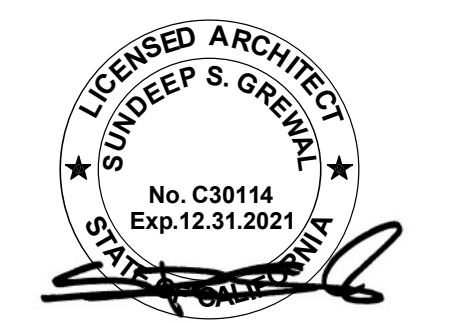




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 info@sgsarch.com  
 www.sgsarch.com



**OPPENHEIMER  
 RESIDENCE**  
 1643 & 1647 California St.  
 Berkeley, CA 94703  
 APN: 58-2156-18

Sheet Contents:  
 Front Elevation Comparison

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Project No: 20-13-420

Drawn By: SSG

Checked By: SSG

Scale: 1/4" = 1'-0"

Revisions:  
 Use Permit Set: 12-10-2020

Redesign: 5-25-2021

Sheet **A3.1**



Previous Proposal



Previous Proposal



Previous Proposal



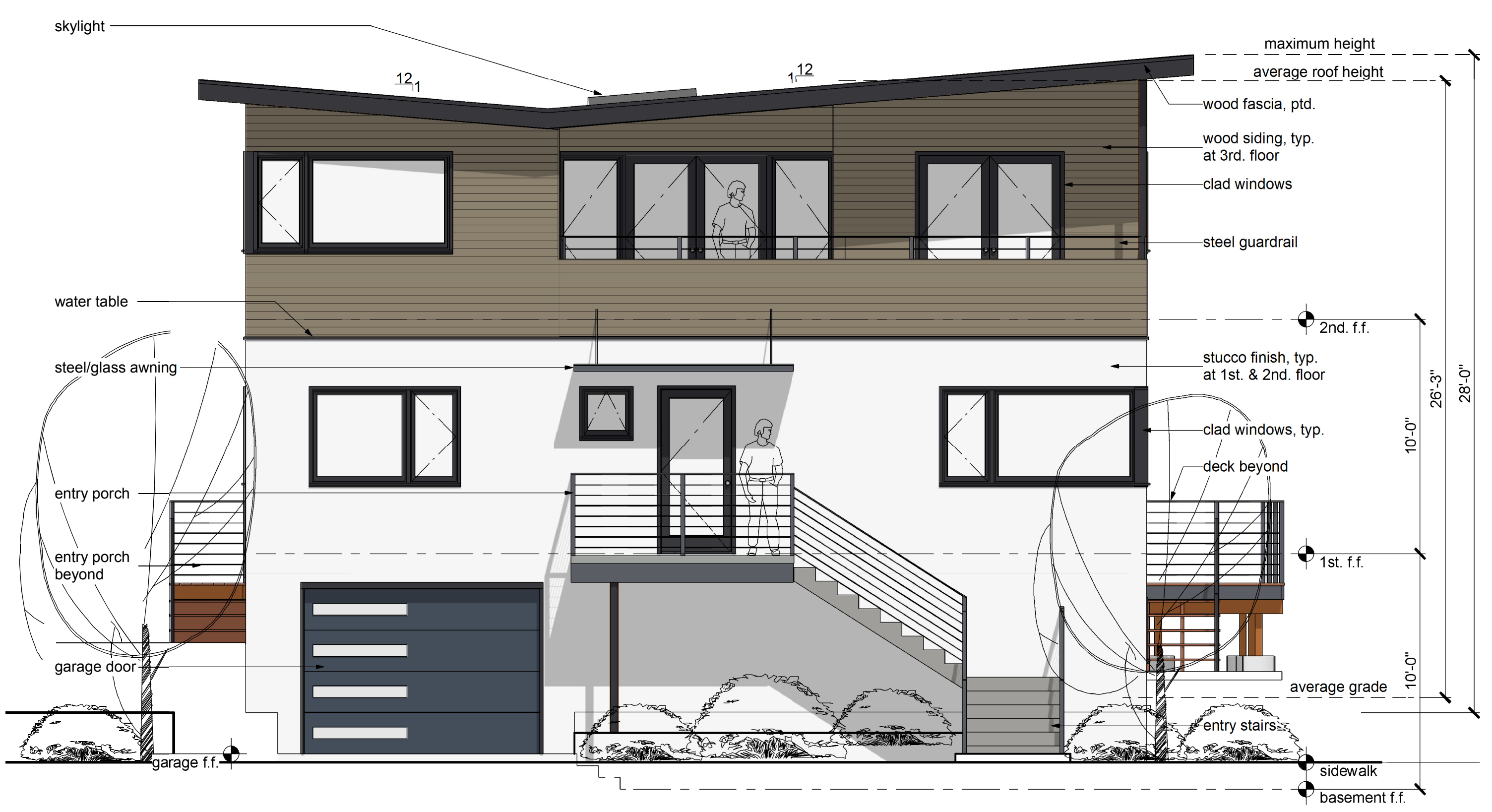
Current Proposal



Current Proposal



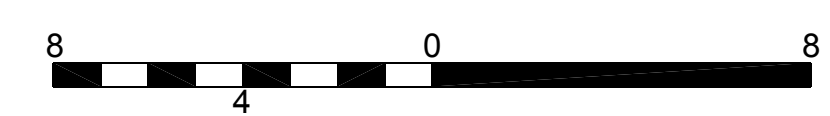
Current Proposal



② Proposed West Elevation - Front Original Proposal

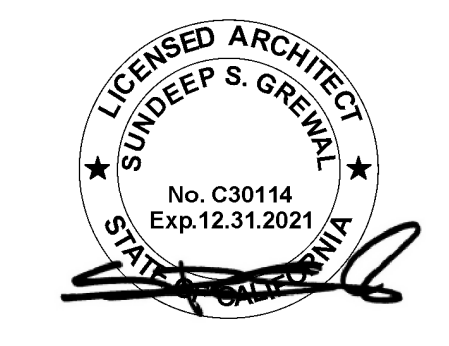


① Proposed West Elevation - Front Current Proposal





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Sheet Contents:  
 Proposed Exterior Elevations

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Project No: 20-13-420

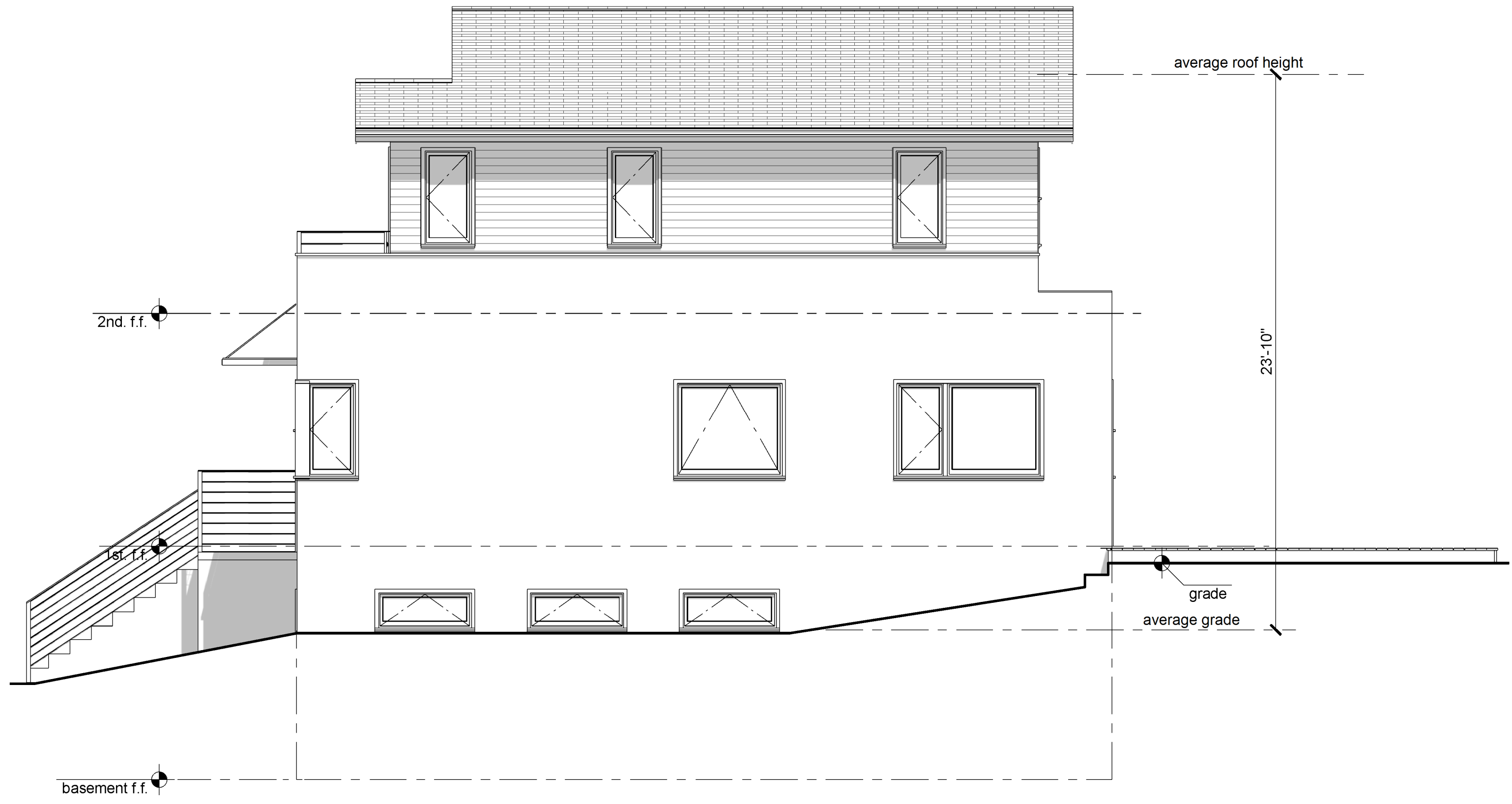
Drawn By: SSG

Checked By: SSG

Scale: 1/4" = 1'-0"

Revisions:  
 Use Permit Set: 12-10-2020  
 Redesign: 5-25-2021

Sheet **A3.2**



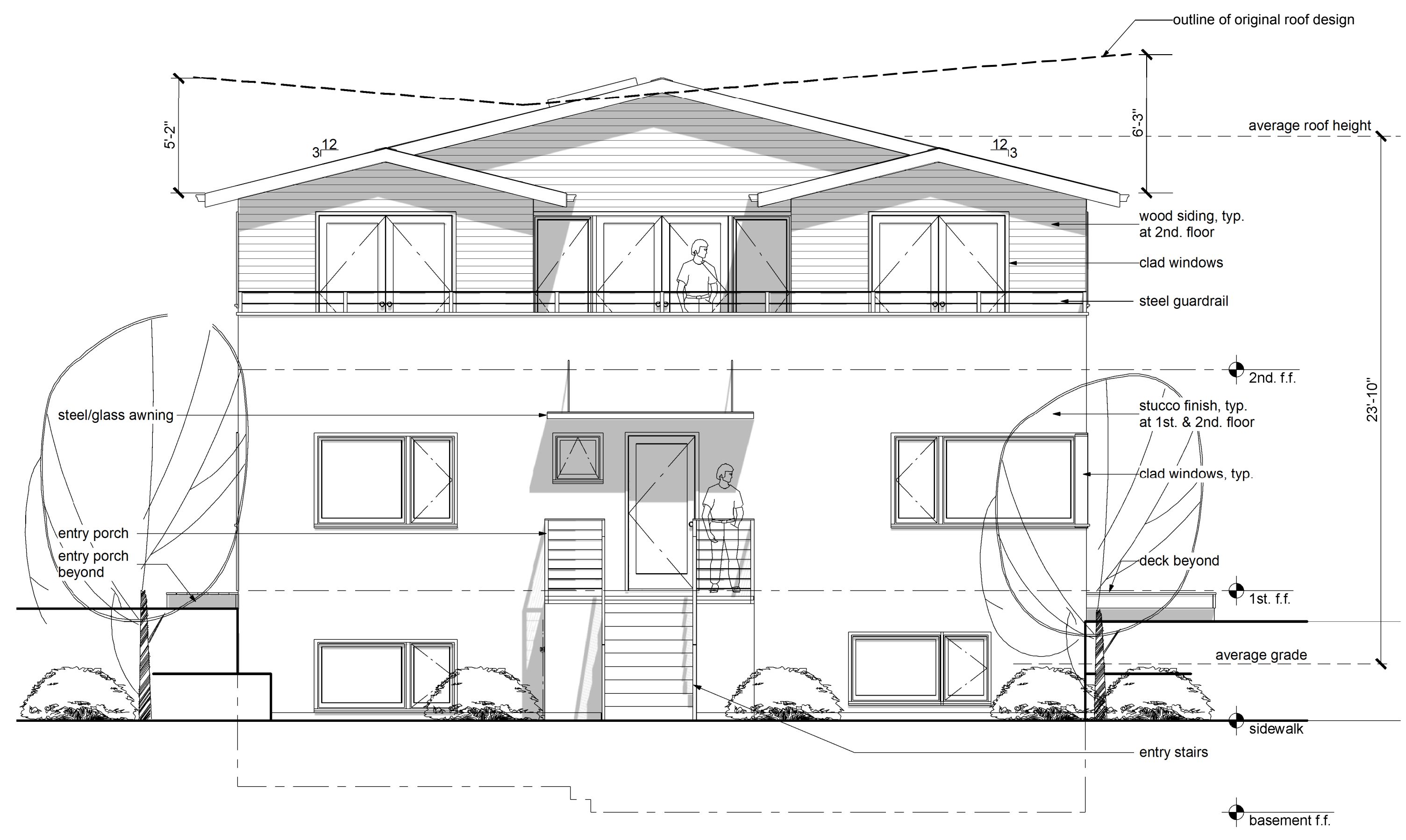
④ Proposed South Elevation - Right Side



③ Proposed East Elevation - Rear



② Proposed North Elevation - Left Side



① Proposed West Elevation - Front

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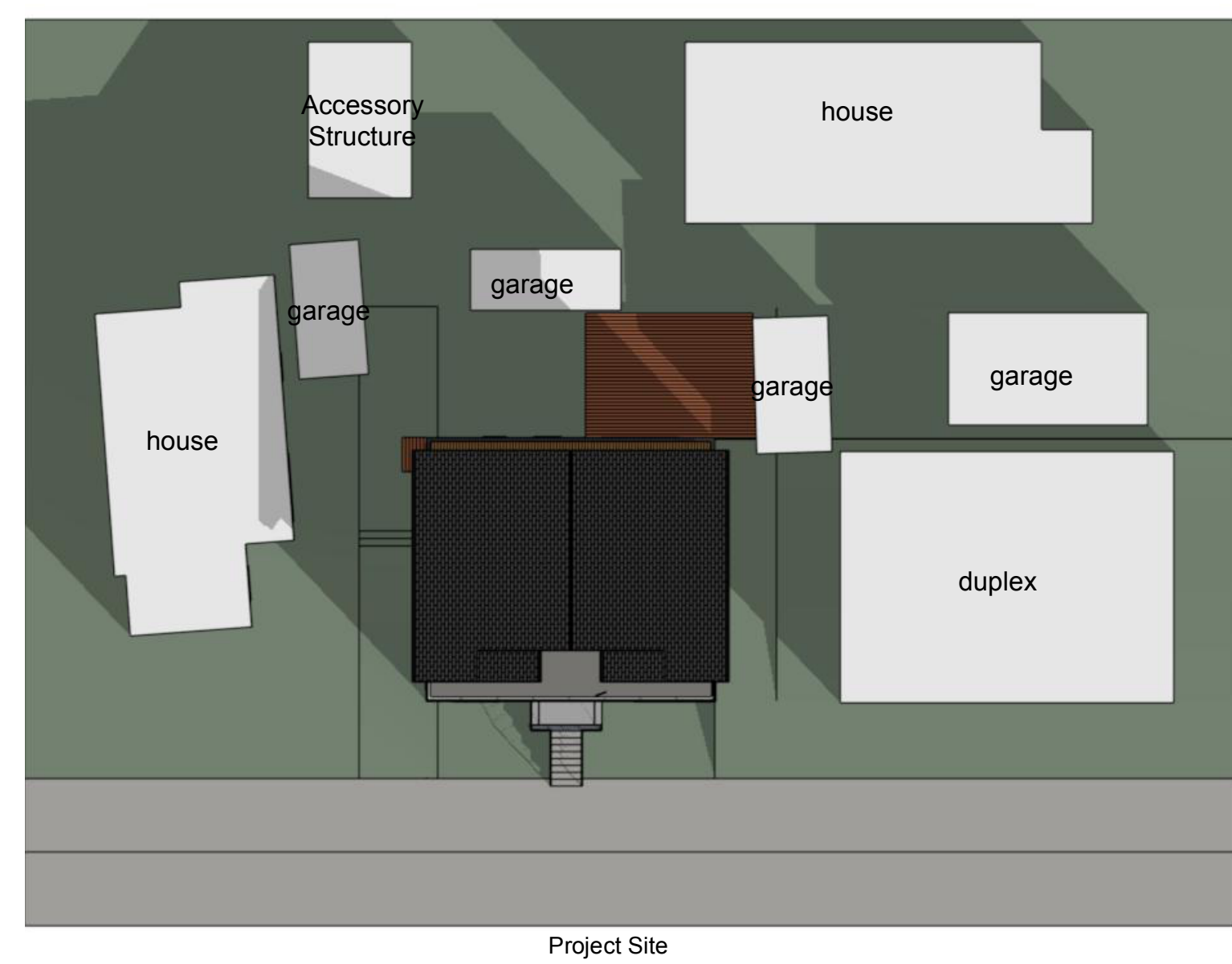
**OPPENHEIMER  
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 Berkeley, CA 94703  
 APN: 58-2156-18

Sheet Contents:  
 Shadows Studies

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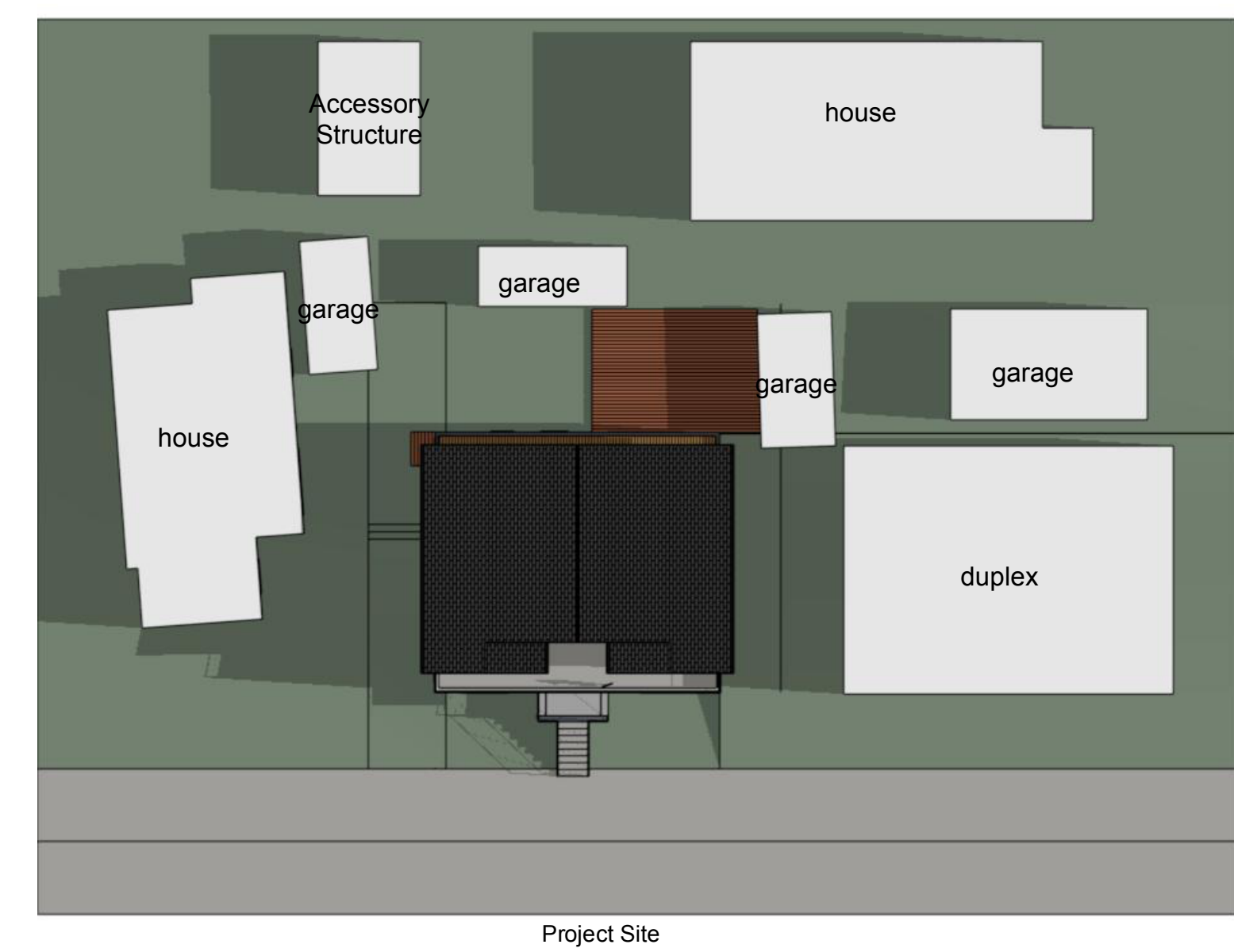
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 Drawn By: SSG  
 Checked By: SSG  
 Scale: NTS  
 Revisions:  
 Use Permit Set: 12-10-2020  
 Redesign: 5-25-2021

Sheet **A4.1**



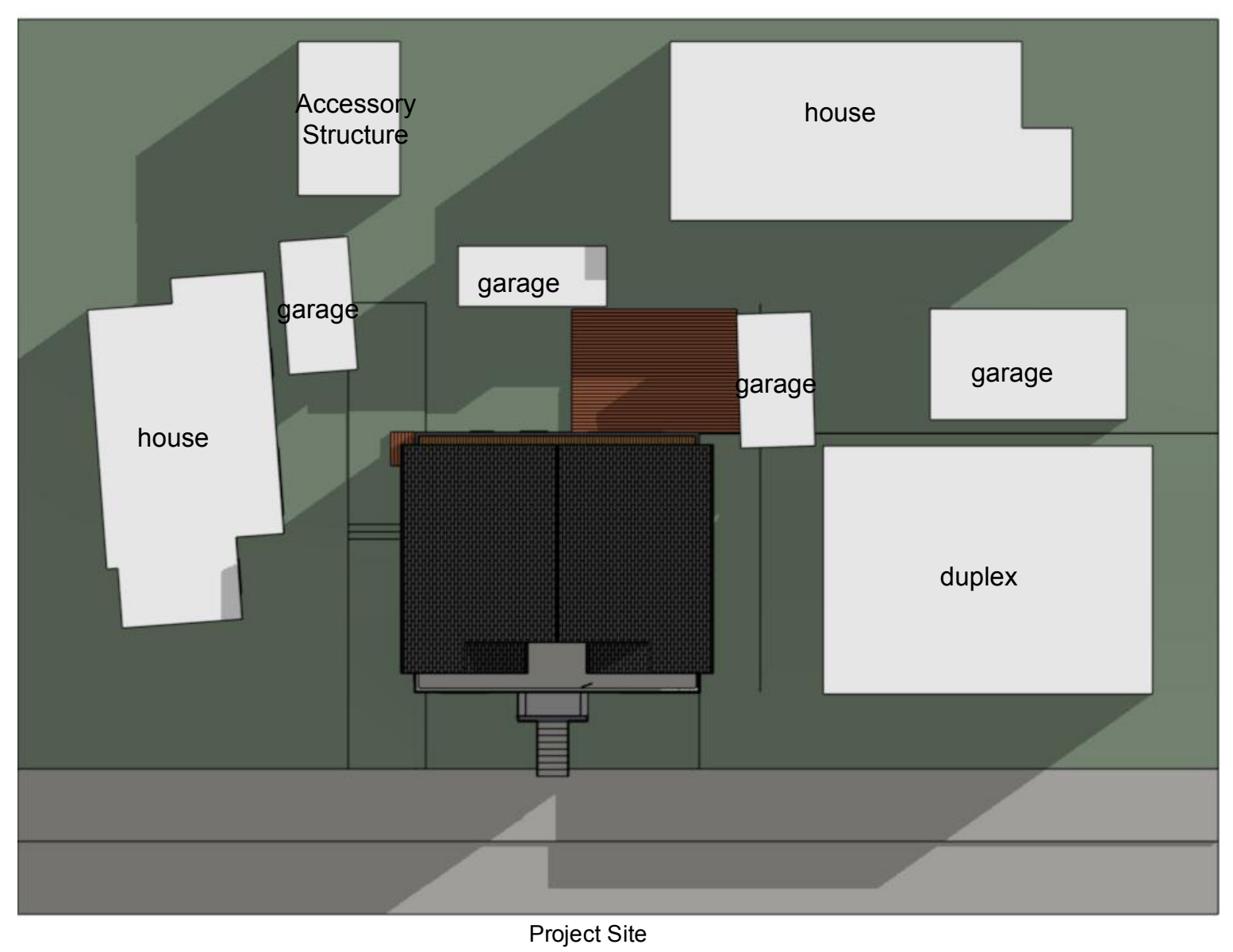
Proposed

12-21-2021 / 2:54 pm



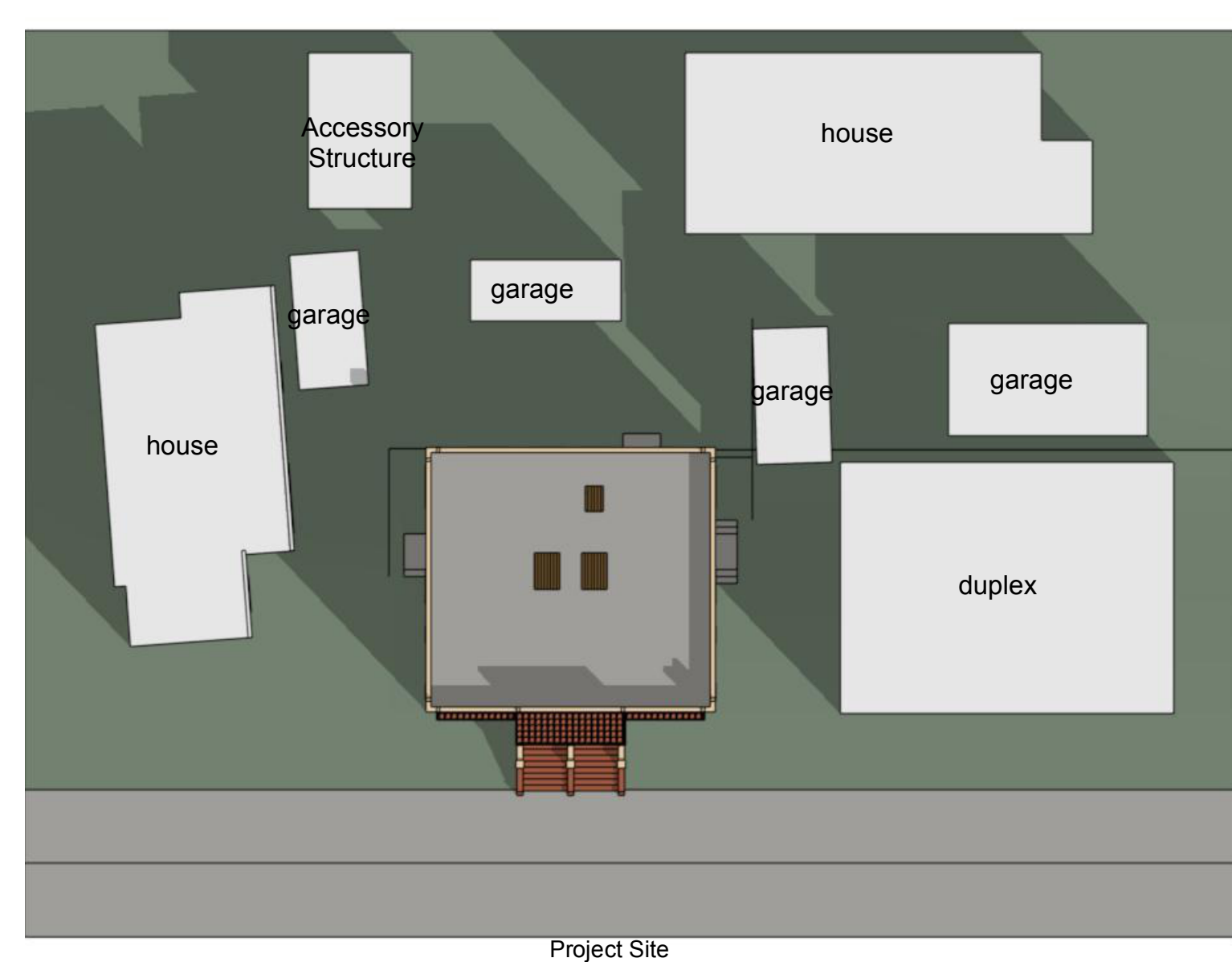
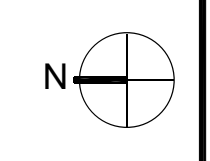
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12-21-2021 / 12:00 pm



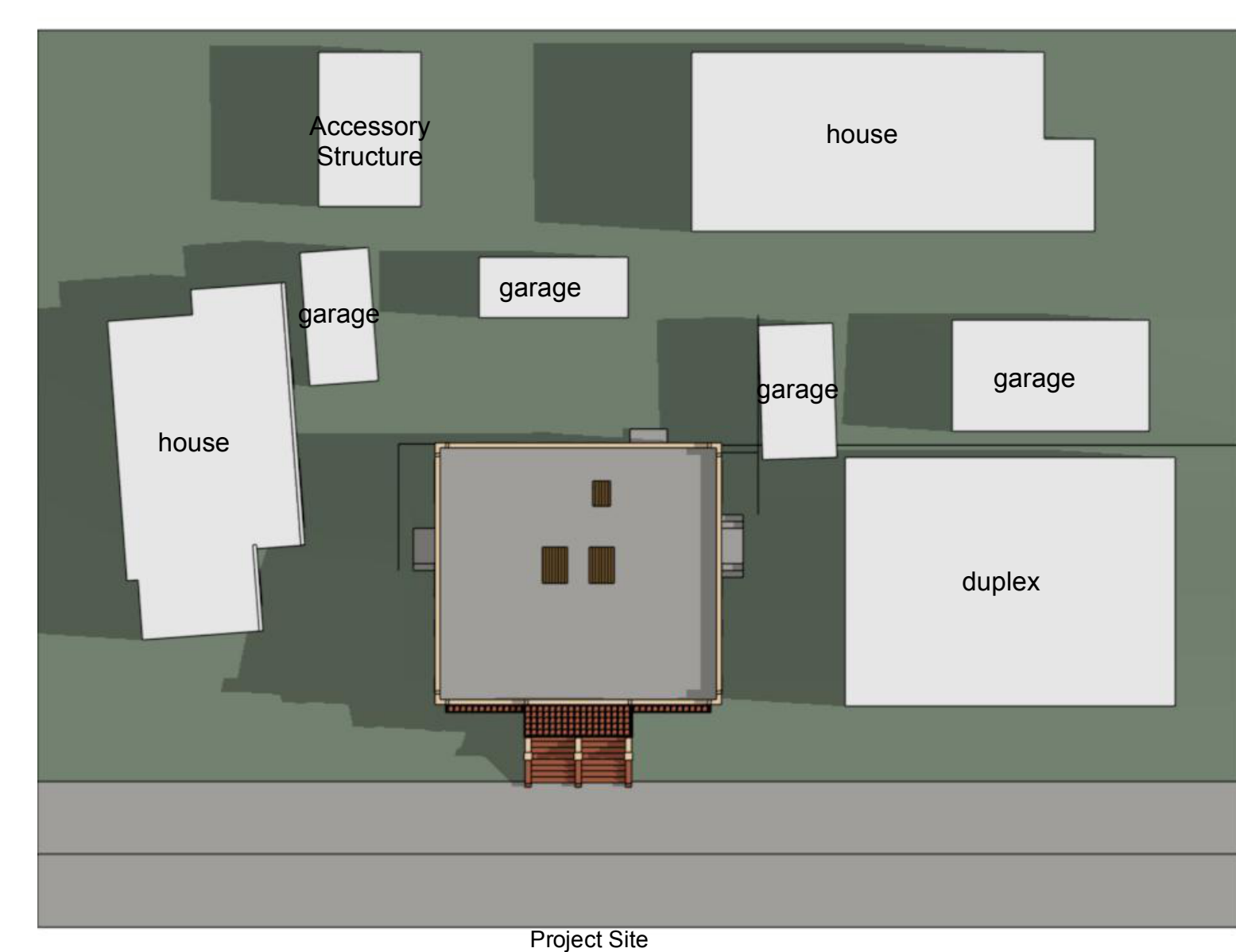
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12-21-2021 / 9:21 am



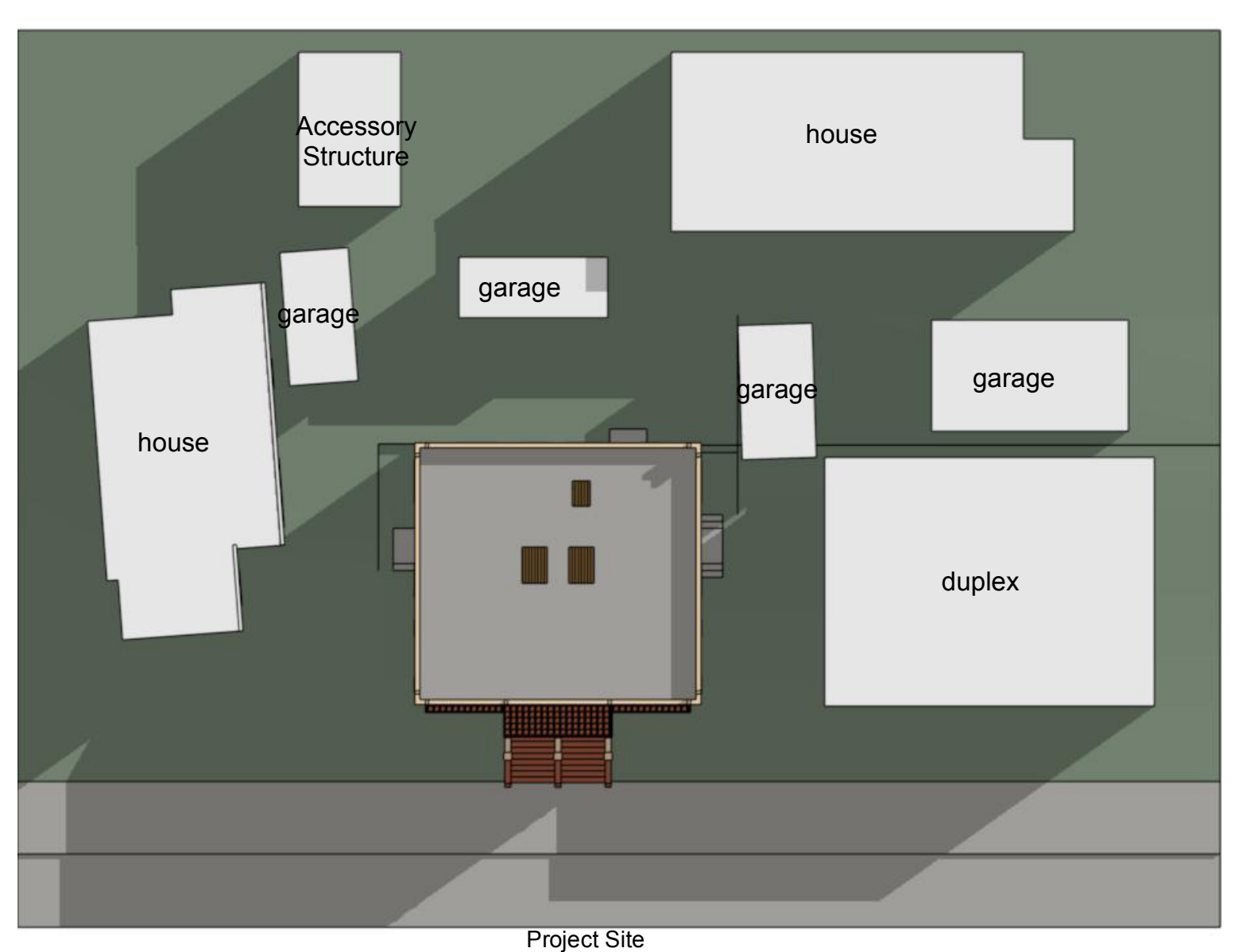
Existing

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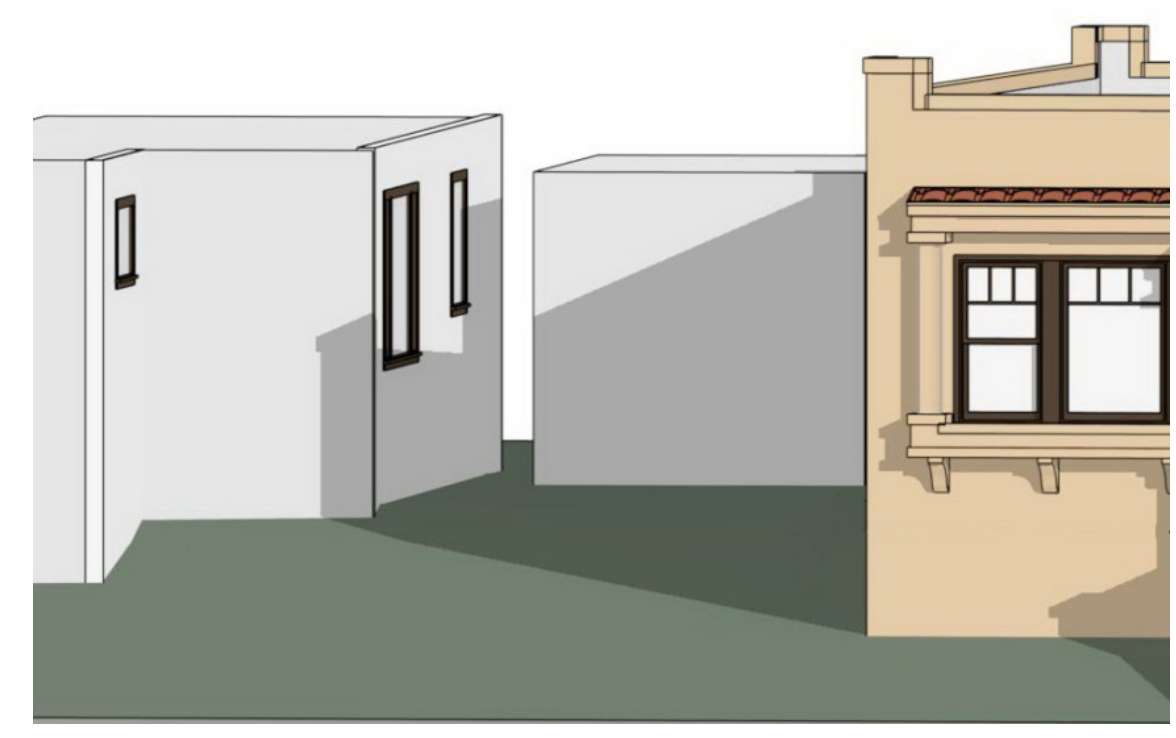
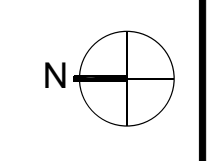
Existing

12-21-2021 / 12:00 pm



Existing

12-21-2021 / 9:21 am



Shadow Accuracy Simulation  
 12-08-2020 / 3:00 pm



Actual  
 12-08-2020 / 3:00 pm

Shadow Accuracy Simulation



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 Berkeley, CA 94703  
 APN: 58-2156-18

Sheet Contents:  
 Shadows Studies

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Project No: 20-13-420

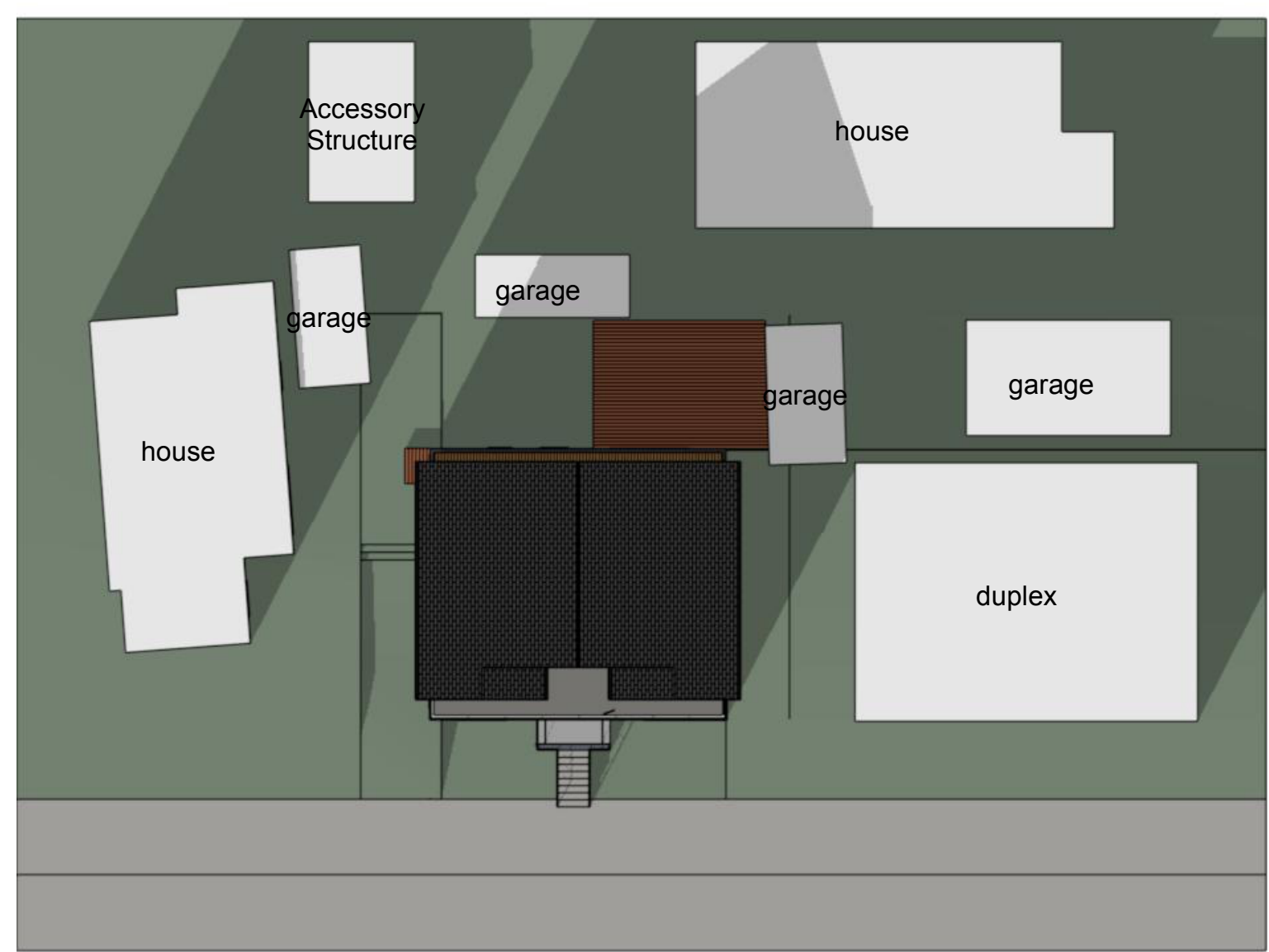
Drawn By: SSG

Checked By: SSG

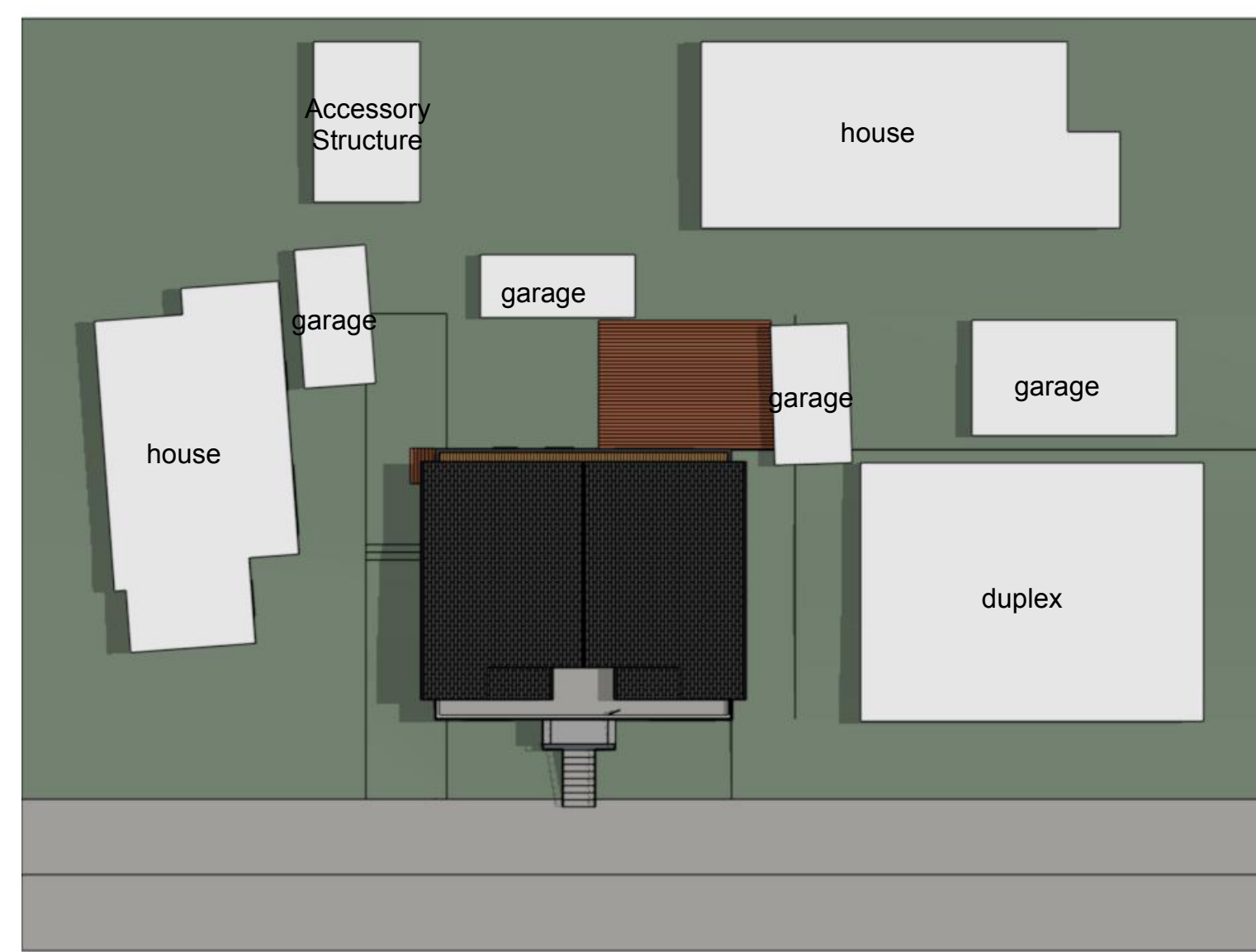
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Revisions:  
 Use Permit Set: 12-10-2020  
 Redesign: 5-25-2021

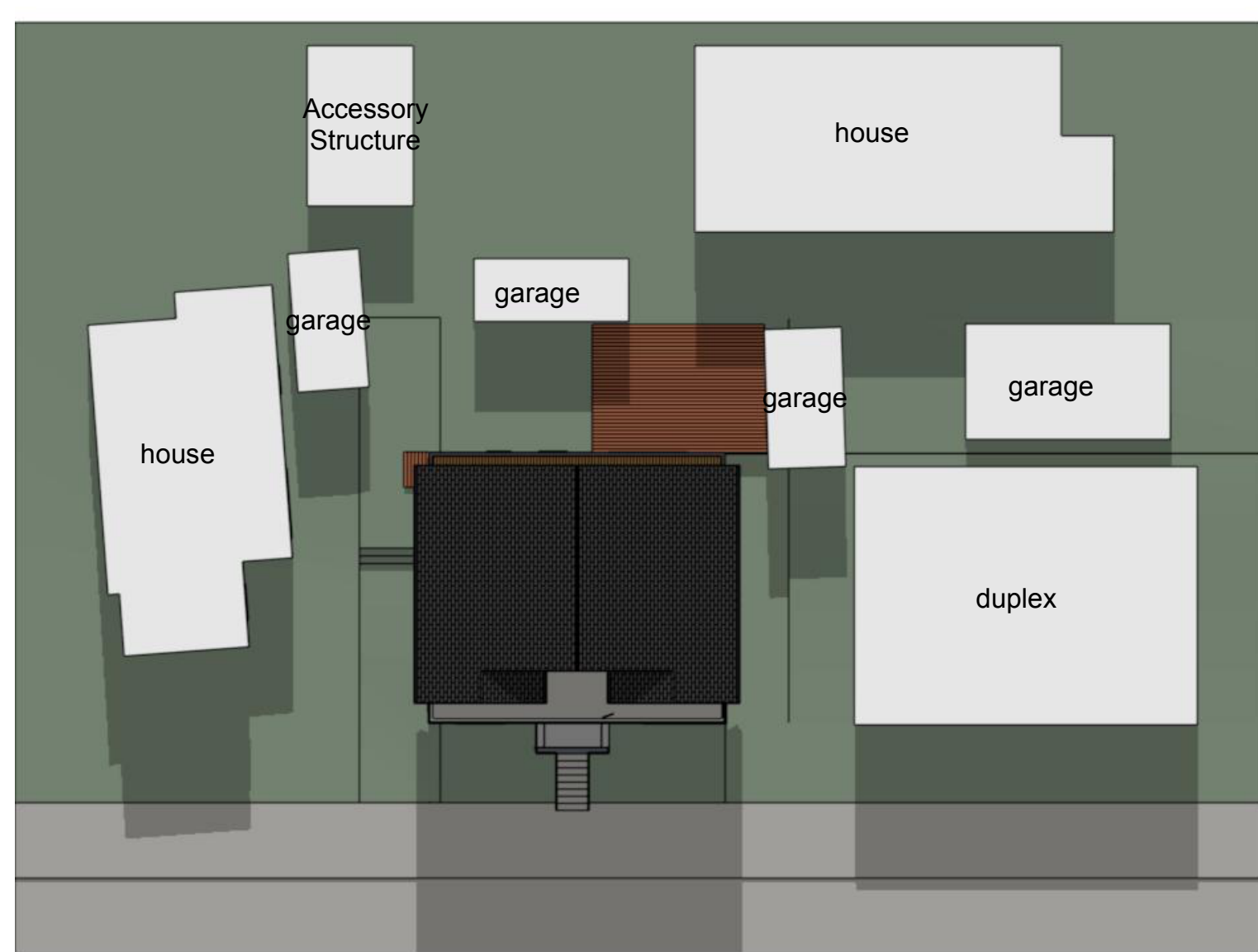
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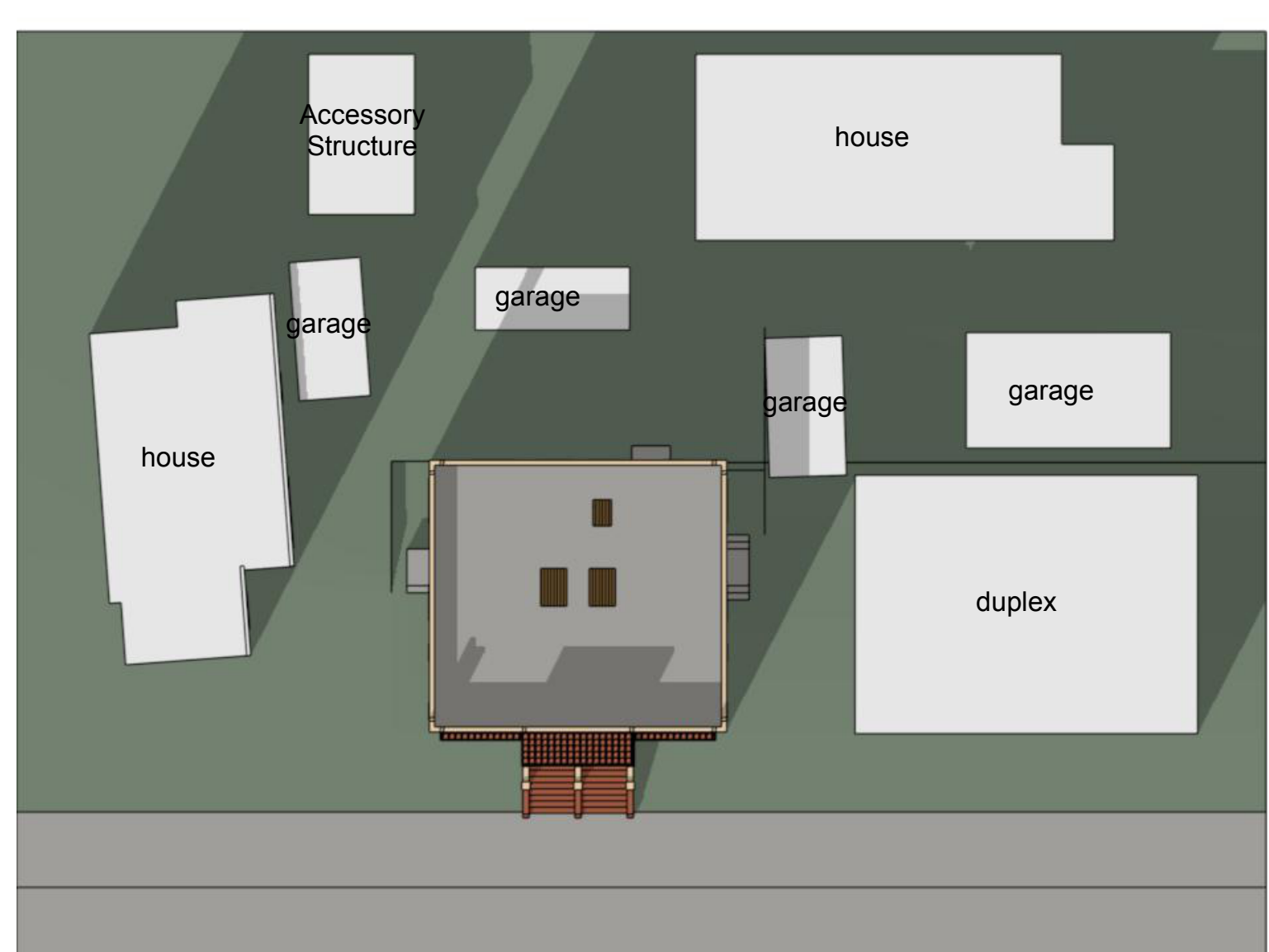
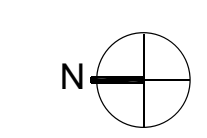
Proposed  
6-21-2021 / 6:35 pm



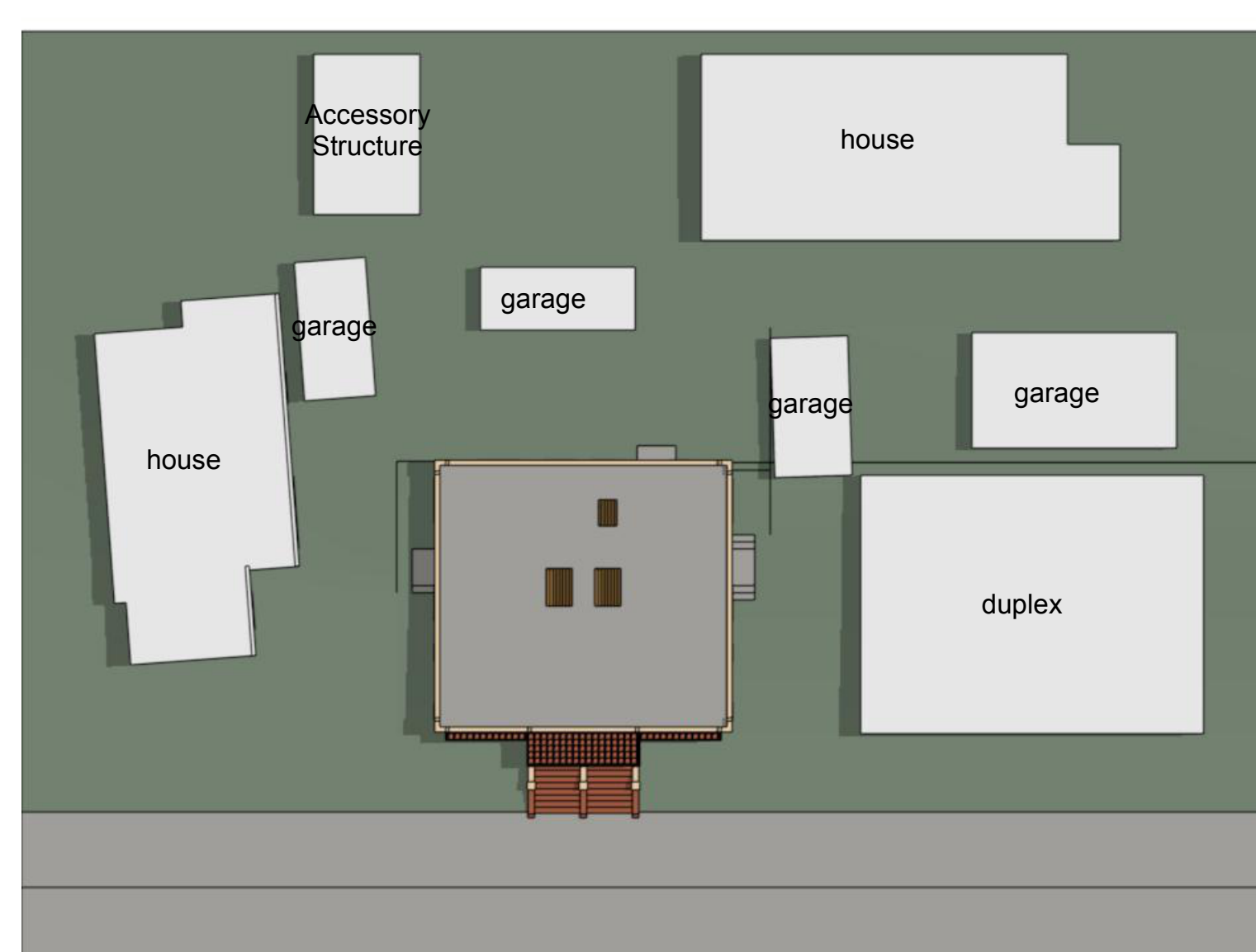
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6-21-2021 / 12:00 pm



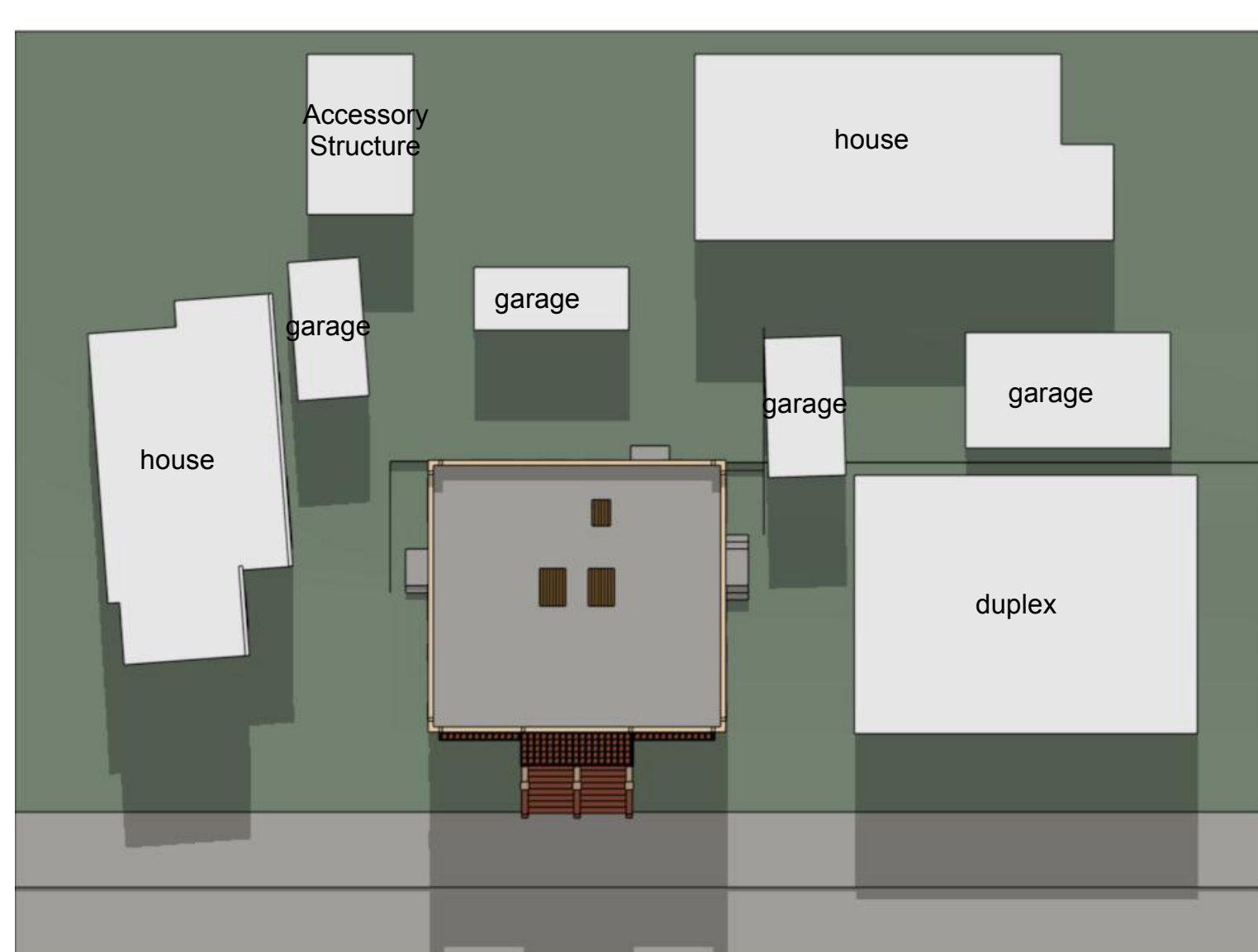
Proposed  
6-21-2021 / 7:47 am



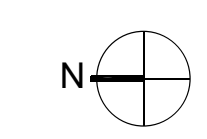
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6-21-2021 / 6:35 pm



Existing  
6-21-2021 / 12:00 pm

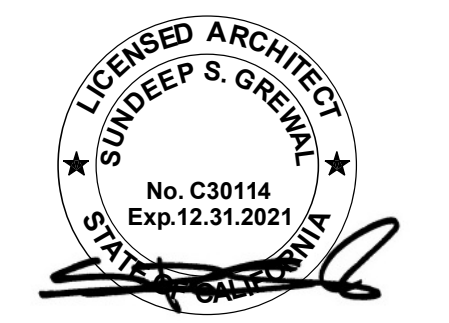


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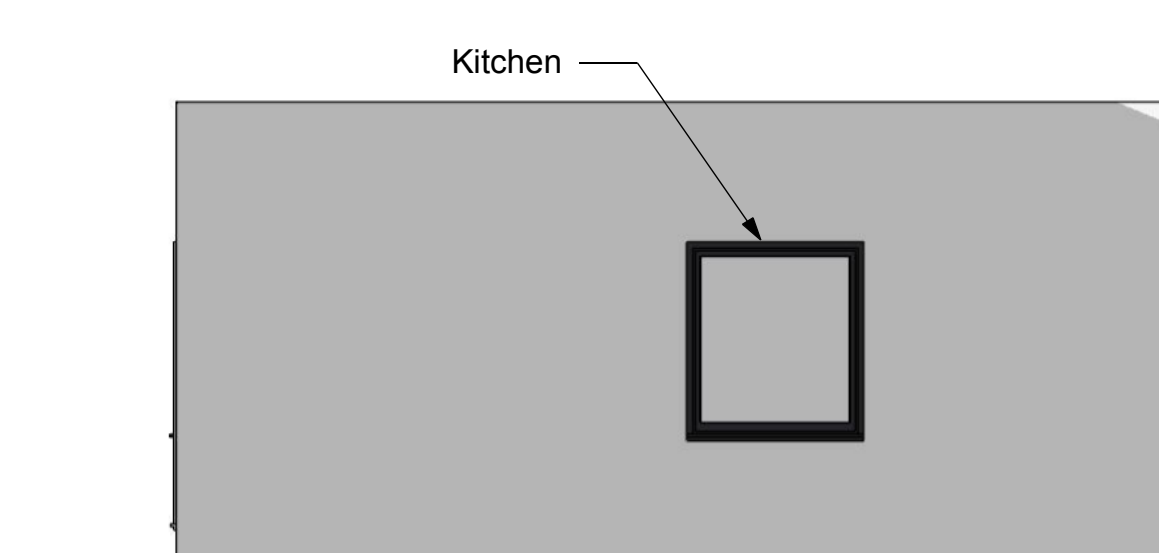


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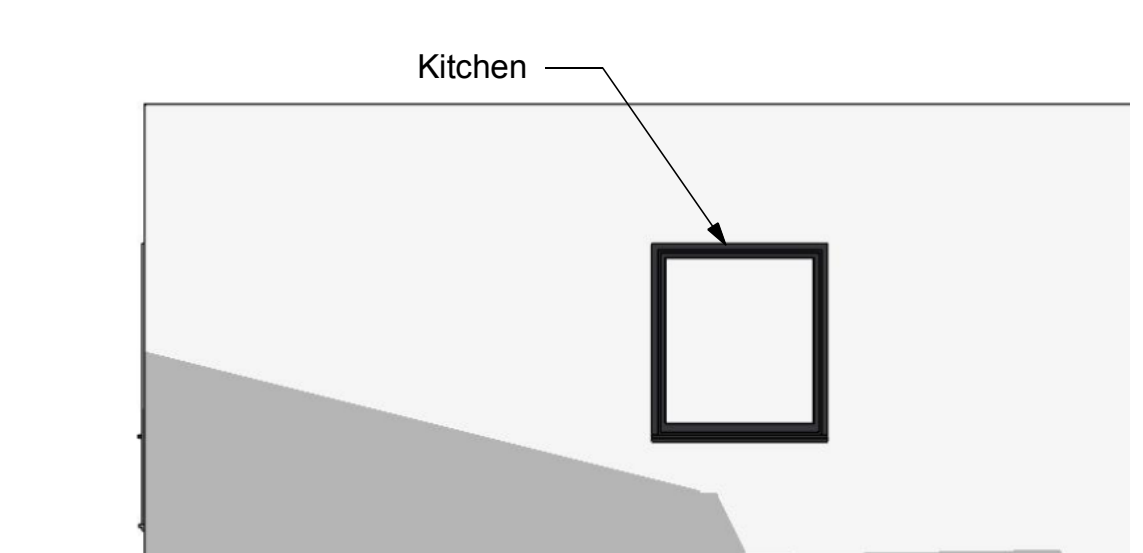
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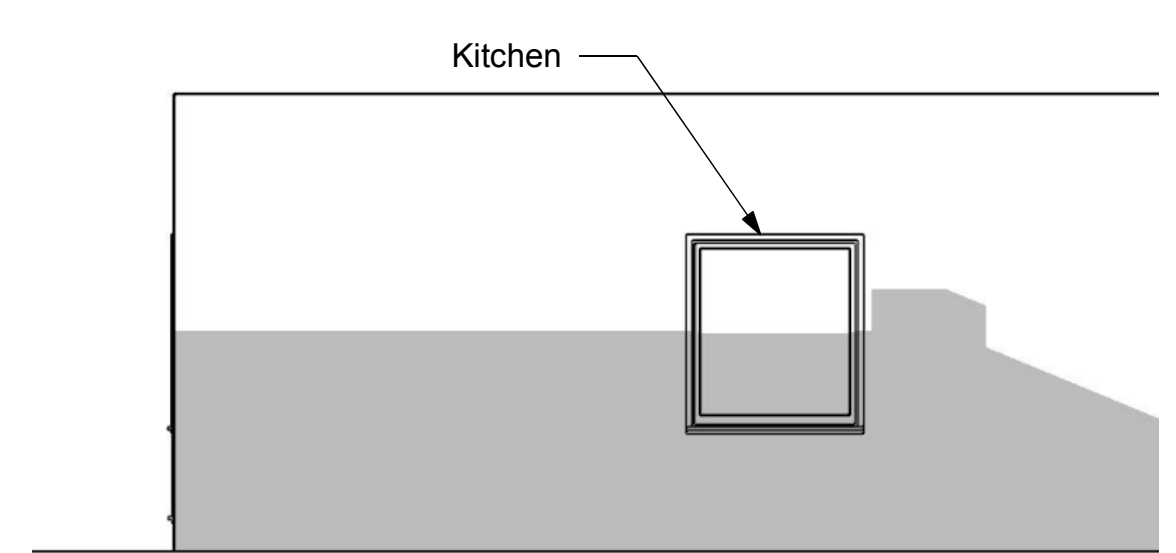
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 APN: 58-2156-18



Existing West Wall

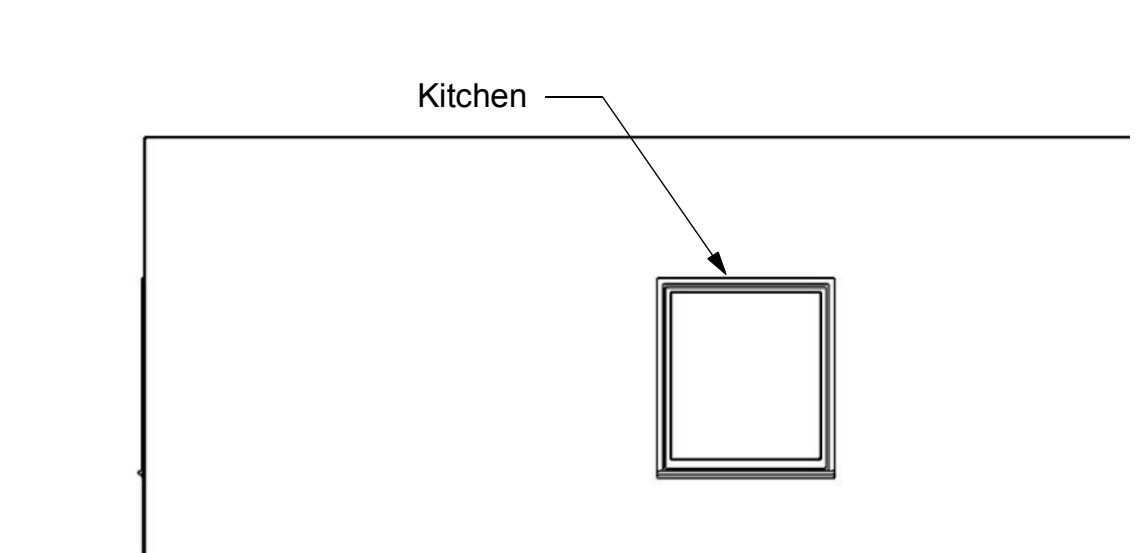


Proposed West Wall



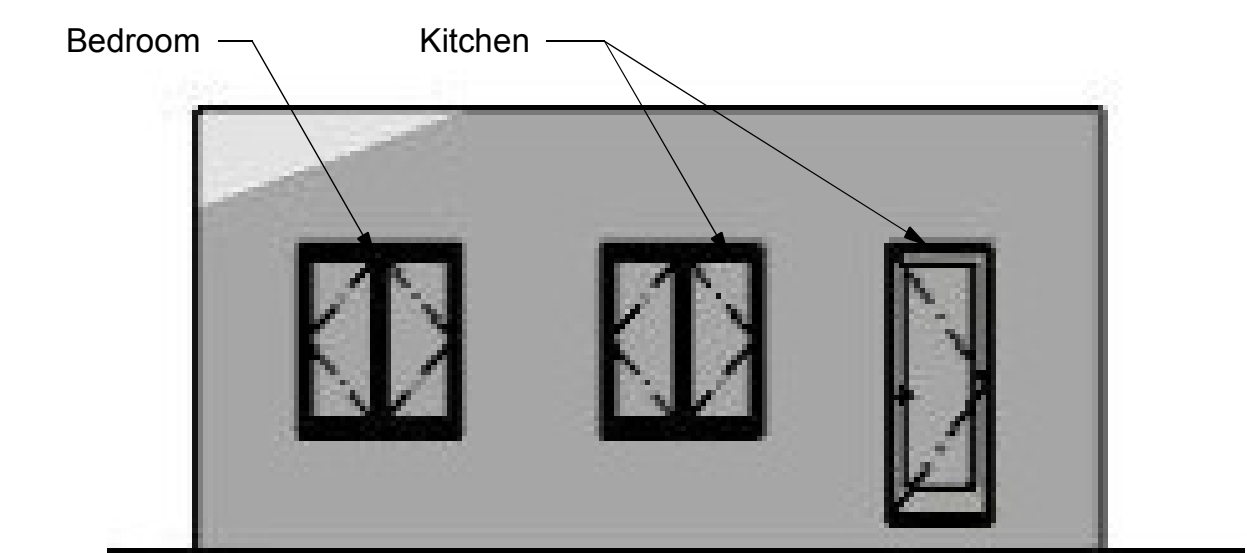
Proposed West Wall

6-21-2021 / 6:35 pm

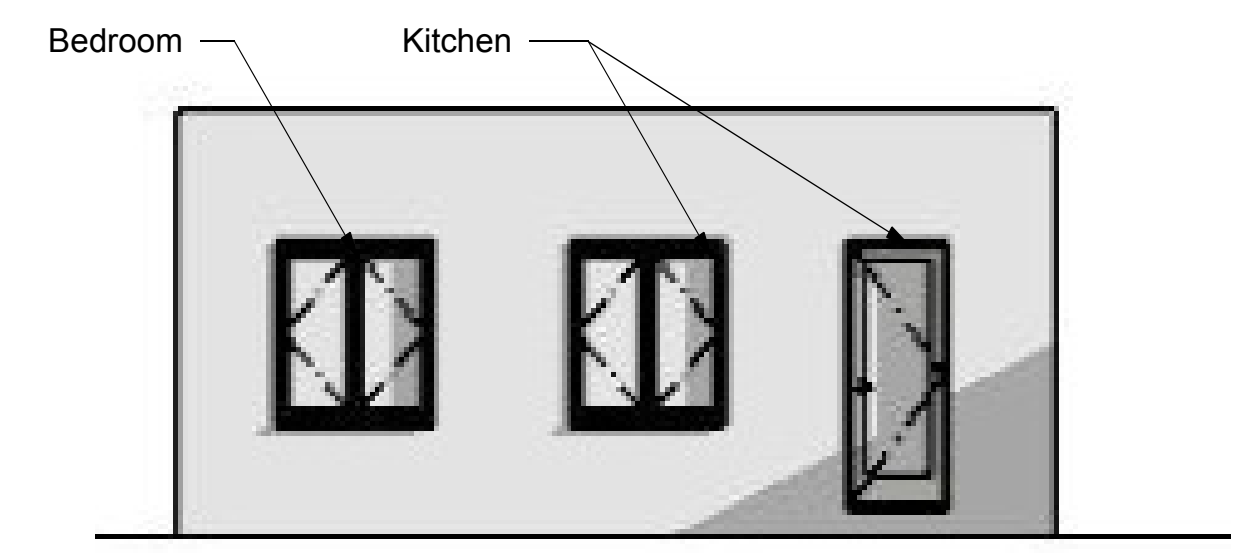


Existing West Wall

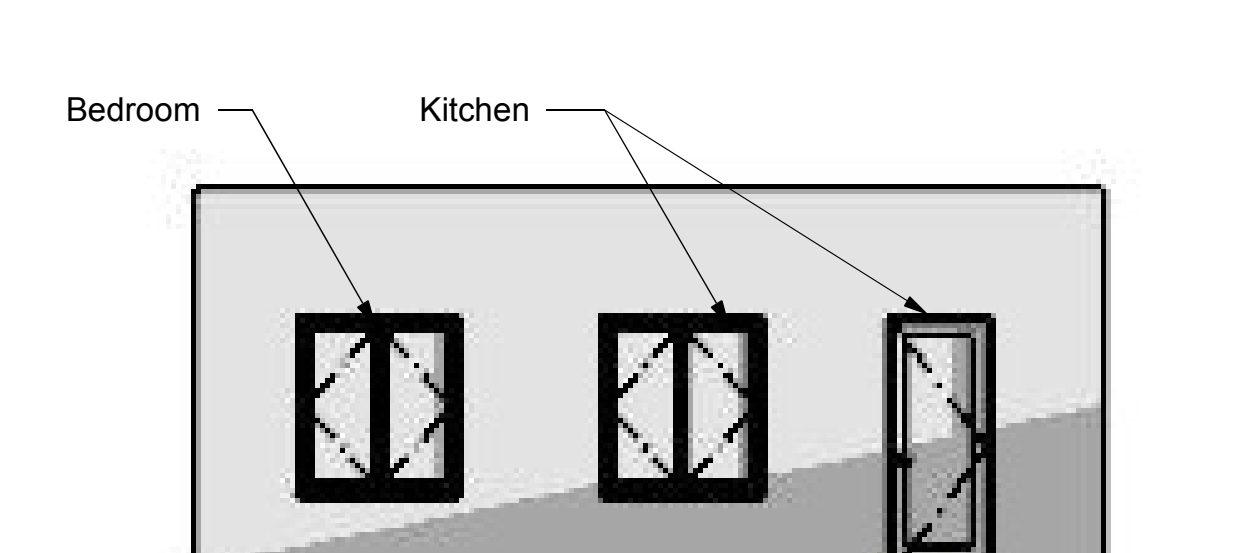
6-21-2021 / 5:00 pm



Proposed North Wall

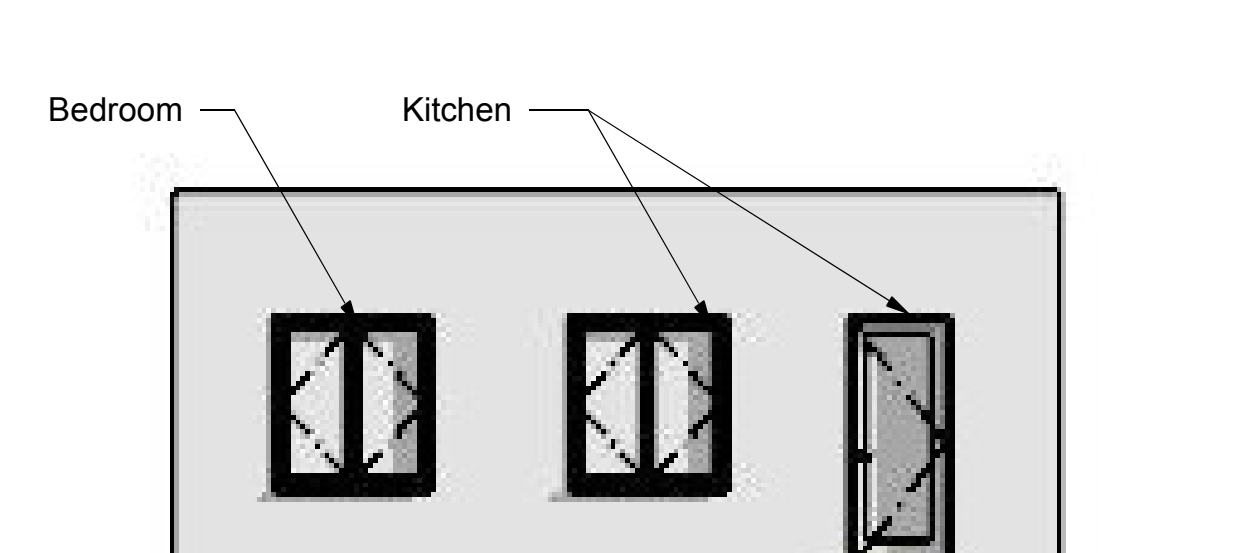


Proposed North Wall



Existing North Wall

6-21-2021 / 6:35 pm

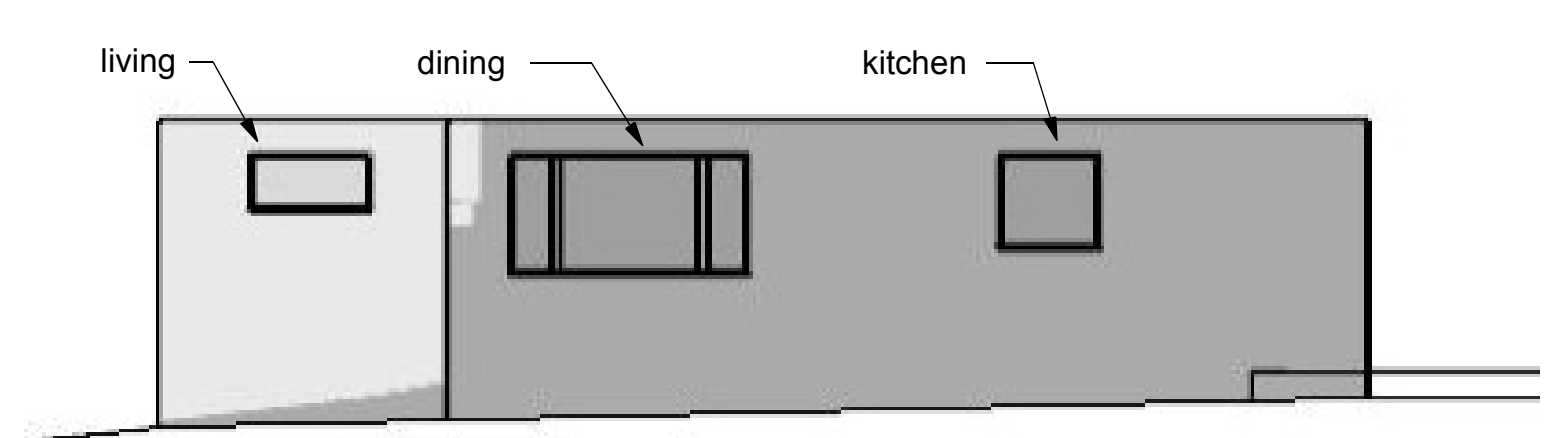


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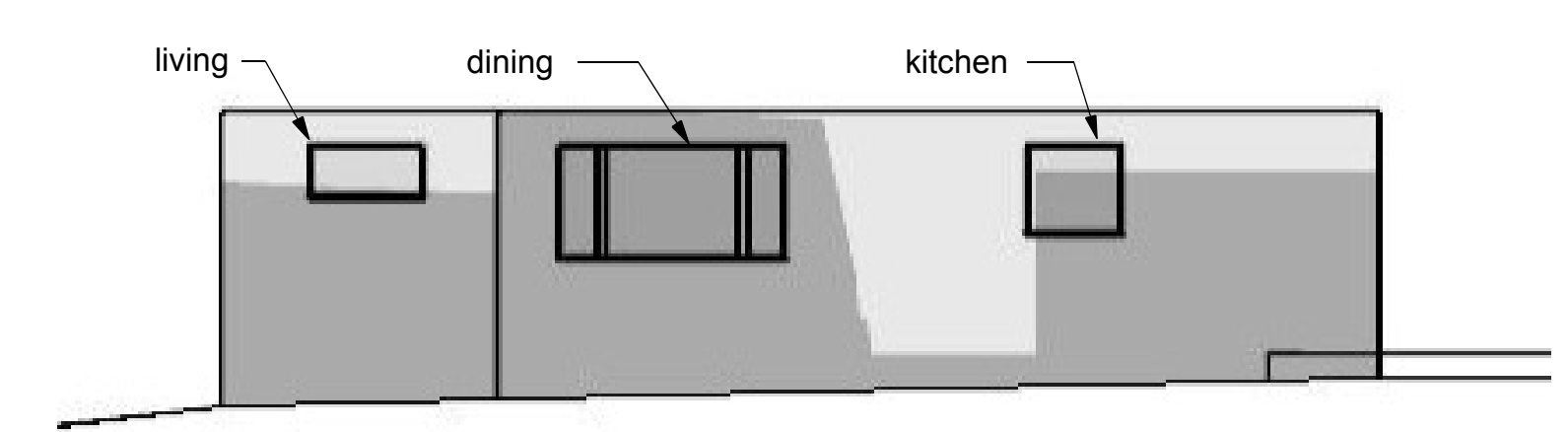
6-21-2021 / 5:00 pm

**1609 Virginia St. Shadow Impact Study**

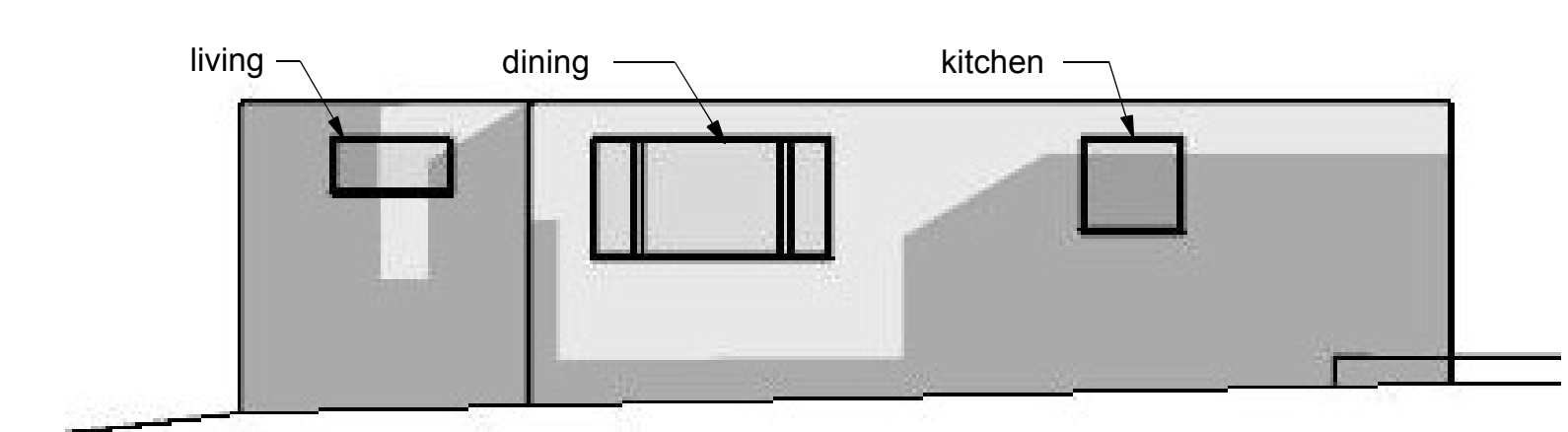
Sheet Contents:  
 Shadows Studies



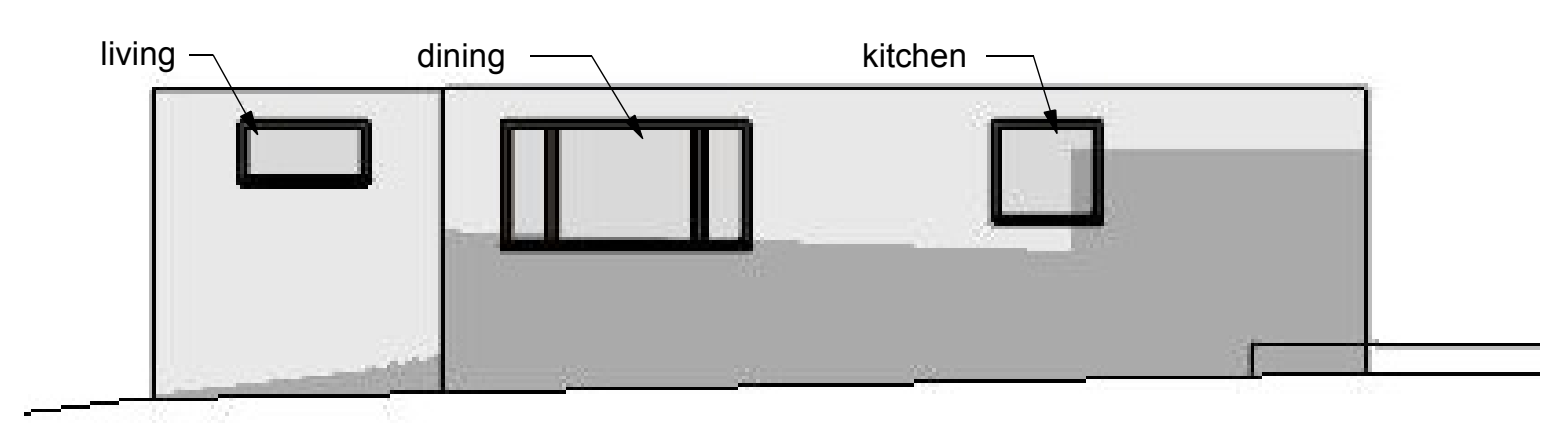
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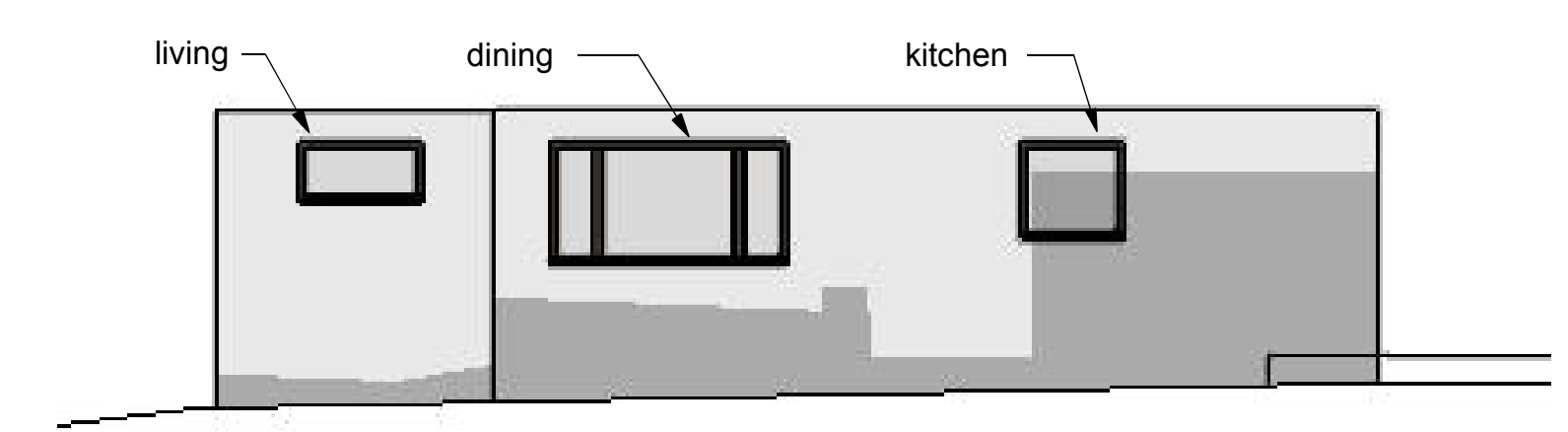
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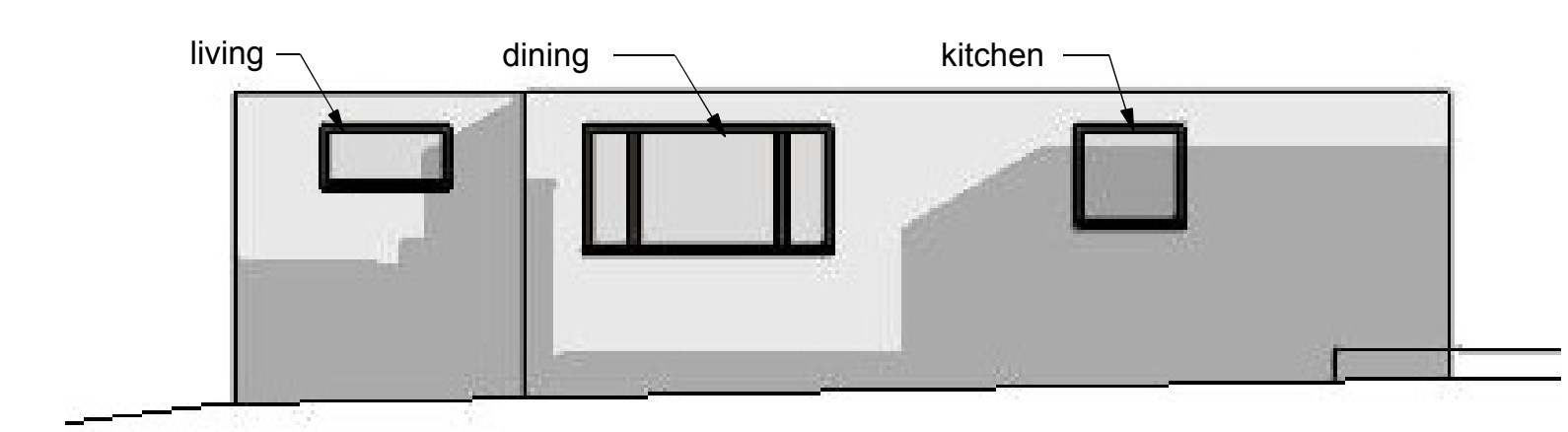
Proposed



Existing



Existing



Existing

12-21-2021 / 2:54 pm

12-21-2021 / 12:00 pm

12-21-2021 / 9:21 am

**1639 California St. Shadow Impact Study**

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Project No: 20-13-420

Drawn By: SSG

Checked By: SSG

Scale: NTS

Revisions: Use Permit Set: 12-10-2020

Redesign: 5-25-2021



Planning and Development Department  
Land Use Planning Division

June 24, 2021

Sent via email:

[sunny@sgsarch.com](mailto:sunny@sgsarch.com)

Sundeep Grewel  
Studio G+S Architects  
2223 5<sup>th</sup> Street  
Berkeley, CA 94710

**Re: Application for Use Permit #ZP2021-0001 for 1643/1647 California Street**

Dear Applicants,

The Land Use Division has reviewed the above referenced application, resubmitted on May 25, 2021 to 1) create new lower basement level, 2) construct a new, second story, and 3) modify the existing duplex layout on an existing property that is non-conforming to density, lot coverage, and front, side, and rear setbacks at 1643/1647 California Street. Staff has determined that the application is incomplete and cannot take further action on the project until all the items listed below are corrected and/or submitted. Please submit an electronic copy of the following:

**Items Required for Submittal or Correction:**

1. Project Plans – The project plans require the following revisions:
  - a. Sheet A0.1 appears to show the entry stairs projecting farther than the existing stairs (which are already non-conforming), and potentially over the property line into the City right-of-way. This will not be permitted. Please redesign to ensure no additional encroachment into this front yard setback, nor over the property line.
  - b. Please add elevation numbers to the elevation and section drawings.
  - c. Please add existing and finished grade and elevation numbers for each to all elevation and section drawings.
2. Shadow Studies – Per the [Shadow Study Instructions Guide](#) the submitted Shadow Studies must be revised in the following ways:
  - a. Staff is unable to understand the difference between the existing and proposed shadows on the shadow studies included on Sheets A4.1 and A4.2. Please modify the shadow studies to differentiate the color of the shading, and include a legend to help identify the differences in colors to show the new shadow impacts on surrounding properties.
  - b. The impacts shown to 1609 Virginia Street (Sheet A4.3) on 6-21-21 at 6:35pm appear to be flipped (the “Existing” and “Proposed” drawings appear to be incorrectly labeled). Please correct and resubmit.

June 24, 2021  
Page 2 of 2

1643/1647 CALIFORNIA STREET - LETTER OF INCOMPLETION  
Use Permit #ZP2021-0001

3. Structural Evaluation Required - Per Zoning Project Application Submittal Requirements Item number 3.E, a Structural Evaluation is required for “any project that is not a demolition, but is removing between 25% and 49% of a main building’s exterior wall and between 25% and 49% of a main building’s roof.” As the entirety of the roof is being removed, applicants must confirm that no more than 49% of the exterior walls of the building are being removed. A Structural Evaluation report must be prepared by an independent, fully credentialed structural engineer, which “must assess whether, in the operator’s opinion, retention of the structural elements not proposed for removal is actually feasible.” If the retention of these other walls is not feasible, then the project will be considered a full demolition, which will require a Use Permit. Additionally, if the building is considered for demolition, the replacement building would have to comply will all applicable development standards of the R-2A zoning district, including lot coverage and setbacks.

#### Staff Advisory Comments

Historic Resource Evaluation – Secretary of the Landmarks Preservation Commission, Senior Planner Fatema Crane evaluated the submitted HRE and determined it was sufficient in addressing the historic merits of the property, and that this building meets the exemption under CEQA.

Revised submittal items should be submitted in electronic form (Box.com). Please submit responses to **all** requested items at once, and not incrementally. Please include a response letter addressing each of the above items, using the same numbering/format to assist staff in confirming you have addressed each item.

I look forward to working with you on this project. Do not hesitate to contact me if you have any questions or if you would like to set up a meeting. I can be reached at (510) 981-7485 or [NArmour@cityofberkeley.info](mailto:NArmour@cityofberkeley.info).

Sincerely,



Nicholas Armour  
Associate Planner



2223 5th St. | Berkeley, CA 94710 | 510.548.7448 | info@sgsarch.com | www.sgsarch.com

July 15, 2021

**Planning review comments #2**

**Applications #: ZP2021-0001**

**Address: 1643 1647 California St Planning**

Hi Nicholas,

We are resubmitting the Use Permit application per your comments. See attached drawings and responses below.

**Items Required for Submittal or Correction:**

1. Project Plans – The project plans require the following revisions: a. Sheet A0.1 appears to show the entry stairs projecting farther than the existing stairs (which are already non-conforming), and potentially over the property line into the City right-of-way. This will not be permitted. Please redesign to ensure no additional encroachment into this front yard setback, or over the property line.

**Response: Sheet A0.1 – Proposed site plan. Site plan updated.**

b. Please add elevation numbers to the elevation and section drawings.

**Response: Sheet A1.1 – Existing elevations updated**

**Response: Sheet A3.1 to A3.4 – Proposed elevations and section updated**

c. Please add existing and finished grade and elevation numbers for each to all elevation and section drawings.

**Response: Sheet A3.1 to A3.4 – Proposed elevations and section updated**

2. Shadow Studies – Per the [Shadow Study Instructions Guide](#) the submitted Shadow Studies must be revised in the following ways: a. Staff is unable to understand the difference between the existing and proposed shadows on the shadow studies included on Sheets A4.1 and A4.2. Please modify the shadow studies to differentiate the color of the shading, and include a legend to help identify the differences in colors to show the new shadow impacts on surrounding properties.

**Response: Sheet A4.1 to A4.2– Shadow study updated**

b. The impacts shown to 1609 Virginia Street (Sheet A4.3) on 6-21-21 at 6:35pm appear to be flipped (the “Existing” and “Proposed” drawings appear to be incorrectly labeled). Please correct and resubmit.

**Response: Sheet A4.3 – labels corrected**



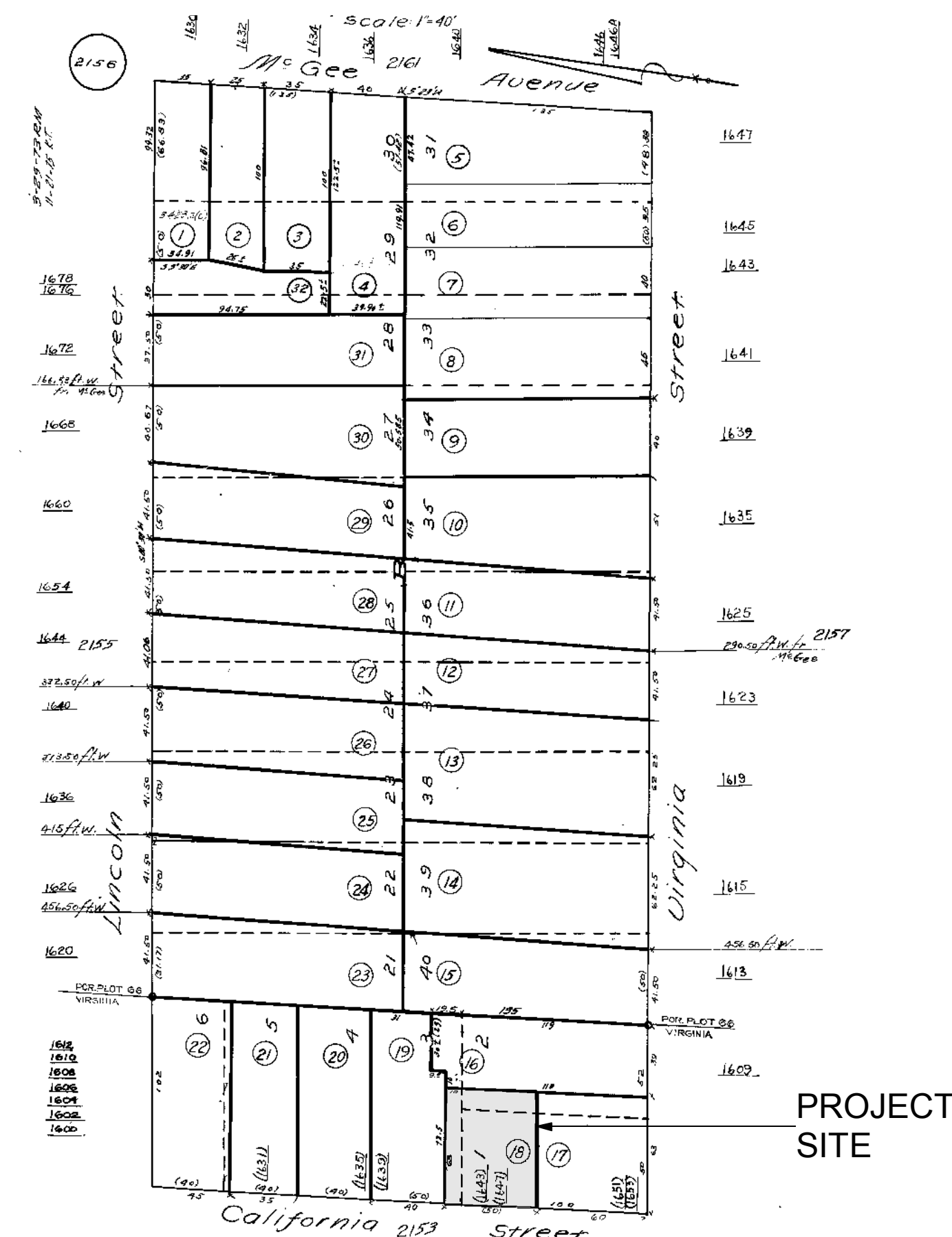
3. Structural Evaluation Required - Per Zoning Project Application Submittal Requirements  
Item number 3.E, a Structural Evaluation is required for “any project that is not a demolition, but is removing between 25% and 49% of a main building’s exterior wall and between 25% and 49% of a main building’s roof.” As the entirety of the roof is being removed, applicants must confirm that no more than 49% of the exterior walls of the building are being removed. A Structural Evaluation report must be prepared by an independent, fully credentialed structural engineer, which “must assess whether, in the operator’s opinion, retention of the structural elements not proposed for removal is actually feasible.” If the retention of these other walls is not feasible, then the project will be considered a full demolition, which will require a Use Permit. Additionally, if the building is considered for demolition, the replacement building would have to comply will all applicable development standards of the R-2A zoning district, including lot coverage and setbacks.

**Response: See attached structural evaluation report.**

We are looking forward to moving this project along.

Sundeep Grewal

**PARCEL MAP**



PROJECT SITE

**OPPENHEIMER RESIDENCE**

1643 & 1647 California St. CA 94703

**SCOPE OF WORK**

The proposed project includes an addition to and remodel of an existing, one-story, two-family residence (duplex). Components of the project include:

Reconfigure existing duplex to create one larger unit and one smaller apartment. All work shall be within the building footprint. The building shall remain as a duplex. The preliminary program includes the following:

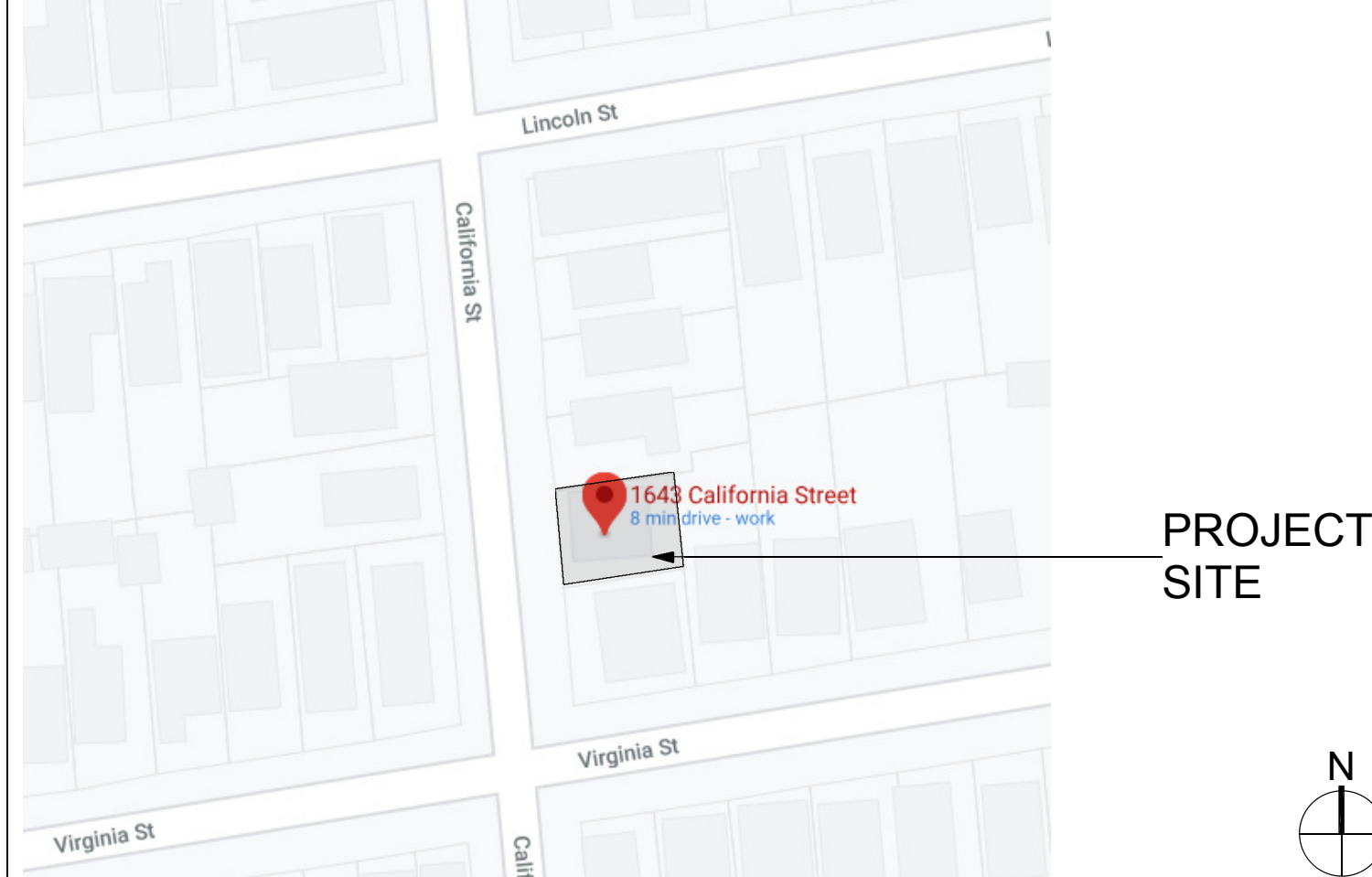
- Basement/First floor:**
- Excavate down to create new bedroom, full bath, home gym and family room and mech. room/storage

- Second floor:**
- Reconfigure layout as needed to create a larger unit with one smaller apartment
  - Rebuild/reconfigure existing porch and entry stairs as required
  - Create new stairs to basement floor and second floor addition

- Third floor:**
- Create new bedrooms, bathrooms and laundry room
  - Create new balcony at front

- Miscellaneous:**
- Update all mechanical, electrical and plumbing systems as required for new work
  - Reconfigure and rebuild front stairs per new design

**VICINITY MAP**



PROJECT SITE

**PROJECT DIRECTORY**

**Owner:**  
 Ido and Tamar Oppenheimer  
 1643 & 1647 California St.  
 Berkeley, CA 94703  
 Tel: 510 486-8387

**Architect:**  
 Sundeep Grewal  
 Studio G+S, Architects  
 2223 5th St.  
 Berkeley, CA 94710  
 Tel: 510-548-7448  
 sunny@sgsarch.com

**Project Address:**  
 1643 & 1647 California St.  
 Berkeley, CA 94703  
 APN: 58-2156-18

**PROJECT DATA**

Occupancy:	R-3 Duplex
Proposed Construction:	Type V-B
Fire Sprinkler System:	No
<b>Zoning/General Plan Regulation</b>	
Zoning District:	R-2 (Restricted Two-Family Residential)
General Plan Area:	LMDR
Downtown Arts District Overlay:	No
Commercial District With Use Quotas:	No
<b>Seismic Safety</b>	
Earthquake Fault Rupture(Alquist-Priolo) Zone:	No
Landslide (Seismic Hazards Mapping Act):	No
Liquefaction (Seismic Hazards Mapping Act):	No
Un-reinforced Masonry Building Inventory:	No
<b>Historic Preservation</b>	
Landmarks or Structure of Merit:	No
<b>Environmental Safety</b>	
Creek Buffer:	None
Fire Zone:	1
Flood Zone(100-year or 1%):	No
<b>Wildlife Urban Interface</b>	No

**SHEET INDEX**

- Architectural:**
- A0.0 Scope Of Work, Vicinity Map, Parcel Map, Project Data Sheet Index ,Abbreviations, Applicable Codes Project Directory, Photos
  - A0.1 Existing Site Plan, Proposed Site Plans
  - A0.2 Site Survey
  - A1.1 Existing Floor Plan  
Existing Exterior Elevations
  - A2.1 Proposed Floor Plan
  - A2.2 Proposed Floor Plans
  - A3.1 Front Elevation Comparison, Exterior Renderings
  - A3.2 Proposed Exterior Elevations
  - A3.3 Building Section, Renderings
  - A4.1 Shadow Study
  - A4.2 Shadow Study
  - A4.3 Shadow Study

**APPLICABLE CODES**

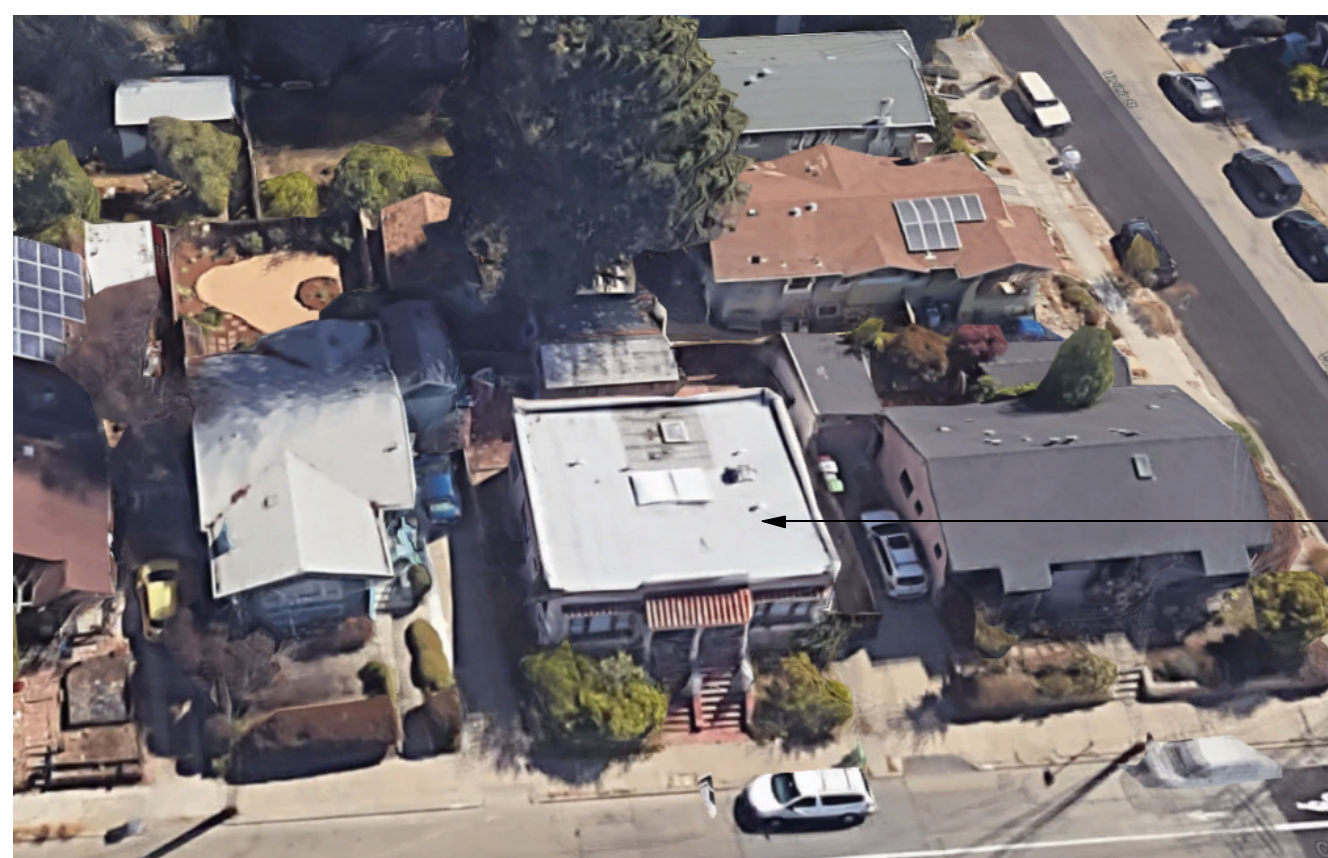
2019 California Building Code (CBC) Volume 1  
 2019 California Building Code (CBC) Volume 2  
 2019 California Residential Code (CRC)  
 2019 California Energy Code (CBEES)  
 2019 California Green Building Standards Code (CALGreen)  
 2019 California Electrical Code (CEC)  
 2019 California Plumbing Code (CPC)  
 2019 California Mechanical Code (CMC)

This project shall conform to all the above codes and any local and state laws and regulations adopted by the City of Berkeley, CA.

**ABBREVIATIONS**

&	and	fdn.	foundation	pr.	pair
@	at	fin.	finish	p.s.	plumbing stack
perpen.	perpendicular	fl.	floor	pt.	point
#	pound or number	flash.	flashing	p.t.	pressure treated
(e)	existing	fluor.	fluorescent	ptd.	painted
(n)	new	f.o.c.	face of concrete	r.	riser
(r)	renovated	f.o.f.	face of finish	r.a.	return air
a.f.f.	above finished floor	f.o.s.	face of studs	ref.	reference
acous.	acoustical	ft.	foot or feet	refr.	refrigerator
adj.	adjacent/ adjustable	fg.	footing	rgtr.	register
alum.	aluminum	fm.	furnace	rein.	reinforced
approx.	approximate	g.a.	gauge	req.	required
arch.	architectural	gal	gallon	rm.	room
asph.	asphalt	g.s.m.	galvanized sheet metal	r.o.	rough opening
bd.	board	gl.	glass	rwd.	redwood
bdg.	building	gnd.	ground	r.w.l.	rain water leader
bldg.	block	gr.	grade	s.	south
bkg.	blocking	gyp. bd.	gypsum board	s.c.	solid core
bm.	beam	h.b.	hose bibb	sched.	schedule
bot.	bottom	hdwd.	hardwood	sect.	section
b.p.	building paper	h.f.	hem fir	sh.	shelf
b/w	between paper	horiz.	horizontal	shr.	shower
cab.	cabinet	hgt.	height	sim.	similar
cem.	cement	i.d.	inside diameter (dia.)	s.mech.	see mechanical drawings
cer.	ceramic	insul.	insulation	s.o.	sash opening
cl.	center line	int.	interior	spec.	specification
clg.	ceiling	jt.	joint	sq.	square
clkg.	caulking	kit.	kitchen	s.s.d.	see structural drawings
c.o.	cleanout	lav.	lavatory	sst.	stainless steel
clo.	closet	loc.	location	std.	standard
clr.	clear	lt.	light	stl.	steel
col.	column	max.	maximum	stor.	storage
comp.	composition	m.c.	medicine cabinet	struct.	structure
conc.	concrete	mech.	mechanical	sym.	symmetrical
constr.	construction	memb.	membrane	t.	tread or tempered
cont.	continuous	mfr.	manufacturer	t.b.	towel bar
det.	detail	min.	minimum	tel.	telephone
d.f.	douglas fir	mir.	mirror	t. & g.	tone & groove
diameter	diameter	misc.	miscellaneous	thk.	thick
dim.	dimension	mntd.	mounted	t.b.r.	to be removed
dir.	direction	mtl.	metal	t.o.	top of
disp.	disposal	n.	north	t.p.d.	toilet paper dispenser
d.w.	dishwasher	nat.	natural	t.v.	television
dr.	door	nece.	necessary	typ.	typical
drw.	drawer	neoprene	neoprene	unf.	unfinished
drwg.	drawing	n.i.c.	not in contract	u.o.n.	unless otherwise noted
drgs.	drawings	no.	number	vert.	vertical
e.	east	nom.	nominal	v.g.	vertical grain
each	each	n.t.s.	not to scale	v.i.f.	verify in field
el.	elevation	o.a.	overall	w.h.	water heater
elec.	electrical	o.c.	on center	w.	west
end.	enclosure	o.d.	outside diameter (dim.)	w/	with
eq.	equal	opng.	opening	wd.	wood
eqpt.	equipment	opp.	opposite	w/o	without
ext.	exterior	pl.	property line	w.o.	where occurs
f.	frosted	p.lam.	plastic laminate	wp.	waterproof
f.d.c.	fire dept. connection	plywd.	plywood	wt.	weight

**SITE PHOTOS**



Aerial of existing duplex

PROJECT SITE



Front and right Side of existing duplex



Front and left Side of existing duplex

	Tabulations		
	Required/Allowed	Existing	Proposed
<b>Set Backs:</b>			
Front:	20'-0"	10'-10"	10'-10" no change
Rear:	20'-0"	16'-10"	16'-10" no change
Left side:	4'-0"	3'-11"	4'-0" no change
Right side:	4'-0"	5'-6"	5'-5" no change
<b>Habitable Floor Area:</b>			
<b>Unit 1:</b>			
Basement floor:		0 s.f.	1,342 s.f.
First floor:		667 s.f.	901 s.f.
Second floor:		0 s.f.	1,019 s.f.
Total Area Unit 1:		667 s.f.	3,262 s.f. (2,595 s.f. new)
<b>Unit 2:</b>			
Basement floor:		0 s.f.	0 s.f.
First floor:		667 s.f.	501 s.f.
Second floor:		0 s.f.	0 s.f.
Total Area Unit 2:		667 s.f.	501 s.f.
Total Area:		1,334 s.f.	3,763 s.f. (2,229 s.f. new)
<b>Bedroom Count:</b>		3 total	5 total
<b>Non-Habitable Area:</b>			
Accessory Structure:		167 s.f.	0 s.f.
<b>Building Height:</b>			
Main Building:	28'-0" 35'-0" w/ AUP	13'-6" 13'-6"	23'-10"
<b>Parking:</b>	2	0	0
<b>Lot Size:</b>	4,500 s.f.	3,142 s.f.	3,142 s.f.
<b>Total Foot Print:</b>			
House:		1,342 s.f.	1,342 s.f.
Covered Porch:		60 s.f.	0 s.f.
Accessory Structure:		167 s.f.	0 s.f.
Total:	1,085 for 3 stories	1,569 s.f.	1,382 s.f.
<b>Lot Coverage:</b>	45% (1 story) 40% (2 story) 35% (3 story)	49.94%	43.98% (5.96% reduction)
<b>Usable Open Space:</b>	400 s.f./unit	500 s.f.	1,029 s.f.



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**OPPENHEIMER RESIDENCE**  
 1643 & 1647 California St.  
 Berkeley, CA 94703  
 APN: 58-2156-18

Sheet Contents:  
 Sheet Index  
 Applicable Codes  
 Abbreviations  
 Vicinity Map  
 Project Data  
 Scope of Work  
 Project Directory  
 Photos

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Project No: 20-13-420

Drawn By: SSG

Checked By: SSG

Scale: N/A

Revisions:  
 Use Permit Set: 12-10-2020

Redesign: 5-25-2021

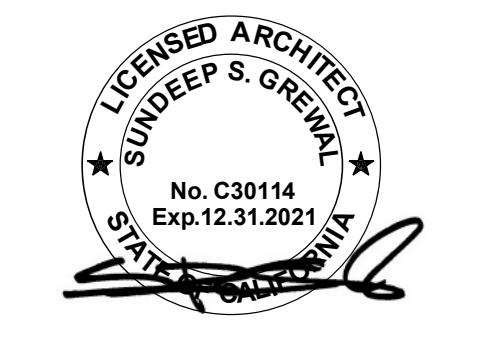
Planning Review: 6-29-2021

Planning Review: 7-15-2021

Sheet **A0.0**



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Sheet Contents:  
 Existing Site Plan  
 Proposed Site Plan

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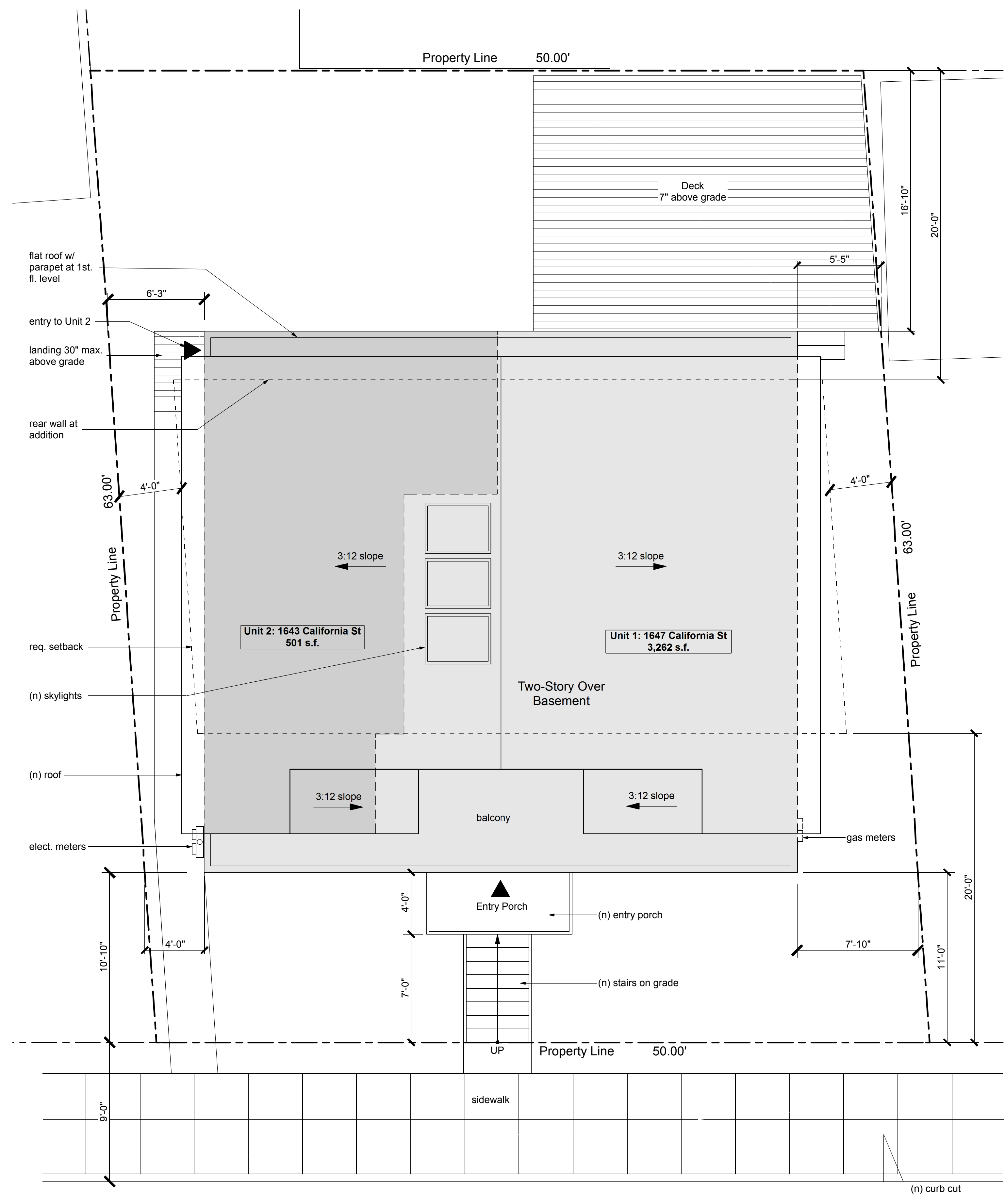
Drawn By: SSG

Checked By: SSG

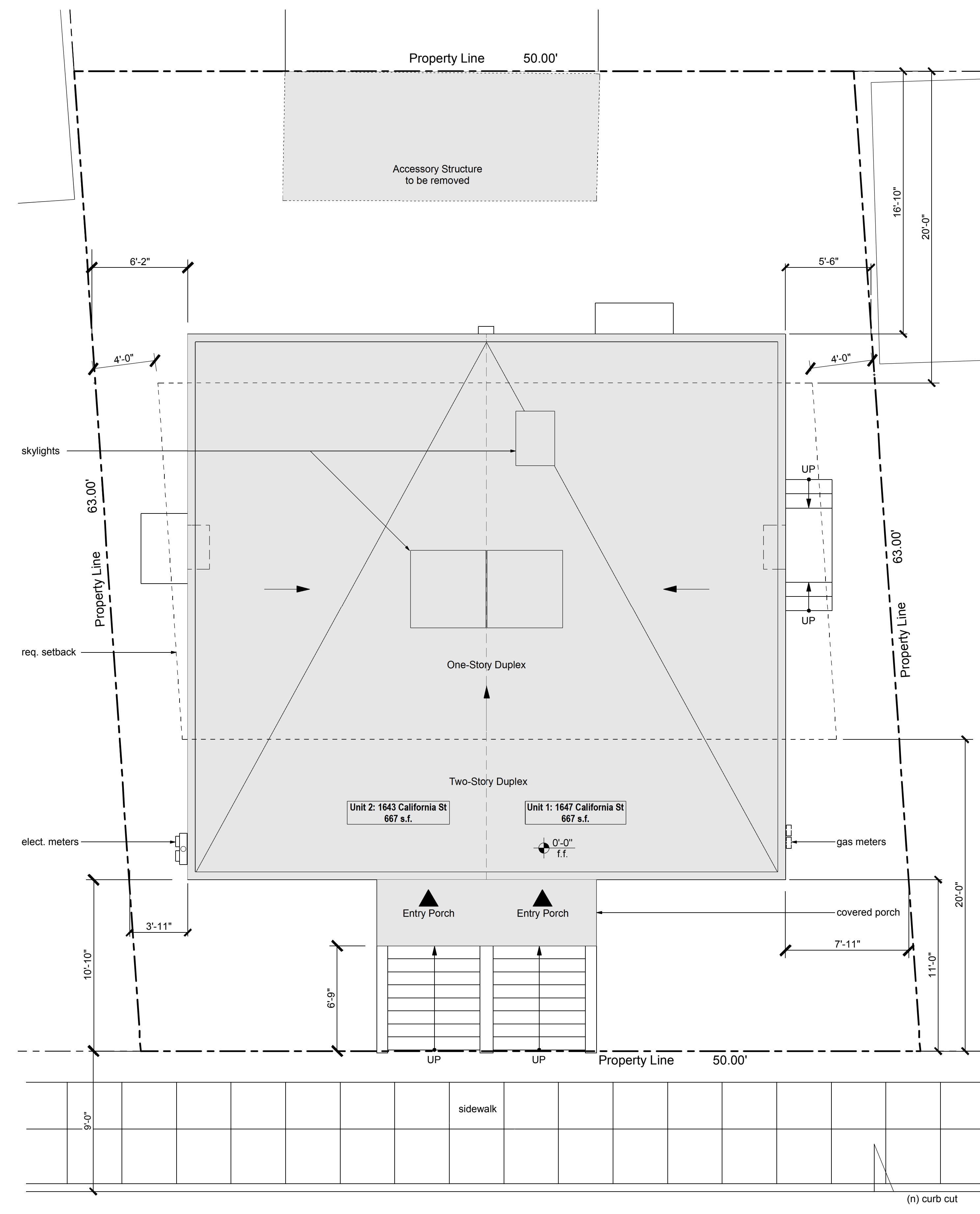
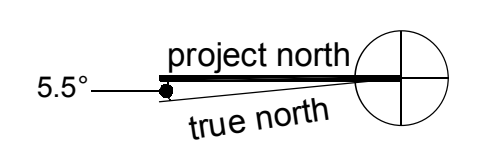
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 Planning Review: 6-29-2021  
 Planning Review: 7-15-2021

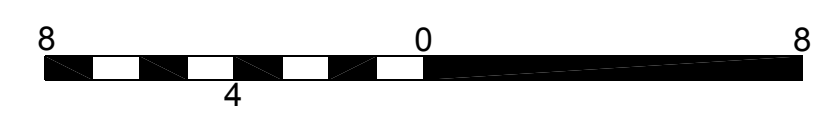
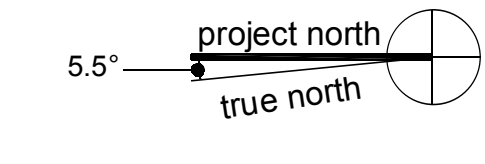
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**2 Proposed Site Plan**

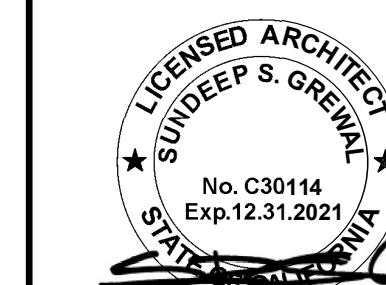


**1 Existing Site Plan**





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Sheet Contents:  
 Site Survey

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Project No:  
 20-13-420

Drawn By:  
 SSG

Checked By:  
 SSG

Scale:  
 1" = 1'-0"

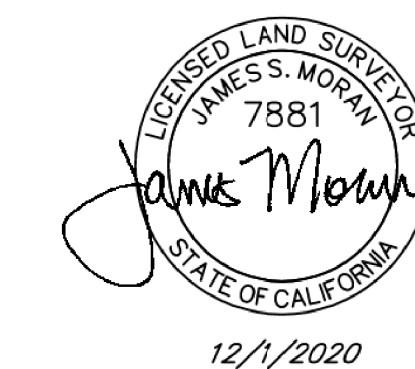
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 Use Permit Set: 12-10-2020  
 Redesign: 5-25-2021  
 Planning Review: 6-29-2021  
 Planning Review: 7-15-2021

Sheet  
**A0.2**

**HOUSE LOCATION SURVEY**  
 PORTION OF LOTS 1, 2 AND 3, MAP OF VIRGINIA  
 TRACT, FILED OCTOBER 4, 1890 (8 M 43)  
 LOCATED AT 1643-1647 CALIFORNIA STREET  
 CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

NOVEMBER 17, 2020 SCALE: 1" = 8'

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



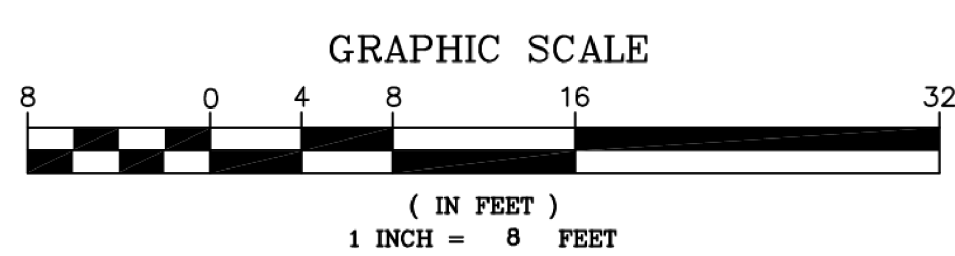
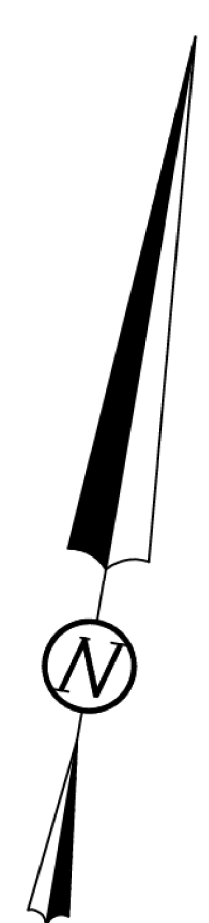
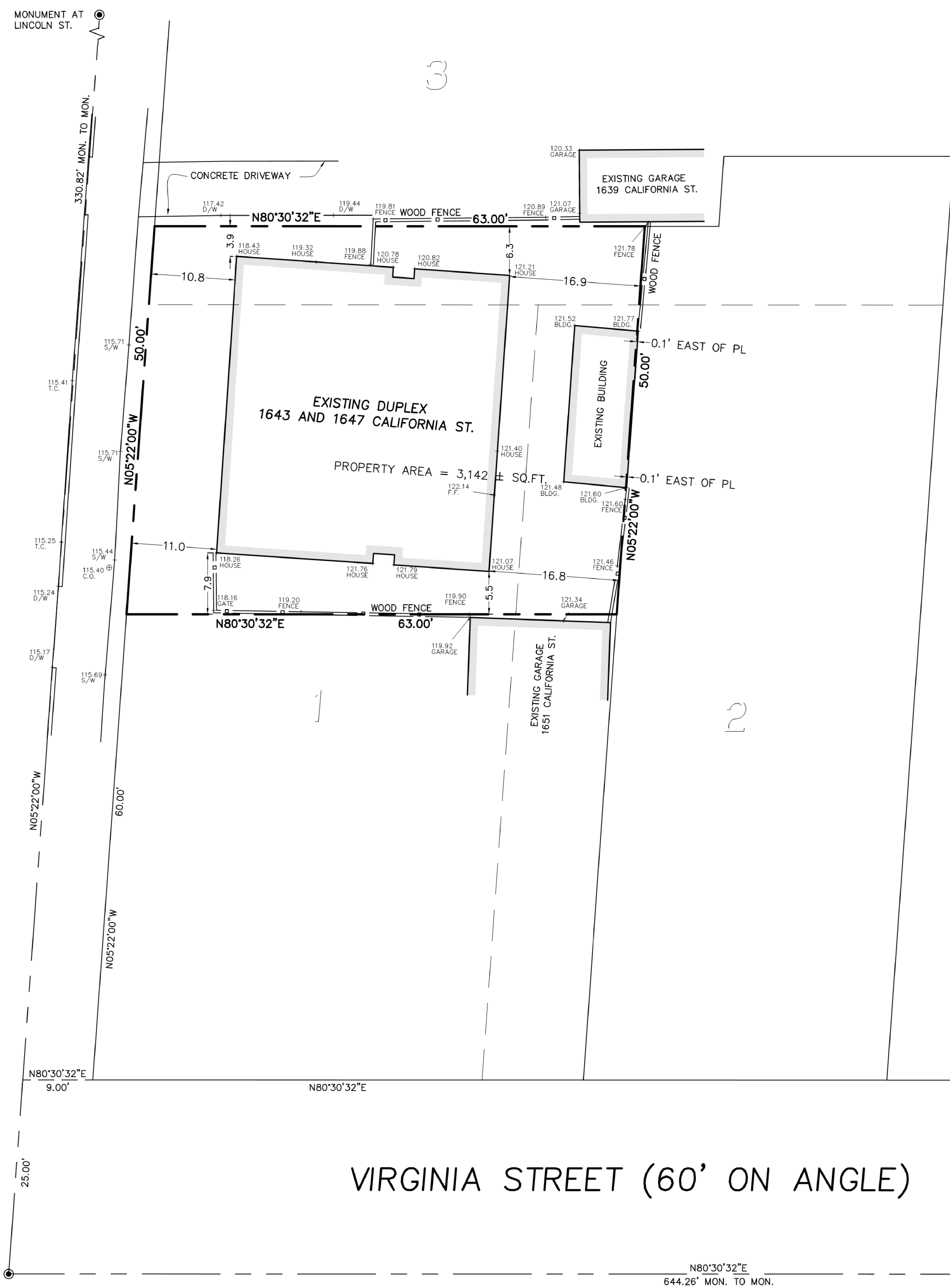
- LEGEND**
- FOUND MONUMENT PER PM 6679 (213 M 50)
  - BLDG. BUILDING
  - C.O. CLEAN-OUT
  - D/W DRIVEWAY
  - F.H. FIRE HYDRANT
  - J.P. JOINT POLE
  - M.H. MAN HOLE
  - S/W SIDEWALK
  - T.C. TOP OF CURB

**GENERAL NOTES**

BENCHMARK: MONUMENT PIN ON THE WEST SIDE OF SACRAMENTO STREET AT VIRGINIA STREET. ELEVATION = 108.683 PER CITY OF BERKELEY ENGINEERING DIVISION RECORDS. ELEVATIONS ARE BASED UPON THE CITY OF BERKELEY DATUM.

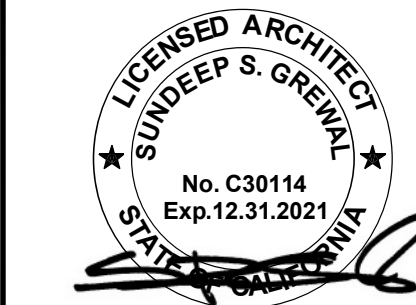
THIS SURVEY IS BASED UPON THE GRANT DEED TO LAWYERS ASSET MANAGEMENT INC. RECORDED DECEMBER 1, 1989 SERIES 89-324628, ALAMEDA COUNTY RECORDS.

THE BEARINGS ON THIS MAP ARE BASED UPON THE MONUMENT LINE IN CALIFORNIA STREET WITH A BEARING OF N05°22'00"W AS SHOWN ON PARCEL MAP 6679 FILED MARCH 29, 1994 IN BOOK 213 OF MAPS PAGES 49-50.





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Sheet Contents:  
 Existing Floor Plans  
 Existing Exterior Elevations

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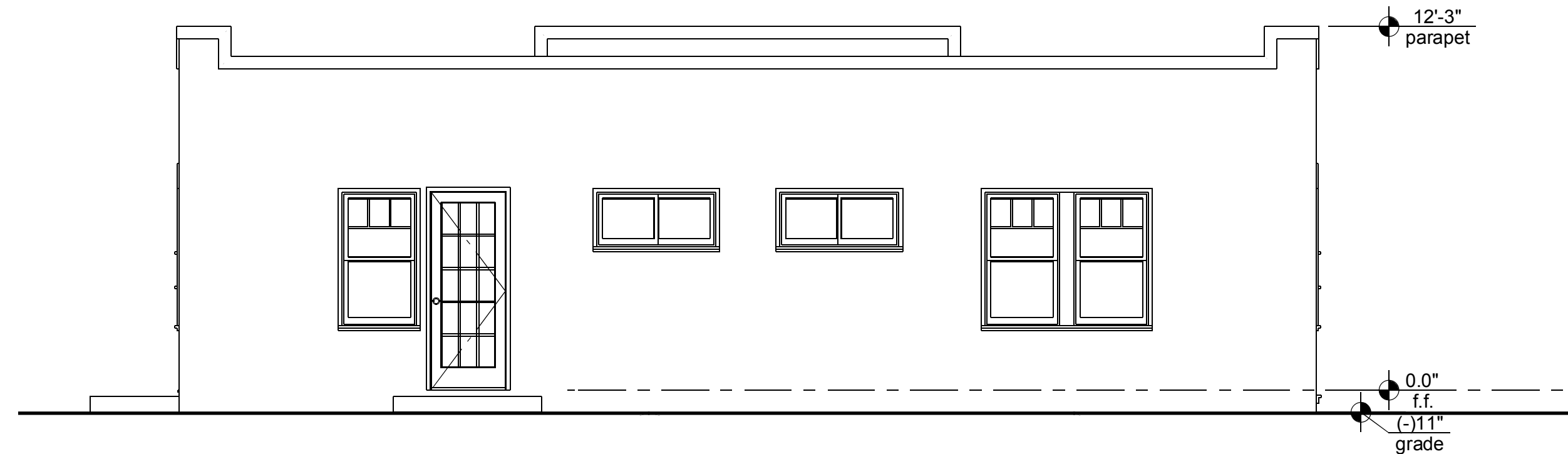
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Checked By: SSG

Scale: 1/4" = 1'-0"

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 Use Permit Set: 12-10-2020  
 Redesign: 5-25-2021  
 Planning Review: 6-29-2021  
 Planning Review: 7-15-2021

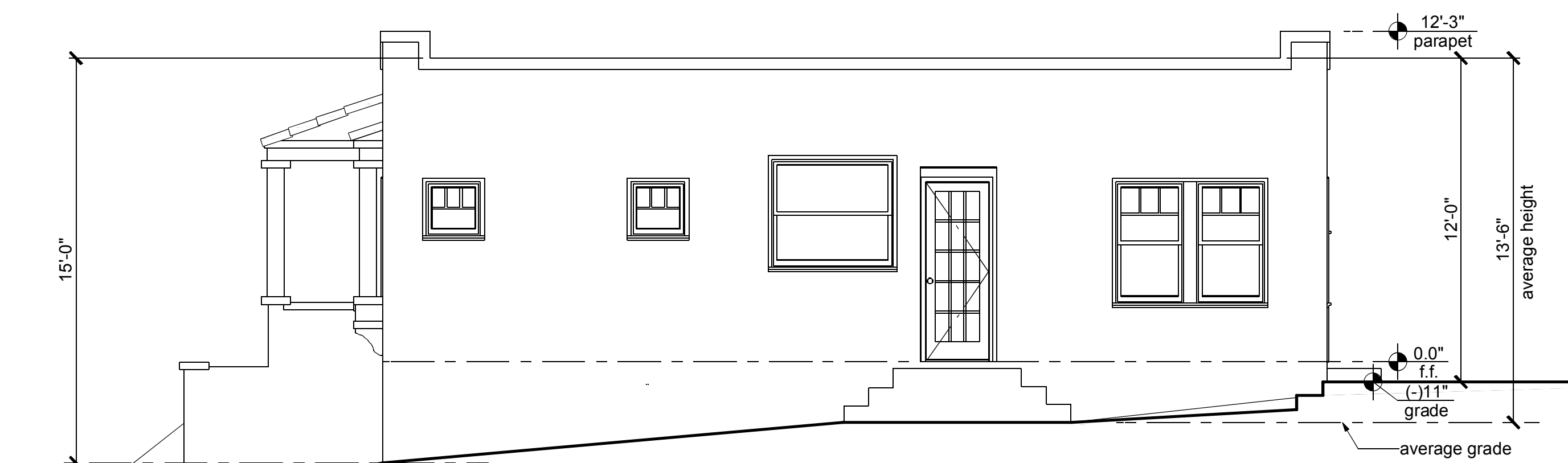
Sheet **A1.1**



5 Existing East Elevation - Rear



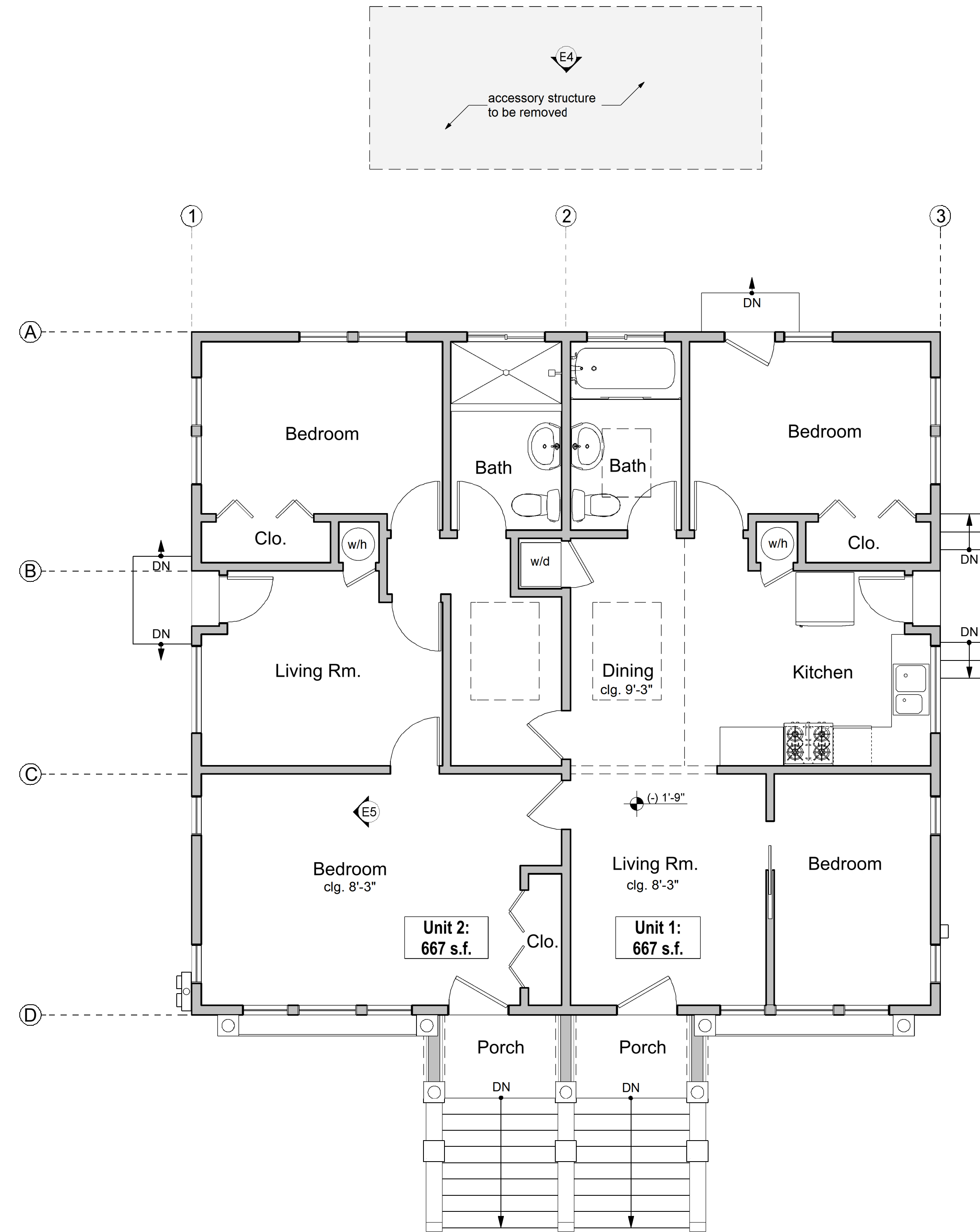
4 Existing North Elevation - Left Side



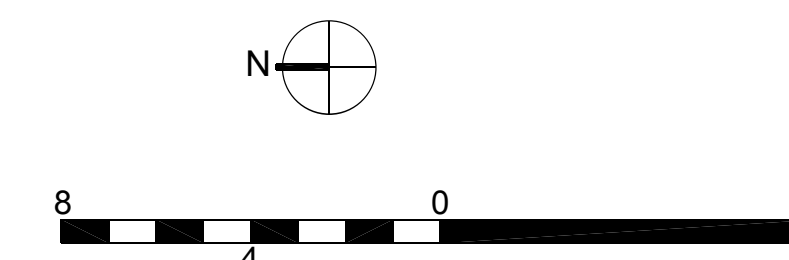
3 Existing South Elevation - Right Side



2 Existing West Elevation - Front

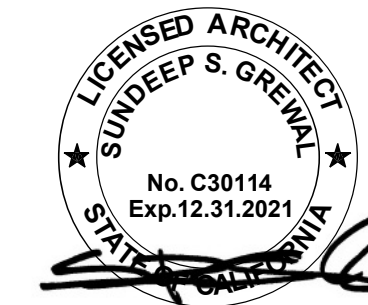


1 Existing First Floor Plan





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Sheet Contents:  
Proposed Floor Plan  
Proposed Site Plan

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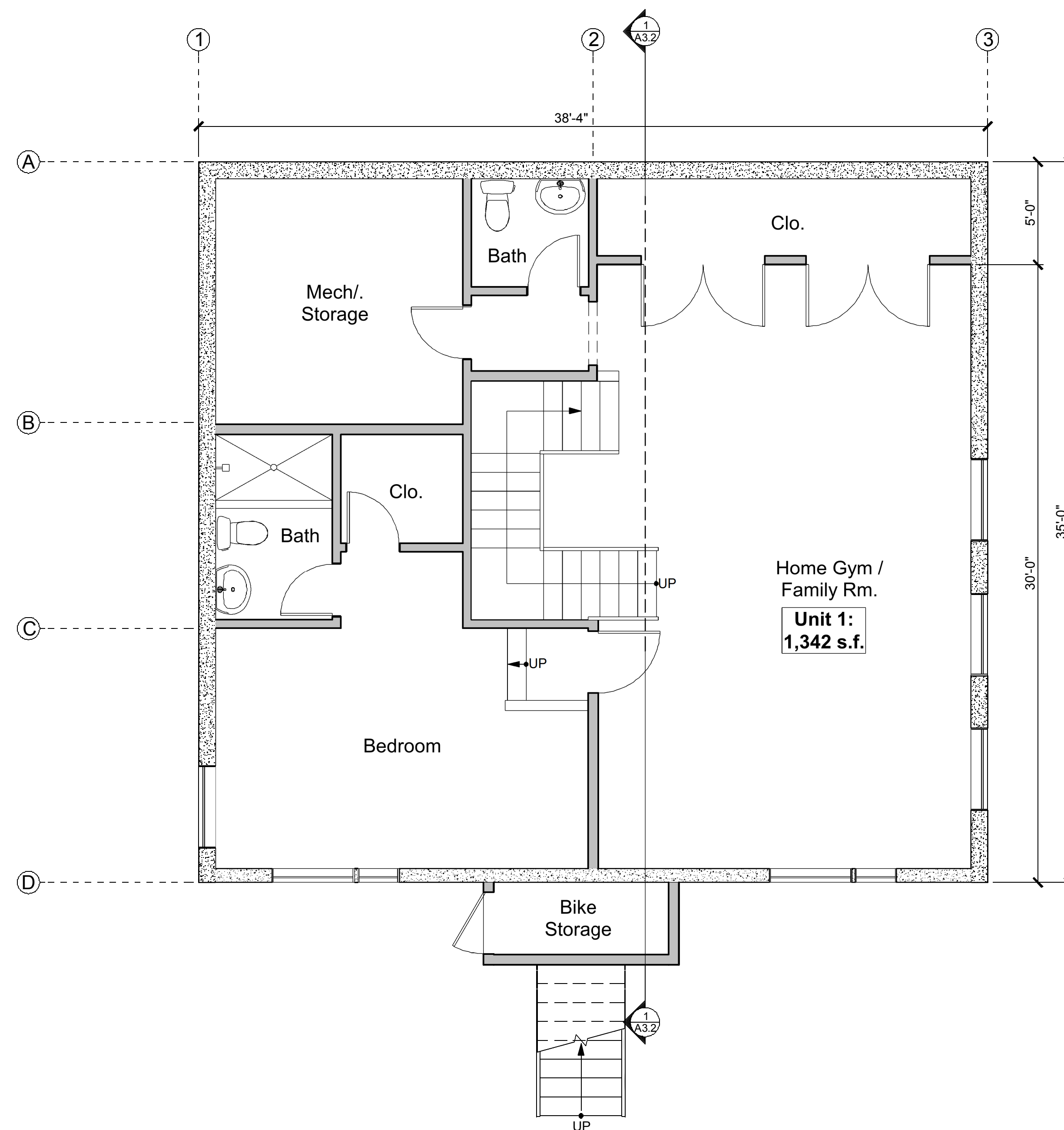
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Checked By: SSG

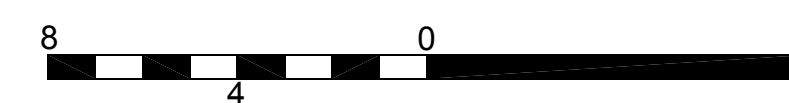
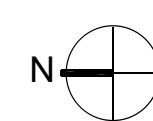
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Revisions:  
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Redesign: 5-25-2021  
Planning Review: 6-29-2021  
Planning Review: 7-15-2021

Sheet **A2.1**

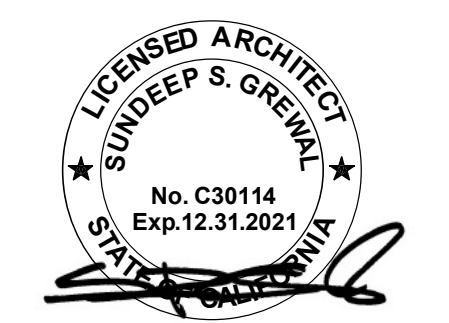


1 Proposed Basement Floor Plan





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Sheet Contents:  
 Proposed Floor Plans

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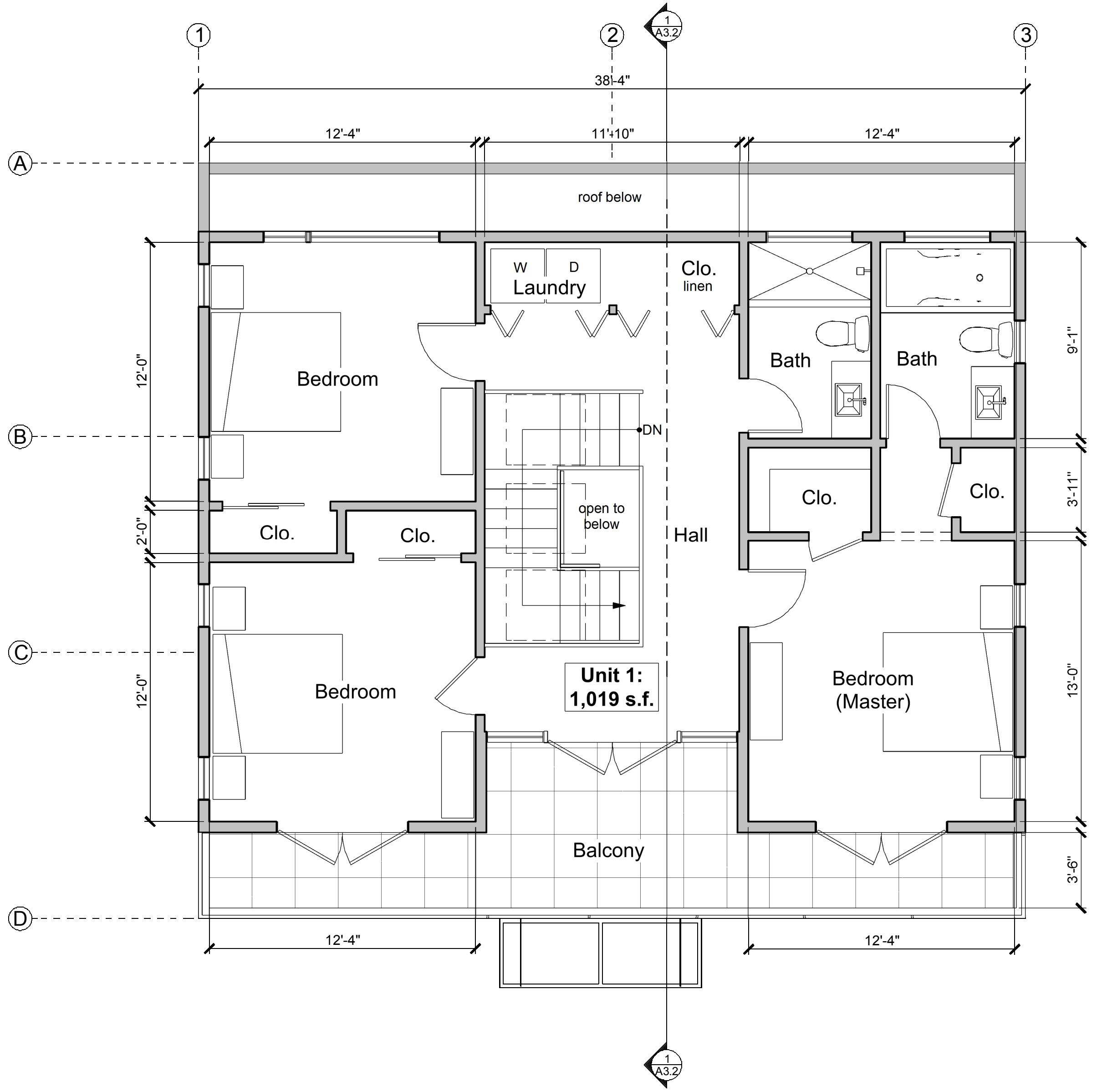
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Checked By: SSG

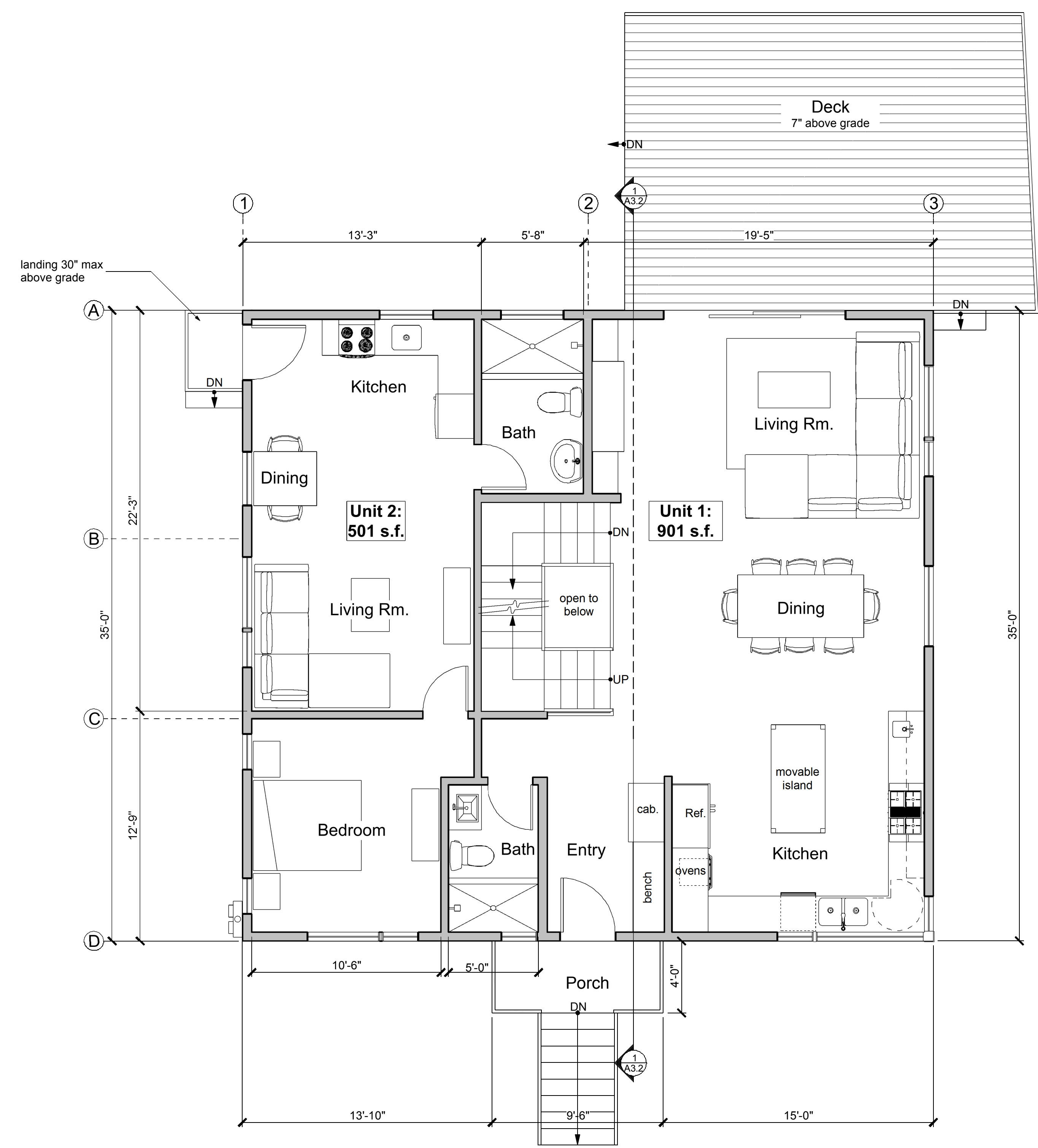
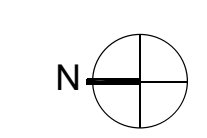
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 Redesign: 5-25-2021  
 Planning Review: 6-29-2021  
 Planning Review: 7-15-2021

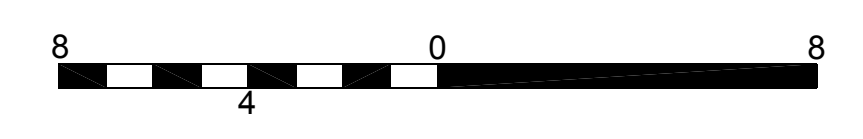
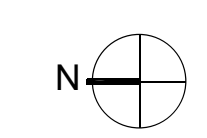
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2 Proposed Second Floor Plan

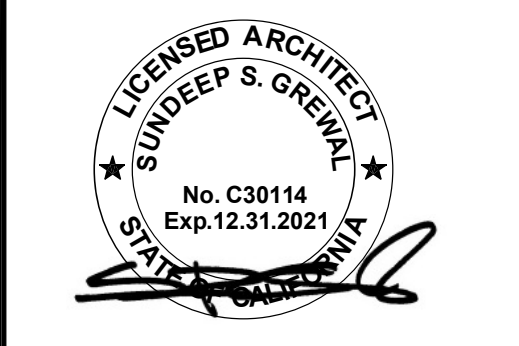


1 Proposed First Floor Plan





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Sheet Contents:  
 Front Elevation Comparison

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Drawn By: SSG

Checked By: SSG

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Revisions:  
 Use Permit Set: 12-10-2020  
 Redesign: 5-25-2021  
 Planning Review: 6-29-2021  
 Planning Review: 7-15-2021

Sheet **A3.1**



Previous Proposal



Previous Proposal



Previous Proposal



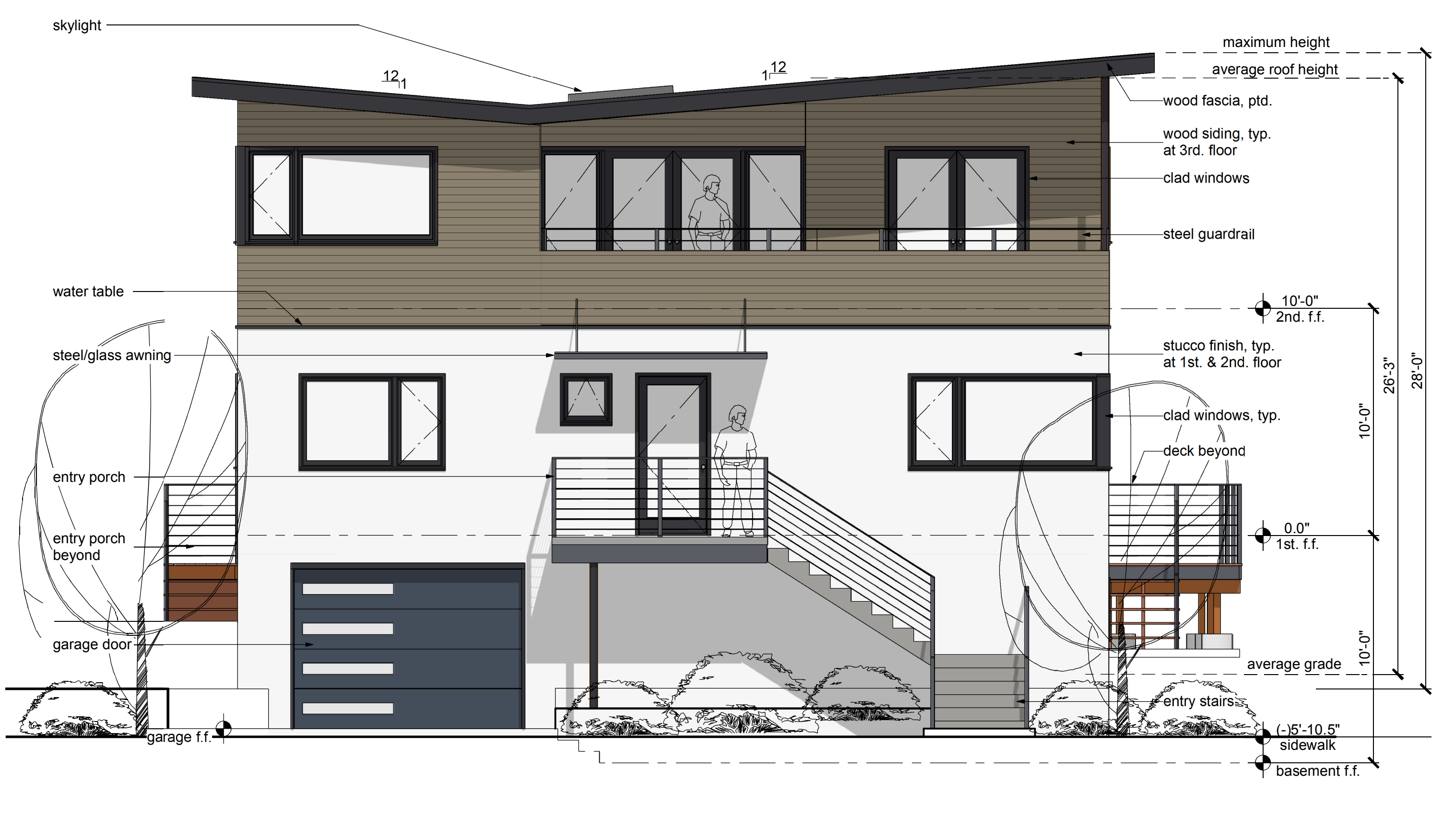
Current Proposal



Current Proposal



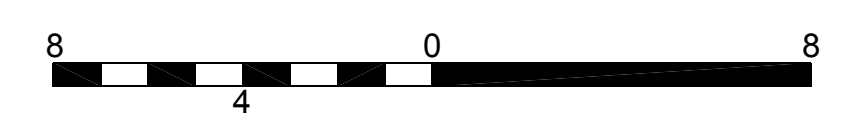
Current Proposal



② Proposed West Elevation - Front Original Proposal



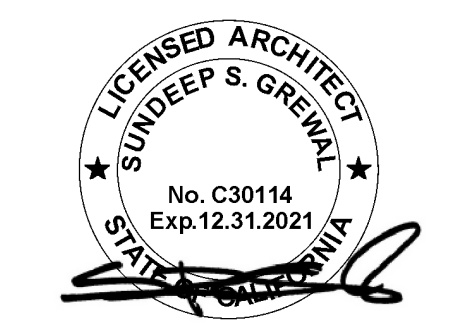
① Proposed West Elevation - Front Current Proposal



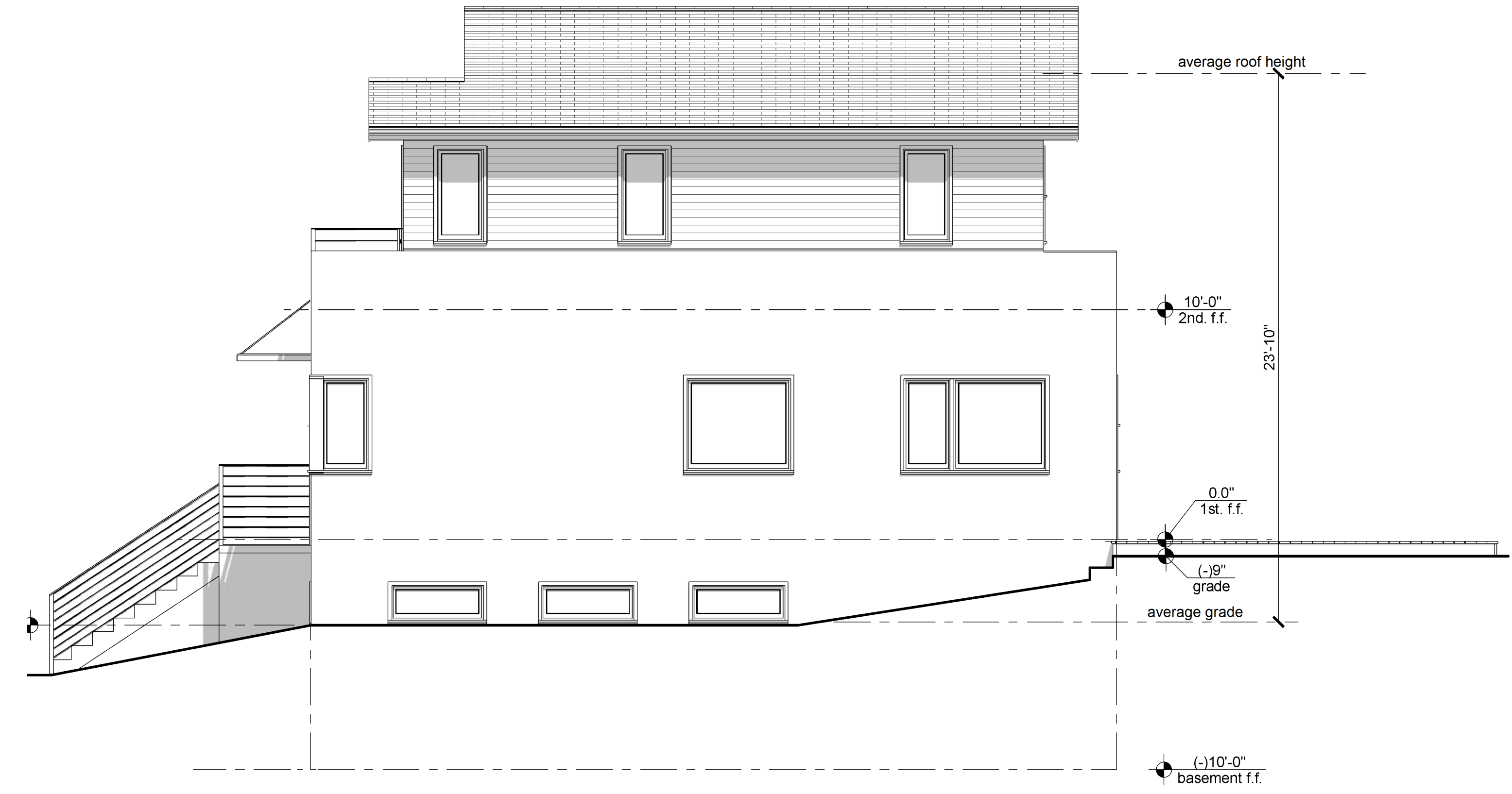




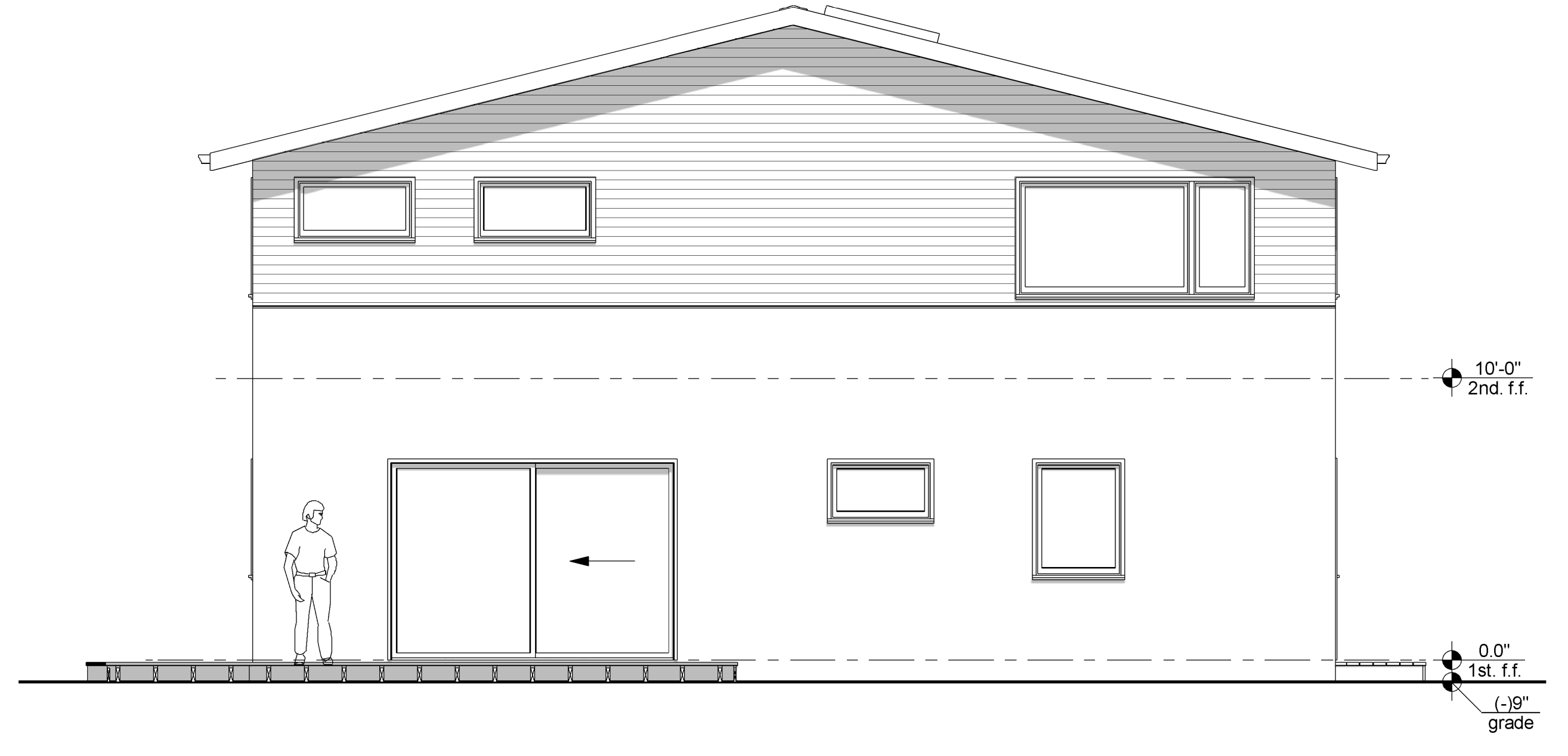
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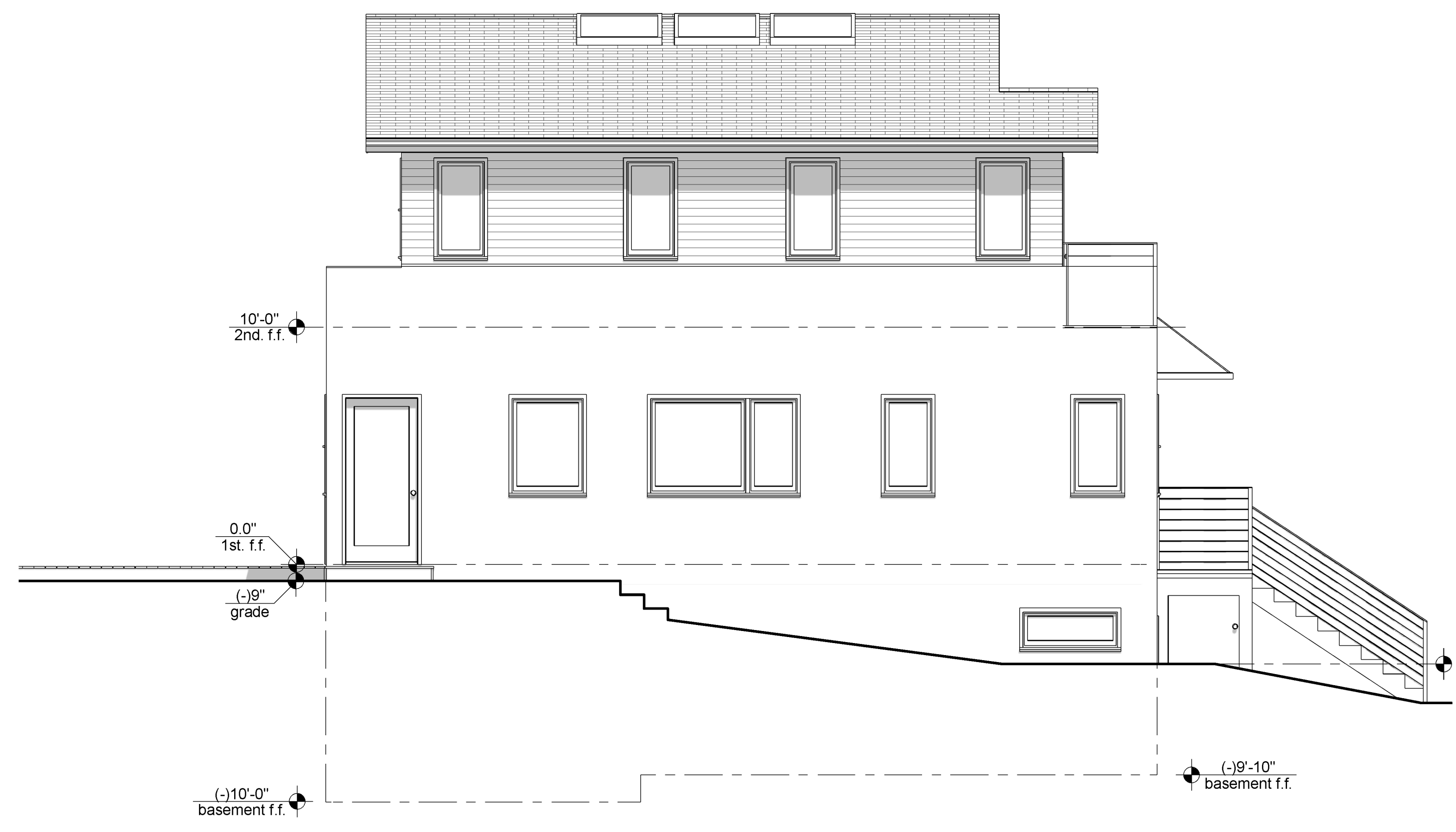
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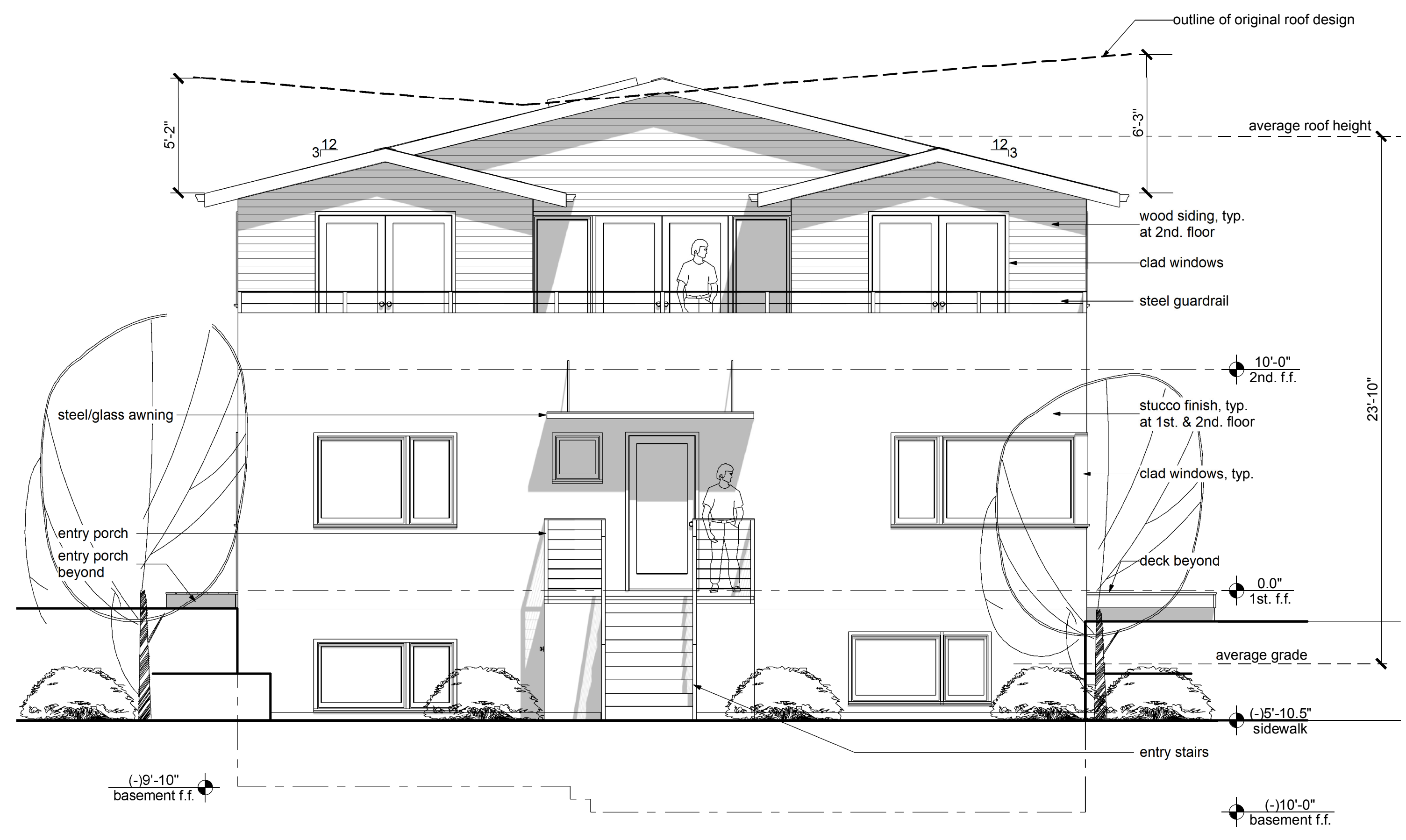
4 Proposed South Elevation - Right Side



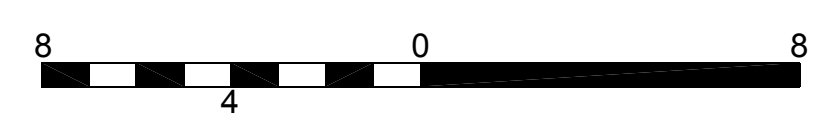
3 Proposed East Elevation - Rear



2 Proposed North Elevation - Left Side



1 Proposed West Elevation - Front



Sheet Contents:  
 Proposed Exterior Elevations

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Drawn By: SSG

Checked By: SSG

Scale: 1/4" = 1'-0"

Revisions:  
 Use Permit Set: 12-10-2020

Redesign: 5-25-2021

Planning Review: 6-29-2021

Planning Review: 7-15-2021

Sheet **A3.2**



2 Renderings



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Sheet Contents:  
 Building Section  
 Renderings

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Scale:  
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Revisions:  
 Use Permit Set: 12-10-2020  
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 Planning Review: 7-15-2021

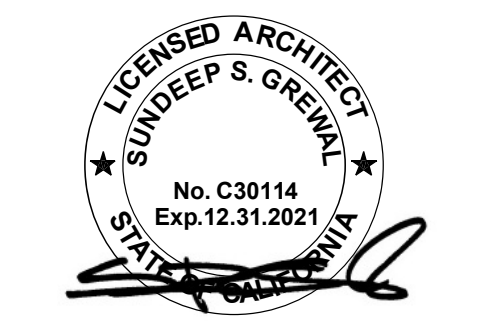


1 Proposed Building Section



ARCHITECTS

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Existing Shadow Line  
 New Shadow Line



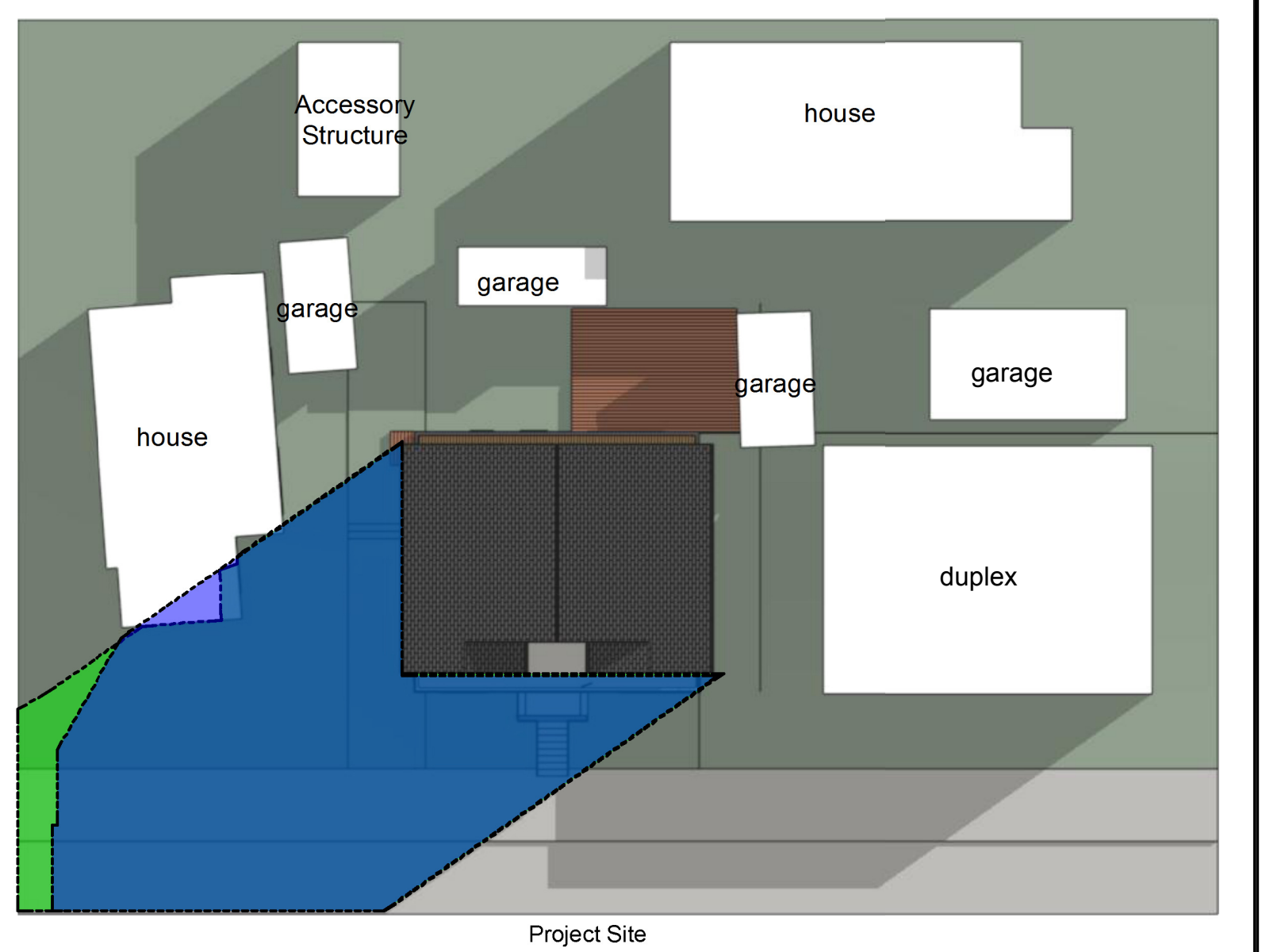
Proposed

12-21-2021 / 2:54 pm



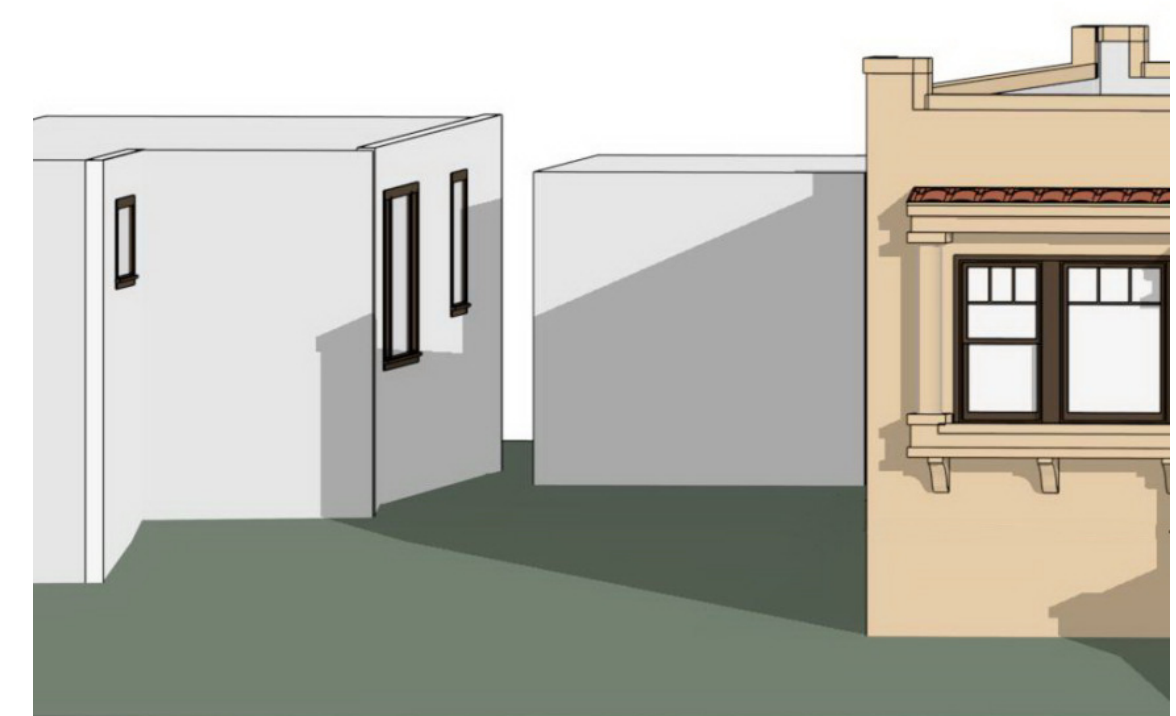
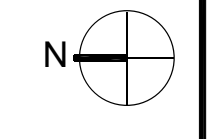
Proposed

12-21-2021 / 12:00 pm



Proposed

12-21-2021 / 9:21 am

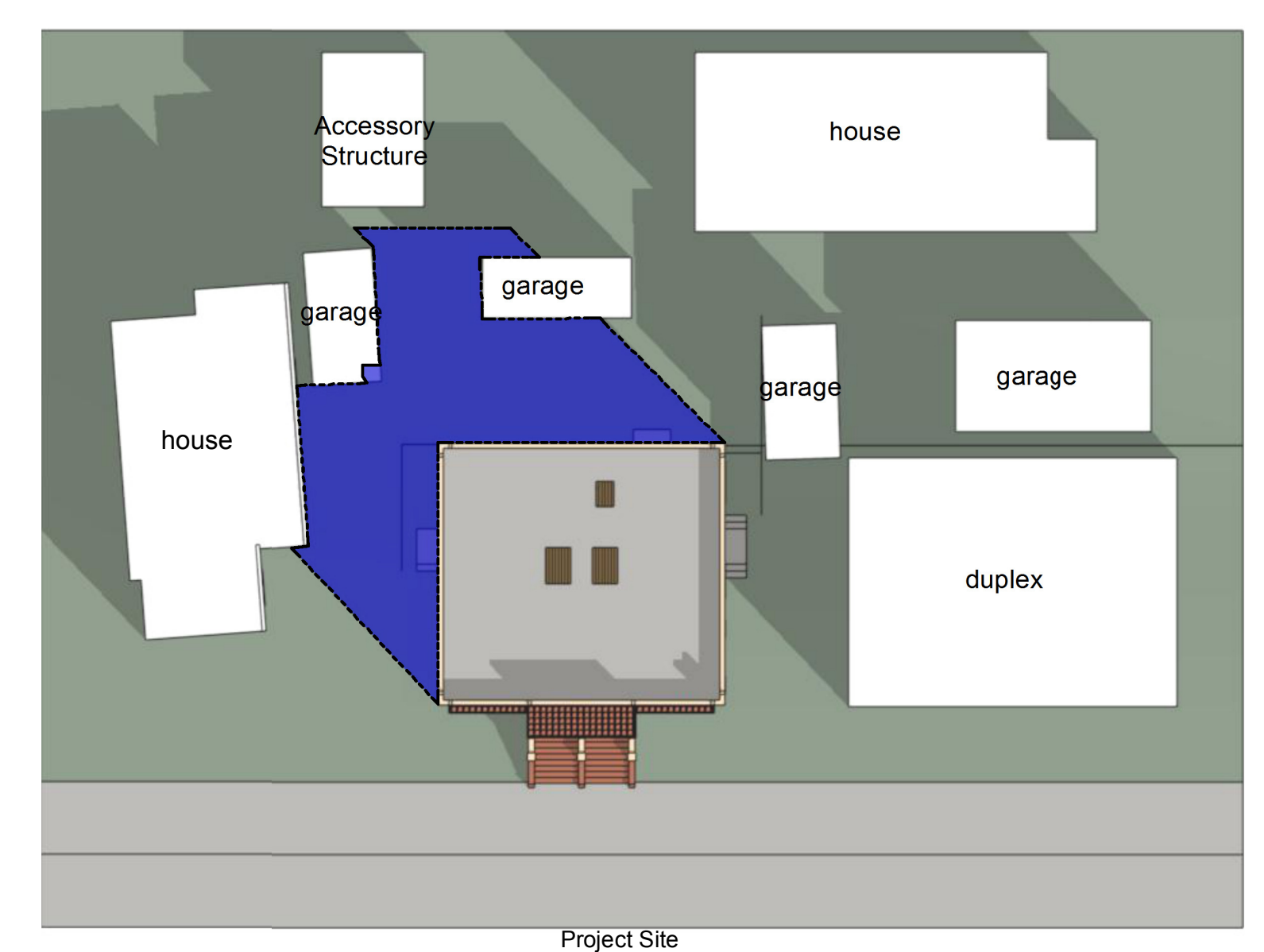


Shadow Accuracy Simulation  
 12-08-2020 / 3:00 pm



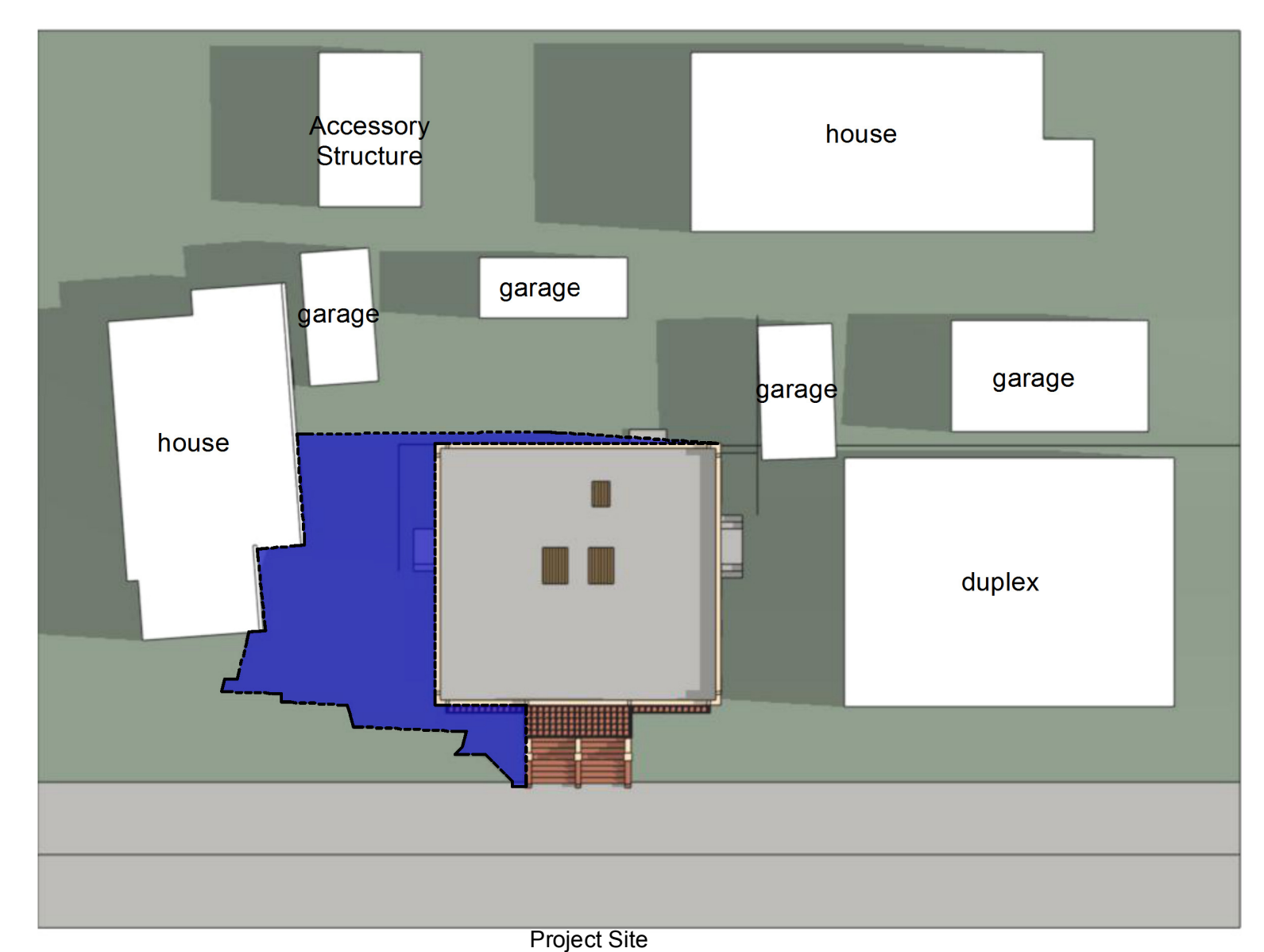
Actual  
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Shadow Accuracy Simulation



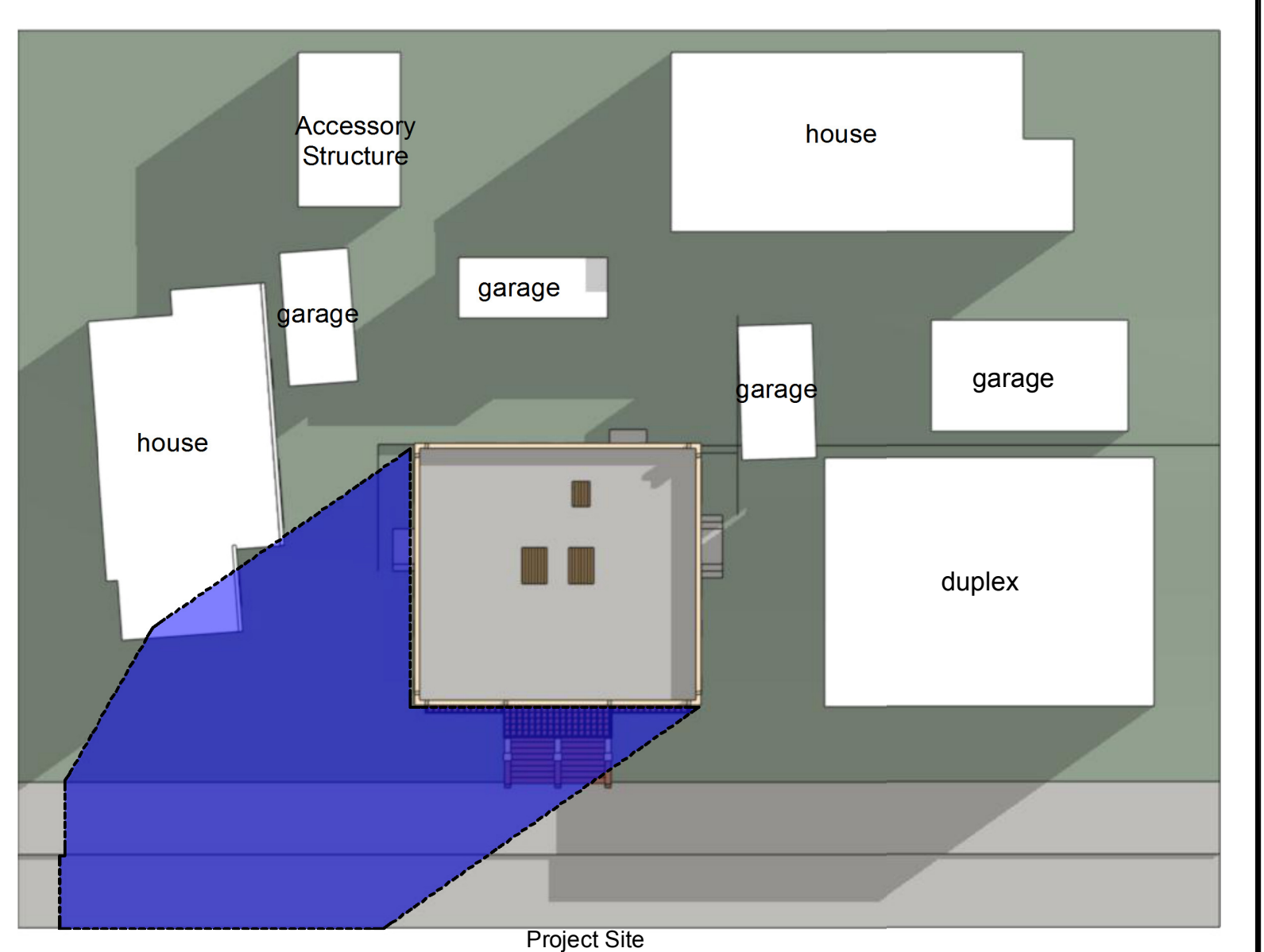
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12-21-2021 / 2:54 pm



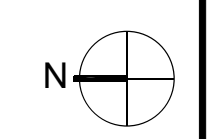
Existing

12-21-2021 / 12:00 pm



Existing

12-21-2021 / 9:21 am



Sheet Contents:  
 Shadows Studies

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Project No: 20-13-420

Drawn By: SSG

Checked By: SSG

Scale: NTS

Revisions:  
 Use Permit Set: 12-10-2020

Redesign: 5-25-2021

Planning Review: 6-29-2021

Planning Review: 7-15-2021

Sheet **A4.1**

Existing Shadow Line  
 New Shadow Line

**studio**  
**g+s**  
**ARCHITECTS**

2223 Fifth St.  
 Berkeley, CA 94710  
 Ph: 510.548.7448  
 info@sgsarch.com  
 www.sgsarch.com



**OPPENHEIMER  
 RESIDENCE**  
 1643 & 1647 California St.  
 Berkeley, CA 94703  
 APN: 58-2156-18

Sheet Contents:  
 Shadows Studies

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Project No:  
 20-13-420

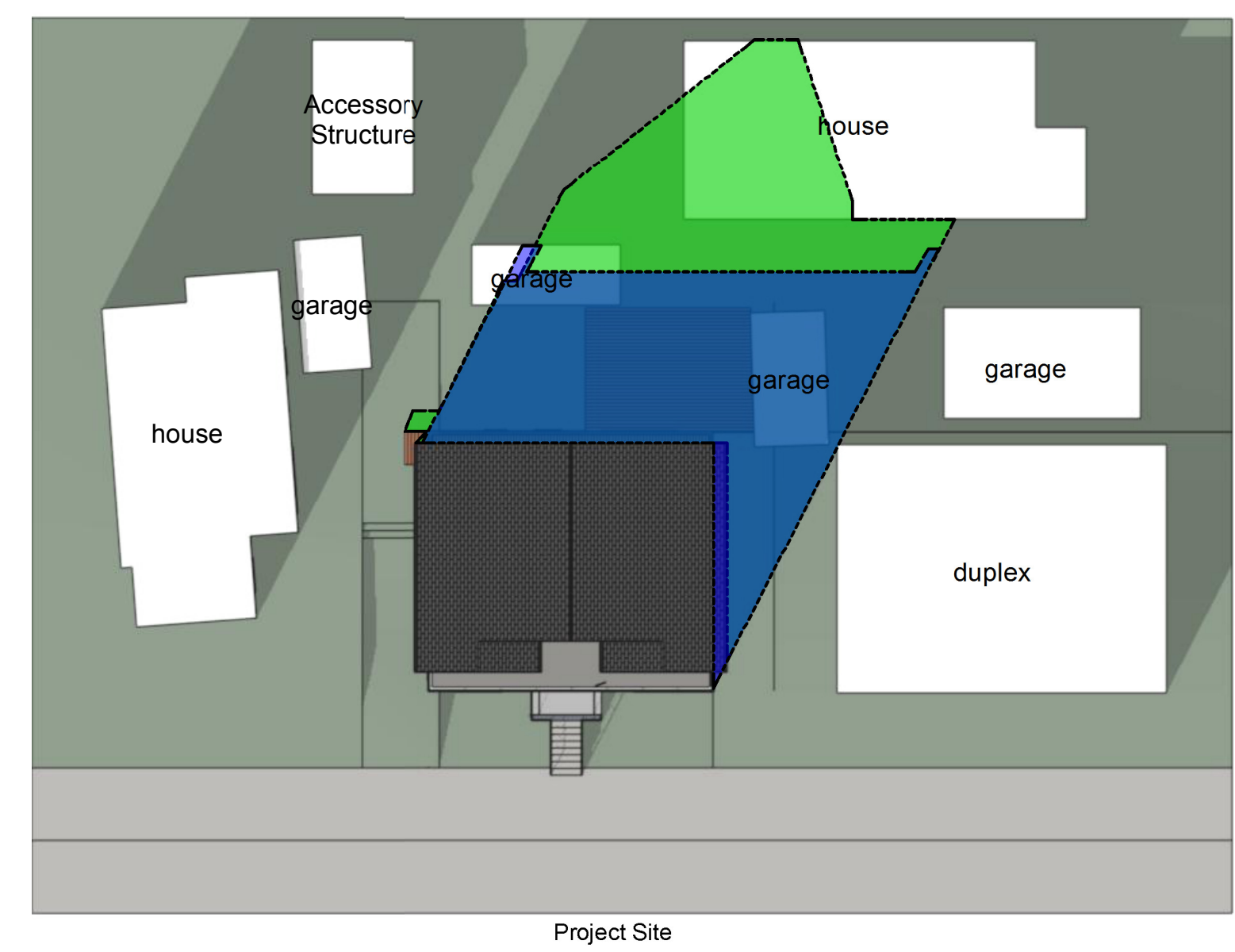
Drawn By:  
 SSG

Checked By:  
 SSG

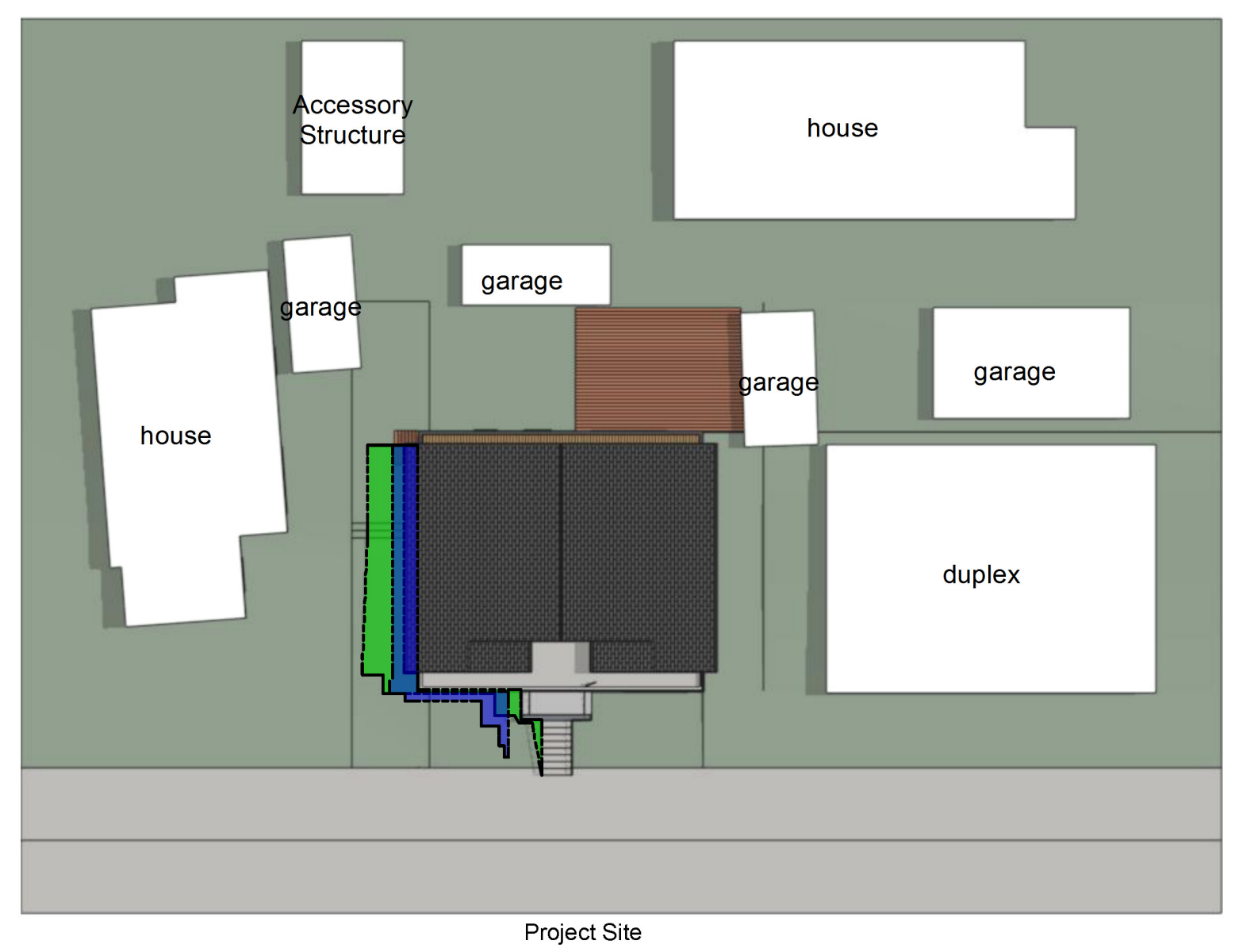
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Revisions:  
 Use Permit Set: 12-10-2020  
 Redesign: 5-25-2021  
 Planning Review: 6-29-2021  
 Planning Review: 7-15-2021

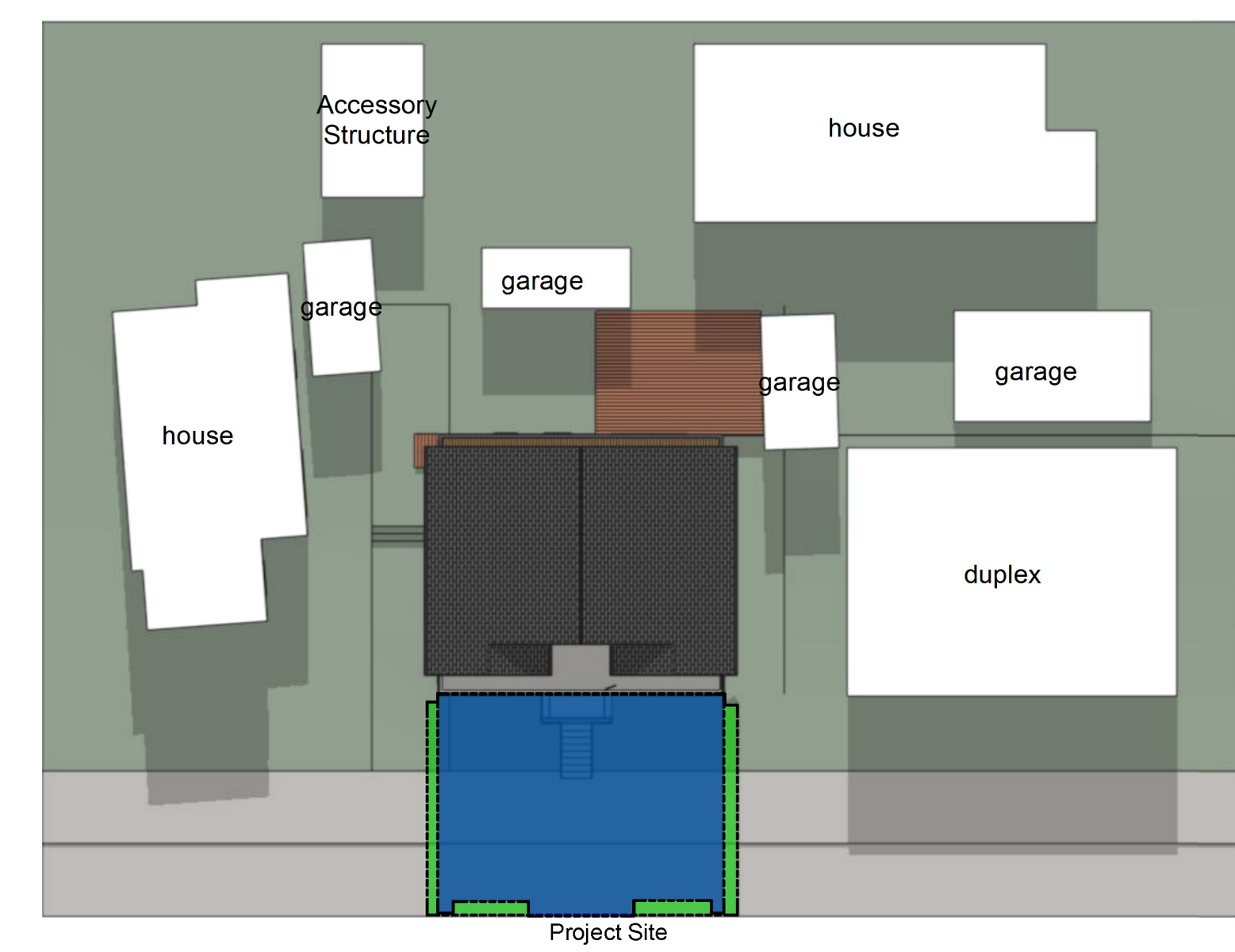
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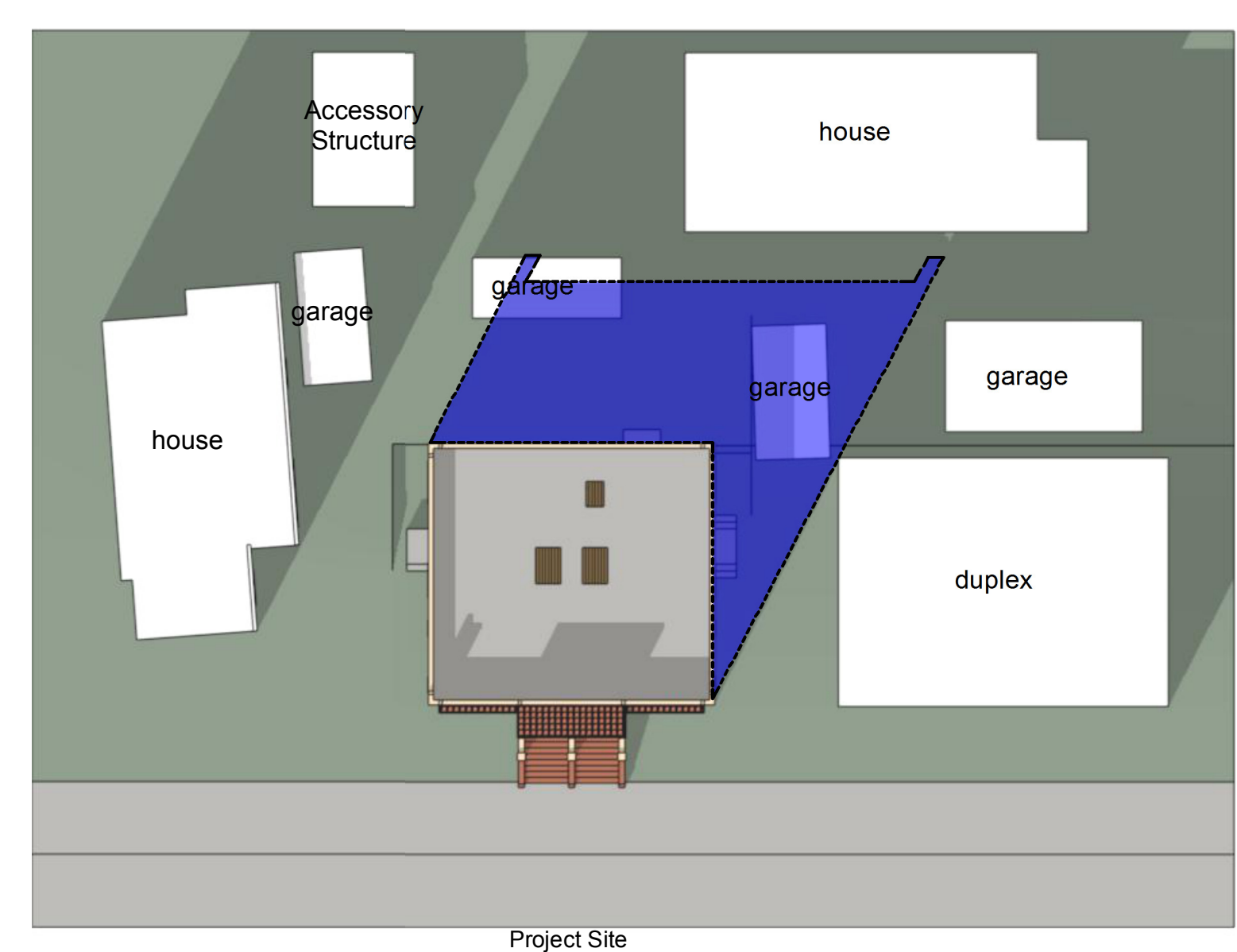
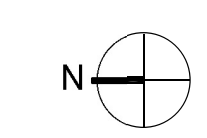
Proposed  
**6-21-2021 / 6:35 pm**



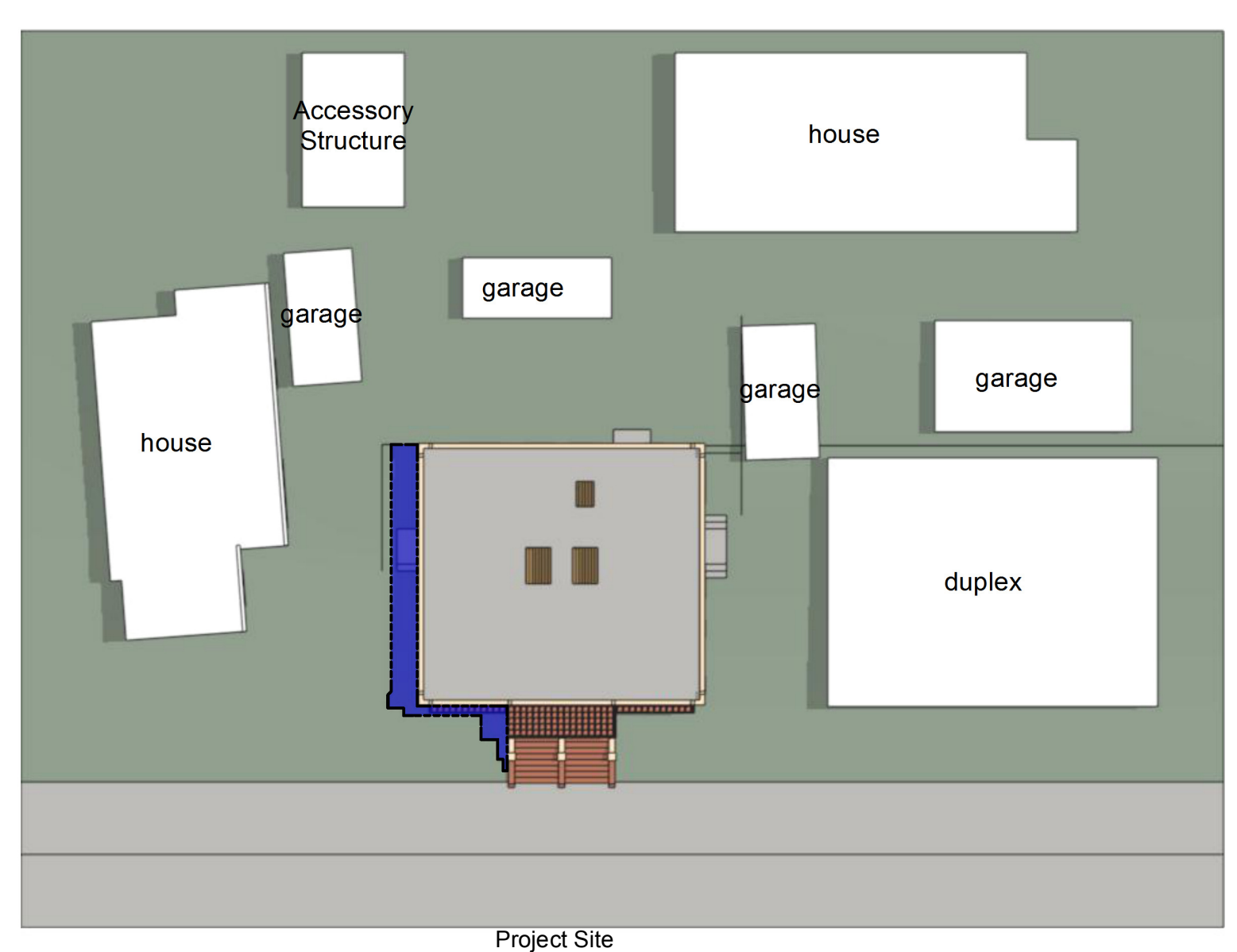
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**6-21-2021 / 12:00 pm**



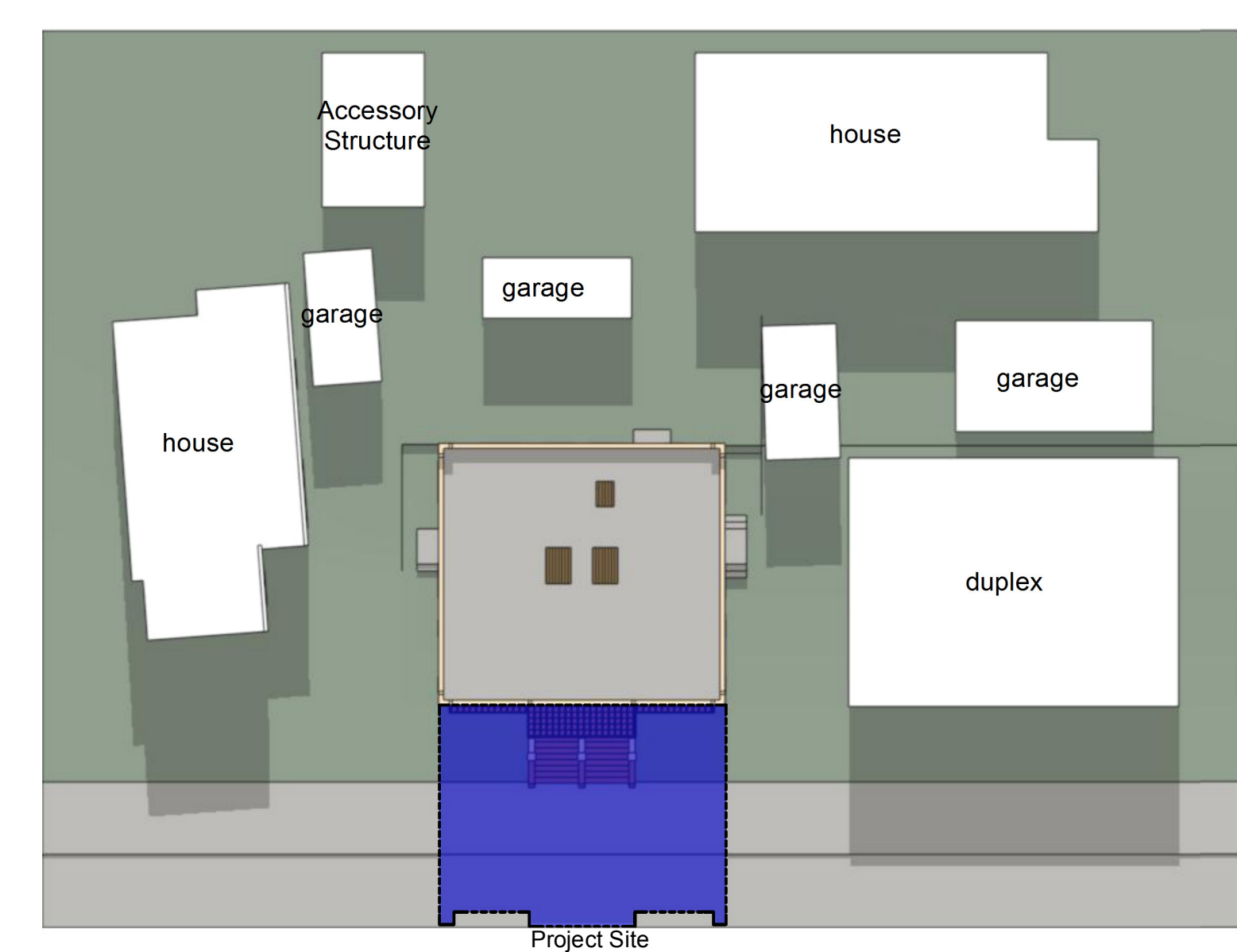
Proposed  
**6-21-2021 / 7:47 am**



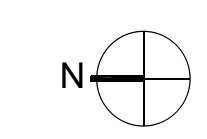
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**6-21-2021 / 6:35 pm**



Existing  
**6-21-2021 / 12:00 pm**



Existing  
**6-21-2021 / 7:47 am**

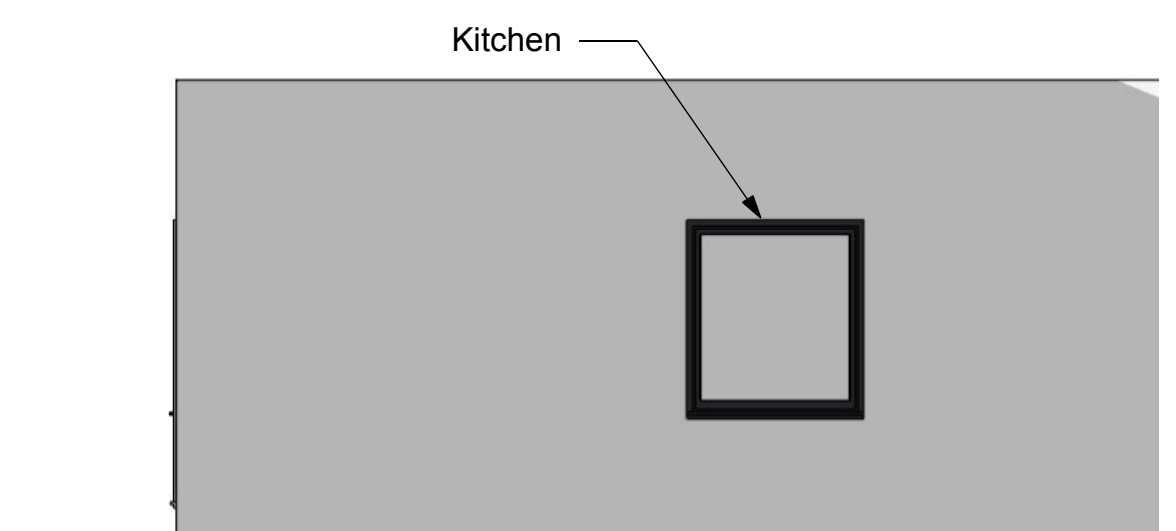




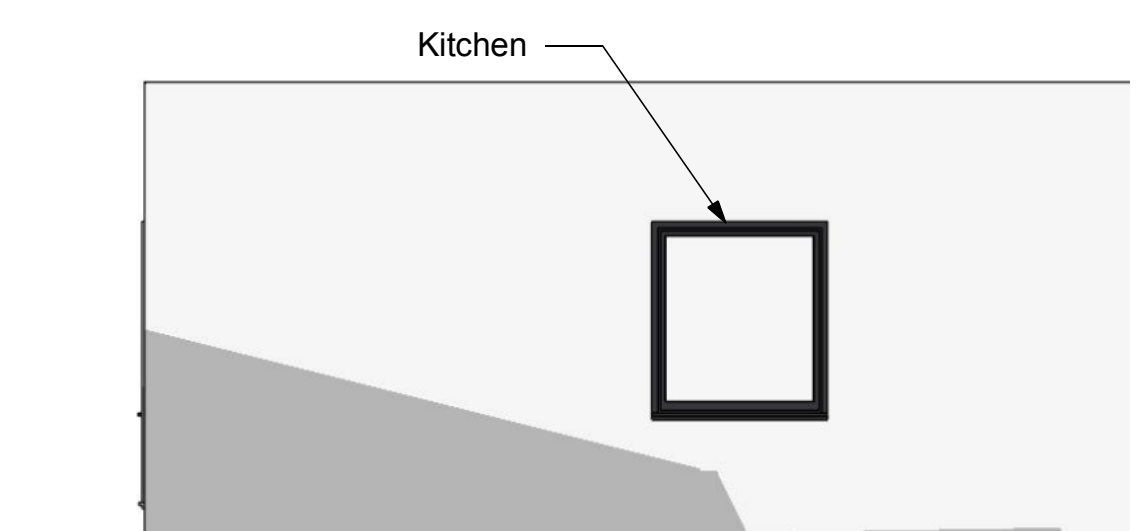
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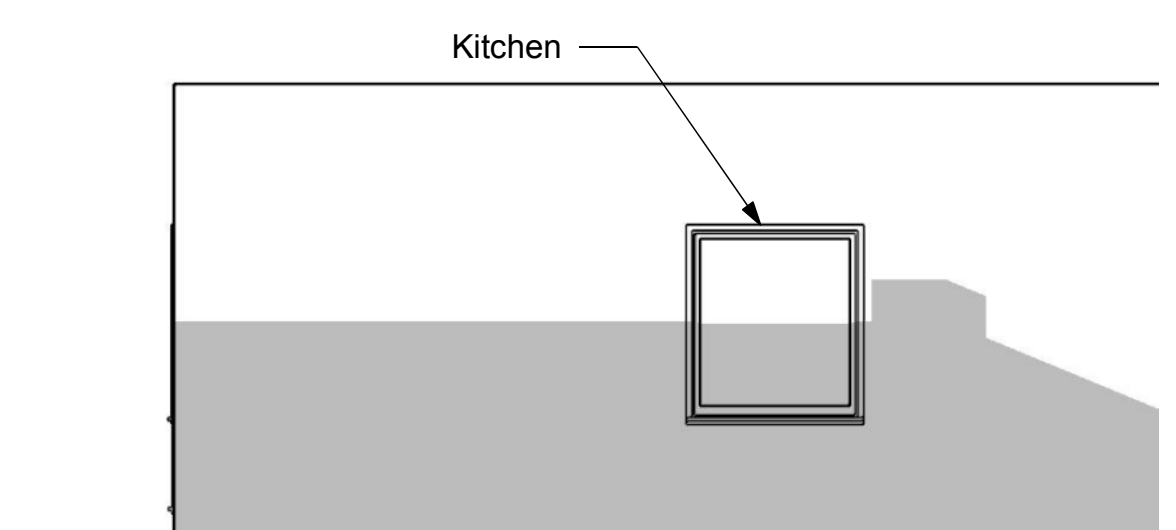
**OPPENHEIMER  
 RESIDENCE**  
 1643 & 1647 California St.  
 Berkeley, CA 94703  
 APN: 58-2156-18



Proposed West Wall

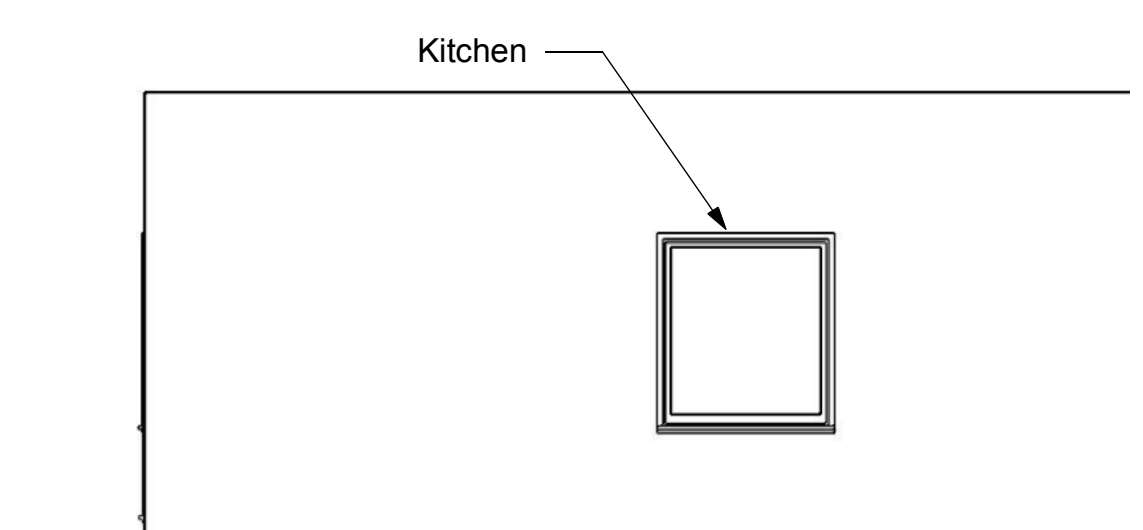


Proposed West Wall



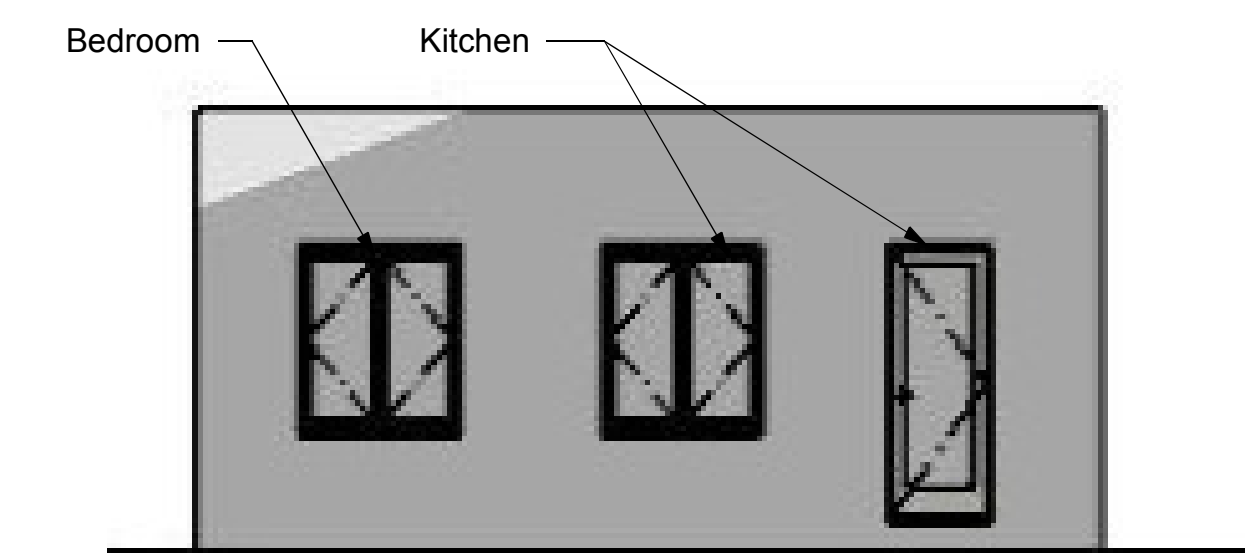
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6-21-2021 / 6:35 pm

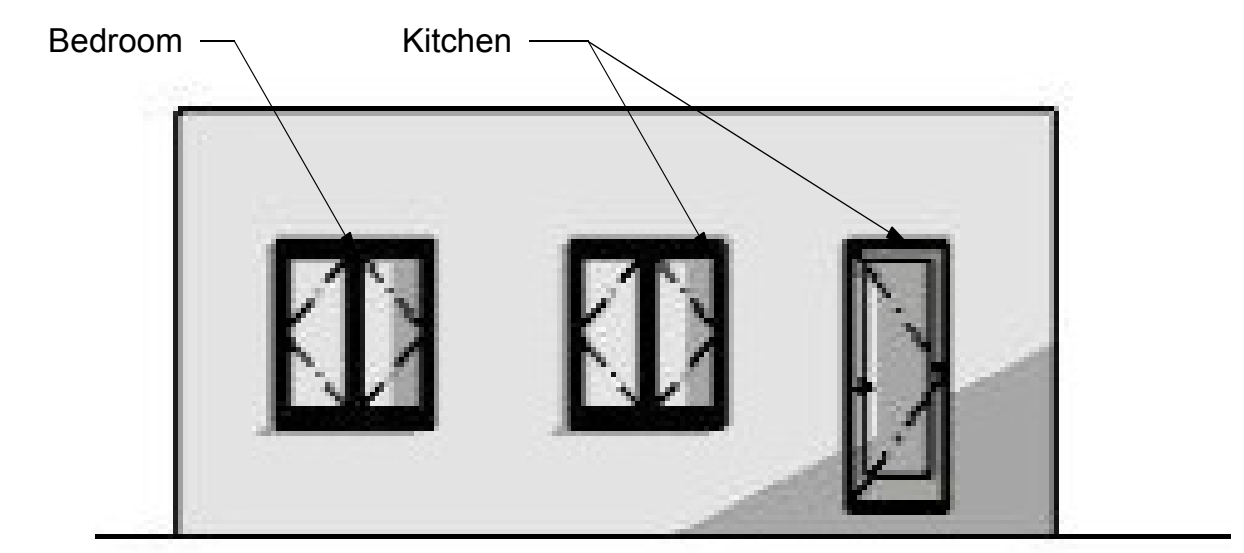


Existing West Wall

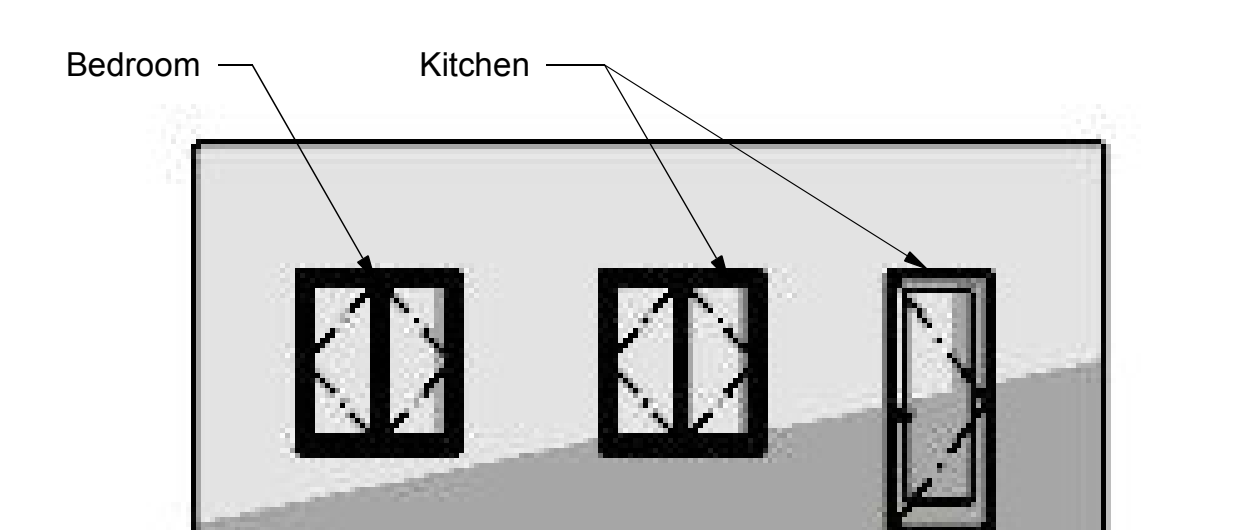
6-21-2021 / 5:00 pm



Proposed North Wall

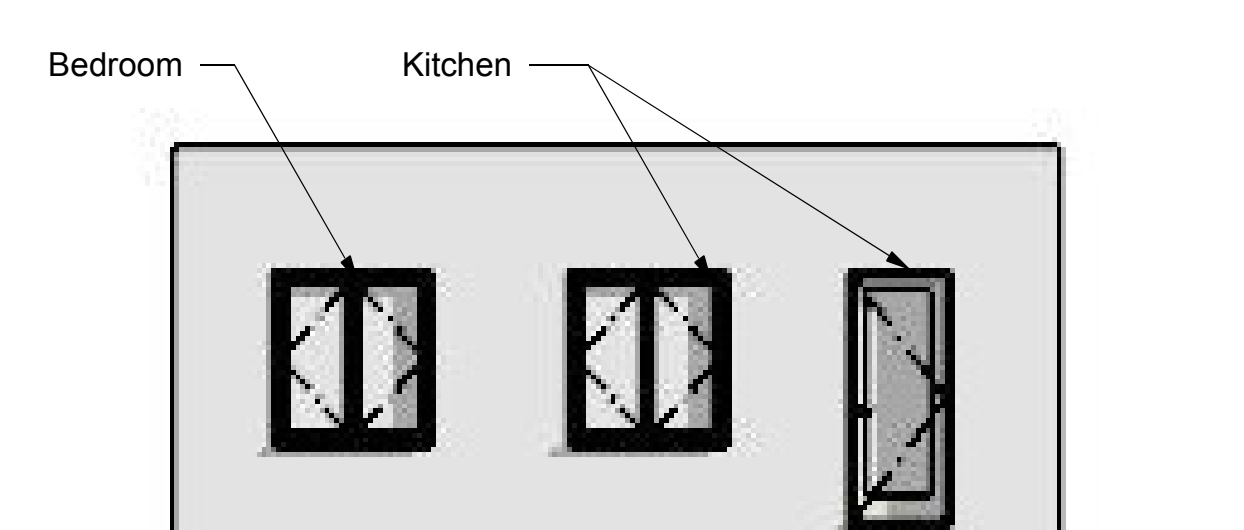


Proposed North Wall



Existing North Wall

6-21-2021 / 6:35 pm



Existing North Wall

6-21-2021 / 5:00 pm

**1609 Virginia St. Shadow Impact Study**

Sheet Contents:  
 Shadows Studies

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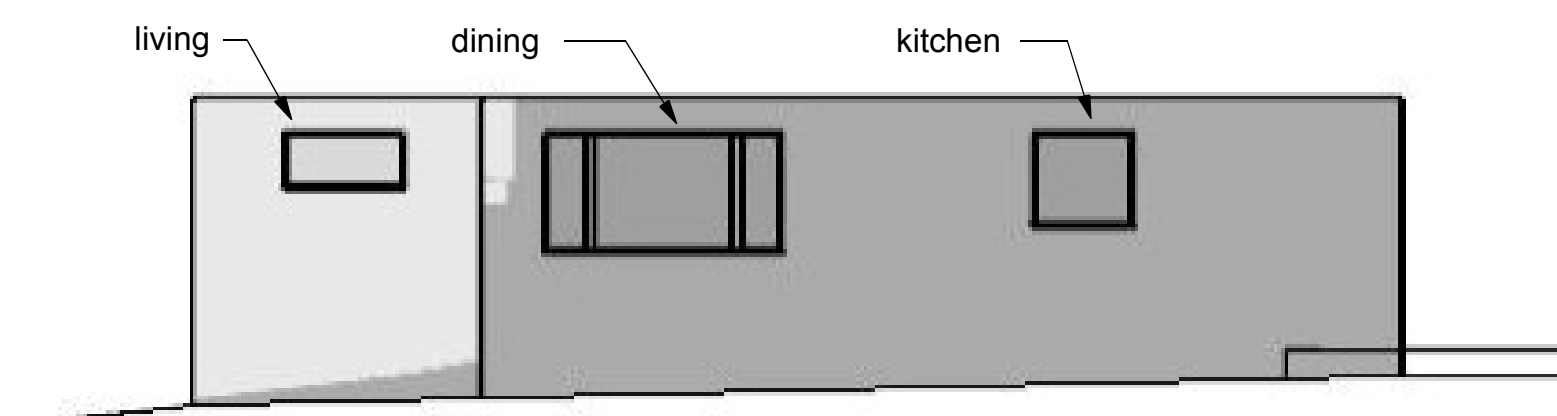
Drawn By: SSG

Checked By: SSG

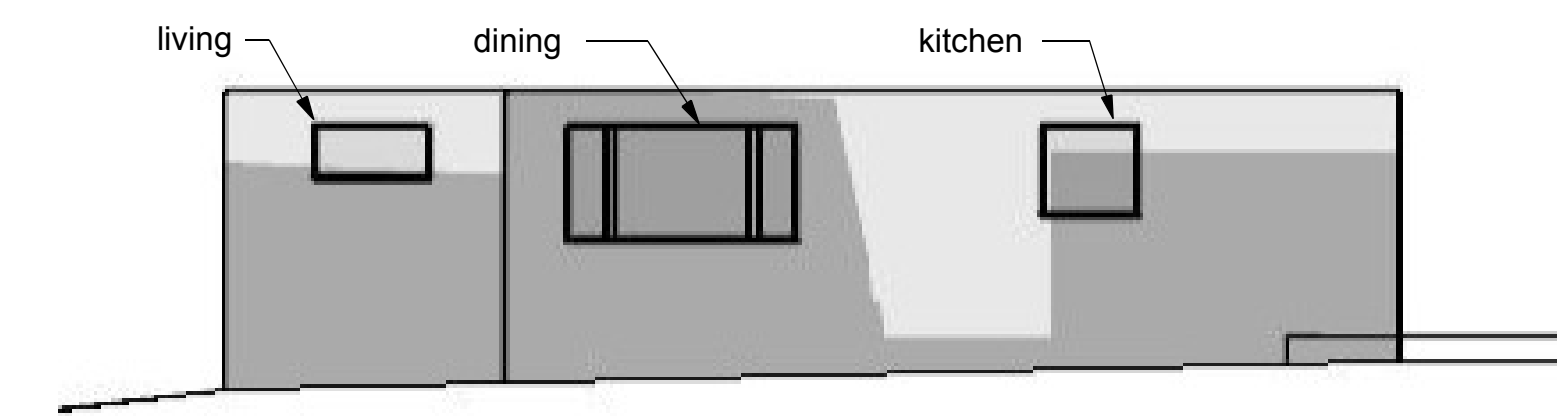
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Revisions:  
 Use Permit Set: 12-10-2020  
 Redesign: 5-25-2021  
 Planning Review: 6-29-2021  
 Planning Review: 7-15-2021

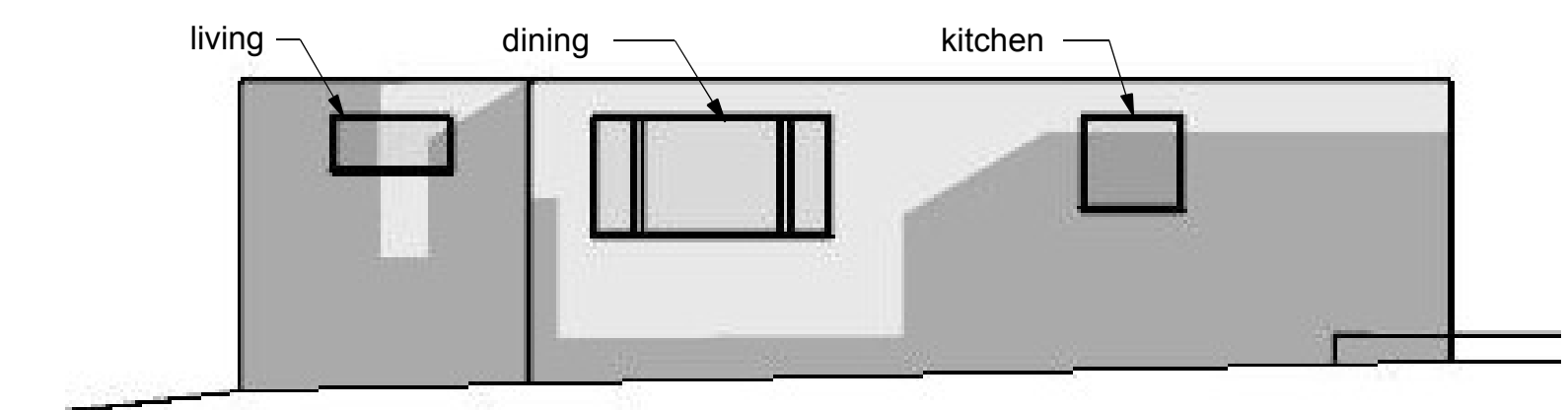
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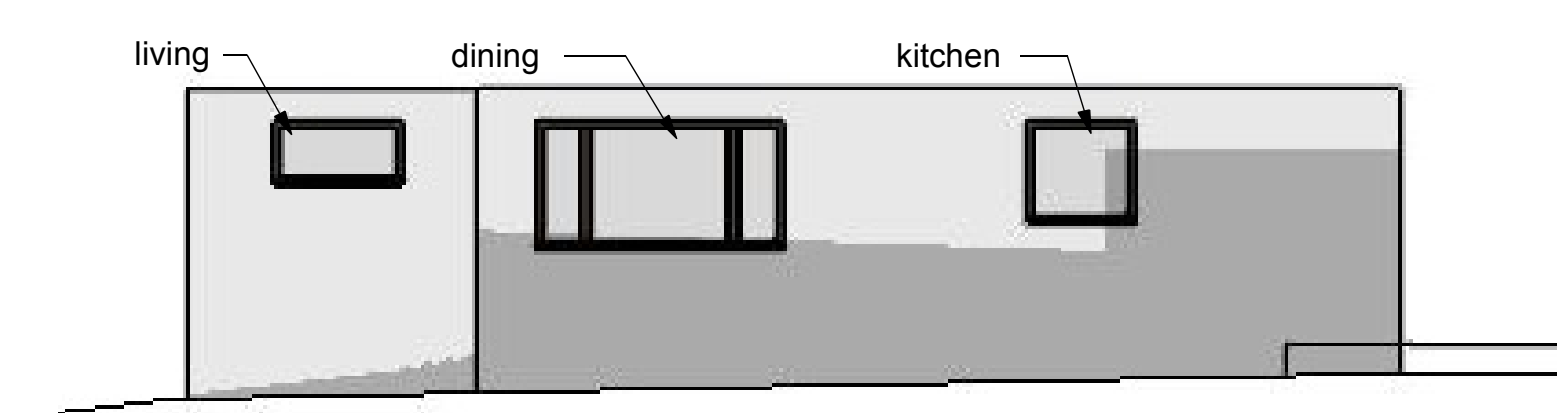
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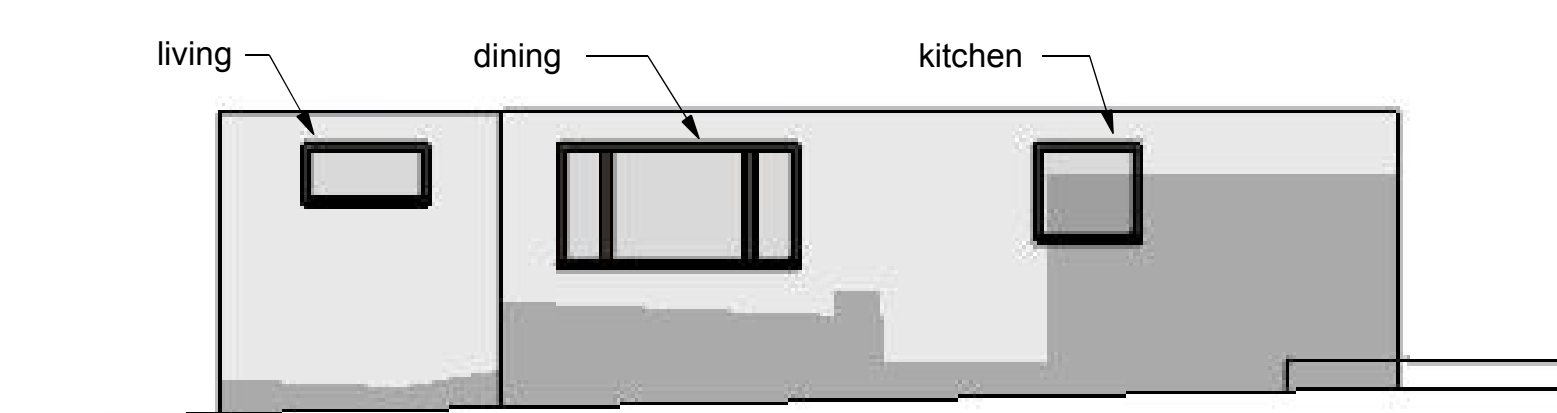
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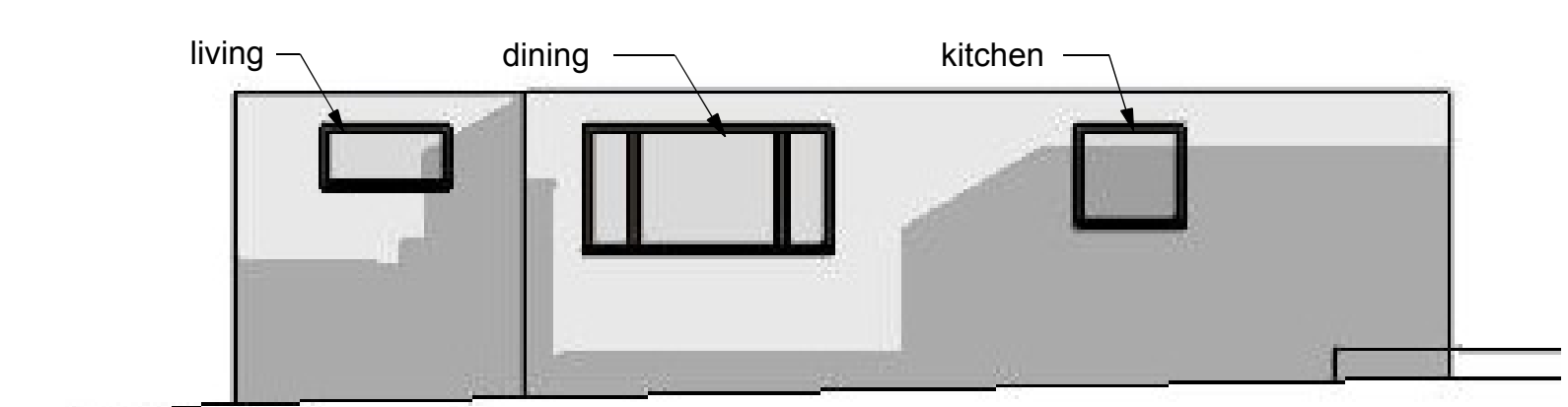
Proposed



Existing



Existing



Existing

12-21-2021 / 2:54 pm

12-21-2021 / 12:00 pm

12-21-2021 / 9:21 am

**1639 California St. Shadow Impact Study**

**Gregory**

**Paul**

**Wallace**

Structural Engineer

5865 Doyle Street, Suite 112  
Emeryville, CA 94608  
(510) 654 - 6903  
(510) 654 - 6997 fax  
gregory@gpwse.com



July 15, 2021

studio g+s ARCHITECTS  
2223 5<sup>th</sup> Street  
Berkeley, CA 94710

Attn: Sunny Grewal

Re: Oppenheimer Residence  
1643 and 1647 California Street  
Berkeley, CA 94710  
APN 58-2156-18

Dear Mr. Grewal,

Per your request, we met at the above captioned project on July 12, 2021 to view the existing conditions of the duplex building. We have also reviewed the proposed renovation and expansion architectural drawings proposed for the building, prepared by your office, and dated May 25, 2021. The purpose of our site visit and review of the drawings was to determine if the existing exterior walls and ground floor framing can be retain, as is called for in the proposed plans, as part of the overall project scope to add a 2<sup>nd</sup> floor and basement above and below the existing structure. The existing roof will be removed and replaced with new second floor framing. Based on our site inspection and our review of the proposed drawings, it is our professional structural opinion that the exterior walls and first floor framing can be retained as an integral part of the final structure of the project. In addition, this is commonly done on similar projects.

If you have any questions or wish to discuss this issue further, please call.

Sincerely,

  
Gregory Wallace, SE





Planning and Development Department  
Land Use Planning Division

August 10, 2021

Sent via email:

[sunny@sgsarch.com](mailto:sunny@sgsarch.com)

Sundeep Grewel  
Studio G+S Architects  
2223 5<sup>th</sup> Street  
Berkeley, CA 94710

**Re: Application for Use Permit #ZP2021-0001 for 1643/1647 California Street**

Dear Applicant,

The Land Use Division has reviewed the above referenced application, resubmitted on July 15, 2021 to 1) create new lower basement level, 2) construct a new, second story, and 3) modify the existing duplex layout on an existing property that is non-conforming to density, lot coverage, and front, side, and rear setbacks at 1643/1647 California Street. Staff has determined that the application is incomplete and cannot take further action on the project until all the items listed below are corrected and/or submitted. Please submit an electronic copy of the following:

**Items Required for Submittal or Correction:**

1. Structural Evaluation – Further information needed – Thank you for submitting the letter from Gregory Paul Wallace regarding the proposed modifications to the building. However, this letter is not sufficient for staff to confirm that more than 50% of the exterior walls and roof are being retained, which is necessary to determine whether the threshold for a demolition, as defined in the Berkeley Municipal Code, has been met. As the entirety of the roof is being removed, applicants must confirm that no more than 49% of the exterior walls of the building are being removed. Please submit a diagram showing that at least 50% of the exterior walls are being retained. If more than 50% of the walls are demolished/removed then the project will be considered a full demolition, which will require a Use Permit. Additionally, if the building is considered for demolition, the replacement building would have to comply with all applicable development standards of the R-2A zoning district, including lot coverage and setbacks.

Revised submittal items should be submitted in electronic form (Box.com). Please submit responses to **all** requested items at once, and not incrementally. Please include a response letter addressing each of the above items, using the same numbering/format to assist staff in confirming you have addressed each item.

I look forward to working with you on this project. Do not hesitate to contact me if you have any questions or if you would like to set up a meeting. I can be reached at (510) 981-7485 or [NArmour@cityofberkeley.info](mailto:NArmour@cityofberkeley.info).

Sincerely,

A handwritten signature in black ink that reads "Nicholas Armour".

Nicholas Armour  
Associate Planner



2223 5th St. | Berkeley, CA 94710 | 510.548.7448 | info@sgsarch.com | www.sgsarch.com

Aug. 26, 2021

**Planning review comments #3**

**Applications #: ZP2021-0001**

**Address: 1643 1647 California St Planning**

Hi Nicholas,

We are resubmitting the Use Permit application per your comments. See attached drawings and responses below.

1. Structural Evaluation – Further information needed – Thank you for submitting the letter from Gregory Paul Wallace regarding the proposed modifications to the building. However, this letter is not sufficient for staff to confirm that more than 50% of the exterior walls and roof are being retained, which is necessary to determine whether the threshold for a demolition, as defined in the Berkeley Municipal Code, has been met. As the entirety of the roof is being removed, applicants must confirm that no more than 49% of the exterior walls of the building are being removed. Please submit a diagram showing that at least 50% of the exterior walls are being retained. If more than 50% of the walls are demolished/removed then the project will be considered a full demolition, which will require a Use Permit. Additionally, if the building is considered for demolition, the replacement building would have to comply with all applicable development standards of the R-2A zoning district, including lot coverage and setbacks.

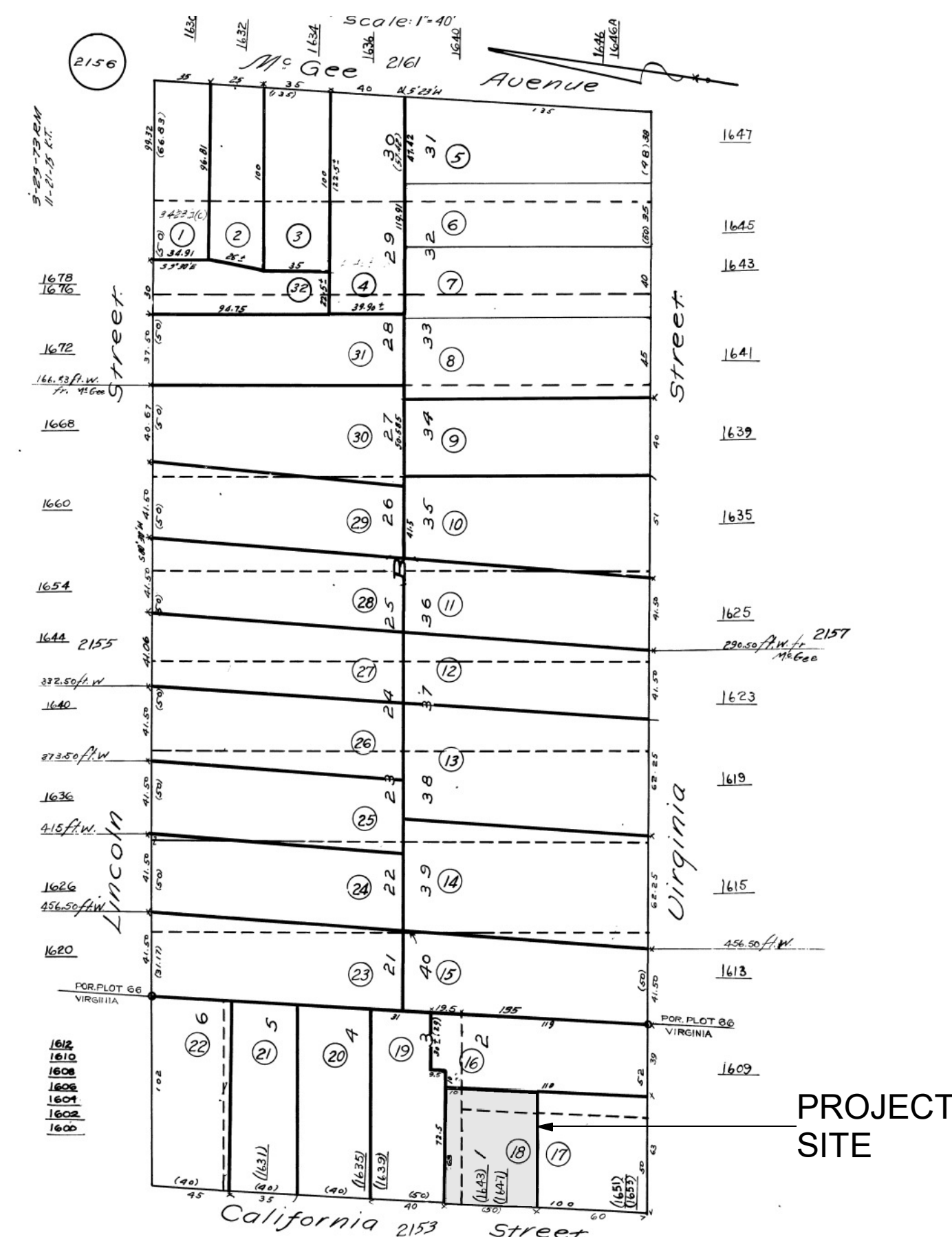
**Response: Sheet A5.1 – Demolition diagram provided with total wall area to be removed.**

We are looking forward to moving this project along.

Sundeep Grewal



**PARCEL MAP**



**OPPENHEIMER RESIDENCE**

1643 & 1647 California St. CA 94703

**SHEET INDEX**

- Architectural:**
- A0.0 Scope Of Work, Vicinity Map, Parcel Map, Project Data Sheet Index , Abbreviations, Applicable Codes Project Directory, Photos
  - A0.1 Existing Site Plan, Proposed Site Plans
  - A0.2 Site Survey
  - A1.1 Existing Floor Plan  
Existing Exterior Elevations
  - A2.1 Proposed Floor Plan
  - A2.2 Proposed Floor Plans
  - A3.1 Front Elevation Comparison, Exterior Renderings
  - A3.2 Proposed Exterior Elevations
  - A3.3 Building Section, Renderings
  - A4.1 Shadow Study
  - A4.2 Shadow Study
  - A4.3 Shadow Study
  - A5.1 Demolition Diagram



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**OPPENHEIMER RESIDENCE**  
 1643 & 1647 California St.  
 Berkeley, CA 94703  
 APN: 58-2156-18

**SCOPE OF WORK**

The proposed project includes an addition to and remodel of an existing, one-story, two-family residence (duplex). Components of the project include:

Reconfigure existing duplex to create one larger unit and one smaller apartment. All work shall be within the building footprint. The building shall remain as a duplex. The preliminary program includes the following:

**Basement/First floor:**

- Excavate down to create new bedroom, full bath, home gym and family room and mech. room/storage

**Second floor:**

- Reconfigure layout as needed to create a larger unit with one smaller apartment
- Rebuild/reconfigure existing porch and entry stairs as required
- Create new stairs to basement floor and second floor addition

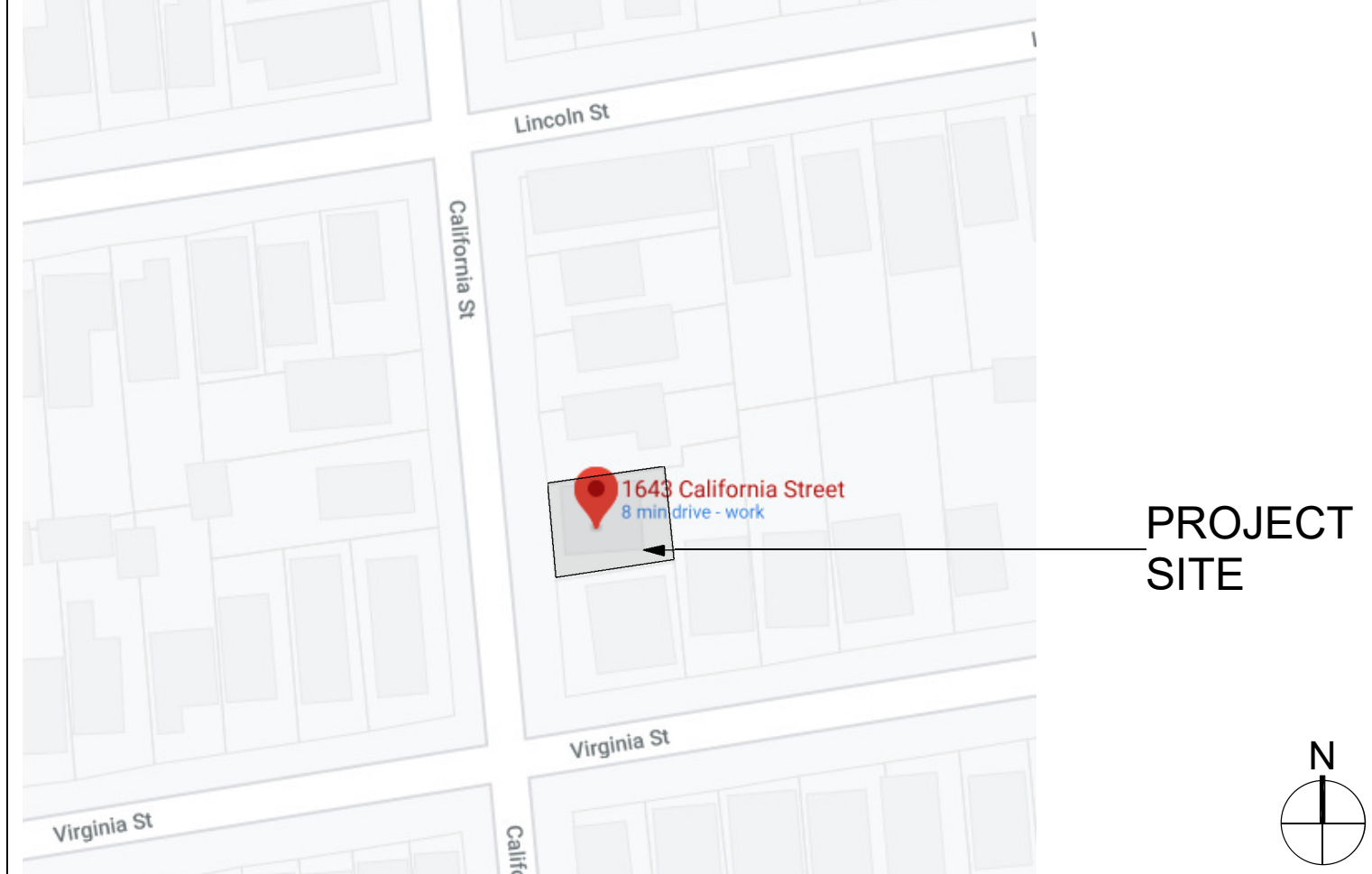
**Third floor:**

- Create new bedrooms, bathrooms and laundry room
- Create new balcony at front

**Miscellaneous:**

- Update all mechanical, electrical and plumbing systems as required for new work
- Reconfigure and rebuild front stairs per new design

**VICINITY MAP**



**PROJECT DIRECTORY**

**Owner:**  
 Ido and Tamar Oppenheimer  
 1643 & 1647 California St.  
 Berkeley, CA 94703  
 Tel: 510 486-8387

**Architect:**  
 Sundeeep Grewal  
 Studio G+S, Architects  
 2223 5th St.  
 Berkeley, CA 94710  
 Tel: 510-548-7448  
 sunny@sgsarch.com

**Project Address:**  
 1643 & 1647 California St.  
 Berkeley, CA 94703  
 APN: 58-2156-18

**PROJECT DATA**

Occupancy:	R-3 Duplex
Proposed Construction:	Type V-B
Fire Sprinkler System:	No
<b>Zoning/General Plan Regulation</b>	
Zoning District:	R-2 (Restricted Two-Family Residential)
General Plan Area:	LMDR
Downtown Arts District Overlay:	No
Commercial District With Use Quotas:	No
<b>Seismic Safety</b>	
Earthquake Fault Rupture(Alquist-Priolo) Zone:	No
Landslide (Seismic Hazards Mapping Act):	No
Liquefaction (Seismic Hazards Mapping Act):	No
Un-reinforced Masonry Building Inventory:	No
<b>Historic Preservation</b>	
Landmarks or Structure of Merit:	No
<b>Environmental Safety</b>	
Creek Buffer:	None
Fire Zone:	1
Flood Zone(100-year or 1%):	No
<b>Wildlife Urban Interface</b>	No

**APPLICABLE CODES**

2019 California Building Code (CBC) Volume 1  
 2019 California Building Code (CBC) Volume 2  
 2019 California Residential Code (CRC)  
 2019 California Energy Code (CBEES)  
 2019 California Green Building Standards Code (CALGreen)  
 2019 California Electrical Code (CEC)  
 2019 California Plumbing Code (CPC)  
 2019 California Mechanical Code (CMC)

This project shall conform to all the above codes and any local and state laws and regulations adopted by the City of Berkeley, CA.

**ABBREVIATIONS**

&	and	fdn.	foundation	pr.	pair
@	at	fin.	finish	p.s.	plumbing stack
perpen.	perpendicular	fl.	floor	pt.	point
#	pound or number	flash.	flushing	p.t.	pressure treated
(e)	existing	fluor.	fluorescent	ptd.	painted
(n)	new	f.o.c.	face of concrete	r.	riser
(r)	renovated	f.o.f.	face of finish	r.a.	return air
a.f.f.	above finished floor	f.o.s.	face of studs	ref.	reference
acous.	acoustical	ft.	foot or feet	refr.	refrigerator
adj.	adjacent/ adjustable	flg.	flooring	rgtr.	register
alum.	aluminum	furn.	furnace	reinfr.	reinforced
approx.	approximate	g.a.	gauge	req.	required
arch.	architectural	gal	gallon	rm.	room
asph.	asphalt	g.s.m.	galvanized sheet metal	r.o.	rough opening
bd.	board	gl.	glass	rwd.	redwood
bdg.	building	gnd.	ground	r.w.l.	rain water leader
bkc.	block	gr.	grade	s.	south
bkgg.	blocking	gyp. bd.	gypsum board	s.c.	solid core
bm.	beam	h.b.	hose bibb	sched.	schedule
bot.	bottom	hdwd.	hardwood	sect.	section
b.p.	building paper	h.f.	hem fir	sh.	shelf
blw	between	horiz.	horizontal	shr.	shower
cab.	cabinet	hgt.	height	sim.	similar
cem.	cement	i.d.	inside diameter (dia.)	s.mech.	see mechanical drawings
cer.	ceramic	insul.	insulation	s.o.	sash opening
cl.	center line	int.	interior	spec.	specification
clg.	ceiling	jt.	joint	sq.	square
clkg.	caulking	kit.	kitchen	s.s.d.	see structural drawings
c.o.	cleanout	lav.	lavatory	sst.	stainless steel
clo.	closet	loc.	location	std.	standard
clr.	clear	lt.	light	stl.	steel
col.	column	max.	maximum	stor.	storage
comp.	composition	m.c.	medicine cabinet	struct.	structure
conc.	concrete	mech.	mechanical	sym.	symmetrical
constr.	construction	memb.	membrane	t.	tread or tempered
cont.	continuous	mfr.	manufacturer	t.b.	towel bar
det.	detail	min.	minimum	tel.	telephone
d.f.	douglas fir	mir.	mirror	t. & g.	tongue & groove
dia.	diameter	misc.	miscellaneous	thk.	thick
dim.	dimension	mntd.	mounted	t.b.r.	to be removed
dir.	direction	ntl.	metal	t.o.	top of
disp.	disposal	n.	north	t.p.d.	toilet paper dispenser
d.w.	dishwasher	nat.	natural	t.v.	television
dr.	door	nece.	necessary	typ.	typical
drw.	drawer	neopre.	neoprene	unf.	unfinished
drg.	drawings	n.i.c.	not in contract	u.o.n.	unless otherwise noted
drgs.	drawings	no.	no.	vert.	vertical
e.	east	nom.	nominal	v.g.	vertical grain
ea.	each	n.i.s.	not to scale	v.i.f.	verify in field
el.	elevation	o.a.	overall	w.h.	water heater
elec.	electrical	o.c.	on center	w.	west
end.	enclosure	o.d.	outside diameter (dim.)	w/	with
eq.	equal	opng.	opening	wd.	wood
eqpt.	equipment	opp.	opposite	w/o	without
ext.	exterior	pl.	property line	w.o.	where occurs
f.	frosted	p.lam.	plastic laminate	wp.	waterproof
f.d.c.	fire dept. connection	plywd.	plywood	wt.	weight

Sheet Contents:  
 Sheet Index  
 Applicable Codes  
 Abbreviations  
 Vicinity Map  
 Project Data  
 Scope of Work  
 Project Directory  
 Photos

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Project No: 20-13-420

Drawn By: SSG

Checked By: SSG

Scale: N/A

Revisions:  
 Use Permit Set: 12-10-2020

Redesign: 5-25-2021

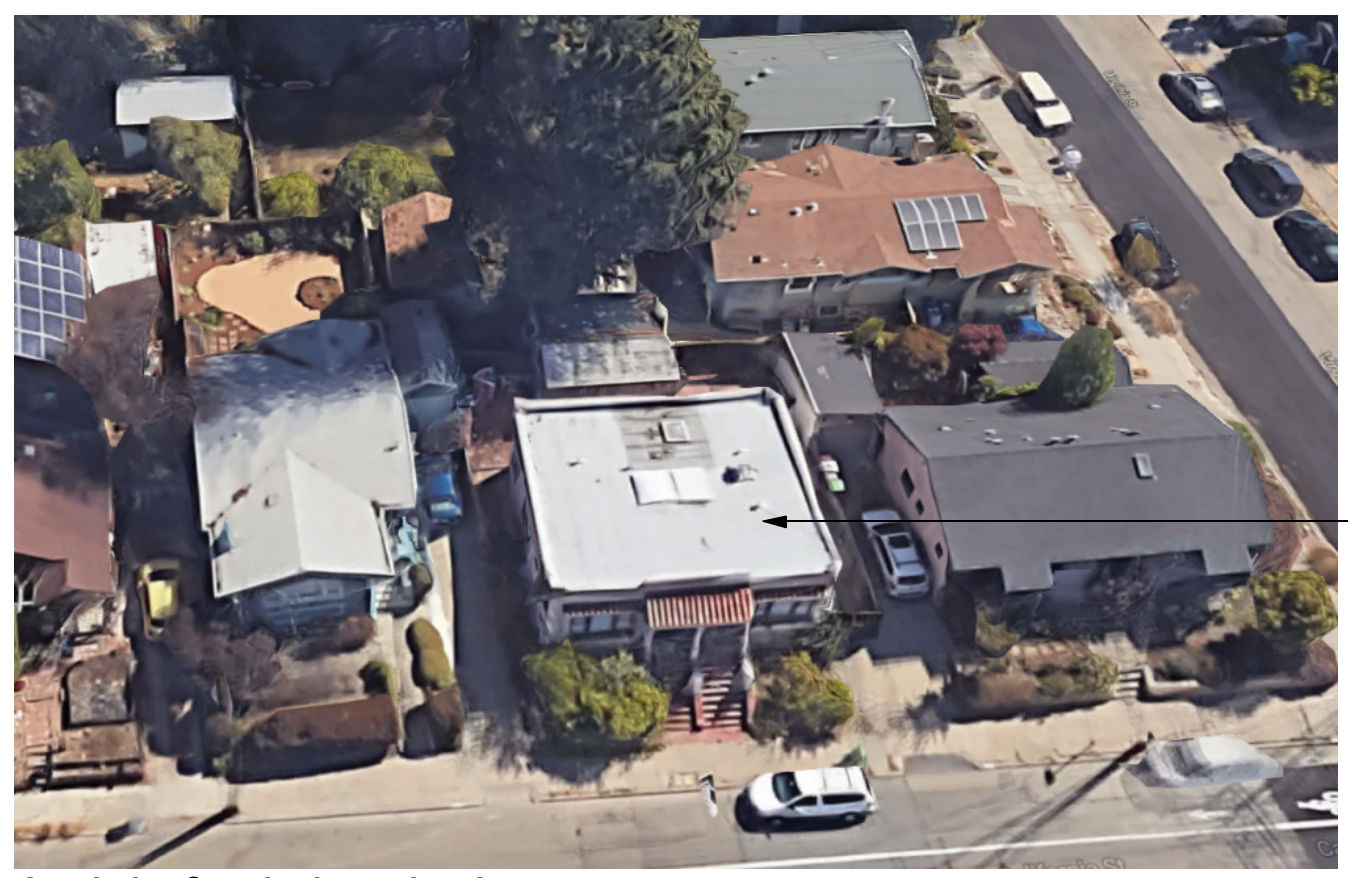
Planning Review: 6-29-2021

Planning Review: 7-15-2021

Planning Review: 8-26-2021

Sheet **A0.0**

**SITE PHOTOS**



Aerial of existing duplex



Front and right Side of existing duplex



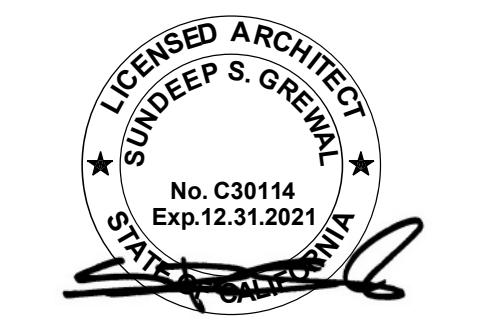
Front and left Side of existing duplex

**Tabulations**

	Required/Allowed	Existing	Proposed
<b>Set Backs:</b>			
Front:	20'-0"	10'-10"	10'-10" no change
Rear:	20'-0"	16'-10"	16'-10" no change
Left side:	4'-0"	3'-11"	4'-0" no change
Right side:	4'-0"	5'-6"	5'-5" no change
<b>Habitable Floor Area:</b>			
<b>Unit 1:</b>			
Basement floor:		0 s.f.	1,342 s.f.
First floor:		667 s.f.	901 s.f.
Second floor:		0 s.f.	1,019 s.f.
Total Area Unit 1:		667 s.f.	3,262 s.f. (2,595 s.f. new)
<b>Unit 2:</b>			
Basement floor:		0 s.f.	0 s.f.
First floor:		667 s.f.	501 s.f.
Second floor:		0 s.f.	0 s.f.
Total Area Unit 2:		667 s.f.	501 s.f.
Total Area:		1,334 s.f.	3,763 s.f. (2,229 s.f. new)
<b>Bedroom Count:</b>		3 total	5 total
<b>Non-Habitable Area:</b>			
Accessory Structure:		167 s.f.	0 s.f.
<b>Building Height:</b>			
Main Building:	28'-0" 35'-0" w/ AUP	13'-6" 13'-6"	23'-10"
<b>Parking:</b>	2	0	0
<b>Lot Size:</b>	4,500 s.f.	3,142 s.f.	3,142 s.f.
<b>Total Foot Print:</b>			
House:		1,342 s.f.	1,342 s.f.
Covered Porch:		60 s.f.	0 s.f.
Accessory Structure:		167 s.f.	0 s.f.
Total:	1,085 for 3 stories	1,569 s.f.	1,382 s.f.
<b>Lot Coverage:</b>	45% (1 story) 40% (2 story) 35% (3 story)	49.94%	43.98% (5.96% reduction)
<b>Usable Open Space:</b>	400 s.f./unit	500 s.f.	1,029 s.f.



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Sheet Contents:  
 Existing Site Plan  
 Proposed Site Plan

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 20-13-420

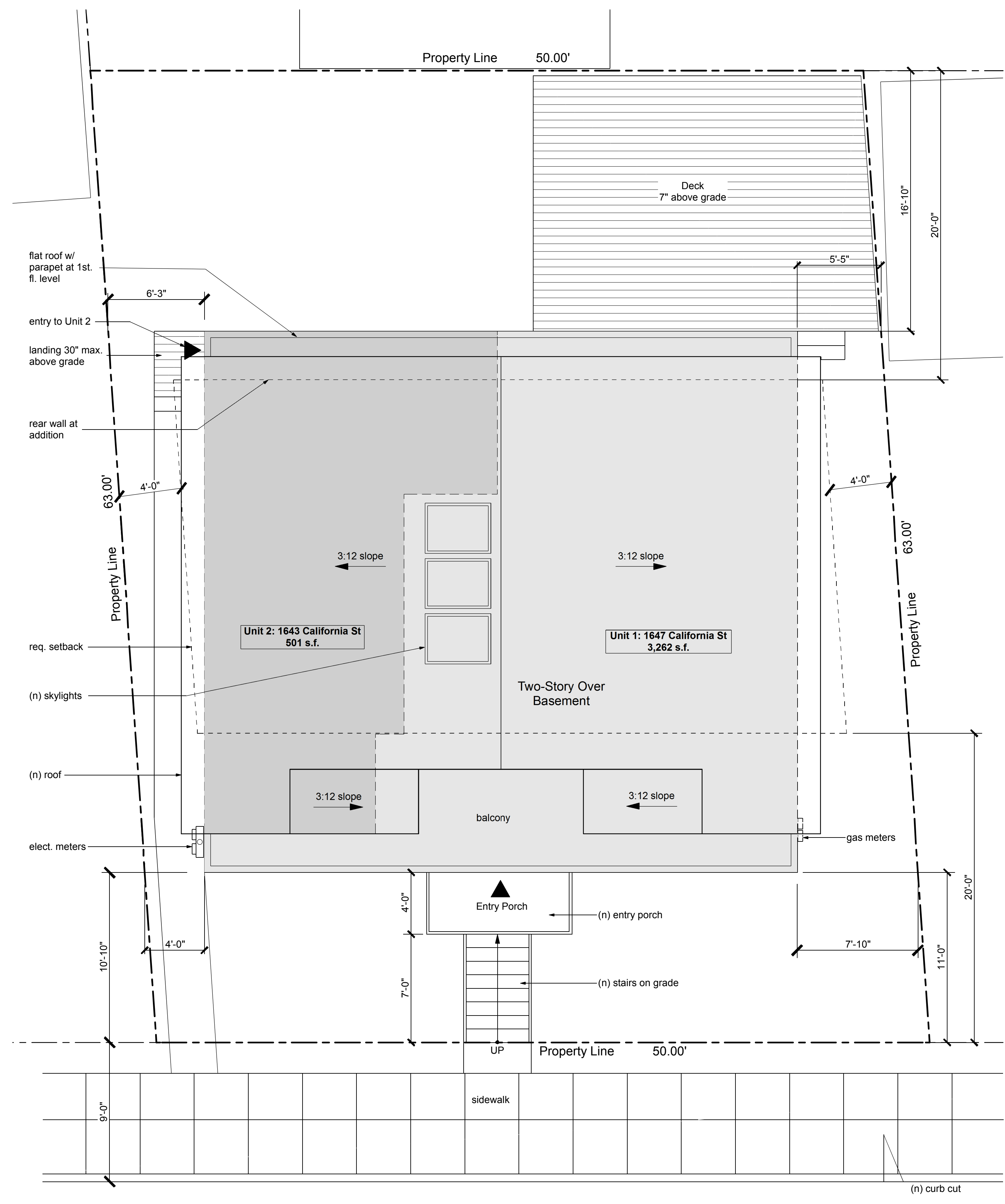
Drawn By:  
 SSG

Checked By:  
 SSG

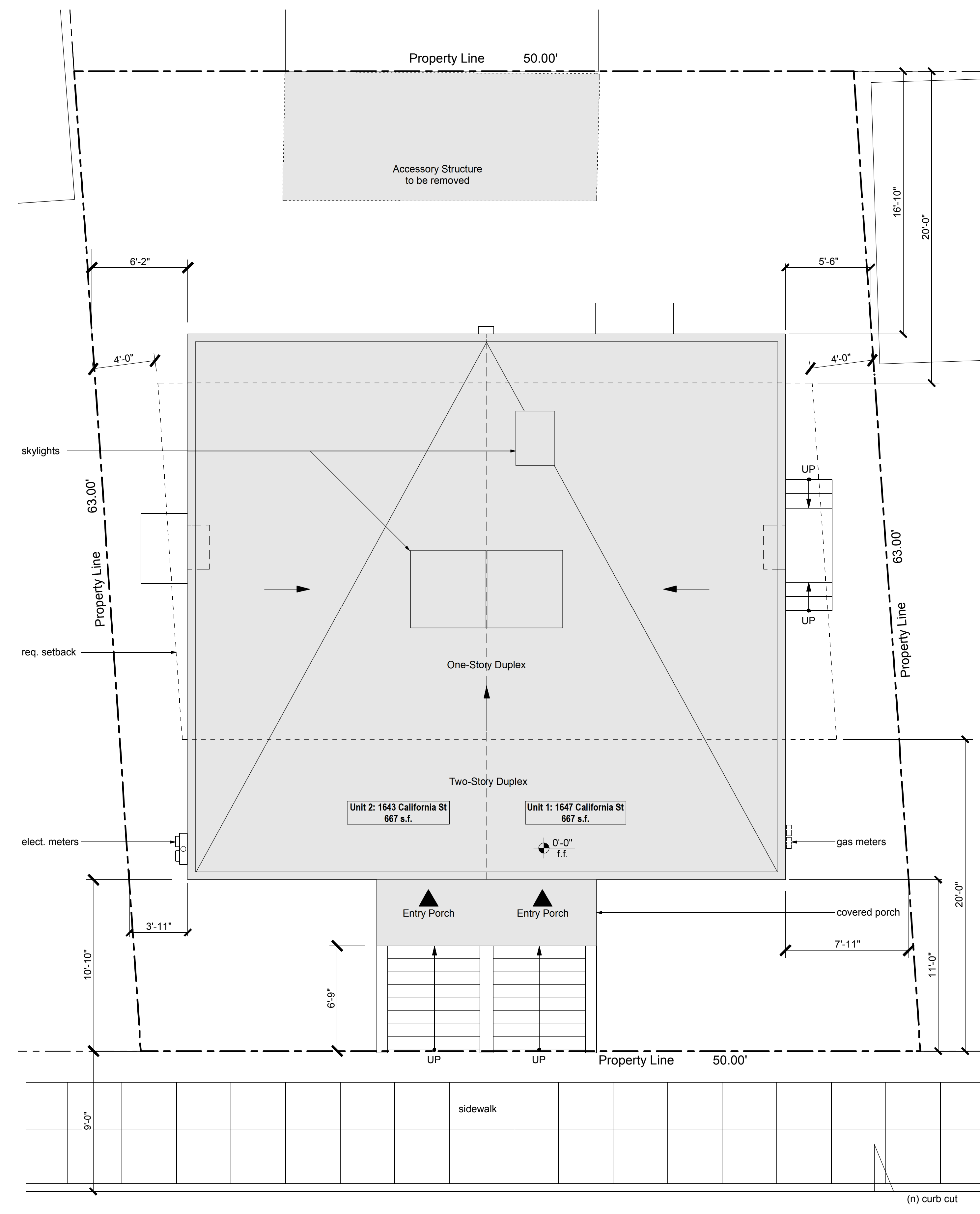
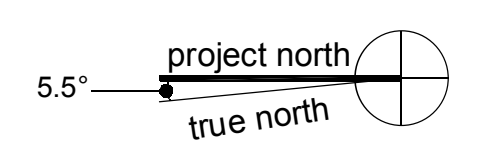
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 Redesign: 5-25-2021  
 Planning Review: 6-29-2021  
 Planning Review: 7-15-2021

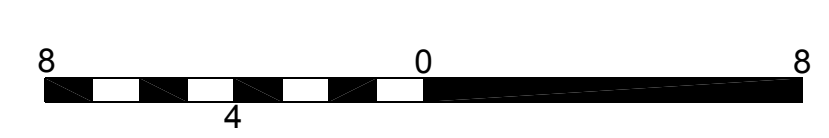
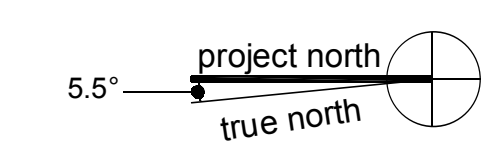
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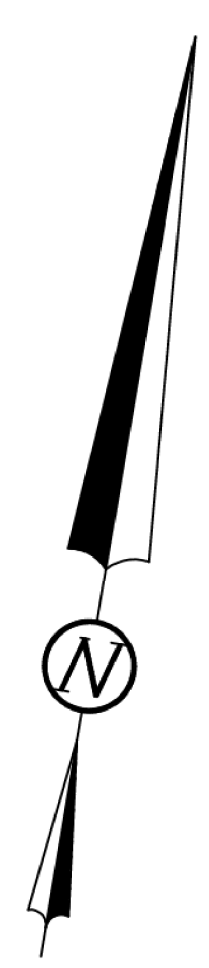


**2 Proposed Site Plan**

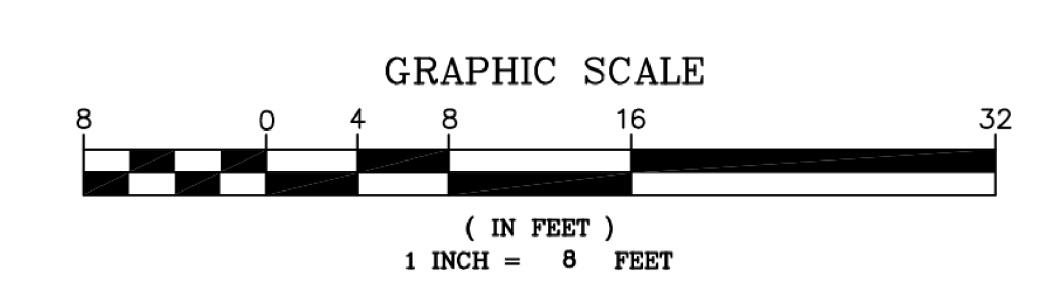
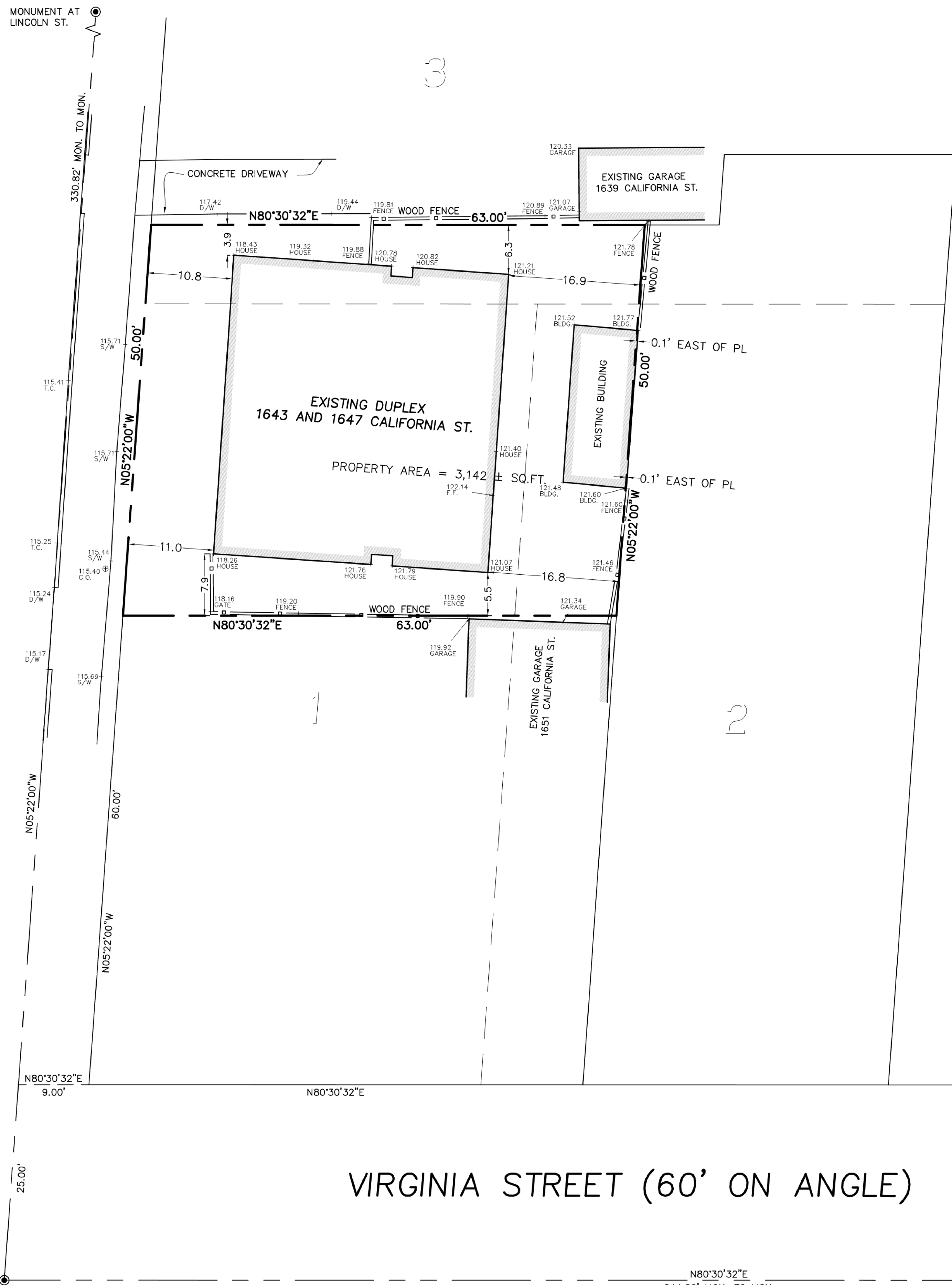


**1 Existing Site Plan**





CALIFORNIA STREET (60' ON ANGLE)



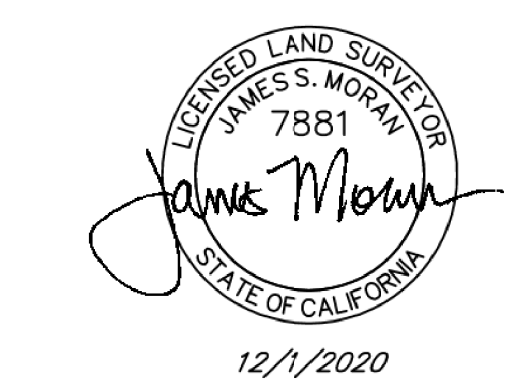
### HOUSE LOCATION SURVEY

PORTION OF LOTS 1, 2 AND 3, MAP OF VIRGINIA TRACT, FILED OCTOBER 4, 1890 (8 M 43)  
 LOCATED AT 1643-1647 CALIFORNIA STREET  
 CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

NOVEMBER 17, 2020 SCALE: 1" = 8'

#### MORAN ENGINEERING, INC.

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



- LEGEND**
- FOUND MONUMENT PER PM 6679 (213 M 50)
  - BLDG. BUILDING
  - C.O. CLEAN-OUT
  - D/W DRIVEWAY
  - F.H. FIRE HYDRANT
  - J.P. JOINT POLE
  - M.H. MAN HOLE
  - S/W SIDEWALK
  - T.C. TOP OF CURB

**GENERAL NOTES**

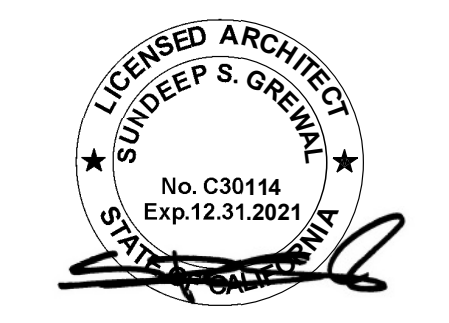
BENCHMARK: MONUMENT PIN ON THE WEST SIDE OF SACRAMENTO STREET AT VIRGINIA STREET. ELEVATION = 108.683 PER CITY OF BERKELEY ENGINEERING DIVISION RECORDS. ELEVATIONS ARE BASED UPON THE CITY OF BERKELEY DATUM.

THIS SURVEY IS BASED UPON THE GRANT DEED TO LAWYERS ASSET MANAGEMENT INC. RECORDED DECEMBER 1, 1989 SERIES 89-324628, ALAMEDA COUNTY RECORDS.

THE BEARINGS ON THIS MAP ARE BASED UPON THE MONUMENT LINE IN CALIFORNIA STREET WITH A BEARING OF N05°22'00"W AS SHOWN ON PARCEL MAP 6679 FILED MARCH 29, 1994 IN BOOK 213 OF MAPS PAGES 49-50.



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**Sheet Contents:**

Site Survey

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Project No: 20-13-420

Drawn By: SSG

Checked By: SSG

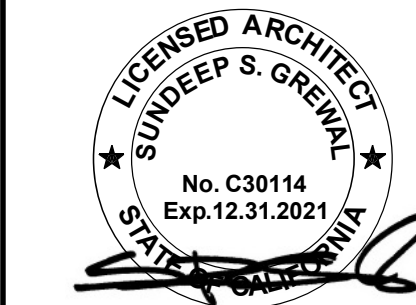
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Revisions:  
 Use Permit Set: 12-10-2020  
 Redesign: 5-25-2021  
 Planning Review: 6-29-2021  
 Planning Review: 7-15-2021

Sheet  
**A0.2**



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Sheet Contents:  
 Existing Floor Plans  
 Existing Exterior Elevations

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Project No: 20-13-420

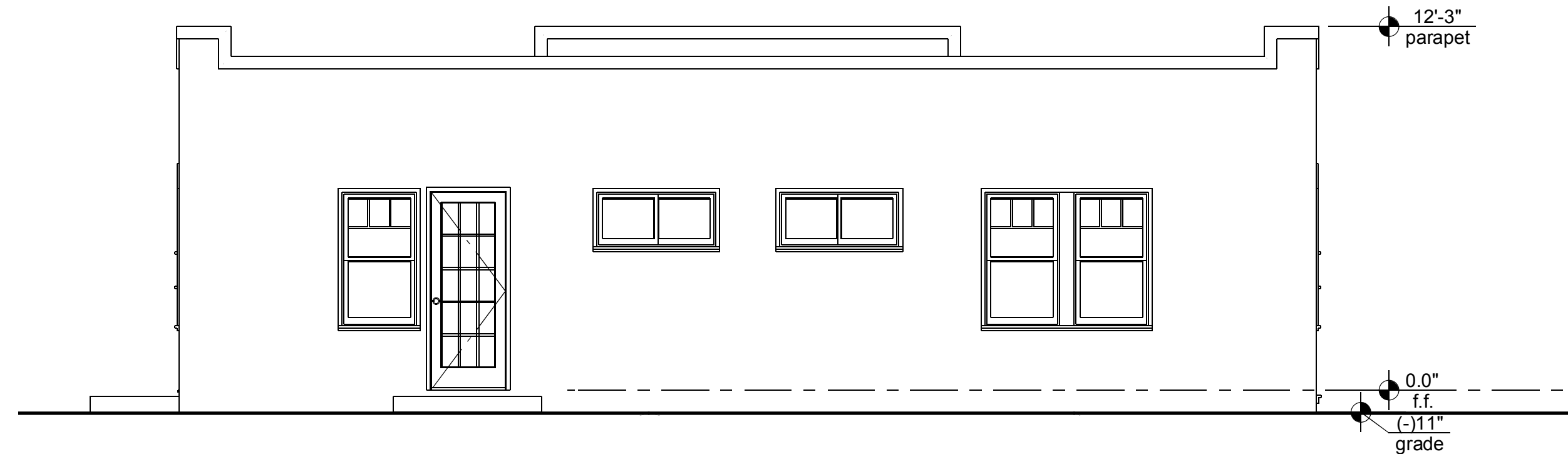
Drawn By: SSG

Checked By: SSG

Scale: 1/4" = 1'-0"

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 Redesign: 5-25-2021  
 Planning Review: 6-29-2021  
 Planning Review: 7-15-2021

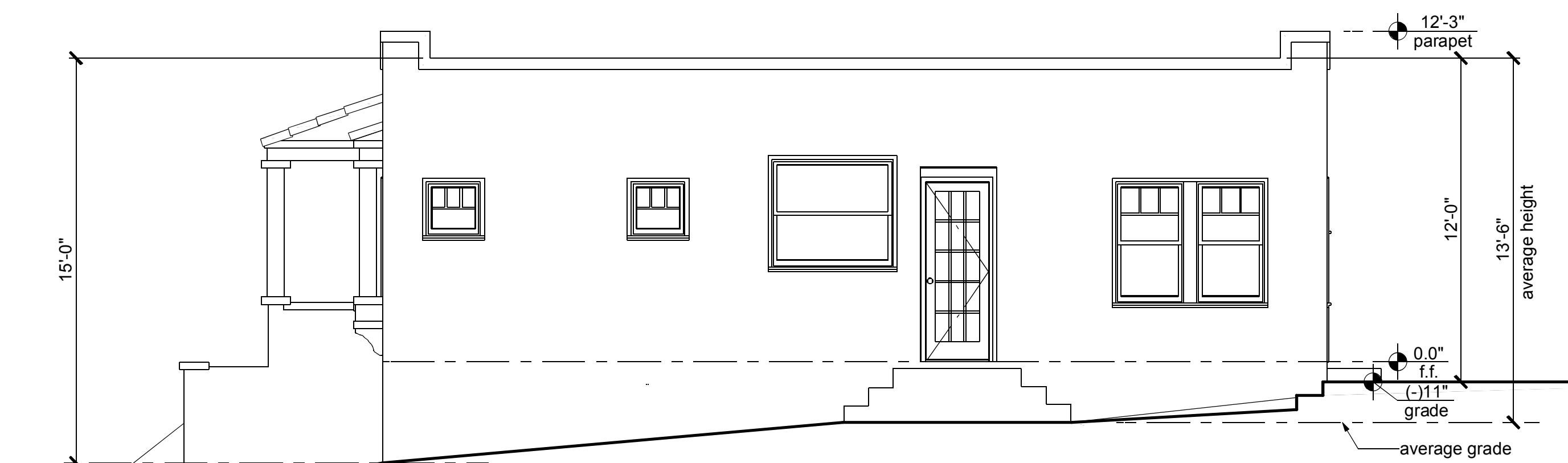
Sheet **A1.1**



5 Existing East Elevation - Rear



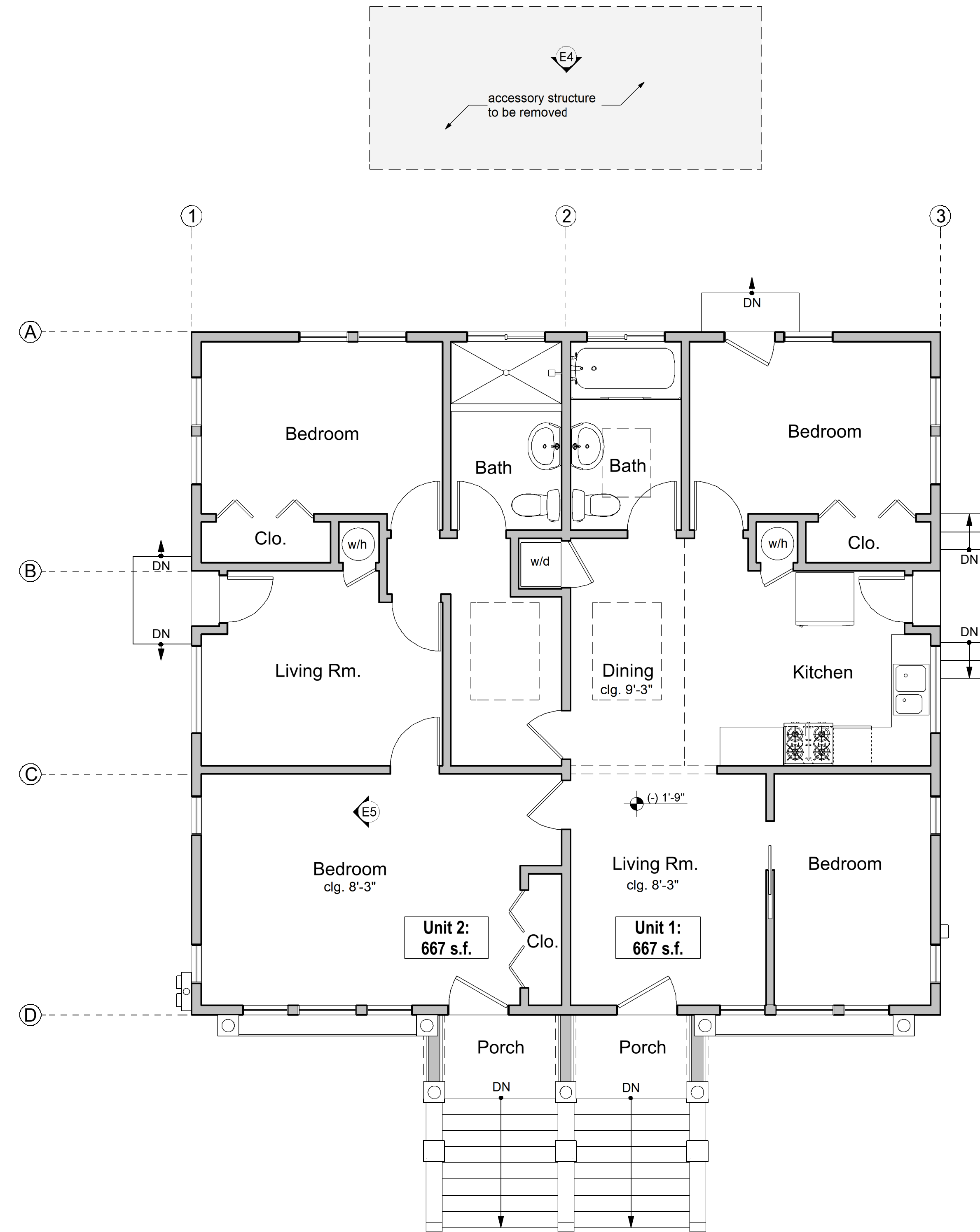
4 Existing North Elevation - Left Side



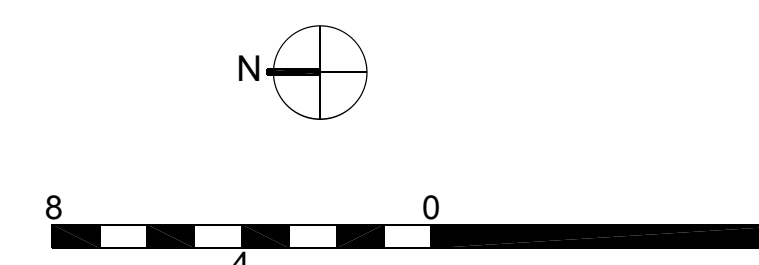
3 Existing South Elevation - Right Side



2 Existing West Elevation - Front

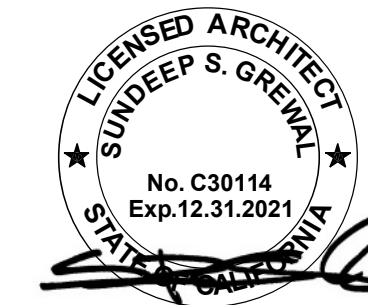


1 Existing First Floor Plan





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Sheet Contents:  
Proposed Floor Plan  
Proposed Site Plan

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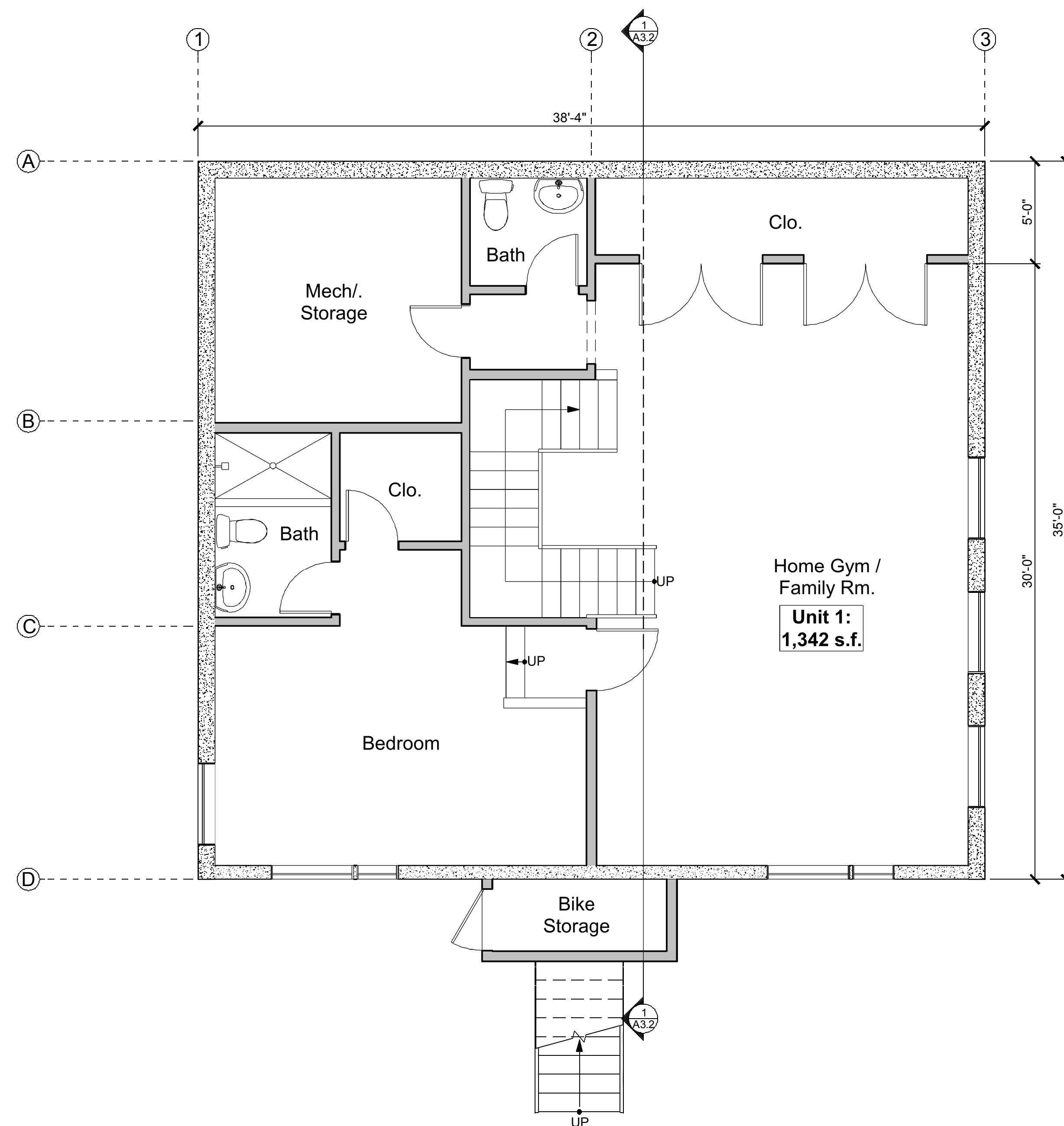
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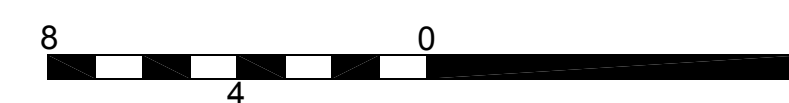
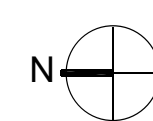
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Redesign: 5-25-2021  
Planning Review: 6-29-2021  
Planning Review: 7-15-2021

Sheet **A2.1**

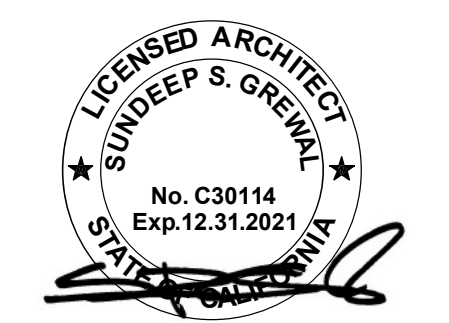


**1** Proposed Basement Floor Plan





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 Proposed Floor Plans

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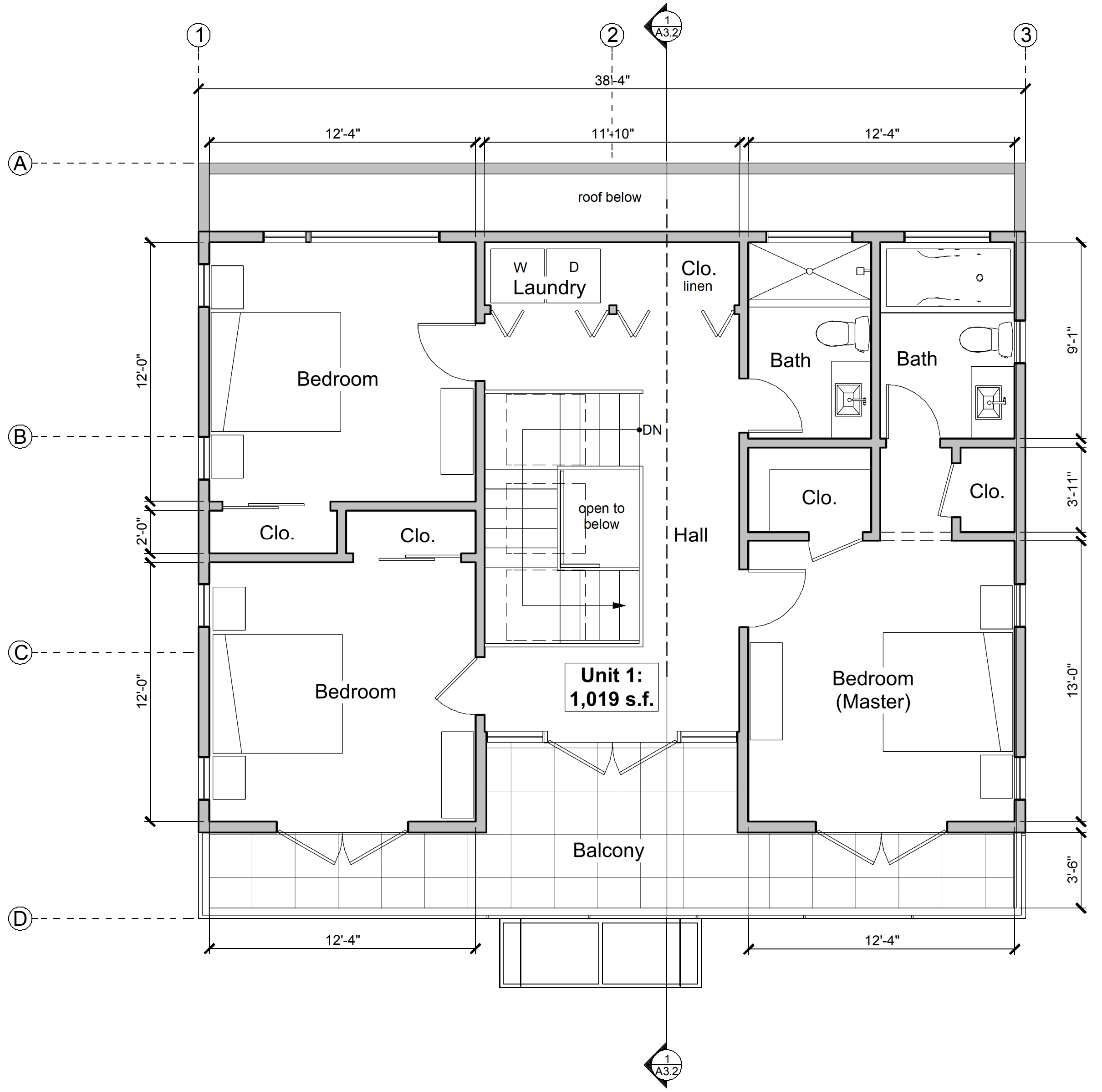
Drawn By: SSG

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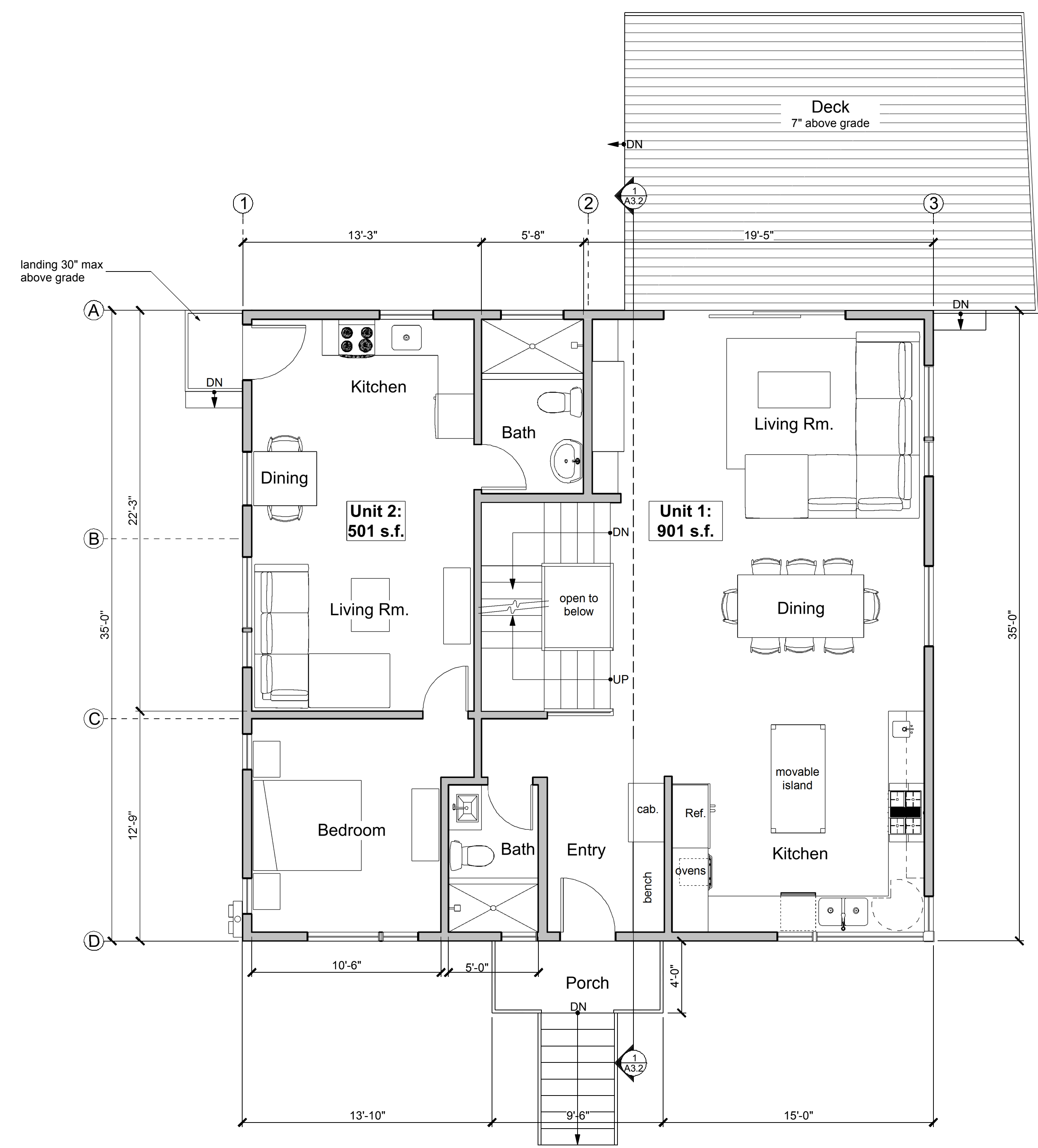
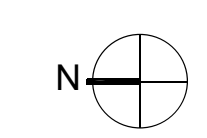
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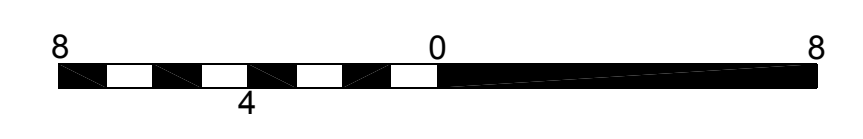
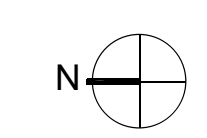
Sheet **A2.2**



2 Proposed Second Floor Plan

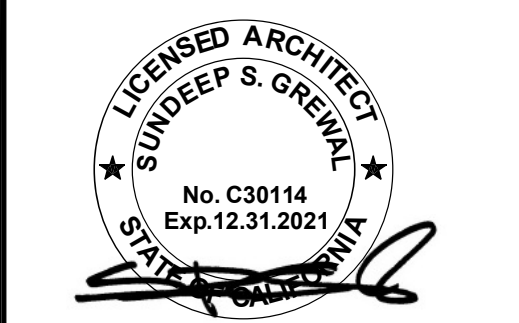


1 Proposed First Floor Plan





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Sheet Contents:  
 Front Elevation Comparison

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Project No: 20-13-420

Drawn By: SSG

Checked By: SSG

Scale: 1/4" = 1'-0"

Revisions:  
 Use Permit Set: 12-10-2020  
 Redesign: 5-25-2021  
 Planning Review: 6-29-2021  
 Planning Review: 7-15-2021

Sheet **A3.1**



Previous Proposal



Previous Proposal



Previous Proposal



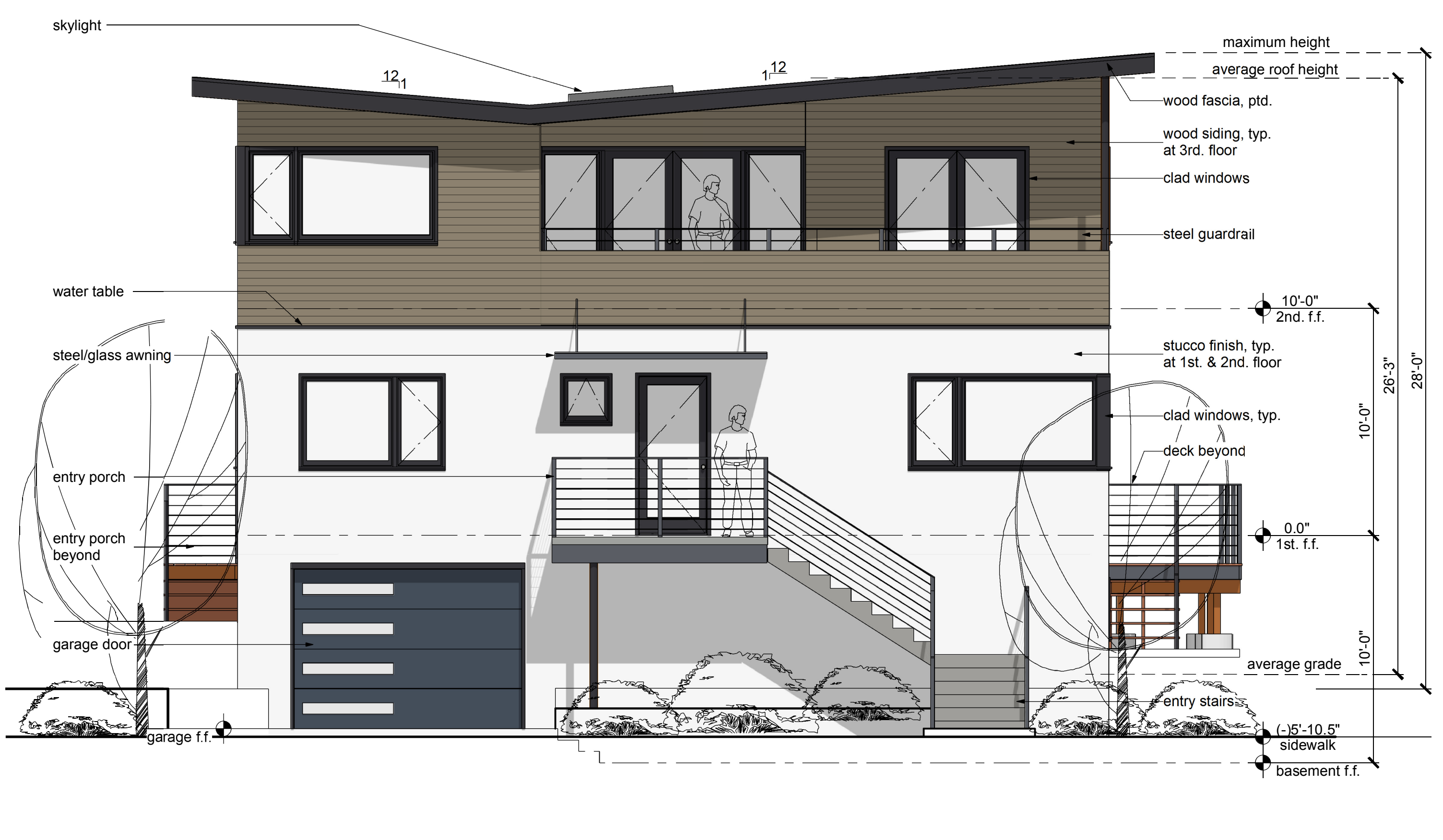
Current Proposal



Current Proposal



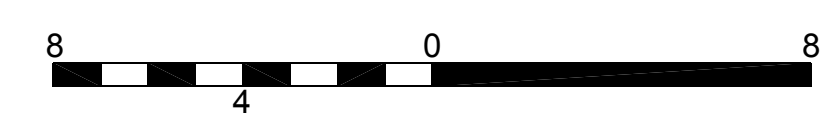
Current Proposal



② Proposed West Elevation - Front Original Proposal

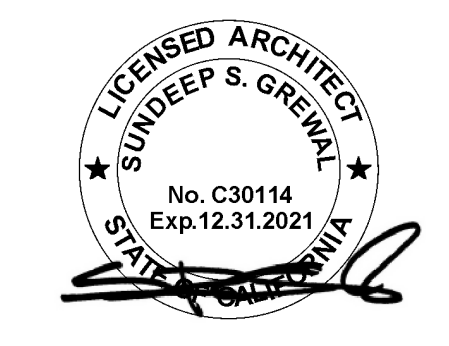


① Proposed West Elevation - Front Current Proposal





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Sheet Contents:  
 Proposed Exterior Elevations

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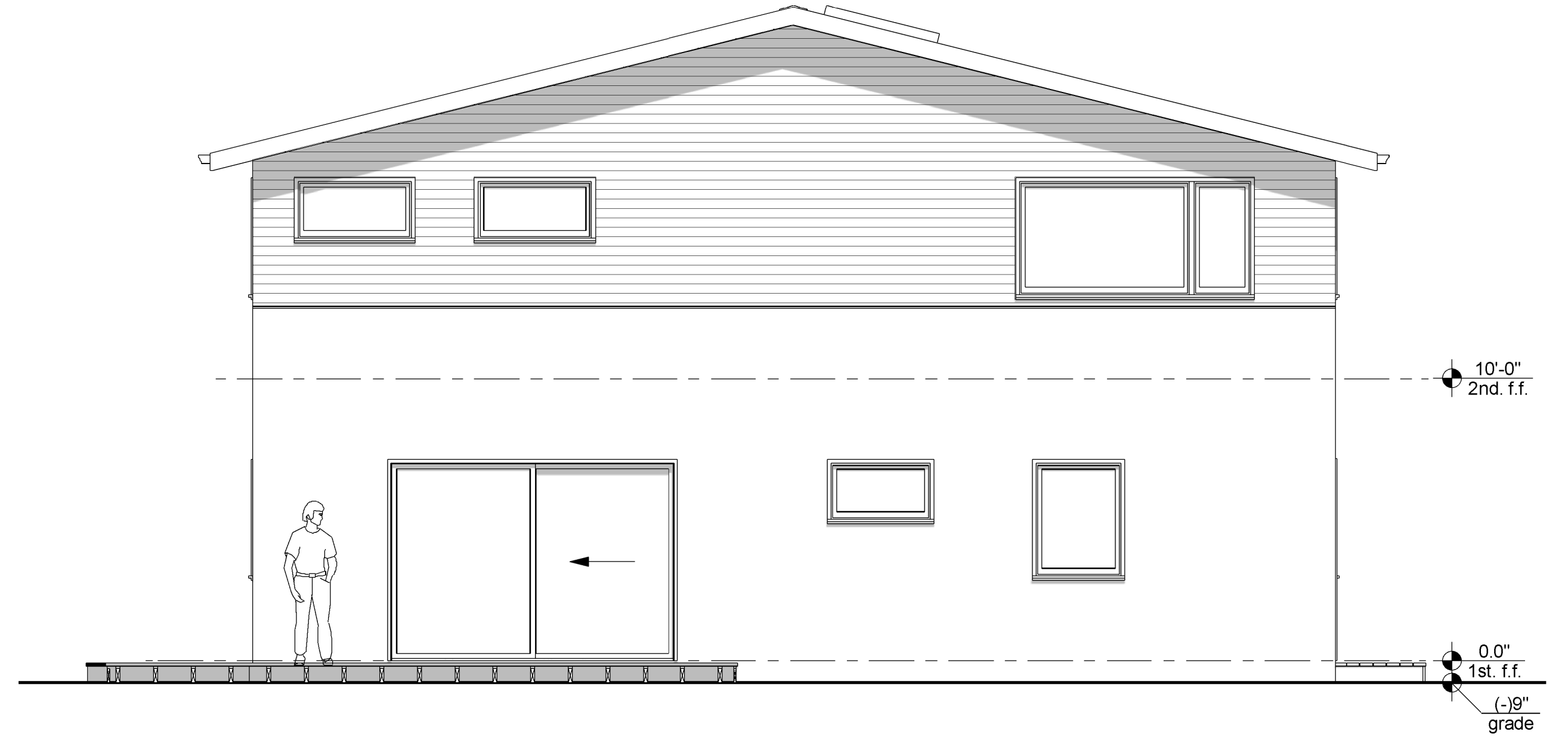
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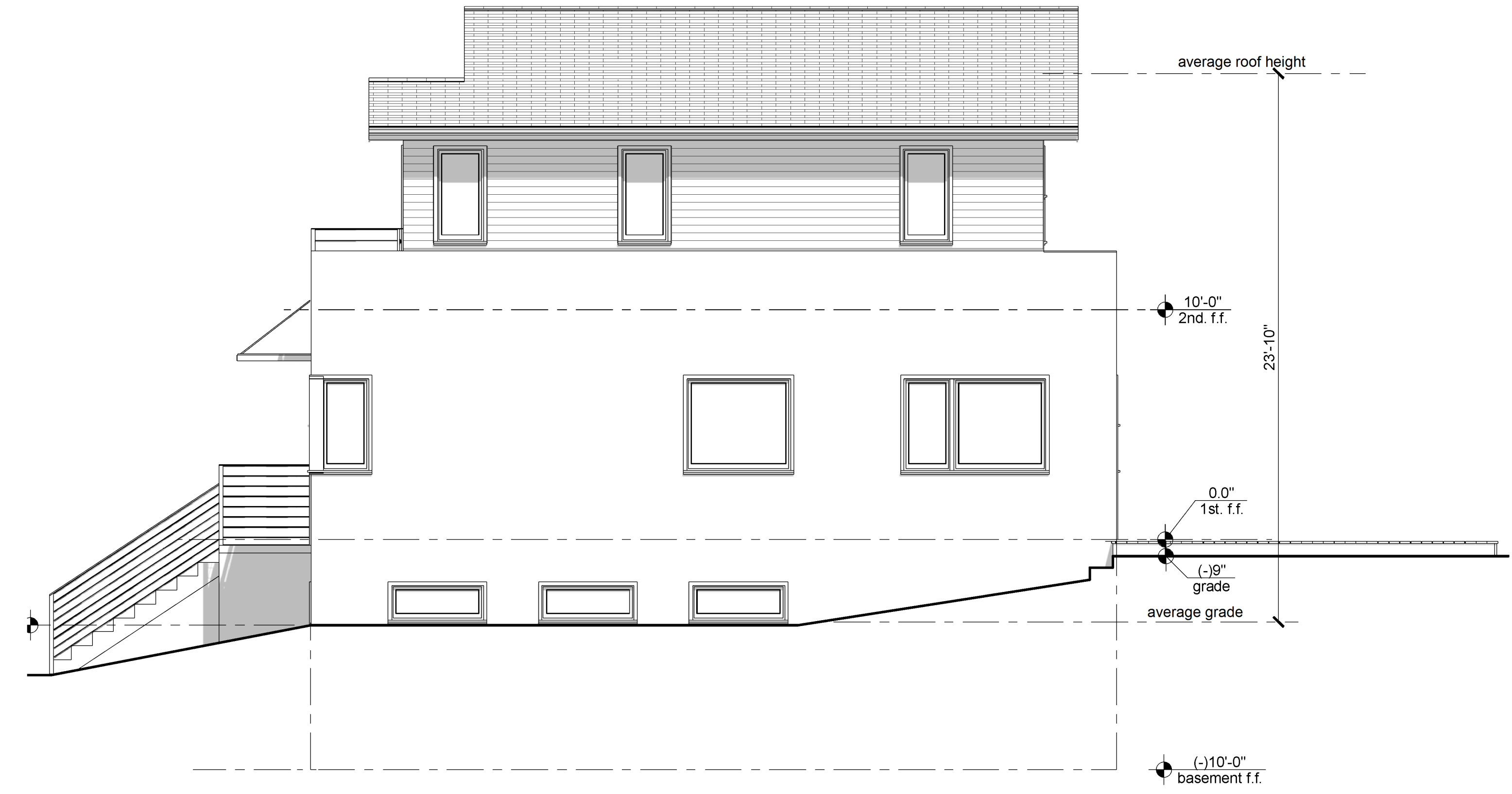
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Planning Review: 7-15-2021

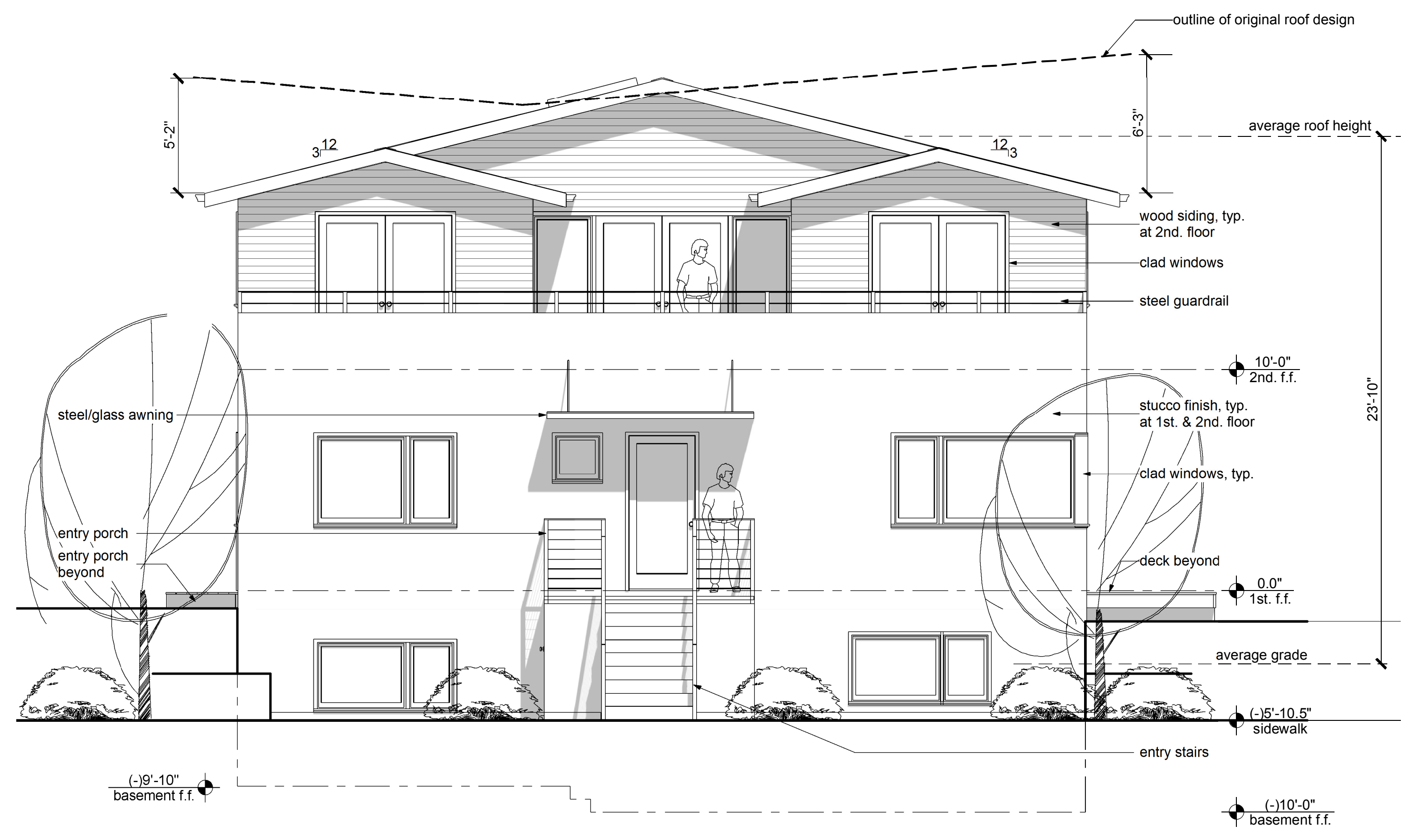
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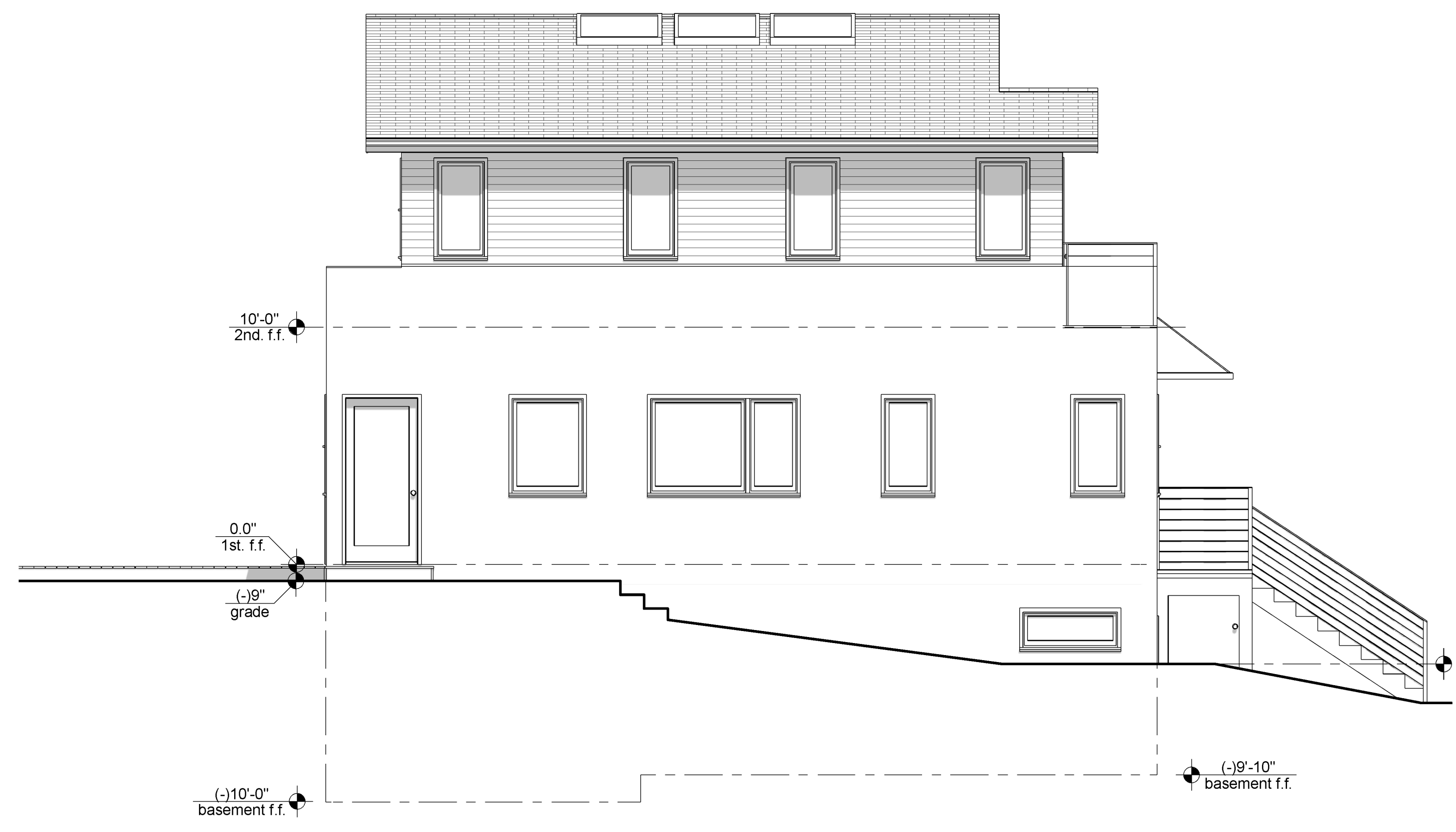
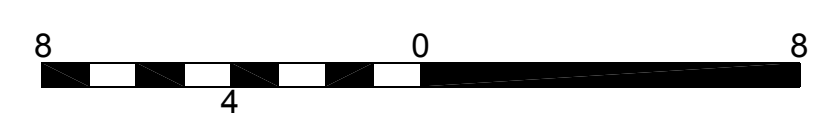
3 Proposed East Elevation - Rear



4 Proposed South Elevation - Right Side



1 Proposed West Elevation - Front



2 Proposed North Elevation - Left Side

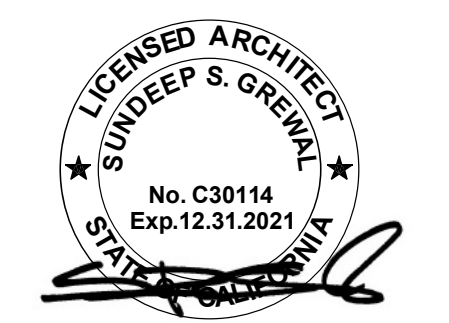




2 Renderings

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Sheet Contents:  
 Building Section  
 Renderings

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Scale:  
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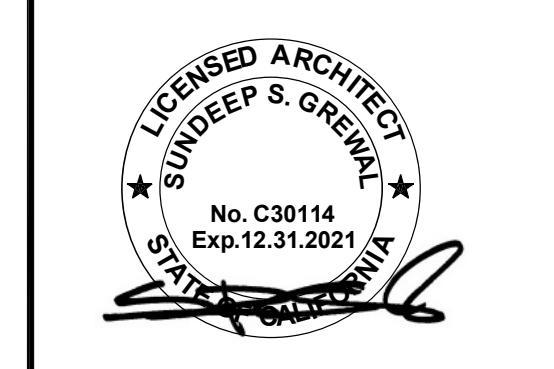
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 Use Permit Set: 12-10-2020  
 Redesign: 5-25-2021  
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1 Proposed Building Section

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Sheet Contents:  
 Shadows Studies

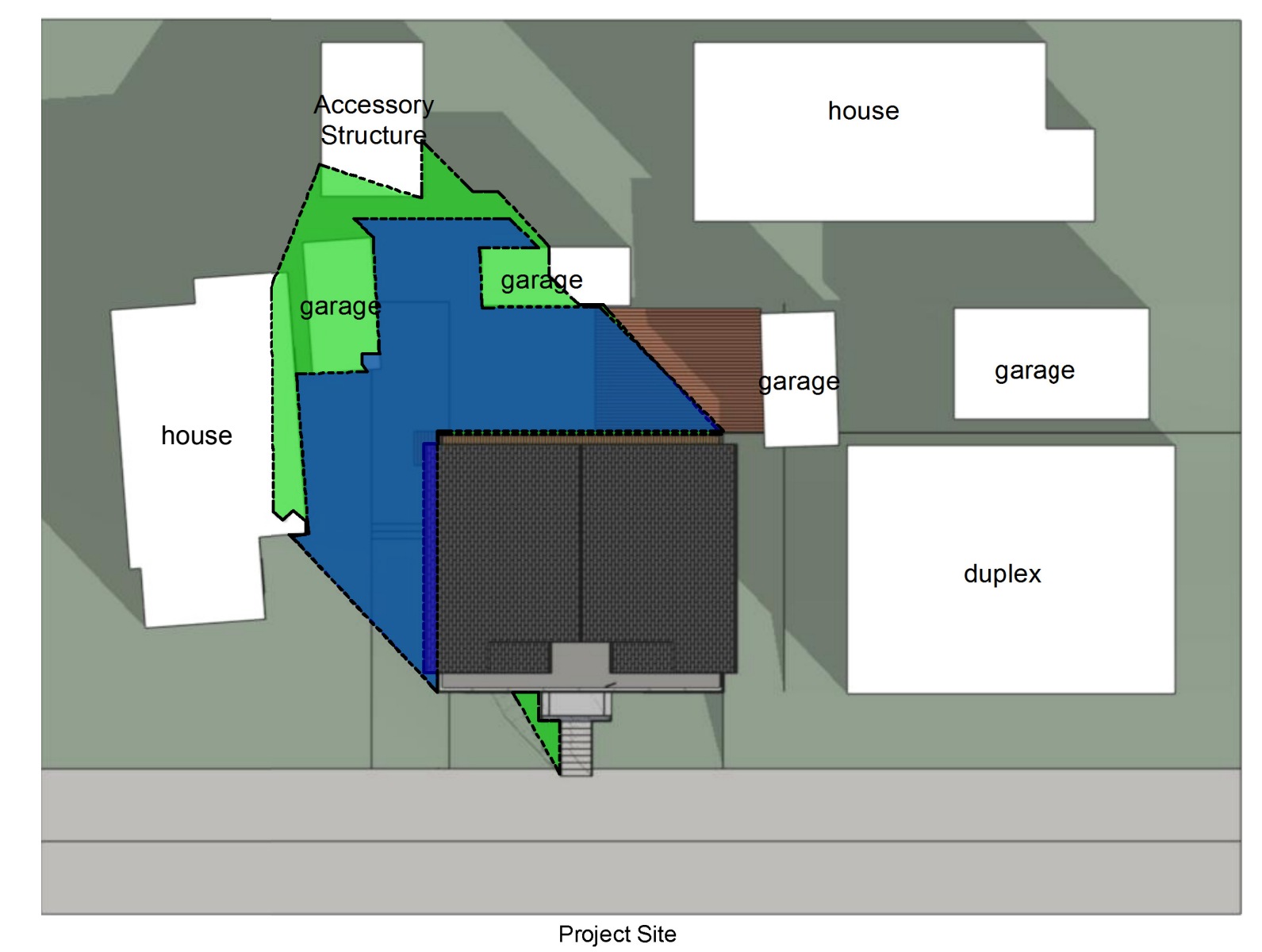
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 Drawn By: SSG  
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 Scale: NTS

Revisions:  
 Use Permit Set: 12-10-2020  
 Redesign: 5-25-2021  
 Planning Review: 6-29-2021  
 Planning Review: 7-15-2021

Sheet **A4.1**

Existing Shadow Line  
 New Shadow Line



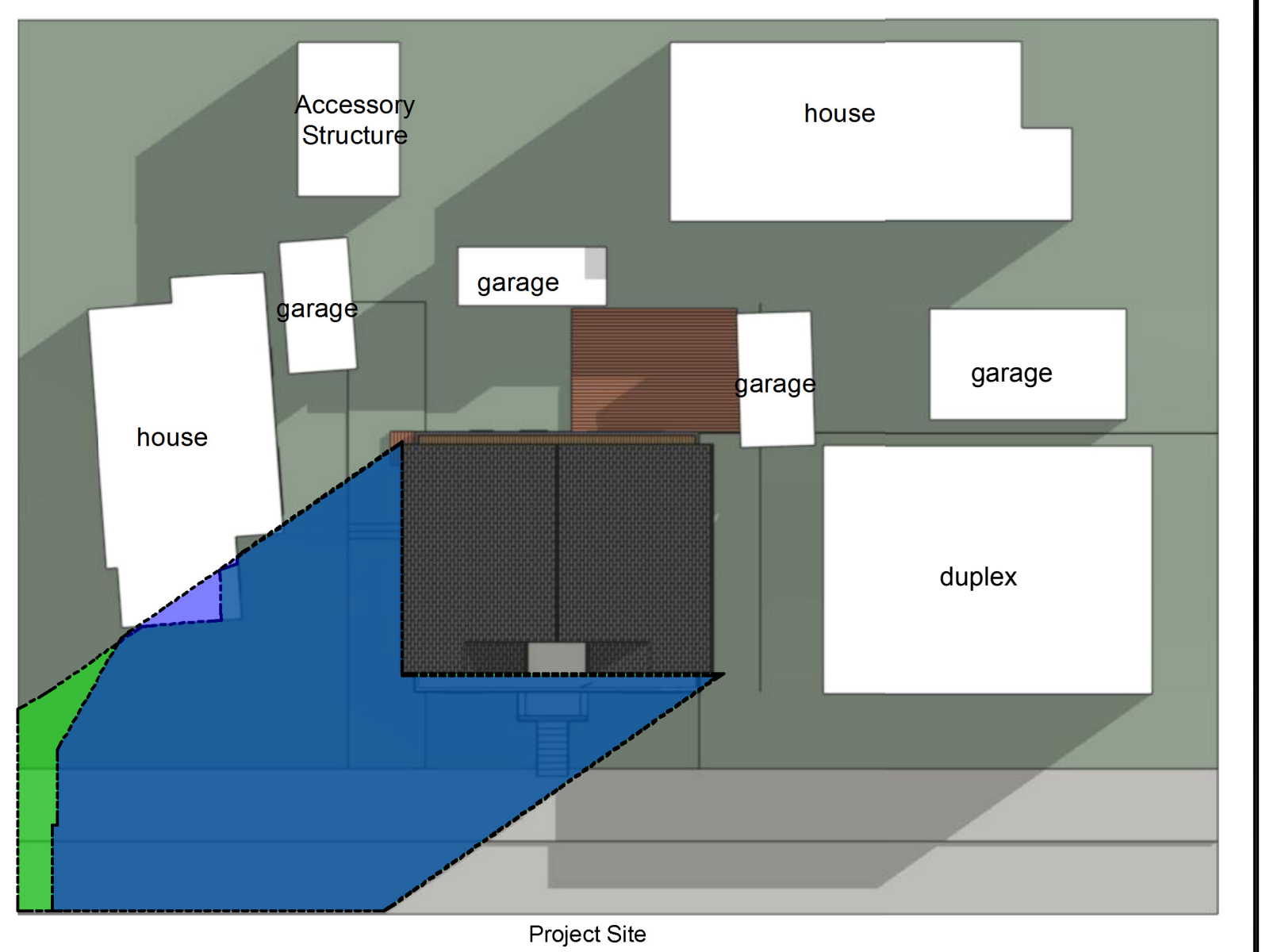
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**12-21-2021 / 2:54 pm**



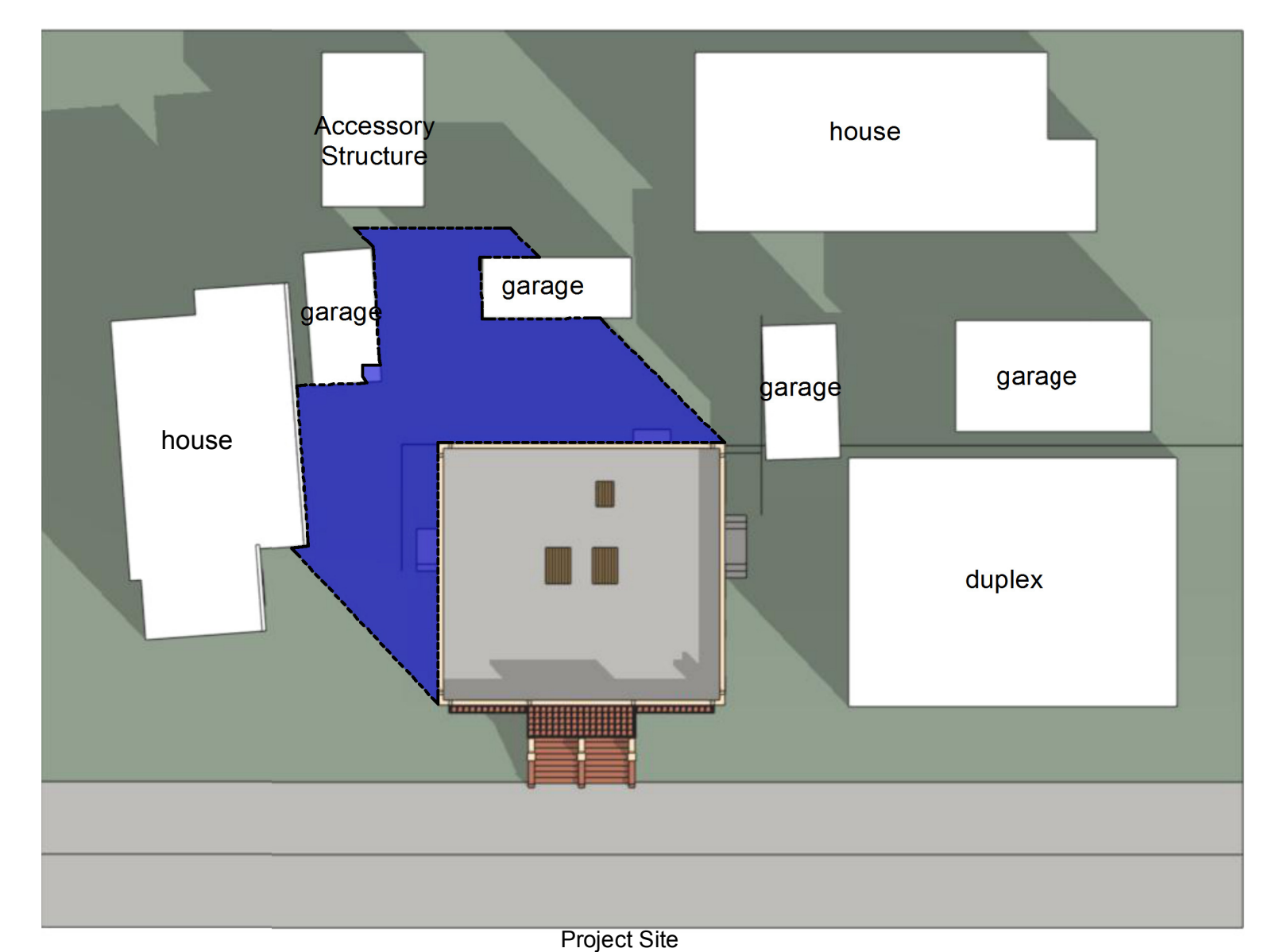
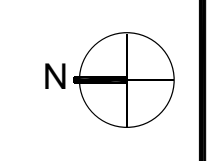
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**12-21-2021 / 12:00 pm**



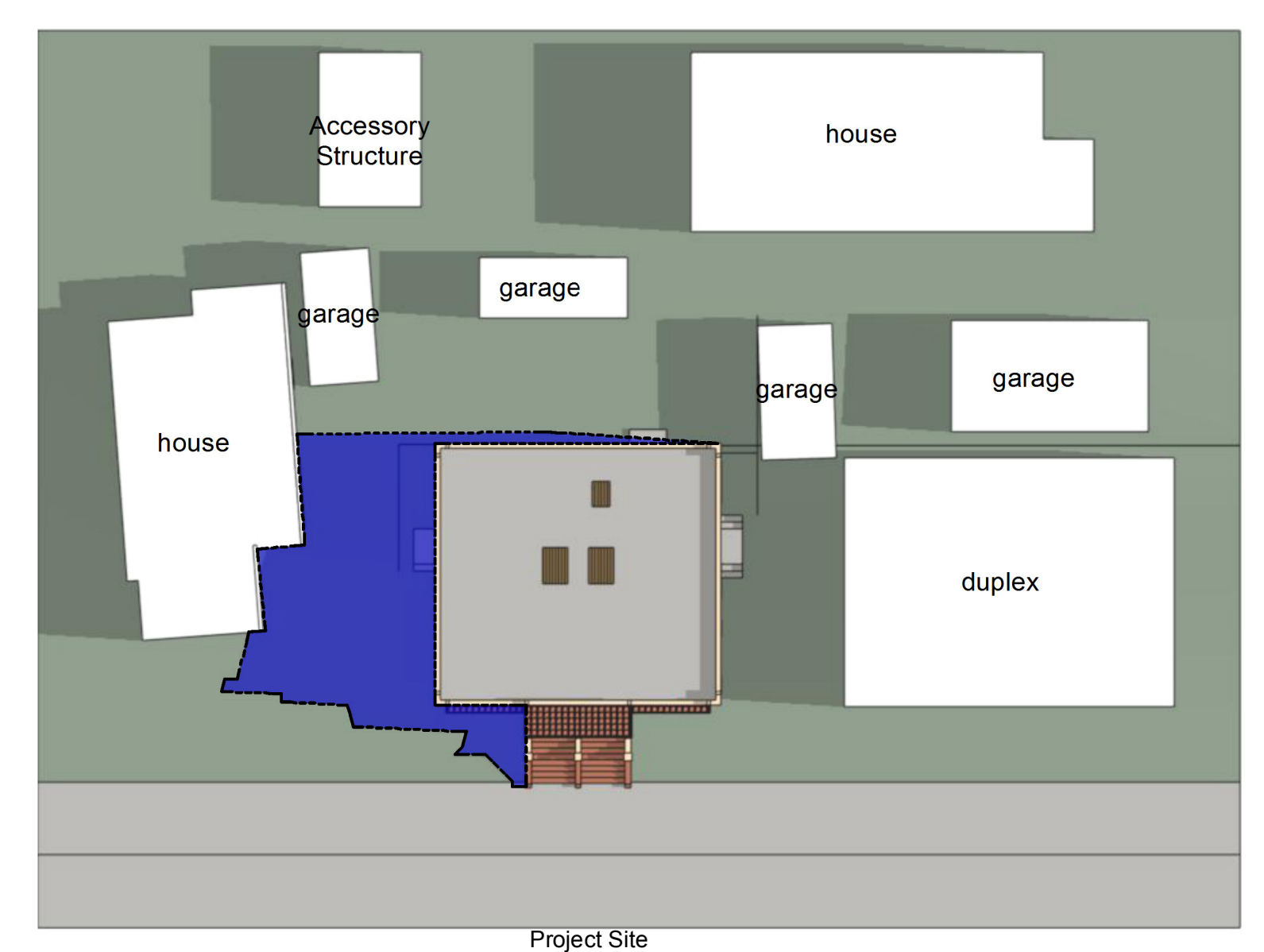
Proposed

**12-21-2021 / 9:21 am**



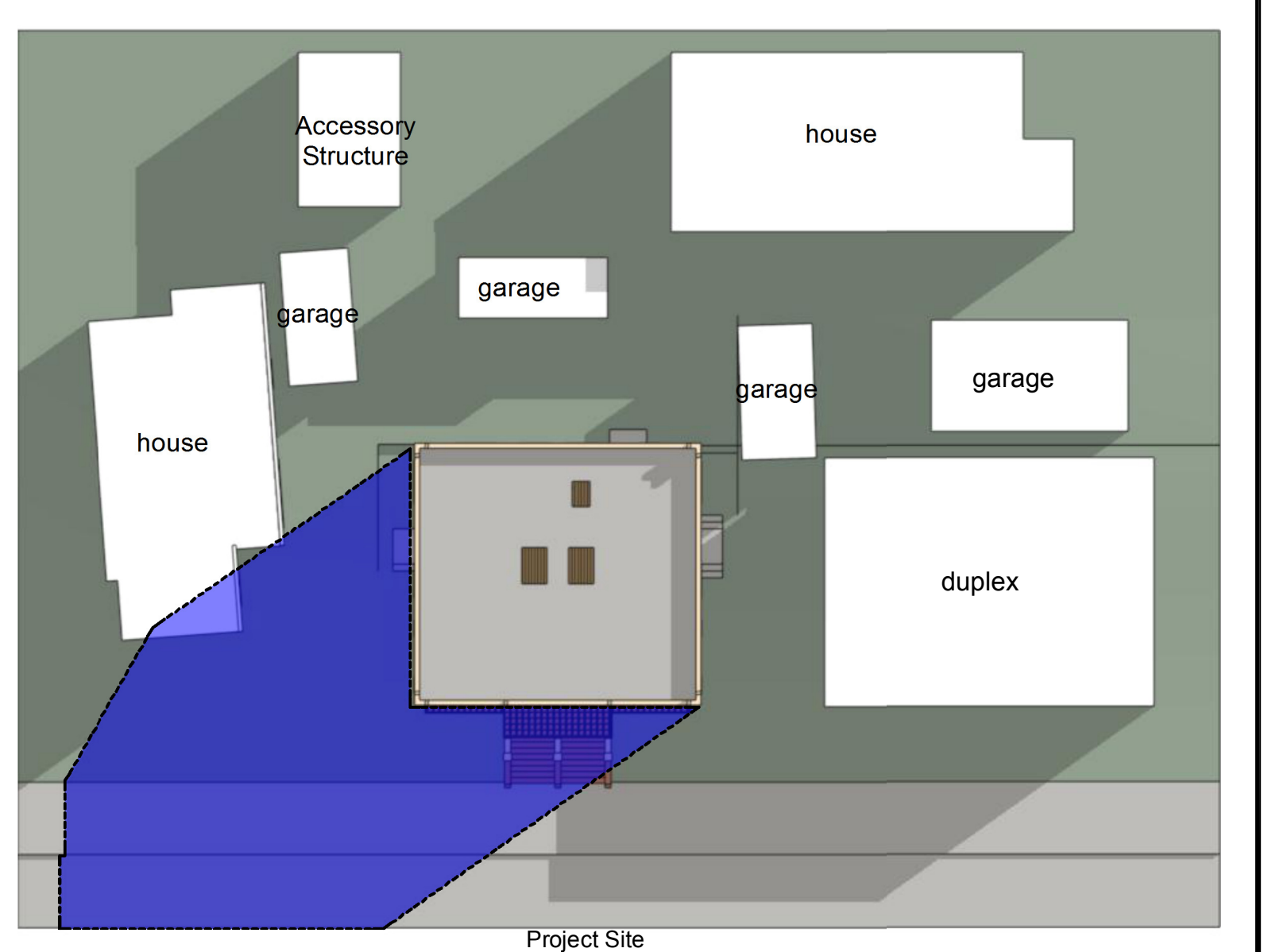
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**12-21-2021 / 2:54 pm**



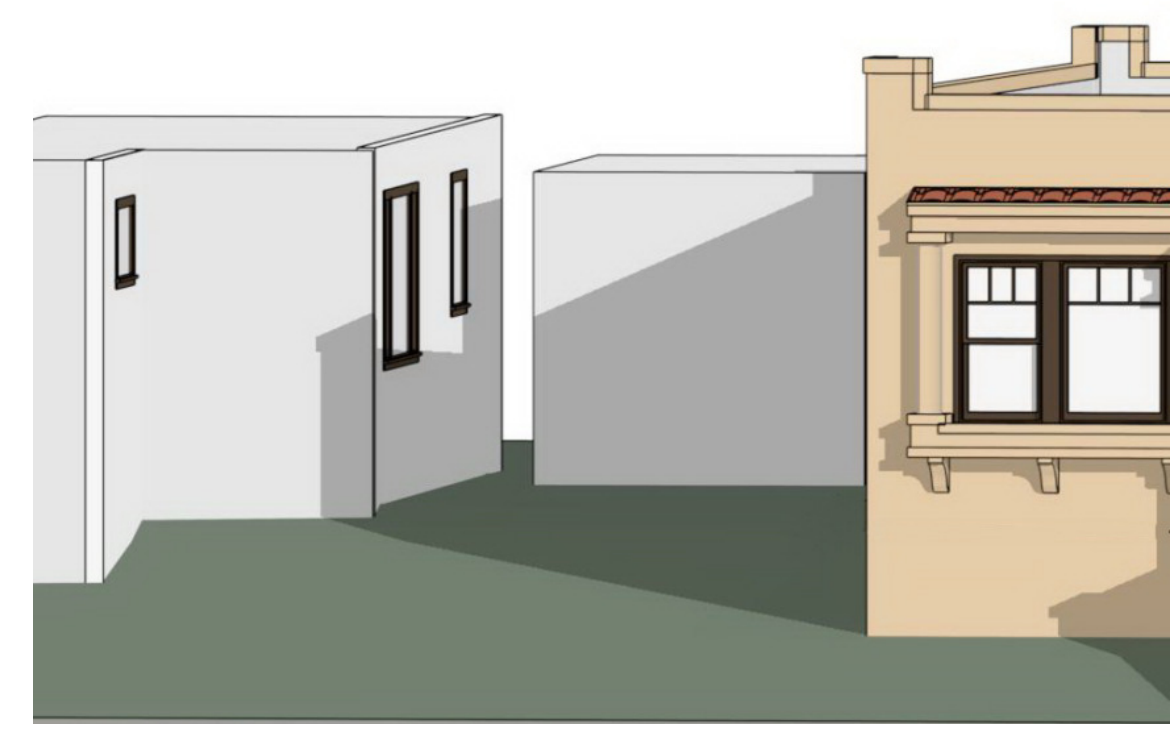
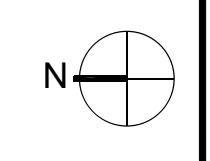
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**12-21-2021 / 12:00 pm**



Existing

**12-21-2021 / 9:21 am**



Shadow Accuracy Simulation  
 12-08-2020 / 3:00 pm



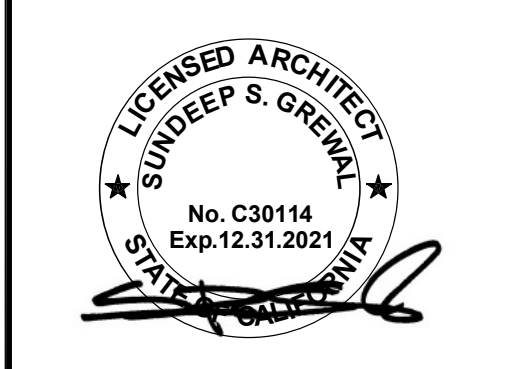
Actual  
 12-08-2020 / 3:00 pm

**Shadow Accuracy Simulation**

Existing Shadow Line  
 New Shadow Line



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 Shadows Studies

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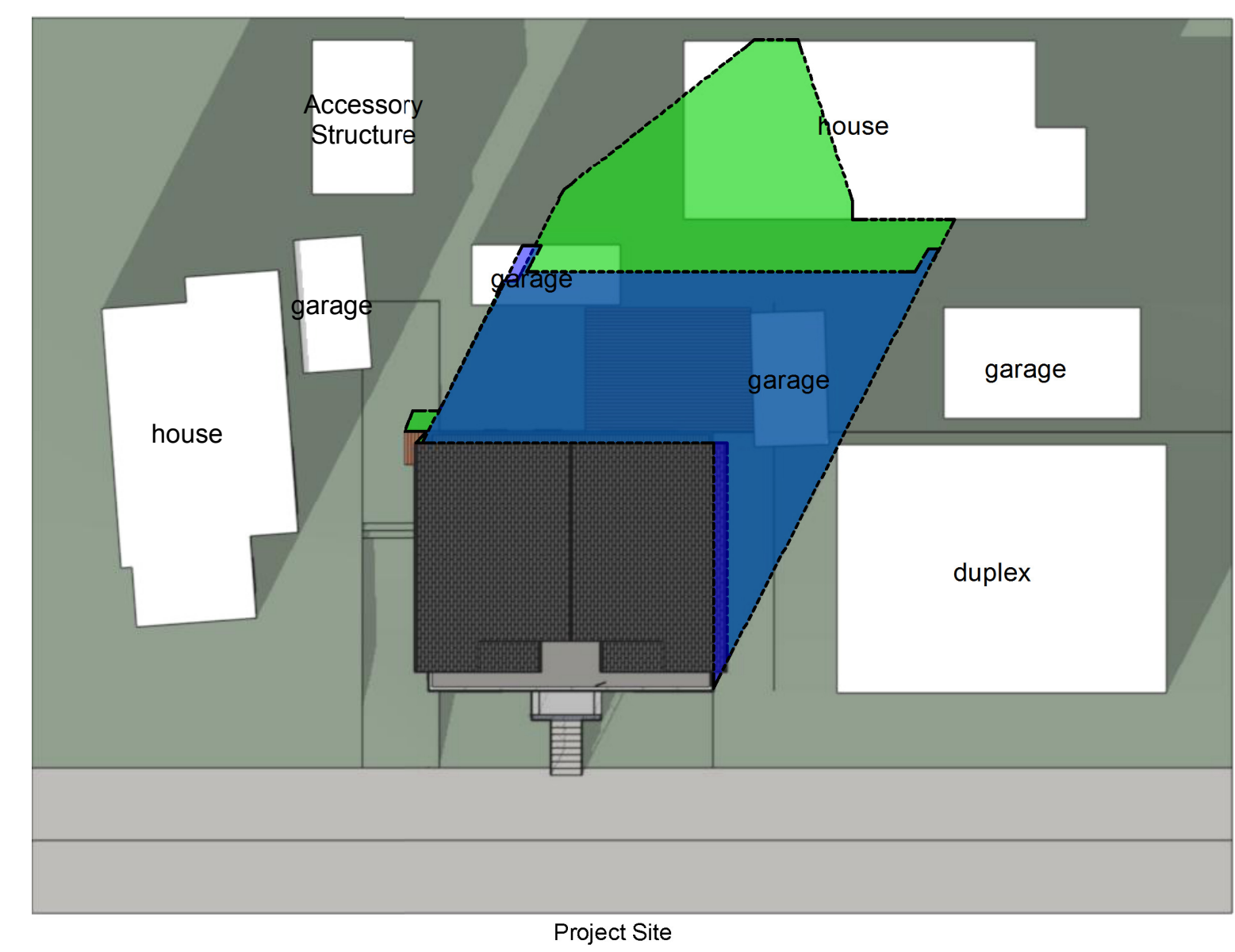
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 SSG

Checked By:  
 SSG

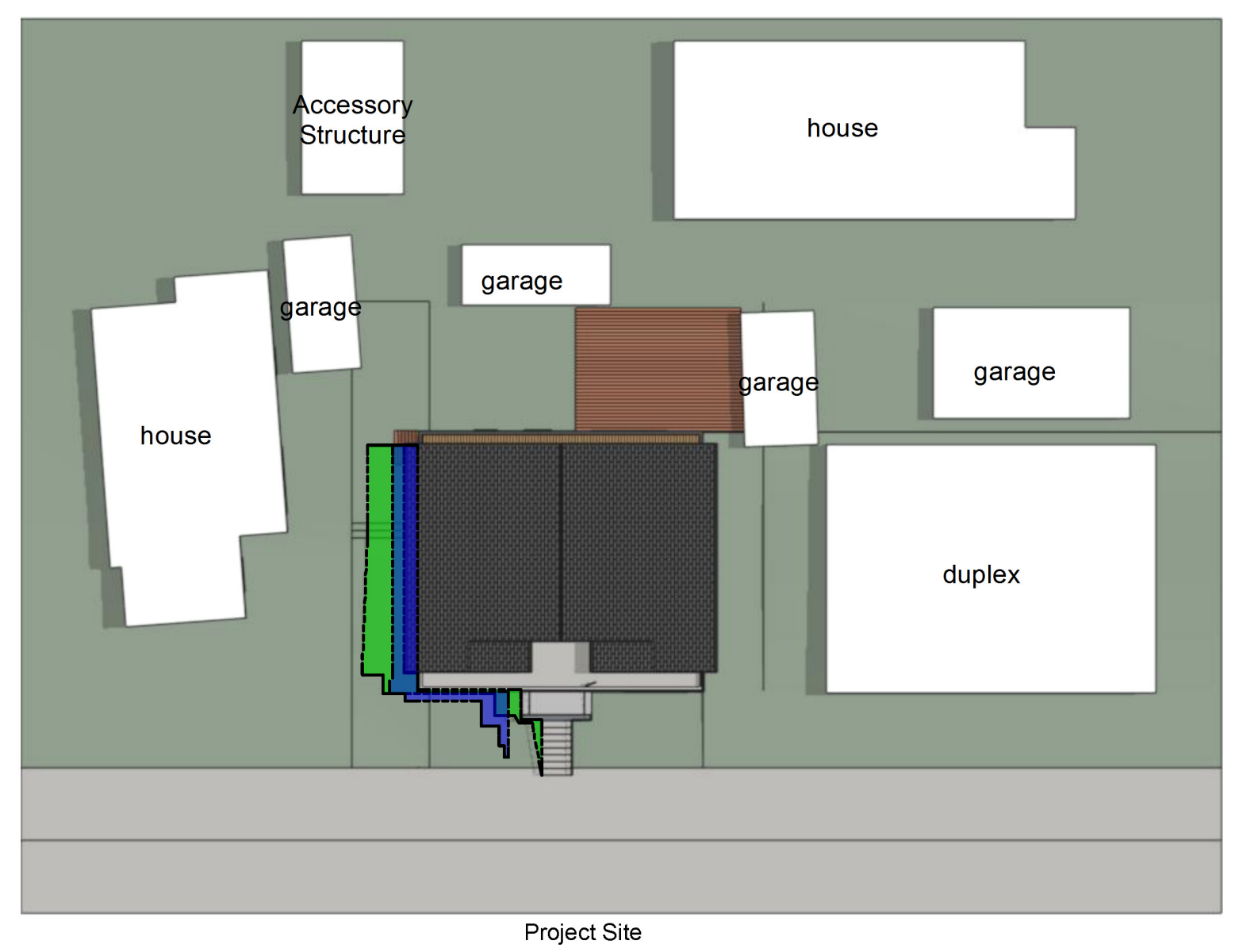
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 Redesign: 5-25-2021  
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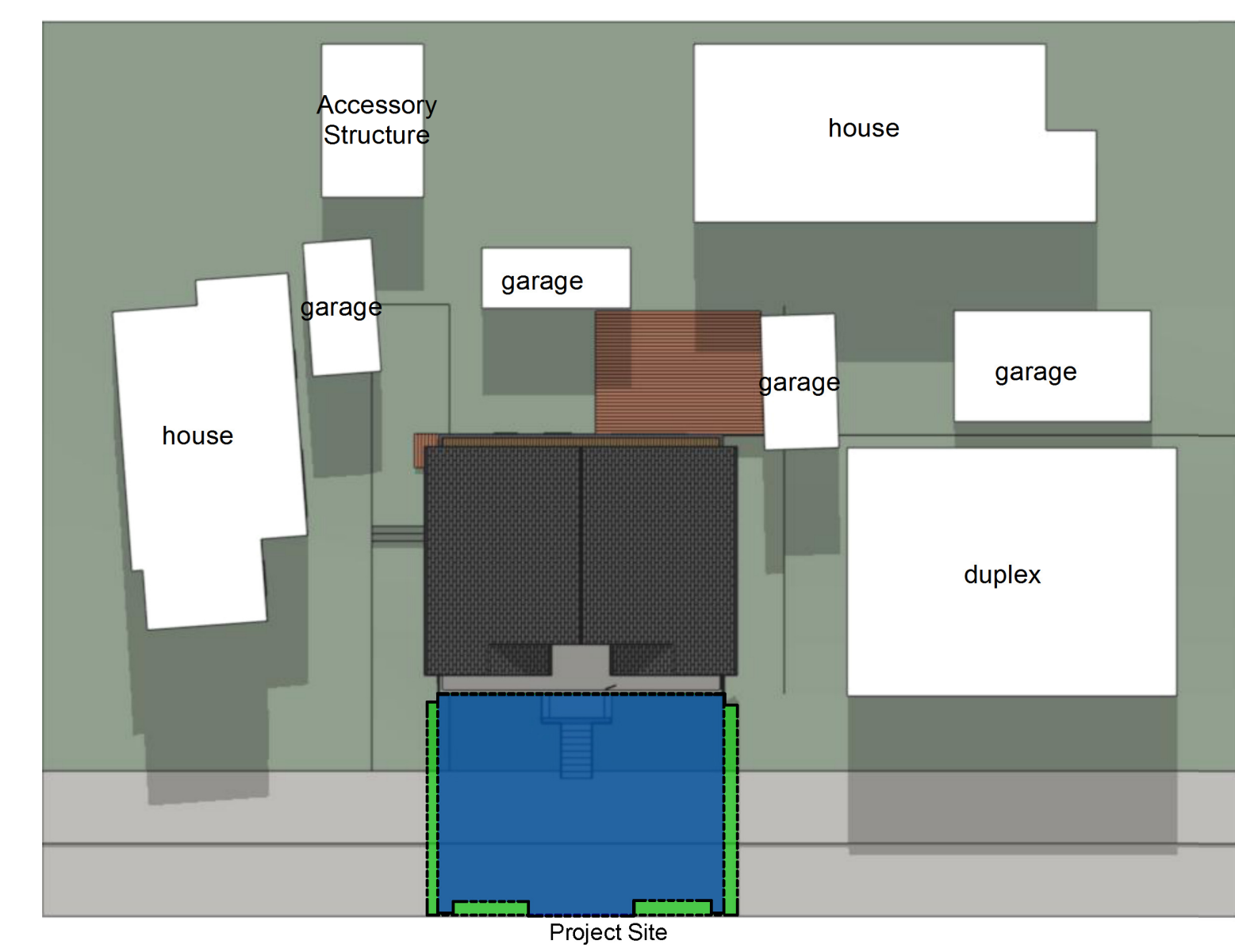
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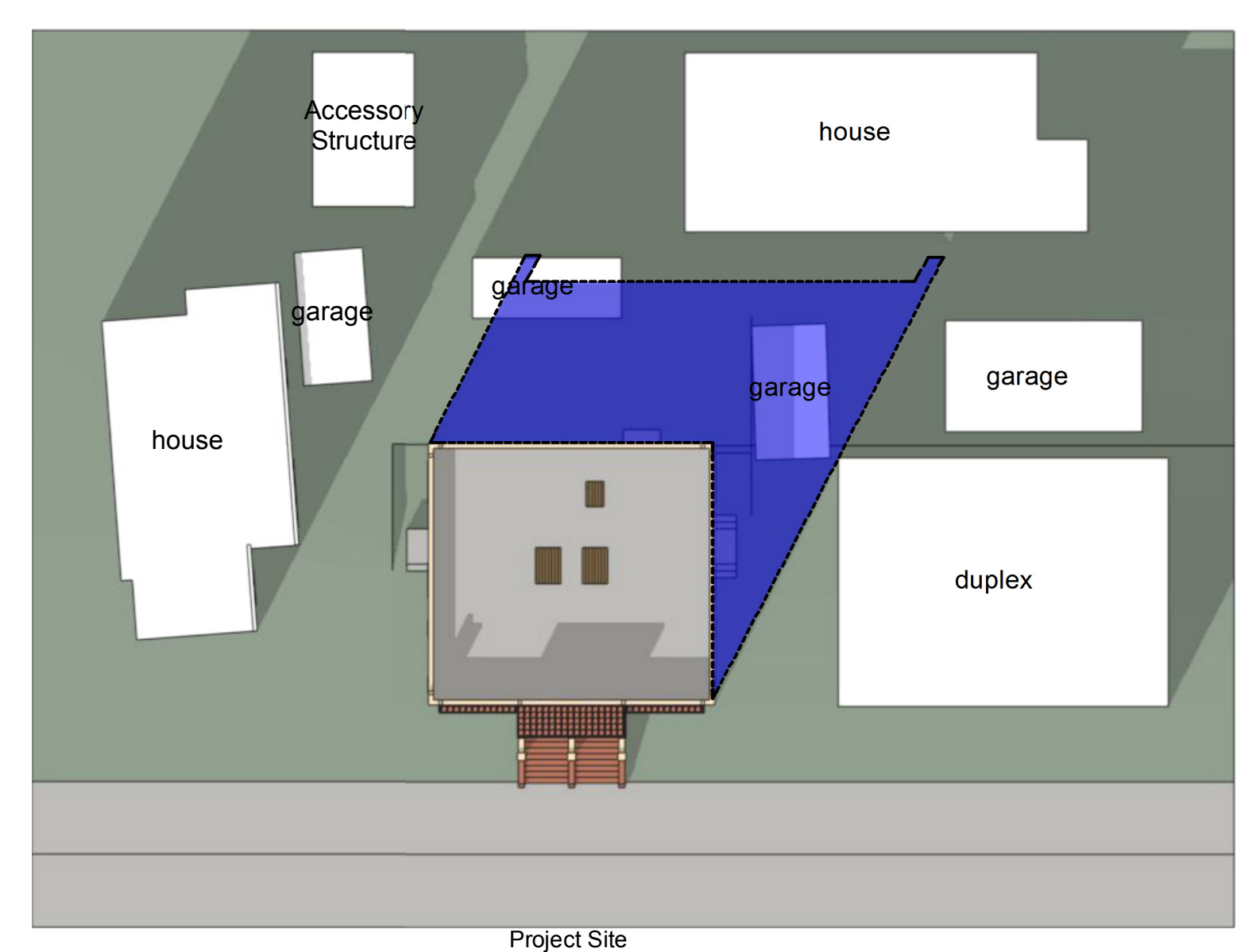
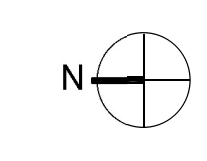
Proposed  
**6-21-2021 / 6:35 pm**



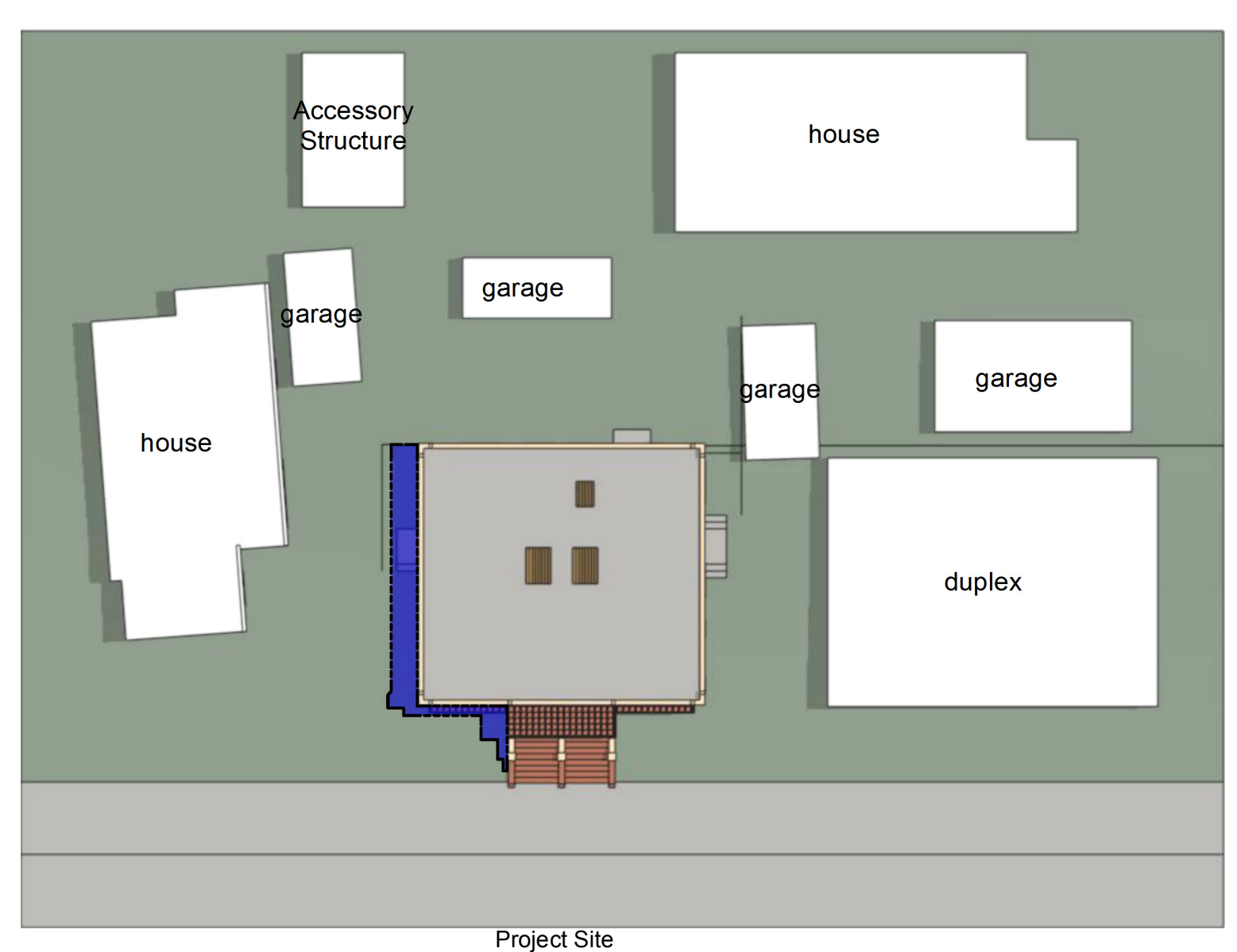
Proposed  
**6-21-2021 / 12:00 pm**



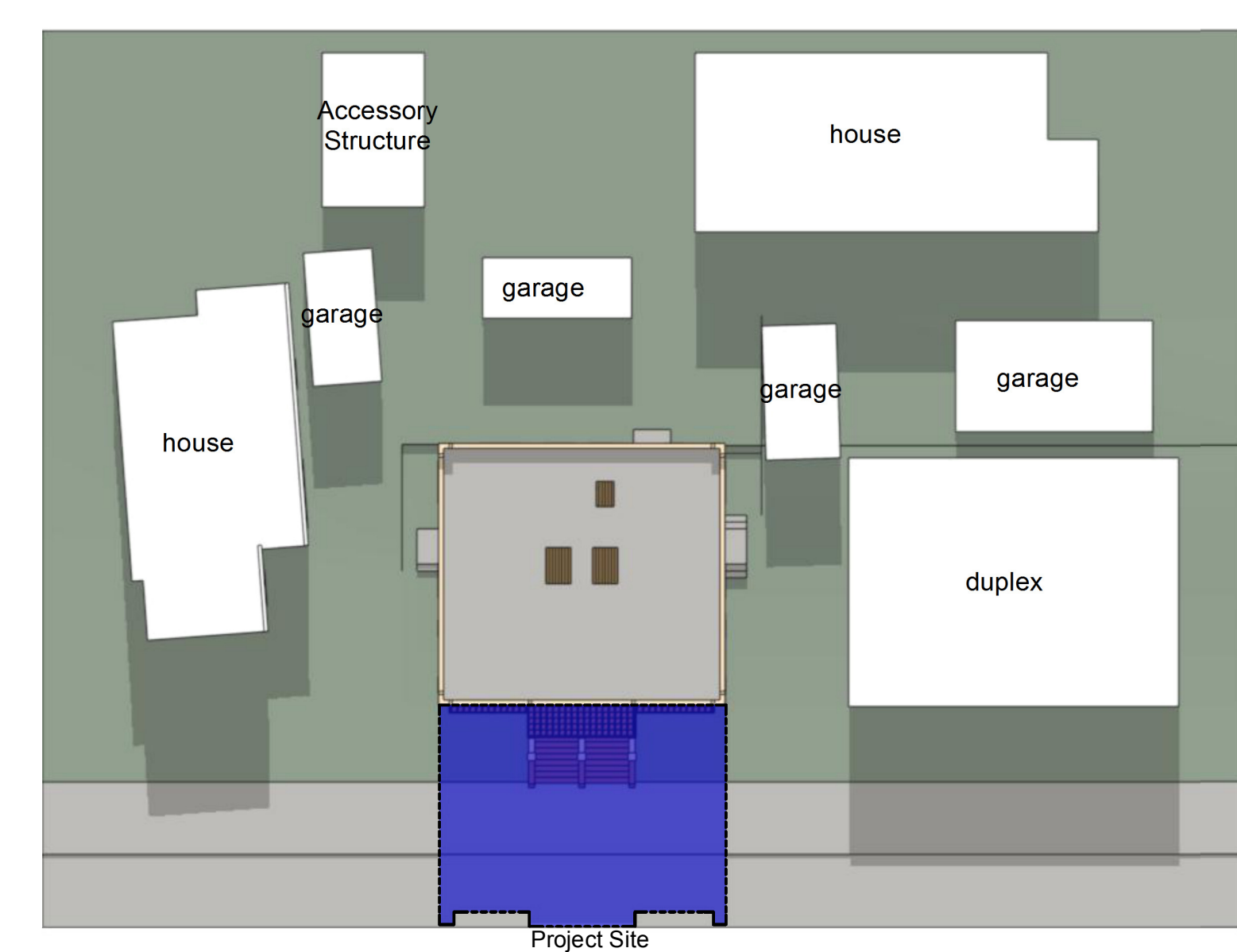
Proposed  
**6-21-2021 / 7:47 am**



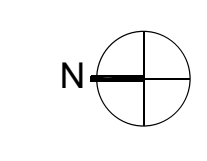
Existing  
**6-21-2021 / 6:35 pm**



Existing  
**6-21-2021 / 12:00 pm**



Existing  
**6-21-2021 / 7:47 am**

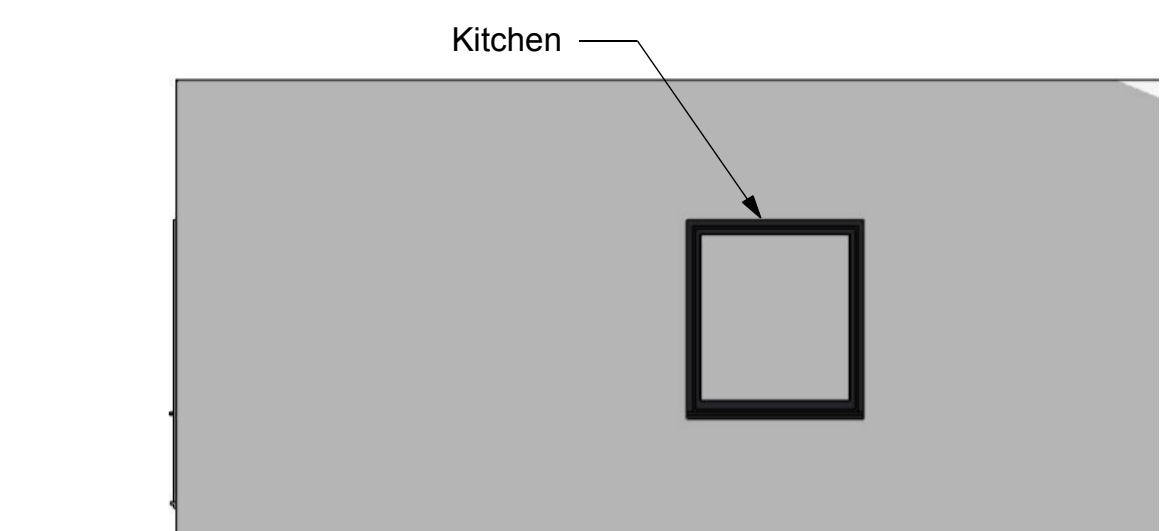




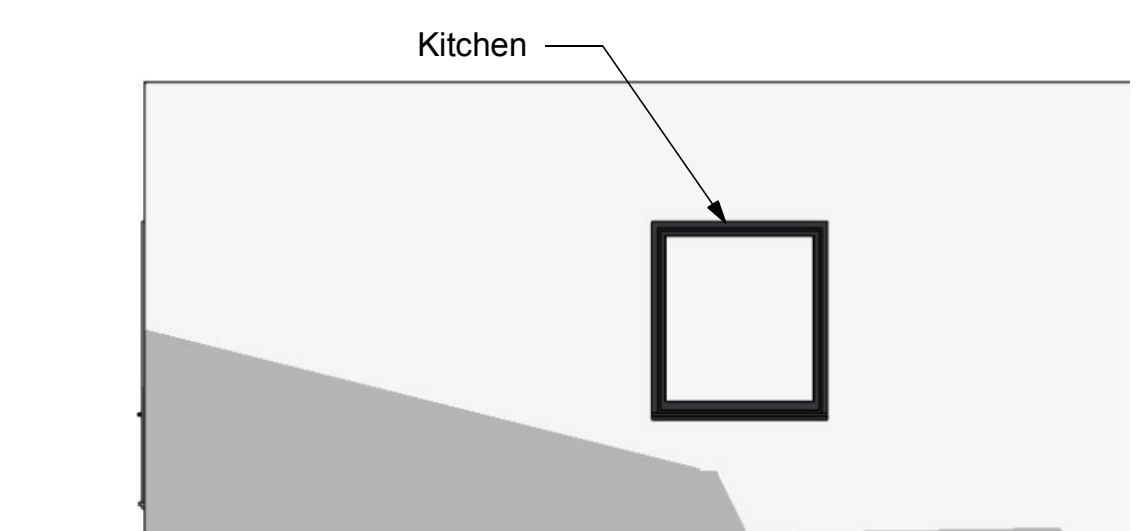
2223 Fifth St.  
 Berkeley, CA 94710  
 Ph: 510.548.7448  
 info@sgsarch.com  
 www.sgsarch.com



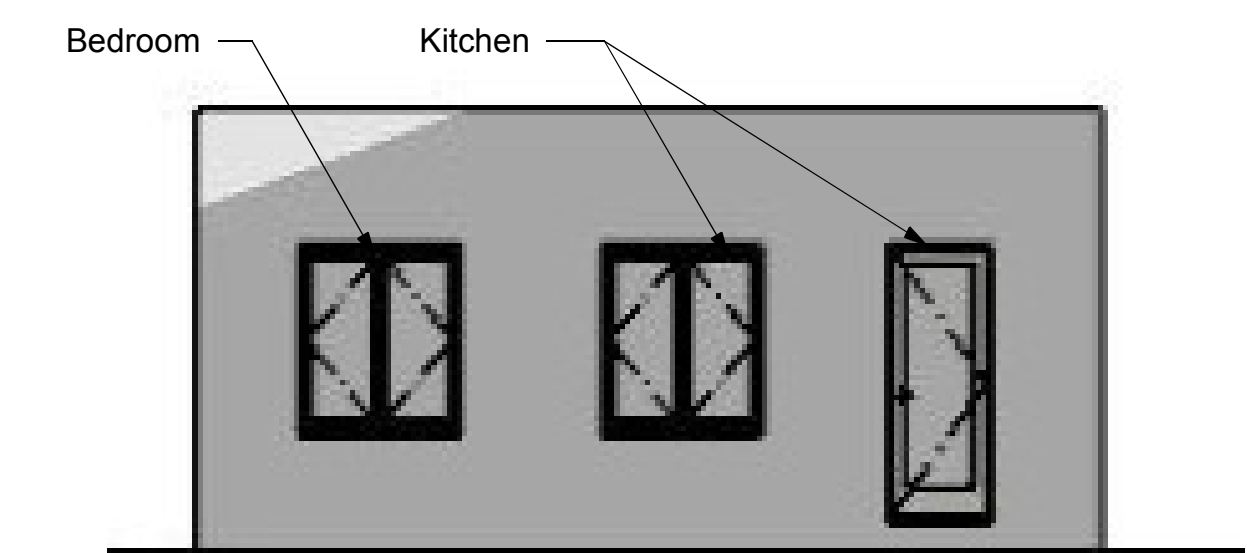
**OPPENHEIMER  
 RESIDENCE**  
 1643 & 1647 California St.  
 Berkeley, CA 94703  
 APN: 58-2156-18



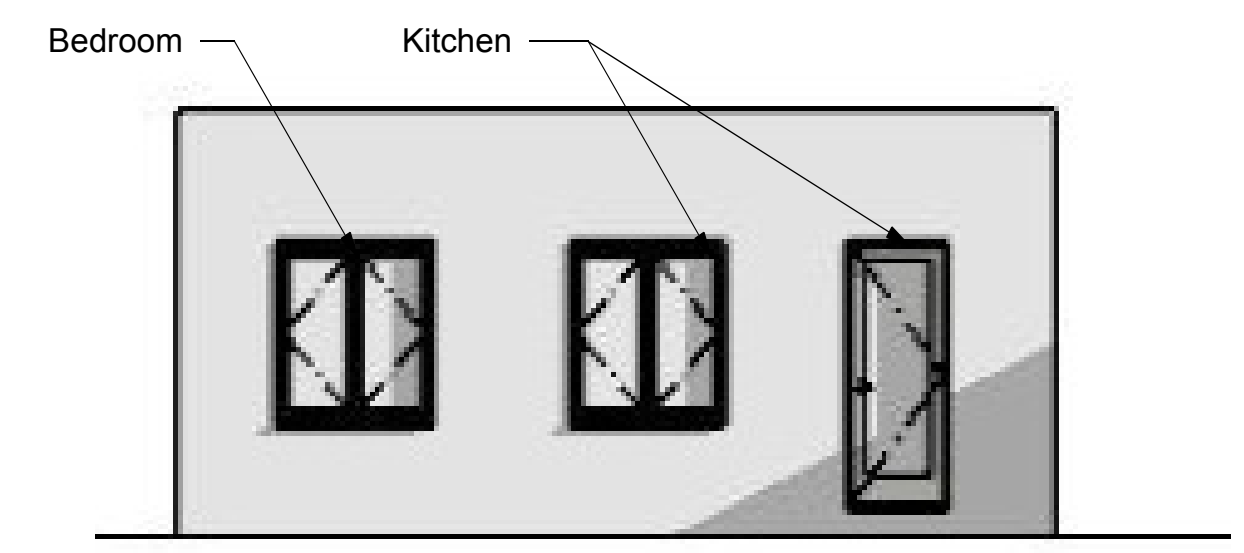
Proposed West Wall



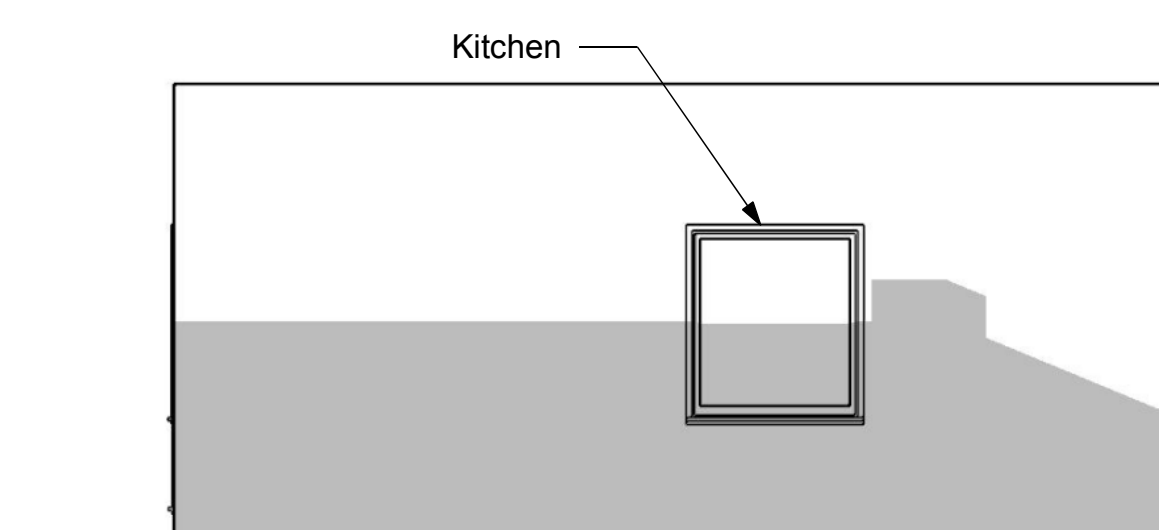
Proposed West Wall



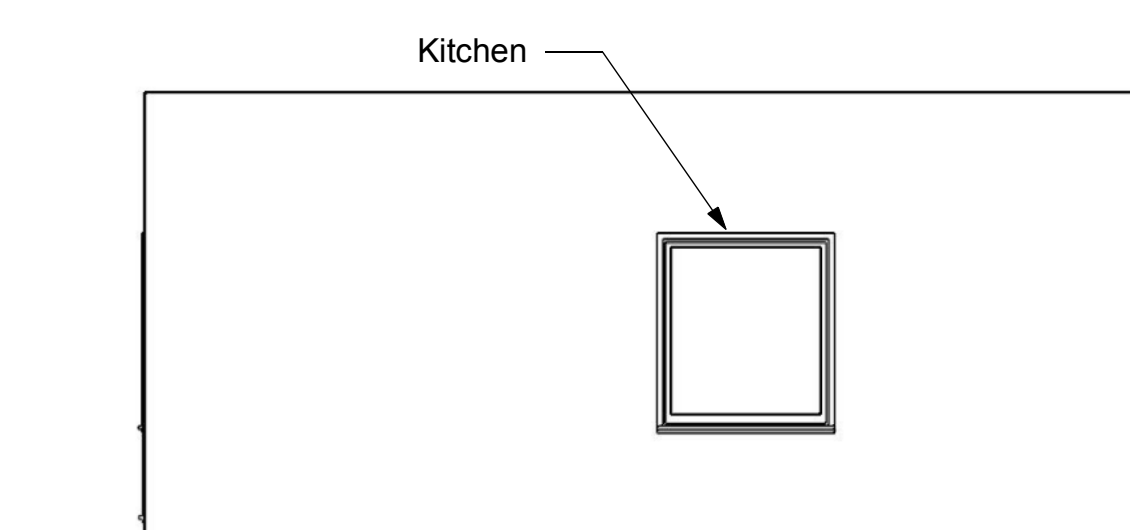
Proposed North Wall



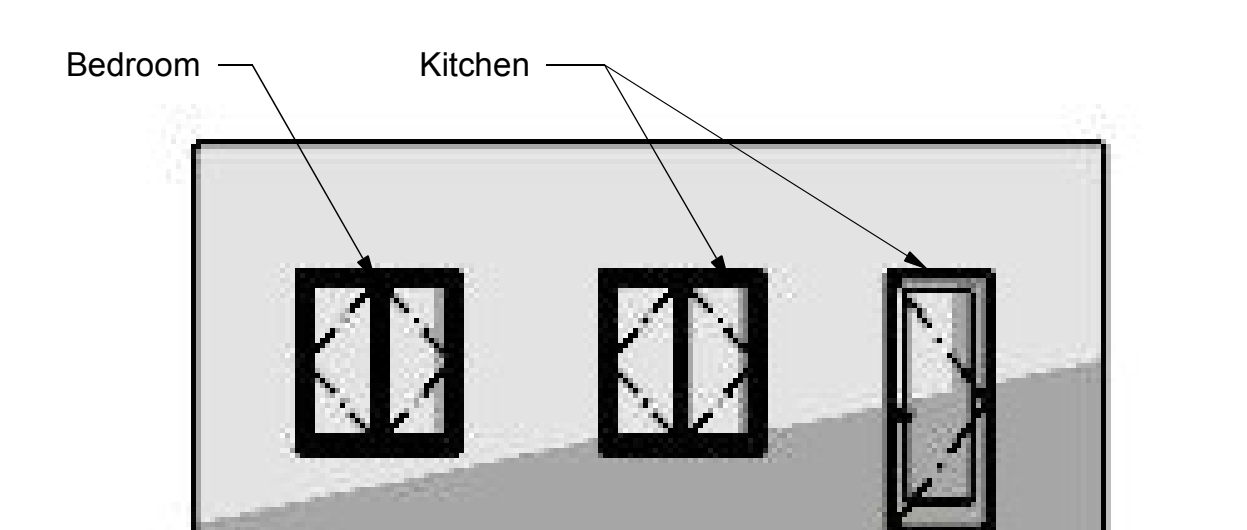
Proposed North Wall



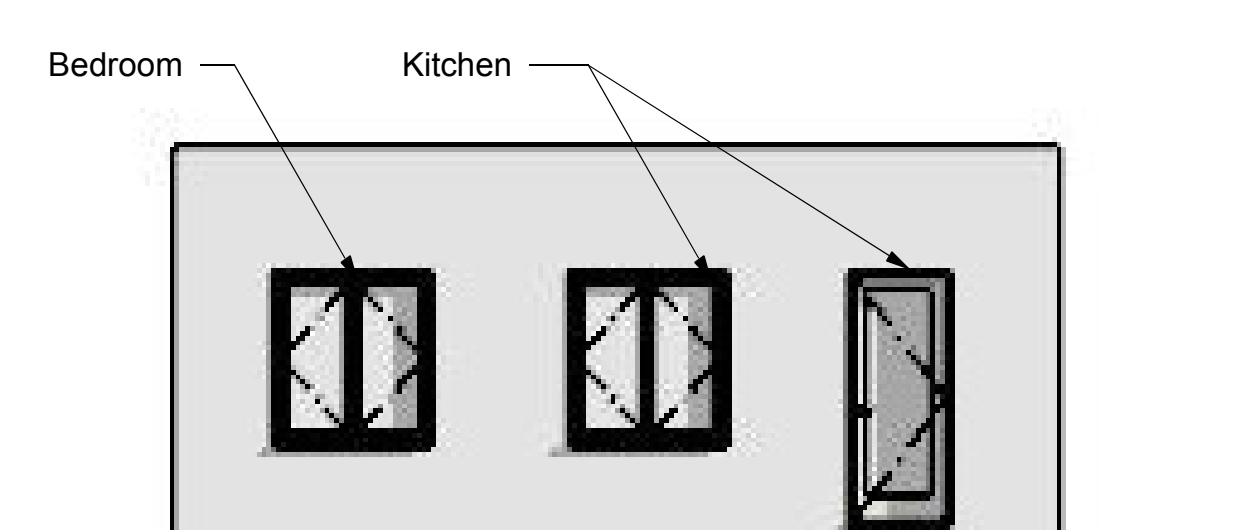
Existing West Wall



Existing West Wall



Existing North Wall



Existing North Wall

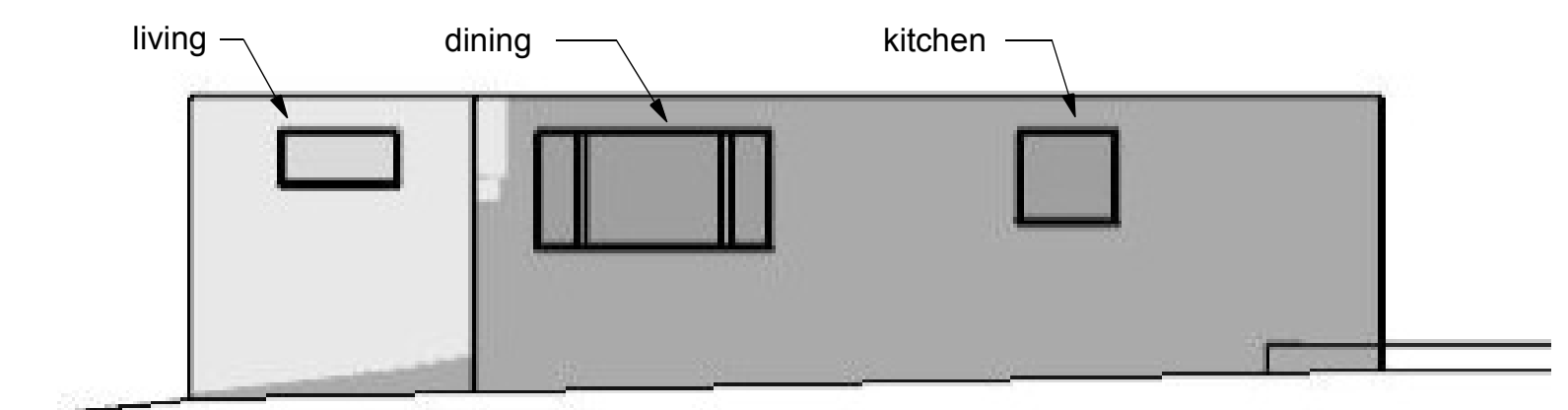
6-21-2021 / 6:35 pm

6-21-2021 / 5:00 pm

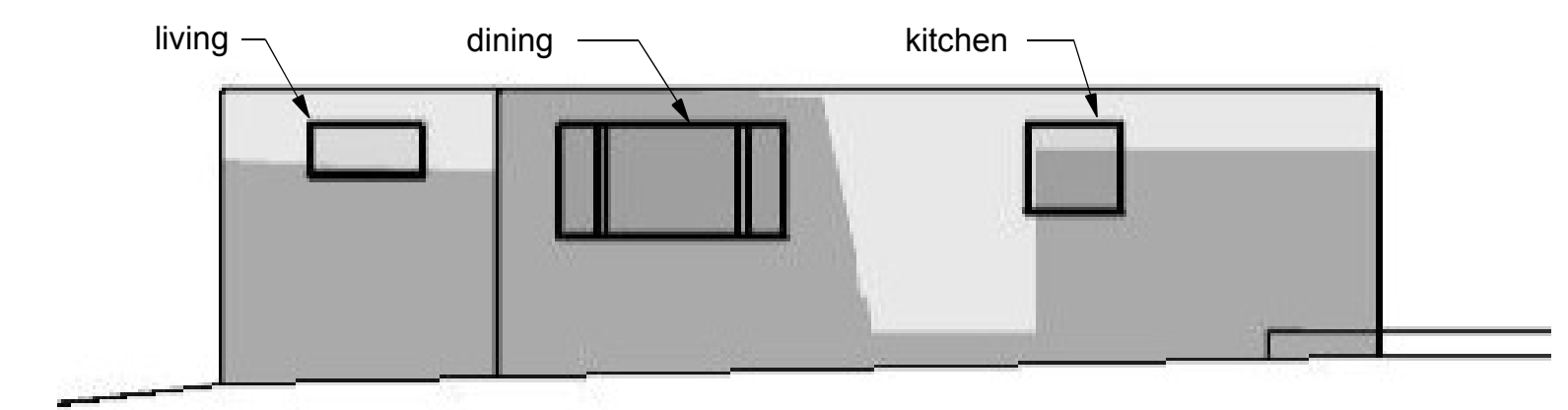
6-21-2021 / 6:35 pm

6-21-2021 / 5:00 pm

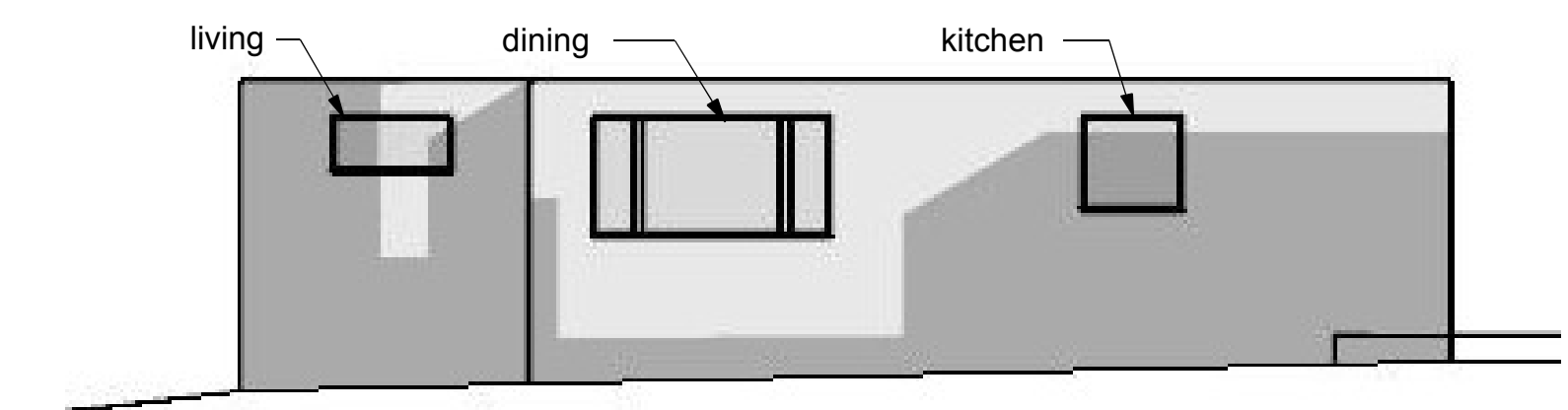
**1609 Virginia St. Shadow Impact Study**



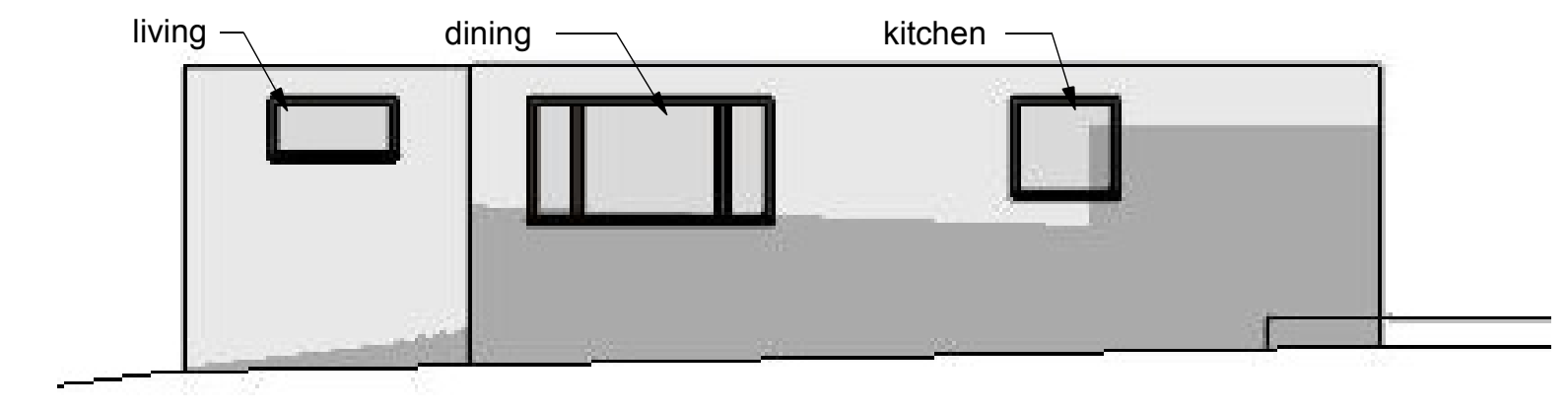
Proposed



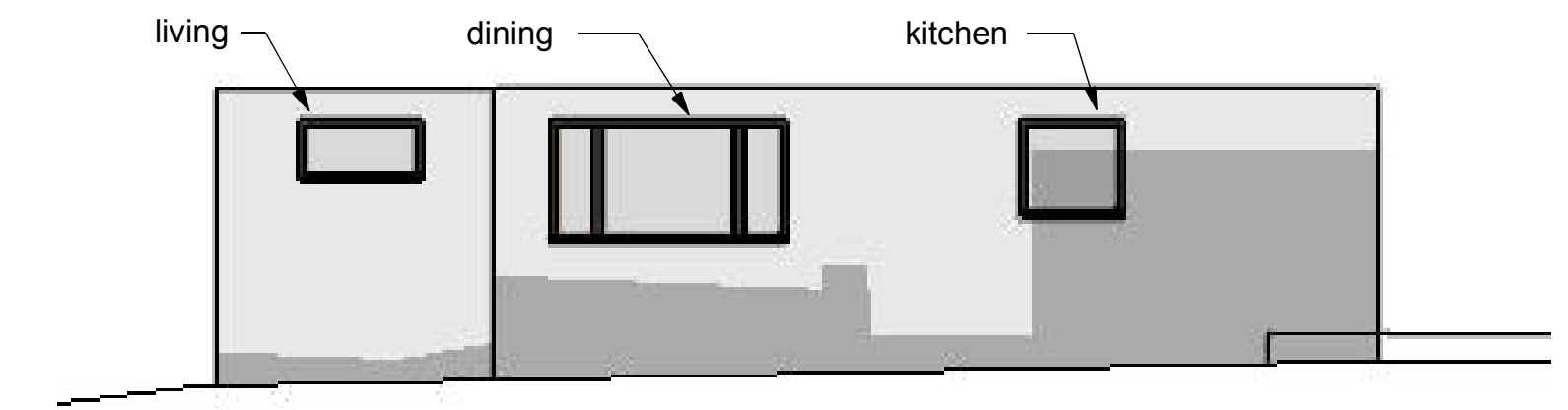
Proposed



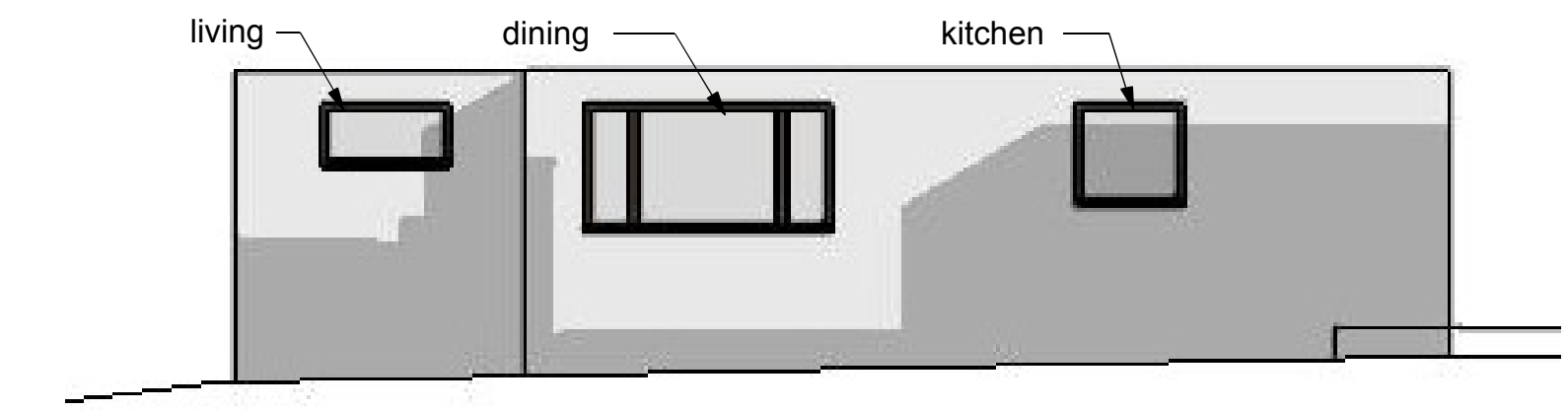
Proposed



Existing



Existing



Existing

12-21-2021 / 2:54 pm

12-21-2021 / 12:00 pm

12-21-2021 / 9:21 am

**1639 California St. Shadow Impact Study**

Sheet Contents:  
 Shadows Studies

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Project No: 20-13-420

Drawn By: SSG

Checked By: SSG

Scale: NTS

Revisions:  
 Use Permit Set: 12-10-2020  
 Redesign: 5-25-2021  
 Planning Review: 6-29-2021  
 Planning Review: 7-15-2021

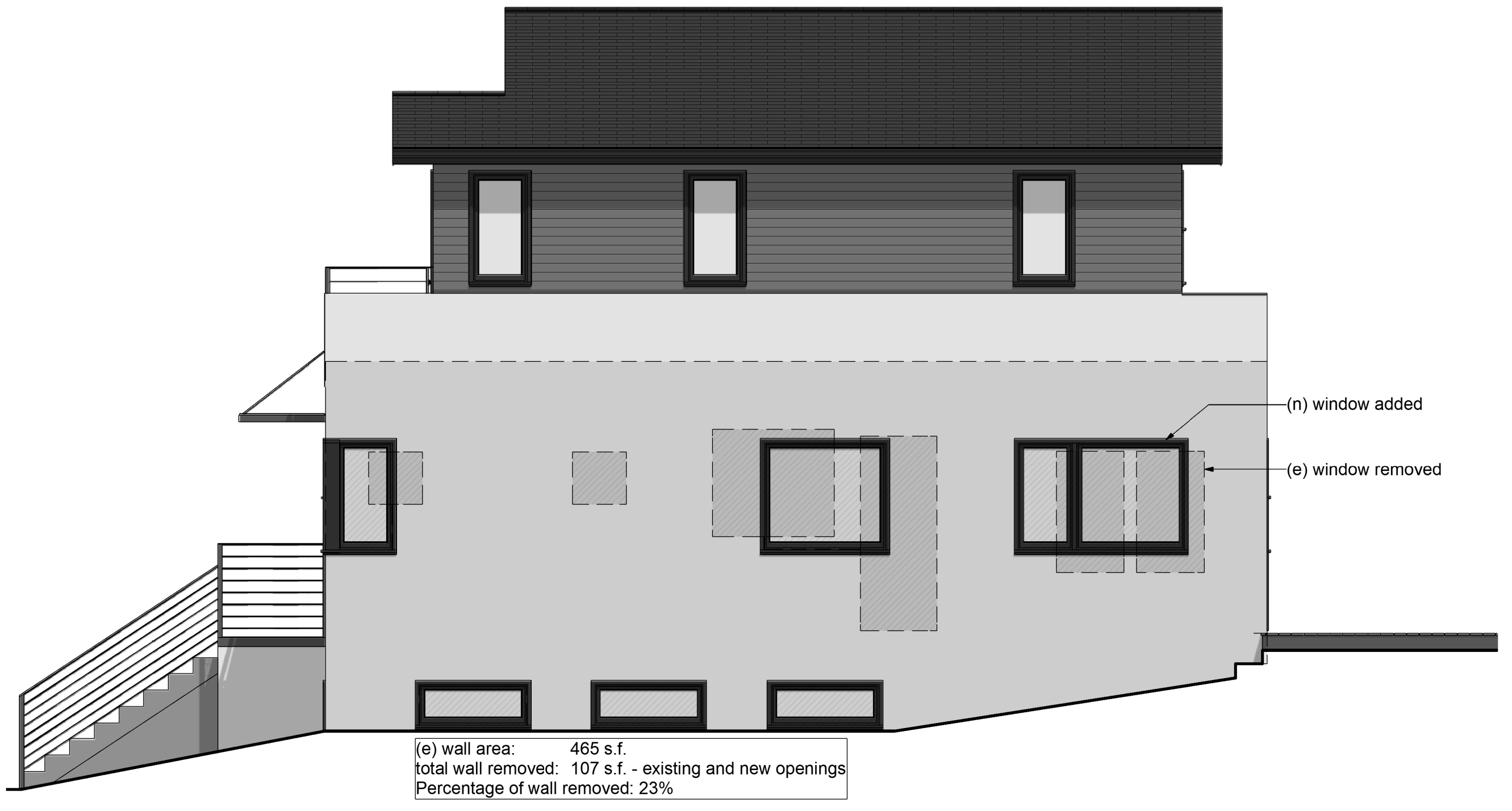
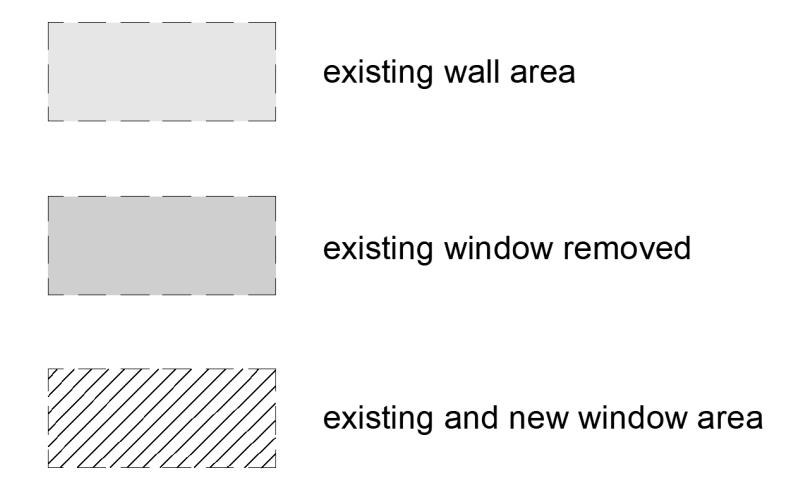


2223 Fifth St.  
 Berkeley, CA 94710  
 Ph: 510.548.7448  
 info@sgsarch.com  
 www.sgsarch.com

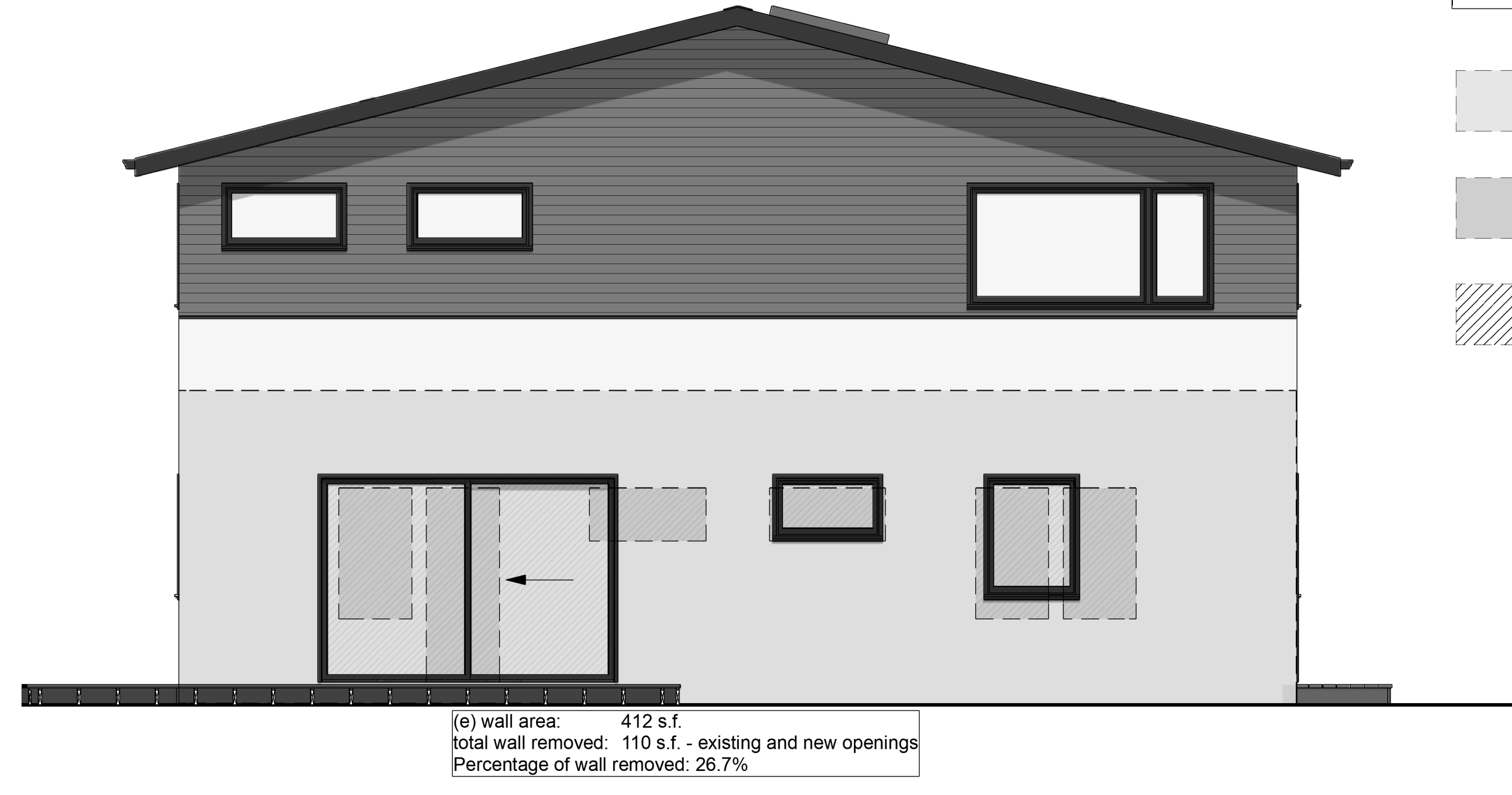


**OPPENHEIMER  
 RESIDENCE**  
 1643 & 1647 California St.  
 Berkeley, CA 94703  
 APN: 58-2156-18

**Wall Demolition Notes:**  
 Total wall area: 1,921 s.f.  
 Total wall removed: 520 s.f. (existing and new openings)  
 Percentage removed: 27.1%



4 Proposed South Elevation - Right Side



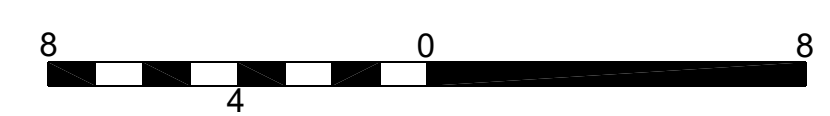
3 Proposed East Elevation - Rear



2 Proposed North Elevation - Left Side



1 Proposed West Elevation - Front



Sheet Contents:  
 Demolition Diagram

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Project No:  
 20-13-420

Drawn By:  
 SSG

Checked By:  
 SSG

Scale:  
 1/4" = 1'-0"

Revisions:  
 Use Permit Set: 12-10-2020  
 Redesign: 5-25-2021  
 Planning Review: 6-29-2021  
 Planning Review: 7-15-2021  
 Planning Review: 8-26-2021

Sheet  
**A5.1**



Planning and Development Department  
Land Use Planning Division

September 24, 2021

Sent via email:

[sunny@sgsarch.com](mailto:sunny@sgsarch.com)

Sundeep Grewel  
Studio G+S Architects  
2223 5<sup>th</sup> Street  
Berkeley, CA 94710

**Re: Application for Use Permit #ZP2021-0001 for 1643/1647 California Street**

Dear Applicant,

The Land Use Division has reviewed the above referenced application, resubmitted on August 26, 2021 to 1) create new lower basement level, 2) construct a new, second story, and 3) modify the existing duplex layout on an existing property that is non-conforming to density, lot coverage, and front, side, and rear setbacks at 1643/1647 California Street.

I have reviewed your resubmittal and determined that your application is complete as of September 24, 2021. Now that this application is deemed complete, I will finish my analysis of this project and prepare the Staff Report for the ZAB review of this project. I will inform you when your application has been scheduled for a public hearing.

Sincerely,

A handwritten signature in black ink that reads "Nicholas Armour".

Nicholas Armour  
Senior Planner



Planning and Development Department  
Land Use Planning Division  
1947 Center Street, 2<sup>nd</sup> Floor  
Berkeley, CA 94704

**ZONING ADJUSTMENTS BOARD  
NOTICE OF PUBLIC HEARING**

**SUBJECT:** 1643-1647 California Street  
Use Permit #ZP2021-0001


**WHEN:** Thursday, December 9, 2021.  
Meeting starts at 7:00 pm.

**WHERE:** *This meeting will be conducted exclusively through videoconference and teleconference; there will not be a physical meeting location available. Please see: [https://www.cityofberkeley.info/uploadedFiles/Planning\\_and\\_Development/Level\\_3\\_-\\_ZAB/2021-12-09\\_ZAB\\_Agenda.pdf](https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/2021-12-09_ZAB_Agenda.pdf) or details.*

«NAME1»  
«NAME2»  
«ADDRESS1» «ADDRESS2»

## Attachment 5 - Administrative Record

Page 225 of 274

 <p>CITY OF BERKELEY</p>	<p><b>SUBJECT: 1643-1647 California Street, Use Permit #ZP2021-0001</b> to 1) create new lower basement level; 2) construct a new, second story, and 3) modify the existing duplex layout, resulting in a 3,763 square foot duplex on an existing property</p> <p><b>CEQA RECOMMENDATION:</b> It is staff's recommendation that the project is categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities"). The determination is made by ZAB.</p>
<p><b>NOTICE CONCERNING YOUR LEGAL RIGHTS:</b> If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing.</p> <p><b>Post and Mail Date: November 23, 2021</b></p>	<p><b>All persons are welcome to attend the virtual hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.</b></p> <p>Send written comments to the Land Use Planning Division (Attn: ZAB Secretary), 1947 Center Street, Second Floor, Berkeley, CA 94704 or via e-mail to: <a href="mailto:zab@cityofberkeley.info">zab@cityofberkeley.info</a>. For further information, see the Agenda at: <a href="https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/2021-10-28_ZAB_Agenda.pdf">https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/2021-10-28_ZAB_Agenda.pdf</a> or call the Land Use Planning division (510) 981-7410.</p> <p>To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6418(V) or 981-6347(TDD) at least three business days before the meeting date.</p> <p>PLEASE NOTE: If your contact information is included in any communication to the Board, it will become part of the public record, and will be accessible on the City Website.</p>
	<p>All application materials are available at the Land Use Planning Division online at: <a href="http://www.cityofberkeley.info/zoningapplications">http://www.cityofberkeley.info/zoningapplications</a></p> <p>The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: <a href="http://www.cityofberkeley.info/zoningadjustmentsboard">http://www.cityofberkeley.info/zoningadjustmentsboard</a>.</p>



Internal

NAME1	NAME2	ADDRESS1	ADDRESS2
Cedar Street Neighborhood Association	1814 CEDAR ST	BERKELEY CA 94703	
Milvia-King Alliance	1731 MILVIA ST	BERKELEY CA 94709	
Schoolhouse-Lincoln Creeks Watershed Neighborhood Assoc.	1546 MILVIA ST	BERKELEY CA 94709	
University of California, Facilities Services	A&E Building, Room 300 University of California Berkeley	Berkeley, CA 94720-1382	
Urban Creeks Council	861 REGAL RD	BERKELEY CA 94708	
California Delaware McGee Neighborhood Association	1612 DELAWARE ST	BERKELEY CA 94703	
Bananas Inc.	5232 CLAREMONT AVE	OAKLAND CA 94618	
Berkeley Central Library	2090 KITTREDGE STREET	BERKELEY CA 94704	
Adams Broadwell Joseph & Cardoza	601 GATEWAY BLVD. Su 1000,	SOUTH SAN FRANCISCO CA 94080	
HARATANI DAVID I & DALE C	1008 NAVELLIER ST	EL CERRITO CA	94530
BAEHREND DAVID & VANDERBURG KAREN	1223 PORTLAND AVE	BERKELEY CA	94706
OCONNELL BEN & HANSON STEVEN TRS	1247 E 12TH ST #2	OAKLAND CA	94606
MISHIMA ELEANOR T & THOMAS J ETAL	1340 LINDA VISTA DR	EL CERRITO CA	94530
MURPHY SEAN F & MICHELLE S	1527 VIRGINIA ST	BERKELEY CA	94703
FIELDS CRAIG M & FELICIA	1530 LINCOLN ST	BERKELEY CA	94703
HAMMOND PAUL W & JACQUELINE P	1530 VIRGINIA ST	BERKELEY CA	94703
BRAND H L TR	1531 LINCOLN ST	BERKELEY CA	94703
CINTRON BERNADINE	1531 VIRGINIA ST	BERKELEY CA	94703
CHINN DOUGLAS TR	1532 LINCOLN ST	BERKELEY CA	94703
COMMON AREA PM 10707	1532 VIRGINIA ST	BERKELEY CA	94703
HUMPHREYS KATHY S	1532 VIRGINIA ST B	BERKELEY CA	94703
RAWLINS ERIC & ROSENAU ELLEN M	1535 LINCOLN ST	BERKELEY CA	94703
ZIEGLE JANET S TR & NEWMAN JONATHAN M & NAKAS ETAL	1535 VIRGINIA ST	BERKELEY CA	94703
ELMS MARGARET M TR	1536 LINCOLN ST	BERKELEY CA	94703
JACKSON MARIA E TR	1537 VIRGINIA ST	BERKELEY CA	94703
WORTH ANN E & SILBERHANS LESLIE TRS	1539 LINCOLN ST	BERKELEY CA	94703
KANEKO MIDORI	1540 LINCOLN ST	BERKELEY CA	94703
MCCARTHY MEGAN P	1541 FRANCISCO ST	BERKELEY CA	94703
WHITE ROBERT L & GENEVIEVE F TRS	1541 VIRGINIA ST	BERKELEY CA	94703
JONES EMLYN S & PALLADINO JOSEPH M	1542 LINCOLN ST	BERKELEY CA	94703
RISHER MICHAEL T & SAAVEDRA BARBARA	1542 VIRGINIA ST	BERKELEY CA	94703
CLARK GEORGE W & LIPMAN LAURA A TRS	1543 VIRGINIA ST	BERKELEY CA	94703
WOLFENDEN JOHN D JR & CATHERINE E	1544 VIRGINIA ST	BERKELEY CA	94703
MARSH ROBERT M & PATRICIA D TRS	1546 VIRGINIA ST	BERKELEY CA	94703
HOLLOWELL PAULA TR	1600 VIRGINIA ST	BERKELEY CA	94703
LASRY ARIC	1601 LINCOLN ST	BERKELEY CA	94703
TUCCILLO CHRISTINA & BANFIELD DECLAN	1607 FRANCISCO ST	BERKELEY CA	94703
LOPEZ JOSE B & GROSSMAN RHONDA R TRS	1607 LINCOLN ST	BERKELEY CA	94703
ETGAR INBAL & DINNER ALEC	1608 VIRGINIA ST	BERKELEY CA	94703
SAFIR ADAM L & CEDERSTAV ANNA K TRS	1609 VIRGINIA ST	BERKELEY CA	94703
MCCLELLAN JOAN R TR	1611 FRANCISCO ST	BERKELEY CA	94703
DIXON LINDSAY A & MCMILLAN CAROLYN TRS	1611 LINCOLN ST	BERKELEY CA	94703

Internal

SHANNON SARAH R & JAILER TODD M	1612 VIRGINIA ST	BERKELEY CA	94703
KING JOHN A & BUTLER CYNTHIA TRS	1613 VIRGINIA ST	BERKELEY CA	94703
IMAZUMI KUNIKO TR ETAL	1615 LINCOLN ST	BERKELEY CA	94703
NAPOLI STEPHEN A & GALLAHERBROWN LINDA J TRS	1616 VIRGINIA ST	BERKELEY CA	94703
BOWMAN MATTHEW J & CECILIA R	1617 FRANCISCO ST	BERKELEY CA	94703
TAYLOR KATHERINE A TR	1618 CALIFORNIA ST	BERKELEY CA	94703
SUTAKE JOHN JR	1619 LINCOLN ST	BERKELEY CA	94703
CAESARA LYNDA TR	1619 VIRGINIA ST	BERKELEY CA	94703
CASE AMANDA & MAK KEVIN	1620 CALIFORNIA ST	BERKELEY CA	94703
CHOW KATHERINE J	1620 LINCOLN ST	BERKELEY CA	94703
CUTTRISS STUART L & HOPKINS NANCY	1622 VIRGINIA ST	BERKELEY CA	94703
TONG KEN K TR	1623 VIRGINIA ST	BERKELEY CA	94703
WORSTELL GORDON TR	1623-1625 GRANT ST	BERKELEY CA	94703
RITCHIE DAVID J & FENSTERMACHER NANCY R	1624 VIRGINIA ST	BERKELEY CA	94703
THOMPSON CHARLES L TR	1625 VIRGINIA ST	BERKELEY CA	94703
PETERSON LAURA F ETAL	1626 LINCOLN ST	BERKELEY CA	94703
SCHWARTZ TANIA L	1628 CALIFORNIA ST	BERKELEY CA	94703
CORBETT JAMES D & KILBY LINDA	1631 CALIFORNIA ST	BERKELEY CA	94703
JOHNSON SCOT & GABLE FRANCISCO M	1634 CALIFORNIA ST	BERKELEY CA	94703
STARR JOAN B & IRIS C TRS	1635 CALIFORNIA ST	BERKELEY CA	94703
ELLINGER NANCY W & POPE DAVID TRS	1635 VIRGINIA ST	BERKELEY CA	94703
MALMUTH JEFFREY S & CALCIOLARI DANIELA TRS	1636 CALIFORNIA ST	BERKELEY CA	94703
ESPEJO YOLANDA M	1636 LINCOLN ST	BERKELEY CA	94703
FRITZ BARBARA J TR	1639 CALIFORNIA ST	BERKELEY CA	94703
GREINKE KATHLEEN Y TR	1640 LINCOLN ST	BERKELEY CA	94703
LAWRENCE SUSAN M & COHEN ANDREW B	1644 LINCOLN ST	BERKELEY CA	94703
OPPENHEIMER IDO & TAMAR D	1647 CALIFORNIA ST	BERKELEY CA	94703
BRISTOL KAY S TR	1651 CALIFORNIA ST	BERKELEY CA	94703
DELOSRIOS JUAN & ROGERS ANNIKA	1654 LINCOLN ST	BERKELEY CA	94703
LINKS RICHARD A TR	1656 CALIFORNIA ST	BERKELEY CA	94703
COMMON AREA OF PM 6679 32 & 33	1658 CALIFORNIA ST	BERKELEY CA	94703
LEE SPENCER J	1658 CALIFORNIA ST 1	BERKELEY CA	94703
GUTWILL JOSHUA P & WISE LAURA J TRS	1660 LINCOLN ST	BERKELEY CA	94703
ANDALMAN AARON & LEVENBERG WRENN TRS	1705 CALIFORNIA ST	BERKELEY CA	94703
BUHRMANN ERICA & DRUCKER RONALD TRS	1708 CALIFORNIA ST	BERKELEY CA	94703
DER ZOLTAN & KLOIAN ELIZABETH A	1709 CALIFORNIA ST	BERKELEY CA	94703
UCHIDA MICHAEL N & ABRENILLA AILEEN	1710 CALIFORNIA ST	BERKELEY CA	94703
HORWITZ BARRY D TR	1711 EOLA ST	BERKELEY CA	94703
MIYASAKI RONALL H & JON T TRS ETAL	2785 ST ANDREWS DR	BRENTWOOD CA	94513
HORNUNG DAVID E	2900 17TH ST	SACRAMENTO CA	95818
AUGST BERTRAND & CHANGAUGST JINLEI	496 N LATHAM ST	ALEXANDRIA VA	22304
SPERLING SUSAN & JANOWITZ MARC S	690 LEE AVE	SAN LEANDRO CA	94577
DANSBY U W HEIRS OF EST	73-1473 KALOKO DR	KAILUA KONA HI	96740

Internal

YOSHIMURADONG LOUISE	864 SYBIL AVE	SAN LEANDRO CA	94577
HO CALVIN V & DIEP LINH L	PO BOX 32894	SAN JOSE CA	95152
Occupant(s)	1528 VIRGINIA ST	BERKELEY CA	94703
Occupant(s)	1533 VIRGINIA ST	BERKELEY CA	94703
Occupant(s)	1536 VIRGINIA ST	BERKELEY CA	94703
Occupant(s)	1544 LINCOLN ST	BERKELEY CA	94703
Occupant(s)	1600 LINCOLN ST	BERKELEY CA	94703
Occupant(s)	1601 FRANCISCO ST	BERKELEY CA	94703
Occupant(s)	1602 LINCOLN ST	BERKELEY CA	94703
Occupant(s)	1604 LINCOLN ST	BERKELEY CA	94703
Occupant(s)	1604 VIRGINIA ST	BERKELEY CA	94703
Occupant(s)	1605 FRANCISCO ST	BERKELEY CA	94703
Occupant(s)	1606 LINCOLN ST	BERKELEY CA	94703
Occupant(s)	1608 LINCOLN ST	BERKELEY CA	94703
Occupant(s)	1610 LINCOLN ST	BERKELEY CA	94703
Occupant(s)	1612 LINCOLN ST	BERKELEY CA	94703
Occupant(s)	1612 VIRGINIA ST B	BERKELEY CA	94703
Occupant(s)	1613 FRANCISCO ST	BERKELEY CA	94703
Occupant(s)	1613 LINCOLN ST	BERKELEY CA	94703
Occupant(s)	1614 VIRGINIA ST	BERKELEY CA	94703
Occupant(s)	1615 FRANCISCO ST	BERKELEY CA	94703
Occupant(s)	1615 VIRGINIA ST	BERKELEY CA	94703
Occupant(s)	1615 VIRGINIA ST 1	BERKELEY CA	94703
Occupant(s)	1615 VIRGINIA ST 2	BERKELEY CA	94703
Occupant(s)	1615 VIRGINIA ST 3	BERKELEY CA	94703
Occupant(s)	1615 VIRGINIA ST 4	BERKELEY CA	94703
Occupant(s)	1616 CALIFORNIA ST	BERKELEY CA	94703
Occupant(s)	1616 VIRGINIA ST A	BERKELEY CA	94703
Occupant(s)	1617 LINCOLN ST	BERKELEY CA	94703
Occupant(s)	1618 VIRGINIA ST	BERKELEY CA	94703
Occupant(s)	1619 VIRGINIA ST A	BERKELEY CA	94703
Occupant(s)	1621 FRANCISCO ST	BERKELEY CA	94703
Occupant(s)	1636 CALIFORNIA ST A	BERKELEY CA	94703
Occupant(s)	1643 CALIFORNIA ST	BERKELEY CA	94703
Occupant(s)	1653 CALIFORNIA ST	BERKELEY CA	94703
Occupant(s)	1656 CALIFORNIA ST COM	BERKELEY CA	94703
Occupant(s)	1709 1/2 CALIFORNIA ST	BERKELEY CA	94703
Occupant(s)	1709 CALIFORNIA ST A	BERKELEY CA	94703
Occupant(s)	1709 CALIFORNIA ST B	BERKELEY CA	94703
Occupant(s)	1709 CALIFORNIA ST C	BERKELEY CA	94703

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Thursday 12/9 ZAB meeting - item # - 1643 California

**From:** Adam Safir <cederfir@hotmail.com>  
**Sent:** Thursday, December 9, 2021 9:08 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Thursday 12/9 ZAB meeting - item # - 1643 California

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

A few questions and comments:

- As there is an ongoing discussion about 'objective standards', why are you approving projects at all right now.
- If all use permits have to be approved anyway, this should not be discussed and should be incorporated into what the city planners are doing. You asked why we didn't have any specific asks about the project and it is specifically because we thought that we were at the stage of asking you to request major modifications because of all the UPs/AUPs. If we knew these were a forgone conclusion (which is totally bizarre) then we would absolutely have requests/suggestions.



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:** December 9, 2021

**DATE NOTICE MAILED:** December 20, 2021

**APPEAL PERIOD EXPIRATION:** January 10, 2022

**EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification)<sup>1</sup>:** February 1, 2022

## 1643 & 1647 California Street

**Use Permit #ZP2021-0001 to 1) create new lower basement level, 2) construct a new, second story, and 3) modify the existing duplex layout, resulting in a 3,763 square foot duplex on an existing property**

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

- Use Permit, under Berkeley Municipal Code (BMC) Section 23C.04.070.C to enlarge a lawful non-conforming structure that is non-conforming by reason of violation of the maximum allowable lot coverage;
- Use Permit, under BMC Section 23C.04.070.E to enlarge a lawful non-conforming structure that is non-conforming by reason of violation of the maximum allowable density;
- Administrative Use Permits, under BMC Section 23C.04.070.B to horizontally extend two non-conforming yards (front and rear);
- Administrative Use Permit under BMC section 23D.28.030 to permit a major residential addition;
- Administrative Use Permit under BMC Section 23D.28.070.C to allow an addition over 14 feet in height.; and
- Administrative Use Permit under BMC Section 23D.28.050 to construct a fifth bedroom

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

**APPLICANT:** Sundeeep Grewal, Studio G+S Architects, 2223 Fifth Street, Berkeley, CA 94710

<sup>1</sup> Pursuant to BMC Section 23B.32.090, 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.*

ZONING ADJUSTMENTS BOARD  
December 9, 2021

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**PROPERTY OWNER:** Ido and Tamar Oppenheimer, 1643 & 1647 California Street, Berkeley CA 94703

**ENVIRONMENTAL REVIEW STATUS:** It is staff's recommendation that the project is categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities"). The determination is made by ZAB.

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.

**FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE**

	Yes	No	Abstain	Absent
DUFFY	X			
KAHN	X			
KIM	X			
O'KEEFE	X			
OLSON	X			
SANDERSON	X			
THOMPSON	X			
GAFFNEY	X			
TREGUB	X			
<b>BOARD VOTE:</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>



Samantha Updegrave, Zoning Adjustments Board  
Secretary

**PUBLICATION OF NOTICE:**

Pursuant to BMC Section 23B.32.050, 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, Nick Armour, at (510) 981-7485 or [narmour@cityofberkeley.info](mailto:narmour@cityofberkeley.info). All project application materials, including full-size plans, may be viewed online at <https://aca.cityofberkeley.info/Community/> 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 23B.32.050 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, 1<sup>st</sup> 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 \$500. This fee may be reduced to \$100 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 \$2,500.
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.

ZONING ADJUSTMENTS BOARD  
December 9, 2021

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**NOTICE CONCERNING YOUR LEGAL RIGHTS:**

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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.

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# ATTACHMENT 1

## FINDINGS AND CONDITIONS

DECEMBER 9, 2021

### 1643 & 1647 California Street

Use Permit #ZP2021-0001 to 1) create new lower basement level, 2) construct a new, second story, and 3) modify the existing duplex layout, resulting in a 3,763 square foot duplex on an existing property

#### PERMITS REQUIRED

- Use Permit, under Berkeley Municipal Code (BMC) Section 23C.04.070.C to enlarge a lawful non-conforming structure that is non-conforming by reason of violation of the maximum allowable lot coverage;
- Use Permit, under BMC Section 23C.04.070.E to enlarge a lawful non-conforming structure that is non-conforming by reason of violation of the maximum allowable density;
- Administrative Use Permits, under BMC Section 23C.04.070.B to horizontally extend two non-conforming yards (front and rear);
- Administrative Use Permit under BMC section 23D.28.030 to permit a major residential addition;
- Administrative Use Permit under BMC Section 23D.28.070.C to allow an addition over 14 feet in height.; and
- Administrative Use Permit under BMC Section 23D.28.050 to construct a fifth bedroom

#### 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 15301 of the CEQA Guidelines ("Existing Facilities").
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 23B.32.040.A 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 will add a second level to the home, of which there are several examples in the neighborhood.
  - B. The second story addition will step in and comply with the required front and rear yard setbacks.

- C. A basement is proposed to be added. While adding additional square footage to the building, the basement will not create any new impacts to the surrounding neighbors due to its placement partially below grade, maintaining the existing first floor level.
- D. The neighborhood is a mix of residential uses, including apartments and single-family and multi-family homes. Existing structures in the immediate neighborhood vary in height from one to two stories; and
- E. The project approval is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project will not be detrimental.

### **III. OTHER FINDINGS FOR APPROVAL**

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2. Pursuant to BMC Section 23C.04.070.C, additions and/or enlargements of lawful non-conforming structures that are non-conforming by reason of lot coverage are permitted with a Use Permit if the addition/enlargement does not increase coverage or exceed the height limit. The property is non-conforming to the maximum allowable lot coverage, with 50 percent coverage, where 45 percent is the District maximum on this R-2 property. The proposed addition will remove an existing shed in the rear yard, which will reduce the lot coverage to 44 percent, while creating a two-story house, which decreases the allowable lot coverage to 40 percent. While the proposed structure will still be non-conforming to the allowable lot coverage, the project will reduce the non-conformity from 5 percent over the allowable limit to 4 percent over the allowable limit. The proposed addition is located over existing covered area, and therefore, does not increase the non-conforming lot coverage. Additionally, while the addition consists of a second story addition, reaching a total of 23 feet, 10 inches, which complies with the maximum average height limit of 28 feet.
3. Pursuant to BMC Section 23C.04.070.E, additions and/or enlargements of lawful non-conforming structures that are non-conforming by reason of residential density are permitted with a Use Permit if the addition/enlargement does not increase the density or exceed the height limit. The project proposes to maintain the density at two units, therefore, it does not increase the density. As described in Section V.C of the Staff Report, the addition will comply with the allowable average height limit in the district
4. Pursuant to BMC Section 23C.04.070.C, additions and/or enlargements which vertically extend or alter a portion of a building which encroaches into a non-conforming yard may be of lawful non-conforming structures that are non-conforming by reason of residential density are permitted with an Administrative Use Permit if the existing use of the property is conforming and if the addition/enlargement will not 1) reduce any yard below the minimum setback requirements, or further reduce existing non-conforming yards; or 2) exceed the maximum or calculated height limits. As described in the Staff Report, the existing residential structure is non-conforming to the front, rear, and left (north) side setbacks. The proposed addition/enlargement of the house will correct the non-conforming left side setback, but is proposed to vertically extend the non-conforming front and rear setbacks. The front setback will be vertically extended both up (with the second story) and down (with the basement), while the rear setback will be vertically extended down with the expansion of the basement. The second story at the rear will comply with the required 20-foot rear yard setback. As the enlargement of the building will comply with the permitted residential use on the property, and the vertical expansions within the non-conforming setbacks will not further reduce the non-conformity, these expansions are permissible.
5. Pursuant to BMC Section 23D.28.050, an Administrative Use Permit is required to approve the addition of a fifth bedroom to a parcel in the R-2 Zoning District. This project proposes to increase

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the total number of bedrooms on the property from four to five bedrooms. The addition of this fifth bedroom will not add density to the site, or intensify the use of the residential property.

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**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. Applicant Responsible for Compliance with Conditions**

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

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

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

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

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

Changes in the plans for the construction of a building or structure, may be modified prior to the completion of construction, in accordance with Section 23B.56.030.D. 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.

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

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

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

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

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

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

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

- A. A permit for the use of a building or a property is exercised when, if required, a valid City business license has been issued, and the permitted use has commenced on the property.
- B. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.
- C. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has: (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

**9. Indemnification Agreement**

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

**V. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD**

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

**Prior to Submittal of Any Building Permit:**

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

**Project Liaison** \_\_\_\_\_  
Name Phone #

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

- 11. 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.

**12. 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](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/>

**During Construction:**

13. 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.
14. 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.
15. Air Quality - Diesel Particulate Matter Controls during Construction. All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with **one** of the following measures:
  - A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or

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

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

- An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.
  - A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.
16. 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.
17. 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.
18. 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.

19. 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.
20. 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.

21. 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.
22. 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.
23. 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 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. 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.
  - J. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.

29. 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:**

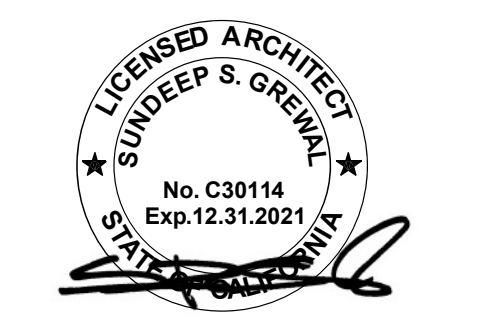
30. Compliance with Conditions. The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit.
31. Compliance with Approved Plan. The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated August 26, 2021, except as modified by conditions of approval.

**At All Times:**

32. 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.
33. Electrical Meter. Only one electrical meter fixture may be installed per dwelling unit.
34. Loading. All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.
35. This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Zoning Officer that the maintenance or operation of this establishment is violating any of these or other required conditions or is detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
36. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.



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OPPENHEIMER  
 RESIDENCE  
 1643 & 1647 California St.  
 Berkeley, CA 94703  
 APN: 58-2156-18

Sheet Contents:  
 Sheet Index  
 Applicable Codes  
 Abbreviations  
 Vicinity Map  
 Project Data  
 Scope of Work  
 Project Directory  
 Photos

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Project No:  
 20-13-420

Drawn By:  
 SSG

Checked By:  
 SSG

Scale:  
 N/A

Revisions:  
 Use Permit Set: 12-10-2020

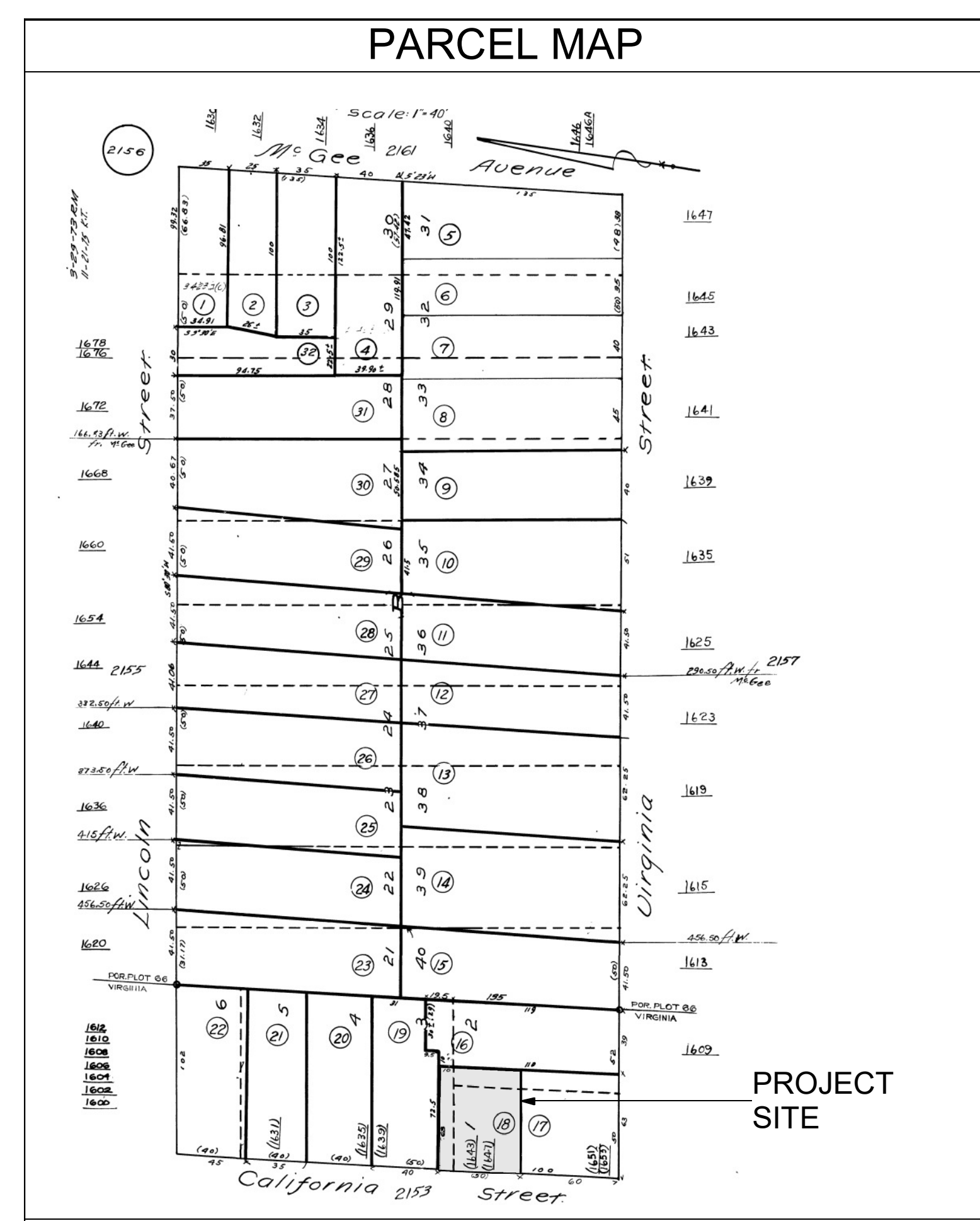
Redesign: 5-25-2021

Planning Review: 6-29-2021

Planning Review: 7-15-2021

Planning Review: 8-26-2021

Sheet  
 A0.0



# OPPENHEIMER RESIDENCE

1643 & 1647 California St. CA 94703

## SHEET INDEX

### SCOPE OF WORK

The proposed project includes an addition to and remodel of an existing, one-story, two-family residence (duplex). Components of the project include:

Reconfigure existing duplex to create one larger unit and one smaller apartment. All work shall be within the building footprint. The building shall remain as a duplex. The preliminary program includes the following:

**Basement/First floor:**

- Excavate down to create new bedroom, full bath, home gym and family room and mech. room/storage

**Second floor:**

- Reconfigure layout as needed to create a larger unit with one smaller apartment
- Rebuild/reconfigure existing porch and entry stairs as required
- Create new stairs to basement floor and second floor addition

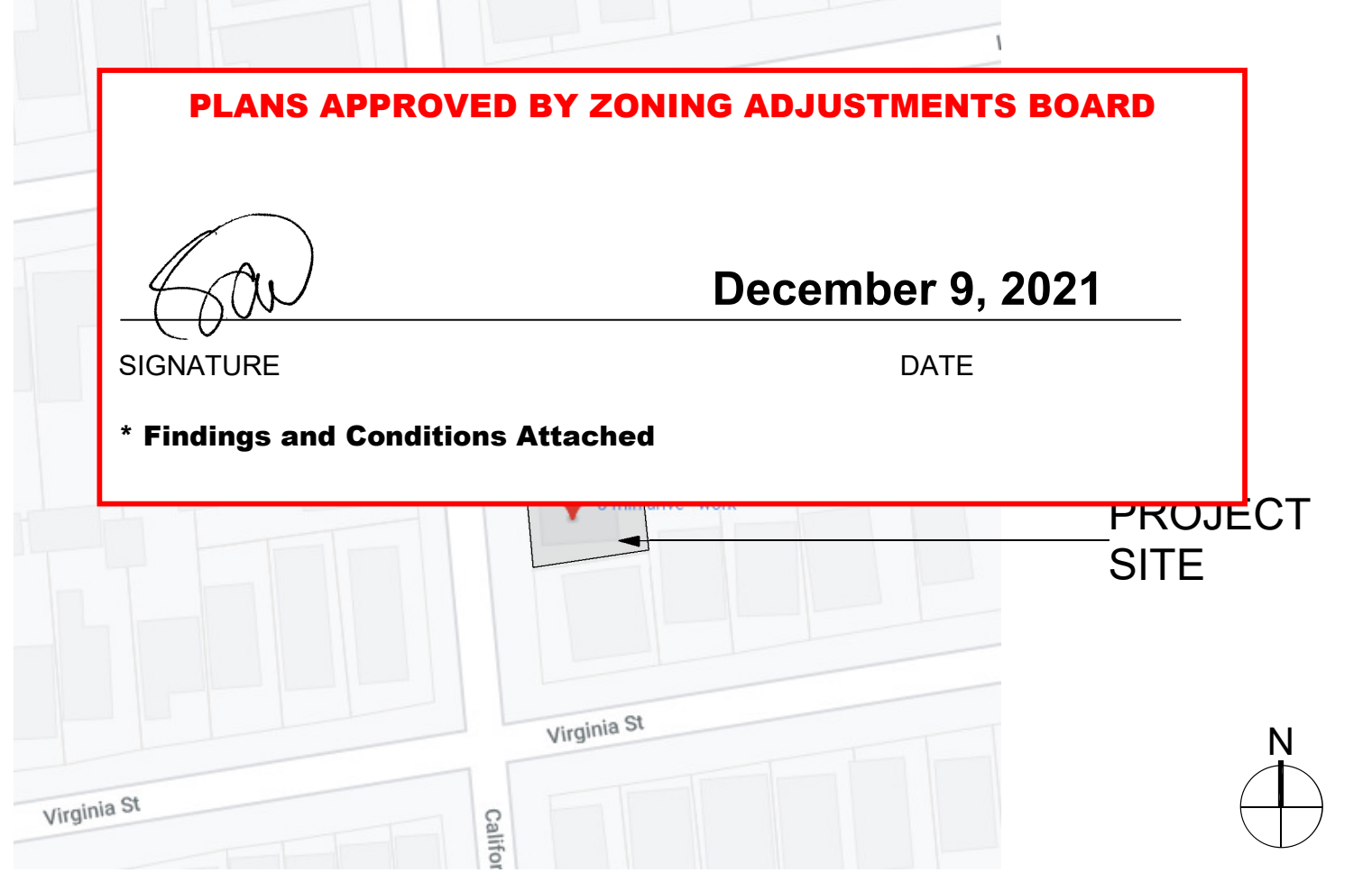
**Third floor:**

- Create new bedrooms, bathrooms and laundry room
- Create new balcony at front

**Miscellaneous:**

- Update all mechanical, electrical and plumbing systems as required for new work
- Reconfigure and rebuild front stairs per new design

### VICINITY MAP



### PROJECT DIRECTORY

**Owner:**  
 Ido and Tamar Oppenheimer  
 1643 & 1647 California St.  
 Berkeley, CA 94703  
 Tel: 510 486-8387

**Architect:**  
 Sundeeep Grewal  
 Studio G+S, Architects  
 2223 5th St.  
 Berkeley, CA 94710  
 Tel: 510-548-7448  
 sunny@sgsarch.com

**Project Address:**  
 1643 & 1647 California St.  
 Berkeley, CA 94703  
 APN: 58-2156-18

### PROJECT DATA

Occupancy: R-3 Duplex  
 Proposed Construction: Type V-B  
 Fire Sprinkler System: No

**Zoning/General Plan Regulation**  
 Zoning District: R-2 (Restricted Two-Family Residential)  
 General Plan Area: LMDR  
 Downtown Arts District Overlay: No  
 Commercial District With Use Quotas: No

**Seismic Safety**  
 Earthquake Fault Rupture(Alquist-Priolo) Zone: No  
 Landslide (Seismic Hazards Mapping Act): No  
 Liquefaction (Seismic Hazards Mapping Act): No  
 Un-reinforced Masonry Building Inventory: No

**Historic Preservation**  
 Landmarks or Structure of Merit: No

**Environmental Safety**  
 Creek Buffer: None  
 Fire Zone: 1  
 Flood Zone(100-year or 1%): No

**Wildlife Urban Interface**: No

### APPLICABLE CODES

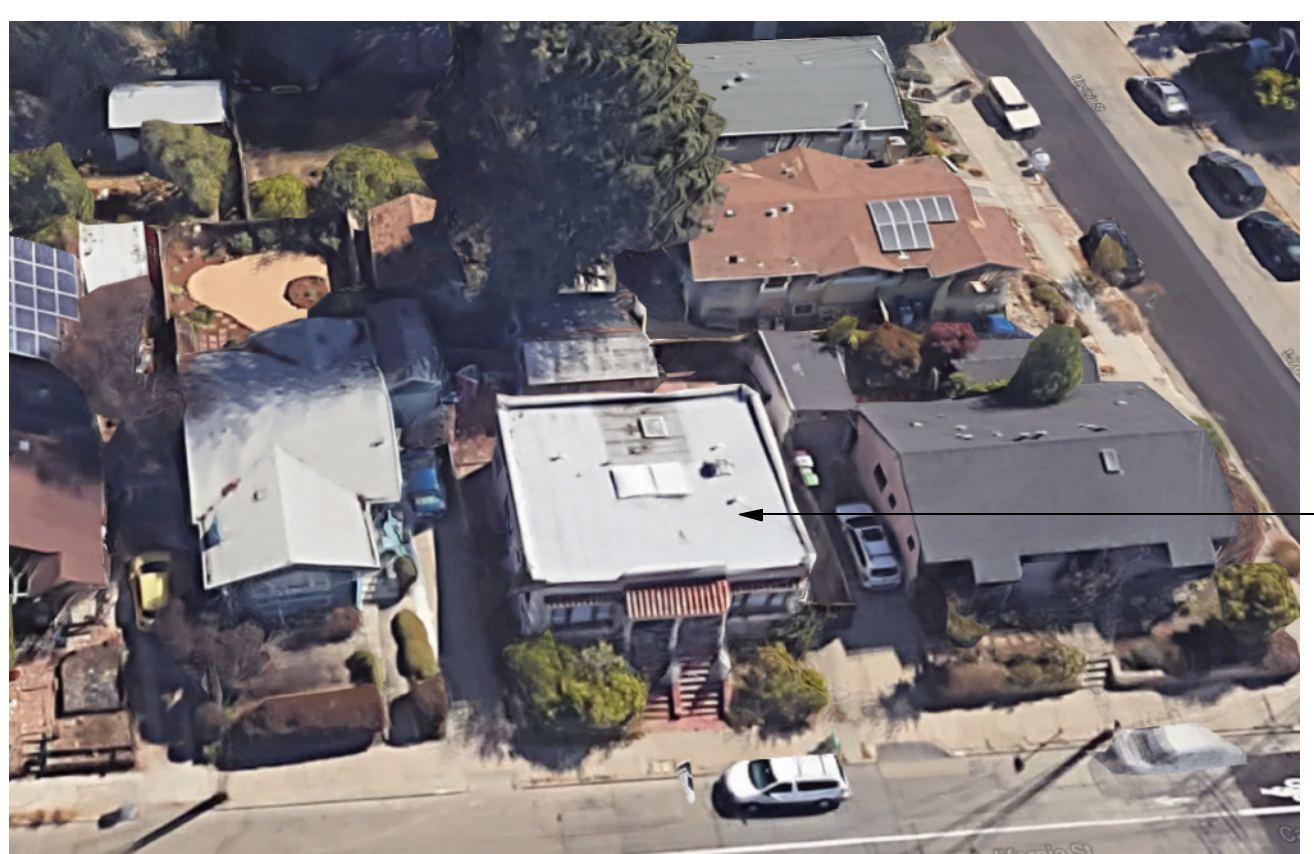
2019 California Building Code (CBC) Volume 1  
 2019 California Building Code (CBC) Volume 2  
 2019 California Residential Code (CRC)  
 2019 California Energy Code (CEES)  
 2019 California Green Building Standards Code (CALGreen)  
 2019 California Electrical Code (CEC)  
 2019 California Plumbing Code (CPC)  
 2019 California Mechanical Code (CMC)

This project shall conform to all the above codes and any local and state laws and regulations adopted by the City of Berkeley, CA.

### ABBREVIATIONS

&	and	fdn.	foundation	pr.	pair
@	at	fn.	finish	p.s.	plumbing stack
perpen.	perpendicular	fl.	floor	pt.	point
#	flash.	fl.	flushing	p.t.	pressure treated
(e)	existing	fluor.	fluorescent	ptd.	painted
(n)	new	f.o.c.	face of concrete	r.	riser
(r)	renovated	f.o.f.	face of finish	r.a.	return air
a.f.f.	above finished floor	f.o.s.	face of studs	ref.	reference
acous.	acoustical	ft.	foot or feet	refr.	refrigerator
adj.	adjacent/adjustable	ftg.	footing	rgtr.	register
alum.	aluminum	furn.	furniture	reinfr.	reinforced
approx.	approximate	g.a.	gauge	req.	required
arch.	architectural	gal	gallon	rm.	room
asph.	asphalt	g.s.m.	galvanized sheet metal	r.o.	rough opening
bd.	board	gl.	glass	rwd.	redwood
bldg.	building	gnd.	ground	r.w.l.	rain water leader
blk.	block	gr.	grade	s.	south
bkg.	blocking	gyp. bd.	gypsum board	s.c.	solid core
bm.	beam	h.b.	hose bibb	sched.	schedule
bot.	bottom	hdwd.	hardwood	sect.	section
b.p.	building paper	h.f.	hem fir	sh.	shelf
b/w	between	horiz.	horizontal	shr.	shower
cab.	cabinet	hgt.	height	sim.	similar
cem.	cement	i.d.	inside diameter (dia.)	s.mech.	see mechanical drawings
cer.	ceramic	insul.	insulation	s.o.	sash opening
cl.	center line	int.	interior	spec.	specification
clg.	ceiling	jt.	joint	sq.	square
ckg.	caulking	kit.	kitchen	s.s.d.	see structural drawings
c.o.	cleanout	lav.	lavatory	sst.	stainless steel
clo.	closet	loc.	location	std.	standard
clr.	clear	lt.	light	stl.	steel
col.	column	max.	maximum	stor.	storage
comp.	composition	m.c.	medicine cabinet	struct.	structure
conc.	concrete	mech.	mechanical	sym.	symmetrical
constr.	construction	memb.	membrane	t.	tread or tempered
cont.	continuous	mfr.	manufacturer	t.b.	towel bar
det.	detail	min.	minimum	tel.	telephone
d.f.	douglas fir	mir.	mirror	t. & g.	tongue & groove
dia.	diameter	misc.	miscellaneous	thk.	thick
dim.	dimension	mtd.	mounted	t.b.r.	to be removed
dir.	direction	mtl.	metal	t.o.	top of
disp.	disposal	n.	north	t.p.d.	toilet paper dispenser
d.w.	dishwasher	nat.	natural	t.v.	television
dr.	door	nec.	necessary	typ.	typical
d.w.	drawer	neoprene	neoprene	unf.	unfinished
drg.	drawing	n.i.c.	not in contract	u.o.n.	unless otherwise noted
drgs.	drawings	no.	number	vert.	vertical
e.	east	nom.	nominal	v.g.	vertical grain
ea.	each	n.t.s.	not to scale	v.i.f.	verify in field
el.	elevation	n.a.	overall	w.h.	water heater
elec.	electrical	n.c.	on center	w.	west
end.	enclosure	o.d.	outside diameter (dim.)	w/	with
eq.	equal	opng.	opening	wd.	wood
eqpt.	equipment	opp.	opposite	w/o	without
ext.	exterior	pl.	property line	w.o.	where occurs
f.	frosted	p.lam.	plastic laminate	wp.	waterproof
f.d.c.	fire dept. connection	plywd.	plywood	wt.	weight

### SITE PHOTOS



Aerial of existing duplex



Front and right Side of existing duplex




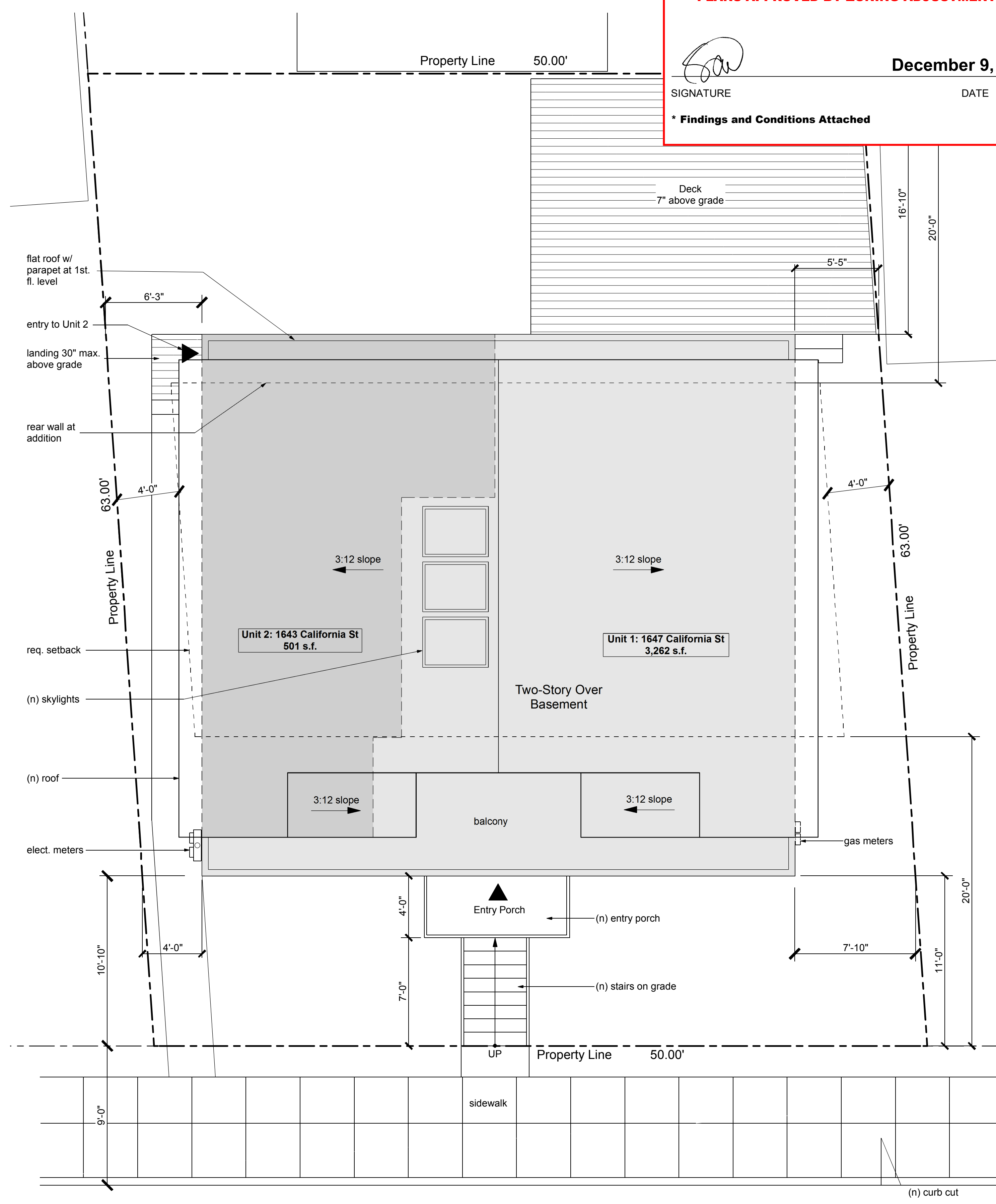
Front and left Side of existing duplex

#### Tabulations

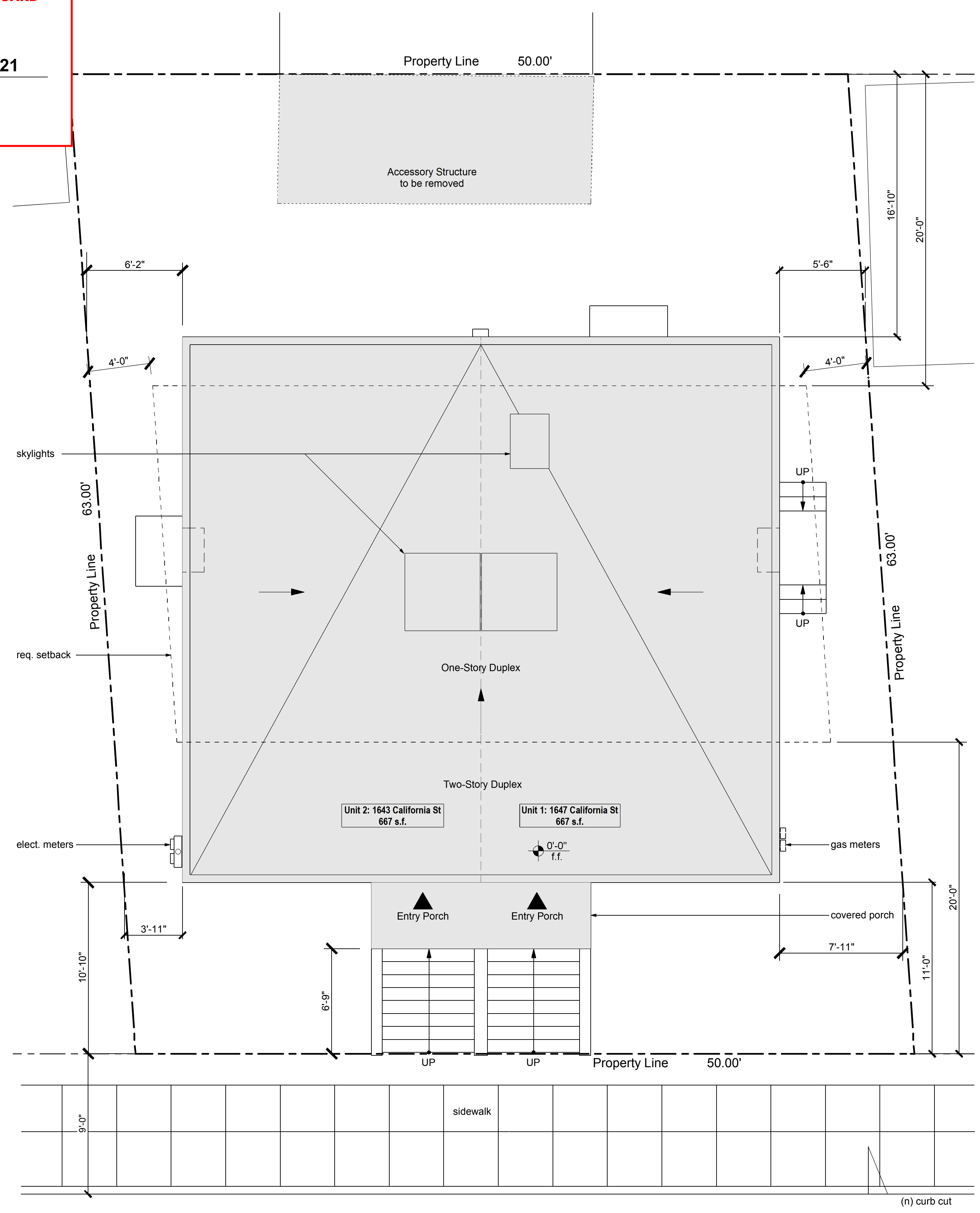
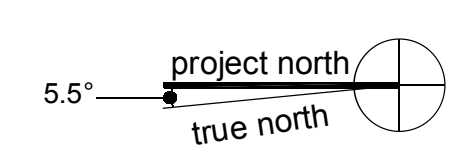
	Required/Allowed	Existing	Proposed
<b>Set Backs:</b>			
Front	20'-0"	10'-10"	10'-10" no change
Rear	20'-0"	16'-10"	16'-10" no change
Left side:	4'-0"	3'-11"	4'-0" no change
Right side:	4'-0"	5'-6"	5'-5" no change
<b>Habitable Floor Area:</b>			
<b>Unit 1:</b>			
Basement floor:	0 s.f.	0 s.f.	1,342 s.f.
First floor:	667 s.f.	667 s.f.	901 s.f.
Second floor:	0 s.f.	0 s.f.	1,019 s.f.
Total Area Unit 1:	667 s.f.	667 s.f.	3,262 s.f. (2,595 s.f. new)
<b>Unit 2:</b>			
Basement floor:	0 s.f.	0 s.f.	0 s.f.
First floor:	667 s.f.	667 s.f.	501 s.f.
Second floor:	0 s.f.	0 s.f.	0 s.f.
Total Area Unit 2:	667 s.f.	667 s.f.	501 s.f.
Total Area:	1,334 s.f.	1,334 s.f.	3,763 s.f. (2,229 s.f. new)
<b>Bedroom Count:</b>		3 total	5 total
<b>Non-Habitable Area:</b>			
Accessory Structure:		167 s.f.	0 s.f.
<b>Building Height:</b>			
Main Building:	28'-0" 35'-0" w/ AUP	13'-6" 13'-6"	23'-10"
<b>Parking:</b>	2	0	0
<b>Lot Size:</b>	4,500 s.f.	3,142 s.f.	3,142 s.f.
<b>Total Foot Print:</b>			
House:		1,342 s.f.	1,342 s.f.
Covered Porch:		60 s.f.	0 s.f.
Accessory Structure:		167 s.f.	0 s.f.
Total:	1,085 for 3 stories	1,569 s.f.	1,382 s.f.
<b>Lot Coverage:</b>			
	45% (1 story) 40% (2 story) 35% (3 story)	49.94%	43.98% (5.96% reduction)
<b>Usable Open Space:</b>	400 s.f./unit	500 s.f.	1,029 s.f.

**PLANS APPROVED BY ZONING ADJUSTMENTS BOARD**

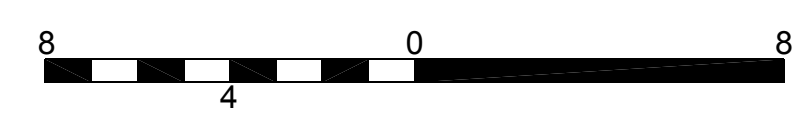
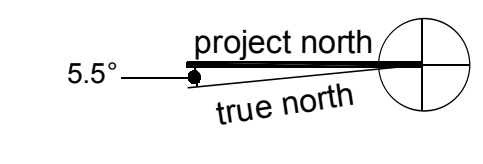
  
 SIGNATURE  
 December 9, 2021  
 DATE  
 \* Findings and Conditions Attached



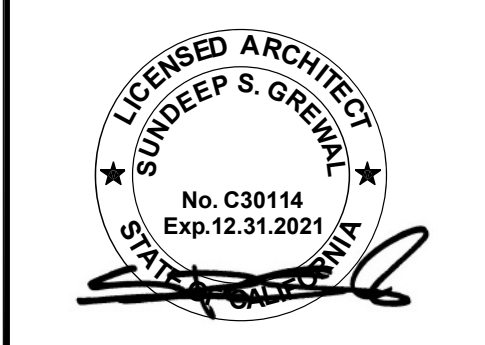
**2 Proposed Site Plan**



**1 Existing Site Plan**



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**OPPENHEIMER RESIDENCE**  
 1643 & 1647 California St.  
 Berkeley, CA 94703  
 APN: 58-2156-18

Sheet Contents:  
 Existing Site Plan  
 Proposed Site Plan

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Project No: 20-13-420

Drawn By: SSG

Checked By: SSG

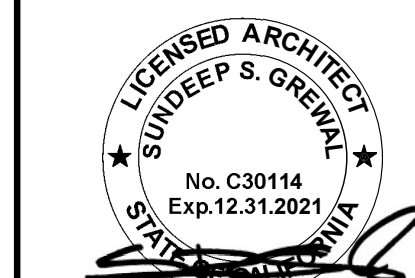
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Revisions:  
 Use Permit Set: 12-10-2020  
 Redesign: 5-25-2021  
 Planning Review: 6-29-2021  
 Planning Review: 7-15-2021

Sheet **A0.1**



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**OPPENHEIMER  
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Sheet Contents:  
 Site Survey

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Project No:  
 20-13-420

Drawn By:  
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Scale:  
 1" = 1'-0"

Revisions:  
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Sheet  
**A0.2**

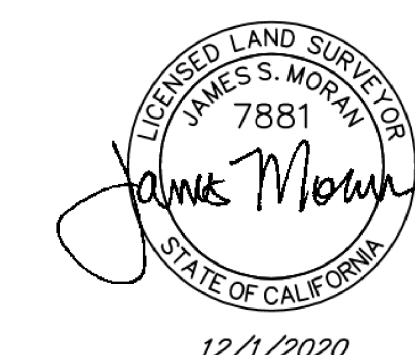
# HOUSE LOCATION SURVEY

PORTION OF LOTS 1, 2 AND 3, MAP OF VIRGINIA TRACT, FILED OCTOBER 4, 1890 (8 M 43)  
 LOCATED AT 1643-1647 CALIFORNIA STREET  
 CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

NOVEMBER 17, 2020 SCALE: 1" = 8'

## MORAN ENGINEERING, INC.

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



**LEGEND**  
 ● FOUND MONUMENT PER PM 6679 (213 M 50)

BLDG. BUILDING  
 C.O. CLEAN-OUT  
 D/W DRIVEWAY  
 F.H. FIRE HYDRANT  
 J.P. JOINT POLE  
 M.H. MAN HOLE  
 S/W SIDEWALK  
 T.C. TOP OF CURB

### GENERAL NOTES

BENCHMARK: MONUMENT PIN ON THE WEST SIDE OF SACRAMENTO STREET AT VIRGINIA STREET. ELEVATION = 108.683 PER CITY OF BERKELEY ENGINEERING DIVISION RECORDS. ELEVATIONS ARE BASED UPON THE CITY OF BERKELEY DATUM.

THIS SURVEY IS BASED UPON THE GRANT DEED TO LAWYERS ASSET MANAGEMENT INC. RECORDED DECEMBER 1, 1989 SERIES 89-324628, ALAMEDA COUNTY RECORDS.

THE BEARINGS ON THIS MAP ARE BASED UPON THE MONUMENT LINE IN CALIFORNIA STREET WITH A BEARING OF N05°22'00"W AS SHOWN ON PARCEL MAP 6679 FILED MARCH 29, 1994 IN BOOK 213 OF MAPS PAGES 49-50.

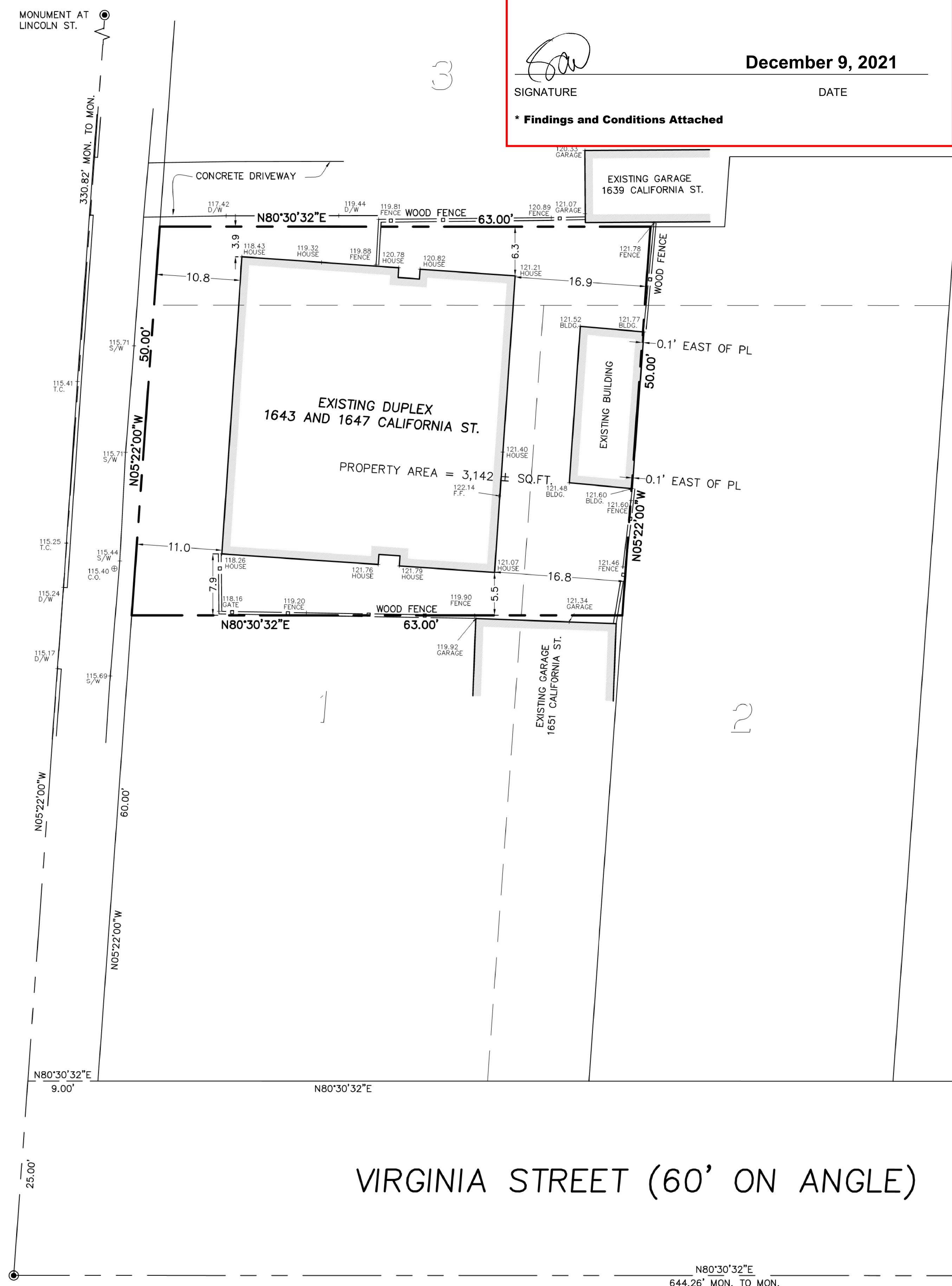
**PLANS APPROVED BY ZONING ADJUSTMENTS BOARD**

3

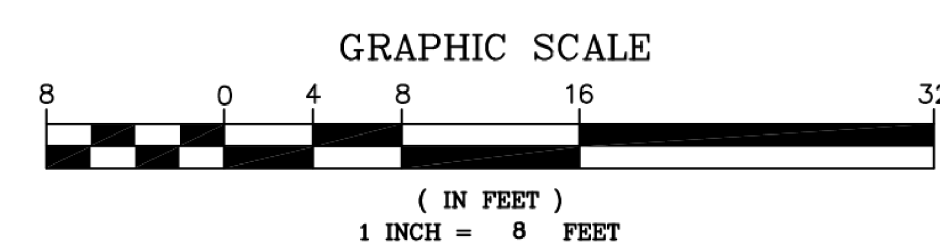
December 9, 2021  
 DATE

SIGNATURE \_\_\_\_\_

\* Findings and Conditions Attached

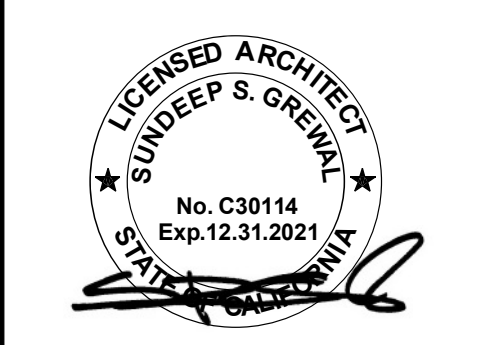


CALIFORNIA STREET (60' ON ANGLE)





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**OPPENHEIMER RESIDENCE**  
 1643 & 1647 California St.  
 Berkeley, CA 94703  
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Sheet Contents:  
 Existing Floor Plans  
 Existing Exterior Elevations

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Project No: 20-13-420

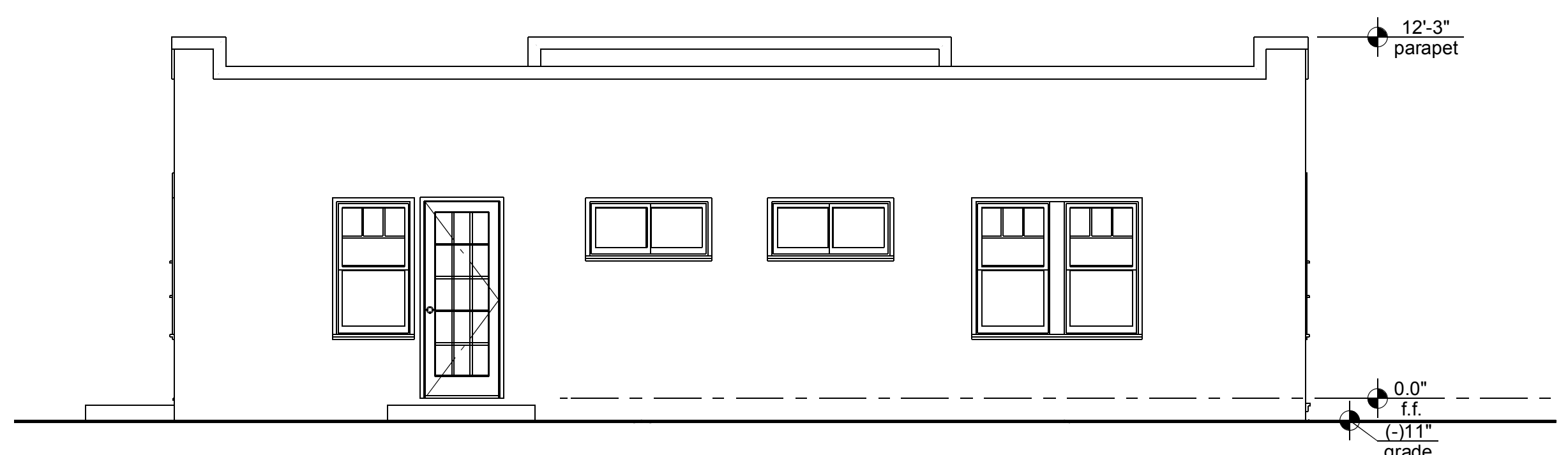
Drawn By: SSG

Checked By: SSG

Scale: 1/4" = 1'-0"

Revisions:  
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Sheet **A1.1**



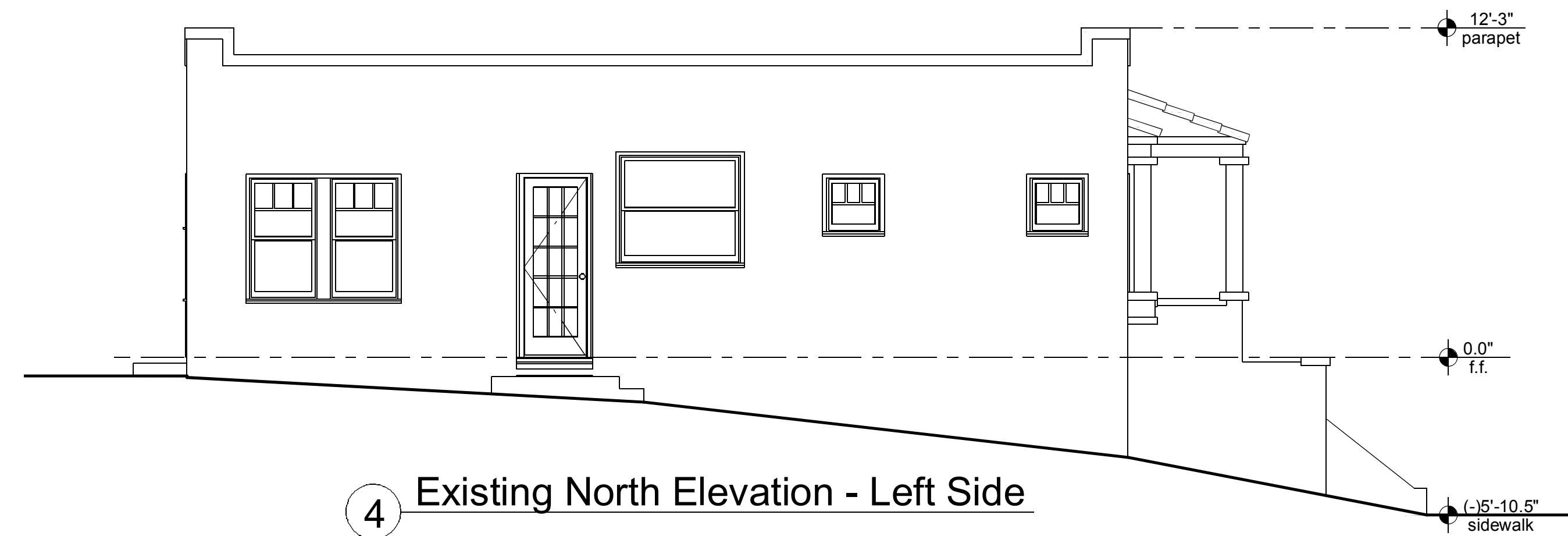
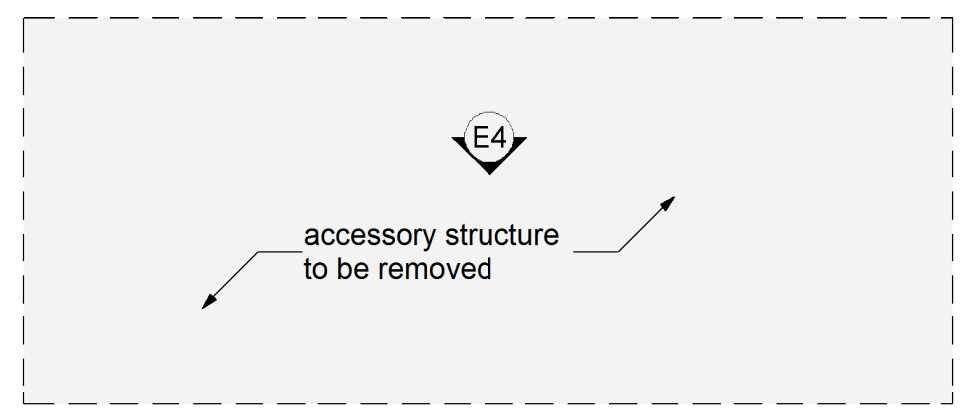
5 Existing East Elevation - Rear

**PLANS APPROVED BY ZONING ADJUSTMENTS BOARD**

**December 9, 2021**

SIGNATURE DATE

\* Findings and Conditions Attached



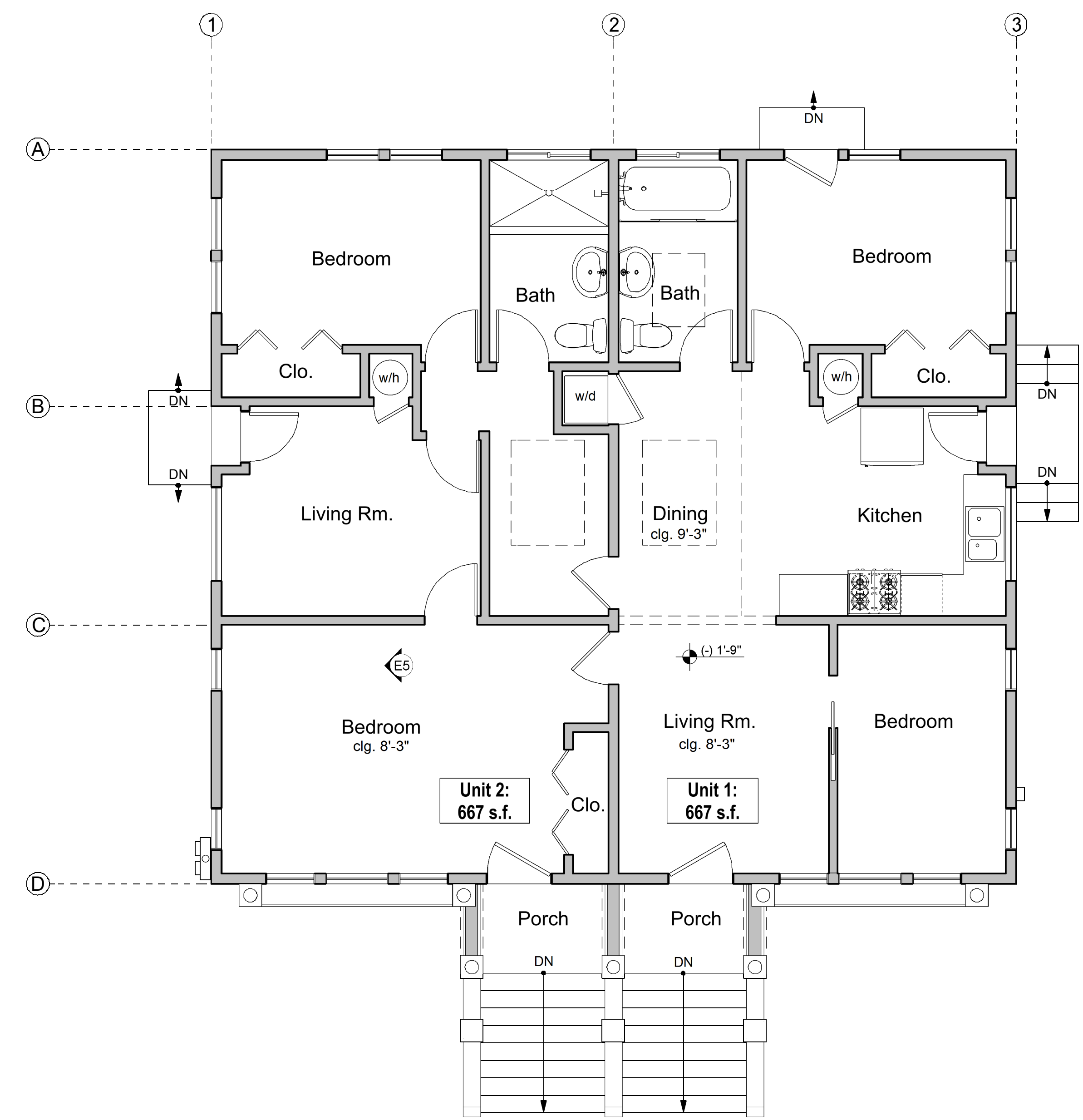
4 Existing North Elevation - Left Side



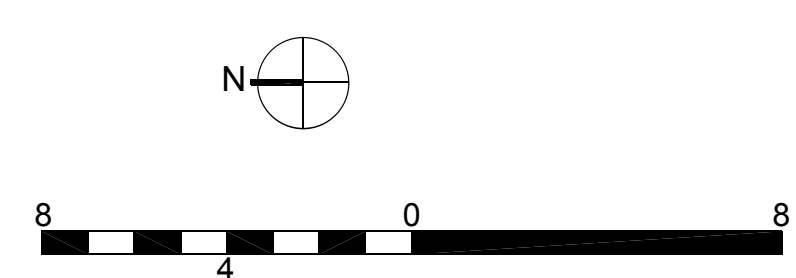
3 Existing South Elevation - Right Side



2 Existing West Elevation - Front




1 Existing First Floor Plan



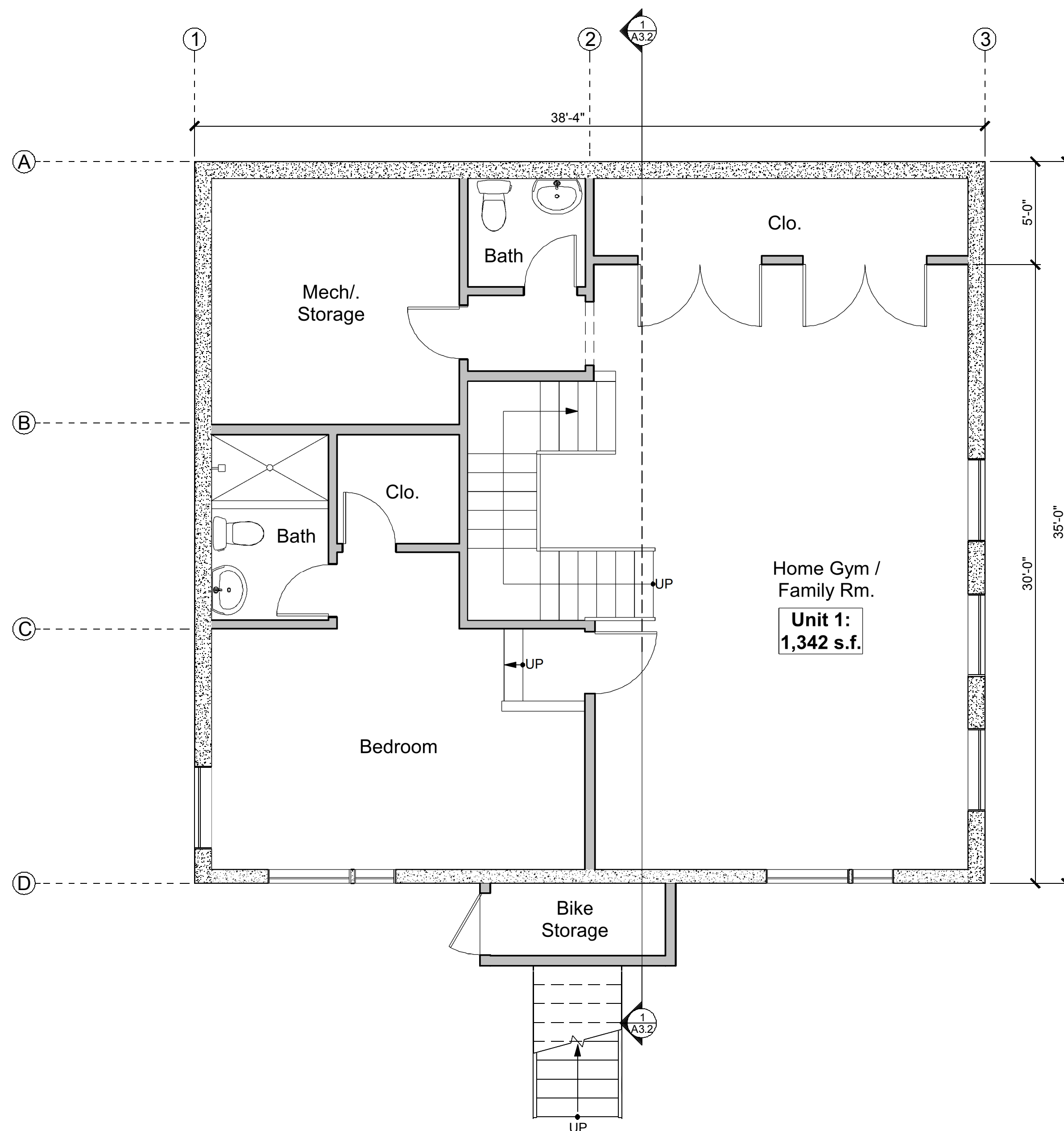


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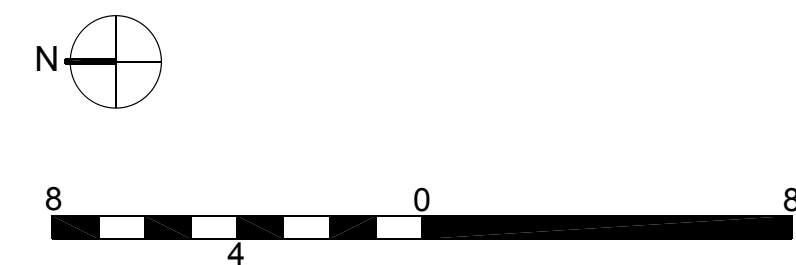
  
 SIGNATURE

**December 9, 2021**  
 DATE

**\* Findings and Conditions Attached**



1 Proposed Basement Floor Plan



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**OPPENHEIMER  
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1643 & 1647 California St.  
Berkeley, CA 94703  
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Sheet Contents:  
Proposed Floor Plan  
Proposed Site Plan

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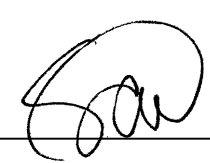
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Revisions:  
Use Permit Set: 12-10-2020  
Redesign: 5-25-2021  
Planning Review: 6-29-2021  
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Sheet  
**A2.1**

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 Proposed Floor Plans

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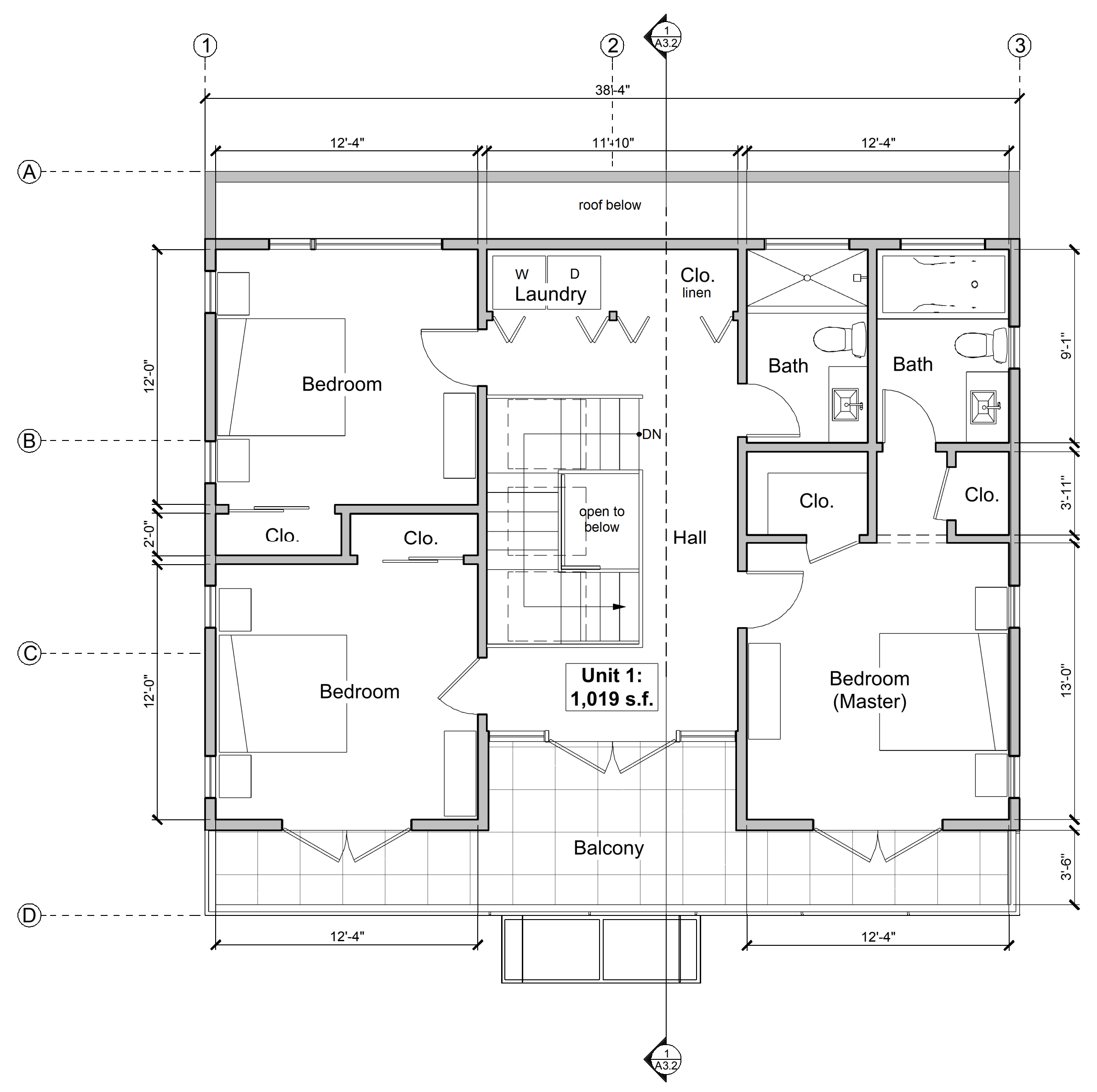
Drawn By:  
 SSG

Checked By:  
 SSG

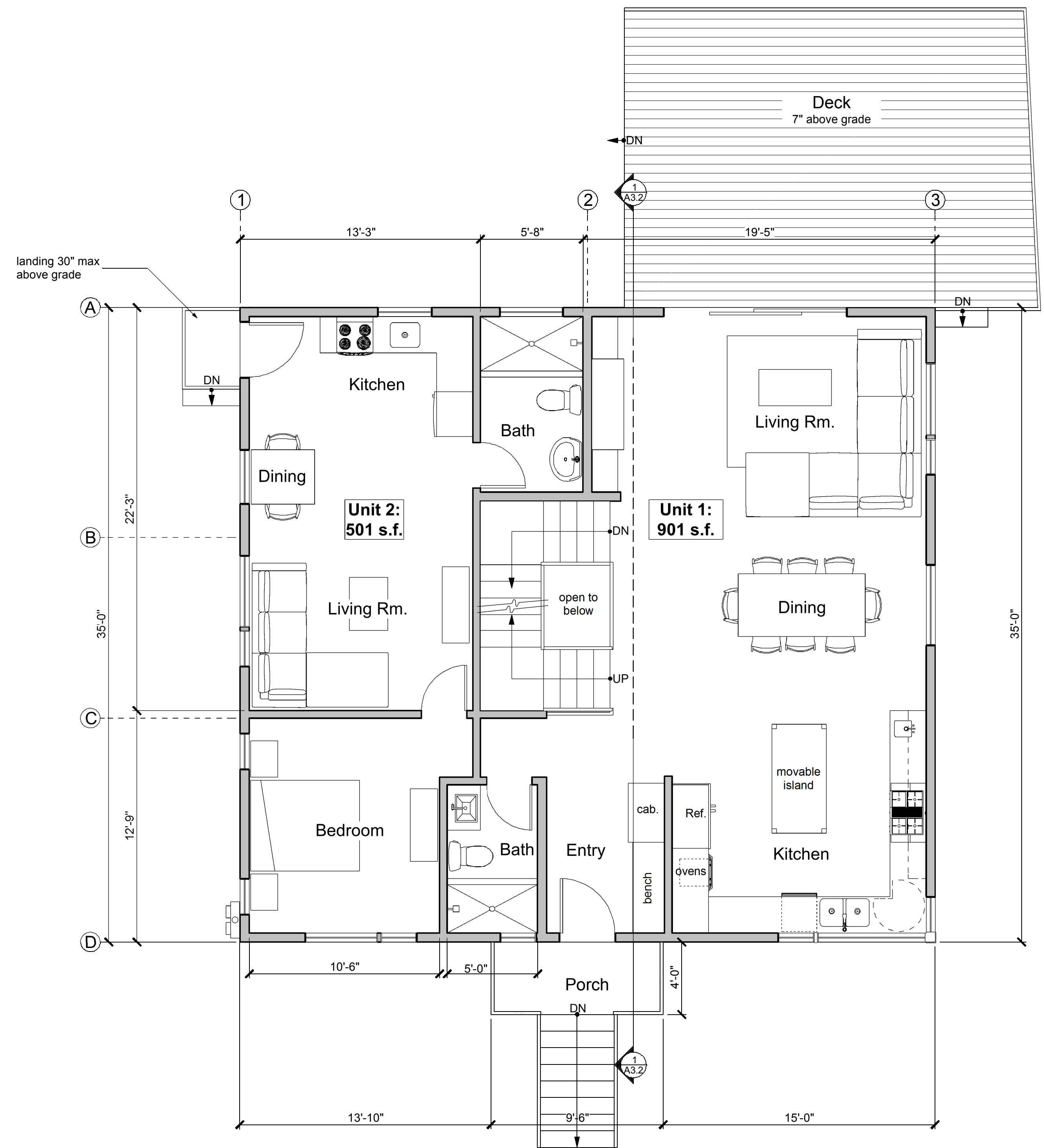
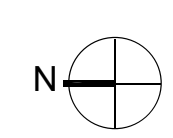
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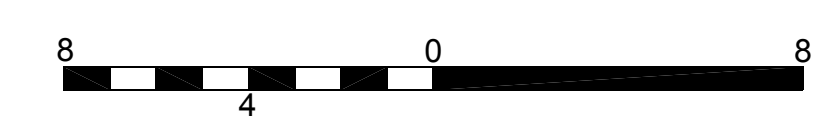
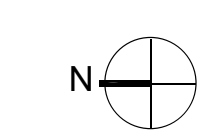
Sheet **A2.2**



2 Proposed Second Floor Plan




1 Proposed First Floor Plan





Previous Proposal

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Previous Proposal



Previous Proposal



Current Proposal



Current Proposal



Current Proposal



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Sheet Contents:  
 Front Elevation Comparison

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Revisions:  
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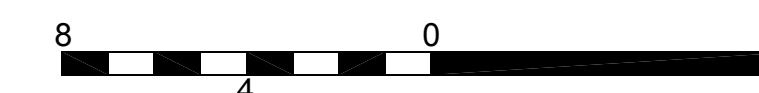
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**A3.1**



② Proposed West Elevation - Front  
 Original Proposal

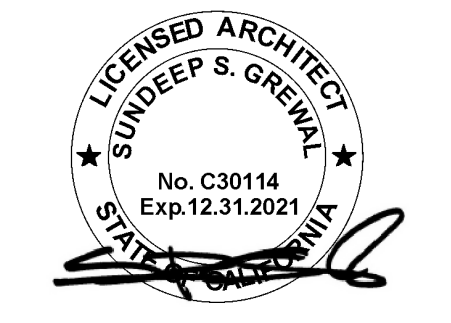


① Proposed West Elevation - Front  
 Current Proposal





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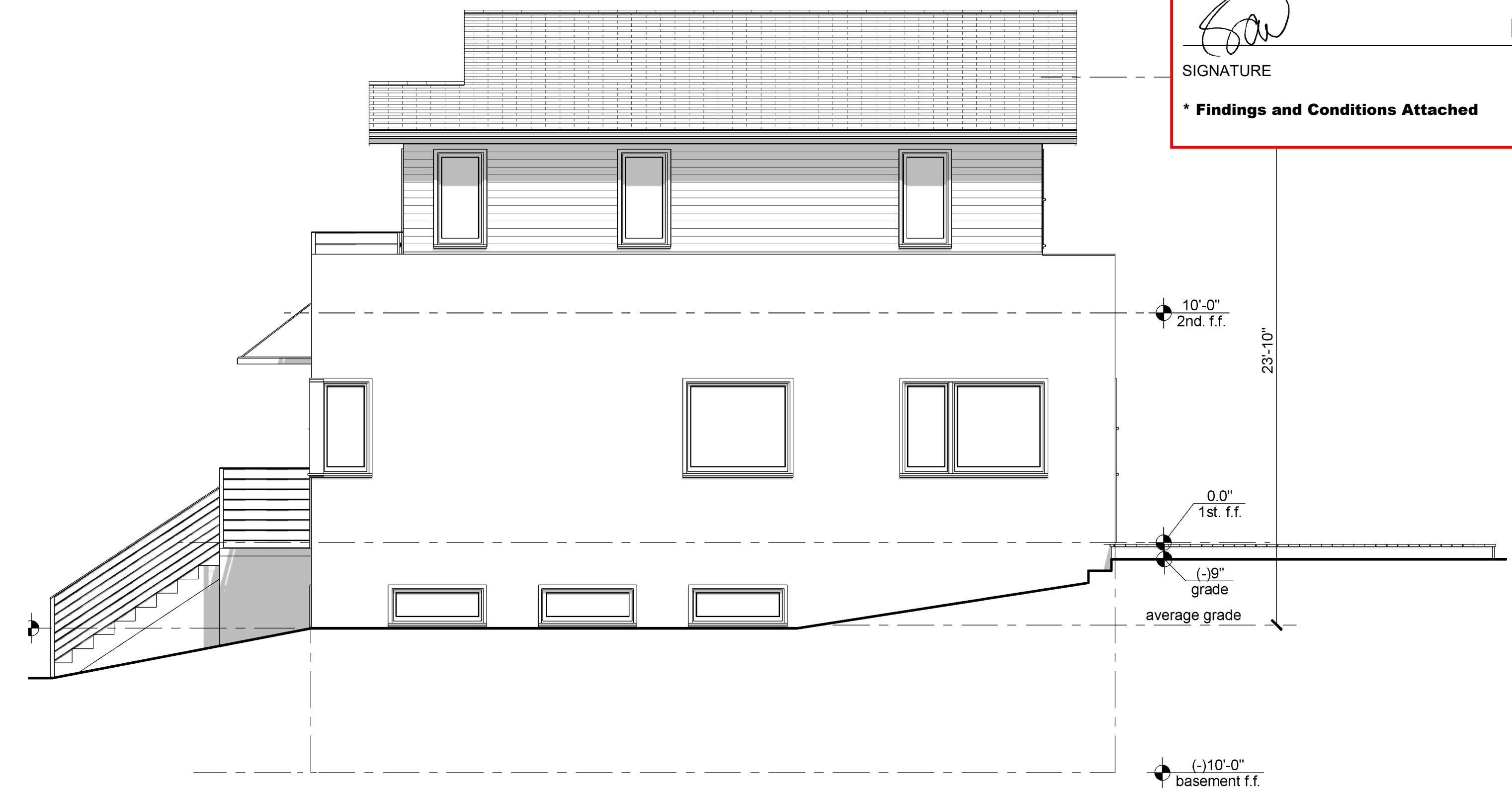


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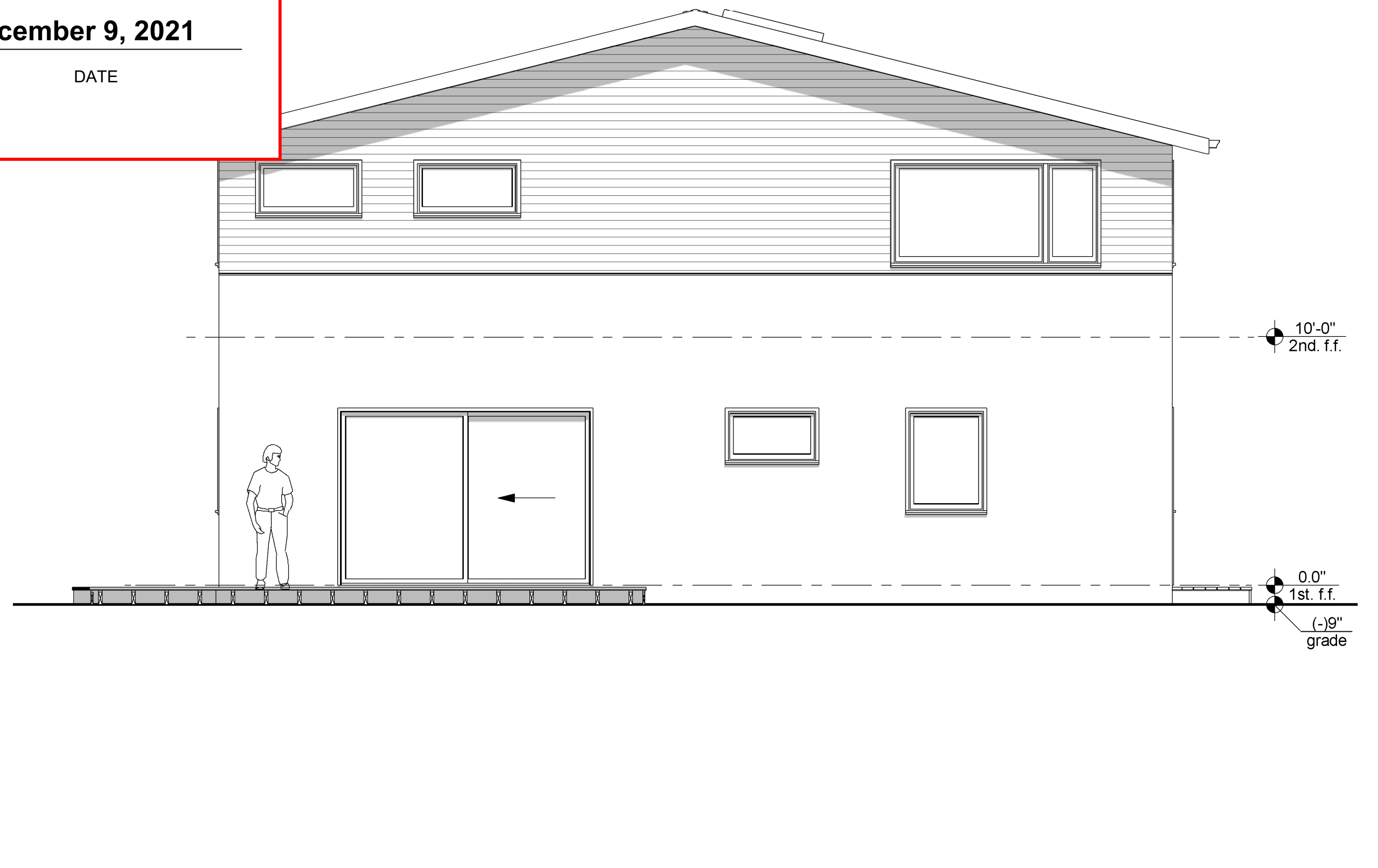
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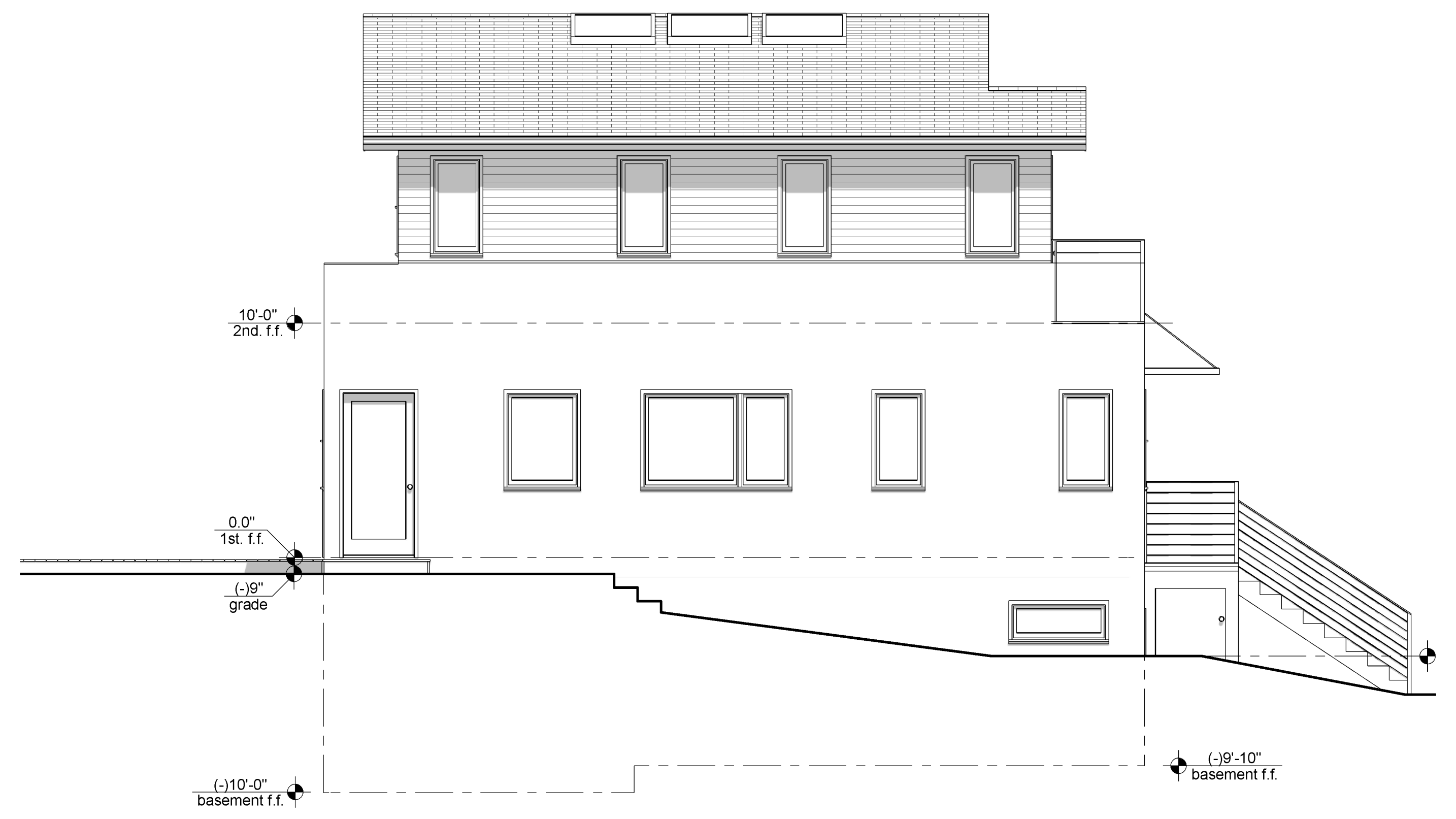
\* Findings and Conditions Attached



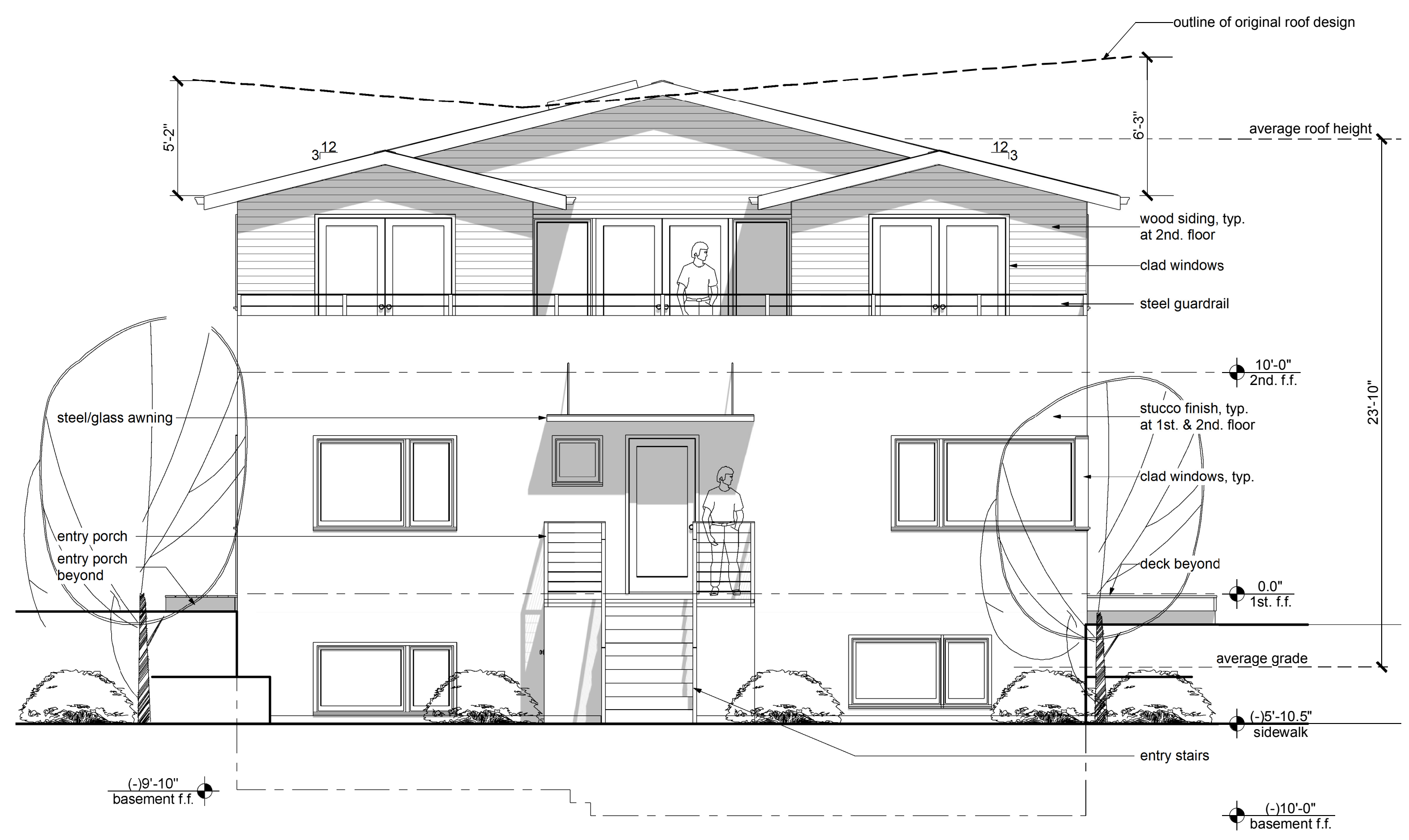
4 Proposed South Elevation - Right Side



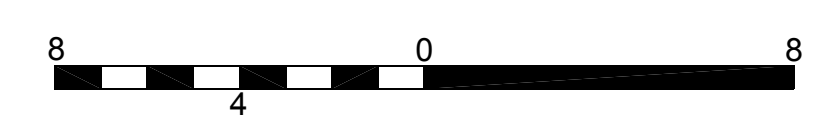
3 Proposed East Elevation - Rear



2 Proposed North Elevation - Left Side



1 Proposed West Elevation - Front



Sheet Contents:  
 Proposed Exterior Elevations

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Scale:  
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Revisions:  
 Use Permit Set: 12-10-2020  
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 Planning Review: 6-29-2021  
 Planning Review: 7-15-2021

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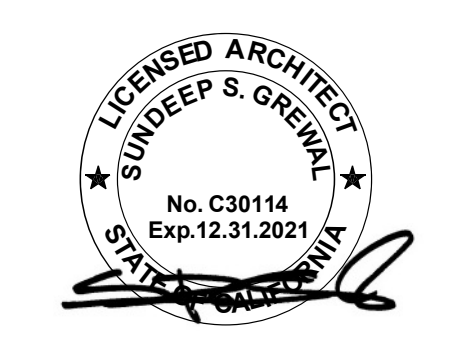


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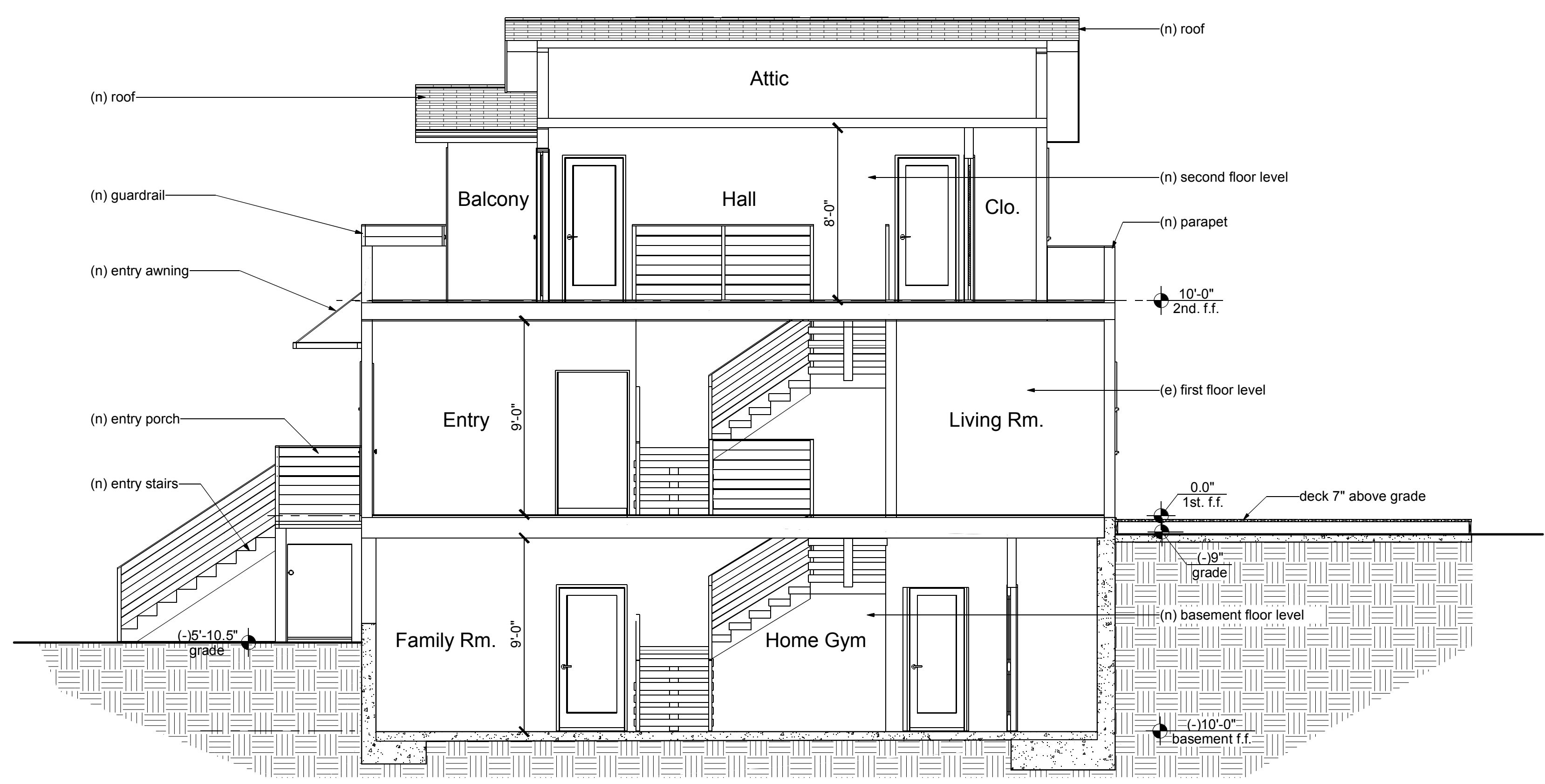


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2 Renderings



1 Proposed Building Section

Sheet Contents:  
 Building Section  
 Renderings

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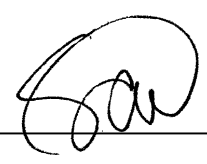
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 Redesign: 5-25-2021  
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 Planning Review: 7-15-2021

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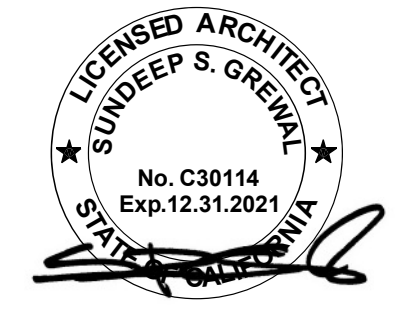
**December 9, 2021**  
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Existing Shadow Line  
 New Shadow Line



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 Shadows Studies

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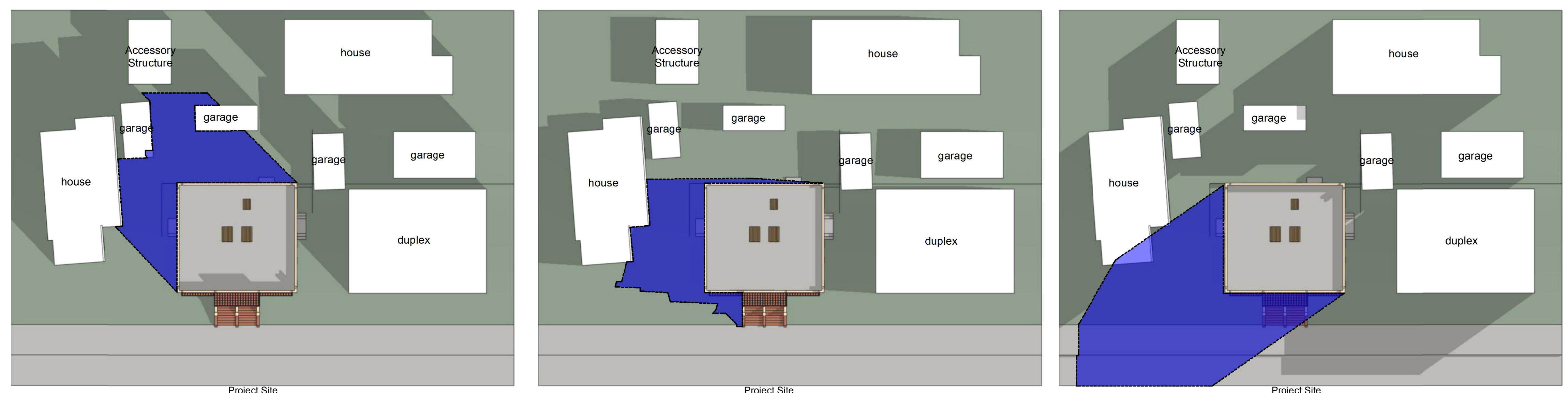
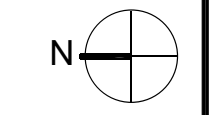
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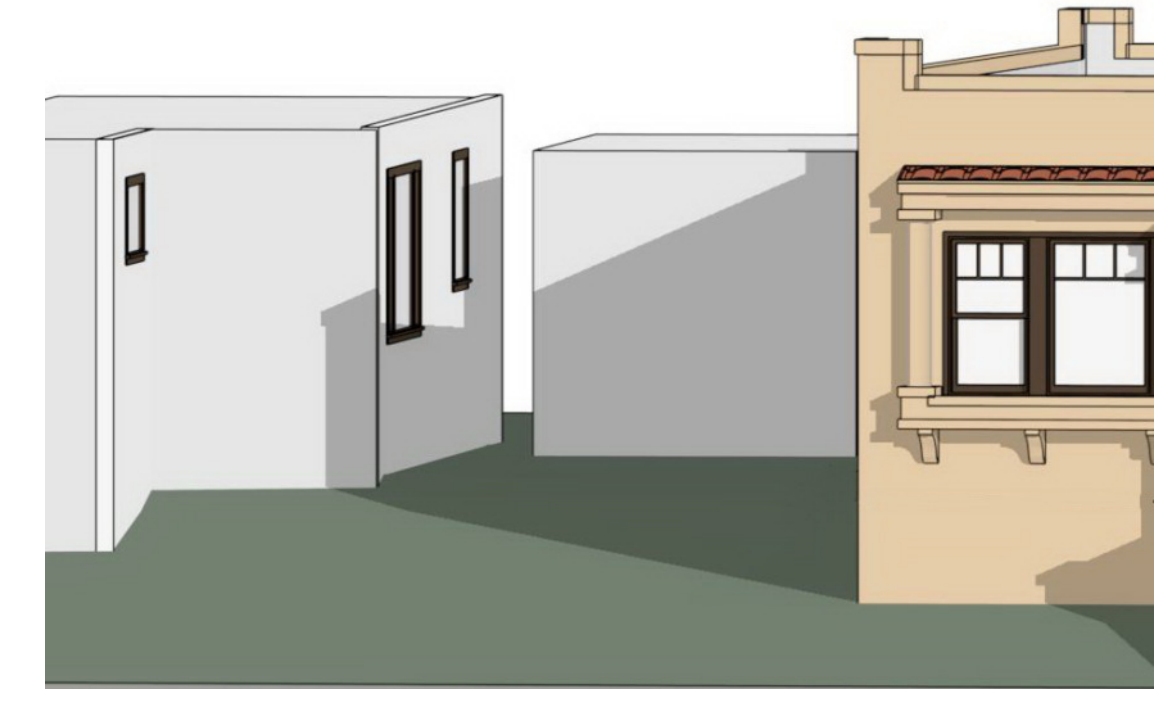
Sheet **A4.1**



Proposed  
**12-21-2021 / 2:54 pm**      **12-21-2021 / 12:00 pm**      **12-21-2021 / 9:21 am**



Existing  
**12-21-2021 / 2:54 pm**      **12-21-2021 / 12:00 pm**      **12-21-2021 / 9:21 am**



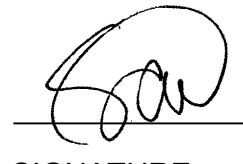
Shadow Accuracy Simulation  
 12-08-2020 / 3:00 pm



Actual  
 12-08-2020 / 3:00 pm

**Shadow Accuracy Simulation**

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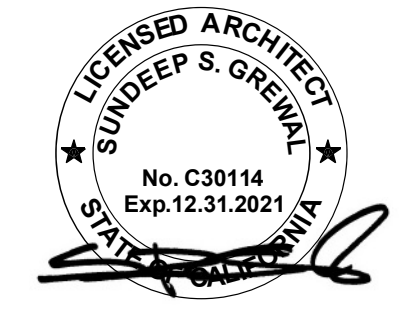
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Existing Shadow Line  
 New Shadow Line



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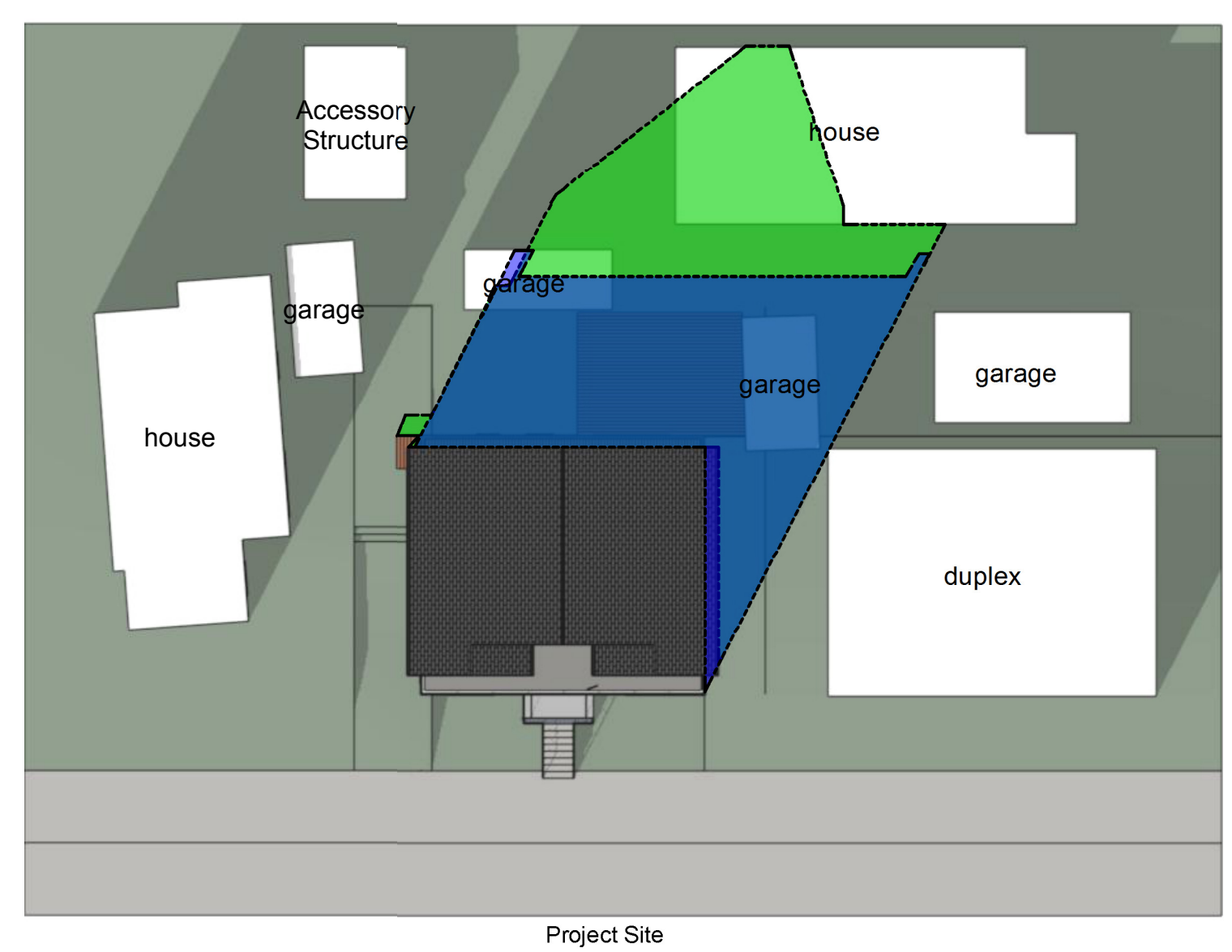
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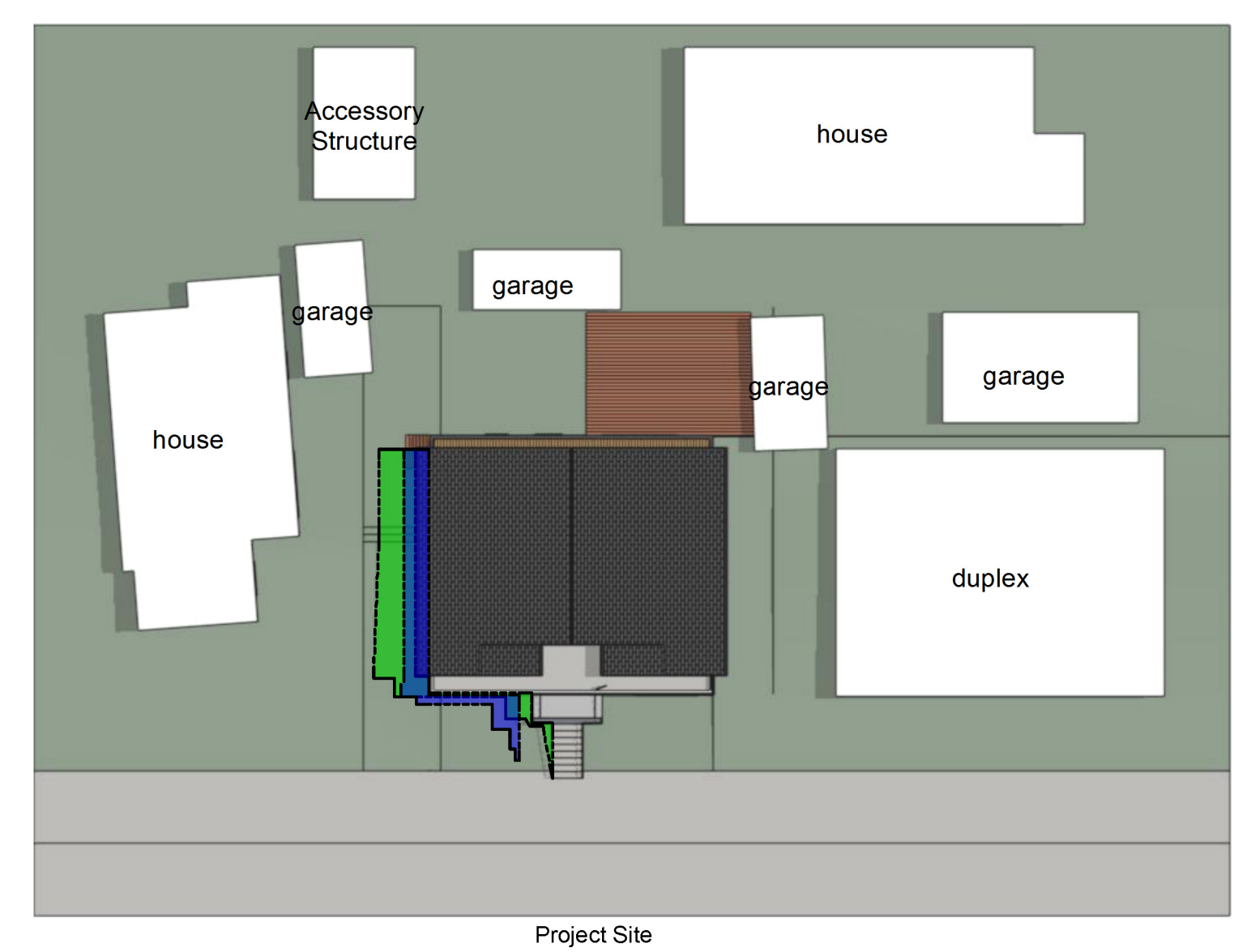
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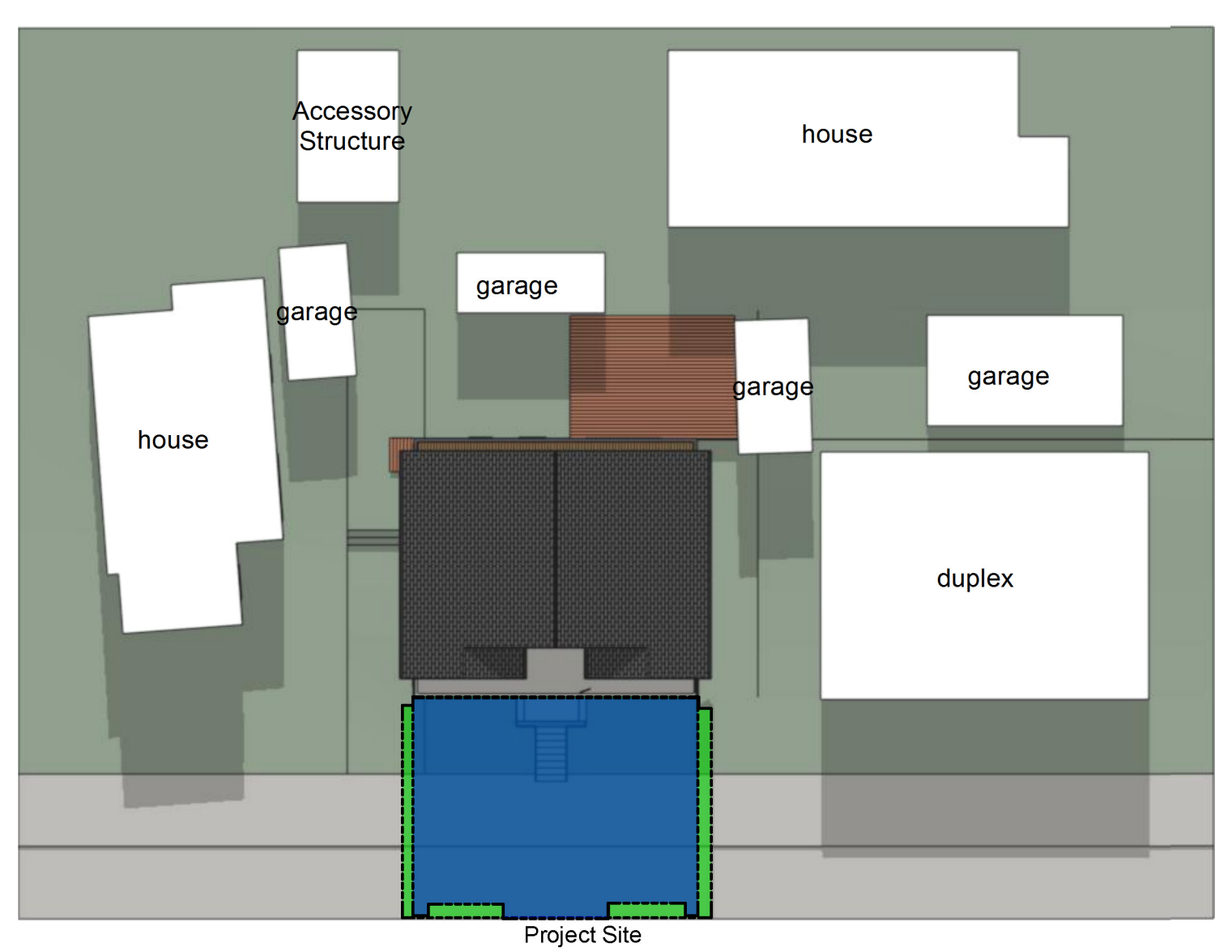
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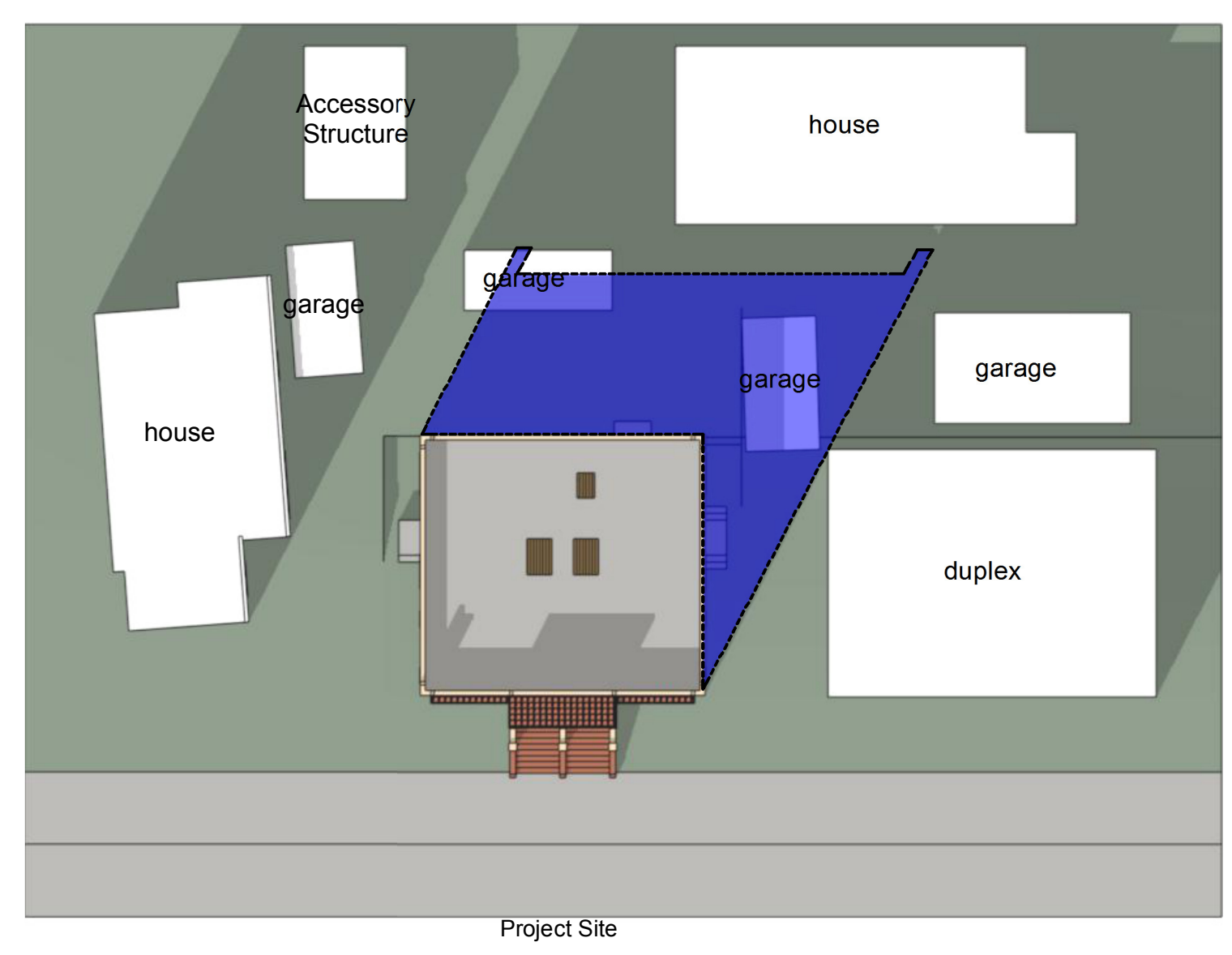
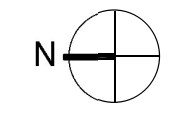
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**6-21-2021 / 6:35 pm**



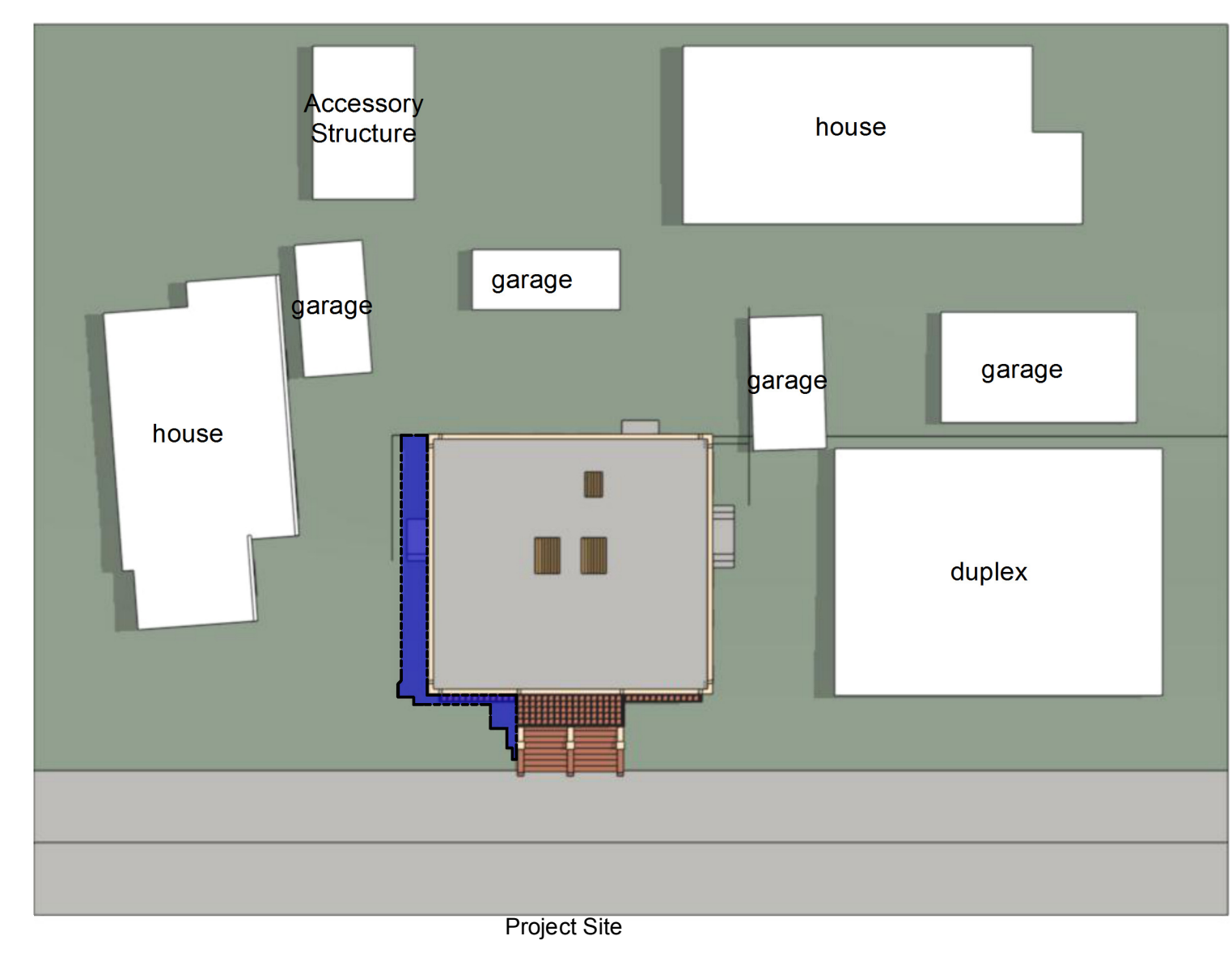
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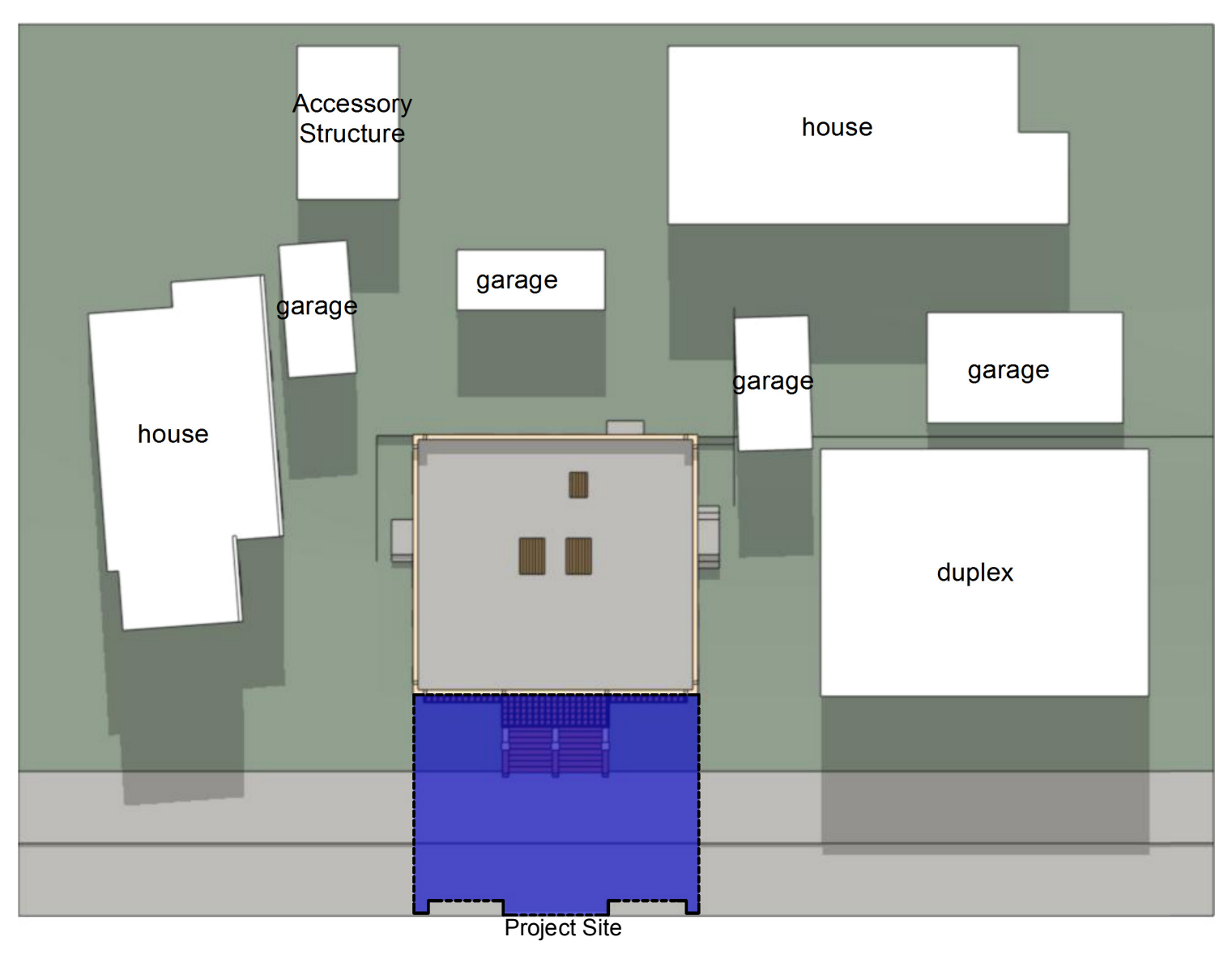
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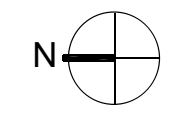
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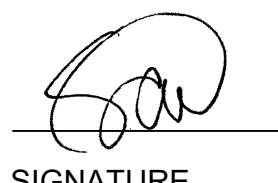
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**6-21-2021 / 12:00 pm**



Existing  
**6-21-2021 / 7:47 am**

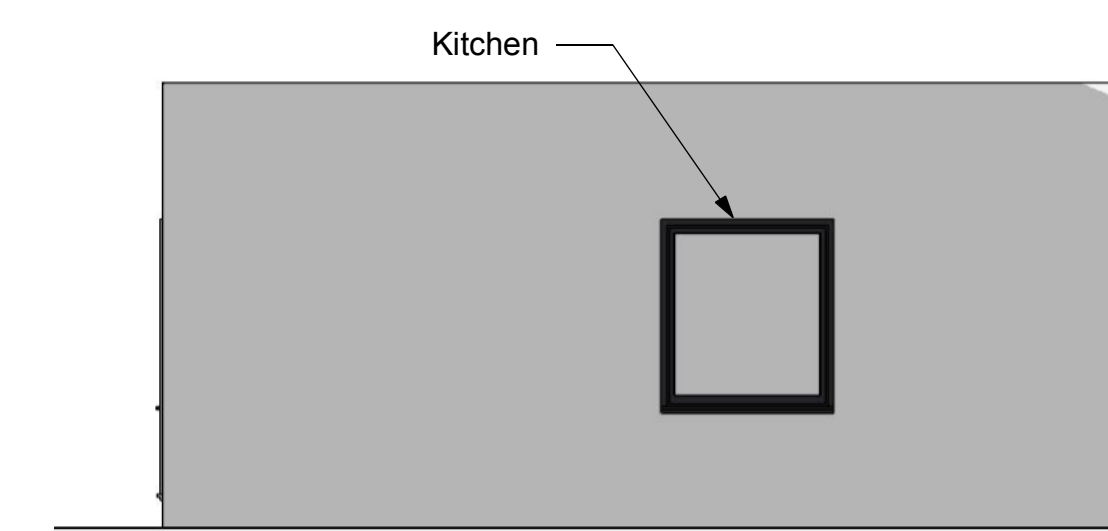


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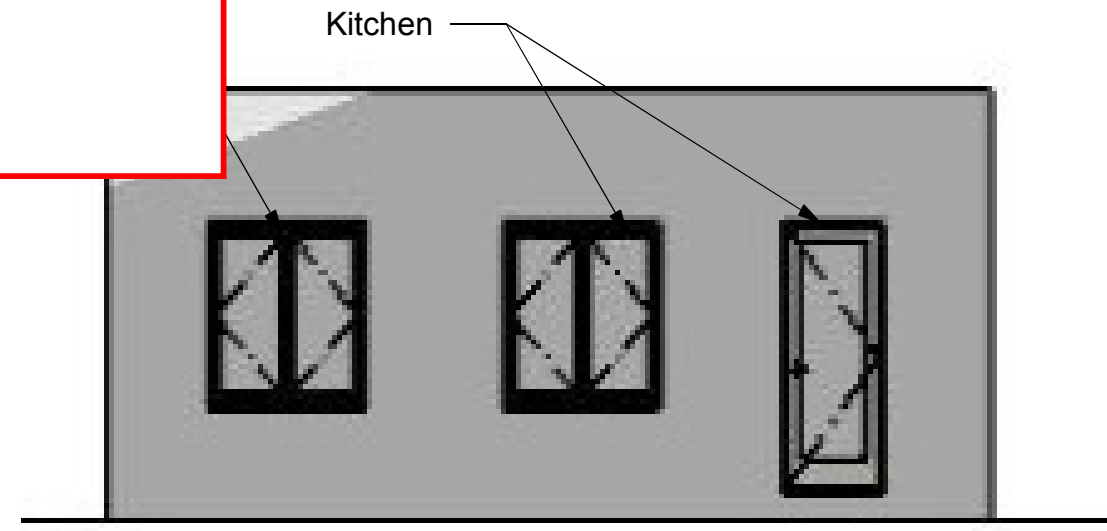
\* Findings and Conditions Attached



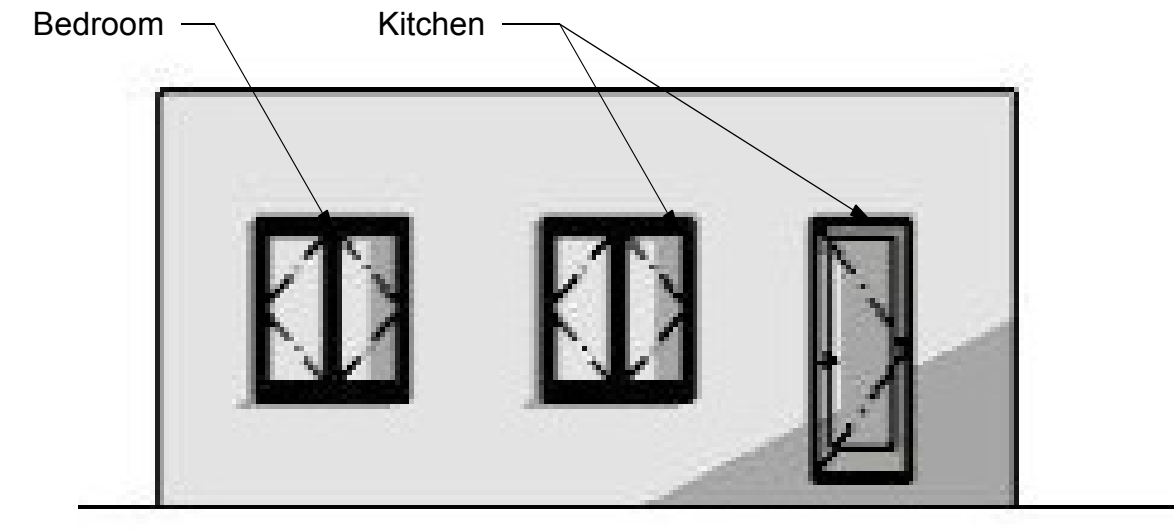
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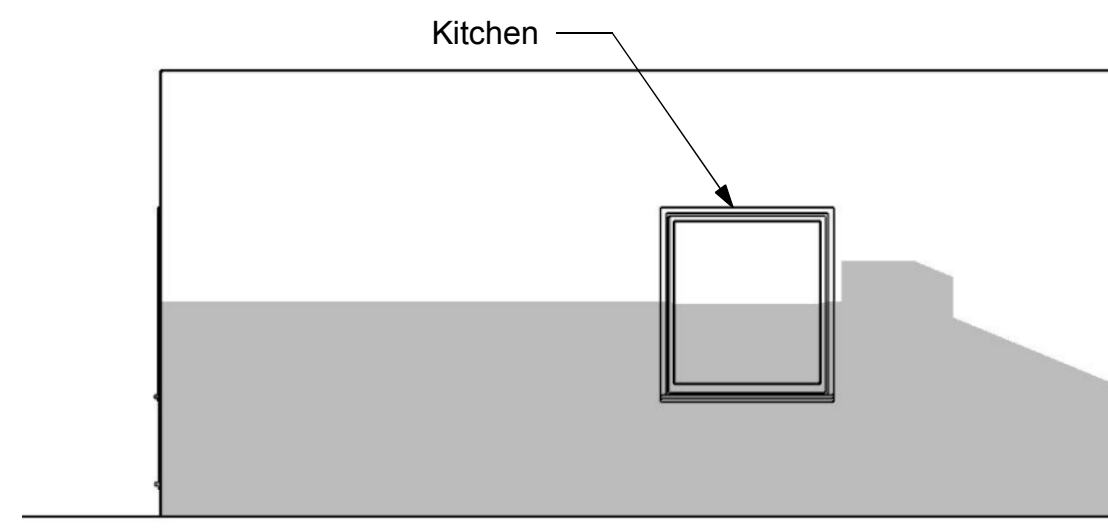
Proposed West Wall



Proposed North Wall

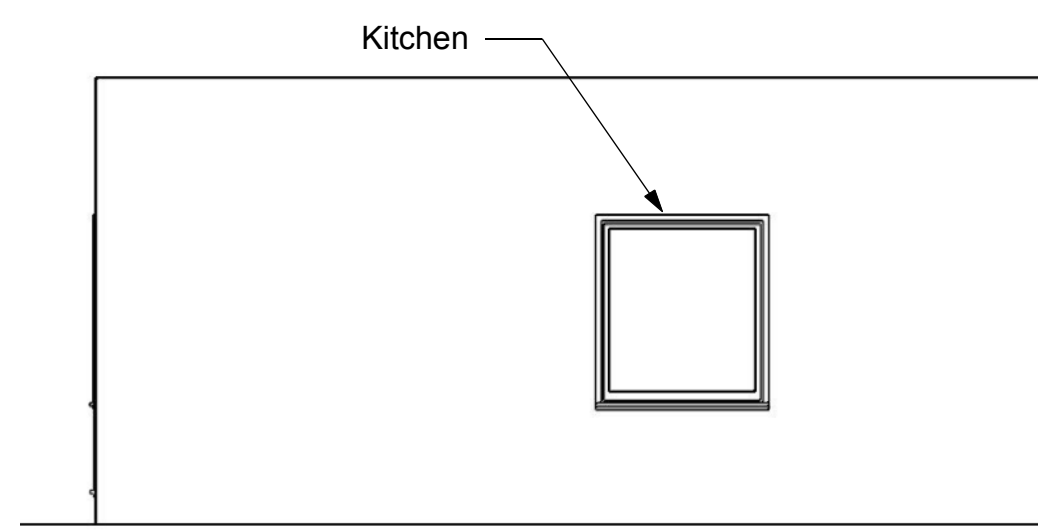


Proposed North Wall



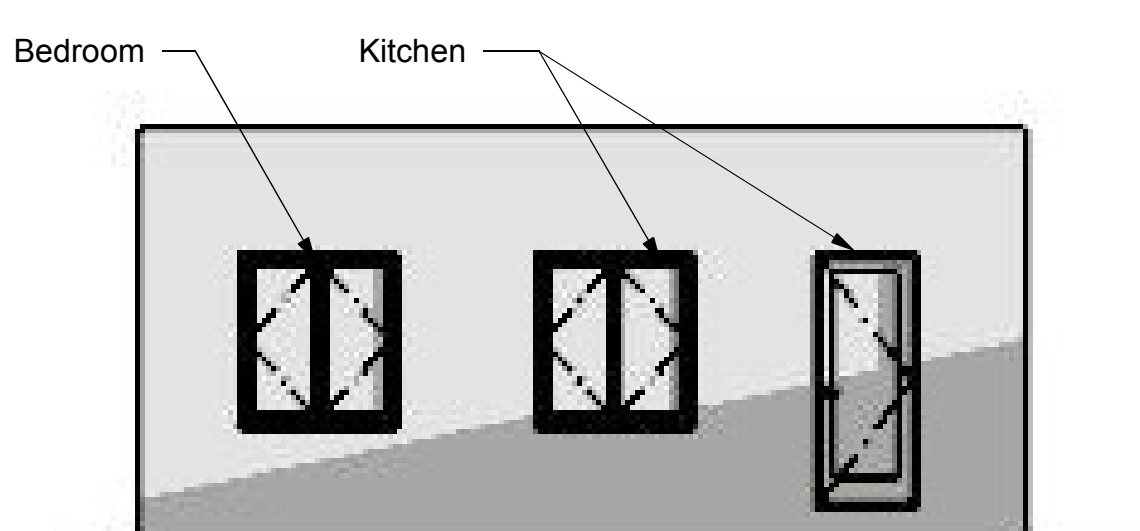
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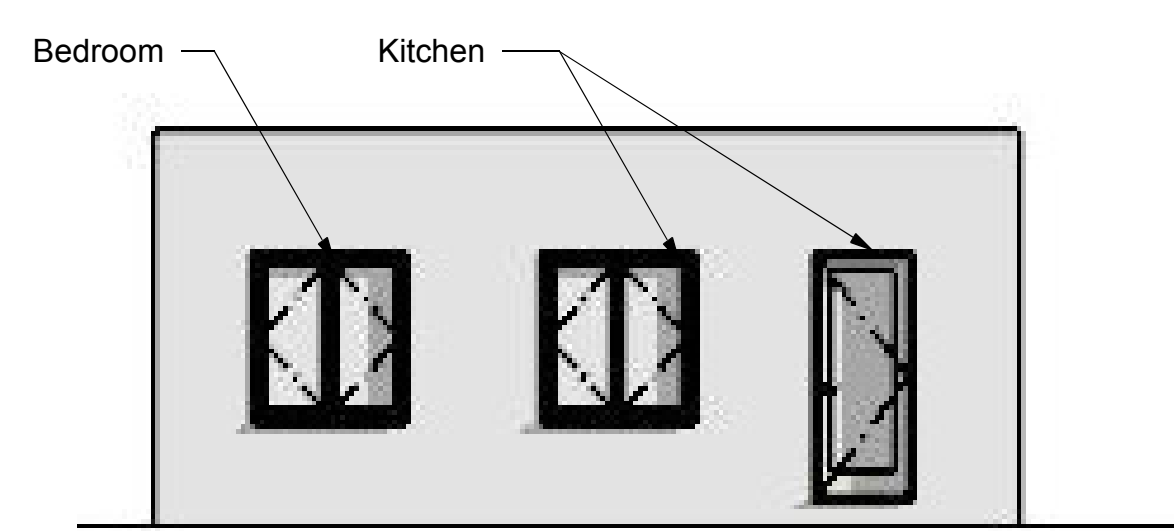
Existing West Wall

**6-21-2021 / 5:00 pm**



Existing North Wall

**6-21-2021 / 6:35 pm**



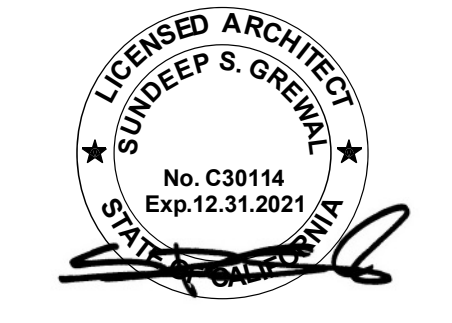
Existing North Wall

**6-21-2021 / 5:00 pm**

**1609 Virginia St. Shadow Impact Study**



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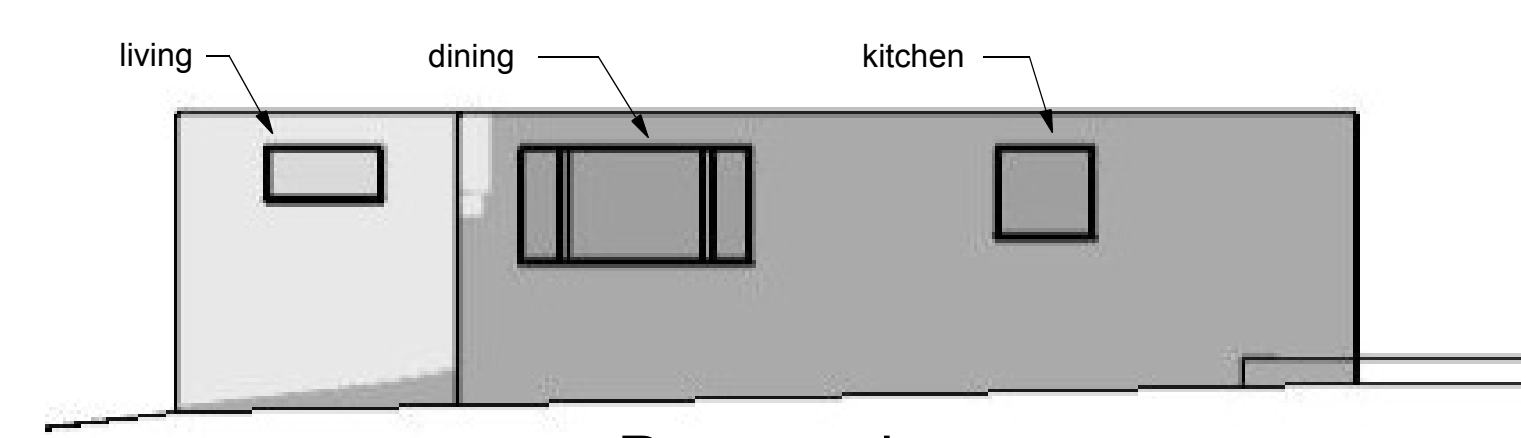
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Checked By:  
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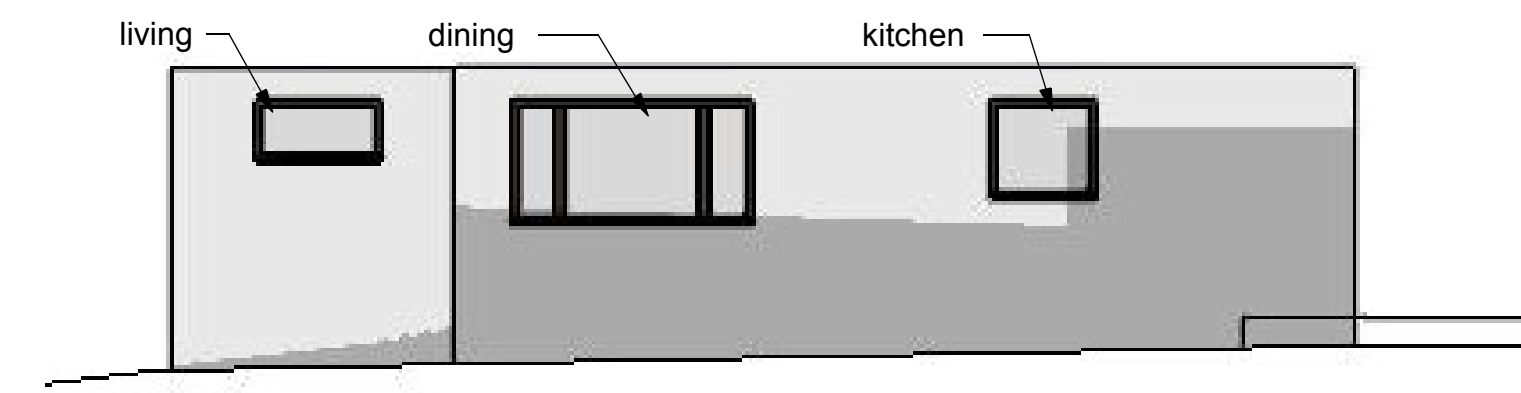
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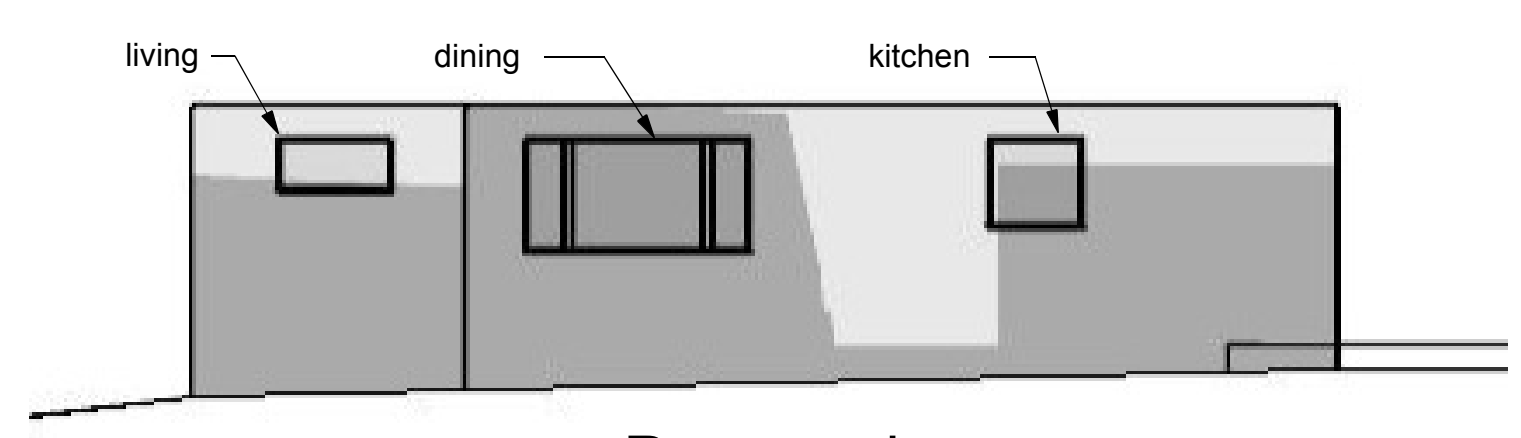


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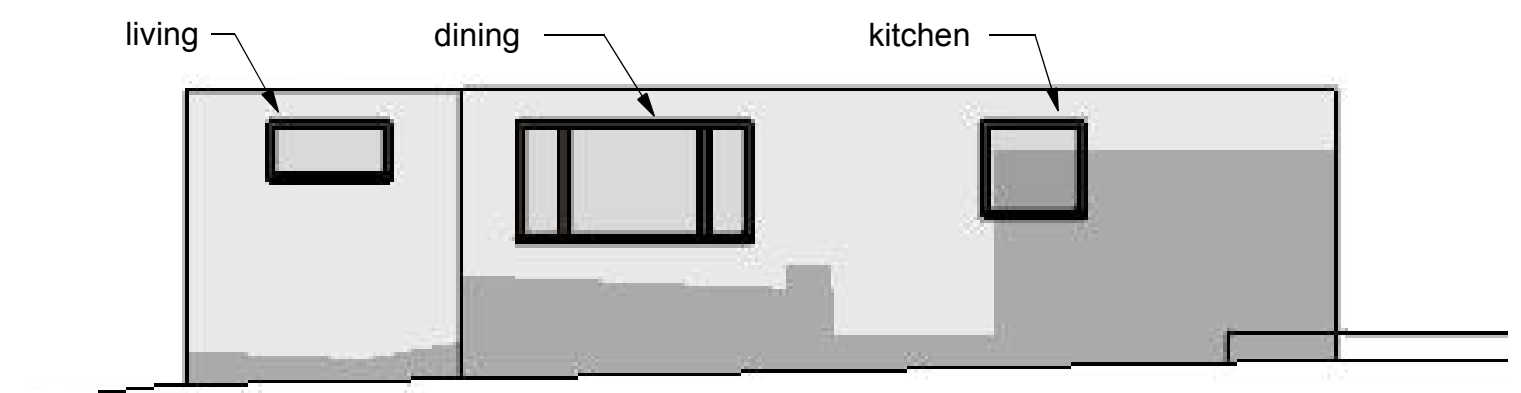


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**12-21-2021 / 2:54 pm**



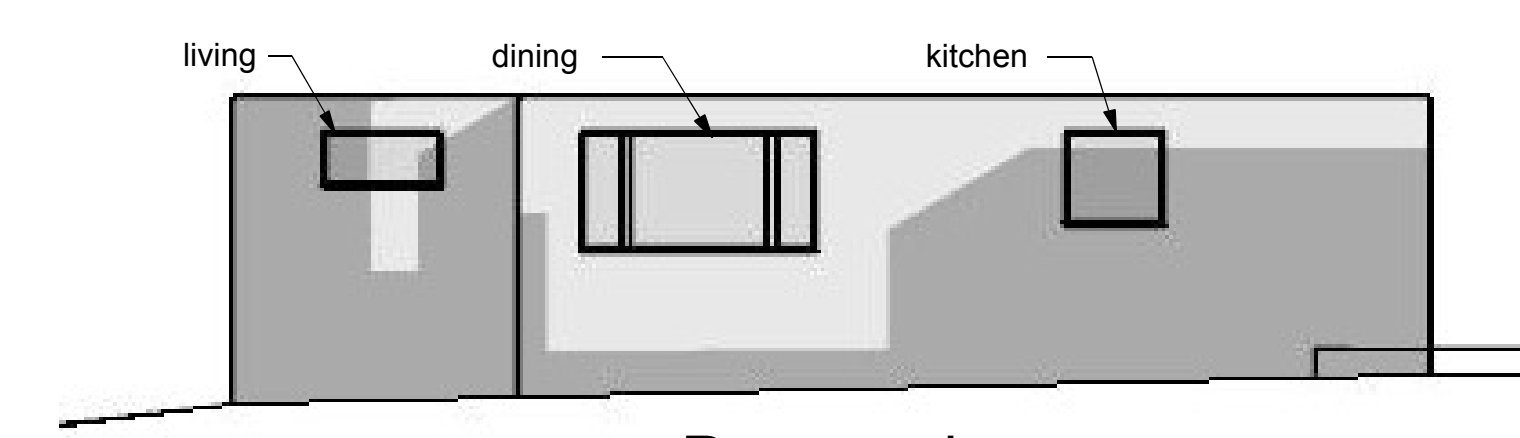
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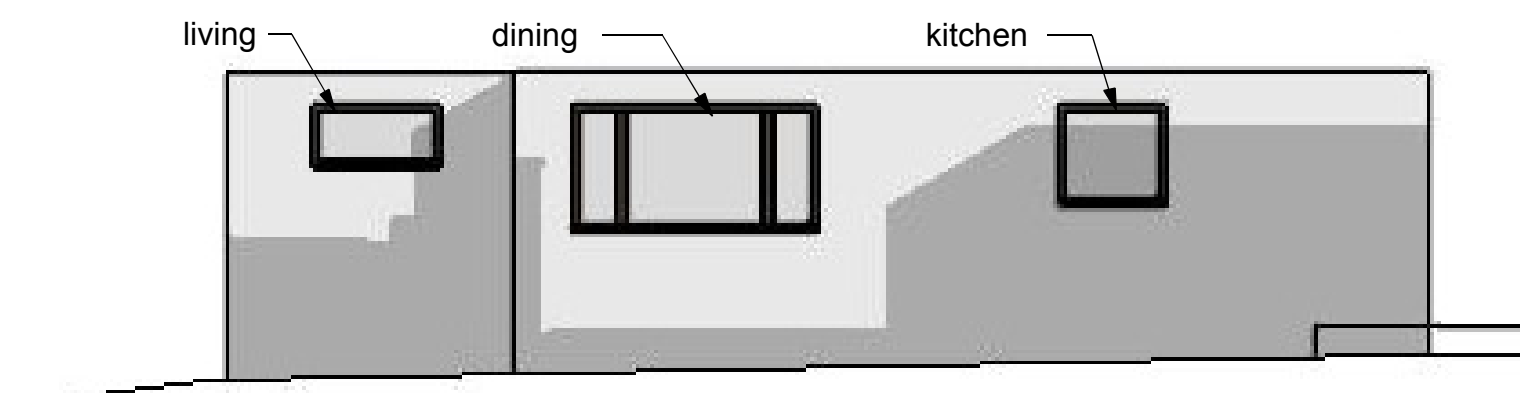
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**12-21-2021 / 12:00 pm**

**1639 California St. Shadow Impact Study**



Proposed



Existing

**12-21-2021 / 9:21 am**