



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 #2013-0140/DRSL#2014-0010

Property Address:

3212 ADELIN STREET

Permittee Name:

GEZAHEGN MENGITSU

Use and/or Construction Permitted: To change the use of an existing 2,225 sq. ft. commercial martial arts studio to a full service restaurant, operating between the hours of 11AM to 11PM seven days a week, serving beer and wine incidental to food service, to reduce the required off-street parking requirement from 11 to 5* parking spaces, and to construct approximately 337 sq. ft. to the first floor for a bathroom and kitchen expansion and construct approximately 688 sq. ft. for a new second story for new storage and office space, pursuant to:

- Section 23E.52.030.C to allow a full service restaurant exceeding 1,000 sq. ft.,
- Section 23E.52.030 to allow beer and wine service incidental to food service; and
- Section 23E.28.130 to reduce the required off-street parking requirement from 11 to 5* parking spaces.

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 August 28, 2014.

Attest: Carol Johnson
Carol Johnson, Land Use Planning Mgr.

August 28, 2014
Effective Date

ATTACHMENT 1

FINDINGS AND CONDITIONS

AUGUST 7, 2014

3212 Adeline Street

Administrative Use Permit #AUP2013-0140
Design Review #DRSL2014-0010

To change to use of an existing 2,225 sq. ft. martial arts studio to a full service restaurant, operating between the hours of 11AM to 11PM seven days a week, serving beer and wine incidental to food service, to reduce the required off-street parking requirement from 11 to 5 parking spaces, and to construct approximately 337 sq. ft. to the first floor for a bathroom and kitchen expansion and construct approximately 688 sq. ft. for a new second story for new storage and office space.

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 per Section 23E.52.090.B (Findings), the establishment of a 3,250 sq. ft. (post addition) full-service food service operating between the hours of 11AM to 11PM, seven days a week, serving beer and wine incidental to food service, with a reduction in the required off-street parking requirement is allowed because the use:
 1. Is compatible with the purposes of the C-SA District by a) providing an eating destination for the surrounding residential uses as well as the surrounding commercial uses; b) offering a unique eating establishment serving a variety of

Ethiopian dishes located in South Berkeley; c) provides a location for an activity which is compatible with both retail and residential uses; d) is a pedestrian-oriented use; d) is an appropriate site for the C-SA District; and e) serves a diverse City-wide clientele, as well as the surrounding residential and commercial uses;

2. Has received Staff-level Design Review approval and is compatible in design and character of the C-SA District as well as the adjacent residential neighborhoods; and
 3. Will not result in a domination of one type of commercial use in this area of the District.
- The applicant is currently applying for a Type 41 California Department of Alcoholic Beverage Control (ABC) License to sell beer and wine incidental to food service.
 - Alcohol service is conditioned to limit detriment and to promote compatibility between the restaurant and nearby commercial and residential uses.
 - Although not required per Section 23E.16.040.B.e, the Berkeley Police Department has reported in a memo to Staff dated December 30, 2013 that the proposed establishment would not be expected to add crime in the area.

Section 23E.28.130 (Parking Requirements for Change of Use and Expansion of Buildings) and Section 23E.28.140 (Findings)

- The subject site does not have off-street parking. The conversion from a 2,225 sq. ft. martial arts studio which requires 5 off-street parking spaces (2 space per 1,000 sq. ft.) to a 3,250 sq. ft. full-service restaurant (post construction) which requires 11 off-street parking spaces (1 per 300 sq. ft.) will not substantially reduce the availability of on-street parking in the vicinity of the proposed use, allows the continued use of the existing parking supply, and meeting the required parking requirement is not practical, therefore the waiver is permissible because:
 1. The City's Office of Transportation reviewed a parking survey and data collected by an outside agency, MDT for the project, including surveying the area around Adeline Street from Alcatraz to Woolsey, Harrison Street from Ellis to Adeline, and Fairview Street from Ellis to Adeline. In a memorandum to the Planning Department dated December 19, 2013, the Office of Transportation state, in part, that there are a total of 150 parking spaces in the study area. Parking occupancy was never over 51% and over 74 parking spaces were vacant and available. Therefore, as required under Section 23E.28.140.B.1.c, at least two times the number of spaces requested for reduction are available through on-street parking spaces for at least two of the four hours of the use's peak parking demand;

2. The full-service restaurant is a neighborhood serving café (Section 23E.28.140.B.1.d); and
3. The parking requirement modification will meet the purposes of the District related to improvement and support for alternative transportation, pedestrian improvements and activity because the restaurant is an amenity that supports pedestrian-oriented uses, is a community serving business, and one that particularly reflects the culture of the surrounding area.

Addition

- As allowed under Section 23E.52.050, the 1,025 sq. ft. addition is less than 3,000 sq. ft. and is permissible.
- The 2002 General Plan contains several policies applicable to the project, including the following:
 1. Policy LU-3–Infill Development: Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.
 2. Policy LU-7–Neighborhood Quality of Life, Action A: Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.
 3. Policy UD-24–Area Character: Regulate new construction and alterations to ensure that they are truly compatible with and, where feasible, reinforce the desirable design characteristics of the particular area they are in.

Staff Analysis of the above Policies: As discussed in the above Findings, the proposed project complies with the policies of the 2002 General Plan and the purposes and provisions of the C-SA zoning district, and applicable provisions concerning commercial uses and buildings and off-street parking requirements. The neighborhood serving restaurant use and the addition are appropriate for the C-SA District and the design of the addition has been reviewed by Design Review to ensure compatibility with the surrounding buildings.

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.

13. Design Review Staff shall review permit drawings before building permit sign-off. Final plans shall address the following conditions:

- A. **COLORS** Prior to Design Review sign-off of the Building Permit set of drawings, the applicant shall submit color and materials information for review and approval by Design Review Staff. All materials will be matte unless otherwise noted.
- B. **CLEAR GLASS** All glass is assumed to be clear glass. Any proposed glass that is not clear glass, or includes signage, shall be indicated on all drawings, and shall be reviewed for approval by Design Review Staff.
- C. **DETAILS** Prior to Design Review sign-off of the Building Permit set of drawings, the applicant shall submit window, door, roof, trim, and vent details for review and approval by the Design Review Staff.
- D. **ROOF EQUIPMENT** Any above ground or roof equipment, such as transformer(s), utilities, fire apparatus, air conditioning units, compressors, etc. shall be shown to scale on the architectural drawings of the building permit set of drawings in both plan and elevation, in order to determine if additional screening and design review may be required.
- E. **SIGNAGE** Prior to Design Review sign-off of the building permit set of drawings, the applicant shall submit complete signage details, including colors, materials, letter heights, dimensions, placement on building, and installation details. All materials will be matte unless otherwise noted.

Awning signage- Signage on awning shall have letter heights between 7-9 inches and shall be located on the lower 40% of the awning, if possible.

Wall signage – One wall sign shall be located in the upper stucco portion of the storefront facing Adeline St. Final artwork shall be reviewed and approved by Design Review Staff prior to sign off of building permit.

All non-temporary signage and awnings not previously approved and not listed in this application are prohibited.

F. LIGHTING Prior to Design Review sign-off of the building permit set of drawings, the applicant shall submit lighting details showing all existing and proposed site and building lighting. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.

G. LANDSCAPE A minimum of one new tree shall be added along the northern property line. Prior to Design Review sign-off of the Building Permit set of drawings, the applicant shall submit the location, size and species of all proposed plantings. Species selected should reach at least the height of the building at maturity. Provide irrigation for landscaped areas or provide drought tolerant plant palette.

During Construction:

14. Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season (between October 15 and April 15), the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.
15. 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.
16. 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.

Subject to approval of the Public Works Department, the applicant shall repair any

During Construction:

17. 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.
18. 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.
19. 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.

20. 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.
21. 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.
22. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.
23. Public streets shall be swept (preferably with water sweepers) of all visible soil material carried from the site.
24. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way.
25. 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.
26. 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:

27. All construction at the subject property shall substantially conform to the approved Use Permit drawings or to modifications approved by the Zoning Officer.
28. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **OCTOBER 29, 2013 AND JULY 7, 2014.**

At All Times (Operation):

29. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
30. 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.
31. Noise and exterior lighting shall be controlled so as to prevent verified complaints from the surrounding neighborhood.

CONDITIONS BY PROJECT TYPE

ALCOHOLIC BEVERAGE SERVICE CONDITIONS (on-site)

10. Alcoholic beverage service shall be “incidental” to the primary food service use, as defined in Zoning Ordinance 23F.04.010. An incidental use shall not exceed twenty-five percent (25%) of the floor area of the primary use, and if it consists of the commercial sales of a different line of products or services than the primary use, such incidental use may not generate gross receipts in excess of thirty-three percent (33%) of the gross receipts generated by the primary use. In addition, the California Department of Alcohol Beverage Control (ABC) allows this alcohol use only as part of a “bona fide eating place” making “actual and substantial sales of meals,” and stringently enforces this requirement.
11. The establishment shall comply with all applicable regulations of the California Department of Alcoholic Beverage Control.
12. The applicant shall comply with ABC regulations for License Type 41, which requires that the food establishment operate as a bona fide eating place, make actual and substantial sales of meals during normal meal hours, and that the establishment operate at least five days a week. In addition, the applicant shall request that the ABC place the following conditions on the ABC permit for this site, and this Use Permit shall only be operative for as long as these conditions are placed on the associated ABC license:
 - The sale of alcoholic beverages for consumption off the premises is strictly prohibited;
 - There shall be no bar or lounge area upon the licensed premises maintained for the sole purpose of sales, service or consumption of alcoholic beverages directly to patrons for consumption;
 - During operating hours, 100% of the service area shall be designed and used for and must possess the necessary utensils, and condiment dispensers with which to serve meals to the public;
 - There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
13. A Berkeley Police Department Crime Prevention Through Environmental Design (CPTED) survey shall be completed prior to commencing alcohol service.
14. All employees selling and/or serving alcohol, or directly supervising such sales and/or service, shall complete the Licensee Education on Alcohol and Drugs (LEAD) program, or another equivalent program offered or certified by the California Department of Alcoholic Beverage Control within 6 months of employment at the

establishment. Employees who have completed the course within the last five (5) years shall be exempt from this requirement.

15. Employees shall not serve alcohol to patrons who appear to be inebriated or otherwise unable to behave in an orderly manner upon consuming alcohol.
16. Any operator of the licensed establishment shall not have had a prior licensed establishment that was the subject of verified complaints or violations regarding alcohol, public safety or nuisance statutes or regulations to be confirmed by the Zoning Officer prior to issuance or transfer of a business license at this location.
17. The service of alcohol shall be limited to 11:00 a.m. to 11:00 p.m., patrons may only purchase food or finish drinks already purchased within the hours noted above. The Zoning Officer or the Zoning Adjustments Board shall approve any change in the hours of restaurant operations and/or alcohol service (except decreased hours in compliance with applicable ABC regulations). Hours of operation are subject to review and amendment by the Zoning Officer of Zoning Adjustments Board as necessary to avoid detriment to the neighborhood or to achieve conformance with revised City standards or policies.
18. Fortified alcohol products (e.g., malt liquor), shall not be sold on the premises.
19. Neither alcohol-dispensing facilities nor sign(s) advertising alcoholic beverages shall be visible from the public right-of-way.
20. All alcohol served to patrons must be served in durable restaurant tableware – i.e. either cups or glasses. No alcohol may be distributed in its original bottle or can, or in any other potentially disposable container.
21. There shall be no service or consumption of alcohol on the public right-of-way.
22. No alcohol may be transported off-site from the establishment to any other establishment or to the public right-of-way.
23. The owner or operator of the establishment shall take reasonable measures to prevent disturbances by patrons in the immediate vicinity. Such measures shall include signs reminding patrons of nearby residences and requests not to congregate or loiter near such residences nor operate vehicles in a noisy manner on residential streets. The operator shall give surveillance to public areas near the establishment, keep such areas free of trash and litter, provide lighting, and otherwise attempt to prevent conduct that might disturb the peace and quiet of residences in the vicinity. Furthermore, the operator shall assume reasonable responsibility for ensuring that patrons do not block the entrance or interfere with pedestrian activity on the adjacent public sidewalk.
24. The applicant shall establish cash handling procedures to reduce the likelihood of robberies and theft.

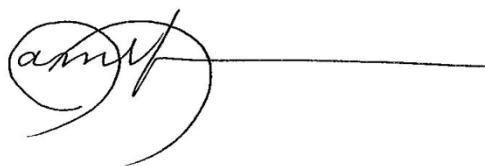
25. This Use Permit, including these and all other required conditions, shall be posted in conspicuous location, available for viewing by any interested party.

FOOD SERVICE CONDITIONS

(These requirements are in addition to any other requirements under the City's Building, Health or Fire Codes or by agencies such as the Alcoholic Beverage Control Department of the State of California. The applicant is responsible for contacting these and other departments and agencies to identify and secure all applicable permits and licenses).

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. Changes in the nature of the operation including, but not limited to, the addition of seating, changes in hours (except decreased hours in compliance with applicable ABC regulations), and the addition of live entertainment, shall require modification of this permit subject to approval by the Zoning Adjustments Board.
28. The approved floor plan, including the number of seats, shall be followed and the operation shall be conducted as presented to the Zoning Officer. The maximum occupancy shall be as specified in the application unless otherwise required by applicable regulations.
29. Changes to the building's facade, including doors or windows, site plans, landscaping, signage, and awnings are subject to Design Review and approval prior to issuance of a building permit.
30. The hours of operation of the restaurant portion of the business shall be limited to: 11:00 a.m. to 11:00 p.m. daily. Hours of operation refer to arrival of the first patron and departure of the last patron. Any change in the hours of operation (except decreased hours in compliance with applicable ABC regulations) shall be approved by the Zoning Adjustments Board. Hours of operation are subject to review and amendment by the Zoning Adjustments Board as necessary to avoid detriment to the neighborhood or to achieve conformance with revised City standards or policies.
31. Cooking odors, noise, exterior lighting and operation of any parking area shall be controlled so as to prevent verified complaints from the surrounding neighborhood. This shall include noise created by employees working on the premises before or after patrons arrive.
32. Smoke and odor control equipment approved by the City Environmental Health Division and providing adequate protection to residential uses near the restaurant shall be installed (or prior installation verified) prior to issuance of an Occupancy Permit.

33. Garbage and trash containers that are suitably enclosed and screened from view shall be provided subject to approval of the Zoning Officer, the Health Department and, where applicable, the Design Review Planner. Any establishment selling beverages in cans or bottles that are subject to the State of California Container Deposit Law shall provide separate bins or cans for the placement of such cans or bottles to ensure recycling of such containers.
34. Containers used for the dispensing of prepared food shall identify the establishment. Polystyrene foam food packing is prohibited by Section 11.60.030 of the Berkeley Municipal Code.
35. Any establishment selling beverages in cans or bottles that are subject to the State of California Container Deposit Law shall recycle such containers.
36. The operator of the restaurant shall place a waste receptacle near the entry way and shall insure that garbage on the sidewalk in front of the establishment and within 50 feet thereof will be picked up periodically during each day, so that the sidewalk remains clean.
37. The owner or operator of the establishment shall take reasonable measures to prevent disturbances by patrons in the immediate vicinity. Such measures shall include signs reminding patrons of nearby residences and requests not to congregate or loiter near such residences nor operate vehicles in a noisy manner on residential streets. The operator shall give surveillance to public areas near the establishment, keep such areas free of trash and litter, provide lighting, and otherwise attempt to prevent conduct that might disturb the peace and quiet of residences in the vicinity.
38. The operator shall assume reasonable responsibility for ensuring that patrons do not block the entrance or interfere with pedestrian activity on the adjacent public sidewalk.
39. The applicant shall reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area.



Prepared by: Pamela Johnson
For Carol Johnson, Zoning Officer

APPROVED PLANS

DATE

7-16-14

CURRENT PLANNING
D.R. Conditions Attached
A.U.P. Conditions Attached
E.A.P. Conditions Attached

Standard Notes
1. The work shall be in accordance with the approved plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall maintain access to all existing utilities.
4. The contractor shall be responsible for protecting all existing structures.
5. The contractor shall be responsible for maintaining the site in a safe condition.
6. The contractor shall be responsible for removing all debris.
7. The contractor shall be responsible for restoring the site to its original condition.
8. The contractor shall be responsible for providing all necessary safety measures.
9. The contractor shall be responsible for providing all necessary insurance.
10. The contractor shall be responsible for providing all necessary bonds.

General and Particular Notes
1. The contractor shall be responsible for obtaining all necessary permits.
2. The contractor shall be responsible for protecting all existing structures.
3. The contractor shall be responsible for maintaining the site in a safe condition.
4. The contractor shall be responsible for removing all debris.
5. The contractor shall be responsible for restoring the site to its original condition.
6. The contractor shall be responsible for providing all necessary safety measures.
7. The contractor shall be responsible for providing all necessary insurance.
8. The contractor shall be responsible for providing all necessary bonds.

Foundation and Sills
1. Foundation shall be in accordance with the approved plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall be responsible for protecting all existing structures.
4. The contractor shall be responsible for maintaining the site in a safe condition.
5. The contractor shall be responsible for removing all debris.
6. The contractor shall be responsible for restoring the site to its original condition.
7. The contractor shall be responsible for providing all necessary safety measures.
8. The contractor shall be responsible for providing all necessary insurance.
9. The contractor shall be responsible for providing all necessary bonds.

Structural Steel
1. Structural steel shall be in accordance with the approved plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall be responsible for protecting all existing structures.
4. The contractor shall be responsible for maintaining the site in a safe condition.
5. The contractor shall be responsible for removing all debris.
6. The contractor shall be responsible for restoring the site to its original condition.
7. The contractor shall be responsible for providing all necessary safety measures.
8. The contractor shall be responsible for providing all necessary insurance.
9. The contractor shall be responsible for providing all necessary bonds.

Roof
1. The roof shall be in accordance with the approved plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall be responsible for protecting all existing structures.
4. The contractor shall be responsible for maintaining the site in a safe condition.
5. The contractor shall be responsible for removing all debris.
6. The contractor shall be responsible for restoring the site to its original condition.
7. The contractor shall be responsible for providing all necessary safety measures.
8. The contractor shall be responsible for providing all necessary insurance.
9. The contractor shall be responsible for providing all necessary bonds.

Interior Partitions and Ceilings
1. Interior partitions and ceilings shall be in accordance with the approved plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall be responsible for protecting all existing structures.
4. The contractor shall be responsible for maintaining the site in a safe condition.
5. The contractor shall be responsible for removing all debris.
6. The contractor shall be responsible for restoring the site to its original condition.
7. The contractor shall be responsible for providing all necessary safety measures.
8. The contractor shall be responsible for providing all necessary insurance.
9. The contractor shall be responsible for providing all necessary bonds.

Site Dr. Grade
1. The site shall be in accordance with the approved plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall be responsible for protecting all existing structures.
4. The contractor shall be responsible for maintaining the site in a safe condition.
5. The contractor shall be responsible for removing all debris.
6. The contractor shall be responsible for restoring the site to its original condition.
7. The contractor shall be responsible for providing all necessary safety measures.
8. The contractor shall be responsible for providing all necessary insurance.
9. The contractor shall be responsible for providing all necessary bonds.

Special Details and Grading
1. Special details and grading shall be in accordance with the approved plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall be responsible for protecting all existing structures.
4. The contractor shall be responsible for maintaining the site in a safe condition.
5. The contractor shall be responsible for removing all debris.
6. The contractor shall be responsible for restoring the site to its original condition.
7. The contractor shall be responsible for providing all necessary safety measures.
8. The contractor shall be responsible for providing all necessary insurance.
9. The contractor shall be responsible for providing all necessary bonds.

Abbreviations
1. Abbreviations shall be in accordance with the approved plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall be responsible for protecting all existing structures.
4. The contractor shall be responsible for maintaining the site in a safe condition.
5. The contractor shall be responsible for removing all debris.
6. The contractor shall be responsible for restoring the site to its original condition.
7. The contractor shall be responsible for providing all necessary safety measures.
8. The contractor shall be responsible for providing all necessary insurance.
9. The contractor shall be responsible for providing all necessary bonds.

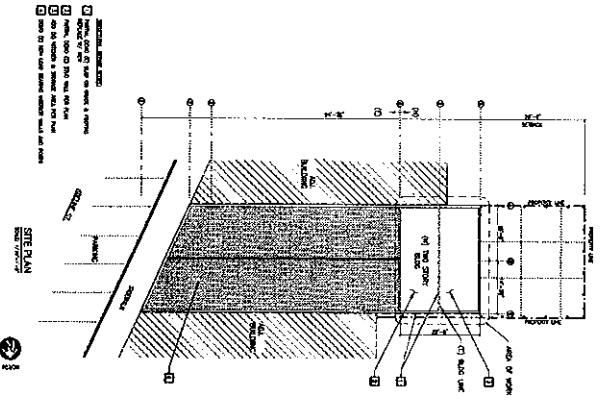
Site Plan
1. The site plan shall be in accordance with the approved plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall be responsible for protecting all existing structures.
4. The contractor shall be responsible for maintaining the site in a safe condition.
5. The contractor shall be responsible for removing all debris.
6. The contractor shall be responsible for restoring the site to its original condition.
7. The contractor shall be responsible for providing all necessary safety measures.
8. The contractor shall be responsible for providing all necessary insurance.
9. The contractor shall be responsible for providing all necessary bonds.



VICINITY MAP
3212 Adeline Street
Berkeley, CA 94703



WEST SIDE VIEW



SITE PLAN

ADDITIONS
AND REMODELING
3221 Adeline St
Berkeley CA 94611

GENERAL NOTES AND CODE INFORMATION

- 1. THE CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SUBSTITUTES TO THE STRUCTURAL DESIGNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- 2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS INCLUDING THE CONSTRUCTION DETAILS AND CONDITIONS AS SHOWN ON THE PLANS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- 4. (A) ACCESS TO BE MAINTAINED PER 2010 CBC.

PROJECT SUMMARY

PROJECT SCOPE: ADDITION OF BATH ROOM, NEW LINO BATHS, INTERIOR WALLS & ADD ON INTERIOR BATH ROOMS AND STAIRS.
CONTRACTOR: V
OWNER: GEORGETOWN 2, MENGLISLU
22730 CANYON RIDGE PL
CASTRO VALLEY, CA 94552
PHONE: (510)430-2717

SHEET INDEX:

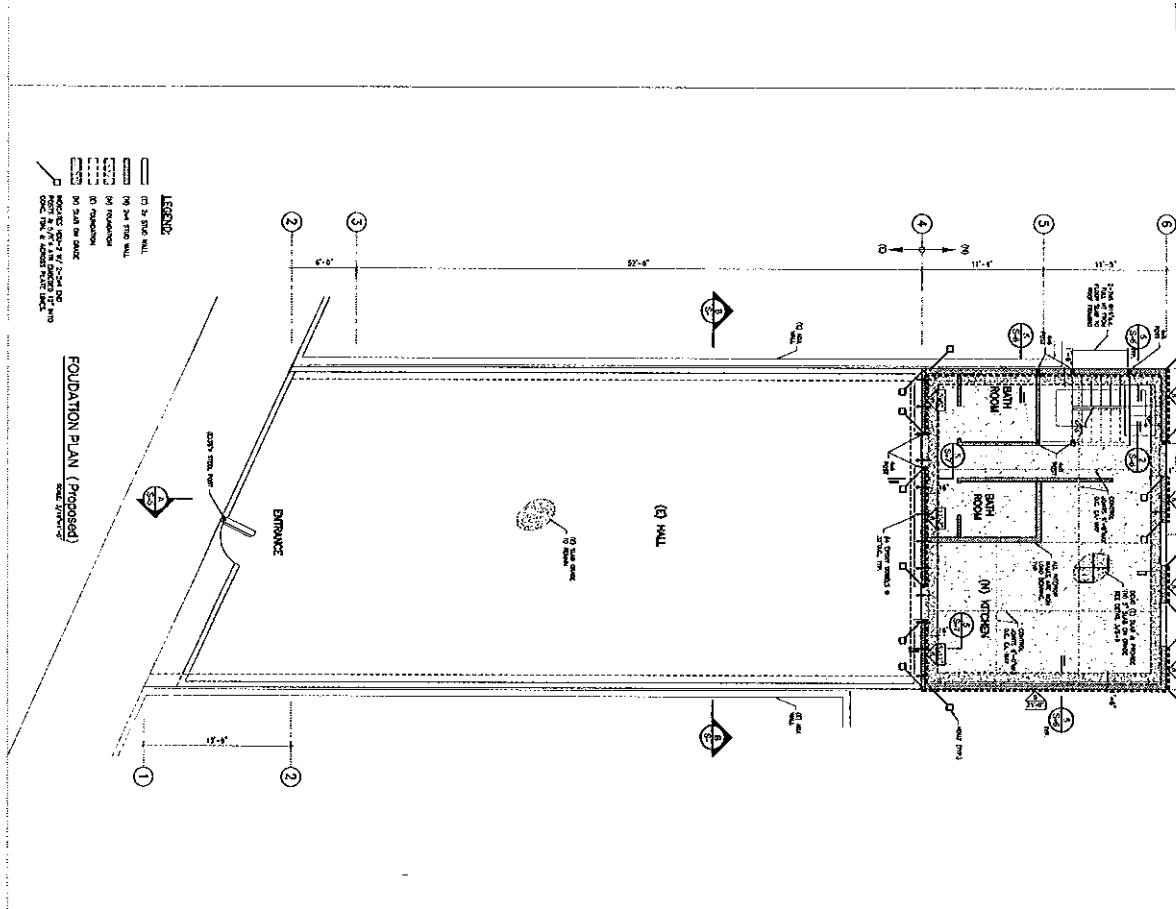
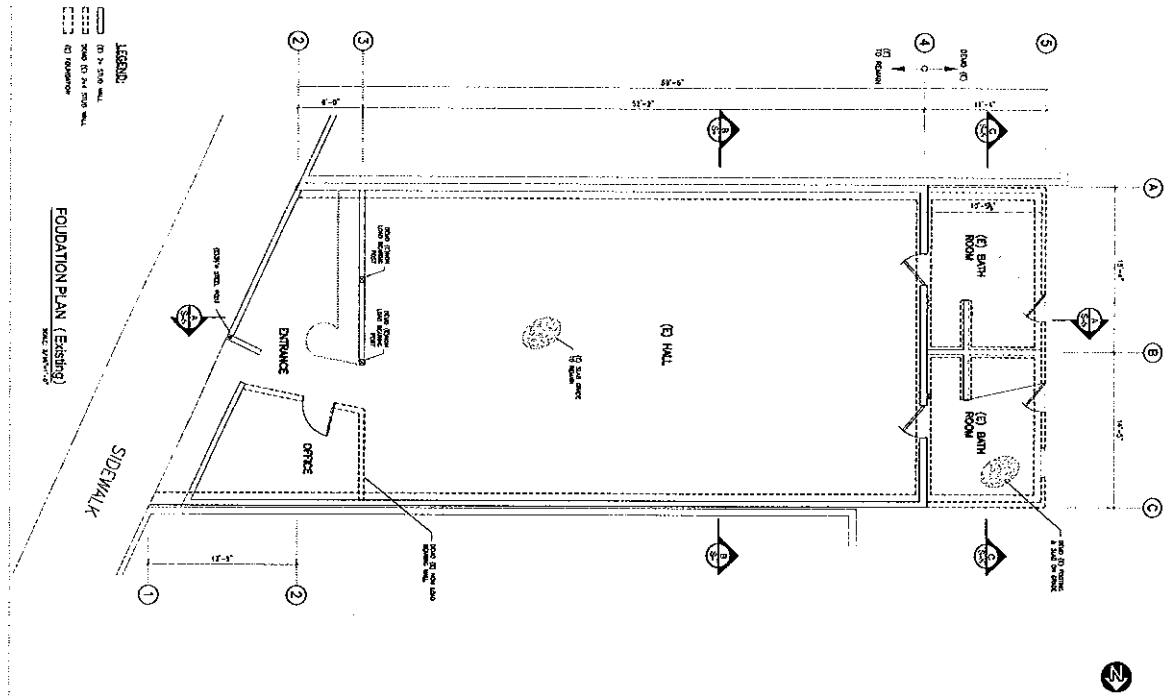
- S1 SPECIFICATION/NOTES
- S2 (E) & PROPOSED FOUNDATION PLAN
- S3 (E) ROOF FRAMING PLAN & PROPOSED 2ND FLOOR FRAMING PLAN
- S4 PROPOSED ROOF FINISHING PLAN
- S5 (E) & PROPOSED WEST ELEVATION
- S6 SECTIONS
- S7 STRUCTURAL DETAILS
- S8 ARCHIT. NOTES, VICINITY MAP & SITE PLAN
- A2 (E) & PROPOSED 1st FLOOR PLAN
- A3 PROPOSED 2ND FLOOR PLAN, SECTIONS & WINDOW & DOOR SCHEDULES
- S4 1ST AND 2ND FLOOR ELECTRICAL PLAN

ANNEXING
AND
REMODELING

3102 66 130

Project information including: PROJECT: ADDITION & REMODELING 3212 Adeline St Berkeley CA 94703; DEVELOPER/OWNER: Gezahegn Z. Menglislu 22730 Canyon Ridge Pl Castro Valley, CA 94552 (510)430-2717; STRUCTURAL ENGINEER: ANSE; DESIGNER: HS; DRAWING NO: CE201; DATE: 06-24-14; SCALE: AS SHOWN; SHEET: S-1 OF 11 SHEETS.

APPROVED PLANS
 DMJ
 CURRENT PLANNING DATE 7.16.14
 D.P. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached



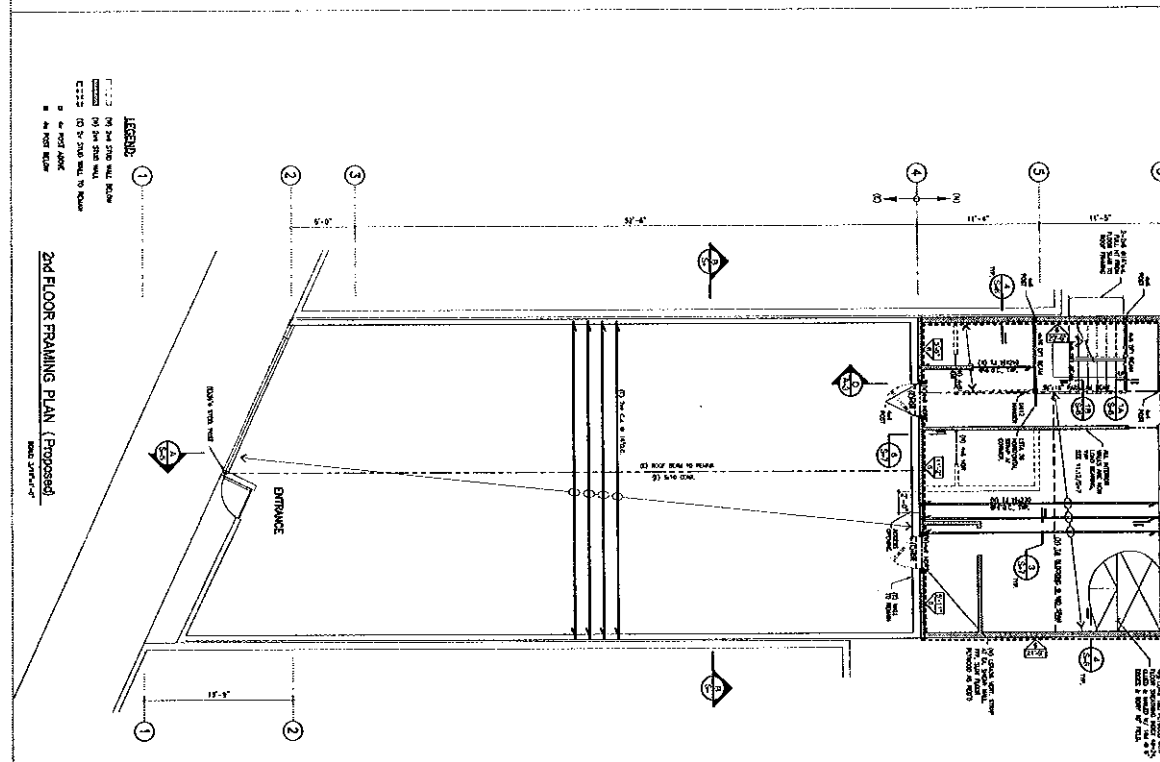
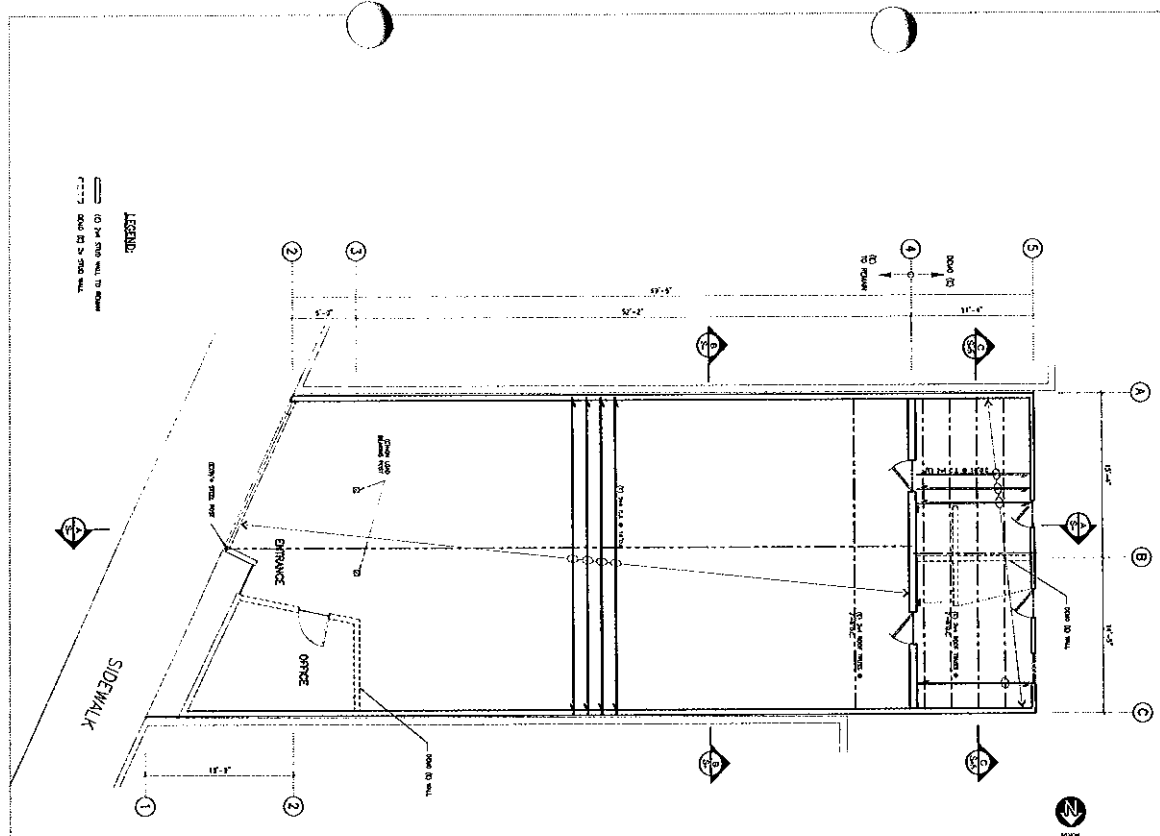
	PROJECT ADDITION & REMODELING 3212 Adeline St Berkeley CA 94703	DEVELOPER / OWNER Gezahegn Z. Mengistu 22730 Canyon Ridge Pl Castro Valley, CA 94552 (510)430-2717	STRUCTURAL ENGINEER ANSE <small>4450 Stoneridge Court</small> <small>Oakland, CA 94605-3872</small> <small>Tel: (510)633-4136</small> <small>e-mail: anse@pacbell.net</small>	DESIGNER <small>HB</small> <small>hnytk@yahoo.com</small>
	DRAWING NO: S-1 <small>2 OF 11 SHEETS</small>	PROJECT NUMBER: GEE-01 DRAWN BY: BO CHECKED BY: AN DATE: 06-27-13 SCALE: AS NOTED TITLE: (P) & PROPOSED FOUNDATION PLAN		

APPROVED PLANS

DMY

7.16.14

- CURRENT PLANNING DATE**
- D.R. Conditions Attached
 - A.U.P. Conditions Attached
 - U.P. Conditions Attached



LEGEND

- ① 10' 2nd story wall to column
- ② 10' 2nd story wall to column
- ③ 10' 2nd story wall to column
- ④ 10' 2nd story wall to column
- ⑤ 10' 2nd story wall to column

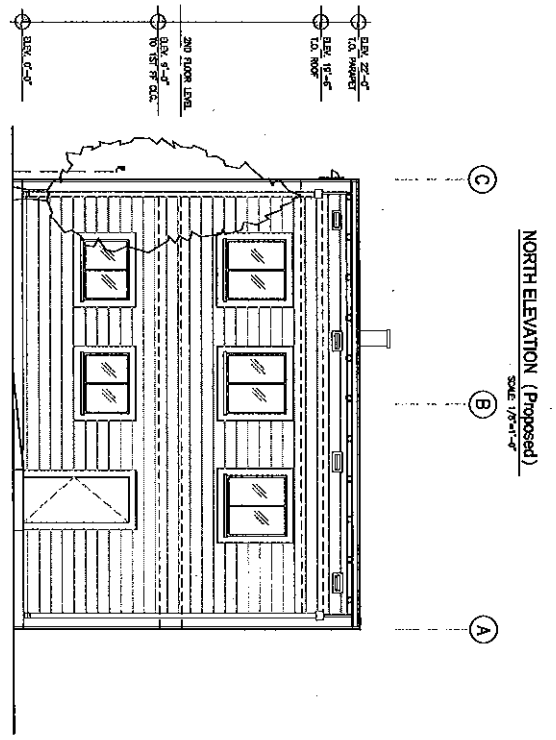
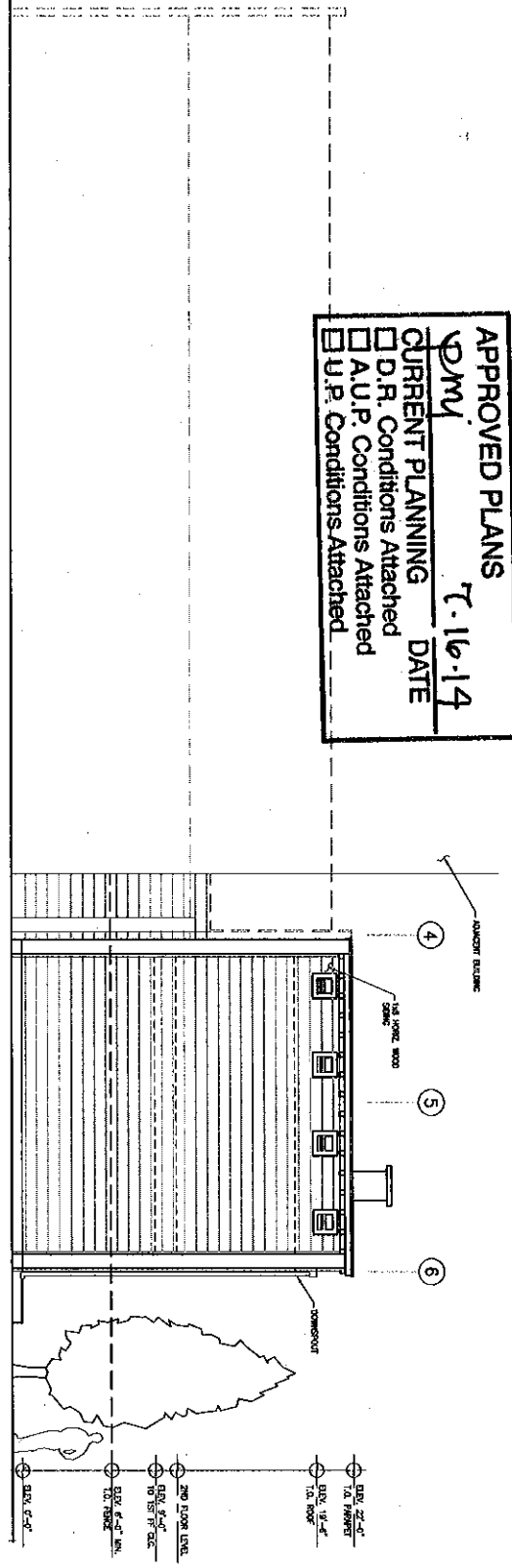
LEGEND

- ① 10' 2nd story wall to column
- ② 10' 2nd story wall to column
- ③ 10' 2nd story wall to column
- ④ 10' 2nd story wall to column
- ⑤ 10' 2nd story wall to column

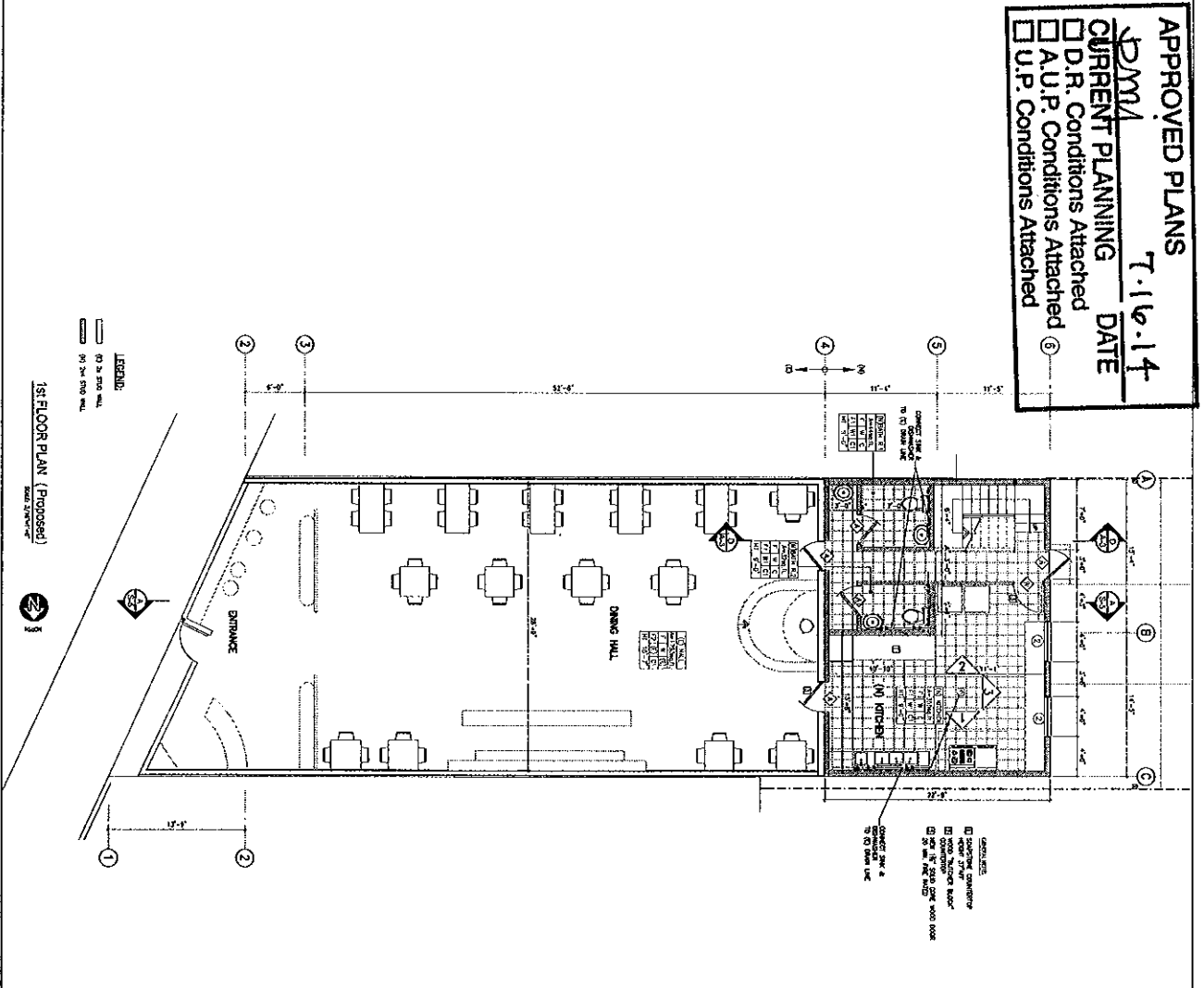
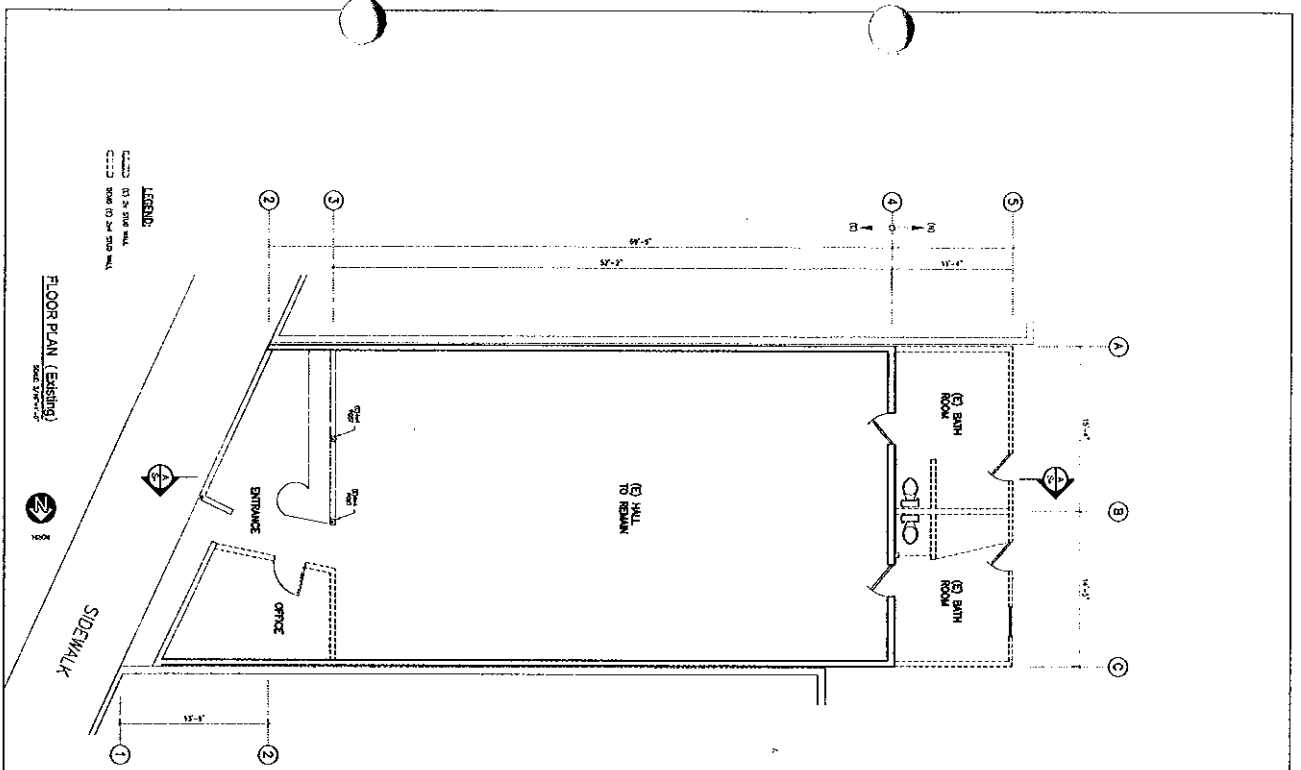
2ND FLOOR FRAMING PLAN (Proposed)

<p>PROJECT ADDITION & REMODELING 3212 Adeline St Berkeley CA 94703</p>	<p>DEVELOPER / OWNER Gezahegn Z. Mengistu 22730 Canyon Ridge Pl Castro Valley, CA 94552 (510)430-2717</p>	<p>STRUCTURAL ENGINEER A N S E Consulting Structural Engineers 4939 Stoneridge Court Oakland, CA 94605-3872 Tel: (510)633-4136 e-mail: ans@peckbill.net</p>	<p>DESIGNER HB huytk4@yahoo.com</p>	<p>DATE 10-21-13</p> <p>SCALE AS NOTED</p> <p>TITLE (3) FLOOR FRAMING & PROPOSED 2ND FLOOR FRAMING PLAN</p> <p>DRAWING NO. S-3</p> <p>3 OF 11 SHEETS</p>	
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APPROVED PLANS
 DMJ
 CURRENT PLANNING DATE 7-16-14
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached



Address:	PHASE I Piedmont, CA	TITLE	NORTH & WEST ELEVATION (proposed)		
Revision:	Date:	Drawn By:	Scale:	Sheet	
	8-3-14	HB	1/8"=1'-0"	A-3	1 OF 1



APPROVED PLANS
 \$PMM
 CURRENT PLANNING DATE
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

PROJECT NUMBER: GE-01 DRAWN BY: OCEGEO: AN DATE: 10-21-14 SCALE: AS SHOWN TITLE: (C) & (N) PROPOSED 1ST FLOOR PLAN DRAWING NO.: A-1 9' x 11' Sheets	PROJECT: ADDITION & REMODELING 3212 Adeline St Berkeley CA 94703	OWNER: Gezahegn Z. Mengistu 22730 Canyon Ridge Pl Castro Valley, CA 94552	DESIGNER: HB hbvyr@yahoo.com
	NOTES:		