



COUNCILMEMBER LINDA MAIO  
City of Berkeley

**CONSENT CALENDAR**  
February 27, 2018

TO: Honorable Mayor and Members of the City Council

FROM: Councilmembers Linda Maio, Susan Wengraf, Lori Droste, and Kate Harrison

SUBJECT: Enable Internal Renovation of a Residence That Does Not Increase the Footprint As an AUP if the Building is an Historic Non-Conforming Use in the Percent of Lot Coverage

### RECOMMENDATION

Refer to the Planning Commission to enable an AUP for the renovation of an existing residence, rather than a full public hearing, in the following circumstances:

1. The renovation does not increase the percentage of lot coverage
2. The residence is an historic non-conforming use in the percentage of lot coverage
3. The renovation does not appear to create an intensification of use
4. No change to the building envelope

### BACKGROUND

I was visited by a constituent who described a situation her family encountered in renovating her kitchen and adding a bathroom. Because the lot coverage was 2% over the allowed percentage the family was required to go through a public hearing process which cost them \$5,000. Undoubtedly it cost them more in delays and it certainly entailed a large amount of stress.

This item requests that an Administrative Use Permit (AUP) and not a full-blown public hearing, accompanied by an extensive public noticing requirement, be implemented instead in the circumstances outlined above.

### ENVIRONMENTAL SUSTAINABILITY

No environmental sustainability impact.

### FINANCIAL IMPLICATIONS

None at this time.

### CONTACT

Office of Councilmember Linda Maio, District 1  
510.981.7110 | [Imaio@cityofberkeley.info](mailto:Imaio@cityofberkeley.info) | [cityofberkeley.info/lindamaio](http://cityofberkeley.info/lindamaio)  
Office of Councilmember Susan Wengraf, District 6  
510.981.7160 | [swengraf@cityofberkeley.info](mailto:swengraf@cityofberkeley.info) | [cityofberkeley.info/council6](http://cityofberkeley.info/council6)  
Office of Councilmember Lori Droste, District 8  
510.981.7180 | [ldroste@cityofberkeley.info](mailto:ldroste@cityofberkeley.info) | [cityofberkeley.info/council8](http://cityofberkeley.info/council8)

