

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

---

## 846 Mendocino Avenue

### Administrative Use Permit #ZP2014-0062

**Project Description:** To construct a two-story residential addition with a maximum height of 24 feet 3 inches and an average height of 21 feet 8 inches. The approximately 133 square foot addition at the rear of the residence would expand an existing bedroom and bathroom to allow for wheelchair access and extend a porch below, pursuant to:

- Section 23D.16.070 to construct and addition over 14' in average height.

### 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 March 25, 2015.

Attest: Greg Powell  
Greg Powell, Principal Planner

March 25, 2015  
Effective Date

# ATTACHMENT 1

---

## FINDINGS AND CONDITIONS

MARCH 3, 2015

### 846 Mendocino Avenue

#### Administrative Use Permit #ZP2014-0062

**To construct a two-story residential addition with a maximum height of 24 feet 3 inches and an average height of 21 feet 8 inches. The approximately 133 square foot addition at the rear residence would expand an existing bedroom and bathroom to allow for wheelchair access and extend a porch below.**

#### 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:
  - *Sunlight & Views* – The proposed addition would be modest in size and approximately 2 feet 5 inches shorter than the average height of the existing residence and 13 feet 9 inches below the maximum height of the existing residence. The addition would be outside of the required setbacks and would maintain the distance to the closest residential structure to the north. This neighborhood currently includes two- and three-story homes and mature vegetation that cast shadow and filters views. The addition would not unreasonably obstruct sunlight or views, nor would it cast next shadows on the windows of an adjacent residence.

- *Air & Privacy* – The proposed addition exceeds the standards for yard setbacks and separation between buildings for the R-1 District. The proposed windows on the south elevation will be greater than 25 feet from the property line and the windows on the west elevation will be greater than 28 feet from the property line; both areas include mature vegetation. The addition would not unreasonably impact air and privacy.
- The subject property is equal to or below the district standards for maximum residential density and maximum lot coverage, and complies with minimum open space requirements.
- While the addition will not be visible from the public right of way, the architecture and material will match that of the existing 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 shall provide the project planner with the name and telephone number of the individual empowered to manage construction noise from the project. The individual's name, telephone number, and responsibility for noise management shall be posted at the project site for the duration of construction in a location easily visible to the public. The individual shall record all noise complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. **Individual Responsible for Noise Management:**

□ Name: \_\_\_\_\_ Phone: \_\_\_\_\_

11. The applicant and all persons associated with the project are hereby notified that a Transportation Management Permit (TMP) would be required under any of the following circumstances:

- Alterations, closures, or blockages to sidewalks or pedestrian paths
- Alterations, closures, or blockages to vehicle travel lanes (including bicycle lanes)
- Storage of building materials, dumpsters, debris anywhere in the public ROW
- Provision of exclusive contractor parking on-street
- Significant truck activity.

Contact the Permit Service Center (PSC) at 2120 Milvia Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Public Works Traffic Engineering (981-6400) reviews all submitted TMP requests.

The TMP may include designation of a specific truck haul route. Meter heads (if in the construction area) shall be removed only by City staff. Contact the site inspector 72 hours in advance of required removal so arrangements can be made.

**Prior to Issuance of Any Building Permit:**

12. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.

**During Construction:**

13. Construction activity shall be limited to between the hours of 8:00 a.m. and 6:00 p.m. on Monday through Friday, and between 9:00 a.m. and noon on Saturday. No construction-related activity shall occur on Sunday or on any Federal Holiday.
14. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.
15. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.
16. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter in thickness and secured to the ground.
17. All active construction areas shall be watered at least twice daily, and all piles of debris, soil, sand or other loose materials shall be watered or covered.
18. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.
19. Public streets shall be swept (preferably with water sweepers) of all visible soil material carried from the site.
20. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way.
21. The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.
22. Any construction during the wet season shall require submittal of a soils report with appropriate measures to minimize erosion and landslides, and the developer shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.

**Prior to Issuance of Occupancy Permit or Final Inspection:**

23. All construction at the subject property shall substantially conform to the approved Use Permit drawings or to modifications approved by the Zoning Officer.
24. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **November 5, 2014.**

**At All Times (Operation):**

25. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
26. This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Zoning Officer that the maintenance or operation of this establishment is violating any of these or other required conditions or is detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
27. Noise and exterior lighting shall be controlled so as to prevent verified complaints from the surrounding neighborhood.



---

Prepared by: Nicholas McIlroy, Assistant Planner  
For Shannon Allen, AICP, Principal Planner



Carolyn Van Lang  
Architect  
43 Prospect Road  
Piedmont, CA 94610  
510-207-4186

cvlarch@gmail.com

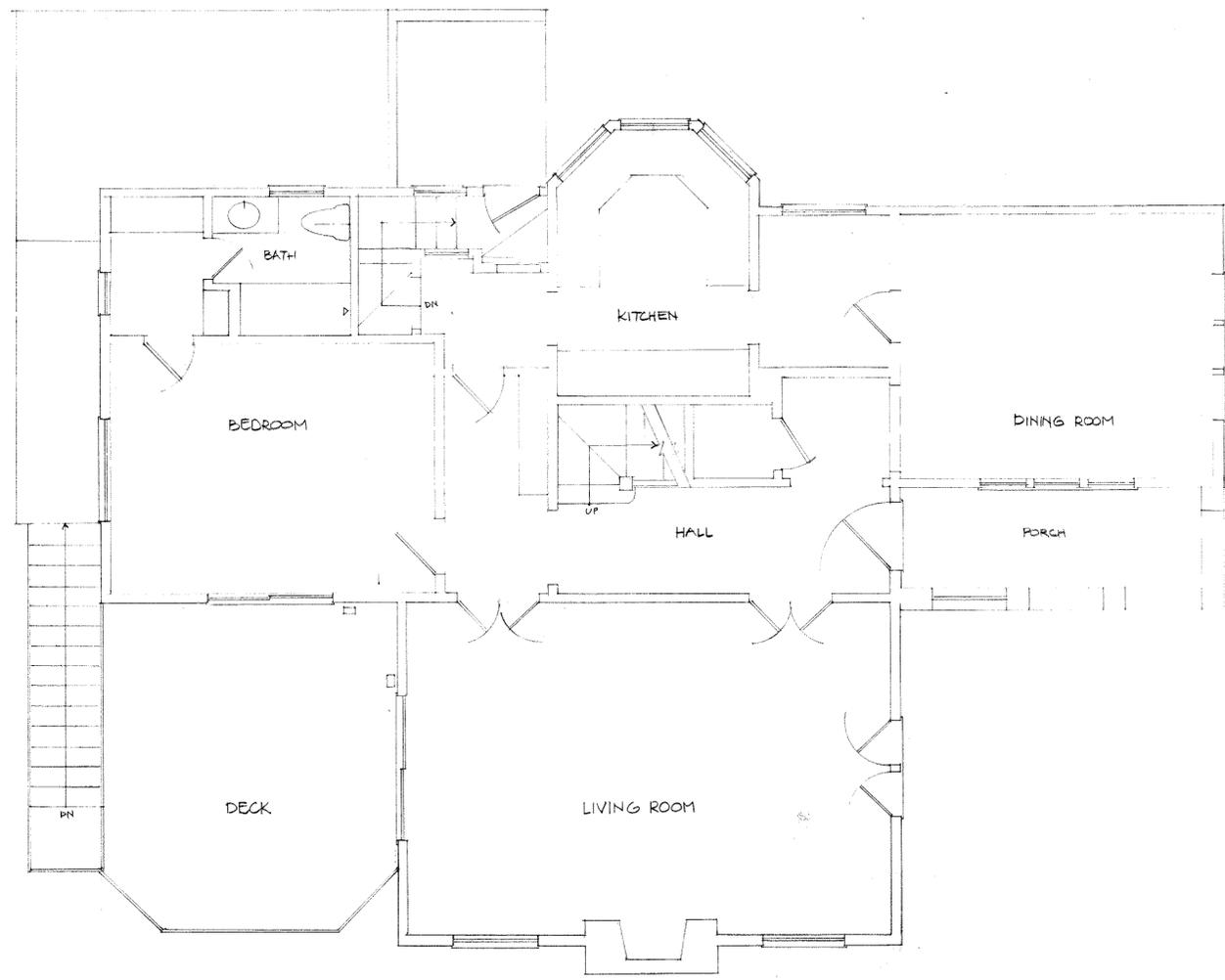
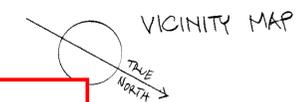
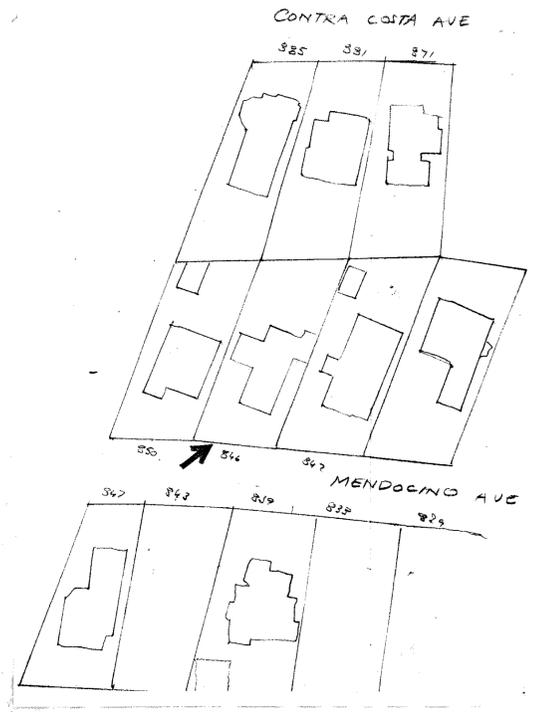
ADDITION & REMODEL  
FOR NORA WAGNER  
846 MENDOCINO AVE  
BERKELEY, CA

MAIN FLOOR PLAN - 1/4" = 1'-0"  
(EXISTING)  
SITE PLAN

**Statement and Neighborhood Signatures**

I HAVE REVIEWED THE PLANS FOR A 59 SQ. FT. REAR ADDITION ON THE MAIN FLOOR AND AN EXTERIOR PORCH BELOW THE ADDITION.

NAME	SIGNATURE	ADDRESS	RENTER OR OWNER	DATE	HAVE NO OBJECTIONS	HAVE OBJECTIONS	HAVE NO COMMENT
		850 MENDOCINO AVE					
		842 MENDOCINO AVE					
		850 MENDOCINO AVE					
		847 MENDOCINO AVE					
		843 MENDOCINO AVE					
		839 MENDOCINO AVE					
		885 CONTRA COSTA AVE					
		881 CONTRA COSTA AVE					
		871 CONTRA COSTA AVE					



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

**PLANS APPROVED by**

*Nicholas Wilkey*

**November 5, 2014**

SIGNATURE DATE

**\*AUP Findings and Conditions Attached**

**Project Information**  
JOB ADDRESS: 846 MENDOCINO AVENUE  
APN: 61-2576-33  
ZONE: R1 H  
OCCUPANCY TYPE: SINGLE FAMILY DWELLING R-3  
CONSTRUCTION TYPE: TYPE V B  
NO EXISTING OR PROPOSED SPRINKLER

LOT AREA: 6,201 SQ. FT.

**Scope of Work**  
PROPOSED A REAR ADDITION ON THE MAIN FLOOR TO EXPAND AN EXISTING BATHROOM AND BEDROOM.

**BUILDING CODES**  
2013 CALIFORNIA RESIDENTIAL CODE  
2013 CALIFORNIA BUILDING CODE  
2013 CALIFORNIA ELECTRICAL CODE  
2013 CALIFORNIA PLUMBING CODE  
2013 CALIFORNIA MECHANICAL CODE  
2013 CALIFORNIA FIRE CODE  
INCLUDE ALL CITY AMENDMENTS

**PLANNING & DEVELOPMENT**  
Land Use Planning, 2120 Milvia Street, Berkeley, CA 94704  
Tel: 510.961.7419 TDD: 510.961.9603 Fax: 510.961.7429 Email: Planning@ci.berkeley.ca.us

**TABULATION FORM**

Project Address: 846 Mendocino Avenue Date: \_\_\_\_\_

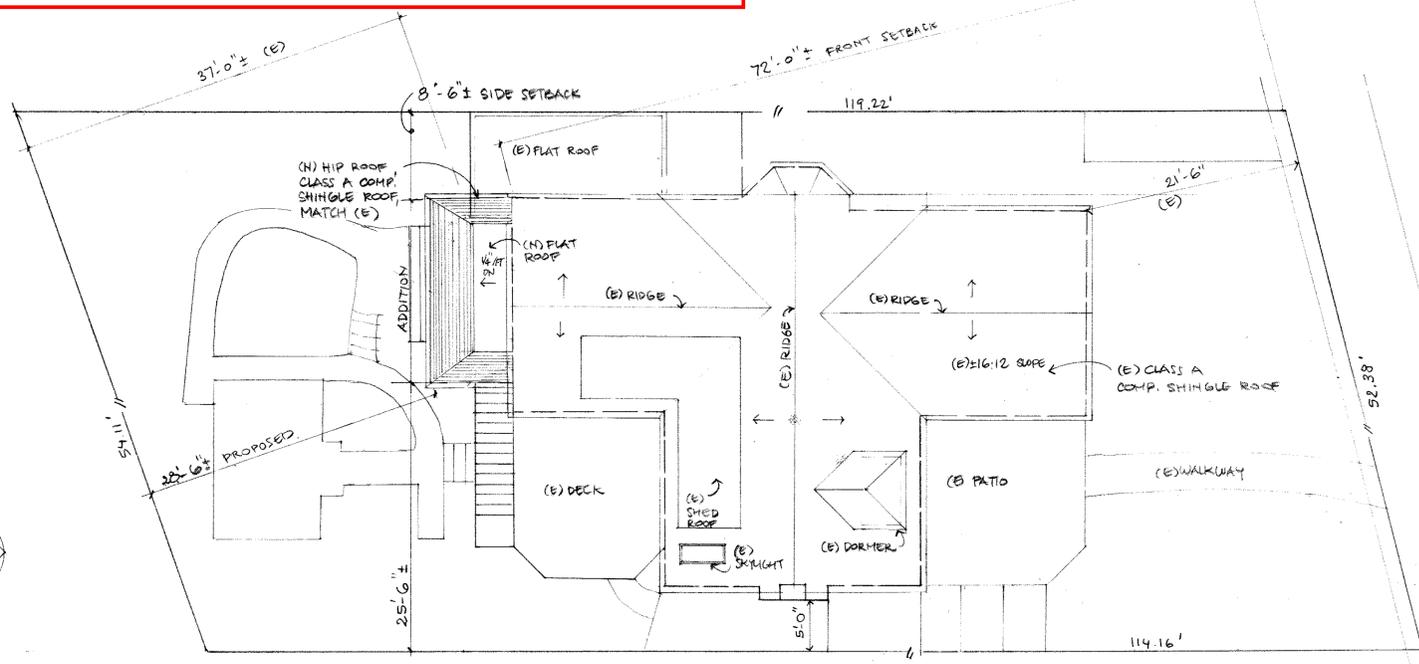
Applicant's Name: \_\_\_\_\_

Zoning District: RH 1

Please print in ink the following numerical information for Use Permit, Variance, and other Zoning Ordinance related permit applications:

	Existing	Proposed	Permitted/Required
<b>Units; Parking Spaces</b>			
Number of Dwelling Units (#)	1	1	
Number of Parking Spaces (#)	1	1	
<b>Yards and Height</b>			
Front Yard Setback (ft.)	21'-6"	72'-0"	
Side Yard Setbacks (facing property)			
Left (ft.)	5'-0"	25'-6"	
Right (ft.)	0'-0"	8'-6"	
Rear Yard Setback (ft.)	37'-0"	28'-6"	
Building Height* (# Stories)	3	2	
Average* (ft.)	23'-8"	21'-3"±	
Maximum* (ft.)	38'-0"	24'-3"±	
<b>Areas</b>			
Lot Area (SqFt.)	6021	6021	
Gross Floor Area* (SqFt.)	3412	3551	
Total Area Covered by All Floors (SqFt.)	2221	2345	2480
Lot Coverage* (Footprint/Lot Area) (%)	36.88	38.94	
Useable Open Space* (SqFt.)	2826	2888	
Floor Area Ratio* Non-Residential Projects only (except ES-R)			

\*See Definitions - Zoning Ordinance Title 23F.



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







