



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 #2014-0009

Property Address: **938 VIRGINIA STREET**

Permittee Name: **LINDA PAZDIREK & DAVOUD
KERMANINEJAD**

Use and/or Construction Permitted: To enlarge an existing 1,241 sq. ft. single-family dwelling by adding 115 sq. ft. to the existing ground floor for an interior staircase and exercise room and adding a 671 sq. ft. second story addition for a new bedroom, storage, bathroom, and art room, for a total 786 sq. ft. major residential addition, increasing the average height from 12'6" to 21'6", resulting in a 2,027 sq. ft. residence, and vertically and horizontally extending a non-conforming 1'10" side yard setback where 4' is required pursuant to:

- Section 23D.20.070.C to construct a residential addition over 14' in height;
- Section 23D.20.030 to allow a major residential addition exceeding 600 sq. ft.; and
- Section 23C.04.070.B to vertically and horizontally extend a non-conforming side yard setback of 1'10" where 4' is required.

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 16, 2014.

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

May 16, 2014
Effective Date

ATTACHMENT 1

FINDINGS AND CONDITIONS

APRIL 25, 2015

938 Virginia Street

Administrative Use Permit #AUP2014-022

To enlarge an existing 1,241 sq. ft. single-family dwelling by adding 115 sq. ft. to the existing ground floor for an interior staircase and exercise room and adding a 671 sq. ft. second story addition for a new bedroom, storage, bathroom, and art room, for a total 786 sq. ft. major residential addition, increasing the average height from 12'6" to 21'6", resulting in a 2,027 sq. ft. residence, and vertically and horizontally extend a non-conforming 1'10" side yard setback where 4' is required.

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 23C.04.070.B.1 (Expansions of Non-Conforming Buildings and Structures), the vertical and horizontal extension of the existing 1'10" side yard setback (where 4' is required) does not further encroach into the required setback or exceed the height limit in the R-1A District.
- As required under Section 23D.20.030 (Uses Permitted) and 090 (Findings), the proposed major residential addition may exceed 600 sq. ft. and 14' 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 height of the residence is 12’6” and the proposed height is 21’6”. The second story addition is centered on the existing home and massed to minimize solar impacts. The addition will not significantly increase shadows at neighboring properties for the following reasons:
 - At 966 Virginia Street, winter shadows would increase in the evening, however this loss of sunlight would only occur for a small portion of the day and shadows are not expected to be detrimental for the remainder of the year; and
 - At 934 Virginia Street, summer shadows would increase in the morning, however this loss of sunlight would occur for a small portion of the day and shadows are not expected to be detrimental for the remainder of the year;
2. Air - The proposed addition maintains the existing non-conforming 1’10” side yard setback at the west side property line. At the west façade, the design of the second floor addition reduces the appearance of mass as the bathroom addition is stepped back by 3’10”. The proposed addition would be between 9’4” and 17’ from the residential property to the east at 996 Virginia, between 6’ to 14’ from the residential property to the west at 936 Virginia, and 42’ from the residential property to the south at 1706 Ninth Street; thereby allowing for adequate air circulation;
3. Views – The proposed addition will not significantly block the adjacent neighbors’ views of any significant features because there are no significant views as defined under Section 23F.04 (Definitions). The proposed project will not exceed the full height limit allowed in the R-1A District and will not exceed the number of stories allowed: and
4. Privacy – The proposed addition includes a new rear deck, measuring 14’ in height from grade to the top of the guardrail, and new windows, however these features are not expected to create significant privacy impacts to the immediate neighbors given that:
 - At the south (rear) elevation the proposed second floor windows are 42’ from the property to the rear and this distance is adequate to mitigate potential privacy impacts;
 - At the east (side) elevation the bay window in the art room and a bedroom window are not expected to create significant privacy impacts, as the abutting property to the east at 996 Virginia is a one-story dwelling, approximately 9’4” from the bay window and 17’ from the proposed bedroom window, where views are directed over the dwelling; and
 - At the west (side) elevation, the bathroom window is small in size and is unlikely to create significant privacy impacts.

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.

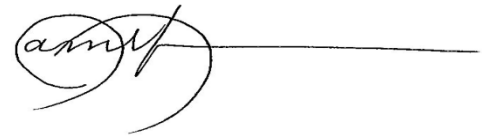
22. Any construction during the wet season shall require submittal of a soils report with appropriate measures to minimize erosion and landslides, and the developer shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.

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 **MARCH 26, 2014**.

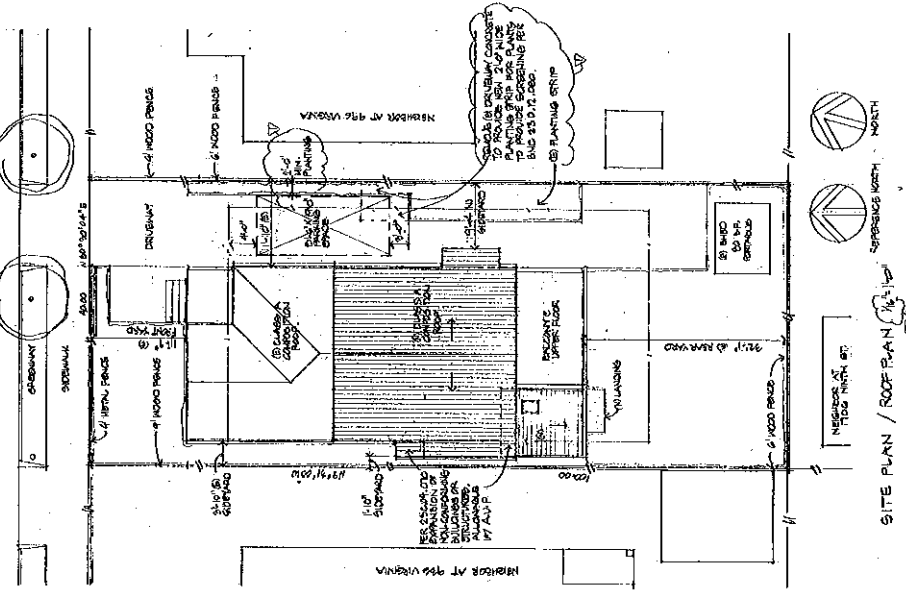
At All Times (Operation):

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, Assistant Planner
For Eric Angstadt, Planning Director

VIRGINIA STREET



SITE PLAN / ROOF PLAN

APPROVED PLAN
4-16-14
 DATE
 PLANNING
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

718 22 MAR 2014
 ADDITION TO
 918/ROOF PLAN
 918 VIRGINIA ST. BERKELEY
JANVIS ARCHITECTS
 255 College Avenue, Suite 202, 94704
 415.854.8333
 918/ROOF PLAN
 1
 089

- LEGEND**
- EXISTING WALL
 - - - REMOVED WALL
 - ===== NEW WALL
 - SECTION KEY
 - △ WINDOW KEY
 - DOOR KEY
 - FILLING KEY
 - CEILING LIGHT
 - RECESSED LIGHT
 - WALL SPOUNCE LIGHT
 - SMOKE DETECTOR
 - PAN ON PAN LIGHT
 - SWITCH
 - DIMMER SWITCH
 - WALL ROOSTER
 - FLOOR ROOSTER
 - FLOOR ROOSTER
 - REFRIG. CASE
 - TELEPHONE
 - TV TELEVISION
 - DATA
 - CAT
 - AIR
 - UNDERCUP SPRINKLER
 - CUPON
 - CUPON
 - CUPON

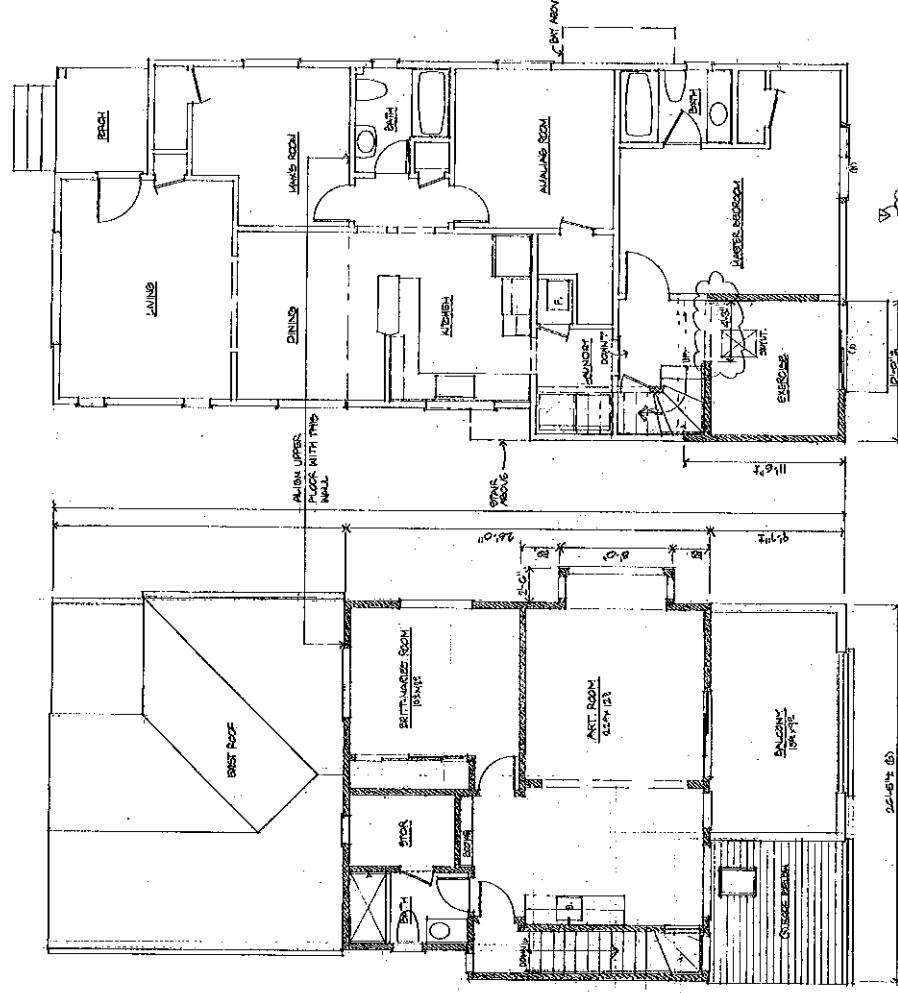
PROJECT DATA:
 LINDA LAZARUS AND DAVID D. KEDARNANSHAD
 1000 CALIFORNIA STREET, SUITE 202
 BERKELEY, CA 94704
 (415) 854-8333
 jlan@janvis.com
 ddk@janvis.com

DATE: 02.11.2014
LOT AREA: 3,000 SQ. FT.
FLOOR AREAS: 1,212 SF / 1,212 SF (PRELIMINARY)
LOT COVERAGE: 40% (MAX) / 40% (MAX)
RIGHTS RESERVED: 11' 0" / NO CHANGE
LEFT SIDE: 11' 0" / NO CHANGE
RIGHT SIDE: 11' 0" / NO CHANGE
REAR: 11' 0" / NO CHANGE
MAX. HEIGHT: 35' 0" / 35' 0"
2-25 STORIES: 1 / 1
TANKING: 1 / NO CHANGE

SCOPE OF WORK: 1. EXISTING PLAN
 2. 2.5 STORY ADDITION / ART ROOM AND STORAGE AT NEW UPPER FLOOR

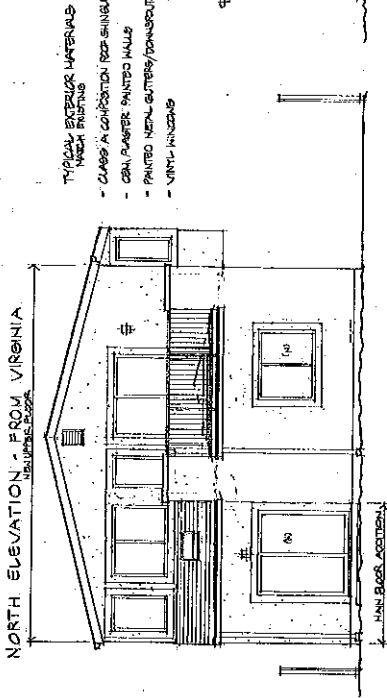
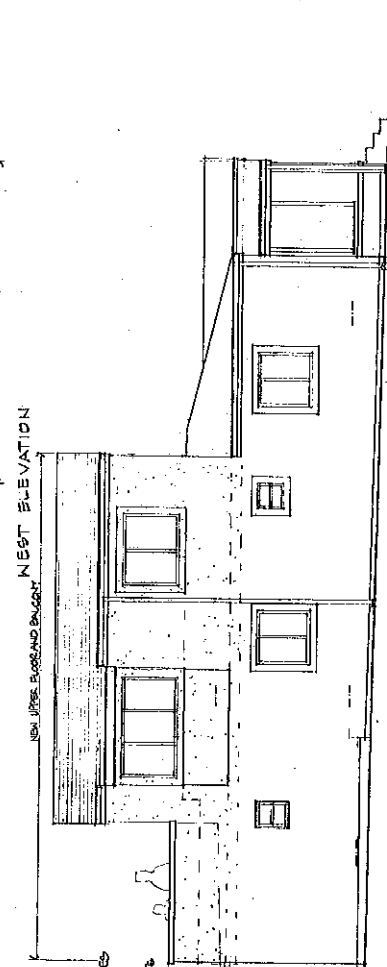
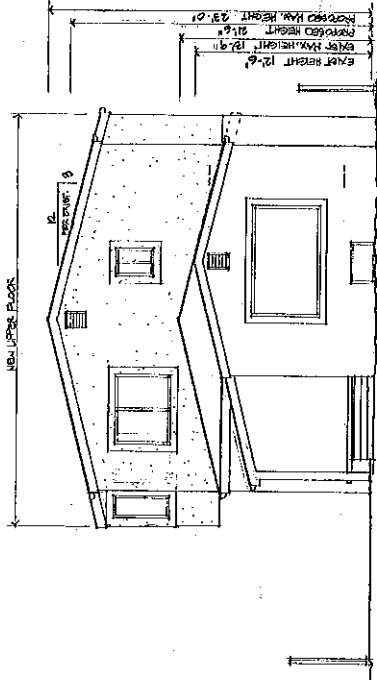
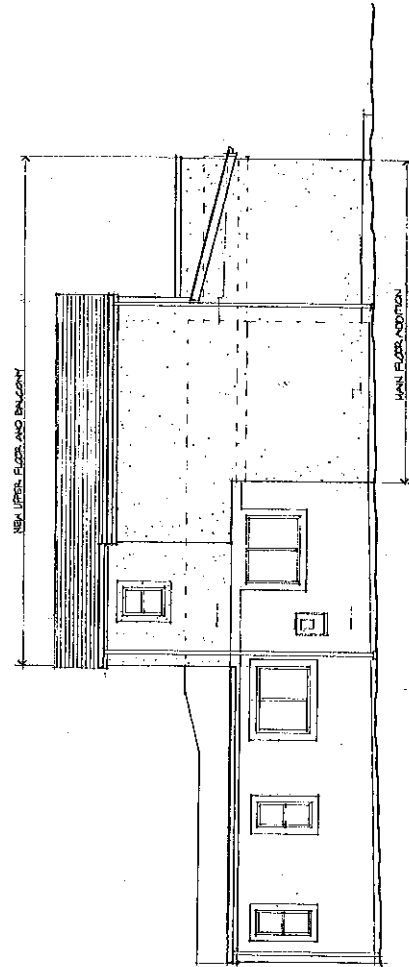
BUILDING INFORMATION:
 1. 2.5 STORIES
 2. 2.5 STORIES
 3. 2.5 STORIES

BUILDING CODES:
 2013 CALIFORNIA RESIDENTIAL CODE
 2013 CALIFORNIA ELECTRICAL CODE
 2013 CALIFORNIA MECHANICAL CODE
 2013 CALIFORNIA FIRE CODE
 2013 CALIFORNIA STRUCTURAL CODE



ADDRESS	NAME	DATE	SIGNATURE	NO. OF APPROVED CHANGES	REMARKS ON PLAN
918 VIRGINIA	WILSON	02/11/14	[Signature]	NO	
918 VIRGINIA	[Signature]	02/11/14	[Signature]	NO	
918 VIRGINIA	[Signature]	02/11/14	[Signature]	NO	
918 VIRGINIA	[Signature]	02/11/14	[Signature]	NO	
1714 9TH STREET	[Signature]	02/11/14	[Signature]	NO	
1714 9TH STREET	[Signature]	02/11/14	[Signature]	NO	
1714 9TH STREET	[Signature]	02/11/14	[Signature]	NO	
1714 9TH STREET	[Signature]	02/11/14	[Signature]	NO	

RECEIVED
MAR 26 2014
LAND USE PLANNING

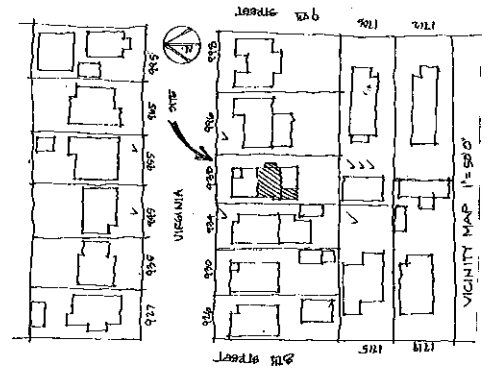


- TYPICAL EXTERIOR MATERIALS
 - CLASS 'A' CONCRETE
 - PAINTED METAL GUTTERS/DOWNSPOUTS
 - VINYL SIDING

EAST ELEVATION

SOUTH ELEVATION

APPROVED PLAN 4-16-14
 DATE
 PLANNING
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached



26 MAR 2014
 APPROVED FOR
 LISA PROFFER AND
 DAVID REBMANING
 103 VIRGINIA ST. BOBBEY

JARVIS ARCHITECTS
 2284 College Avenue - Ann Arbor, MI 48106
 734.761.1111

EXTERIOR ELEVATIONS
 2
 10/08