



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

DATE OF BOARD DECISION: April 27, 2023
DATE NOTICE MAILED: May 9, 2023
APPEAL PERIOD EXPIRATION: May 23, 2023
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification)¹: May 24, 2023

2720 Hillegass Avenue– Willard Park

Use Permit #ZP2022-0095 to demolish the existing clubhouse and restroom, construct a 3,301 square-foot single-story (18 feet) community center with a variance for a rear setback of 16 feet where 20 feet is required, and add a new single-story restroom building (12 feet).

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

- Variance, under Berkeley Municipal Code (BMC) Section 23.406.050, from BMC Section 23.202.080(D)(1) to allow a rear setback of 16 feet for the community center where 20 feet is required.
- Use Permit, under BMC Section 23.326.070(A), to demolish a non-residential main building.
- Use Permit, under BMC Section 23.202.020(A), to construct a community center.
- Administrative Use Permit, under Section 23.304.060(C)(1) to add an accessory building (restroom).

ZONING: R-2 – Restricted Two-Family Residential District

APPLICANT: Evelyn Chan, Supervising Civil Engineer, City of Berkeley Parks, Recreation and Waterfront Department, 1947 Center Street, 5th Floor, Berkeley CA 94704

PROPERTY OWNER: City of Berkeley, 2180 Milvia Street, Berkeley CA 94704

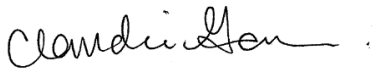
¹ Pursuant to BMC Section 23.410.050(C), the City Council may certify any ZAB decision for review during the 14-day appeal period after the notice of the ZAB's decision is issued. Certification has the same effect as an appeal. However, BMC Section 1.04.070 suspends or "tolls" the Council's deadline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

INTERESTED PARTIES: Vincent Casalaina, ProBerk@aol.com, 2619 Benvenue Avenue, Apt. A; Alex Stec, alex_stec@hotmail.com; Carla WoodWorth, carla@tennypress.com, 2335 Parker Street, #2, Berkeley CA 94704; Kinga Chomicz, kinusia@gmail.com

ENVIRONMENTAL REVIEW STATUS: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction”).

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

	Yes	No	Abstain	Absent	Recused
DUFFY	x				
HAUSER	x				
YUNG	x				
O’KEEFE		x			
LUNAPARRA	x				
SANDERSON	x				
THOMPSON	x				
GAFFNEY	x				
TREGUB	x				
BOARD VOTE:	8	1	0	0	0

ATTEST: 
Claudia Garcia, Zoning Adjustments Board
Secretary

PUBLICATION OF NOTICE:

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

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Allison Riemer, at (510) 981-7433 or ariemer@berkeleyca.gov. All project application materials, including full-size plans, may be viewed online at: <https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx>, or in the Permit Service Center at the Zoning Counter at 1947 Center Street, Third Floor, during normal office hours.

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

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

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

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

NOTICE CONCERNING YOUR LEGAL RIGHTS:

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

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

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

ATTACHMENT 1

FINDINGS AND CONDITIONS

APRIL 27, 2023

2720 Hillegass Avenue– Willard Park

Use Permit #ZP2022-0095 to demolish the existing clubhouse and restroom, construct a 3,301 square-foot single-story (18 feet) community center with a variance for a rear setback of 16 feet where 20 feet is required, and add a new single-story restroom building (12 feet).

PERMITS REQUIRED

- Variance, under Berkeley Municipal Code (BMC) Section 23.406.050, from BMC Section 23.202.080(D)(1) to allow a rear setback of 16 feet for the community center where 20 feet is required.
- Use Permit, under BMC Section 23.326.070(A), to demolish a non-residential main building.
- Use Permit, under BMC Section 23.202.020(A), to construct a community center.
- Administrative Use Permit, under Section 23.304.060(C)(1) to add an accessory building (restroom).

I. CEQA FINDINGS

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15303 of the CEQA Guidelines (“New Construction”).
2. 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 would not affect any historical resource.

II. FINDINGS FOR APPROVAL

1. As required by Section 23.406.040(E)(1) of the BMC, the project, under the circumstances of this particular case existing at the time at which the application is granted, 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:
 - A. The project is subject to the City’s standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements as well as any other project specific conditions. These standard conditions will ensure the project will not be detrimental to adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

- B. Shadow studies submitted by the applicant document the addition's projected shadow angles and lengths at three times throughout the day during the summer and winter solstice. The studies show that the new building would not shade any nearby dwellings.
- C. The existing building has a rear setback of 11 feet 8 inches. The proposed building will not comply with the required 20-foot rear setback, but the proposed rear setback will be greater than the existing setback. The proposed clubhouse and restroom building will comply with all other required setbacks.
- D. The new clubhouse will not result in obstruction of significant views in the neighborhood as defined in BMC Section 23.502 (Glossary). This neighborhood is generally flat and developed with multi-story buildings that filter or obscure views that may be available of the Berkeley hills or the Golden Gate Bridge from off-site view angles.
- E. The existing oak, maple, redwood trees near the clubhouse will be retained.

III. OTHER FINDINGS FOR APPROVAL

- 2. As required by Section 23.406.050(F) of the BMC, the, the Zoning Adjustments Board finds that the Variance from BMC Section 23.202.080(D) to allow a rear setback of 16 feet where 20 feet is required in the R-2 District is permissible because:
 - A. There are exceptional circumstances applying to the property which do not apply generally in the same district: The project site is unique in that it is relatively small for the number of uses at the site (2.72 acres, with a clubhouse, restroom, playground, and a large lawn). The site is a public park that provides open space and a community center, and contains several large, mature trees. The park is shared with the City and Willard Junior High School through a joint agreement. The clubhouse and park is the site of a City of Berkeley after-school and summer day camp program for 45 children. The park is one of the few places in the area that provides City-owned public open space. There are several mature trees at the park, including a 36-inch Coast Live Oak tree. Per BMC Section 6.52.010 there is a moratorium on the removal of Coast Live Oaks. The need to preserve existing City trees, especially oak trees, and the need for public open space limits the location of the proposed community center. The variance is necessary to add a new community center, while limiting impacts to trees and open space.
 - B. The Variance is necessary to preserve a substantial property right: The applicant, City of Berkeley Parks, Recreation, and Waterfront Department, has proposed a clubhouse that is larger than the existing clubhouse so that more children may enroll in after-school and summer day camp programs. Currently, the adjacent concrete patio and open lawn area are used by after school and summer day camp programs, in addition to the clubhouse. The existing clubhouse has a rear setback of 11.72 feet, and the proposed clubhouse would have a rear setback of 16 feet. The new community center has been designed to provide more space for after-school and summer day camp programs, while also adhering to the other required setbacks, and preventing negative impacts to City trees. The design of the park improvements is based on community meetings and focus group meetings with neighbors, parents, and Parks staff. Since the land is publicly owned the goals of the project are multi-faceted. Parks are important for everyone, and after-school and summer day camp programs are important to area families. The City is rapidly densifying, and public open spaces are needed. The proposed 16-foot setback allows for a building that meets the needs of all park users, without damaging or removing large trees.
 - C. The Variance will not adversely affect the health or safety of persons residing or working near the property: The Variance would not adversely affect the health or safety of

persons residing or working near the property since the new building would adhere to all requirements of the California Building Code, and all other applicable laws. The new clubhouse will allow after-school and summer camp programming to take place indoors, which will be beneficial in inclement weather, including when the outdoor air quality is poor due to wildfires.

D. The Variance will not be materially detrimental to the public welfare or injurious to nearby property or improvements: The new clubhouse would be compatible in terms of building height and the quality of materials with other buildings in the immediate neighborhood and therefore would not be materially detrimental to the neighborhood in terms of views, light, or air impacts. The new clubhouse would not cast shadows onto nearby residences, and at one story would be lower in height than area residences.

3. As required by Section 23.326.070 of the BMC, the Zoning Adjustments Board finds that the proposed demolition of the non-residential buildings is permissible because:

A. At a duly noticed hearing, the Landmarks Preservation Commission (LPC) reviewed a demolition referral for the existing clubhouse and took no action to initiate a local historic designation.

B. The demolition of the clubhouse and restroom is not materially detrimental to the commercial and public interest of any affected neighborhood in the City. The new clubhouse would replace the existing 565 square foot clubhouse with a new 3,301 square-foot building for childcare and community use, and the new restroom building would replace the existing 114 square-foot restroom with a new 198 square-foot building near the tennis courts, a location that is preferred by staff and the community (based on surveys and public meetings).

C. Overall, demolition of the buildings will allow redevelopment of the park, while also meeting the needs of a variety of users, and preserving existing open space and trees.

D. Demolition is necessary to allow construction of the proposed buildings given the inclusion of a condition of approval that allows demolition of the existing buildings only after complete construction plans are submitted to the City for the replacement buildings (COA #12).

4. As required by Section 23.304.060(C)(1) of the BMC, the Zoning Adjustments Board finds that the request to construct an accessory building is permissible because:

A. An existing bench would be removed to add the new restroom near the tennis courts, but there would be no impacts to the existing trees and lawn.

B. The building would comply with the accessory building development standards, and would have a right-side setback of 35 feet.

IV. 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. Compliance Required (BMC Section 23.102.050)

All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.

3. Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060.B.1 and 2)

- A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.
- B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.

4. Conformance to Approved Plans (BMC Section 23.404.060.B.4)

All work performed under an approved permit shall be in compliance with the approved plans and any conditions of approval.

5. Exercise and Expiration of Permits (BMC Section 23.404.060.C)

- A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
- B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
- C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).
- D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.

6. Permit Remains Effective for Vacant Property (BMC Section 23.404.060.D)

Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.

7. Permit Modifications (BMC Section 23.404.070)

No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

8. Permit Revocation (BMC Section 23.404.080)

The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.

9. 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.

V. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC 23.404.050(H), the Zoning Adjustments Board attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

10. Tree and Root Protection. The applicant shall include the March 28, 2022 letter from City staff on Tree and Root Protection in the plans.
11. Salvage of the Frances Willard Memorial Plaque. The brass Frances Willard memorial plaque currently attached to the clubhouse building shall be removed prior to demolition, and placed either on the new building, or elsewhere in the park. Indicate the removal of the plaque and the relocation of the plaque in the building permit plans.
12. Photo Documentation of the Existing Clubhouse. Photo documentation of the existing clubhouse building and its context in the park shall be conducted prior to demolition. The photos shall be shared with Land Use Planning staff, and deposited in local historical/architectural repositories.
13. Interpretive Panels on Willard Park History. Interpretive panels shall be incorporated into the renovations of the park. The panels shall describe the history of the park, from the 1960s to the present. Indicate the location of the panels in the building permit plans.
14. Bird Safety
 - A. Create visual markers and mute reflections in the glass features of buildings. Glass treatment (e.g., modifications in transparency, reflectivity, patterns and colors) shall be on at least the first 12 meters, or to the anticipated height of the majority of vegetation at maturity, whichever is higher. Applying these solutions to the entire building is preferred. Indicate the glass treatment in the building permit plans.
 - B. Reduce light pollution which disorients migrating birds by choosing exterior light fixtures that project light downward rather than toward the sky, by turning off interior lights at night, especially during spring and fall migration periods, and by locating interior plantings away from glass areas that are lit at night.
 - C. For structures such as greenhouses, skyways, free-standing glass walls and some balconies, require that 100 percent of glass be treated.
15. 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 #

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

16. 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.
17. Construction and Demolition Diversion. Applicant shall submit a [Construction Waste Management Plan](#) that meets the requirements of BMC Chapter 19.37 including 100% diversion

of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.

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

A. Environmental Site Assessments:

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

B. Soil and Groundwater Management Plan:

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

C. Building Materials Survey:

- 1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et

seq). The Survey becomes a condition of any building or demolition permit for the project. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center.

D. Hazardous Materials Business Plan:

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

Prior to Issuance of Any Building (Construction) Permit

19. HVAC Noise Reduction. Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.
20. Solar Photovoltaic (Solar PV) and Battery Energy Storage Systems (ESS). A solar PV system shall be installed, subject to specific limited exceptions, as specified by the Berkeley Energy Code (BMC Chapter 19.36). Energy storage system (ESS) readiness (new single-family, duplex, and townhouse homes) or ESS installation (new multifamily and most nonresidential buildings) shall be completed as specified by BMC Chapter 19.36. Location of the solar PV system and the ESS, if applicable, shall be noted on the construction plans.
21. Water Efficient Landscaping. Landscaping, totaling 500 square feet or more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). MWELO-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ET_o) for Berkeley is 41.8.
22. Prohibition of Natural Gas Infrastructure in New Buildings. The project shall comply with the City of Berkeley Prohibition of Natural Gas Infrastructure in New Buildings (BMC Chapter 12.80). The building permit plan set submission shall both include a cover sheet declaration: 'Natural Gas-Free Design as required by BMC Chapter 12.80.
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. 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.

During Construction:

- 25. Construction Hours.** Construction activity shall be limited to between the hours of 8:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and Noon on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.
- 26. Public Works - Implement BAAQMD-Recommended Measures during Construction.** For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:
- A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- 27. Construction and Demolition Diversion.** Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using [Green Halo](#) and submit online for City review and approval prior to final inspection. Alternatively, complete the second page of the original [Construction Waste Management Plan](#) and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.
- 28. Low-Carbon Concrete.** The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25%. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff.
- 29. 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.

- 30.** Avoid Disturbance of Nesting Birds. Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.
- 31.** Archaeological Resources (Ongoing throughout demolition, grading, and/or construction). Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:
- A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
 - B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to

scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.

- C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
 - D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
 - E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.
- 32. 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.
- 33. 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.
- 34. Halt Work/Unanticipated Discovery of Tribal Cultural Resources.** In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.

- 35. 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 on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.
 - H. 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.
 - I. 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.
 - J. 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.

- K. 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.
36. 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.
37. 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.
38. 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.
39. 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.
40. 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.
41. 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:

42. 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.
43. 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 received April 7, 2023, except as modified by conditions of approval.

At All Times:

44. Frances Willard Memorial Plaque. The brass Frances Willard memorial plaque currently attached to the clubhouse building shall be placed either on the new building, or remain elsewhere in the park.
 45. Interpretive Panels on Willard Park History. Interpretive panels shall be located in the park in locations accessible to the public.
 46. 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.
 47. 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.
 48. 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.
-

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

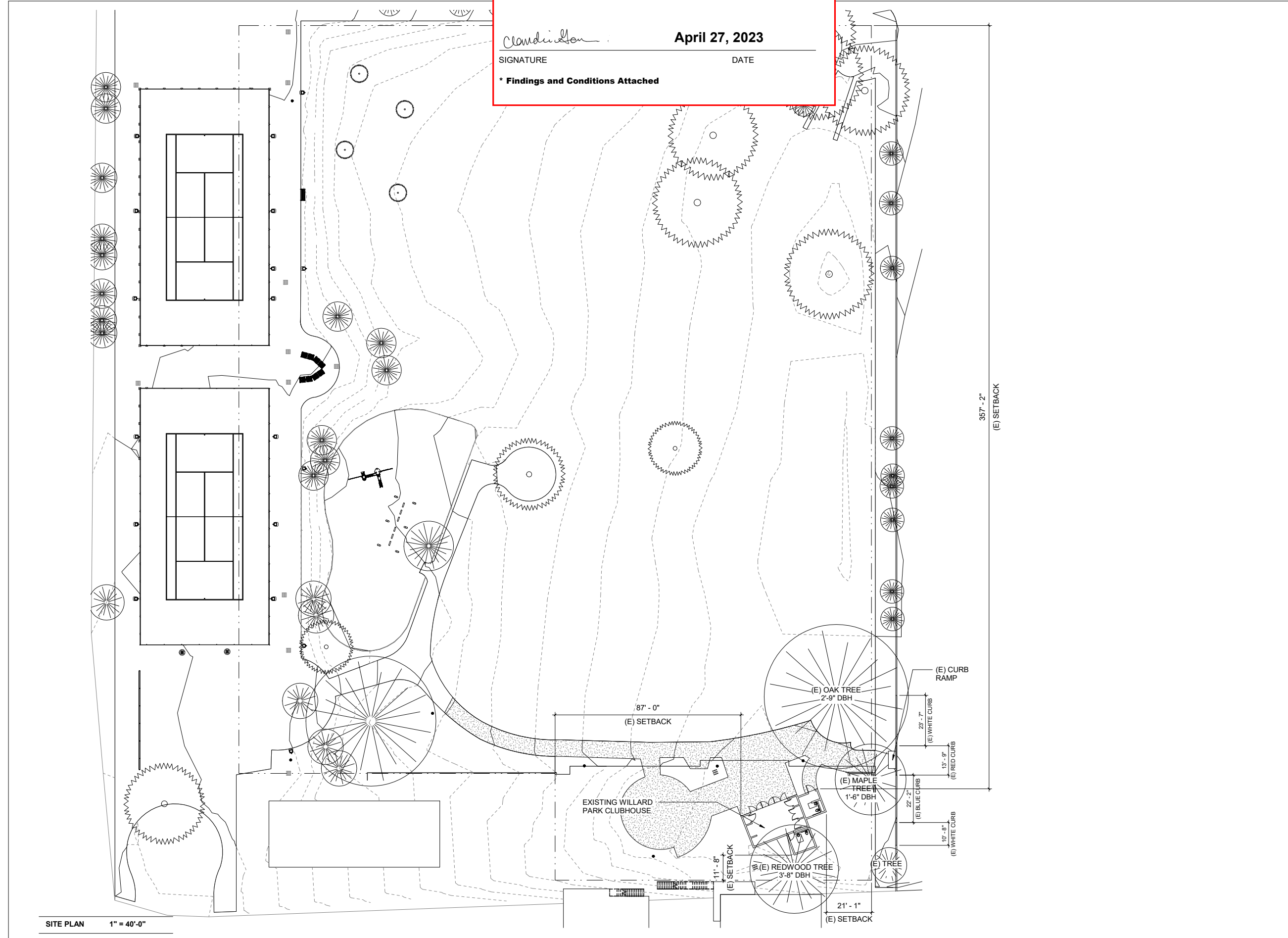
Claudia Chen

April 27, 2023

SIGNATURE

DATE

* Findings and Conditions Attached



SITE PLAN 1" = 40'-0"

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 urban design
 2040 Addison St. Berkeley, CA 94704
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PROJECT:
WILLARD PARK CLUBHOUSE
 2720 HILLEGASS AVE.
 BERKELEY, CA 94705

PROJECT INFO:
 ZONING: R2
 APN: 54-1711-27
 CONSTRUCTION: V-B
 OCCUPANCY: A-3, B, S-2

ELS PROJECT NUMBER:
 201320.27

CLIENT:
 CITY OF BERKELEY
 1947 CENTER STREET, 4TH FL.
 BERKELEY, CA 94704

PROJECT TEAM:
 ARCHITECT:
 ELS ARCHITECTURE AND URBAN DESIGN
 2040 Addison Street
 Berkeley, CA 94704
 P: 510.549.2929

REVISION NUMBER	DATE	DESCRIPTION

ISSUE:
 ZONING SUBMITTAL
 DATE:
 03/20/2023



SHEET TITLE:
EXISTING SITE PLAN

SHEET NUMBER:
Z2-A1

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

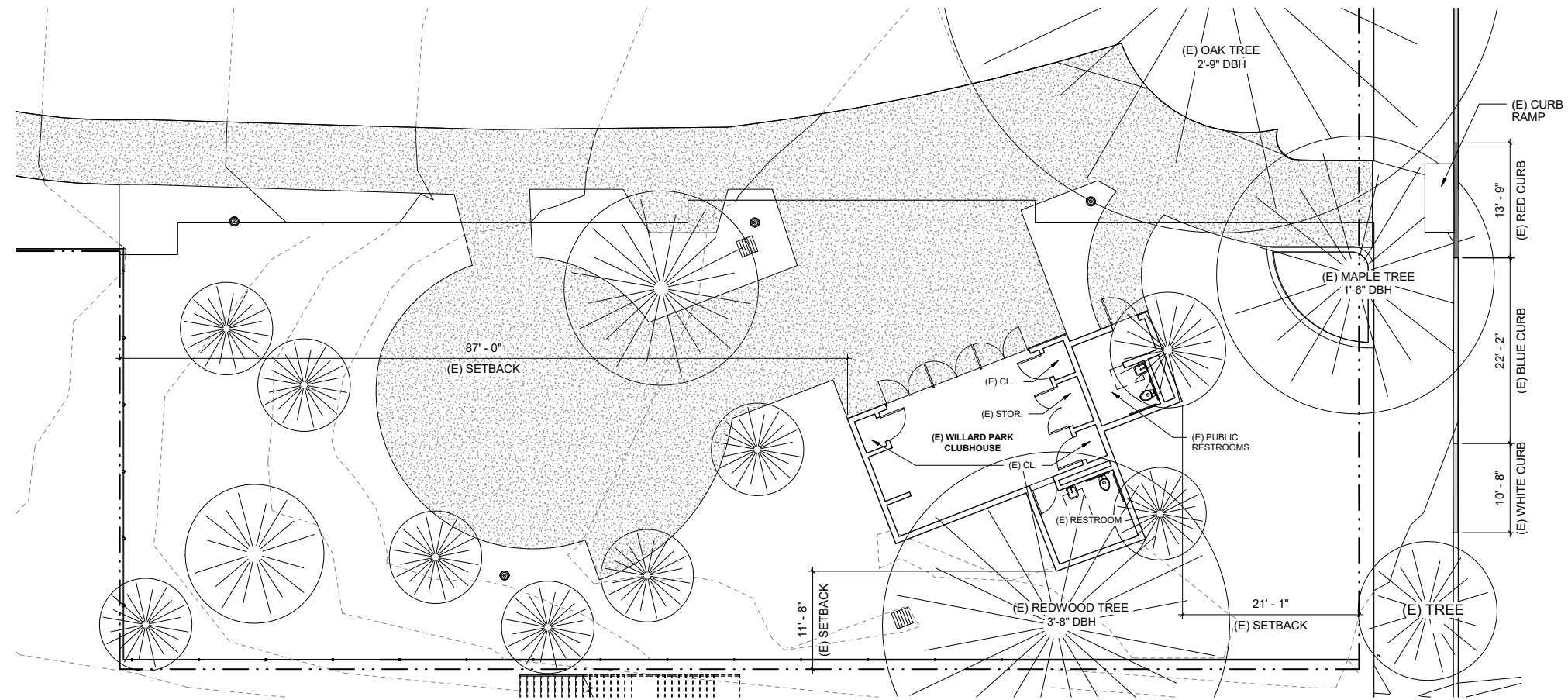
Claudia Chen

April 27, 2023

SIGNATURE

DATE

*** Findings and Conditions Attached**



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

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PROJECT:

**WILLARD PARK
 CLUBHOUSE**

2720 HILLEGASS AVE.
 BERKELEY, CA 94705

PROJECT INFO:

ZONING: R2
 APN: 54-1711-27
 CONSTRUCTION: V-B
 OCCUPANCY: A-3, B, S-2

ELS PROJECT NUMBER:

201320.27

CLIENT:

CITY OF BERKELEY
 1947 CENTER
 STREET, 4TH FL.
 BERKELEY, CA 94704

PROJECT TEAM:

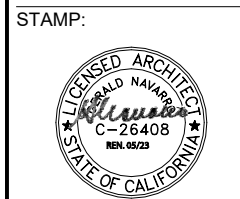
ARCHITECT:
 ELS ARCHITECTURE AND
 URBAN DESIGN
 2040 Addison Street
 Berkeley, CA 94704
 P: 510.549.2929

REVISION
 NUMBER DATE DESCRIPTION

NUMBER	DATE	DESCRIPTION

ISSUE:
ZONING SUBMITTAL

DATE:
 03/20/2023



SHEET TITLE:
**EXISTING
 FLOOR PLAN**

SHEET NUMBER:
Z2-A2

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

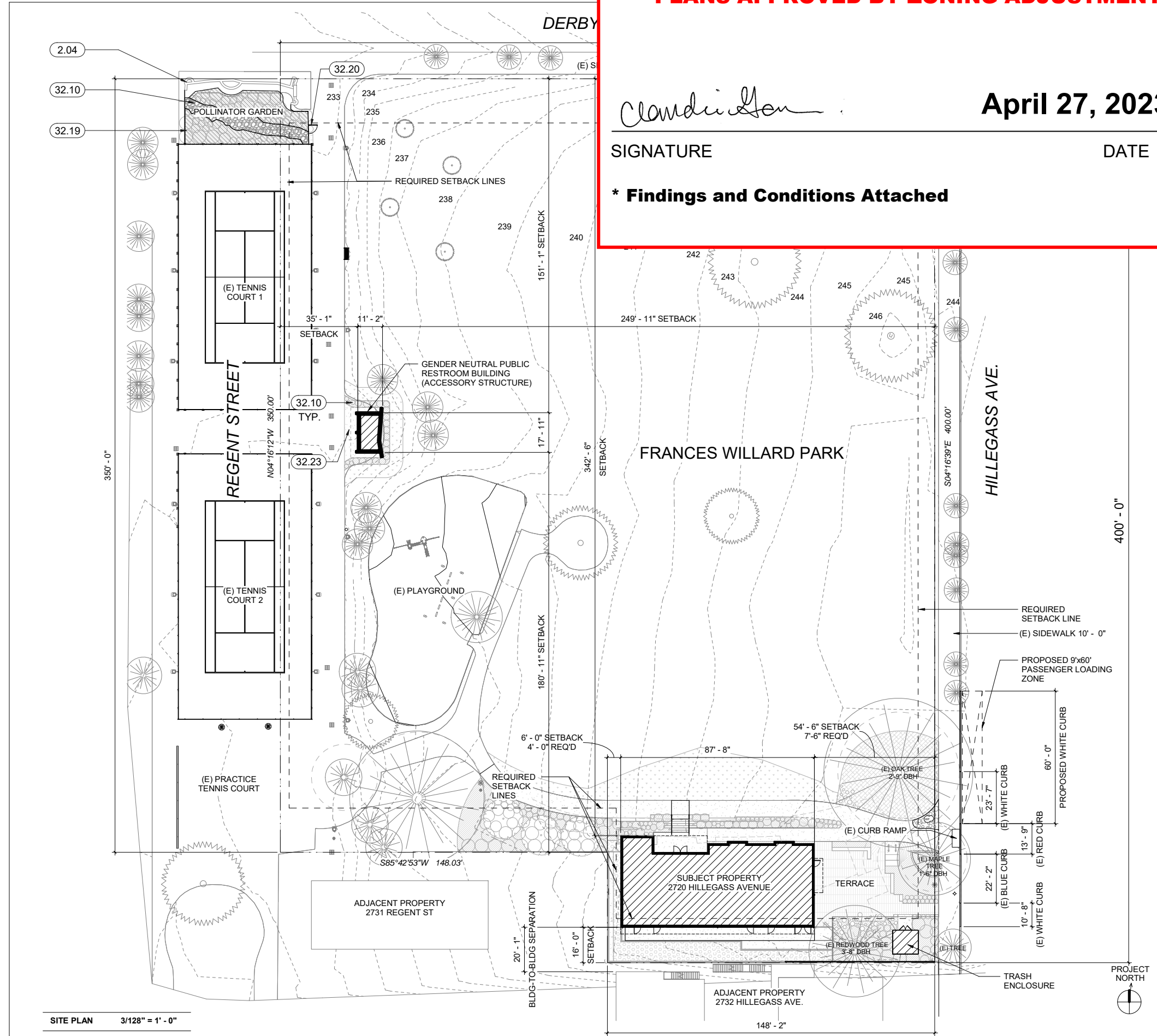
Claudia Chen

April 27, 2023

SIGNATURE

DATE

*** Findings and Conditions Attached**



GROSS FLOOR AREA SF		
	SF	TOTAL SF
WILLARD PARK CLUBHOUSE	3,301 SF	3,499 SF
GENDER NEUTRAL PUBLIC RESTROOM BUILDING	198 SF	

LEGEND	
	PROPERTY LINE
	EXISTING TOPOGRAPHY LINE
	PROPOSED TOPOGRAPHY LINE
	EXISTING ITEM TO REMAIN AND BE PROTECTED
	PROPOSED ITEM
	EXISTING TREE TO REMAIN AND BE PROTECTED
	PROPOSED TREE

- ZONING
STAIRS" WALL TO
FENCE, S.L.D.
GATE, S.L.D.

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PROJECT:
WILLARD PARK CLUBHOUSE
2720 HILLEGASS AVE.
BERKELEY, CA 94705

PROJECT INFO:
ZONING: R2
APN: 54-1711-27
CONSTRUCTION: V-B
OCCUPANCY: A-3, B, S-2

ELS PROJECT NUMBER:
201320.27

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CITY OF BERKELEY
1947 CENTER STREET, 4TH FL.
BERKELEY, CA 94704

PROJECT TEAM:
ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

REVISION		
NUMBER	DATE	DESCRIPTION

ISSUE:
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DATE:
03/20/2023

STAMP:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
Z2-A3

SITE PLAN 3/128" = 1' - 0"

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

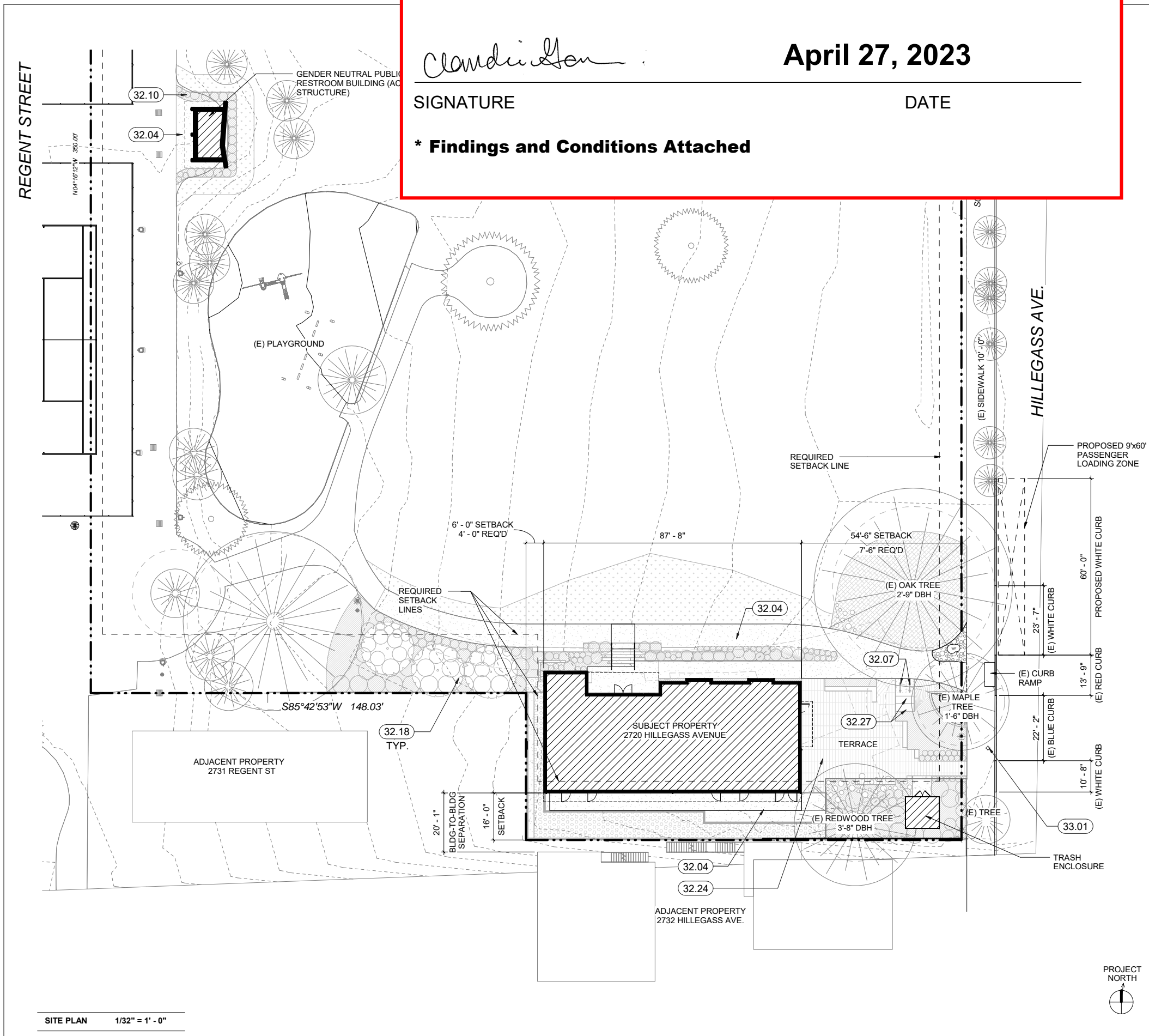
Claudia Gon

April 27, 2023

SIGNATURE

DATE

*** Findings and Conditions Attached**



KEYNOTE LEGEND - ZONING

32.04	CONCRETE PAVING, S.L.D.
32.07	BICYCLE RACKS, S.L.D.
32.10	PLANTING, S.L.D.
32.18	PROPOSED TREE, S.L.D.
32.24	PERMEABLE PAVERS, S.L.D.
32.27	LONG-TERM BIKE LOCKERS, S.L.D.
33.01	FIRE HYDRANT, S.C.D.

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BERKELEY, CA 94704

PROJECT TEAM:
ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

REVISION

NUMBER	DATE	DESCRIPTION

GROSS FLOOR AREA SF		
	SF	TOTAL SF
WILLARD PARK CLUBHOUSE	3,301 SF	3,499 SF
GENDER NEUTRAL PUBLIC RESTROOM BUILDING	198 SF	

ISSUE:
ZONING SUBMITTAL

DATE:
03/20/2023

STAMP:



SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
Z2-A4

LEGEND

	PROPERTY LINE
	EXISTING TOPOGRAPHY LINE
	PROPOSED TOPOGRAPHY LINE
	EXISTING ITEM TO REMAIN AND BE PROTECTED
	PROPOSED ITEM
	EXISTING TREE TO REMAIN AND BE PROTECTED
	PROPOSED TREE

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

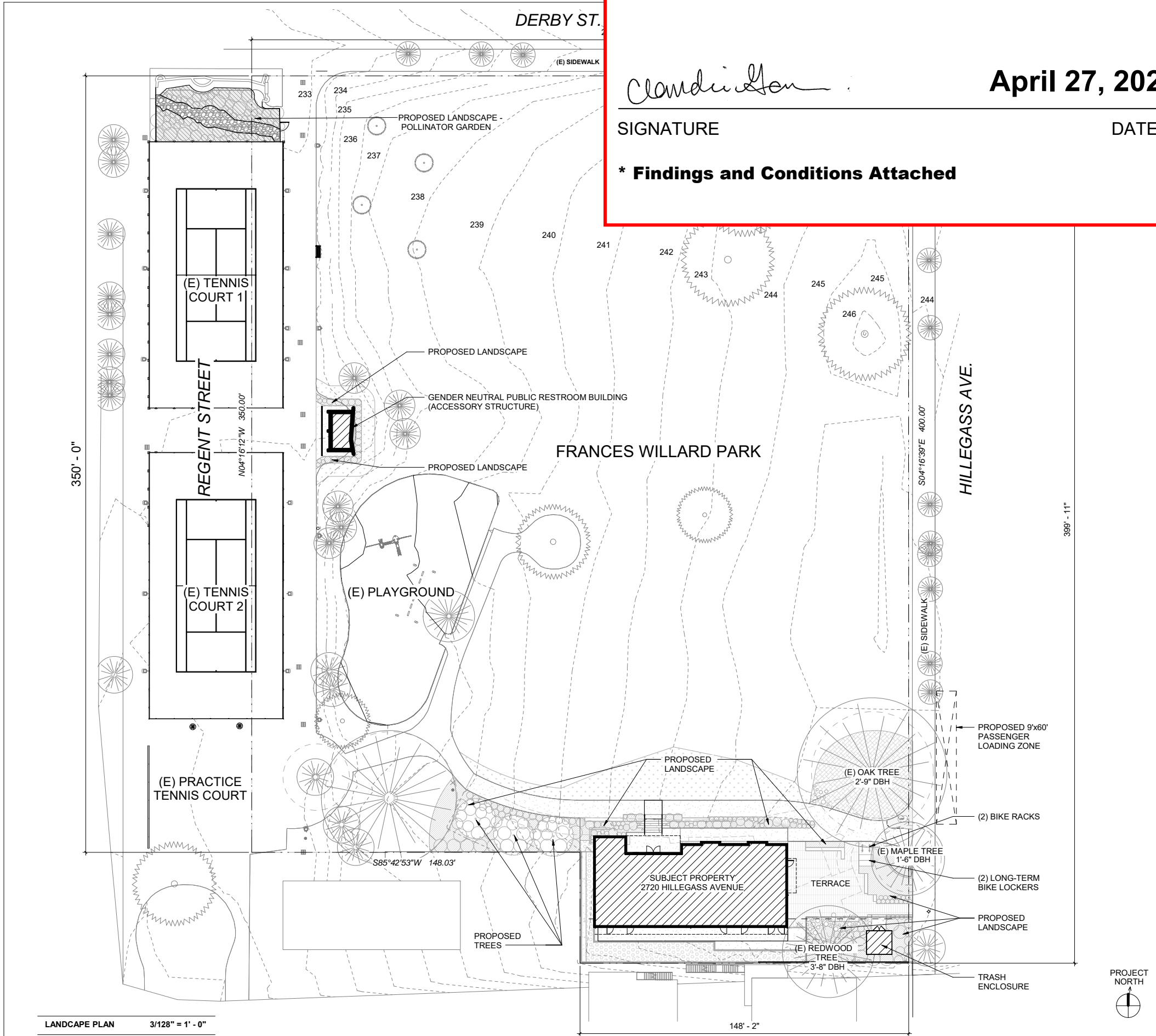
Claudia Gen

April 27, 2023

SIGNATURE

DATE

*** Findings and Conditions Attached**



LEGEND

- — — — — PROPERTY LINE
- - - - - EXISTING TOPOGRAPHY LINE
- PROPOSED TOPOGRAPHY LINE
- EXISTING ITEM TO REMAIN AND BE PROTECTED
- PROPOSED ITEM
- ○ ○ ○ ○ EXISTING TREE TO REMAIN AND BE PROTECTED
- ○ ○ ○ ○ PROPOSED TREE
- ▨ ▨ ▨ ▨ ▨ PROPOSED LANDSCAPE

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PROJECT:
WILLARD PARK CLUBHOUSE
 2720 HILLEGASS AVE.
 BERKELEY, CA 94705

PROJECT INFO:
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 APN: 54-1711-27
 CONSTRUCTION: V-B
 OCCUPANCY: A-3, B, S-2

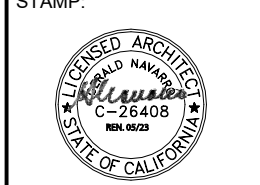
ELS PROJECT NUMBER:
 201320.27

CLIENT:
 CITY OF BERKELEY
 1947 CENTER STREET, 4TH FL.
 BERKELEY, CA 94704

PROJECT TEAM:
 ARCHITECT:
 ELS ARCHITECTURE AND URBAN DESIGN
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REVISION NUMBER	DATE	DESCRIPTION

ISSUE:
ZONING SUBMITTAL
 DATE:
 03/20/2023



SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
Z2-B

LANDSCAPE PLAN 3/128" = 1' - 0"



PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

Claudia Lee

April 27, 2023

SIGNATURE

DATE

*** Findings and Conditions Attached**

3,716 SF
 241 SF
 3,957 SF

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PROJECT:
**WILLARD PARK
 CLUBHOUSE**
 2720 HILLEGASS AVE.
 BERKELEY, CA 94705

PROJECT INFO:
ZONING: R2
APN: 54-1711-27
CONSTRUCTION: V-B
OCCUPANCY: A-3, B, S-2

ELS PROJECT NUMBER:
201320.27

CLIENT:
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**1947 CENTER
 STREET, 4TH FL.,
 BERKELEY, CA 94704**


PROJECT TEAM:
ARCHITECT:
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REVISION

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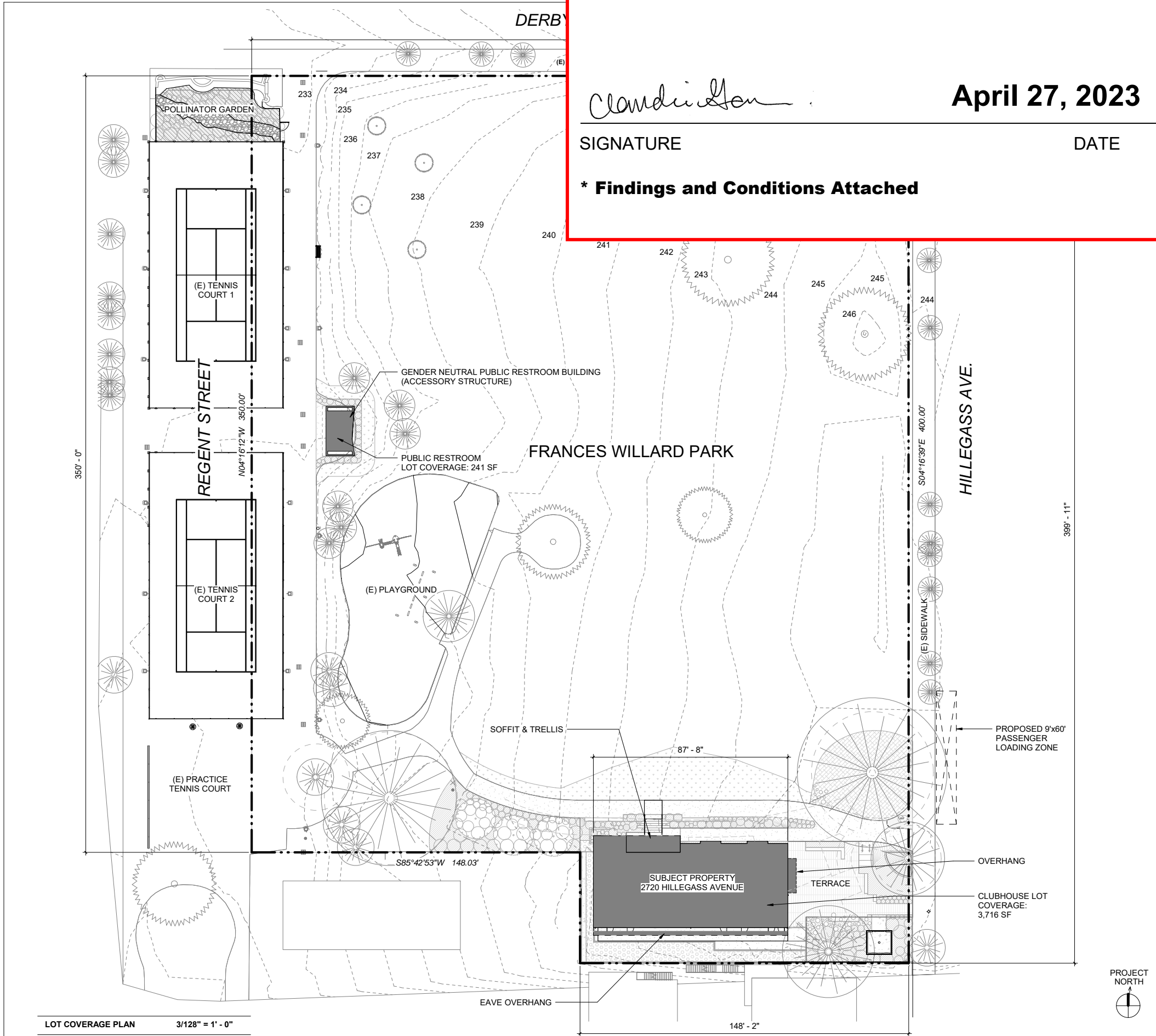
ISSUE:
ZONING SUBMITTAL

DATE:
03/20/2023

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SHEET TITLE:
**LOT
 COVERAGE**

SHEET NUMBER:
Z2-C



LEGEND

- PROPERTY LINE
- EXISTING TOPOGRAPHY LINE
- PROPOSED TOPOGRAPHY LINE
- EXISTING ITEM TO REMAIN AND BE PROTECTED
- PROPOSED ITEM
- EXISTING TREE TO REMAIN AND BE PROTECTED
- PROPOSED TREE
- AREA COUNTING AS LOT COVERAGE - UP TO 18" OF EAVE OVERHANG IS EXCLUDED FROM LOT COVERAGE

LOT COVERAGE PLAN 3/128" = 1' - 0"



PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

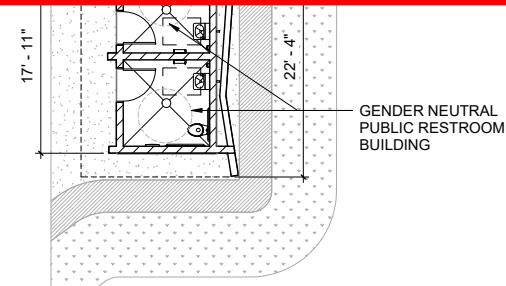
Claudia Han

April 27, 2023

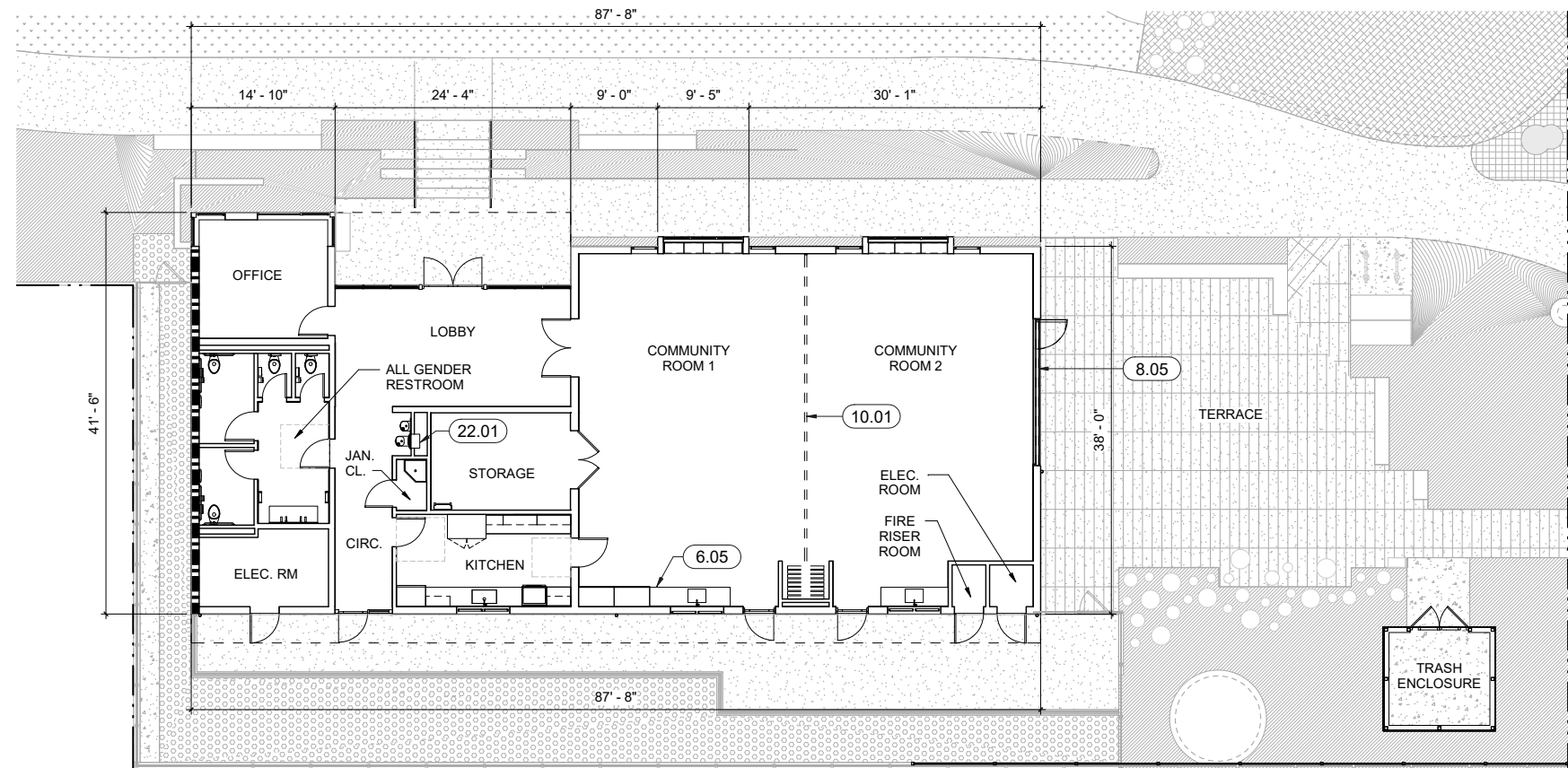
SIGNATURE

DATE

*** Findings and Conditions Attached**



PUBLIC RESTROOM FLOOR PLAN 1/16" = 1' - 0"



CLUBHOUSE FLOOR PLAN 1/16" = 1' - 0"

KEYNOTE LEGEND - ZONING

6.05	QUARTZ COUNTERTOP WITH 4" BACKSPLASH
8.05	ALUMINUM FRAMED FOLDING GLASS STOREFRONT, REFER TO SPECS.
10.01	FOLDING PANEL PARTITION, MANUAL
22.01	DUAL HEIGHT DRINKING FOUNTAIN WITH BOTTLE FILLER, S.P.D. AND SHEET A020

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PROJECT:
WILLARD PARK CLUBHOUSE
2720 HILLEGASS AVE.
BERKELEY, CA 94705

PROJECT INFO:
ZONING: R2
APN: 54-1711-27
CONSTRUCTION: V-B
OCCUPANCY: A-3, B, S-2

ELS PROJECT NUMBER:
201320.27

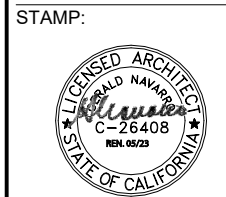
CLIENT:
CITY OF BERKELEY
1947 CENTER STREET, 4TH FL.
BERKELEY, CA 94704

PROJECT TEAM:
ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

REVISION NUMBER	DATE	DESCRIPTION

ISSUE:
ZONING SUBMITTAL

DATE:
03/20/2023



SHEET TITLE:
FLOOR PLANS

SHEET NUMBER:
Z2-D



PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

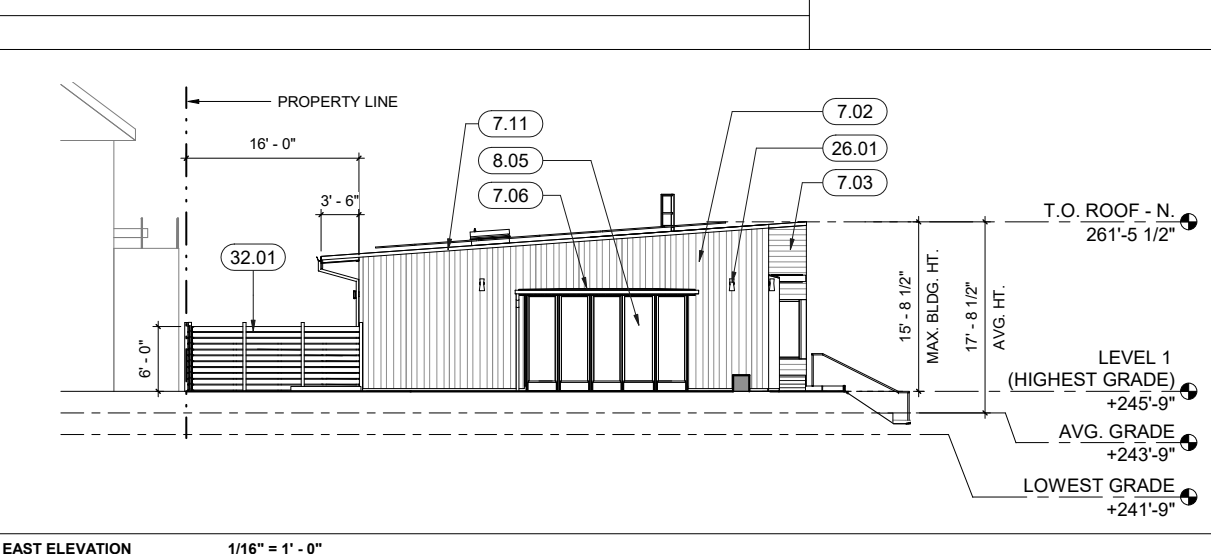
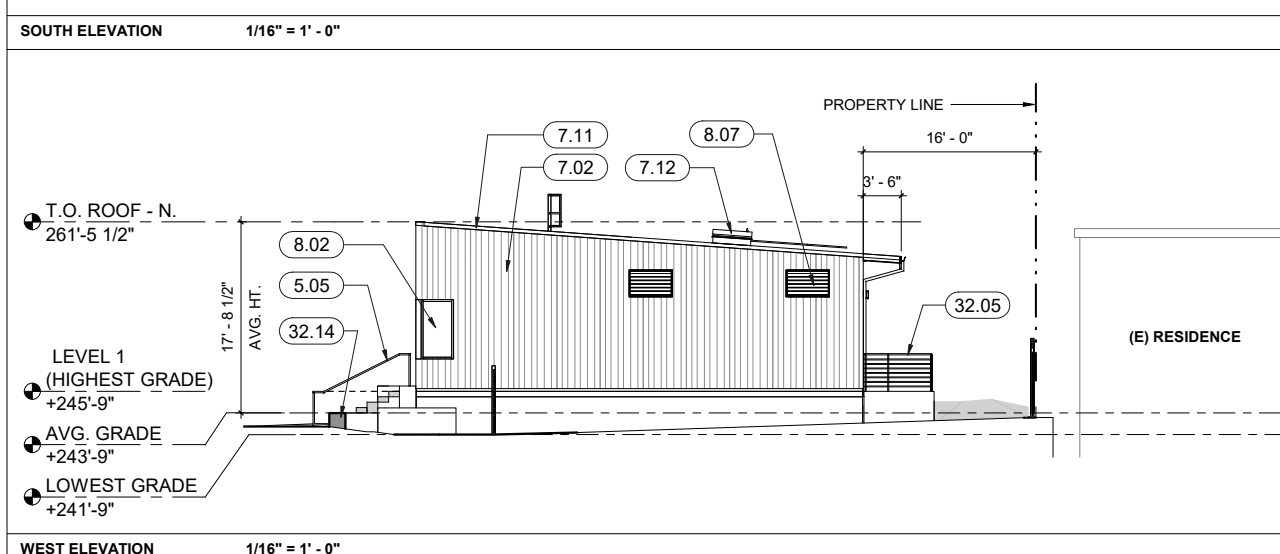
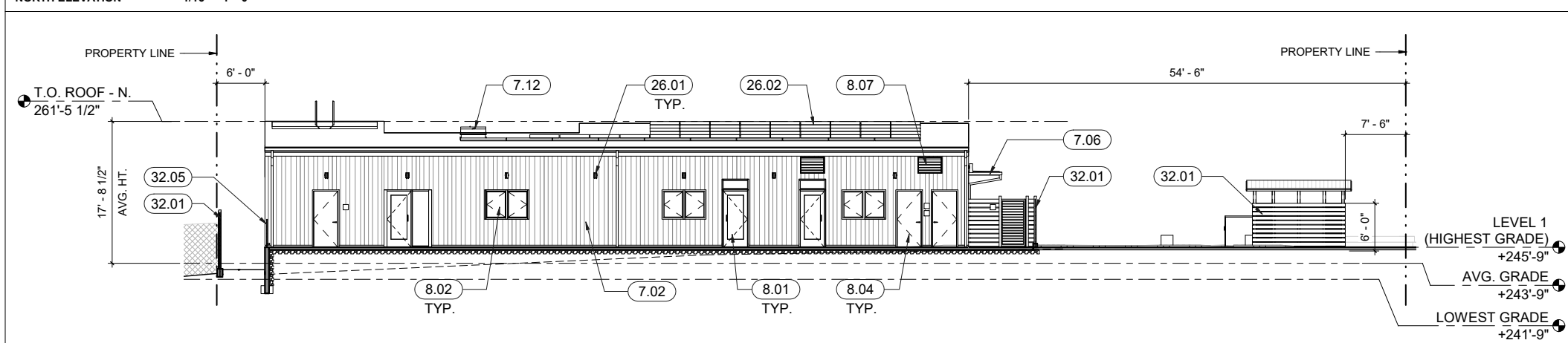
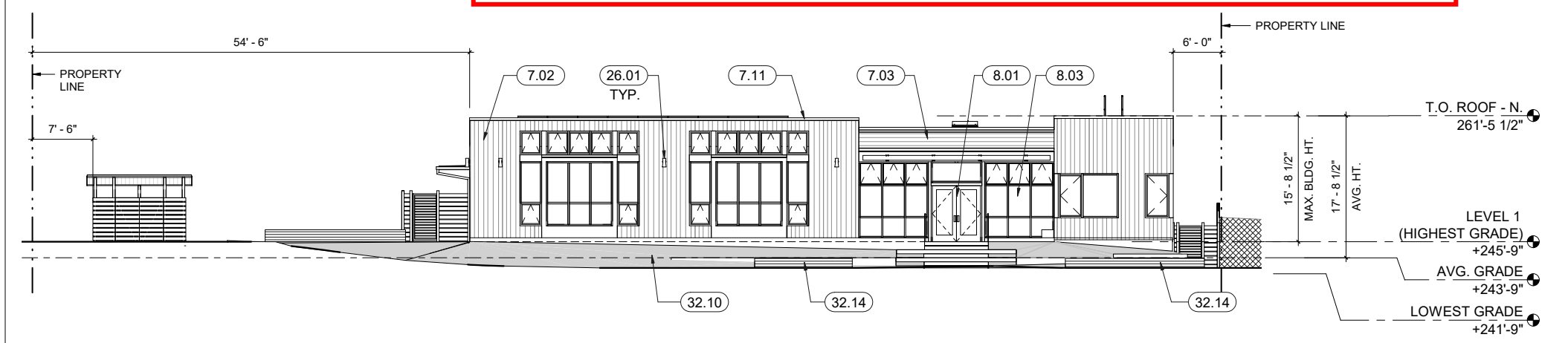
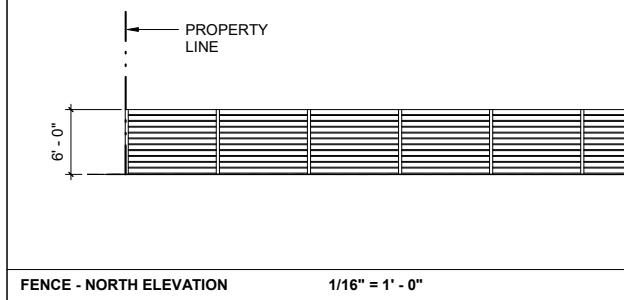
Claudia Han

April 27, 2023

SIGNATURE

DATE

*** Findings and Conditions Attached**



KEYNOTE LEGEND - ZONING

5.05	1 1/2" DIAMETER STEEL PIPE HANDRAIL, PTD, S.L.D.
7.02	VERTICAL WESTERN RED CEDAR WOOD SIDING
7.03	HORIZONTAL WESTERN RED CEDAR WOOD SIDING
7.06	S.S. GUTTER, PTD., CONNECT TO DOWNSPOUT
7.11	GALV. METAL COPING, PAINTED
7.12	ROOF HATCH, SEE DETAIL 11/A860
8.01	EXTERIOR WOOD & GLASS DOOR
8.02	ALUMINUM FRAMED WINDOWS
8.03	ALUMINUM FRAMED STOREFRONT SYSTEM
8.04	HOLLOW METAL DOOR
8.05	ALUMINUM FRAMED FOLDING GLASS STOREFRONT, REFER TO SPECS.
8.07	ALUM. WALL LOUVER, S.M.D.
26.01	WALL MOUNTED LIGHT FIXTURE, S.E.D.
26.02	PHOTOVOLTAIC SYSTEM, S.E.D.
32.01	1X6 TIMBER BOARD WOOD FENCE, SEE SPECS
32.05	METAL GUARDRAIL, S.L.D.
32.10	PLANTING, S.L.D.
32.14	CONCRETE SEAT WALL W/ WOOD TOP, S.L.D.

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PROJECT:
WILLARD PARK CLUBHOUSE
2720 HILLEGASS AVE.
BERKELEY, CA 94705

PROJECT INFO:
ZONING: R2
APN: 54-1711-27
CONSTRUCTION: V-B
OCCUPANCY: A-3, B, S-2

ELS PROJECT NUMBER:
201320.27

CLIENT:
CITY OF BERKELEY
1947 CENTER STREET, 4TH FL.
BERKELEY, CA 94704

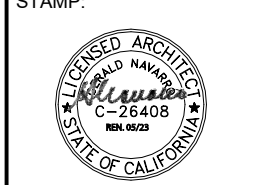
PROJECT TEAM:
ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

REVISION

NUMBER	DATE	DESCRIPTION

ISSUE:
ZONING SUBMITTAL

DATE:
03/20/2023



SHEET TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
Z2-E1

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

Claudia Chen

April 27, 2023

SIGNATURE

DATE

*** Findings and Conditions Attached**

KEYNOTE LEGEND - ZONING

3.02	CONCRETE CURB, S.S.D.
4.01	CONCRETE MASONRY UNIT, GROUND FACE, PAINTED
5.03	BRAKE METAL FASCIA, MATCH WINDOW FINISH
7.02	VERTICAL WESTERN RED CEDAR WOOD SIDING
7.03	HORIZONTAL WESTERN RED CEDAR WOOD SIDING
8.02	ALUMINUM FRAMED WINDOWS
8.04	HOLLOW METAL DOOR

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PROJECT:
WILLARD PARK CLUBHOUSE
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 BERKELEY, CA 94705

PROJECT INFO:
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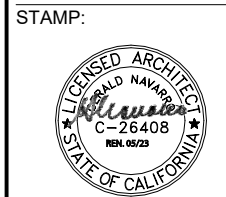
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 BERKELEY, CA 94704

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ARCHITECT:
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 Berkeley, CA 94704
 P: 510.549.2929

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DATE:
03/20/2023



SHEET TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
Z2-E2

<p>PUBLIC RESTROOM - NORTH ELEVATION 1/16" = 1' - 0"</p>	<p>PUBLIC RESTROOM - EAST ELEVATION 1/16" = 1' - 0"</p>	<p>PUBLIC RESTROOM - WEST ELEVATION 1/16" = 1' - 0"</p>	<p>PUBLIC RESTROOM - SOUTH ELEVATION 1/16" = 1' - 0"</p>
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PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

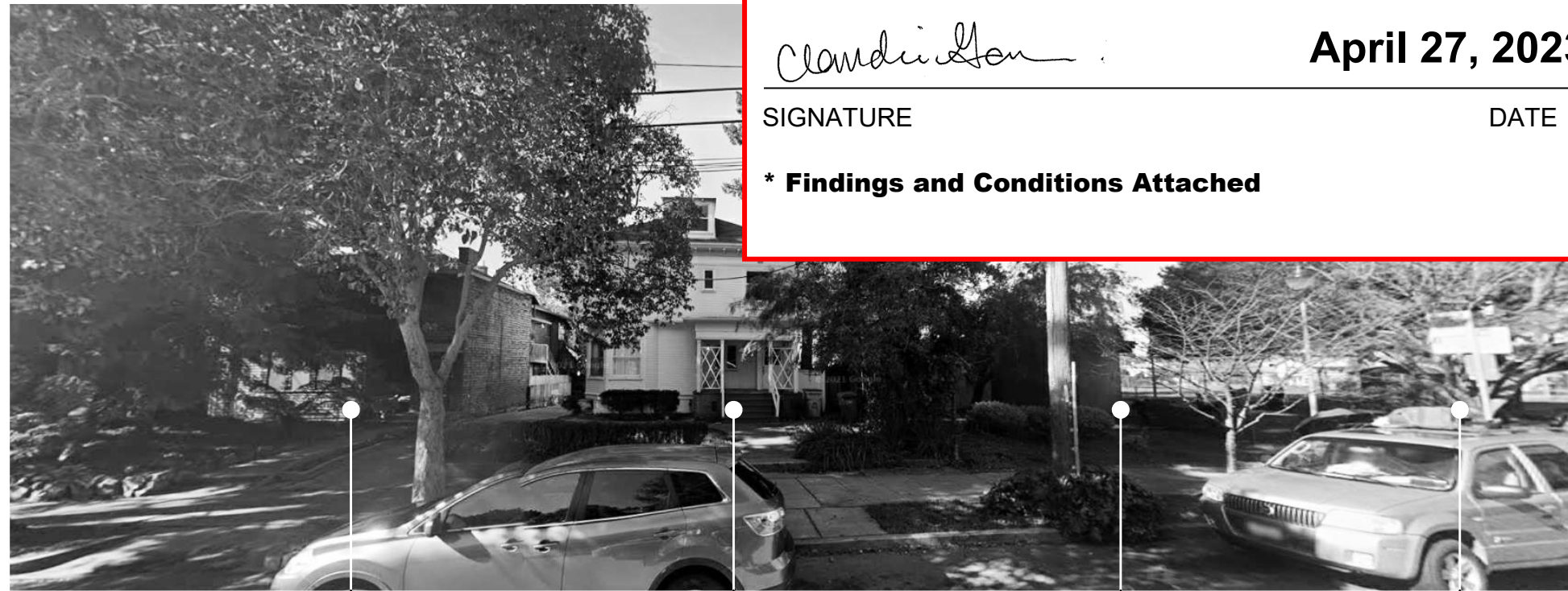
Claudia Sen

April 27, 2023

SIGNATURE

DATE

*** Findings and Conditions Attached**



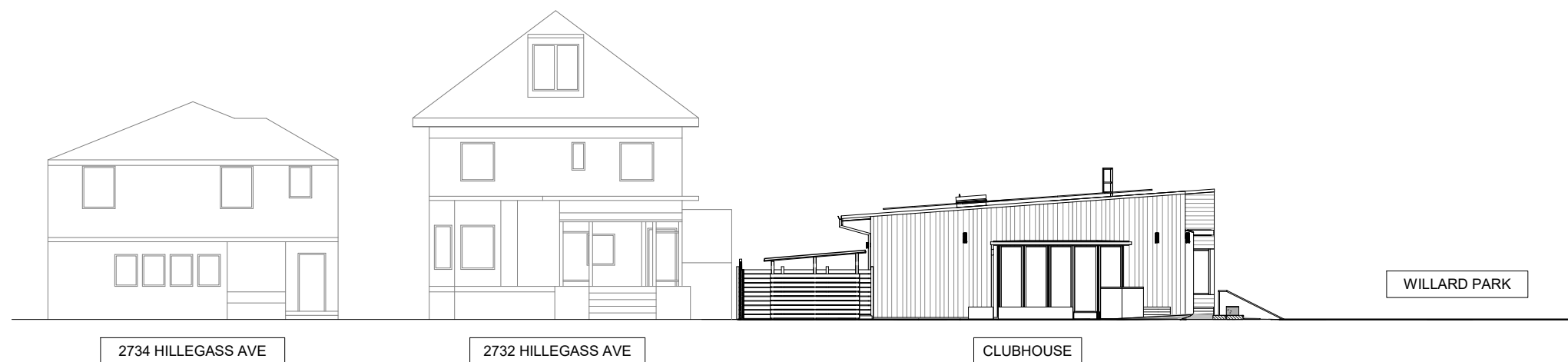
2734 HILLEGASS AVE

2732 HILLEGASS AVE

EXISTING CLUBHOUSE

WILLARD PARK

EXISTING CONDITION: STREET STRIP ELEVATION - EAST



2734 HILLEGASS AVE

2732 HILLEGASS AVE

CLUBHOUSE

WILLARD PARK

PROPOSED DESIGN: STREET STRIP ELEVATION - EAST 1/16" = 1' - 0"

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PROJECT:
WILLARD PARK CLUBHOUSE
 2720 HILLEGASS AVE.
 BERKELEY, CA 94705

PROJECT INFO:
 ZONING: R2
 APN: 54-1711-27
 CONSTRUCTION: V-B
 OCCUPANCY: A-3, B, S-2

ELS PROJECT NUMBER:
 201320.27

CLIENT:
 CITY OF BERKELEY
 1947 CENTER STREET, 4TH FL.
 BERKELEY, CA 94704

PROJECT TEAM:
 ARCHITECT:
 ELS ARCHITECTURE AND URBAN DESIGN
 2040 Addison Street
 Berkeley, CA 94704
 P: 510.549.2929

REVISION NUMBER	DATE	DESCRIPTION

ISSUE:
ZONING SUBMITTAL

DATE:
 03/20/2023

STAMP:



SHEET TITLE:
STREET STRIP ELEVATION

SHEET NUMBER:
Z2-F1

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

Claudia Gon

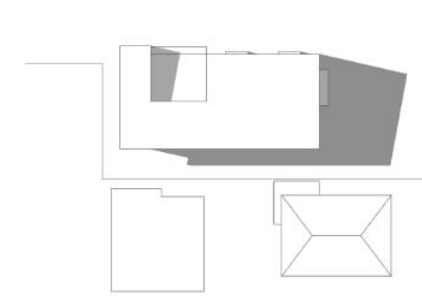
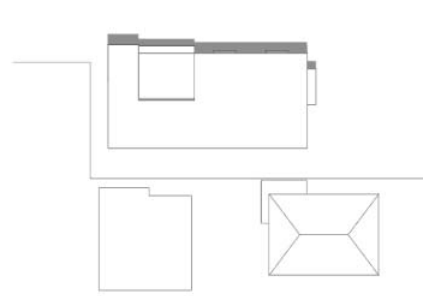
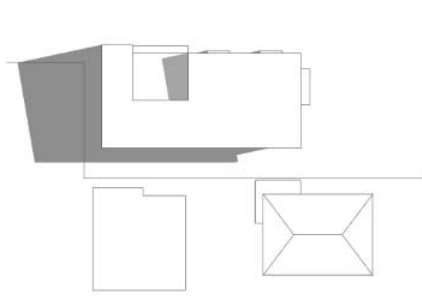
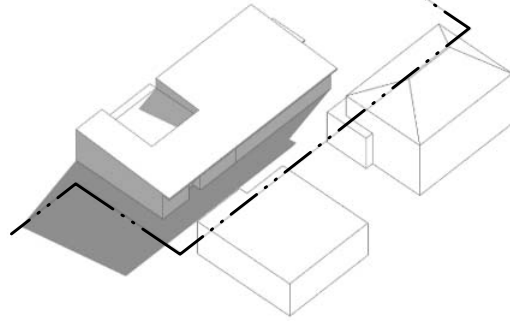
April 27, 2023

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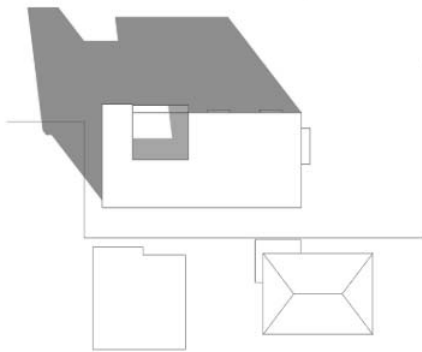
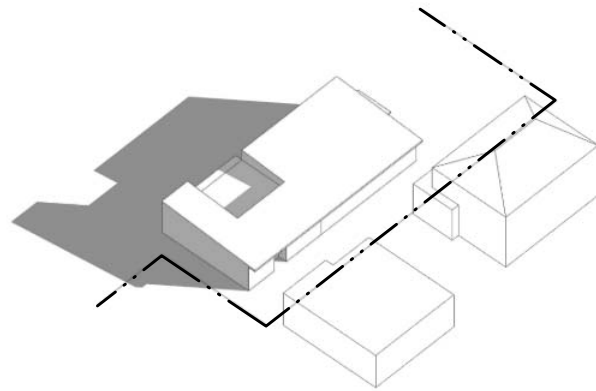
DATE

*** Findings and Conditions Attached**

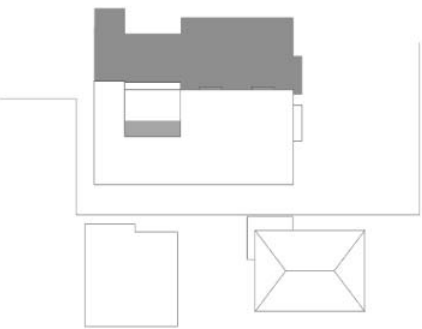
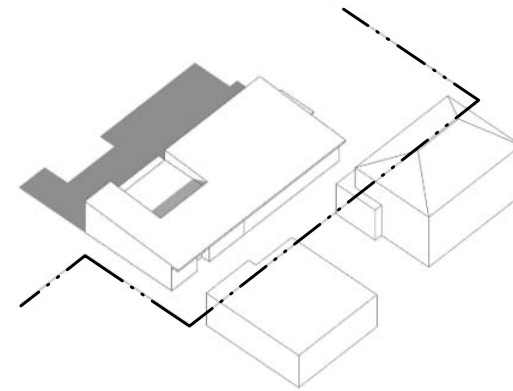
JUNE 21 - 2 HRS AFTER SUNRISE



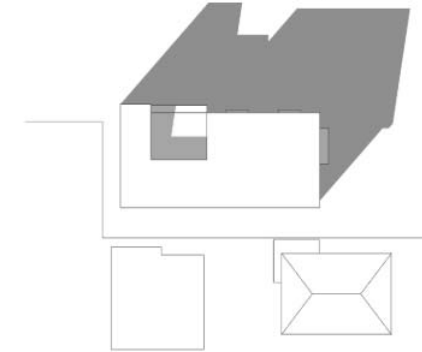
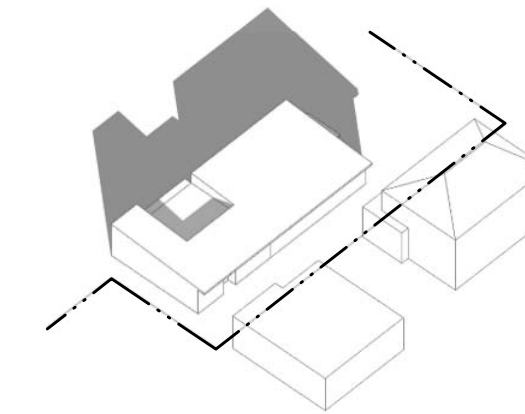
DEC 21 - 2 HRS AFTER SUNRISE



DEC 21 - NOON



DEC 21 - 2 HRS BEFORE SUNSET



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PROJECT:
WILLARD PARK CLUBHOUSE
 2730 HILLEGASS AVE.
 BERKELEY, CA 94705

PROJECT INFO:
 ZONING: R2
 APN: 54-1711-27
 CONSTRUCTION: V-B
 OCCUPANCY: A-3, B, S-2

ELS PROJECT NUMBER:
 201320.27

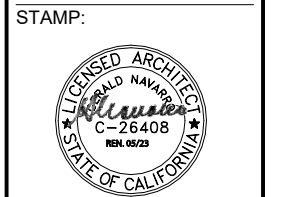
CLIENT:
 CITY OF BERKELEY
 1947 CENTER STREET, 4TH FL.
 BERKELEY, CA 94704

PROJECT TEAM:
 ARCHITECT:
 ELS ARCHITECTURE AND URBAN DESIGN
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 P: 510.549.2929

REVISION NUMBER	DATE	DESCRIPTION

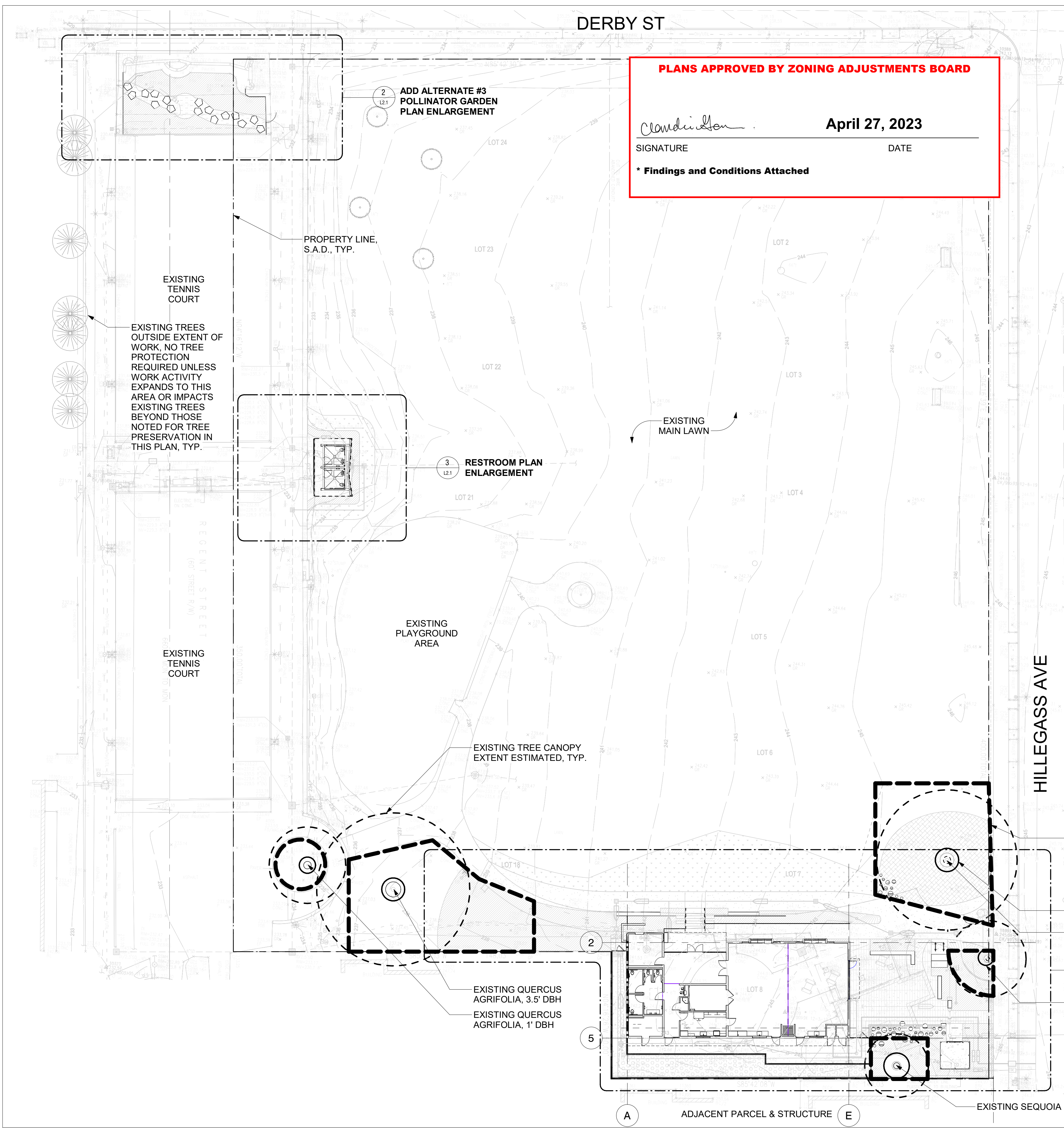
ISSUE:
ZONING SUBMITTAL

DATE:
 11/18/2022



SHEET TITLE:
SHADOW STUDY

SHEET NUMBER:
Z3-B



PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

Claudia **April 27, 2023**

SIGNATURE DATE

* Findings and Conditions Attached

GENERAL SYMBOLS & ABBREVIATIONS

- — — — — PROPERTY LINE
- POINT OF BEGINNING
- | — CENTERLINE
- EQ. EQUAL
- O.C. ON CENTER
- N.I.C. NOT IN CONTRACT
- NO. NUMBER
- TYP. TYPICAL
- QTY. QUANTITY
- V.I.F. VERIFY IN FIELD
- S.A.D. SEE ARCHITECTURAL DRAWINGS
- S.C.D. SEE CIVIL DRAWINGS
- S.S.D. SEE STRUCTURAL DRAWINGS
- S.M.D. SEE MECHANICAL DRAWINGS
- S.E.D. SEE ELECTRICAL DRAWINGS
- 1 A101 DETAIL CALLOUT
- 1 A101 SECTION CALLOUT

LANDSCAPE GENERAL NOTES

1. EXISTING SITE INFORMATION IS PROVIDED BY OTHERS. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITY FOR COMPLETENESS OR ACCURACY OF PLANS PROVIDED BY OTHERS.
2. 'TYP' OR 'TYPICAL' MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY NOTED 'TYP' ONLY ONCE WHEN THEY FIRST OCCUR.
3. NOTES AND SYMBOLS ON ONE DRAWING APPLY TO OTHER SIMILAR DETAILS AND CONDITIONS.
4. BECOME ACQUAINTED WITH SUBGRADE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON PLANS.
5. DIMENSIONS ARE FROM OUTSIDE FACE OF BUILDING OR WALLS, UNLESS OTHERWISE NOTED, AND ARE TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND MAJOR EXCAVATION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING.
6. UNLESS OTHERWISE NOTED, ANGLES TO BE RIGHT ANGLES, ARCS WHICH APPEAR TANGENT AND UNIFORM ARE TO BE TANGENT AND UNIFORM, LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ITEMS WHICH APPEAR CENTERED TO BE CENTERED, MAINTAIN LINES TRUE, LEVEL, PLUMB, AND SQUARE.
7. REFER TO GRADING PLANS FOR GRADING AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF WALKS, WALLS, FOOTINGS, AND OTHER STRUCTURES.
8. LANDSCAPE ARCHITECT TO APPROVE LAYOUT IN THE FIELD PRIOR TO INSTALLATION OF FORMS OR GRADING FOR LANDSCAPE WORK.
9. LOCATE ELECTRICAL JUNCTION BOXES FOR LIGHTS IN PLANTING AREAS UNLESS SHOWN OTHERWISE. LAYOUT TO BE APPROVED BY THE CITY OF BERKELEY PRIOR TO TRENCHING.
10. CAREFULLY REVIEW LANDSCAPE IRRIGATION PLANS AND NOTES TO IDENTIFY LOCATIONS WHERE PIPE, SLEEVES, SANDBED OR CONDUIT MUST BE PLACED PRIOR TO PLACEMENT OF FORMWORK FOR INSTALLATION OF CONCRETE, OTHER PAVING, OR WALLS.
11. QUANTITIES PROVIDED ARE FOR INFORMATION ONLY, VERIFY QUANTITIES AND NOTIFY OWNER OF DISCREPANCIES.

- 1 L1.2 TREE PROTECTION FENCING AND TREE PROTECTION ZONE (TPZ) AND ROOT ZONE BUFFER AREA, NO GRADING WITHIN THIS AREA, PROVIDE MULCH IN THIS AREA, SEE LEGEND
- 2 L1.2 TREE PROTECTION WRAP, TYP.
- 1 L1.2 EXISTING QUERCUS AGRIFOLIA, 2'-9" DBH
- 1 L1.1 CLUBHOUSE PLAN ENLARGEMENT
- 5 EXISTING ACER PALMATUM, MULTISTEM, 1'-6" DBH

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PROJECT:
WILLARD PARK CLUBHOUSE

2720 HILLEGASS AVE., BERKELEY, CA 94705

CITY SPECIFICATION NUMBER:
201730.27

ELS PROJECT NUMBER:

CLIENT:
CITY OF BERKELEY, CA

PROJECT TEAM:
ARCHITECT:
 ELS ARCHITECTURE AND URBAN DESIGN
 2040 Addison Street
 Berkeley, CA 94704
 P: 510.549.2929

CIVIL ENGINEER:
 BKF ENGINEERS
 1646 N. California Blvd, Suite 400
 Walnut Creek, CA 94596
 925.940.2200

LANDSCAPE ARCHITECT:
 PGAdesign LANDSCAPE ARCHITECTS
 444 17th Street
 Oakland, CA 94612
 510.465.1284

STRUCTURAL ENGINEER:
 IDA STRUCTURAL ENGINEERS, INC.
 1629 Telegraph Avenue, Suite 300
 Oakland, CA 94612
 510.834.1629

MECHANICAL AND PLUMBING ENGINEER:
 ALTER CONSULTING ENGINEERS
 1624 Franklin St. #1300
 Oakland, CA 94612
 510.474.0379

ELECTRICAL ENGINEER:
 RIJA INC.
 5515 Doyle Street, #7
 Emeryville, CA 94608
 415.730.7994

ACOUSTICAL ENGINEER:
 SALTER ENGINEER
 130 Sutter Street, Floor 5
 San Francisco, CA 94104
 415.397.0442

REVISION		
NUMBER	DATE	DESCRIPTION

ISSUE: **PERMIT SET**

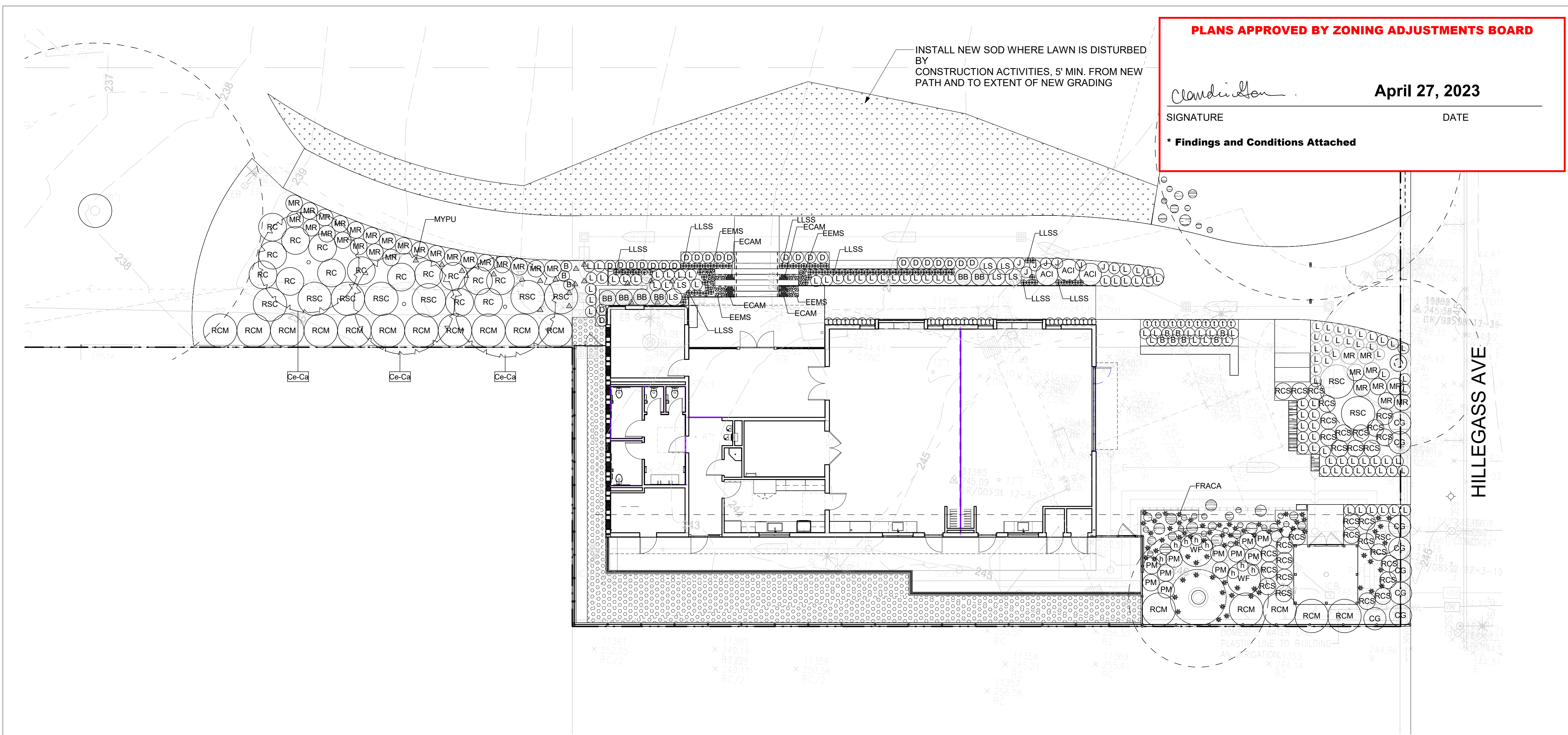
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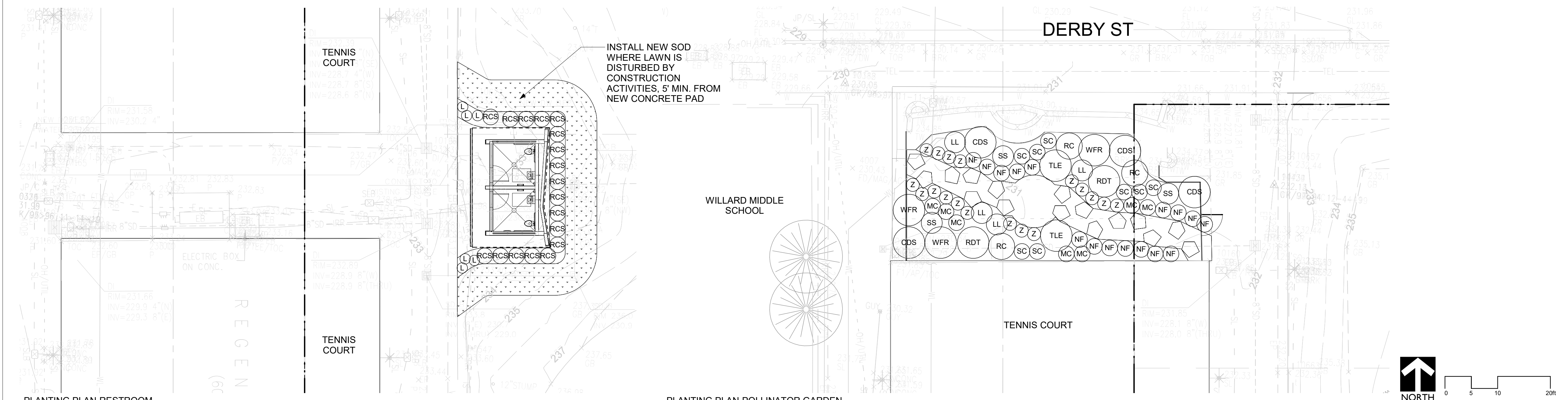
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SHEET TITLE:
LANDSCAPE OVERALL PLAN & TREE PROTECTION PLAN

SHEET NUMBER:
L1.1

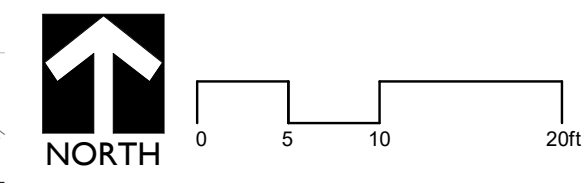


PLANTING PLAN-CLUBHOUSE
1" = 10'-0"



PLANTING PLAN-RESTROOM
1" = 10'-0"

PLANTING PLAN-POLLINATOR GARDEN
1" = 10'-0"



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CITY SPECIFICATION NUMBER:
201730.27

ELS PROJECT NUMBER:

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PROJECT TEAM:

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415.397.0442

REVISION		
NUMBER	DATE	DESCRIPTION

ISSUE: **PERMIT SET**

DATE: **04/07/2023**

STAMP:

NOT FOR CONSTRUCTION

SHEET TITLE:
PLANTING PLAN

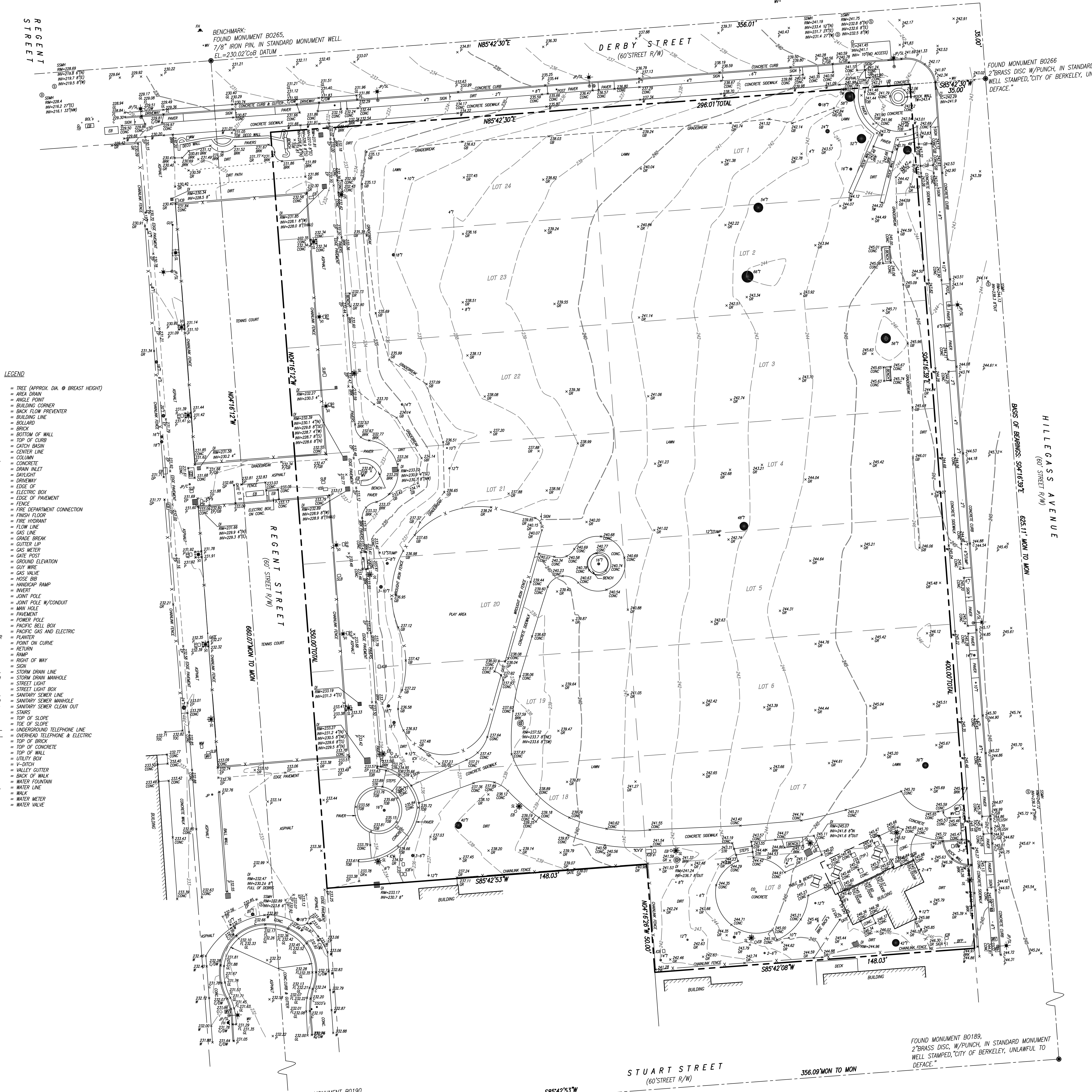
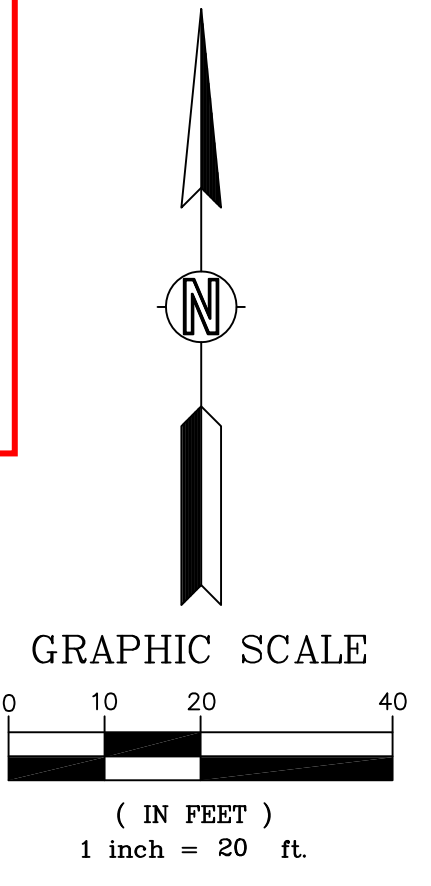
SHEET NUMBER:
L5.2

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

Clark Anderson **April 27, 2023**

SIGNATURE DATE

* Findings and Conditions Attached



- LEGEND**
- T = TREE (APPROX. DIA. @ BREAST HEIGHT)
 - AD = AREA DRAIN
 - AP = ANGLE POINT
 - BC = BUILDING CORNER
 - BFP = BACK FLOW PREVENTER
 - BL = BUILDING LINE
 - BLD = BOLLARD
 - BRK = BRICK
 - BM = BOTTOM OF WALL
 - C = TOP OF CURB
 - CB = CATCH BASIN
 - CL = CENTER LINE
 - COL = COLUMN
 - CONC = CONCRETE
 - DI = DRAIN INLET
 - DI = DRAIN
 - DW = DRIVEWAY
 - E = EDGE OF PAVEMENT
 - EP = ELECTRIC POLE
 - F = FENCE
 - FDC = FIRE DEPARTMENT CONNECTION
 - FT = FINISH FLOOR
 - FI = FIRE HYDRANT
 - FL = FLOW LINE
 - GL = GAS LINE
 - GS = GRADE BREAK
 - GM = GAS METER
 - GP = GATE POST
 - GE = GROUND ELEVATION
 - GUY = GUY WIRE
 - GV = GAS VALVE
 - HS = HOSE BIB
 - HCR = HANDICAP RAMP
 - HW = HOLE
 - JP = JOINT POLE
 - JPC = JOINT POLE W/CONDUIT
 - MH = MAN HOLE
 - P = PAVEMENT
 - PF = POWER POLE
 - PBB = PACIFIC BELL BOX
 - PCE = PACIFIC GAS AND ELECTRIC
 - PLANT = PLANTER
 - POC = POINT ON CURVE
 - RET = RETURN
 - RMP = RAMP
 - R/W = RIGHT OF WAY
 - S = SIGN
 - SD = STORM DRAIN LINE
 - SDM = STORM DRAIN MANHOLE
 - SL = STREET LIGHT
 - SLB = STREET LIGHT BOX
 - SS = SANITARY SEWER LINE
 - SSM = SANITARY SEWER MANHOLE
 - SSO = SANITARY SEWER CLEAN OUT
 - STR = STAIRS
 - T = TOP OF SLOPE
 - TL = TIE OF SLOPE
 - TEL = UNDERGROUND TELEPHONE LINE
 - T/E = OVERHEAD TELEPHONE & ELECTRIC
 - TOB = TOP OF BRICK
 - TOC = TOP OF CONCRETE
 - TW = TOP OF WALL
 - UB = UTILITY BOX
 - VD = V-DITCH
 - VC = VALLEY CUTTER
 - WB = WALK OF WALK
 - WF = WATER FOUNTAIN
 - WL = WALK
 - WM = WATER METER
 - WW = WATER WALK

- GENERAL NOTES**
1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND MARKINGS PROVIDED. GROUND UTILITY LOCATIONS, LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
 2. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
 3. CONTOUR INTERVAL = 1'
 4. BASIS OF BEARINGS: THE ASSUMED BEARING S04°16'30"E BETWEEN TWO FOUND CITY OF BERKELEY MONUMENTS ON HILLEGASS AVENUE.
 5. BENCHMARK: MONUMENT B0265, FOUND 7/8" IRON PIN IN MONUMENT WELL. ELEVATION = 230.02' C&B.



Patrick M. Rei 12/9/19
PATRICK M. REI DATE
LS # 8178

<p>REFERENCES</p> <p>FIELD BOOK NO. FILE MAP TITLE CO. POLICY NO. DATE C.O.B. MISC. REF.</p>	<p style="text-align: center;">KISTER, SAVIO & REI, INC. LAND SURVEYORS — CIVIL ENGINEERS</p> <p style="text-align: center;">825 SAN PABLO AVE PINOLE, CALIFORNIA 94564 PHONE: (510) 222-4000 FAX: (510) 222-3718 E-MAIL: info@ksrinc.net</p> <p style="text-align: center;">DESCRIPTION</p> <p style="text-align: center;">TOPOGRAPHIC SURVEY</p> <p style="text-align: center;">WILLARD PARK</p>
<p>REVISIONS</p> <p>09/30/2022 REMOVED 36" TREE, PER EMAIL FROM CITY OF BERKELEY, SEPTEMBER 28, 2022.</p>	<p>BERKELEY, CALIFORNIA</p> <p>FOR: CITY OF BERKELEY</p> <p>SCALE: 1" = 20'</p> <p>DATE: 12/09/19</p>
<p>APN:</p>	<p>JOB No. 19653-19-07</p> <p>DWG No. 0-1431 TOPO</p>