INFORMATION CALENDAR
May 30, 2017

To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: Carol Johnson, Director, Planning and Development Department
Subject: 824 University Avenue, Berkeley - Notice of Planning Commission Approval of Tentative Tract Map 8303

INTRODUCTION
This report notifies the Council of the Planning Commission’s recent action approving a subdivision map for condominium purposes.

CURRENT SITUATION AND ITS EFFECTS
None.

BACKGROUND
On April 19, 2017 the Planning Commission approved Tentative Tract Map 8303 to allow condominium ownership in a forty-nine (49) unit project with forty-eight (48) residential units and one (1) commercial unit under construction at 824 University Avenue.

POSSIBLE FUTURE ACTION
Section 21.16.060 of the Berkeley Municipal Code states, “the City Council may certify and review any action taken by the Planning Commission on a tentative subdivision map or exceptions requested. Such certification by the Council shall be taken not later than twenty one days from the date on which the Planning Commission action occurred.” The Planning Commission took action on Tentative Tract Map 8303 on April 19, 2017; therefore, the 21-day deadline for Council action expires on May 10, 2017. If no request is made (and no appeal is filed by any other interested party), then the Planning Commission action is final. Any appeal hearing would be conducted pursuant to BMC 21.16.050, at which the Council may sustain, modify, reject, or overrule any decision of the Planning Commission based on evidence and findings required under the Subdivision Map Act and the Berkeley Municipal Code.

HOUSING ACCOUNTABILITY ACT
The approval, conditioning and/or denial of a subdivision map for condominium purposes is not subject to the Housing Accountability Act.
FISCAL IMPACTS OF POSSIBLE FUTURE ACTION
N/A

CONTACT PERSONS
Sydney Stephenson, Assistant Planner, (510) 981-7488

Attachments:
1. Tentative Tract Map 8303
2. Staff Report to Planning Commission, April 19, 2017 (without attachments)
3. Notice of Decision, May 1, 2017
Staff Report

824 UNIVERSITY AVENUE

Tentative Map #8303 to allow condominium ownership in a forty-nine (49) unit project with forty-eight (48) residential units and one (1) commercial unit under construction at 824 University Avenue.

I. Application Basics

A. Chronology of Subdivision Application:

- October 5, 2015: Map Application submitted.
- May 19, 2016: Map Application considered complete.
- July 8, 2016: Subdivision Map Act deadline (50 days from complete).
- April 19, 2017: Planning Commission hearing (both applicant and staff agreed to extend the deadline).

B. CEQA Determination:

Construction of the project is categorically exempt pursuant to Section 15332, of the CEQA Guidelines (“In-fill Development Projects”). Approval of the Tentative Map is also categorically exempt pursuant to Section 15331, of the CEQA Guidelines, which involves the operations and permitting of existing facilities involving no expansion of use beyond prior approvals.

C. Parties Involved:

- Applicant: Morgan Read/Read Investments, 2025 Fourth Street, Berkeley, CA 94710
- Property Owner: R&S Fifth St. Apartments, 2025 Fourth Street, Berkeley, CA 94710
II. Project Description

A. Background:

On June 11, 2015, the Zoning Adjustments Board (ZAB) granted Use Permit #ZP2015-0021, to demolish two existing commercial buildings with 3,350 and 1,830 square feet of floor area, respectively, and construct a 48,818 square foot, 5-story, 57-foot, mixed use project with 48 residential units, 2,749 square feet of commercial spaces for a veterinary clinic, and 52 parking spaces on the ground floor within a garage. The ZAB found the construction and the uses consistent with the 2002 General Plan.

III. Analysis

A. Subdivision Map Act Consistency:

The Public Works Department has reviewed the form and content of the Tentative Tract Map, and has verified that it contains the content required by the Subdivision Map Act, including the subdivision number, the legal address of the legal owner or subdivider, sufficient legal description to define the boundary of the proposed subdivision, the location, pavement and right of way width, grade and name of existing streets or highways, the widths, location, and identity of all existing easements. The Public Works Department has determined that the Tentative Tract Map is suitable for review by the Planning Commission.

B. Tentative Map Ordinance (Berkeley Municipal Code Chapter 21.16) Consistency:

The Planning Commission may approve, conditionally approve, or deny the tentative map in accordance with Berkeley Municipal Code (BMC) Section 21.16.047.

According to this section of the Code, the Planning Commission shall deny approval of the tentative map if it can make any of the following findings from BMC Section 21.16.047.A through 21.06.047.G. Staff analysis relating to whether the findings can be made follow.

A: *That the proposed map is not consistent with the applicable general and specific plans.*

B: *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

C: *The site is not physically suitable for the proposed density of development.*

Staff Analysis: The subject property and proposed improvements were evaluated and found to be consistent with the General Plan and Zoning Ordinance, and the density was found to be physically appropriate for the site and consistent with applicable zoning regulations, in conjunction with the Zoning Permits issued by the Zoning Adjustments Board on June 11, 2015. Therefore, Staff does not believe that either Findings A, B or C can be made.
D. That the design of the subdivision or the type of the improvements is likely to cause environmental damage or substantially and avoidably injure fish, or wildlife, or their habitat.

E. That the design of the subdivision or the type improvements is likely to cause serious public health problems.

Staff Analysis: The potential for substantial environmental damage, or harm to fish and wildlife, or their habitat, or the likelihood of public health problems was evaluated when the Use Permits for the project were approved by the ZAB in order to determine whether any of the exceptions to the CEQA Exemption for in-fill development were present. No potential environmental or public health impacts were found. Staff does not believe that either Findings D or E can be made.

F. That conflicts with existing public access easements, in accordance with Section 6674(g), of the Subdivision Map Act, which states: “That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.”

Staff Analysis: The City of Berkeley Public Works department has verified that the proposed Subdivision will not conflict with any easements of record, or with any easements established by judgment of a court.

G. That the design of the subdivision does not provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Staff Analysis: Subdivision of the project into condominiums will not alter passive or natural heating or cooling opportunities since it is limited to the subdivision of existing multiple family residences. Staff does not believe that Finding G can be made.

B. Affordable Housing Mitigation Fee:

The Berkeley Municipal Code (BMC) Section 22.20.065 requires an affordable housing impact fee on new market-rate rental units to mitigate the impacts of those new units on the need for affordable housing. The ZAB approved conditions to ensure compliance with BMC Section 22.20.065. The City has not adopted a comparable fee for for-sale dwellings, and should the dwellings be sold, BMC 23C.12.070 will apply to this project.
IV. Public Notice/Comment

BMC Section 21.16.045 requires public notice. Notice was provided as follows:

- Published in the Berkeley Voice on Friday, April 7, 2015;
- Posted at the subject property on Monday April 10, 2015; and
- Mailed to the applicant and owner of the subject property, and to owners and occupants of properties abutting upon or confronting 824 University Avenue, on Monday, April 10, 2015.

At the time of the writing of this report, there have been no responses.

V. Recommendation

Because of the project’s consistency with Berkeley’s Tentative Maps Ordinance (BMC 21.16), Subdivision Map Act, and General Plan, Staff recommends that the Planning Commission:

APPROVE Tentative Map #8303 pursuant to BMC Section 21.16.047 and subject to the attached Findings and Conditions (see Attachment 1).

Attachments:
1. Findings and Conditions
2. Tentative Tract Map #8303
3. Condominium Plans for Tentative Map #8303
4. Notice of Public Hearing

Staff Planner: Sydney Stephenson, Assistant Planner, sstephenson@cityofberkeley.info, (510) 981-7488.
May 1, 2017

Morgan Read/Read Investments,
2025 Fourth Street
Berkeley, CA 94710

RE: Notice of Decision: Tentative Tract Map 8303 – Forty-nine (49) unit condominium project at 824 University Avenue.

Dear Applicant,

The Planning Commission of the City of Berkeley, after conducting a public hearing, approved Tentative Tract Map 8303 for a forty-nine (49) unit condominium project consisting of forty-eight (48) residential units, and one (1) commercial unit in a 5-story building, on April 19, 2017, subject to the attached findings, conditions, and plan.

The Commission decision is subject to appeal to the City Council. It may be appealed by the subdivider or other persons aggrieved by the decision for a period of ten (10) days from the date of the Commission's action. Such appeal must be filed in writing with the City Clerk. The Commission's action may also be certified or reviewed by the City Council for a period of twenty-one (21) days from the date of the Commission's action.

The approval of the Tentative Tract Map will expire twenty-four (24) months from the date of the Planning Commission’s approval of the map subject to the conditions described in Section 66452.6 of the State Subdivision Map Act. An extension to the expiration date may be approved as provided in Section 21.16.080 of the Subdivision Ordinance.

Commission Vote:

Ayes: Gene Poschman (Chair), Prakash Pinto (Vice Chair), Benjamin Beach, Benjamin Fong, Robb William Kapla, Steve Martinot, Christine Schildt, Jeff Vincent, Rob Wrenn.

Noes: None.

Abstain: None.

Absent: None.

Recused: None.
NOD for 824 University
Tentative Tract Map 8303
p. 2 of 2

Attest: [Signature]
Alex Amoroso
Secretary, Planning Commission

cc: Building and Safety Division
   City Clerk
   Main Library – Reference Desk
   Public Works Department – Vincent Chen

Attachments

1. Findings and Conditions
2. Tract Map
3. Condominium Plans

Staff planner: Sydney Stephenson, sstephenson@cityofberkeley.info, (510) 981-7488.
CEQA FINDINGS

1. Construction of the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects") and the approval of the Tentative Map is also categorically exempt pursuant to Section 15331 of the CEQA Guidelines which involves the operations and permitting of existing facilities involving no expansion of use beyond prior approvals. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect any historical resource.

TENTATIVE MAP FINDINGS

2. Pursuant to Berkeley Municipal Code Section 21.16.047, the Planning Commission cannot make any of the seven findings for denial of the tentative map for the following reasons:

   A. The proposed Tentative Map is consistent with the applicable general plan policies because:
      1. The project is consistent with Policy H-19 because by adding 48 housing units, the project helps Berkeley meet its regional housing need.
      2. The project is consistent with Policy H-1 because it will provide four (4) units affordable by Very Low Income residents.

   B. The design and development of the project proposed to be subdivided is consistent with the City of Berkeley’s General Plan because:
      1. The project is consistent with Policy LU-3 in that it is an infill development project that adds 48 units of housing in a location that is planned for mixed-use development. It would be very well integrated with the adjoining property under construction (The Aquatic) and respects the adjoining low-rise residential buildings to the south by providing respectable setback from the property line.
      2. The project is consistent with Policy LU-7 because it conforms to the applicable zoning standards for the C-W District and will further goals of revitalizing West Berkeley. In addition, the project provides space for the continued operation of the veterinary hospital that has been operating on the site, and serving the neighborhood for years.
      3. The project is consistent with Policy UD-24 because as a mixed-use project fronting University Avenue the project would reinforce the City’s plans for redeveloping underutilized sites in a way that would increase the quality of the built environment by providing new housing and preserving an existing business, adding to the population and economic vitality of West Berkeley.
      4. The project is consistent with Policy UD-32 in that with the proposed setback from the southern property line, the project would avoid casting shadows on any nearby residential structures in the winter months, and would only shadows the walls of one residence (2014 Sixth Street) in the late afternoon hours of the summer season.
5. The project is consistent with Policies EM-5 and UD-33 because it will meet the City’s Green Building requirements.

C. The project site and proposed improvements were evaluated and found to be consistent with the General Plan and Zoning Ordinance, and the density was found to be physically suitable for the site and consistent with applicable zoning regulations, in conjunction with the Zoning Permits issued by the Zoning Adjustments Board on June 11, 2015.

D. The project will not have negative environmental effects or substantially and avoidably injure fish or wildlife in their habitat since it is limited to the subdivision of a mixed-use building that was evaluated to determine whether any of the exceptions to the CEQA Exemption for in-fill development relating to environmental damage or harm to fish and wildlife or their habitat, and none were found.

E. The project is not likely to have serious public health problems since it involves the subdivision of a newly constructed mixed-use building that is built to current building code standards on a site that was evaluated under CEQA to determine whether any significant public health problems were present, and none were found.

F. The project will not conflict with any public access easements, as determined pursuant to a review by the Berkeley Public Works Department.

G. The project will not alter passive or natural heating or cooling opportunities because it was designed to minimize impacts on solar access and minimize detrimental shadows, in that the new building is provides a large setback from the existing residential building east of the site, such that the sun shadow impacts on the abutting properties will be minimized.

STANDARD CONDITIONS

1. The Final Map shall be submitted for certification and shall be recorded in compliance with the Berkeley Municipal Code, Title 21, and with the Subdivision Map Act of the State of California.

2. Prior to the sale of any unit approved in the Final Tract Map, the Affordable Housing Regulatory Agreement shall be revised to comply with BMC 23C.12.070, Inclusionary Unit Requirements for Ownership Projects, and approved by the City.

3. A copy of the Conditions, Covenants, and Restrictions shall be filed with the Planning and Development Department prior to approval of the Final Map.

4. The Standard conditions of approval for all subdivisions, new condominiums and commercial condominium conversions within the City of Berkeley, dated January 1994, applies and shall be satisfied prior to approval of the Final Map.
CONDOMINIUM PLAN
FOR 824 UNIVERSITY AVENUE
BERKELEY, CA.

VICINITY MAP
NO SCALE
GENERAL NOTES AND DEFINITIONS

THIS CONDOMINIUM PLAN AND THE DIMENSIONS SHOWN HEREON ARE INTENDED TO CONFORM TO CALIFORNIA CIVIL CODE SECTION 4285(f) WHICH REQUIRE IN PART WITH RESPECT TO THE LAND AND REAL PROPERTY DESCRIBED IN THE ABOVE REFERENCED SUBDIVISION, THE INCLUSION HEREIN OF DIAGRAMMATIC PLANS IN SUFFICIENT DETAIL TO IDENTIFY EACH "UNIT," ITS RELATIVE LOCATION AND APPROXIMATE DIMENSIONS. DIMENSIONS SHOWN HEREON ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE ENOUGH TO USE FOR THE COMPILATION OF AREA IN ALL OR ANY OF THE "UNITS," BUT ARE SUFFICIENTLY DETAILED TO IDENTIFY THE COMMON AREAS AND EACH SEPARATE INTEREST. THE DIAGRAMMATIC PLANS CONTAINED HEREIN INTENTIONALLY OMIT INFORMATION WITH RESPECT TO ANY CONSTRUCTED IMPROVEMENTS WITHIN THE "UNIT". LIKewise, SUCH DETAILS AS PROTRUSIONS OF VENTS, DUCTS, BEAM COLUMNS, WINDOW CASINGS AND OTHER SUCH FEATURES WITHIN THE AIRSPACE ENCOMPASSED BY THE "UNITS" AS SHOWN ARE NOT INTENDED TO BE REFLECTED IN THIS CONDOMINIUM PLAN.

1. "COMMON AREA" MEANS AND REFERS TO THOSE PORTIONS OF THE PROPERTY, TO WHICH TITLE IS HELD BY ALL OF THE OWNERS IN COMMON, AND INCLUDES ALL OF THE PROJECT EXCEPTING THE INDIVIDUAL CONDOMINIUM UNITS, AS FURTHER DEFINED AND DESCRIBED IN THE PROJECT'S DECLARATION. THE OWNER OF EACH UNIT SHALL OWN AN UNDIVIDED INTEREST IN THE COMMON AREA AS PROVIDED IN THE DECLARATION.

2. "CONDOMINIUM" MEANS AN ESTATE IN REAL PROPERTY AS DEFINED IN CALIFORNIA CIVIL CODE SECTION 4125 CONSISTING OF AN UNDIVIDED INTEREST IN THE COMMON AREA, TOGETHER WITH AN INTEREST IN A UNIT INCLUDING CERTAIN EASEMENTS APPURTENT TO SUCH UNIT. THE OWNERSHIP OF EACH CONDOMINIUM INCLUDES A UNIT TOGETHER WITH THE EASEMENTS APPURTENT TO SUCH UNIT, THE RESPECTIVE UNDIVIDED INTERESTS IN THE COMMON AREA, AND A MEMBERSHIP IN THE ASSOCIATION (AS HEREINAFTER DEFINED).


4. "MAP" REFERS TO THAT CERTAIN MAP BEING TRACT NO. 8303 FOR CONDOMINIUM PURPOSES RECORDED ________, ALAMEDA COUNTY OFFICIAL RECORDS AT BOOK____ OF MAPS AT PAGES _________.

5. "PLAN" SHALL MEAN AND REFER THIS CONDOMINIUM PLAN THAT IS MADE PURSUANT TO CIVIL CODE SECTION 4285.

6. "PROJECT" AND "PROPERTY" MEANS THE ENTIRE PARCEL OF REAL PROPERTY DESCRIBED ON THE MAP DIVIDED OR TO BE DIVIDED INTO CONDOMINIUMS INCLUDING ALL PRESENT AND FUTURE STRUCTURES THEREON.

7. "UNIT" MEANS THE ELEMENTS OF A CONDOMINIUM WHICH ARE NOT OWNED BY THE ASSOCIATION OR IN COMMON WITH THE OWNERS OF OTHER CONDOMINIUMS IN THE PROJECT. EACH UNIT IS A NUMBERED PARCEL AS SHOWN ON THE CONDOMINIUM PLAN. THE BOUNDARIES OF EACH UNIT (AS DEFINED UNDER CALIFORNIA CIVIL CODE SECTION 4125, ARE DESCRIBED IN THE PROJECT'S DECLARATION.)
GENERAL NOTES AND DEFINITIONS (CONT.)

"EXCLUSIVE USE COMMON AREAS" (EUCA) SHALL MEAN AND REFERRED TO AS "EXCLUSIVE USE COMMON AREAS," ARE SET ASIDE AND ALLOCATED FOR THE EXCLUSIVE USE OF THE OWNER OF THE CONDOMINIUM TO WHICH THEY ARE EITHER PHYSICALLY ATTACHED OR ASSIGNED BY UNIT NUMBER ON THE CONDOMINIUM PLAN AND ARE APPURTENANT TO THAT CONDOMINIUM AND ALL IMPROVEMENTS THEREIN.

"PROJECT" AND "PROPERTY" MEANS THE ENTIRE PARCEL OF REAL PROPERTY DIVIDED OR TO BE DIVIDED INTO CONDOMINIUMS INCLUDING ALL PRESENT AND FUTURE STRUCTURES THEREON.


ALL REAL PROPERTY SHOWN HEREON NOT LOCATED WITHIN A UNIT IS PART OF THE COMMON AREA.

THE PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE CONDITIONS OF APPROVAL BY THE CITY OF BERKELEY.

THE RIGHT OF EMERGENCY ACCESS TO THE PROVIDERS OF EMERGENCY SERVICES IS RESERVED ACROSS THE COMMON AREA.

THE ENTIRETY OF THE COMMON AREA, INCLUDING THE EXCLUSIVE USE COMMON AREA, SHALL SERVE AS A PRIVATE RECIPROCAL UTILITY EASEMENT.

CERTAIN PORTIONS OF THE COMMON AREA SHOWN ON THIS CONDOMINIUM PLAN (KNOWN AS "EXCLUSIVE USE COMMON AREA") (EUCA) ARE SET ASIDE AND ALLOCATED FOR THE EXCLUSIVE USE OF THE OWNER(S) AND OCCUPANT(S) OF THE UNIT TO WHICH THEY ARE ASSIGNED.

SURVEYOR'S NOTES

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THIS PLAN CONSISTING OF __________ SHEETS CORRECTLY SHOWS THE BOUNDARIES OF THE LAND AND THE RELATION THEREOF OF THE UNITS SHOWN THEREON. THIS IS A CONDOMINIUM PLAN AND ACCORDINGLY, NO STRUCTURAL ANALYSIS OR DESIGN FEATURES WERE CONSIDERED NOR WERE ANY DESIGN FEATURES REVIEWED FOR CONFORMANCE WITH STATE OR FEDERAL CODES OR ORDINANCES.

MICHAEL J. WALTERS       DATE
PLS 5528

---

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION   SACRAMENTO REGION
2495 INDUSTRIAL PKWY WEST  3017 DOUGLAS BLVD. # 300
HAYWARD, CALIFORNIA 94545  ROSEVILLE, CA 95661
(P) (510) 887-4086       (P) (916)966-1338
(F) (510) 887-3019       (F) (916)797-7363
WWW.LEABRAZE.COM

GENERAL NOTES AND DEFINITIONS AND SURVEYOR’S NOTES
824 UNIVERSITY AVENUE
BERKELEY, CALIFORNIA
JOB NO 2140559

DRAWN BY: M.J. WALTERS/W.A. PAGE 08 OF 30
LEGAL DESCRIPTION

LOT 1 PER MAP ENTITLED "TRACT 8303 A ONE LOT SUBDIVISION FOR RESIDENTIAL AND COMMERCIAL PURPOSES BEING A PORTION OF LOTS 3, 4 AND ALL OF LOTS 5 AND 6 OF THAT CERTAIN MAP ENTITLED 'SISTRNA TRACT' FILED MAY 15, 1880 IN BOOK 7 OF MAPS, AT PAGE 43, RECORDS OF ALAMEDA COUNTY, CALIFORNIA, CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA" FILED ______________________ 201__, IN BOOK __ OF MAPS AT PAGES ______, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

APN: __________________

BASIS OF BEARINGS

THE BEARING OF S14°30'00"E BETWEEN FOUND MONUMENTS IN THE CENTERLINE OF 5TH STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE SISTRNA TRACT BERKELEY" FILED IN BOOK 7 OF MAPS, AT PAGE 43, ALAMEDA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

CITY OF BERKELEY WELL MONUMENT PIN AT THE INTERSECTION OF ADDISON AND 4TH STREET.

ELEVATION = 13.88' (CITY OF BERKELEY DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT

MAG AND SHINER SET IN ASPHALT

ELEVATION = 15.17'

(CITY OF BERKELEY DATUM)
SEE SHEET 16  SEE SHEET 15

UNIT 210
UL: 00.00
LL: 32.75

UNIT 211
UL: 00.00
LL: 32.75

UNIT 212
UL: 00.00
LL: 32.75

REFER TO
RECORDED
TRACT MAP
FOR BOUNDARY

REFER TO SHEETS
13-14 FOR LINE TABLES

SECOND FLOOR LEVEL
824 UNIVERSITY AVENUE
BERKELEY, CALIFORNIA

JOB NO 2140559

DRAWN BY: M.J. WALTERS/W.A.  PAGE 17 OF 30
SEE SHEET 20  SEE SHEET 19

UNIT 310
UL: 00.00
LL: 43.15

UNIT 311
UL: 00.00
LL: 43.15

UNIT 312
UL: 00.00
LL: 43.15

REFER TO SHEETS 13-14 FOR LINE TABLES

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION  SACRAMENTO REGION
2485 INDUSTRIAL PKWY WEST  3017 DOUGLAS BLVD, # 300
HAYWARD, CALIFORNIA 94545  ROSEVILLE, CA 95661
(P) (510) 887-4086  (P) (916)966-1338
(F) (510) 887-3019  (F) (916)797-7363
WWW.LEABRAZE.COM

THIRD FLOOR LEVEL
824 UNIVERSITY AVENUE
BERKELEY, CALIFORNIA
JOB NO 2140559

DRAWN BY: M.J. WALTERS/W.A.  PAGE 21 OF 30