

4.5 LAND USE

This chapter examines land use impacts associated with implementation of the Southeast Campus Integrated Projects (Integrated Projects), and assesses the compliance of Integrated Projects land uses with relevant plans and policies, including the 2020 LRDP and the 2020 LRDP EIR. In addition, the section addresses the compatibility of the proposed Integrated Projects uses with existing land uses in the surrounding neighborhoods.

As explained in Chapter 3, the discussion and analyses in this section rely on the framework set up in the UC Berkeley 2020 Long Range Development Plan (2020 LRDP) EIR. The 2020 LRDP EIR described, in general, what potential environmental effects may be expected from projects planned within the 15-year period covered by the 2020 LRDP EIR, and how these impacts are to be addressed and/or mitigated. The 2020 LRDP EIR anticipated no significant land use impacts resulting from implementation of the 2020 LRDP. Potential impacts relating to conflicts with applicable plans, policies, and regulations were found to be mitigated to less than significant levels through implementation of continuing best practices. This section expands on the land use impacts discussion of the 2020 LRDP EIR as it relates specifically to the Integrated Projects.

Potential land use impacts relating to habitat conservation plans or natural community conservation plans were scoped out of this EIR, since none applies to the project area. Additionally, the Initial Study concluded that the Integrated Projects would alter existing conditions, but would not physically divide an established community. For these reasons, these issues are not analyzed in this EIR.

During the scoping period for this EIR, several commenters requested that the EIR examine the relationship between City of Berkeley planning documents and proposed Integrated Projects land uses. Other commenters called for an analysis of the potential for the project to isolate existing communities, including the Panoramic Hill neighborhood and adjacent commercial areas. These issues are addressed in this chapter. Readers interested in reviewing the public comments related to land use should refer to the Scoping Issues Summary Table in Appendix B. The City of Berkeley also submitted land use-related comments regarding the content of the Initial Study project description, specifically in relation to the proposed uses of California Memorial Stadium (CMS), the Law and Business Connection building, and the Student Athlete High Performance Center. The proposed program for these project components is described in detail in Chapter 3.

4.5.1 EXISTING SETTING

This section describes existing land uses and associated activity in the Integrated Projects area. The project area is located in the southeastern portion of the UC Berkeley campus. The project area is divided into two different areas, the Integrated Projects West and Integrated Projects East. Much of the discussion within this chapter is framed in terms of these two project areas. The section also characterizes existing land uses in nearby locations, such as Bancroft Way, Prospect Street, and the Panoramic Hill neighborhood. For a summary of existing uses and square footages of buildings in the project area, refer to Table 4.5-1.

INTEGRATED PROJECTS EAST

The Integrated Projects East is located in an area identified as the Adjacent Blocks South in the 2020 LRDP EIR. The Adjacent Blocks South is designated in the 2020 LRDP EIR as the blocks defined by Ellsworth Street, Durant Avenue, College Avenue, Bancroft Way, Stadium Rim Way, and the Campus Park.¹ The Integrated Projects East includes the sites of both the CMS and the Maxwell Family Field.

The form and uses of both CMS and Maxwell Family Field are unique in the Adjacent Blocks South. Built in 1923 and eligible for listing on the National Register of Historic Places, the CMS contains 288,653 gross square feet (GSF)² and has a seating capacity of approximately 72,000. The CMS is in use today from 6 a.m. to 10 p.m. seven days a week. The facility is used and available for instruction and practice, scheduled athletic programs, scheduled intramural athletic and recreational events, official University ceremonial occasions, education and culturally related activities that are administered by units of the University, and other public service events that further the purpose of the University. Use for popular entertainment, such as concerts, has not occurred at the CMS in recent years. Capacity uses of the CMS typically occur only at home football games, which occur up to eight times a year during the football season, from August to December. During these games, the entire project area is affected by an influx of game attendees.

In the spring, the CMS is used as a venue for approximately twelve University women's lacrosse games, which are not heavily attended. The facility is also used on a year-round daily basis as a training, coaching and administrative center for eight intercollegiate teams. The field is used for practice at any time between 6 a.m. and 10 p.m. The facility's interior supports offices, weight rooms and meeting spaces. The facility is also heavily used during the summer months to host a variety of summer athletic youth camps available to the entire community.³

Maxwell Family Field, an athletic field with a synthetic turf surface measuring 390 feet by 190 feet, borders Piedmont Avenue/Gayley Road. The field is primarily used for intercollegiate athletics, intramural and club sports activities. On football game days at the CMS, Maxwell Family Field is used as a gathering point and as a play space for children.

INTEGRATED PROJECTS WEST

The Integrated Projects West is located in the southeast corner of the historic 180-acre Campus Park, which is defined by Hearst Avenue on the north, Oxford/Fulton streets on the west, Bancroft Way on the south, and Gayley Road/Piedmont Avenue on the east. Although intensively developed, the Campus Park retains a distinctive park-like environment of natural and formal open spaces, as well as an outstanding ensemble of historic architecture. It serves both as the center of campus intellectual life and as a scenic and cultural resource for the entire Bay region.⁴

TABLE 4.5-1

EXISTING LAND USES AND BUILDING SQUARE FOOTAGE IN THE INTEGRATED PROJECTS AREA

Building Name	Building Area (GSF)	Existing Use
<i>Integrated Projects East</i>		
Maxwell Family Field playing surface	74,100	Recreation
Maxwell Family Field restroom	409	Recreation
California Memorial Stadium	288,653	Recreation, Events, Office
<i>Integrated Projects West</i>		
Law Building (Boalt Hall)	232,616	Instruction, Office
Simon Hall	36,908	Instruction, Office
Calvin Laboratory	37,907	Research, Office
2241 College Avenue	3382	Office
2243 College Avenue	1560	Vacant
Haas Student Building	97,080	Instruction, Office
Haas Faculty Building	107,986	Instruction, Office
Cheit Hall	33,204	Instruction, Office
2222 Piedmont Avenue	4085	Office
2224 Piedmont Avenue	7270	Office
2232 Piedmont Avenue	6709	Office
2234 Piedmont Avenue	4280	Office
2240 Piedmont Avenue	8000	Office

Source: Data obtained from FDX Facilities database, <http://fdx.vcbf.berkeley.edu/> accessed on March 23, 2006

The Integrated Projects West is a densely developed area that is almost completely built-out. As shown in Figure 3-4 in Chapter 3, the existing buildings in the Integrated Projects West area are the Haas School of Business, the School of Law, Calvin Laboratory, 2222 to 2240 Piedmont Avenue, and 2241 and 2243 College Avenue. Haas School of Business, the School of Law and the houses at 2222 to 2240 Piedmont Avenue line the southeastern edge of the Campus Park and front on to Piedmont Avenue.

The houses at 2241 and 2243 College Avenue are situated within the Campus Park between the Piedmont Avenue houses and College Avenue. 2241 College Avenue is currently utilized as office space for the College of Letters and Sciences and the Tanner Lectures program,⁵ and 2243 College Avenue has been vacant since 2003.⁶ The College Avenue houses front on to an existing surface parking lot that lies between the Haas School of Business and the School of Law and that serves the buildings in this portion of the Campus Park.

The Piedmont Avenue houses currently serve ancillary uses for various schools and departments in the University. 2222 Piedmont Avenue is currently used primarily as offices for the Center for Organizational Effectiveness, an internal administrative unit of the University.⁷ The offices of the Department of Anthropology are located at 2224 Piedmont Avenue.⁸ 2232 Piedmont Avenue is home to offices of the Department of Demography.⁹ 2234 Piedmont Avenue is used as office space for the Berkeley Roundtable on the International Economy and various Physical Plant and Facilities services.¹⁰ Finally, 2240 Piedmont Avenue is occupied by various programs and groups of the School of Law.¹¹ The Haas School of Business and the School of Law buildings are currently used for instruction, research, faculty offices, and administrative support functions.

Due to the high density of institutional uses, the Integrated Projects West area is host to a great deal of activity during weekdays, and experiences a high level of pedestrian and vehicular traffic. The area is quieter during the evening and weekends.

ENVIRONS OF THE INTEGRATED PROJECTS

The Integrated Projects area is situated next to or near residential, commercial, institutional, and open space uses, comprised of both University and non-campus properties. For the purposes of discussion, the “environs” of the project area is divided into four sections as presented below.

PANORAMIC HILL NEIGHBORHOOD

The Panoramic Hill neighborhood is situated adjacent to the southeastern boundary of the project area next to the CMS. Panoramic Hill is a neighborhood of approximately 150 single-family detached homes that was first developed in the first decade of the 20th century. The homes are situated on steep slopes, with fairly dense vegetation, and are surrounded on three sides by open space and canyons. Public and private views of UC Berkeley, Berkeley and the San Francisco Bay are available from numerous vantage points and houses. On October 21, 2005, the State Office of Historic Preservation announced that the Panoramic Hill Historic District, which includes about 60 homes, was listed on the National Register of Historic Places. Most of the houses in the Panoramic Hill neighborhood lie within the City of Berkeley; however, some are within the City of Oakland city limits. Vehicular access to the neighborhood is limited to Panoramic Way, which begins at Prospect Street, directly across from the CMS property.

ADJACENT BLOCKS SOUTH

South and southwest of the project area is a mix of medium- and high-density housing, commercial and institutional uses. International House sits directly south

of the wooded area to the west of CMS. I-House, as it is commonly called, is a residence hall and community center that is home to over 600 students. In addition to activity associated with its housing units, I-House attracts visitors to its café and conference facility. West of I-House, Bancroft Way forms a southern boundary of the project area. The Bancroft Way frontage opposite the project area is comprised of low-density retail and institutional uses and fraternity and sorority housing.

SOUTHSIDE

The Southside district, as designated in the 2020 LRDP EIR, begins one block south of the project area at Durant Avenue, and extends south away from the project area. University-owned land in this area is primarily student residence halls, houses and apartments. Privately-owned housing, parking, institutional and commercial uses are prevalent in the Southside.

UC BERKELEY PROPERTIES NORTH, EAST AND WEST OF PROJECT AREA

The remainder of the Integrated Projects environs is University properties in open space and institutional use. East of the CMS, open space predominates and there is little activity on or around the steep hills that are part of the Hill Campus, with the exception of some playing fields immediately east of the CMS and Lawrence Hall of Science further northeast. To the north of the CMS and Maxwell Family Field, Bowles residence hall and the Greek Theater constitute the only active uses, other than the informal spectating associated with “Tightwad Hill” (an open space area on the east side of Stadium Rim Way) during football games. To the northeast of Bowles Hall is the Lawrence Berkeley National Laboratory (LBNL), a University of California (UC) research facility operated under contract with the federal Department of Energy. West of Gayley Road, the northern and western environs of the project area are dominated by the institutional uses of the Campus Park. These areas are heavily-trafficked during weekdays and significantly less so during evenings and weekends. Campus Park buildings just west of the project area include 2251 College Avenue, Wurster Hall, Minor Hall, and the Women’s Faculty Club; these buildings serve a variety of academic and institutional functions.

4.5.2 REGULATORY, PLAN AND POLICY SETTING

FEDERAL AND/OR STATE REGULATIONS

EXECUTIVE ORDER D-16-00

Although not mandatory, The Regents of the University of California are encouraged to comply with Executive Order D-16-00, issued August 2, 2000, which establishes the Governor’s sustainable building goal: “to site, design, deconstruct, construct, renovate, operate, and maintain State buildings that are models of energy, water and materials efficiency; while providing healthy, productive and comfortable indoor environment and long-term benefits to Californians.”¹²

LOCAL PLANS AND POLICIES

CITY OF BERKELEY GENERAL PLAN

In spring 2002, the City of Berkeley City Council adopted a new General Plan that governs planning and development decision-making during its 20-year planning horizon. The Land Use Element includes several policies relevant to the proposed Integrated Projects. Relevant policies from other Elements are presented in their related chapters of this EIR. The Land Use Element prescribes how land can be developed, and provides for the overall consistency and compatibility of land use within the city.

Although UC Berkeley is not subject to local land use regulations when using its property in furtherance of its educational mission, the Land Use Element sets forth several policies that are germane to the discussion of land use impacts of the Integrated Projects. One objective of the Land Use Element is to “develop and foster close working relationships with UC to ensure and facilitate land use decisions that are mutually beneficial to the institution and the adjoining neighborhoods.” The University shares this goal.

Despite UC Berkeley’s exemption from City land use law, campus land uses are designated in the City of Berkeley General Plan. As shown in Figure 4.5-1, land in the Integrated Projects West is designated Institutional. Institutional areas in the Berkeley General Plan are areas for institutional, government, educational, recreational, open space, natural habitat, woodlands, and public service uses and facilities.¹³ Within areas designated Institutional, the General Plan allows building intensity ranging from less than FAR 1 to FAR 4.¹⁴ The area of Integrated Projects East, including the CMS and Maxwell Family Field, is designated Open Space. The Open Space designation allows parks, recreational facilities, community services, and facilities to maintain these uses.

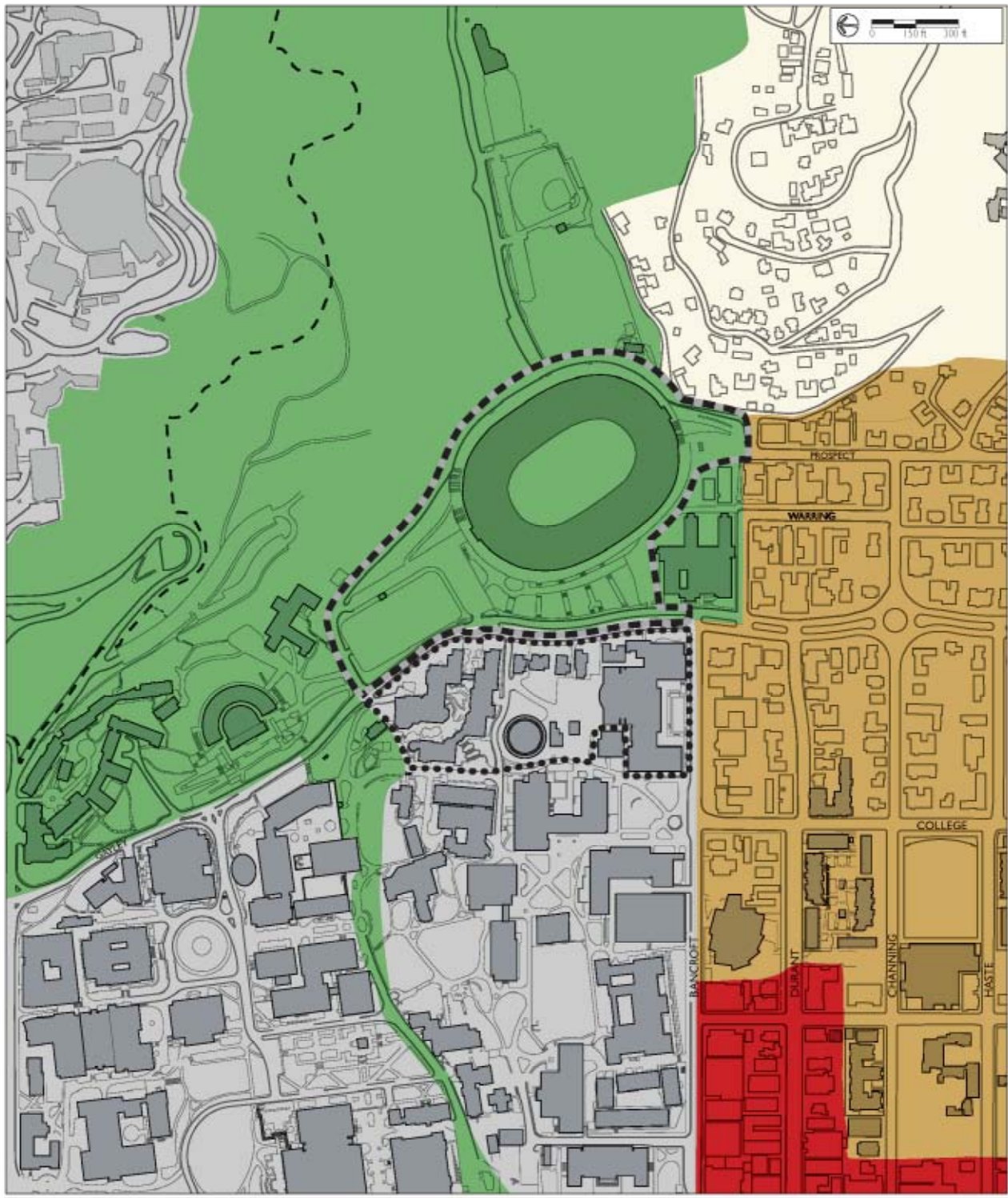
UNIVERSITY OF CALIFORNIA

UC SYSTEMWIDE GREEN BUILDING

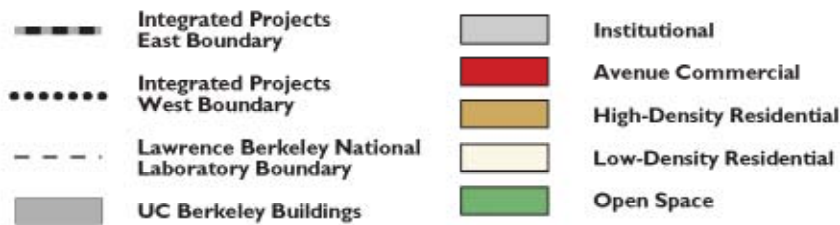
In September of 2005, the University of California Regents authorized the UC President to incorporate sustainable transportation practices into the existing policy on green building design and clean energy standards. Revised guidelines were issued in January of 2006, addressing transportation program benchmarking and transit program guidelines (<http://www.ucop.edu/ucophome/coordrev/policy>).

2020 LONG RANGE DEVELOPMENT PLAN (LRDP)

The 2020 LRDP is the principal policy document guiding land use and capital investment at UC Berkeley. The plan has a long-term (approximately 16-year) horizon, yet it provides comprehensive policy direction to inform decisions on projects implementing the 2020 LRDP, such as the Integrated Projects.



Source: University of California, Berkeley; USGS Oakland West and Oakland East Quadrangles, 1993, Scale 1:24,000, 2002; City of Berkeley General Plan



**FIGURE 4.5-1
CITY OF BERKELEY
LAND USE DESIGNATIONS**

The 2020 LRDP provides a framework for land use and capital investment decisions by the University to meet its academic goals and objectives through the academic year 2020/2021. It describes the magnitude and distribution of development anticipated within this period, in terms of campus headcount, program space, housing, and parking, and identifies policies and guidelines to inform the location, scale, and design of individual capital projects.

While all the 2020 LRDP objectives apply to the Integrated Projects, the following objectives are particularly relevant to the proposed project:

- Build a campus that fosters intellectual synergy and collaborative endeavors both within and across disciplines.
- Plan every new project as a model of resource conservation and environmental stewardship.
- Maintain and enhance the image and experience of the campus, and preserve our historic legacy of landscape and architecture.
- Plan every new project to respect and enhance the character, livability, and cultural vitality of our city environs.

The 2020 LRDP establishes specific guidelines for development in each of the University planning areas. Applicable to the proposed project are guidelines for the Campus Park, which would pertain to projects west of Piedmont Avenue and north of Bancroft Way (i.e., the Integrated Projects West), and for the City Environs, which would pertain to the proposed CMS and Maxwell Family Field projects and to the proposed Piedmont Avenue landscape improvements.

2020 LRDP ENVIRONMENTAL IMPACT REPORT (EIR)

The 2020 LRDP EIR provides a program-level assessment of the potential environmental consequences of adoption and implementation of the 2020 LRDP, as well as a project-level assessment of the Tien Center for East Asian Studies. The program-level assessment is designed to inform UC Berkeley decision-makers, other responsible agencies, and the public-at-large of the nature of the 2020 LRDP and its effect on the environment. This project-level EIR is tiered off of the LRDP EIR, as explained in Chapter 1, and references the 2020 LRDP EIR significantly.

The 2020 LRDP EIR sets forth certain principles that guide future projects in the form of “Continuing Best Practices,” which, along with 2020 LRDP EIR mitigation measures, are designed to mitigate potentially significant impacts of projects that fall under the 2020 LRDP. The origin of this Integrated Projects EIR can be traced to Continuing Best Practice LU-2-c, which states: “Each individual project built in the...City Environs under the 2020 LRDP would be assessed to determine whether it could pose potential significant land use impacts not anticipated in the 2020 LRDP, and if so, the project would be subject to further evaluation under CEQA.”¹⁵ In addition, the Integrated Projects conform to the requirements of Continuing Best Practices LU-2-a and LU-2-b, which are described in the “Impacts and Mitigation Measures” section of this chapter.

4.5.3 STANDARDS OF SIGNIFICANCE

The significance of the potential impacts of the Integrated Projects on land use was determined based on the following standards:

Standard: Would the project physically divide an established community?

Standard: Would the project conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

Standard: Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

4.5.4 IMPACTS AND MITIGATION MEASURES

This section describes the potential land use impacts of the Integrated Projects. The scope of this assessment is informed by a public scoping process conducted in the fall of 2005. In this section impacts are categorized according to their severity as significant, less than significant, or not significant; where possible, mitigation measures are proposed to reduce the severity of significant impacts.

2020 LRDP EIR MITIGATION MEASURES AND CONTINUING BEST PRACTICES

Design and construction of the Integrated Projects would be performed in conformance with the 2020 LRDP. The 2020 LRDP EIR includes mitigation measures and continuing best practices developed to reduce the effects of implementation of the 2020 LRDP upon land use. Though no mitigation measures apply to land use impacts in the 2020 LRDP EIR, the Integrated Projects would incorporate, where applicable, the following continuing best practices:

Continuing Best Practice LU-2-a: New projects in the Campus Park would as a general rule conform to the Campus Park Guidelines. The Guidelines include specific provisions to ensure projects at the city interface create a graceful transition from campus to city.

This continuing best practice is designed to mitigate potentially significant land use incompatibilities in areas adjacent to non-campus properties. Campus Park land use associated with the Integrated Projects would not change, and therefore would retain their compatibility with adjacent areas. Portions of the Integrated Projects in the Campus Park would largely follow the Campus Park Guidelines, and a design that fully conforms to the Guidelines would be submitted even in the event that an alternative design is proposed as well.

Continuing Best Practice LU-2-b: UC Berkeley would make informational presentations of all major projects in the City Environs in Berkeley to the Berkeley Planning Commission and, if relevant, the Berkeley Landmarks Preservation Commission for comment prior to schematic design review by the UC Berkeley Design Review Committee. Major projects in the City Environs in Oakland would simi-

larly be presented to the Oakland Planning Commission and, if relevant, to the Oakland Landmarks Preservation Advisory Board. Whenever a project in the City Environs is under consideration by the UC Berkeley DRC, a staff representative designated by the city in which it is located would be invited to attend and comment on the project.

On February 22, 2006, the City of Berkeley sponsored a joint commission meeting as an opportunity for the Berkeley Planning Commission, the Berkeley Landmarks Preservation Commission, and other commissions to review the Integrated Projects in accordance with CBP LU-2-b.

EFFECTS FOUND NOT TO BE SIGNIFICANT

The Initial Study found that the Integrated Projects would not conflict with applicable habitat conservation plans, natural community conservation plans, or other approved conservation plan, since the project area does not lie within an area with these designations. The Initial Study also concluded that the Integrated Projects would alter existing conditions, but would not physically divide an established community. These effects were therefore not significant and were scoped out of the EIR.

LESS THAN SIGNIFICANT IMPACTS

Impact LU-IP-1: The Integrated Projects would not conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

CITY OF BERKELEY PLANS AND POLICIES

The University is constitutionally exempt from local land use regulations when using its property in furtherance of its educational mission, as is the case with the Integrated Projects. Thus, the University is the only agency with jurisdiction over such projects. However, the Integrated Projects West would generally comply with the objectives and land use designations of the Berkeley General Plan, which allows for institutional use. The replacement of the Maxwell Family Field in the Integrated Projects East and the restoration and construction of new public plazas around the CMS could comply with open space uses and recreational use designations.

2020 LRDP

The 2020 LRDP is the principal policy document guiding land use and capital investment at UC Berkeley. It does so by establishing broad objectives of future decision-making, as well as land use “Location Guidelines,” planning “Frameworks” for the each of the various campus planning areas, and design “Guidelines” for these planning areas.

The Integrated Projects exemplify the broad objectives set forth in the 2020 LRDP. Notable among these is the Integrated Projects’ emphasis on historic preservation, resource conservation, and a cross-disciplinary, collaborative academic environment.

Location Guidelines contained in 2020 LRDP apply to both the Campus Park and City Environs components of the Integrated Projects. In the Campus Park, the Integrated Projects West would consist of program improvements to the Business and Law Schools, the construction of the Law and Business Connection building, and the restoration of Piedmont Avenue houses for institutional use. The Location Guidelines specify that appropriate uses in the Campus Park include academic programs, academic support, institutional support, and student services. The Integrated Projects West comply with these guidelines.

The Integrated Projects West also comply with land use parameters set in the Campus Park Framework, which is designed to “maintain and enhance the image and experience of the campus, and preserve the historic legacy of landscape and architecture.” The proposed Southeast Campus and Piedmont Avenue landscape and site improvements also contribute to this 2020 LRDP goal. Finally, in accordance with the 2020 LRDP, the Integrated Projects West would undergo University design reviews throughout the design and approval process to ensure their consistency with the Campus Park Design Guidelines.

For the City Environs, the Location Guidelines include fitness, recreation, and intercollegiate athletics as appropriate uses, and the Integrated Projects proposed for the City Environs – CMS improvements and the sports field and parking structure at Maxwell Family Field (i.e., the Integrated Projects East) - fit this description. The City Environs Framework seeks to ensure that every new project in the area “respects and enhances the character, livability, and cultural vitality of our city environs.” The Integrated Projects East would be informed by this goal, by communicating with City of Berkeley Planning Commission and Landmarks Preservation Commission, as required by Continuing Best Practice LU-2-b, and undergoing a thorough University design review.

In addition, the Southeast Campus Design Guidelines, reprinted in Appendix I, provide project-specific guidance to ensure that the Integrated Projects respect their environs and comply with the 2020 LRDP.¹⁶ Piedmont Avenue improvements, for example, would emphasize the road’s naturalistic character and utilize the natural contours and elevations to provide an inviting, walkable environment. The guidelines require the Law and Business Connection building to relate positively to the campus as a whole, calling for a universal access path to Piedmont Avenue and a subdued design that will unite and complement the eclectic styles of surrounding buildings. CMS improvements would respect the character of the environs, installing shields and cutoffs to minimize light spillage from new field lighting.

In addition to City/University communication and University design review in the furtherance of this 2020 LRDP policy, the City of Berkeley would review improvements proposed on City property, which encompasses landscape improvements in the right-of-way of Piedmont Avenue.

4.5.5 CUMULATIVE IMPACTS

The cumulative projects considered in Chapter 4.0 in the City of Berkeley would be consistent with existing land uses in their vicinity, per City zoning and General Plan regulations. The Bevatron and Building 51 Demolition project at LBNL would also be consistent with land uses within the LBNL property. Development of an executive education facility for the Haas School of Business at the Bowles Hall site would be an institutional use in an area designated open space in the City of Berkeley General Plan; however, other institutional uses exist along the Piedmont and Gayley corridor and the new use would not necessarily conflict with existing uses. The proposal is in early concept development, and may be programmed entirely within the walls of the existing Bowles Hall, or at an alternative site. Design guidelines will be written once a site for the program is selected to address any potential land use incompatibility.

Since the Integrated Projects would occur on University property, would not conflict with any applicable lands use plan, policy or regulation adopted for avoiding or mitigating an environmental effect, and is consistent with the 2020 LRDP, there would be no cumulative impact with regard to land use conflicts. Additionally, the Integrated Projects would not substantially change the land uses within the southeast campus area.

4.5.6 REFERENCES

- ¹ UC Berkeley, *2020 LRDP Draft EIR*, Vol. 1, April 15, 2004, page 3.1-5.
- ² Studios Architecture, *University of California, Berkeley Southeast Quadrant Study*, November 24, 2004, page 6.
- ³ UC Berkeley, *Notice of Preparation, SCIP Tiered Focused EIR*, 2005.
- ⁴ UC Berkeley, *2020 LRDP Draft EIR*, Vol. 1, April 15, 2004, page 3.1-5.
- ⁵ Page and Turnbull, *2241 College Avenue: Final Historic Structure Report*, 2006, page II-61.
- ⁶ Page and Turnbull, *2243 College Avenue: Final Historic Structure Report*, 2006, page II-55.
- ⁷ Page and Turnbull, *2222 Piedmont Avenue: Final Historic Structure Report*, 2006, page II-47.
- ⁸ Page and Turnbull, *2224 Piedmont Avenue: Final Historic Structure Report*, 2006, page II-46.
- ⁹ Page and Turnbull, *2232 Piedmont Avenue: Final Historic Structure Report*, 2006, page II-47.
- ¹⁰ Page and Turnbull, *2234 Piedmont Avenue: Final Historic Structure Report*, 2006, page II-49.
- ¹¹ Page and Turnbull, *2240 Piedmont Avenue: Final Historic Structure Report*, 2006, page II-46.
- ¹² UC Berkeley, *2020 LRDP Draft EIR*, Vol. 1, April 15, 2004, page 4.8-1.
- ¹³ City of Berkeley, *General Plan*, April 2002, Land Use Element, page LU-25.
- ¹⁴ FAR stands for floor area ratio, a measure of development intensity defined as the ratio of the total building floor space on a site to the area of the site. City of Berkeley, *General Plan*, April 2002, page LU-25.
- ¹⁵ UC Berkeley, *2020 LRDP EIR*, Vol. 3a, 2005, page 9.1-10.
- ¹⁶ UC Berkeley, *Southeast Campus Design Guidelines*, 2005, pages 1-14.