



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 #2014-0062

Property Address: **1011 CHANNING WAY**

Permittee Name: **KATHRYN ROGERS**

Use and/or Construction Permitted: (1) 3rd-story addition/attic conversion with average height of approximately 25 feet, 7 inches (continuing existing roof line), and approximately 385 square feet of new floor area; and (2) outdoor hot tub located in rear yard pursuant to:

- Section 23D.20.070.C – exceed 14-foot average height limit for Residential Additions
- Section 23D.08.060.C – allow unenclosed hot tub

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 31, 2014.

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

October 31, 2014
Effective Date

ATTACHMENT 1

FINDINGS AND CONDITIONS OCTOBER 9, 2014

1011 Channing Way

Administrative Use Permit #2014-0062

Project Description: (1) 3rd-story addition/attic conversion with average height of approximately 25 feet, 7 inches (continuing existing roof line), and approximately 385 square feet of new floor area; and (2) outdoor hot tub located in rear yard.

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 CEQA Guidelines Sections 15301 (“Existing Facilities”) and 15332 (“In-Fill Development Projects”). 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 Zoning Officer finds that the proposed residential addition and unenclosed hot tub, under the circumstances of the particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area or 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, for the following reasons:
 - A. The addition is several feet lower than the R-1A District’s average height limit of 28 feet, and exceeds the side and rear setback requirements.
 - B. The addition maintains the existing roofline, which minimizes visual impacts and shadows on the side neighbors by placing the ridge at the center and sloping down toward the sides.
 - C. The addition utilizes materials that are compatible with the style of the existing dwelling.
 - D. The proposed hot tub is the quietest model offered by its manufacturer, and will comply with the City’s noise ordinance.

- E. The hot tub is located an adequate distance from adjacent properties to preserve adequate privacy for neighbors. In addition, a solid six-foot fence along the west property line will preserve the privacy of the nearest adjacent residence.

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 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.

Permit to Building Permit Issuance:

11. Plans submitted for building permit shall comply with Condition 23 below.

During Construction:

12. 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.
13. 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.
14. 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.
15. 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.
16. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.
17. Public streets shall be swept (preferably with water sweepers) of all visible soil material carried from the site.

Prior to Issuance of Occupancy Permit or Final Inspection:

18. All construction at the subject property shall substantially conform to the approved Use Permit drawings or to modifications approved by the Zoning Officer.
19. All landscape, site and architectural improvements shall be completed per the attached approved drawings.

At All Times (Operation):

20. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
21. 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.
22. Noise and exterior lighting shall be controlled so as to prevent verified complaints from the surrounding neighborhood.
23. The pump shall be mounted, enclosed and maintained to prevent noise from disturbing the occupants of neighboring properties.

24. The hot tub shall be drained into the sanitary sewer connection of the subject property, and not into any storm drain.
25. The hot tub shall be equipped with safety features in accordance with Chapter 31B, Division II of the California Building Code.
26. Mechanical operation and use must adhere to the exterior noise standards of BMC Section 13.40.050, which limits noise levels at the property line for any 30-minute period to:

R-1A District	7:00 a.m. – 10:00 p.m.	55 (dBA)
	10:00 p.m. – 7:00 a.m.	45 (dBA)



Prepared by: Aaron Sage
For Carol Johnson, Land Use Planning Manager/Zoning Officer

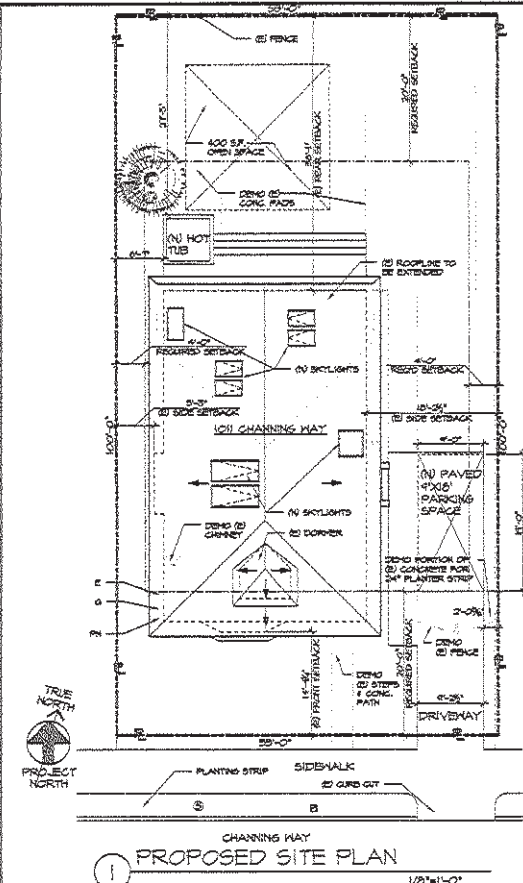
Aronoff

SIGNATURE

October 9, 2014

DATE

* Proposed change of use shown in gray



SCOPE OF WORK

- RE-Model kitchen and breakfast room porch & front entry
- ADD FIRST FLOOR BATH
- RE-Model MASTER SUITE ADD MASTER BATH @ 2ND FLOOR
- RE-Model 2ND FLOOR BATHROOM
- ADD STAIR TO ATTIC
- EXTEND ROOF TO PROVIDE ADDITIONAL FLOOR AREA @ ATTIC
- FINISH ATTIC SPACE, ADD BATHROOM
- REPAIR AND REPLACE EXISTING WINDOWS THROUGHOUT, INSTALL NEW AS SHOWN ON PLANS
- NEW REAR DECK & HOT TUB

DRAWING INDEX

- AD PROJECT DATA & DRAWING NEEDS SCOPE OF WORK, PROPOSED SITE PLAN, LEGEND, APPROVALS, GENERAL NOTES, VICINITY MAP, NEIGHBOR SIGNATURES OF APPROVAL
- AL FLOOR PLAN, EXISTING SITE PLAN, FLOOR PLANS & ELEVATION
- AS PROPOSED FLOOR PLANS, PROPOSED ELEVATIONS

APPLICABLE BUILDING CODES

- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA FIRE CODE
- 2010 CALIFORNIA GREEN BUILDING CODE
- CURRENT EDITION OF THE LOCAL MUNICIPAL CODE AND REGULATIONS

ARCHITECTURAL LEGEND

- (B) WALLS TO REPAIR
- (R) WALLS, DOORS, WINDOWS TO BE REMOVED
- (S) 2x STUD MALL
- CENTER LINE
- DOOR SWING INDICATION
- PROPERTY LINE
- COLUMN LINE
- SECTION REFERENCE
- FINISHED FLOOR TO CEILING HEIGHT
- REVISION CLOUD & REVISION NUMBER REFERENCE

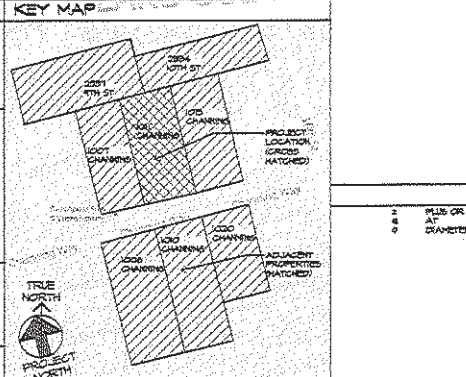
RECEIVED
MAY 30 2014

NEIGHBORHOOD SIGNATURES OF APPROVAL

I HAVE REVIEWED THE PLANS FOR 1018 CHANNING WAY, FOR AN ADDITION AT THE ATTIC LEVEL WITH REMODELED FIRST AND SECOND FLOORS INCLUDING REMODELED MASTER BEDROOM & BATH, ADDITIONAL BATH @ 1ST FLOOR, REMODELED KITCHEN, BREAKFAST ROOM & FRONT PORCH/ENTRY W/ STAIR.

NAME	SIGNATURE	Mailing ADDRESS	RENDER OR OWNER	DATE	HAVE NO OBJECTIONS	HAVE OBJECTIONS (PLEASE STATE BRIEFLY)	HAVE NO COMMENT
1006 CHANNING WAY BERKELEY CA 94710							
1006(1) CHANNING WAY BERKELEY CA 94710							
1006(2) CHANNING WAY BERKELEY CA 94710							
1006(3) CHANNING WAY BERKELEY CA 94710							
1006(4) CHANNING WAY BERKELEY CA 94710							
1007 CHANNING WAY BERKELEY CA 94710							
1008 CHANNING WAY BERKELEY CA 94710							
1010 CHANNING WAY BERKELEY CA 94710							
1015 CHANNING WAY BERKELEY CA 94710							
1015(1) CHANNING WAY BERKELEY CA 94710							
1015(2) CHANNING WAY BERKELEY CA 94710							
1020 CHANNING WAY BERKELEY CA 94710							
2897(100) 9TH STREET BERKELEY CA 94710							
2337 9TH STREET BERKELEY CA 94710							
2894 10TH STREET BERKELEY CA 94710							
2894(1) 10TH STREET BERKELEY CA 94710							
2894(2) 10TH STREET BERKELEY CA 94710							
2894(3) 10TH STREET BERKELEY CA 94710							
2894(4) 10TH STREET BERKELEY CA 94710							

PROJECT DATA			
CLIENT:	ERIKA MEISINGER & JEFF DEASON		
ADDRESS:	1018 CHANNING WAY, BERKELEY CA 94710		
PERMIT:	5300 SF		
LOT SIZE:	N/A		
PROPOSED OCCUPANCY:	Y-8		
CONSTRUCTION TYPE:	Y-8		
FOUNDATION:	EXISTING	ALLOWABLE	PROPOSED
HEIGHT:	14'-4 1/4"	20'-0"	NO CHANGE
FRONT SIDE:	35'-7"	20'-0"	NO CHANGE
REAR SIDE:	16'-2 3/4" EAST, 9'-3" WEST	4'-0"	NO CHANGE
LOT COVERAGE:	24.6%	40%	NO CHANGE
BUILDING FOOTPRINT:	126 SF	2100 S.F. MAX.	NO CHANGE
USABLE OPEN SPACE:	20 SF	400 S.F. MIN.	> 400 SF
BUILDING HEIGHT:	25'-6 5/8"	25'	NO CHANGE
FLOOR AREA:	1	1	NO CHANGE
KEY MAP			
FLOOR AREA:	EXISTING	ADDITION	PROPOSED
FIRST FLOOR:	126 SF	0 SF	126 SF
SECOND FLOOR:	N/A	1 SF	1261 SF
ATTIC:	N/A	365 SF	365 SF
Garage:	N/A	N/A	N/A
TOTAL AREA:	2425 SF	165	2590 S.F.



ABBREVIATIONS

ADU	ANCHOR BOLT ADJUSTABLE	DR	DRAWING	GP	GROUND FAULT CIRCUIT INTERRUPTER	NY	NEW	SCH	SCHEDULE
BD	BOARD	EL	ELEVATION	GH	GALVANIZED SHEET METAL	PP	PROPOSED	SCL	SIMILAR
BETH	BETH BLOSSING	EQ	EQUIPMENT	GMB	GYPSUM BOARD	PR	PROPOSED	SLF	SLOPE
BLS	BLOCK	EQB	EQUIPMENT BLOODING	OSB	ORIENTED STRAND BOARD	PRI	PROPOSED	STR	STRUCTURAL
CAB	CABINET	EQC	EQUIPMENT CURB	OTF	OUTRIGER	PLT	PLYWOOD	STR	SEE STRUT DRAWINGS
CCL	CORNER CLIP	F1	FLOOR FINISH	NO	NOSE DODG	TR	TRIM	TR	TO BE DETERMINED
CLD	CORNER CLIP	F2	FLOOR FINISH	INS	INSULATION	TDR	TIGHT DRAIN LINE	TR	TRIM & GROOVE
CLD	CORNER CLIP	F3	FLOOR FINISH	ISO	INSULATION	TR	TRIM & GROOVE	TR	TRIM & GROOVE
CLD	CORNER CLIP	F4	FLOOR FINISH	LAV	LAVATORY	TEL	TELEPHONE	TR	TRIM & GROOVE
CLD	CORNER CLIP	F5	FLOOR FINISH	LVL	LAVATORY LEVEL	TEL	TELEPHONE	TR	TRIM & GROOVE
CLD	CORNER CLIP	F6	FLOOR FINISH	MAX	MAXIMUM	TEL	TELEPHONE	TR	TRIM & GROOVE
CLD	CORNER CLIP	F7	FLOOR FINISH	MCH	MECHANICAL	TEL	TELEPHONE	TR	TRIM & GROOVE
CLD	CORNER CLIP	F8	FLOOR FINISH	MCH	MECHANICAL	TEL	TELEPHONE	TR	TRIM & GROOVE
CLD	CORNER CLIP	F9	FLOOR FINISH	MCH	MECHANICAL	TEL	TELEPHONE	TR	TRIM & GROOVE
CLD	CORNER CLIP	F10	FLOOR FINISH	MCH	MECHANICAL	TEL	TELEPHONE	TR	TRIM & GROOVE
CLD	CORNER CLIP	F11	FLOOR FINISH	MCH	MECHANICAL	TEL	TELEPHONE	TR	TRIM & GROOVE
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CLD	CORNER CLIP	F19	FLOOR FINISH	MCH	MECHANICAL	TEL	TELEPHONE	TR	TRIM & GROOVE
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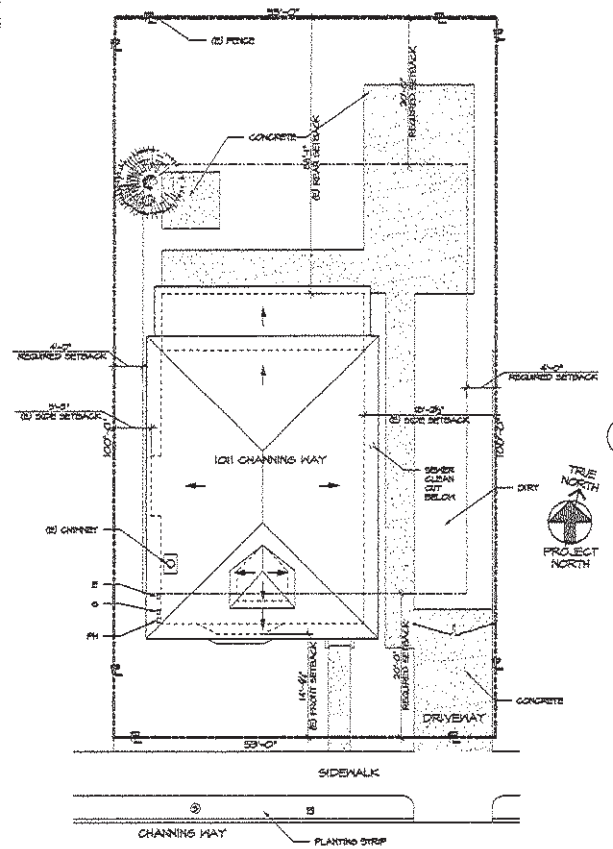
REVISIONS
NO. DESCRIPTION DATE

2014-04-08
AS NOTED
AM/ASD
MEISINGER
AO

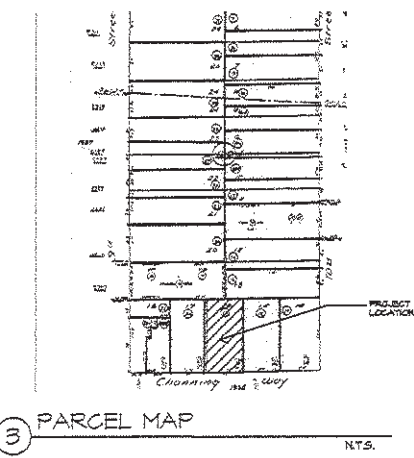
REMODEL
ERIKA MEISINGER & JEFF DEASON
1018 CHANNING WAY
BERKELEY, CA 94710

DESIGN GROUP ARCHITECTURAL INTERIORS
www.designgroup.com

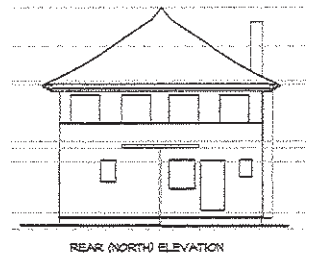
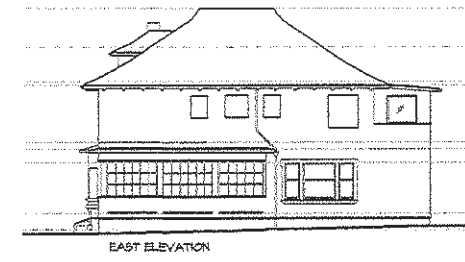
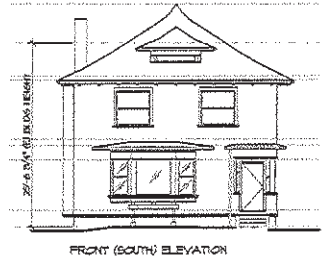
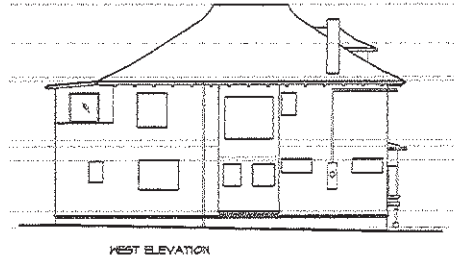
1490C SOLAND AVENUE
ALBANY, CALIFORNIA 94706
TEL: 510.224.7036
FAX: 510.224.7036
info@designgroup.com
www.designgroup.com



4 EXISTING SITE PLAN
1/8"=1'-0"




3 PARCEL MAP
NTS.



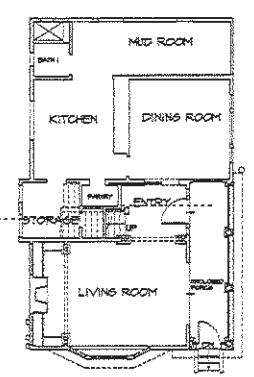
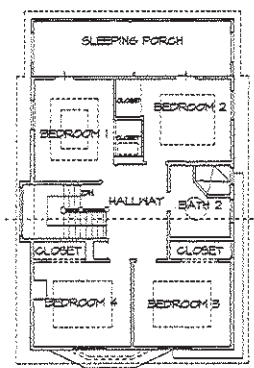
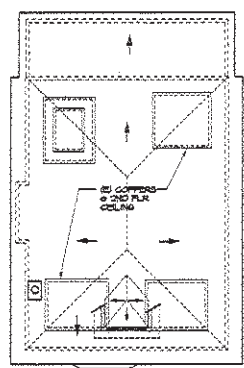
2 EXISTING BUILDING ELEVATIONS
1/8"=1'-0"

PLANS APPROVED BY


 SIGNATURE

October 9, 2014
 DATE

* Proposed change of use shown in gray



1 EXISTING FLOOR PLANS
1/8"=1'-0"

NO.	REVISIONS	DATE

10300 SAN ANTO AVENUE
 ALBANY, CALIFORNIA 94705
 TEL: 510-528-2720
 FAX: 510-528-7036
 www.sognoarch.com

Sogno

DESIGN GROUP ARCHITECTURE INTERIORS

REMODEL
 ERIKA WEISSINGER & JEFF DEASON
 1011 CHANNING WAY
 BERKELEY, CA 94710

EXISTING FLOOR PLANS
 SITE PLAN & PARCEL MAP

2014-01-08
 AS NOTED
 A1/A5D
 WEISSINGER

A.I.O.

AUP SUBMITTAL

PLANS APPROVED BY

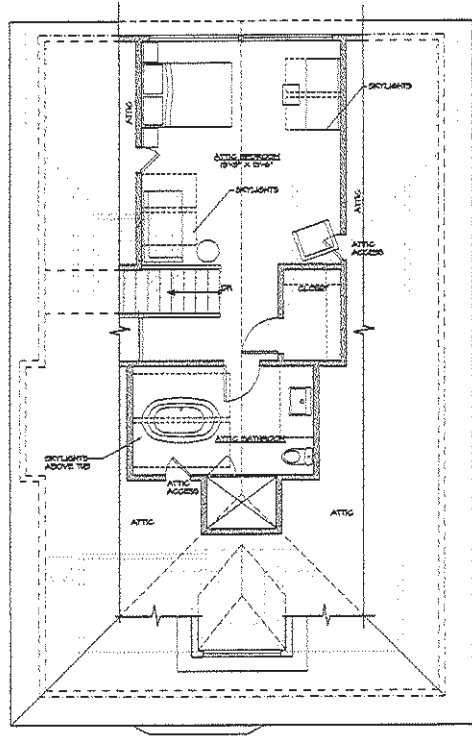
Caron Jage

SIGNATURE

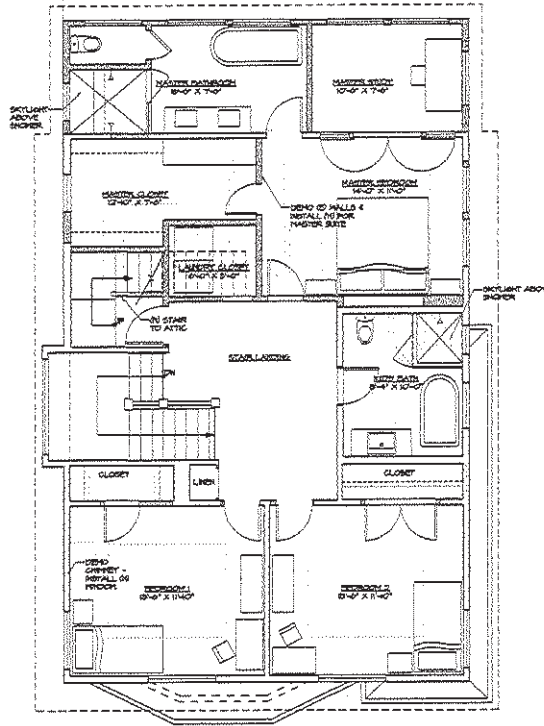
October 9, 2014

DATE

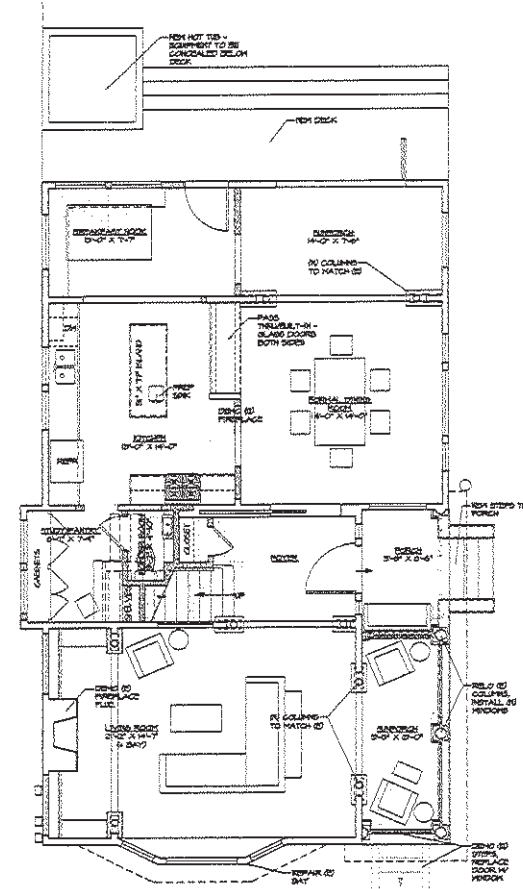
* Proposed change of use shown in gray



③ PROPOSED ATTIC FLOOR PLAN
1/4"=1'-0"



② PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"



① PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"



GENERAL NOTES:
- ALL DIMS. F.O.F. (FACE OF FINISH) - U.O.N.
- ALL WINDOWS (E) TO REMAIN - U.O.N.

NO.	DESCRIPTION	DATE

1495C SALADO AVENUE
ALBANY, CALIFORNIA 94706
PHONE: 925.734.1000
FAX: 925.734.7030
info@sofgnoarchitectgroup.com
www.sofgnoarchitectgroup.com

SOFGNO
DESIGN GROUP ARCHITECTURE INTERIORS

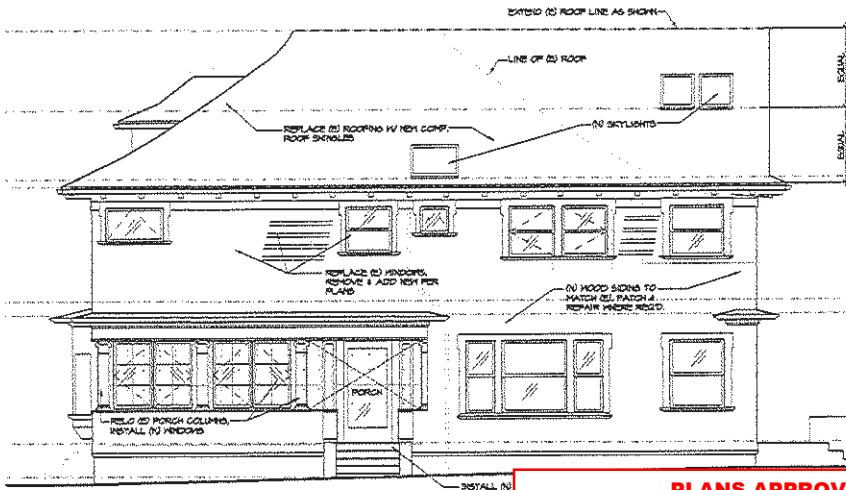
REMODEL
ERIKA WEISSINGER & JEFF DEASON
1011 GARANNING WAY
BERKELEY, CA 94710

PROPOSED FLOOR PLAN

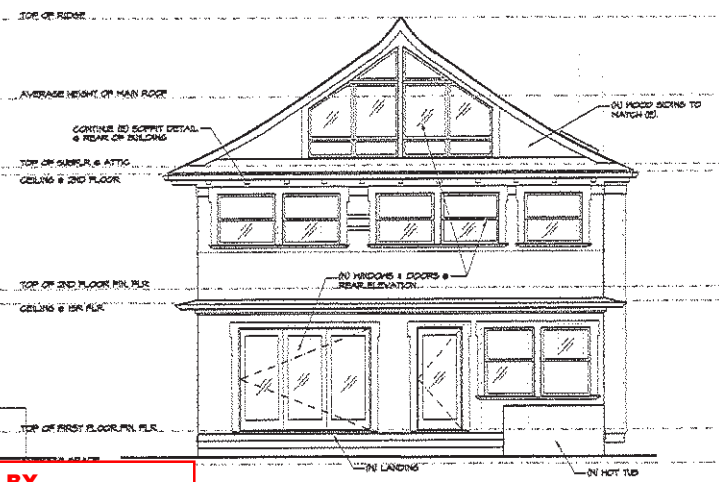
DATE: 2014-04-05
STATUS: AS NOTED
PROJECT: AMIASO
CLIENT: WEISSINGER

A2

AUP SUBMITTAL



4 PROPOSED EAST ELEVATION
1/4"=1'-0"



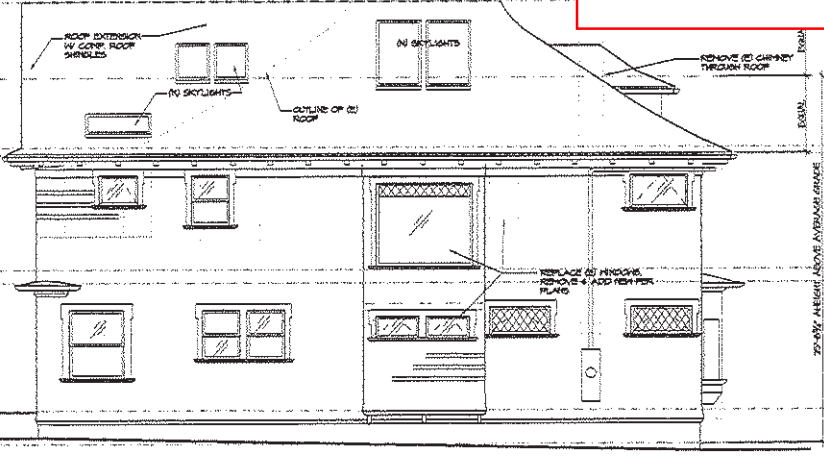
PROPOSED REAR (NORTH) ELEVATION
1/4"=1'-0"

PLANS APPROVED BY

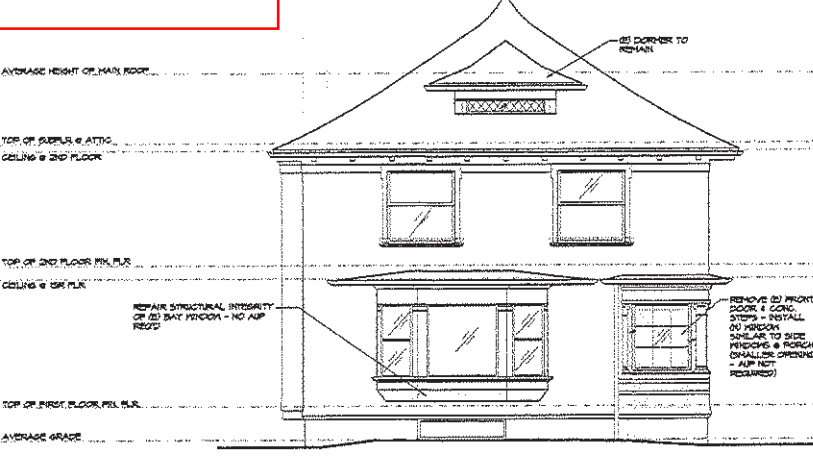
Jason Jaffe
SIGNATURE

October 9, 2014
DATE

* Proposed change of use shown in gray



2 PROPOSED WEST ELEVATION
1/4"=1'-0"



1 PROPOSED FRONT (SOUTH) ELEVATION
1/4"=1'-0"

GENERAL NOTES:
- ALL DIMS. F.O.F. (FACE OF FINISH) - U.O.N.
- ALL WINDOWS (E) TO REMAIN - U.O.N.

REVISIONS	NO.	DESCRIPTION	DATE

1490C SALADO AVENUE
ALBANY, CALIFORNIA 94706
TEL: 510.226.2720
FAX: 510.226.2720
info@sognogroup.com
www.sognogroup.com

Sogno

DESIGN GROUP ARCHITECTURE INTERIORS

REMODEL
ERIKA WEISSINGER & JEFF DEASON
1011 GANNING WAY
BERKELEY, CA 94710

AUP SUBMITTAL

PROPOSED FLOOR PLANS

DATE: 2014-03-10
BY: AS NOTED
CHK: AM/ASD
APP: WEISSINGER

A3