

PROJECT: 2013 Second St., Berkeley
Meeting Minutes: Planning Meeting
Meeting Location: 2013 Second Street, Berkeley
Meeting Date: August 12, 2014

Attendees:

Architect: Toby Levy (TL); Levy Design Partners (LDP)
Melissa Godfrey (MG); Levy Design Partners (LDP)
Owner: Greg Hoff (GH)
Chris Hoff (CH)
Neighbors: Per Sign-In Sheet

Project Intro:

1. Owners (CH/GH) introduced themselves.
 - a. Many Berkeley projects completed or underway.
 - b. Primarily involved in student housing
 - c. Family operation
2. Architect (TL) gave brief overview of project plans and elevations and asked for feedback/questions.
 - a. 20 live/work units with 1:1 parking proposed.
 - b. Flexible unit layout with rough/warehouse aesthetic.
 - c. Rooftop solar and translucent privacy panels proposed.
3. Issues Raised:
 - a. Concerns about off-street parking: Neighbors concerned that increased traffic to site and cars parked on street may prevent trucks from maneuvering into existing loading areas.
 - b. (E) cinderblock walls within property line are being used to retain soil on adjacent properties. Owners suggested walls may be able to remain to prevent major work on adjacent properties.
 - c. Question about potential tenants: GH/CH suggest the tenants will be arts & crafts workers: artisans, painters, "maker fair" type
 - d. Size/Type of elevator: The elevator will have hardy finishes and will be large enough to fit a gurney by code. Neighbors suggest a freight elevator.
 - e. Additional workspaces? Workspaces primarily located within units, some additional gallery space proposed at ground floor and some open area in courtyard may provide temporary work space.
 - f. Schedule: Potentially 18-24 months to final completion of project (including time for

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permitting).

- g. GH asked if neighbors ever noticed storm drains flooding, but no one had.
- h. CH stated that they want to work with the neighbors on shared interests such as the cinder block wall and street landscape.
- i. Question about foundation: Foundation likely to require auger piles which will be pulled back from the property line to lessen impact on adjacent buildings.
- j. The open courtyard in the back preserves light to windows in the building to the South.
- k. Daytime street parking can be an issue in the area.
- l. Currently no problems with break ins of cars on the street. Occasionally someone will sleep in the doorway to the dog pound and there are encampments under the freeway at times.