



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 #13-20000016

Property Address: **28 HILLCREST ROAD**

Permittee Name: **JOANNE KOCH**

Use and/or Construction Permitted: to construct a third story deck 21'4" in height to the top of the guardrail and 25'9" in height to the top of the trellis, and to create a new door opening 1' from the side property line where 4' is required pursuant to:

- Section 23D.16.070 to allow a residential deck exceeding 14' in height;
- Section 23E.96.070.B to construct a residential deck exceeding 20' in height; and
- Section 23C.04.070.B to allow an alteration of a portion of a building within a non-conforming yard.

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 May 2, 2013.

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

May 2, 2013
Effective Date

ATTACHMENT 1

FINDINGS AND CONDITIONS

APRIL 11, 2013

28 Hillcrest Road

Administrative Use Permit #13-20000016

To construct a third story deck 21'4" in height to the top of the guardrail and 25'9" in height to the top of the trellis.

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"). 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

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.16.030 (Uses Permitted) and 090 (Findings) and Section 23E.96.070.B (Development Standards) and 23E.96.020.B (Findings), the proposed deck may exceed 14' in average height and 20' in maximum height because the deck is found to be non-detrimental. The height of the proposed addition does not create significant impacts to sunlight, air, or views and is consistent with the purposes of the Hillside District for the following reasons:
 - 1) Sunlight – The proposed deck will not increase shading to neighboring properties because shading currently exists by the mass of the single family dwelling;
 - 2) Air – The distance from the deck to the adjacent main dwelling to the north at 32 Hillcrest Road is approximately 18' and approximately 86' from the dwelling

- to the main dwelling to the east at 24 Hillcrest Road, and the deck, guardrails, and trellis are designed to be open and not a continuous wall;
- 3) Views – The deck is 21'4" in height to the top of the guardrail and the trellis is 25'9" in height, however, the deck and trellis are not located in such a way that they will block adjacent neighbor views of any significant feature; and
 - 4) Privacy – The proposed deck and trellis will not be unreasonably detrimental to abutting neighbors' privacy because the deck is oriented towards the rear, views are not directed into the neighbors' residences, and the lot to the rear at Brookside Avenue is a vacant lot under the same ownership as the subject owned property.
- As required under Section 23E.96.020.D (Purposes), the modification in the maximum 20' height requirement is justified because the lot is steeply down sloping, the change in grade from the front yard to the rear yard is approximately 17'6" and the deck is designed to be in proportion and scale to the existing building.
 - As required under Section 23C.04.070.B.1 (Expansions of Non-Conforming Buildings and Structures), the existing house has an existing non-conforming side yard setback of 0' at the east facing façade and the new door will have a side yard setback of 1' from the side property line where 4' is required, therefore, the new opening does not further encroach into the required setbacks nor does it exceed the height limit in the R-1H District.
 - As required by Section 23D.16.070 (Development Standards), this project is permissible because the proposal satisfies the development standards for lot coverage, maximum residential density, maximum building height, and minimum front, rear, and south side setback requirements.
 - All abutting and confronting neighbors have signed the plan set with no objections.

STANDARD CONDITIONS

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.

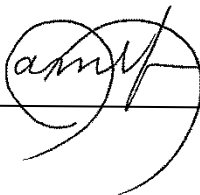
20. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way.
21. The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties 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 **APRIL 1, 2013**.

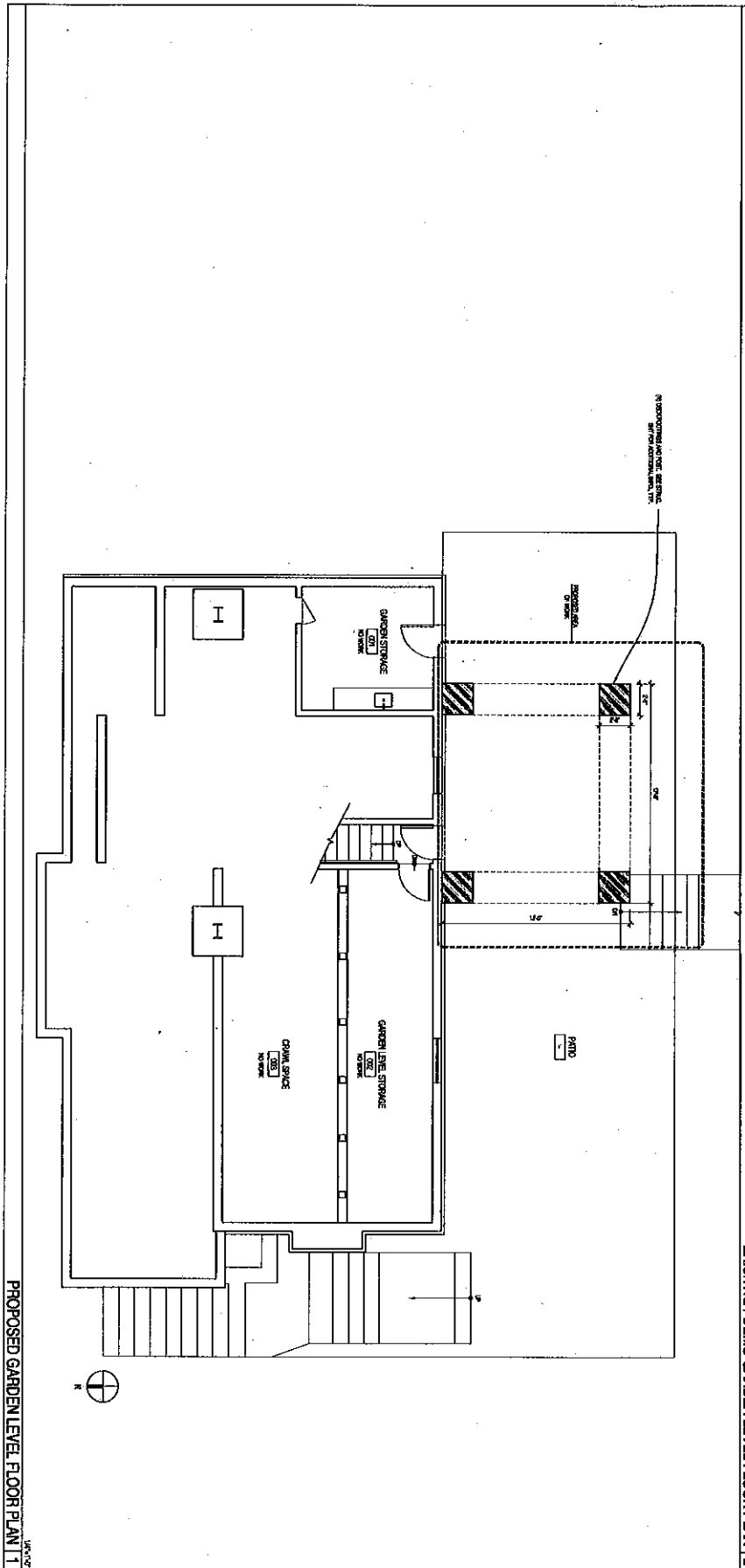
At All Times (Operation):

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.

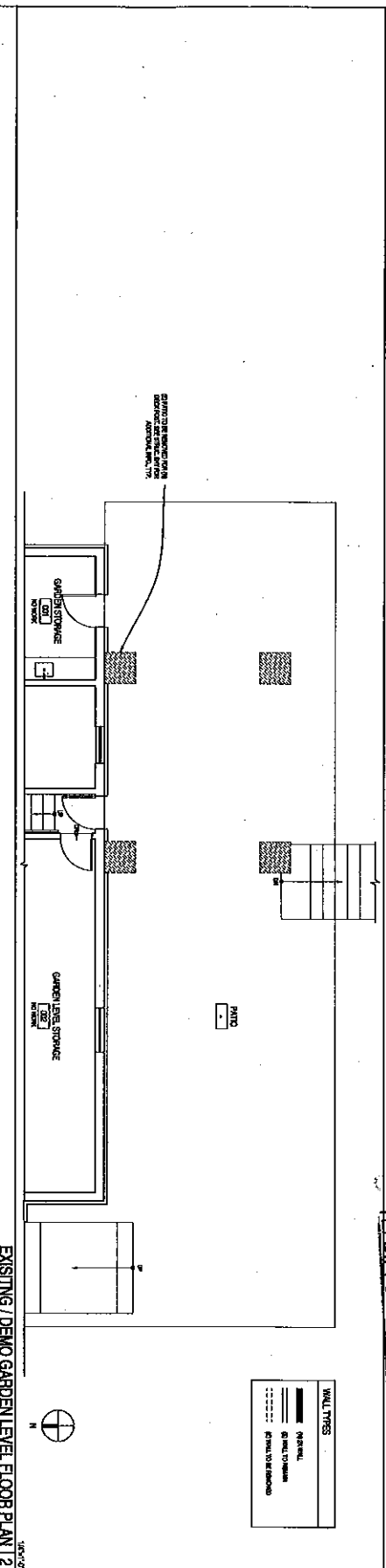


A handwritten signature in black ink, appearing to read 'amy', is written over a horizontal line. The signature is enclosed within a circular scribble.

Pamela Johnson, Assistant Planner for
Debra Sanderson, Zoning Officer



PROPOSED GARDEN LEVEL FLOOR PLAN 1



EXISTING / DEMO GARDEN LEVEL FLOOR PLAN 2

WALL TYPES

(Solid line)	WALL
(Dashed line)	WALL TO REMAIN
(Dotted line)	WALL TO BE DEMOLISHED

APPROVED PLAN 4.9.13
DATE
PLANNING
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

A2.1	DATE	1/22
	SCALE	AS SHOWN
DRAWN BY: [Name]		
CHECKED BY: [Name]		
DESIGNED BY: [Name]		

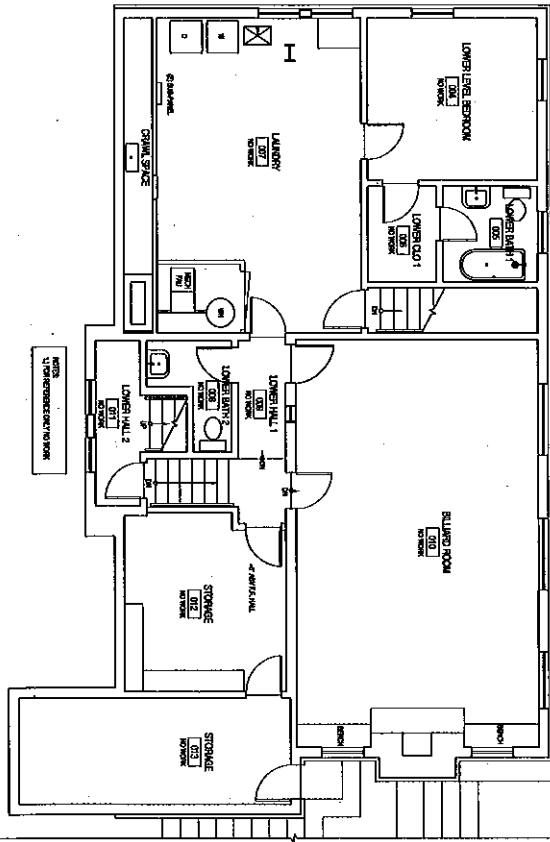
LEIDERMAN / EPSTEIN RESIDENCE
 for Jared Leiderman & Emily Epstein
 20 HILLCREST ROAD BERKELEY, CA 94705

OWNER: LEIDERMAN / EPSTEIN RESIDENCE
 PROJECT NO. 1222

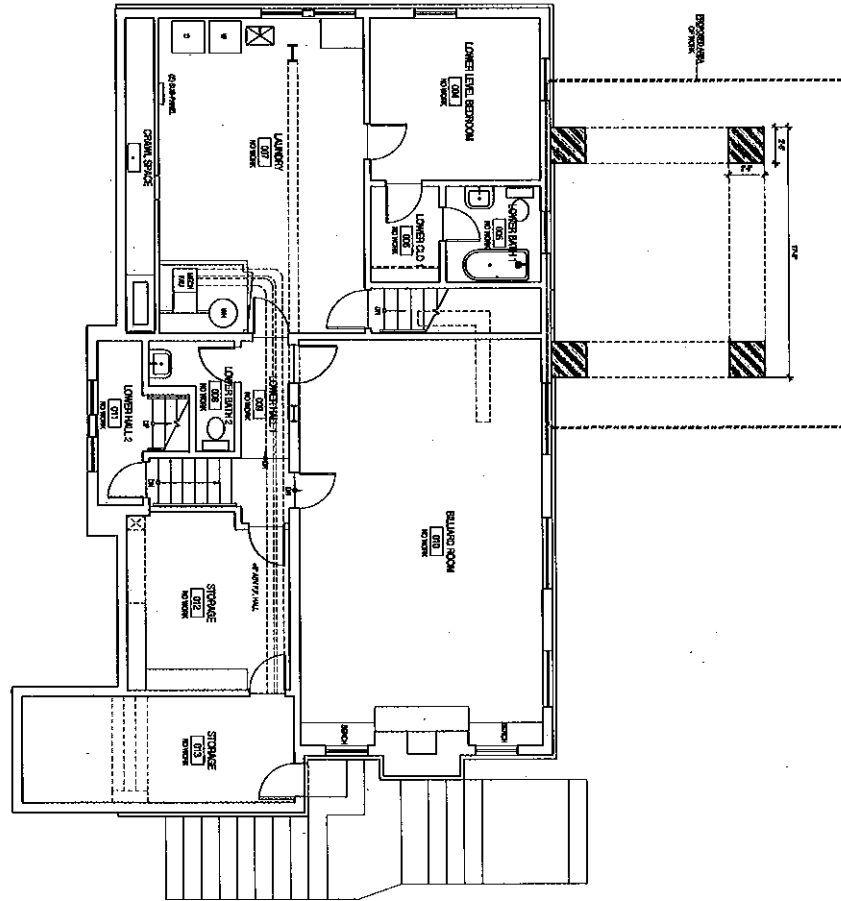


Koch Architects, Inc.
 20 Hillcrest Road
 Berkeley, CA 94705
 (415) 863-1222
 www.kocharchitects.com

EXISTING LOWER LEVEL FLOOR PLAN 2



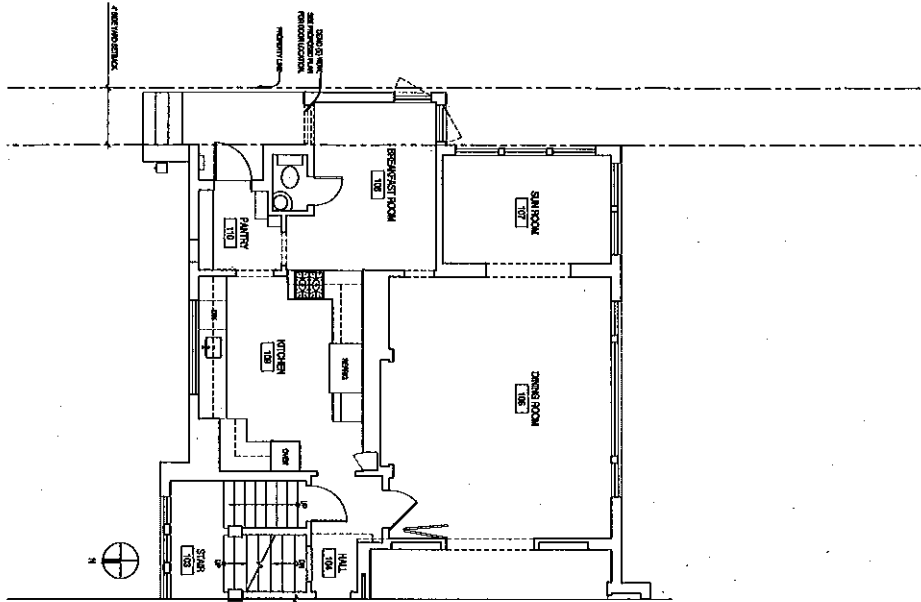
PROPOSED LOWER LEVEL FLOOR PLAN 1



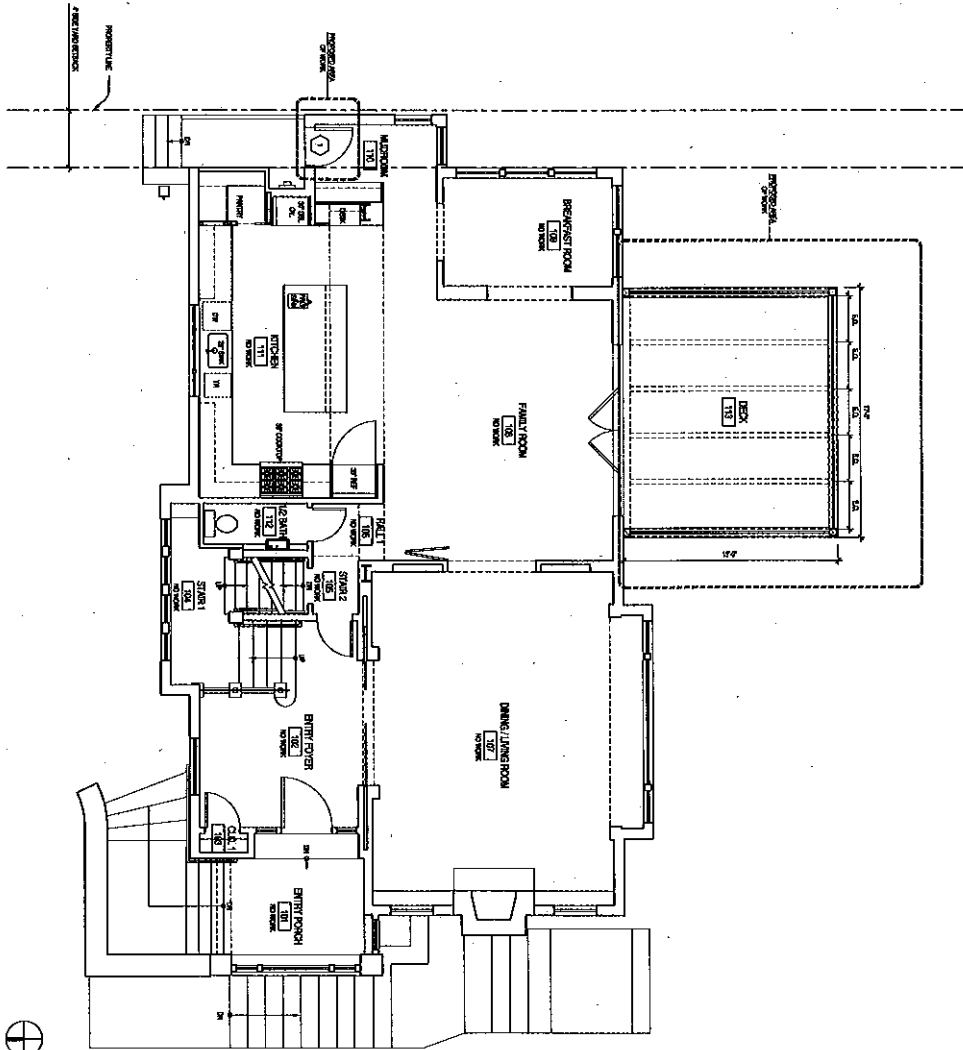
APPROVED PLAN **4.9.13** DATE
DM
 PLANNING
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

<p>Kocharko Architects, Inc. 1400 Broadway, Suite 200 Berkeley, CA 94705 Tel: 415.863.2800 Fax: 415.863.2801 www.kocharko.com</p>	<p>APPROVED FOR CONSTRUCTION CONTRACT NO. 1302 DATE: 04/09/13</p>	<p>LEIDERMAN / EPSTEIN RESIDENCE for Jared Leidman & Emily Epstein 28 HILLCREST ROAD BERKELEY, CA 94705</p>	<p>Job No. 1302 Date: 04/09/13 Scale: 1/8" = 1'-0"</p> <p>A2.2</p>
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EXISTING MAIN LEVEL FLOOR PLAN 12

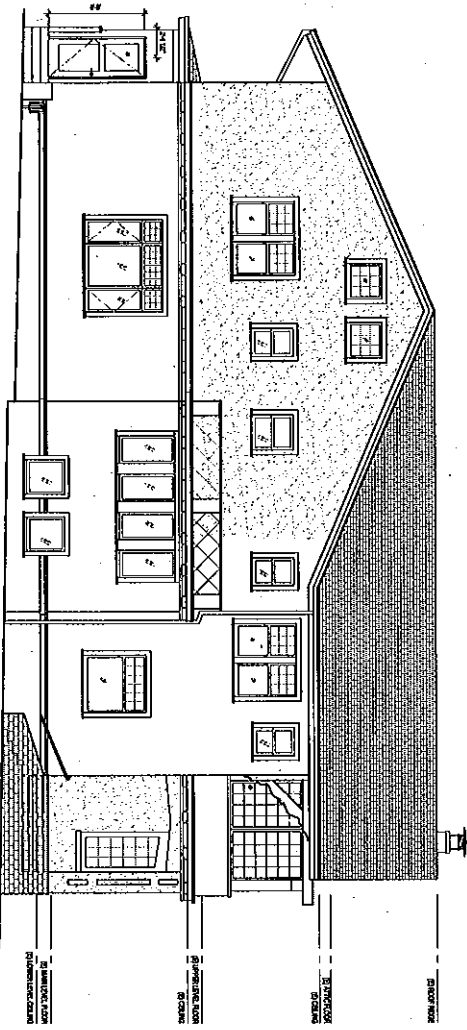


PROPOSED MAIN LEVEL FLOOR PLAN PER PERMIT #12-04324 11

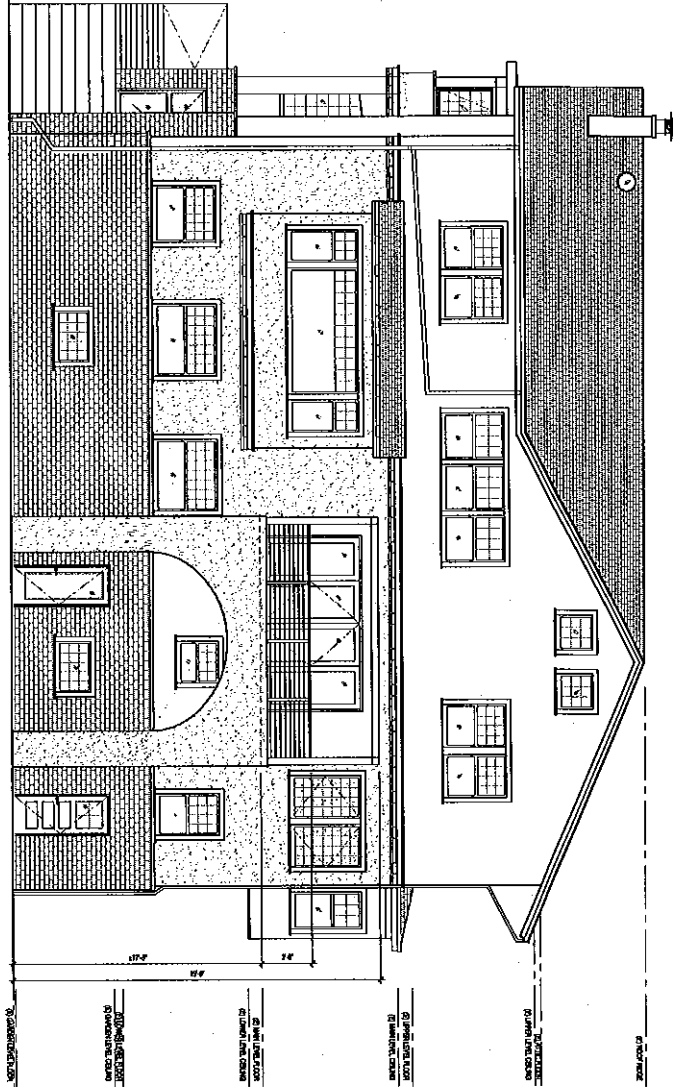


APPROVED PLAN 4.9.13
 DATE
 PLANNING
 B.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

<p>Sheet Title</p> <p>EXISTING MAIN LEVEL FLOOR PLAN</p>	<p>LEIDERMAN / EPSTEIN RESIDENCE</p> <p>for Jared Leiderman & Emily Epstein</p> <p>28 HILLCREST ROAD BERKELEY, CA 94705</p>		<p>Checked By</p> <p>ARCHITECT</p>		<p>Koch Architects, Inc.</p> <p>1100 UNIVERSITY AVENUE, SUITE 1000</p> <p>BERKELEY, CA 94702</p>
	<p>Job No.</p> <p>1202</p>	<p>Date</p> <p>MARCH 15, 2011</p>			
<p>A2.3</p>					



PROPOSED NORTH ELEVATION | 1



PROPOSED SOUTH ELEVATION | 2

APPROVED PLAN 4.9.13
 DATE
 PLANNING
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

<p>A3.3</p>	<p>DATE: 11/10/12</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>LEIDERMAN / EPSTEIN RESIDENCE</p> <p>for Jared Leideman & Emily Epstein</p> <p>26 HILLCREST ROAD BERKELEY, CA 94705</p>	<p>PROJECT NO. 1212</p>	<p>1/8" = 1'-0"</p>	<p>1/8" = 1'-0"</p>	<p>1/8" = 1'-0"</p>	<p>1/8" = 1'-0"</p>	<p>1/8" = 1'-0"</p>	<p>1/8" = 1'-0"</p>
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