

Planning and Development Department
Land Use Planning

U S E P E R M I T

CITY OF BERKELEY ZONING ORDINANCE
Berkeley Municipal Code Title 23

USE PERMIT # UP2014-0039

Property Address: **1601 CARLETON STREET**

Permittee Name: **YAKOV SILVERTEST**

Use and/or Construction Permitted:

to 1) convert and enlarge an existing one story, 1,661 square-foot church at 1601 Carleton Street to a three story, 2,528 square-foot dwelling, 2) enlarge an existing one story, 951 square-foot dwelling at 2615 California Street to a two story, 1,836 square-foot dwelling; and 3) increase the number of bedrooms on the parcel from two to nine.

- Use Permit to create one dwelling unit, under BMC Section 23D.28.030;
- Use Permit to allow more than 5 bedrooms on a parcel, under BMC Section 23D.28.050;
- Administrative Use Permits to construct additions greater than 600 square feet, under BMC Section 23D.28.030;
- Administrative Use Permits to allow residential additions to exceed 14 feet in average height, under BMC Section 23D.28.070;
- Administrative Use Permit to continue a non-conforming front yard, under BMC Section 23C.04.070.B; and
- Administrative Use Permit to continue a non-conforming rear yard, where 20' is required, under BMC Section 23C.04.070.B.

FINDINGS, CONDITIONS AND APPROVED PLANS ATTACHED

The Use Permit herein described has been duly granted by the Zoning Adjustments Board and is in effect on October 31, 2014.

ATTACHMENT 1

FINDINGS AND CONDITIONS

OCTOBER 9, 2014

1601 Carleton Street/2615 California Street

Use Permit #UP2014-0039 to 1) convert and enlarge an existing one story, 1,661 square-foot church at 1601 Carleton Street to a three story, 2,528 square-foot dwelling, 2) enlarge an existing one story, 951 square-foot dwelling at 2615 California Street to a two story, 1,836 square-foot dwelling; and 3) increase the number of bedrooms on the parcel from two to nine.

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 Sections 15301 (“Existing Facilities”), 15303(a) (“New Construction or Conversion of Small Structures”), and 15332 (“In-Fill Development Projects”) of the CEQA Guidelines. 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.

GENERAL NON-DETRIMENT FINDING

2. Pursuant to Berkeley Municipal Code Section 23B.32.040, the Zoning Adjustments Board finds that the proposed project, 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 project site is located within the R-2 (Restricted Two-Family Residential) District. The surrounding properties and neighborhood include both single-family and multi-family apartment dwellings, several churches, and educational uses. The 1600 block of Carleton Street is primarily single-family residential, with the exception of a two-story corner apartment building at the southeast corner of Carleton and California Streets and the vacant church building on the project site. The current appearance of the project site, consisting of the vacant church at 1601 Carleton Street and vacant rear dwelling at 2615 California Street, is that of a dilapidated neighborhood corner resulting from an extended period of vacancy and neglect. The new single-family dwelling that would result from the conversion of the church building would be highly visible at this corner, and would result in a larger building than currently exists with the addition of the second and third stories. This additional height and mass would be partially offset by the elimination of the front church staircase, resulting in an open space area at the front setback where none currently exists. The single-family dwelling would include new concrete-board siding consisting of Hardie-Board or equivalent

finish, new roof shingles, and landscaping along the front and side yards. The rear single-family residence facing California Street would also be larger than the current dwelling with the addition of the second story. However, as with the front dwelling, the exterior components would include new concrete board, new roof shingles, and dual-glazed windows. Landscaping elements in the front setback facing California Street would replace the existing weeds and debris, resulting in an attractive aesthetic setting similar to other single-family residences along this and adjacent blocks.

- B. The proposed project would convert an existing, vacant church to residential uses consistent with the purposes of the R-2 district. The proposed project would create two dwelling units on the site consistent with two-family residential density that allows for multiple dwelling units per lot as well as multi-family apartment dwellings. The subject blocks of Carleton Street and California Street and the surrounding neighborhood include a mix of these housing types; therefore, the project would be compatible with the R-2 district pertaining to the character and density of the district.
 - C. The project would not result in significant shadow impacts to adjacent or nearby properties. The front dwelling would have shade impacts greater than existing conditions but would not affect the primary source of air and light due to the orientation of the adjacent apartment building. The rear dwelling would present a new source of shade with the addition of the second story that would be noticeable to adjacent properties. However, this shade would be partially offset by a roof height that is less than that allowed for the R-2 district. Additionally, during both winter and summer conditions, the shade would occur only during limited hours. Therefore, the proposed project would not unreasonably obstruct natural light to adjacent and nearby properties.
 - D. The proposed project would provide two off-street parking spaces in compliance with the requirements of Chapter 23D.12. This would add one parking space to the existing space that is currently available at the subject property. The location and dimensions of these parking spaces have been reviewed and approved by the Traffic Engineer.
 - E. For 1601 Carleton, the project would remove the front stairway and enclosed entry, providing for a 12'-6" front yard setback where none exists today. However, even with the partial demolition, the building would encroach into the required 20' front setback. An additional setback is not necessary for the following reasons: 1) providing the additional 7'-6" required for setback compliance would result in significant alteration to the front of the building, potentially requiring additional structural and building issues that could affect the roof and walls; 2) relocating the building would lessen the building to building setback that exists on the site and would not comply with the required building separation; and 3) the yard that will be created by the project will improve the appearance of the site, and setbacks or less than 20' are common in this neighborhood.
 - F. For 2615 California, the continuation of the existing, 11'-1" nonconforming rear yard setback can be justified by the height and configuration of the proposed 2-story dwelling. The height of 21'-1" is 6'-11" below the R-2 District height limit. The dwelling will be oriented with only passive indoor uses, including bedrooms, bathrooms, and stairs, inside the encroaching area. The more active indoor uses, including the living room, kitchen, would be situated outside the encroachment area. Additionally, there would be no outside access directly from the dwelling into the rear yard area since the rear yard would be landscaped to promote passive outdoor uses. These features will ensure the adequate supply of air and light to the existing properties at 2611 California Street and 1605 Carleton Street.
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STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

1. Conditions Shall be Printed on Plans

The conditions of this Permit shall be printed on the first sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions'. The second sheet may also be used if the first 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 approved is permitted unless the Permit is modified by the Zoning Adjustments Board, in conformance with Section 23B.56.020.A.

Changes in the plans for the construction of a building or structure may be modified prior to the completion of construction, in accordance with Section 23B.56.020.D. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project. The Zoning Officer may also approve a maximum two-foot variation to Board approved plans, provided that such variation does not increase a structure's height, reduce the minimum distance to any property line, and/or conflict with any special objective sought by the Board.

5. Plans and Representations Become Conditions (Section 23B.56.030)

Except as expressly specified herein, the site plan, floor plans, building elevations and any additional information or representations submitted by the applicant during the Staff review and public hearing process leading to the approval of this Permit, whether oral or written, which indicated the proposed structure or manner of operation are deemed conditions of approval.

6. Subject to all City and Other Regulations (Section 23B.56.040)

The approved use and/or construction are subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies.

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. 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 OF APPROVAL

Pursuant to BMC Section 23B.32.040.D, the Zoning Adjustments Board attaches the following conditions to this Permit:

Prior to Issuance of Any Building Permit

10. Plans submitted for a building permit shall include landscaping within the curbside planting strip (between curb and sidewalk) and between the sidewalk and the property line abutting the Carleton Street r-o-w. Street trees shall be installed along the project site per the spacing, species and maintenance plan set forth by the City Forester. In addition, all fences within the public r-o-w must be removed.

11. A Landscape plan shall be submitted to show all paved areas and walkways with the balance of the site to be planted to encourage outdoor active or passive recreational use. The plan shall include all trees, shrubs, and groundcover, as well as fencing and paving materials. Fence height, materials, and location shall conform to the requirements of BMC Section 23D.08.060.

12. Prior to issuance of a building permit, the applicant shall complete and submit an updated *Draft GreenPoint Checklist* to the project planner with comments on any revisions to the project that affect the project's green building score.

13. Prior to issuance of a building permit, 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 this record to the project planner upon request.

Noise Management Individual _____
Name Phone #

14. 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.

During Construction:

15. 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.
16. 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.
17. 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.
18. 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.

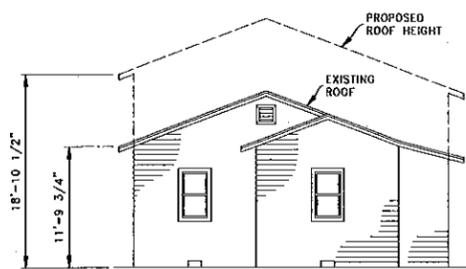
19. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.
20. All active construction areas shall be watered at least twice daily, and all piles of debris, soil, sand or other loose materials shall be watered or covered.
21. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.
22. Public streets shall be swept (preferably with water sweepers) of all visible soil material carried from the site.
23. 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.

Prior to Final Inspection or Issuance of Occupancy Permit:

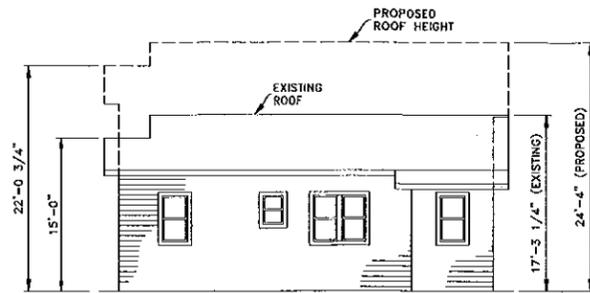
24. The project shall conform to the plans and statements in the Use Permit.
25. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated May 13, 2014, received June 18, 2014. Curbside plants indicated in Condition 10 shall also be completed.
26. Prior to issuance of an occupancy permit or final inspection approval, the applicant shall update, sign, and submit an *As-Built GreenPoint Checklist* reflecting final as-built conditions, including the total green building score, to the project planner.

At All Times:

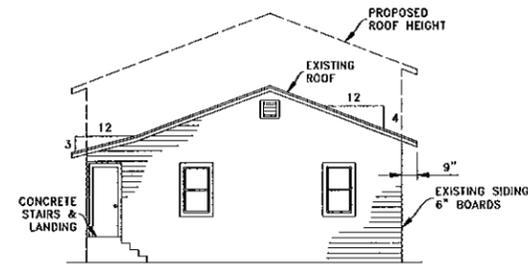
27. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
 28. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.
 29. The title for the subject parcel shall include a statement that the required parking for the building addressed at 2615 California Street is located within the building addressed at 1601 Carleton Street, and shall be accessible at all times for use by the occupants of 2615 California Street.
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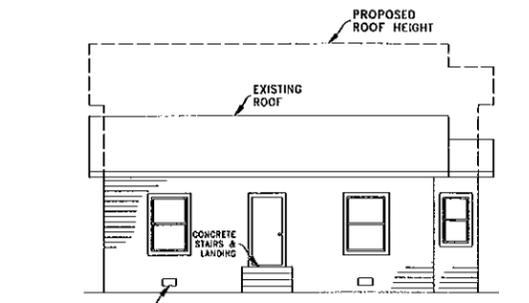
EXISTING SOUTH ELEVATION
1/8"=1'-0"



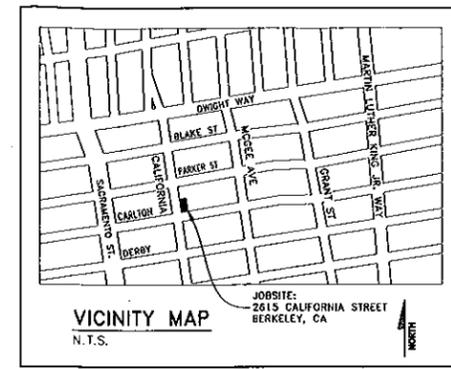
EXISTING EAST ELEVATION
1/8"=1'-0"



EXISTING NORTH ELEVATION
1/8"=1'-0"



EXISTING WEST (FRONT) ELEVATION
1/8"=1'-0"



VICINITY MAP
N.T.S.

SCOPE OF WORK
REMODEL EXISTING HOUSE, REPLACING (E)
FOUNDATION AND ADDING SECOND FLOOR.
THIS PROJECT DOES NOT INCREASE LOT COVERAGE.

NOTE:
PRIOR TO FINAL CONTRACTOR WILL CONTACT
AN ENGINEERING INSPECTOR AT 981-7500 TO
SCHEDULE AN APPOINTMENT TO REVIEW
SIDEWALK CONDITIONS TO DETERMINE WHETHER
OR NOT REPLACEMENT/REPAIR IS REQUIRED.
ANY SIDEWALK THAT IS IN DISREPAIR SHALL BE
REPLACED IN ACCORDANCE WITH CITY OF
BERKELEY STANDARDS. (BMC 16.04.010,
"SIDEWALK REPAIR REQUIREMENTS".

PARKING AND ACCESS:
CONSTRUCTION PARKING SIGNS WILL BE SET UP.
TRUCK PARKING WILL BE DIRECTLY IN FRONT OF
PROPERTY. SPOILS WILL BE KEPT OUT OF PUBLIC
RIGHT-OF-WAY, WITH MATERIALS STORED ON SITE.

NOTE:
2013 CBC AS AMENDED
BY THE CITY OF BERKELEY ARE APPLICABLE
TO THIS PROJECT.

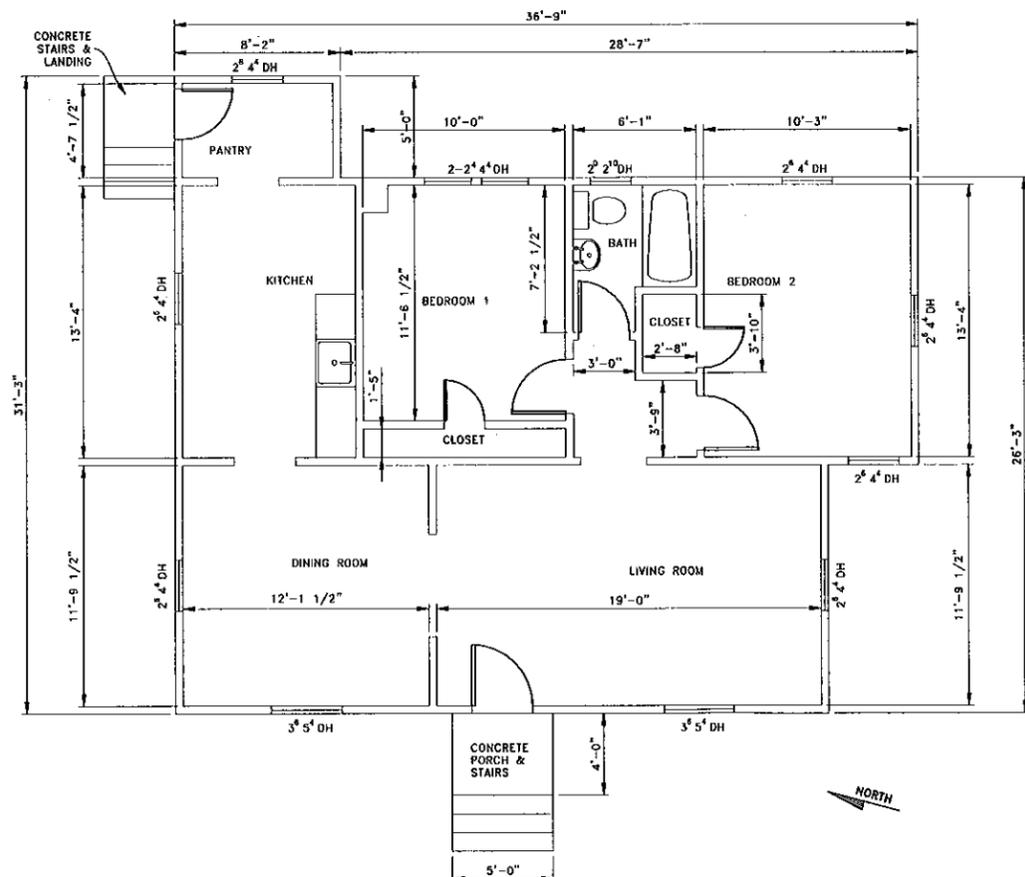
INDEX OF DRAWINGS:
1. VICINITY MAP, SITE PLAN, EXISTING
FLOOR PLANS & ELEVATIONS OF HOUSE
2. PROPOSED FLOOR PLANS &
ELEVATIONS OF HOUSE.

NOTE:
THIS DOES NOT INCREASE LOT
COVERAGE.

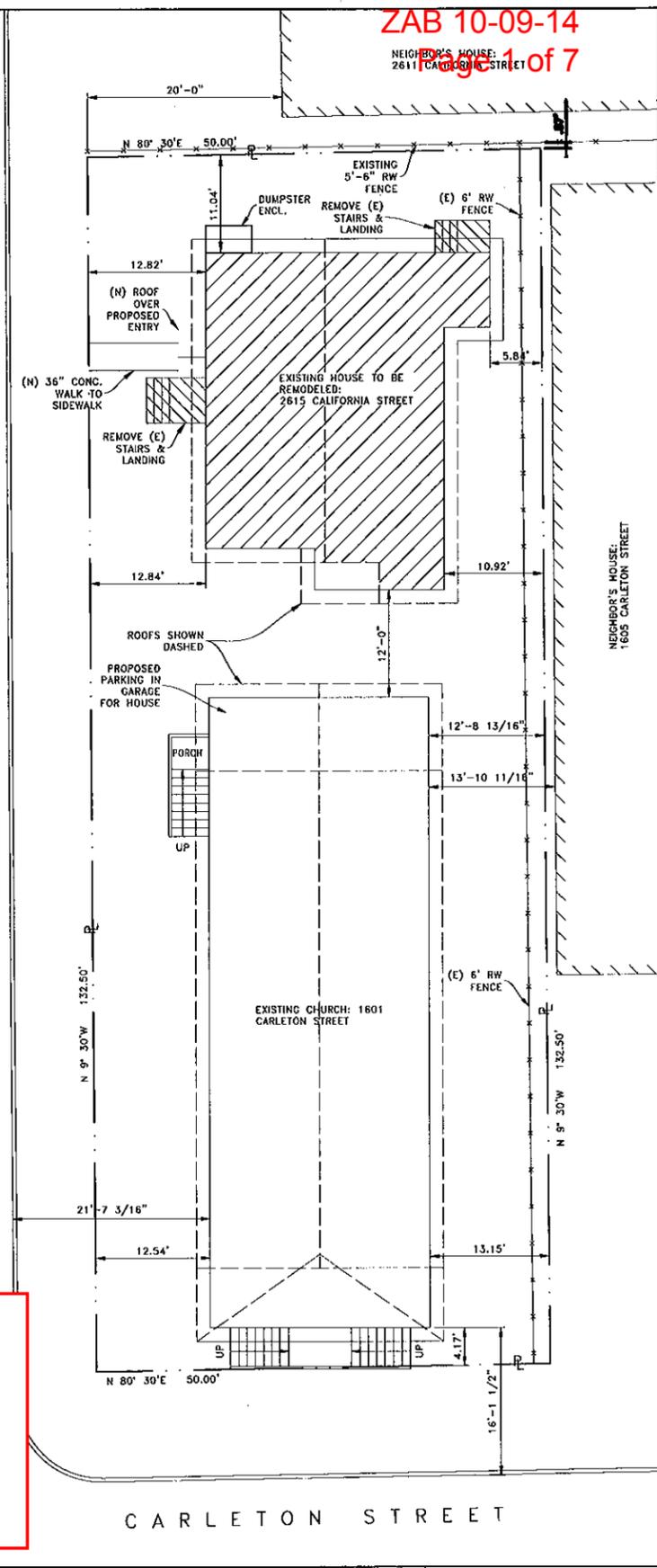
FLOOR AREAS:
EXISTING HOUSE: 951 SF
PROPOSED:
FIRST FLOOR: 951 SF
SECOND FLOOR: 805 SF
TOTAL: 1836 SF

NOTE:
FOR LANDSCAPING, FENCING, LOT
COVERAGE AND USABLE OPEN
SPACES INFORMATION NOT SHOWN
HERE, SEE SHEET 1 OF 1601
CARLETON ST. PLANS, INCLUDED
WITH THIS SUBMITTAL.

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD
Carol Johnson
SIGNATURE
October 9 2014
DATE
* Findings and Conditions Attached



EXISTING FLOOR PLAN
1/4"=1'-0"



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

NOTE:
SEE ATTACHED SURVEY BY
ANDREW DEAK DATED 5-7-2014

2615 CALIFORNIA STREET

REVISIONS	BY
6-17-14	
10-2-14	

SITE INFORMATION BY OWNER
DRAFTING: ROD LAMKEY, 510-644-4424

REMODEL (E) RESIDENCE
2615 CALIFORNIA STREET, BERKELEY, CA
YAKOV SIVERTSEV, OWNER, PHONE: 510-917-9516
A.P. NO. 54-1804-17

Date: 5-13-14
Scale: AS NOTED
Drawn: RAL
Job:
Sheet 1
Of 2 Sheets

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

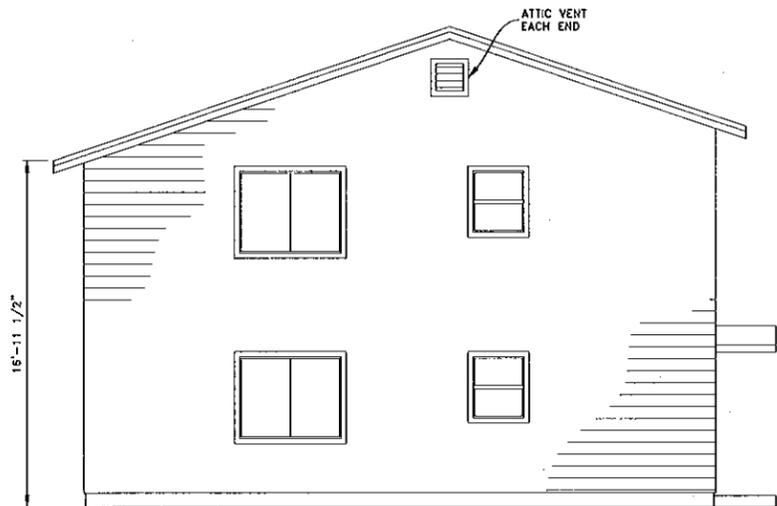
Carol Johnson

October 9 2014

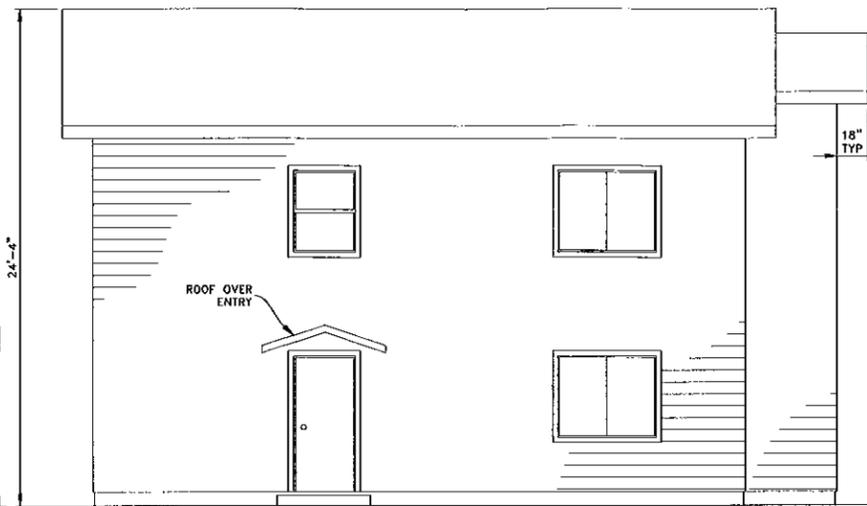
SIGNATURE

DATE

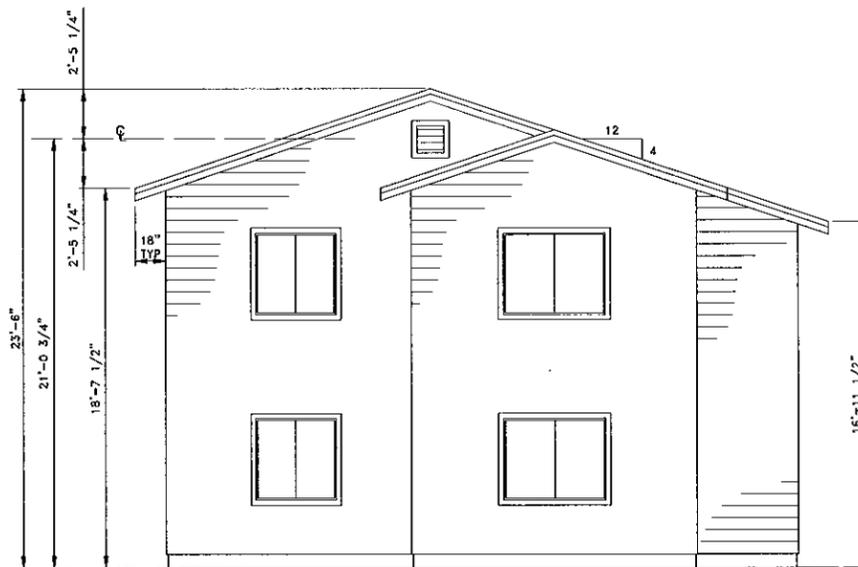
* Findings and Conditions Attached



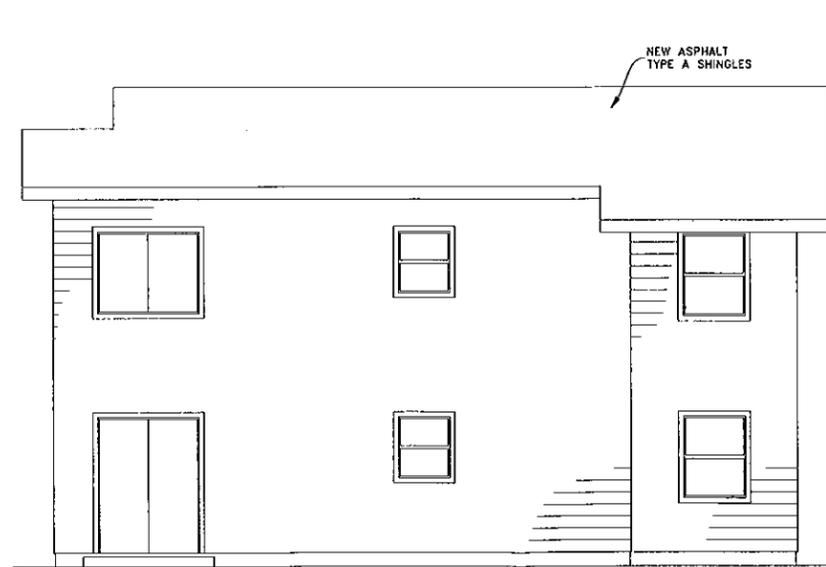
PROPOSED NORTH ELEVATION
1/4"=1'-0"



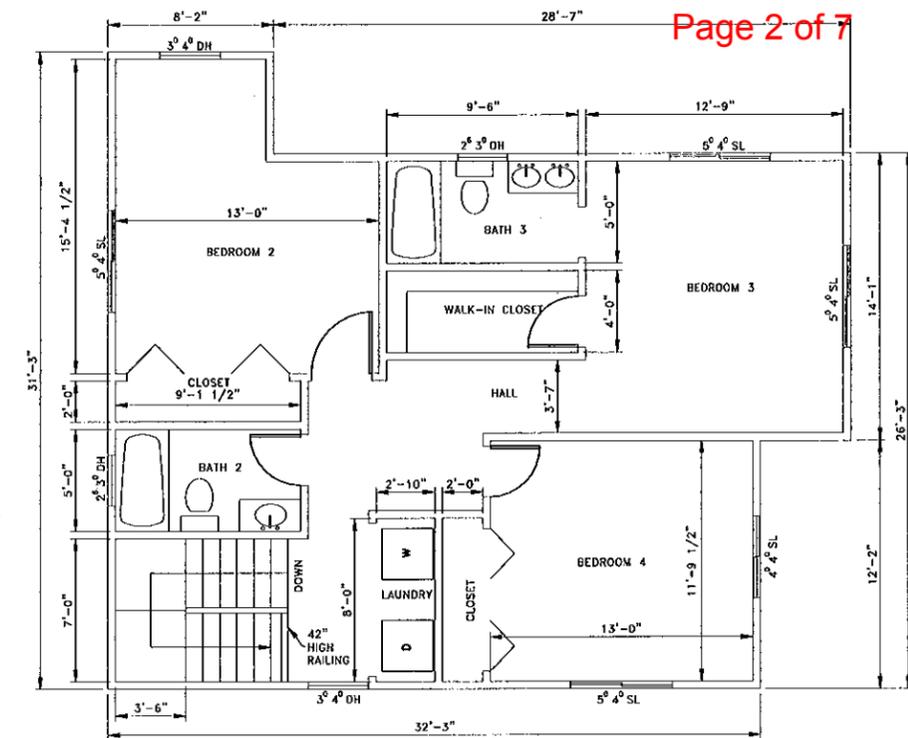
PROPOSED WEST ELEVATION
1/4"=1'-0"



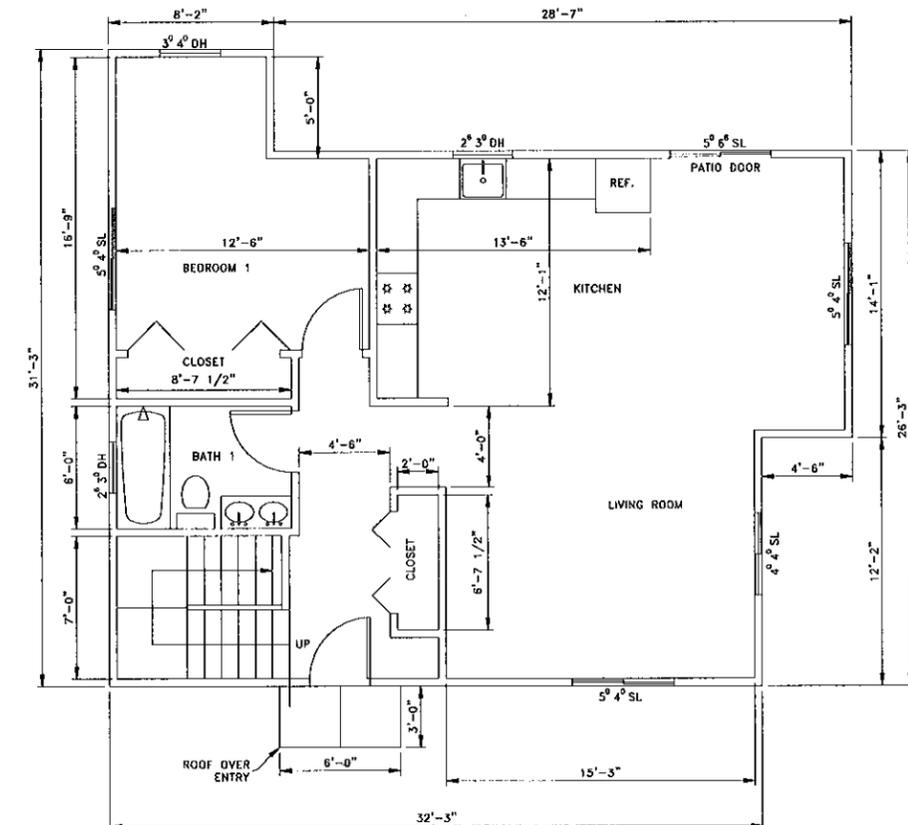
PROPOSED SOUTH ELEVATION
& ROOF HEIGHT DIAGRAM
1/4"=1'-0"



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



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



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

2615 CALIFORNIA STREET

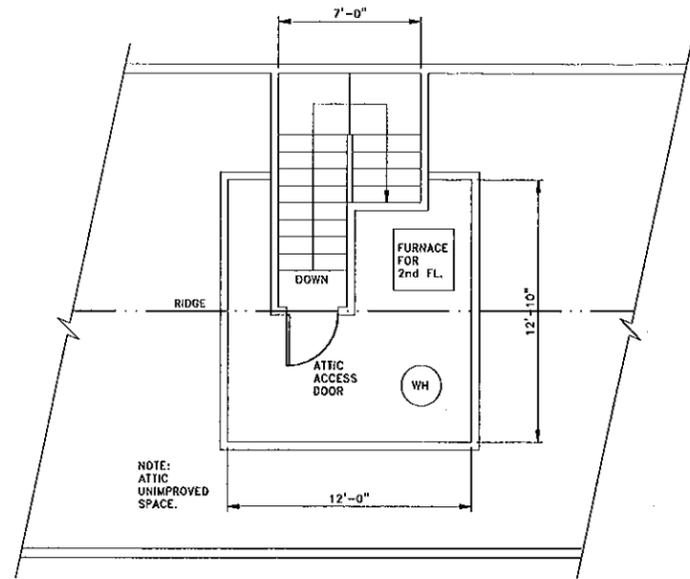
REVISIONS	BY
6-17-14	
10-2-14	

SITE INFORMATION BY OWNER
DRAFTING: ROD LAMKEY, 510-644-4424

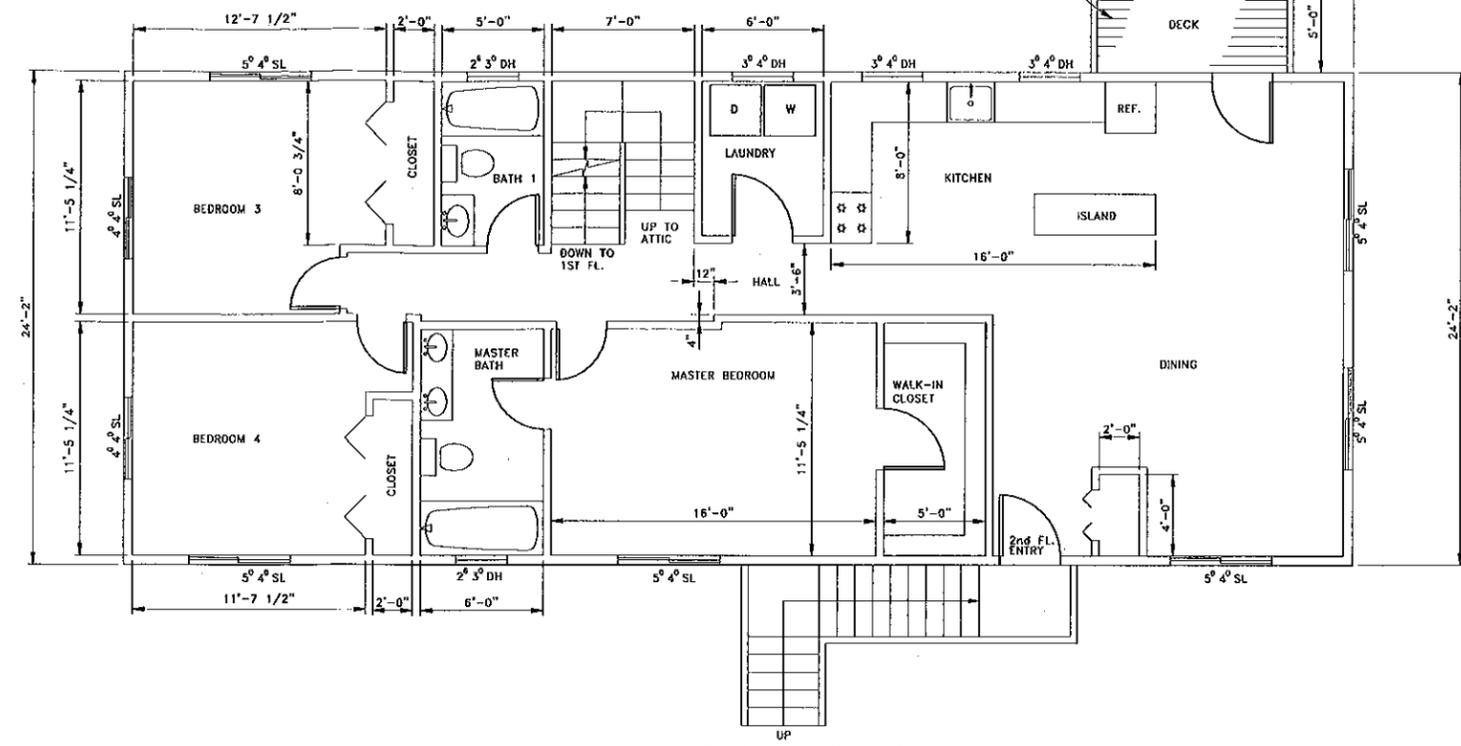
REMODEL (E) RESIDENCE
2615 CALIFORNIA STREET, BERKELEY, CA
YAKOV SIVERTSEV, OWNER. PHONE: 510-917-9516
A.P. NO. 54-1804-17

Date: 5-13-14
Scale: AS NOTED
Drawn: RAL
Job:
Sheet 2
Of 2 Sheets

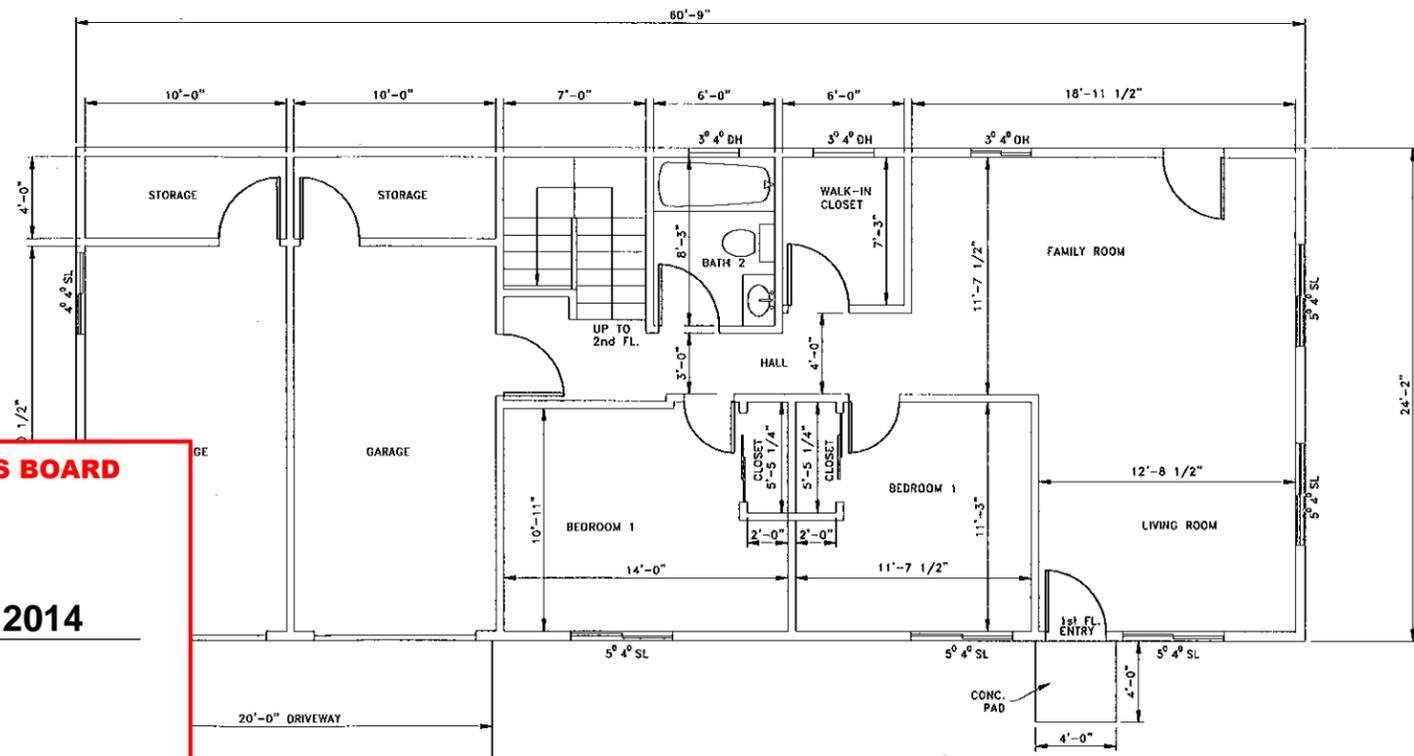
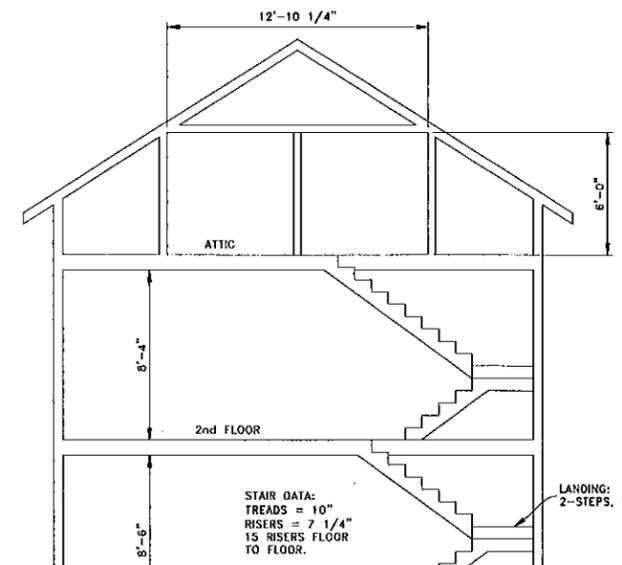
REVISIONS	BY
6-17-14	
10-2-14	



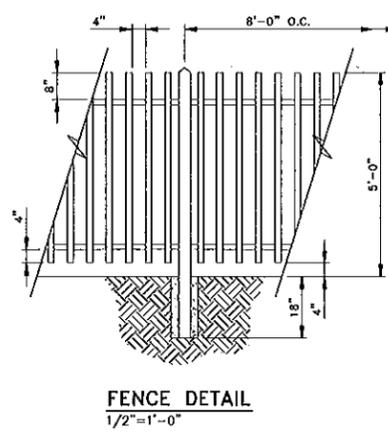
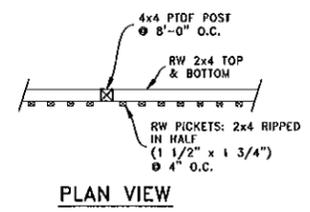
PROPOSED ATTIC PLAN (PARTIAL)
1/4"=1'-0"



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



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



PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

Carol Johnson
SIGNATURE

October 9 2014
DATE

* Findings and Conditions Attached

SITE INFORMATION BY OWNER
DRAFTING: ROD LANKEY, 510-644-4424

REMODEL (E) CHURCH TO SINGLE FAMILY RESIDENCE
1601 CARLETON STREET, BERKELEY, CA
YAKOV SIVERTSEV, OWNER. PHONE: 510-917-9516
A.P. NO. 54-1804-17

Date: 5-13-14
Scale: AS NOTED
Drawn: RAL
Job:
Sheet

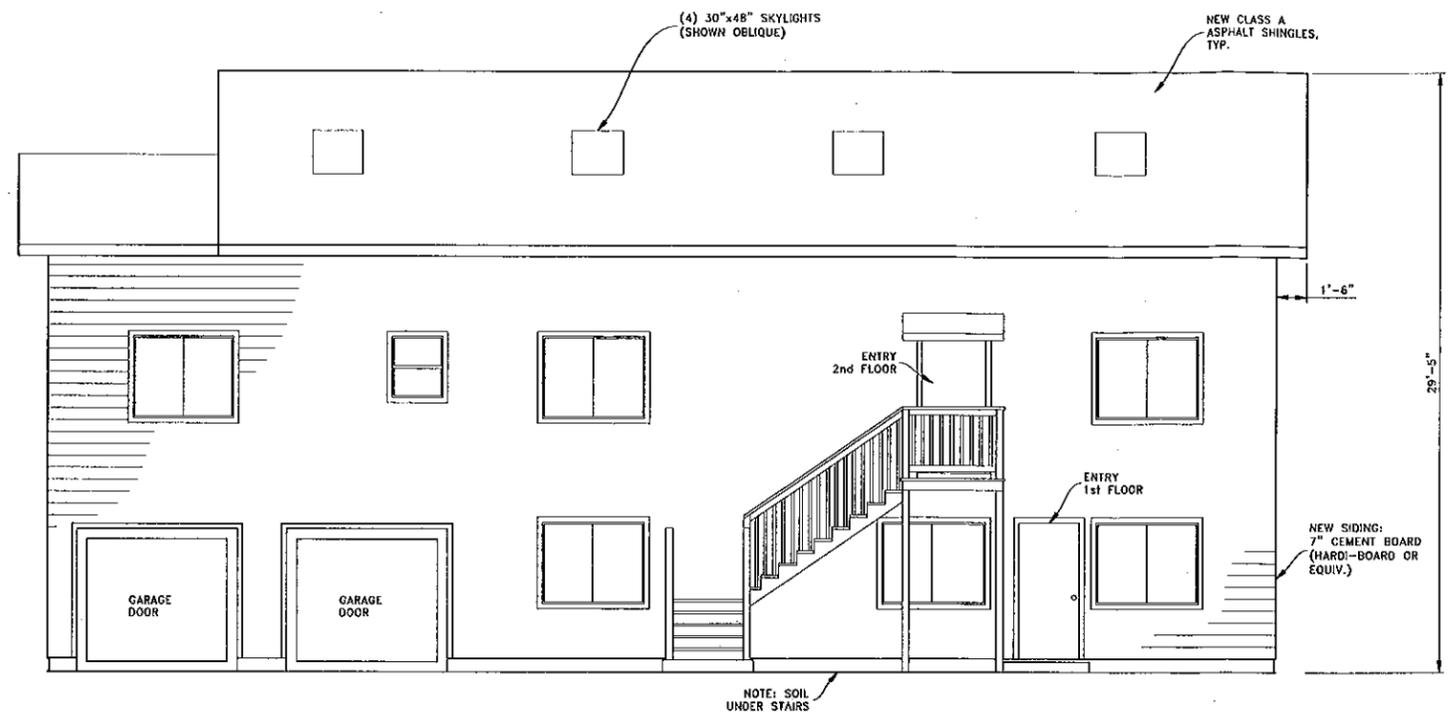
1601 CARLETON STREET

REVISIONS	BY
6-17-14	
10-2-14	

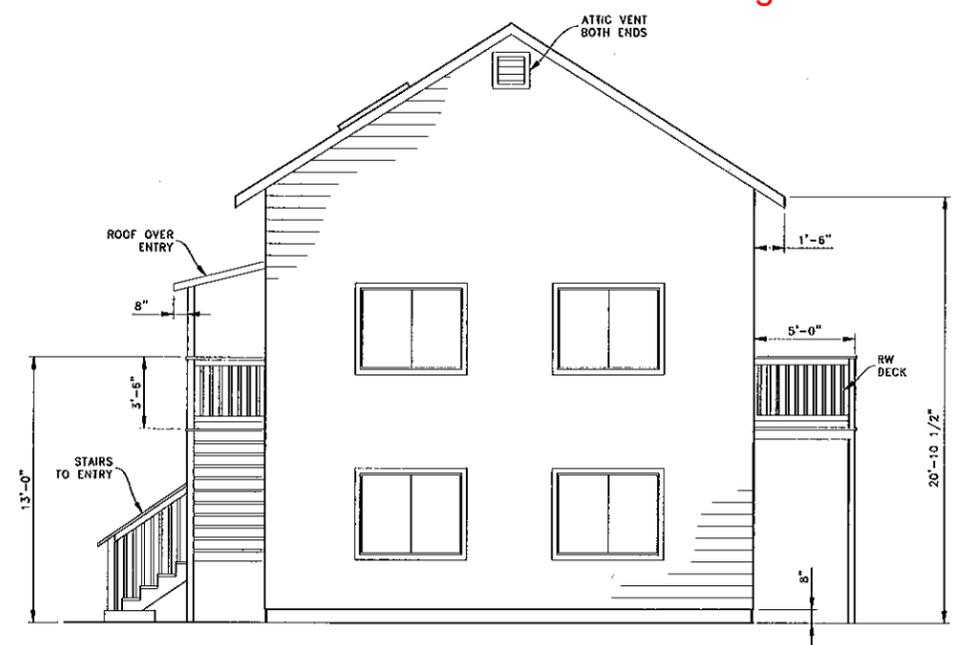
SITE INFORMATION BY OWNER
 DRAFTING: ROD LAMKEY, 510-644-4424

REMODEL (E) CHURCH TO TWO-STORY RESIDENCE
 1601 CARLETON STREET, BERKELEY, CA
 YAKOV SIVERTSEV, OWNER, PHONE: 510-917-9516
 A.P. NO. 54-1804-17

Date: 5-13-14
Scale: AS NOTED
Drawn: RAL
Job:
Sheet
3
Of 3 Sheets



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



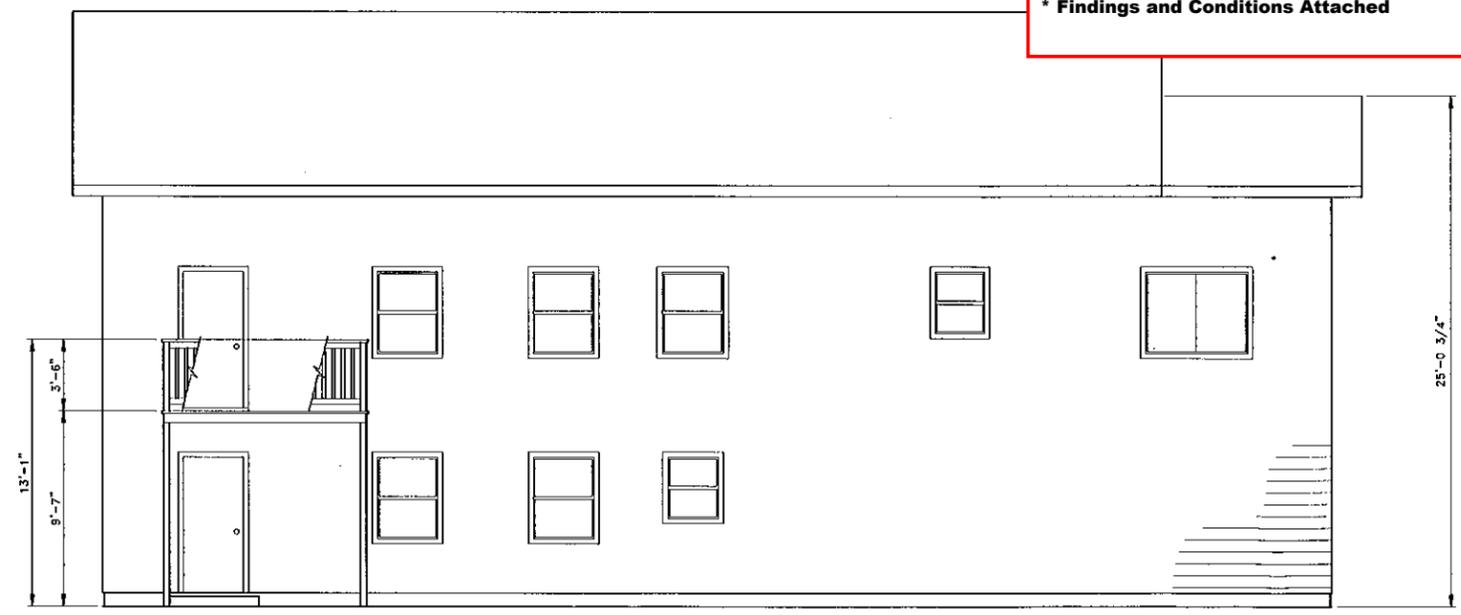
SOUTH ELEVATION
 1/4"=1'-0"

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

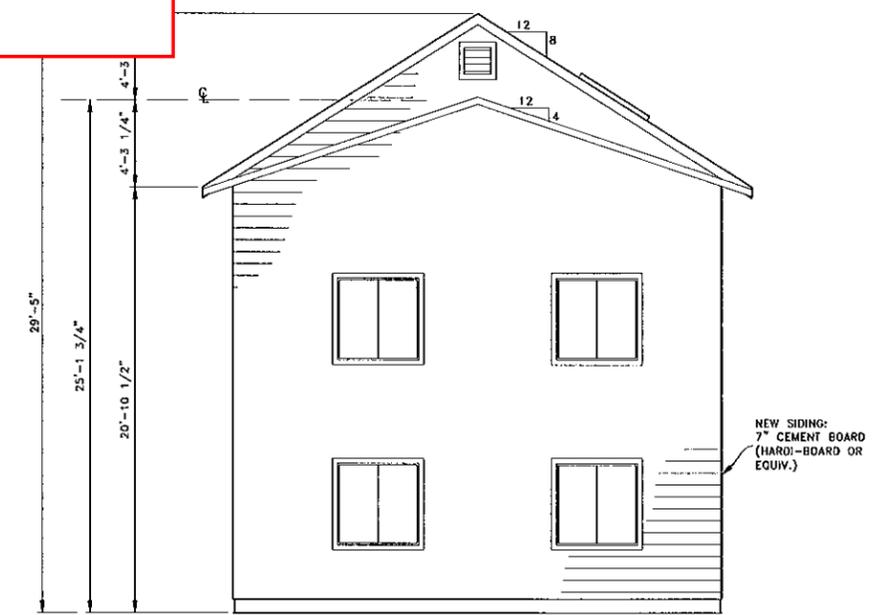
Carol Johnson
 SIGNATURE

October 9 2014
 DATE

* Findings and Conditions Attached



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



NORTH ELEVATION
 & ROOF HEIGHT DIAGRAM
 1/4"=1'-0"

1601 CARLETON STREET

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

Carol Johnson

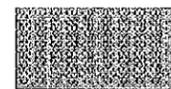
SIGNATURE

October 9 2014

DATE

*** Findings and Conditions Attached**

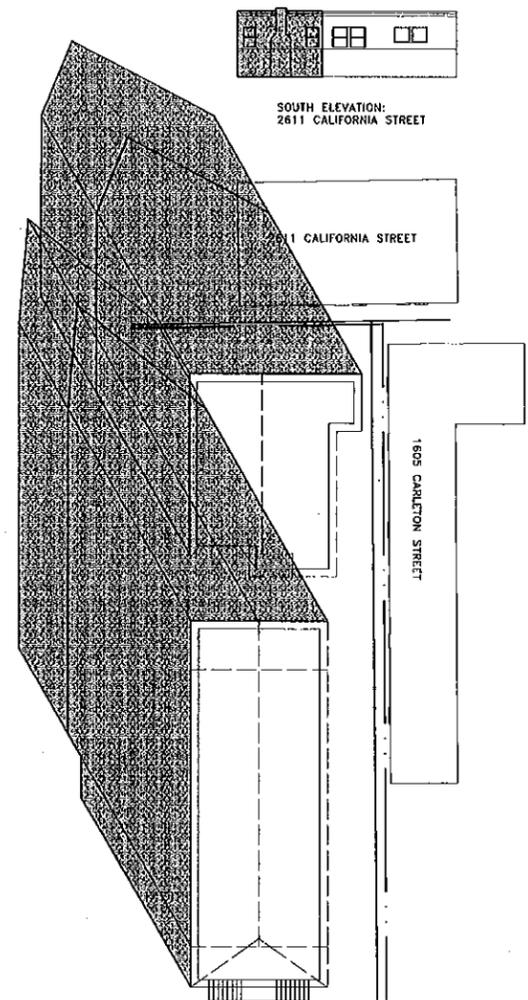
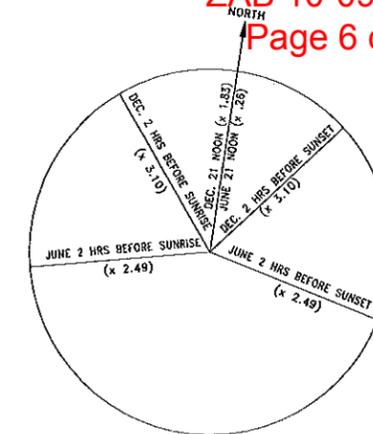
NOTE: ADJOINING FACING ELEVATIONS SHOWN ONLY WHEN AFFECTED BY SHADOWS. IN EVERY INSTANCE, EXISTING SHADOWS ALREADY COVER THE NEIGHBORING ELEVATIONS AS SHOWN.



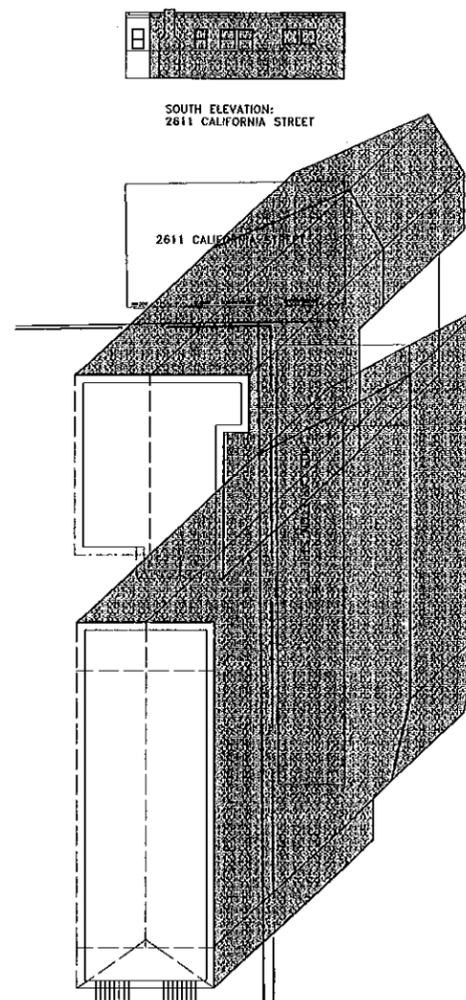
EXISTING SHADOW



SHADOWS OF PROPOSED ADDITIONAL STORIES



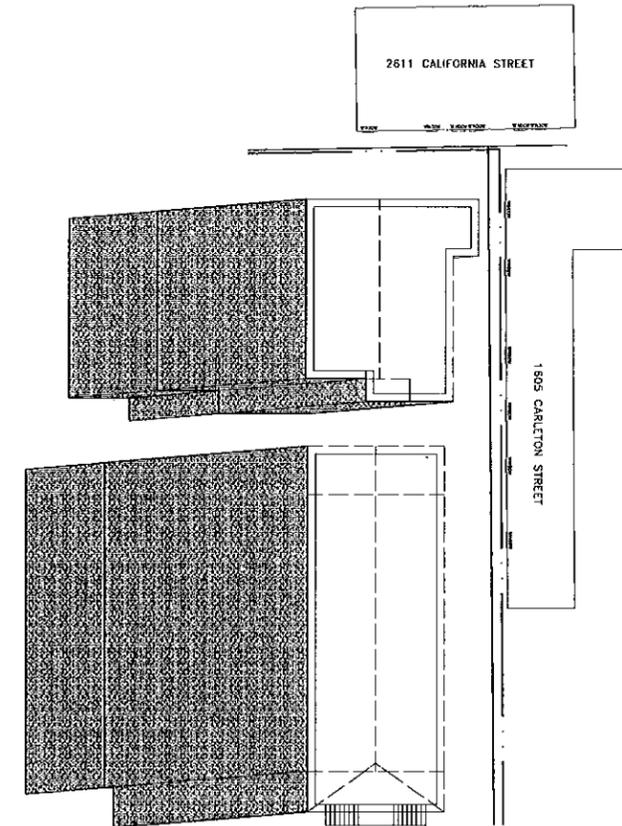
SHADOW STUDY:
DECEMBER 21, 2 HOURS AFTER SUNRISE
1/16"=1'-0"



SHADOW STUDY:
DECEMBER 21, 2 HOURS BEFORE SUNSET
1/16"=1'-0"



WEST ELEVATION:
1605 CARLETON STREET



SHADOW STUDY:
JUNE 21, 2 HOURS AFTER SUNRISE
1/16"=1'-0"

REVISIONS	BY

SITE INFORMATION BY OWNER
DRAFTING: ROD LAMKEY. 510-644-4424

PROPOSED REMODEL (E) CHURCH & RESIDENCE
SHADOW STUDIES, SHEET 1 OF 2
1601 CARLETON STREET & 2615 CALIFORNIA STREET, BERKELEY, CA
YAKOV SIVERTSEV, OWNER. PHONE: 510-917-9516
A.P. NO. 54-1804-17

Date: 10-2-14
Scale: AS NOTED
Drawn: RAL
Job:
Sheet

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

Carol Johnson

October 9 2014

SIGNATURE

DATE

*** Findings and Conditions Attached**

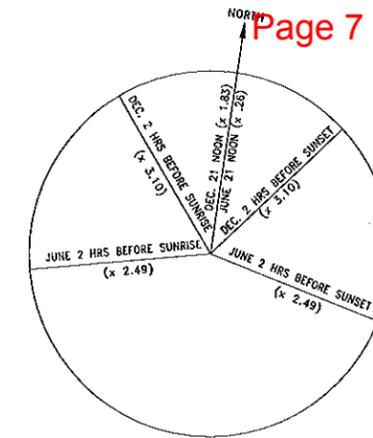
NOTE:
ADJOINING FACING ELEVATIONS SHOWN ONLY
WHEN AFFECTED BY SHADOWS. IN EVERY
INSTANCE, EXISTING SHADOWS ALREADY COVER
THE NEIGHBORING ELEVATIONS AS SHOWN.



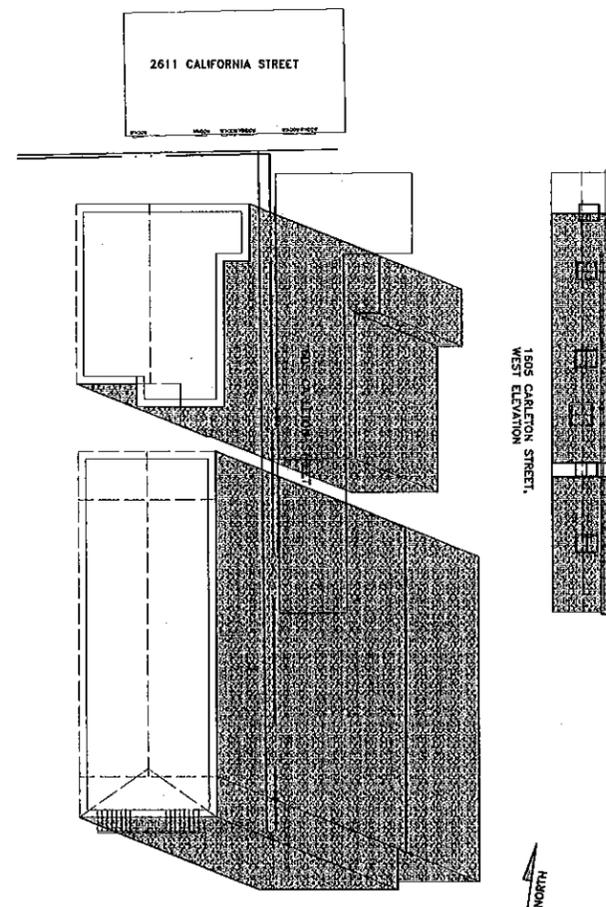
EXISTING
SHADOW



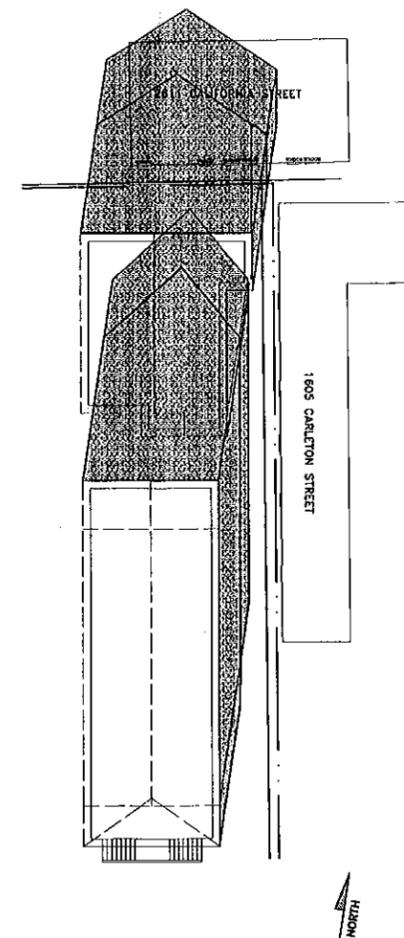
SHADOWS OF
PROPOSED ADDITIONAL
STORIES



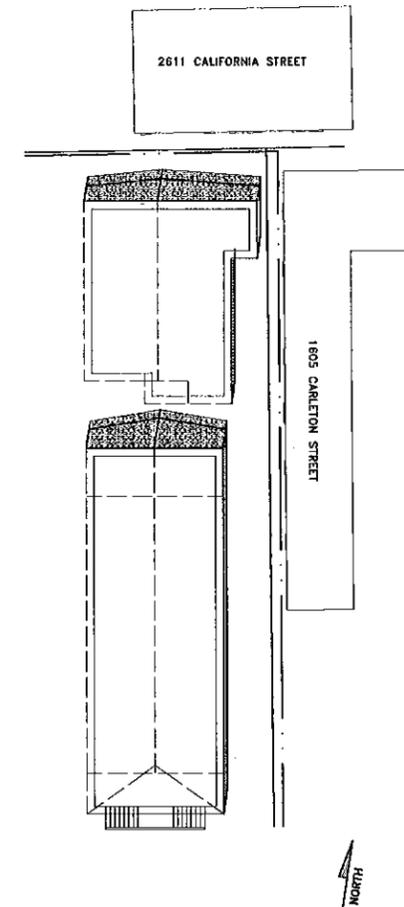
2611 CALIFORNIA STREET
SOUTH ELEVATION



SHADOW STUDY:
JUNE 21, 2 HOURS BEFORE SUNSET
1/16"=1'-0"



SHADOW STUDY:
DECEMBER 21, AT NOON
1/16"=1'-0"



SHADOW STUDY:
JUNE 21, AT NOON
1/16"=1'-0"

REVISIONS	BY

SITE INFORMATION BY OWNER
DRAFTING: ROD LAMKEY. 510-644-4424

REMODEL (E) CHURCH & RESIDENCE
SHADOW STUDIES, SHEET 2 OF 2
1601 CARLETON STREET & 2615 CALIFORNIA STREET, BERKELEY, CA
YAKOV SIVERTSEV, OWNER. PHONE: 510-917-9516
A.P. NO. 54-1804-17

Date: 10-2-14
Scale: AS NOTED
Drawn: RAL
Job:

Sheet
Sii
Of 2 Sheets