of Berkeley Department of Planning and Development, Land Use Division			

Mitigation Measure	Monitoring Action Required	Monitoring Timing	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
Project Mitigation Measure CR-3: Preparation of a Cultural Resources Mitigation and Monitoring Plan						
The applicant shall retain a Qualified Archaeologist, meeting the Secretary of Interior's Professional Qualification Standards, to oversee all aspects of the cultural resources mitigation measures. Avoidance and preservation in place is the preferred manner of mitigating impacts to historical resources of an archaeological nature. If the Qualified Archaeologist in coordination with the City, the applicant, and the consulting Tribe(s) determine that preservation in place is infeasible, the Qualified Archaeologist shall prepare and oversee the implementation of a Cultural Resources Mitigation and Monitoring Plan (CRMMP). To reduce impacts to Oxf-001, the CRMMP shall include an archival research and data recovery plan component, a worker's environmental awareness program (WEAP), an archaeological and Native American monitoring plan, and an unanticipated discoveries plan. Preparation of the CRMMP and implementation of its archival research and data recovery plan component shall be completed prior to the issuance of a demolition permit. The CRMMP shall be prepared in consultation with the consulting Tribe(s) and in coordination with local interested historical groups. Implementation and the effectiveness of the CRMMP requirements shall be assessed by the City on a monthly basis during the pre-construction, construction, and post-construction phases of the project.	Oversee preparation and implementation of the CRMMP.	Prior to issuance of demolition permit.	City of Berkeley Department of Planning and Development, Land Use Division			
Archival research shall be conducted to prepare a detailed development history of the project site and shall include, but not be limited to, review of historic literature, records, and maps held at UC Berkeley, and local historical groups, and libraries. The CRMMP shall identify which local historical groups shall be contacted as part of this background research. The results of the archival research shall be the basis for a historic context presented in the data recovery plan and shall inform methods to be implemented as part of the data recovery as well as interpretations of the data recovery results. The data recovery plan shall include excavation methods for: initial investigations to determine the extent and content of Oxf-001 in order to narrow in on the most productive areas for data recovery excavations; the methods for data recovery excavations aimed at recovering the scientifically important data contained in Oxf-001; and methods for documentation, mapping, artifact collection, special studies, laboratory analysis and cataloging, curation, and reporting. The data recovery plan shall also include procedures for the treatment of human remains.						
The WEAP component of the CRMMP shall include training materials that shall be presented to construction personnel to inform them of the cultural sensitivity associated with the site and to provide procedures when working in culturally sensitive areas and in coordination with archaeological and Native American monitors. The training shall include a description of the types of materials that could be encountered, procedures to be implemented in the event resources are discovered, stop work authorizations and notification protocols, and laws protecting cultural resources. All construction personnel shall attend WEAP training prior to participating in any ground disturbing work on the project site and WEAP training attendance sheets shall be prepared and retained on site and available to the City.	Confirm administration of WEAP training. (Collect attendance sheet.)	Prior to ground disturbance for demolition or construction.				

Mitigation Measure	Monitoring Action Required	Monitoring Timing	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
The monitoring plan component of the CRMMP shall include monitoring procedures and requirements that shall be implemented during project construction. Archaeological and Native American monitoring shall be conducted during all ground disturbing activities including pavement removal, grading, and trenching. Procedures shall include provisions for the reduction or termination of construction monitoring at the recommendation of the Qualified Archaeologist and in coordination with the City and the consulting Tribe(s). The discovery plan component of the CRMMP shall address procedures and notifications to be implemented in the event of an unanticipated discovery of archaeological resources during ground disturbing activities. The procedures listed within the discovery plan for unanticipated discoveries shall incorporate the procedures documented in the DAP EIR, the City's Conditions of Approval, and tribal recommendations The discovery plan shall include procedures by which the Qualified Archaeologist, in coordination with the consulting Tribe(s), for discoveries of Native American origin, shall consider whether the discovery is associated with Oxf-001 or constitutes a separate and individual resource. If a discovery is determined to be associated with Oxf-001, the Qualified Archaeologist shall determine whether the unanticipated discovery is a contributor in that it contributes new or different data and information than what had been recovered during implementation of the data recovery plan and further data recovery shall be implemented. For redundant discoveries associated with Oxf-001, no additional data recovery shall be conducted, unless otherwise determined necessary through consultation between the City, the consulting Tribe(s), and the Qualified Archaeologist. If the discovery is determined to be unrelated to Oxf-001, the resource shall be evaluated for listing in the CRHR and if recommended eligible by the Qualified Archaeologist, treatment implemented, as needed. Work in the area of a discovery shall not resume until the aforementioned steps are completed. Additionally, the CRMMP shall document the process for the repatriation of Native American materials to the appointed Most Likely Descendant (MLD). As a result of AB 52 consultation between the City and the consulting Tribe(s), the reburial of all Native American materials shall take place within the project site in a location agreed upon by the consulting Tribe(s), the MLD (if appointed and if different from the consulting Tribe(s), the City, and the applicant through consultation. The area selected for reburial shall be defined as a Cultural Resources Easement and marked on City map as an area not to be excavated and free of further disturbance, including utilities.						

Mitigation Measure	Monitoring Action Required	Monitoring Timing	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
Project Mitigation Measure CR-4: Preparation of an Interpretive and Educational Plan.						
Following the completion of ground disturbing activities associated with the project and prior to the issuance of occupancy permits, the Qualified Archaeologist shall prepare a plan to provide for public interpretation and education focused on providing public access to the results of the implementation of the CRMMP. Interpretation and education may include, but is not limited to, educational or interpretive panels or signage, exhibits, web-based or other media, and placing non-confidential materials and reports on file at UC Berkeley, with local historical societies, and libraries. The plan shall also include the reintegration of the Kellogg School Berkeley Historic Plaque within the project site. The reintegration of the existing plaque shall necessitate coordination with the Berkeley Historical Plaque Project which are responsible for the current location of the plaque. The Interpretive and Educational Plan shall be prepared in consultation with the consulting Tribe(s)on Native American aspects and in coordination with Project Mitigation Measure TCR-1, and in coordination with local interested historical groups on historic aspects. Implementation and the effectiveness of the Interpretive and Educational Plan requirements shall be assessed by the City on a monthly basis until implementation of the plan is completed.	Oversee the development and implementation of the Interpretive and Educational Plan.	Prior to the issuance of certificate of occupancy.	City of Berkeley Department of Planning and Development, Land Use Division			
Project Mitigation Measure CR-5: Archaeological Monitoring.						
Archaeological monitoring shall be performed under the direction of the Qualified Archaeologist during all ground disturbing activities including pavement removal, grading, and trenching. The archaeological monitor shall have the authority to halt and redirect work should any archaeological resources be identified during monitoring. If archaeological resources are encountered during ground-disturbing activities, work within 50 feet of the find must halt and the find evaluated for listing in the CRHR. The Qualified Archaeologist, in consultation with the consulting Tribe(s) for resources of Native American origin, shall determine whether the discovery is associated with Oxf-001 and whether it constitutes a contributor or whether the discovery is a separate and individual resource. Work in the area of the discovery shall not resume until the Qualified Archaeologist has recommended and implemented treatment of the discovery, as needed. Archaeological monitoring may be reduced or halted by the Qualified Archaeologist, as identified in the CRMMP.	Verify archaeological monitoring is occurring. Verify that in the event that archaeological artifacts are encountered during project construction, all work in the vicinity of the find has been halted until such time as the find is evaluated.	As needed during construction activities.	City of Berkeley Department of Planning and Development, Land Use Division			
Geology and Soils						
DAP EIR Mitigation Measure CUL-4: Halt Work/Paleontological Evaluation/Site-Specific Mitigation						
Should paleontological resources be encountered during construction or site preparation activities, such works shall be halted in the vicinity of the find. A qualified paleontologist shall be contacted to evaluate the nature of the find and determine if mitigation is necessary. All feasible recommendations of the paleontologist shall be implemented. Mitigation may include, but is not limited to, in-field documentation and recovery of specimen(s), laboratory	Verify that in the event that paleontological artifacts are encountered during project construction, all work in the vicinity of	As needed during construction activities.	City of Berkeley Department of Planning and Development			

Mitigation Measure	Monitoring Action Required	Monitoring Timing	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
analysis, the preparation of a report detailing the methods and findings of the investigation, and curation at an appropriate paleontological collection facility.	the find has been halted until such time as the find is evaluated.					
Project Mitigation Measure GEO-1: Implementation of Geotechnical Report Recommendations						
All recommendations included in *Section 5: Preliminary Geotechnical Recommendations* (pages 10 through19 and Appendix C pages C-i through C-xxv) of the Geotechnical Report (Partner 2022) and in the Supplemental Geotechnical Peer Review – Liquefaction Zone study (Cotton, Shires, and Associates 2023) prepared for the proposed project shall be incorporated into the project design. These include but are not limited to the following: ▪ **Excavation Considerations.** The project shall use shored excavations to establish the basement of the project and to protect nearby structures. ▪ **Deep Foundations.** The project shall utilize drilled foundations that extend at least ten feet into the competent bedrock. ▪ **On Grade Construction.** In areas with deep instability, test pits shall be excavated and evaluated and additional resolutions such as the use of geotextiles, chemical treatments, thickened slabs, or lime treated aggregate base may be used. ▪ **Observation on site.** Observation and testing shall be conducted during these construction activities: ▫ Solider pile and tieback installation ▫ Tieback anchor testing ▫ Lagging installation ▫ Installation of wall back-drainage provisions ▫ Foundation bottom observation and approval ▫ Placement and compaction of fill material ▫ Removal of shoring within the public right-of-way upon completion of the project ▫ De-tensioning of tieback anchors ▫ Installation of drywells ▪ **Geotechnical Plan Review** The City shall verify that all recommendations are incorporated into the project design prior to the issuance of any building permits.	Verify implementation of recommendations included in *Section 5: Preliminary Geotechnical Recommendations* (pages 10 through19 and Appendix C pages C-i through C-xxv) of the Geotechnical Report (Partner 2022) and in the Supplemental Geotechnical Peer Review – Liquefaction Zone study (Cotton, Shires, and Associates 2023) prepared for the proposed project.	Prior to issuance of building permit.	City of Berkeley Department of Planning and Development, Building and Safety Division			

Mitigation Measure	Monitoring Action Required	Monitoring Timing	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
Hazards and Hazardous Materials						
Project Mitigation Measure HAZ-1: Remediation of Contaminated Soils						
Where soil is known to be impacted, or is identified to be present during compliance with existing State and local regulations as well as the City's Standard Conditions of Approval, within the construction envelope at chemical concentrations exceeding ESLs and/or hazardous waste screening thresholds for contaminants in soil (CCR Title 22, Section 66261.24), the project applicant shall retain a qualified environmental consultant (Professional Geologist [PG] or Professional Engineer [PE]) to properly dispose of the contaminated soil. The qualified environmental consultant shall utilize the project site analytical results for waste characterization purposes prior to offsite transportation or disposal of potentially impacted soils or other impacted wastes. The qualified environmental consultant shall provide disposal recommendations and arrange for proper disposal of the waste soils or other impacted wastes (as necessary), and/or provide recommendations for remedial engineering controls, if appropriate. Remediation of impacted soils and/or implementation of remedial engineering controls may require additional delineation of sub-surface impacts; additional analytical testing per landfill or recycling facility requirements; soil excavation; and offsite disposal or recycling. The TMD shall review and approve the project site disposal recommendations prior to transportation of waste soils offsite, and review and approve remedial engineering controls, prior to construction. Subsequently, the project applicant shall review and implement the disposal recommendations prior to transportation of waste soils off-site, and review and implement the remedial engineering controls, prior to construction. Lastly, the City shall review the project site disposal recommendations for regulated waste and remedial engineering controls prior to issuing a grading permit.	Verify that contaminated soil is properly disposed of by a qualified environmental consultant.	Prior to issuance of grading or building permits.	City of Berkeley Department of Planning and Development, Toxics Management Division			
Project Mitigation Measure HAZ-2: Disposal of Groundwater						
If contaminated groundwater (decontamination water, purge water, dewatering, or underground structures [groundwater leakage into the final structure]) is generated during construction of the project, the RWQCB or the City and/or Alameda County Public Works Agency shall be consulted to determine if the treated groundwater can be disposed through one of their waste discharge permits. RWQCB may require that an individual National Pollution Discharge Elimination System (NPDES) permit and/or waste discharge requirements be obtained for dewatering activities. The groundwater discharge and disposal requirements vary by agency, location, concentration, and contaminants of concern, and would therefore be developed in consultation with the City and the applicable agency, which could include RWQCB, the City, and/or the Alameda County Public Works Agency.	Verify consultation with the RWQCB or the City and/or Alameda County Public Works Agency if contaminated groundwater is generated during construction.	During project construction.	City of Berkeley Department of Planning and Development, Toxics Management Division			

Mitigation Measure	Monitoring Action Required	Monitoring Timing	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
Project Mitigation Measure HAZ-3: Vapor Intrusion Mitigation System						
Where soil vapor is known (or is identified to be present during compliance with the City's Standard Conditions of Approval or implementation of mitigation measure HAZ-1), to be present at chemical concentrations exceeding the ESLs for sub-slab/soil gas (vapor) intrusion, the project applicant shall retain a qualified environmental consultant (PG or PE) or other qualified person to prepare a vapor intrusion mitigation system design for the proposed project. The plan shall include, but is not limited to: ▪ Design specifications ▪ Material specifications ▪ Installation requirements ▪ Monitoring requirements The project applicant shall design and implement engineering measures or institutional controls (e.g., soil vapor barrier) to prevent potential soil vapor intrusion into new residences or businesses in accordance with the measures included in the DTSC's Vapor Intrusion Guidance Document – Final (October 2011) and Vapor Intrusion Mitigation Advisory, Revision 1 (October 2011). TMD shall review and approve the Vapor Intrusion Mitigation System Design prior to construction. Engineering measures or institutional controls shall be submitted to the City's Planning and Development Department prior to the issuance of any grading or building permits. The project applicant and/or contractor shall incorporate a sub-slab vapor barrier during construction, the implementation of which would prevent the potential for soil gas VOCs from migrating to indoor air	Verify preparation of a vapor intrusion mitigation system design if soil vapor is present at chemical concentrations exceeding the ESLs for sub-slab/soil gas (vapor) intrusion.	Prior to issuance of any grading or building permits.	City of Berkeley Department of Planning and Development, Toxics Management Division			
Noise and Vibration						
DAP EIR Mitigation Measure NOI-1: Site-Specific Noise Studies/Site Planning/Noise Control Treatments.						
Future residential units proposed under the DAP would be exposed to outdoor noise levels in excess of 60 dBA Ldn and indoor noise levels in excess of 45 dBA Ldn, which would exceed the City's and state's established land use compatibility thresholds. In areas where residential development would be exposed to an Ldn of greater than 60 dBA, site-specific noise studies should be conducted to determine the area of impact and to present appropriate mitigation measures, which may include the following: ▪ Utilize site planning to minimize noise in shared residential outdoor activity areas by locating these areas behind the buildings, in courtyards, or orienting the terraces to alleyways rather than streets, whenever possible. ▪ The California Building Code and the City of Berkeley require project-specific acoustical analyses to achieve interior noise levels of 45 dBA Ldn or lower in residential units exposed	Review and approve site-specific noise control treatments.	Prior to issuance of any demolition and building permits.	City of Berkeley Department of Planning and Development, Land Use Division			

Mitigation Measure	Monitoring Action Required	Monitoring Timing	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
to exterior noise levels greater than 60 dBA Ldn. Building sound insulation requirements would need to include the provision of forced-air mechanical ventilation in noise environments exceeding 70 dBA Ldn so that windows could be kept closed at the occupant's discretion to control noise. Special building construction techniques (e.g., sound-rated windows and building façade treatments) may be required where exterior noise levels exceed 65 dBA Ldn. These treatments include, but are not limited to, sound rated windows and doors, sound rated exterior wall assemblies, and acoustical caulking. The specific determination of what treatments are necessary will be conducted on a unit-by-unit basis during project design. Result of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans and approved prior to issuance of a building permit. Feasible construction techniques such as these would adequately reduce interior noise levels to 45 dBA Ldn or lower.						
DAP EIR Mitigation Measure NOI-2: Site-Specific Noise Studies/Activities Scheduling						
The following measures should be implemented to reduce noise exposure of Downtown Area residents to noise associated with nearby commercial activities: ▪ Noise levels at residential property lines from commercial development should be maintained not in excess of the Berkeley Municipal Code Limits. The approvals of the commercial development should require a noise study demonstrating how the business (including loading docks, refuse areas, and ventilation systems) would meet, and be consistent with, the City's noise standards. ▪ Ensure that noise-generating activities, such as maintenance activities and loading and unloading activities are limited to the hours of 7:00 a.m. to 9:00 p.m.	Verify implementation of measures to reduce noise exposure of Downtown Area residents to noise associated with nearby commercial activities.	Prior to issuance of any demolition and building permits.	City of Berkeley Department of Planning and Development			
DAP EIR Mitigation Measure NOI-3: Site-Specific Noise Analysis/Noise Barriers/Pavement Modifications Traffic Calming/Sound Insulation						
Where anticipated noise levels would exceed City of Berkeley standards for interior noise, methods available to mitigate DAP-related noise level increases would need to be studied on a case-by-case basis as individual development projects are proposed at receivers that would be considered noise impacted along Shattuck Avenue between University Avenue and Allston Way, along Allston Way between Shattuck Avenue and Oxford Street, and along Durant Avenue between Milvia Street and Shattuck Avenue. Since these increases in noise levels are related to the closure of Center Street and the elimination of travel lanes on Shattuck Avenue assumed under the DAP, retaining existing travel lane configurations in the Downtown Area street network would reduce this impact to a level of less than significant. With the proposed DAP street network modifications in place, however, noise reduction methods could include the following: ▪ Installing traffic calming measures to slow traffic. Typically, each 5 miles-per-hour reduction in travel speeds equates to 1 dBA of noise reduction.	Verify preparation of site-specific noise analyses when anticipated noise levels would exceed City of Berkeley standards for interior noise. Implement noise reduction methods.	Prior to issuance of any demolition and building permits.	City of Berkeley Department of Planning and Development			

Mitigation Measure	Monitoring Action Required	Monitoring Timing	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
▪ Affected residences could be provided building sound insulation such as sound-rated windows and doors on a case-by-case basis as a method of reducing noise levels in interior spaces						
DAP EIR Mitigation Measure NOI-4: Site-Specific Noise Analysis/Noise Barriers/Pavement Modifications Traffic Calming/Sound Insulation						
Where anticipated noise levels would exceed City of Berkeley standards for interior noise, methods available to mitigate DAP-related noise level increases would need to be studied on a case-by-case basis as individual development projects are proposed at receivers that would be considered noise impacted along Shattuck Avenue between University Avenue and Allston Way, along Allston Way between Shattuck Avenue and Oxford Street, and along Durant Avenue between Milvia Street and Shattuck Avenue. Since these increases in noise levels are related to the closure of Center Street and the elimination of travel lanes on Shattuck Avenue assumed under the DAP, retaining existing travel lane configurations in the Downtown Area street network would reduce this impact to a level of less than significant. With the proposed DAP street network modifications in place, however, noise reduction methods could include the following: ▪ Installing traffic calming measures to slow traffic. Typically, each 5 miles-per-hour reduction in travel speeds equates to 1 dBA of noise reduction. ▪ Affected residences could be provided building sound insulation such as sound-rated windows and doors on a case-by-case basis as a method of reducing noise levels in interior spaces.	Verify site-specific noise analyses when anticipated noise levels would exceed City of Berkeley standards for interior noise. Implement noise reduction methods.	Prior to issuance of any demolition and building permits.	City of Berkeley Department of Planning and Development			
DAP EIR Mitigation Measure NOI-5: Develop Site-Specific Noise-Reduction Programs and Implement Noise Abatement Measures During Construction						
Prior to the issuance of building permits, the applicant shall develop a site specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include appropriate time limits for construction (7:00 a.m. to 7:00 p.m. on weekdays and between the hours of 9:00 a.m. and 8:00 p.m. on weekends or holidays) as well as technically and economically feasible controls to meet the requirements of the Berkeley Municipal Code. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical: ▪ Construction equipment should be well maintained and used judiciously to be as quiet as practical. ▪ Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment. ▪ Utilize “quiet” models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.	Review and approve site-specific noise reduction program for the project. Monitor compliance with approved noise reduction program.	Prior to issuance of any demolition and building permits.	City of Berkeley Department of Planning and Development, Land Use Division			

Mitigation Measure	Monitoring Action Required	Monitoring Timing	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
▪ Locate stationary noise-generating equipment as far as possible from sensitive receptors when adjoining construction sites. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible. ▪ Prohibit unnecessary idling of internal combustion engines. ▪ If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile. ▪ Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise. ▪ Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred that were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected. ▪ Route construction related traffic along major roadways and away from sensitive receptors where feasible. ▪ Businesses, residences or other noise-sensitive land uses within 500 feet of construction sites should be notified of the construction schedule in writing prior to the beginning of construction. Designate a "construction liaison" that would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaints (e.g., starting too early, bad muffler) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.						
DAP EIR Mitigation Measure NOI-6: Avoidance of Pile-Driving/Site-Specific Vibration Studies/Monitoring/Contingency Planning						
The following measures are recommended to reduce vibration from construction activities: ▪ Avoid impact pile-driving where possible. Drilled piles causes lower vibration levels where geological conditions permit their use. ▪ Avoid using vibratory rollers and tampers near sensitive areas. ▪ In areas where project construction is anticipated to include vibration-generating activities, such as pile-driving in close proximity to existing structures, site-specific vibration studies should be conducted to determine the area of impact and to present appropriate mitigation measures that may include the following: ▫ Identification of sites that would include vibration compaction activities such as pile-driving and that have the potential to generate groundborne vibration, and the sensitivity of nearby structures to groundborne vibration. Vibration limits should be applied to all vibration-sensitive structures located within 200 feet of the project. A qualified structural engineer should conduct this task.	Review and approval of vibration monitoring and construction contingency plan. Monitor compliance with approved vibration monitoring and construction contingency plan.	Prior to issuance of any demolition and building permits.	City of Berkeley Department of Planning and Development, Land Use Division			

Mitigation Measure	Monitoring Action Required	Monitoring Timing	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
▫ Development of a vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. ▫ Construction contingencies would be identified for when vibration levels approached the limits. ▫ At a minimum, vibration monitoring should be conducted during initial demolition activities and during pile-driving activities. Monitoring results may indicate the need for more or less intensive measurements. ▫ When vibration levels approach limits, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures. ▫ Conduct post-survey on structure where either monitoring has indicated high levels or complaints of damage has been made. Make appropriate repairs or compensation where damage has occurred as a result of vibration.						
Utilities and Service Systems						
DAP EIR Mitigation Measure UTIL-1: Site-Specific Analysis of Project-Related Effects on the Sanitary Sewer Conveyance System/Project-Related Contribution to Necessary Capacity Expansion.						
As individual development projects are proposed in the Downtown Area, each project will be subject to site-specific analysis by the City of Berkeley to determine whether the development proposed would exceed the capacity of the sanitary sewer conveyance system that directly serves the project. In the event that existing sanitary sewer modeling demonstrates that sanitary sewer conveyance system capacity would be exceeded by the project, then the project proponents and the City shall enter into negotiations to determine the financial contribution required from the project proponents to enable the City to expand sanitary sewer conveyance capacity as necessary to accommodate the project as proposed.	Verify site specific wastewater study completed. If sewer conveyance system does not have capacity to serve project, verify negotiations and final contribution have occurred.	Prior to issuance of building permit.	City of Berkeley Department of Public Works			

Mitigation Measure	Monitoring Action Required	Monitoring Timing	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
Tribal Cultural Resources						
Project Mitigation Measure TCR-1: Native American Monitoring						
Prior to ground disturbing activities, a Native American monitor from the Confederated Villages of Lisjan shall be retained. If a Native American monitor from the Confederated Villages of Lisjan cannot be retained, another Tribe with cultural affiliations to the project site can be contacted for monitoring. The consulting Tribe, in consultation with the lead agency, and in coordination with the qualified archaeologist will have the authority to halt and redirect work should any archaeological or tribal cultural resources be identified during monitoring. If archaeological or tribal cultural resources are encountered during ground-disturbing activities, work within 50 feet of the find must halt and the find evaluated for listing in the CRHR and NRHP. Monitoring may be reduced or halted at the discretion of the Native American monitor, in consultation with the lead agency, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, or negative findings during the first 50 percent of the entire area of ground-disturbance. Avoidance and preservation in place, as well as other mitigation options identified in PRC Section 21084.3 shall be considered by the lead agency. However, if these measures are determined infeasible, treatment shall be implemented in coordination amongst the Confederated Villages of Lisjan, the City, and the Qualified Archaeologist. If monitoring is reduced to spot-checking, spot-checking shall occur when ground-disturbance moves to a new location within the project site and when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock).	Retain a Native American monitor from the Confederated Villages of Lisjan Nation and halt or redirect work should any archaeological or tribal cultural resources be identified during monitoring. If archaeological or Tribal cultural resources are encountered during ground-disturbing activities, work within 50 feet of the find must halt and the find evaluated for listing in the CRHR and NRHP.	Prior to and during ground-disturbing activities.	City of Berkeley Department of Planning and Development, Land Use Division			
Project Mitigation Measure TCR-2: Strawberry Creek Ohlone Past & Present Interpretive Display						
The project applicant shall be responsible for the design, production and installation of a permanent interpretive display that focuses on the Confederated Villages of Lisjan's past/present use of the area around Strawberry Creek in Downtown Berkeley. The display shall be designed in consultation with the Confederated Villages of Lisjan and shall be located in a publicly-accessible area, prior to receipt of occupancy. The style of display (e.g., mounted story board, mural, pavement installation, etc.) shall be selected in consultation with the Confederated Villages of Lisjan with the goal of educating the public about the area's significance to the Confederated Villages of Lisjan. Plans for the display shall be subject to review and approval by the City's Land Use Planning Division prior to installation.	Verify the display design and coordination with tribe. Verify the installation of display.	Prior to the issuance of building permits. Prior to the issuance of certificate of occupancy.	City of Berkeley Department of Planning and Development, Land Use Division			

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PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

SIGNATURE

September 12, 2024
DATE

* Findings and Conditions

HUB AT BERKELEY

2128 OXFORD STREET +
2132-2154 CENTER STREET
BERKELEY, CALIFORNIA

JULY 3, 2024

PROJECT TEAM

DEVELOPER: CORE SPACES

LAND USE: RHOADES PLANNING GROUP
CONTACT: MARK RHOADES
P: 510-545-4341
E: MARK@RHOADESPLANNINGGROUP.COM

ARCHITECT: DLR GROUP
700 SOUTH FLOWER ST, 22ND FLR
LOS ANGELES, CA 09917

CONTACT: AMY KONG
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E: AKONG@DLRGROUP.COM

LANDSCAPE ARCHTECT: SITE DESIGN GROUP
888 S. MICHIGAN AVE, UNIT PH1
CHICAGO, IL 60605

CONTACT: MARK JIRIK
P: 312-374-5582

CIVIL ENGINEER: KIMLEY-HORN
765 THE CITY DRIVE, SUITE 200
ORANGE, CA 92868

CONTACT: BRIAN R. GILLIS, PE
P: 714-786-6275

PROJECT DATA

ADDRESS: 2128 OXFORD ST. + 2132-2154 CENTER ST.
BERKELEY, CALIFORNIA 94704

APN: 057 203100101, 057 203101300

EXISTING USE: RETAIL

PROPOSED USE: HIGH DENSITY RESIDENTIAL WITH RETAIL

ZONING: C-DMU CORE

TYPE OF CONSTRUCTION PROPOSED: TYPE I SPRINKLERED, NFPA-13
(RESIDENTIAL, RETAIL, PARKING GARAGE)

OCCUPANCY CLASSIFICATION:
R-2 RESIDENTIAL UNITS
S-2 GARAGE
B LEASING OFFICE
A, A-2 RESIDENTAIL AMENITIES, RESTAURANT

GROSS SITE AREA: 35,573 SF; 0.82 AC

PROVIDED FAR: 20 : 1
AREA OF DISTURBANCE: 35,573 SF; 100% OF SITE

SOLAR ENERGY: NOT REQUIRED UNDER 180.2 (g) EXCEPTION 1
SARA < 3% OF CONDITIONED FLOOR AREA
SARA = 25lvl (9,854 SF) + 26lvl (908 SF) + ROOF (9,010 SF)
= 19,772 SF (SEE A1-9 AND A1-11)
CONDITIONED AREA / SARA - 19,772/693,518 = 2.8%

SHEET LIST

G-0	COVER SHEET
G-1	GENERAL NOTES
G-2	VICINITY MAP
G-3	DEMOLITION PLAN
G-4	OPEN SPACE DIAGRAM
G-5	BASE PROJECT PLANS
G-6	BASE PROJECT BLDG. SECTION
G-7	PROPOSED PROJECT PLANS
C001	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C101	DEMOLITION PLAN
C150	PRELIMINARY SITE PLAN
C151	PRELIMINARY STRIPING & SIGNAGE PLAN
C200	PRELIMINARY GRADING PLAN
C201	PRELIMINARY UTILITY PLAN
C300	PRELIMINARY STORMWATER CONTROL PLAN
C301	CITY OF BERKELEY POLLUTION PREVENTION PLAN
L1	OVERALL SITE PLAN
L2	EXISTING CONDITION
L3	GROUND LEVEL LANDSCAPE PLAN
L4	GROUND LEVEL PAKLET
L5	LEVEL 02 LANDSCAPE PLAN
L6	LEVEL 06-07 LANDSCAPE PLAN
L8	LEVEL 02,06,07,08 PLANTING SELECTION
L9	LEVEL 25&26 LANDSCAPE PLAN
L10	LEVEL 25 IRRIGATION DIAGRAM
L11	LEVEL 25 HYDROZONES DIAGRAM
L12	LEVEL 25&26 PLANTING SELECTION
L13	LEVEL 25&26 HARDSCAPE LIST
L14	IRRIGATION DETAILS
L15	MWELO CALCULATIONS
A0-0	SITE PLAN
A1-0	BASEMENT
A1-1	LEVELS GROUND AND 1.5 PLAN
A1-2	LEVEL 02 PLAN
A1-3	LEVEL 03 PLAN
A1-4	LEVEL 04-05 PLAN
A1-5	LEVEL 06 & 07 PLAN
A1-6	LEVEL 08 PLAN
A1-7	LEVEL 09-22 PLAN
A1-8	LEVEL 23 PLAN
A1-9	LEVEL 24 PLAN
A1-10	LEVEL 25 PLAN
A1-11	LEVEL 26 PLAN
A1-12	ROOF & OVERRUN PLAN
A2-1	NORTH ELEVATION
A2-2	WEST ELEVATION
A2-3	SOUTH ELEVATION
A2-4	EAST ELEVATION
A2-5	STREET STRIP ELEVATIONS
A3-1	EAST-WEST SECTION
A3-2	EAST-WEST SECTION
A4-1	RENDERINGS
A4-2	RENDERINGS
A4-3	RENDERINGS
A4-4	RENDERINGS
A4-5	RENDERINGS
A4-6	RENDERINGS
A4-7	RENDERINGS
A4-8	RENDERINGS
A4-9	RENDERINGS
A4-10	PHOTO SIMULATION
A4-11	PHOTO SIMULATION
A4-12	PHOTO SIMULATION
A5-1	UNIT TYPES
A6-1	MATERIAL BOARD
A6-2	FACADE SYSTEM
A6-3	FACADE SYSTEM
A6-4	FACADE SYSTEM
A6-5	FACADE SYSTEM
A7-1	SUN SHADOW STUDY
A7-2	SUN SHADOW STUDY
A7-3	SUN SHADOW STUDY
A9-1	MASSING DIAGRAM

GROSS BUILDING AREA

Level	# of Floors	Total Floor Area	Garage	Retail*	Amenity/Lobby	Common/Corridor**	Structure	Residential	Exterior Amenity
Roof									
26	1 Floors	10,308 SF		4,714 SF		2,205 SF	475 SF	2,914 SF	490 SF
25	1 Floors	16,620 SF			2,554 SF	9,318 SF	475 SF	4,273 SF	8,856 SF
24	1 Floors	26,695 SF			6,076 SF	3,534 SF	1,172 SF	15,913 SF	
23	1 Floors	27,593 SF				3,361 SF	1,125 SF	23,107 SF	
9 to 22	14 Floors	27,997 SF				3,311 SF	1,246 SF	23,440 SF	
8	1 Floors	28,009 SF				3,128 SF	1,298 SF	23,583 SF	
6 to 7	2 Floors	27,158 SF				3,116 SF	1,256 SF	22,786 SF	
4 to 5	2 Floors	29,374 SF				3,111 SF	1,333 SF	24,930 SF	
3	1 Floors	29,572 SF				3,124 SF	1,282 SF	25,166 SF	
2	1 Floors	29,458 SF			4,987 SF	4,433 SF	1,323 SF	18,715 SF	
1.5	1 Floors	2,910 SF			1,569 SF	675 SF	666 SF		
1	1 Floors	24,609 SF	7,429 SF	9,690 SF	2,569 SF	10,986 SF	1,364 SF		
Basement	1 Floors	12,868 SF			1,190 SF	10,514 SF	1,164 SF		
TOTALS	27 Floors	713,664 SF	7,429 SF	14,404 SF	17,755 SF	99,572 SF	31,802 SF	537,263 SF	9,346 SF
		Not including exterior amenity + basement							

*Existing commercial area = 12,800 SF **Includes BOH/Trash, Excludes MEP spaces at basement

UNIT MATRIX

Level	# of Floors	STUDIO: Studio	STUDIO: Studio Bunk	STUDIO: 1/1 Studio	2-BED: 2/2BD 2BA	2-BED: 2+2BD 2BA	2-BED: 2BD Bunk 2BA	3-BED: 3/3BD 2BA	3-BED: 3/3BD 2.5BA	3-BED: 3/3BD 3BA	3-BED: 3BD Bunk 2BA	3-BED: 3BD Bunk 2.5BA	3-BED: 3BD Bunk 3BA	4-BED: 4BD Bunk 3BA	4-BED: 4BD 3BA	4-BED: 4BD 3.5BA	Total Units	Total Bedrooms
		S-N2, S-O2, S-Q2	S-N1, S-Q1, S-P2	S-O1, S-P1	2P-H, 2-I, 2-L1, 2-E1	2-C1	2-B, 2-C2, 2P-F, 2-K, 2-L2	3-H1, 3-K1, 3-A1, 3-A3, 3-A4, 3-A5, 3-B1, 3-B2, 3-D1, 3-F1, 3P-J	3-J1, 3-J3	3-O1, 3-P1, 3-N1	3-G, 3-M1, 3-M2, 3-A2, 3-N2, 3-H2	3-J2	3-O2	4-M1, 4-M2	4TH-D, 4TH-E	4TH-F		
1	1 Floors																	
2	1 Floors		2	10	4		1	2			1			1			21	35
3	1 Floors		2	10	3	1		7	1		1			1			26	51
4 to 5	2 Floors		2	10	3	1		7	1		1			1			26	51
6	1 Floors	10	2		2		4	2			5	1					26	48
7	1 Floors	10	2		2		4	2			5	1					26	48
8	1 Floors				3	1		7	1	4	1			1			18	51
9 to 13	5 Floors				3	1		7	1	4	1			1			18	51
14	1 Floors				3	1		7	1	4	1			1			18	51
15 to 16	2 Floors				3	1		7	1	4	1			1			18	51
17	1 Floors				3	1		7	1	4	1			1			18	51
18 to 19	2 Floors				3	1		7	1	4	1			1			18	51
20 to 22	3 Floors				3	1		7	1	4	1			1			18	51
23	1 Floors				3	1		7	1	1	3		2				18	50
24	1 Floors				3			4	1		3		2				13	36
25	1 Floors					1											1	2
26	1 Floors														2	1	3	12
TOTAL UNITS		20	12	40	68	20	9	143	20	61	35	2	4	19	2	1	456	1149
Total Units per Type		72			97			265						22				

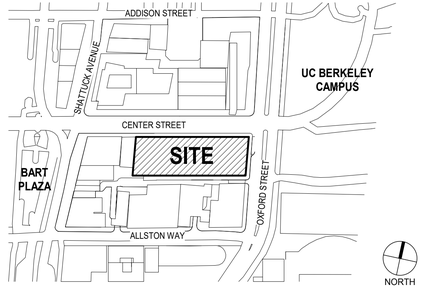
PARKING SUMMARY

REQUIRED:	
NO RESIDENTIAL VEHICLE PARKING REQUIREMENT PER ORDINANCE NO. 7,751-N.S.	0
COMMERCIAL (1.5/1,000 SF)	21
LEVEL 1	PROVIDED
TYPICAL STACKED STALLS	32
ADA STALLS (1 STD ACC & 1 STD EV ACC)	2
ADA VAN STALLS (1 VAN ACC & 1 VAN EVCS ACC)	2
TOTAL	**36**
EV SPACES (3% OF TOTAL PROVIDED PER CAL GREEN 4.106.4)	2

BICYCLE PARKING

REQUIRED:		
COMMERCIAL (SHORT TERM)	1 / 2,000SF	= 8
RESIDENTIAL (LONG)	1 / 3BDR	= 383
RESIDENTIAL (SHORT)	1 / 40BDR	= 29
TOTAL		**= 420**
PROVIDED:		
SHORT TERM (ON-STREET)		= 40
LONG TERM (BIKE ROOM)		= 264
TOTAL		**=** 304

VICINITY MAP



CORE | DLR Group | site landscape architecture urban design | Kimley»Horn

ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

GENERAL NOTES G-1

HUB BERKELEY
75-21704-00 06/14/24

CORE | DLR Group | site landscape architecture urban design | Kimley»Horn

ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

VICINITY MAP G-2

HUB BERKELEY
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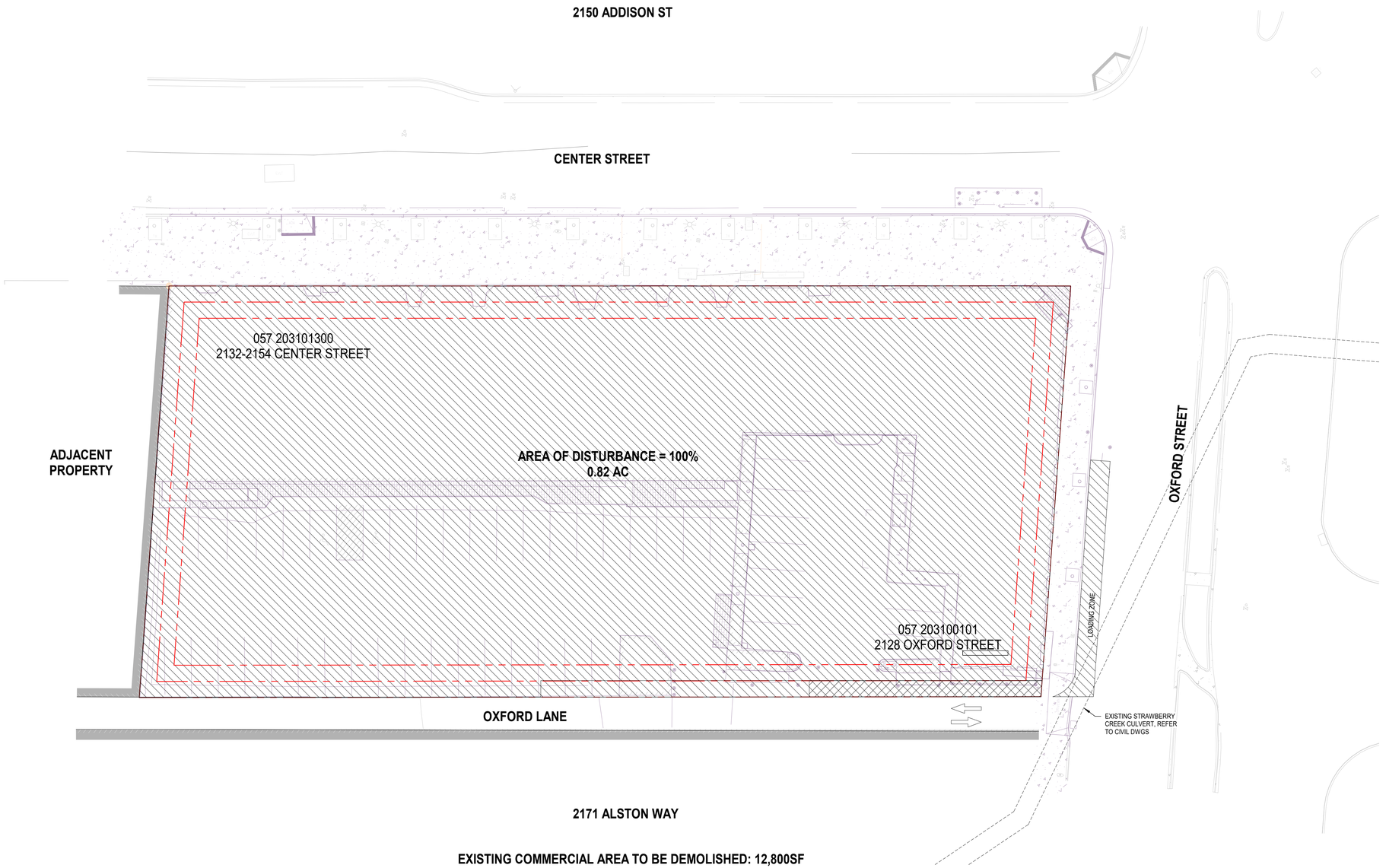

EXISTING COMMERCIAL AREA TO BE DEMOLISHED: 12,800SF
NEW COMMERCIAL AREA: 14,961 SF

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DEMOLITION PLAN G-3

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

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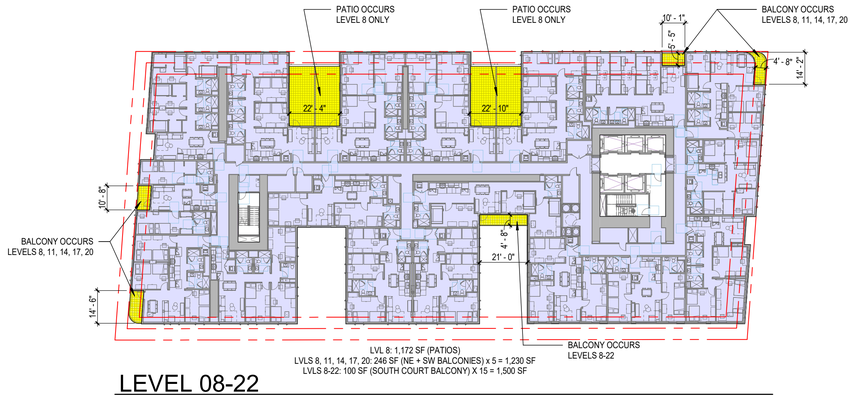
LVL 2: 1,780 SF (PATIOS) + 195 SF (BALCONIES) = 1,975 SF

LEVEL 02

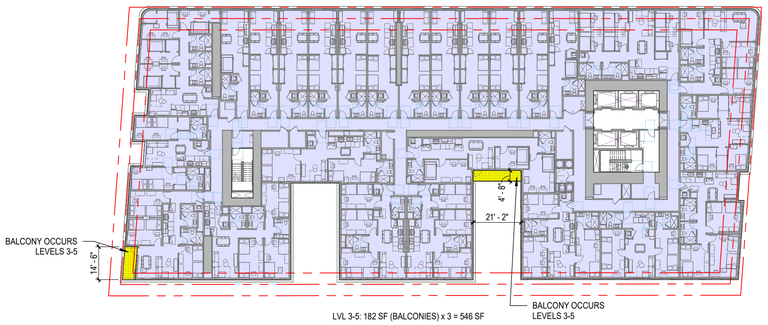
SCALE: 1" = 30'-0"



LVL 8: 1,172 SF (PATIOS)
LVLS 8, 11, 14, 17, 20: 246 SF (NE + SW BALCONIES) x 5 = 1,230 SF
LVLS 8-22: 100 SF (SOUTH COURT BALCONY) X 15 = 1,500 SF

LEVEL 08-22

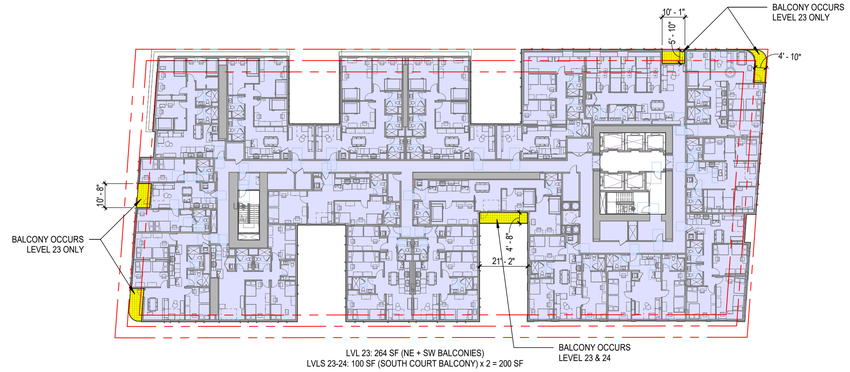
SCALE: 1" = 30'-0"



LVL 3-5: 182 SF (BALCONIES) x 3 = 546 SF

LEVEL 03-05

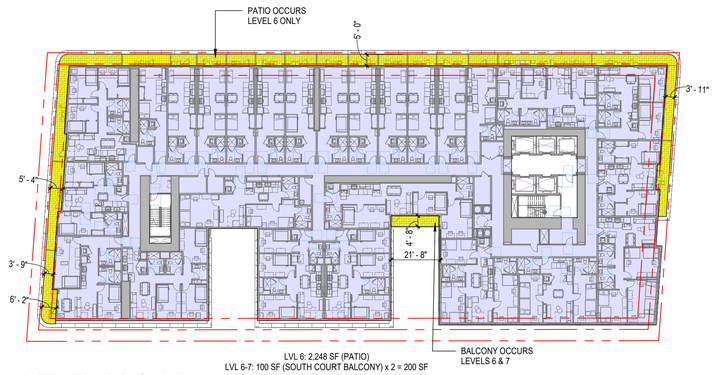
SCALE: 1" = 30'-0"



LVL 23: 264 SF (NE + SW BALCONIES)
LVLS 23-24: 100 SF (SOUTH COURT BALCONY) x 2 = 200 SF

LEVEL 23 & 24

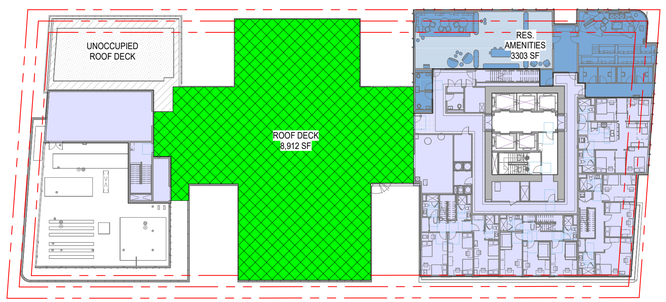
SCALE: 1" = 30'-0"



LVL 6: 2,248 SF (PATIO)
LVL 6-7: 100 SF (SOUTH COURT BALCONY) x 2 = 200 SF

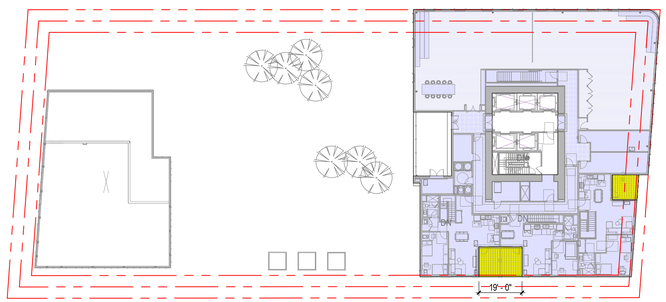
LEVEL 06 & 07

SCALE: 1" = 30'-0"



LEVEL 25

SCALE: 1" = 30'-0"



LVL 26: 376 SF (PATIOS) = 376 SF

LEVEL 26

SCALE: 1" = 30'-0"

OPEN SPACE KEY

OPEN SPACE (PRIVATE)

OPEN SPACE (COMMON)

OPEN SPACE CALCULATIONS*

*REQUIRED: 80 SF PER UNIT

TOTAL UNITS	456
REQUIRED OPEN SPACE	**36,480 SF**
PRIVATE BALCONIES	**9,702 SF**
COMMON ROOF DECK	**8,912 SF**
TOTAL OPEN SPACE PROVIDED	**18,614 SF**

POPOS PROVIDED: 0 SF

PROJECT WILL PAY FEE IN-LIEU FOR REMAINDER OF PUBLIC OPEN SPACE REQUIREMENTS

* GROUND FLOOR NOT SHOWN

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SUBMITTAL DATE: 07/03/2024

OPEN SPACE DIAGRAM G-4

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BASE PROJECT ZONING COMPLIANCE TABLE

	BASE ZONING ALLOWABLE/ REQUIRED	ALLOWABLE W/UP OR AUP MODIFICATION	CODE SECTION	BASE PROJECT	ZONING COMPLIANCE
ZONING	C-DMU-CORE				
TOTAL LOT SIZE (SQ.FT)	35,573				
TOTAL LOT SIZE (ACRES)	0.81				
GROSS FLOOR AREA				520,460	
RESIDENTIAL FLOOR AREA				495,302	
COMMERCIAL FLOOR AREA				10,729	
FLOOR AREA RATIO (FAR)	NA	NA		NA	COMPLIES
DWELING UNITS (SEE TABLE)	NA	NA		333	COMPLIES
RESIDENTIAL BEDROOMS	NA	NA		796	COMPLIES
HEIGHT-FEET	75'	180'-0"	23.204.130	180'	COMPLIES
HEIGHT-STORIES	NA	NA		18	COMPLIES
LOT COVERAGE	NA	NA		32,053	COMPLIES
SETBACK- FRONT	10'	0'	23.204.130(C)(2)	0'	COMPLIES
SETBACK -STREET SIDE	0' to 15'	0'	23.204.130	0'	COMPLIES
SETBACK- INTERIOR SIDE	0' to 15'	0'	23.204.130	0'-7'	COMPLIES
SETBACK-REAR	0' to 15'	0'	23.204.130	0'-5"	COMPLIES
SETBACK-MAX DIMENSION ABOVE 120'	120'	NOT LIMITED	23.204.130	295'-2"	COMPLIES
RESIDENTIAL PARKING (SEE TABLE)	0	0		36	COMPLIES
COMMERCIAL PARKING (SEE TABLE)	16	16			COMPLIES
RES. BIKE PARKING LONG TERM (SEE TABLE)	265	265		265	COMPLIES
RES. BIKE PARKING SHORT TERM (SEE TABLE)	20	20		30	COMPLIES
COM. BIKE PARKING SHORT TERM (SEE TABLE)	5	5			COMPLIES
RESIDENTIAL OPEN SPACE	26640			29,452	COMPLIES
COMMERCIAL OPEN SPACE	215	0			COMPLIES

LIST OF BASE PROJECT USE PERMIT AND AUP'S

Per August 2 , 2021 Memorandum on Policy Changes to Objective Standards, HAA and Density Bonus

- Use Permit, under BMC Section 23.326.070, to demolish main buildings used for non-residential purposes
- Use Permit, under BMC Section 23.326.030, to demolish a building containing two or more units
- Use Permit, under BMC Section 23.204.020, to construct a mixed-use development in the C-DMU Zoning District
- Use Permit, under BMC Section 23.204.020.B, to construct new floor area over 10,000 sq. ft
- Use Permit, under BMC Section 23.204.130.E.2 to construct a building up to 180 feet in height
- Use Permit, under BMC Section 23.204.130.E.3(d) to increase the widest dimension of the tower above 120 feet in building height from 120' to 287'-10"

- Use Permit, under BMC Section 23.204.130.E.3(b) to reduce setbacks:

o front setback requirement from 10 feet (same as confronting R-5 setback) to 0 feet
o street side setback requirement for a portion of the building above 75 feet in height, from 15 feet to 0 feet
o interior side yard setback for the portion of the building abo ve 75' in height, from 15' to 7'
o rear yard setback for a portion of the building above 75' in height, from 15' to 5'

- Administrative Use Permit, under BMC 23.304.050, to allow rooftop equipment projections

PARKING CALCULATIONS

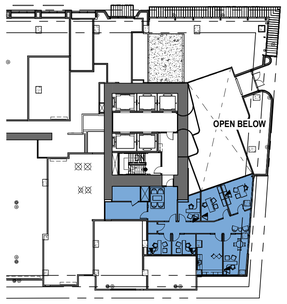
	QNTY	CARS	PER	REQ'D	PROVIDED
RESIDENTIAL	333	0.5 MAX	1	0	36
COMMERCIAL	10,729	1.5	1,000	16	
CAR SHARE	2 REQ'D WHEN PROVIDED PARKING IS 31-60				2
LOADING AREA	1 REQ'D 1 FOR THE FIRST 10,000 SF				1

BICYCLE PARKING CALCULATIONS

	QNTY	BIKES	PER BDR	REQ'D	PROVIDED
RESIDENTIAL (LONG TERM)	796	1	3	265	265
RESIDENTIAL (SHORTTERM)	796	1	40	20	30
COMMERCIAL (SHORTTERM)	10,729	1	2,000	5	

OPEN SPACE CALCULATIONS

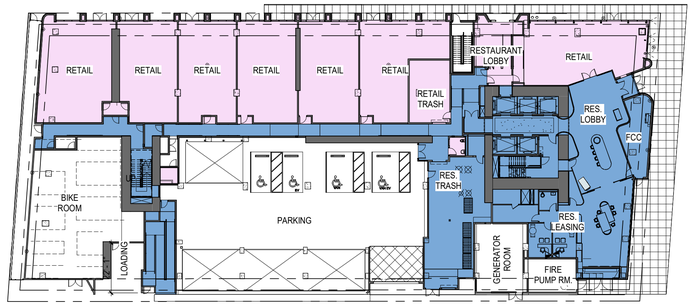
	UNITS	SF/UNIT	TOTAL REQ'D	TOTAL PROV'D
RESIDENTIAL REQUIREMENT	333	80	**26,640**	**29,452**
RESIDENTIAL BALCONIES				8,225
ROOF DECK				21,227
PUBLICLY ACCESSIBLE OPEN SPACE	1/50 OF COMM AREA		215	0



RESIDENTIAL AREA: 2,910 SF

LEVEL 1.5 - BASE

SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 9,039 SF
RETAIL AREA: 10,729 SF

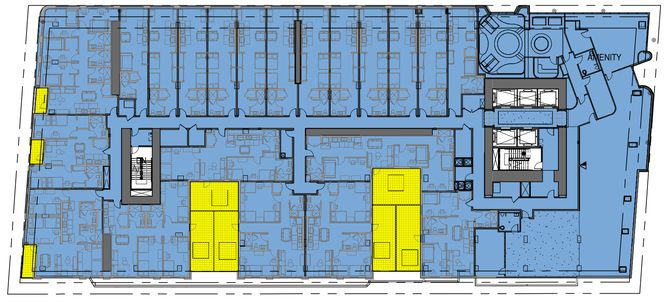
LEVEL 01 - BASE

SCALE: 1" = 30'-0"

RESIDENTIAL AREA: 27,158 SF
RETAIL AREA: 0 SF
NUMBER OF UNITS: 2 X (26 UNITS)= 52 UNITS

LEVEL 06-07 - BASE

SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 29,458 SF
RETAIL AREA: 0 SF
NUMBER OF UNITS: 1 X (21 UNITS)= 21 UNITS

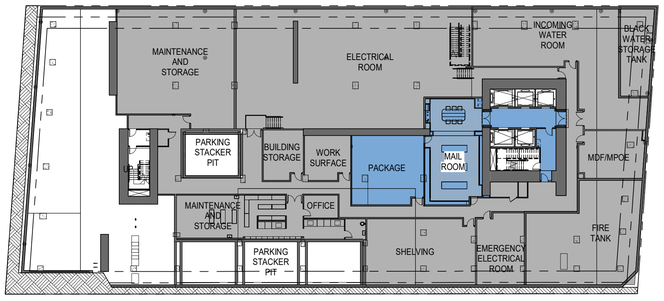
LEVEL 02 - BASE

SCALE: 1" = 30'-0"

RESIDENTIAL AREA: 28,009 (at 8th)
27,997 (at 9-18)
RETAIL AREA: 0 SF
NUMBER OF UNITS: 11 X (18 UNITS)= 198 UNITS

LEVEL 08-18 - BASE

SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 3,280 SF
RETAIL AREA: 0 SF

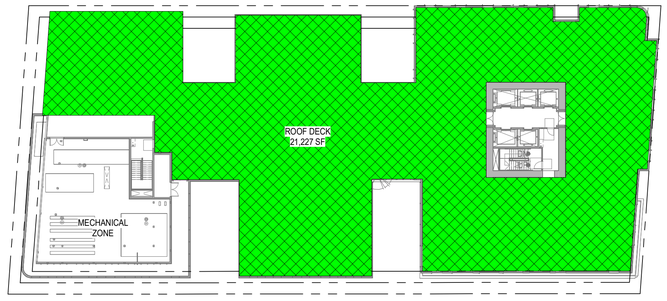
LOWER LEVEL - BASE

SCALE: 1" = 30'-0"

RESIDENTIAL AREA: 29,572 (at 3rd)
29,374 (at 4-5th)
RETAIL AREA: 0 SF
NUMBER OF UNITS: 3 X (21 UNITS)= 63 UNITS

LEVEL 03-05 - BASE

SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 0 SF
RETAIL AREA: 0 SF

ROOF LEVEL - BASE

SCALE: 1" = 30'-0"

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BASE PROJECT PLANS G-5

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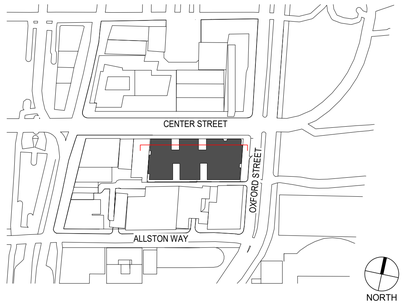

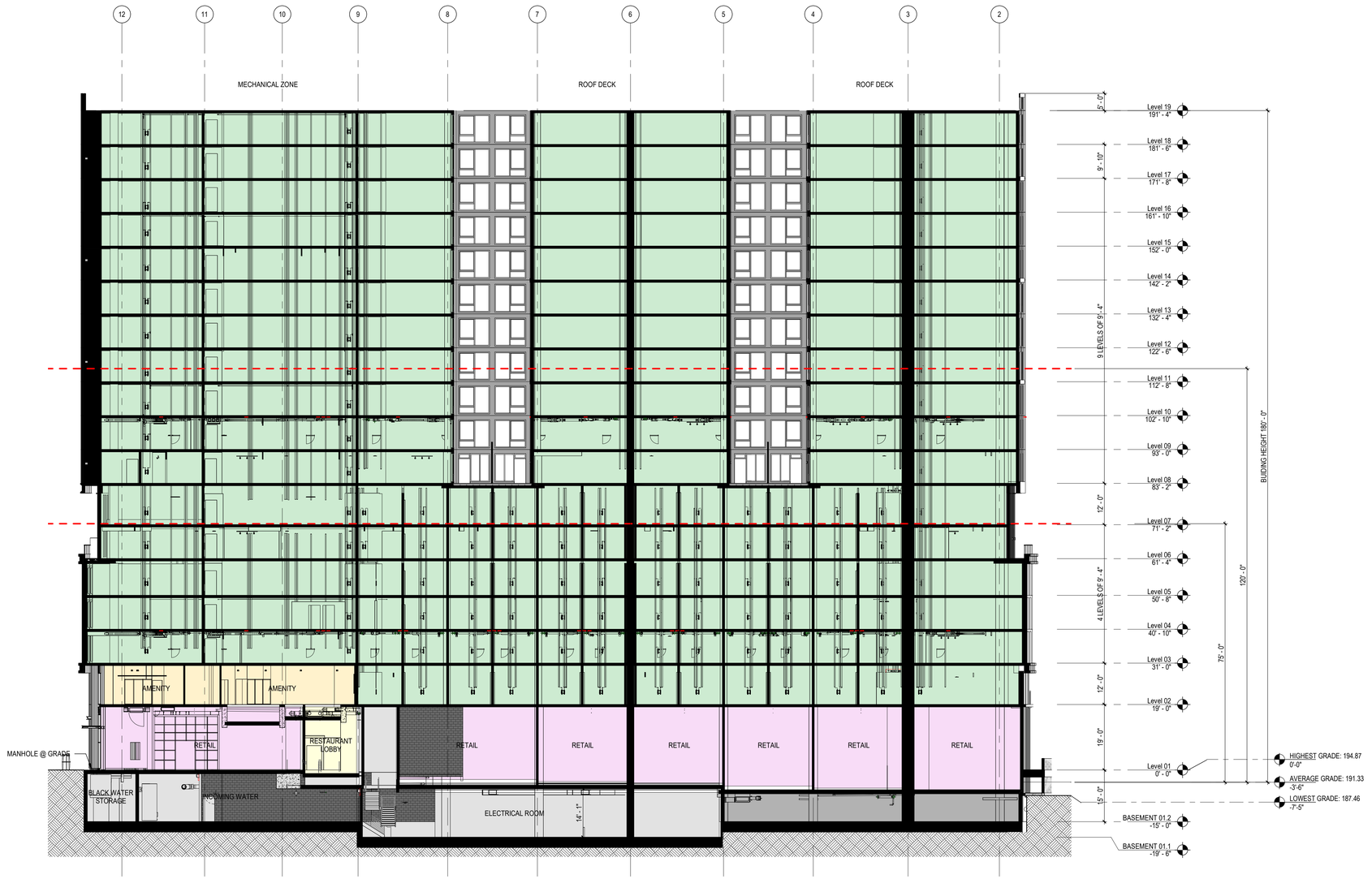

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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

BASE PROJECT BLDG. SECTION G-6

HUB BERKELEY
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PROPOSED DENSITY BONUS PROJECT ZONING COMPLIANCE TABLE

	PROPOSED DENSITY BONUS PROJECT
GROSS FLOOR AREA	713,664
RESIDENTIAL FLOOR AREA	677,892
COMMERCIAL FLOOR AREA	15,649
FLOOR AREA RATIO (FAR)	20:1
DWELING UNITS (SEE TABLE)	456
RESIDENTIAL BEDROOMS	1149
HEIGHT-FEET	285'-4"
HEIGHT-STORIES	27
LOT COVERAGE	32,053
SETBACK- FRONT	0'
SETBACK -STREET SIDE	0'
SETBACK- INTERIOR SIDE	0'-7'
SETBACK-REAR	0'-5'
SETBACK-MAX.DIMENSION ABOVE 120'	295'-2"
RESIDENTIAL PARKING (SEE TABLE)	36
COMMERCIAL PARKING (SEE TABLE)	
RES. BIKE PARKING LONG TERM (SEE TABLE)	264
RES. BIKE PARKING SHORT TERM (SEE TABLE)	40
COM. BIKE PARKING SHORT TERM (SEE TABLE)	
RESIDENTIAL OPEN SPACE	18,614
COMMERCIAL OPEN SPACE	

DEVELOPMENT STANDARDS AND DENSITY BONUS WAIVERS

	BASE ZONING ALLOWBLE/ REQUIRED	PROPOSEDW/ DENSITY BONUS	ZONING COMPLIANCE
SETBACK-FRONT (OXFORD STREET)			
	10'	0'	COMPLIES W/SDB WAIVER
SETBACK-STREET SIDE (CENTER)			
0'-20'	0'	0'	COMPLIES
21'-75'	0'	0'	COMPLIES
76'-120'	15'	0'	COMPLIES W/SDB WAIVER
>120'	15'	0'	COMPLIES W/SDB WAIVER
SETBACK- INTERIOR SIDE (ALLEY)(<65' FROM FRONT)			
0'-20'	0'	0'	COMPLIES
21'-75'	0'	7'	COMPLIES
76'-120'	5'	7'	COMPLIES
>120'	15'	7'	COMPLIES W/SDB WAIVER
SETBACK- INTERIOR SIDE(>65' FROM FRONT)			
0'-20'	0'	0'	COMPLIES
21'-75'	5'	7'	COMPLIES
76'-120'	15'	7'	COMPLIES W/SDB WAIVER
>120'	15'	7'	COMPLIES W/SDB WAIVER
SETBACK-REAR (WEST PL)			
0'-20'	0'	0'	COMPLIES
21'-75'	5'	5'	COMPLIES
76'-120'	15'	5'	COMPLIES W/SDB WAIVER
>120'	15'	5'	COMPLIES W/SDB WAIVER
SETBACK-MAX.DIMENSIONS ABOVE 120'	120'	295'-2"	COMPLIES W/SDB WAIVER
BUILDING HEIGHT	180'-0"	285'-4"	COMPLIES W/SDB WAIVER
RESIDENTIAL BIKE PARKING (LONG TERM)	383	264	COMPLIES W/SDB WAIVER
RESIDENTIAL OPEN SPACE	25,840	18,614	COMPLIES W/SDB WAIVER
LOADING	1	0	COMPLIES W/SDB WAIVER

PARKING CALCULATIONS

	QNTY	CARS	PER	REQ'D	PROVIDED
RESIDENTIAL	456	0.5 MAX	1	0	36
COMMERCIAL	15,649	1.5	1,000	23	
CAR SHARE	2 REQ'D WHEN PROVIDED PARKING IS 31-60				2

BICYCLE PARKING CALCULATIONS

	QNTY	BIKES	PER BDR	REQ'D	PROVIDED
RESIDENTIAL (LONG TERM)	1149	1	3	383	264
RESIDENTIAL (SHORTTERM)	1149	1	40	29	40
COMMERCIAL (SHORTTERM)	15,649	1	2,000	8	

OPEN SPACE CALCULATIONS

	UNITS	SF/UNIT	TOTAL REQ'D	TOTAL PROV'D
RESIDENTIAL REQUIREMENT	456	80	36,480	**18,614**
RESIDENTIAL BALCONIES				9,702
ROOF DECK(S)				8,912
PUBLICLY ACCESSIBLE OPEN SPACE	1/50 OF COMM AREA		313	0

UNIT TYPE COUNT

	COUNT
STUDIO	72
1 BEDROOM	0
2 BEDROOMS	97
3 BEDROOMS	265
4 BEDROOMS	22
	456

DENSITY BONUS TABLE

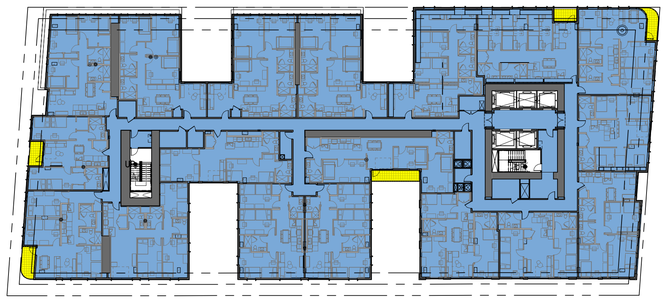
Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	PROJECT TOTAL
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density	VLI = Very Low Income =50 AMI	% VLI x Base # Units	VLI Units ROUNDED UP	DENSITY EARNED	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)
495,302	1,487	333	12%	39.96	40	38.75%	129.04	130	463

Base Project Residential Square Footage	Floor	Proposed Project Residential Square Footage
3,285	C	3,285
9,039	1	9,039
2,910	1.5	2,910
29,458	2	29,458
29,572	3	29,572
29,374	4	29,374
29,374	5	29,374
27,158	6	27,158
27,158	7	27,158
28,009	8	28,009
27,997	9	27,997
27,997	10	27,997
27,997	11	27,997
27,997	12	27,997
27,997	13	27,997
27,997	14	27,997
27,997	15	27,997
27,997	16	27,997
27,997	17	27,997
27,997	18	27,997
	19	27,997
	20	27,997
	21	27,997
	22	27,997
	23	27,593
	24	26,695
	25	11,230
	26	5,084
495,302		677,892

Total Square Footage: 677,892
Proposed Units: 456
Average Unit Size: 1,487

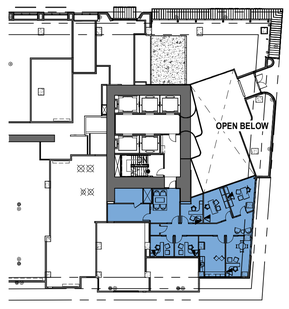
%VLI	%DB
5%	20.0%
6%	22.5%
7%	25.0%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.75%
13%	42.5%
14%	46.25%
15%	50.0%

LEVEL 02 - PROPOSED
SCALE: 1" = 30'-0"

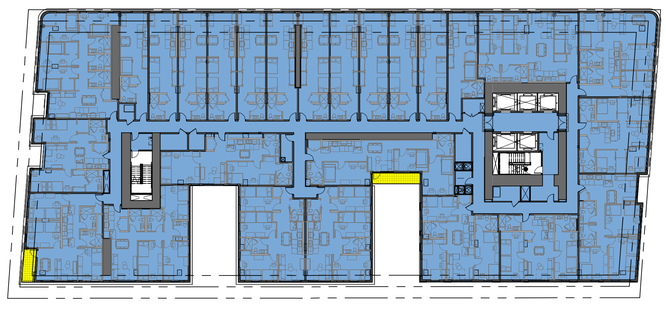


RESIDENTIAL AREA: 27,593 (at 23)
26,695 (at 24)
RETAIL AREA: 0 SF

LEVEL 23-24 - PROPOSED
SCALE: 1" = 30'-0"

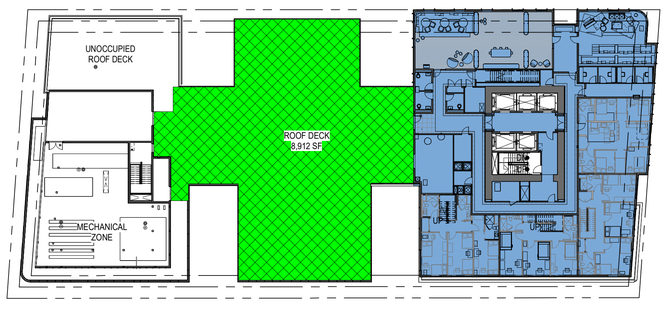


LEVEL 1.5 - PROPOSED
SCALE: 1" = 30'-0"



NUMBER OF UNITS: 3 X (26 UNITS)= 78 UNITS

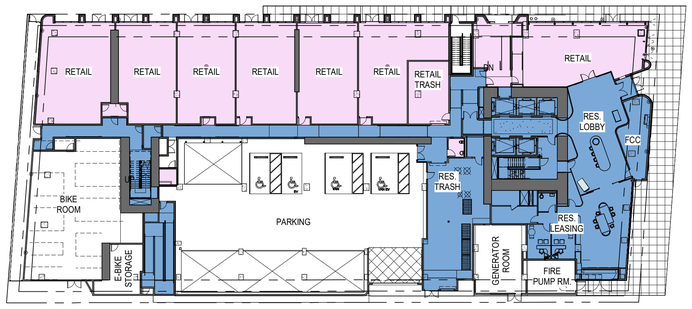
LEVEL 03-05 - PROPOSED
SCALE: 1" = 30'-0"



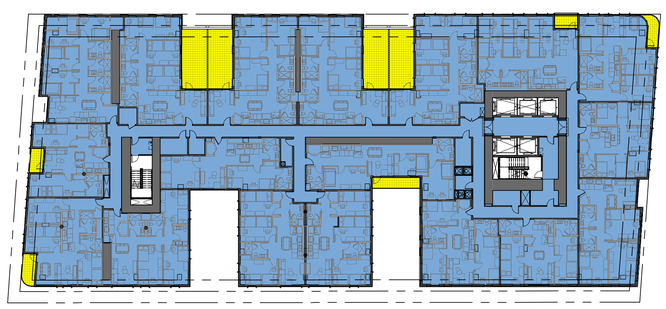
RESIDENTIAL AREA: 11,230 SF
RETAIL AREA: 0 SF

LEVEL 25 - PROPOSED
SCALE: 1" = 30'-0"

*LOWER LEVEL AND 06 - 07 SAME AS BASE PLANS, SEE SHEET G-5

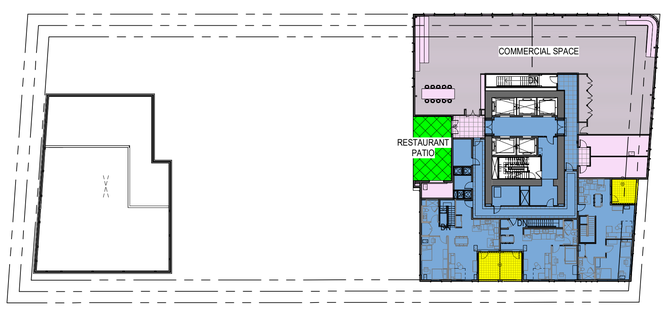


LEVEL 01 - PROPOSED
SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 28,009 (at 8th)
27,997 (at 9-22)
RETAIL AREA: 0 SF

LEVEL 08-22 - PROPOSED
SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 5,084 SF
RETAIL AREA: 5,171 SF

LEVEL 26 - PROPOSED
SCALE: 1" = 30'-0"

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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 06/28/2024

PROPOSED PROJECT PLANS G-7

HUB BERKELEY
75-21704-00 06/14/24

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TYPICAL ABBREVIATIONS

AB	-	AGGREGATE BASE	LF	-	LINEAR FEET
AC	-	ASPHALT CONCRETE, ACRE	LP	-	LOW POINT
AD	-	AREA DRAIN	MAX	-	MAXIMUM
AHJ	-	AUTHORITY HAVING JURISDICTION	MEP	-	MECHANICAL / ELECTRICAL / PLUMBING
ARCH	-	ARCHITECTURAL	MIN	-	MINIMUM
ASPH	-	ASPHALT CONCRETE	MH	-	MANHOLE
BFP	-	BACKFLOW PREVENTER	N	-	NORTH
BGL	-	BOTTOM OF GRAVEL LAYER	NO.	-	NUMBER
BM	-	BENCHMARK	N.T.S.	-	NOT TO SCALE
BMP	-	BEST MANAGEMENT PRACTICE	O.C.	-	ON CENTER
BLDG	-	BUILDING	O.C.E.W	-	ON CENTER EACH WAY
BW	-	BACK OF WALK	PCC	-	PORTLAND CEMENT CONCRETE
BS	-	BOTTOM OF STAIR	PIV	-	POST INDICATOR VALVE
CB	-	CATCH BASIN	P/L	-	PROPERTY LINE
CITY	-	CITY OF BERKELEY	POC	-	POINT OF CONNECTION
C/L	-	CENTERLINE	PUE	-	PUBLIC UTILITY EASEMENT
CO	-	CLEANOUT	PVC	-	POLYVINYL CHLORIDE
COMM	-	COMMUNICATION	R	-	RIDGE, RADIUS
CONC	-	CONCRETE	REF	-	REFER TO
CY	-	CUBIC YARD	RCP	-	REINFORCED CONCRETE PIPE
DI	-	DRAIN INLET	RW	-	RECLAIMED WATER
DIP	-	DUCTILE IRON PIPE	R/W	-	RIGHT-OF-WAY
DMA	-	DRAINAGE MANAGEMENT AREA	S	-	SEWER, SOUTH
DS	-	DOWNSPOUT	SD	-	STORM DRAIN
DTL	-	DETAIL	SF	-	SQUARE FEET
DW	-	DOMESTIC WATER	SPPWC	-	"GREENBOOK" STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
DWG	-	DRAWING			
E	-	EAST			
EC	-	END OF CURVE	STA	-	STATION
EG	-	EXISTING GRADE	STD	-	STANDARD
ELEC	-	ELECTRIC	SS	-	SANITARY SEWER
ESMT	-	EASEMENT	SSPWC	-	"GREENBOOK" STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
EP	-	EDGE OF PAVEMENT			
EX	-	EXISTING			
FDC	-	FIRE DEPARTMENT CONNECTION	SSWR	-	SANITARY SEWER
FF	-	FINISHED FLOOR	SW	-	SIDEWALK
FG	-	FINISHED GRADE	T	-	TELEPHONE, TRANSFORMER
FH	-	FIRE HYDRANT	TC	-	TOP OF CURB
FL	-	FLOW LINE	TCM	-	TREATMENT CONTROL MEASURE
FS	-	FINISHED SURFACE	TEMP	-	TEMPORARY
FW	-	FIRE WATER	TG	-	TOP OF GRATE
GB	-	GRADE BREAK	TGL	-	TOP OF GRAVEL LAYER
GI	-	GREASE INTERCEPTOR	TS	-	TOP OF STAIR
HDPE	-	HIGH-DENSITY POLYETHYLENE	TSL	-	TOP OF SOIL LAYER
HP	-	HIGH POINT	TW	-	TOP OF WALL
IMP	-	INTEGRATED MANAGEMENT PRACTICE	TYP	-	TYPICAL
			VIF	-	VERIFY IN FIELD
INV	-	INVERT	W	-	WATER, WEST
IRR	-	IRRIGATION WATER	XX.XX	-	PROPOSED ELEVATION
JB	-	JUNCTION BOX	(XX.XX)	-	EXISTING ELEVATION

SITE INFORMATION

ADDRESS:	2128 OXFORD ST. + 2132-2154 CENTER ST BERKELEY, CALIFORNIA 94704
APN:	057 203100101, 057 203101300
SITE AREA:	±35,523 SF/±0.82 AC
EXISTING ZONING:	C-DMU CORE
SPECIFIC PLAN:	N/A
PROPOSED ZONING:	NO CHANGE
EXISTING USE:	RETAIL
PROPOSED USE:	MIXED-USE (HIGH-DENSITY RESIDENTIAL & RETAIL)

FEMA FLOOD ZONE

ZONE:	ZONE X, AREA OF MINIMAL FLOOD HAZARD
DEFINITION:	0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
MAP NUMBER:	06001C0057G
MAP DATE:	08/03/2009

GEOTECHNICAL REPORT

THE GEOTECHNICAL REPORT AND ALL SUBSUQUENT ISSUED REVISIONS AND ADDENDA SHALL BE CONSIDERED PART OF THESE DESIGN DOCUMENTS.

REFER TO THE GEOTECHNICAL ENGINEERING INVESTIGATION PREPARED BY ROCKRIDGE GEOTECHNICAL, DATED SEPTEMBER 25TH, 2023, IDENTIFIED AS 23-2370.

BASIS OF BEARINGS NOTE

BEARINGS SHOWN ON THIS MAP ARE REFERENCED TO THE CCS83, ZONE 3 GRID, [CSRS EPOCH 2017.50 NAD83(2011)] THIS SURVEY TIES TO CGPS STATIONS "OHLN", "P224", "TIBB", "MHDL", "P223", AND "P262" OF THE CSRS, THE LATITUDE AND LONGITUDE OF WHICH WERE HELD FIXED, OR PARTIALLY FIXED, IN A LEAST SQUARES ADJUSTMENT. SEE SURVEYOR'S NOTES AND TIES TO CALIFORNIA SPATIAL REFERENCE SYSTEM DIAGRAM.

BENCHMARK NOTE

CITY OF BERKELEY DATUM ELEVATIONS REFERENCED TO CITY BENCHMARK "B1552" (FOUND MONUMENT 209), ELEVATION 204.04 FEET.

SEE SURVEYOR'S NOTES AND TIES TO CALIFORNIA SPATIAL REFERENCE SYSTEM DIAGRAM.

UTILITY PURVEYORS

WATER SERVICE
EBMUD
1947 CENTER STREET
BERKELEY, CA 94704
(510) 287-1008

SEWER SERVICE
CITY OF BERKELEY
2180 MILVIA ST, #3
BERKELEY, CA 94704
(510) 981-6300

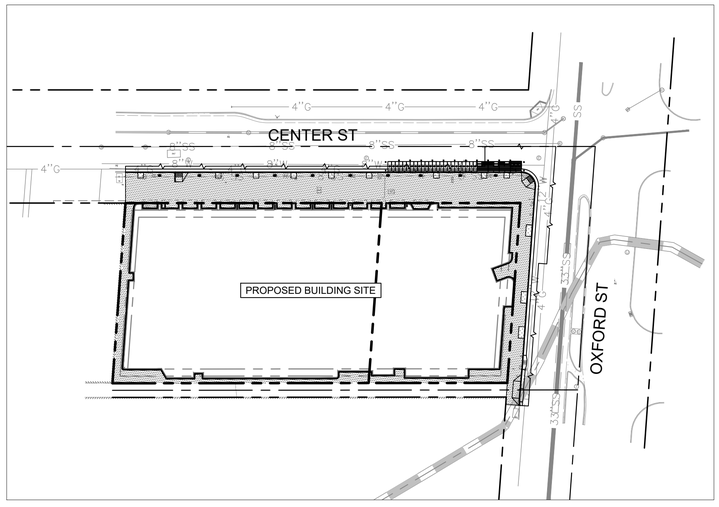
GAS & ELECTRIC SERVICE
PG&E
300 LAKESIDE DR.
OAKLAND, CA 94612
PAUL CARR
(510) 437-2887

ONSITE IMPROVEMENT PLANS

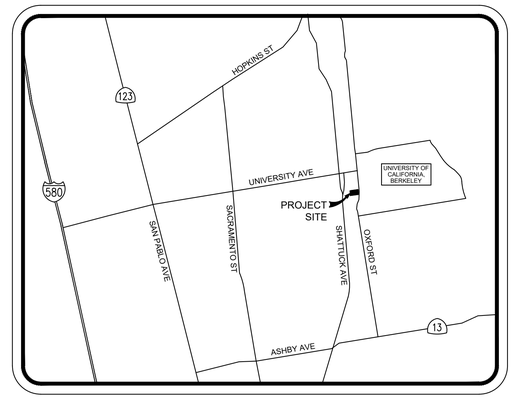
FOR

HUB BERKELEY

2128 OXFORD ST. + 2132-2154 CENTER ST
BERKELEY, CALIFORNIA 94704



SITE MAP
1" = 50'



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C001	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C101	DEMOLITION PLAN
C150	PRELIMINARY SITE PLAN
C151	PRELIMINARY STRIPING & SIGNAGE PLAN
C200	PRELIMINARY GRADING PLAN
C201	PRELIMINARY UTILITY PLAN
C300	PRELIMINARY STORMWATER CONTROL PLAN
C301	CITY OF BERKELEY POLLUTION PREVENTION PLAN

PROJECT TEAM

OWNER
JONATHAN KUBOW
CORE BERKELEY OXFORD, LLC
1643 N MILWAUKEE AVE
CHICAGO, IL 60647
JONATHANK@CORESPACES.COM
(312) 593-3895

CIVIL ENGINEER
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PLEASANTON, CA 94588
NATHAN.MAHONEY@KIMLEY-HORN.COM
925.398.4840

SURVEYOR
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JHEIGHT@GUIDAINC.COM
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1350 OCEAN AVENUE
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LANDSCAPE ARCHITECT
MARK JIRIK
SITE DESIGN GROUP
888 S MICHIGAN AVE, UNIT PH1
CHICAGO, IL 60605
MARK.JIRIK@SITE-DESIGN.COM
(312) 374-5582

ARCHITECT
AMY KONG
DLR GROUP
700 SOUTH FLOWER STREET
LOS ANGELES, CA 90017
AKONG@DLRGROUP.COM
(213) 493-5901

811 Know what's below. Call before you dig.

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KHA PROJECT 197297002
DATE 10/31/2023
SCALE AS SHOWN
DESIGNED BY JP
DRAWN BY JP
CHECKED BY NM

COVER SHEET

HUB BERKELEY
PREPARED FOR
CORE SPACES

CA
BERKELEY

SHEET NUMBER
C001

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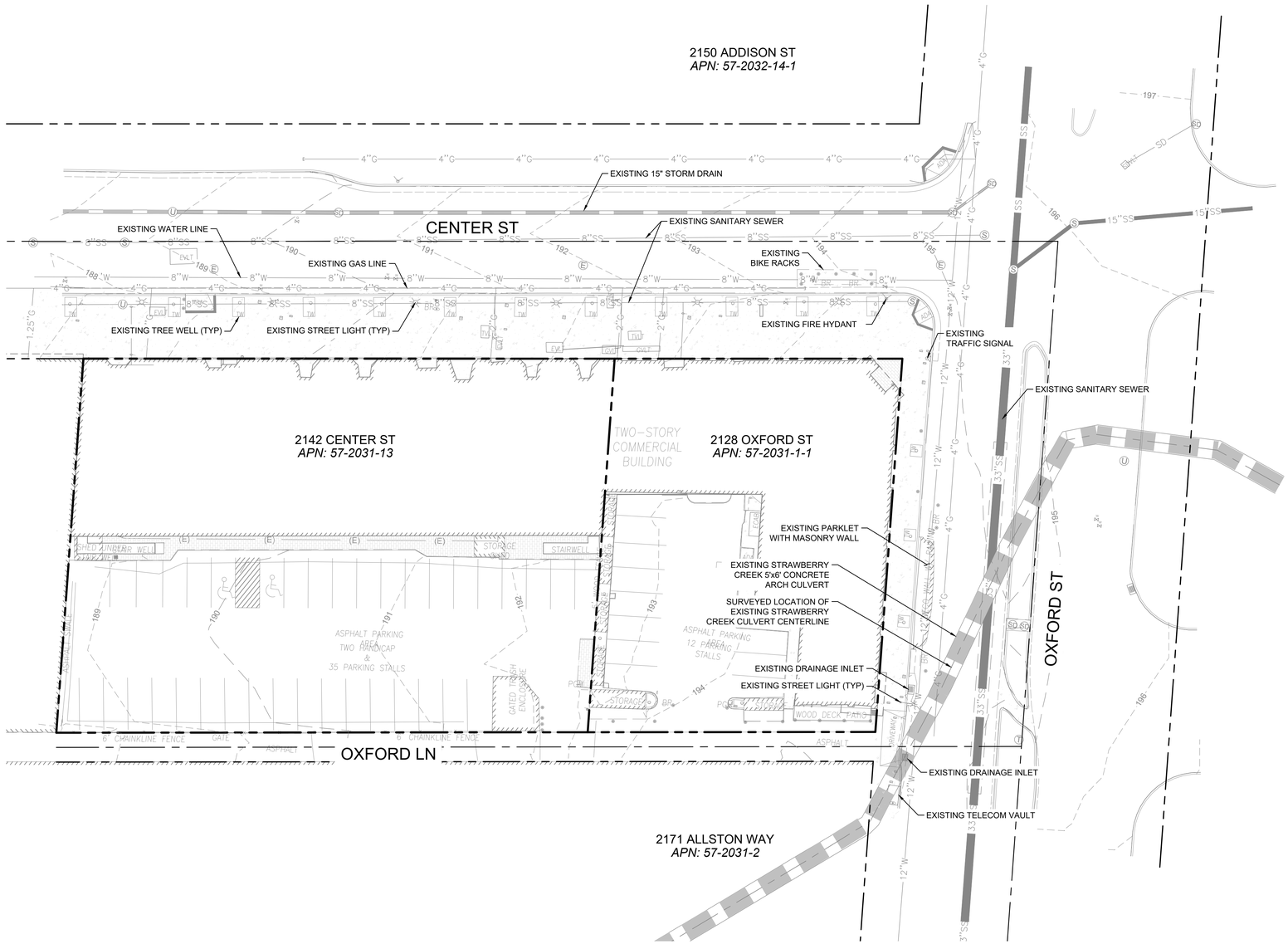

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- XXX — EXISTING SURFACE CONTOUR

GENERAL NOTES

1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY GUIDA SURVEYING INC. WITH DATA COLLECTED FROM A FIELD SURVEY PERFORMED IN FEBRUARY 2021.
2. THE LOCATIONS AND EXISTENCE OF ALL UNDERGROUND UTILITY LINES SHOWN ON THIS PLAN HAVE NOT BEEN CONFIRMED. THE INFORATION SHOWN HEREON IS APPROXIMATE AND ASSUMED BASED ON ABOVE GROUND VISUAL EVIDENCE AND RECORD DRAWINGS PROVIDED BY THE CITY OF BERKELEY.

ABBREVIATIONS

BR	BIKE RACK
BLDG	BUILDING
E	ELECTRICAL
FS	FINISHED SURFACE
G	GAS
S	SANITARY SEWER
SCO	SEWER CLEANOUT
SD	STORM DRAIN
ST	STREET LIGHTING
T	TELECOMMUNICATION
TS	TRAFFIC SIGNAL
TW	TREE WELL
U	UNKNOWN UTILITY
VLT	VAULT
W	WATER

NORTH

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EXISTING CONDITIONS PLAN

HUB BERKELEY
PREPARED FOR
CORE SPACES

BERKELEY CA

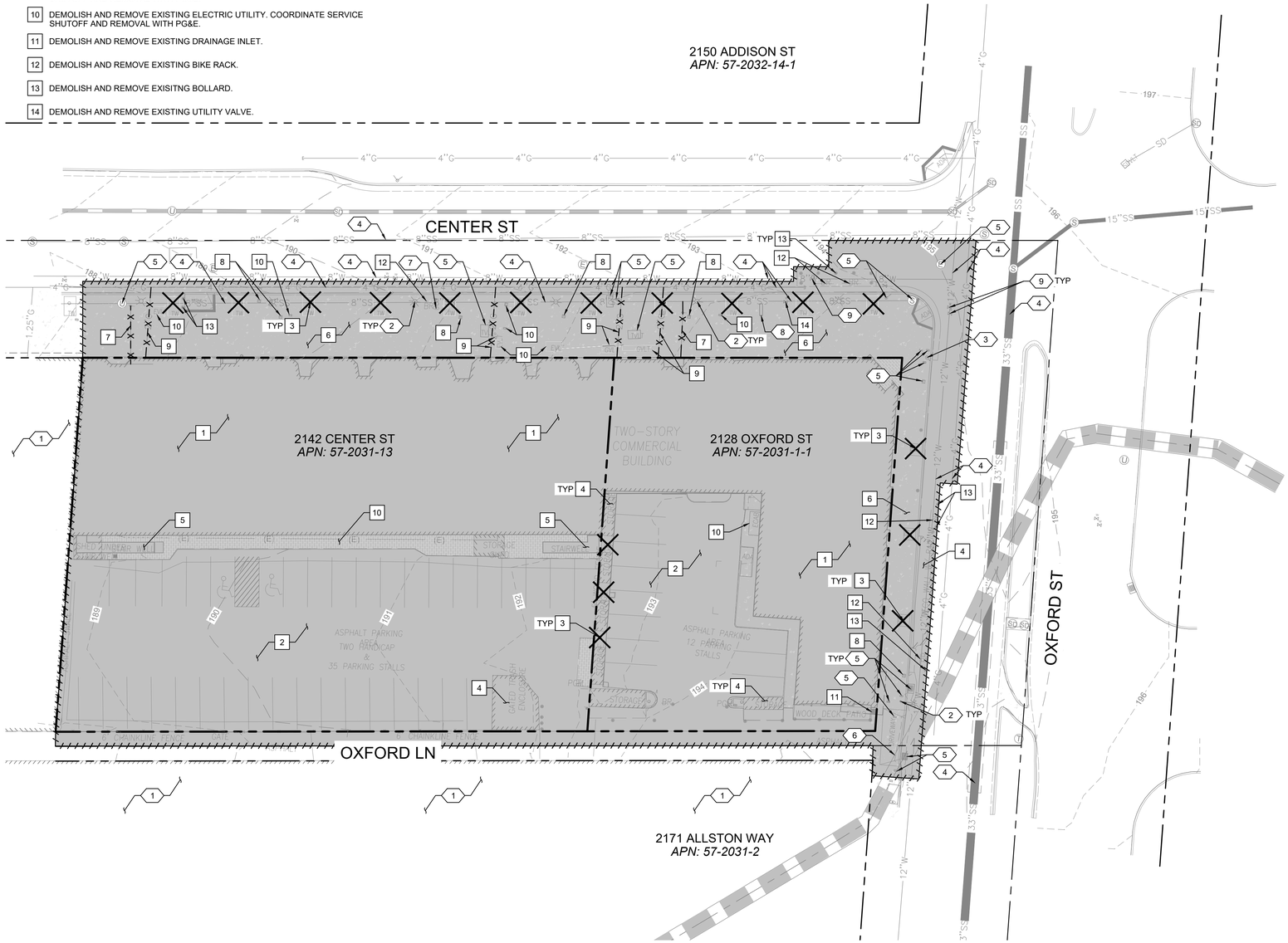
SHEET NUMBER
C100

DEMOLITION KEYNOTES

1. DEMOLISH EXISTING BUILDING.
2. DEMOLISH EXISTING PAVED PARKING LOT.
3. DEMOLISH EXISTING TREE.
4. DEMOLISH EXISTING STRUCTURE.
5. DEMOLISH EXISTING STAIRWELL.
6. DEMOLISH EXISTING CONCRETE SIDEWALK.
7. DEMOLISH AND REMOVE EXISTING SEWER LATERAL. CAP AT MAIN. COORDINATE WITH CITY PUBLIC WORKS DEPARTMENT.
8. DEMOLISH AND REMOVE EXISTING WATER SERVICE. COORDINATE SERVICE SHUTOFF AND REMOVAL WITH EBMUD.
9. DEMOLISH AND REMOVE EXISTING GAS SERVICE. COORDINATE SERVICE SHUTOFF AND REMOVAL WITH PG&E.
10. DEMOLISH AND REMOVE EXISTING ELECTRIC UTILITY. COORDINATE SERVICE SHUTOFF AND REMOVAL WITH PG&E.
11. DEMOLISH AND REMOVE EXISTING DRAINAGE INLET.
12. DEMOLISH AND REMOVE EXISTING BIKE RACK.
13. DEMOLISH AND REMOVE EXISITNG BOLLARD.
14. DEMOLISH AND REMOVE EXISTING UTILITY VALVE.

PROTECTION KEYNOTES

1. PROTECT-IN-PLACE EXISTING BUILDING.
2. PROTECT FOUNDATION AND CONDUITS. SALVAGE AND REUSE LIGHT POLE AND LUMINAIRE.
3. PROTECT FOUNDATION AND CONDUITS. SALVAGE AND REUSE TRAFFIC LIGHT, LIGHT POLE AND LUMINAIRE.
4. PROTECT-IN-PLACE EXISTING UTILITY LINE.
5. PROTECT-IN-PLACE EXISTING UTILITY STRUCTURE.
6. PROTECT-IN-PLACE EXISTING STRAWBERRY CREEK CULVERT.
7. SALVAGE AND REUSE EXISTING PARKING METER.
8. SALVAGE AND RELOCATE EXISTING IKE SMART CITY KIOSK. COORDINATE RELOCATION WITH CITY OF BERKELEY.
9. PROTECT-IN-PLACE EXISTING UTILITY VALVE.



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE LIMIT OF DEMOLITION
- DEMOLISH EXISTING UTILITY
- DEMOLISH AND REMOVE ALL CURB, SIDEWALK, PAVEMENT, BASE COURSES, STRUCTURES, MISCELLANEOUS SURFACE IMPROVEMENTS, AND LANDSCAPING INCLUDING ROOTS AND ORGANIC MATERIAL WITHIN LIMITS UNLESS OTHERWISE NOTED
- DEMOLISH EXISTING TREE

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN ON THESE PLANS AS THEY ARE BELIEVED TO EXIST BASED ON AVAILABLE RECORDS BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE, LOCATION, DEPTH, AND DIMENSION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UNDERGROUND SERVICE ALERT, POTHOLING, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AT ALL PROPOSED UTILITY CROSSINGS, AREAS OF EXCAVATION, AND WHERE CONSTRUCTION MAY BE AFFECTED BY THE LOCATION OR DEPTH OF THE UTILITY. DISCREPANCIES OR POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS MUST BE REPORTED TO AND RESOLVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

DEMOLITION NOTES

1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY GUIDA SURVEYING INC. WITH DATA COLLECTED FROM A FIELD SURVEY PERFORMED IN FEBRUARY 2021.
2. CONTRACTOR SHALL COORDINATE DISCONNECTION AND REMOVAL OF ALL EXISTING GAS AND ELECTRIC SERVICES WITH PG&E. AN APPLICATION FOR REMOVAL MUST BE SUBMITTED TO PG&E. EXISTING FACILITIES SHALL BE PROTECTED IN PLACE UNLESS APPROVED FOR REMOVAL BY THE UTILITY OWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL CODES AND REGULATIONS FOR DEMOLITION, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL AND DISPOSAL OF DEBRIS.
4. ALL MATERIAL TO BE REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER AS PART OF THIS CONTRACT.
5. CONTRACTOR SHALL REUSE OR RECYCLE 100% OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING FROM PRIMARY LAND CLEARING PER CALGREEN 5.408.3.
6. CONTRACTOR SHALL VERIFY THAT ALL IMPROVEMENTS BEING REMOVED ARE FULLY CONTAINED WITHIN THE LIMITS OF DEMOLITION, AND THAT THEY DO NOT SERVE ANY FUNCTION FOR IMPROVEMENTS BEYOND THE LIMITS OF DEMOLITION. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING CALTRANS APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR DEMOLITION AND PAYING ALL SPECIFIED FEES. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE CITY FOR DEMOLITION IN THE PUBLIC RIGHT-OF-WAY.
8. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
9. CONTRACTOR TO INSTALL CHAIN LINK FENCE WITH MESH SCREEN AT THE PROJECT LIMITS TO PROTECT PUBLIC FROM ENTERING CONSTRUCTION AREA.
10. CONTRACTOR SHALL ADJUST THE GRADE OF ANY EXISTING UTILITIES TO REMAIN.
11. CONTRACTOR SHALL PROVIDE FULL DEPTH SAW CUTS AT EDGES OF EXISTING PAVEMENT AND SIDEWALK REMOVAL LOCATIONS. ALL CONCRETE PAVEMENT SHALL BE REMOVED TO THE NEAREST SCORE JOINT.
12. REFER TO THE PROJECT GEOTECHNICAL INVESTIGATION REPORT FOR ALL SITE AND SUBSURFACE PREPARATION.
13. REFER TO ARBORIST REPORT AND/OR TREE PROTECTION PLAN FOR TREE REMOVALS AND PROTECTION FOR TREES TO REMAIN.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLISHING AND REMOVING ANY EXISTING PRIVATE UTILITIES AS REQUIRED TO COMPLETE THE WORK INDICATED ON THESE PLANS. EXISTING UTILITIES MAY BE ABANDONED IN PLACE IF ABANDONMENT DOES NOT RESULT IN ANY CONFLICT WITH THE PROPOSED WORK AS DETERMINED BY THE CONTRACTOR. ALL ABANDONED UTILITIES SHALL BE CUT AND CAPPED.

SIDEWALK ACCESS NOTE

CONTRACTOR SHALL MAINTAIN AN ACCESSIBLE PATH FOR PEDESTRIANS AROUND THE PROJECT LIMITS AT ALL TIMES DURING CONSTRUCTION.

MONUMENT PRESERVATION NOTE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL SURVEY MONUMENTATION AND REFERENCE POINTS WHICH MAY BE LOST OR DISTURBED AS A RESULT OF THE WORK.
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATION OF MONUMENTATION WHICH MAY BE DISTURBED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OR REPLACEMENT OF ALL SUCH MONUMENTATION IN COMPLIANCE WITH SECTION 8771 OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE.
3. THE CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR TO SET TIES TO ANY MONUMENT THAT MAY BE DISTURBED OR LOST DURING THE COURSE OF THE WORK. SUCH TIES SHALL BE SET IN LOCATIONS THAT WILL NOT OTHERWISE BE DISTURBED.
4. THE CONTRACTOR SHALL BEAR ALL COSTS OF SURVEY, RE-SURVEY, REFERENCE TIES, REPLACEMENT CORNERS, CORNER RECORDS, MAPPING, CHECKING AND RECORDING FEES WHICH MAY BE REQUIRED AS A RESULT OF LOSS OR DISTURBANCE OF MONUMENTATION THAT MAY OCCUR DURING THE COURSE OF THE WORK.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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KHA PROJECT 197297002
DATE 10/31/2023
SCALE AS SHOWN
DESIGNED BY JP
DRAWN BY JP
CHECKED BY NM

DEMOLITION PLAN

HUB BERKELEY
PREPARED FOR
CORE SPACES
BERKELEY CA

SHEET NUMBER
C101

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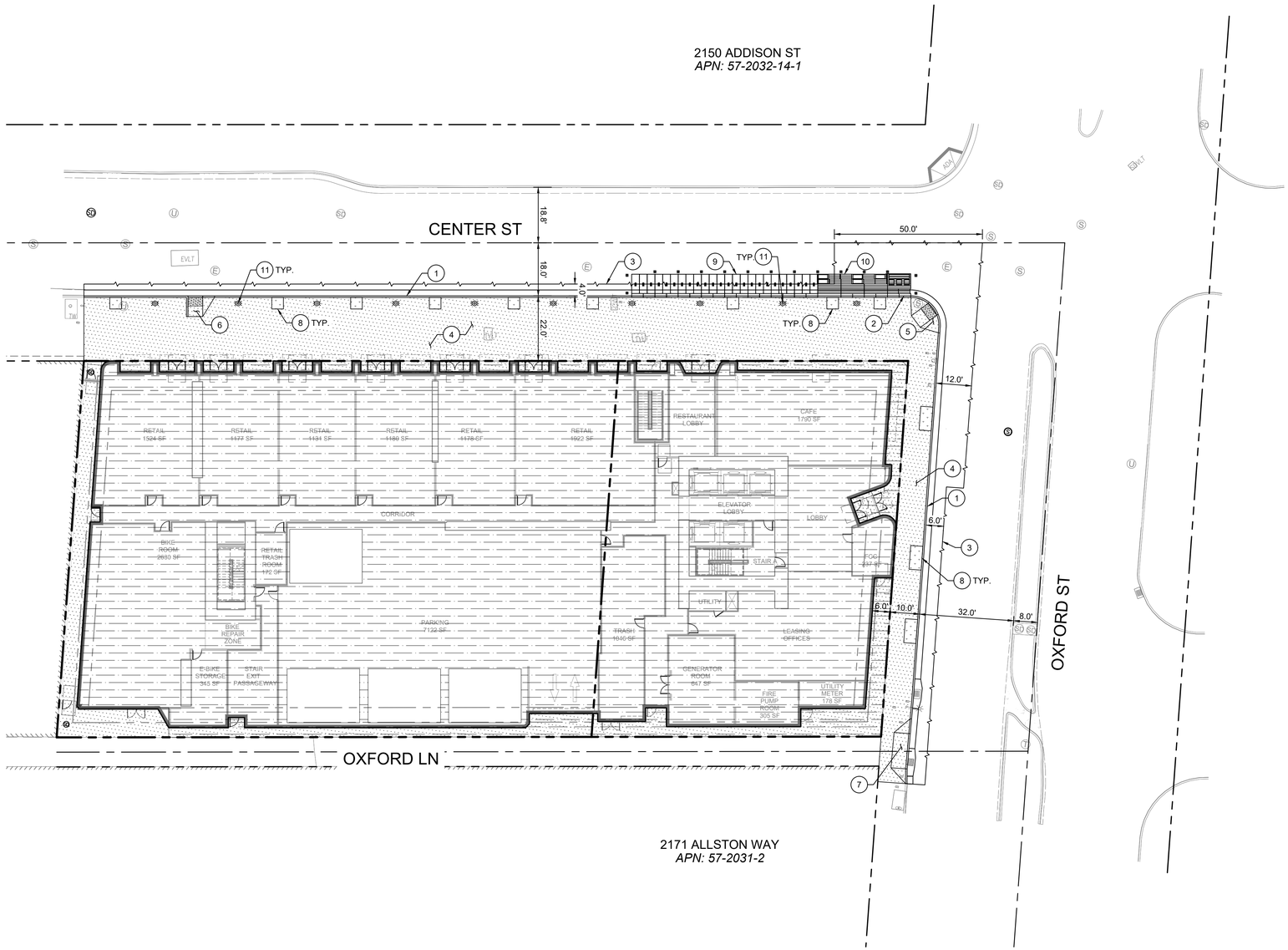

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- BUILDING WALL (AT GROUND LEVEL)
- BUILDING OVERHANG
- APPROXIMATE LIMIT OF LOWER LEVEL (LOWER LEVEL FLOOR IS 15' BELOW GROUND LEVEL)
- PAVEMENT SAWCUT AND JOIN LINE
- CONCRETE WALK
- CONCRETE PAVEMENT
- ASPHALT CONCRETE
- LANDSCAPE AREA

GENERAL NOTES

1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY GUIDA SURVEYING INC. WITH DATA COLLECTED FROM A FIELD SURVEY PERFORMED IN FEBRUARY 2021.
2. THE LOCATIONS AND EXISTENCE OF ALL UNDERGROUND UTILITY LINES SHOWN ON THIS PLAN HAVE NOT BEEN CONFIRMED. THE INFORATION SHOWN HEREON IS APPROXIMATE AND ASSUMED BASED ON ABOVE GROUND VISUAL EVIDENCE AND RECORD DRAWINGS PROVIDED BY THE CITY OF BERKELEY.

CONSTRUCTION NOTES

1. CONSTRUCT 6" CONCRETE CURB AND GUTTER PER CITY OF BERKELEY STANDARD DETAIL 8145.
2. CONSTRUCT 8" CONCRETE CURB AND GUTTER PER CITY OF BERKELEY STANDARD DETAIL 8145.
3. SAWCUT AND JOIN TO EXISTING PAVEMENT PER CITY OF BERKELEY STANDARD DETAIL 8148.
4. CONSTRUCT CONCRETE SIDEWALK PER CITY OF BERKELEY STANDARD DETAIL 8153.
5. CONSTRUCT CALTRANS STANDARD CURB RAMP CASE A PER CALTRANS STANDARD PLAN A88A.
6. CONSTRUCT CALTRANS STANDARD CURB RAMP CASE G PER CALTRANS STANDARD PLAN A88A.
7. CONSTRUCT COMMERCIAL DRIVEWAY WITH SEPARATED SIDEWALK PER CITY OF BERKELEY STANDARD DETAIL 8151.
8. CONSTRUCT TREE PLANTER PER CITY OF BERKELEY STANDARD DETAIL 8152. SEE LANDSCAPING PLANS FOR ADDITIONAL DETAILS.
9. INSTALL MODULAR BIKE PARKING. SEE LANDSCAPE PLANS FOR ADDITONAL DETAILS.
10. INSTALL MODULAR PARKLET. SEE LANDSCAPE PLANS FOR ADDITIONAL DETAILS.
11. REINSTALL SALVAGED STREET LIGHT. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.

NORTH

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DATE 10/31/2023
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PRELIMINARY SITE PLAN

HUB BERKELEY

PREPARED FOR
CORE SPACES

BERKELEY CA

SHEET NUMBER
C150

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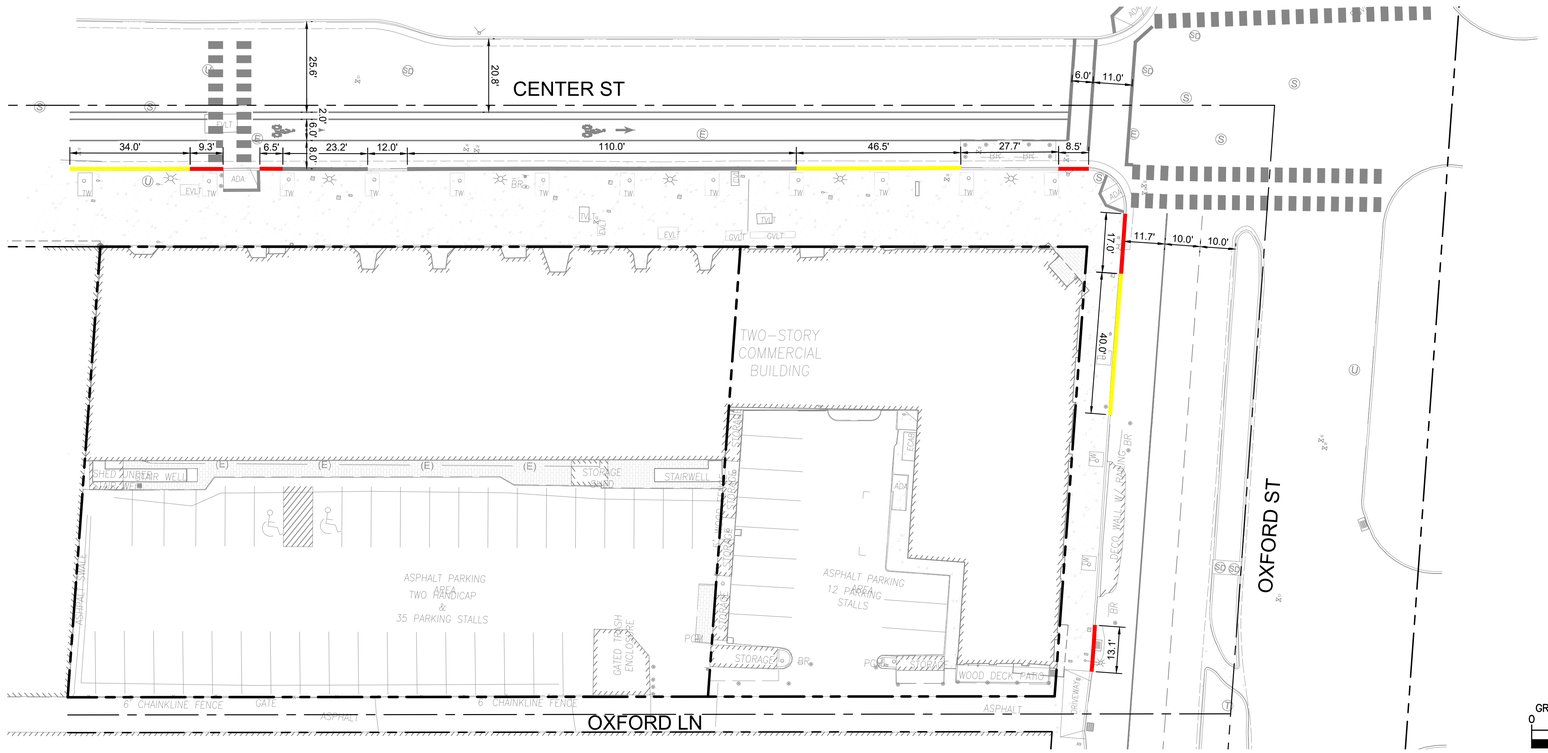
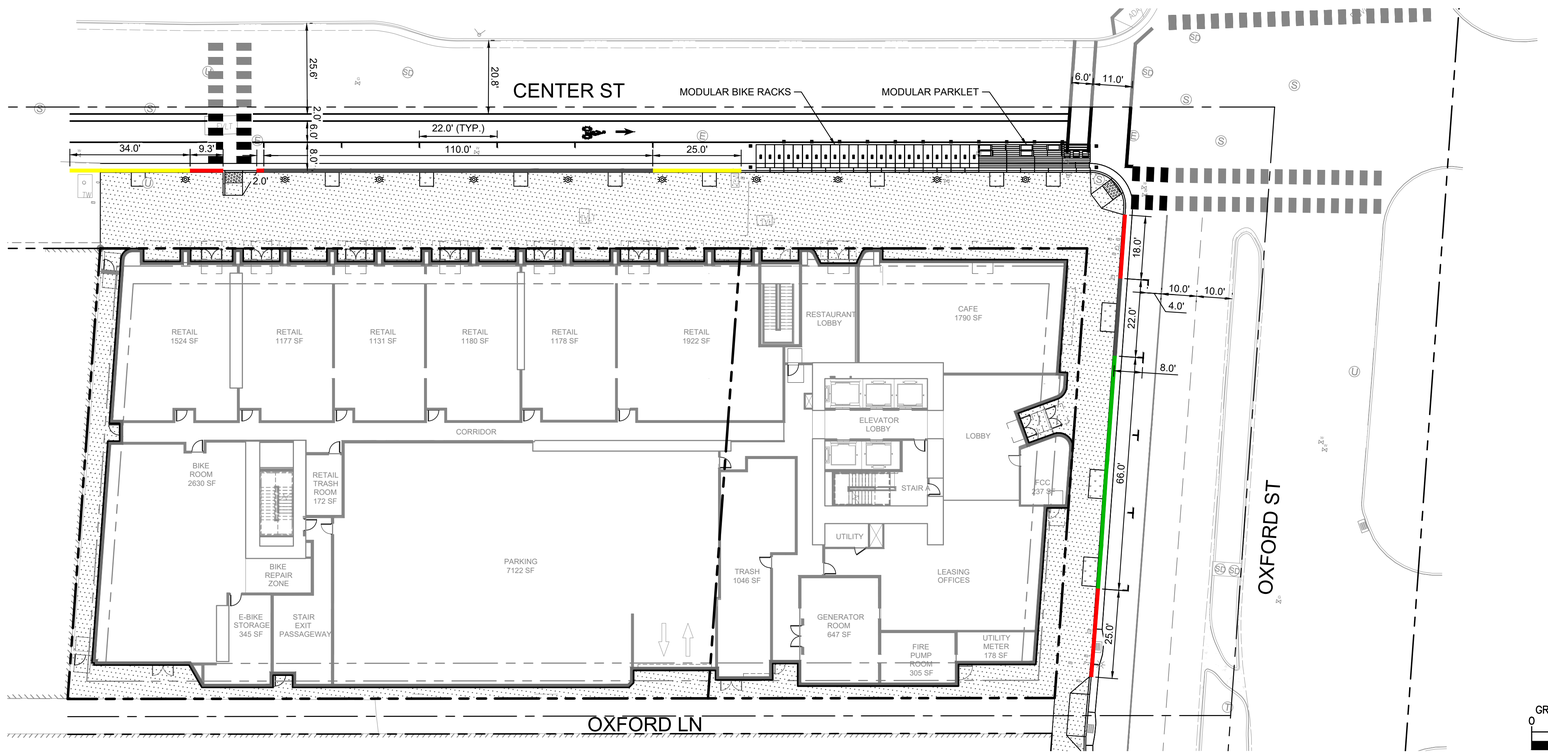


EXISTING STRIPING CONDITIONS



PROPOSED STRIPING CONDITIONS

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- CURB - PARKING
- PAINT CURB YELLOW - COMMERCIAL LOADING (30 MINUTES MAX)
- PAINT CURB RED - NO PARKING
- PAINT CURB GREEN - SHORT TERM PARKING (10 MINUTES)

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DATE	10/31/2023
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PRELIMINARY STRIPING & SIGNAGE PLAN

HUB BERKELEY

PREPARED FOR
CORE SPACES

BERKELEY, CA

SHEET NUMBER
C151

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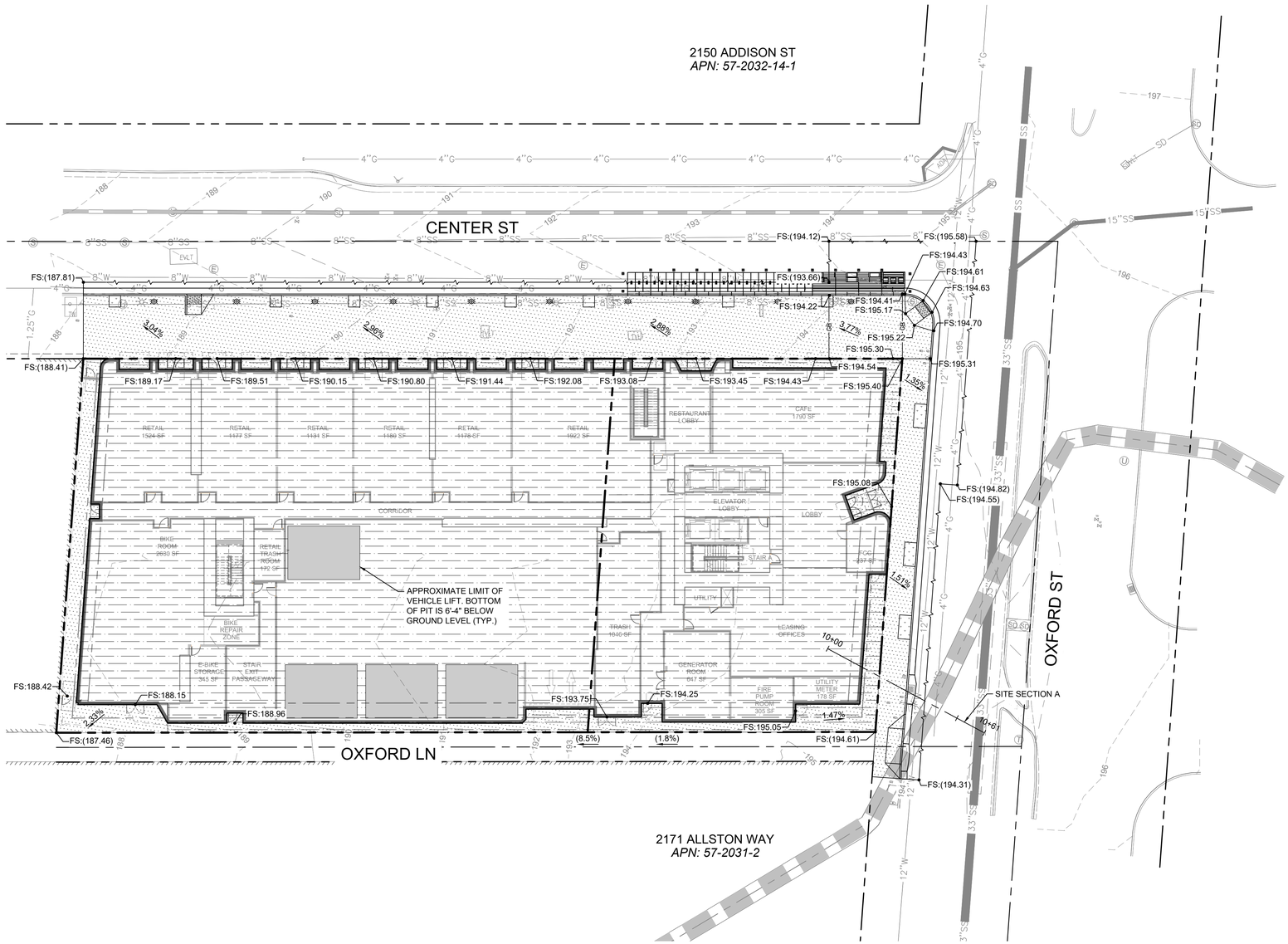


LEGEND

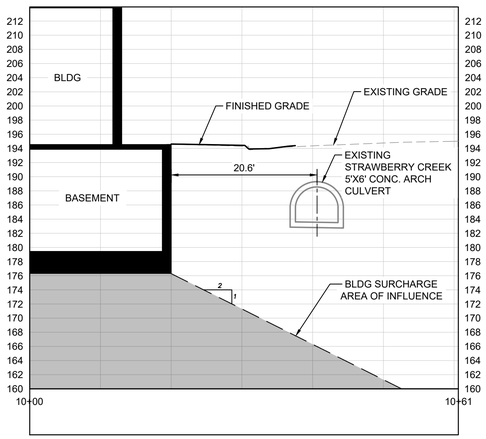
- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- BUILDING WALL (AT GROUND LEVEL)
- BUILDING OVERHANG
- APPROXIMATE LIMIT OF LOWER LEVEL (LOWER LEVEL FLOOR IS 15' BELOW GROUND LEVEL)
- FS:(100.00) — EXISTING SPOT ELEVATION
- FS:100.00 — PROPOSED SPOT ELEVATION
- (1.0%) — EXISTING GROUND SLOPE
- 1.0% — PROPOSED GROUND SLOPE

GENERAL NOTES

1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY GUIDA SURVEYING INC. WITH DATA COLLECTED FROM A FIELD SURVEY PERFORMED IN FEBRUARY 2021.
2. THE LOCATIONS AND EXISTENCE OF ALL UNDERGROUND UTILITY LINES SHOWN ON THIS PLAN HAVE NOT BEEN CONFIRMED. THE INFORATION SHOWN HEREON IS APPROXIMATE AND ASSUMED BASED ON ABOVE GROUND VISUAL EVIDENCE AND RECORD DRAWINGS PROVIDED BY THE CITY OF BERKELEY.

ABBREVIATIONS

FS FINISHED SURFACE
SD STORM DRAIN
SS SANITARY SEWER



SITE SECTION A
HORIZONTAL: 1"=20'
VERTICAL: 1"=20'

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE: 925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

KHA PROJECT 019297002
DATE 10/31/2023
SCALE AS SHOWN
DESIGNED BY JP
DRAWN BY JP
CHECKED BY NM

PRELIMINARY GRADING PLAN

HUB BERKELEY

PREPARED FOR
CORE SPACES

BERKELEY CA

SHEET NUMBER
C200

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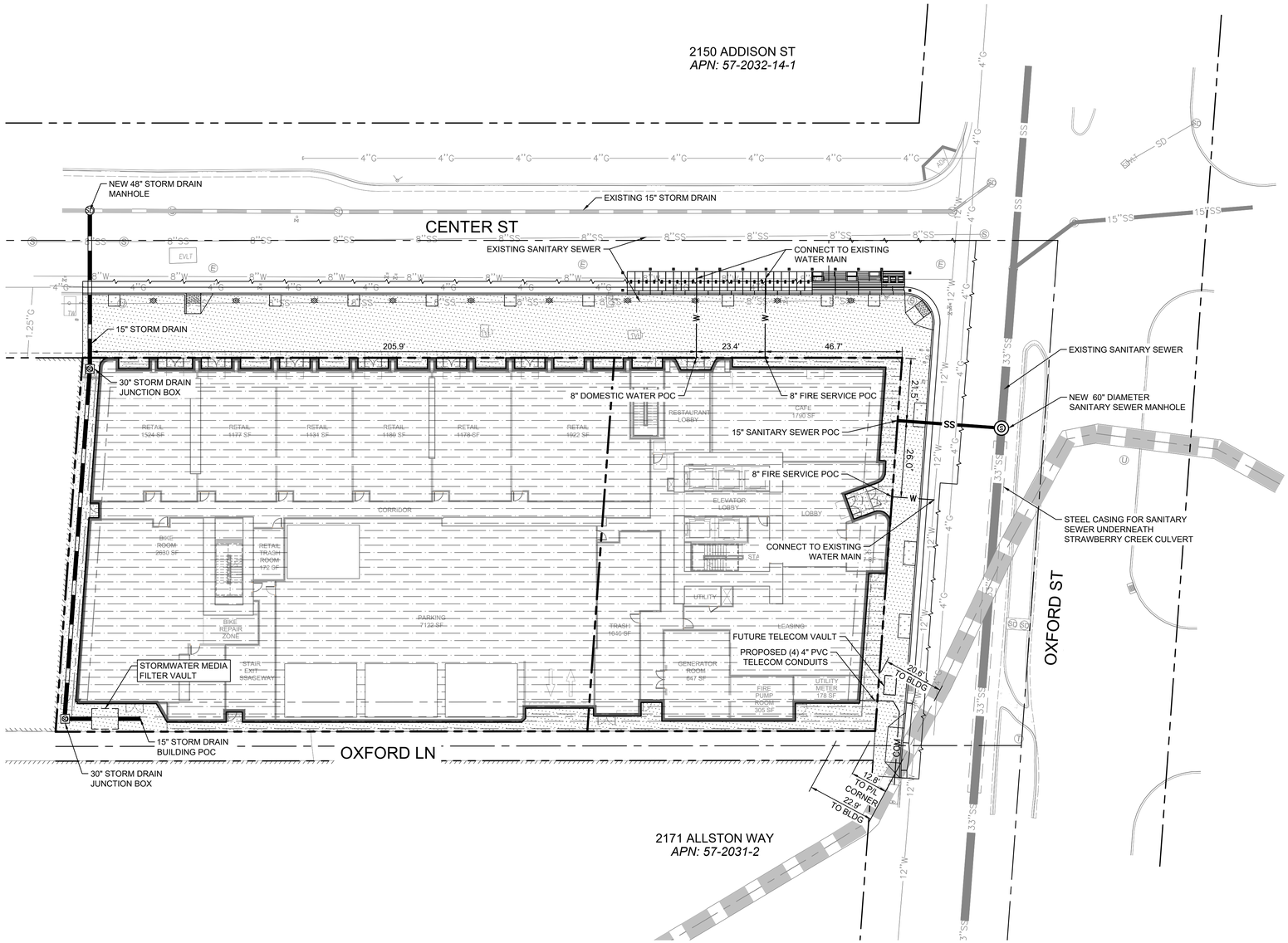

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- BUILDING WALL (AT GROUND LEVEL)
- BUILDING OVERHANG
- APPROXIMATE LIMIT OF LOWER LEVEL (LOWER LEVEL FLOOR IS 15' BELOW GROUND LEVEL)

GENERAL NOTES

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UTILITY NOTES

1. CONTRACTOR SHALL COORDINATE WITH EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) FOR DOMESTIC AND FIRE WATER CONNECTIONS.

ABBREVIATIONS

FS FINISHED SURFACE
SD STORM DRAIN
SS SANITARY SEWER

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KHA PROJECT 197297002
DATE 10/31/2023
SCALE AS SHOWN
DESIGNED BY JP
DRAWN BY JP
CHECKED BY NM

PRELIMINARY UTILITY PLAN

HUB BERKELEY
PREPARED FOR
CORE SPACES

BERKELEY CA

SHEET NUMBER
C201

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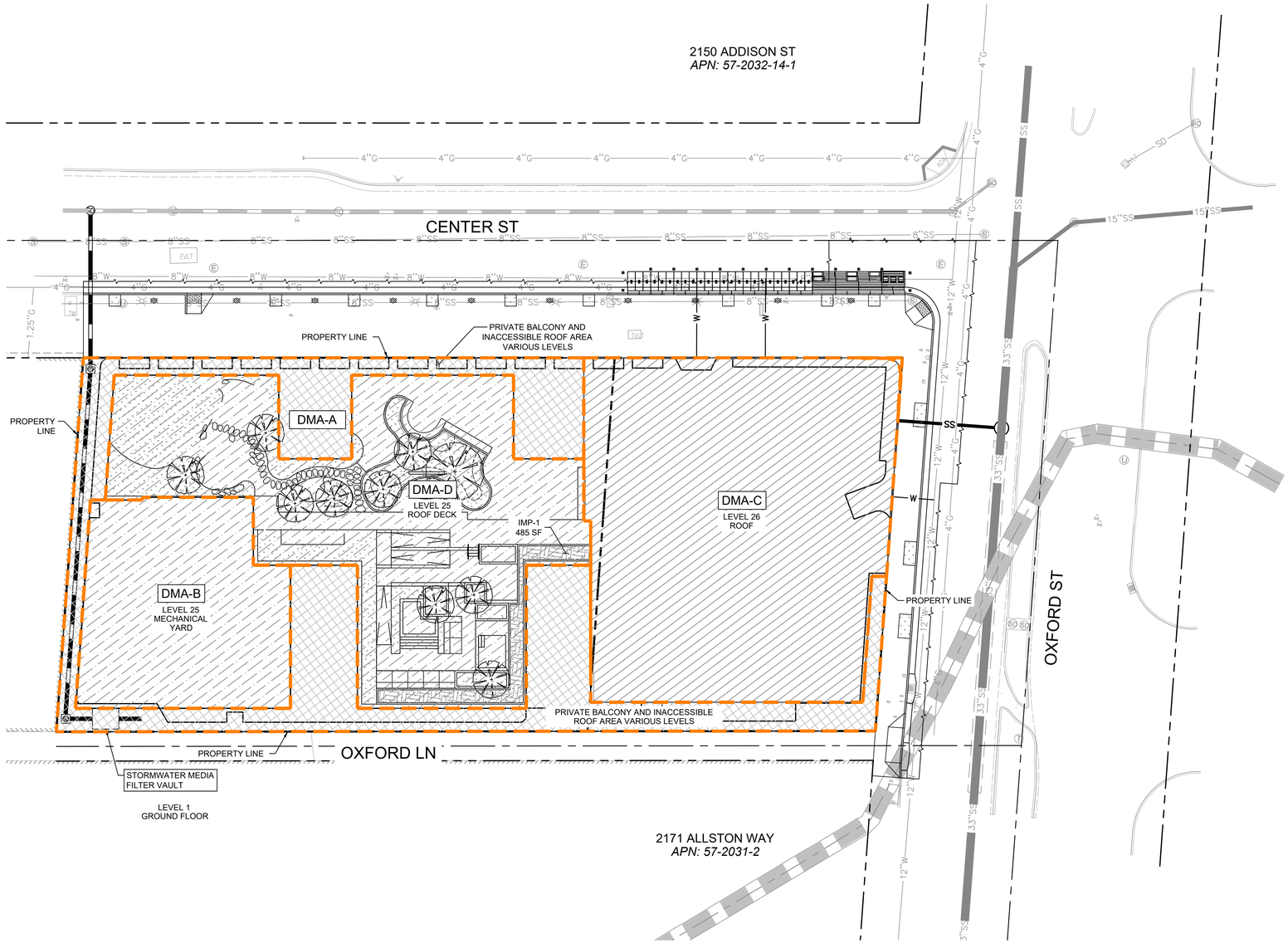


LEGEND

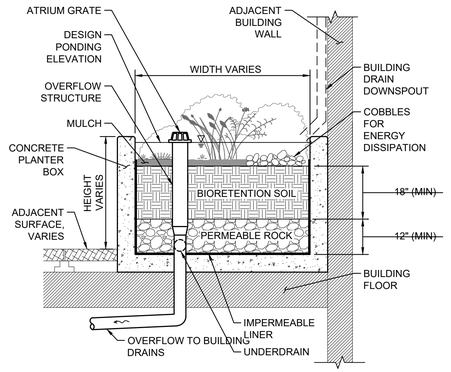
- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- BIORETENTION AREA, SEE DETAIL 1 HEREON
- LANDSCAPE AREA

GENERAL NOTES

1. ALL STORMWATER CONTROL MEASURES SHALL BE DESIGNED PER THE LATEST VERSION OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE MANUAL.

PROPOSED STORMWATER TREATMENT SUMMARY

DMA NAME	TOTAL AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED LID TREATMENT AREA (SF) - 4% RULE	PROVIDED LID TREATMENT (SF)	SURFACE TYPE - TREATMENT LOCATION
DMA-A	8,091	0	8,091	8,091	324	0	ROOF AREA - MEDIA FILTER TREATMENT UNIT
DMA-B	4,772	0	4,772	4,772	191	0	ROOF AREA - MEDIA FILTER TREATMENT UNIT
DMA-C	11,871	0	11,871	11,871	475	0	ROOF AREA - IMP-1
DMA-D	10,788	3,968	6,820	7,217	289	485	ROOF AREA - MEDIA FILTER TREATMENT UNIT
TOTAL	35,522	3,968	31,554	31951	1278	485	--



TYPICAL BIORETENTION PLANTER ON STRUCTURE (XX)
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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KHA PROJECT	197297002
DATE	10/31/2023
SCALE	AS SHOWN
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CHECKED BY	NM

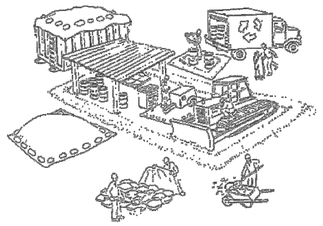
PRELIMINARY STORMWATER CONTROL PLAN

HUB BERKELEY
PREPARED FOR
CORE SPACES

BERKELEY, CA

SHEET NUMBER
C300

City of Berkeley's Pollution Prevention - It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Berkeley requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Berkeley Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911 or the City of Berkeley's Public Works Department by dialing 311

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of cntaminated soil according to their instructions.

Architectural Copper

If project contains architectural copper use best management practices as detailed in the handout Requirements for Architectural Copper available at the lobby of the Permit Service Center.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.

- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.

- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of $10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

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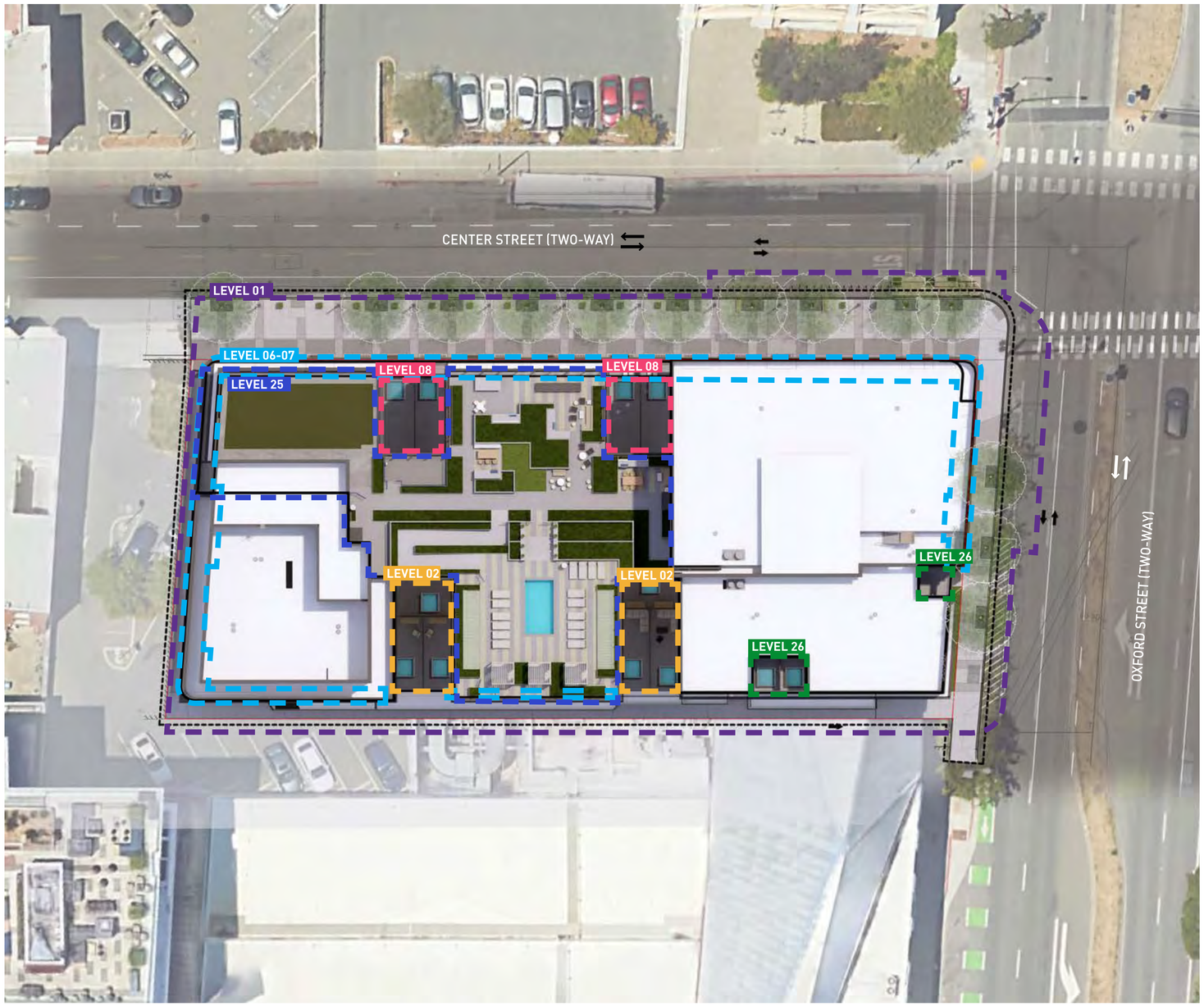
No.	REVISIONS	DATE	BY

KHA PROJECT 197297002
DATE 10/31/2023
SCALE AS SHOWN
DESIGNED BY JP
DRAWN BY JP
CHECKED BY NM

CITY OF BERKELEY
POLLUTION
PREVENTION PLAN

HUB BERKELEY
PREPARED FOR
CORE SPACES
CA
BERKELEY

SHEET NUMBER
C301



1 OVERALL SITE PLAN
SCALE: 1"=20'-0"

GENERAL NOTES:

1. The images, illustrations, drawings, and statements ("information") contained herein are based upon a preliminary review of the entitlement requirements; thus are subject to change during the design review process. The information is provided merely to assist in how the site may eventually be developed. Consequently, there is no guarantee that the improvements depicted will be built, or if built, will be of the same type, material, size, appearance, or use as presented.
2. Paving materials are to be of the quality and aesthetic as follow suggested: At grade paving is to be cast-in-place concrete with score pattern and sand blast finish. On structure paving is to be colored concrete pavers by Unilock. Wood is to be FSC certified hardwood.
3. Irrigation to be automatic, using drip, spray or bubblers.
4. Outdoor kitchen to include built-in stainless steel grills, refrigerators, and sinks. Backsplash and counters to be stone or stainless steel.
5. Lighting to be specified and designed by others. Lighting to include egress emergency lighting and lighting to enhance the design.
6. Balustrade is an architectural railing element of glass or stainless steel wire mounted on parapet wall.
7. Waterproofing by others.
8. Parklet design to be coordinated/finalized with future tenant.
9. Movable furnishings are to be determined by the interior designer.
10. Built-in site furnishings to be wood.
11. Planters to be GFRC, steel, or cast stone.
12. Planting to be selected at the following sizes: Streetscape shade trees to be 4" caliper minimum. Multistem ornamental trees to be a minimum height of 12' at install. Shrubs to be 5 gallon containers. Ground covers and perennials to be 1 gallon containers. Soil to include compost incorporated at a rate of 4 cubic yards per 1,000 SF into the top 6 inches of soil. 3" of organic mulch on all areas of exposed soil.
13. Planting species selected for this project are 85% native. The tree species selected are 75% native. The understory perennial and ground cover species selected are 86% native.

CORE | DLR Group | site landscape architecture urban design | Kimley»Horn

HUB
BERKELEY, CALIFORNIA

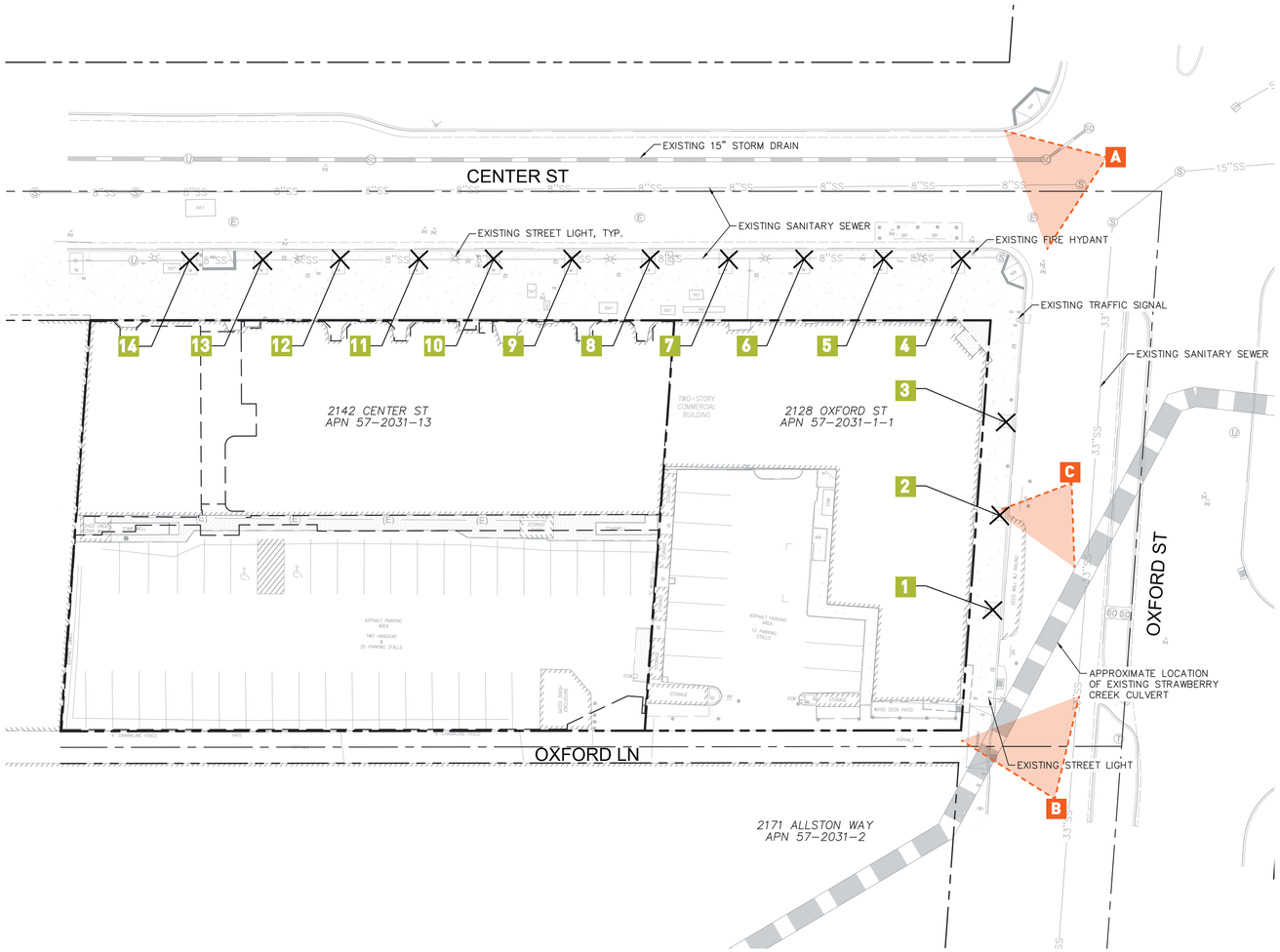
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 09/16/2022
#ZP2021-0162

OVERALL SITE PLAN L1

EXISTING TREE SCHEDULE					
NO.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	TO BE REMOVED
EXISTING R.O.W. TREES					
1	*Acer rubrum*	Red Maple	12" cal		Yes
2	*Acer rubrum*	Red Maple	12" cal		Yes
3	*Acer rubrum*	Red Maple	13" cal		Yes
4	*Celtis sinensis*	Chinese Hackberry	12" cal		Yes
5	*Celtis sinensis*	Chinese Hackberry	13" cal		Yes
6	*Celtis sinensis*	Chinese Hackberry	12" cal		Yes
7	*Celtis sinensis*	Chinese Hackberry	13" cal		Yes
8	*Celtis sinensis*	Chinese Hackberry	11" cal		Yes
9	*Celtis sinensis*	Chinese Hackberry	12" cal		Yes
10	*Celtis sinensis*	Chinese Hackberry	12" cal		Yes
11	*Celtis sinensis*	Chinese Hackberry	13" cal		Yes
12	*Celtis sinensis*	Chinese Hackberry	12" cal		Yes
13	*Celtis sinensis*	Chinese Hackberry	12" cal		Yes
14	*Celtis sinensis*	Chinese Hackberry	12" cal		Yes
NOTE: 1. GRIND STUMPS TO MIN 18" DEPTH BELOW GRADE FOR ALL TREE/ STUMP REMOVALS					

EXISTING STREET TREE

Acer rubrum - Red Maple, Celtis sinensis - Chinese Hackberry



1 EXISTING CONDITION PLAN
SCALE: 1"=20'-0"

A CENTER ST STREET VIEW

B OXFORD ST STREET VIEW

C EXISTING PARKLET VIEW

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HUB
BERKELEY, CALIFORNIA

ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 09/16/2022
#ZP2021-0162

EXISTING CONDITION L2

HUB - Berkeley
75-21704-00 09.16.2022

PROPOSED STREET TREE (26% Native)

Celtis sinensis - Chinese Hackberry

Platanus racemosa - California Sycamore

PARKLET PRECEDENTS

LEGENDS

- **SF1** 'VESTRE' MODULAR BIKE RACKS (3) 6-RACK MODULES & (1) 3-RACK MODULE [TOTAL 21 RACKS; 42 BIKE PARKING SPACES]
- **SF2** (4) 4' X 8' TREE GRATES & TREE GUARDS
- **SF3** 'BIG BELLY' SOLAR TRASH / RECYCLING COMPACTOR
- **SF4** (15) BOLLARDS
- **SF5** 'VESTRE' PARKLET

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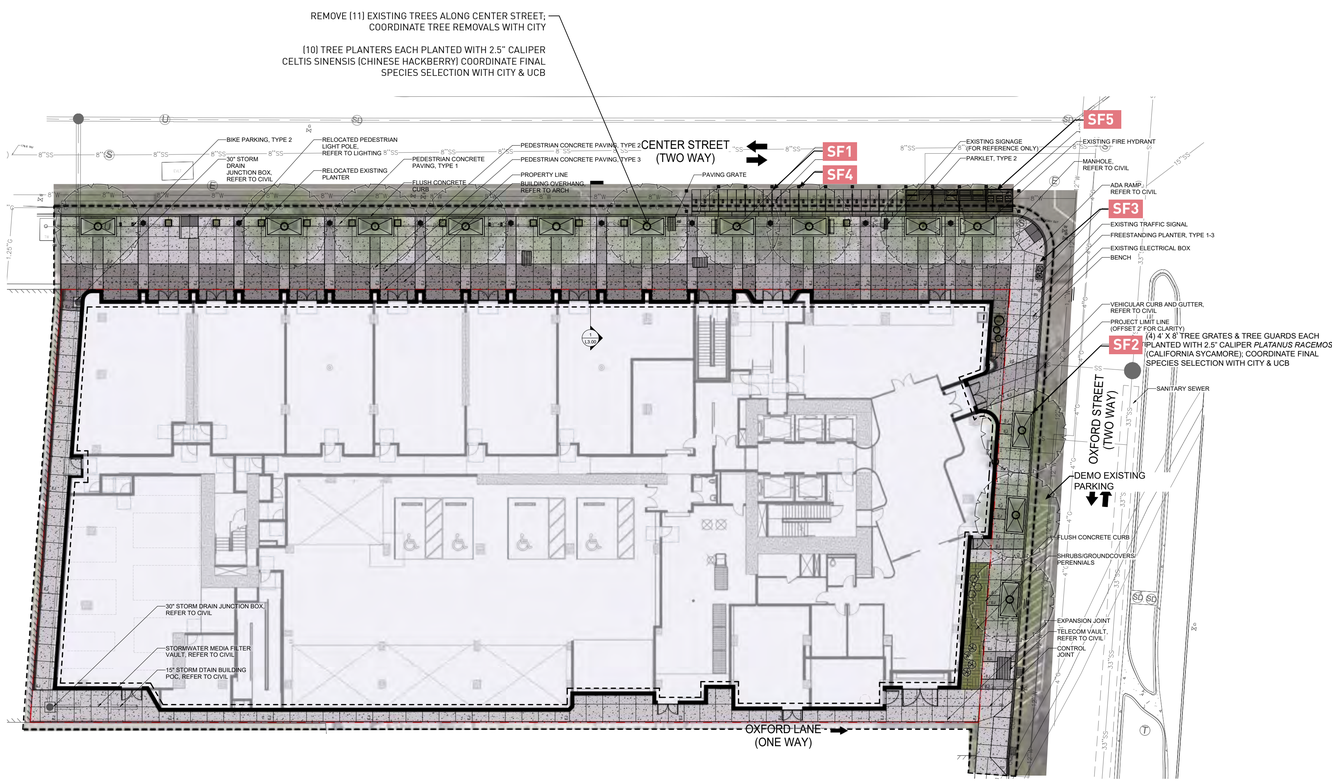
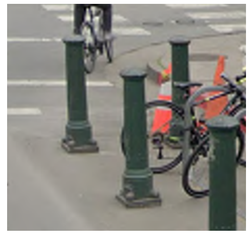
2. Parklet design to be coordinated with future tenant. Color options chosen by future tenant.
3. Movable furnishings are to be determined by the interior designer.



SF2 - TREE GRATE + GUARD

SF3 - TRASH RECEPTACLE

SF4 - BOLLARD



EXISTING LIGHT POLE

1 GROUND LEVEL SITE PLAN
SCALE: 1"=20'-0"

0 10 20 30 40'

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BERKELEY, CALIFORNIA

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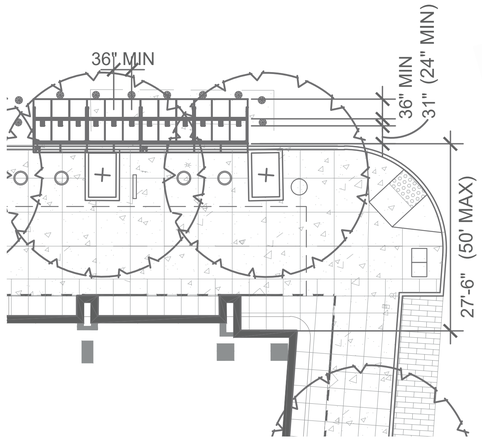
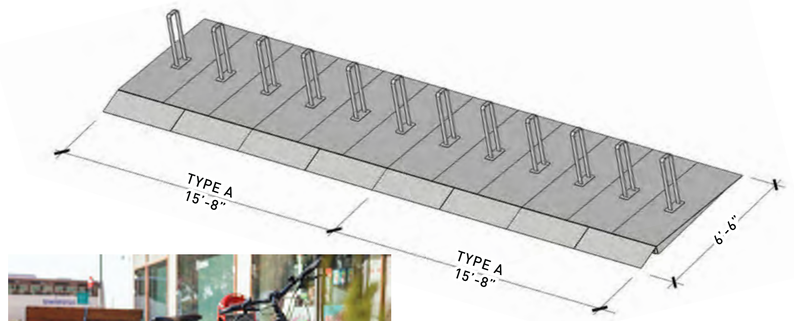
SUBMITTAL DATE: 09/16/2022
#ZP2021-0162

GROUND LEVEL LANDSCAPE PLAN L3

HUB - Berkeley
75-21704-00 09.16.2022

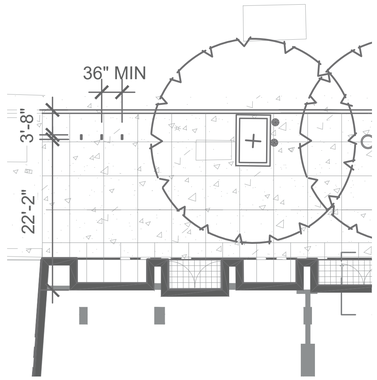
SF1 - BIKE RACK TYPE A + SF5 - PARKLET TYPE A

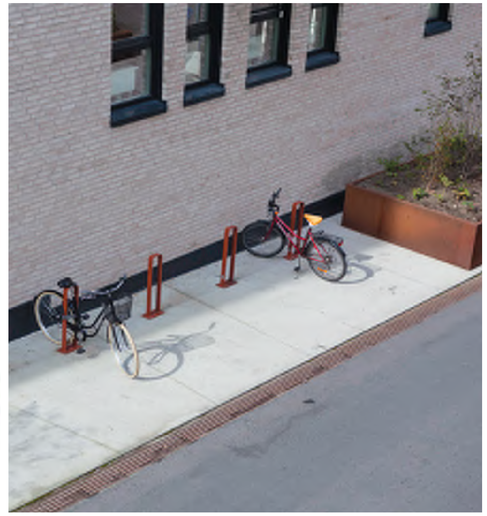




TYPE A
MODEL: VESTRE: 4476 PARKLET CYCLING FOR 12 BICYCLES
MATERIAL: HOT-DIP GALVANIZED STEAL,
RAL 5009, AZURE BLUE, VERIFY WITH FUTURE TENANT

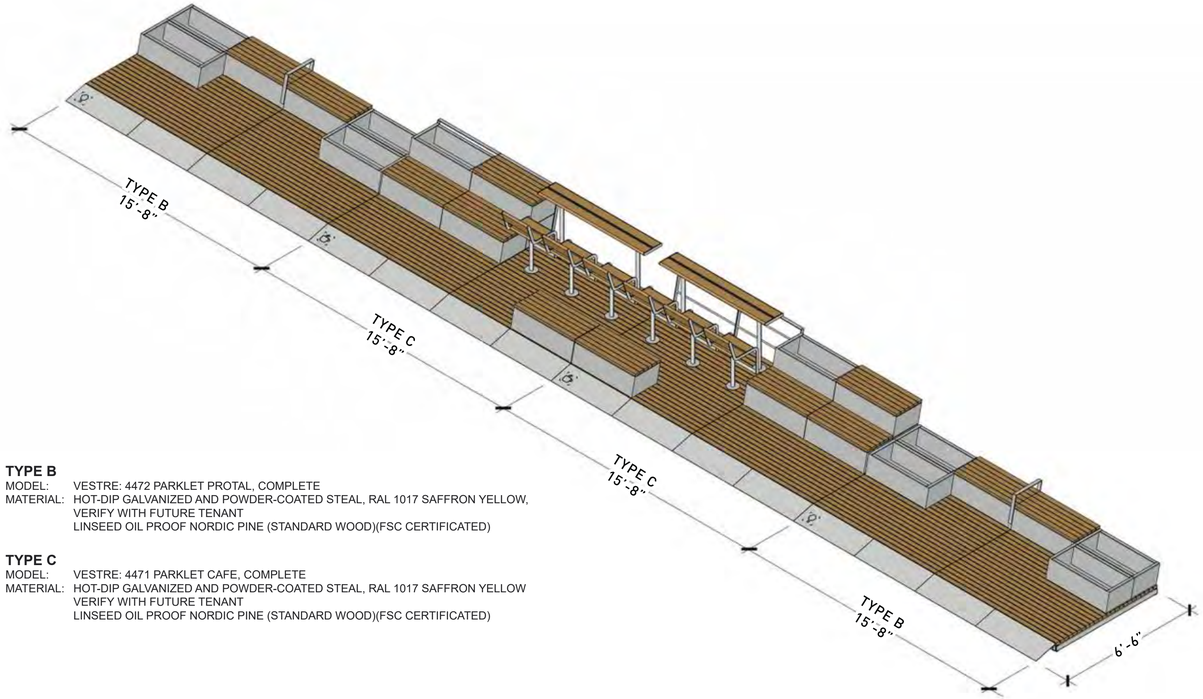
SF1 - BIKE RACK TYPE B

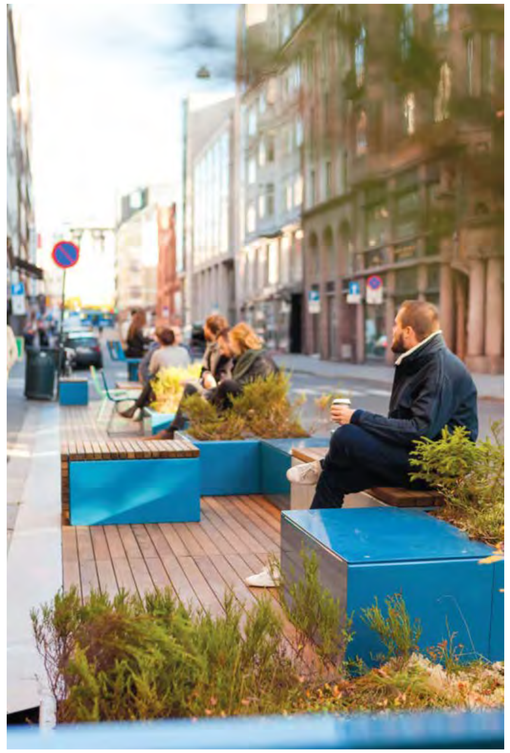




TYPE B
MODEL: VESTRE: 686-904A VROOM BICYCLE RACK FOR 3 BICYCLES
MATERIAL: HOT-DIP GALVANIZED STEAL,
RAL 5009, AZURE BLUE, VERIFY WITH FUTURE TENANT

SF5 - PARKLET TYPE B & C





TYPE B
MODEL: VESTRE: 4472 PARKLET PROTAL, COMPLETE
MATERIAL: HOT-DIP GALVANIZED AND POWDER-COATED STEAL, RAL 1017 SAFFRON YELLOW,
VERIFY WITH FUTURE TENANT
LINSEED OIL PROOF NORDIC PINE (STANDARD WOOD)(FSC CERTIFICATED)

TYPE C
MODEL: VESTRE: 4471 PARKLET CAFE, COMPLETE
MATERIAL: HOT-DIP GALVANIZED AND POWDER-COATED STEAL, RAL 1017 SAFFRON YELLOW
VERIFY WITH FUTURE TENANT
LINSEED OIL PROOF NORDIC PINE (STANDARD WOOD)(FSC CERTIFICATED)

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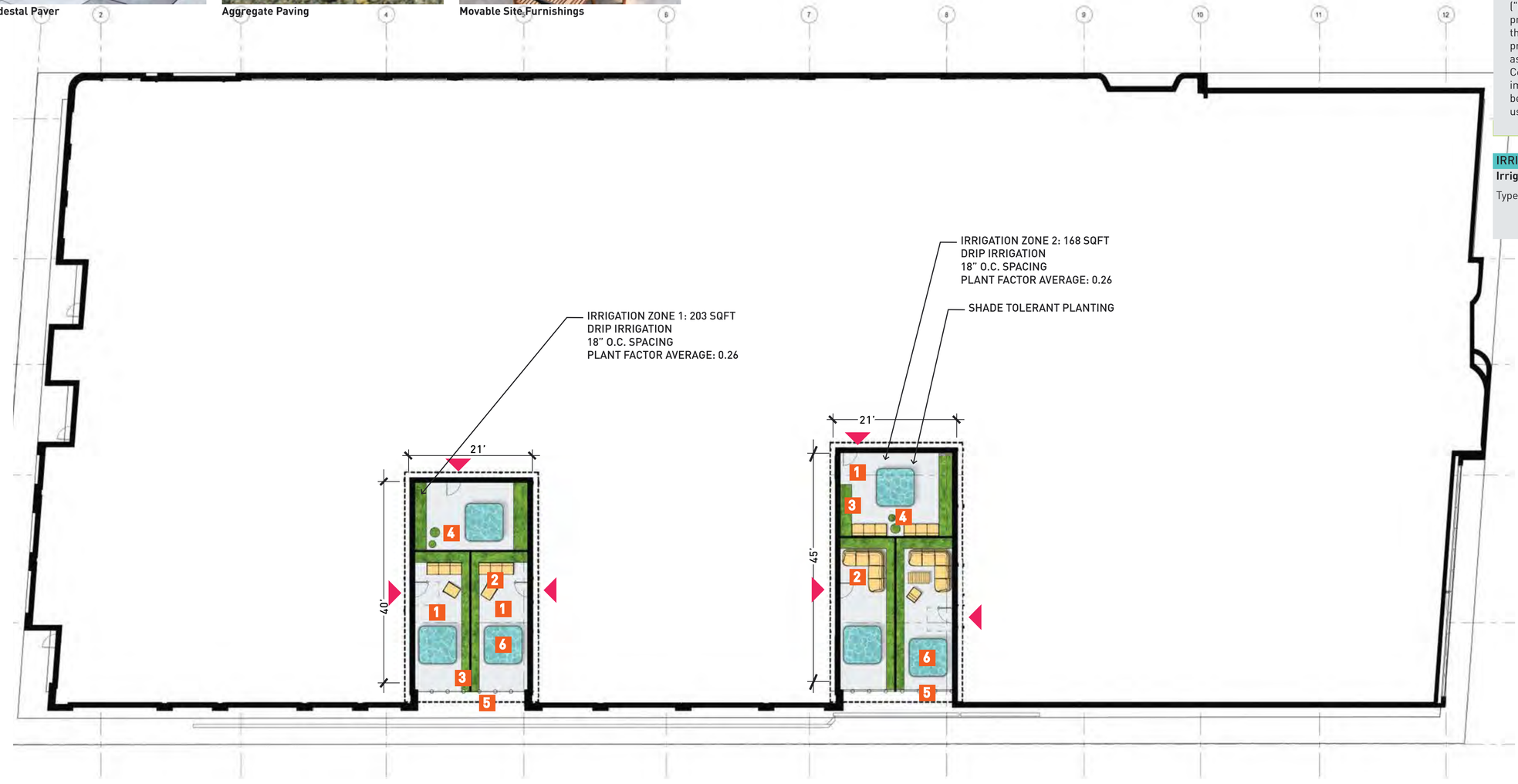
GROUND LEVEL PARKLET L4

LEVEL 02 HARDSCAPE LIST

Pedestal Paver

Aggregate Paving

Movable Site Furnishings



LEGENDS

1. PEDESTAL PAVERS
2. PATIO FURNITURE
3. SEDUM , PERENNIALS AND SHRUBS
4. MOVABLE PLANTER
5. 4'H GUARDRAIL
6. SPA

GENERAL NOTES:

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IRRIGATION SCHEDULE - LEVEL 2

Irrigation Type		Area
Type 1:	Drip Irrigation 18 o.c. Spacing Plant Factor Average: 0.26	371 SQFT

1 LEVEL 02 AMENITY DECK PLAN
SCALE: 1"=10'-0"

0 5 10 15 20'

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LEVEL 02 LANDSCAPE PLAN L5

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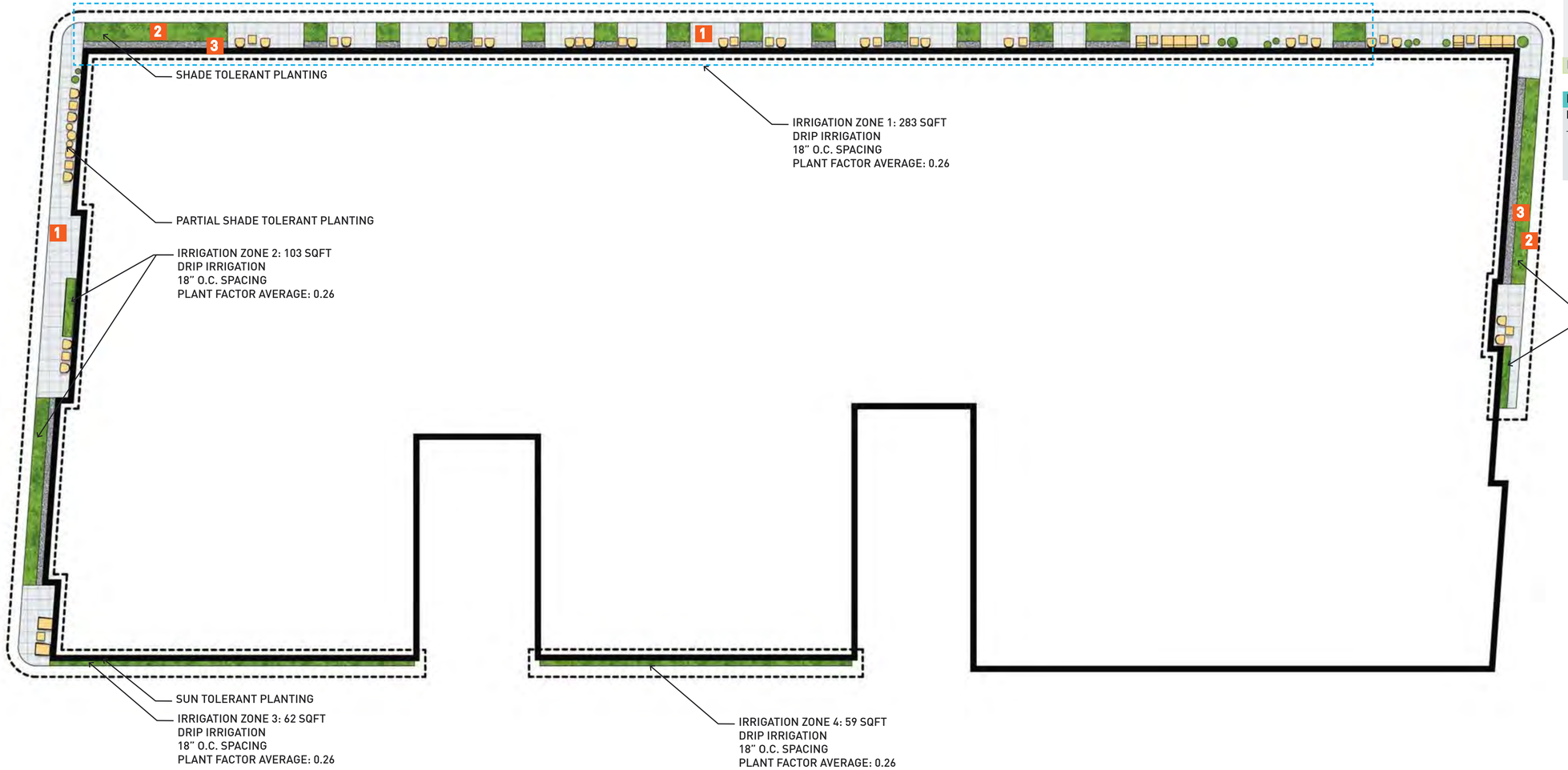
LEVEL 06-07 HARDSCAPE LIST

Pedestal Paver

Aggregate Paving



1 LEVEL 06-07 AMENITY DECK PLAN

SCALE: 1"=10'-0"

0 5 10 15 20'

LEGENDS

1. PEDESTAL PAVERS
2. SEDUM , PERENNIALS AND SHRUBS
3. AGGREGATE PAVING
4. MOVABLE SITE FURNISHING

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PLANTER AREA CALCULATION:

IRRIGATION SCHEDULE - LEVEL 6-7

Irrigation Type		Area
Type 1:	Drip Irrigation 18 o.c. Spacing Plant Factor Average: 0.26	621 SQFT

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LEVEL 06-07 LANDSCAPE PLAN L6

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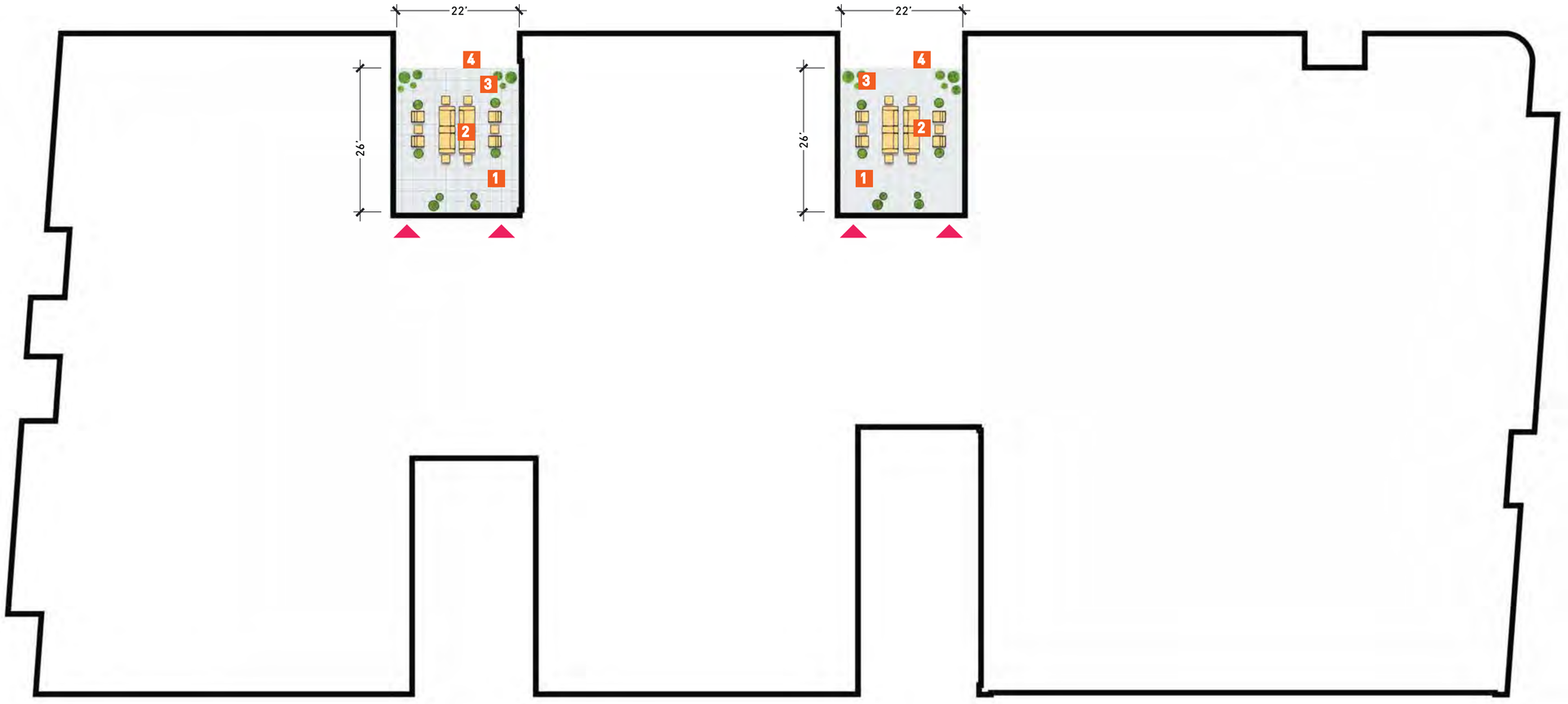
LEVEL 08 HARDSCAPE LIST

Pedestal Paver

Aggregate Paving

Movable Site Furnishings



1 LEVEL 08 AMENITY DECK PLAN
SCALE: 1"=10'-0"

0 5 10 15 20'

LEGENDS

1. PEDESTAL PAVERS
2. PATIO FURNITURE
3. MOVABLE PLANTER
4. 4'H GUARDRAIL

GENERAL NOTES:

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IRRIGATION SCHEDULE - LEVEL 6-7

Irrigation Type		Area
Type 1:	Drip Irrigation 18 o.c. Spacing Plant Factor Average: 0.26	240 SQFT

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LEVEL 08 LANDSCAPE PLAN L7

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LEVEL 02, 06, 07, 08 PLANT LIST - SHADE TOLERANT (90% Native)

Eriophyllum staechadifolium **ER.ST**
Seaside Wooly Sunflower

Ceanothus 'Diamond Heights' **CE.DI**
Diamond Heights Ceanothus

Ceanothus thyrsiflorus 'Yankee Point' **CE.TH**
Yankee Point Ceanothus

Keckiella corymbosa **KE.CO**
Redwood penstemon

Iris douglasiana 'Canyon Snow' **IR.DO**
Douglas Iris

Heuchera maxima **HE.MA**
Island Alum Root

Heuchera micranthra **HE.MI**
Crevice Alum Root

Lomdandra longifolia 'Seascape' **LO.LO**
Seascape Mat Rush
(recommended 150-250 FC)

Dudleya farinosa **DU.FA**
Zanzibar Gem
(recommended 50-150 FC)

Sedum ternatum **SE.TE**
Woodland Stonecrop

IRRIGATION NOTES

(Required Measures)

Planting

1. Turf is limited to 25% of the total irrigated area and not planted on areas sloping more than 25%.
2. Plantings must be grouped into hydrozones based on microclimate, soil type, plant type, and water use classification (see wucols: www.ucnr.edu/sites/wucols/).

Irrigation

1. Precipitation rates must be uniform across each zone.
2. Emitters must be fixed rate and of the same type within a zone. No variable or adjustable flow rate emitters are allowed. Mixing emitters within a zone is not allowed.
3. Overhead spray is not allowed in areas less than ten feet across in any dimension.
4. Overhead spray nozzles must be set back a minimum of two feet from adjacent impervious surfaces.

Compost

1. Incorporate compost at a rate of four (4) cubic yards per 1,000 square feet into the top six (6) inches of soil or compost per horticultural soil report recommendations.

Mulch

1. Apply organic mulch to a minimum of three (3) inches on all exposed soil in the planted area except where contraindicated.

LEGENDS

- N — NATIVE PLANT
- LOW AND VERY LOW WATER USE
- MODERATE WATER USE
- HIGH WATER USE

GENERAL NOTES:

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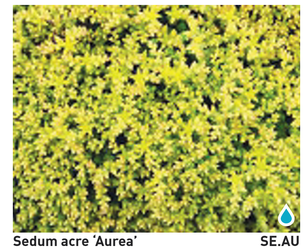
LEVEL 06, 07 PLANT LIST - PARTIAL SHADE TOLERANT (64% Native)

Achillea millefolium **AC.MI**
Common Yarrow

Allium cernuum **AL.CE**
Nodding Onion

Carex praegracilis **CA.PR**
Clustered Field Sedge



Sedum acre 'Aurea' **SE.AU**
Aurea Stonecrop

Sedum album **SE.AL**
White Stonecrop

Sedum kamschaticum **SE.KA**
Kamschatka Stonecrop

Sedum reflexum 'Blue Spruce' **SE.BS**
Blue Spruce Stonecrop

LEVEL 06, 07 PLANT LIST - SUN TOLERANT (100% Native)

Epilobium canum **EP.CA**
California Fuschia

Baccharis pilularis **BA.PI**
Coyote Brush

Ceanothus thrysiflorus 'Yankee Point' **CE.TH**
Yankee Point Ceanothus

Eriophyllum staechadifolium **ER.ST**
Seaside Wooly Sunflower

Dudleya farinosa **DU.FA**
Bluff Lettuce

Eriogonum parviflorum **ER.PA**
Cliff Buckwheat

Baccharis 'Pigeon Point' **BA.PO**
Dwarf Coyote Brush

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LEVEL 02, 06, 07, 08 PLANTING SELECTION

L8

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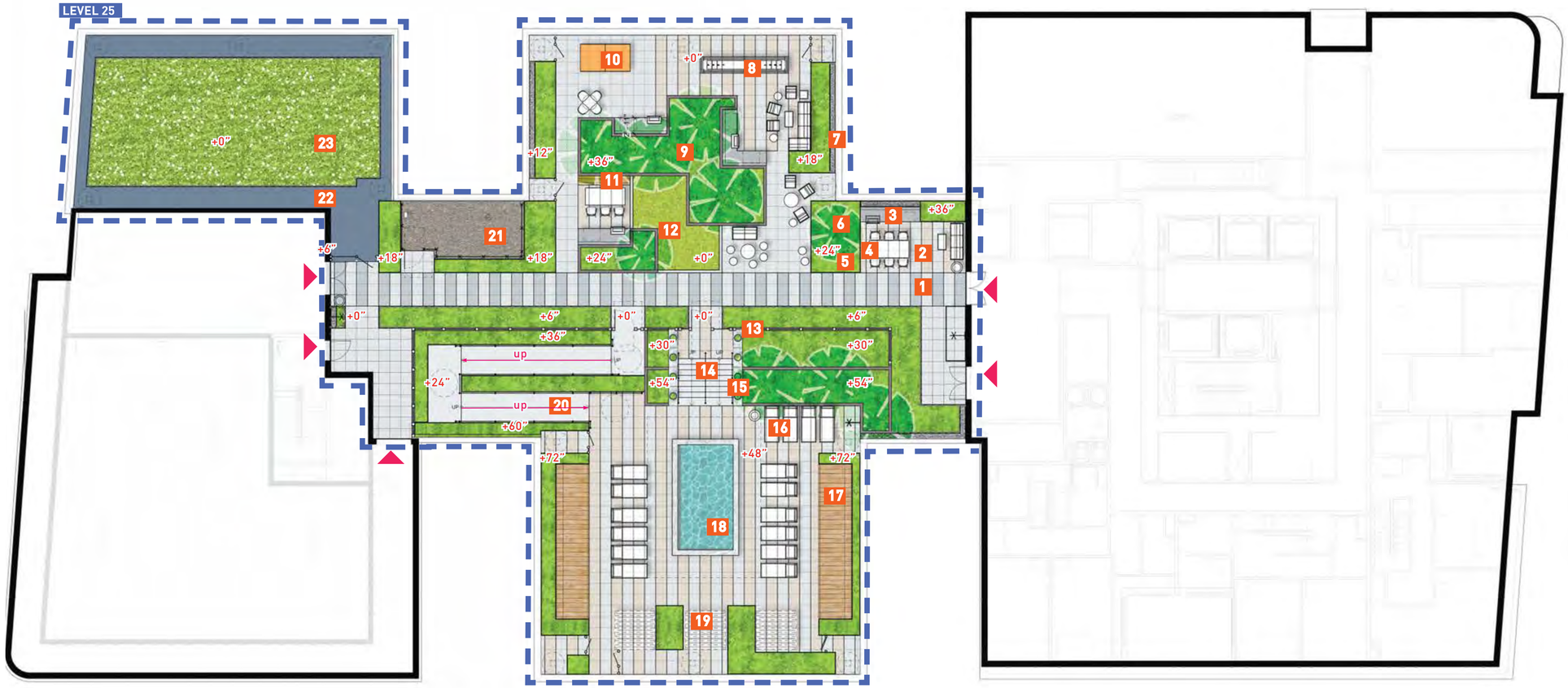

1 LEVEL 25 & 26 AMENITY DECK PLAN
SCALE: 1"=10'-0"

0 5 10 15 20'

LEGENDS

1 EGRESS PATH
2 PEDESTAL PAVER
3 BUILT-IN GRILL STATION
4 MOVABLE SITE FURNISHINGS
5 RAISED METAL PLANTER
6 ORNAMENTAL TREE
7 AGGREGATE PAVING
8 GAME TABLE
9 RAISED CONCRETE PLANTER
10 PING PONG TABLE
11 BUILT-IN BENCH
12 GAME LAWN
13 POOL FENCE AND GATE
14 GRAND STAIRS
15 CONCRETE PLATFORM W/ PLANTER
16 CHAISE LOUNGER
17 BUILT-IN DAYBED
18 POOL
19 CABANA
20 CONCRETE RAMP
21 DOG RUN
22 ROOF MEMBRANE
23 GREEN ROOF

+1' ELEVATION RELATIVE TO FINISHED FLOOR

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2. Movable furnishings are to be determined by the interior designer.

LANDSCAPE / HARDSCAPE AREA CALCULATION:

Bio Infiltration Area : 0 SQFT

IRRIGATED AREA CALCULATION:

Level 25 Irrigated Area : 4,100 SQFT

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LEVEL 25&26 LANDSCAPE PLAN L9

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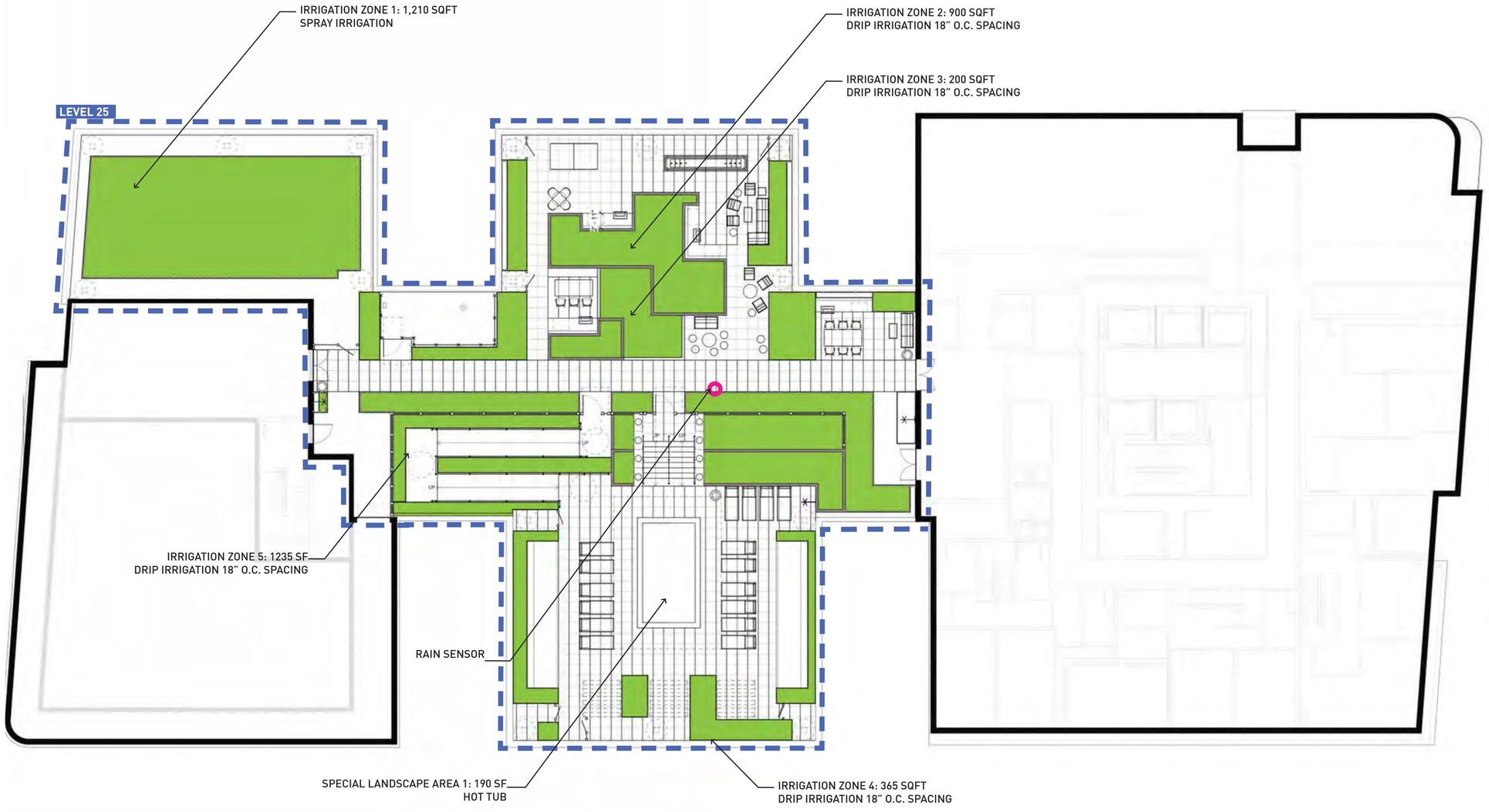

1 LEVEL 25 & 26 IRRIGATION DIAGRAM
SCALE: 1"=10'-0"

0 5 10 15 20'

GENERAL NOTES:

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2. Movable furnishings are to be determined by the interior designer.
3. North side amenity space to be developed by tenant.

IRRIGATION SCHEDULE - LEVEL 25

Irrigation Type		Area
Type 1:	Spray Irrigation Plant Factor Average: 0.8	1,410 SQFT
Type 2:	Drip Irrigation 18 o.c. Spacing Plant Factor Average: 0.22	2,500 SQFT
Type 3:	Special Landscape Area Hot Tub	190 SQFT

IRRIGATION NOTES

(Required Measures)

Planting

1. Turf is limited to 25% of the total irrigated area and not planted on areas sloping more than 25%.
2. Plantings must be grouped into hydrozones based on microclimate, soil type, plant type, and water use classification (see wucols: www.ucnr.edu/sites/wucols/).

Irrigation

1. Precipitation rates must be uniform across each zone.
2. Emitters must be fixed rate and of the same type within a zone. No variable or adjustable flow rate emitters are allowed. Mixing emitters within a zone is not allowed.
3. Overhead spray is not allowed in areas less than ten feet across in any dimension.
4. Overhead spray nozzles must be set back a minimum of two feet from adjacent impervious surfaces.

Compost

1. Incorporate compost at a rate of four (4) cubic yards per 1,000 square feet into the top six (6) inches of soil or compost per horticultural soil report recommendations.

Mulch

1. Apply organic mulch to a minimum of three (3) inches on all exposed soil in the planted area except where contraindicated.

Soil

1. Amend the landscaping drawing to specify compost application to achieve a minium 6% organic matter in soil composition based on MWELO specified soil analysis result for site soil.

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LEVEL 25 IRRIGATION DIAGRAM L10

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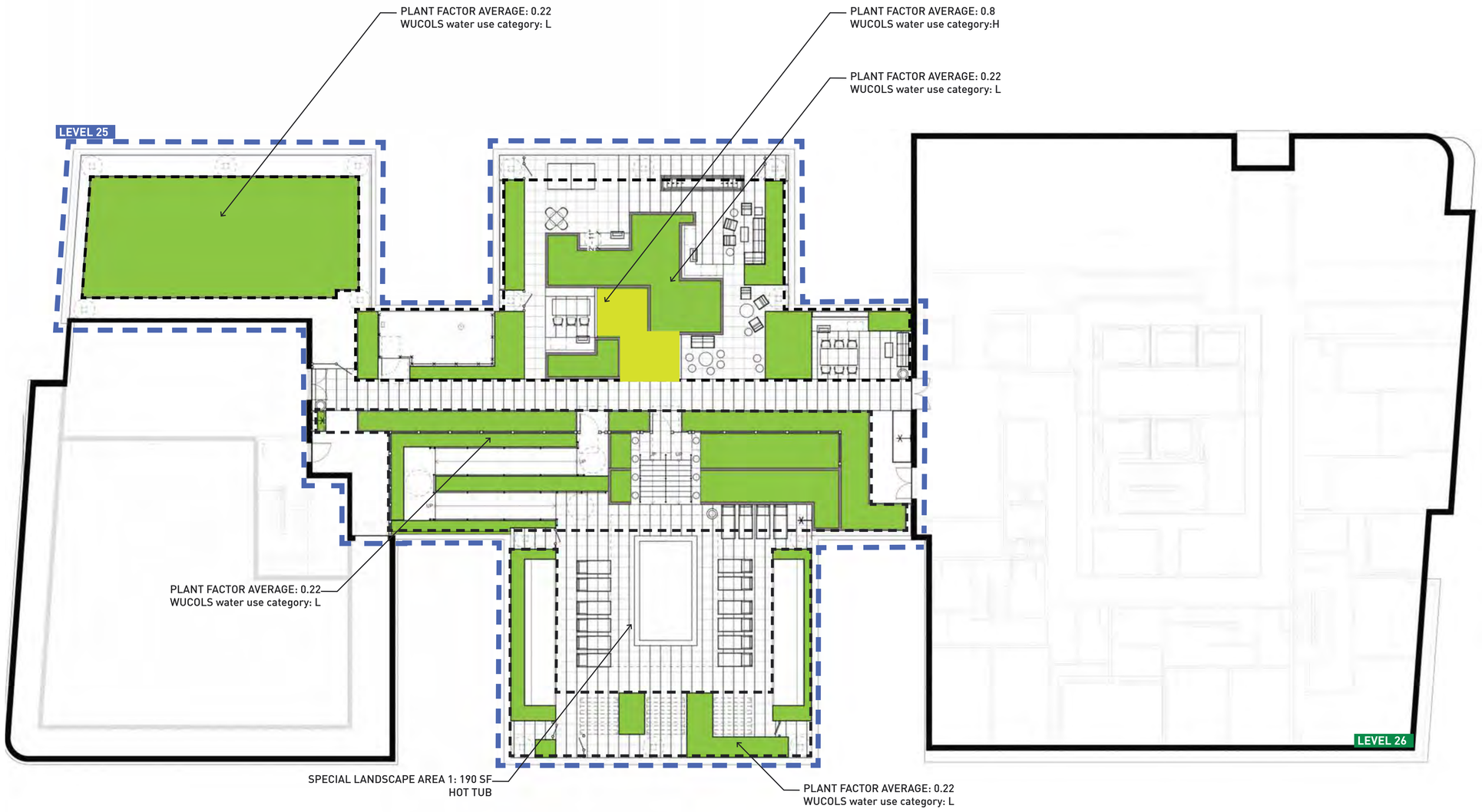

1 LEVEL 25 & 26 HYDROZONES DIAGRAM
SCALE: 1"=10'-0"

0 5 10 15 20'

GENERAL NOTES:

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2. Movable furnishings are to be determined by the interior designer.
3. North side amenity space to be developed by tenant.

IRRIGATION SCHEDULE - LEVEL 25

Irrigation Type		Area
Type 1:	Spray Irrigation Plant Factor Average: 0.8	1,410 SQFT
Type 2:	Drip Irrigation 18 o.c. Spacing Plant Factor Average: 0.22	2,500 SQFT
Type 3:	Special Landscape Area Hot Tub	190 SQFT

IRRIGATION NOTES

(Required Measures)

Planting

1. Turf is limited to 25% of the total irrigated area and not planted on areas sloping more than 25%.
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4. Overhead spray nozzles must be set back a minimum of two feet from adjacent impervious surfaces.

Compost

1. Incorporate compost at a rate of four (4) cubic yards per 1,000 square feet into the top six (6) inches of soil or compost per horticultural soil report recommendations.

Mulch

1. Apply organic mulch to a minimum of three (3) inches on all exposed soil in the planted area except where contraindicated.

Soil

1. Amend the landscaping drawing to specify compost application to achieve a minium 6% organic matter in soil composition based on MWELO specified soil analysis result for site soil.

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LEVEL 25 HYDROZONES DIAGRAM L10

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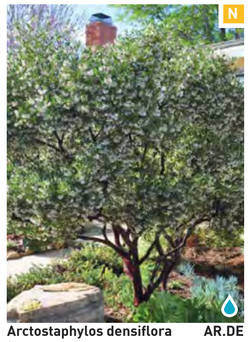
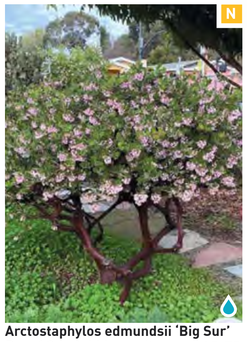
LEVEL 25-26 PLANT LIST (89% Native)



Arctostaphylos densiflora 'Howard Mcminn' **AR.DE**
Howard Mcminn Manzanita



Arctostaphylos edmundsii 'Big Sur' **AR.ED**
Dwarf Coastal Manzanita

Juniperus califronica **JU.CA**
California juniper

Lawn

Eriogonum parviflorum **ER.PA**
Cliff Buckwheat

Eriophyllum staechadifolium **ER.ST**
Seaside Wooly Sunflower

Baccharis 'Pigeon Point' **BA.PO**
Dwarf Coyote Brush

Achillea Millefolium **AC.MI**
Common Yarrow

Baccharis pilularis **BA.PL**
Coyote Brush

Epilobium canum **EP.CA**
California Fuschia

Ceanothus thrysiflorus 'Yankee Point' **CE.TH**
Yankee Point Ceanothus

Heuchera maxima **HE.MA**
Island Alum Root

Dudleya farinosa **DU.FA**
Bluff Lettuce

Salvia spathacea **SA.SP**
Hummingbird Sage

Iris douglasiana **IR.DO**
Douglas Iris

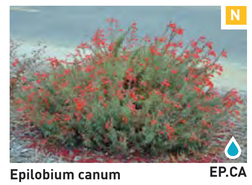
Zamioculcas zamiifolia **ZA.ZA**
Zanzibar Gem

Lomdandra longifolia 'Seascape' **LO.LO**
Seascape Mat Rush

Carex tumulicola **CA.TU**
Berkeley Sedge

Elymus condenstatus 'Canyon Prince' **EL.CO**
Canyon Prince Wild Rye

LEVEL 26 PLANT LIST (100% Native)



Epilobium canum **EP.CA**
California Fuschia

Iris douglasiana **IR.DO**
Douglas Iris

Baccharis pilularis **BA.PI**
Coyote Brush

Ceanothus thrysiflorus 'Yankee Point' **CE.TH**
Yankee Point Ceanothus

Eriophyllum staechadifolium **ER.ST**
Seaside Wooly Sunflower

Dudleya farinosa **DU.FA**
Bluff Lettuce

Eriogonum parviflorum **ER.PA**
Cliff Buckwheat

Baccharis 'Pigeon Point' **BA.PO**
Dwarf Coyote Brush

LEGENDS

- N — NATIVE PLANT
- 💧 — LOW AND VERY LOW WATER USE
- 💧💧 — MODERATE WATER USE
- 💧💧💧 — HIGH WATER USE

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LEVEL 25&26 PLANTING SELECTION L11

LEVEL 25 HARDSCAPE LIST

Pedestal Paver

Pebble Seats

Built-in Grill Station

Built-in Bench

Fire pit

Moveable Site Furnishings

Concrete Paving

Aggregate Paving

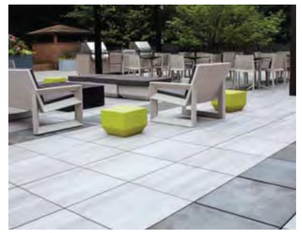
Hot Tub

Built-in Daybeds

LEVEL 26 HARDSCAPE LIST

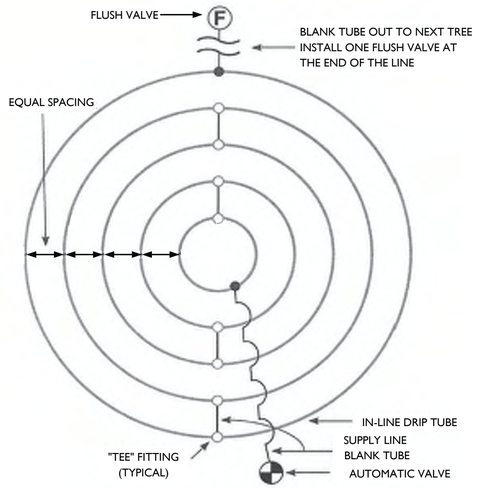
Moveable furnishings

Moveable planters


Pedestal pavers

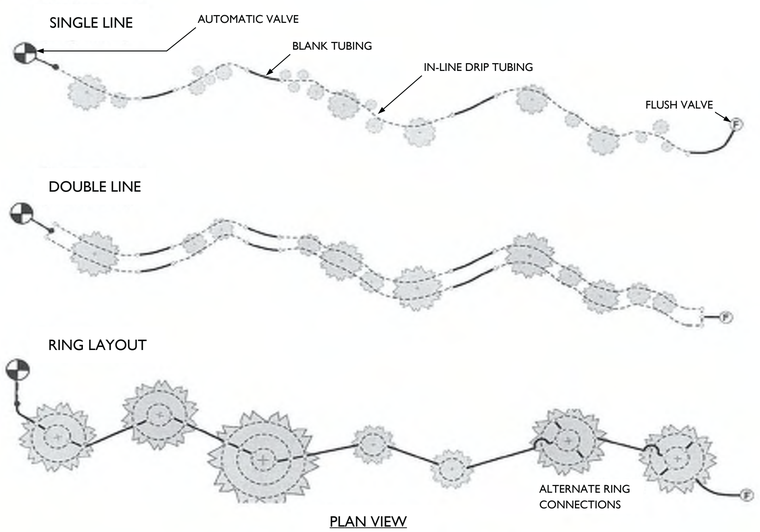
Guardrail

DRIP IRRIGATION DETAILS



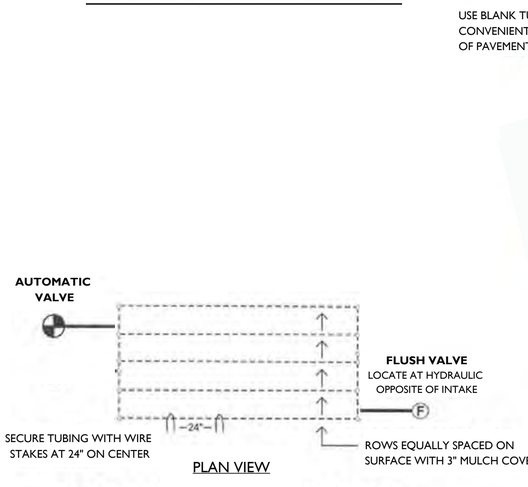
PLAN VIEW

IN-LINE DRIP RING LAYOUT



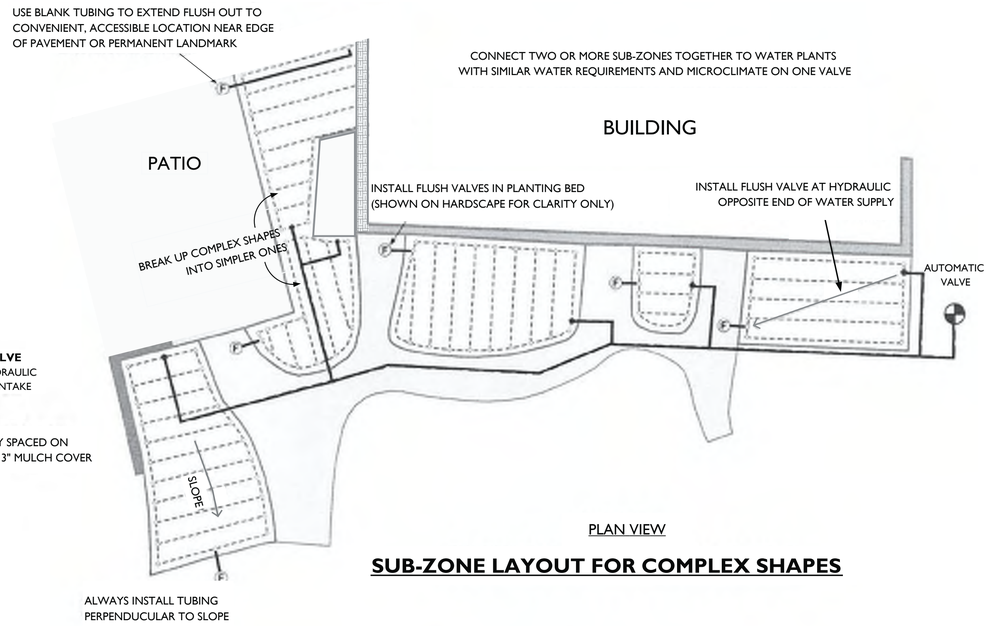
PLAN VIEW

IN-LINE DRIP SNAKE LAYOUTS



PLAN VIEW

IN-LINE DRIP TUBING ZONE LAYOUT



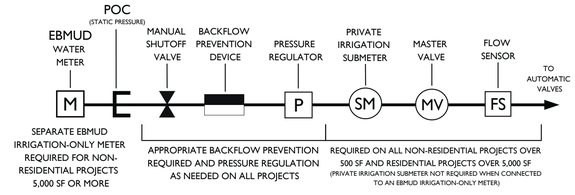
PLAN VIEW

SUB-ZONE LAYOUT FOR COMPLEX SHAPES

IRRIGATION LEGEND

(MAKE AND MODEL OF EACH COMPONENT REQUIRED)

SYMBOL	COMPONENT MAKE, MODEL, TYPE, AND DESCRIPTION
M	EBMUD INSTALLED METER
C	WEATHER-BASED, AUTOMATIC IRRIGATION CONTROLLER
S	RAIN (*OR SOIL*) SENSOR
POC (STATIC PRESSURE)	POINT OF CONNECTION AND STATIC PRESSURE
	MANUAL BALL (*OR GATE*) VALVE
	REDUCED PRESSURE BACKFLOW PREVENTION DEVICE (*ANTI-SIPHON VALVES MAY BE SUBSTITUTED IF INSTALLED PROPERLY; DOUBLE CHECK VALVES ARE NOT ALLOWED*)
P	PRESSURE REGULATOR (*IF CONDITIONS REQUIRE*)
	AUTOMATIC VALVE
6 / 1" | 1.2 / 185	VALVE/ZONE NUMBER FLOW RATE IN GALLONS PER MINUTE ZONE AREA IN SQUARE FEET VALVE SIZE
	MAIN LINE DIAMETER AND TYPE
	LATERAL LINE DIAMETER AND TYPE
	SLEEVE DIAMETER AND TYPE
	SURFACE 1/2" IN-LINE DRIP TUBING 0.6 GPH, 12" EMITTER SPACING, 12" ROW SPACING (*MINIMUM SPACING RECOMMENDED FOR WELL DRAINED SOIL, RAISED BEDS AND STORMWATER TREATMENT FACILITIES*)
	SUB-SURFACE 1/2" IN-LINE DRIP TUBING 0.6 GPH, 12" EMITTER SPACING, 12" ROW SPACING (*MINIMUM SPACING RECOMMENDED FOR WELL DRAINED SOIL, RAISED BEDS AND STORMWATER TREATMENT FACILITIES*)
	SURFACE 1/2" IN-LINE DRIP TUBING 0.6 GPH, 18" EMITTER SPACING, 18" ROW SPACING (*MINIMUM SPACING RECOMMENDED FOR WELL DRAINED SOIL, RAISED BEDS AND STORMWATER TREATMENT FACILITIES*)
F	FLUSH VALVE AND POP-UP DRIP ZONE INDICATOR
A	AIR VACUUM RELIEVE VALVE (*IF CONDITIONS REQUIRE*)
WFV	WATER FEATURE VALVE TYPE (*I.E. FLOAT VALVE*) AND FLOW RATE
	HOSE BIB



TYPICAL IRRIGATION POINT OF CONNECTION

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HUB
BERKELEY, CALIFORNIA

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SUBMITTAL DATE: 09/16/2022
#ZP2021-0162

IRRIGATION DETAILS L13

WELO
Water Budget and Water Use Calculator

INSTRUCTIONS:

1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For Eto, refer to Appendix A of the ordinance, available here: https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date:	6/28/2024
Project Name:	HUB at Berkeley
Project Contact:	
Project Contact Email:	

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	5.8	0.45	190	4,100	**7,010**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)]

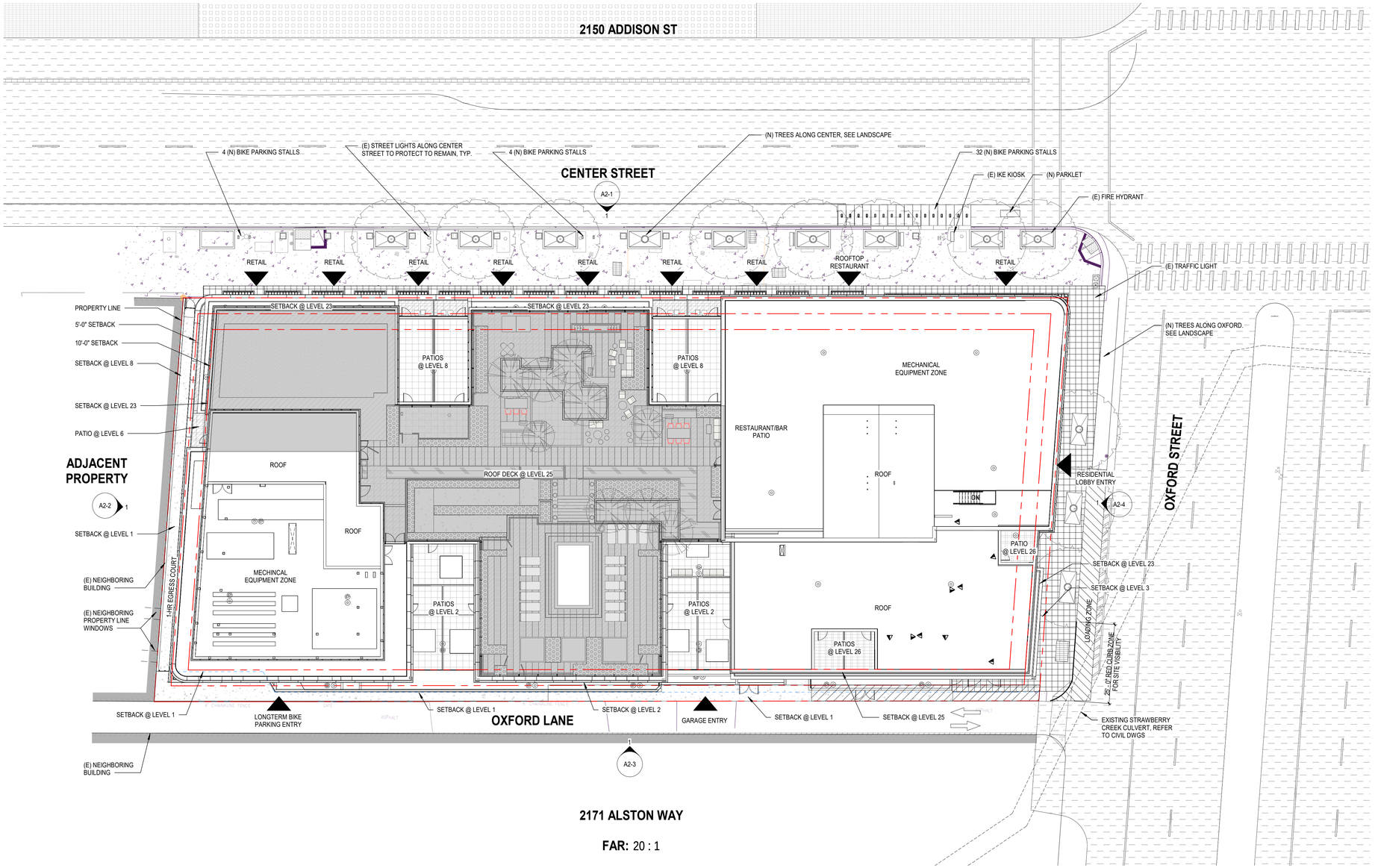
Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	5.8	1,468	190	**5,963**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Difference between MAWA and ETWU **1,048** **Project meets water budget.**

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	L25: Roof	Drip	2,500	0.27	0.81	824
	2	L25: Lawn	Spray	200	0.80	0.75	213
	3	5: Green Roof	Spray	1,210	0.27	0.75	431
	4						-
	5						-
	6						-
	Landscape area (not including SLA)			**3,910**			**1,468**

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area	0	1.0	-
	Multi-use and sports field turf area	0	1.0	-
	Area irrigated with recycled water	0	1.0	-
	Pool	190	1.0	190
	Total SLA	**190**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	**4,100**



2171 ALSTON WAY

FAR: 20 : 1

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SITE PLAN **A0-0**

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

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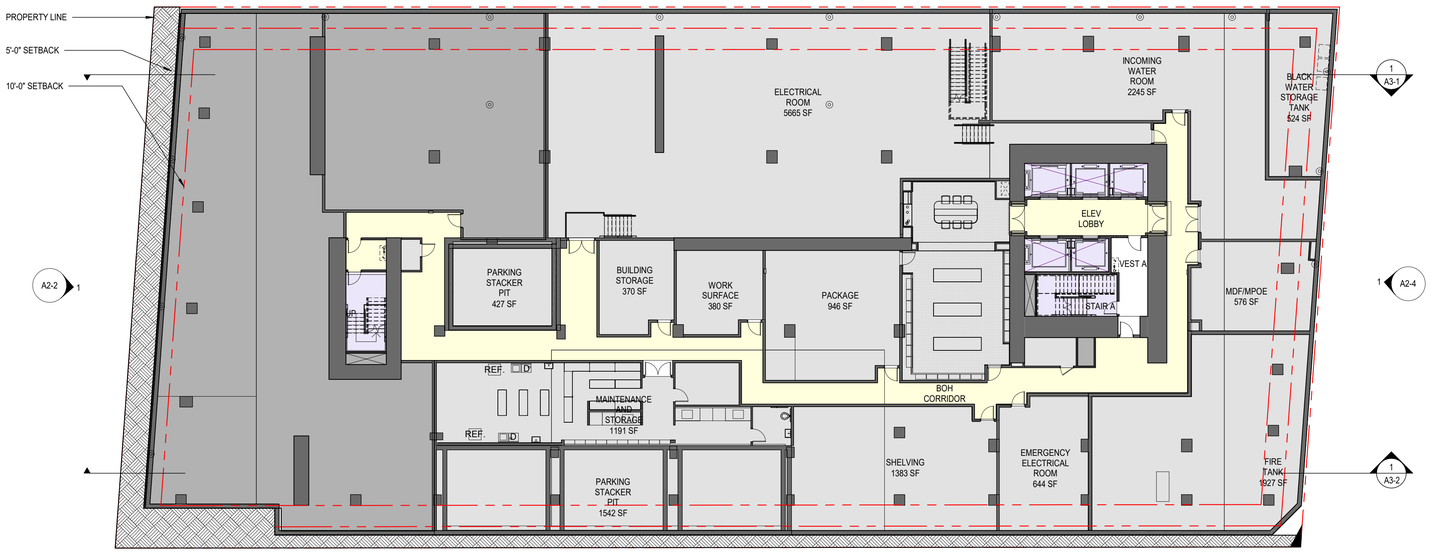

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BASEMENT A1-0

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

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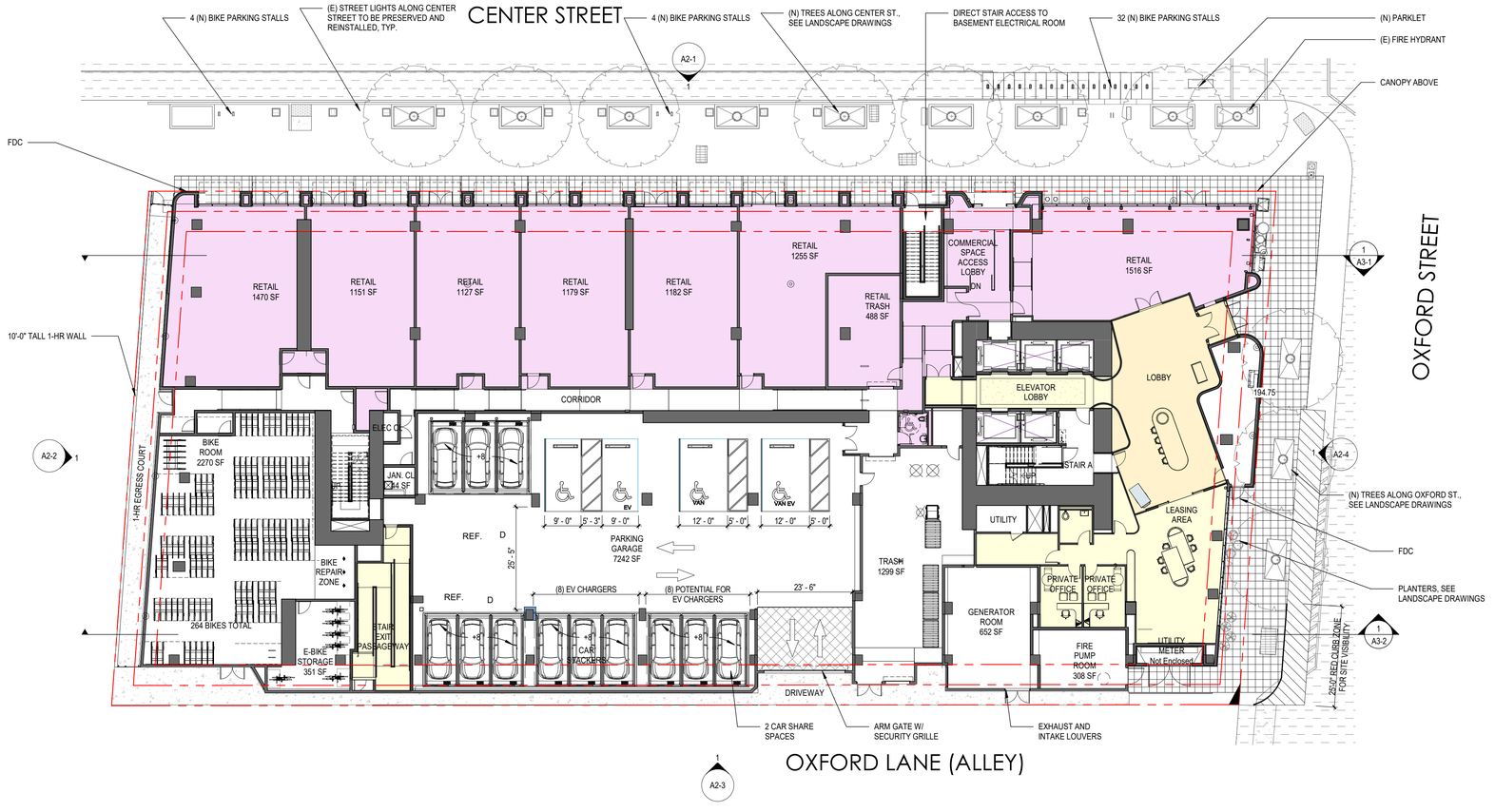

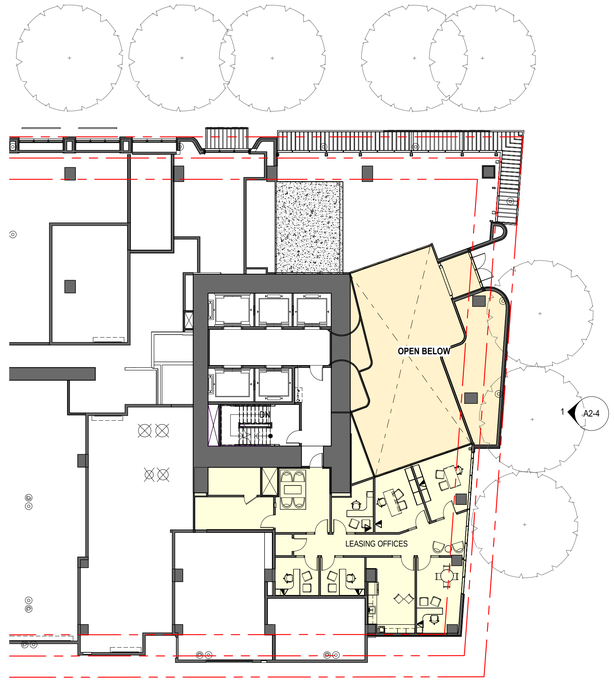

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LEVELS GROUND AND 1.5 PLAN **A1-1**

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

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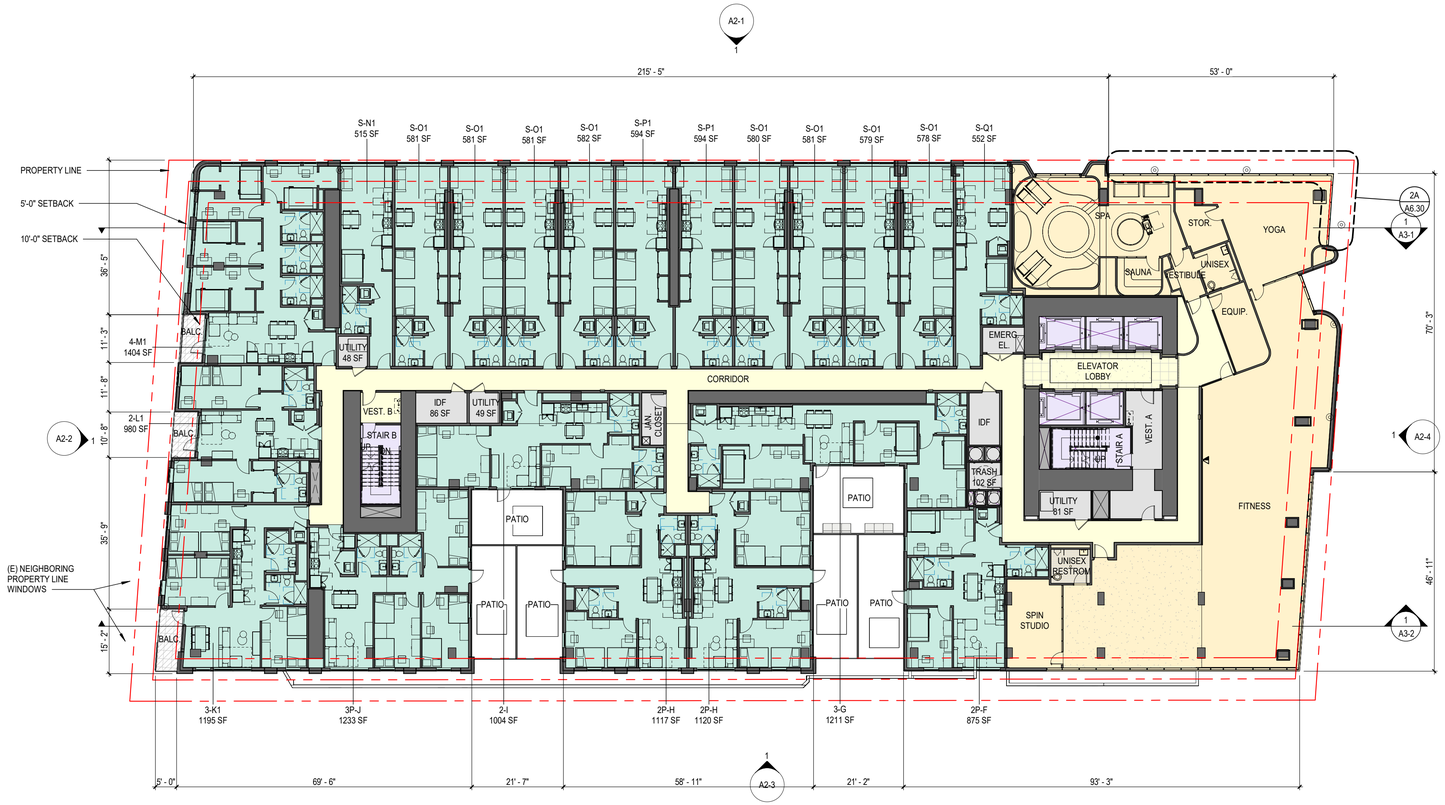

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LEVEL 02 PLAN **A1-2**

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

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LEVEL 03 PLAN **A1-3**

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

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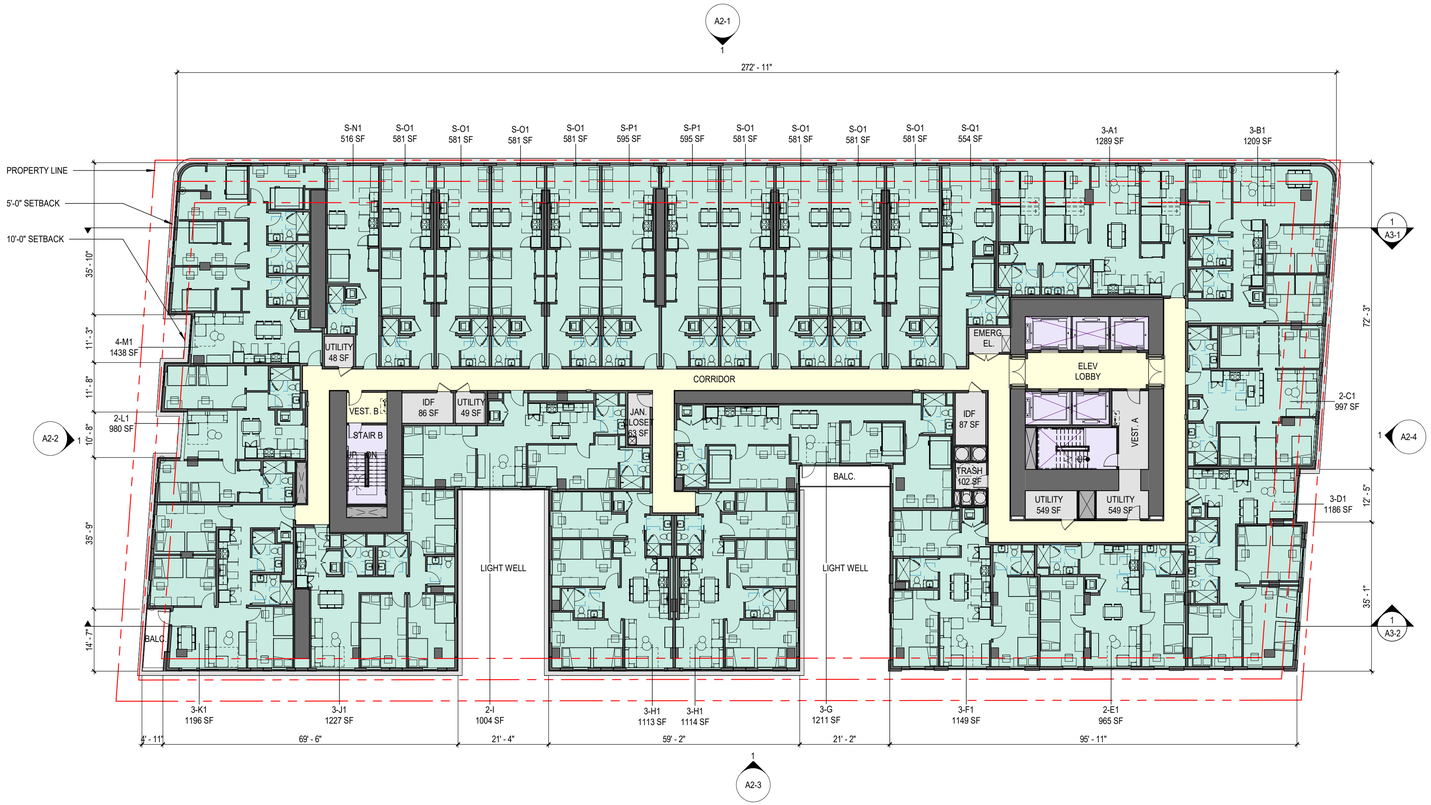

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LEVEL 04-05 PLAN **A1-4**

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

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LEVEL 06 & 07 PLAN **A1-5**

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

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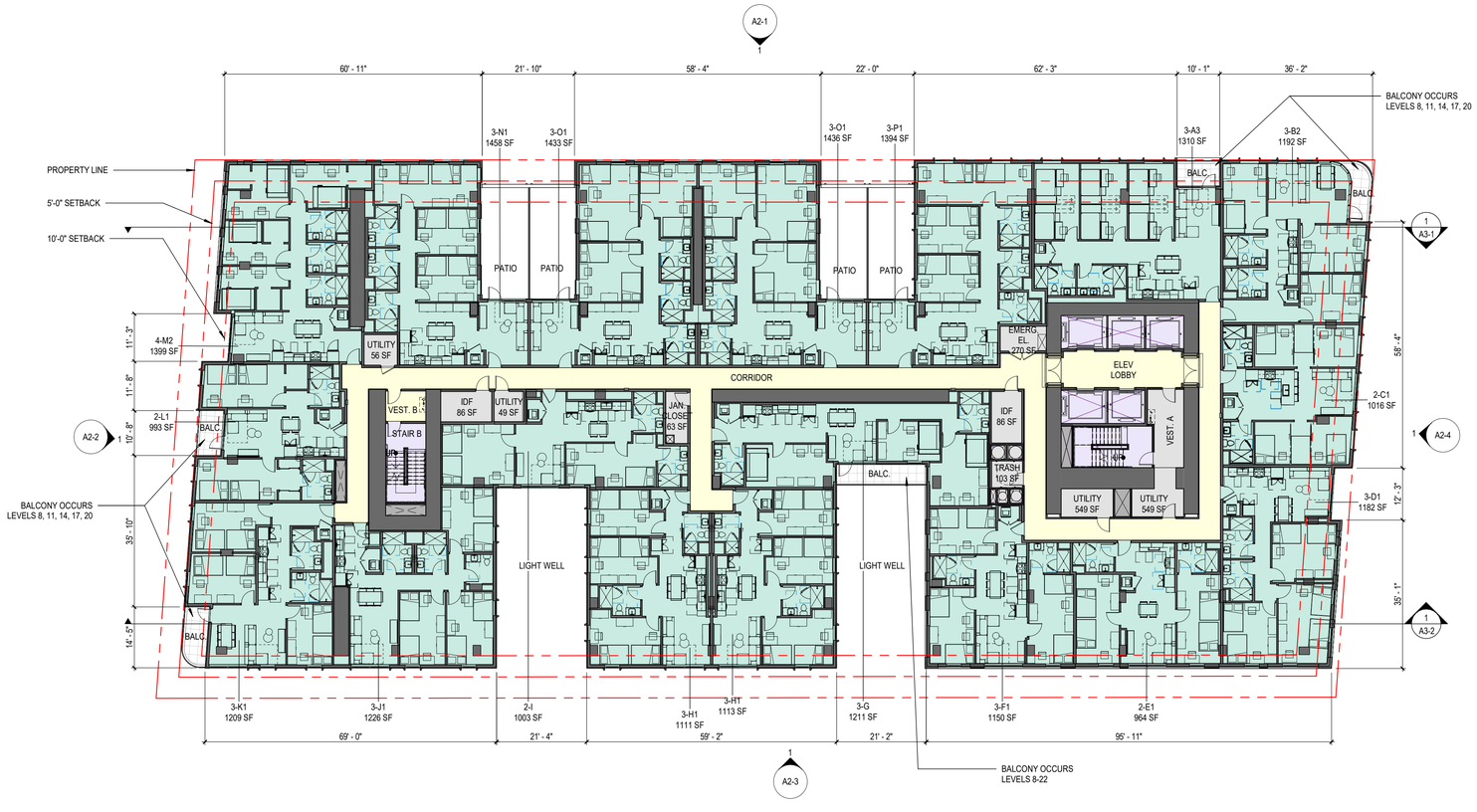

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SUBMITTAL DATE: 07/03/2024

LEVEL 08 PLAN **A1-6**

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

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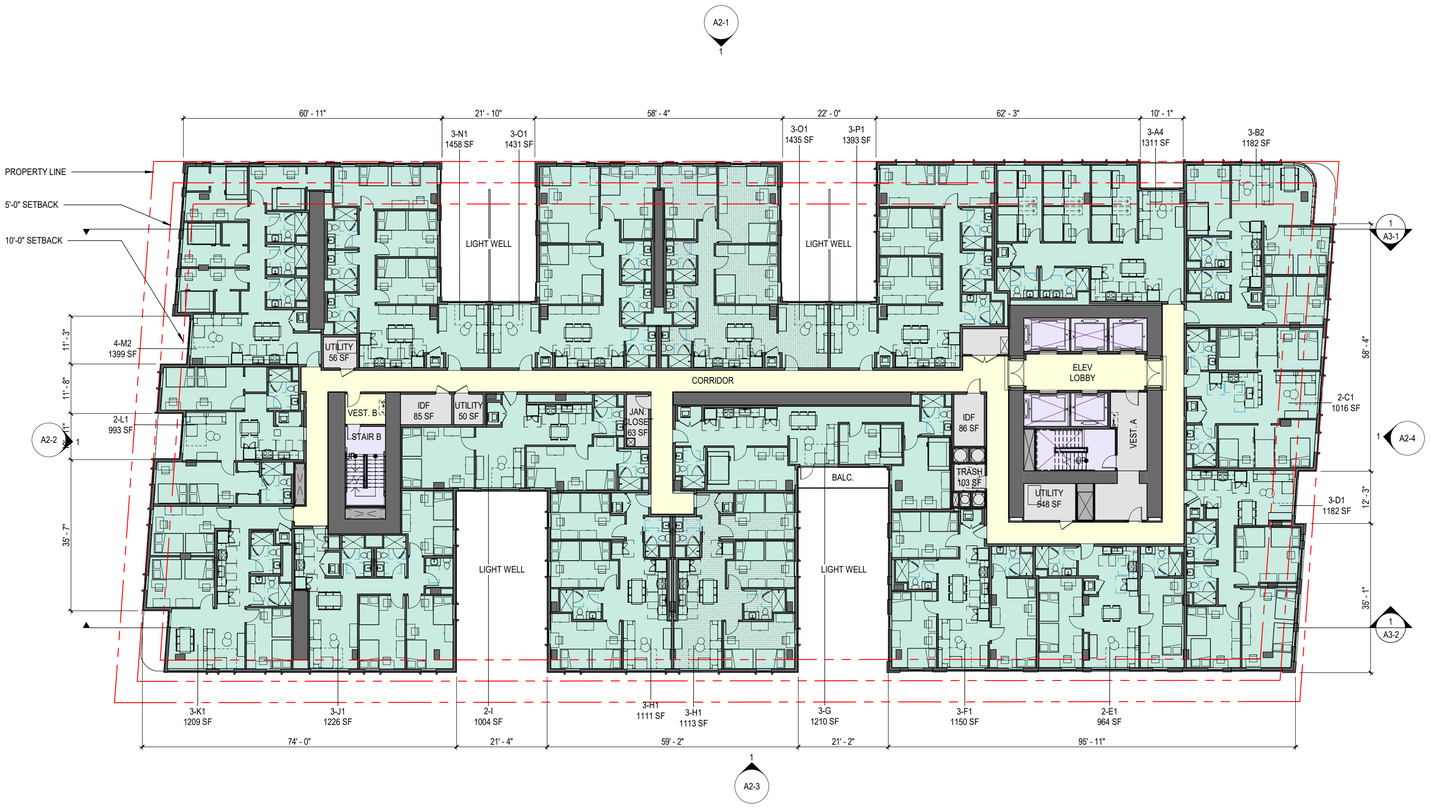

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LEVEL 09-22 PLAN **A1-7**

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

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LEVEL 23 PLAN **A1-8**

0 10 20 40
SCALE: 1/16" = 1'=0"

N

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LEVEL 24 PLAN **A1-9**

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

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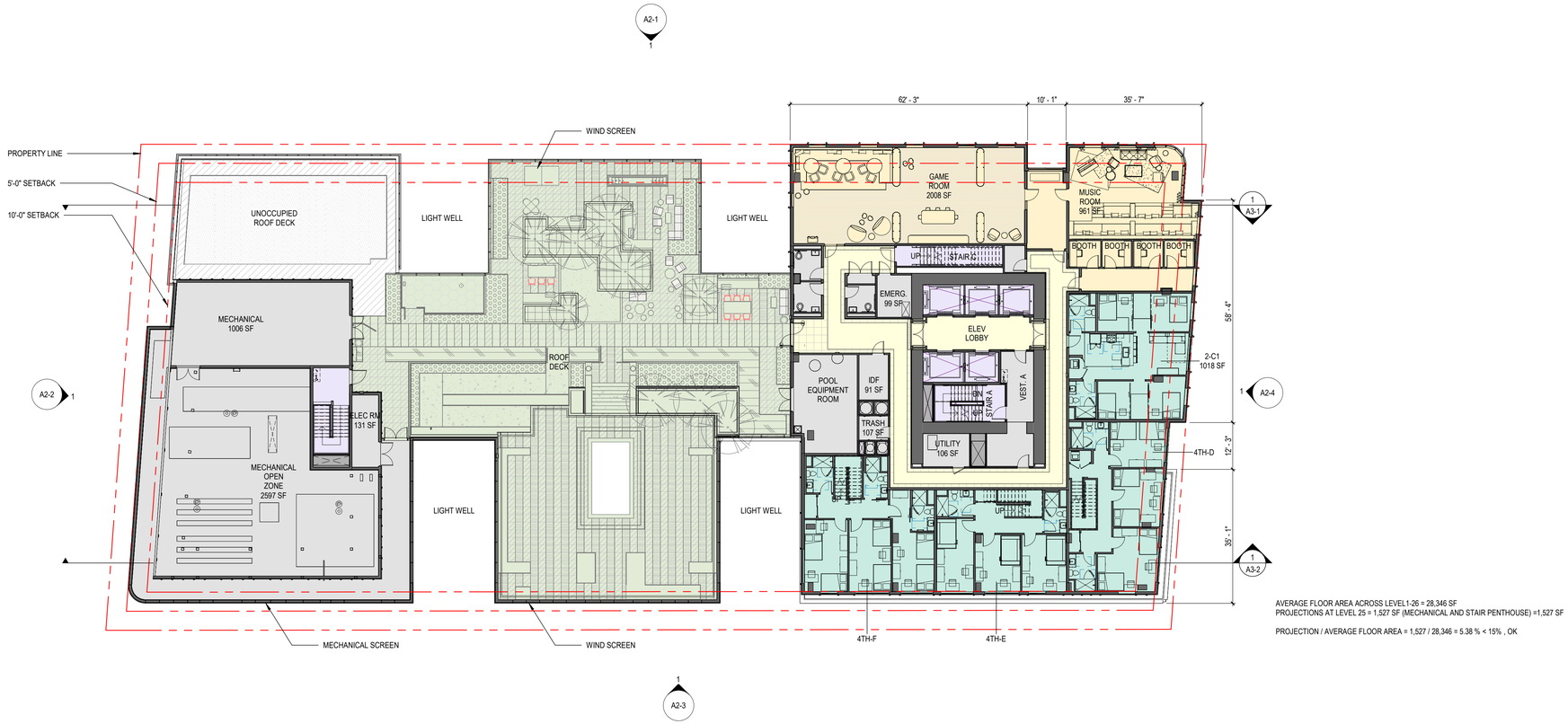

AVERAGE FLOOR AREA ACROSS LEVEL1-26 = 28,346 SF
PROJECTIONS AT LEVEL 25 = 1,527 SF (MECHANICAL AND STAIR PENTHOUSE) =1,527 SF

PROJECTION / AVERAGE FLOOR AREA = 1,527 / 28,346 = 5.38 % < 15% , OK

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LEVEL 25 PLAN **A1-10**

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

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LEVEL 26 PLAN **A1-11**

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

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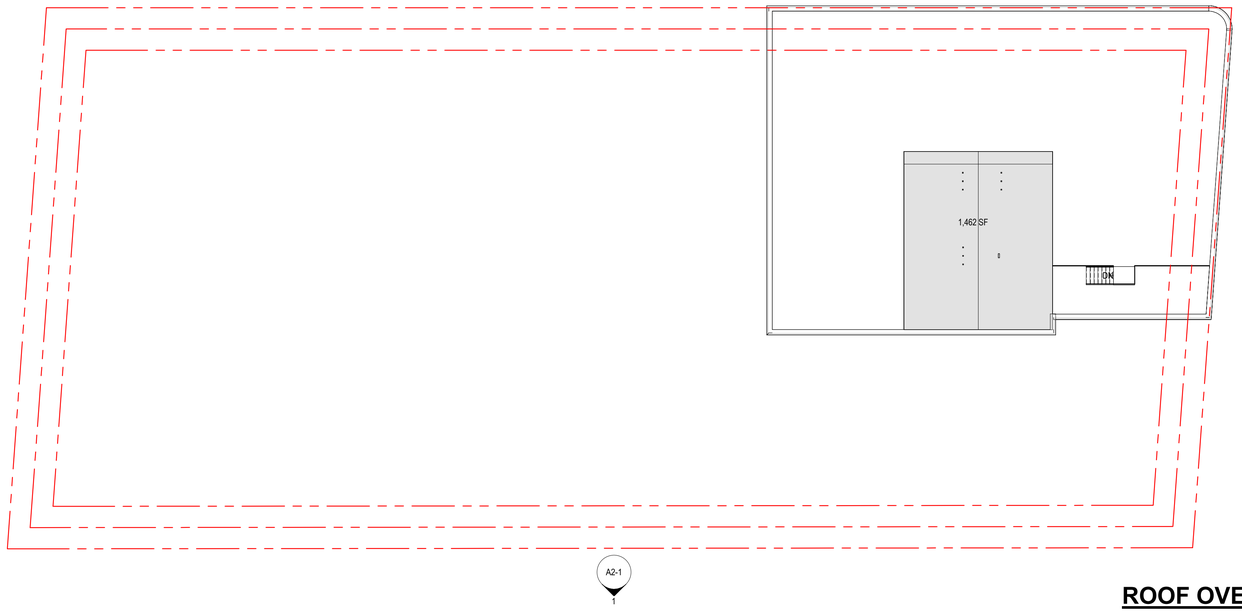
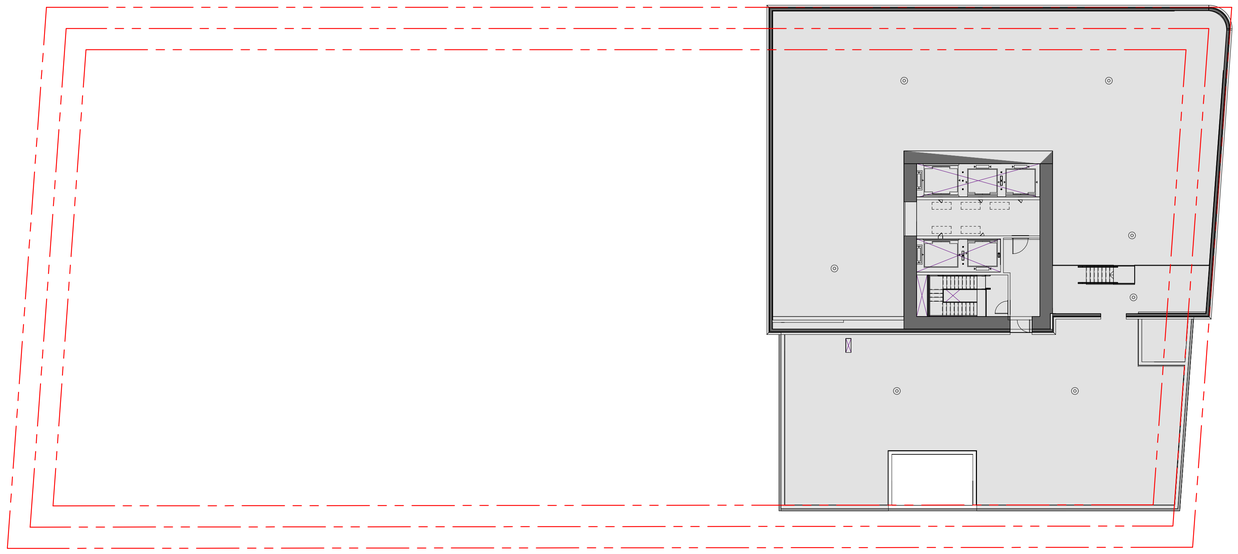
06/14/24



ROOF OVERRUN PLAN



AVERAGE FLOOR AREA ACROSS LEVEL1-26 = 28,346 SF
PROJECTIONS AT ROOF LEVEL = 1,462 SF (ELEVATOR PENTHOUSE) =1,462 SF

PROJECTION / AVERAGE FLOOR AREA = 1,462 / 28,346 = 5.16% < 15% , OK

ROOF PLAN

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ROOF & OVERRUN PLAN **A1-12**

NORTH

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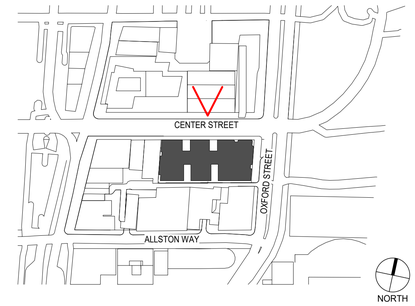

EXTERIOR FINISHES

NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN

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

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NORTH ELEVATION A2-1

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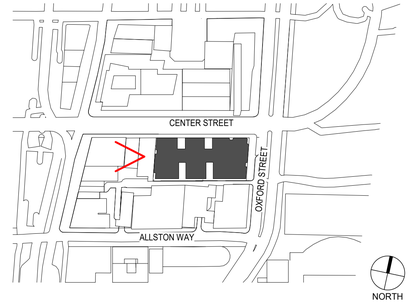
ELEVATION - WEST
SCALE: 1/16" = 1'-0"



EXTERIOR FINISHES

NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN

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WEST ELEVATION **A2-2**

HUB BERKELEY
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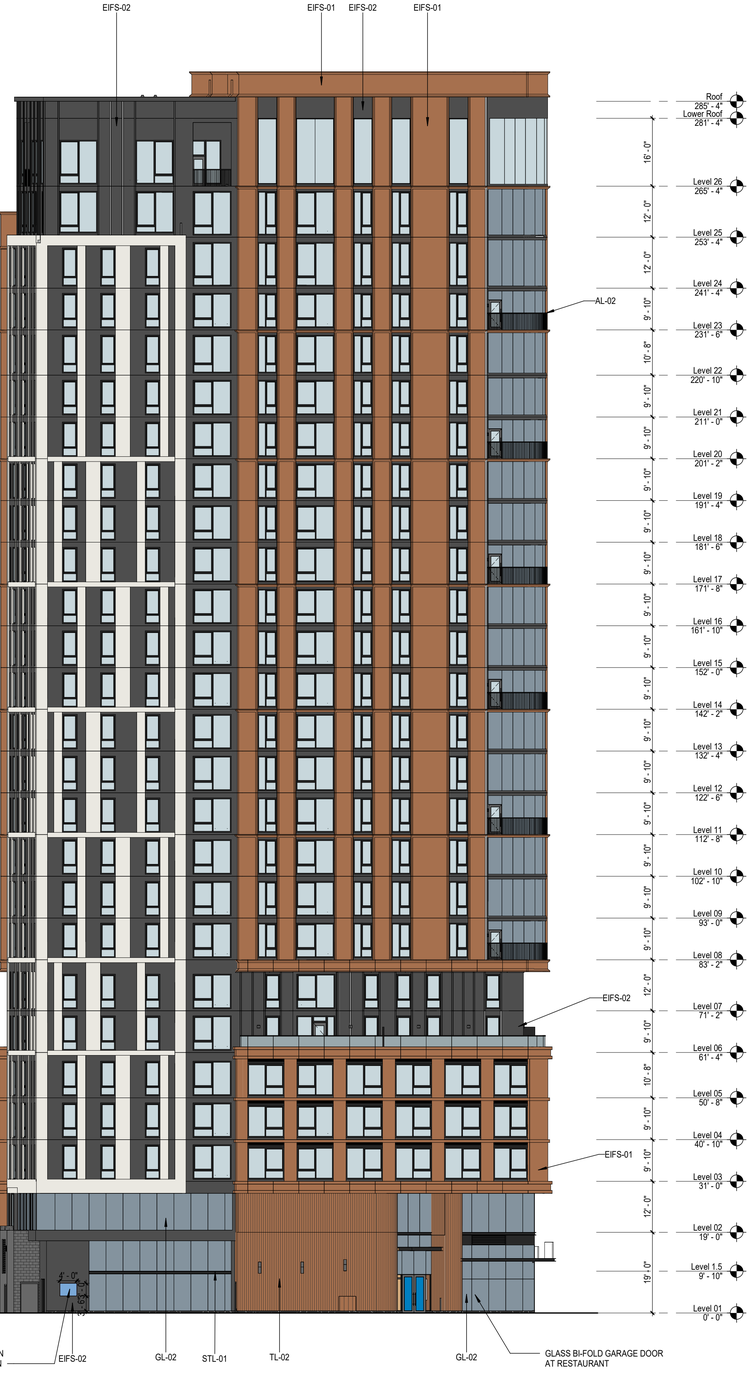
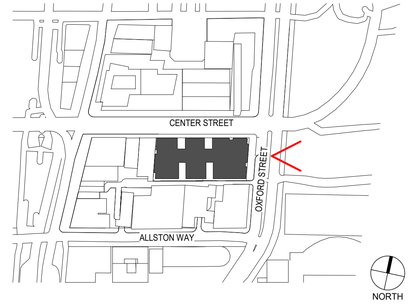
2
3
4
5
6
7
8
9
10
11
12
GL-11
AL-01
AL-02
AL-02
EIFS-02
EIFS-01
EIFS-02
CMU-01
TL-02
CMU-01
Roof
285' - 4"
Lower Roof
281' - 4"
EIFS-02
Level 26
265' - 4"
Level 25
253' - 4"
EIFS-02
Level 24
241' - 4"
EIFS-03
Level 23
231' - 6"
Level 22
220' - 10"
Level 21
211' - 0"
Level 20
201' - 2"
Level 19
191' - 4"
Level 18
181' - 6"
Level 17
171' - 8"
Level 16
161' - 10"
Level 15
152' - 0"
Level 14
142' - 2"
Level 13
132' - 4"
Level 12
122' - 6"
Level 11
112' - 8"
Level 10
102' - 10"
Level 09
93' - 0"
Level 08
83' - 2"
Level 07
71' - 2"
Level 06
61' - 4"
Level 05
50' - 8"
Level 04
40' - 10"
Level 03
31' - 0"
Level 02
19' - 0"
Level 1.5
9' - 10"
Level 01
0' - 0"
18' - 0"
12' - 0"
12' - 0"
10' - 8"
10' - 0"
10' - 6"
10' - 6"
10' - 6



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



EXTERIOR FINISHES

NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN

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EAST ELEVATION A2-4

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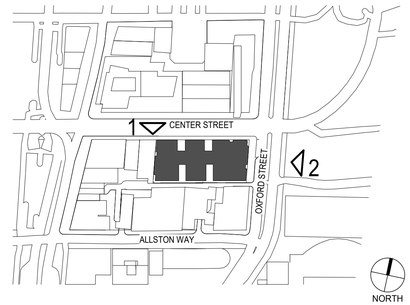
1 | CENTER ST (PROPOSED)

2 | OXFORD ST (PROPOSED)



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STREET STRIP ELEVATIONS A2-5

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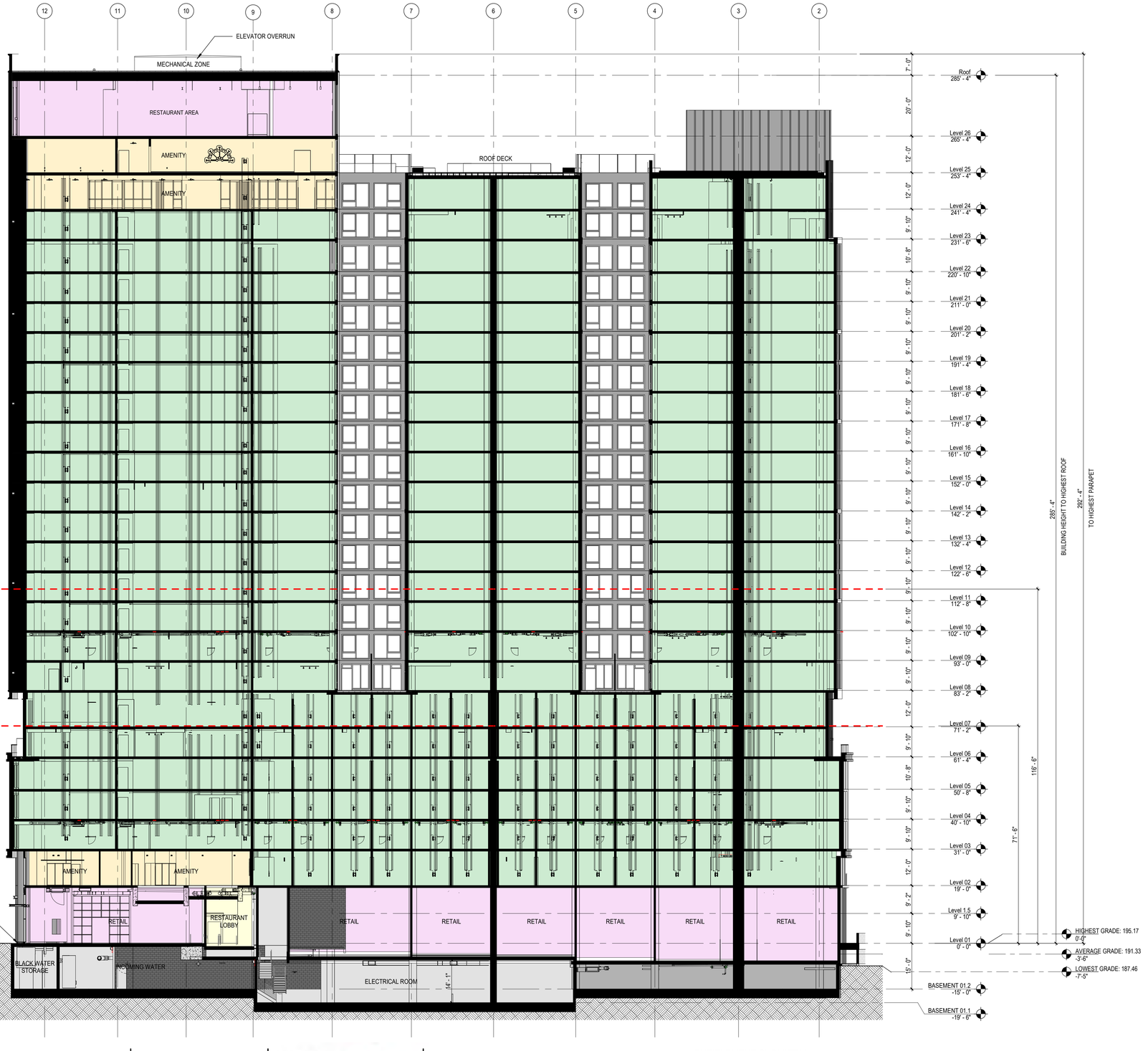

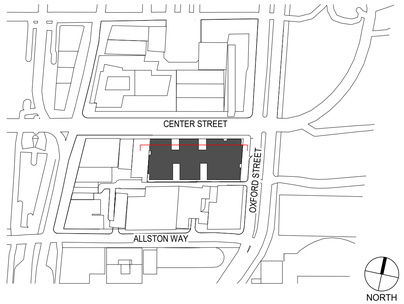

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EAST-WEST SECTION A3-1

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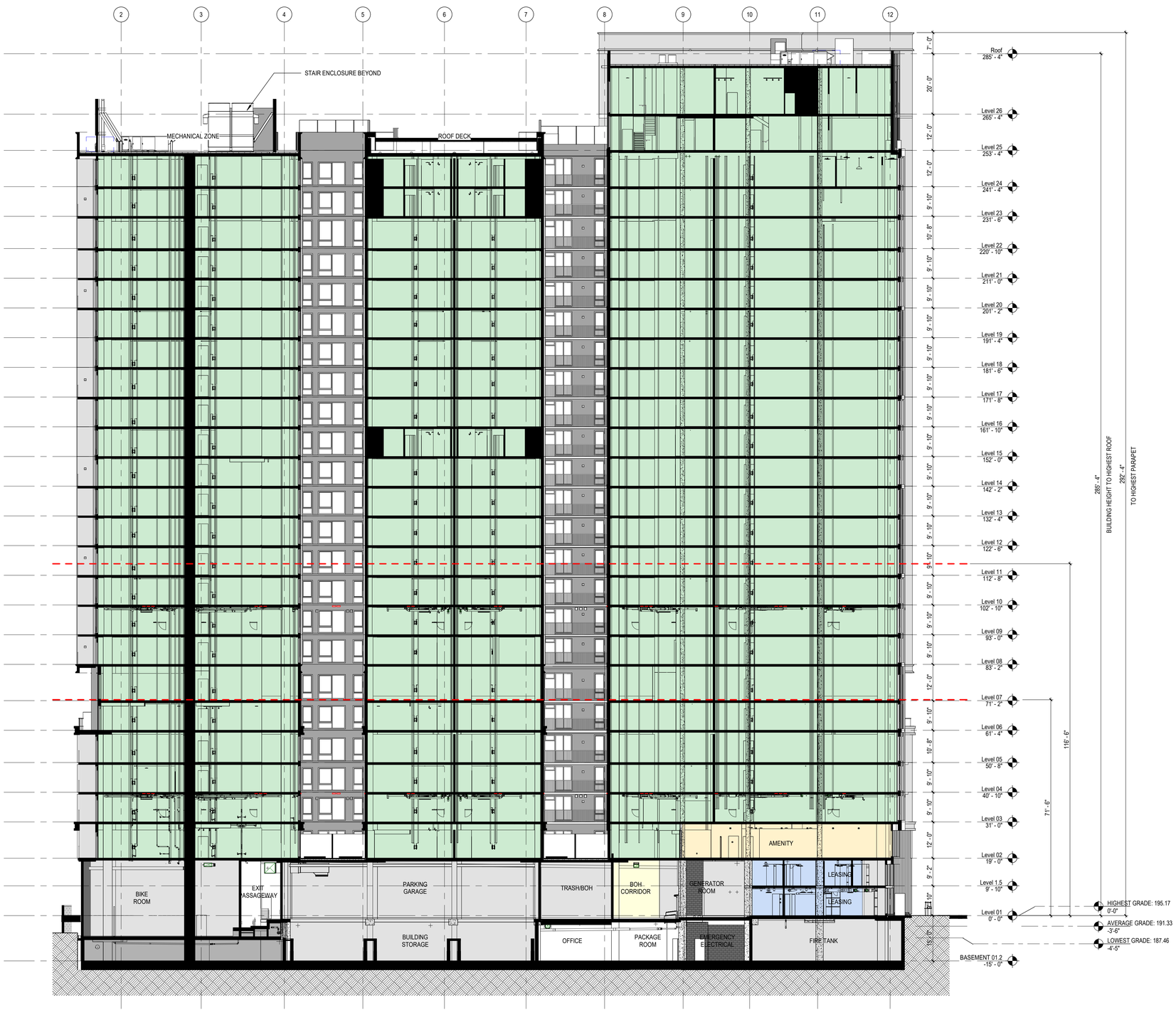

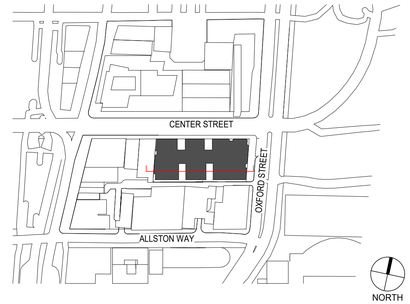

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SUBMITTAL DATE: 07/03/2024

EAST-WEST SECTION **A3-2**

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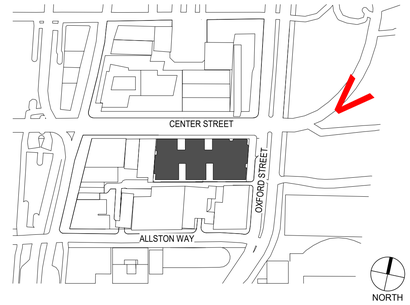

VIEW FROM UC BERKELEY CRESCENT LAWN LOOKING AT TOWER

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SUBMITTAL DATE: 07/03/2024

RENDERINGS **A4-1**

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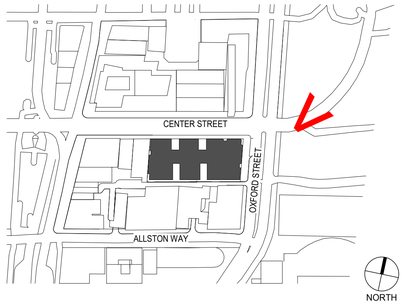

CORNER VIEW FROM OXFORD ST & CENTER ST

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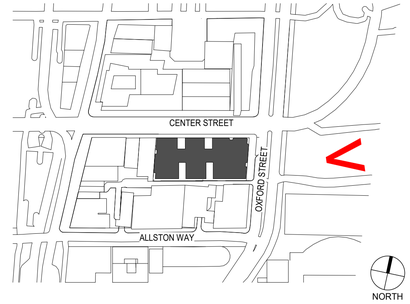
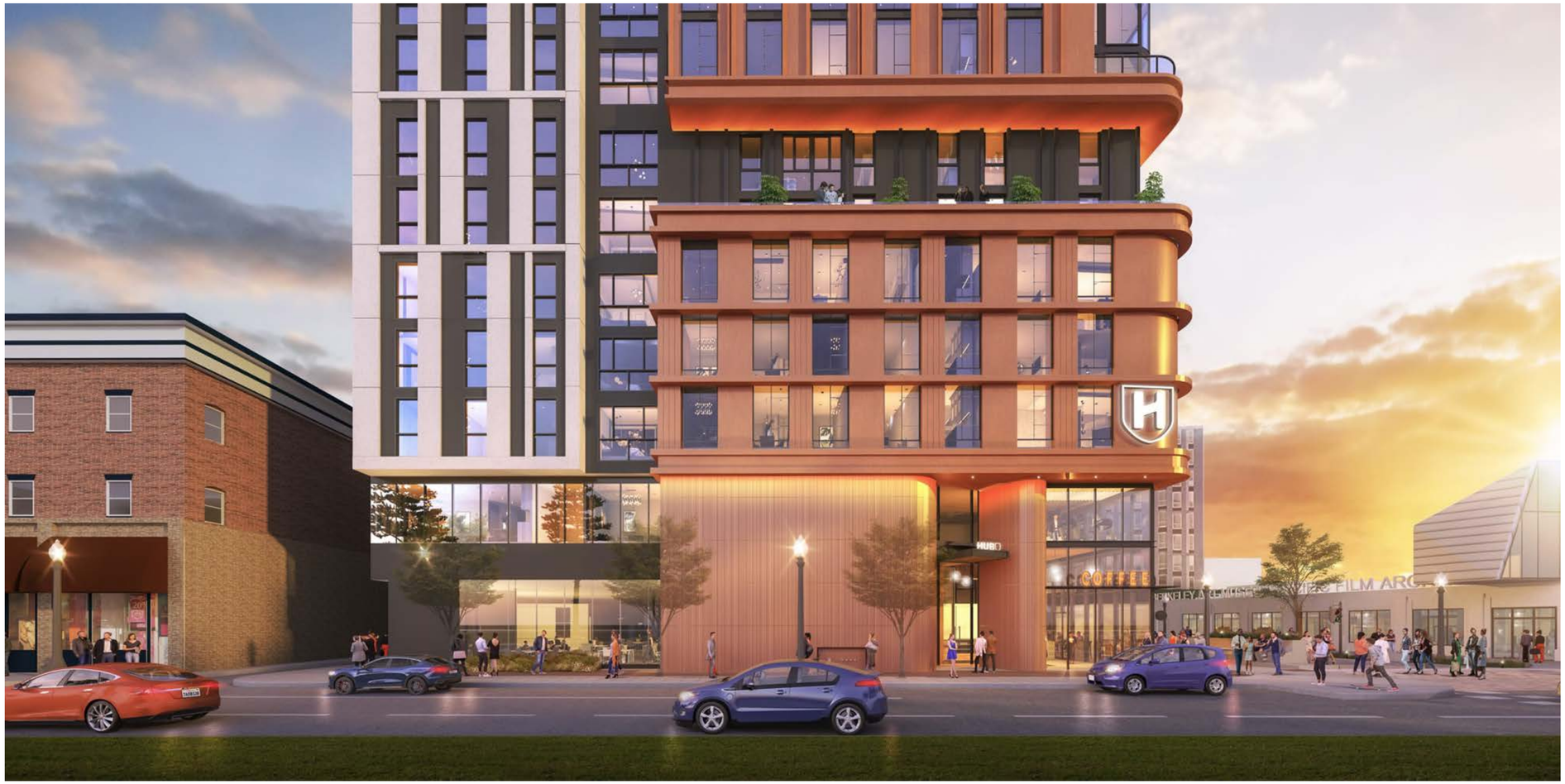
RENDERINGS **A4-2**

HUB BERKELEY
75-21704-00 06/14/24





CLOSE-UP OF FACADE ON OXFORD ST.

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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

RENDERINGS **A4-3**

HUB BERKELEY
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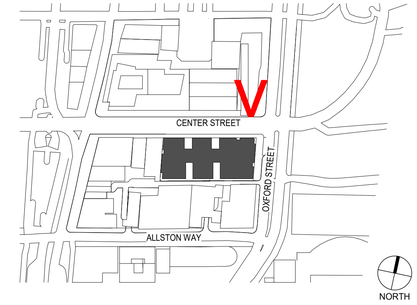

CLOSE-UP OF FACADE ON CENTER ST.

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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

RENDERINGS **A4-4**

HUB BERKELEY
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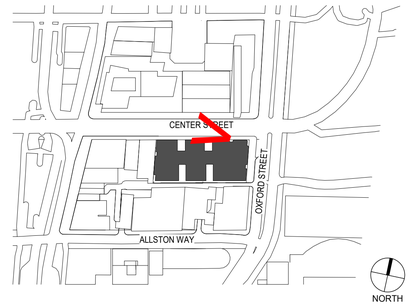

VIEW FROM CENTER ST. HIGHLIGHTING THE PEDESTRIAN EXPERIENCE

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RENDERINGS **A4-5**

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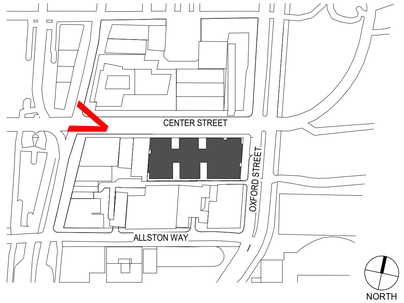

ELEVATED VIEW LOOKING AT THE WEST FACADE

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RENDERINGS A4-6

HUB BERKELEY
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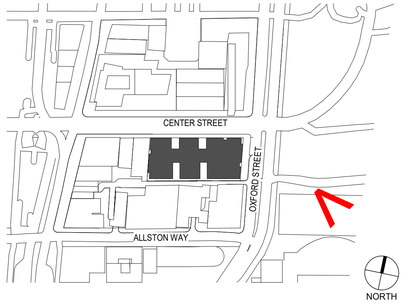

ELEVATED VIEW LOOKING AT THE EAST FACADE

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SUBMITTAL DATE: 07/03/2024

RENDERINGS **A4-7**

HUB BERKELEY
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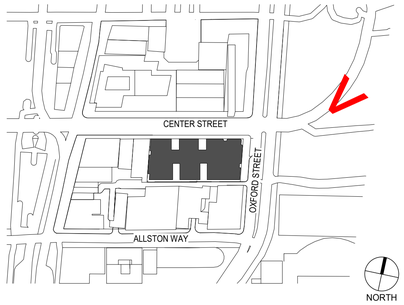

VIEW FROM UC BERKELEY CRESCENT LAWN LOOKING AT TOWER (DAY VIEW)

VIEW FROM UC BERKELEY CRESCENT LAWN LOOKING AT TOWER (NIGHT VIEW)

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RENDERINGS **A4-8**

HUB BERKELEY
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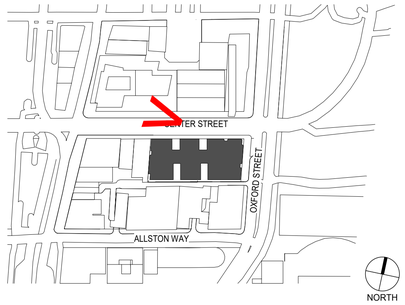

VIEW FROM CENTER ST. LOOKING EAST (DAY VIEW)

VIEW FROM CENTER ST. LOOKING EAST (NIGHT VIEW)

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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

RENDERINGS **A4-9**

HUB BERKELEY
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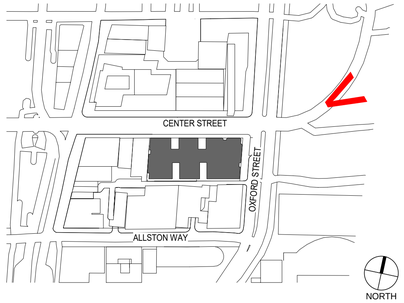

LOOKING WEST FROM CRESCENT LAWN (EXISTING)

LOOKING WEST FROM CRESCENT LAWN (PROPOSED)

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ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

PHOTO SIMULATION A4-10

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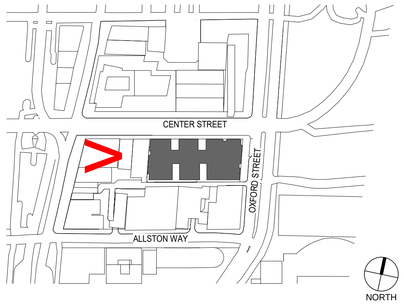
75-21704-00 10/30/2023



LOOKING EAST FROM CENTER ST (EXISTING)

LOOKING EAST FROM CENTER ST (PROPOSED)

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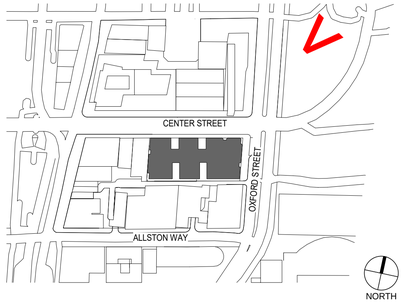
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

PHOTO SIMULATION A4-11

HUB BERKELEY
75-21704-00 10/30/2023



LOOKING SOUTHWEST FROM CRESCENT LAWN (EXISTING)

LOOKING SOUTHWEST FROM CRESCENT LAWN (PROPOSED)

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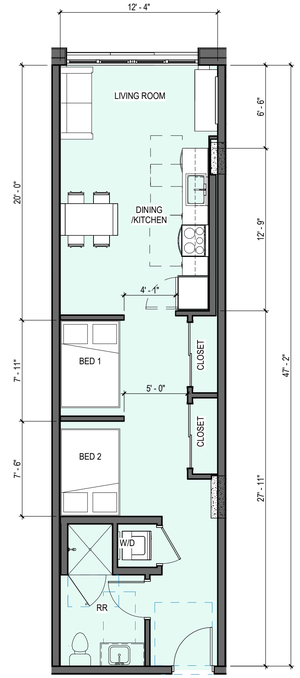
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

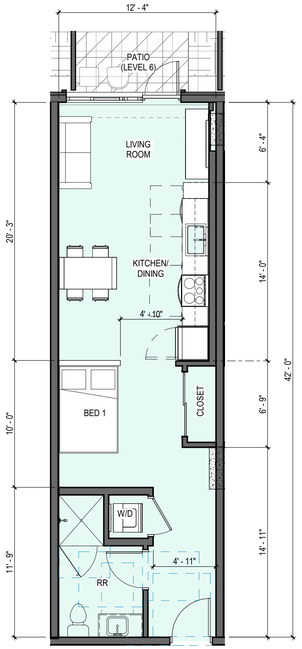
PHOTO SIMULATION A4-12

HUB BERKELEY
75-21704-00 10/30/2023



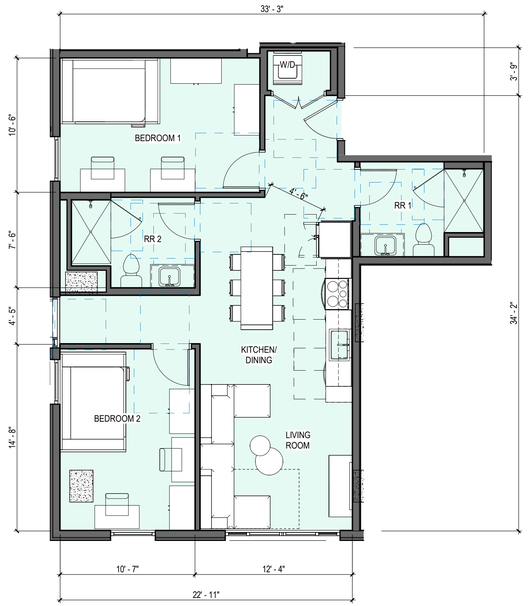
UNIT PLAN - 1/1 STUDIO

SCALE: 3/16" = 1'-0"



UNIT PLAN - STUDIO

SCALE: 3/16" = 1'-0"



UNIT PLAN - 2BD BUNK 2BA

SCALE: 3/16" = 1'-0"

UNIT PLAN - 3/3BD 3BA

SCALE: 3/16" = 1'-0"

UNIT PLAN - 3/3BD 2BA

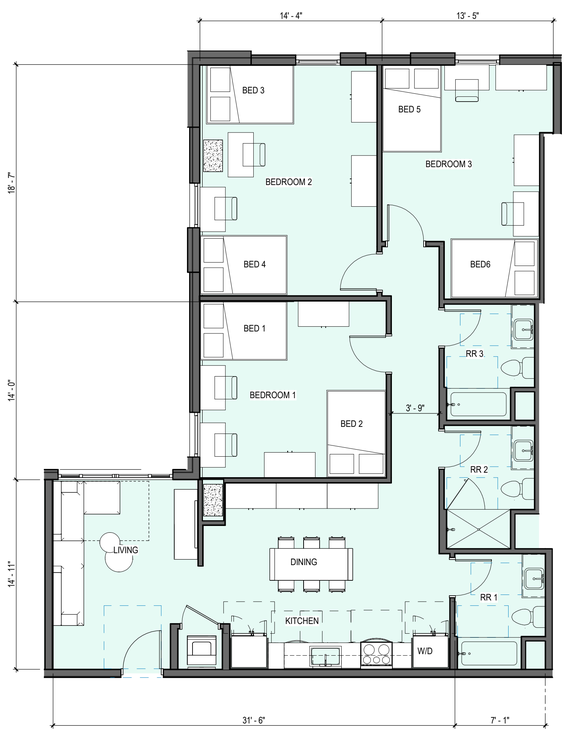
SCALE: 3/16" = 1'-0"

UNIT PLAN -2+2BD 2BA

SCALE: 3/16" = 1'-0"

UNIT PLAN - 3/3BD 3BA

SCALE: 3/16" = 1'-0"



UNIT PLAN - 3/3BD 3BA

SCALE: 3/16" = 1'-0"

UNIT PLAN - 3/3BD 2BA

SCALE: 3/16" = 1'-0"

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UNIT TYPES A5-1

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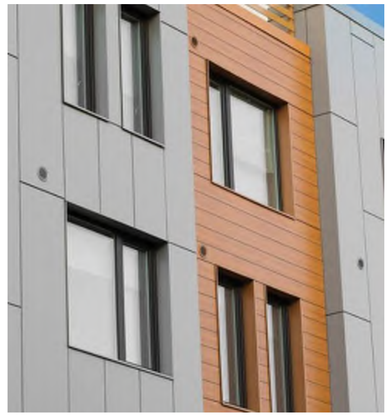
EXTERIOR FINISHES

NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN

ALUMINUM GUARDRAIL SYSTEM

GLASS GUARDRAIL SYSTEM

CMU-01 COLORED CONCRETE MASONRY UNIT, DARK GRAY



PL-01 POLYMER WINDOW SYSTEM, DARK GRAY FRAME

AL-01 STOREFRONT SYSTEM, DARK GRAY FRAME

ALUMINUM PANEL/MULLION - GRAY, MATCH EIFS-02

EIFS-01 EXTERIOR INSULATION FINISHING SYSTEM - RED

EIFS-02 EXTERIOR INSULATION FINISHING SYSTEM - GRAY

EIFS-03 EXTERIOR INSULATION FINISHING SYSTEM - WHITE

TL-01 TILE VENEER, RED

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MATERIAL BOARD A6-1

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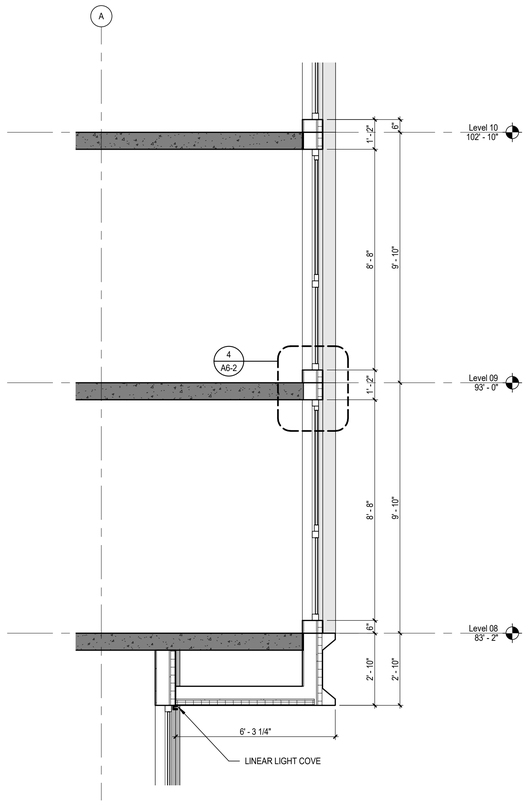
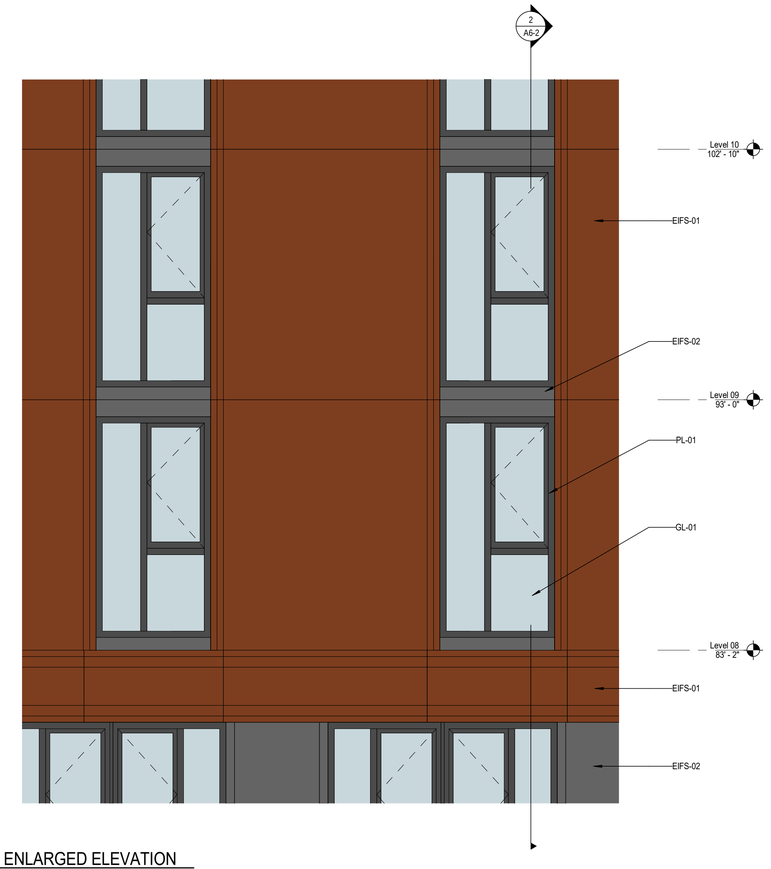
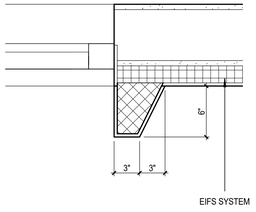


2 A6-2 ENLARGED SECTION
SCALE: 3/8" = 1'-0"

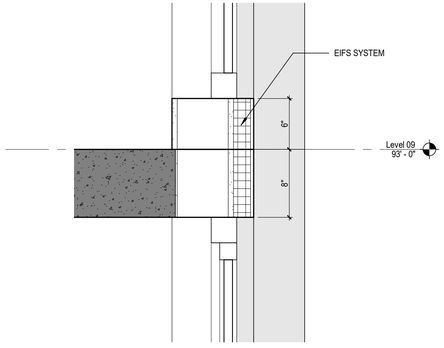


1 A6-2 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

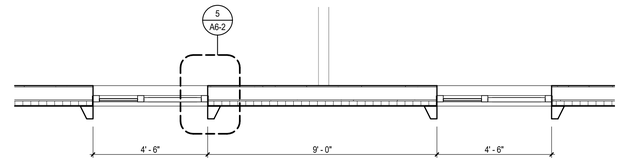
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN



5 A6-2 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



4 A6-2 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



3 A6-2 ENLARGED PLAN - LEVEL 8
SCALE: 3/8" = 1'-0"

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FACADE SYSTEM A6-2

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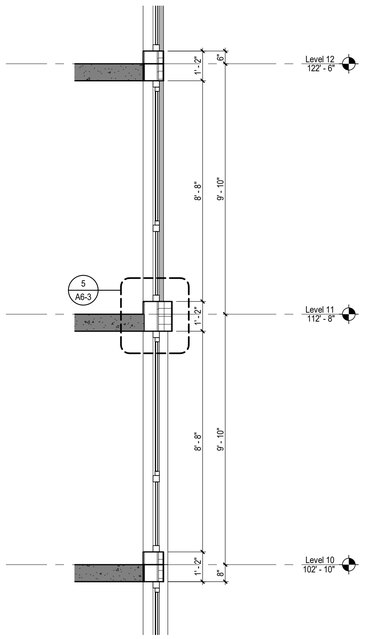
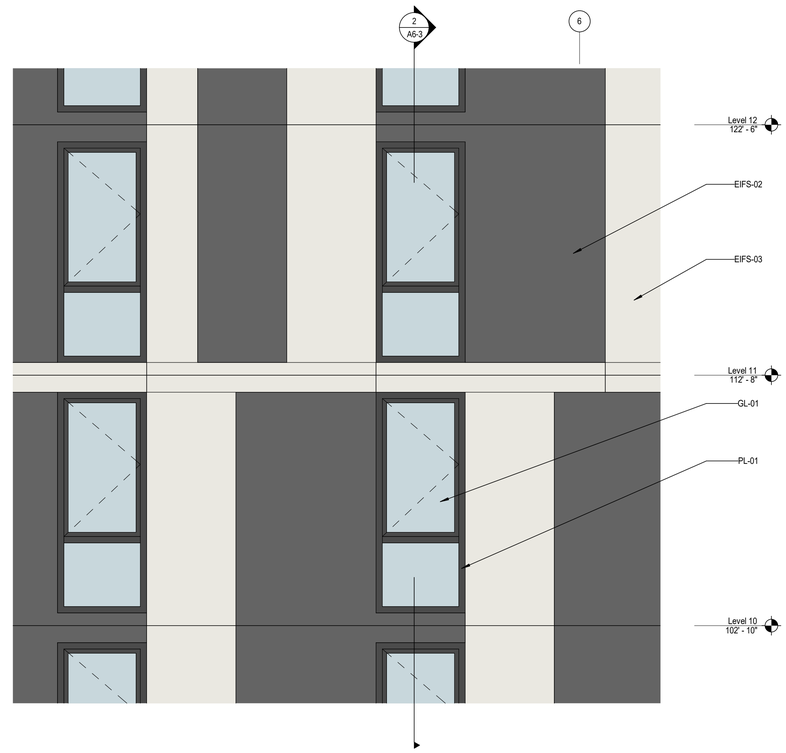
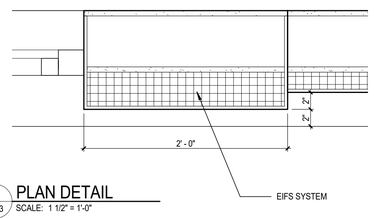


2 A6-3 ENLARGED SECTION
SCALE: 3/8" = 1'-0"

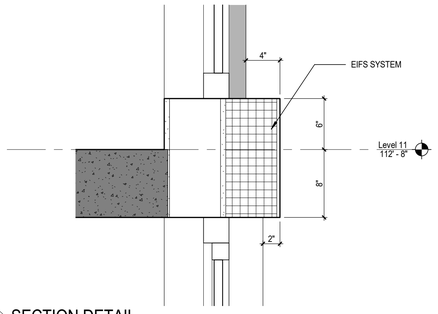


1 A6-3 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

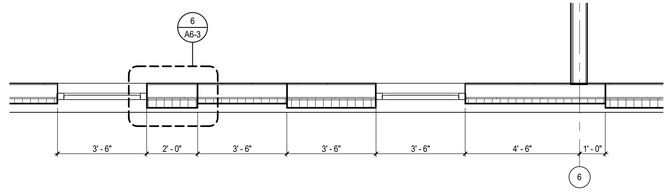
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN



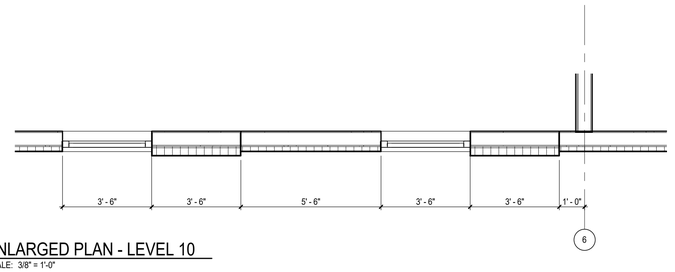
6 A6-3 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



5 A6-3 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



4 A6-3 ENLARGED PLAN - LEVEL 11
SCALE: 3/8" = 1'-0"



3 A6-3 ENLARGED PLAN - LEVEL 10
SCALE: 3/8" = 1'-0"

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FACADE SYSTEM A6-3

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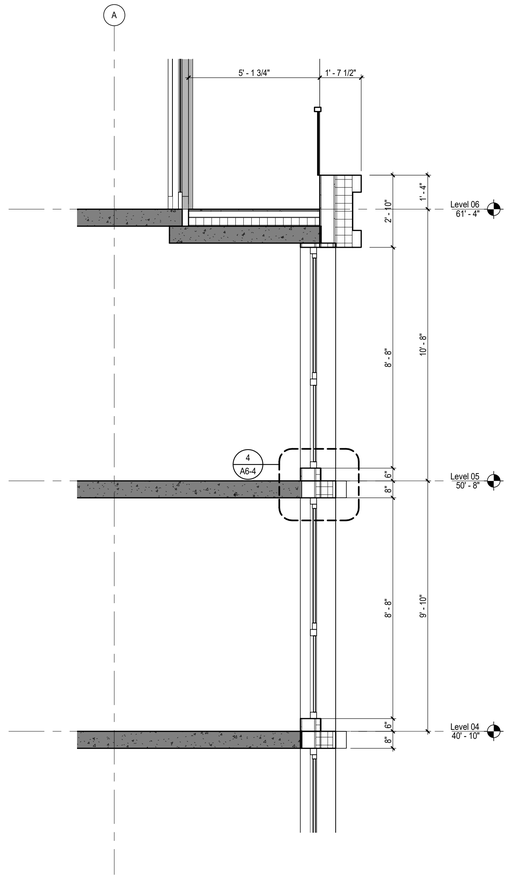
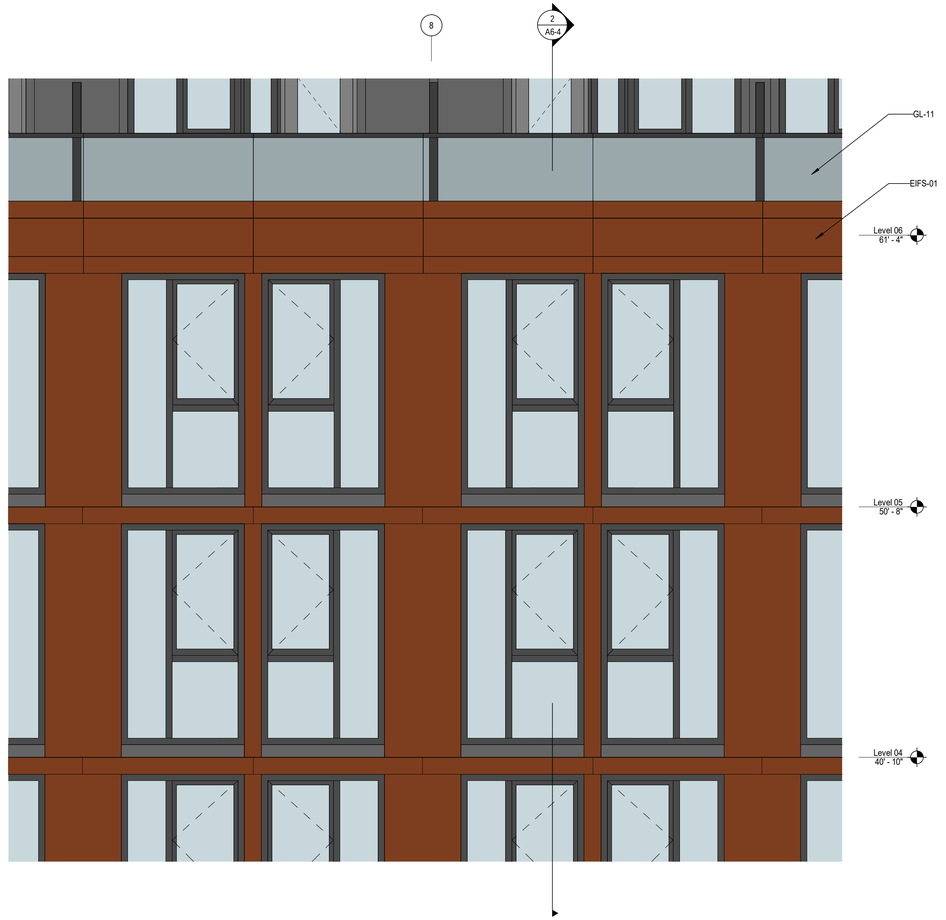


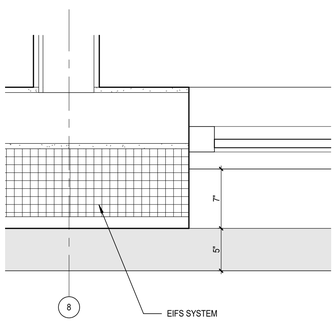
2 A6-4 ENLARGED SECTION
SCALE: 3/8" = 1'-0"



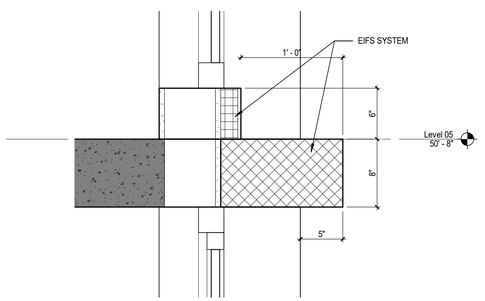
1 A6-4 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

EXTERIOR FINISHES

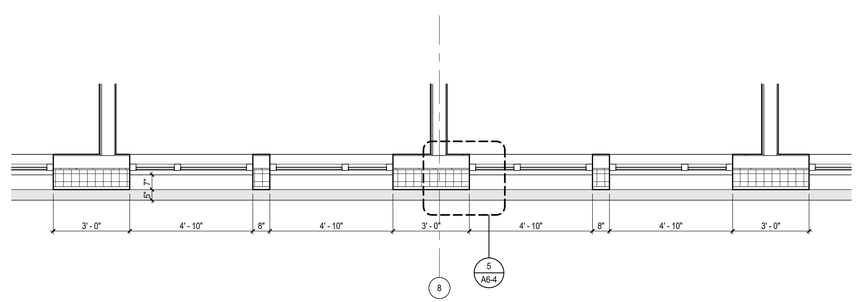
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN



5 A6-4 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



4 A6-4 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



3 A6-4 ENLARGED PLAN - LEVEL 5
SCALE: 3/8" = 1'-0"

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FACADE SYSTEM A6-4

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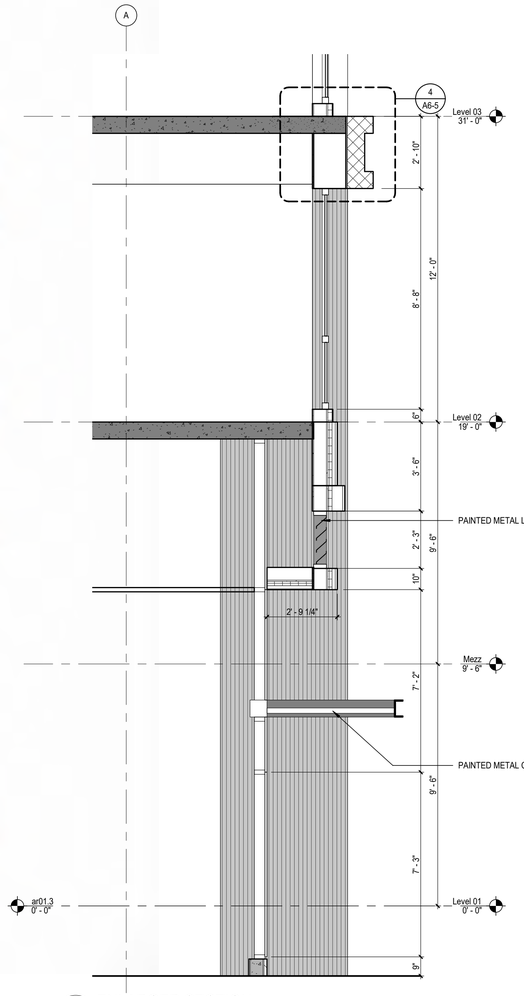
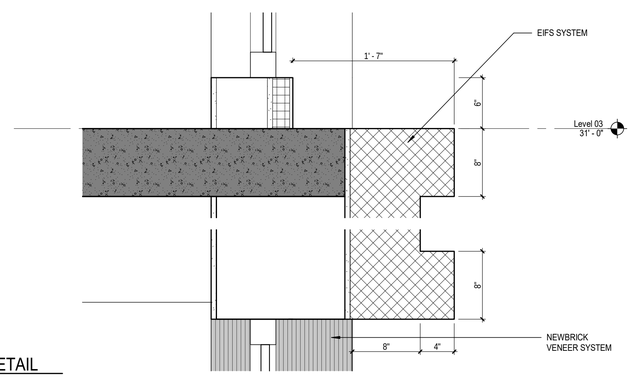
75-21704-00 10/30/2023



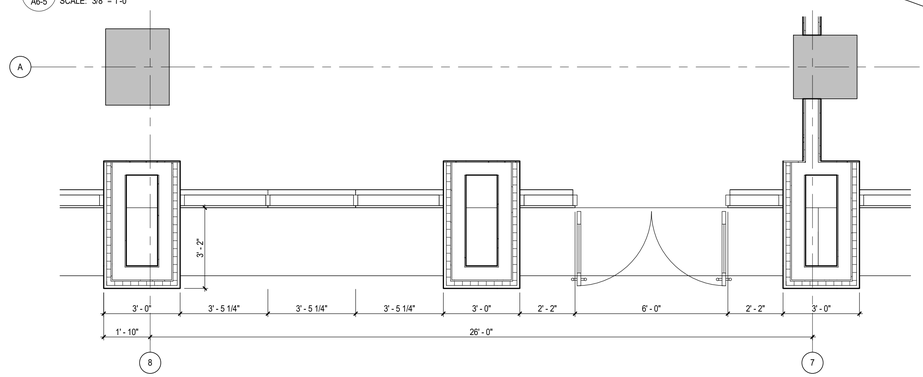
2 A6-5 ENLARGED SECTION
SCALE: 3/8" = 1'-0"

1 A6-5 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-11	METAL PANEL, COLOR TO MATCH EIFS-02
AL-13	ALUMINUM METAL SIGNAGE
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-04	INSULATED GLASS UNIT, LOW-E COATING, FULLY HEAT TEMPERED
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
MCM-1	MCM PANEL, RAINSCREEN SYSTEM, DARK GRAY
PL-01	POLYMER, WINDOW FRAME
ST-01	COMPOSITE STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
TL-01	TERRACOTTA, RED, GROOVED PATTERN
TL-02	TERRACOTTA, RED, STRIPY PATTERN



4 A6-5 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



3 A6-5 ENLARGED FLOOR PLAN - LEVEL 1
SCALE: 3/8" = 1'-0"

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SUBMITTAL DATE: 07/03/2024

FACADE SYSTEM A6-5

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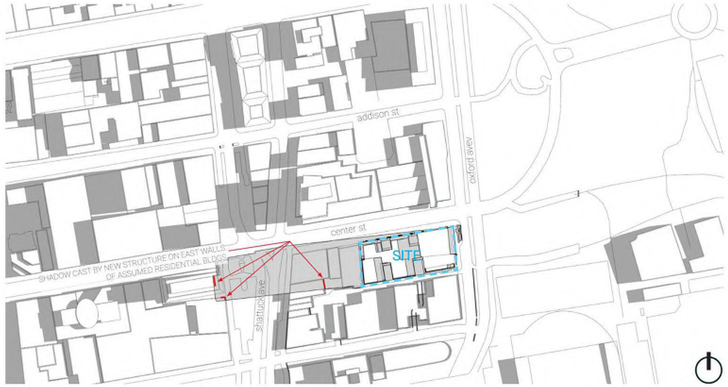
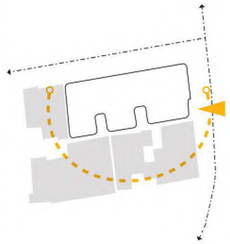
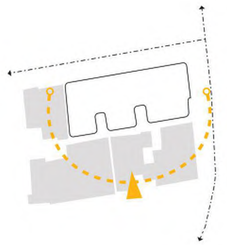
SUMMER SOLSTICE
JUNE 21 - 7:47am
sunrise @5:47am





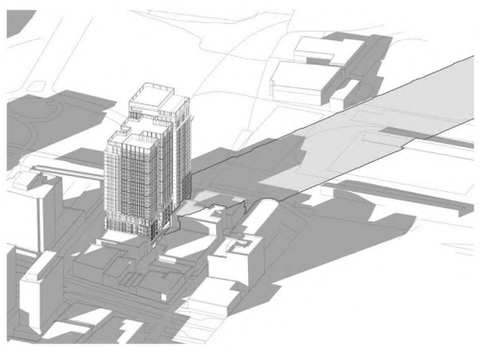
shadows from proposed project
shadows from existing structures
wall shadows from proposed
sun path / angle

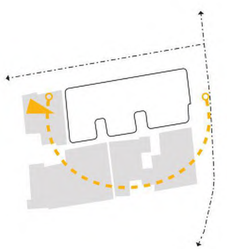
SUMMER SOLSTICE
JUNE 21 - 12:00pm



shadows from proposed project
shadows from existing structures
wall shadows from proposed
sun path / angle

SUMMER SOLSTICE
JUNE 21 - 6:35pm
sunset @8:35pm





shadows from proposed project
shadows from existing structures
wall shadows from proposed
sun path / angle

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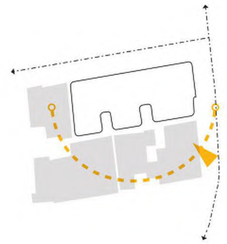
ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 07/03/2024

SUN SHADOW STUDY A7-1

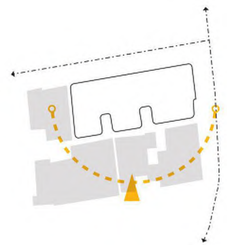
HUB BERKELEY
75-21704-00 10/30/2023

EQUINOX (FALL)
SEP 21 - 8:57am
sunrise @6:57am



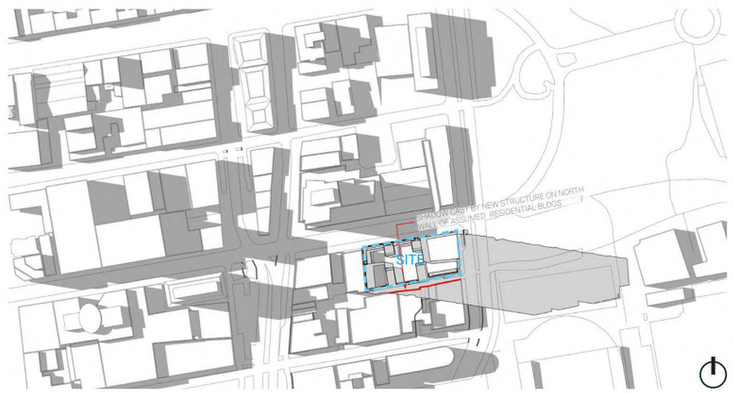
shadows from proposed project
shadows from existing structures
wall shadows from proposed
sun path / angle

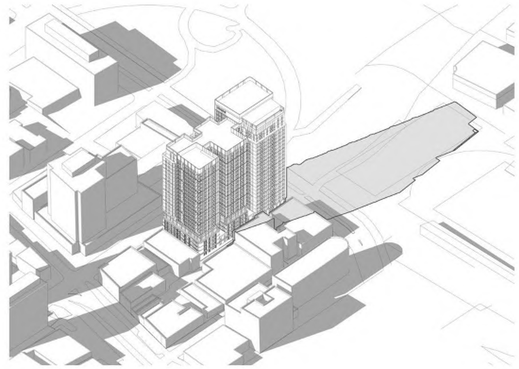
EQUINOX (FALL)
SEP 21 - 12:00pm

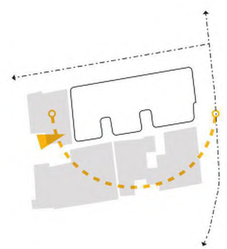


shadows from proposed project
shadows from existing structures
wall shadows from proposed
sun path / angle

EQUINOX (FALL)
SEP 21 - 5:05pm
sunset @7:05pm







shadows from proposed project
shadows from existing structures
wall shadows from proposed
sun path / angle

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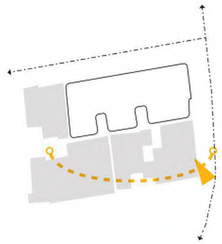
SUBMITTAL DATE: 07/03/2024

SUN SHADOW STUDY A7-2

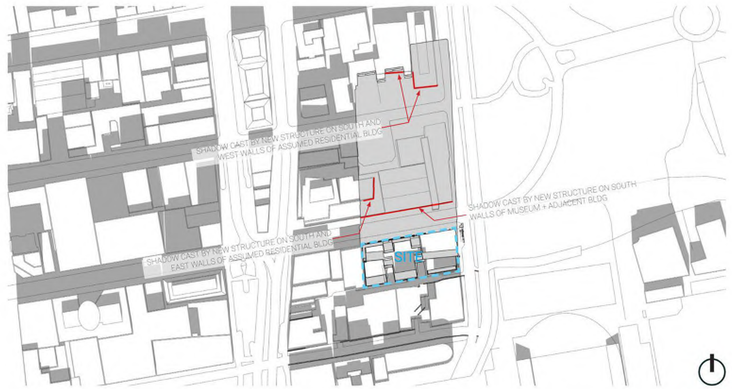
HUB BERKELEY
75-21704-00 10/30/2023

WINTER SOLSTICE
DEC 21 - 9:22am
sunrise @7:22am



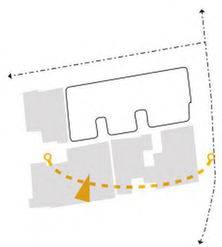
shadows from proposed project
shadows from existing structures
wall shadows from proposed
sun path / angle

WINTER SOLSTICE
DEC 21 - 12:00pm



shadows from proposed project
shadows from existing structures
wall shadows from proposed
sun path / angle

WINTER SOLSTICE
DEC 21 - 2:54pm
sunset @4:54pm



shadows from proposed project
shadows from existing structures
wall shadows from proposed
sun path / angle

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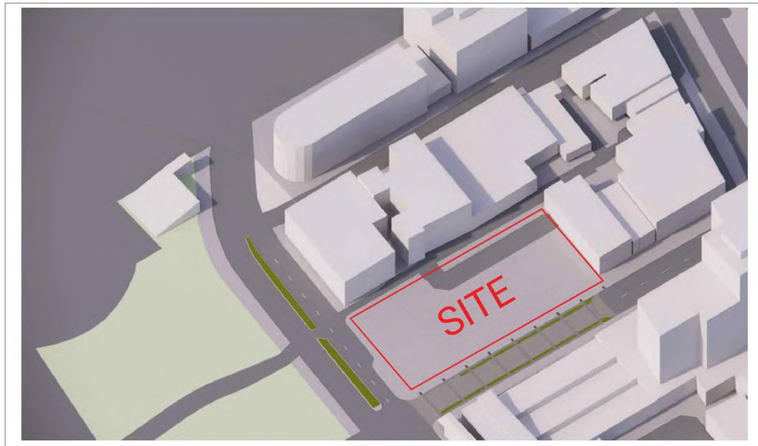
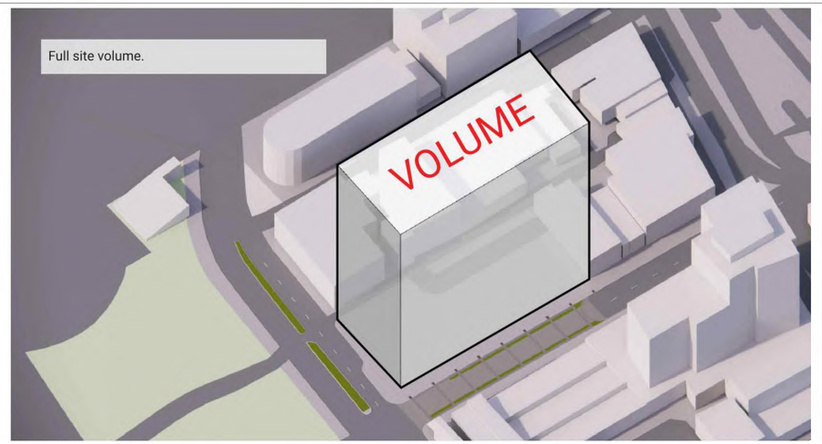
SUBMITTAL DATE: 07/03/2024

SUN SHADOW STUDY A7-3

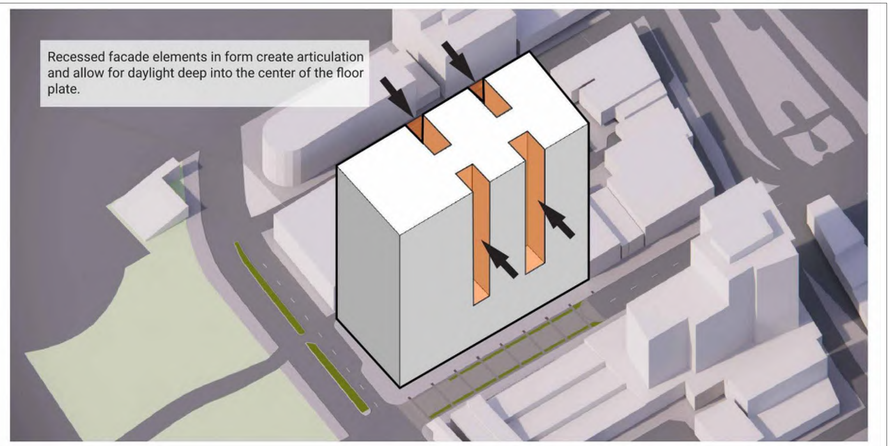
HUB BERKELEY
75-21704-00 10/30/2023



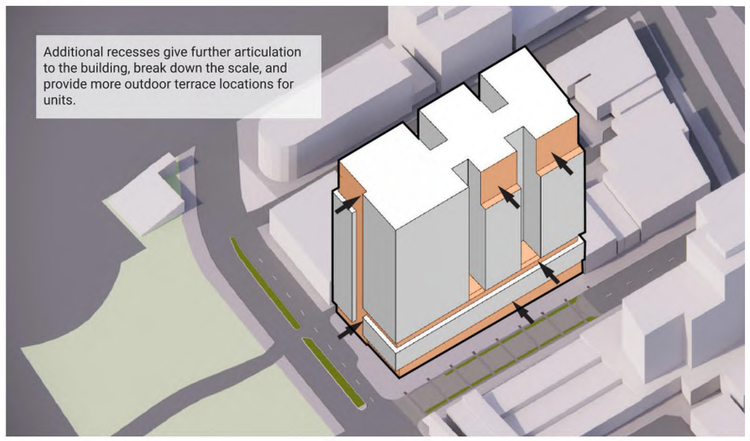
00 - BLANK SITE



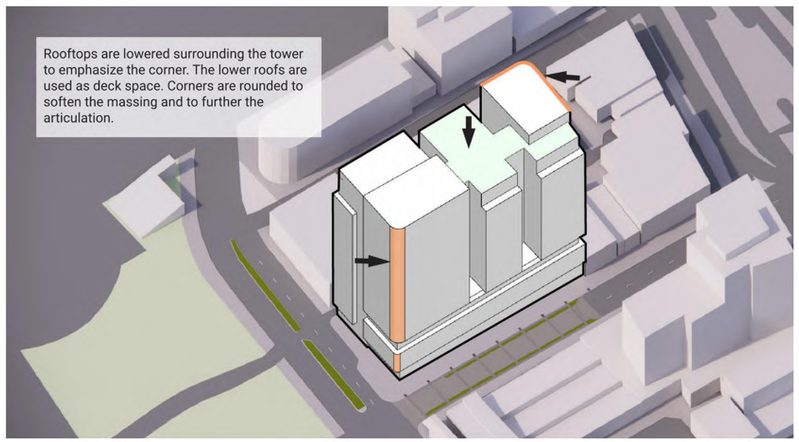
01 - OVERALL MASS



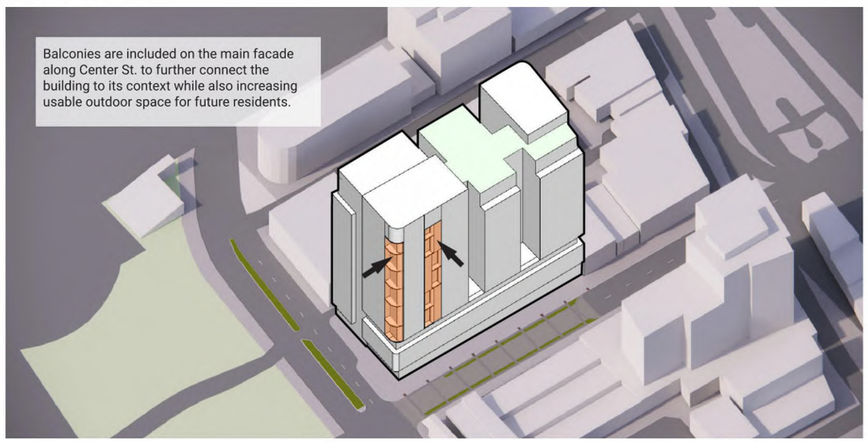
02 - DAYLIGHT CUTOUTS



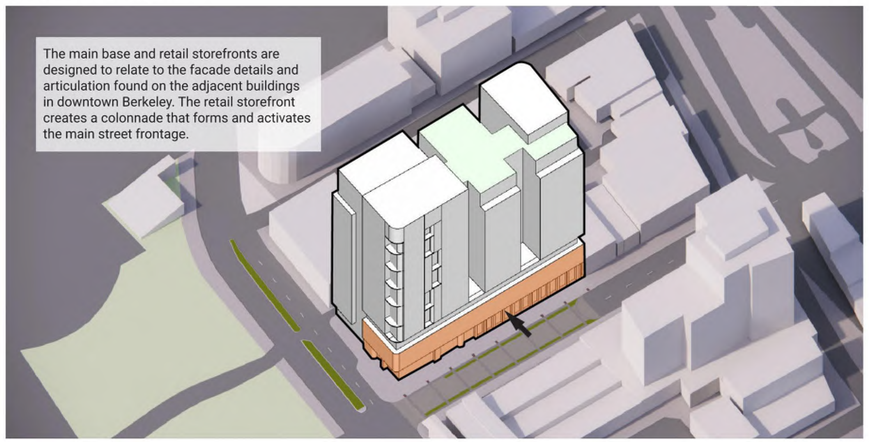
03 - SECONDARY SEPARATIONS



04 - ROOFTOPS + FILLET



05 - BALCONY ADDITIONS



06 - GROUND RETAIL ACTIVATION

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MASSING DIAGRAM A9-1

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