



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 #13-20000073

Property Address: **1730 SEVENTH STREET**

Permittee Name: **MATTHEW RIDGEWAY**

Use and/or Construction Permitted: to construct a two-story, approximately 1,368 square foot major residential addition that increases the average and maximum heights of the residence from 20' to 24' 10" and from 16' 6" to 20' 8" respectively and that vertically extends an existing non-conforming front yard (13' 8" where 15' is required). The project will also convert the existing 392 square foot garage into a new 512 square foot accessory building with a maximum height of 18' 6" within four feet of the side property line pursuant to:

- Section 23D.20.030 to construct a residential addition greater than 600 square feet;
- Section 23D.20.070 to construct a residential addition greater than 14' in average height;
- Section 23C.04.070 to vertically extend a portion of a building located within a required yard;
- Section 23D.08 to construct a habitable accessory building; and
- Section 23D.30 to construct an accessory building greater than 10' in average height within 4' of a property line.

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 October 23, 2013.

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

Oct. 23, 2013
Effective Date

ATTACHMENT 1

FINDINGS AND CONDITIONS

OCTOBER 2, 2013

1730 Seventh Avenue

Administrative Use Permit #13-20000073

To construct a two-story, approximately 1,368 square foot major residential addition that increases the average and maximum heights of the residence from 20' to 24' 10" and from 16' 6" to 20' 8" respectively and that vertically extends an existing non-conforming front yard (13' 8" where 15' is required). The project will also convert the existing 392 square foot garage into a new 512 square foot accessory building with a maximum height of 18' 6" within four feet of the side property line.

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.20.090.B (Findings), the Zoning Officer finds that the project should not be denied because the proposed addition would not unreasonably obstruct sunlight, air, or views, because it would not cast new shadows on the windows or a substantial area of open space of adjacent residences. The addition remains outside of the required side and rear yards, and is located within the general footprint of the existing dwelling in an area that is already developed with substantial vegetation that also filters views.

- As required under Section 23D.20.070 (Development Standards), this project is permissible because the subject property satisfies the district standards for maximum residential density, maximum main building height, minimum rear, and side yard setbacks, maximum lot coverage and minimum open space.
- As required under Section 23D.20.080 (Parking), the project would not increase parking demand and the relocated parking is provided in accordance with the minimum requirement and complies with screening and location requirements.
- As required under Section 23C.04.070 (Expansions of Non-Conforming Buildings and Structures), the project is permissible because the alteration will not encroach further into the required front yard.
- As required under Section 23D.08.010.B (Accessory Buildings), the creation of an accessory building at this location is found to be non-detrimental. The structure will be located along the southern property line and has been oriented so that activities and associated impacts will be directed towards the interior of the property away from adjacent parcel lines. As a result of this design, the structure is not expected to create any significant impact to adjacent residences.
- When finished, the building will have a shed roof with a maximum height of 18' 6". The shed roof has been oriented so that at the property line the building measures approximately 12' 5" and ensures that the new height will not unreasonably obstruct sunlight, air, or views, nor would it cast new shadows on the windows or a substantial area of open space.
- All neighbors have signed the plans indicating that they do not have any objections to the project.

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. All owners of record of the subject property shall sign and record with the Alameda County Clerk-Recorder a "Notice of Limitation on Use of Property" (available from Land Use Planning Division) and provide a recorded copy thereof to the project planner. This Notice of Limitation shall stipulate that no part of this accessory building shall be used or converted to use a dwelling unit unless and until permission is requested of the City of Berkeley and authorized a Use Permit, Administrative Use Permit, or Zoning Certificate, whichever is applicable. This limitation shall include the explicit acknowledgment that no shower, tub, or kitchen facilities may be installed in this habitable accessory building. This limitation may not be revised or removed from this property without the prior written permission of the Zoning Officer of the City of Berkeley.
13. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.

During Construction:

14. 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.
15. 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.
16. 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.

17. 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.
18. 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.
19. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.
20. Public streets shall be swept (preferably with water sweepers) of all visible soil material carried from the site.
21. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way.
22. 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.
23. 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:

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

At All Times (Operation):

26. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
27. 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.

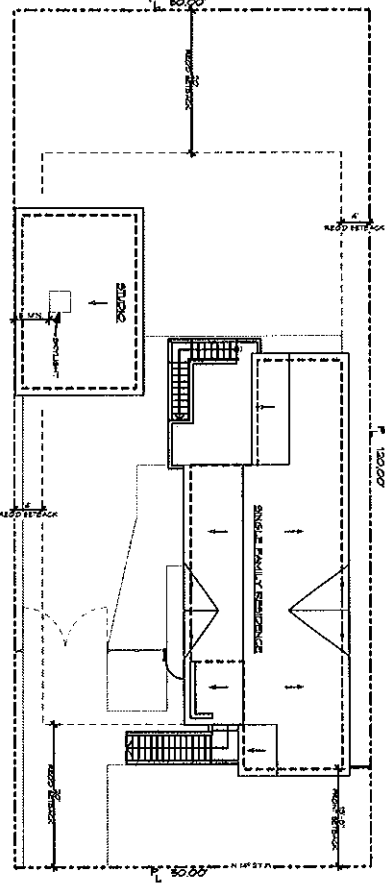
- 28.** Noise and exterior lighting shall be controlled so as to prevent verified complaints from the surrounding neighborhood.



Claudine Asbagh, Assistant Planner for
Debra Sanderson, Zoning Officer

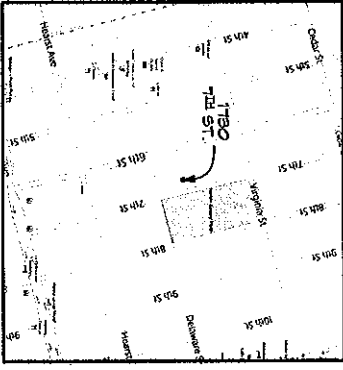
PLANNING & ZONING INFORMATION (ZONING DISTRICT R-1A)

ITEM	EXISTING	PROPOSED	REQUIRED / ALLOWED
LOT SIZE	6,000 SQ. FT.	6,000 SQ. FT.	NO CHANGE
HOUSE 1st FLOOR AREA	772 SQ. FT.	1,164 SQ. FT.	1,164 SQ. FT.
2nd FLOOR AREA	984 SQ. FT.	984 SQ. FT.	984 SQ. FT.
TOTAL HOUSE FLOOR AREA	1,756 SQ. FT.	2,148 SQ. FT.	2,148 SQ. FT.
STUDIO 1st FLOOR AREA	984 SQ. FT.	984 SQ. FT.	NO CHANGE
2nd FLOOR AREA	0 SQ. FT.	120 SQ. FT.	120 SQ. FT.
TOTAL STUDIO FLOOR AREA	984 SQ. FT.	1,104 SQ. FT.	1,104 SQ. FT.
TOTAL HOUSE + STUDIO FLOOR AREA	2,740 SQ. FT.	3,252 SQ. FT.	3,252 SQ. FT.
HOUSE	984 SQ. FT.	1,164 SQ. FT.	1,164 SQ. FT.
STUDIO	984 SQ. FT.	1,104 SQ. FT.	1,104 SQ. FT.
TOTAL	1,968 SQ. FT. (22%)	2,268 SQ. FT. (26%)	2,268 SQ. FT. (26%)
HIGHWAY 8 STORES	20'-0" / 2 STORES	20'-0" / 2 STORES	20' / 2 STORES
STAIRS	1	2	2
PARKING SPACES	2	2	2
PARKING SERVICE SIZE	2	2	2
STREETS	1st St, 2nd St, 3rd St, 4th St, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St	1st St, 2nd St, 3rd St, 4th St, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St	1st St, 2nd St, 3rd St, 4th St, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St

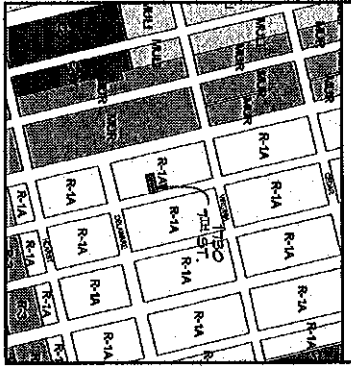


1 SITE PLAN

LOCATION MAP



ZONING MAP



DRAWING INDEX

- A1 COVER SHEET
- A2 GROUND FLOOR PLANS
- A3 SECOND FLOOR PLANS
- A4 NORTH AND EAST ELEVATIONS
- A5 SOUTH AND WEST ELEVATIONS
- A6 STUDIO ELEVATIONS

SCOPE OF WORK

HOUSE - LIFT EXISTING HOUSE 4'-2"
 - BUILD OUT NEW GROUND LEVEL
 STUDIO - NEW WORK AT GROUND LEVEL
 - ADD NEW WORK AT GROUND LEVEL

RECEIVED
 JUL 27 2015

LPC MEETING
 RECEIVED

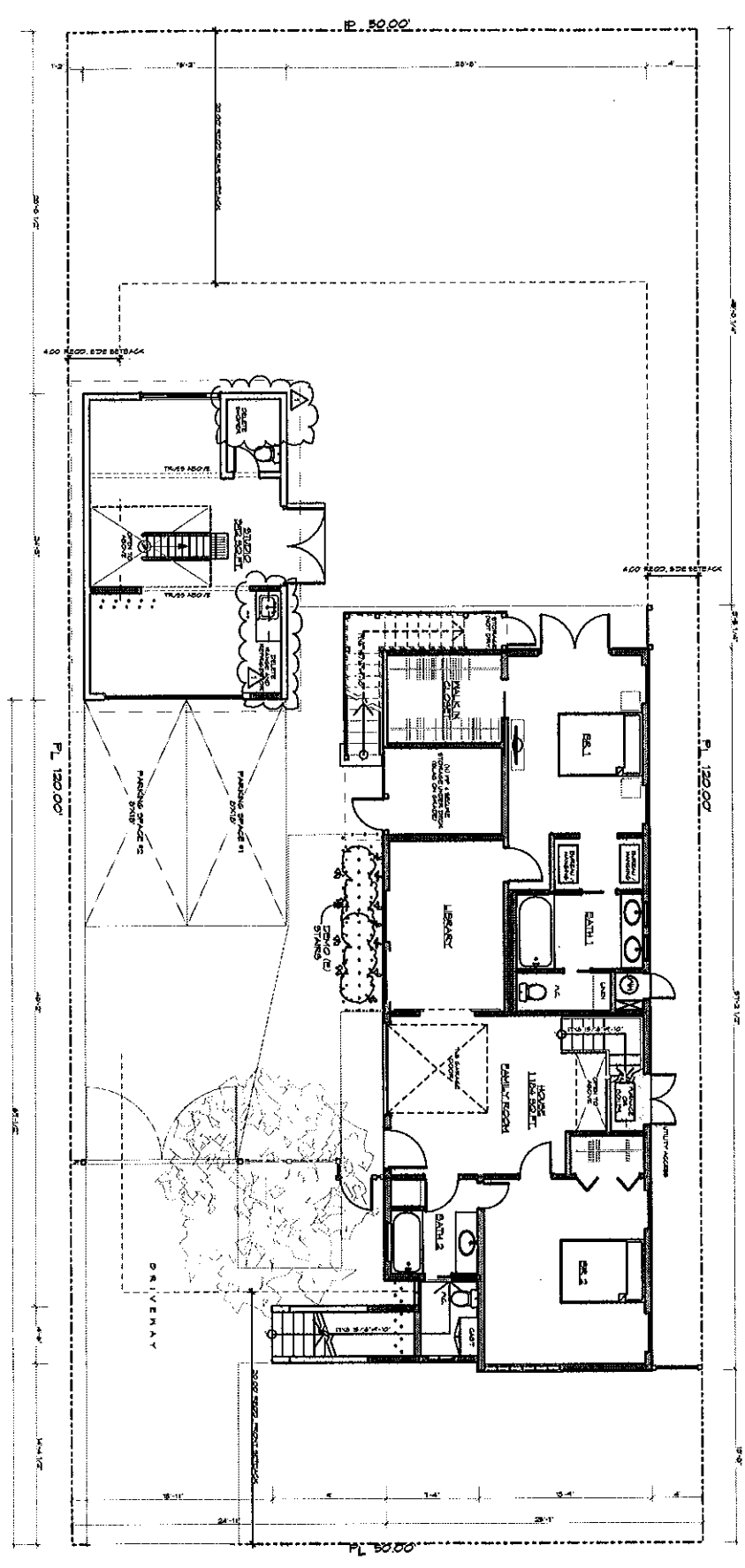
RECEIVED

LPC MEETING

APPROVED PLAN
 DATE 9-29-15
 D.R. Conditions Attached
 U.P. Conditions Attached
 U.P. Conditions Attached

<p>ALTERATIONS</p> <p>RIDGWAY RESIDENCE & STUDIO 1750 7TH STREET BERKELEY, CALIF. 94710 TEL: 510-211-14</p>	<p>COVER SHEET</p> <ul style="list-style-type: none"> PLANNING INFORMATION DRAWING INDEX SITE PLAN 	<p>SCOPE OF WORK</p> <ul style="list-style-type: none"> LOCATION MAP ZONING MAP 	<p>MORGAN HALL ARCHITECT</p> <p>58 SCHOOL STREET BERKELEY, CA 94704 TEL: 415-859-5242 FAX: 415-859-5240</p>

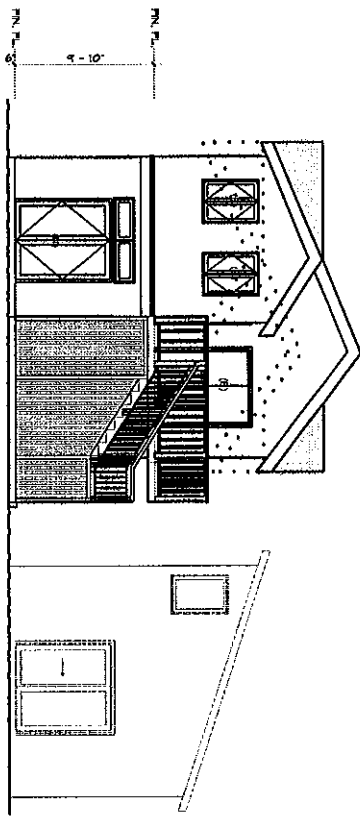
1 GROUND FLOOR PLAN



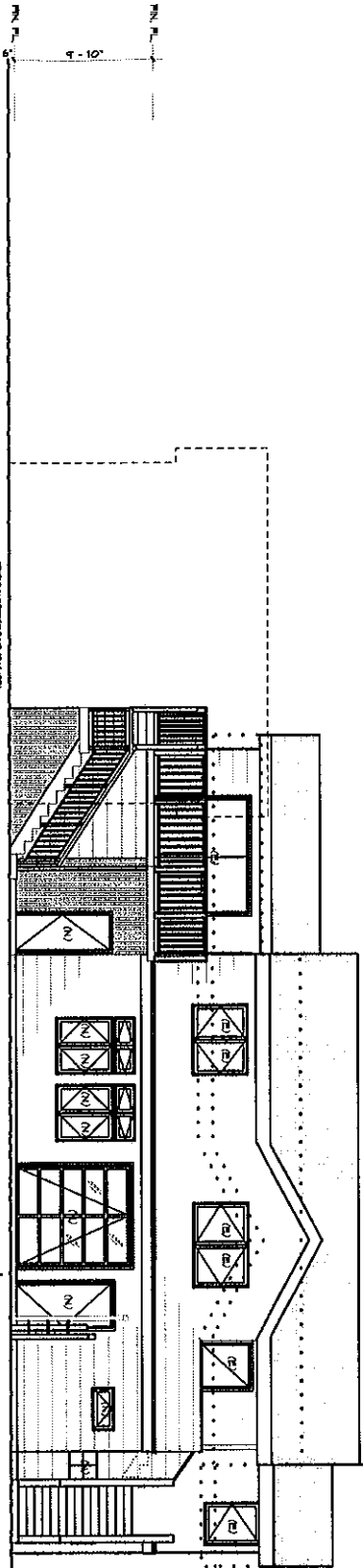
APPROVED PLAN
 DATE 9.24.13
 PLANNING
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

KEY
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<p>DATE SUBMITTED 09/26/2013 SHEET A2</p>	<p>ALTERATIONS RIDGWAY RESIDENCE & STUDIO 1750 14TH STREET BERKELEY, CALIF. 94710 APN: 55-2114-14</p>	<p>FLOOR PLANS - PROPOSED 1ST FLOOR PLANS</p>	<p>MORGAN HALL ARCHITECT 2A SCHOOL STREET FAIRFAX, CA 94500 TEL: 415-452-8884 FAX: 415-452-8740</p>	<p>REVISIONS</p>
	<p>DATE SUBMITTED 09/26/2013 SHEET A2</p>	<p>DATE SUBMITTED 09/26/2013 SHEET A2</p>		



2 WEST ELEVATION

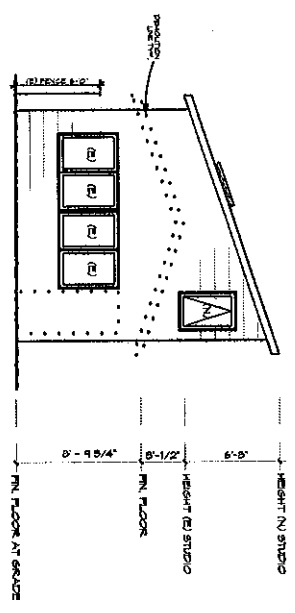


1 SOUTH ELEVATION

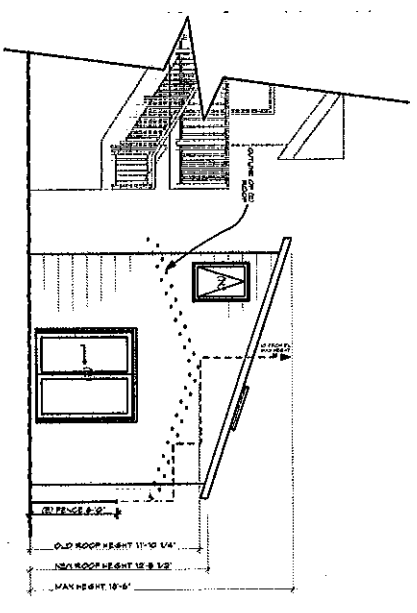
APPROVED PLAN
 PLANNING
 D.P. Conditions Attached
 A.U.P. Conditions Attached
 D.P. Conditions Attached
 DATE 9/24/13

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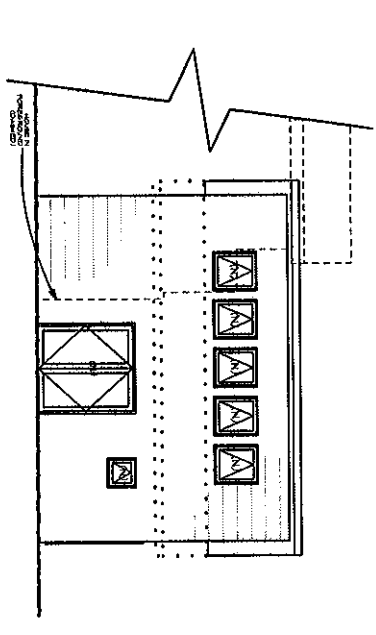
AS	ALTERATIONS	ELEVATIONS		MORGAN HALL ARCHITECT 8A SCHOOL STREET FAIRFAX, CA 94930 TEL. 415 455 8124 FAX 415 455 8140
	RIDGWAY RESIDENCE & STUDIO 1780 7TH STREET BERKELEY, CALIF. 94710 APN: 55-2119-14	- SOUTH ELEVATION - WEST ELEVATION		



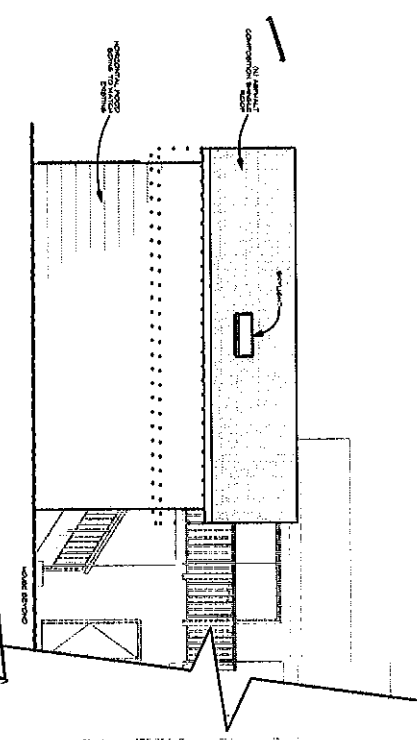
2 STUDIO EAST ELEVATION



3 STUDIO WEST ELEVATION



1 STUDIO NORTH ELEVATION



4 STUDIO SOUTH ELEVATION

APPROVED PLAN
 DATE 9/29/13
 PLANNING
 P.R. Conditions Attached
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

KEY
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DATE REVISIONS SCALE: 1/4" = 1'-0" JOB NO: 0400 SHEET A6	ALTERATIONS RIDGWAY RESIDENCE & STUDIO 1750 11TH STREET BERKELEY, CALIF. 94710 APN: 55-2119-14	ELEVATIONS - STUDIO ELEVATIONS	MORGAN HALL ARCHITECT 8A SCHOOL STREET FAIRFAX CA 94930 TEL: 415-450-9444 FAX: 415-450-9740