



Planning and Development Department  
Land Use Planning Division

# A D M I N I S T R A T I V E U S E P E R M I T

CITY OF BERKELEY ZONING ORDINANCE  
Berkeley Municipal Code, Title 23

**AUP #13-2000002**

Property Address: **2929-2929A OTIS STREET**

Permittee Name: **DAVID SOFFA**

Use and/or Construction Permitted: to enlarge an existing 1,546 sq. ft. duplex by constructing approximately 96 sq. ft. to the ground floor for a new laundry area, hallway, and dining room extension, constructing an approximately 370 sq. ft. second floor addition for a new bedroom, living room, and bathroom, and increasing the height of the attic to create 134 sq. ft. of habitable space for a bedroom, increasing the average height of the building from 23' to 26'6" pursuant to:

- Section 23D.40.070.C. to construct a residential addition exceeding 16' in height.

FINDINGS, CONDITIONS AND APPROVED PLANS ATTACHED

Following the expiration of the mandatory appeal period set forth in Section 23B.28.040 of the Berkeley Municipal Code, with no timely appeal being filed, the Administrative Use Permit described herein has been duly granted by the Zoning Officer on April 18, 2013.

Attest: Terry Blount  
Terry Blount, AICP, Principal Planner  
For Debbie Sanderson, Zoning Officer

April 18, 2013  
Effective Date

# ATTACHMENT 1

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## FINDINGS AND CONDITIONS

MARCH 28, 2013

### 2929-2929 A Otis Street

#### Administrative Use Permit #13-20000002

To enlarge an existing 1,546 sq. ft. duplex by constructing approximately 96 sq. ft. to the ground floor for a new laundry area, hallway, and dining room extension, constructing an approximately 370 sq. ft. second floor addition for a new bedroom, living room, and bathroom, and increasing the height of the attic to create 134 sq. ft. of habitable space for a bedroom, increasing the average height of the building from 23' to 26'6" .

#### CEQA FINDINGS

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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"). Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect any historical resource.

#### FINDINGS FOR APPROVAL

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2. As required by Section 23B.28.050.A of the Zoning Ordinance, the project, under the circumstances of this particular case existing at the time at which the application is granted, will 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:
  - As required under Section 23D.40.030 (Uses Permitted) and 090 (Findings), the proposed addition may exceed 16' in average height and does not create significant impacts to sunlight, air, or views, and is found to be non-detrimental and permissible for the following reasons:
    1. Sunlight – The existing average height of the duplex is 23' and the proposed average height will be 26'6". Because of the existing mass of the subject property, shadows currently exist at the property to the north at 2927 Otis Street and the proposed addition is not expected to significantly increase shadows,

- only in the winter months for a portion of the day roughly from noon to the evening and is therefore found to be non-detrimental;
2. Air – Because the proposed addition meets or exceeds the district standards for minimum front, rear yard, and side yard setbacks, it is expected to provide adequate spatial separations between developments of abutting properties, thereby allowing for adequate air circulation;
  3. Views – The proposed addition is not expected to significantly block the adjacent neighbors' views of any significant features. The proposed addition will not exceed the full height limit allowed in the R-4 District and will not exceed the number of stories allowed: and
  4. Privacy – The proposed addition involves altering the existing attic to create additional headroom for a new bedroom and includes a new second floor bedroom. A balcony and new window are proposed at the east facing façade (rear), a new window and mechanical door are proposed at the north facing façade (side), a new window is proposed at the south facing façade (side), and two new windows are proposed at the west facing façade (front). However, the proposed addition is not expected to create significant privacy impacts to the immediate neighbors given that:
    - Distance to the closest abutting property to the east (rear) at 2970 Adeline is approximately 60', approximately 11' to the property to the north (side) at 2927 Otis, and approximately 8' to the property to the south (side) at 2935 Otis Street. These distances exceed the District minimum requirement for building separation and are therefore found to be adequate.
- As required under Section 23D.40.070 (Development Standards), the project is permissible because the addition satisfies the development standards for minimum lot area, maximum residential density, maximum main building height, minimum yard setbacks, and minimum open space.

## **STANDARD CONDITIONS**

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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 Zoning Officer, except that the Zoning Officer may approve changes that do not expand, intensify, or substantially change the use or building.

### **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 the City of Berkeley and its officers harmless in the event of any legal action related to the granting of this Permit, shall cooperate with the City in defense of such action, and shall indemnify the City for any award of damages or attorneys fees that may result.

**ADDITIONAL CONDITIONS IMPOSED BY THE ZONING OFFICER**

Pursuant to BMC 23B.28.050.D, the Zoning Officer attaches the following additional conditions to this Permit:

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

- 10.** The applicant shall provide the project planner with the name and telephone number of the individual empowered to manage construction noise from the project. The individual's name, telephone number, and responsibility for noise management shall be posted at the project site for the duration of construction in a location easily visible to the public. The individual shall record all noise complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. **Individual Responsible for Noise Management:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

- 11.** The applicant and all persons associated with the project are hereby notified that a Transportation Management Permit (TMP) would be required under any of the following circumstances:

- Alterations, closures, or blockages to sidewalks or pedestrian paths

- Alterations, closures, or blockages to vehicle travel lanes (including bicycle lanes)
- Storage of building materials, dumpsters, debris anywhere in the public ROW
- Provision of exclusive contractor parking on-street
- Significant truck activity.

Contact the Permit Service Center (PSC) at 2120 Milvia Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Public Works Traffic Engineering (981-6400) reviews all submitted TMP requests.

The TMP may include designation of a specific truck haul route. Meter heads (if in the construction area) shall be removed only by City staff. Contact the site inspector 72 hours in advance of required removal so arrangements can be made.

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

12. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.

**During Construction:**

13. Construction activity shall be limited to between the hours of 8:00 a.m. and 6:00 p.m. on Monday through Friday, and between 9:00 a.m. and noon on Saturday. No construction-related activity shall occur on Sunday or on any Federal Holiday.
14. 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.
15. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.
16. 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 in thickness and secured to the ground.
17. All active construction areas shall be watered at least twice daily, and all piles of debris, soil, sand or other loose materials shall be watered or covered.
18. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.
19. Public streets shall be swept (preferably with water sweepers) of all visible soil material carried from the site.

20. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way.
21. 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.
22. Any construction during the wet season shall require submittal of a soils report with appropriate measures to minimize erosion and landslides, and the developer shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.

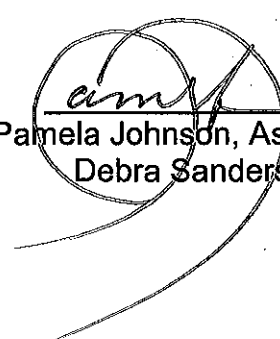
**Prior to Issuance of Occupancy Permit or Final Inspection:**

23. All construction at the subject property shall substantially conform to the approved Use Permit drawings or to modifications approved by the Zoning Officer.
24. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **MARCH 1, 2013**.

**At All Times (Operation):**

25. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
26. 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.
27. Noise and exterior lighting shall be controlled so as to prevent verified complaints from the surrounding neighborhood.

Prepared by: Pamela Johnson, Assistant Planner for  
Debra Sanderson, Zoning Officer

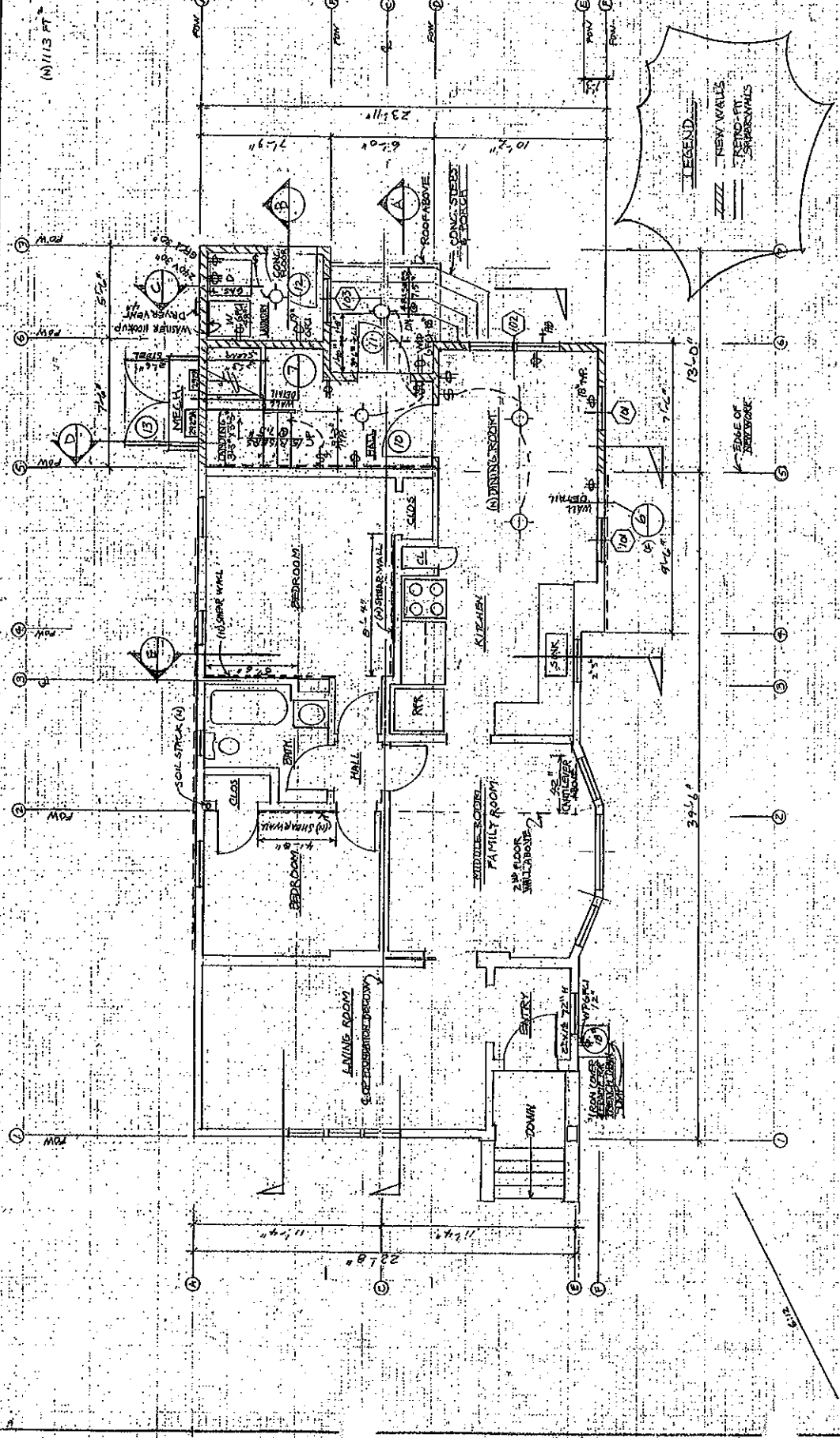
A handwritten signature in black ink, appearing to read 'amj', is written over a horizontal line. The signature is enclosed within a circular scribble.







Remodel and Addition  
 2929 / 2929A Old Street, Berkeley, California  
 David Sofia, Architect  
 David@sofia.com  
 510 593 5423



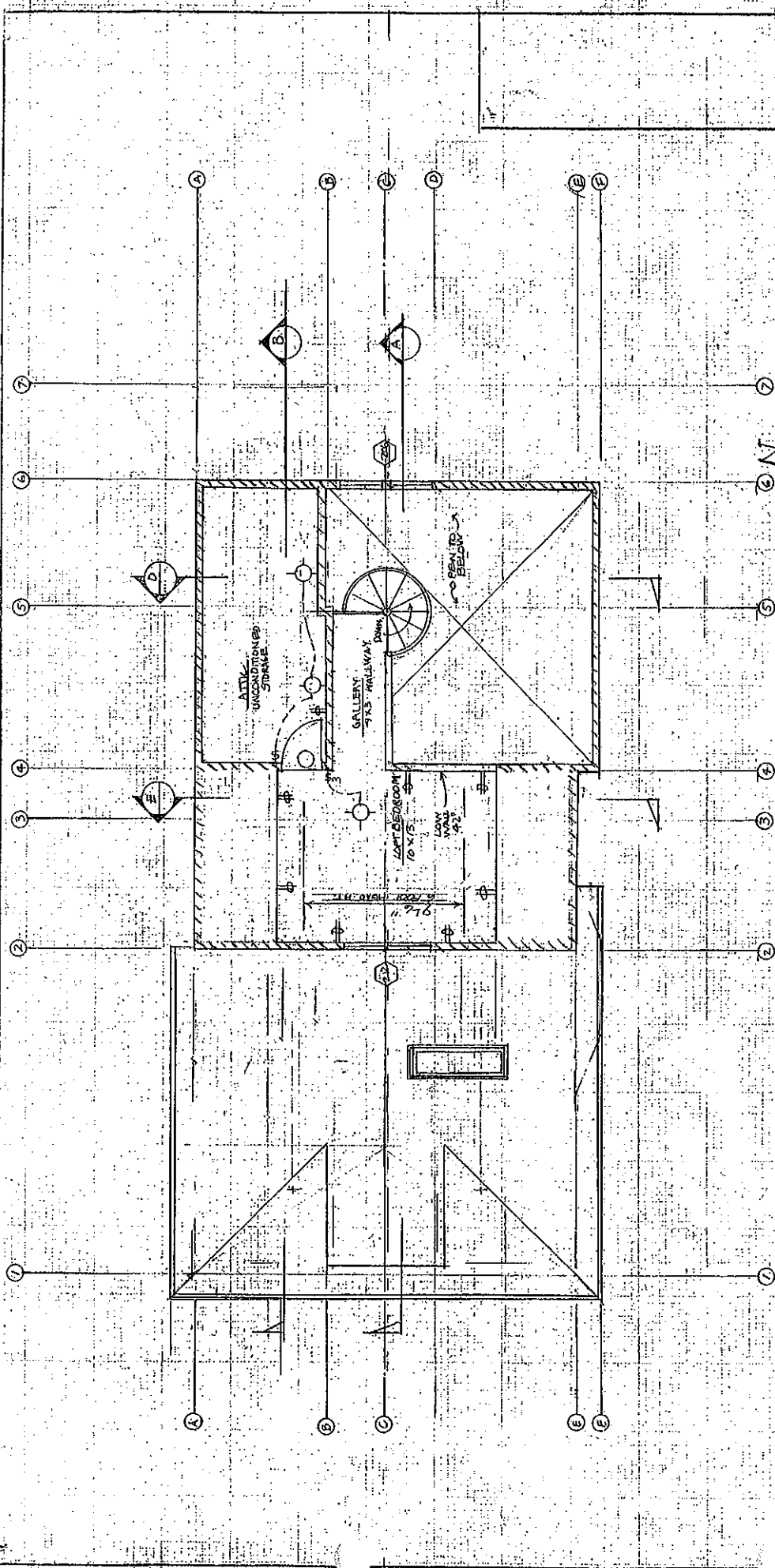
**2ND FLOOR PLAN 2929**  
 SCALE: 1/8" = 1'-0"

**LEGEND**  
 ZZZZ - NEW WALLS  
 --- - RETRO-FIT SHIPBOARD WALLS

APPROVED PLAN  
 DWM 3/28/13  
 PLANNING DATE  
 D.P. Conditions Attached  
 A.U.P. Conditions Attached  
 U.P. Conditions Attached

**Stairway Notes**  
 Maximum nose = 7/32". Minimum tread run = 10". Winder minimum width is 6".  
 With full 10" run within 12" of nose end of step. Tread nosings to be not less than  
 3/4" nor larger than 1-1/4", and to have a 9/16" maximum radius. Handrails to be  
 round section of 1-1/2" diameter, 36" above tread nosings, and continuous across  
 landings or recessed to wickets or wall at each end. Endrails and brackets to be steel,  
 with brackets securely bolted or welded to handrail, and fastened to wall with 3/8" x  
 2-1/2" lag bolts, brackets spacing to be 4'-0" o.c. or less. Walls at bracket attachment  
 to have a minimum line of continuous 2x6 blocking securely fastened between studs.  
 Minimum 80" minimum headroom above tread nosings and landings. Greatest rise  
 within any flight of stairs shall not exceed the smallest by more than 3/8". The largest  
 tread depth within any flight of stairs shall not exceed the smallest by more than 3/8".  
 Guardrail openings shall not permit the passage of a 4" sphere when guardrail is on a  
 floor or landing, nor a 4-3/8" sphere when on the open side of stairs.





LEGEND  
 ZZZZ NEW WALLS

LOFT PLAN

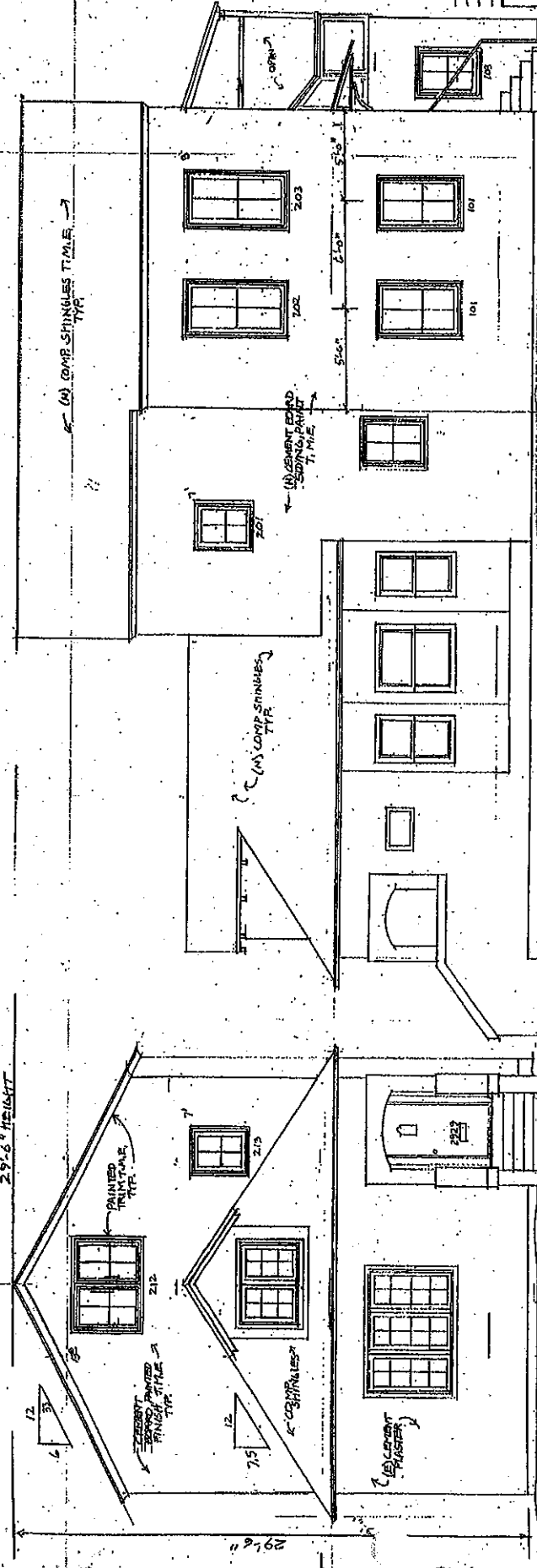
SCALE: 1/4" = 1'-0"

APPROVED PLAN **3/28/13** DATE  
 DRAWN BY [Signature] DATE  
 P.L.S.R. Conditions Attached  
 A.U.P. Conditions Attached  
 U.P. Conditions Attached

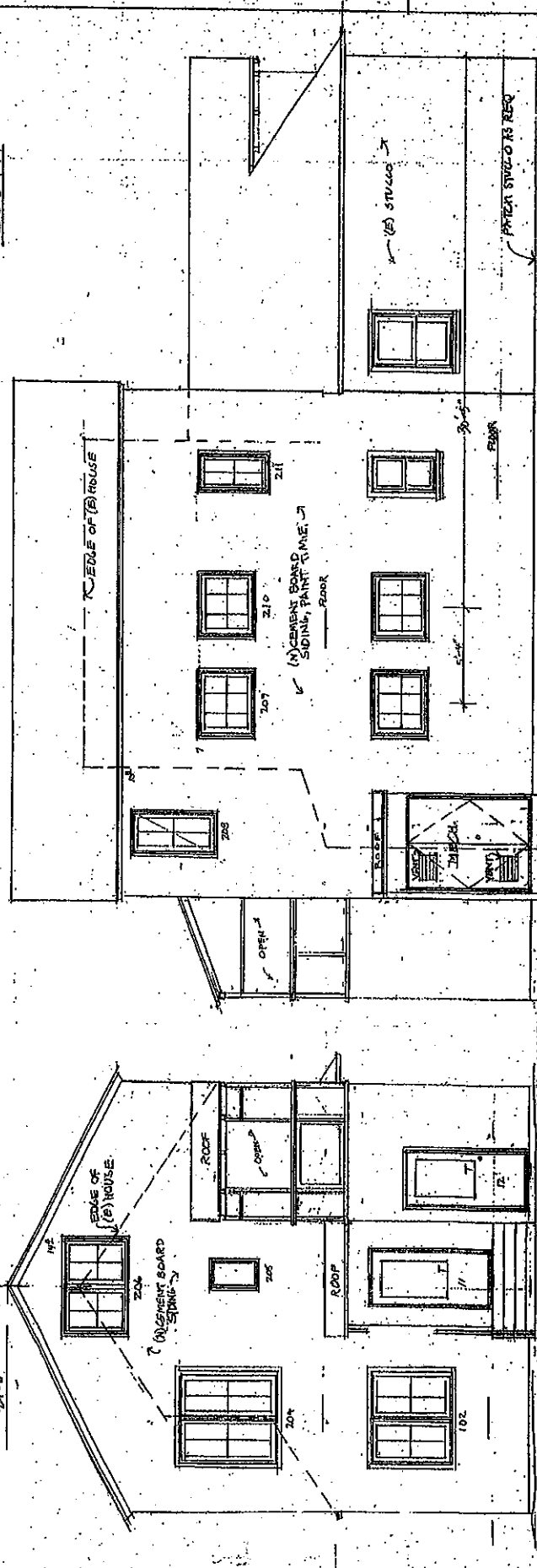
4-15-2013  
 14-4-2013  
**AUP-4**

Remold and Addition  
 David Goff, Architect  
 2929A Old Street, Berkeley, California  
 94703 / 939-5432  
 David Goff, Architect  
 Berkeley, CA 94703  
 510 593 5432

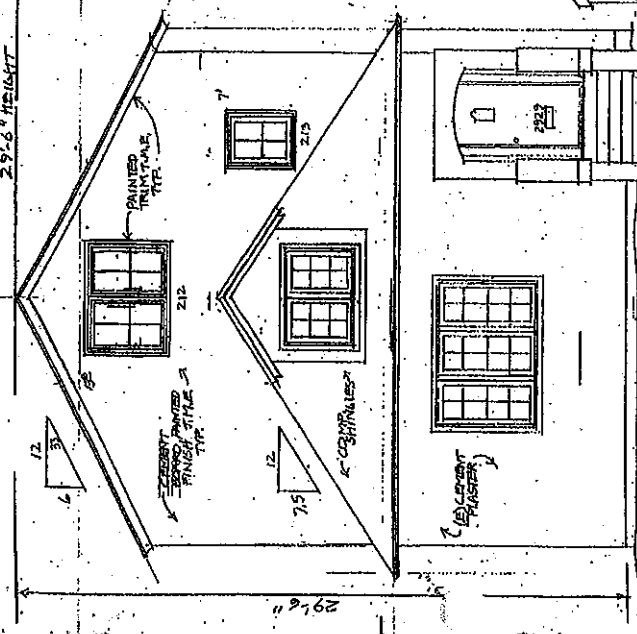
7-JAN-2013  
**AUP 5**



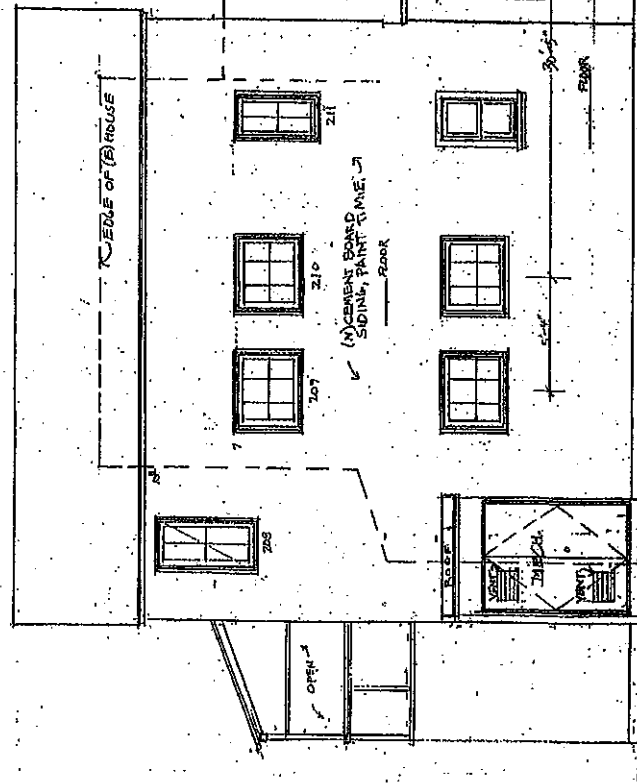
**WEST**



**SOUTH**



**EAST**



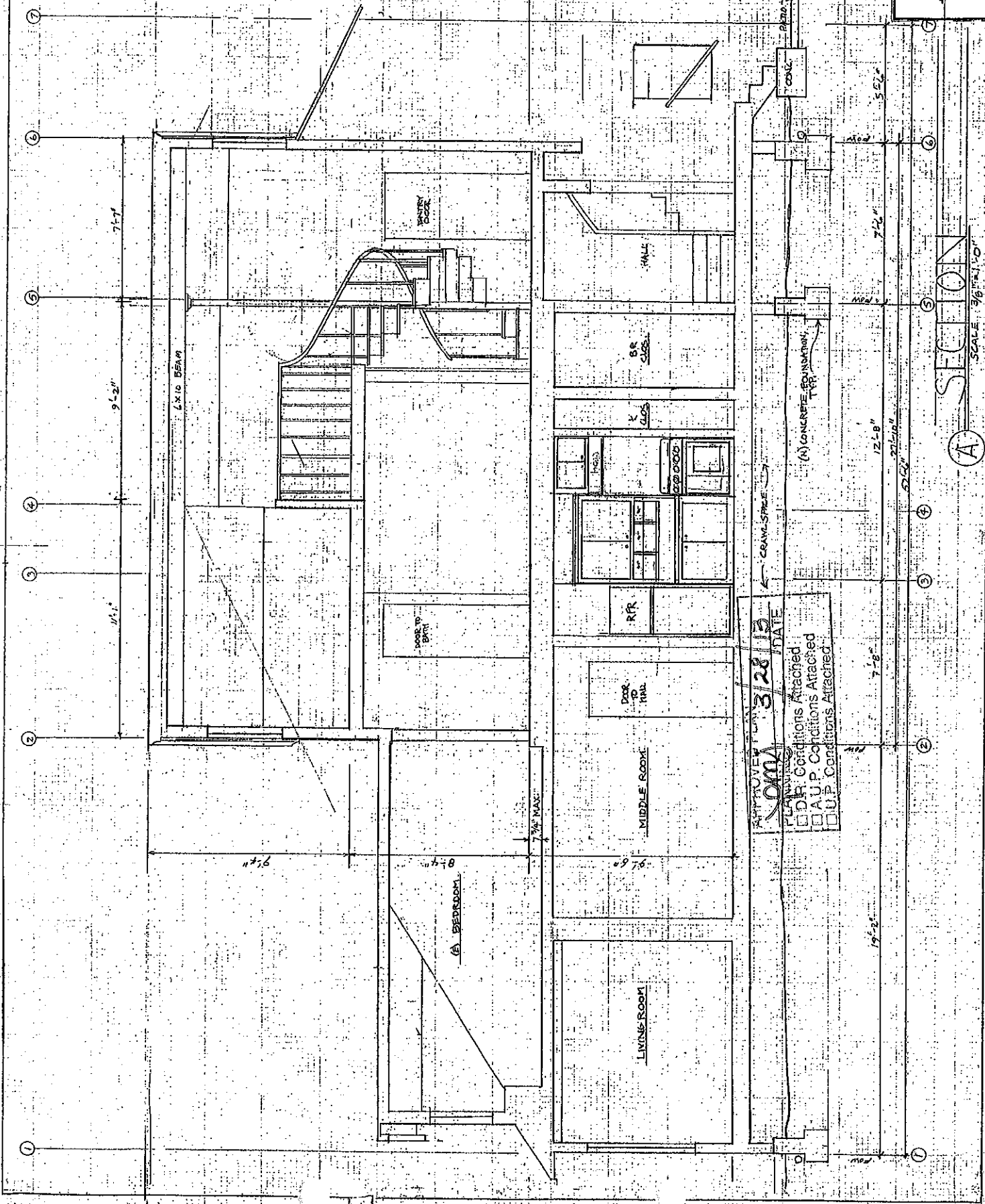
**NORTH**

**ELEVATIONS**  
 SCALE 1/2" = 4'-0"

APPROVED PLAN **3/28/13**  
 DATE  
 PLANNING  
 D.R. Conditions Attached  
 A.U.P. Conditions Attached  
 U.P. Conditions Attached

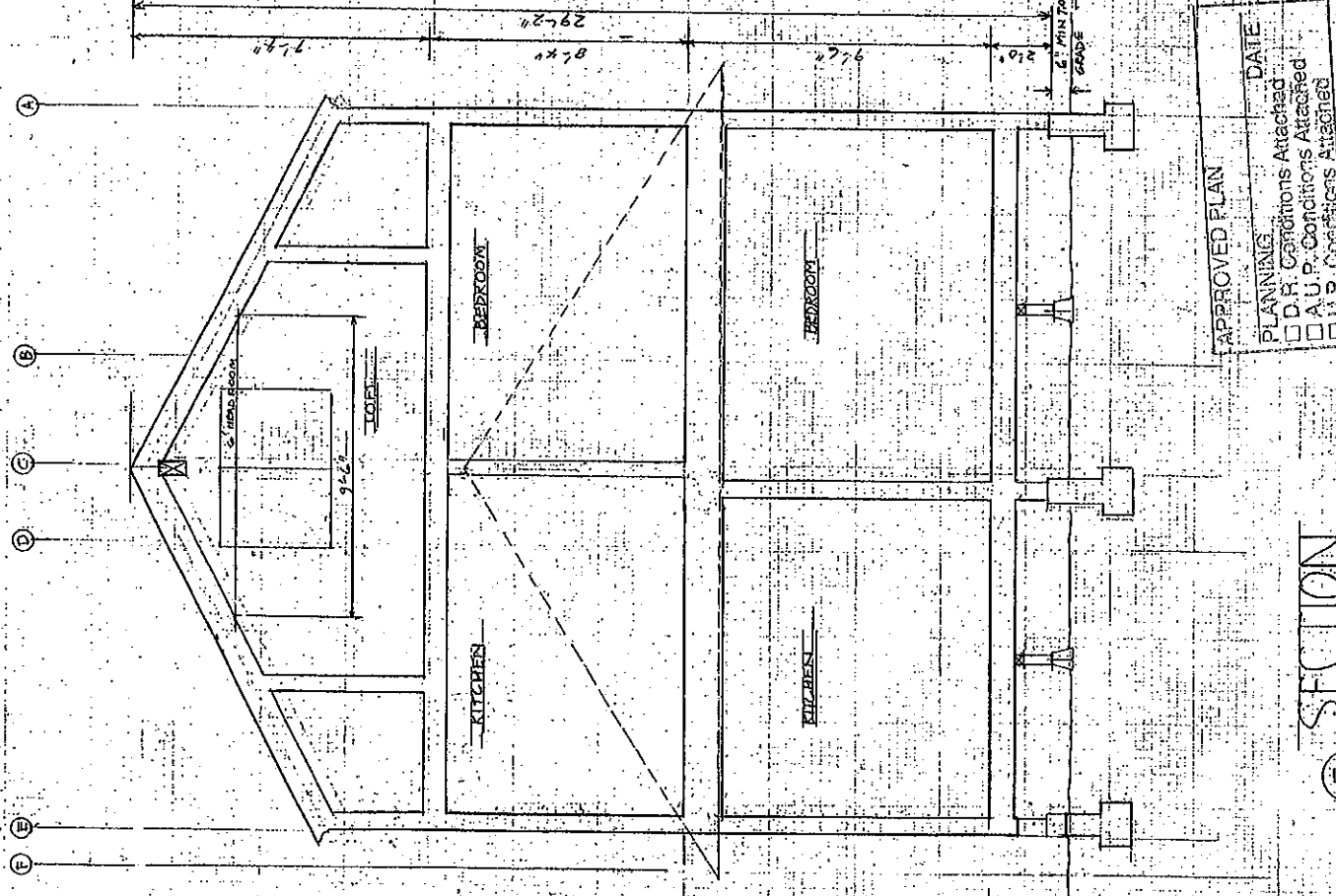
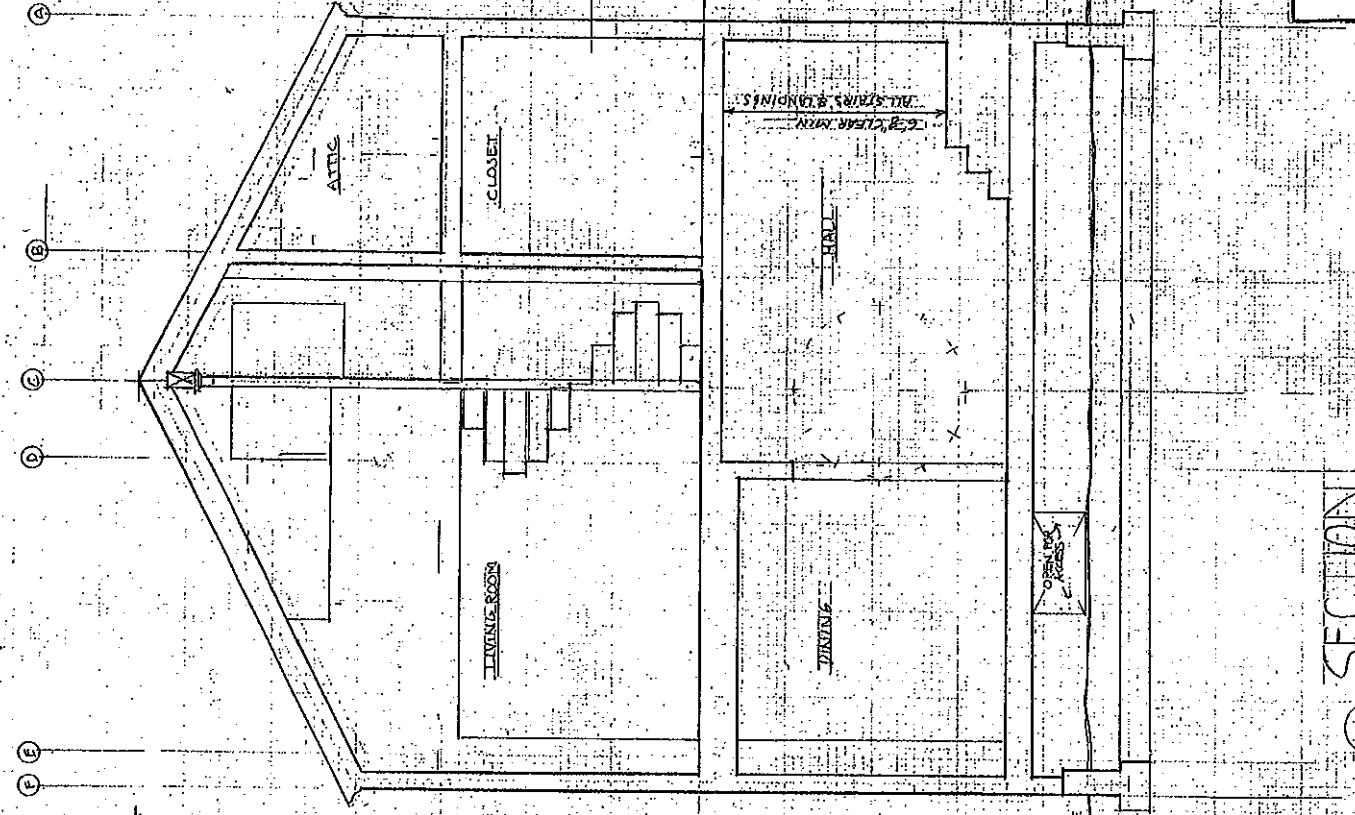
Clark & Soltis  
 Architecture/Construction  
 2950 Old Street  
 Berkeley, CA 94703  
 david@csold.com  
 510 598 5423  
 Remodel and Addition  
 2929 / 2929A Old Street, Berkeley, California  
 David Soltis, Architect

4 JAN 2013  
**AUP 6**



**A SECTION**  
 SCALE: 3/8" = 1'-0"

Clark & Sofia  
 Architects' Construction  
 2950 Orla Street  
 Berkeley, CA 94708  
 David Sofia, Architect  
 2929 1/2 2929A Orla Street, Berkeley, California  
 510 593 5428  
 davidsofia.com



APPROVED PLAN \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING \_\_\_\_\_  
 D.R. Conditions Attached  
 A.U.P. Conditions Attached  
 U.P. Conditions Attached