ZONING ADJUSTMENTS BOARD

STAFF REPORT

FOR BOARD ACTION
APRIL 25, 2019

2100 San Pablo Avenue

Use Permit Modification #ZP2018-0222 to modify approved Use Permit #ZP2016-0034, which allowed the construction of a 4-story mixed-use building containing a 96-unit Residential Care Facility, by reducing the number of off-street parking spaces from 30 spaces to 26 spaces, adding 9,265 sq. ft. of new gross floor area, and modifying the interior layout of the commercial and residential uses of the approved Residential Care Facility.

I. Background

A. Land Use Designations:

- General Plan: Avenue Commercial (AC)
- Zoning: West Berkeley Commercial District (C-W)
- Node Designation: University and San Pablo (partial)

B. Zoning Permits Required:

- Use Permit, under BMC Section 23B.56.020.A to modify an approved Use Permit.

C. CEQA Determination:

Negative Declaration prepared pursuant to Article 6 of the CEQA Guidelines. See Section V.A below.
https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2100_San_Pablo.aspx

D. Parties Involved:

- Applicant/Property Owner: Ali Kia, Spirit Residential Group, LLC, 45 Ross Avenue, San Anselmo, CA 94960

Figure 1: Vicinity Map

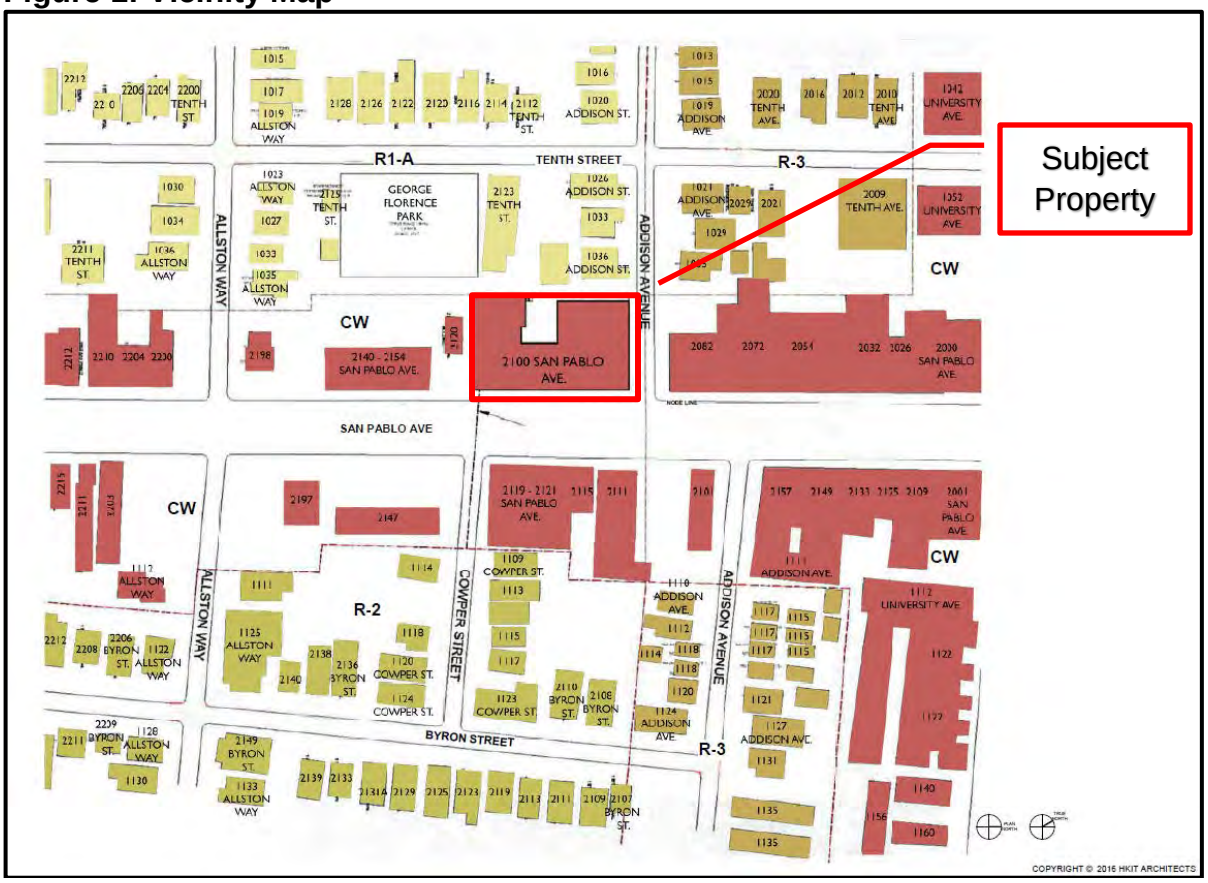


Figure 2: Site Plan

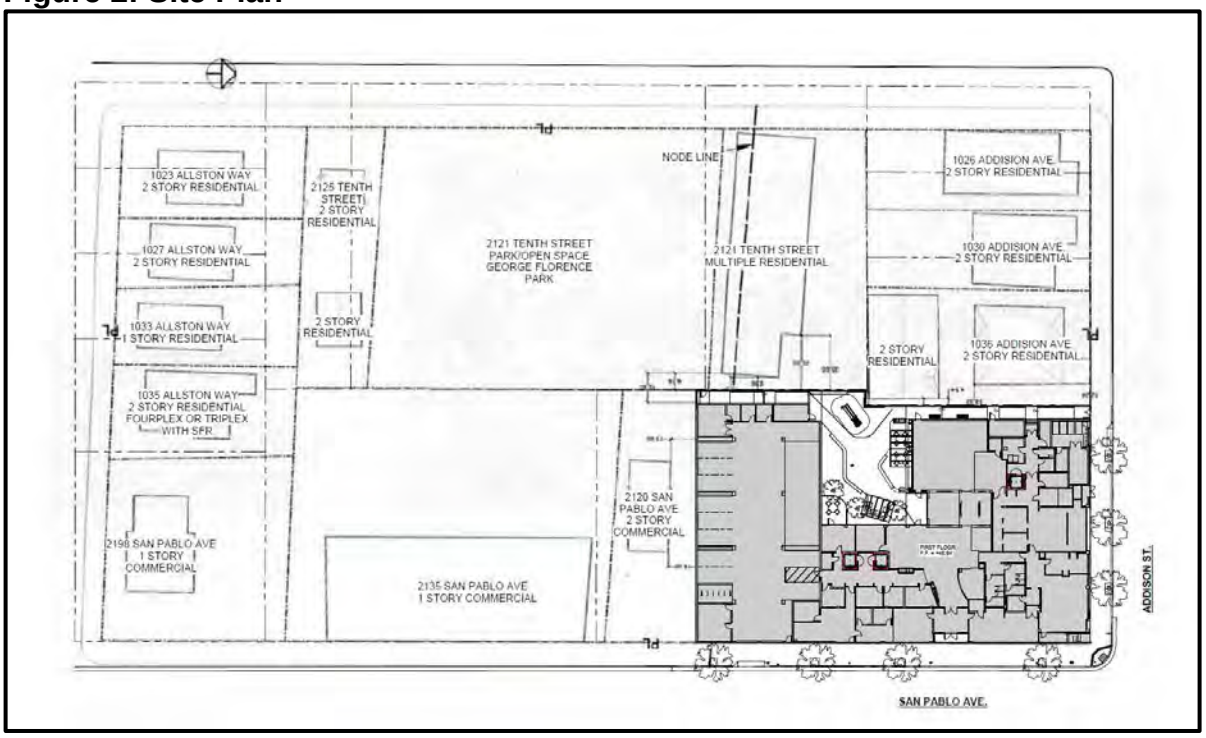
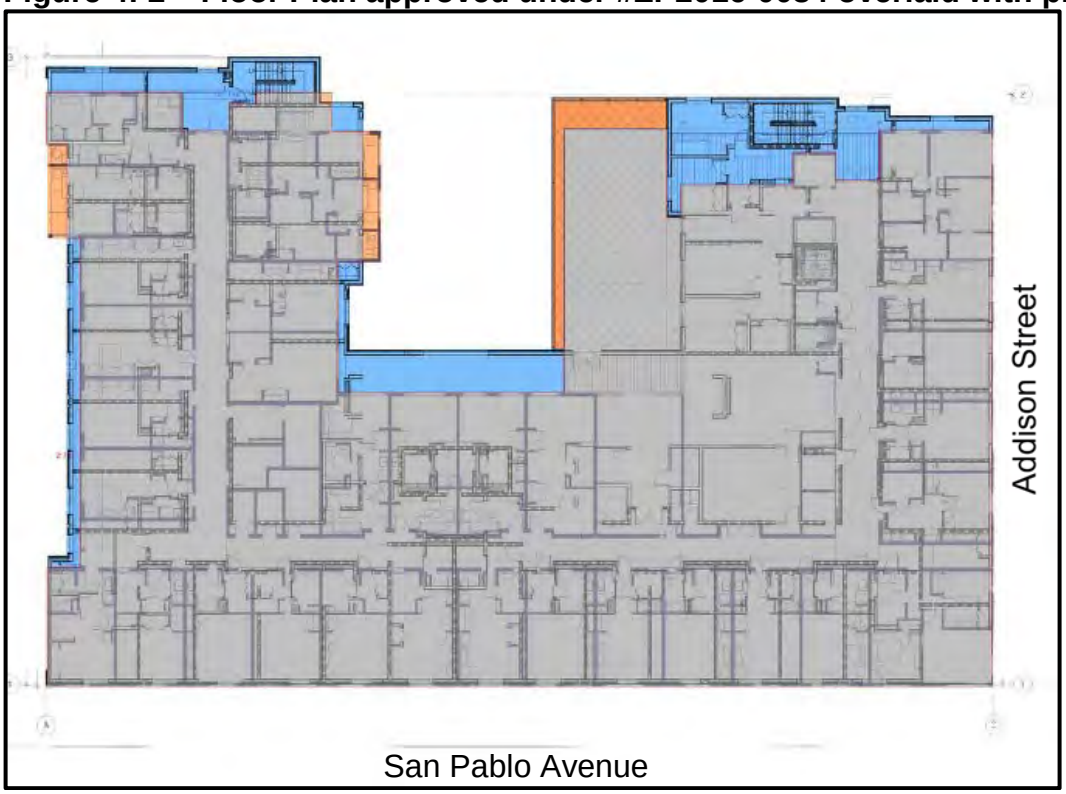


Figure 3: 1st Floor Plan approved under #ZP2016-0034 overlaid with proposed



Figure 4: 2nd Floor Plan approved under #ZP2016-0034 overlaid with proposed



PLAN AREA REMOVED FROM APPROVED PLANS PER USE PERMIT #ZP2016-0034

PLAN AREA ADDED TO APPROVED PLANS PER USE PERMIT MOD #ZP2018-0222

OVERLAY OF APPROVED PLAN AREA WITH MODIFIED PLAN AREA

Figure 5: 3rd Floor Plan approved under #ZP2016-0034 overlaid with proposed

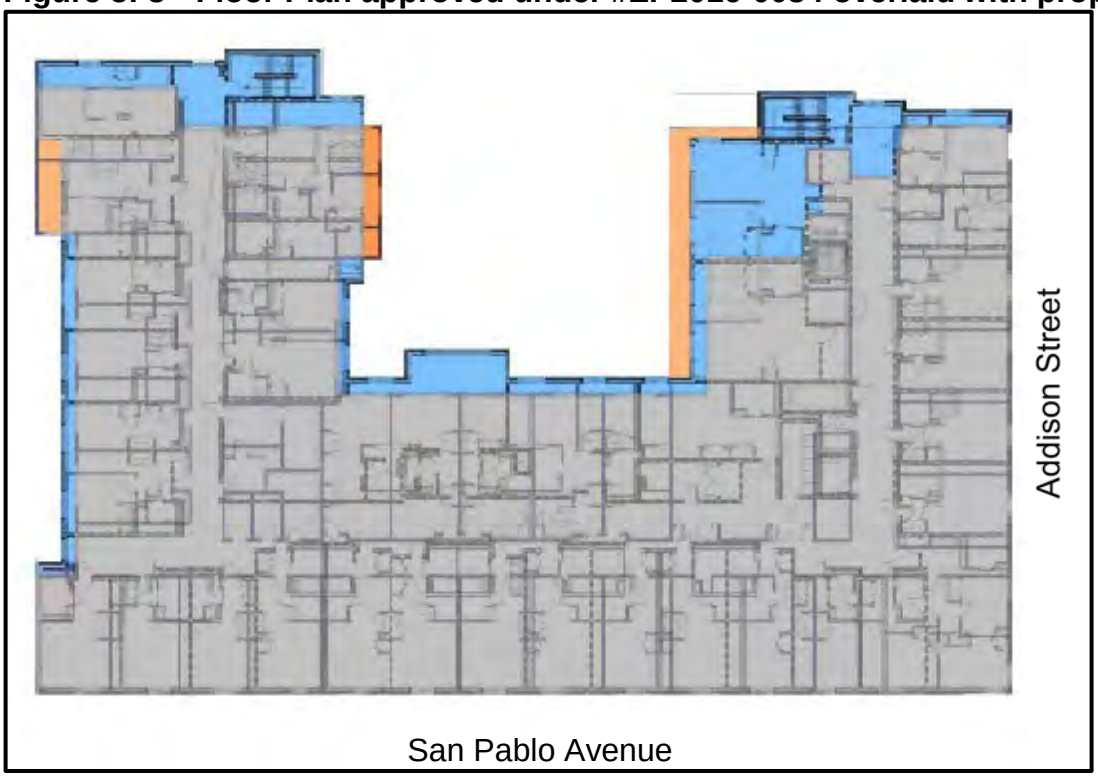
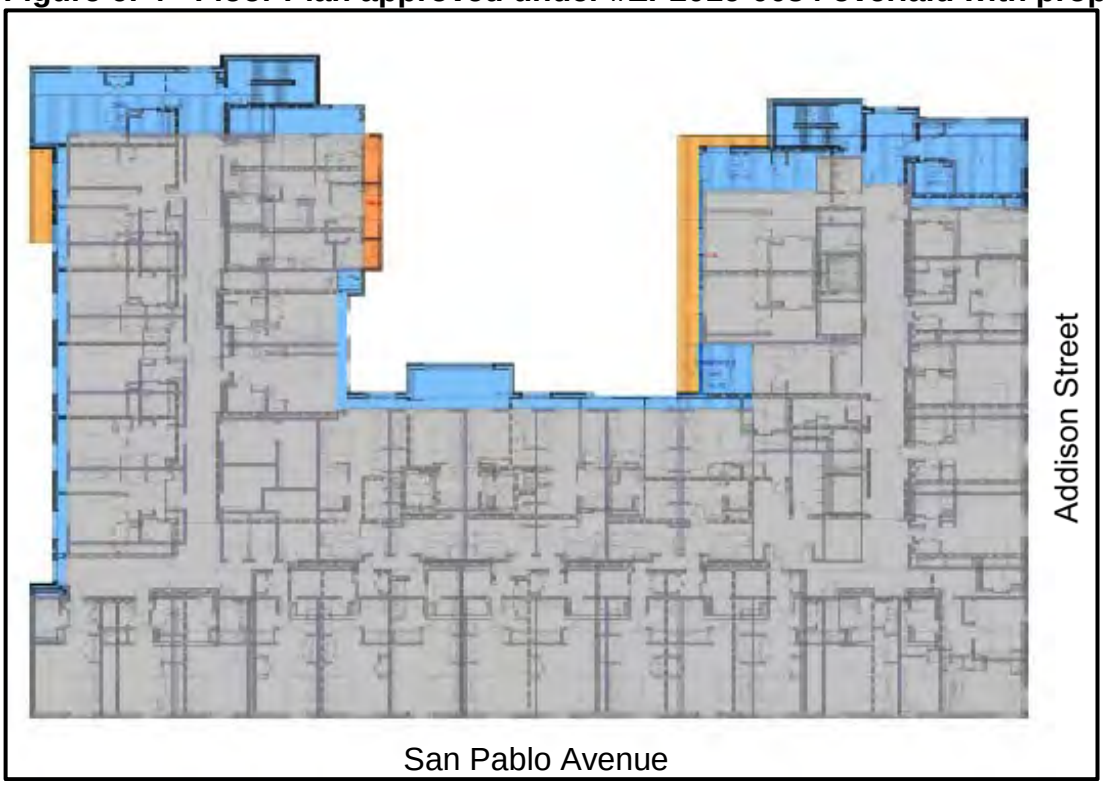


Figure 6: 4th Floor Plan approved under #ZP2016-0034 overlaid with proposed



PLAN AREA REMOVED FROM APPROVED PLANS PER USE PERMIT #ZP2016-0034

PLAN AREA ADDED TO APPROVED PLANS PER USE PERMIT MOD #ZP2018-0222

OVERLAY OF APPROVED PLAN AREA WITH MODIFIED PLAN AREA

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		U-Haul rental facility (currently vacant)	C-W	Avenue Commercial
Surrounding Properties	North	Grocery store; restaurants; single-family residential		
	South	Retail plumbing fixture store; automobile services; karate studio		
	East	U.S. Post Office; restaurant; retail household goods		
	West	Single Family and Multifamily Residential; George Florence Park	R-1A	Low Density Residential; Open Space

Table 2: Special Characteristics

Characteristic	Applies to Project?	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	Proposed project includes 3,369 square feet of commercial space, which is less than the 7,500 square feet requirement. Therefore, this project is not subject to these resolutions.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable Housing Mitigation Fee (AHMF) for rental housing projects (Per BMC 22.20.065)	No	As a Residential Care Facility for Elderly Persons operated under license from the California State Department of Social Services (SDSS), the project is exempt from Affordable Housing Mitigation Fee (AHMF) for rental housing projects.
Alcohol Sales/Service	Yes	A use permit to allow the incidental service of beer and wine was issued with the original use permit.
Creeks (BMC Section 17.08.050)	No	No open creek or culvert exists within 40 ft. of the site.
Green Building Score	Yes	The applicant submitted a GreenPoint checklist for the project. The minimum required points are 50 out of a possible 404 points. The project checklist indicates a score of 124 points.
Housing Accountability Act (Gov't Code Section 65589.5(j))	No	As a Residential Care Facility for Elderly Persons operated under license from the California State Department of Social Services (SDSS), the proposed project is not a "Housing Development Project"[1] as defined by Government Code. Thus, the City need not make special findings if it chose to deny the project or approve with reduced density.

[1] Per 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 nonresidential uses are limited to neighborhood commercial uses and to the first floor of buildings that are two or more stories. As used in this paragraph, "neighborhood commercial" means small-scale general or specialty stores that furnish goods and services primarily to residents of the neighborhood; and (C) Transitional housing or supportive housing.

Characteristic	Applies to Project?	Explanation
Historic Resources (per BMC Section 23C.08.050.C)	No	The original use permit and proposed modification involve demolition of two commercial buildings over 40 years old. A historic resources evaluation of the property was prepared by Mark Hulbert in September 2015 and concluded that the existing buildings do not meet the criteria for the California Register or a City of Berkeley Landmark. The demolition was referred to the Landmarks Preservation Commission (LPC) at their October 10, 2016 meeting. The LPC declined to initiate landmark proceedings.
Oak Trees	No	There are no oak trees on the property.
Public Art on Private Projects (Per BMC Chapter 23C.23)	Yes	The applicant proposes to install a publicly accessible art on the premise.
Rent Controlled Units	No	There are no rent controlled units on the property.
Seismic Hazards Mapping Act (Liquefaction, Fault-rupture, Landslide)	Yes	The project site is located within an area susceptible to liquefaction as shown on the State Seismic Hazard Zones map. As part of the original use permit application, the applicant submitted a geotechnical report, which determined that the soils encountered at or below the groundwater depth were clayey sands that could be susceptible to liquefaction during a major earthquake. The report identified the potential hazards of seismic shock and differential settlement, as is common for sites in the vicinity of the project. In addition, although expansive soils are present at the project site, the Geotechnical Investigation concluded that the use of standard engineering design and seismic safety techniques reduce the effects of the expansive soils to less than significant levels. Compliance with the mandatory building code structural specifications would result in result in a building that resists adverse effects related to expansive soils. The report included recommendations such as moisture conditioning the expansive soil and providing non-expansive fill material Implementation, which are required by the California Building Code and were also incorporated into conditions of approval, as part of the original Use Permit.
Soil/Groundwater Contamination	Yes	The project site is listed on the Cortese list and is located within the City's Environmental Management Area. During review of the original Use Permit application, the project underwent CEQA review and has a Final Negative Declaration indicating no potential significant environmental impacts resulting from the project. The project is subject to the City's Standard Conditions of Approval (COAs) for Toxics that requires preparation of a Soil and Groundwater Management Plan (SGMP) and additional COAs recommended by the California Department of Transportation (Caltrans) and the East Bay Municipal Utility District (EBMUD). See Section V.A for a discussion of project CEQA review.

Characteristic	Applies to Project?	Explanation
Transit Services	Yes	The project site is on the San Pablo Avenue transit corridor and is approximately 635 feet from the University Avenue transit corridor, which is served by AC Transit lines 51B, 800, FS and G. There are also bus stops within one block of the site that provide access to four different AC Transit bus routes (72, 72M, 72R and all-nighter 802).

Table 3: Project Chronology

Date	Action
February 7, 2018	Use Permit #ZP2016-0034 approved to allow the construction of a 4-story Residential Care Facility
November 26, 2018	Use Permit modification application submitted
December 21, 2018	Application deemed incomplete
January 17, 2019	Resubmittal
March 14, 2019	Application deemed complete
February 21, 2019	DRC hearing for #MODDRCP2019-0002
April 10 2019	Public hearing notices mailed/posted
April 25, 2019	ZAB hearing

Table 4: Development Standards

Standard BMC Section 23E.64.070		Existing	Approved (#ZP2016-0034)	Proposed	Permitted/ Required
Lot Area (sq. ft.)		26,670	26,670	26,670	n/a
Commercial Gross Floor Area (sq. ft.)		2,640	Restaurant: 1,535 Arts/Crafts: 681 Beauty Salon: 344 Wellness Club: 735 Flower Shop: 170 Total: 3,465	Restaurant: 1,410 Arts/Crafts: 715 Beauty Salon: 724 Wellness Club: 764 Flower Shop: 0 Total: 3,613	n/a
Residential Gross Floor Area (sq. ft.)		0	61,282	69,654	n/a
Gross Floor Area (sq. ft.)		2,640	64,002	73,267	80,010 max.
Floor Area Ratio		0.1	2.4	2.75	3 Max
Dwelling Units	Total	0	96	96	n/a
	Affordable	0	0	0	n/a
Building Height	Maximum	unknown	48’	50’	50’ max.
	Stories	1	4	4	4 max.
Building Setbacks	Front (north)	0’	0’	0’	0’ min. (abutting Addison)
	Rear (south)	0’	0’	0’	0’ min.
	Side (east)	85’	0’	0’	0’ min. (abutting San Pablo)
	Side (west)	0’	7’3”- 7’7”	7’0”-7’3”	5’ min. (abutting R-1)
Usable Open Space	Courtyard (podium level)	0	2,929 sq. ft.	3,125 sq. ft.	40 sq. ft. x 96 total units = 3,840 sq. ft.
	Deck (2nd – 4th floor)	0	3,047 sq. ft.	1,347 sq. ft.	
	Total	0	5,976 sq. ft.	4,472 sq. ft.	
Vehicle & Bicycle Parking	Vehicle	38 (for former U-Haul)	30 shared spaces (20 double stacked and 10 surface parking)	26 shared spaces (16 triple-stacked and 10 surface parking)	1 per 4 units [a] = 24 1 per 300 sq. ft. [b] = 5 1 per 500 sq. ft. [b] = 4 Total = 33
	Bicycle	0	12	12	1 per 2,000 sq. ft. of commercial = 2

[a] The total number of automobile parking spaces required may be reduced to 25% of what would otherwise be required pursuant to BMC Section 23E.64.080.G.
[b] For any mixed use building (residential and commercial), the Board may issue a Use Permit to modify the off-street parking requirements pursuant to BMC Section 23E.64.080.H.

II. Project Setting

A. Neighborhood/Area Description: The subject property is situated at the southwest corner of the intersection of San Pablo Avenue and Addison Street. The majority of the project site falls within a C-W Designated Node[2]. As such, the ground-floor of buildings in designated nodes shall only be used for pedestrian oriented uses[3]. Surrounding land uses are listed in Table 1 above. Surrounding building heights are typically one and two stories (see Figure 2).

B. Site Conditions: The subject property is roughly rectangular and contains two, vacant single-story commercial buildings. The most recent land use was a retail commercial truck rental facility (U-Haul). There were 38 designated parking spaces used for customer and equipment parking.

III. Project Description

In December 2017, the ZAB approved Use Permit #ZP2016-0034, which allowed the demolition of the existing commercial buildings and the construction of a new 4-story mixed-use building containing a 96-unit Residential Care Facility (RCF) with 3,465 sq. ft. of combined ground floor commercial space for a restaurant, flower shop, personal household and club/wellness center uses, and grade level parking for 30 vehicles as well as 12 bicycle spaces.

The applicant has requested the following modifications to the approved project plans:

- Modify the interior layout of the building to meet programming needs of the RCF and support the health and safety of the residents;
- Relocate the resident's cafeteria (previously along Addison Street) to be closer to the center courtyard area and move the kitchen and restaurant to this north façade, facing Addison Street;
- Add 205 sq. ft. of usable open space to the ground floor courtyard area, reduce the size of the 2nd floor deck, and eliminate proposed decks on the 3rd and 4th floors, thereby reducing the approved usable open space from 5,976 sq. ft. to 4,431 sq. ft. and increasing the residential gross floor area of the RCF;
- Eliminate the upper level decks on the southwest and northwest corners of the building to create additional interior space for the RCF, resulting in a minor reduction of the side yard setback to the west (7'0"-7'3" proposed along this façade, where 7'3"- 7'7" was previously approved);
- Eliminate the recessed arcade along San Pablo Avenue due to ongoing maintenance concerns and move the proposed ground floor commercial uses

[2] Per 23E.64.040.C.3, this node is defined as University and San Pablo Node, to include "all lots with frontage on San Pablo Avenue between Hearst Street and (on the east side of San Pablo Avenue) Cowper Street (and the continued centerline of Cowper Street on the west side of San Pablo Avenue). Also including all lots on University Avenue between 9th Street and the eastern edge of the C-W District."

[3] Allowed uses include retail sales, personal/household services, banks, food and alcohol service, lodging, entertainment and assembly uses, gasoline/automobile fuel stations, enclosed auto repair uses, new car dealers, enclosed used car dealers and required access to and lobbies serving upper-story uses.

closer to the right-of-way, resulting in an additional 148 sq. ft. of commercial gross floor area on the ground floor;
- Reduce the number of off-street parking spaces provided from 30 to 26; and
- Increase the overall height of the building by 2'.

IV. Community Discussion

A. Neighbor/Community Concerns: Prior to submitting this application to the city, the applicant invited interested neighborhood organizations as well as owners and occupants within 300 feet of the project to a project preview meeting. The meeting was held on November 20, 2018, and attended by 8 people (meeting minutes are included as Attachment 3). Later, a pre-application poster was erected by the applicant in November 2018. On April 10, 2019, the City mailed 181 public hearing notices to property owners and occupants, and to interested neighborhood organizations and the City posted notices within the neighborhood in three locations. At the time of this writing, staff has not received any communications regarding the project.

B. Committee Review: The Design Review Committee conducted a Preliminary Design Review Modification (#MODDRCP2019-0002) of the application at its February 21, 2019, meeting and forwarded a favorable recommendation to the ZAB on a 5-0-1-1 vote. This recommendation was conditioned to require the following:

- *Brick should wrap corners further, at both the northwest and the southeast corners. Unresolved as proposed; DRC will review at FDR.*
- *Provide more variation in the brick panels and the windows, so that the design is not so static.*
- *Design should capture the spirit of the previous approval, including a more substantial cornice, more depth in the brick panels, and more glazing where possible.*
- *Glazing into kitchen should remain clear.*
- *Provide a better connection from the 2nd floor activity room to the deck and more glazing on that wall.*

The DRC also recommends that the applicant consider the following changes:

- *Thin brick proposed does not create much shadow. More recess is recommended.*
- *DRC will review the color palette at FDR.*
- *Both San Pablo and Addison facades are too flat and too static.*
- *There should be more depth and variety in the façade design.*
- *Upper level may be too dark.*
- *Recommend providing more transparency through the building so that the courtyard space can be seen from San Pablo.*
- *Further develop landscape plan for more privacy at the west edge of the deck.*
- *Strongly recommend against vinyl windows.*

- *Recommend that the applicant present more specific sustainability measures in the building design both to ZAB, and to DRC at FDR: Committee encourages a higher Green Point rating.*
- *BBQ grill appears to be too close to the property line.*

The DRC's meeting summary is provided as Attachment 5 to this staff report, and revised renderings in response to DRC's recommendation is provided as Attachment 6.

V. Issues and Analysis

A. Environmental Review: Pursuant to the California Environmental Quality Act (CEQA), an Initial Study- Negative Declaration (IS-ND) was prepared with the original Use Permit application, to inform the ZAB and the general public of potential impacts of the project on the environment. The IS-ND found that the project would not result in potentially significant impacts to any of the environmental factors evaluated in the Initial Study.

The Notice of Intent (NOI) to adopt the IS-ND was published on October 12, 2017, and was mailed to adjoining property owners and occupants, and to interested neighborhood organizations. In addition, the applicant filed the NOI with the Alameda County Clerk-Recorder and the Draft Initial Study and Negative Declaration (IS-ND) was submitted with the State Clearinghouse (SCH # 2017102037) for distribution to interested state and regional agencies, and posted on the City's website. The public comment period began on October 12, 2017 and closed on November 13, 2017.

The Initial Study found that with incorporation of the City's standard conditions of approval, impacts on the environment from the proposed project were less than significant. A Final Negative Declaration and Response to Comments was issued on December 7, 2017.

The proposed modification would result in negligible changes to the approved project, and therefore no additional CEQA review was required for this application.

A. Consistency with C-W Findings: Approval of proposed modifications is subject to the following:

(1) Consistency with Purposes: Staff reviewed the district purposes to find the following were applicable to the modifications for the reasons stated below.

- Purpose A – "Implement the West Berkeley Plan's designation of a Commercial District." The modification furthers this purpose because it would replace two vacant commercial buildings with a mixed-use building that would provide ground floor commercial area and 96 units for a Residential Care Facility units for seniors in a location planned for mixed-use development along San Pablo Avenue, bringing more activity to the street.
- Purpose G - "Increase the opportunities for development of housing in commercial areas to support local retailing and use of transit lines and opportunities for mixed-use projects combining pedestrian-oriented

neighborhood-serving uses with mixed income housing in locations abutting residential districts." The modification is consistent with this purpose because it is a mixed-use project that would support local retailing by adding 96 units for seniors at a site that is well served by public transit, as well as commercial uses including a restaurant, beauty salon, arts and crafts space and a wellness center, open to residents of the RCC as well as to the public. As a mixed-use project fronting San Pablo Avenue, the modifications would realize the City's plans for redeveloping underutilized sites in a way that would increase the quality of the built environment and provide new housing and commercial opportunities. The increased population, new street level commercial uses, and increased street activity will assist to extend the attractiveness and vitality of the San Pablo Avenue.

- Purpose H – "Encourage appropriately intense development in underutilized portions of commercial streets." The modification is consistent with this purpose in that it would intensify an underutilized site with a building and uses that would maximize the site's development potential as demonstrated in Table 4.
- Purpose I - "Promote development compatible with adjacent commercial, residential and industrial areas." The project is consistent with this purpose because it would not conflict with the adjoining commercial and residential buildings and uses. The project abuts residential uses to the west and commercial uses to the north and south, and confronts other commercial uses to the east along San Pablo Avenue.

(2) Compatibility with surrounded uses and buildings: In 2017, when the original Use Permit was approved, the ZAB found that while the proposed 4-story building would be markedly greater in height and volume than existing low-rise neighborhood along this area of San Pablo Avenue, the new mixed-use building with 4 stories along San Pablo Avenue frontage would strengthen the "streetwall" of buildings along the corridor. Staff believes that with the proposed modifications, the building will continue to be consistent with the scale of the surrounding neighborhood and increasing development intensity along San Pablo Avenue. Additionally, the DRC reviewed the modified building design and recommends the ZAB approve the modifications with conditions.

(3) Supportive of an increase in the continuity of retail and service facilities: When the original Use Permit was approved, the ZAB found that the project would enhance the pedestrian experience and commercial activity in the area by creating approximately 3,465 sq. ft. of commercial space on the ground floor, and the new care facility would bring employees and visitors to the San Pablo Avenue corridor. The modifications include reconfiguring the building's interior layout and adding residential and commercial gross floor area to meet programming needs of the Residential Care Facility. The modifications to the ground floor include enlarging the commercial ground floor uses, including the arts and crafts studio, beauty salon, and wellness center, and slightly decreasing the size of the restaurant space (see Table 4 above). The design on both street frontages has been modified to more closely align with the RCF program and to have a positive effect on the

sidewalk and pedestrian experience. On San Pablo Avenue, the previous recessed arcade has been eliminated due to on-going maintenance concerns, but the proposed uses behind the storefront glass would now be closer and more visible from the sidewalk, thereby further enhancing the pedestrian experience. On Addison, the resident's cafeteria has been relocated adjacent to the center courtyard space and the kitchen has been moved to this façade with some glazing for added interest. Staff believes these modifications would continue to enhance the pedestrian experience and commercial activity in the area by providing a variety of commercial/retail uses.

(4) Provides an intensity of development: When the original Use Permit was approved, the ZAB found that the project would replace an underutilized, auto-oriented commercial site and increase the population, bringing more activity to the street and sidewalk in the node. The proposed modifications would increase the residential and commercial gross floor area and would provide the same number of RCF units. For these reasons, staff believes that the modifications would continue to provide an intensity of development that does not underutilize the property.

(5) Meet applicable performance standards for off-site impacts: Typical off-site impacts include noise, glare, dust, or vibration. None are expected from the proposed modifications. Short-term construction related impacts were addressed by standard conditions of approval as set forth in the Findings and Conditions, as approved under Use Permit #ZP2016-0034, and are included in the Findings and Conditions of this permit (see Attachment 1).

(6) Not exceed the amount and intensity of use that can be served by available traffic capacity and potential parking supply: When the original Use Permit was approved, the ZAB found that there would be no significant transportation impacts and no off-site traffic or transportation mitigations were required, and found that the applicant's request for a parking reduction to provide 30 off-street spaces (24 residential and 6 commercial), where 33[4] was required, would not lead to an undue shortage of auto parking spaces and that it can be reasonably expected that there will be demand for the bicycle/motorcycle parking spaces. As part of the modification the applicant requests to provide 26 spaces (22 residential and 4 commercial). As part of their modification application, the applicants submitted a revised Traffic Impact Analysis (TIA), prepared by Fehr & Peers, which evaluated the proposed modified project's estimated parking demand. The modification's request to further reduce the number of off-street parking spaces provided is discussed in Section C below.

(7) Development in a Node: The modification proposes to enlarge ground floor commercial uses approved under Use Permit #ZP2016-0034 (see Table 4), and therefore, staff believes the modification would continue to support development of a strong retail commercial, pedestrian oriented environment at this node location.

[4] The total number of automobile parking spaces required may be reduced to 25% of what would otherwise be required pursuant to BMC Section 23E.64.080.G.

B. Non-commercial use in the Node: In 2017, when the original Use Permit was approved, the ZAB approved a request for an Administrative Use Permit, pursuant to BMC Section 23E.64.030.C, for uses not listed that are compatible with the purposes of the C-W District. These uses deemed compatible include a 735 sq. ft. club/physical therapy room that is open to the public as well as residents, a 3,165 sq. ft. cafeteria, and an approximately 1,500 sq. ft. kitchen/storage area to support the cafeteria use. The modification would slightly increase the size of the club/physical therapy to 764 sq. ft., relocate the resident's cafeteria to the center courtyard space and slightly decrease the gross floor area of the main dining area (from 3,165 sq. ft. to 2,571 sq. ft.), but would provide a private dining room for residents. In addition, the modification proposes to relocate the kitchen to face Addison Street to the north. The DRC added a condition that the glazing on the kitchen windows shall remain clear to add visual interest to Addison Street (see Attachment 1; Condition of Approval #95). Staff believes the modifications would continue to further the purpose of the Node designation, create an active urban streetscape, and further activate the ground floor by increasing the activity along the street frontages.

C. Parking Reduction: The C-W District requires 96 vehicle spaces for the 96 residential care units (at 1 vehicle space per unit); five spaces for the restaurant use (at 1 vehicle space per 300 square feet); and four spaces for the proposed beauty salon, arts and crafts and wellness center/club (at 1 vehicle space per 500 square feet), for a total of 105 parking spaces.

In 2017, consistent with Section 23E.64.080.G of the BMC, the ZAB approved a Use Permit to reduce off-street parking for the care facility units where the occupancy would be exclusively for persons over the age of 62 years by 75 percent (24 spaces instead of 96). The ZAB also approved a Use Permit, pursuant to BMC Section 23E64.080.H, to modify the off-street parking requirements for the commercial uses (to reduce parking requirements from nine to six spaces), for a total of 30 off-street spaces (see Table 4 above).

This modification application requests to reduce the number of off-street parking spaces (to provide 26, where 30 was previously approved). The applicant's request for a modification to the parking reduction is detailed in Table 5 below.

Table 5: Parking Development Standards

Standard BMC Section 23E.64.080		Approved (#ZP2016-0034)	Proposed	Permitted/Required
Residential		24 spaces	22 spaces	1/unit = 96 spaces
Restaurant Arts and Crafts Beauty Salon Flower Shop Wellness Center/Club		6 spaces (waiver of 3 spaces)	4 spaces (waiver of 5 spaces)	1/300 sq. ft. = 5 spaces 1/500 sq. ft. = 4 spaces Total = 9 spaces
Total		**30 spaces**	**26 spaces**	**105 spaces (no waivers)**
Bicycle	Residential	0	0	n/a
	Commercial	12	12	1/2,000 sq. ft. = 2 spaces

As part of the request for a modification to the parking reduction, the applicant submitted an updated Transportation Impact Analysis (TIA), prepared by Fehr & Peers, which evaluated the modified project's estimated parking demand.[5] The updated TIA, reviewed and approved by the City's Traffic Engineer, estimates the parking demand using two sources: Estimates based on the Institute of Traffic Engineers (ITE) trip generation and on-site survey of the project area (within three blocks of the project area).

ITE Estimates: The parking demand based on the ITE trip generation rate resulted in a parking demand of 40 spaces. With this calculation the modified project would have a shortfall of 14 spaces.

Parking Survey: Fehr & Peers assessed on-street parking availability in the project area on multiple weekdays during November 2015, July 2016, and August 2016 at 12:00 PM, 2:00 PM, 6:30 PM, 9:00 PM, and 11:00 PM. The total parking supply in the study area is estimated at about 700 spaces and is generally unrestricted along the residential streets and metered along San Pablo and University Avenues. The block-by-block survey found that during the afternoon hours (12:00 p.m. to 6:00 p.m.), there are 227 spaces that are unoccupied and available. During the evening hours (6:00 p.m. to 11:00 p.m.), there are 254 spaces that are unoccupied and available.

Therefore, although the project's parking demand is estimated to exceed off-street spaces provided by the project, on-ground surveys show that this shortfall could be accommodated by available on-street parking without any detriment to the neighborhood. As on-street parking occupancy was less than 67 percent during all studied times of day, and considering the additional two on-street spaces that would be added by the project on San Pablo Avenue and Addison Street due to removal of existing curb cuts, lack of parking is not anticipated.

In 2017, when the ZAB reviewed the original Use Permit application, they considered additional project features that would further mitigate the project's potential parking

[5] Updated TIA for 2100 San Pablo Use Permit Modification, received March 12, 2019

impact. These project features were incorporated into a Transportation Demand Management plan (see COA #64) of the approved Use Permit.

Given the project's design as a senior care facility, car ownership for residents of the project would be expected below a typical residential project. In addition, the project provides an abundance of bicycle parking, is in a transit rich area, is in proximity to goods and services, and residents are ineligible for RPPs; these factors would contribute to lessen the parking demand on the neighborhood's parking supply. Thus, staff believes that the ZAB can make the findings necessary to approve this modification for a reduction in parking.

D. Sun/Shadow Impacts: The approved 4-story building would cast new shadows on the abutting residential developments to the west (along Tenth Street) and to the north (along Addison Street). However, new shadows were found to be non-detrimental, as the moderate increase in shading on these nearby properties is consistent with the urban in-fill context of the project area. The modification proposes a building height of 50', where 48' was approved with the original use permit. This increase in height does not exceed the maximum allowable height of the district (see Table 4 above) and is consistent with the height of recent development along San Pablo Avenue. As mentioned in Section III above, the modification would eliminate the upper level decks on the southwest and northwest corners of the building to create additional interior space for the RCF, resulting in a minor reduction of the side yard setback to the west (7'0"-7'3" proposed, where 7'3"-7'7" was previously approved). To document the potential shadow impacts created by this additional massing and height, the applicant submitted revised shadow studies as part of this application (see Attachment 2).

The revised shadow studies show that the same abutting residential developments to the west (along Tenth Street) and to the north (along Addison Street) that would be impacted by the approved building, would be impacted by the modified building during the same times throughout the year, and therefore, staff believes the shading created by the modified building is reasonable and non-detrimental to the surrounding residential neighboring dwellings.

B. 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 LU-27 – Avenue Commercial Areas: Maintain and improve Avenue Commercial areas, such as University, San Pablo, Telegraph, and South Shattuck,*

as pedestrian-friendly, visually attractive areas of pedestrian scale and ensure that Avenue areas fully serve neighborhood needs as well as a broader spectrum of needs.

4. *Policy UD-16–Context: The design and scale of new or remodeled buildings should respect the built environment in the area, particularly where the character of the built environment is largely defined by an aggregation of historically and architecturally significant buildings.*

5. *Policy UD-17-Design Elements: In relating a new design to the surrounding area, the factors to consider should include height, massing, materials, color, and detailing or ornament.*

6. *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.*

   Staff Analysis: Similar to the approved project, the modified project is an infill development project that would replace an underutilized site with 96 residential care facility units and 3,613 square feet of commercial use, thus increasing the population and bringing more activity to the street and sidewalk within this node. The increased population and new street level retail will all help to extend the attractiveness and vitality of the node area and would further goals of revitalizing West Berkeley by introducing new housing and commercial activities in the area.

   In addition, the modified project is consistent with the applicable zoning standards for the C-W Zoning District, with the exception of the parking. A modification to the parking reduction has been requested, and staff believes that this reduction can be supported under BMC Section 23E.64.080.G. The architectural style, as well as the materials and colors proposed for the building, are consistent with the character of existing buildings in the neighborhood, and the DRC's positive recommendation regarding the design demonstrates that the project is compatible with the adjacent commercial and residential development.

7. *Policy UD-31 Views: Construction should avoid blocking significant views, especially ones toward the Bay, the hills, and significant landmarks such as the Campanile, Golden Gate Bridge, and Alcatraz Island. Whenever possible, new buildings should enhance a vista or punctuate or clarify the urban pattern.*

   Staff Analysis: Due to the relatively flat slope of this neighborhood and its low elevation above sea level, the project would not obstruct or significantly reduce any prominent views of surrounding neighbors. Prominent views are generally considered to be views such as the East Bay Hills, Golden Gate or Bay Bridges, the Downtown San Francisco skyline, the bay, and Treasure Island. Although the project could further obstruct views of the East Bay Hills or Golden Gate or Bay

Bridges from nearby two-story structures, such views are already partially obstructed and would not be substantially degraded.

8. *Policy UD-32–Shadows: New buildings should be designed to minimize impacts on solar access and minimize detrimental shadows.*

   Staff Analysis: While the modification would eliminate deck areas and create additional massing along the west façade, the revised shadow studies document that the same residential buildings to the west and north that would be affected by the approved building, would be affected by the modified building. The increased shading would not be detrimental to adjacent residential dwellings as discussed Section V.F above.

9. *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.)*

10. *Policy UD-33–Sustainable Design: Promote environmentally sensitive and sustainable design in new buildings.*

    Staff Analysis: The applicant has completed the Green Point Rated checklist in an effort to demonstrate the "green" building features that have been incorporated into the project. As noted in Section IV.B above, the Design Review Committee reviewed the modification in February 2019 and recommended "the applicant present more specific sustainability measures in the building design both to ZAB, and to DRC at FDR: Committee encourages a higher Green Point rating." The applicant is still evaluating the sustainability measures in question and at time of writing this report, the applicant has not submitted more specific sustainability measures. The proposed project would score 124 points, where the minimum score is 50 and the maximum score is 404 points. The project scored highest in the Indoor Air Quality/Health (47.5 points out of 69) and Community (22 points out of 46) categories. Staff believes that the proposed project encourages compliance with "green" building standards.

E. West Berkeley Area Plan Consistency: The West Berkeley Area Plan, adopted in 1993, also contains several policies applicable to the project, including the following:

1. Urban Design Goal 1: Preserve and enhance the vital commercial corridors, particularly San Pablo and University Ave., with intensification and mixed-use development at key intersections or "nodes".

   Staff Analysis: The modified project would add a new multi-story mixed-use development along San Pablo Avenue replacing one-story commercial buildings and enhancing increased economic activity in the West Berkeley area, along San Pablo Avenue.

2. Urban Design Goal 3: Visually improve entry corridors into West Berkeley, so as to create a positive image as one enters Berkeley.

Staff Analysis: The modified project would replace the existing auto-oriented building and uses with a new mixed use, commercial/residential building with four stories along the San Pablo Avenue frontage, strengthening the "streetwall" of buildings along the corridor, as encouraged in Policy 3.2 of this Goal. The building would be placed along the front property line, as suggested in Policy 3.2, in order to strengthen the urban character of the street, and parking would be screened from view.

3. Urban Design Goal 4: Development in locations where there is a juxtaposition of uses and building scales – particularly where concentrations of residential uses are adjacent to more intense uses – should be sensitive to the character of both the less intense and more intense uses.

   Staff Analysis: See Response V.C. above.

VI. 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:

A. APPROVE Use Permit #ZP2018-0222 pursuant to Section 23B.32.030 and subject to the attached Findings and Conditions (see Attachment 1).

Attachments:

1. Findings and Conditions
2. Project Plans, received February 11, 2019
3. Neighbor Pre-Application Meeting Notes
4. Notice of Public Hearing
5. DRC Summary of February 21, 2019 meeting
6. Revised Renderings in response to DRC's recommendation, received April 17, 2019

Staff Planner: Alison Lenci, alenci@cityofberkeley.info, (510) 981-7544

FINDINGS AND CONDITIONS
APRIL 25, 2019

2100 San Pablo Avenue

Use Permit Modification #ZP2018-0222 to modify approved Use Permit #ZP2016-0034, which allowed the construction of a 4-story mixed-use building containing a 96-unit Residential Care Facility, by reducing the number of off-street parking spaces from 30 spaces to 26 spaces, adding 9,265 sq. ft. of new gross floor area, and modifying the interior layout of the commercial and residential uses of the approved Residential Care Facility.

PERMITS REQUIRED

- Use Permit, under BMC Section 23B.56.020, to modify an approved use permit.

I. CEQA FINDINGS

An Initial Study-Negative Declaration (IS-ND) was prepared with the original Use Permit application; the IS-ND found that the project would not result in potentially significant impacts to any of the environmental factors evaluated in the Initial Study. The Notice of Intent (NOI) to adopt an IS-ND and the IS-ND were published on October 12, 2017, and the public review period ended at 5 p.m. on November 13, 2017. The Draft IS-ND was with the Alameda County Clerk and was submitted to the State Clearinghouse (SCH # 2017102037) for distribution to interested state and regional agencies. A Final Negative Declaration and Response to Comments was issued on December 7, 2017. The Zoning Adjustments Board considered the proposed Negative Declaration together with comments received during the public review process, and on February 7, 2018, found, on the basis of the whole record before it, that: (1) no potentially significant effects were identified that could not be addressed by the City's standard conditions of approval which will avoid or reduce the effects to a point where clearly no significant effects will occur, (2) there is no substantial evidence the project will have a significant effect on the environment, and (3) the negative declaration reflects the lead agency's independent judgment and analysis.

The proposed modification would result in negligible changes to the approved project, and therefore no additional CEQA review was required for this application

II. FINDINGS FOR APPROVAL

This permit modifies Use Permit #ZP2016-0034. Revisions to the findings and conditions necessary to address the modified project are shown with strikeouts (~~strikeout~~) for deleted text and underlines (underline) for added text.

1. As required by Section 23B.32.040.A of the Zoning Ordinance, the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:

- The proposed project is an infill development project that will add 96 residential care facility units and ~~3,465~~ 3,613 square feet of commercial use in a location that is planned for mixed-use development. The project will replace an underutilized, auto-oriented commercial site and increase the population, bringing more activity to the street and sidewalk within this node. Furthermore, the project is designed to conform with the applicable zoning requirements and development standards that apply to the project site;

- The project is consistent with, and supports implementation of, relevant policies set out in the adopted West Berkeley Plan in that it will, a) further enhance the San Pablo Avenue commercial corridor with intensification and mixed-use development, b) visually improve the San Pablo Avenue by replacing a low-rise and underutilized structure with a new mixed use building with 4 stories along the San Pablo Avenue frontage, strengthening the "streetwall" of buildings along the corridor, c) enhance the pedestrian experience and commercial activity in the area by creating approximately ~~3,465~~ 3,613 square feet of commercial space on the ground floor, d) add new care facility which will bring employees and visitors to the San Pablo Avenue corridor, adjacent to public transit services and, thereby, contributing to the further implementation of the West Berkeley Plan;

- The project will not exceed the amount and intensity of use that can be served by available traffic capacity and potential parking supply. The parking survey and traffic impact analysis prepared for the project complies with the City of Berkeley Guidelines for Development of Traffic Impact Report and the Caltrans Guide for the Preparation of Traffic Impact Studies. The traffic report estimated that the proposed project would generate 27 AM peak hour vehicle trips and 31 PM peak hour trips. Based on this study, and the City's threshold of significance, this level of additional traffic is not expected to be noticeable to nearby residents and motorists, and would not significantly impact nearby intersections. In addition, the project is required to provide 33 off-street parking spaces and it will provide ~~30~~ 26 spaces. This shortfall in parking can be met by the availability of on-street parking.

- The shadow studies submitted as part of the application illustrate studies the proposed four-story 50-foot ~~48-foot~~ building will increase shadows on adjacent properties when compared to shadows cast by the existing single story structures currently present on the lot. The abutting residential developments to the west (along Tenth Street) and to the north (along Addison Street) will experience new shading while the confronting commercial properties to the east (along San Pablo Avenue) will experience limited shading due to the proposed massing;

  Although shadow impacts from the project are expected to affect direct sunlight on certain residential windows, these areas will still experience indirect lighting during these hours, as well as have direct light from other windows. At no time of year will the proposed project cause adjacent properties to lose access to direct sunlight from all the windows at any time of the year. Such shading impacts are to be expected in an urbanized area along a major corridor;

- Within Berkeley, the majority of San Pablo Avenue, including the subject site area, is developed with one- to three-story flat-roof buildings, interspersed with surface parking lots. The subject site abuts the Limited Two-Family Residential (R-1A) district directly to the west and the Multiple Family Residential (R-3) District to the northwest; an area characterized by smaller, one- to three-story single- and multi-family dwellings. The proposed four-story, 83,207 ~~75,064~~ square-foot building will, therefore, be markedly greater in height and volume than surrounding development. More recent construction, however, contributes greater heights (four-and five-stories) along the length of the San Pablo Avenue corridor, including the four- and five-story buildings located at 1800, 2577, 2700 and 3015 San Pablo Avenue. Additional submitted and entitled projects that have not yet been constructed, will further contribute to this more intense development pattern. These projects include the four- and five-story buildings at 1201, 1500, 2720, 2747, 2748, and 3020 San Pablo Avenue. The project's proposed massing, therefore, will be consistent with recent development and contributes to the continued evolution of the corridor;

- The project will provide housing exclusively for persons over the age of 62 years and is therefore eligible for a parking reduction to 25 percent of that which would have been required. The project site is within approximately one-half block of a number of AC Transit stops, including the 72 Rapid line, and one block from the University Avenue transit corridor. There are also bus stops within one block of the site that provide access to eight different AC Transit bus routes including two Transbay routes (Route FS and G), and two all-nighter routes (Route 800 and 802), as well as connections to intercity express routes (lines 51B, 72, 72M, and 72R). Given that the project site is well served by public transit, the amount of parking provided is adequate for the project where the residences are unlikely to drive or own vehicles. In addition the amount of parking provided in a mechanical parking system for employees of the care facility can be reduced so that all parking spaces provided for the commercial uses are provided through surface parking. Finally, the employees of the proposed care facility as well as the commercial units, should be able to utilize the nearby public transit services; and,

- The project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project would 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.

III. REQUIRED C-W FINDINGS FOR APPROVAL

1. Pursuant to Berkeley Municipal Code Section 23E.64.090.B.1, the City finds that the Zoning Adjustments Board finds that the project will be compatible with the purposes of the of the C-W West Berkeley Zoning District, as follows:

- The project is consistent with C-W Purpose A because it is a mixed-use project that will provide variety commercial use on the ground floor and in a location planned for mixed-use development. The project will replace a vacant automobile service station lot with new retail space on Pablo Avenue, bringing more activity to the street and sidewalk along this node corridor;

- The project is consistent with Purpose G because it is a mixed-use project that will support local retailing by adding employees and visitors of the care facility to an area that is well served by public transit. As a mixed-use project fronting San Pablo Avenue, the project will realize the City's plans for redeveloping underutilized sites in a way that will increase the quality of the built-in environment and provide new housing and commercial opportunities. The increased population, new street level retail and increased street activity will assist to extend the attractiveness and vitality of San Pablo Avenue; and,

- The project is consistent with Purpose H of the C-W Zoning District, which calls for appropriately intense development in underutilized portions of commercial streets, in that it will replace a vacant automobile service station lot with a 4-story mixed use building providing 96 dwellings and ~~3,369~~ 3,613 square feet of commercial space.

2. Pursuant to Berkeley Municipal Code Section 23E.64.090.B.2, the City finds that the project is compatible with surrounding uses and buildings, because the project will not conflict with the operations in adjoining commercial buildings, and will provide potential customers for some of these uses and for other commercial operation in the area. In addition, the project has been designed to minimize potential conflicts with the adjoining residential lots as discussed in Finding II.1.

3. Pursuant to Berkeley Municipal Code Section 23E.64.090.B.3, the City finds that the project is consistent with the adopted West Berkeley Plan because it will enhance the San Pablo Avenue commercial corridor by providing commercial storefronts along San Pablo Avenue. Furthermore, with intensification through mixed-use development, the project is responsive to the West Berkeley Plan's creation of a more intensive Node at the project site. The project will also visually improve this stretch of San Pablo Avenue by replacing a low-rise auto oriented commercial structure and associated surface parking with a new mixed-use building of six stories along the San Pablo Avenue frontage, strengthening the "streetwall" of buildings along the corridor.

4. Pursuant to Berkeley Municipal Code Section 23E.64.090.B.4, the City finds that the project will be supportive of an increase in the continuity of retail and service facilities at the ground level because the project will provide storefront spaces for retail or service uses replacing a vacant automobile service station with large surface parking lot, thereby enhancing the existing and evolving urban fabric of San Pablo Avenue.

5. Pursuant to Berkeley Municipal Code Section 23E.64.090.B.5, the City finds that the project will be of an intensity of development that does not underutilize the property.

6. Pursuant to Berkeley Municipal Code Section 23E.64.090.B.6, the City finds that the project will meet applicable performance standards for off-site impacts in that its occupancy and use will not generate noise, glare, dust, vibration, or hazardous materials, etc. because, as a mixed-use development, it will not involve any manufacturing or industrial activities with the potential to generate off-site impacts typically involving regulation through performance standards. Potential construction period impacts, including noise and dust control, are subject to standard conditions of approval as set forth below.

7. Pursuant to Berkeley Municipal Code Section 23E.64.090.B.7, and based on the Traffic Impact Analysis submitted as part of the application, the City finds that the project will not exceed the amount and intensity of use that can be served by available traffic capacity and potential parking supply. There will be no significant transportation impacts according to established traffic engineering standards and no off-site traffic or transportation mitigations are required. Parking is further discussed in Finding II.1.

8. Pursuant to Berkeley Municipal Code Section 23E.64.090.C, the City finds that the proposed project will support the development of a strong retail commercial, pedestrian oriented environment at this node location. Future commercial space is designed with full window displays and prominent entrance ways facing the sidewalk. The new residents will provide customers for this new retail and other nearby commercial businesses.

IV. REQUIRED FINDINGS FOR DEMOLITION

Pursuant to Berkeley Municipal Code Section 23C.08.050.D (non-residential), the Zoning Adjustments Board finds that:

1. The proposed demolition of the existing commercial buildings on the site will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City, because the buildings are not architecturally or historically significant and do not provide any substantial benefits to the neighborhood or the City. Furthermore on October 6, 2016, the Landmarks Preservation Commission (LPC) considered information regarding the history of the buildings and took no action to initiate them as landmarks or structures of merit.

2. The demolition of the existing, one-story commercial structures is necessary to allow the proposed mixed Use project to be constructed.

V. REQUIRED FINDINGS FOR ROOF-TOP PROJECTIONS

Pursuant to BMC Section 23E.04.020.C, the Zoning Adjustments Board finds that the architectural features that will extend no more than eight ~~seven~~ feet above the roof and the enclosed mechanical room for the elevator and stair roof access that will extend no more than eight feet above the 50-foot ~~48-foot~~ height; therefore the rooftop projections may be allowed with an Administrative Use Permit, because:

1. The parapet will not provide floor area and is thus not subject to the 15 percent of habitable space limit.

2. The elevator room/stair access will only provide access to the roof and will not provide habitable space. The average floor area of all of the building's floors is 20,801 ~~18,748~~ square feet, and 15 percent of this total is 3,120 ~~2,812~~ square feet. The total area of the elevator room/stair access is roughly 301 square feet, which is less than the 15 percent maximum (or 3,120 ~~2,812~~) square feet.

VI. REQUIRED FINDINGS FOR PARKING WAIVER

Pursuant to BMC 23E.64.080.G and BMC Section 23E.64.080,H, the Zoning Adjustments Board finds reduction of required automobile parking would not lead to an undue shortage of auto parking spaces and that it can be reasonably expected that there will be demand for the bicycle/motorcycle parking spaces because:

1. The proposed mixed-use project is located one-third of a mile several public transit services (Transit lines 51B, 52, 88, 604, 800 and FS) and is within one-third of a mile from a North Berkeley Bay Area Rapid Transit (BART) station.

2. The block-by-block survey found that during the afternoon hours (12:00 p.m. to 6:00 p.m.), there are 227 spaces that are unoccupied and available. During the evening hours (6:00 p.m. to 11:00 p.m.), there are 254 spaces that are unoccupied and available.

3. The proposed mixed-use project includes a neighborhood-serving use (a Food Service Establishment).

4. The proposed project is a senior care facility where the residents are expected not to own or operate vehicles.

5. The parking requirement modification will meet the purposes of the district related to improvement and support for alternative transportation, pedestrian improvements and activity, or similar policies, in that the project would include transportation demand management strategies including providing transit passes, bicycle parking spaces, and a car share parking space.

6. The ease of bicycling in the neighborhood, the availability of goods and services nearby, and the proximity of transit, combined with the inherent high cost of car ownership, will reduce auto use and parking demand. Further, the residents will not be eligible for residential parking permit.

7. The reduction in vehicle parking supports City policies supporting alternative transportation and the Climate Action Plan.

8. The project includes 8 ~~12~~ secure bicycle parking spaces in the project, while only 2 are required by Code.

VII. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

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

1. Conditions Shall be Printed on Plans

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions.' *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

2. Applicant Responsible for Compliance with Conditions

The applicant shall ensure compliance with all of the following conditions, including submittal to the project planner of required approval signatures at the times specified. Failure to comply with any condition may result in construction being stopped, issuance of a citation, and/or modification or revocation of the Use Permit.

3. Uses Approved Deemed to Exclude Other Uses (Section 23B.56.010)

A. This Permit authorizes only those uses and activities actually proposed in the application, and excludes other uses and activities.
B. Except as expressly specified herein, this Permit terminates all other uses at the location subject to it.

4. Modification of Permits (Section 23B.56.020)

No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Zoning Officer, except that the Zoning Officer may approve changes that do not expand, intensify, or substantially change the use or building.

5. Plans and Representations Become Conditions (Section 23B.56.030)

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

6. Subject to All Applicable Laws and Regulations (Section 23B.56.040)

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Building and Safety Division, Public Works Department and other affected City divisions and departments.

7. Exercised Permit for Use Survives Vacancy of Property (Section 23B.56.080)

Once a Permit for a use is exercised and the use is established, that use is legally recognized, even if the property becomes vacant, except as set forth in Standard Condition #8, below.

8. Exercise and Lapse of Permits (Section 23B.56.100)

A. A permit for the use of a building or a property is exercised when, if required, a valid City business license has been issued, and the permitted use has commenced on the property.

B. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.

C. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has: (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

9. Indemnification Agreement

The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

VIII. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC 23B.32.040.D, the Zoning Adjustments Board attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

10. Project Liaison. The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual's name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. **Please designate the name of this individual below:**

☐ **Project Liaison** _____

Name Phone #

11. 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 and entered into the City's database prior to the applicant's submittal of a building permit application.

12. Percent for Art: Consistent with BMC §23C.23, prior to issuance of a building permit the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art.

13. Encroachment Permit: To apply, a completed Encroachment Permit application, the adopted environmental document, and five (5) sets of plans clearly indicating State ROW must be submitted to: Office of Permits, California DOT, District 4, P.O. Box 23660, Oakland, CA 94623-0660. Traffic related measures, such as the Transportation Management Plan, should be incorporated into the construction plans prior to the encroachment permit process. See the website link below for more information.
http://www.dot.ca.gov/hq/traffops/developserv/permits/

14. Construction Noise Management - Public Notice Required. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within **500 feet** of the project site. This notice shall at a minimum provide the following: (1) project description, (2) description of construction activities, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name and phone number of the Project Liaison for the project that is responsible for responding to any local complaints, (5) commitment to notify neighbors at least four days in advance of authorized extended work hours and the reason for extended hours, and (6) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.

15. 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:

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

- Prohibit unnecessary idling of internal combustion engines.
- If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.
- Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise.
- Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.
- Route construction related traffic along major roadways and away from sensitive receptors where feasible.

16. Damage Due to Construction Vibration**.** The project applicant shall submit screening level analysis prior to, or concurrent with demolition building permit. If a screening level analysis shows that the project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). The assessment shall take into account project specific information such as the composition of the structures, location of the various types of equipment used during each phase of the project, as well as the soil characteristics in the project area, in order to determine whether project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. If the assessment finds that the project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction that to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means and methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake an existing conditions study (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage. The study will establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls. The study shall include written descriptions and photographs. The study shall be reviewed and approved by the Building and Safety Division and the Zoning Officer prior to issuance of a grading permit. Upon completion of the project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed project caused the damage. The findings shall be submitted to the Building and Safety Division and the Zoning Officer for review. If it is determined that project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the project sponsor, provided that the property owner approves of the repair.

17. 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.

18. 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.

19. 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.

20. Fee Deferrals. **Prior to issuance of any building permit**, all zoning project application fees that were deferred at the time of application submittal shall be paid in full.

21. Savings By Design. The applicant shall submit documentation to the project planner verifying that an application to the Savings By Design program (either the Whole Building form or the Systems Approach form) was submitted to PG&E. This documentation shall include a copy of follow-up documentation between PG&E and the applicant, including a Savings By Design Energy Efficiency Form with a completed Preliminary Savings Estimate.

22. Electric Vehicle (EV) Charging. At least 10% of the project parking spaces shall be pre-wired to allow for future Level 2 (240 Volt/40 amp) plug-in electric vehicle (EV) charging system installation, as specified by the Office of Energy and Sustainable Development. Any Level 2 EV charging systems installed at parking spaces will be counted toward the applicable pre-wiring requirement. Pre-wiring for EV charging and EV charging station installations shall be noted on site plans.

23. Recycling and Organics Collection. Applicant shall provide recycling and organics collection areas for occupants, clearly marked on site plans, which comply with the Alameda County Mandatory Recycling Ordinance (ACWMA Ordinance 2012-01).

24. Water Efficient Landscaping. Applicant shall provide an updated Bay-Friendly Basics Landscape Checklist that includes detailed notes of any measures that will not be fully met at the project. Landscape improvements shall be consistent with the current versions of the State's Water Efficient Landscape Ordinance (WELO) and the East Bay Municipal Utility District's Section 31: Water Efficiency Requirements.

25. Construction and Demolition. Applicant shall submit a Waste Diversion Form and Waste Diversion Plan that meet the diversion requirements of BMC Chapters 19.24 and 19.37.

26. 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.

27. Parking for Disabled Persons. Per BMC Section 23E.28.040.D of the Zoning Ordinance, "Notwithstanding any reduction in off-street parking spaces that may be granted for mixed-use projects in non-residential districts listed in Sub-title 23E, the requirement for off-street parking spaces for disabled persons in the project shall be calculated as if there had been no reduction in total parking spaces."

28. First Source Agreement. The applicant and/or end user(s) shall enter into a First Source Agreement with the City of Berkeley. First Source promotes the hiring of local residents on local projects. The agreement requires contractors/employers to engage in good faith efforts to hire locally, including utilizing graduates of local job training programs. Please call (510) 981-4970 for further information, or visit the City's Employment Programs office at 2180 Milvia, 1st Floor.

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

A. Environmental Site Assessments:

1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 6 months old*) shall be submitted to TMD for developments for:
   - All new commercial, industrial and mixed use developments and all large improvement projects.
   - All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).
   - EMA is available online at:
   - http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf
2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.
3) If the Phase I is over 6 months old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.

B. Soil and Groundwater Management Plan:

1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.
2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.
3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.

4) The applicant's Geotechnical Investigation shall be peer reviewed by a qualified professional.

C. Building Materials Survey:

1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center.

D. Hazardous Materials Business Plan:

1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at http://cers.calepa.ca.gov/ within 30 days if on-site hazardous materials exceed BMC 15.20.040. HMBP requirement can be found at http://ci.berkeley.ca.us/hmr/

Prior to Construction:

30. 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.

31. 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:

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

2. 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 as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.
In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:

A. 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.

B. 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.

During Construction:

32. Archaeological Resources (*Ongoing throughout demolition, grading, and/or construction*). Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:

A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.

B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.

C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.

D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources are 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.

~~**33.** 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, 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 or paleontologist to assess the significance of the find.~~

34. Halt Work/Unanticipated Discovery of Tribal Cultural Resources (*Ongoing throughout demolition, grading, and/or construction*). 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

35. 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.

36. 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.

37. Avoid Disturbance of Nesting Birds (*Ongoing throughout demolition, grading, and/or construction*). 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.

38. 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.

39. 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.

40. Transportation Construction Plan. The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) is required for all phases of construction, particularly for the following activities:

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

The applicant shall secure the City Traffic Engineer's approval of a TCP. Please contact the Office of Transportation at 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site

operations that may block traffic, and provisions for traffic control. The TCP shall be consistent with any other requirements of the construction phase.

Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

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

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

42. Extreme Construction Noise. Construction activities that may generate extreme noise (noise greater than 90 dBA) at nearby sensitive receptors must be limited to the hours between 8 a.m. and 5 p.m., Monday through Friday. Any work that may generate extreme noise at nearby sensitive receptors outside of these hours, or that needs to occur on a Saturday, must first go through the approval and notification process described in SCA-36. Additionally, if complaints regarding noise are received from occupants of buildings potentially exposed to extreme noise during project construction, the noise liaison shall implement noise monitoring, if appropriate and feasible, to determine and document whether the measures instituted to correct the problem are effective. The results of any noise monitoring conducted, as well as a description of the noise reduction measures implemented, shall be provided to the Zoning Officer for review.

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

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

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

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

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

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

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

G. All private or public projects that create and/or replace 10,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological).

H. All on-site storm drain inlets must be labeled “No Dumping – Drains to Bay” or equivalent using methods approved by the City.

I. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.

J. 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.

44. Public Works - Construction. Construction activities that involve one or more acres of land disturbance must comply with the State-wide general permit requiring owner to (1) notify the State; (2) prepare and implement a Stormwater Pollution Prevention Plan (SWPPP); and (3) monitor the effectiveness of the plan. Additional information may be found online at http://www.swrcb.ca.gov. As part of the permit submittal, the Public Works Department will need a) a copy of the "Notice of Intent" filed with the State Water Resources Control Board (SWRCB)/Division of Water Quality; b) the Waste Discharger Identification (WDID) number issued by the SWRCB for the project; c) a copy of the SWWPP prepared for each phase of the project; and d) the name of the individual who will be responsible for monitoring the site for compliance to the approved SWPPP.

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

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- 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.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.

- 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.
- 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.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

46. 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.

47. Public Works. The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.

48. 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.

49. 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.

50. 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.

51. Public Works. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.

Prior to Final Inspection or Issuance of Occupancy Permit:

52. Compliance with Conditions. The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit. Occupancy is subject to verification of compliance to these Conditions of Approval.

53. Compliance with Approved Plan. The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated December 1, 2017, except as modified by conditions of approval.

54. Construction and Demolition Diversion. A Waste Diversion Report, with receipts or weigh slips documenting debris disposal or recycling during all phases of the project, must be completed and submitted for approval to the City's Building and Safety Division. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement. A copy of the Waste Diversion Plan shall be available at all times at the construction site for review by City Staff.

55. 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.

56. Savings By Design. The applicant shall provide the project planner with an updated Savings By Design Energy Efficiency Form that includes a completed Final Savings for the project. If the applicant has requested that PG&E complete this form and PG&E in unable to do so prior to occupancy permit or final inspection approval, the applicant may satisfy this condition by submitting documentation that PG&E intends to submit the form to the project planner with the expected date.

At All Times:

57. 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.

58. 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.

59. Design Review. Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Design Review Committee approval.

60. 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.

61. Electrical Meter. Only one electrical meter fixture may be installed per dwelling unit.

62. 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.

63. 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.

64. Transportation Demand Management. A Transportation Demand Management compliance report shall be submitted to the Transportation Division Manager, on a form acceptable to the City, prior to occupancy, and on an annual basis thereafter, which demonstrates that the project is in compliance with the applicable requirements and the following:

A. Transportation Information Display. The building permit plans shall incorporate a transportation information display in the residential lobby (and lounges, break rooms and other common areas, if applicable) to provide all residential building occupants with information regarding: 1) Albany, Berkeley, Oakland and Emeryville biking and walking maps; 2) directions to BART & AMTRAK; 3) AC Transit and West Berkeley Shuttle route maps, schedules and fares; and 4) NextBus, 511 and car-share contact information. Building management will ensure that all information regarding transit and alternative transportation is kept current, and that this information is provided to all residents, commercial tenants and employees, on an annual basis.

B. West Berkeley Shuttle. Applicant shall fully participate in either (i) the Berkeley Gateway Transportation Management Association (GTMA), or (ii) another private, non-profit agency responsible for administering a West Berkeley Shuttle to North Berkeley and Ashby BART Stations serving West Berkeley and the members participating in the West Berkeley transportation Management Association (WBTMA). Full participation in either the GTMA or the WBTMA requires (i) a one-time start-up payment to either the GTMA or the WBTMA to establish shuttle services with amounts to be decided by all participants; (ii) annual payments to provide project's fair share of service estimated for initial operating years to be decided by all participants; and (iii) participation in the governance of the non-profit on a pro-bono basis.

Prior to the issuance of certificate of occupancy, Applicant shall provide evidence to the Zoning Officer that it has executed a Membership Agreement with either the GTMA or the WBTMA in accordance with the policies, rules and regulations of the organization, and the above.

Applicant, its successors and assignees, shall remain a member of the GTMA or WBTMA, or equivalent, for as long as the GTMA or WBTMA or its successor or assignee operates a shuttle from West Berkeley to BART, or its successors.

C. CarShare Required. Car share application fees, membership fees, and monthly dues shall be paid in full for all participating employees.

D. Bike Parking. Secure and on-site bike parking for at least 8 ~~14~~ bicycles shall be provided for the building.

E. Alameda County Guaranteed Ride Home program. Encourage enrollment by all qualifying employees in the Alameda County Guaranteed Ride Home program and submit an annual statement indicating number of participating employees.

F. Pre-Loaded Clipper Cards. Provide annual transit pass subsidies in the form of pre-loaded Clipper Cards (or other acceptable substitute) for each residential unit until such time that applicant's fair share contribution to the West Berkeley Shuttle program is made, and service commences and if and when the West Berkeley Shuttle is not in operation.

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

H. Food Service Operation. The food service operation, if qualifying for participation in the Alameda County Guaranteed Ride Home program (or successor program), shall participate in the "Guaranteed 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.

I. Residential Parking Permit. No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants, employees and/or users of the site.

J. Parking Limitations: All surface parking, excluding ADA compliant spaces, shall be limited to two hours or less during business hours to ensure parking availability for project visitors and lift parking system shall be reserved for exclusive use of the employees.

K. 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. In addition, parking for commercial tenants and employees shall be shall be leased, rented or sold separate from the lease, rent or sales of any commercial space addition.

65. Public Access to Wellness Center. The wellness center shall be open to the public at all times when it is in use.

66. Subject to Review. This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Zoning Officer that the maintenance or operation of this establishment is violating any of these or other required conditions or is detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

FOOD SERVICE CONDITIONS

(These requirements are in addition to any other requirements under the City's Building, Health or Fire Codes or by agencies such as the Alcoholic Beverage Control Department of the State of California. The applicant is responsible for contacting these and other departments and agencies to identify and secure all applicable permits and licenses).

67. This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Zoning Officer that the maintenance or operation of this establishment is violating any of these or other required conditions or is detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

68. Changes in the nature of the operation including, but not limited to, the addition of seating, changes in hours (except decreased hours in compliance with applicable ABC regulations), and the addition of live entertainment, shall require modification of this permit subject to approval by the Zoning Adjustments Board.

69. The approved floor plan, including the number of seats, shall be followed and the operation shall be conducted as presented to the Board. The maximum occupancy shall be as specified in the application unless otherwise required by applicable regulations.

70. Changes to the building's facade, including doors or windows, site plans, landscaping, signage, and awnings are subject to Design Review and approval prior to issuance of a building permit.

71. The hours of operation of the restaurant portion of the business shall be limited to the District hours. Hours of operation refer to arrival of the first patron and departure of the last patron. Any change in the hours of operation (except decreased hours in compliance with applicable ABC regulations) shall be approved by the Zoning Adjustments Board. 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.

72. Cooking odors, noise, exterior lighting and operation of any parking area shall be controlled so as to prevent verified complaints from the surrounding neighborhood. This shall include noise created by employees working on the premises before or after patrons arrive.

73. Smoke and odor control equipment approved by the City Environmental Health Division and providing adequate protection to residential uses near the restaurant shall be installed (or prior installation verified) prior to issuance of an Occupancy Permit.

74. Garbage and trash containers that are suitably enclosed and screened from view shall be provided subject to approval of the Zoning Officer, the Health Department and, where applicable, the Design Review Planner. Any establishment selling beverages in cans or bottles that are subject to the State of California Container Deposit Law shall provide separate bins or cans for the placement of such cans or bottles to ensure recycling of such containers.

75. Containers used for the dispensing of prepared food shall identify the establishment. Polystyrene foam food packing is prohibited by Section 11.60.030 of the Berkeley Municipal Code.

76. Any establishment selling beverages in cans or bottles that are subject to the State of California Container Deposit Law shall recycle such containers. The operator of the restaurant shall place a waste receptacle near the entry way and shall insure that garbage on the sidewalk in front of the establishment and within 50 feet thereof will be picked up periodically during each day, so that the sidewalk remains clean.

ALCOHOLIC BEVERAGE SERVICE CONDITIONS (on-site)

77. Alcoholic beverage service shall be "incidental" to the primary food service use, as defined in Zoning Ordinance 23F.04.010. An incidental use shall not exceed twenty-five percent (25%) of the floor area of the primary use, and if it consists of the commercial sales of a different line of products or services than the primary use, such incidental use may not generate gross receipts in excess of thirty-three percent (33%) of the gross receipts generated by the primary use. In addition, the California Department of Alcohol Beverage Control (ABC) allows this alcohol use only as part of a "bona fide eating place" making "actual and substantial sales of meals," and stringently enforces this requirement.

78. The establishment shall comply with all applicable regulations of the California Department of Alcoholic Beverage Control.

79. The applicant shall comply with ABC regulations for License Type 41, which requires that the food establishment operate as a bona fide eating place, make actual and substantial sales of meals during normal meal hours, and that the establishment operate at least five days a week. In addition, the applicant shall request that the ABC place the following conditions on the ABC permit for this site, and this Use Permit shall only be operative for as long as these conditions are placed on the associated ABC license:

A. The sale of alcoholic beverages for consumption off the premises is strictly prohibited;

B. 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;

C. During operating hours, 100% 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;

D. 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. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.

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

81. 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.

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

83. 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.

84. The service of alcohol shall be limited to restaurant service hours; 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.

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

86. Neither alcohol-dispensing facilities nor sign(s) advertising alcoholic beverages shall be visible from the public right-of-way.

87. All alcohol served to patrons must be served in durable restaurant tableware – i.e. either cups or glasses. No alcohol may be distributed in its original bottle or can, or in any other potentially disposable container.

88. There shall be no service or consumption of alcohol on the public right-of-way unless prior approval of Sidewalk Seating has been approved through a Public Works encroachment permit.

89. No alcohol may be transported off-site from the establishment to any other establishment.

90. 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.

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

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

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

94. This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Zoning Officer that the maintenance or operation of this establishment is violating any of these or other required conditions or is detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

95. DRC Conditions Prior to Final Design Review: The following conditions shall be incorporated to the final project design:

A. Southeast bay on San Pablo shall be brick to match corner bay and extend around the south corner to the nearest joint or a reasonable distance to be reviewed at FDR.
B. Provide consistent drawings, renderings, landscape plans, and color palette for ZAB and at FDR.
C. At FDR, show canopy details and security measures at recesses, as well as complete lighting, rooftop mechanical and exhaust information, irrigation, and garage door.
D. Secure encroachments for canopies and green screen elements before FDR or present an alternate design.
E. Final color and material board shall be reviewed at FDR and shall include all materials and colors, including the brick mortar and paving samples.
F. Recommend as much glazing as possible in the interior corridor. Demonstrate maximum allowed at FDR.
G. Look more closely at the neighborhood when finalizing the specific brick proposed.'

H. Brick should wrap corners further, at both the northwest and southeast corners. Unresolved as proposed; DRC will review at FDR.
I. Provide more variation in the brick panels and the windows, so that the design is not so static.
J. Design should capture the spirit of the previous approval, including a more substantial cornice, more depth in the brick panels, and more glazing where possible.
K. Glazing into kitchen should remain clear.
L. Provide a better connection from the 2nd floor activity room to the deck and more glazing on that wall.

2/11/2019 4:00:33 PM

SPIRIT LIVING RESIDENTIAL CARE FACILITY FOR THE ELDERLY

2100 San Pablo Avenue, Berkeley CA 94702

Use Permit/DRC Set: Modification



PROJECT DIRECTORY

OWNER:

Spirit Residential Group, LLC
45 Ross Avenue
San Anselmo, CA 94960
Attn: Ali Kia Shabahangi
Amir Kia

ARCHITECT:

HKIT
538 Ninth Street, Suite 240
Oakland, CA 94607
Attn: Jordan Fong

CONTRACTOR:

J.S. Builders
2600 Old Crow Canyon Road, Suite 200
San Ramon, CA 94583
Attn: Joe Stamates

STRUCTURAL ENGINEER

Murphy Burr Curry, Inc.
85 Second Street, Suite 501
San Francisco, CA 94105
Attn: Thad Povey

CIVIL ENGINEER

Franco Civil Engineering
1930 Shattuck Avenue, Suite A
Berkeley, CA 94704
Attn: David Franco

ELECTRICAL ENGINEER

BWF Consulting Engineers
220 S. Spruce Ave, Suite 230
South San Francisco, CA 94080
Attn: Mike Voigtlander

PLUMBING/MECHANICAL ENGINEER

LMR Consulting Mechanical Engineers
1165 A Street
Hayward, CA 94951
Attn: Leonard Rose

SUSTAINABILITY CONSULTANT

Beyond Efficiency
710 Channing Way
Berkeley, CA 94704
Attn: Jennifer Love

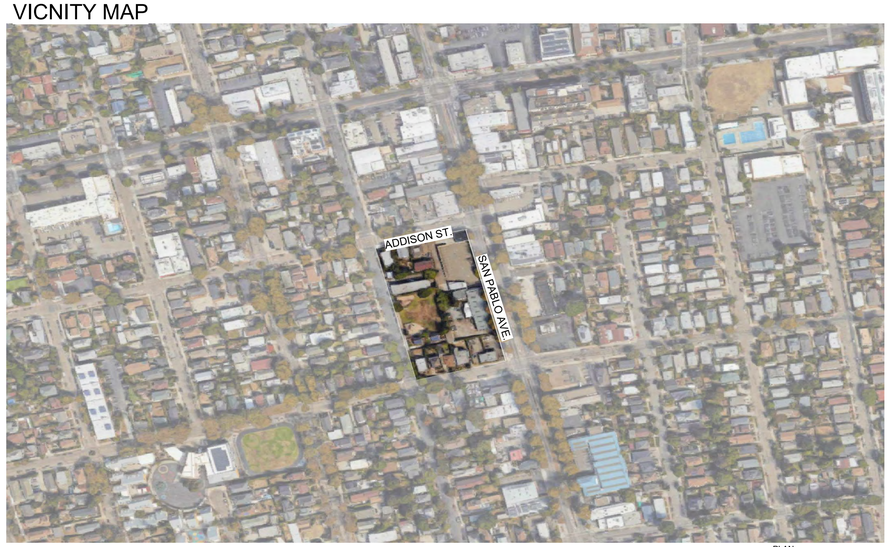
LANDSCAPE ARCHITECT

Groundworks Office
1804 5th Street
Berkeley, CA 94710
Attn: Sara Peschel

SUMMARY SCOPE OF WORK

New building construction for an elder residential memory care and assisted living facility with ground floor spaces including a restaurant, dining room, arts & crafts, wellness areas, multipurpose rooms, offices and parking for cars and bikes. Exterior spaces include a centralized courtyard for residences and their families and a 2nd floor deck for memory care residents. The 2nd, 3rd and 4th floor occupancies include dwelling units and accessory common and utility spaces. There are ninety-four (94) total dwelling units.

VICNITY MAP



2100 San Pablo Ave Block, Berkeley CA

PLAN NORTH

TRUE NORTH

PROJECT DESCRIPTION

New construction of 4-story residential care facility for the elderly consisting of 96 residential units with memory care at floor 2 and assisted living at floors 3 and 4. Concrete frame construction from ground to second floor and light guage steel framing from second to fourth floors.

PROJECT LOCATION

Address:	2100 San Pablo Avenue Berkeley, CA 94702
APN:	056 1977 006-05
Parcel Area:	26,670 ft^2

ZONING REQUIREMENTS

(Berkeley Municipal Code Chapter 23E.64 C-W West Berkeley Commercial District Provisions)

Zoning:	C-W West Berkeley Zoning District

Per Berkeley Municipal Code, 23E.64.070 Development Standards

Building Height Limitations (Table 23E.64.070):	50 ft, 4 stories
No yards for main buildings, accessory buildings or accessory structures shall be required.	
Front:	0 ft
Sides:	0 ft
Rear:	Per Use Permit ZP2016-0034 - 2100 San Pablo Avenue
Lot Area:	26,670 ft^2
Floor Area Ratio (FAR):	3
Allowable Gross Floor Area:	80,010 ft^2
Gross Floor Area w/ Allowed Area Exclusions	73,614 ft^2
Open Space Requirement:	3,840 ft^2
Proposed Courtyard & Deck:	4,431 ft^2
Parking per Use Permit #ZP2016-0034	
Car Parking:	26 total including: 1 Accessible Van Parking Space 1 Accessible Standard Parking Space 2 EV-Charging Spaces Parking lift data
Bike Parking:	14 total

BUILDING CODE DATA

GENERAL NOTES:
1. Code excerpts provided are for the purposes of assisting plan check, and may not include all applicable code sections.
2. Refer also to City of Berkeley Conditions of Approval for additional requirements / limitations.

APPLICABLE CODES
2016 California Building Code
2016 California Mechanical Code
2016 California Plumbing Code
2016 California Electrical Code
2016 California Fire Code
2016 California Energy Code

ACCESSIBILITY COMPLIANCE
2016 California Building Code - Chapters 11A AND 11B

SUSTAINABILITY
2016 CA Title 24, Part 11 "CALGREEN". Residential Mandatory Measures.
GreenPoint Rated, New Home Rating System.

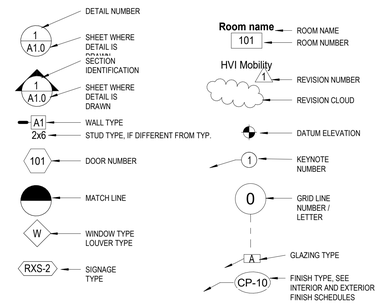
FIRE PROTECTION
Fire Protection: Fully Sprinklered per NFPA 13 (2016 CBC 903.3.1.1)

Seismic Design Zone:	4
Wind Exposure Category:	B
Construction Classification:	Type I-B
Building Height (per Use Permit):	50' (+8' for stairway enclosure & elevator penthouse)
Total Allowable Height:	85'-0"
Number of Stories:	4 (2nd, 3rd and 4th stories are nonambulatory)
Total Allowable Stories:	6 (5 stories of nonambulatory)
Automatic Fire Sprinkler System:	Yes, complying with Section 903.3.1.2
Gross Floor Area w/ Allowed Area Exclusions:	73,614 ft^2
Gross Floor Area:	83,343 ft^2
Total Allowable Area (w/out height increase):	165,000 ft^2
Automatic Fire Sprinkler System Increase:	Not applied
Frontage Increase:	Not applied

USE PERMIT DRAWING INDEX

Sheet #	Sheet Name
1-GENERAL	
A.01	Title Sheet
A.02	FAR Calculations
A.02A	Development Standards
A.02B	Plan Area Diagrams
A.02C	1st Floor Gross Areas (21,798 Sq.Ft. Total)
A.02D	2nd Floor Gross Area (20,255 Sq.Ft. Total)
A.02E	3rd Floor Gross Areas (19,645 Sq.Ft. Total)
A.02F	4th Floor Gross Area (19,635 Sq.Ft. Total)
A.03	Context Photos
A.04	Landscape - Courtyard Materials Plan
A.04.1	Landscape Materials Plan - Ground Floor
A.04.2	Planting Plan - Ground Floor
A.05	Landscape Plan - 2nd Floor Deck Materials Plan
A.05.1	Landscape Materials Plan - 2nd Floor
A.05.2	Planting Plan - 2nd Floor
A.06	Landscape - Plant List & Images
A.07	Landscape - Courtyard Rendering
A.07.1	Irrigation Notes and Legend
A.07.2	Irrigation Plan - Ground Floor
A.07.3	Irrigation Plan - 2nd Floor
A.07.4	Irrigation Details
A.07.5	Fence Detail at West Property Line
A.08	Site Plan
A.09	1st Floor Plan
A.09A	1st Floor Plan - ZAB Approved
A.10	2nd Floor Plan
A.10A	2nd Floor Plan -ZAB Approved
A.11	3rd Floor Plan
A.11A	3rd Floor Plan - ZAB Approved
A.12	4th Floor Plan
A.12A	4th Floor Plan - ZAB Approved
A.13	Roof Plan
A.14	Enlarged Unit Plans
A.15	Enlarged Unit Plans
A.16	Streetscapes
A.17	East Elevation/Section
A.17A	ZAB #ZP2016-0034 Approved East Section/Elevation
A.18	North Elevation/Section
A.18A	ZAB #ZP2016-0034 Approved North Section/Elevation
A.19	South Elevation/Section
A.19A	ZAB #ZP2016-0034 Approved South Section/Elevation
A.20	West Elevation/Section
A.20A	ZAB #ZP2016-0034 Approved West Section/Elevation
A.21A	Rendering ar Corner of San Pablo & Addison
A.21B	Materials Board
A.22	View North along San Pablo
A.23	View East along Addison Street
A.24	View from George Florence Park
A.24A	Aerial View of Building West Elevation - Massing
A.25	Courtyard View
A.25A	Corner Sidewalk View - Restaurant + Arts & Crafts
A.25B	Restaurant
A.25C	Arts & Crafts Room
A.26	Jan. 18, 2019 Noon Shadow Studies
A.27	Jan. 18, 2019 Sunrise/Sunset Shadow Studies
A.27A	Jan. 18, 2019 Existing Sunrise/Sunset Shadows
A.28	Summer Solstice Noon Shadow Studies June 21
A.29	Summer Solstice Sunrise/Sunset Shadow Studies June 21
A.29A	Summer Solstice Sunrise/Sunset Shadow Existing June 21
A.30	Winter Solstice Noon Shadow Studies Dec. 22
A.31	Winter Solstice Sunrise/Sunset Shadow Studies Dec. 22
A.31A	Winter Solstice Sunrise/Sunset Shadows Existing Dec. 22
A.32	Bulk Diagram
A.33	2100 San Pablo Ave Block Plan
A.34	Vicinity Map
A.35	Site Survey
A.36	Stacked Parking - Three Level Puzzle Lift
A.37	Exterior Lighting Fixture
A.38	Design Statement - Proposed Design Changes

ARCHITECTURAL SYMBOLS



HKIT ARCHITECTS
538 NINTH STREET SUITE 240 • OAKLAND, CA 94607
T 510 625 9800 • F 510 625 9801 • WWW.HKIT.COM

Spirit Living

2100 San Pablo Ave
Berkeley, CA 94702

JOB NO.	70200
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver
ISSUE	Feb. 13, 2019

	DATE	DESCRIPTION

DRAWING TITLE

Title Sheet

SCALE 1/4" = 1'-0"

A.01

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Spirit Living: Assisted Living and Memory Care
2100 San Pablo Ave., Berkeley CA
APN: 056 1977 006-05

FAR GROSS FLOOR AREA CALCULATION

Building Gross Floor Area (A)		FAR Allowed Area Exclusions (B)		FAR Gross Floor Area (A - B)
Level	Sq. Ft.	Use	Sq.ft.	Sq. ft.
		Parking	6,600	
		Bike Parking	189	
		Mech. Room	92	
		Elec. Room	220	
		Trash Room	412	
		Booster Pump	79	
		MPOE	85	
		Fire Sprinkler Rm	389	
1st Floor	**21,798**		**8,066**	**13,732**
		Stair #1	195	
		Stair #2	186	
		Elevator #1	71	
		Elevator #2	71	
		Elevator #3	71	
2nd Floor	**20,849**		**594**	**20,255**
		Stair #1	194	
		Stair #2	185	
		Elevator #1	71	
		Elevator #2	71	
		Elevator #3	71	
		Shaft	14	
		Shaft	34	
3rd Floor	**20,285**		**640**	**19,645**
		Stair #1	194	
		Stair #2	185	
		Elevator #1	71	
		Elevator #2	71	
		Elevator #3	71	
		Shaft	14	
		Shaft	34	
4th Floor	**20,275**		**640**	**19,635**
Total	**83,207**		**9,940**	**73,267**

FLOOR AREA RATIO (FAR)

	Ratio	Site Area	Gross Floor Area
Allowable	3	26,670	80,010
Proposed	**2.75**	**26,670**	**73,267**

OUTDOOR AREA

Type	1st Flr (sq.ft.)	2nd Flr (sq.ft)	Total
Landscaped Courtyard	3,125	0	3,125
Deck	0	1,347	1,347
Total	**3,134**	**1,297**	**4,472**

USEABLE OPEN SPACE REQUIREMENTS

	No. of Units	Ratio	Required	Proposed
Useable Open Space	96	40 sf/unit	3,840 sf	4,472 sf

Site Area: 26,670 sf
Zoning: C-W

OFF-STREET PARKING

Automobile

Use	Unit or Area	Ratio	Req'd Spaces	Proposed
RCFE (Units)	96 units	1:4	24	22
Restaurant	1,410 sf	1:300	5	2
Commercial	2,203 sf	2:1,000	5	2
Total Parking Spaces			**34**	**26**
Parking Space Deficit	34 - 26			**8**

Note: See 2100 San Pablo Avenue - Parking Assessment dated January 15, 2019

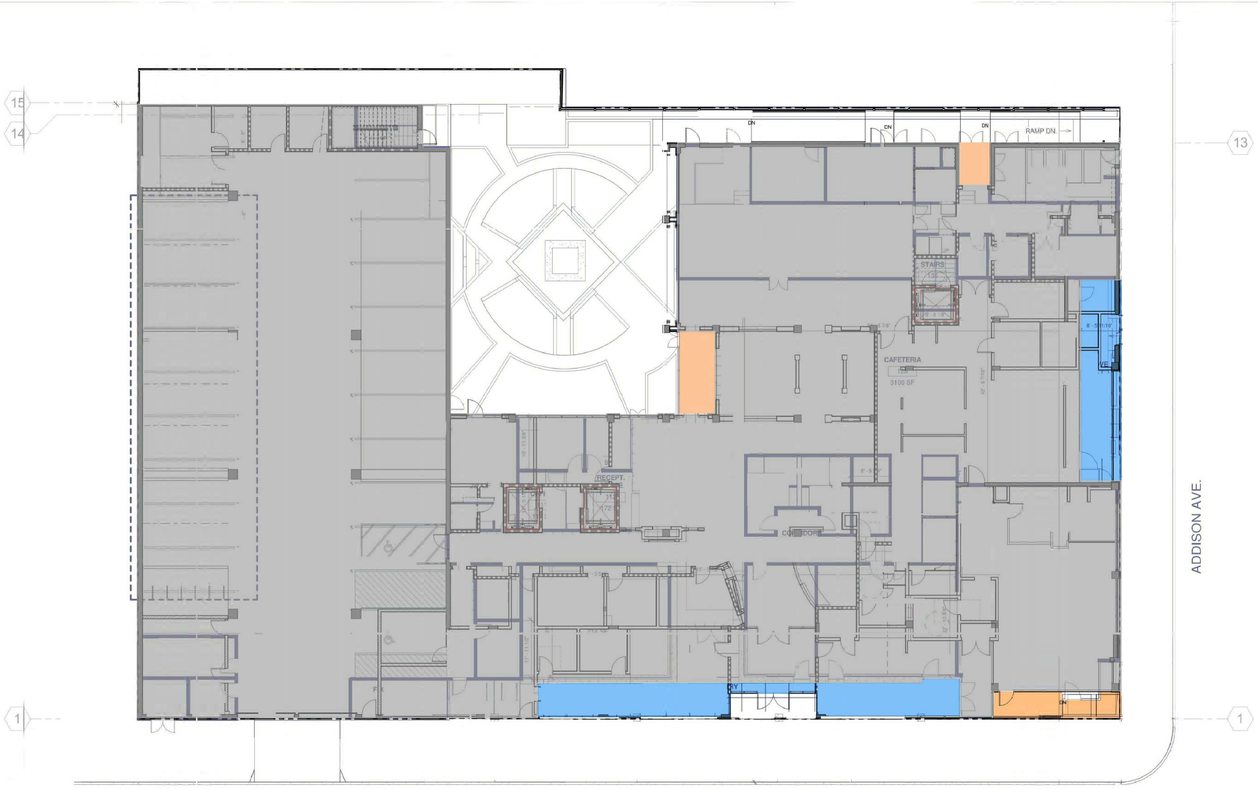
Bicycle

Use	Unit or Area	Ratio	Req'd Spaces	Proposed
RCFE (Units)	96 units	NA	0	8
Restaurant / Retail	0	2000 sf	2	4
Total			**2**	**12**

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DEVELOPMENT STANDARDS					
Standard BMC Sections 23E.64.070 & .080		**Existing**	**Approved (#ZP2016-0034)**	**Permitted/Required (#ZP2016-0034)**	**Proposed**
Site Area (Sq. ft.)		26,670	26,670	n/a	26,670
Commercial Gross Floor Area (sq. ft.)		2,640	Arts/Crafts: 681 Beauty Salon: 344 Club/Wellness: 735 Flower Shop: 170 Restaurant: 1,535 Total: 3,465	n/a	Arts/Crafts: 715 Beauty Salon: 724 Wellness: 764 Restaurant: 1,410 Total: 3,613
Residential Gross Floor Area (sq. ft.)		0	61,282	n/a	69,654
Building Gross Floor Area (sq. ft.)		2,640	75,064	n/a	83,207
FAR Gross Floor Area (sq. ft.)		2,640	64,002	80,010 max.	73,267
Floor Area Ratio		0.1	2.40	3 max	2.75
Dwelling Units	Total	0	96	n/a	96
Building Height	Maximum	Unknown	48'	50'	50'
	Stories	1	4	4 max.	4
Building Setbacks	Front (north)	0'	0'	0' min. (abutting Addison)	0'
	Side (south)	0'	0'	0' min.	0'
	Front (east)	85'	0'	0' min. (abutting San Pablo)	0'
	Side (west)	0'	7'-3" to 7'-7"	5' min. (abutting R-1)	7'-0" to 7'-3"
Usable Open Space	Interior Courtyard (ground level)	0	2,929	40 sq.ft. x 96 units = 3,840	3,125
	Deck (2nd -5th floor)	0	3,047		1,347
	Total	0	5,976	3,840	4,472
Vehicle Parking -RFCE -Restaurant (1,410 sq.ft.) -Commercial (2,203 sq.ft.)		38 (for former U-Haul)	**30** shared spaces (20 double-stacked and 10 surface parking)	1 per 4 units *=24 1 per 300 sq. ft. b=5 1 per 500 sq. ft. b=5 Total = 34	**26** 22 for RFCE, 2 for Restaurant, 2 for Commercial (16 triple-stacked and 10 surface parking)
Bicycle Parking		0	**12** (4 racks within the sidewalk and bike storage for at least 8 bikes)	1 per 2,000 sq. ft. of commenrcial = 2	**12** (4 racks within the sidewalk and bike storage for at least 8 bikes)

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Superimposed 1st Floor Plan Area Diagram



Superimposed 2nd Floor Plan Area Diagram



Superimposed 3rd Floor Plan Area Diagram

AREA LEGEND

- PLAN AREA REMOVED FROM ZAB APPROVED PLAN AREA
- PLAN AREA ADDED TO ZAB APPROVED PLAN AREA
- ZAB APPROVED AND MODIFIED PLAN OVERLAP AREA



Superimposed 4th Floor Plan Area Diagram

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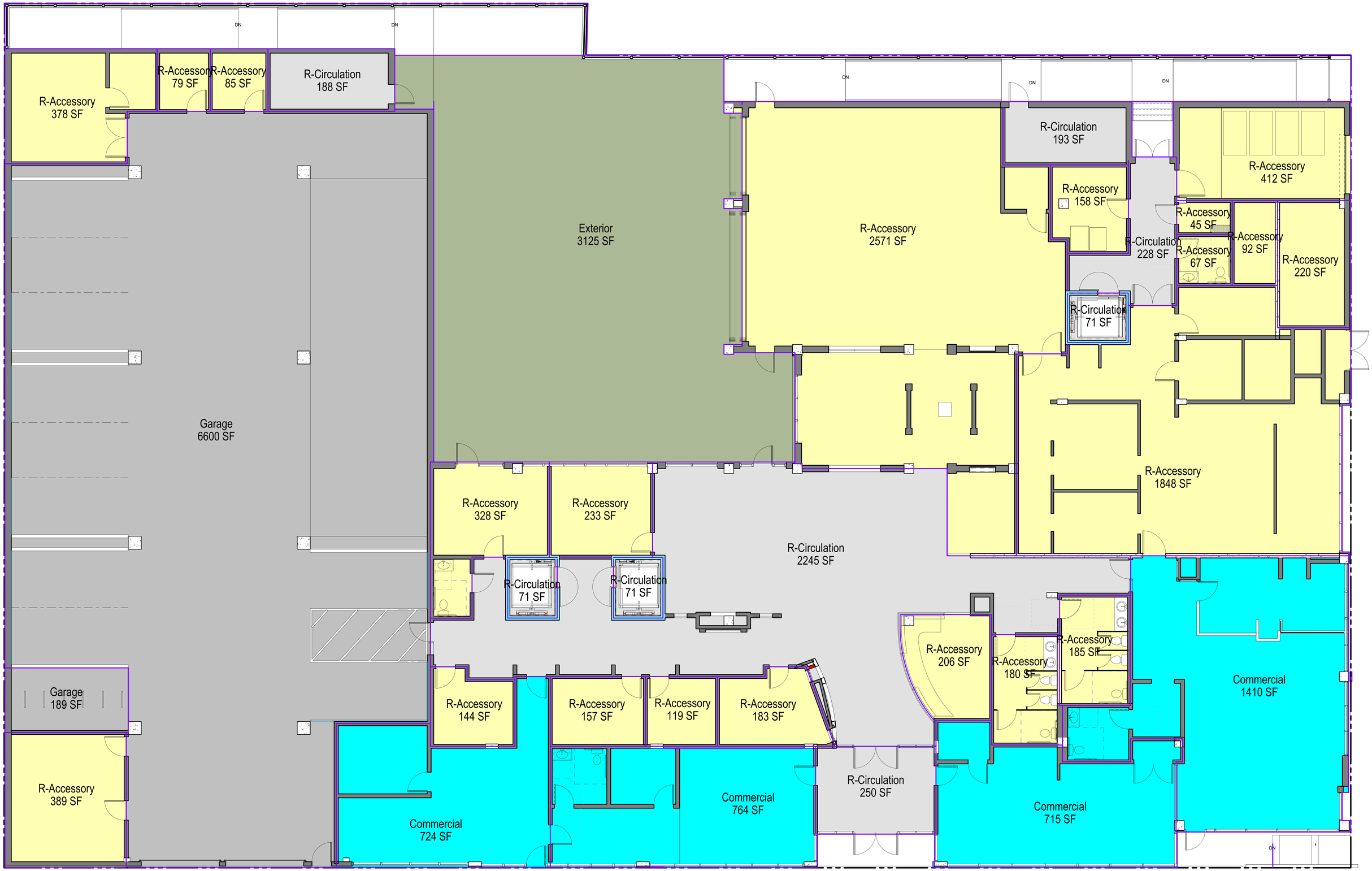
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Plan Area Diagrams

02/13/19

Spirit Living
Spirit Living Group
2100 San Pablo Ave
Berkeley, CA 94702

A.02B



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1st Floor Gross Areas (21,798 Sq.Ft. Total)

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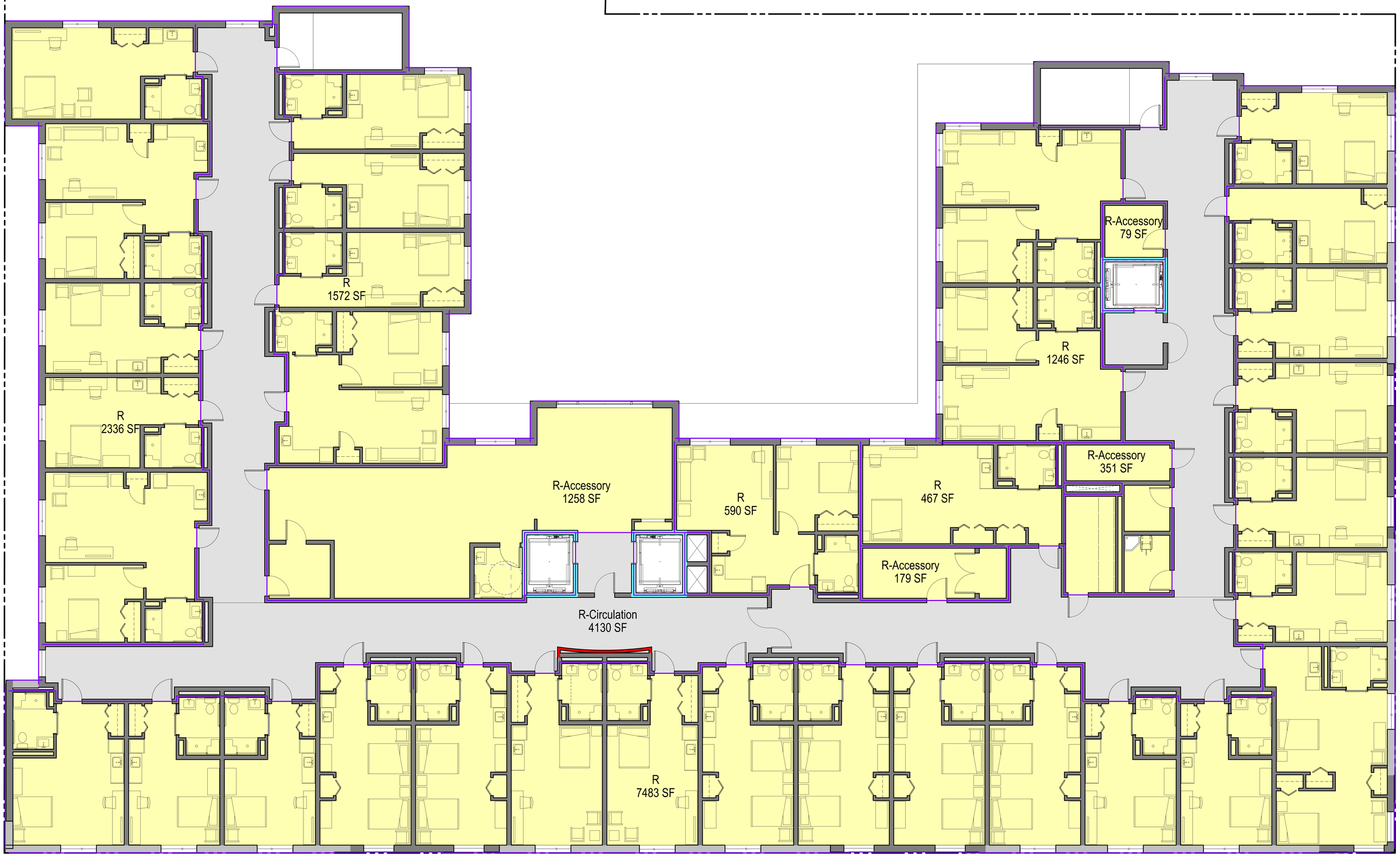
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2nd Floor Gross Area (20,255 Sq.Ft. Total)

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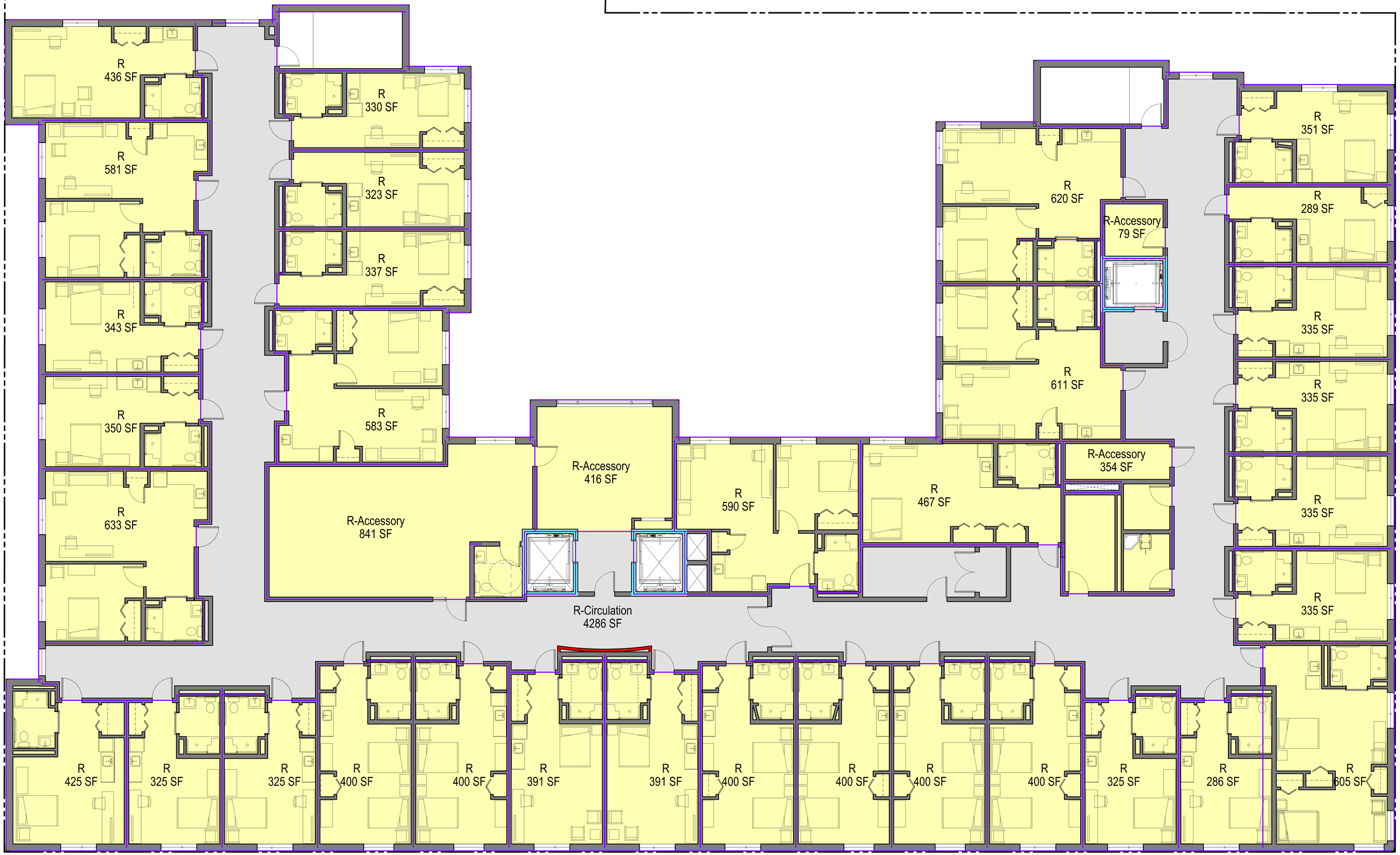
3rd Floor Gross Areas (19,645 Sq.Ft. Total)

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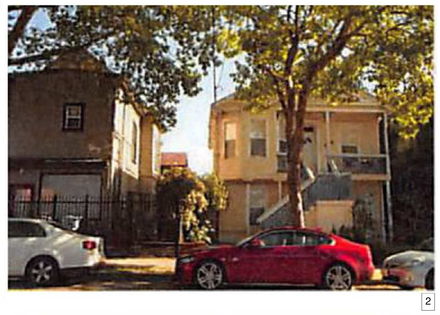
4th Floor Gross Area (19,635 Sq.Ft. Total)

02/13/19

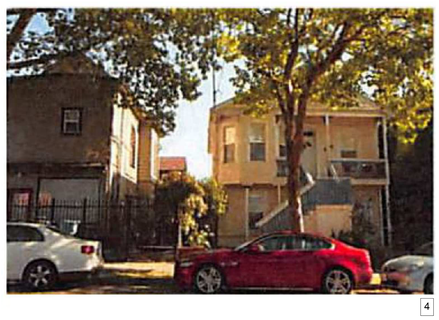
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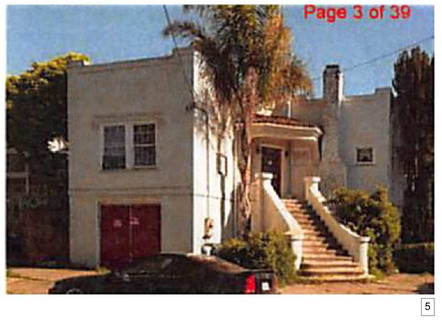
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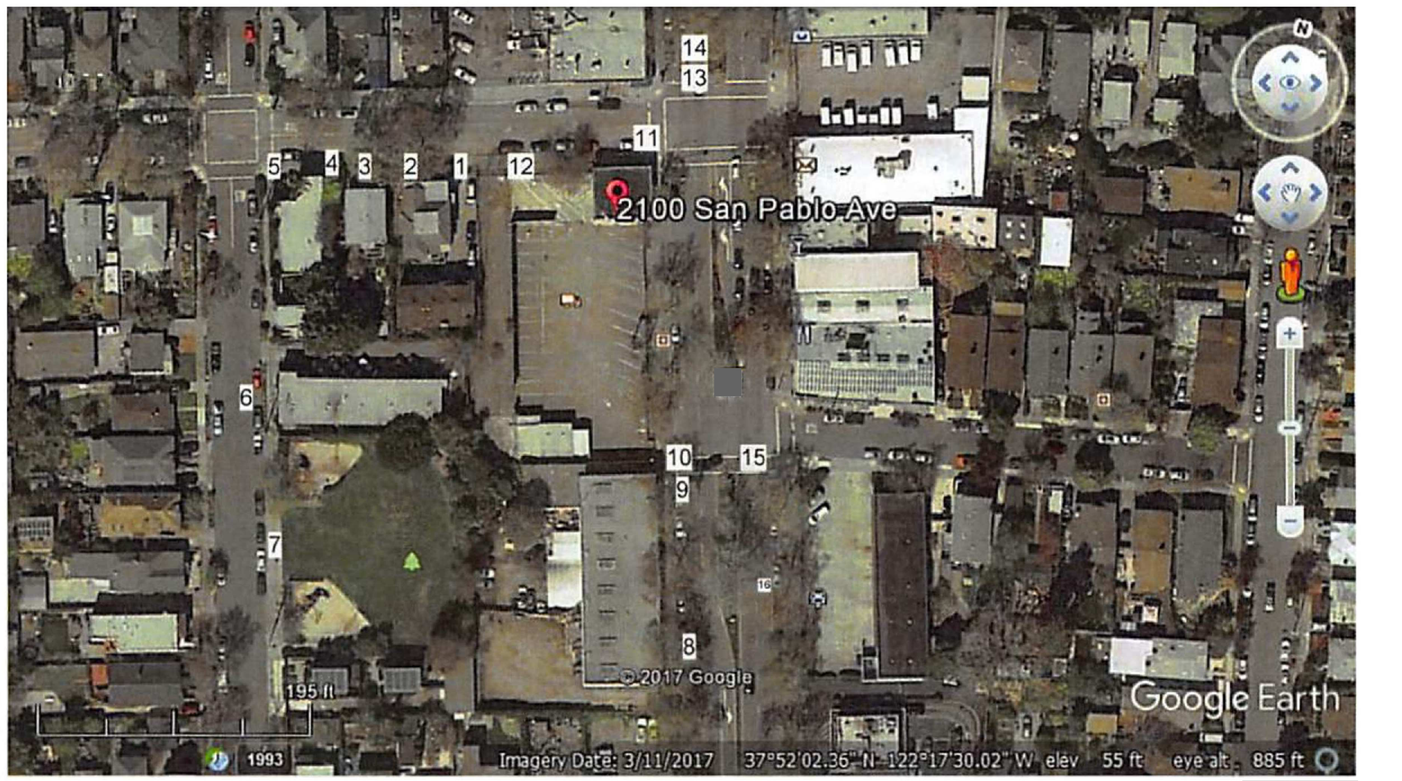

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SITE INDEX: PHOTOS


14


15


16

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Context Photos

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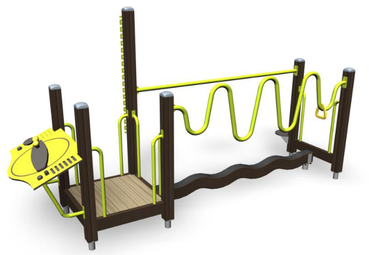
FENCE



PAVERS



FURNITURE



PLAY EQUIPMENT



CORTEN EDGE



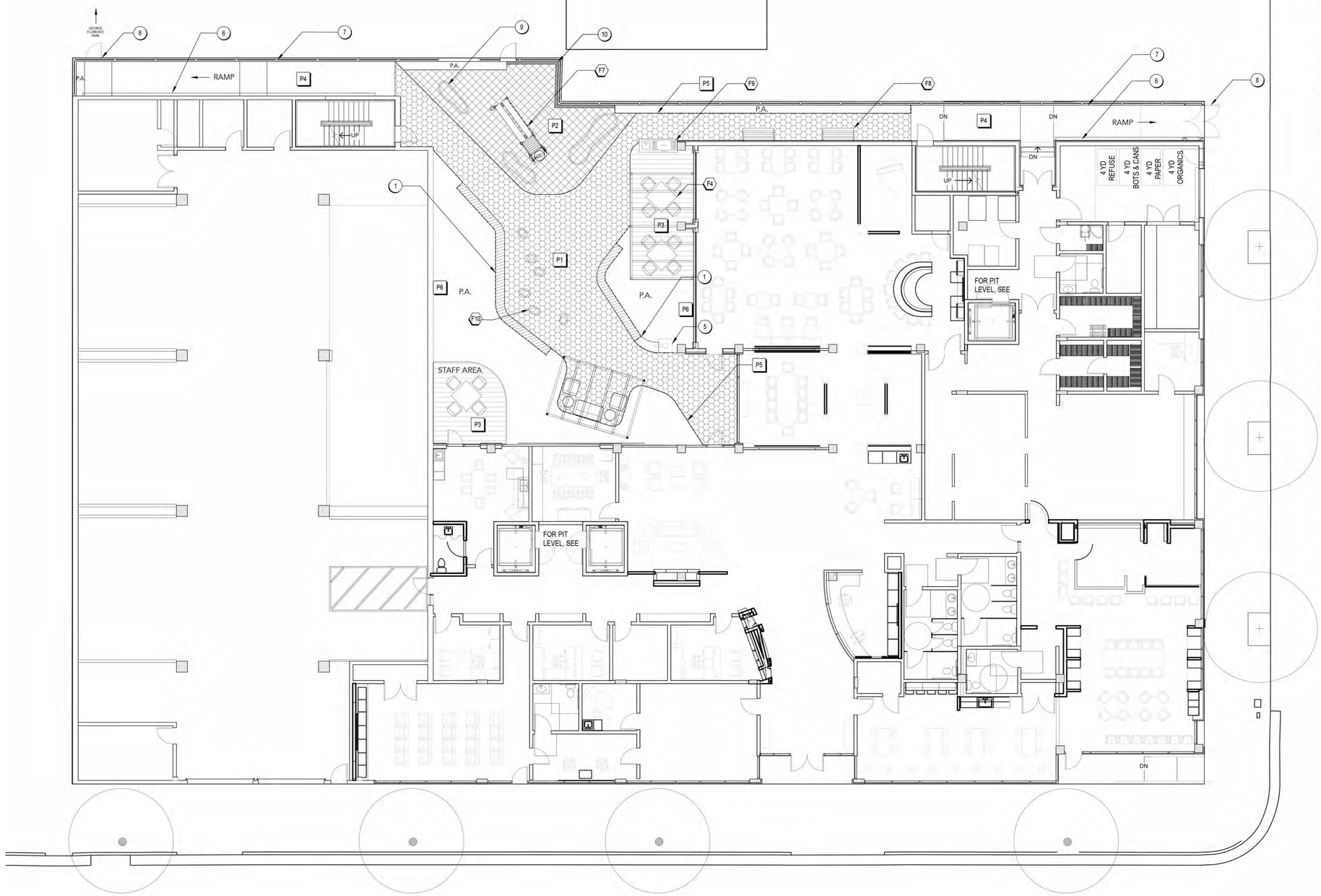
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Landscape - Courtyard Materials Plan

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MATERIAL LEGEND AND SCHEDULE

SITE ELEMENTS

SYMBOL	KEY	NAME	DETAIL
	2	INTEGRATED BENCH SEATING	4,6/L5.40
	3	WILSHIRE PLANTERS	3/L5.50
	4	CLIMBING WALL	2/L5.40
	5	TRELLIS STRUCTURE	5/L5.40
	6	PLAY AND MEDITATIVE FOUNTAIN	3/L5.40
	14	HANDRAIL	1/L5.40
	7	FENCE	1,2,3,4/L5.10
	8	GATE	LX.XX
	9	SAFETY SURFACE PLAY MOUNDS	9/L5.20

PAVING

SYMBOL	KEY	NAME	DETAIL
	P1	PRECAST HEXAGONAL PAVERS	3/L5.20
	P2	PLAY SURFACE	2/L5.20
	P3	WOOD DECK	7/L5.20
	P4	POURED IN PLACE CONCRETE	5,6/L5.20
	P5	CORTEN EDGE	1/L5.20
	P6	SPLASH BLOCK AT BIO RETENTION	4/L5.20

FURNISHINGS

SYMBOL	KEY	NAME	
	F1	OUTDOOR PATIO SIDE TABLE	6/L5.50
	F2	OUTDOOR PATIO ARMCHAIR	6/L5.50
	F3	OUTDOOR PATIO LOVESEAT	6/L5.50
	F4	OUTDOOR PATIO SOFA	6/L5.50
	F5	OUTDOOR PATIO COUNTER WITH CABINENTS	LX.XX
	F5	OUTDOOR DINING TABLE AND CHAIRS	XX/L5.05
	F7	SENIOR AND CHILDREN'S PLAY EQUIPMENT	2/L5.50
	F8	BENCH	5/L5.50
	F9	OUTDOOR SINK AND BARBEQUE	1/L5.50
	F10	MOVEABLE FURNITURE	4/L5.50

PLANTING

SYMBOL	KEY	NAME	
	P.A.	PLANTING AREA	

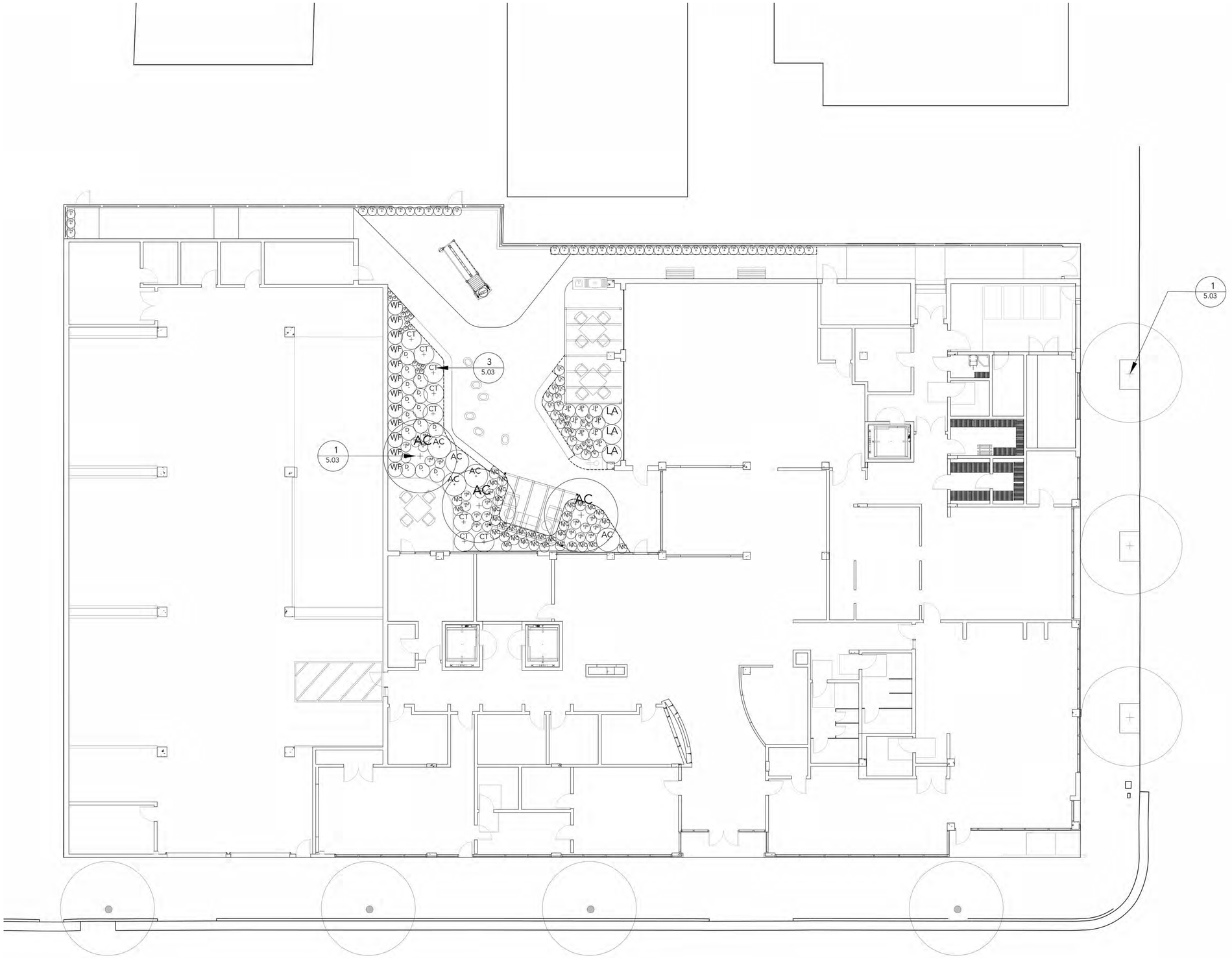
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Landscape Materials Plan - Ground Floor

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KEYNOTES

SITE PLANTING

SYM.	PLANT NAME

STREETSCAPE

A	ACER x. FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE RED MAPLE

COURTYARD

FN	FARGESIA NITIDA FOUNTAIN BAMBOO

STORMWATER TREATMENT

AC	ACER CIRCINATUM VINE MAPLE
AX	ADENANTHOS X CUNNINGHAMII ALBANY WOOLYBUSH
CT	CHONDROPETALUM TECTORUM CAPE RUSH
DC	DESCHAMPSIA CESPITOSA TUFTED HAIRGRASS
DF	DICENTRA FORMOSA BLEEDING HEART
D	DIETES SP. FORTNIGHT LILY
HM	HEUCHERA MICRANTHA HEUCHERA SP.
ID	IRIS DOUGLASIANA DOUGLAS IRIS
JP	JUNCUS PATENS SPREADING RUSH
LA	LUPINUS ALBIFRONS SILVER BUSH LUPINE
MC	MELICA CALIFORNICA CALIFORNIA MELIC
WF	WOODWARDIA FIMBRIATA GIANT CHAIN FERN

2ND FLOOR

GJ	GARDENIA JASMINOIDES 'VETCHII' EVERBLOOMING GARDENIA
HP	HELICHRYSUM PETIDORE 'LIMELIGHT' LIMELIGHT LICORICE PLANT
JS	JASMINUM SAMBAC 'MONHARIKLIA' SUMMER SOUL ARABIAN JASMINE
LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' HIDCOTE LAVANDER
PT	PITTOSPORUM TOBIRA 'WHEELERS DWARF' WHEELER'S DWARF JAPANESE MOCK ORANGE
RO	ROSMARINUS OFICINALIS 'ROMAN BEAUTY' ROMAN BEAUTY ROSEMARY
SV	SANTOLINA VIRENS 'LEMON FIZZ' LEMON FIZZ LAVENDER COTTON
SB	STACHYS BYZANTIA 'BIG EARS' LAMBS EARS

NOTES:
1. SCD FOR BIORETENTION AREAS.

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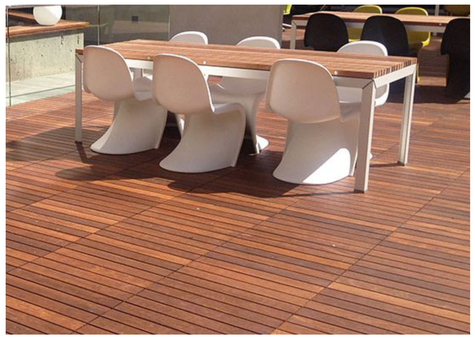
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WOOD DECK PEDESTAL PAVERS



RAISED PLANTERS



FURNISHINGS





ACTIVITY STATIONS



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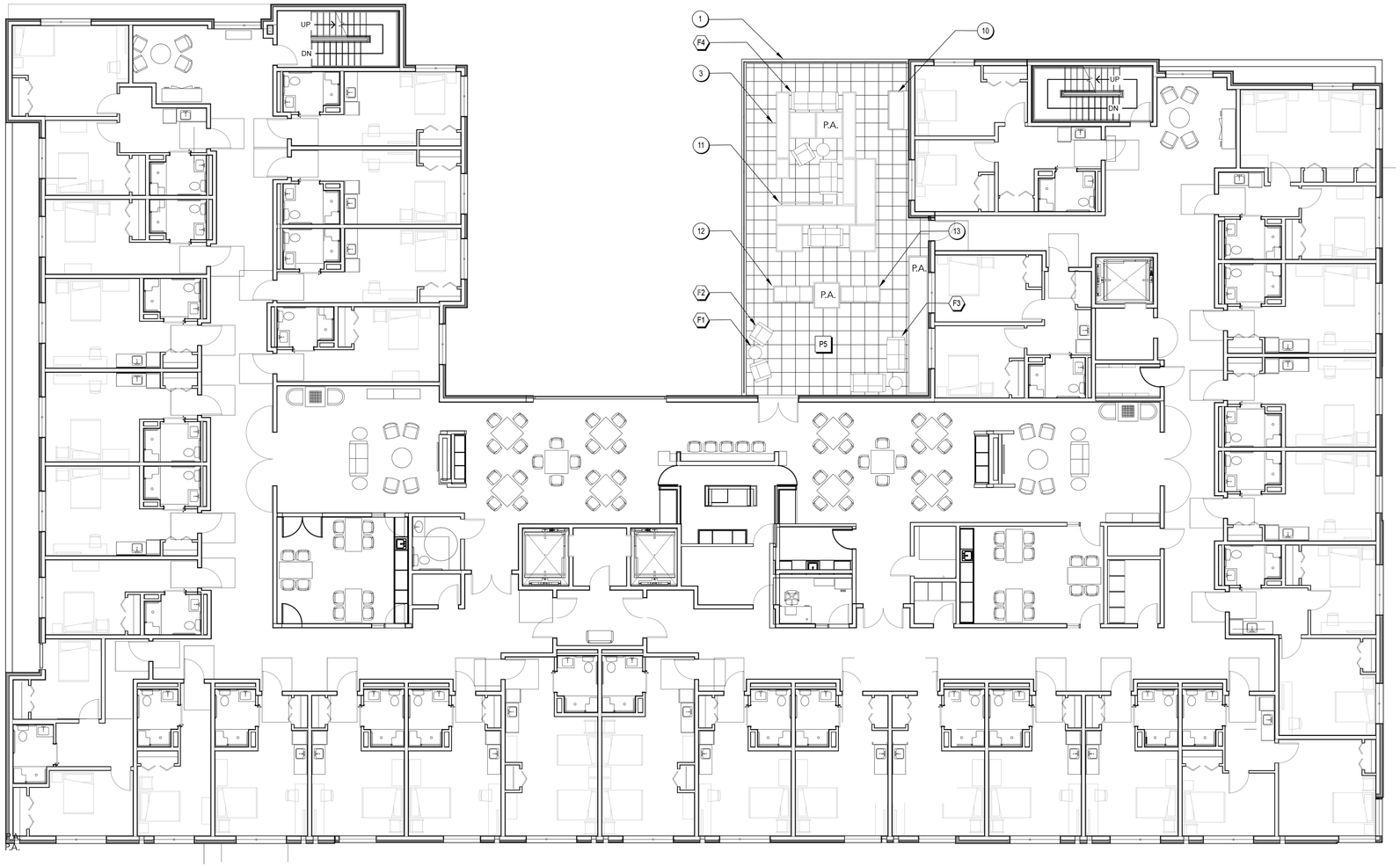
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Landscape Plan - 2nd Floor Deck Materials Plan

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A.05



MATERIAL LEGEND AND SCHEDULE

SITE ELEMENTS

SYMBOL	KEY	NAME	DETAIL
	1	WALL AND SAFETY GUARD	SEE ARCH. DRAWINGS
	3	WILSHIRE PLANTERS	3/L5.05
	10	LIFE ACTIVITY STATION - TYPE 1: SHED TOOL/POTTING	1/L5.06
	11	LIFE ACTIVITY STATION - TYPE 2: LAUNDRY	2/L5.06
	12	LIFE ACTIVITY STATION - TYPE 3: NURTURING	3/L5.06
	13	LIFE ACTIVITY STATION - TYPE 4: KITCHENETTE	4/L5.06

PAVING SCHEDULE

SYMBOL	KEY	NAME	DETAIL
	P5	WOOD DECK ON PEDESTAL BASE	7/L5.02

FURNITURE SCHEDULE

SYMBOL	KEY	NAME	DETAIL
	F1	OUTDOOR PATIO SIDE TABLE	5/L5.05
	F2	OUTDOOR PATIO ARMCHAIR	5/L5.05
	F3	OUTDOOR PATIO LOVESEAT	5/L5.05
	F4	OUTDOOR PATIO SOFA	5/L5.05

PLANTING

SYMBOL	KEY	NAME	
	P.A.	PLANTING AREAS	

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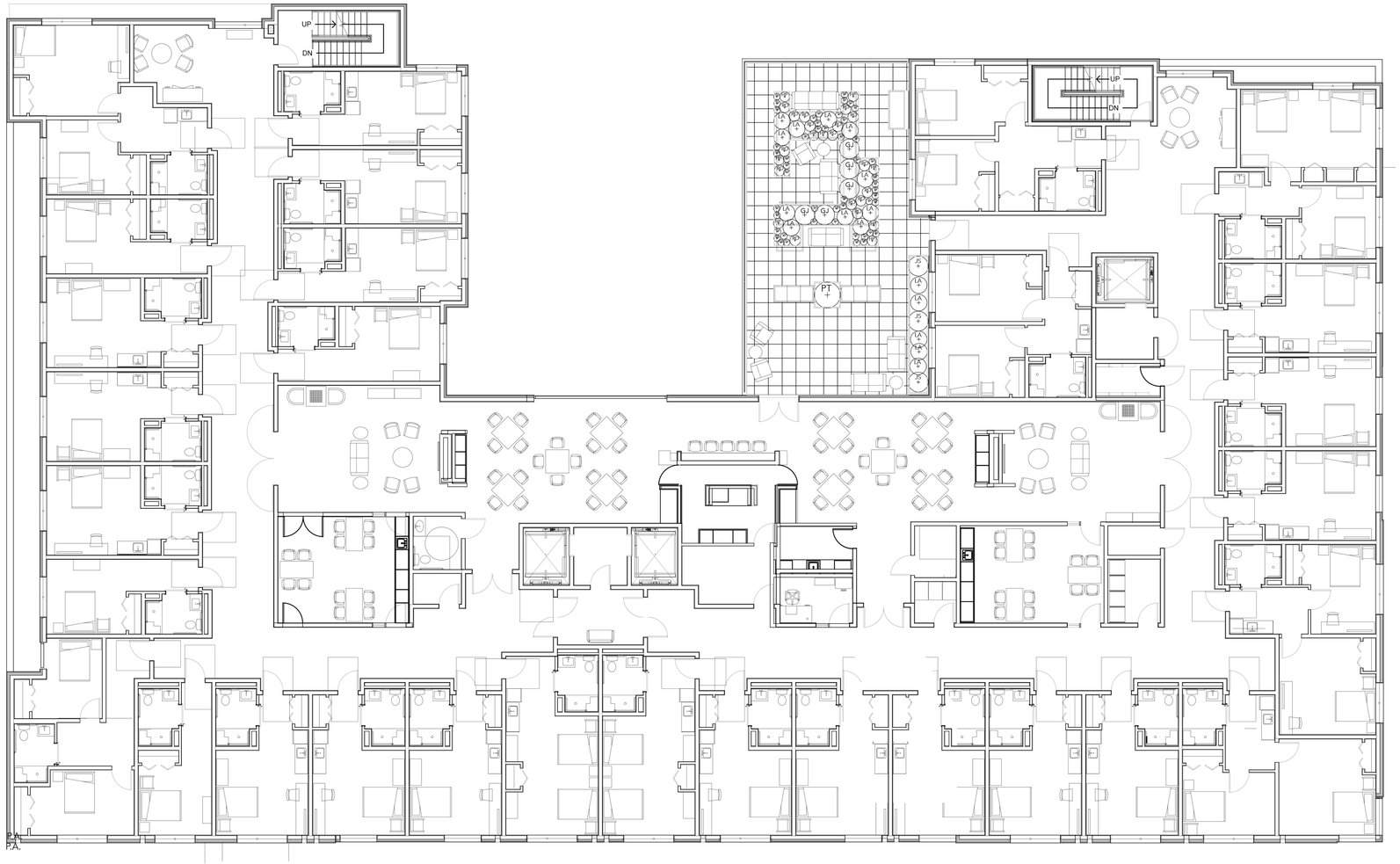
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Landscape Materials Plan - 2nd Floor

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Berkeley, CA 94702

A.05.1



KEYNOTES

SITE PLANTING

SYM.	PLANT NAME

STREETSCAPE

+	ACER x. FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE RED MAPLE

COURTYARD

FN	FARGESIA NITIDA FOUNTAIN BAMBOO

STORMWATER TREATMENT

AC	ACER CIRCINATUM VINE MAPLE
AX	ADENANTHOS X CUNNINGHAMII ALBANY WOOLYBUSH
CT	CHONDROPETALUM TECTORUM CAPE RUSH
DC	DESCHAMPSIA CESPITOSA TUFTED HAIRGRASS
DF	DICENTRA FORMOSA BLEEDING HEART
D	DIETES SP. FORTNIGHT LILY
HM	HEUCHERA MICRANTHA HEUCHERA SP.
ID	IRIS DOUGLASIANA DOUGLAS IRIS
JP	JUNCUS PATENS SPREADING RUSH
LA	LUPINUS ALBIFRONS SILVER BUSH LUPINE
MC	MELICA CALIFORNICA CALIFORNIA MELIC
WF	WOODWARDIA FIMBRIATA GIANT CHAIN FERN

2ND FLOOR

GJ	GARDENIA JASMINOIDES 'VETCHII' EVERBLOOMING GARDENIA
HP	HELICHRYSUM PETIDORE 'LIMELIGHT' LIMELIGHT LICORICE PLANT
JS	JASMINUM SAMBAC 'MONHARIKLIA' SUMMER SOUL ARABIAN JASMINE
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SB	STACHYS BYZANTIA 'BIG EARS' LAMBS EARS

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Planting Plan - 2nd Floor

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COURTYARD: SCREENING



FARGESIA NITIDA
FOUNTAIN BAMBOO

SECOND FLOOR TERRACE



PITTOSPORUM TOBIRA 'WHEELERS DWARF'
WHEELER'S DWARF JAPANESE MOCK ORANGE



GARDENIA JASMINOIDES 'VETCHII'
EVERBLOOMING GARDENIA



JASMINUM SAMBAC 'MONHARIKLIA'
SUMMER SOUL ARABIAN JASMINE



LAVANDULA ANGUSTIFOLIA 'HIDCOTE'
HIDCOTE LAVANDER



HELICHRYSUM PETIDORE 'LIMELIGHT'
LIMELIGHT LICORICE PLANT



ROSMARINUS OFICINALIS 'ROMAN BEUTY'
ROMAN BEAUTY ROSEMARY



SANTOLINA VIRENS 'LEMON FIZZ'
LEMON FIZZ LAVENDER COTTON



STACHYS BYZANTIA 'BIG EARS'
LAMBS EARS

STREETSCAPE

+	ACER x. FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE RED MAPLE

COURTYARD

FN +	FARGESIA NITIDA FOUNTAIN BAMBOO

STORMWATER TREATMENT

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AX +	ADENANTHOS X CUNNINGHAMII ALBANY WOOLYBUSH
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DF +	DICENTRA FORMOSA BLEEDING HEART
D +	DIETES SP. FORTNIGHT LILY
HM +	HEUCHERA MICRANTHA HEUCHERA SP.
ID +	IRIS DOUGLASIANA DOUGLAS IRIS
JP +	JUNCUS PATENS SPREADING RUSH
LA +	LUPINUS ALBIFRONS SILVER BUSH LUPINE
MC +	MELICA CALIFORNICA CALIFORNIA MELIC
WF +	WOODWARDIA FIMBRIATA GIANT CHAIN FERN

2ND FLOOR

GJ +	GARDENIA JASMINOIDES 'VETCHII' EVERBLOOMING GARDENIA
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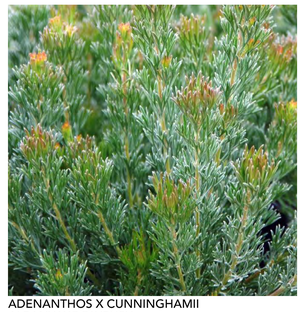
COURTYARD: STORMWATER TREATMENT



ACER CIRCINATUM
VINE MAPLE



CHONDROPETALUM TECTORUM
CAPE RUSH



ADENANTHOS X CUNNINGHAMII
ALBANY WOOLYBUSH



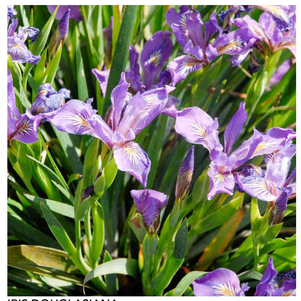
DESCHAMPSIA CESPITOSA
TUFTED HAIRGRASS



DICENTRA FORMOSA
BLEEDING HEART



DIETES SP.
FORTNIGHT LILY



IRIS DOUGLASIANA
DOUGLAS IRIS



JUNCUS PATENS
SPREADING RUSH



LUPINUS ALBIFRONS
SILVER BUSH LUPINE



MELICA CALIFORNICA
CALIFORNIA MELIC



WOODWARDIA FIMBRIATA
GIANT CHAIN FERN

STREET TREE



ACER FREEMANII 'AUTUMN BLAZE'
AUTUMN BLAZE MAPLE

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Landscape - Plant List & Images

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Landscape - Courtyard Rendering

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IRRIGATION SYSTEM EQUIPMENT LIST/LEGEND

DOMESTIC WATER STUBOUT–3/4"	–BY PLUMBING SECTION OF CONTRACT	
IRRIGATION BACKFLOW PREVENTION DEVICE	–FEBCO–825YA–3/4"	
ELECTRIC CONTROLLER	–RAINMASTER–EGP8–i–S/EGP8–OP8	
MASTER CONTROL VALVE	–SUPERIOR–3100–1"	
FLOW SENSOR	–IRRITROL–FS–B100	
RAIN SENSOR	–RAINMASTER–RS500	
REMOTE CONTROL VALVE	–TORO–TPV–F–100–MM	
QUICK COUPLING VALVE	–RAINBIRD–33DRC	
GATE VALVE	–NIBCO–T113–IRR–LINE SIZE	
DRIP ZONE KIT	–TORO–DZK–TPV–1–LF/MF	
DRIP FLUSH VALVE	–SEE DETAIL	
TREE BUBBLER	–RAINBIRD–1401	
SHRUB BUBBLER	–RAINBIRD–1401	
IRRIGATION SUPPLYLINE	–1120/SCHEDULE 40 PVC PIPE	–18" COVER
IRRIGATION LATERAL LINE	–1120/CLASS 200 PVC PIPE	–12" COVER
SUBSURFACE DRIPLINE	–NETAFIM–TLCV–6–12	–3" COVER
PIPING UNDER PEDESTAL PAVERS	–COPPER TYPE L SEAMLESS TUBING	

IRRIGATION SYSTEM NOTES

1. IRRIGATION SYSTEM IS DESIGNED FOR A MAXIMUM OF 12 G.P.M. AT 60 P.S.I. STATIC PRESSURE. VERIFY PRESSURE AT THE POINTS OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES IN PRESSURE.

2. NOTIFY OWNERS REPRESENTATIVE SIX (6) DAYS PRIOR TO INSTALLATION FOR A PRE–INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE– MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.

3. CONNECT TO 3/4" DOMESTIC WATER STUBOUT –SEE PLUMBING DRAWINGS.

4. INSTALL WALL MOUNT CONTROLLER WHERE INDICATED. EXACT LOCATION OF CONTROLLER TO BE DETERMINED AT JOBSITE BY ARCHITECT. 120 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTION TO CONTROLLER. USE THIN WALL METAL CONDUIT ABOVE GRADE. PROGRAM CONTROLLER TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURERS SPECIFICATIONS. CONTROLLER SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS. INSTALL AS DETAILED. SEAL CONDUIT HOLES WITH SILICONE OR ACCEPTED SUBSTITUTE. PROGRAM CONTROLLER TO IRRIGATE USING MULTIPLE REPEAT CYCLES OF SHORT DURATIONS. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SLOPE/SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER. PROGRAM CONTROLLER PER MANUFACTURERS WRITTEN SPECIFICATIONS TO PROVIDE PROPER AUTOMATIC WEATHER BASED SCHEDULE ADJUSTMENTS.

5. INSTALL EQUIPMENT AS DETAILED. INSTALL R.C.V. ID TAGS MANUFACTURED BY T. CHRISTY ENT. STANDARD SIZE, 1 1/8" HOT STAMPED BLACK LETTERS ON YELLOW BACKGROUND ON SOLENOID WIRES. LETTERS TO CONFORM TO CONTROLLER/STATION NUMBER.

6. IRRIGATION HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED. INSTALL CHECK VALVES AS SHOWN ON BUBBLER RISER ASSEMBLY DETAIL WHERE LOW HEAD DRAINAGE OCCURS. NOTE ESPECIALLY TO AVOID DRAINAGE AT SIDEWALKS AND OTHER POINTS WHERE PUDDLING WILL CAUSE DAMAGE OR HAZARD.

7. PIPE UNDER PAVEMENT SHALL BE SCHEDULE 40 PVC. PIPE UNDER PAVEMENT SHALL BE INSTALLED AT A TWENTY–FOUR INCH (24") DEPTH BELOW GRADE. PIPE UNDER PAVEMENT SHALL BE INSTALLED IN PVC SCHEDULE 40 SLEEVING. SLEEVING SHALL EXTEND SIX INCHES (6") BEYOND EDGE OF PAVEMENT OR CURB. INSTALL SAND FOR BACKFILL IN VEHICULAR PAVEMENT AREAS TO 6" COVER ABOVE PIPE. SURROUND PIPE WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.

8. VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES WITH 3M DBY CONNECTORS PER MANUFACTURERS SPECIFICATIONS. EACH WIRE AT VALVES SHALL HAVE 24" EXCESS COILED LOOP IN VALVE BOXES. TAPE WIRES IN BUNDLES EVERY TEN FEET IN PLANTING AREAS.

9. PRIOR TO INSTALLATION OF SUBSURFACE DRIP SYSTEMS REVIEW DRIP COMPONENTS, EQUIPMENT AND INSTALLATION TECHNIQUES WITH MANUFACTURERS REPRESENTATIVE. SPECIAL ATTENTION SHALL BE PAID WHEN COORDINATING INSTALLATION OF PLANT MATERIALS AND DRIP SYSTEM. AVOID CONFLICTS BETWEEN INSTALLATION OF EMITTERLINE AND PLANT LOCATIONS. IF CONFLICTS OCCUR, THEN PLANT INSTALLATION LOCATIONS SHALL HAVE PRIORITY. LAYOUT SHOWN IS DIAGRAMMATIC ONLY. INSTALL SPECIFIED EMITTERLINE AS DETAILED AND PER MANUFACTURERS SPECIFICATIONS.

10. PROVIDE LITERATURE OF DRIP SYSTEM COMPONENTS INCLUDING ANY PREVENTATIVE MAINTENANCE AND TROUBLE SHOOTING GUIDES TO OWNER AND REVIEW MAINTENANCE PROCEDURES INCLUDING:
    CLEANING FILTER IN WYE STRAINERS
    REPAIRING BREAKS IN PIPES AND RISERS
    ADDING EMITTERS OR TUBING FOR EXPANSION/INSTALLING PLUGS

11. MAINTENANCE CONSIDERATIONS:
    FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE(MORE FREQUENT FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE EMITTERLINE SYSTEM(S) SHOULD BE RUN ABOUT EVERY 2 WEEKS FOR 2–4 MINUTE MINIMUM RUNTIME.

12. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION REGARDING THIS PROJECT.

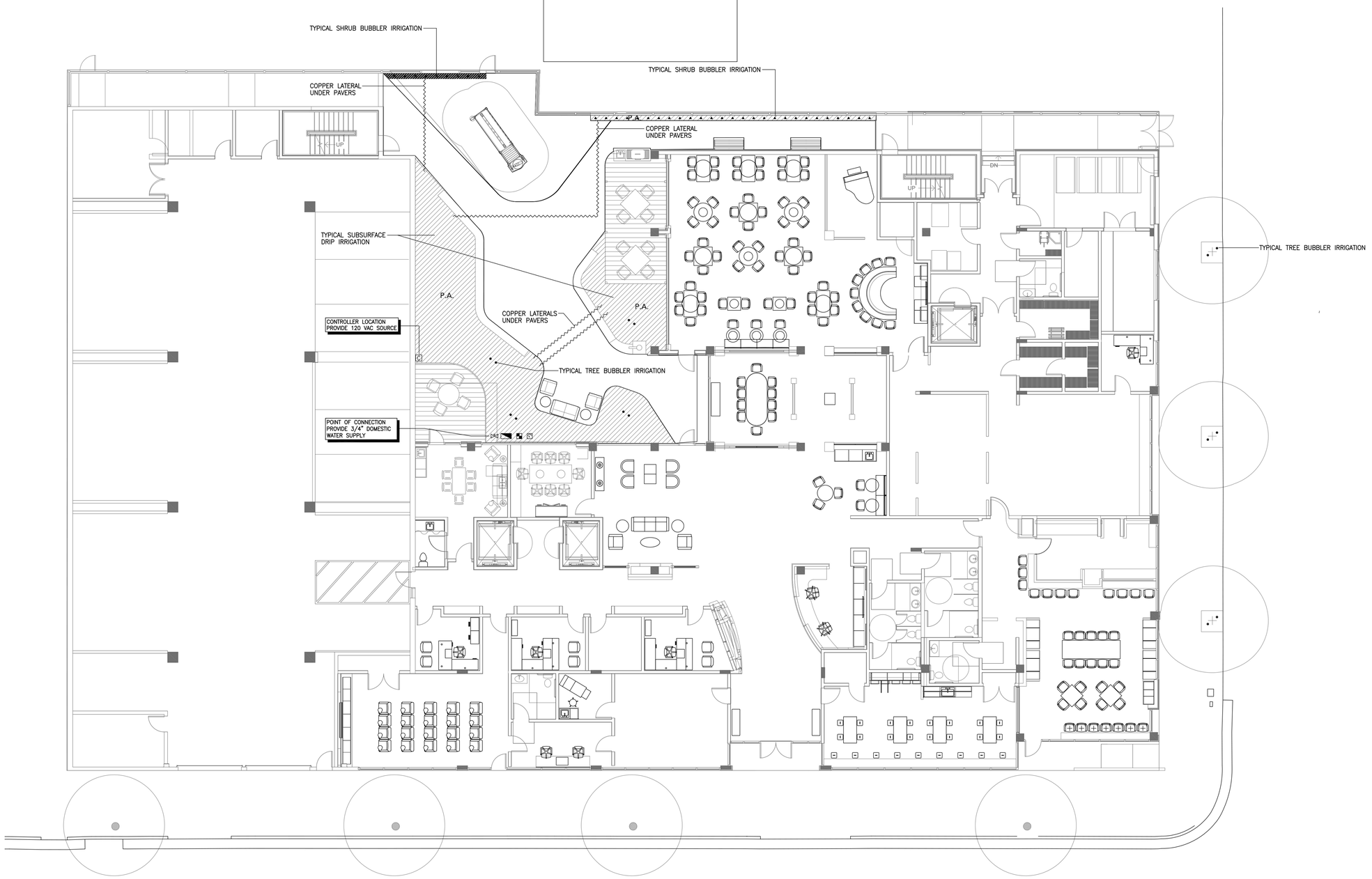
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Irrigation Notes and Legend

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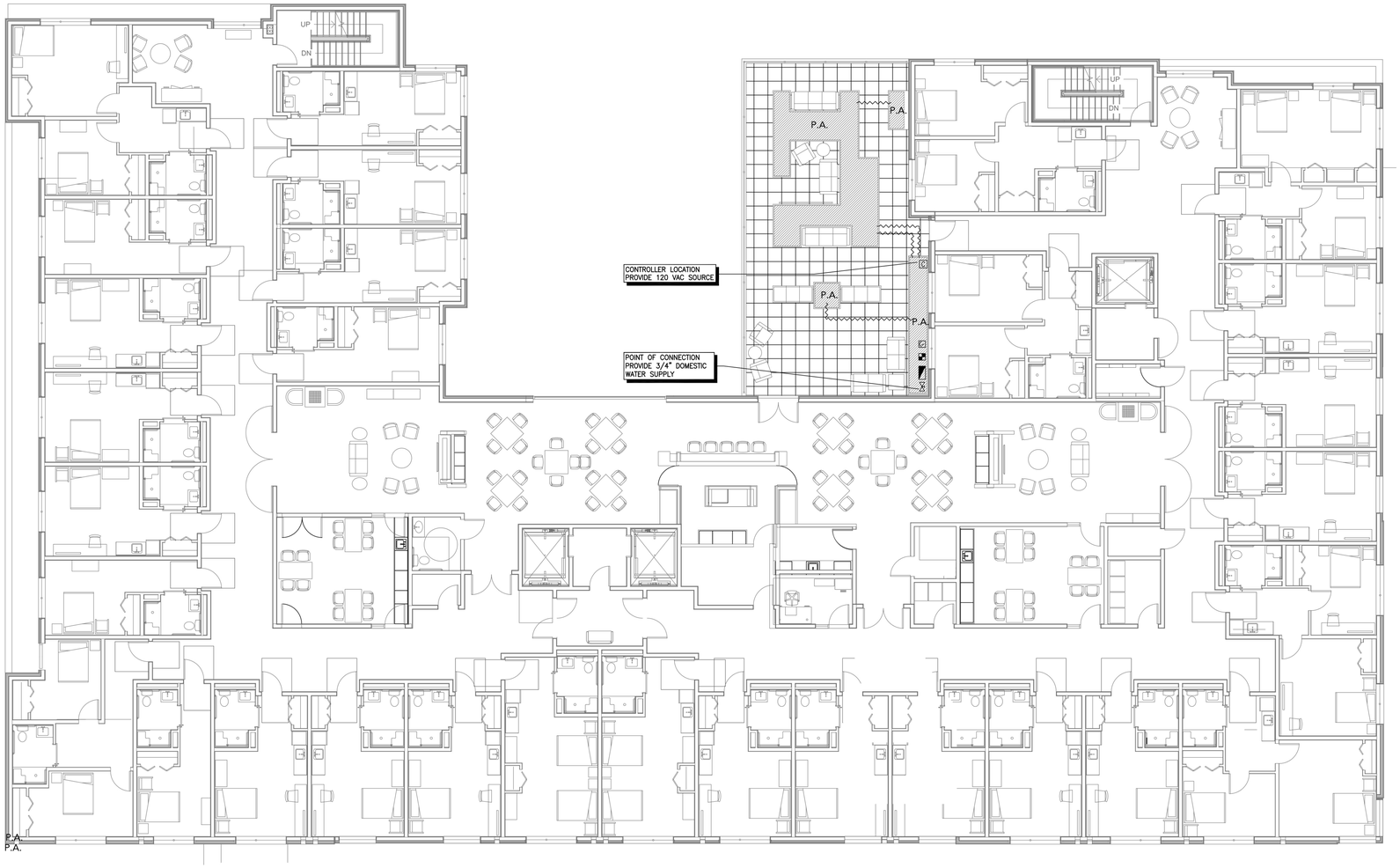
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Irrigation Plan - Ground Floor

02/13/19

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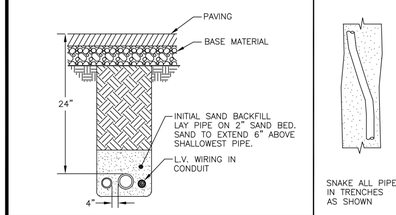
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Irrigation Plan - 2nd Floor

02/13/19

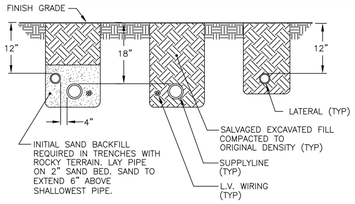
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SNAKE ALL PIPE IN TRENCHES AS SHOWN

TRENCHES IN PAVED AREAS

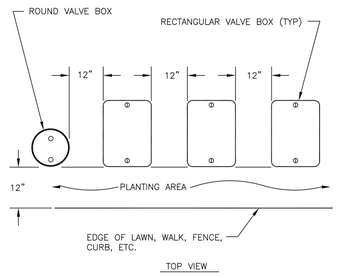


TRENCHES IN PLANTING AREAS

A TRENCHING DETAILS

NTS

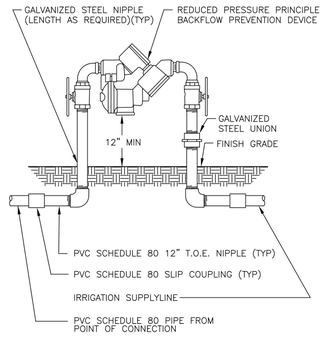
NOTES: 1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.



B VALVE BOX INSTALLATION DETAIL

NTS

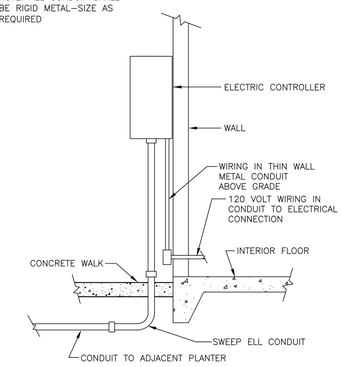
NOTE: PRIME AND WRAP WITH A 50% OVERLAP ALL GALVANIZED STEEL PIPE AND FITTINGS BELOW GRADE WITH 10 MIL CORROSION PROTECTION TAPE (SCOTCHRAP OR EQUAL)



C BACKFLOW PREVENTION ASSEMBLY DETAIL

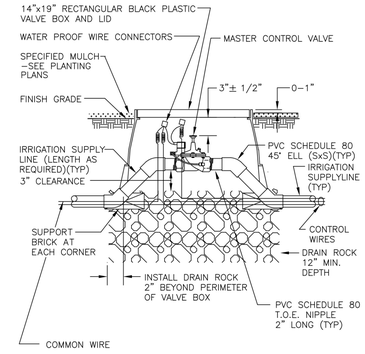
NTS

NOTE: ALL CONDUIT SHALL BE RIGID METAL–SIZE AS REQUIRED



D WALL MOUNT CONTROLLER INSTALLATION DETAIL

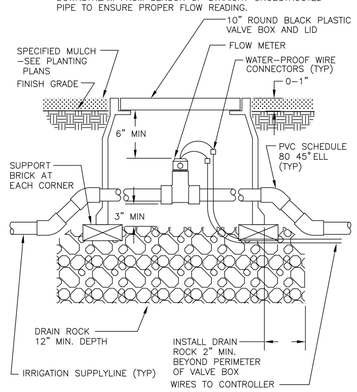
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E MASTER CONTROL VALVE INSTALLATION DETAIL

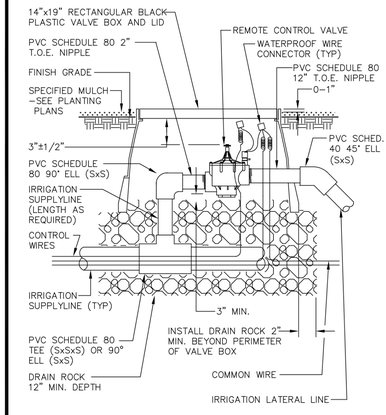
NTS

ALLOW 10 PIPE DIAMETERS UPSTREAM AND 5 PIPE DIAMETERS DOWNSTREAM FROM SENSOR OF STRAIGHT UNOBSTRUCTED PIPE TO ENSURE PROPER FLOW READING.



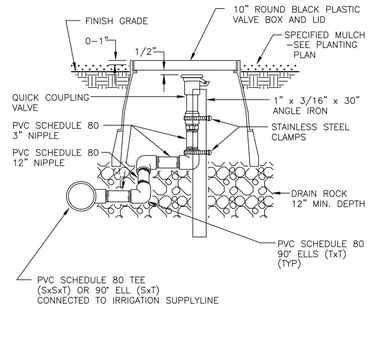
F FLOW METER INSTALLATION DETAIL

NTS



G REMOTE CONTROL VALVE INSTALLATION DETAIL

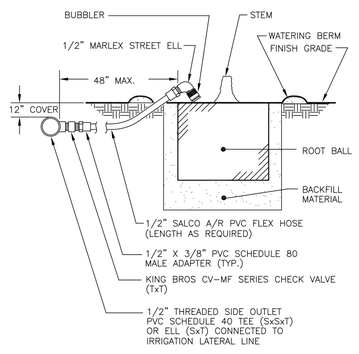
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H QUICK COUPLING VALVE RISER ASSEMBLY DETAIL

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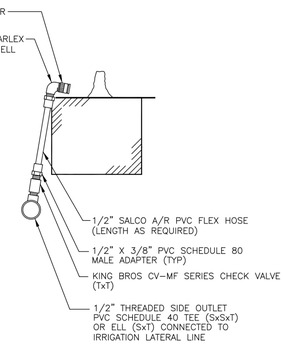
NOTE: INSTALL BUBBLER ABOVE ROOT BALL. INSTALL BUBBLER ON UPHILL SIDE OF PLANT WHERE APPLICABLE. ALLOW 6" MINIMUM DISTANCE BETWEEN BUBBLER AND TREE TRUNK.



I BUBBLER INSTALLATION DETAIL FOR TREES

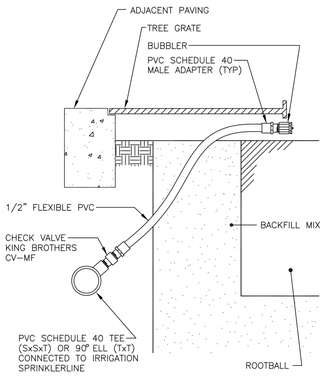
NTS

NOTE: INSTALL BUBBLER ABOVE ROOT BALL. INSTALL BUBBLER ON UPHILL SIDE OF PLANT WHERE APPLICABLE.



J BUBBLER INSTALLATION DETAIL FOR SHRUBS

NTS

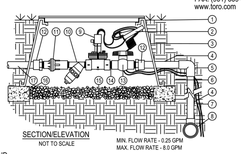


K BUBBLER INSTALLATION DETAIL FOR STREET TREE

NTS

TORO

TORO-IRRIGATION DIVISION
5825 JASMINE STREET
RIVERSIDE, CA 92504
TOLL FREE: 1-800-664-4740
PHONE: (951) 785-3152
FAX: (951) 359-1870
www.toro.com



LEGEND

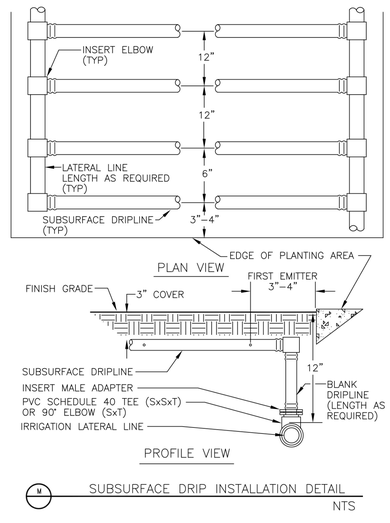
1.	FINISH GRADE.	10.	TORO 150 MESH Y-FILTER (*).
2.	CONTROL WIRES WITH 36" SERVICE COIL AND WATER PROOF WIRE CONNECTIONS, DBY OR EQUAL.	11.	TORO 25 PSI LOW FLOW PRESSURE REGULATOR (*).
3.	RECTANGULAR PLASTIC VALVE BOX. HEAT BRAND STATION NUMBER ON LID IN 2" HIGH CHARACTERS.	12.	SCH 40 PVC MALE ADAPTER.
4.	PVC MAINLINE PER SPECIFICATIONS (LENGTH AS REQUIRED).	13.	SCH 40 PVC BALL VALVE (*).
5.	SCH 40 PVC ELL (SxS).	14.	SCH 80 PVC CLOSE NIPPLE (*).
6.	NATIVE SOIL PER SPECIFICATIONS.	15.	PEA GRAVEL SUMP, MINIMUM 6" DEEP.
7.	CONTROL WIRES TO CONTROLLER.	16	BRICK SUPPORTS (4 COMMON BRICKS REQUIRED).
8.	PVC MAINLINE FITTING.	17.	LATERAL LINE TO DRIP SYSTEM.
9.	TORO 700-1 INLINE VALVE (*).		(*) PARTS IN DRIP ZONE KIT.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 382-199g.

L TORO DRIP ZONE KIT

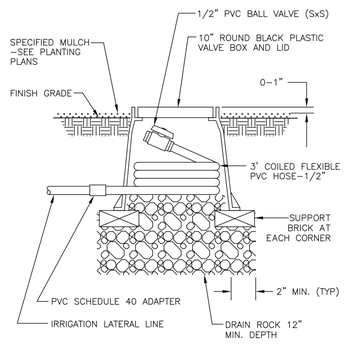
DZK-700-1-LF

382-199g
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M SUBSURFACE DRIP INSTALLATION DETAIL

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N FLUSH VALVE INSTALLATION DETAIL

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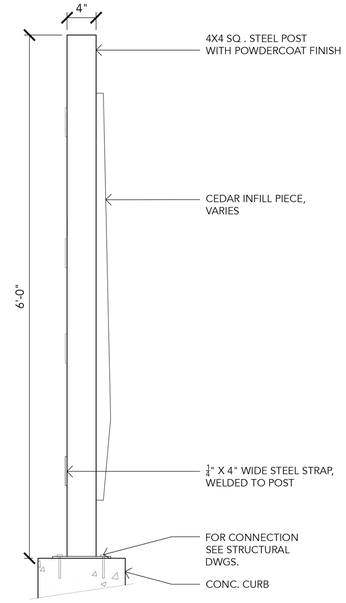
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Irrigation Details

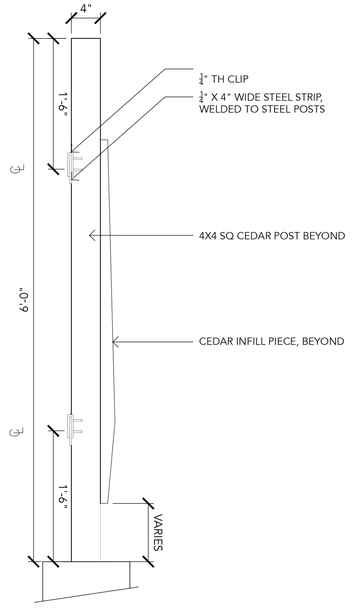
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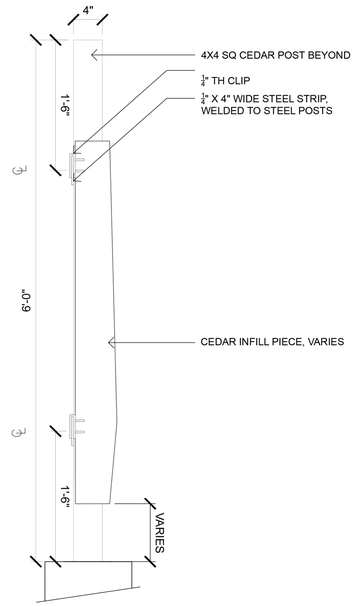
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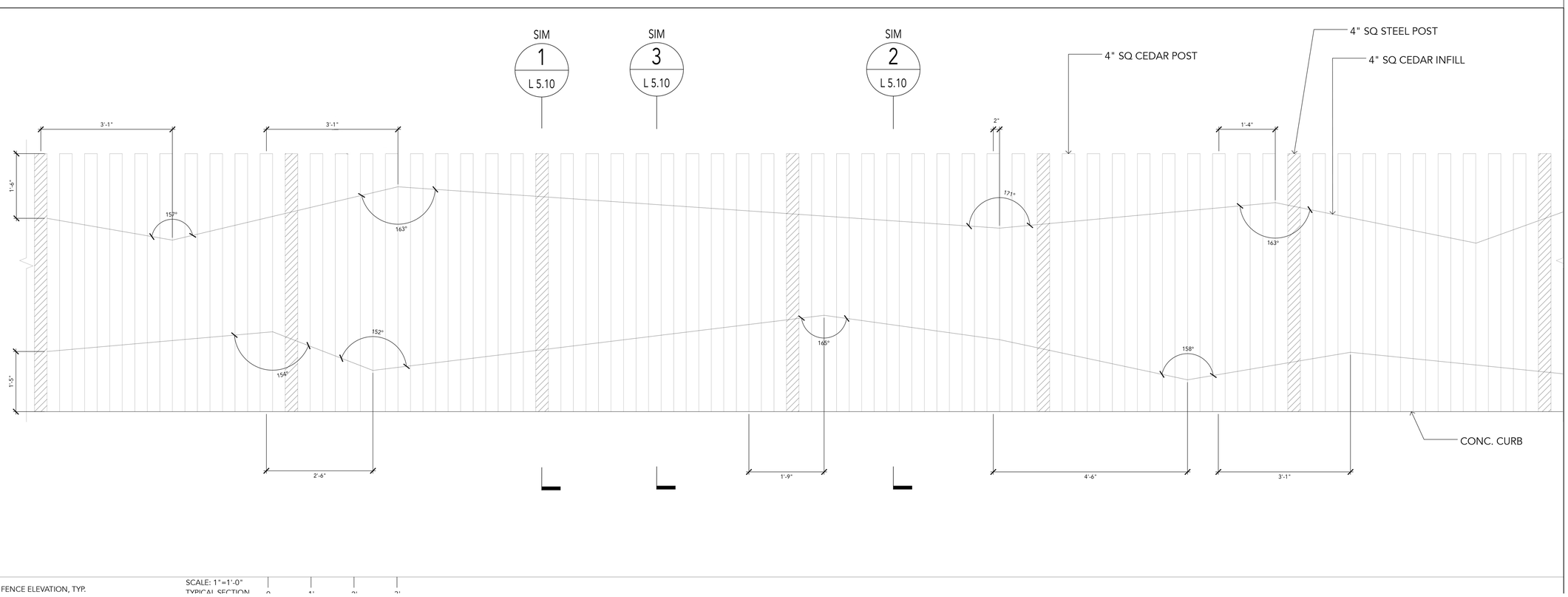
1 FENCE POST, TYP. SCALE: 1 1/2"=1' TYPICAL SECTION 0 1" 1' 2'



2 FENCE SECTION TYP. SCALE: 1 1/2"=1' TYPICAL SECTION 0 1" 1' 2'



3 FENCE INFILL PANEL TYP. SCALE: 1 1/2"=1' TYPICAL SECTION 0 1" 1' 2'



4 FENCE ELEVATION, TYP. SCALE: 1"=1'-0" TYPICAL SECTION 0 1' 2' 3'

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Fence Detail at West Property Line

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SAN PABLO AVE.

GENERAL NOTES- SITE PLAN

1. FOR BUILDING DIMENSIONS, SEE FLOOR PLANS
2. FOR LANDSCAPE MATERIALS, SEE LANDSCAPE PLAN

SHEET NOTES- SITE PLAN

1. CONCRETE RETAINING WALL
2. 6'-0" HIGH CEDAR FENCING WITH 4"X4" METAL POST
3. CONCRETE RAMP
4. NEW CURB CUT
5. NEW CURB AT EXISITNG CURB CUT FOR DRIVEWAY
6. EXISTING FIRE HYDRANT
7. EXISTING SIGN
8. EXISTING PARKING METER
9. EXISTING LIGHT POLE
10. EXISTING PEDESTRIAN SIGNAL
11. EXISTING TRAFFIC SIGNAL POLE
12. BIORETENTION PLANTER
13. OPEN SPACE, SEE LANDSCAPE DRAWINGS



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Site Plan

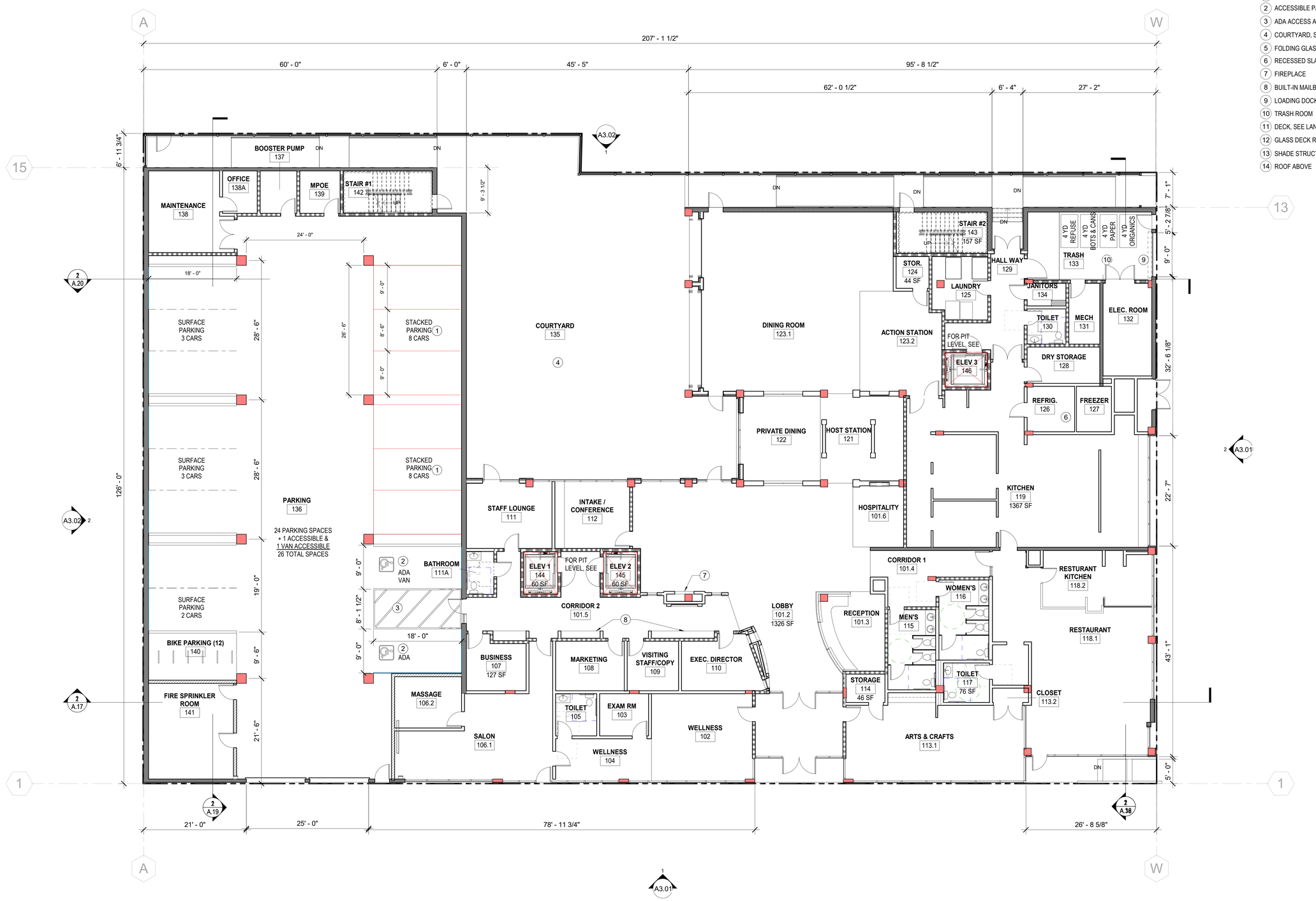
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SHEET NOTES- FLOOR PLANS

1. MECHANIZED SHUFFLE PARKING FOR 8 CARS AND PIT
2. ACCESSIBLE PARKING SPACE
3. ADA ACCESS AISLE
4. COURTYARD, SEE LANDSCAPE DRAWING
5. FOLDING GLASS WALL
6. RECESSED SLAB FOR REFRIGERATOR AND FREEZER
7. FIREPLACE
8. BUILT-IN MAILBOXES
9. LOADING DOCK
10. TRASH ROOM
11. DECK, SEE LANDSCAPE DRAWINGS
12. GLASS DECK RAILING
13. SHADE STRUCTURE ABOVE
14. ROOF ABOVE



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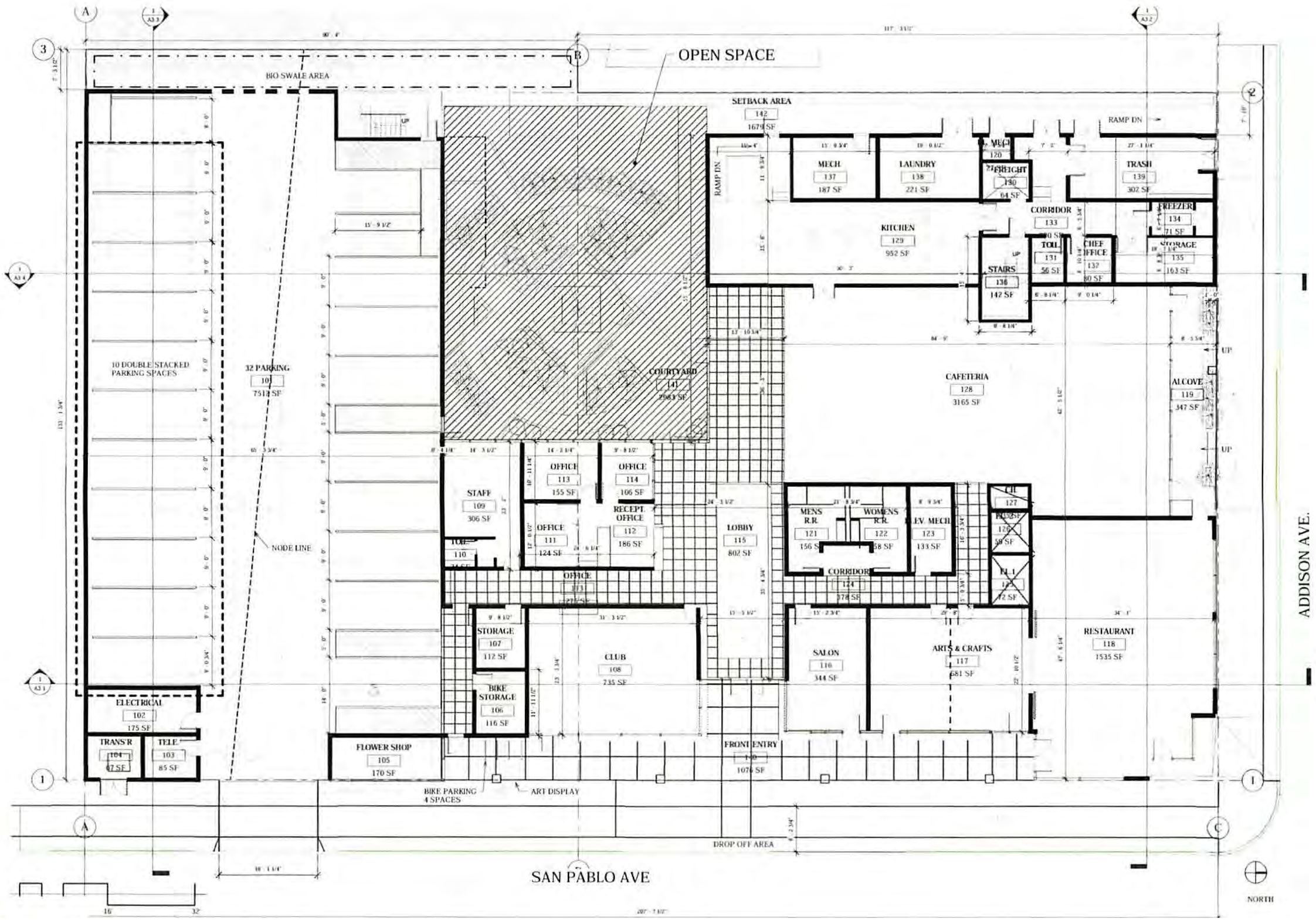
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1st Floor Plan

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1st Floor Plan - ZAB Approved

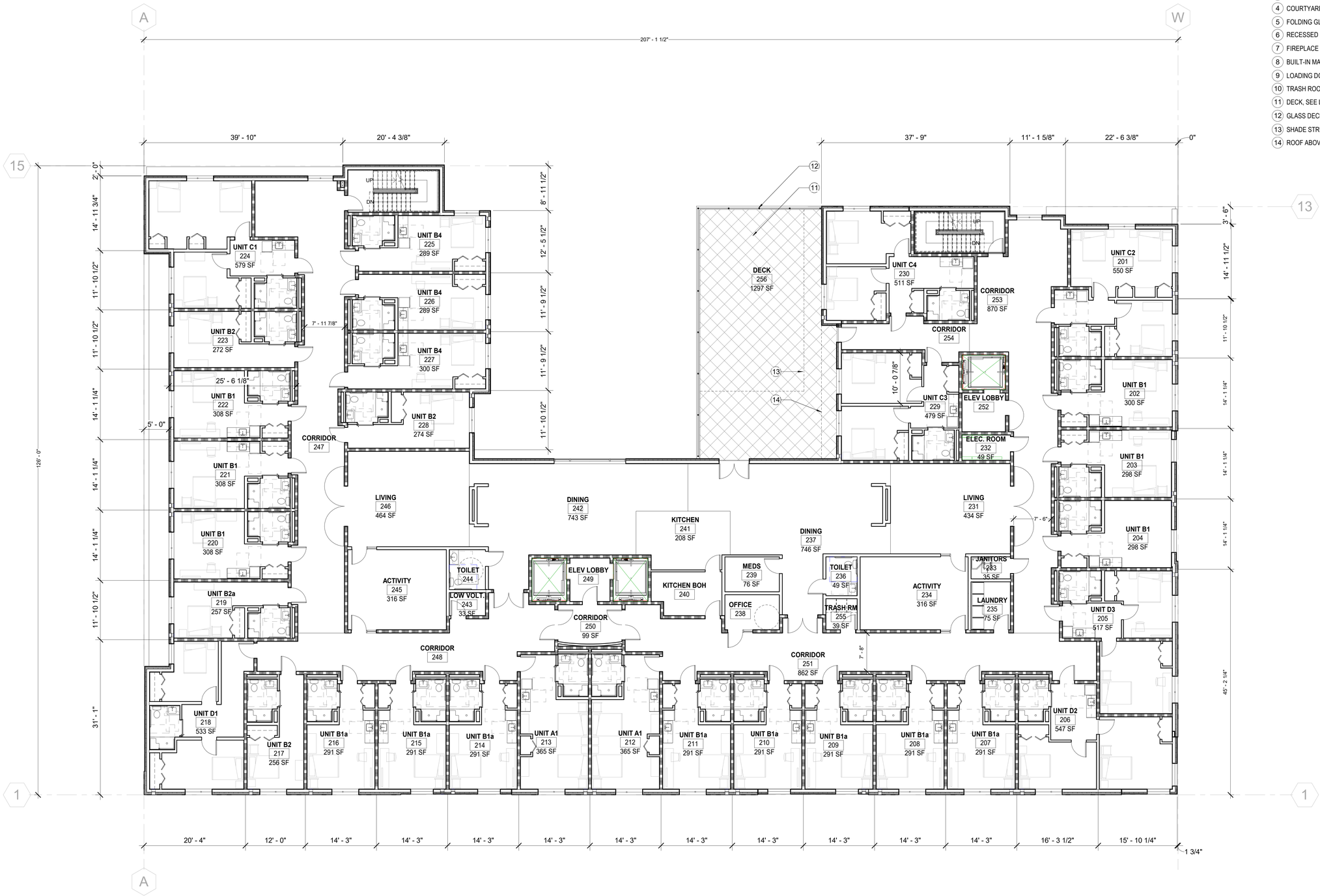
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SHEET NOTES- FLOOR PLANS

1. MECHANIZED SHUFFLE PARKING FOR 8 CARS AND PIT
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12. GLASS DECK RAILING
13. SHADE STRUCTURE ABOVE
14. ROOF ABOVE



FEET 0 4 8 16

PLAN NORTH

TRUE NORTH

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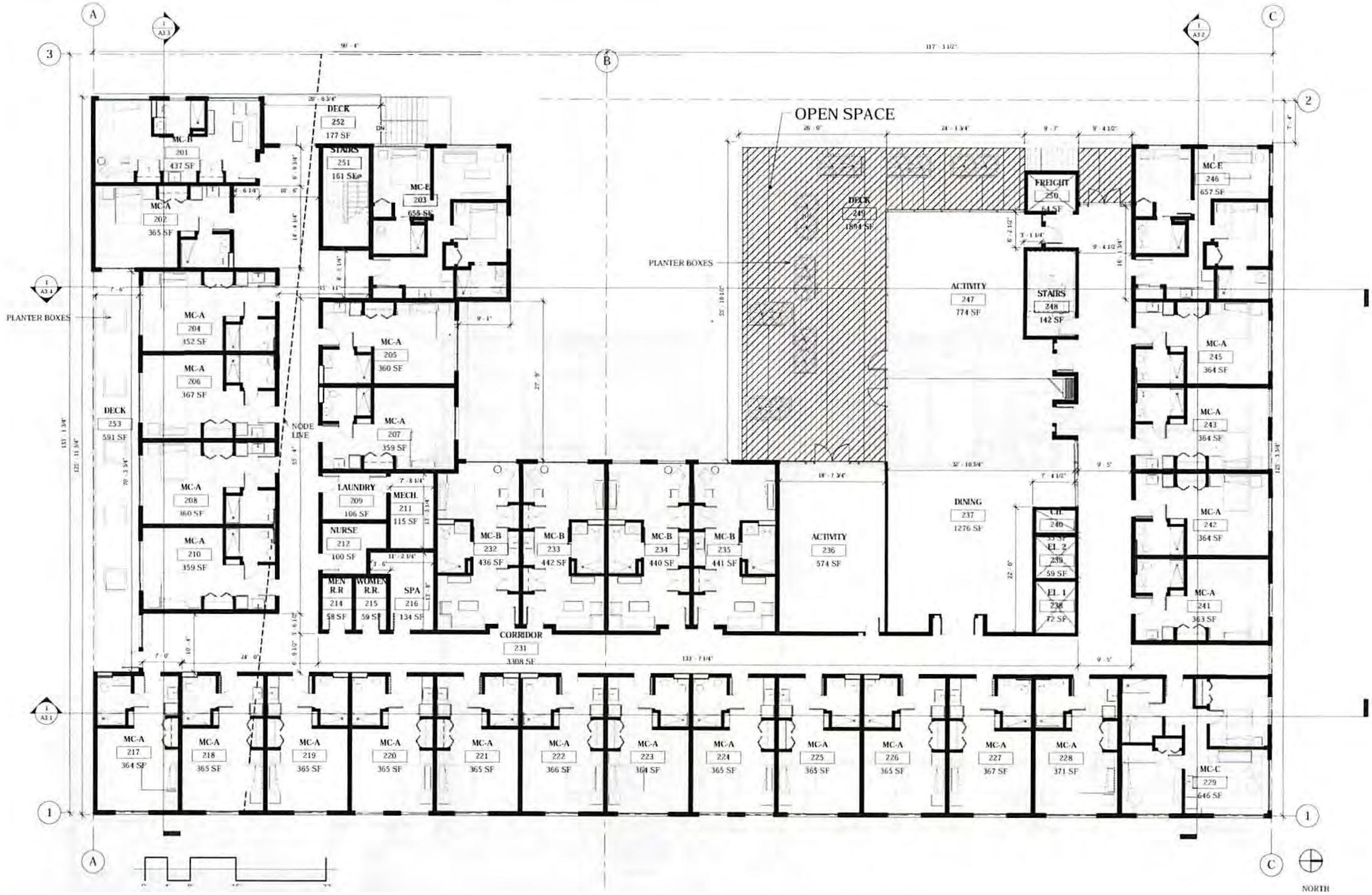
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2nd Floor Plan

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2nd Floor Plan -ZAB Approved

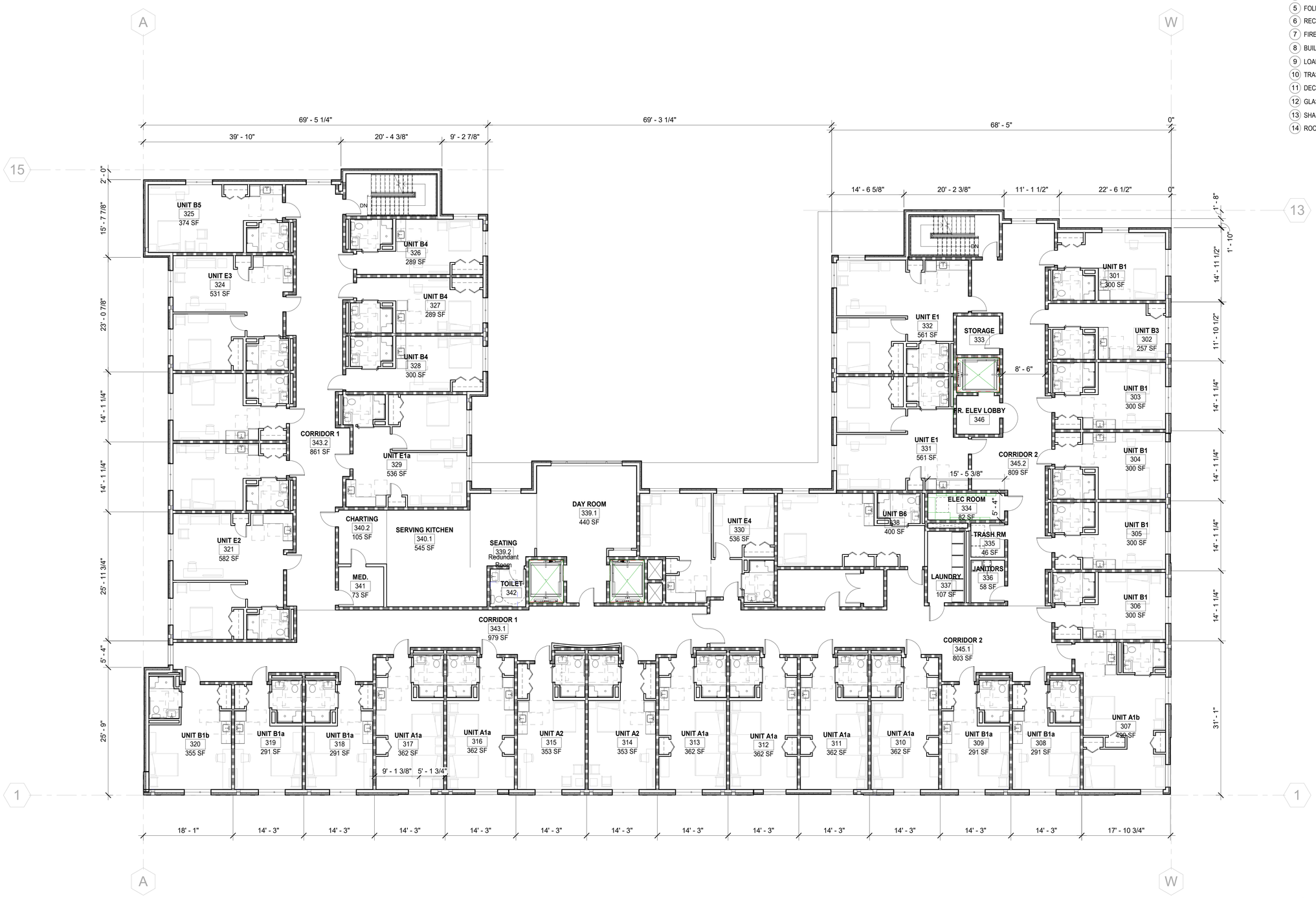
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SHEET NOTES- FLOOR PLANS

1. MECHANIZED SHUFFLE PARKING FOR 8 CARS AND PIT
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5. FOLDING GLASS WALL
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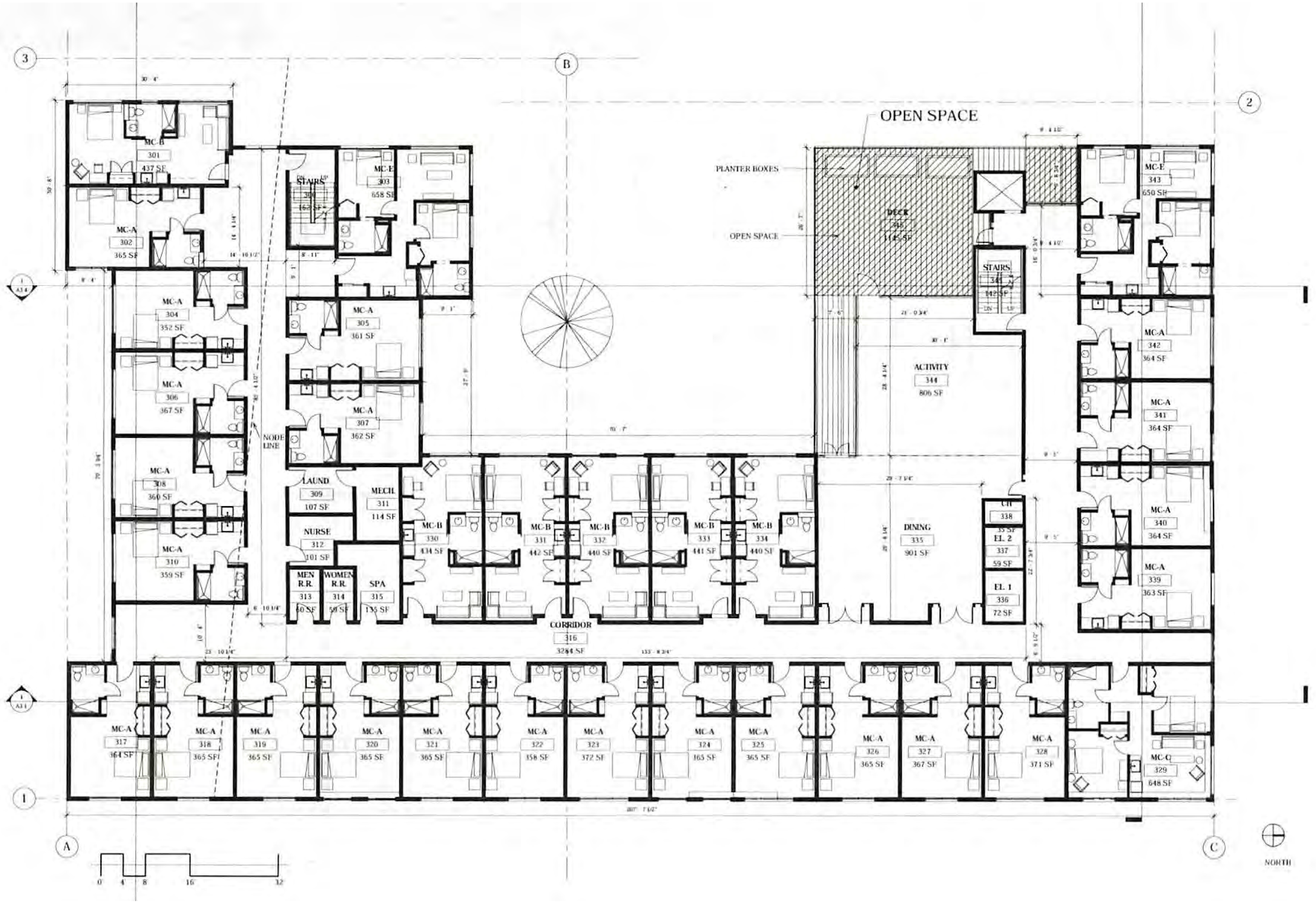
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3rd Floor Plan

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3rd Floor Plan - ZAB Approved

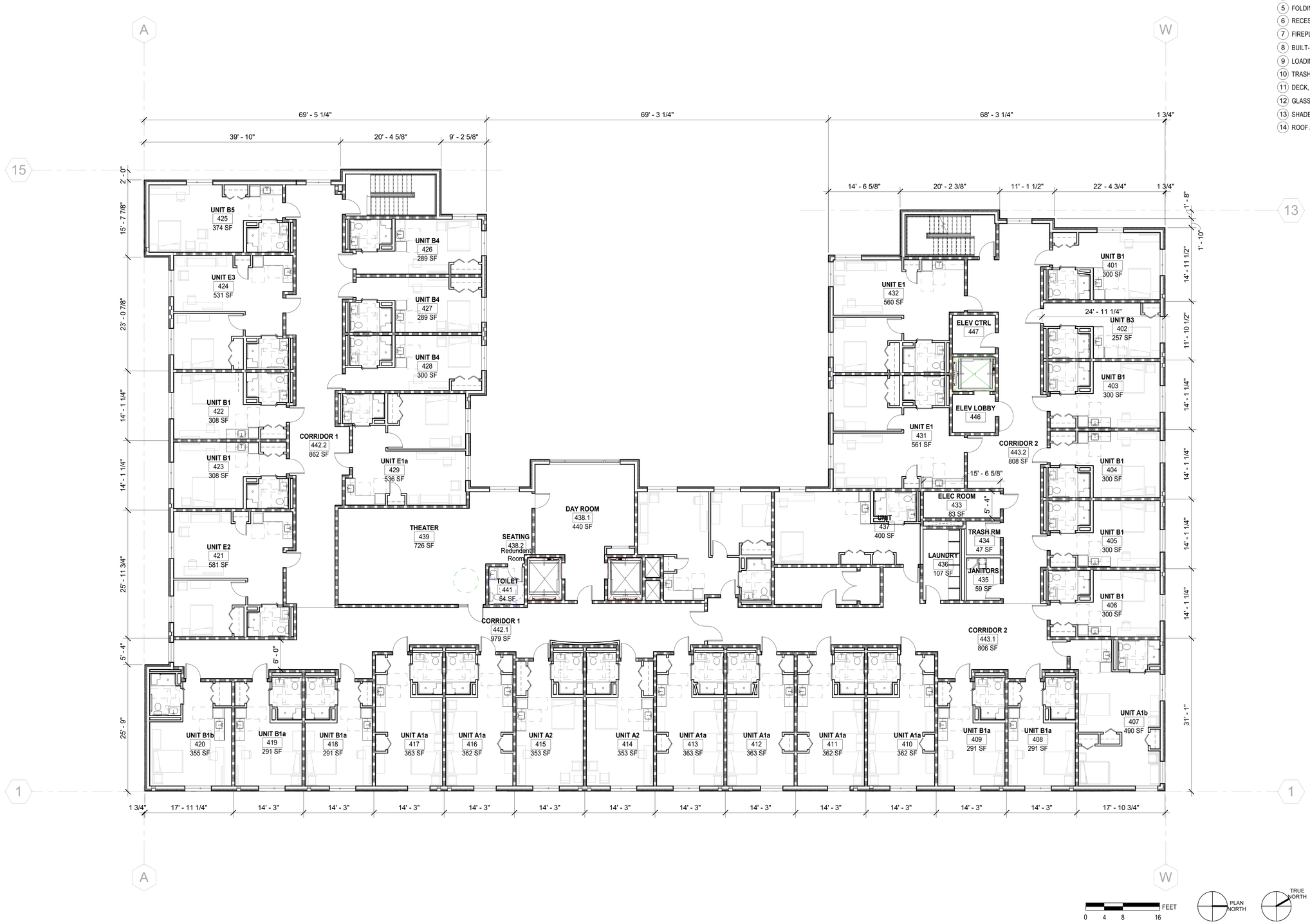
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SHEET NOTES- FLOOR PLANS

1. MECHANIZED SHUFFLE PARKING FOR 8 CARS AND PIT
2. ACCESSIBLE PARKING SPACE
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14. ROOF ABOVE



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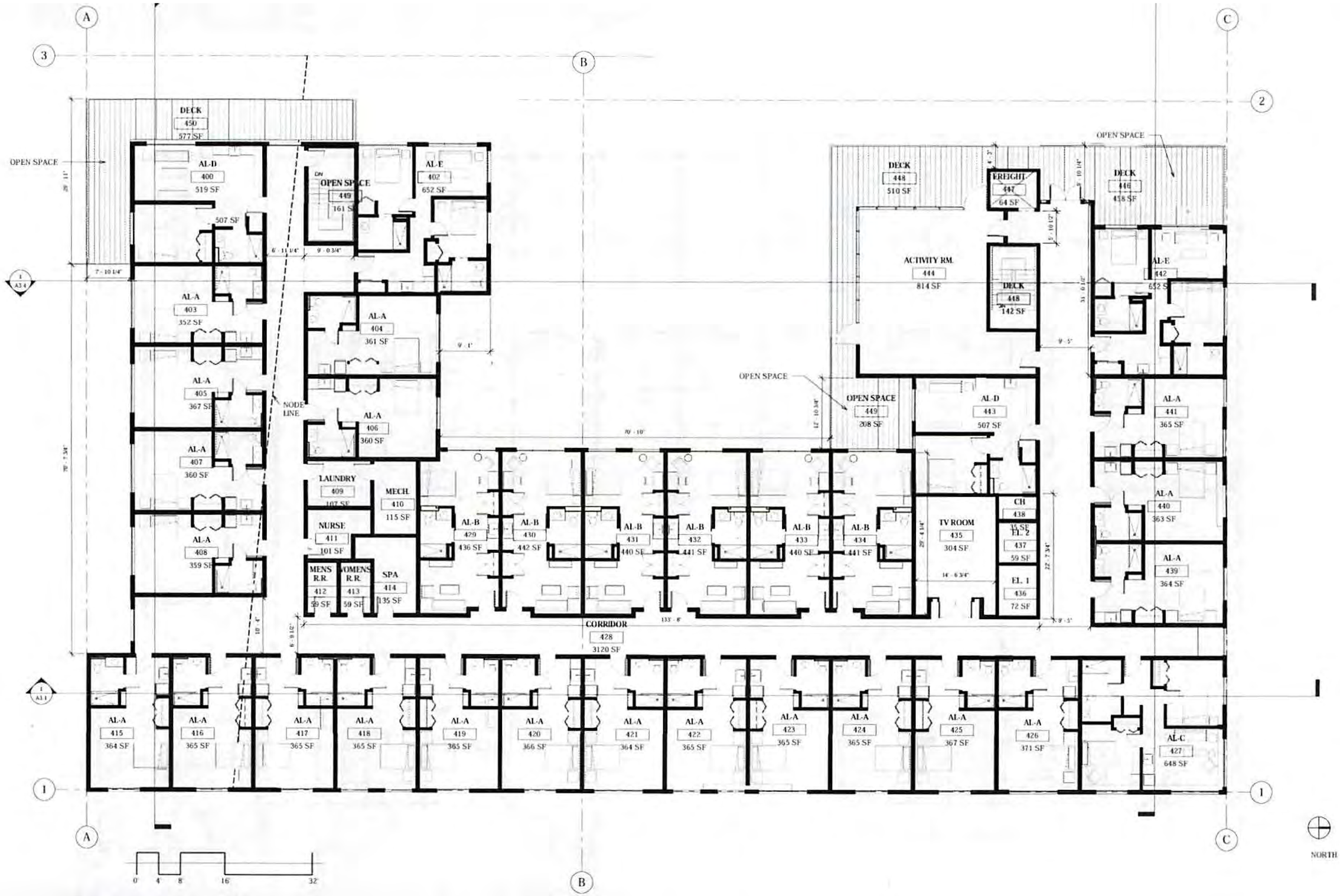
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4th Floor Plan

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4th Floor Plan - ZAB Approved

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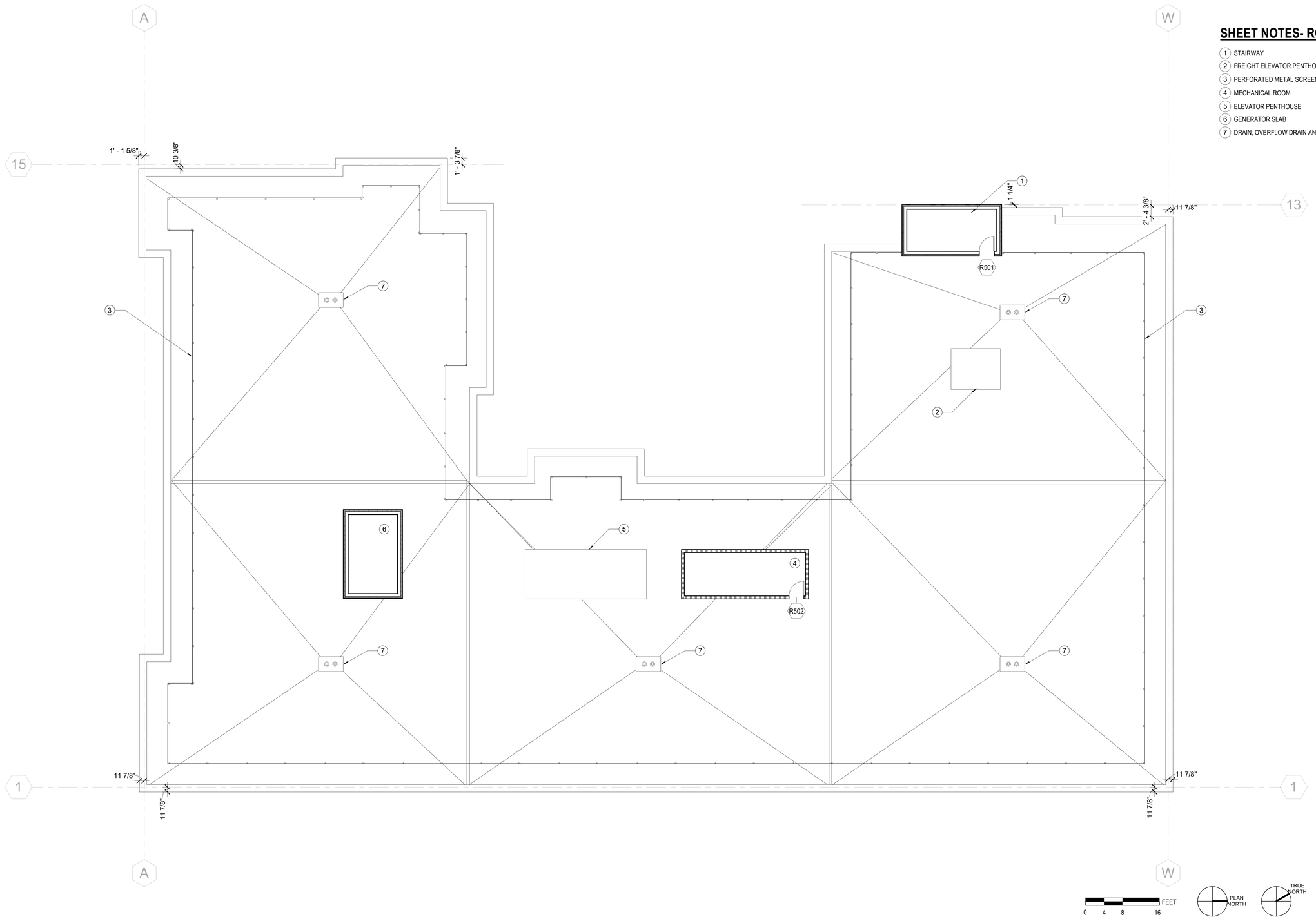
A.12A

GENERAL NOTES- ROOF PLAN

1. 1/4" MIN. SLOPE TO DRAINS, TYP.

SHEET NOTES- ROOF PLAN

1. STAIRWAY
2. FREIGHT ELEVATOR PENTHOUSE
3. PERFORATED METAL SCREEN WITH HSS SUPPORTS
4. MECHANICAL ROOM
5. ELEVATOR PENTHOUSE
6. GENERATOR SLAB
7. DRAIN, OVERFLOW DRAIN AND SUMP



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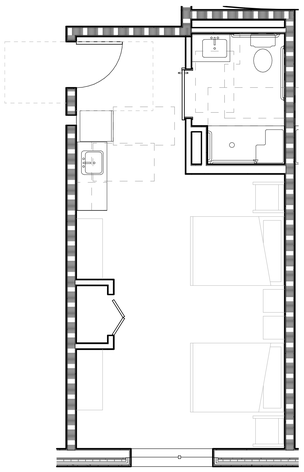
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Roof Plan

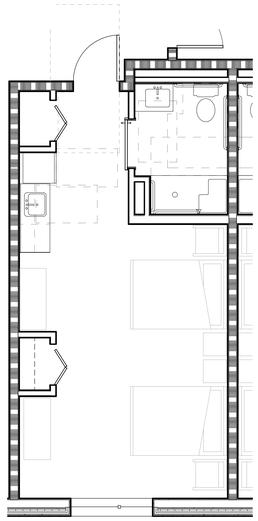
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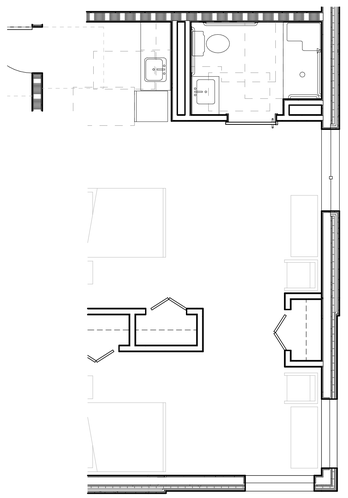
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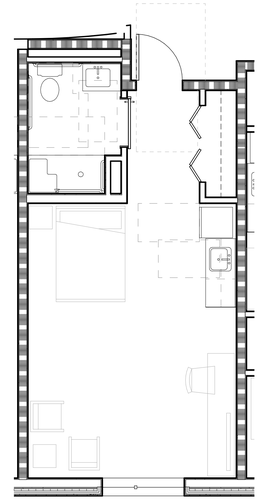
1 Unit Plan A1 - 373 Sq.Ft.
1/4" = 1'-0"



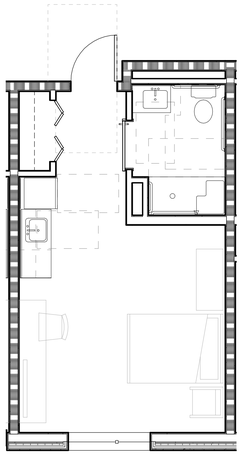
2 Unit Plan A1a - 370 Sq.Ft.
1/4" = 1'-0"



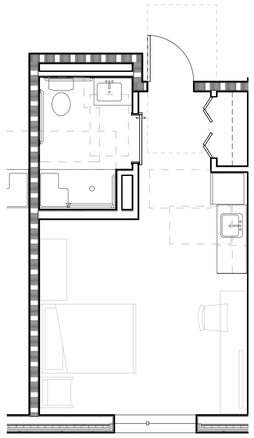
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1/4" = 1'-0"



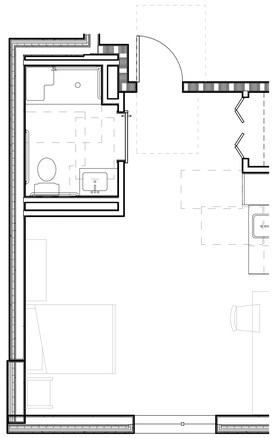
4 Unit Plan A2 - 360 Sq.Ft.
1/4" = 1'-0"



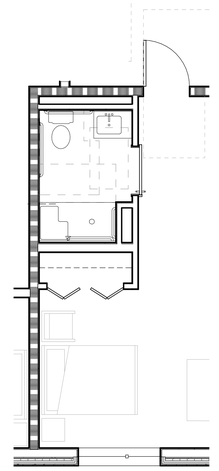
5 Unit Plan B1 - 300 Sq.Ft.
1/4" = 1'-0"



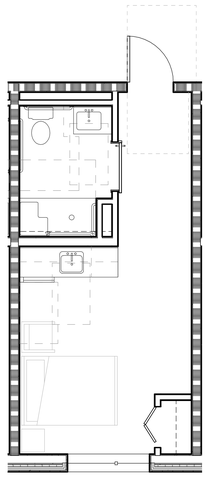
6 Unit Plan B1a - 297 Sq.Ft.
1/4" = 1'-0"



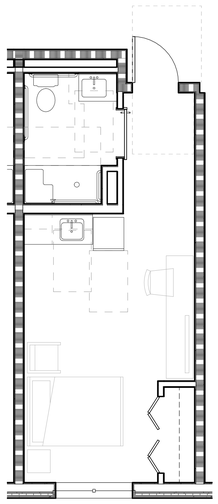
7 Unit Plan B1b - 320 Sq.Ft.
1/4" = 1'-0"



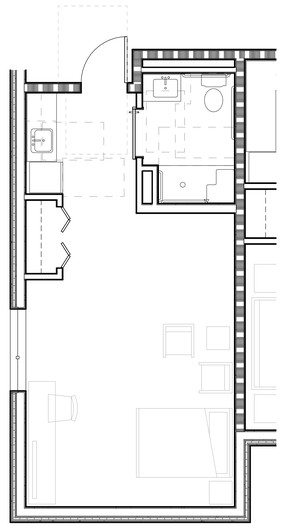
8 Unit Plan B2 - 269 Sq.Ft.
1/4" = 1'-0"



9 Unit Plan B3 - 256 Sq.Ft.
1/4" = 1'-0"



10 Unit Plan B4 - 300 Sq.Ft.
1/4" = 1'-0"



11 Unit Plan B5 - 374 Sq.Ft.
1/4" = 1'-0"

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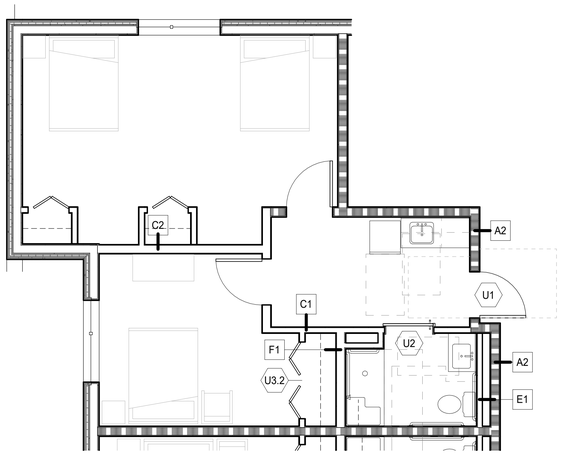
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Enlarged Unit Plans

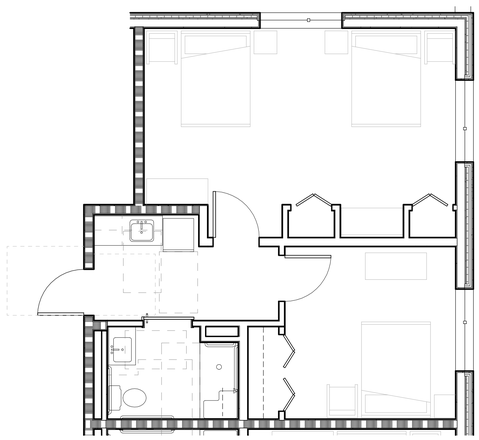
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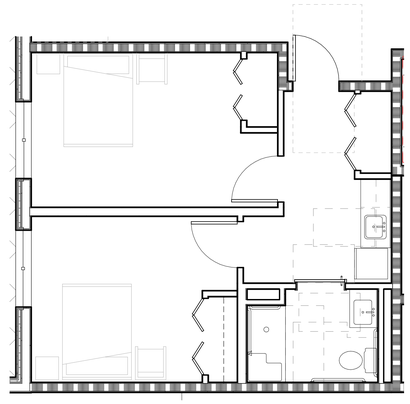
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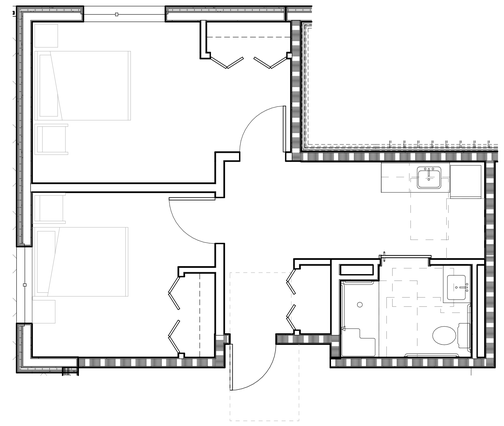
11 Unit Plan C1 - 579 Sq.Ft.
1/4" = 1'-0"



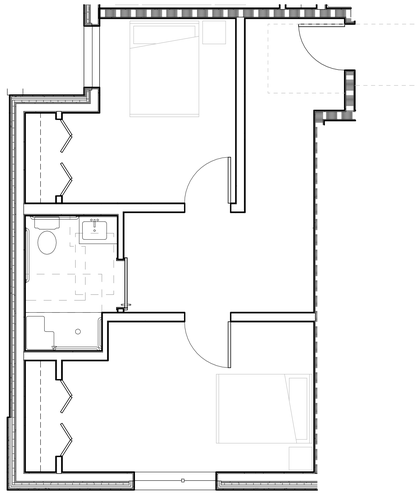
10 Unit Plan C2 - 550 Sq.Ft.
1/4" = 1'-0"



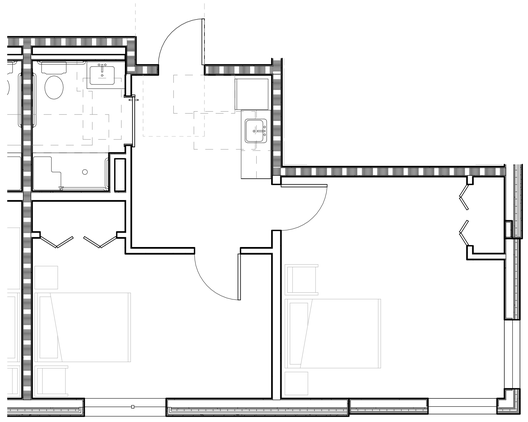
9 Unit Plan C3 - 479 Sq.Ft.
1/4" = 1'-0"



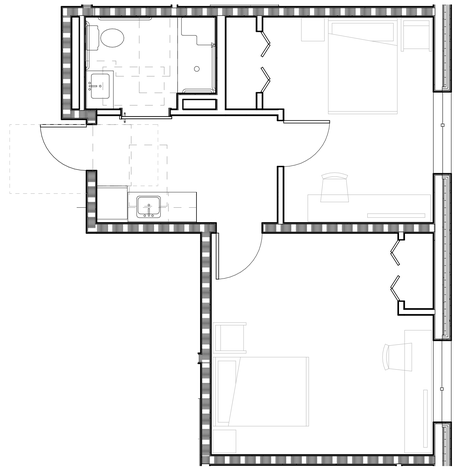
8 Unit Plan C4 - 673 Sq.Ft.
1/4" = 1'-0"



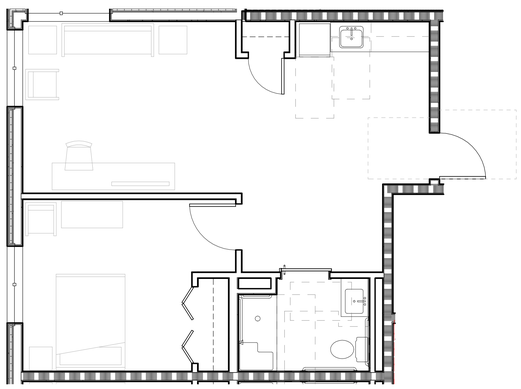
7 Unit Plan D1 - 511 Sq.Ft.
1/4" = 1'-0"



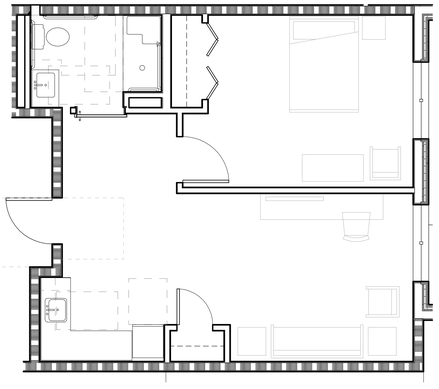
6 Unit Plan D2 - 510 Sq.Ft.
1/4" = 1'-0"



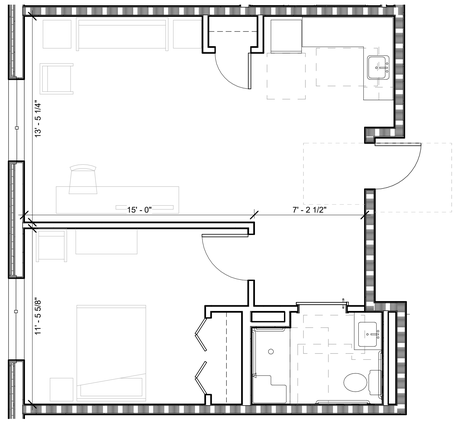
5 Unit Plan D3 - 517 Sq.Ft.
1/4" = 1'-0"



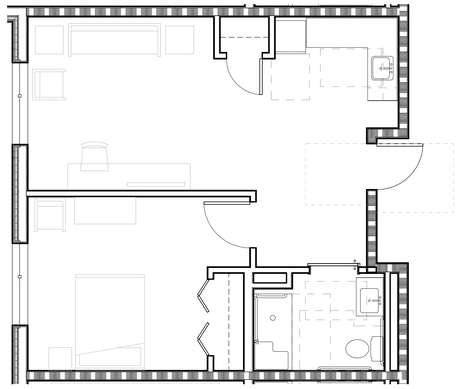
4 Unit Plan E1 - 561 Sq.Ft.
1/4" = 1'-0"



3 Unit Plan E1a - 532 Sq.Ft.
1/4" = 1'-0"



2 Unit Plan E2 - 582 Sq.Ft.
1/4" = 1'-0"



1 Unit Plan E3 - 531 Sq.Ft.
1/4" = 1'-0"

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Enlarged Unit Plans

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San Pablo Avenue Existing Streetscape Elevation



San Pablo Avenue Proposed Streetscape Elevation



Addison Street Existing Streetscape Elevation



Addison Street Proposed Streetscape Elevation

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Streetscapes

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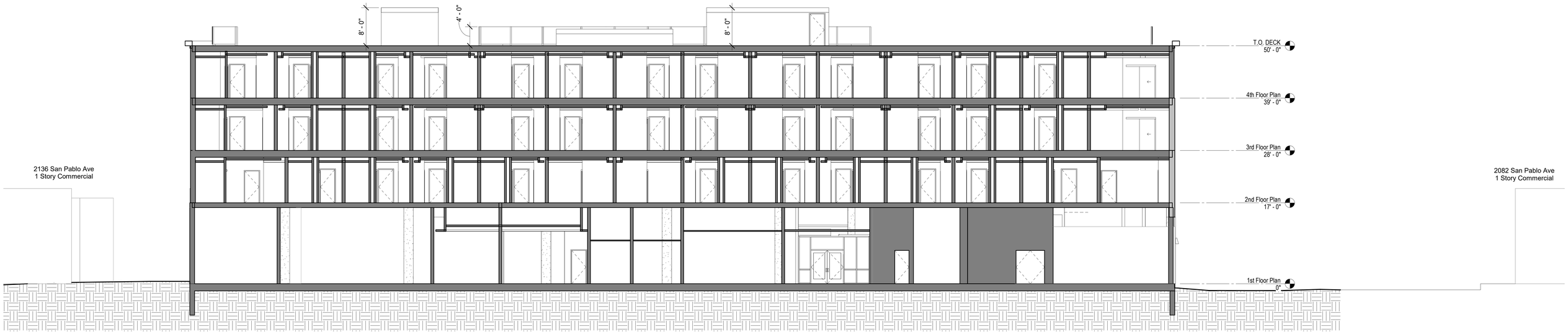
A.16

MATERIAL LEGEND

1. METAL CANOPY
2. METAL ROLLING DOOR
3. TEXTURED CONCRETE
4. THIN BRICK VENEER (STACKED BOND)
5. PIPE RAIL PTD.
6. CEMENT PLASTER
7. VINYL WINDOW
8. LOUVERS
9. ALUMINUM STOREFRONT AND GLASS
10. VERTICAL VEGETATION SCREEN OVER TEXTURED CONCRETE



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



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

0' 4' 8' 16' 32'

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East Elevation/Section

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EAST ELEVATION
NOT TO SCALE



EAST SECTION
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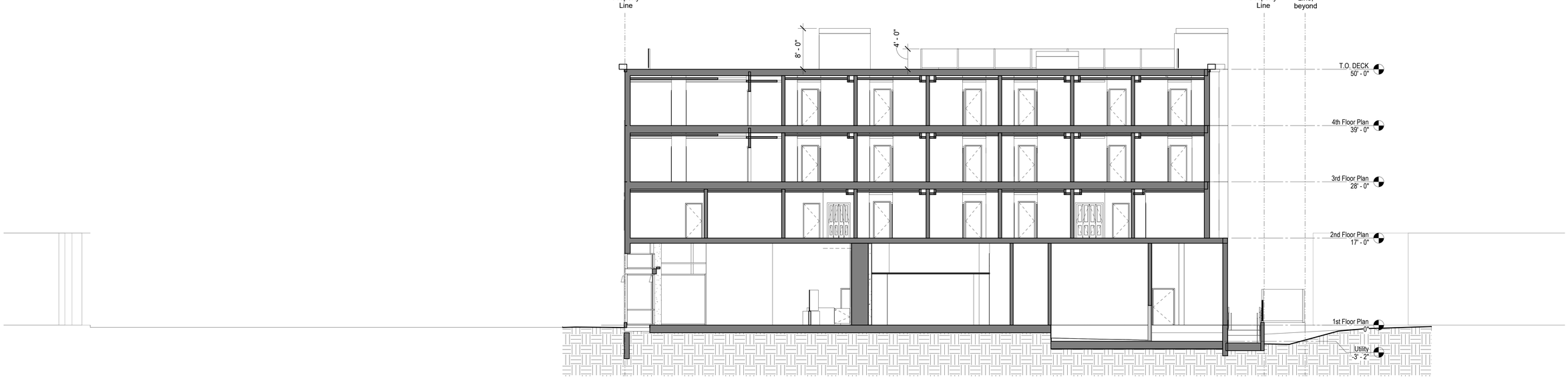
A.17A

MATERIAL LEGEND

1. METAL CANOPY
2. METAL ROLLING DOOR
3. TEXTURED CONCRETE
4. THIN BRICK VENEER (STACKED BOND)
5. PIPE RAIL PTD.
6. CEMENT PLASTER
7. VINYL WINDOW
8. LOUVERS
9. ALUMINUM STOREFRONT AND GLASS
10. VERTICAL VEGETATION SCREEN OVER TEXTURED CONCRETE
11. UTILITY ACCESS DOOR



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



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

0' 4' 8' 16' 32'

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North Elevation/Section

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NORTH ELEVATION
NOT TO SCALE



NORTH SECTION
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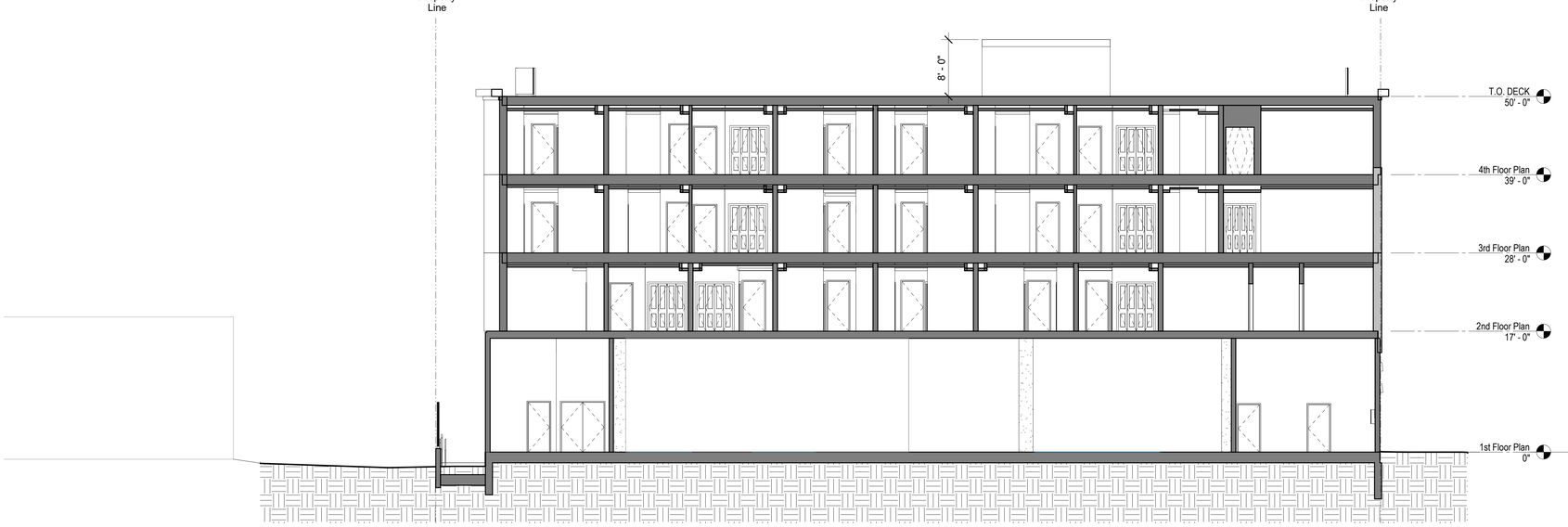
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2 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

1. METAL CANOPY
2. METAL ROLLING DOOR
3. TEXTURED CONCRETE
4. THIN BRICK VENEER (STACKED BOND)
5. PIPE RAIL PTD.
6. CEMENT PLASTER
7. VINYL WINDOW
8. LOUVERS
9. ALUMINUM STOREFRONT AND GLASS
10. VERTICAL VEGETATION SCREEN OVER TEXTURED CONCRETE
11. UTILITY ACCESS DOOR



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

0' 4' 8' 16' 32'

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South Elevation/Section

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SOUTH ELEVATION
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SOUTH SECTION
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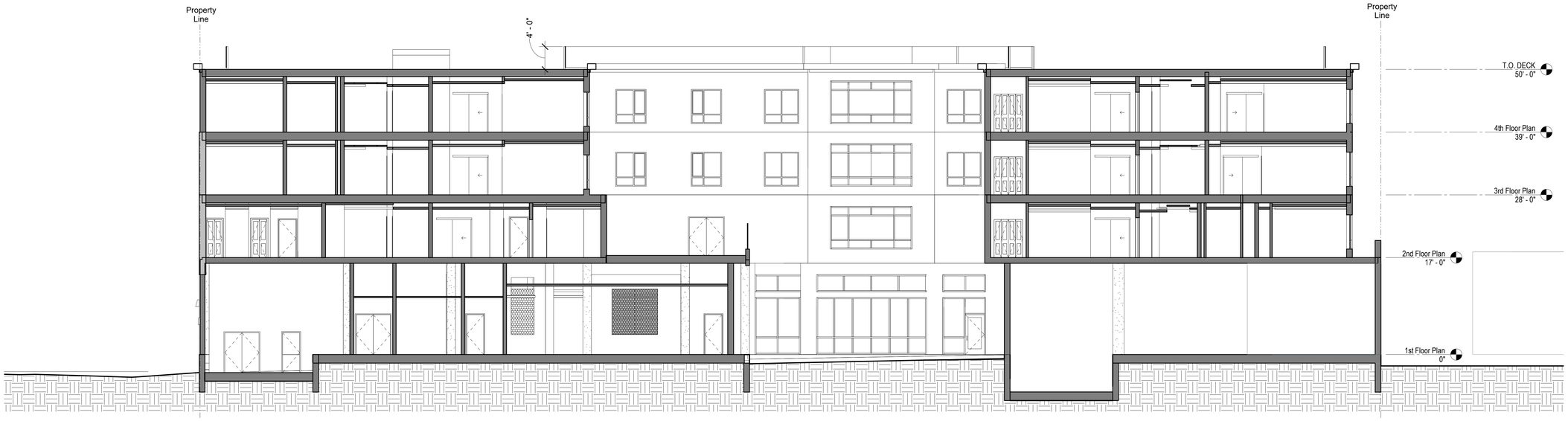
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A.19A



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



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

MATERIAL LEGEND

1. METAL CANOPY
2. METAL ROLLING DOOR
3. TEXTURED CONCRETE
4. THIN BRICK VENEER (STACKED BOND)
5. PIPE RAIL PTD.
6. CEMENT PLASTER
7. VINYL WINDOW
8. LOUVERS
9. ALUMINUM STOREFRONT AND GLASS
10. VERTICAL VEGETATION SCREEN OVER TEXTURED CONCRETE
11. UTILITY ACCESS DOOR

0' 4' 8' 16' 32'

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West Elevation/Section

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WEST ELEVATION
NOT TO SCALE



WEST SECTION
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VIEW SOUTH TO 2100 SAN PABLO & ADDISON



EXISTING VIEW SOUTH TO 2100 SAN PABLO & ADDISON

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Rendering ar Corner of San Pablo & Addison

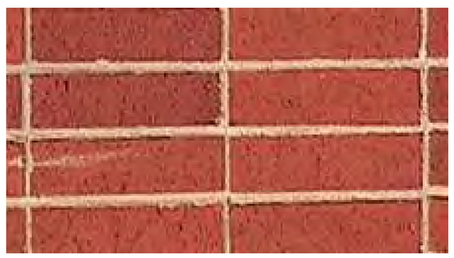
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VIEW SOUTH TO 2100 SAN PABLO & ADDISON



6 THIN BRICK VENEER (STACKED BOND)



5 CEMENT PLASTER AND REVEALS



4 ALUMINUM PIPE RAIL



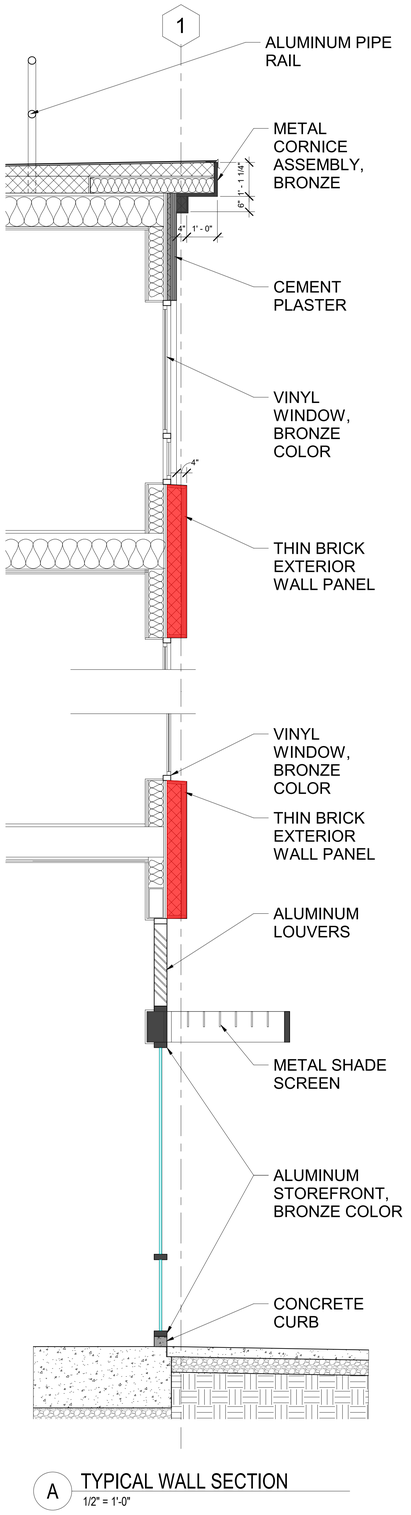
3 TEXTURED CONCRETE



2 METAL ROLLING DOOR



1 METAL SHADE SCREEN (BRONZE COLOR PROPOSED)



A TYPICAL WALL SECTION
1/2" = 1'-0"

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Materials Board

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VIEW NORTH ALONG SAN PABLO



EXISTING VIEW NORTH ALONG SAN PABLO

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View North along San Pablo

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VIEW EAST ALONG ADDISON STREET



EXISTING VIEW EAST ALONG ADDISON STREET

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View East along Addison Street

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VIEW FROM GEORGE FLORENCE PARK



EXISTING VIEW FROM GEORGE FLORENCE PARK

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View from George Florence Park

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Aerial View of Building West Elevation - Massing

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COURTYARD VIEW

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Courtyard View

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Corner Sidewalk View - Restaurant + Arts & Crafts

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INTERIOR MATERIALS



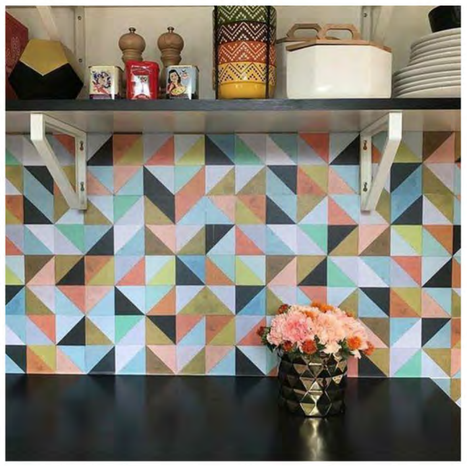
INTERIOR RESTAURANT PERSPECTIVE

INTERIOR RESTAURANT PERSPECTIVE

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Concept Imagery – Art Studio

A whimsical, colorful backsplash hints at the vibrancy and activity of the art studio when viewed from the street





Upcycled paintbrushes serve as a fun and inexpensive alternative to traditional cabinet hardware

Sealed concrete provides a practical and attractive surface for flooring in the art studio



Large tables accommodate large groups and provide space for large projects





Creative storage solutions keep everyday supplies within reach but well organized



Stools double as storage for small projects, supplies or kid's backpacks



INTERIOR PERSPECTIVE

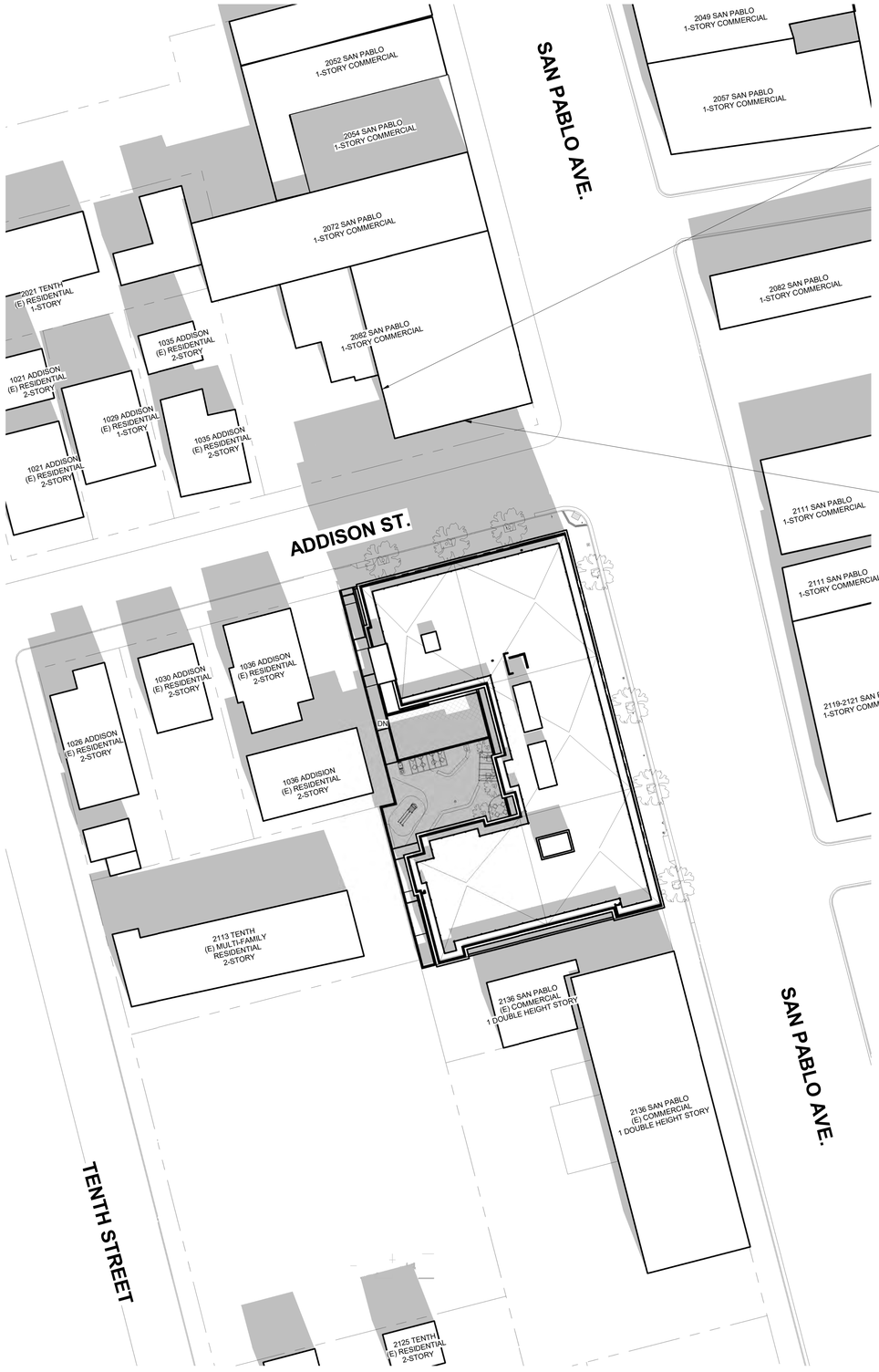
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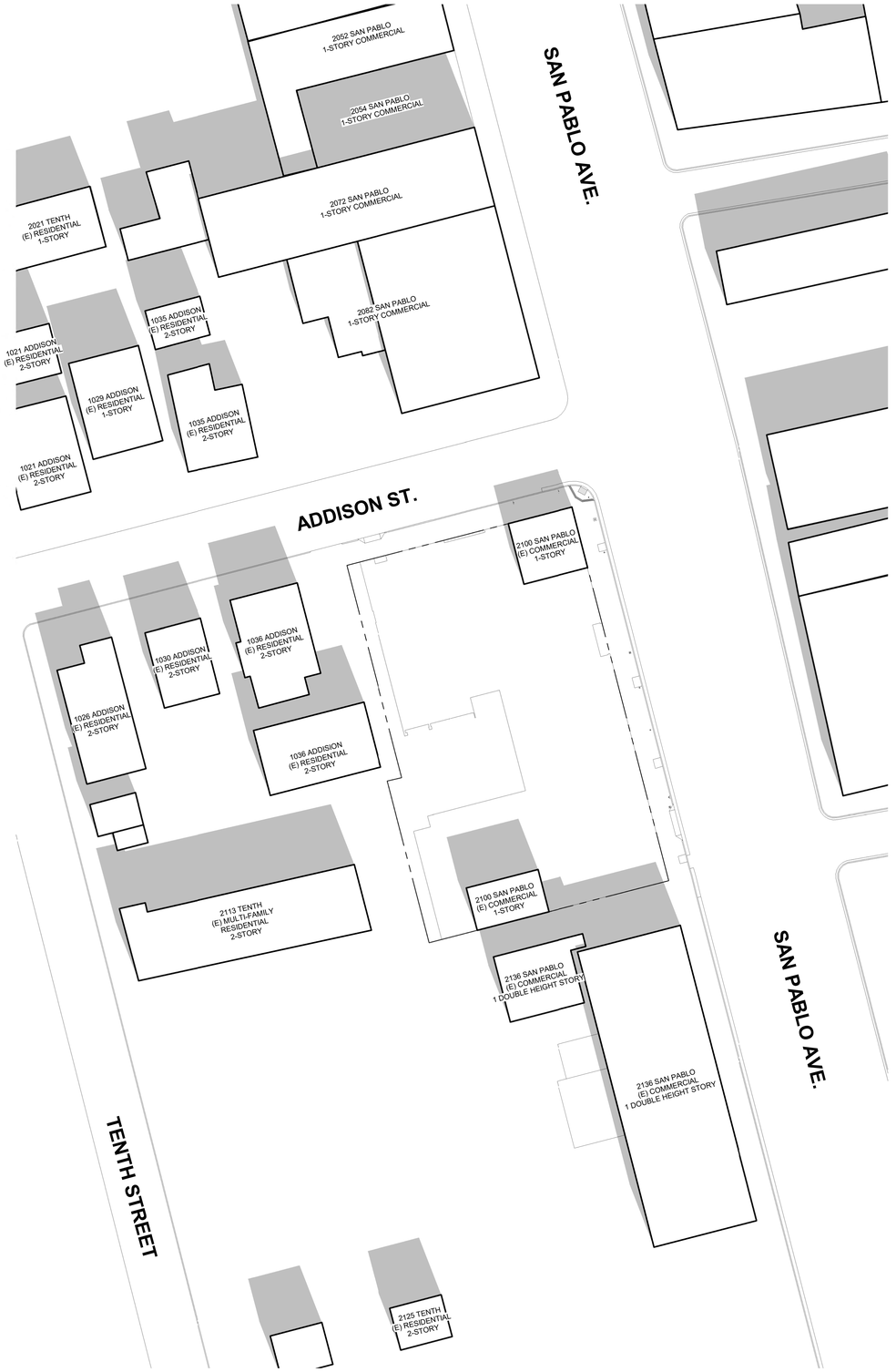
2096 San Pablo Ave, Rear



2096 San Pablo Ave, Addison Elevation



1 SITE PLAN JAN 18th 2018 12 pm
1" = 30'-0"



2 SITE PLAN JAN 18th 2018 12 pm EXISTING
1" = 30'-0"

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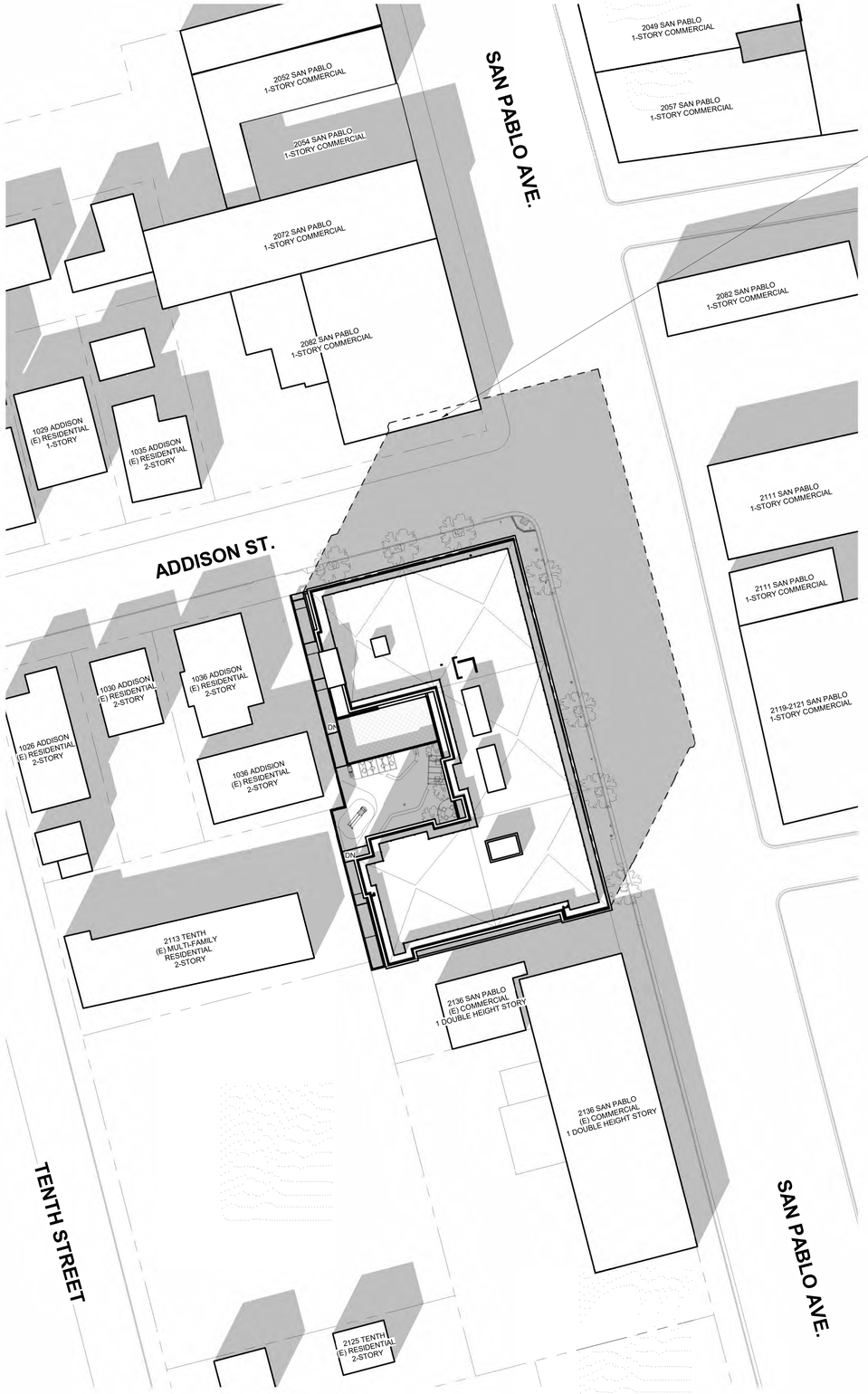
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Jan. 18, 2019 Noon Shadow Studies

02/13/19

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A.26



2 SITE PLAN JAN. 18th 2019 3 pm
1" = 30'-0"



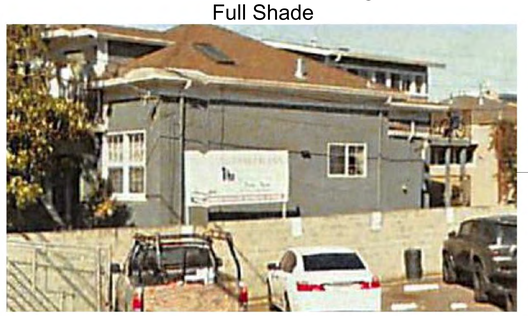
2096 San Pablo Ave: Partial Shade



2096 San Pablo Ave, Rear: Full Shade.



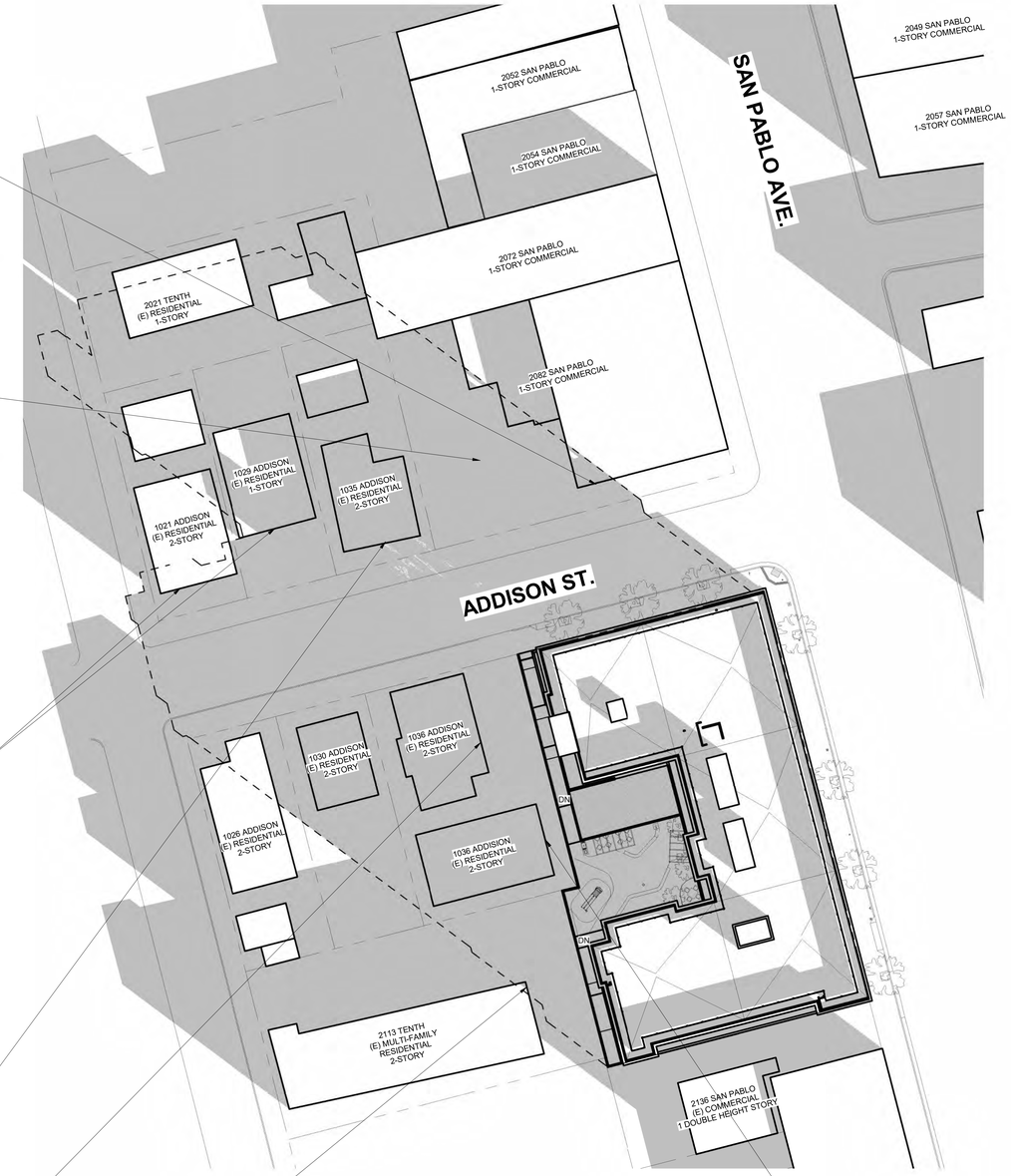
1021 & 1029 Addison St: Living Rooms.
Full Shade



1035 Addison St: Living Room &
Bedroom Windows. Full Shade



1036 Addison St: Living Room &
Bedroom Windows. Full shade





2113 Tenth St: No Windows.
Partial Shade



1036 Addison St: Living Room &
Bedroom Windows. Full shade

1 SITE PLAN JAN. 18th 2019 930 am
1" = 30'-0"
TRUE
NORTH

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Jan. 18, 2019 Sunrise/Sunset Shadow Studies

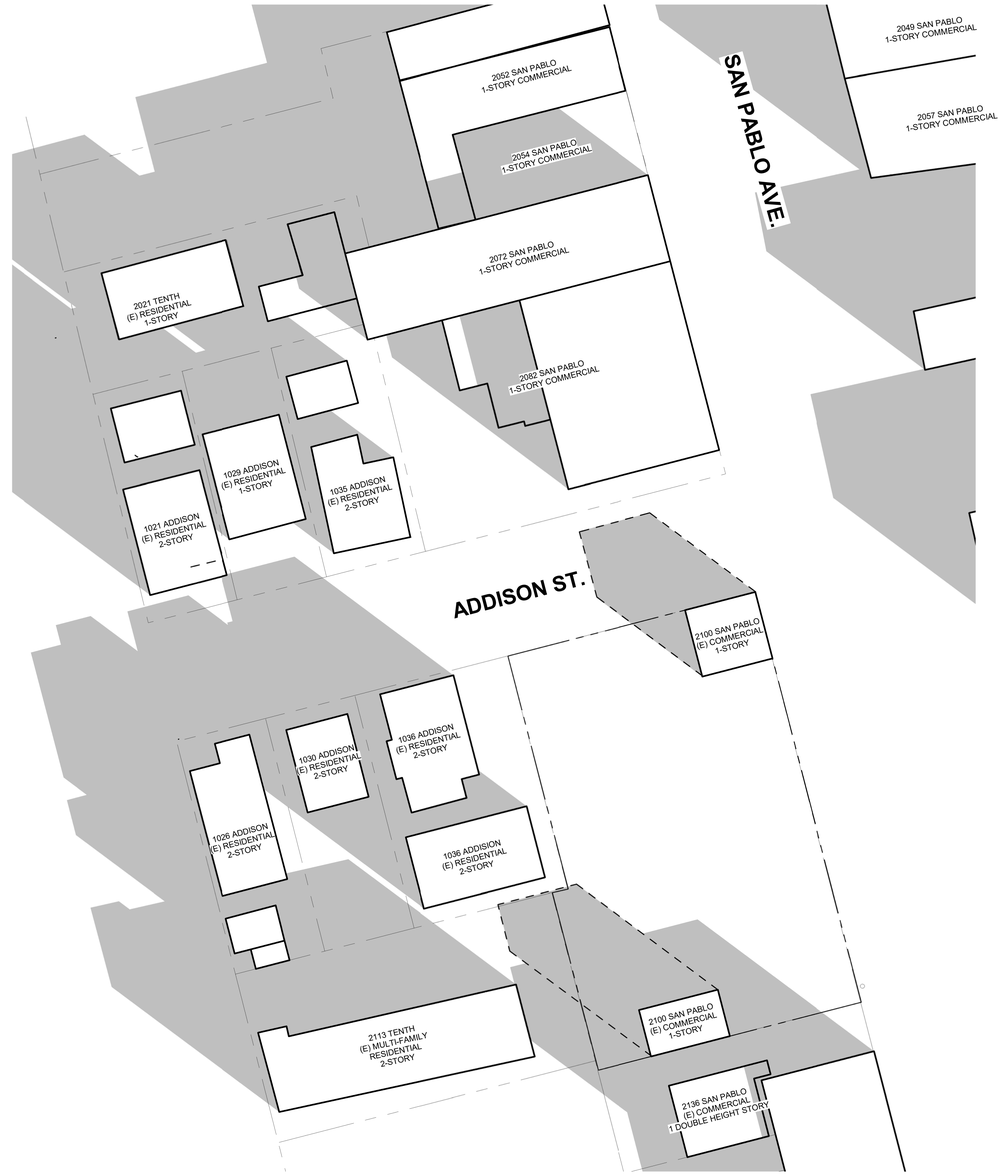
02/13/19

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1 SITE PLAN JAN. 18th 2019 3 pm EXISTING
1" = 30'-0"



2 SITE PLAN JAN. 18th 2019 930 am EXISTING
1" = 30'-0"

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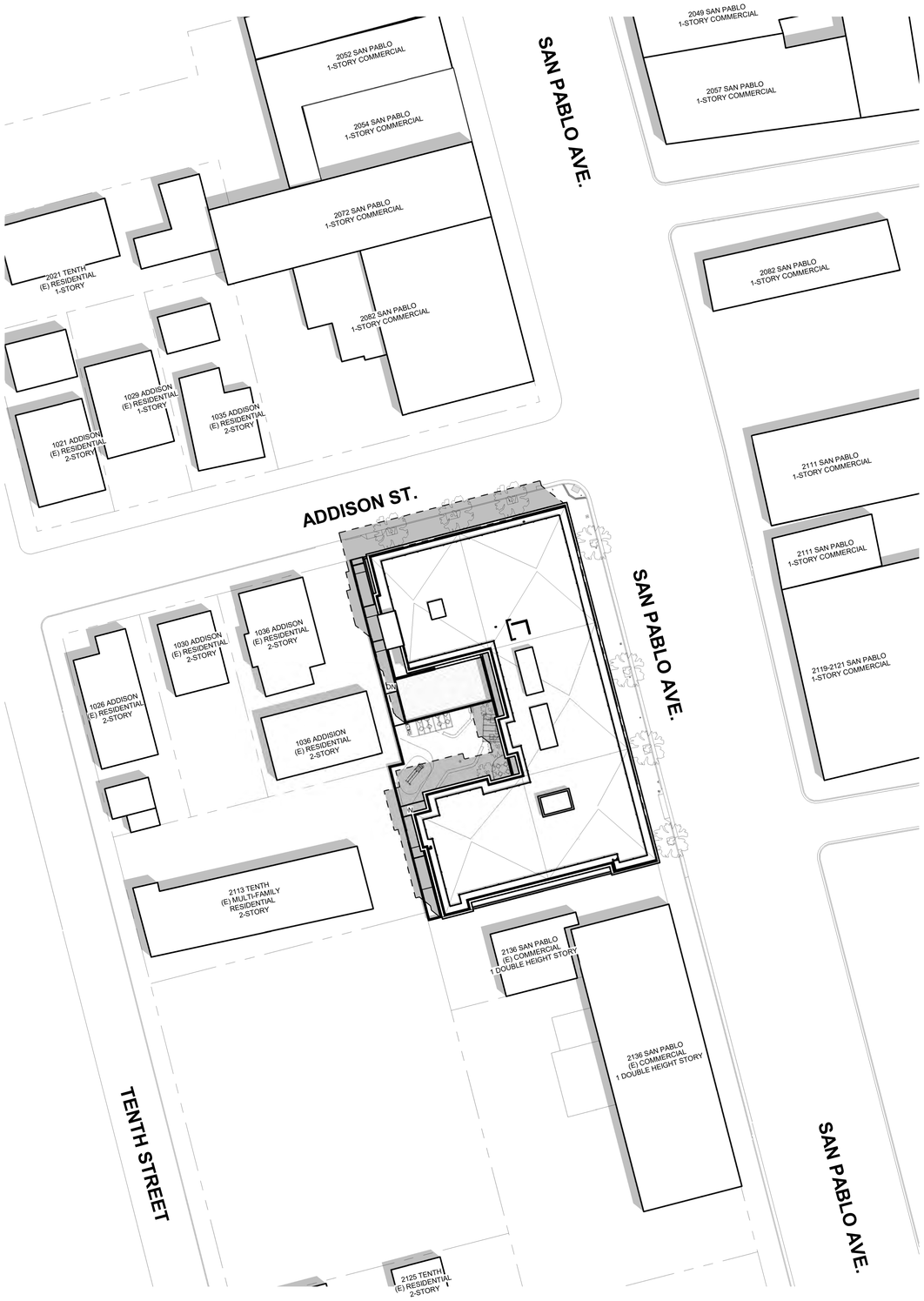
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Jan. 18, 2019 Existing Sunrise/Sunset Shadows

02/13/19

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A.27A



2 SITE PLAN SOLAR SOLSTICE 12 pm
1" = 30'-0"



1 SITE PLAN SOLAR SOLSTICE 12 pm EXISTING
1" = 30'-0"

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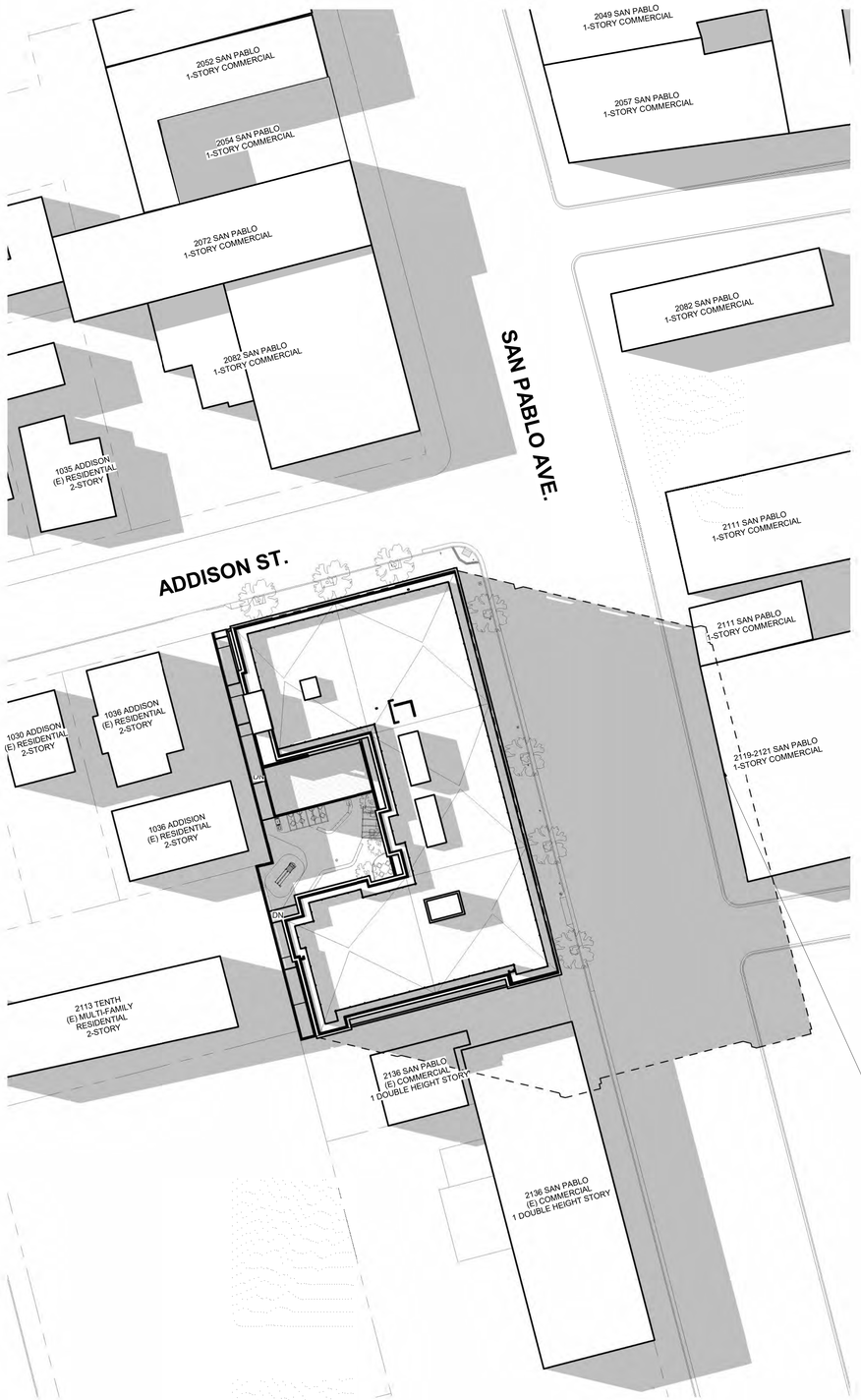
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Summer Solstice Noon Shadow Studies June 21

02/13/19

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A.28



2 SITE PLAN SOLAR SOLSTICE 7PM
1" = 30'-0"

TRUE NORTH



1036 Addison St: Living Room & Bedroom Windows. Full Shade



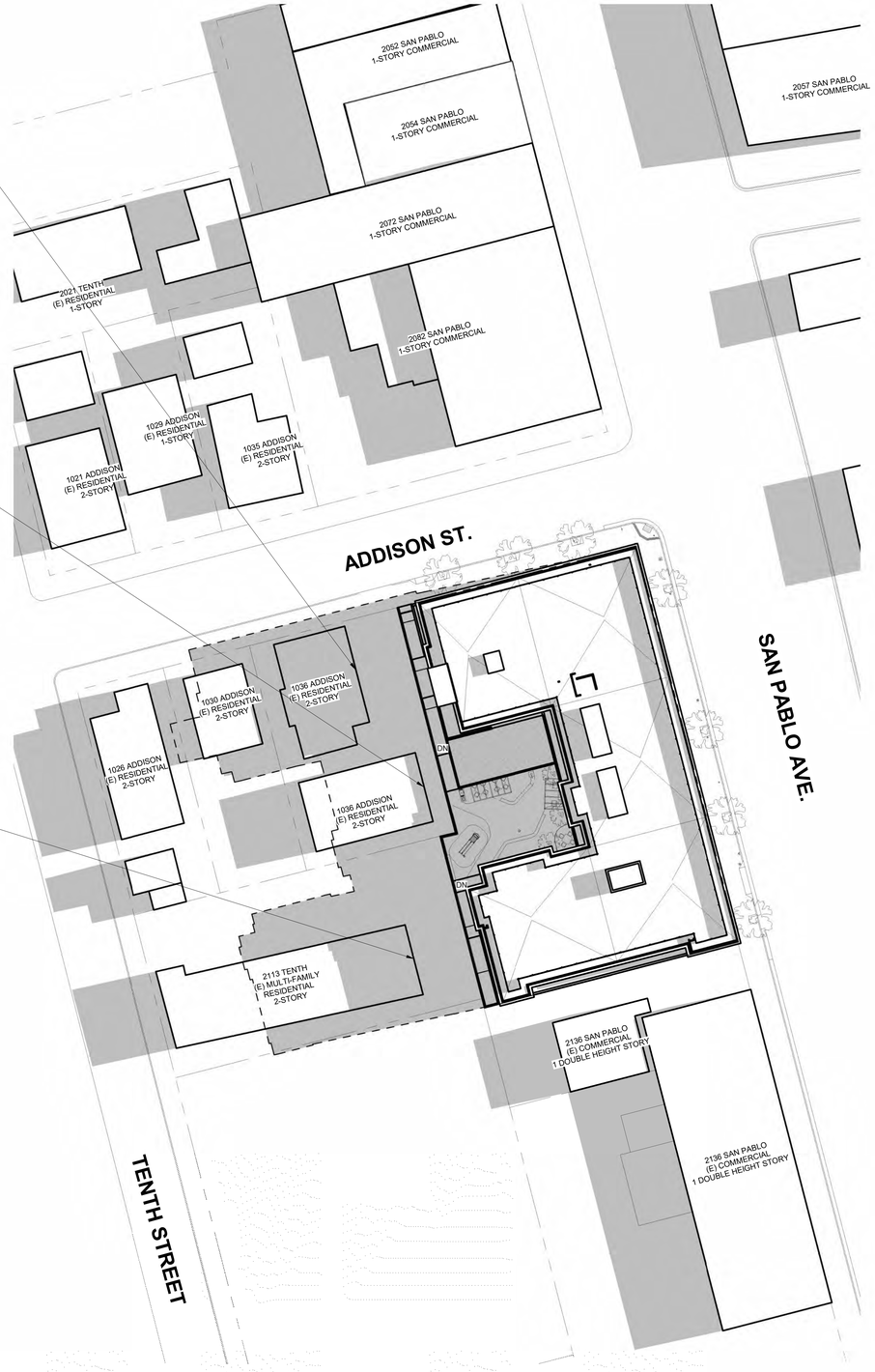
1036 Addison St: Living Room Bedroom Window. Full Shade.



2113 Tenth St: No Windows



2119-2121 San Pablo Ave: Full Shade



1 SITE PLAN SOLAR SOLSTICE 8AM
1" = 30'-0"

TRUE NORTH

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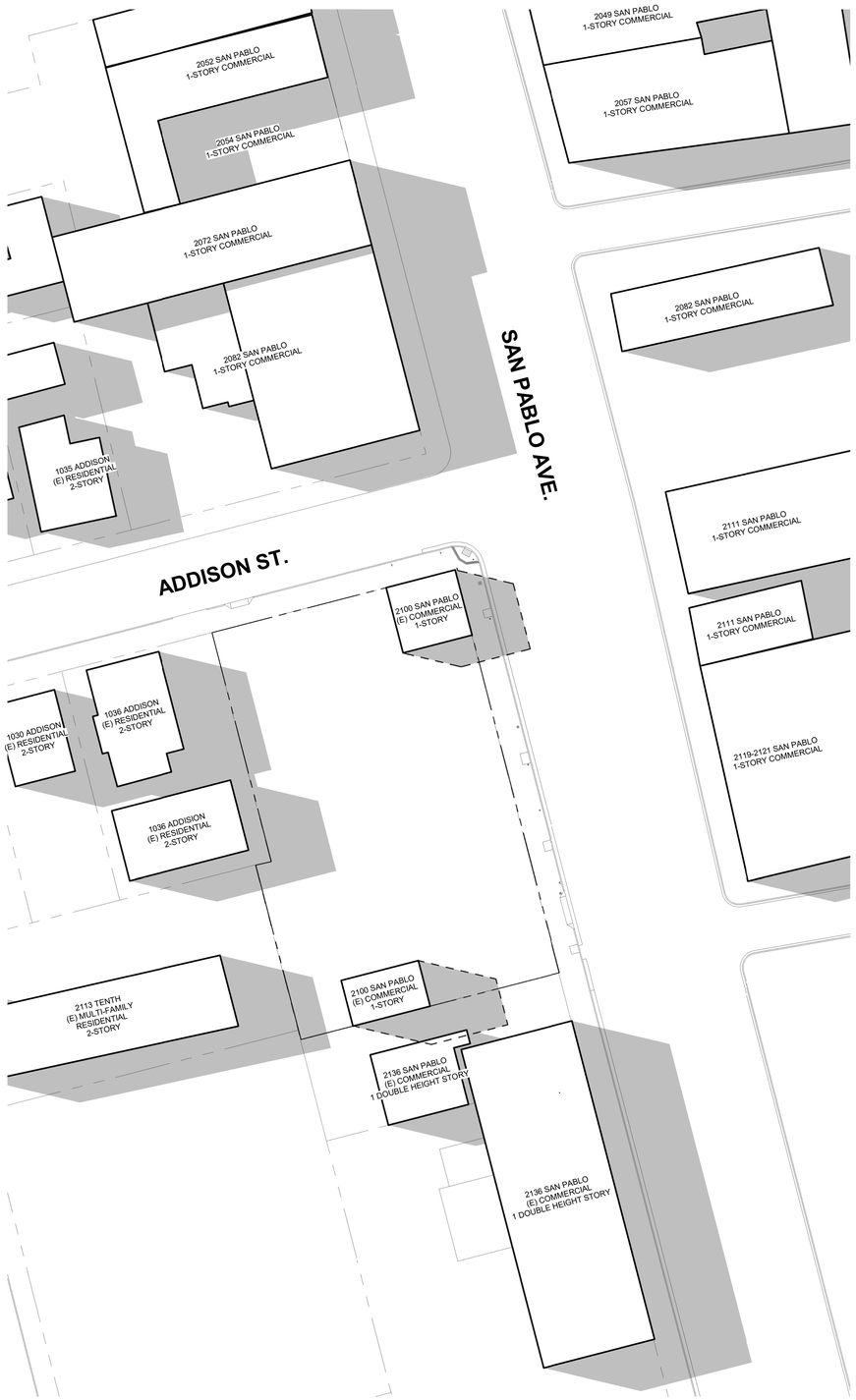
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Summer Solstice Sunrise/Sunset Shadow Studies June 21

02/13/19

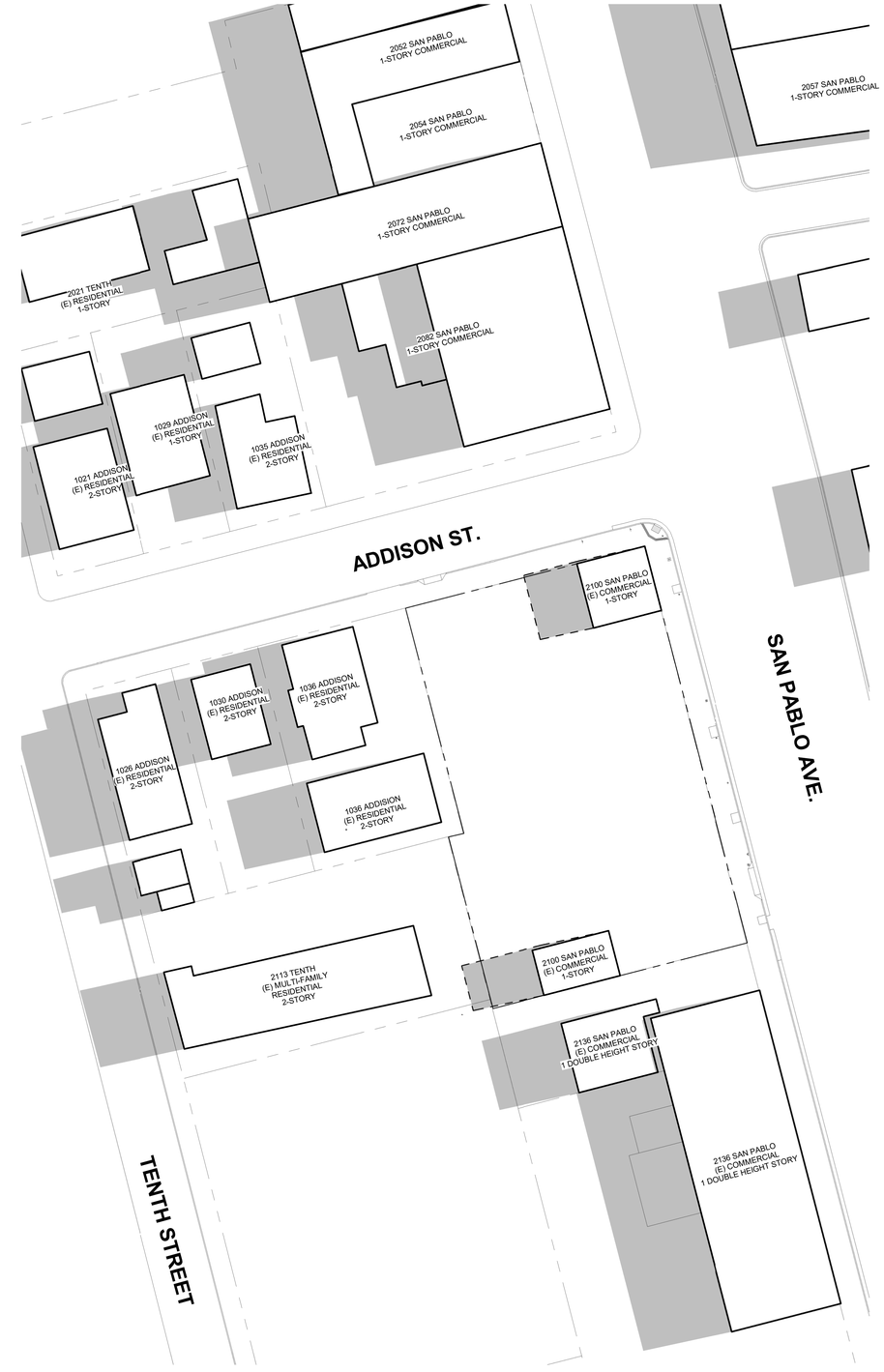
Spirit Living
Spirit Living Group
2100 San Pablo Ave
Berkeley, CA 94702

A.29



2 SITE PLAN SOLAR SOLSTICE 7PM EXISTING
1" = 30'-0"

TRUE NORTH



1 SITE PLAN SOLAR SOLSTICE 8AM EXISTING
1" = 30'-0"

TRUE NORTH

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Summer Solstice Sunrise/Sunset Shadow Existing June 21

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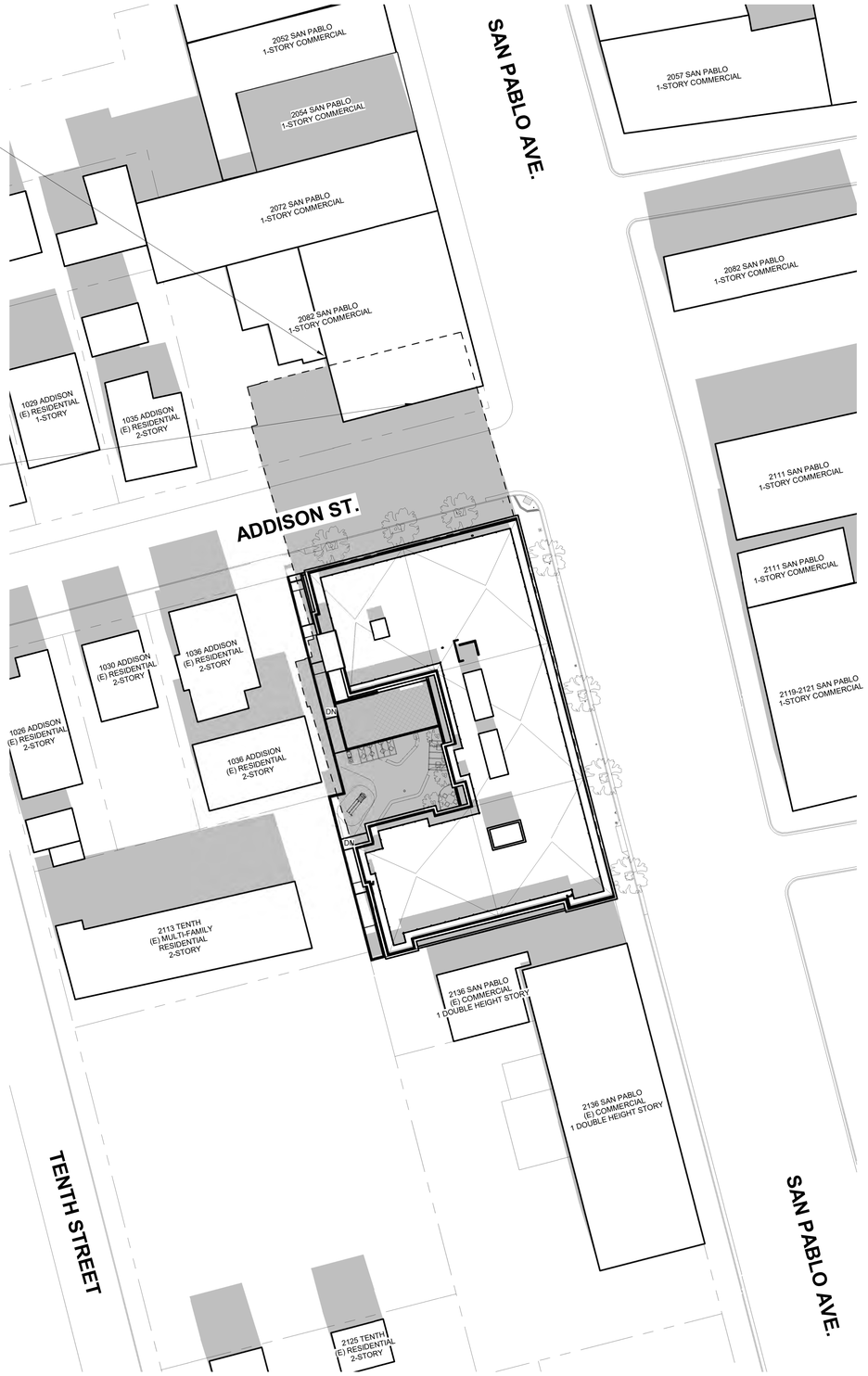
A.29A



2096 San Pablo Ave, Rear

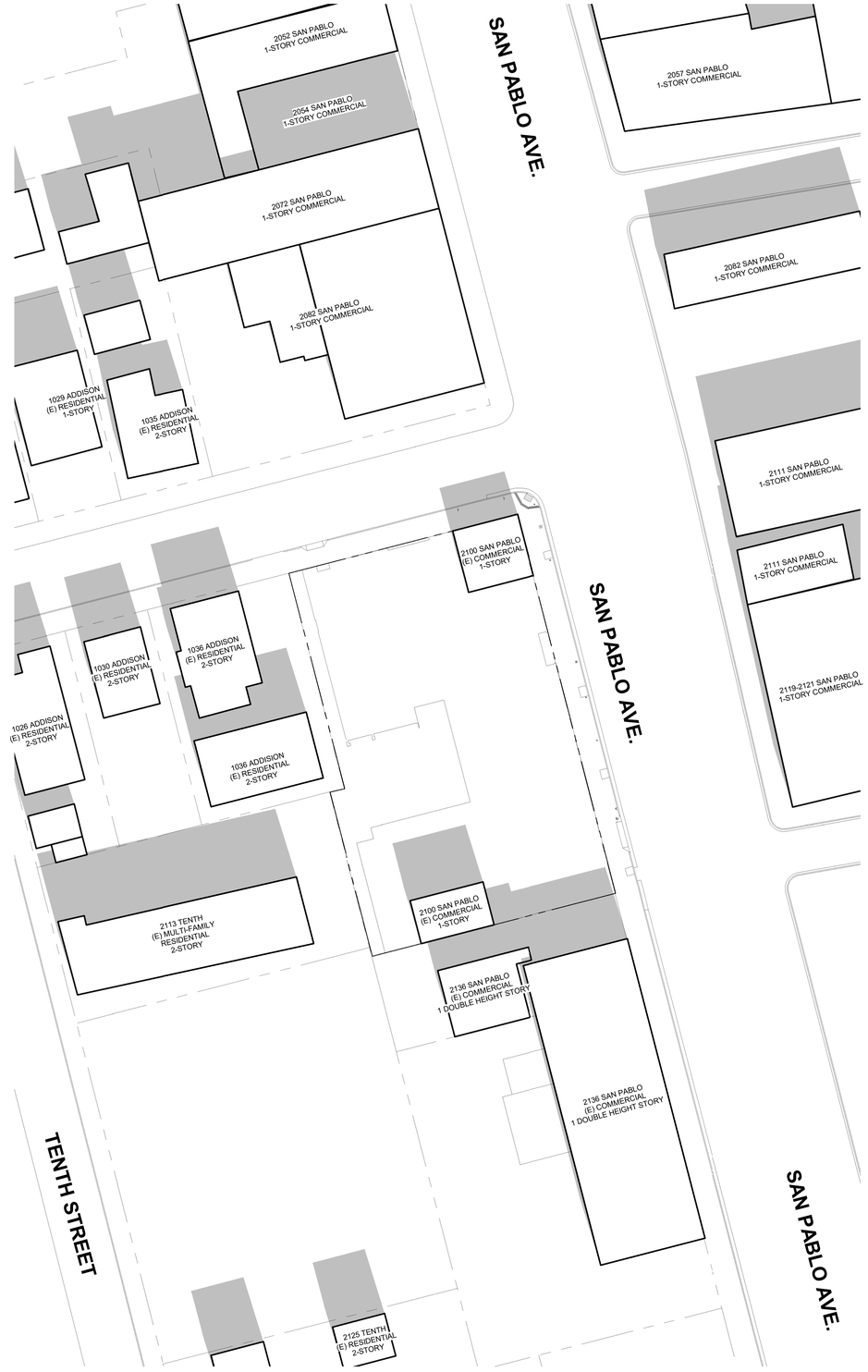


2096 San Pablo Ave, Addison Elevation



2 SITE PLAN WINTER SOLSTICE 12 pm
1" = 30'-0"

TRUE NORTH



1 SITE PLAN WINTER SOLSTICE 12 pm EXISTING
1" = 30'-0"

TRUE NORTH

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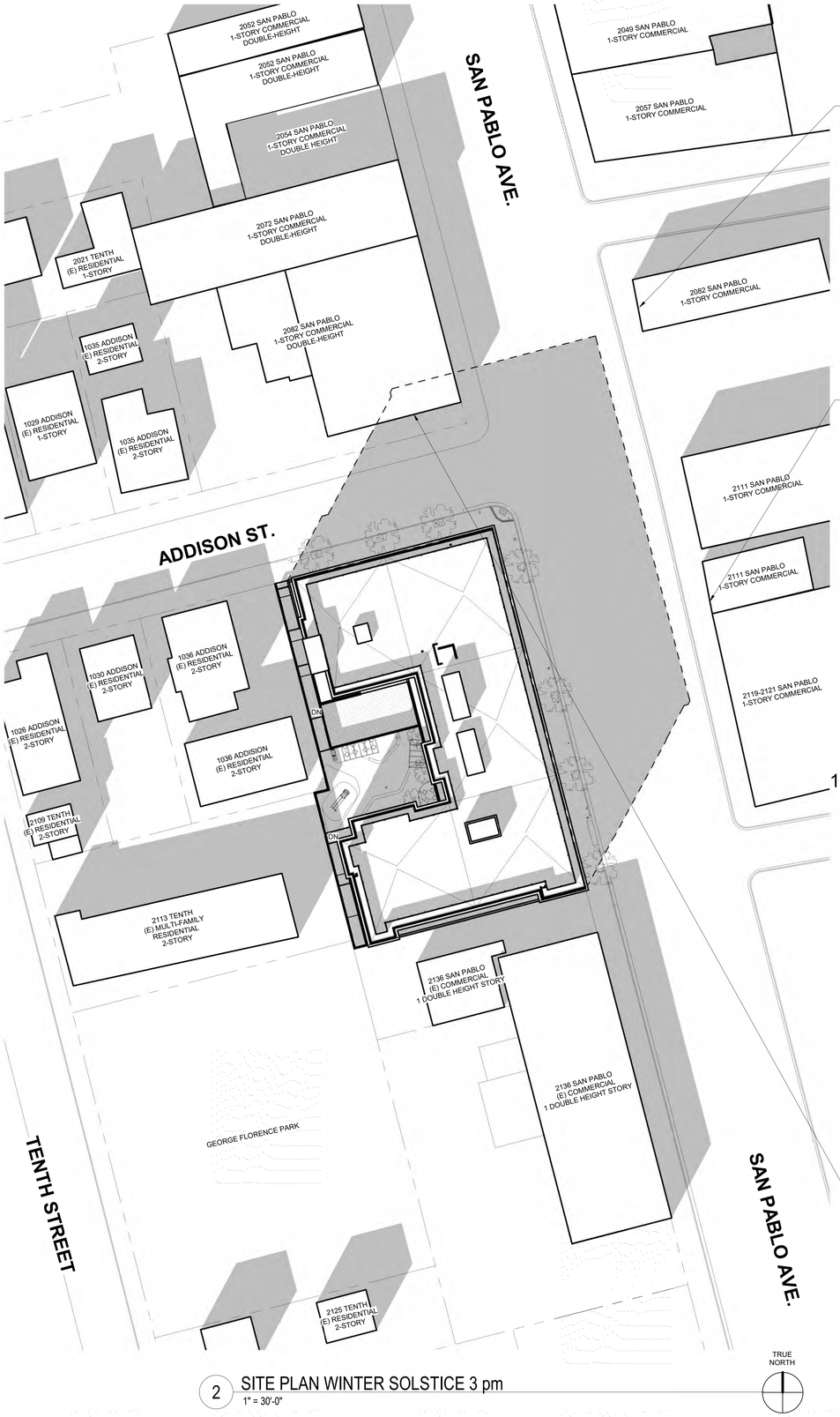
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Winter Solstice Noon Shadow Studies Dec. 22

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A.30



2 SITE PLAN WINTER SOLSTICE 3 pm
1" = 30'-0"



2101 San Pablo Ave. No shadow



2117-2121 San Pablo Ave. No shadow



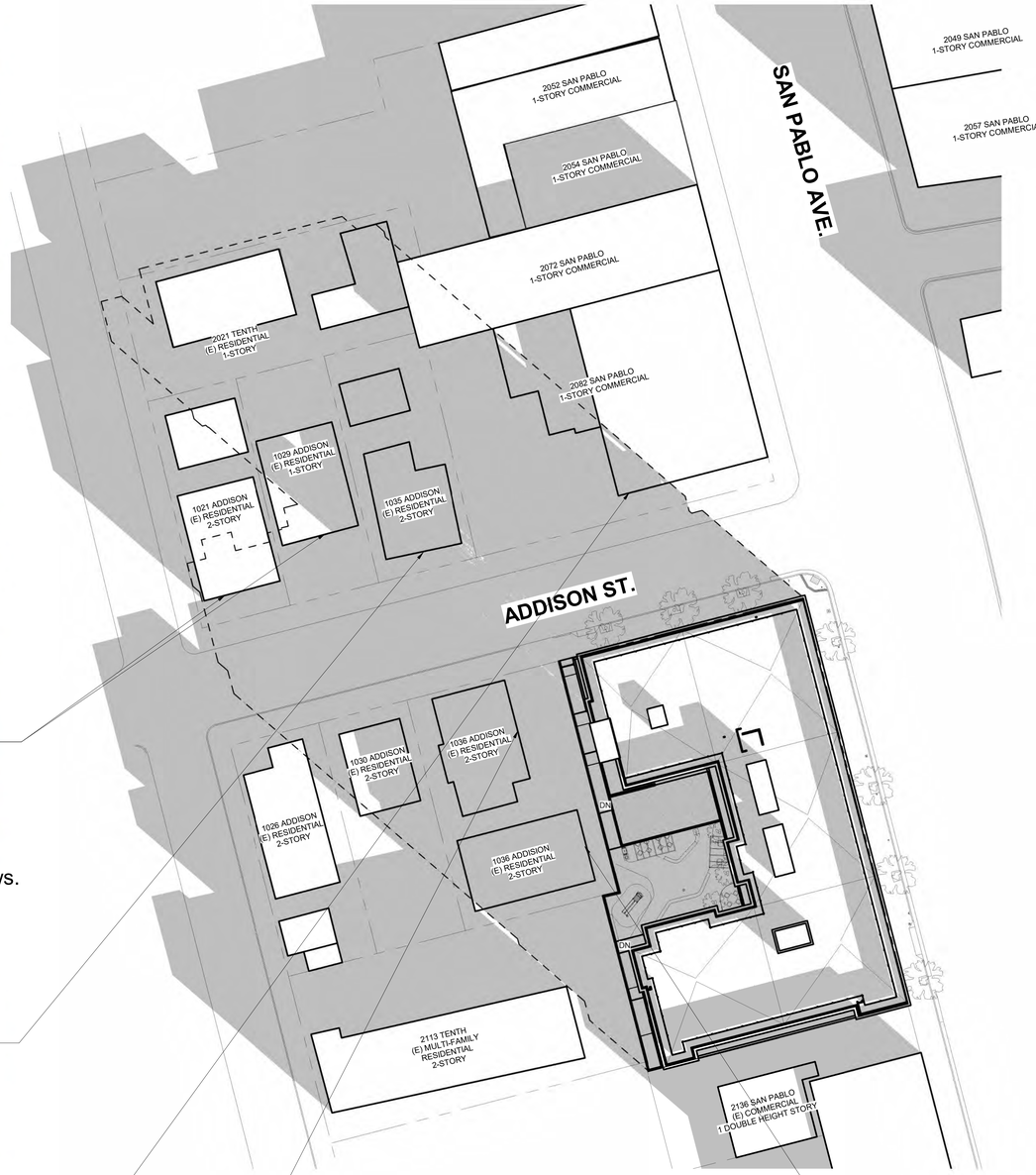
1021 & 1029 Addison St: Living Room & Bedroom Windows. Full Shade.



1035 Addison St: Living Room & Bedroom Windows. Full Shade



2096 San Pablo Ave, Side. Partial Shadow (No windows)





1036 Addison St: Living Room & Bedroom Windows. Full Shade



1036 Addison St: Living Room & Bedroom Windows. Full Shade

1 SITE PLAN WINTER SOLSTICE 930 am
1" = 30'-0"

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Winter Solstice Sunrise/Sunset Shadow Studies Dec. 22

02/13/19

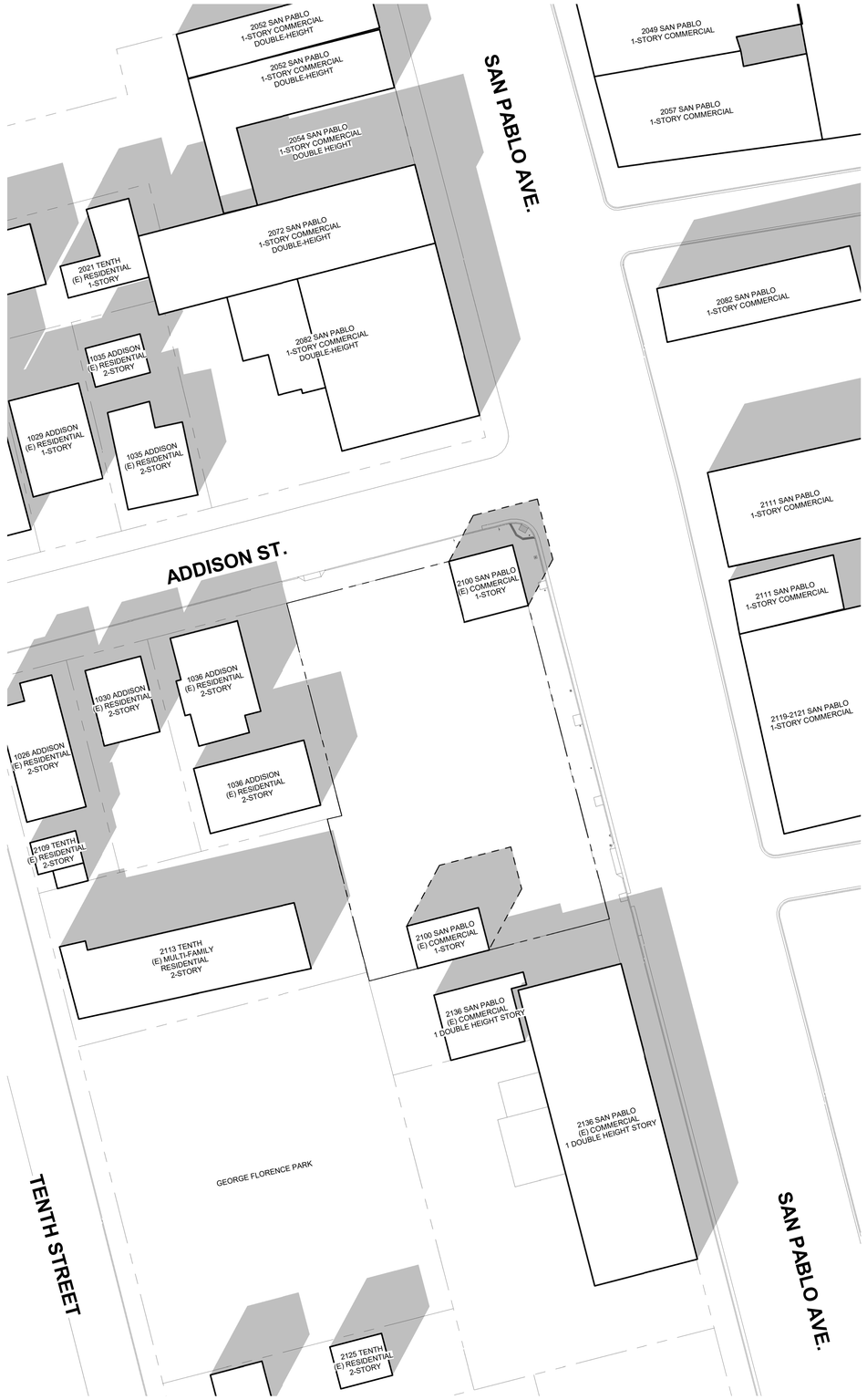
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1 SITE PLAN WINTER SOLSTICE 930 am EXISTING
1" = 30'-0"



2 SITE PLAN WINTER SOLSTICE 3 pm EXISTING
1" = 30'-0"

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Winter Solstice Sunrise/Sunset Shadows Existing Dec. 22

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A.31A



1 NORTH BULK DIAGRAM
3/16" = 1'-0"

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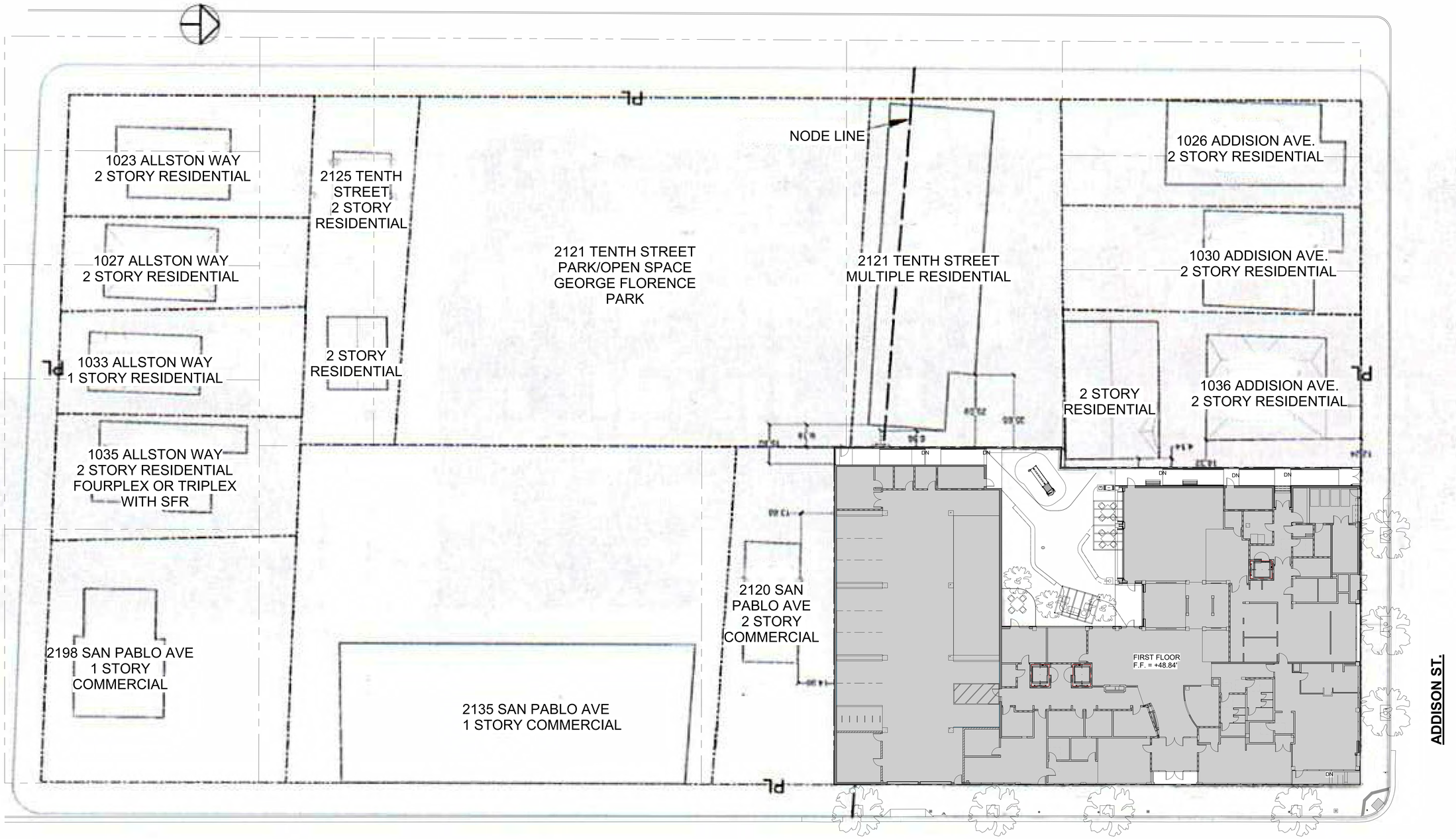
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Bulk Diagram

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2100 San Pablo Ave Block Plan

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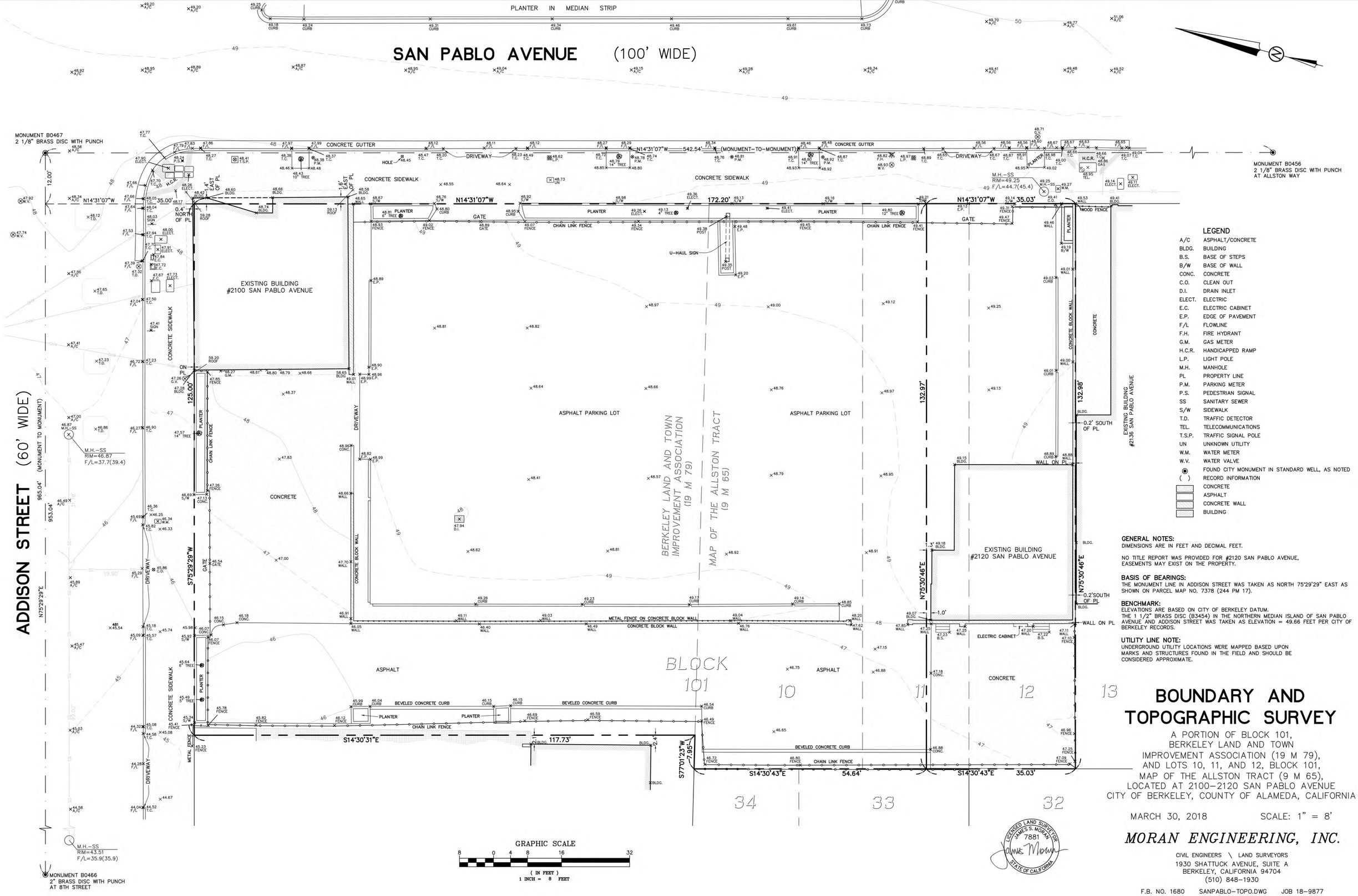
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Vicinity Map

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A.34



LEGEND

A/C	ASPHALT/CONCRETE
BLDG.	BUILDING
B.S.	BASE OF STEPS
B/W	BASE OF WALL
CONC.	CONCRETE
C.O.	CLEAN OUT
D.I.	DRAIN INLET
ELECT.	ELECTRIC
E.C.	ELECTRIC CABINET
E.P.	EDGE OF PAVEMENT
F/L	FLOWLINE
F.H.	FIRE HYDRANT
G.M.	GAS METER
H.C.R.	HANDICAPPED RAMP
L.P.	LIGHT POLE
M.H.	MANHOLE
PL	PROPERTY LINE
P.M.	PARKING METER
P.S.	PEDESTRIAN SIGNAL
SS	SANITARY SEWER
S/W	SIDEWALK
T.D.	TRAFFIC DETECTOR
TEL.	TELECOMMUNICATIONS
T.S.P.	TRAFFIC SIGNAL POLE
UN	UNKNOWN UTILITY
W.M.	WATER METER
W.V.	WATER VALVE
◉	FOUND CITY MONUMENT IN STANDARD WELL, AS NOTED
( )	RECORD INFORMATION
	CONCRETE
	ASPHALT
	CONCRETE WALL
	BUILDING

GENERAL NOTES:
DIMENSIONS ARE IN FEET AND DECIMAL FEET.

NO TITLE REPORT WAS PROVIDED FOR #2120 SAN PABLO AVENUE, EASEMENTS MAY EXIST ON THE PROPERTY.

BASIS OF BEARINGS:
THE MONUMENT LINE IN ADDISON STREET WAS TAKEN AS NORTH 75°29'29" EAST AS SHOWN ON PARCEL MAP NO. 7378 (244 PM 17).

BENCHMARK:
ELEVATIONS ARE BASED ON CITY OF BERKELEY DATUM.
THE 1 1/2" BRASS DISC (B3454) IN THE NORTHERN MEDIAN ISLAND OF SAN PABLO AVENUE AND ADDISON STREET WAS TAKEN AS ELEVATION = 49.66 FEET PER CITY OF BERKELEY RECORDS.

UTILITY LINE NOTE:
UNDERGROUND UTILITY LOCATIONS WERE MAPPED BASED UPON MARKS AND STRUCTURES FOUND IN THE FIELD AND SHOULD BE CONSIDERED APPROXIMATE.

BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF BLOCK 101,
BERKELEY LAND AND TOWN
IMPROVEMENT ASSOCIATION (19 M 79),
AND LOTS 10, 11, AND 12, BLOCK 101,
MAP OF THE ALLSTON TRACT (9 M 65),
LOCATED AT 2100-2120 SAN PABLO AVENUE
CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

MARCH 30, 2018 SCALE: 1" = 8'

LICENSED LAND SURVEYOR
JAMES S. MORAN
7881
STATE OF CALIFORNIA

MORAN ENGINEERING, INC.
CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

F.B. NO. 1680 SANPABLO-TOPO.DWG JOB 18-9877

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Site Survey
02/13/19

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2100 San Pablo Ave
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A.35

GENERAL DISCRIPTION

The Klaus TrendVario 4300 provides independent access to all cars parked on the system. Each individual parking bay must be accessible from the drive aisle. The drive aisle shall comply with local regulations, but is typically 24' wide. The parking spaces are arranged on three levels. The upper and lower level parking spaces move vertically. The middle parking spaces move horizontally (left and right) to allow upper or lower level cars to come up or down to driveway level and be driven off the platforms. The middle level of the machine includes one less car than the upper and lower level to enable the lower cars to move left and right to create the vacant space.

TECHNICAL DATA

Range of application

This parking system is suitable for self parking by owners, renters, regular employees or anyone that can be trained on the system. The public may not park on this system without a valet.

Environmental conditions

Environmental conditions for the systems: Temperature range 14° to 104°F. The system must be installed indoors. If lifting or lowering times are specified, they refer to an environmental temperature of 72° F and with system set up directly next to the hydraulic unit. At lower temperatures or with longer hydraulic lines, these times increase.

Codes and control systems

The machine comes standard with manual doors and 2 keys fobs per parking space, The key fobs are inserted into a user control box centrally placed on the system. Electric doors are available. Infrared control transmitters are available.

Space numbering

Standard space numbering is left to right with the empty space located in the first bay on the left. The empty space can be moved to another bay or even outside the normal machine if needed. The numbering sequence planned will be shown on the shop drawings and approved by the client.

Sprinkler System

The sprinklers may be mounted at the front and rear of each level if needed. See Sprinkler Details Drawing.

Electrical Requirements and Hydraulic Unit

The hydraulic power unit is normally installed against the back wall on a metal bracket with rubber sound insulation. It consists of an electric motor, hydraulic motor and hydraulic oil reservoir in one unit. The hydraulic oil is biodegradable and environmentally friendly. The motor is 3 phase, 208 volt, 4.0 KW. It is possible to use single phase power if needed. The power unit has a pressure gauge and pressure relief valve.

Corrosion Protection

The platforms are galvanized and the steel framing memebers are powder coated. The platforms should be cleaned annually to maximize their life.

Service

To maintain safe and reliable operation of the machine, it must be serviced twice per year.

Warranty

To machine has a complete one year parts and labor warranty. Klaus provides extended warranties.

Sound control

Numerous sound control features are standard. The hydraulic power unit is mounted on rubber pads. Steel hydraulic lines are mounted with rubber pipe supports. A rubber hose isolates the power unit from the steel hydraulic lines.

Sound tests at the front of the machine show about 67dB to 69dB (A weighting) noise levels (speech at 1 foot is 68db).

In multifamily podium construction, normally no special construction for sound is performed. For residential or wood frame construction, placement of the power unit is critical. Klaus designers will assist with power unit placement and other sound issues.

Structural

The machine has steel framing and is anchor bolted to the concrete garage slab with wedge anchors. The framework consists of steel columns and beams on a grid pattern. The machines steel columns are connected to the building at the rear wall and to a steel tube at the front of the machine. The tube steel is typically 10" x 10" and also provides seismic bracing as well as support for the gates. This tube steel and associated concrete columns are supplied and installed by the customer. Please refer to the Trendvario 4300 Bracing Details drawing and Merkle engineering report for details.

The platforms for the upper and lower cars consist of steel platforms that ride up and down the steel columns. The platforms for the cars at the driveway level run left-rigint on steel rails.

The upper and lower platforms are constructed with two steel side members, three steel cross members, ribbed steel platform material which runs from side member to side member and one wheel stop. The platform is solid and does not allow oil or water to drip onto the lower cars.

The lifting mechanism for the upper and lower platforms consists of a hydraulic cylinder which raises the rear of the platform. The front of the platform is raised via a chain which runs on chain sprockets. There are safety switches that stop the machine in the event the chain goes loose for any reason. The platforms are suspended at the 4 corners and are guided along the front support columns.

The middle platforms are moved via an electric motor located on each platform. The motor drives a sprocket that runs along a chain at grade level. The platform runs on steel guide rails and can be moved manually without power by releasing the brake on the electric motor.

The machine includes several safety devices which include chain monitoring systems, and safety locks for the upper platforms. When a user is inside the machine all platforms are mechanically protected against lowering.

SCOPE OF WORK CLARIFICATIONS

1. The pit and surrounding walls, columns and beams to provide support for the machine are provided by the customer.
2. All pit drainage is provided by the customer.
3. General lighting in the garage is provided by the customer. Klaus will supply lighting within the machine. The lighting will be connected to the machine control box and will be activated when the doors are open.
4. Klaus will supply design assistance and will confirm in writting that the proposed machine will fit in the the space provided.
5. Klaus will prepare shop drawings showing the location of all components.
6. The customer must close off the left and right sides of the machine with a wall or fence. The fence must be 8' high and the lower 5 feet must have no openings greater than 1/2" inch.
7. The customer must provide a 30 amp 3 phase 208V circuit and fused disconnect for each machine and power must be available before installation begins.
8. Klaus provides all control wiring and conduit.

FUNCTION

For example, to retrieve platform No. 8:
Check first that all doors are closed, then select No. 8 on user control..

For driving the vehicle off platform No. 8 the ground floor parking platforms are shifted to the left.

The empty space is now below the vehicle which shall be driven off the platform. The platform No. 8 will be lowered.

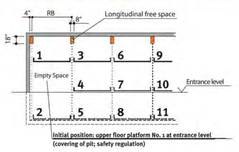
The vehicle on platform No. 8 can now be driven off the platform.

APPROACH

The illustrated maximum approach angles should not be exceeded. Exceeding these slopes will cause maneuvering problems and will restrict car sizes on the parking system.



LONGITUDINAL FREE SPACE; STANDARD PARKING SPACE NUMBERS; DENOMINATION



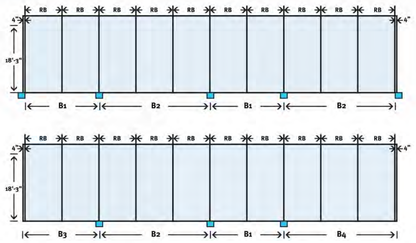
MOVING DIRECTION

Upper Floor	Descends to entrance level
Ground Floor	Transverse repositioning
Lower Floor	Raises to entrance level

KLAUS multiparking

ALLOWABLE COLUMN SPACING

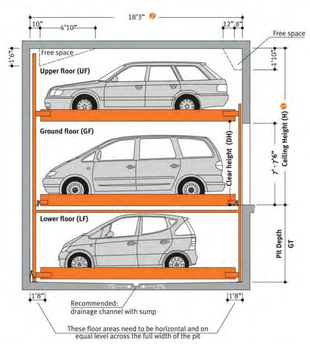
Use for preliminary layout. Pior to finalizing design contact Klaus for a job specific layout drawing.



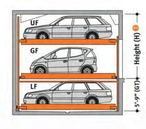
Clear Platform	RB	Max Column Width	B1	B2	B3	B4
230	8'-2-1/2"	8"	16'- 5"	24'- 7"	16' - 9"	24' - 11"
240	8'-6-3/8"	16"	17' - 1"	25'- 7"	17' - 5"	25'- 11"
250	8'-10-3/8"	24"	17' - 9"	26'- 7"	18'- 1"	26' - 11"

The column widths shown are the maximum width's allowed for each model. The columns may be spaced every two or three bays or a combination of every two or every three bays. On the ends of the machine the column is optional if there is a concrete wall present. Otherwise the end columns should be offset so that their edge lines up with the last platforms outside RB dimension line shown above in order to allow better access to the end platforms. Please note that the machine requires an additional 4 inches at each end beyond the RB grid dimensions.

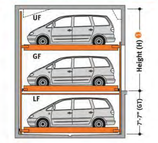
STANDARD MODEL 4300 - FORMALLY MODEL P310



Compact Type 4300



Exclusive Type 4300



Notes

1. If height H is larger, vehicles with the maximum height as applicable for the GF can be parked on the UF, or the extra space can be used for pipes & ducts.
2. Standard is 18'-3"; 18'-11" avaliable
3. Standard is 4400 lbs; 5720 lbs is available

Product Data
TrendVario
4300

CE CONFORMITY

Loadable up to 5,720 lbs

Single parking spaces can also be installed in transfer bays or levels at a later date!

Number of parking spaces:
min. 5 to max. 29 vehicles

Dimensions:
All space requirements are minimum finished dimensions. Tolerances for space requirements plus 1" minus 0

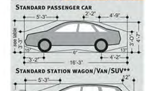
Type	GT	H	DH*
4300	5'-9"	11'-4"	5'-9"
4300	5'-9"	12'-0"	6'-5"
4300	5'-9"	12'-6"	6'-11"
4300	6'-7"	12'-4"	5'-11"
4300	6'-7"	13'-4"	6'-11"
4300	7'-7"	14'-3"	6'-11"

* = without UF or top

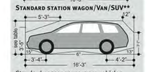
Suitable for:
Standard passenger car, station wagon/ van. Height and length according to contour.

		CAR HEIGHT		
Type	GT	H	UF	GF	LF
4300	5'-9"	11'-4"	4'-11"	5'-7"	4'-11"
4300	5'-9"	12'-0"	4'-11"	6'-3"	4'-11"
4300	5'-9"	12'-6"	4'-11"	6'-9"	4'-11"
4300	6'-7"	12'-4"	5'-9"	5'-9"	5'-9"
4300	6'-7"	13'-4"	5'-9"	6'-9"	5'-9"
4300	7'-7"	14'-4"	6'-9"	6'-9"	6'-9"
WIDTH		6'-3"			
WEIGHT ❷		Max. 4400/5720Lbs			
WHEEL LOAD		Max. 1100/1430Lbs			

Standard passenger car



Standard station wagon/Van/SUV



Standard passenger cars are vehicles without any sports options such as spoilers, low-profile tires etc.
** = Make sure to observe the weights and dimensions!

KLAUS multiparking

Klaus Multiparking Inc.
3652A Chestnut Street
Lafayette CA 94549
Phone 925.284.2092
Fax 925.284.3365
Web parklift.com

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Stacked Parking - Three Level Puzzle Lift

02/13/19

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SLIM26N

F3

RAB Outdoor



12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.8 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type:	Constant Current
120V:	0.27A
208V:	0.15A
240V:	0.15A
277V:	0.13A
Input Watts:	30W
Efficiency:	87%

LED Info

Watts:	26W
Color Temp:	4000K (Neutral)
Color Accuracy:	72 CRI
L70 Lifespan:	100,000
Lumens:	3,524
Efficacy:	118 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities.
DLC Product Code: P96TPDJK

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Electrical

THD:

7.6% at 120V, 17.6% at 277V

Power Factor:

99.1% at 120V, 90.5% at 277V

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 6KV surge protection, 120V: 0.28A, 208V: 0.16A, 240V: 0.14A, 277V: 0.12A

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 22 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components.

LED Characteristics

LED:

Multi-chip, long-life LED

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 175W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Copyright © 2018 RAB Lighting Inc. All Rights Reserved Note: Specifications are subject to change at any time without notice

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Proposed Design Changes (ZP2018-0222)

The original design intent of the building remains the same as that which the Design Review Committee recommended for approval under Use Permit #ZP2016-0034. However, the following modifications are noteworthy:

- Activated Connection to San Pablo: The new design brings the storefront and active interior spaces, such as the craft center and restaurant, right at the side walk to revitalize the street. The recessed entry has been reduced to discourage dead spaces, which can be hard to maintain. The transparency is intended to energize the node through increased connection between the activities inside the commercial spaces and the streetscape, "reflect[ing] and reinforc[ing] the major existing and developing concentrations of pedestrian-oriented uses" [1] along San Pablo Avenue on both the South and North sides of the Project.

- Brick Panels: Instead of alternating brick and cement plaster panels at the façade, the modified design uses brick on all five panels, to modulate and unify the building. The rich brick elements serve to regulate the façade into a tri-partite scheme and serve to highlight the entry. The panels stop short of the fourth floor to minimize the building height while the change of material on the fourth floor creates a generous crown where the building meets the sky. The two-story brick panels seek to bring context to the façade by emulating the proportions of adjacent buildings along San Pablo Avenue and provide a more human scale.

- Modulated Massing: To accommodate additional common areas for this assisted living community, the massing of the building has increased on the upper floors. Yet, the building's footprint has been reduced in order to widen the central courtyard, which is intended to be the heart of the community. The increased width (65 feet) improves the sun exposure into the courtyard.
To mitigate the increased square footage on the upper wings, great effort was placed to breakdown the mass of the building. Extra care and attention was given to the rear portions of the South and North wings for a more articulated and appropriate connection to the park and residences west of the project. A mural was introduced at the North-West corner of the building on Addison Street for a visual connection to the mural across the street at Mi Tierra. Plantings and green elements along the back side of the property offer a softer edge for neighbors. The U-shaped courtyard which opens Westward is intended to be inviting and welcoming as seen from George Florence park.

[1] BMC 23E.64.040B(2)

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Section 5 (C)

Green Building Checklist

See pages to follow.

GreenPointRATED

NEW HOME RATING SYSTEM, VERSION 7.0

MULTIFAMILY

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2 , H6.1, J5.1, O1, O7.

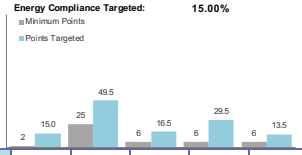
The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and submitted through Build It Green.

New Home Multifamily Version 7.0.2

Planning Scoresheet

Points Targeted: 124.0
Certification Level Targeted: Gold
Compliance Pathway Targeted: Option 1: Compliance Over Title 24
Energy Compliance Targeted: 15.00%



Spirit Living: Assisted Living and Memory Care

Measures		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes	Responsible Party	Blueprint Page No.
			Possible Points							
CALGreen										
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1	required cert level, gold goal		
A. SITE										
No	**A1. Construction Footprint**	0				1			GC	
	A2. Job Site Construction Waste Diversion									
Yes	A2.1 75% C&D Waste Diversion **(Including** Alternative Daily Cover)	2				2			GC	
TBD	A2.2 65% C&D Waste Diversion **(Excluding** Alternative Daily Cover)					2		req: source sepeate 3 materials + facility diversion	GC	
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		https://www.recyclingcertification.org/certified-facilities/	GC	
Yes	**A3. Recycled Content Base Material**	1				1		req: add CalTrans class 2 aggregate - recycled to spec and plans - landscape and civil	Civil, Land, GC	
No	**A4. Heat Island Effect Reduction (Non-Roof)**	0		1				PT pavers and PZ rubber play surface and roof for covered parking	Civil, Land, Arch	L1.10
TBD	**A5. Construction Environmental Quality Management Plan Including Flush-Out**				1			req: 80 hour flush out	GC	
	A6. Stormwater Control: Prescriptive Path									
TBD	A6.1 Permeable Paving Material						1	req: 25% of hardscape	Civil, Land	
TBD	A6.2 Filtration and/or Bio-Retention Features						1	req: 12% of area flowing into planting bed	Civil	
No	A6.3 Non-Leaching Roofing Materials	0					1	req: metal roof	Arch	
No	A6.4 Smart Stormwater Street Design	0	1					req: 90% of hardscape runon flows through landscape area before reaching street. Direct water from street into	Civil	
TBD	**A7. Stormwater Control: Performance Path**						3	have over 10KSF of impermeable- need to do biofiltration for 4% capture area	Civil	
B. FOUNDATION										
Yes	**B1. Fly Ash and/or Slag in Concrete**	1				1		Incl in structurals, GC to implement	Civil, Struc, Land, Mech, GC	S1.0
No	**B2. Radon-Resistant Construction**	0			2			Zone 2		
No	**B3. Foundation Drainage System**	0				2		req: system shown on plans, perimeter drain at all footings, waterproof membrane at fnd walls, ventilated	Civil, GC	
No	**B4. Moisture Controlled Crawlspace**	0			1			only applies to h omes on crawlspace fnd.	GC	
	B5. Structural Pest Controls									
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1			Arch, Struc, GC	
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		Plants shown within 3' at courtyard	Land	L4.10
C. LANDSCAPE										
4.32%	Enter the landscape area percentage							area taken from C2 and C1.20 C1-C7 and C8-C11 capped at 3 points	Land	
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	0					1	C3.1 and C3.3 are prerequisites	Land	
TBD	**C2. Three Inches of Mulch in Planting Beds**						1		Land	
	C3. Resource Efficient Landscapes									
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1			Land	
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size					1			Land	
TBD	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species						3		Land	
	C4. Minimal Turf in Landscape									
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2		Land	
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2		Land	
No	**C5. Trees to Moderate Building Temperature**	0		1	1		1		Land	
Yes	**C6. High-Efficiency Irrigation System**	0					2		Land	
TBD	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**						2		Land	
No	**C8. Rainwater Harvesting System**	0					3		Land	
No	**C9. Recycled Wastewater Irrigation System**	0					1	No current or proposed purple pipe	Land	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0					2	code requirement.	Land	
TBD	**C11. Landscape Meets Water Budget**						1	req: C1 and C2 are prerequisites	Land	
	C12. Environmentally Preferable Materials for Site									
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		FSC certified, recycled, salvaged	Arch, Land	
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%					1			Arch, Land	
Yes	**C13. Reduced Light Pollution**	1	1						Arch	
TBD	**C14. Large Stature Tree(s)**		1					req: landscapes with 15,000 sf or less, 1 tree with 30 height or width	Land	
TBD	**C15. Third Party Landscape Program Certification**						1	req: receive certification from a local sustainable landscape program - ReScape California, California	Land	
TBD	**C16. Maintenance Contract with Certified Professional**						1	req: include a Bay-Friendly Qualified Professional (BFQP) or equivalent as primary member of maintenance team	Owner	
No	**C17. Community Garden**	0	2						Owner	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE										
	D1. Optimal Value Engineering							metal studs		
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2		Joists 24", Roof joists 24", walls 16"	Struc	S2.03, 21, 22/S4
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1			Struc	20/S4.1
No	D1.3 Advanced Framing Measures	0				2			Struc	19/S4.0
TBD	**D2. Construction Material Efficiencies**					1		req: pre-assembly	GC	
	D3. Engineered Lumber							steel qualifies for these measures		
Yes	D3.1 Engineered Beams and Headers	1				1			Struc, GC	
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1				1			Struc, GC	
Yes	D3.3 Engineered Lumber for Roof Rafters	1				1			Struc, GC	
Yes	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	1				1			Struc, GC	
No	D3.5 OSB for Subfloor	0				0.5		1" level rock topping over metal deck	Struc, GC	
No	D3.6 OSB for Wall and Roof Sheathing	0				0.5		Sure-Board Series 200 - Gypsum product	Struc, GC	S1.0, 1/S4.0
No	**D4. Insulated Headers**	0		1				steel	Struc, GC	20/S4.1
	D5. FSC-Certified Wood									
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6			Owner	
No	D5.2 Panel Products	0				3			Owner	
	D6. Solid Wall Systems									
No	D6.1 At Least 90% of Floors	0				1		NA	Struc, Arch	
No	D6.2 At Least 90% of Exterior Walls	0		1		1		NA	Struc, Arch	
No	D6.3 At Least 90% of Roofs	0		1		1		NA	Struc, Arch	
No	**D7. Energy Heels on Roof Trusses**	0		1				req: at flat roofs insulation extends over exterior wall	Arch	A8.02

Spirit Living: Assisted Living and Memory Care		Points Targeted	Community	Energy	IAQ/Health	Resources	Water		Responsible	Blueprint
No	**D8. Overhangs and Gutters**	0		1		1		only available to projects with 3 floors or less	Arch	
	D9. Reduced Pollution Entering the Home from the Garage									
No	D9.1 Detached Garage	0			2				Arch	
Yes	D9.2 Mitigation Strategies for Attached Garage	1			1			req: completely seal garage walls and ceiling adjacent to building	Arch, GC	
	D10. Structural Pest and Rot Controls									
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1		Because wall is not wood meets measure requirement	Arch	
Yes	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	1				1		Because wall is not wood meets measure requirement	Arch	
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1		req: no gypsum based backer in shower areas	Arch	
E. EXTERIOR										
No	**E1. Environmentally Preferable Decking**	0				1		req: reclaimed, locally produced, recycled, FSC certified	Arch	
Yes	**E2. Flashing Installation Third-Party Verified**	2				2			Owner	
TBD	**E3. Rain Screen Wall System**					2		Verify has for Stucco wall. req: 3/8" air space between sid	Arch	A8.01
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1		Metal panel, brick veneer, cement plaster, stucco, conc	Arch	A8.01
	E5. Durable Roofing Materials									
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		Class A fire rating, 10 yr mat and 3 yr workmanship/install	Arch, GC	15/A8.02
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	NA	NA	
No	**E6. Vegetated Roof**	0	2	2					Owner	
F. INSULATION										
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							Assuming fiberglass batts in wall and ceiling assemblies, rigid cont ext		pg 270 of projec
Yes	F1.1 Walls and Floors	1				1			Arch	A8.01, A8.02
TBD	F1.2 Ceilings					1		Dependeant on foam location at roof. Exterior will comply	Arch	
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions									
Yes	F2.1 Walls and Floors	1			1				Arch	
TBD	F2.2 Ceilings				1				Arch	
	F3. Insulation That Does Not Contain Fire Retardants									
Yes	F3.1 Cavity Walls and Floors	1			1				Arch	
Yes	F3.2 Ceilings	1			1				Arch	
No	F3.3 Interior and Exterior Insulation	0			1			confirm continuous exterior insulation material	Arch	
G. PLUMBING										
	G1. Efficient Distribution of Domestic Hot Water									
Yes	G1.1 Insulated Hot Water Pipes	1		1				1" min on all pipes.	Plumb, Arch, Struc	
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1		Plumb.	
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2		Plumb.	
	G2. Install Water-Efficient Fixtures									
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2		Plumb.	
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					1		Plumb.	
1.1 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	2					2		Plumb.	P1.01
No	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush	0					1		Plumb.	
No	**G3. Pre-Plumbing for Graywater System**	0					1		Owner, Plumb.	
No	**G4. Operational Graywater System**	0					3		Owner, Plumb.	
No	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**	0					1		Plumb.	
No	**G6. Submeter Water for Tenants**	0					2		Owner, Plumb.	
H. HEATING, VENTILATION, AND AIR CONDITIONING										
	H1. Sealed Combustion Units							VRF		
Yes	H1.1 Sealed Combustion Furnace	1			1				Mech	
Yes	H1.2 Sealed Combustion Water Heater	2			2				Plumb	
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1	1				Mech	
	H3. Effective Ductwork									
No	H3.1 Duct Mastic on Duct Joints and Seams	0		1					GC	
No	H3.2 Pressure Balance the Ductwork System	0		1					Mech, GC	
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1				Mech, GC	
	H5. Advanced Practices for Cooling									
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms			1					Arch, Mech, Elec	
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0		1					Arch	
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality									
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R		Mech	
TBD	H6.2 Advanced Ventilation Standards				2				Mech	
No	H6.3 Outdoor Air is Filtered and Tempered	0			1				Mech	
	H7. Effective Range Design and Installation									
No	H7.1 Effective Range Hood Ducting and Design	0			1				Mech, Arch	
No	H7.2 Automatic Range Hood Control	0			1				Mech, Arch	
TBD	**H8. High Efficiency HVAC Filter (MERV 13+)**				1				Mech	
No	**H9 Advanced Refrigerants**	0			1				Mech	
I. RENEWABLE ENERGY										
No	**I1. Pre-Plumbing for Solar Water Heating**	0		1					Owner, Plumb.	
TBD	**I2. Preparation for Future Photovoltaic Installation**			1					Owner, Elec.	
0.0%	**I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	0		25					Owner, Elec.	
	I4. Net Zero Energy Home									
No	I4.1 Near Zero Energy Home	0		2					Mech, Elec.	
No	I4.2 Net Zero Electric	0		4					Elec.	
No	**I5. Energy Storage**	0		1						
Yes	**I6. Solar Hot Water Systems to Preheat Domestic Hot Water**	4		4				40% solar fraction minimum		
TBD	**I7. Photovoltaic System for Multifamily Projects**			8				Add 4pts for 60% common are- need a special model		
J. BUILDING PERFORMANCE AND TESTING										
TBD	**J1. Third-Party Verification of Quality of Insulation Installation**				1				Owner	
No	**J2. Supply and Return Air Flow Testing**	0		1	1				Mech	
No	**J3. Mechanical Ventilation Testing and Low Leakage**	0			1				Mech	
Yes	**J4. Combustion Appliance Safety Testing**	1			1				Owner	
	J5. Building Performance Exceeds Title 24 Part 6									
Option 1: Compliance Over Title 24	J5.1 Home Outperforms Title 24	35.0		25+				15% compliance based on Case 2 Preliminary analysis - place holder	Arch, Mech	
0.0%	J5.2 Non-Residential Spaces Outperform Title 24	0.0		15				One Energy Point for Every 1%	Arch, Mech	
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1					Energy	
Yes	**J7. Participation in Utility Program with Third-Party Plan Review**	1		1					Owner	
No	**J8. ENERGY STAR for Homes**	0		1					Owner	
No	**J9. EPA Indoor airPlus Certification**				2				Owner	
No	**J10. Blower Door Testing**	0			3				Owner	

Spirit Living: Assisted Living and Memory Care		Points Targeted	Community	Energy	IAQ/Health	Resources	Water		Responsible	Blueprint
No	J11. Compartmentalization of Units	0		1	1				Arch	
K. FINISHES										
	K1. Entryways Designed to Reduce Tracked-In Contaminants									
No	K1.1 Entryways to Individual Units	0			1				Arch	
TBD	K1.2 Entryways to Buildings				1				Arch	
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2				Arch	
No	**K3. Low-VOC Caulks and Adhesives**	0			1				Arch	
	K4. Environmentally Preferable Materials for Interior Finish									
TBD	K4.1 Cabinets					2			Arch	
TBD	K4.2 Interior Trim					2			Arch	
TBD	K4.3 Shelving					2			Arch	
TBD	K4.4 Doors					2			Arch	
No	K4.5 Countertops	0				1			Arch	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB									
TBD	K5.1 Doors				1				Arch	
TBD	K5.2 Cabinets and Countertops				2				Arch	
TBD	K5.3 Interior Trim and Shelving				2				Arch	
No	**K6. Products That Comply With the Health Product Declaration Open Standard**	0			2				Arch	
TBD	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**				2				Arch	
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1				Arch	
TBD	**K9. Durable Cabinets**					2			Arch	
No	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**	0				1			Owner	
L. FLOORING										
TBD	**L1. Environmentally Preferable Flooring**					3			Arch	
≥75%	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	3			3				Arch	
TBD	**L3. Durable Flooring**					1		carpet does not qualify	Arch	
No	**L4. Thermal Mass Flooring**	0		1					Arch	
M. APPLIANCES AND LIGHTING										
No	**M1. ENERGY STAR® Dishwasher**	0					1		Arch	
	M2. Efficient Clothes Washing and Drying									
Comm	M2.1. CEE-Rated Clothes Washer	2		1			2		Arch	
TBD	M2.2 Energy Star Dryer			1					Arch	
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5					Arch	
<20 cubic feet	**M3. Size-Efficient ENERGY STAR Refrigerator**	2		2					Arch	
	M4. Permanent Centers for Waste Reduction Strategies									
No	M4.1 Built-In Recycling Center	0				1			Arch	
No	M4.2 Built-In Composting Center	0				1			Arch	
	M5. Lighting Efficiency									
No	M5.1 High-Efficacy Lighting	0		2					Arch	
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2					Arch	
Infrastructure	**M6. Electric Vehicle Charging Stations and Infrastructure**	1		2				30 parking spaces = req infrastructure for 4 EV spaces; management wants infrascture for lots of EV. Only 2	Elec	
Yes	**M7. Central Laundry**	1					1		Arch	
TBD	**M8. Gearless Elevator**			1					Arch	
N. COMMUNITY										
	N1. Smart Development									
Yes	N1.1 Infill Site	2	1			1		req: utility connections are within 1,000 feet of less of the property. 75% or perimeter boards exisiting development	Owner	50%dd A0.00
Yes	N1.2 Designated Brownfield Site	2	1			1		yes per 1/9/19 - CalVer Design Charette meeting; req: site documented as contaminated by ASTM E 1903-11	Owner	
>35	N1.3 Conserve Resources by Increasing Density	4		2		2		req: density calculated by dwelling units divided by acterage fo the entire tract. Meet: 26,617 sqft parcel area.	Arch	50%dd A0.00
No	N1.4 Cluster Homes for Land Preservation	0	1			1		NA	Arch	
	N1.5 Home Size Efficiency	5				10		req: per chart	Arch	
626	Enter the area of the home, in square feet							unit E3 worse case scenario	Arch	A2.03
1	Enter the number of bedrooms								Arch	
	N2. Home(s)/Development Located Near Transit									
No	N2.1 Within 1 Mile of a Major Transit Stop	0	1						Owner	
Yes	N2.2. Within 1/2 mile of a Major Transit Stop	2	2					req: within 1/2 mile of major transit stop	Owner	
	N3. Pedestrian and Bicycle Access									
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2					req: 5 service credits = one point, 10 = 2 points	Owner	
5	Enter the number of Tier 1 services							req: 1 service credit per tier 1 service	Owner	
10	Enter the number of Tier 2 services							req: 1/2 service credit per teir 2 service	Owner	
No	N3.2 Connection to Pedestrian Pathways	0	1					req: 1/4 mi of 1 acre park or 25ksf rec facility; gate on proprety to 0.5acre George florence park	Owner	
No	N3.3 Traffic Calming Strategies	0	2						Civil	
Yes	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1	1						Civil	
No	N3.5 Bicycle Storage for Residents	0	1					req: 15% of residents;94*2=188, 28 required; 12 provided.	Arch	50%dd
No	N3.6 Bicycle Storage for Non-Residents	0	1					req: 1 spot per 1,000 non-residential floor area. 12 provided. For residents or employees? Secure?	Arch	
1 space per unit	N3.7 Reduced Parking Capacity	2	2					req: 1 spot per unit. 30 spots provided for 94 units	Owner, Arch	
	N4. Outdoor Gathering Places									
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					req: 25 sf per unit. 2,350 sf required. Courtyard and deck 4,431 sf	Arch	A2.01, A2.02
No	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	1					Multi purpose room. Req: public access	Arch	A2.01
	N5. Social Interaction									
Yes	N5.1 Residence Entries with Views to Callers	1	1					2 peepholes	Arch	
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1					Sinhgle loaded corridor - confirm at site visit	Arch	A2.02-A2.04
No	N5.3 Porches Oriented to Street and Public Space	0	1					NA no porches	Arch	
	N6. Passive Solar Design									
No	N6.1 Heating Load	0		2					Arch	
No	N6.2 Cooling Load	0		2					Arch	
	N7. Adaptable Building									
TBD	N7.1 Universal Design Principles in Units		1		1			review with HKIT	Arch	
No	N7.2 Full-Function Independent Rental Unit	0	1					NA to MulitFamily	Owner	
	N8. Resiliency									
TBD	N8.1 Climate Impact Assessment		1		1	1			Arch, Owner	
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1			Arch, Owner	
	N9. Social Equity									
TBD	N9.1 Diverse Workforce		1			1			GC	
TBD	N9.2 Community Location		1		1				Owner	
	N10. Affordability									
TBD	N10.1 Dedicated Units for Households Making 80% of AMI or Less		2						Owner	
No	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	0	1						Owner	

Spirit Living: Assisted Living and Memory Care		Points Targeted	Community	Energy	IAQ/Health	Resources	Water		Responsible	Blueprint
No	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1						Owner	
	N11. Mixed-Use Developments									
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1						Arch	
Yes	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1					calc restaurant area 2% of total area	Arch	
Yes	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	1	1					restaruant open to public	Arch	
O. OTHER										
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R		Arch	
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5		Arch	
Yes	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	2		0.5	0.5	0.5	0.5		Owner	
No	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	0		0.5	0.5	0.5	0.5		Owner	
	O5. Home System Monitors									
No	O5.1. Home Energy Monitoring Systems	0		1					Owner	
No	O5.2. Home Water System Monitors	0					1		Owner	
	O6. Green Building Education									
TBD	O6.1 Marketing Green Building		2						Owner	
Yes	O6.2 Green Building Signage	1		0.5			0.5	agreed on 1/9/19 - CMFNH Design Charette meeting	Owner	
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R		Owner	
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**					1			Owner	
TBD	**O9. Residents Are Offered Free or Discounted Transit Passes**		2						Owner	
Yes	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**	1				1		req: 3 measures	Owner	
TBD	**O11. Tabacco Free Buildings**				2				Owner	
TBD	**O12. Integrated Pest Management Plan**					1			Owner	
P. DESIGN CONSIDERATIONS										
	P1. Acoustics: Noise and Vibration Control		1		1					
	Enter the number of Tier 1 practices								Arch	
	Enter the number of Tier 2 practices								Arch	
	P2. Mixed-Use Design Strategies									
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1		Owner	
TBD	P2.2 Commercial Loading Area Separated for Residential Area				1				Owner	
TBD	P2.3 Separate Mechanical and Plumbing Systems				1				Owner	
	P3. Commissioning									
TBD	P3.1 Design Phase			1	1				Owner	
TBD	P3.2 Construction Phase			2	1				Owner	
TBD	P3.3 Post-Construction Phase			2	1				Owner	
TBD	**P4. Building Enclosure Testing**			1	1	1			Owner	
INNOVATIONS										
TBD	**Enter Innovation 1 description here. Enter up to four points at right.**									
TBD	**Enter Innovation 2 description here. Enter up to four points at right.**									
TBD	**Enter Innovation 3 description here. Enter up to four points at right.**									
TBD	**Enter Innovation 4 description here. Enter up to four points at right.**									

Summary		Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	376	46	111	70	95	54
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Targeted	**124.0**	**15.0**	**49.5**	**16.5**	**29.5**	**13.5**

Meeting Notes
Neighborhood Meeting – Zoning Adjustment
11/20/2018

Points discussed

- Architects Christopher Lavern & Jordan Fong with HKIT, landscape architect,and project sponsors Amir Kia and Ali Kia Shabahangi present
- Opening remarks; project entitled; changed architects; new architects specialize in assisted living and schools
- Parking: 22 staff and visitors, 4 commercial
- Active uses along San Pablo Avenue, store front windows for open and transparent connection to San Pablo Avenue, activate the street
- Wellness room for excersise, physical therapy, will bring visiting physician
- Sticky art labs – working with kids in the art room – programs for residents, create intergenerational programs, invite Youth Art Works, energize the street frontage with all age groups
- Restaurant – open to public, planning on opening concurrently with opening of senior housing facility
- Open floorplan visible from street
- Employees – will source local
- Staff room especially full of natural light and private outdoor patio
- Ground level – music area where residents can join and play music – community centered around music

Outdoor space

- Sculptural furniture
- Benches serve as storm water runoff
- outdoor dining, possible pavers and breaking it up with wood decking
- water feature – interactive for children to play in
- playground — appropriate flooring for elderly, mix kids and seniors
- bamboo as foliage to provide screening for neighbors
- bio retention plants

Dementia Floor (Second floor)

- created 2 smaller neighborhoods for more intimate residential experience
- added more common areas here
- distinct colors to identify neighborhoods
- will cook on this floor – food smells to activate senses
- created break-out areas to have space for quiet time – more private
- Large deck with activity stations
  Planting – broken up into serious of smaller spaces
- work bench – change out activities

- raised planting beds with seating
- wood decking flooring surface

3rd & 4th floor

- Common area looking onto courtyard
- windows to allow natural light
- Common areas – allowing more open space
- Residents engaged and interacting in common area

Neighbor feedback

- General enthusiasm for the project and programs
- Suggest sourcing ecofriendly products in laundry facility (from owner of German restaurant across the street)
- Do something with concrete wall/podium for better visual effect for people walking East on Addison (from neighbor Susan Black); discussed a mural on this wall

ZONING ADJUSTMENTS BOARD

NOTICE OF PUBLIC HEARING

2100 San Pablo Avenue

Use Permit Modification #ZP2018-0222 to modify approved Use Permit #ZP2016-0034, which allowed the construction of a 4-story mixed-use building containing a 96-unit Residential Care Facility, by reducing the number of off-street parking spaces from 30 spaces to 26 spaces, adding 9,265 sq. ft. of new gross floor area, and modifying the interior layout of the commercial and residential uses of the approved Residential Care Facility.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance Section 23B.32.020, on **Thursday, April 25, 2019,** at the **Berkeley Unified School District meeting room, 1231 Addison Street,** (wheelchair accessible). The meeting starts at 7:00 p.m.

PERMITS REQUIRED:

- Use Permit under Berkeley Municipal Code (BMC) BMC Section 23B.56.020.A to modify an approved Use Permit.

APPLICANT: Ali Kia, Spirit Residential Group, LLC,
45 Ross Avenue, San Anselmo, CA 94960

ZONING DISTRICT: West Berkeley Commercial District (C-W)

ENVIRONMENTAL REVIEW STATUS: Negative Declaration prepared pursuant to Article 6 of the CEQA Guidelines. See Section V.A below.
https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2100_San_Pablo.aspx

The Zoning Application and application materials for this project is available online at:
http://www.cityofberkeley.info/zoningapplications

The agenda and staff report for this meeting will be available online 3 to 5 days prior to this meeting at: http://www.cityofberkeley.info/zoningadjustmentsboard

Further Information

Questions about the project should be directed to the project planner, Alison Lenci, at (510) 981-7544 or alenci@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning Counter), 1947 Center Street, Third Floor, during normal office hours.

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.

Communications and Reports

Items received by the deadlines for submission will be compiled and distributed as follows. If no items are received by the deadline, no supplemental packet will be compiled for said deadline. All materials will be made available via the Zoning Adjustments Board Agenda page: https://www.cityofberkeley.info/zoningadjustmentboard/

- **To distribute correspondence to Board members *as an attachment to the Staff Report*** -- submit comments ***by 12:00 noon, seven (7) days before the meeting.*** Please provide 15 copies of any correspondence with more than ten (10) pages or if in color or photographic format.
- **Supplemental Communications and Reports 1** - All Materials submitted between noon the Thursday the week before the meeting and noon Tuesday the week of the meeting, will be made available by 5:00 p.m. on Tuesday the week of the meeting.
- **Supplemental Communications and Reports 2** - All Materials submitted after noon on Tuesday the week of the meeting and before noon on Wednesday, the day before the meeting, will be made available at 5:00 that Wednesday. Any correspondence received after this deadline will be given to the Zoning Adjustment Board just prior to the meeting.
- Members of the public may submit written comments themselves at the meeting. To distribute correspondence at the meeting, please provide 15 copies and submit to the Zoning Adjustments Board Clerk. Correspondence received later, and after the meeting, will be posted to the web site following the meeting.
- **Please Note: You are strongly advised to submit written comments prior to noon Wednesday, the day before the meeting, as Board members do not have an opportunity to read written materials handed out at the meeting.**
- Written comments should be directed to the ZAB Secretary at: Land Use Planning Division (Attn: ZAB Secretary), 1947 Center Street, Berkeley, CA 94704 OR at zab@cityofberkeley.info

Notice of Decision Requests

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

Accessibility Information / ADA Disclaimer

This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

SB 343 Disclaimer

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at the Permit Service Center, Planning and Development Department located at 1947 Center Street, Third Floor, Berkeley, during regular business hours.

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

DRC SUMMARY – February 21, 2019

2100 SAN PABLO AVENUE [at Allston Way] (MODDRCP2019-0002) Preliminary Design Review Modification of a project to modify an approved 60,428 sq. ft., four-story, 48 ft. tall mixed-use building containing a 96-unit Residential Care Facility with 3,465 square feet of combined ground floor commercial space for restaurant, flower shop, personal household and club/wellness center uses, and grade level parking for 30 vehicles as well as 12 bicycle parking spaces, by reducing the number of off-street parking spaces, adding new gross floor area, and modifying the interior layout of the commercial and residential uses of the approved Residential Care Facility.

Preliminary Design Review Modification received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR): *MOTION (Kahn, Clarke) VOTE (5-0-1-1) Edwards – abstain; Passmore – absent.*

Conditions:

- *Brick should wrap corners further, at both the northwest and the southeast corners. Unresolved as proposed; DRC will review at FDR.*
- *Provide more variation in the brick panels and the windows, so that the design is not so static.*
- *Design should capture the spirit of the previous approval, including a more substantial cornice, more depth in the brick panels, and more glazing where possible.*
- *Glazing into kitchen should remain clear.*
- *Provide a better connection from the 2nd floor activity room to the deck and more glazing on that wall.*

Recommendations:

- *Thin brick proposed does not create much shadow. More recess is recommended.*
- *DRC will review the color palette at FDR.*
- *Both San Pablo and Addison facades are too flat and too static.*
- *There should be more depth and variety in the façade design.*
- *Upper level may be too dark.*
- *Recommend providing more transparency through the building so that the courtyard space can be seen from San Pablo.*
- *Further develop landscape plan for more privacy at the west edge of the deck.*
- *Strongly recommend against vinyl windows.*
- *Recommend that the applicant present more specific sustainability measures in the building design both to ZAB, and to DRC at FDR: Committee encourages a higher Green Point rating.*
- *BBQ grill appears to be too close to the property line.*



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San Pablo at Addison Corner View

04/16/19

Spirit Living
Spirit Living Group
2100 San Pablo Ave.
Berkeley, CA 94702



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Ground Floor Retail View

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Berkeley, CA 94702



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San Pablo View Looking North

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Addison View Looking East

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George Florence Park View Looking East

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Courtyard View

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View Of West Elevation (Massing)

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North Elevation

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East Elevation

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South Elevation

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West Elevation

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