Administrative Use Permit #ZP2016-0123

Project Description: To construct a previously permitted 720 square foot, ground-floor addition to the rear of an existing single-story, single-family residence to include two new bedrooms, a master bath and a new dining room.

- Section 23D.32.030 to construct a major residential addition of more than 15% of the lot area, or 585 square feet.

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 July 14, 2016.

Attest: Carol Johnson July 14, 2016
Carol Johnson, Land Use Planning Manager Effective Date
1616 Hopkins Street

Administrative Use Permit #ZP2016-0123

To construct a previously permitted 720 square foot, ground-floor addition to the rear of an existing single-story, single-family residence to include two new bedrooms, a master bath and a new dining room.

PERMITS REQUIRED

- To construct a major residential addition of more than 15% of the lot area, or 585 square feet, per BMC 23D.32.030.

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 would 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, would 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:

- The project conforms to the development standards of the R-2A District in regards to stories, lot coverage, usable open space, rear and interior side setbacks and parking as required by BMC Section 23D.32.070 and BMC Section 23D.32.080 (R-2A Development & Parking Standards).
- The one-story addition’s mass and height is comparable or smaller to the homes in surrounding neighborhood and maintains the existing side setbacks. In addition, the roof of the project follows the existing roof line and is 12’ in average height, which is less than the existing 13’ average of the home due to the slight increase in grade. For these reasons, the project is found to be permissible as it would not unreasonably obstruct sunlight, air or views as required under Section 23D.32.090 Paragraph B (R-2A Findings).
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 attorney’s 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. Project Liaison. The applicant shall provide the project planner with the name and telephone number of the individual empowered to manage complaints generated from the project. The individual’s name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis.

   □ Project Liaison

   __________________________________________  __________________________________________
   Name                                                Phone #

Prior to Issuance of Any Building Permit:

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

During Construction:

12. 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.
13. 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.

14. 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.

15. 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.

16. 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.

17. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.

18. Public streets shall be swept (preferably with water sweepers) of all visible soil material carried from the site.

19. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way.

20. 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 Issuance of Occupancy Permit or Final Inspection:

21. All construction at the subject property shall substantially conform to the approved Use Permit drawings or to modifications approved by the Zoning Officer.

22. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated June 20, 2016.

At All Times (Operation):

23. All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.

Prepared by: Layal Nawfal, Associate Planner
For Greg Powell, Principal Planner
PROPOSED 1-STORY ADDITION,
BATHROOM REMODEL & ALTERATIONS
AMURD RESIDENCE
1616 HOPKINS ST. BERKELEY

SCOPE OF PROJECT:
NEW 1-STORY ADDITION TO EXISTING 1-BEDROOM 1-BATHROOM HOME
AT EXISTING BASEMENT WORKS EURO DUMPSTER
TYPE V8 Design Frame & siding: Uninsulated, One Story PLUS attic over garage, Space, 1/2 Occupancy. MEDICAL NOTIONS
(For more complete notes and code requirements, see Structural Notes & Structural Notes)

ALL WORK AS PER NEW 2015 CALIFORNIA BUILDING CODES, PLUMBING, ELECTRICAL, MECHANICAL, ENERGY AND FIRE CODES, PLUS ANY MUNICIPAL CODES.

VERIFY ALL CONDITIONS ON SITE. DO NOT SCALE THE DRAWINGS.
VERIFY OR PROVIDE PHOTOGRAPHIC SMOKE DETECTORS AT ALL BEDROOMS AND
ALL INTERCONNECTED AND HARDWIRED WITH BATTERY BACKUP IN NEW FRAMING AND WHERE ACCESSIBLE.
VERIFY OR PROVIDE ALARM MONITORING ALARM.

WALLS LESS THAN 1' FROM PROPERTY LINE TO BE ONE HOUR ASSEMBLY PROVIDE GEOTEXTILE AT WALLS IN BATH AND KITCHEN PLUMBING, OTHER NEW PLUGS TO BE AFCI AND TAMPER RESISTANT.

WALL AS PER CAL GREEN HOUSEWIND MATERIALS (BID LIST)
HIGH-EFFICACY LIGHTING AT BATHROOM TO BE SWITCHED SEPARATELY FROM
NEW ENERGY STAR VENTILATION FANS WITH DUAL-STATES.
NEW DRAIN SHUTOFFS AT NEW WASH BASINS/SINKS (IN HOUSE, ETC.), IN AND OUT SIDE WINDERS.

DRAWOFF OF RUNOFF WATERS FROM DOWNSPOUTS TO CONNECT TO DRAINAGE LEADING TO THE STREET NO RUNOFF INTO NEIGHBORING PROPERTIES.

WALL TO BE AS PER CONVENTIONAL LIGHT FRAME CONSTRUCTION.
LATERAL RESISTANCE TO BE THROUGH CONVENTIONAL CONSTRUCTION.
DOE MANDATED GAP BETWEEN SILL AND FLOOR STRUCTURAL MEMBERS AND SERVICES TO BE CARPETED OR CONCRETE WITHIN 10" RADIUS OF ALL HOOK-UPS.

REINFORCEMENT OF WOOD FRAMING AS PER CONSTRUCTION ALTERNATIVES.
LATERAL RESISTANCE OF THE BUILDING.
ACTUAL, STRENGTH AND PERFORMANCE OF THE BUILDING.

ASPECTS SHOWN ARE OBSERVATIONS NO ORDINANCES.
FOLLOW ALL STATE STORM WATERS BEST MANAGEMENT PRACTICES.

WILL NOT DtAL ALL ENGINEERING PERMITS FOR ANY WORK, STORAGE, OR CONSTRUCTION TO BE ATTACHED.
PLUMBING PL/PST INSPECTOR TO BE ATTACHED.
DRAIN LATERAL HAS BEEN REPLACED SEE ATTACHED CERTIFICATE.

COMPLIANCE & FORM 41 TO BE PROVIDED BEFORE FINAL INSPECTION.
3 TO FINAL INSPECTION, CONTRACTOR TO OBTAIN A CITY ENGINEERING STAMP OF THE PUBLIC SEWER IN A MANNERS OF THE REQUISITE TO VERIFY ITS CONDITION AND REPAIR AS NEEDED.

CONSULTANTS
TITUS 24 CALT GABIN ASSOCIATES, LLC 1111 HAMMON ST. BERKELEY CA TEL: (510) 848-8833

LOCATION MAP
1616 Hopkins St. Berkeley, CA 94707-2728
PLANS APPROVED by
June 23, 2016

*ASAP Findings and Conditions Attached

DO NOT SCALE THE DRAWINGS - VERIFY ALL CONDITIONS ON SITE