

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 #2013-0152

Property Address:

1505 CORNELL AVENUE

Permittee Name:

STACY EISENMANN

Use and/or Construction Permitted: To enlarge an existing 1,015 sq. ft. single family dwelling by constructing approximately 128 sq. ft. for an expanded living, dining, and family room, laundry, and foyer, and construct a 993 sq. ft. second story addition for three new bedrooms and two bathrooms, for a total 1,121 sq. ft. major residential addition, resulting in a 2,226 sq. ft. residence, increasing the average height from 21' to 26'4", and construct a rear deck measuring 17' in height from grade to the top of the guardrail pursuant to:

- Section 23D.28.070.C to construct a residential addition exceeding 14' in height; and
- Section 23D.28.030 to allow a major residential addition exceeding 600 sq. ft.

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 25, 2014.

Attest: Aaron Sage
Aaron Sage, Senior Planner
For Eric Angstadt, Zoning Officer

April 25, 2014
Effective Date

ATTACHMENT 1

FINDINGS AND CONDITIONS

APRIL 4, 2014

1505 Cornell Avenue

Administrative Use Permit #AUP2013-0152

To enlarge an existing 1,105 sq. ft. single family dwelling by constructing approximately 128 sq. ft. for an expanded living, dining, and family room, approximately 20 sq. ft. to expand the entry foyer, and construct 993 sq. ft. second story addition for three new bedrooms and two bathrooms for a total 1,121 sq. ft. major residential addition, resulting in a 2,226 sq. ft. residence, increasing the average height from 21' to 26'4", and construct a rear deck measuring 17' in height from grade to the top of the guardrail.

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.28.030 (Uses Permitted) and 090 (Findings), the proposed rear deck and addition are permitted to exceed 14' in average height, and the addition is permitted to exceed 600 sq. ft., because they would not create significant impacts to sunlight, air, or views, and would not be detrimental for the following reasons:

1. Sunlight – The existing average height is 21' and the proposed average height is 26'4". Because of the mass of the existing structure, shadows currently exist at the abutting properties to north at 1202 Hopkins and 1206 Rose, however,

the deck and addition would not significantly increase shadows at neighboring properties for the following reasons:

- At 1206 Rose, shadows would increase at the ground floor window at 1206 Rose in the winter months beginning in the afternoon. The loss of sunlight would occur for a small portion of the day during the winter months and the remainder of the year shadows at residential structures is not expected to increase; and
 - At 1202 Hopkins, shadows would hit the rear façade in winter in the morning at the main floor dining room and kitchen windows. This loss of sunlight would occur for a small portion of the day during the winter months and the remainder of the year shadows at residential structures is not expected to increase.
2. Views – The proposed addition and deck would not significantly block the adjacent neighbors' views of any significant features as defined under Section 23F.04 (Definitions). The proposed deck and addition will not exceed the maximum height limit allowed in the R-2 District and will not exceed the number of stories allowed; and
3. Air and Privacy – The proposed addition includes a new rear deck and new window openings, however, the deck and windows would not significantly impact air or privacy impacts given that distances to neighboring properties range from approximately 24' to approximately 73', and large vegetation exists on the lots:
- At the west (front) elevation the existence of a large tree and the approximate 73' distance to the confronting property to the west at 1164 Hopkins Street would be adequate;
 - At the north (side) elevation, the distances to the abutting properties at 1202 Hopkins and 1206 Rose are approximately 24' and 28' respectively and would be adequate. In addition large vegetation borders the rear of the property at 1206 Rose and provides adequate screening;
 - At the south (side) elevation, large trees border the property line and provide screening. The property to the south at 1515 Cornell is approximately 30' away and this distance would be adequate; and
 - At the east (rear) elevation, a new ground floor window and French door are proposed, and at the second floor a new deck and French door are proposed, however the distances to the abutting residential structures to the rear at 1508 Curtis and 1512 Curtis are approximately 73' and 57', respectively, and would be adequate. In addition large trees existing at the rear of the lots, providing adequate screening between properties.

The proposed addition is separated from the abutting properties to the north at 1202 Hopkins by 31' and from 1202 Hopkins by 28', which exceed the District's 8' minimum requirement for main building separations. In addition, large trees minimize the impact on air and light, the proposal exceeds the District's minimum 20' front, 20' rear, and minimum 4' requirements; therefore, these separations

would be adequate and would retain the existing spatial separations between developments on abutting properties, thereby allowing for adequate air circulation.

- There is no change proposed to the existing required one off-street parking space located within the existing garage.
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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:

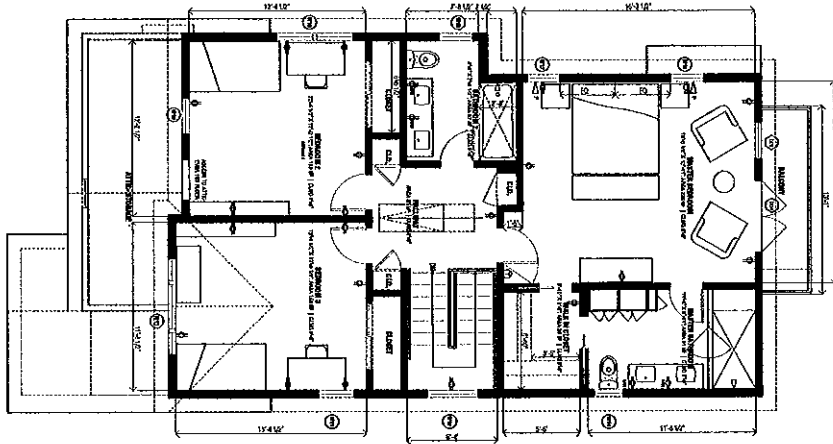
23. All construction at the subject property shall substantially conform to the approved Use Permit drawings or to modifications approved by the Zoning Officer.
24. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **NOVEMBER 27, 2013 AND JANUARY 15, 2014.**

At All Times (Operation):

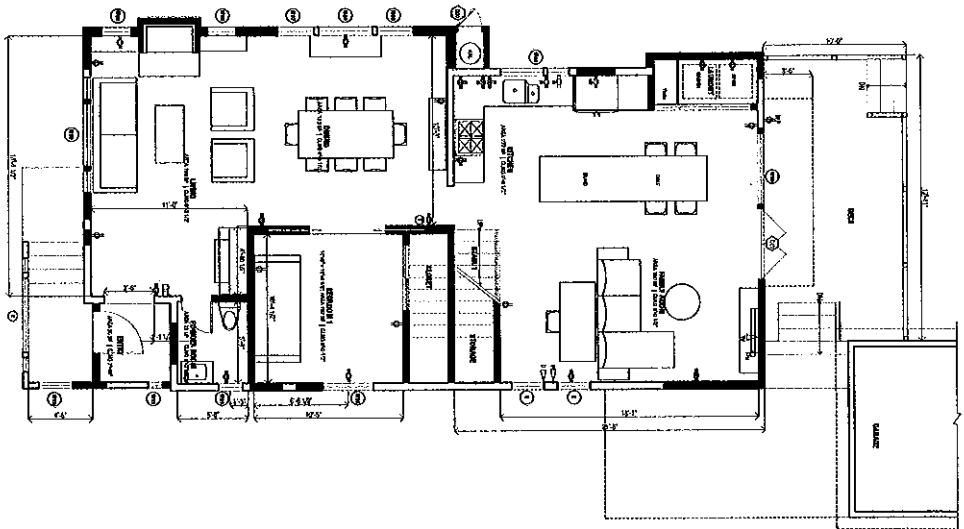
25. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
26. This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Zoning Officer that the 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.



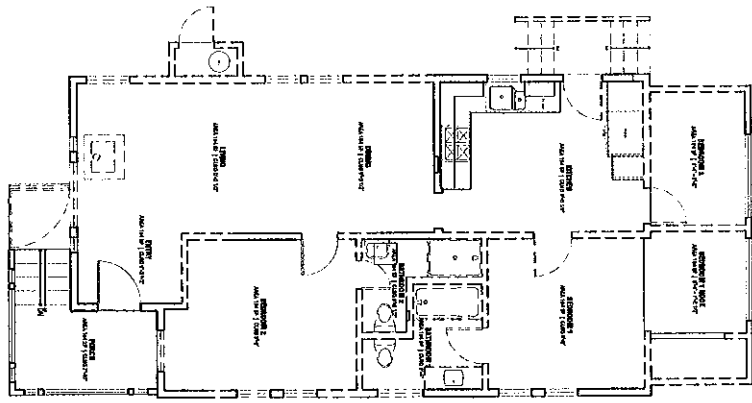
Prepared by: Pamela Johnson
For Eric Angstadt, Planning Director



3 PROPOSED SECOND LEVEL FLOOR PLAN



2 PROPOSED MAIN LEVEL FLOOR PLAN



1 DEMOLITION FLOOR PLAN

APPROVED PLAN 3.20.14
 DATE
 PLANNING
 D.F. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached



A2.0

1/8" = 1'-0"

11.14.13

DEUTSCHBAUER ARCHITECTURE

FLOOR PLAN

PLANNING 11.14.13

DEUTSCHBAUER ARCHITECTURE

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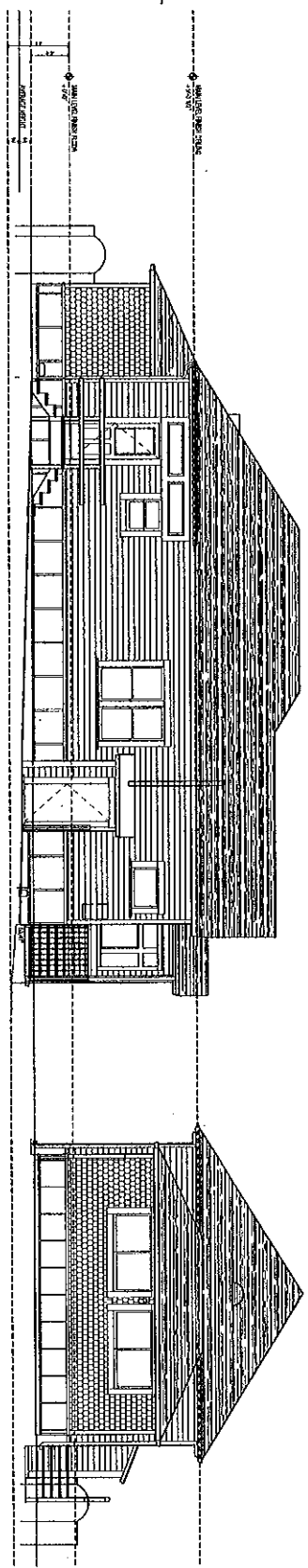
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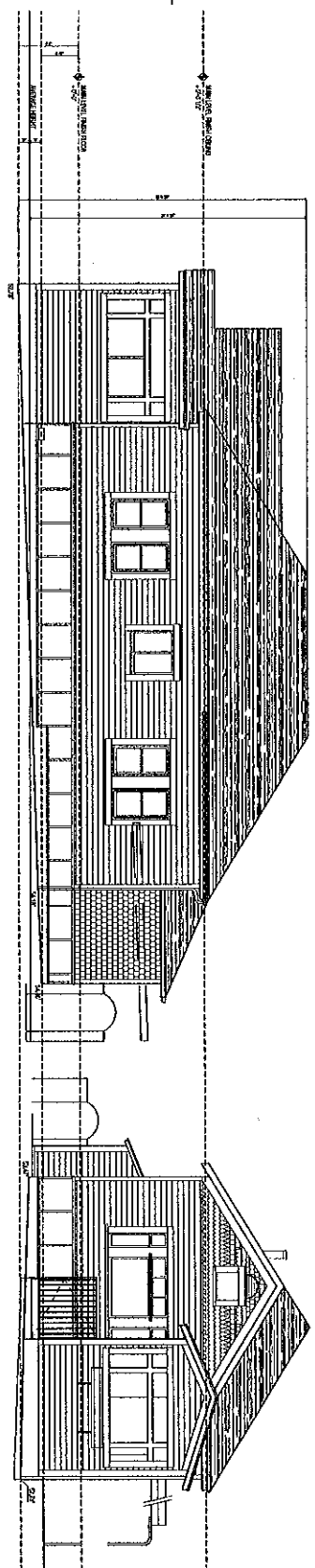
WWW.DEUTSCHBAUER.COM

APPROVED PLAN 3-20-14
 DATE
 PLANING
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached



4 SOUTH ELEVATION

3 EAST ELEVATION



2 NORTH ELEVATION

1 WEST ELEVATION



EISENMAN
 ARCHITECTURE

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 the work of the firm are the property of
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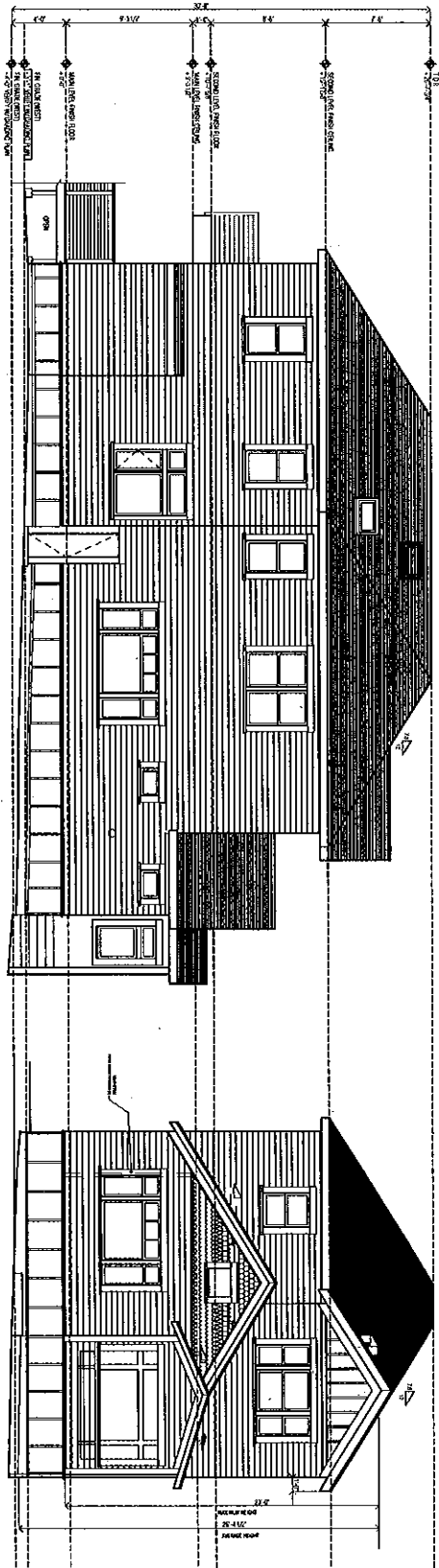
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PLANNING 11-14-13

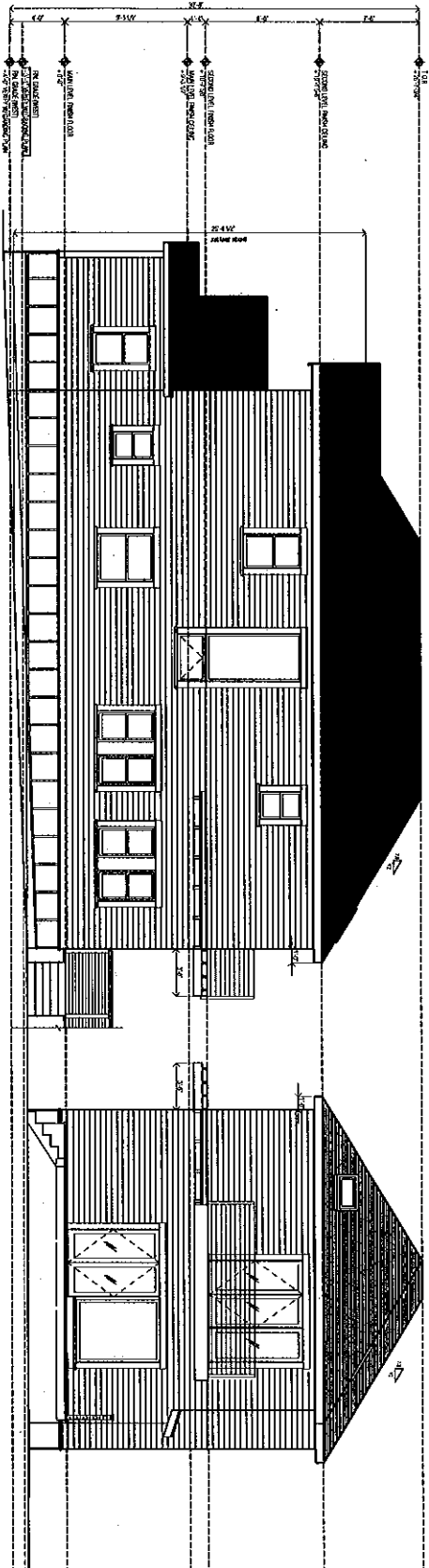
EXISTING EXTERIOR ELEVATIONS
 1/8" = 1'-0"
 11-14-13
 A3.0

APPROVED PLAN 3-20-14
 DATE
 PMM
 PLANNING
 D.P. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached



4 NORTH ELEVATION

3 WEST ELEVATION

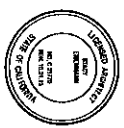


2 SOUTH ELEVATION

1 EAST ELEVATION

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 email adam@osbornschubert.com

PLANNING 11.14.13
 PLANNING ARCHITECT 01.14.14

PROPOSED EXTERIOR ELEVATIONS
 02.14.14

A3.1