



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

1531 Oregon Street

Administrative Use Permit #ZP2014-0073

Project Description: To demolish existing unpermitted construction and detached sheds at a single-family residence and to construct a new 24-foot tall, two-story addition at the rear the building resulting total floor area of approximately 2,300 sq. ft. and to locate the required parking space in the side yard setback, pursuant to:

- Section 23D.32.020 to construct a residential addition greater than 14 ft. in height; and
- Section 23D.32.070 to construct a major residential addition greater than 14 ft. 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 April 3, 2015.

Attest: Greg Powell
Greg Powell, Principal Planner

April 3, 2015
Effective Date

ATTACHMENT 1

FINDINGS AND CONDITIONS

MARCH 12, 2015

1531 Oregon Street

Administrative Use Permit #AUP2014-0073

To demolish existing unpermitted construction and detached sheds at a single-family residence and to construct a new 24-foot tall, two-story addition at the rear the building resulting total floor area of approximately 2,300 sq. ft., and to locate the required parking space in the side yard setback.

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 for the following reasons:
 - As prescribed by Section 23D.32.070 (Development Standards), the project is found to be permissible because it meets the minimum standards for yard setbacks and usable open space while adhering to the maximum standards for residential density, building heights (calculated feet and story levels) and lot coverage.
 - The proposal to create a two-story building expansion at the rear of an existing single-story building is found to be permissible because it will be consistent with the existing low/medium density development context in the immediate area of the project which is comprised of one-, two- and some three-story buildings.

- A proposed building-to-building separation of 56 feet from the rear abutting residences at 1526-1528 Stuart (north) will minimize the potential massing impacts of the proposed addition and will prevent shadowing affects at these residences. Shadow Studies provided January 14, 2015 confirm that the shadow fan of the proposed two-story building expansion will not reach these residences.
 - The proposed residential addition will result in a total of four bedrooms on this parcel where only two currently exist. As permitted under Section 23D.16.060 (*Addition of Bedrooms on a Parcel*) this condition is permissible by right because the proposed number of bedrooms does not exceed four.
 - As required under Sections 23D.12.080 (Site, Location and Screening for Uncovered Parking Spaces and Driveways) Paragraph B and 23D.32.080 (Parking) the subject property will maintain one required, on-site parking space that meets the location and screening standards for residential zoning districts.
 - Please see the findings below regarding access to sunlight and air, and changes to significant views.
3. As required under Section 23D.32.090 (*Findings*) Paragraph B, the proposed major residential addition of approximately 900 sq. ft. is permissible and non-detrimental with respect to potential impacts on sunlight, *air* and views for these reasons:
- Sunlight – As discussed previously, Shadow Studies provided January 14, 2015 confirm that the proposal will not impact sunlight for the north abutting property at 1526-1528 Stuart Street. These studies predict brief impacts will likely occur at 1525 and 1521 Oregon (two parcels to the west of the site) during summer mornings and this condition is not significant or detrimental because the additional shadow at 1525 Oregon will be minor expansion of the existing shadow on this structure and the shadow at 1521 Oregon will be isolated within a small portion of the affected building's extensive west elevation; in both cases the duration will be limited. Potential impacts to a new residence that is entitled but not yet constructed in the rear of 1535 Oregon would likely occur during late afternoon in the fall and winter months; however, this potential impact will not result in significant change at this location because the residence does not exist under the current sunlight conditions. No other abutting residences will be affected by the proposed building addition.
 - Air – Because the proposal meets and suppresses to the district yard setback standards as described previously, it is expected to achieve a suitable building-to-building pattern in relation all abutting developments thereby ensuring a reasonable level of spatial separation or air.
 - Views – There are no protected views or view corridors as defined in BMC Section 23F.04 (Definitions) to consider with this project. This area is generally flat, and includes one- and two-story buildings as well as mature vegetation.

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:

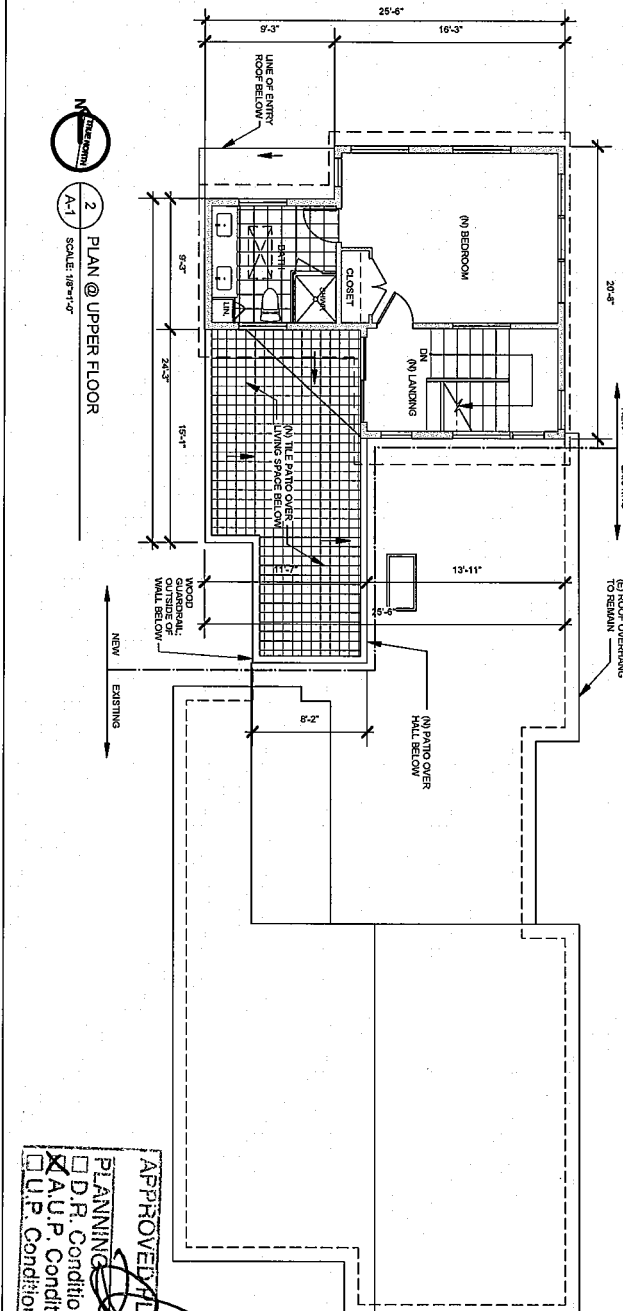
23. All construction at the subject property shall substantially conform to the approved Use Permit drawings or to modifications approved by the Zoning Officer.
24. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated December 1, 2014.

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.

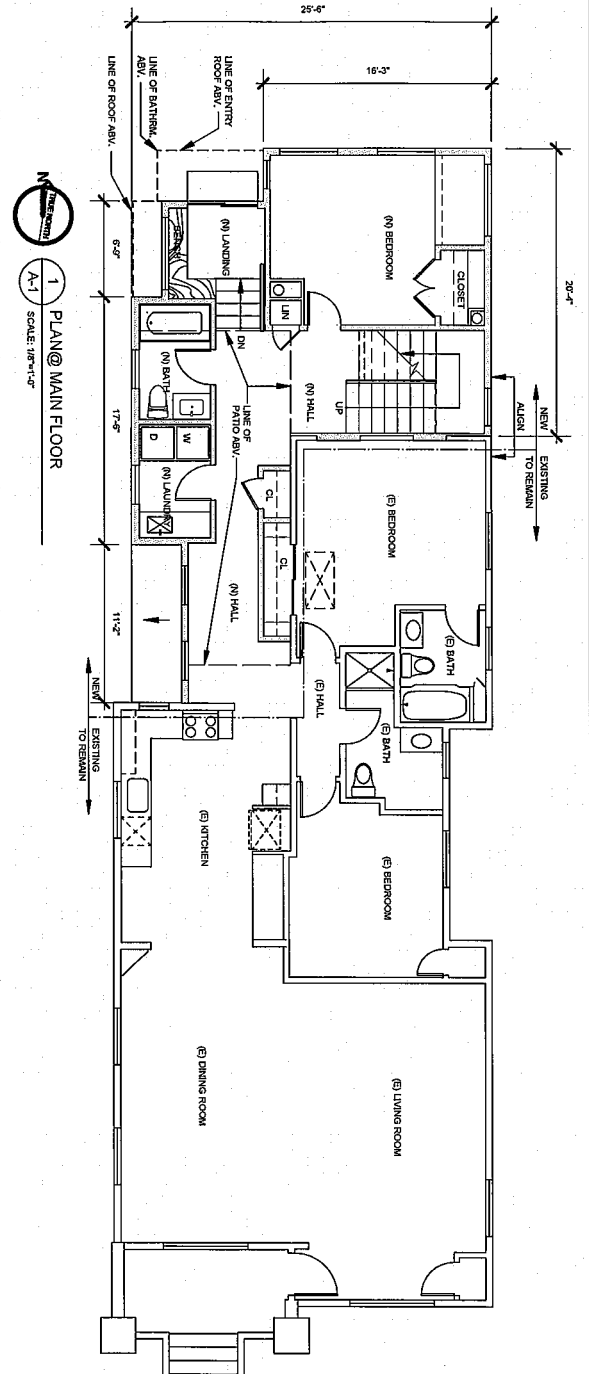


Prepared by: Fatema Crane, Associate Planner
For Shannon Allen, AICP, Principal Planner



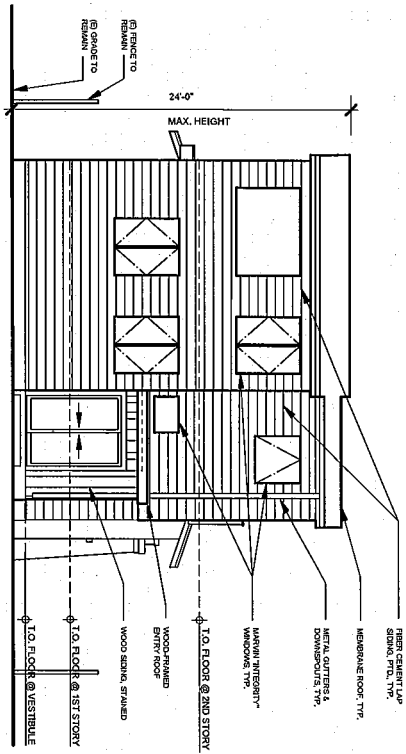
2 PLAN @ UPPER FLOOR
SCALE: 1/8"=1'-0"

APPROVED: *[Signature]* 03/11/15
 PLANNING DATE
 D.P. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

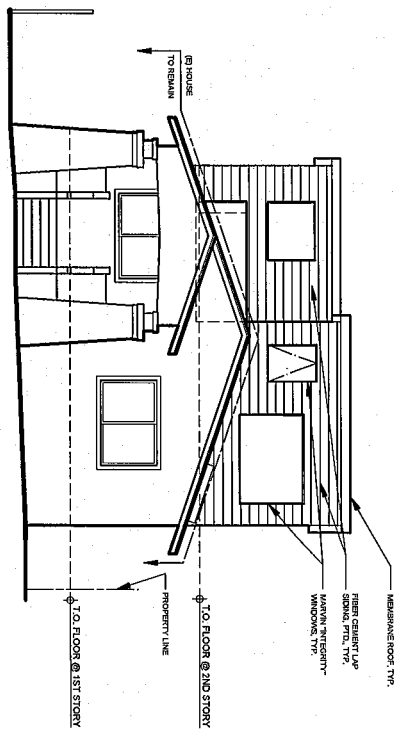


1 PLAN @ MAIN FLOOR
SCALE: 1/8"=1'-0"

SHEET	TITLE	PROJECT	ARCHITECT
A-1	FLOOR PLANS	MADRIGAL-GAMBATESE RESIDENCE	TURK KAUFFMAN ARCHITECTURE
	DATE: 7 NOVEMBER 2014	1531 OREGON STREET	80 FOURTH STREET #208
	PHASE: ZONING PERMIT SUBMITTAL	BERKELEY, CA 94703	POB 627
	SCALE: AS NOTED	ADDITION	POINT REYES STATION, CA 94956
		APN 53-1671-12	415-663-8582



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH (STREET) ELEVATION
SCALE: 1/8"=1'-0"

APPROVED PLAN
DATE: 03/11/15
SHEET: 4/40

PLANNING

D.R. Conditions Attached

A.U.P. Conditions Attached

U.P. Conditions Attached

TITLE	PROJECT	ARCHITECT
ELEVATIONS	MADRIGAL-GAMBATESE RESIDENCE 1531 OREGON STREET BERKELEY, CA 94703 ADDITION	TURK KAUFFMAN ARCHITECTURE 80 FOURTH STREET #208 POB 627 POINT REYES STATION, CA 94956
DATE: 7 NOVEMBER 2014	APN 53-1671-12	415-663-8582
PHASE: ZONING PERMIT SUBMITTAL		
SCALE: AS NOTED		

A-3