



Z O N I N G A D J U S T M E N T S B O A R D S T A F F R E P O R T

FOR BOARD ACTION
AUGUST 11, 2022

1445 Virginia Street

Use Permit #ZP2022-0018 to construct a 321-square-foot, second-story addition on a lot that is non-conforming for lot coverage and occupied by a two-story single-family dwelling.

I. Background

A. Land Use Designations:

- General Plan: LDR – Low Density Residential
- Zoning: R-1 – Single-Family Residential District

B. Zoning Permits Required:

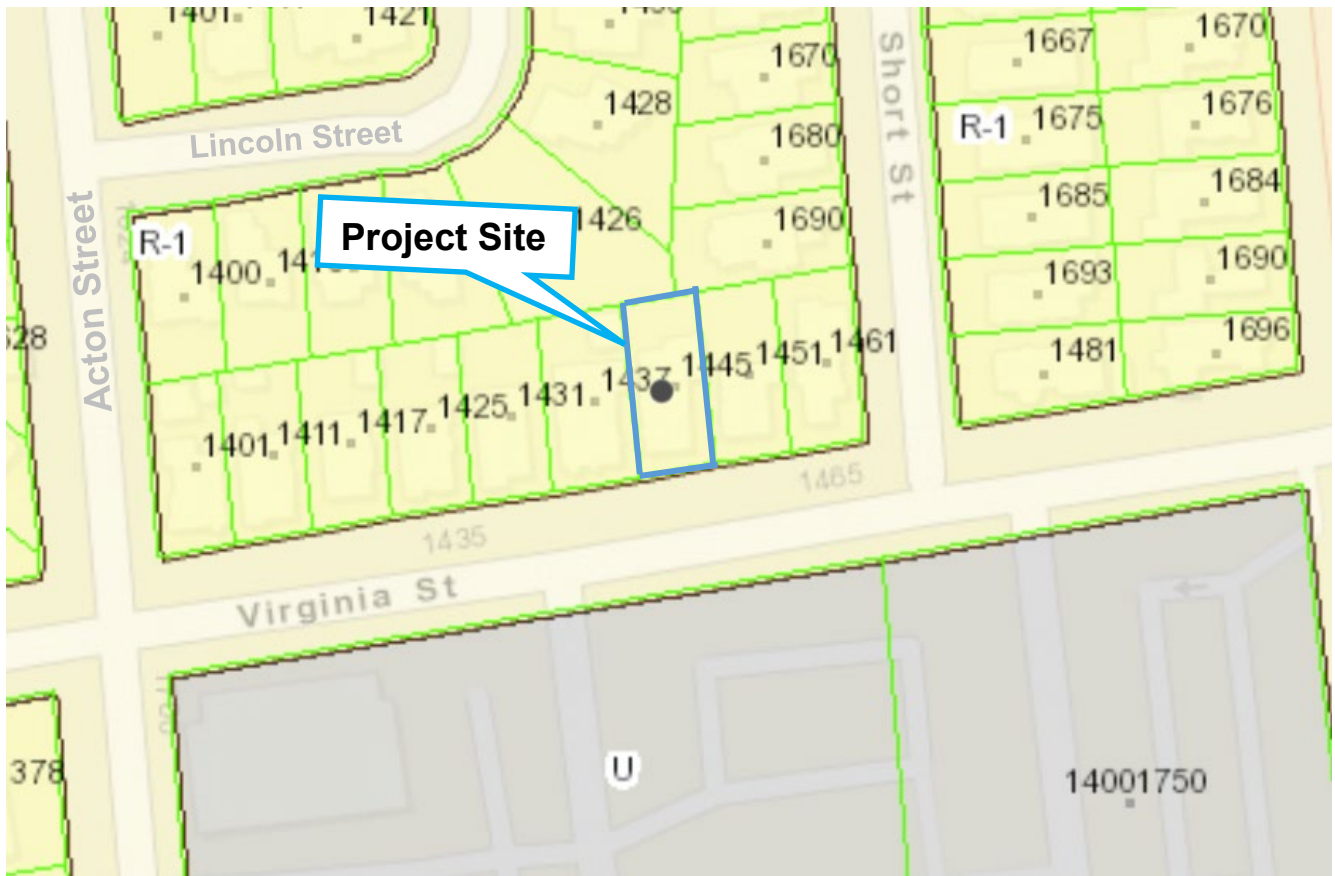
- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.324.050(D), to construct an addition to a dwelling that is non-conforming by reason of violation of the maximum allowable lot coverage, and
- Administrative Use Permit pursuant to BMC Section 23.202.050 to allow a residential addition which exceeds 14 feet in average height.

C. CEQA Recommendation: It is staff's recommendation to ZAB that this 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 ("Existing Facilities") of the CEQA Guidelines. The determination is made by ZAB.

D. Parties Involved:

- Applicant Sam Dorman, 1445 Virginia Street, Berkeley
- Owner Sam Dorman, 1445 Virginia Street, Berkeley

Figure 1: Vicinity and Zoning Map



Legend

- R-1: Single-Family Residential District
- U: Unclassified District (North Berkeley BART station)



Figure 2: Proposed Site Plan

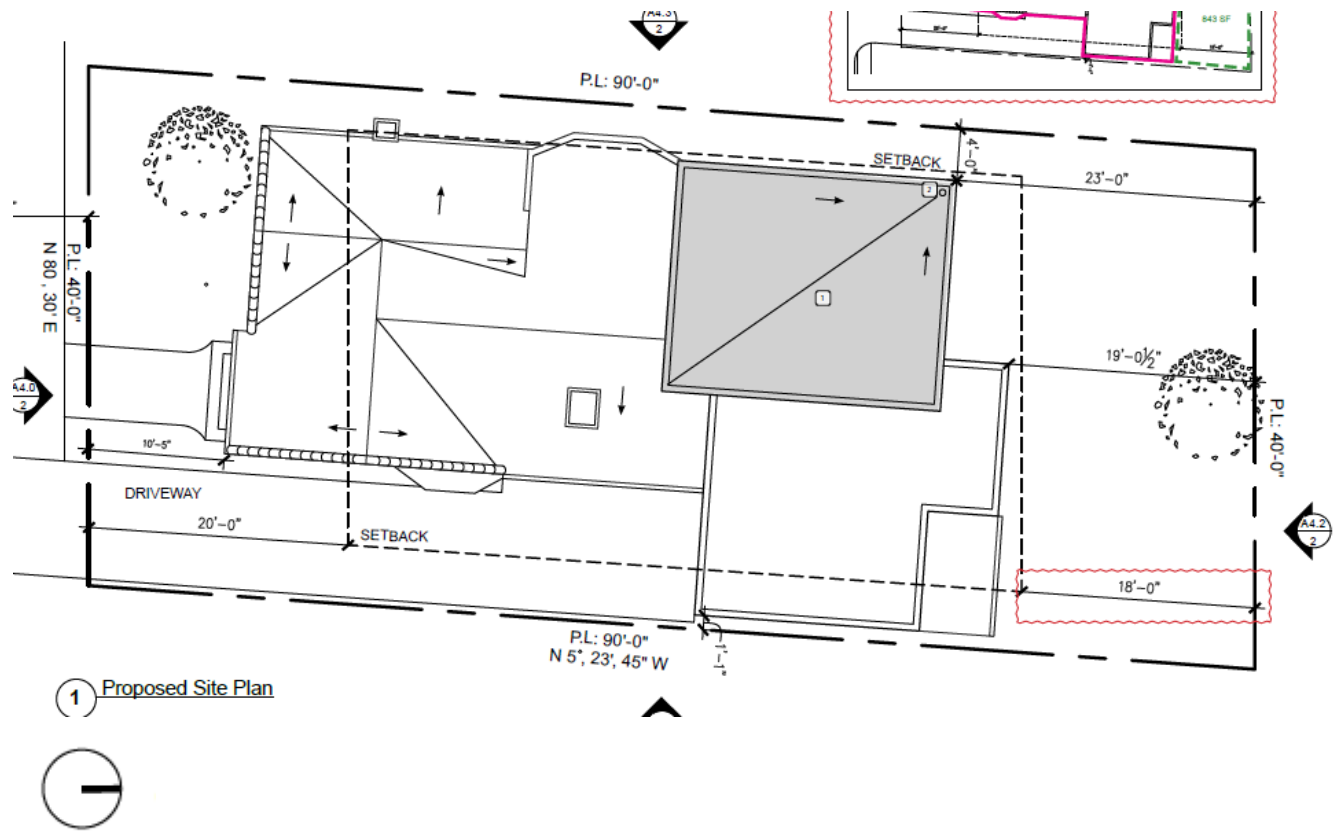


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Single-Family Dwelling	R-1 Single-Family District	LDR – Low Density Residential
Surrounding Properties	North	Single-Family Dwelling	R-1 Single-Family District	LDR – Low Density Residential
	South	Public Transit Station	U Unclassified District	I - Institutional
	East	Single-Family Dwelling	R-1 Single-Family District	LDR – Low Density Residential
	West	Single-Family Dwelling	R-1 Single-Family District	LDR – Low Density Residential

Table 2: Special Characteristics

Characteristic	Applies to Project?	Explanation
Creeks (Per BMC Section 17.08.045)	No	No creek or culvert, as defined by BMC Chapter 17.08, exists on or within 30' of the site.
Historic Resources (Per Gov't Code §15064.5, BMC Chapter 3.24 or BMC Chapter 23.326)	No	The subject property is not a historical resource pursuant to CEQA Guidelines Section 15064.5 and, therefore, does not represent an exemption to the categorical exemptions of Section 15300.2. The project does not propose the demolition or substantial alteration of a building over 40 years old.
Housing Accountability Act (Per Gov't Code Section 65589.5(j))	No	The project is not a "housing development project," as no additional units would be created. The project is to expand an existing dwelling on the site. Therefore, the HAA findings do not apply to this project.
Oak Trees (Per BMC Section 6.52.010)	No	There are no existing oak trees on the site.
Rent Controlled Units (Per BMC Chapter 13.76)	No	The subject building is a single-family dwelling and is therefore not subject to BMC Chapter 13.76.
Residential Preferred Parking (RPP)	No	The project site is within a City of Berkeley Residential Preferred Parking Zone, but the project does not propose changes to parking.
Seismic Hazards Mapping Act (Per State Hazards Mapping Act)	No	The project site is not located in an area susceptible to liquefaction, fault rupture or landslide, as defined by the State Seismic Hazards Mapping Act (SHMA). Thus, the project is not subject to additional review to comply with the Act.
Soil/Groundwater Contamination	No	The site is not located within the City's Environmental Management Area and is not on the Cortese List.
Transit Access	Yes	The North Berkeley BART station is located across Virginia Street, approximately .1 miles within the project site. Bus stops for AC transit route 52 are within 0.3 miles of the project site on Cedar and Sacramento Streets, and bus stops for AC transit route 688 are within 0.2 miles on Sacramento Street.

Table 3: Project Chronology

Date	Action
February 2, 2022	Application submitted.
March 4, 2022	Application deemed incomplete.
March 15, 2022	Revised application materials submitted.
April 12, 2022	Application deemed incomplete.
May 9, 2022	Revised application materials submitted.
June 3, 2022	Application hold requested by applicant. Application incomplete and pending payment of fees.
July 11, 2022	Fees remitted and application deemed complete.
July 28, 2022	ZAB Public hearing notices mailed/posted.
August 11, 2022	ZAB hearing.

Table 4: Development Standards

Standard	Existing	Proposed Total	Permitted/ Required
BMC Section 23.202.050			
Lot Area (sq. ft.)	3,600	No Change	5,000 min
Dwelling Units on Lot	1	No Change	1
Bedrooms	2	4	4 (5 with AUP, 6+ with Use Permit)
Gross Floor Area (Sq. ft.)	2,224	2,532	n/a
Building Height	Average	17'-8"	25'-1"
	Stories	2	No Change
Building Setbacks (ft.)	Front (south) (Virginia Street)	10'-5"	No Change
	Rear (north)	19'-0 ½"	No Change
	Left Side (west)	4'	No Change
	Right Side (east)	1'-1"	No Change
Lot Coverage (%)	46%	No Change	40% max.
Usable Open Space (sq. ft.)	800+	No Change	400 min.
Parking	1	No Change	1 min. for existing dwellings

II. Project Setting

- A. Neighborhood/Area Description:** The subject property is located on Virginia Street, between Acton Street and Sacramento Street. The area is residential in nature and consists predominantly of one and two-story single-family dwellings. The North Berkeley BART station is directly across Virginia Street.
- B. Site Conditions:** The subject property is 3,600 square feet in area, with an existing 2,224 square foot, two-story, single-family dwelling. There is an existing curb cut and driveway along the east (right) side of the parcel, which leads to a one-car attached garage. The site is non-conforming for lot size as a minimum lot size of 5,000 square feet is required in the R-1 Residential District, non-conforming for front and side (right) setbacks, and non-conforming for lot coverage. The lot coverage is 46 percent where 40 percent is the maximum permitted.

III. Project Description

The proposed project is an interior remodel to convert a laundry room into a family room, to reconfigure the layout of a bedroom and bathroom, and to construct a 321 square-foot second-story addition to accommodate two new bedrooms. The average height will increase from 17 feet, 8 inches to 25 feet, 1 inch, to the top of the parapet. The footprint of the existing dwelling will not change. The only change to the building envelope is the 321 square-foot second-story addition. Although the existing dwelling has non-conforming front and right-side setbacks, the addition is outside of all required setbacks.

The project includes new or enlarged window openings, but none are in the required setbacks.

IV. Community Discussion

- A. Neighbor/Community Concerns:** The applicant posted a yellow poster in the vicinity to notify residents of the project. The applicant also showed the original submitted plans to abutting and confronting residential occupants and property owners to advise them of the proposed development. On July 28, 2022, the City mailed notices for the ZAB hearing to property owners and occupants within a 300-foot radius, and to interested neighborhood organizations, and the City posted notices within the neighborhood in three locations. At the time of writing this report, staff has not received any written communications regarding the project.
- B. Committee Review:** This project is not subject to review by the Design Review Committee or the Landmarks Preservation Commission because it is not located in a commercial or manufacturing district, and does not involve the demolition of a non-residential building.

V. Issues and Analysis

- A. Addition to Structure on Parcel with Non-Conforming Lot Coverage:** Pursuant to BMC Section 23.324.050(D), additions and/or enlargements of lawful non-conforming structures that are non-conforming by reason of exceeding lot coverage are permitted with a Use Permit if the existing use of the property is conforming, the addition/enlargement complies with all applicable laws, and the addition/enlargement does not increase lot coverage or exceed the height limit.

As described in Table 4 Development Standards and Site Conditions, above, this sub-standard lot of 3,600 square feet has lot coverage of 46 percent where 40 percent is the maximum. On a standard 5,000 square foot lot, the existing lot coverage of 1,657 square feet would be less than 34 percent, which is below the 40 percent maximum permitted.

The proposed addition will not increase lot coverage as the addition is proposed within the existing building footprint and will be over existing floor area. Furthermore, the proposed height is approximately 26 feet, where 28 feet is the maximum allowed without an additional Administrative Use Permit, the existing residential use is conforming, the project conforms with the Zoning Code, and would conform with other applicable laws that will be confirmed during review of the building permit.

- B. General Non-Detriment for Use Permits:** Pursuant to BMC Section 23.406.040(E), to approve a Use Permit the ZAB must find that the project would not be detrimental. An analysis of sunlight/shadows, air, privacy and views follows:

Sunlight/Shadow: Shadow studies submitted by the applicant document the addition's projected shadow angles and lengths at three times throughout the day during the summer and winter solstice and within one week of initial submittal. The studies show that the addition will create an increase in shadows on five neighboring dwellings and lots, 1690 Short Street, 1426 Lincoln Street, 1451 Virginia Street, and 1437 Virginia Street, as follows:

- Two hours before sunset on the winter solstice, shadows on the left-side and rear yard of the lot at 1690 Short Street will increase. Shadows on the south side of the dwelling will also increase, although minimally;
- At noon on the winter solstice, shadows on the rear yard of 1426 Lincoln Street will increase, although minimally;
- Two hours after sunrise on the winter solstice, shadows on the northeast corner of the dwelling at 1437 Virginia will increase, although minimally;
- Two hours after sunrise on the winter solstice, shadows on the rear yard of the lot at 1426 Lincoln Street will increase, and shadows on the south side of the dwelling will also increase, although minimally and limited to the bottom of the structure;
- Two hours before sunset on February 1, shadows on the south side of the dwelling at 1690 Short Street will increase, although minimally and limited to the bottom of the structure;

- At noon on February 1, shadows on the rear yard of 1426 Lincoln Street will increase, although minimally;
- Two hours after sunrise on February 1, shadows on the northeast corner of the dwelling at 1437 Virginia will increase, although minimally;
- Two hours after sunrise on February 1, shadows on the rear yard of 1426 Lincoln Street will increase, although minimally;
- Two hours before sunset on the summer solstice, shadows on the west side of the dwelling at 1451 Virginia Street will increase. The new shadow will impact where there is a window on 1451 Virginia. However, the west side of the dwelling is already impacted by the existing 1445 Virginia structure, and shadows will increase minimally by the residential addition.
- Two hours after sunrise on the summer solstice, shadows on the east side of the dwelling at 1437 Virginia Street will increase. The new shadow will impact mostly the rear, right side of the roof of 1437 Virginia, although minimally, by the residential addition.

Windows on the east side of 1437 Virginia and the west side of 1451 Virginia will be impacted by shadows although on limited areas, for a limited time during the year, and only for a few hours of the day. Also, the residential addition will not result in a significant loss of direct sunlight on other abutting residences where shadow impacts are also limited. Therefore, shading impacts would not be detrimental.

Air: As discussed above, the addition will not increase the footprint of the dwelling, will not further reduce the front and side setbacks, and exceeds all of the required setbacks, including the rear setback of 18 feet. The addition is found to be consistent with the existing development in this R-1 neighborhood because the addition will be outside of required setbacks, will not further reduce the existing, non-conforming front and side setbacks, and will not exceed height or story limits. Therefore, there would be minimal, if any, air impacts.

Privacy: The new windows create new views from the subject residence to adjacent properties, but enlarged and new windows will be either outside of required setbacks, in the same place as existing windows, or facing the street. Potential impacts to privacy would be minimal.

Views: The addition would not result in obstruction of significant views in the neighborhood as defined in BMC Section 23.502.020 (Defined Terms). The neighborhood is generally flat and developed with one and two-story residences that filter or obscure most views that may be available of the Berkeley hills or the Golden Gate Bridge from off-site view angles, and the area includes mature vegetation which provides additional visual screening.

C. General Plan Consistency: The 2002 General Plan contains several policies applicable to the project, including the following:

1. Policy LU-7–Neighborhood Quality of Life, Action A: Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.
2. Policy UD-16–Context: The design and scale of new or remodeled buildings should respect the built environment in the area, particularly where the character of the built environment is largely defined by an aggregation of historically and architecturally significant buildings.
3. Policy UD-24–Area Character: Regulate new construction and alterations to ensure that they are truly compatible with and, where feasible, reinforce the desirable design characteristics of the particular area they are in.
4. Policy UD-32–Shadows: New buildings should be designed to minimize impacts on solar access and minimize detrimental shadows.

Staff Analysis: As discussed above, the project would not substantially block views, cast shadows, or create detrimental impacts on the privacy of adjacent neighbors. The proposed addition occurs within the existing building footprint, meets the R-1 District development standards, and would not increase the non-conforming lot coverage, or further reduce the front and side setbacks. Additionally, the project is consistent with the single-family use and residential design character of the existing building and other residential buildings in the vicinity.

VI. Recommendation

Because of the project's consistency with the Zoning Ordinance and General Plan, and its minimal impact on surrounding properties, staff recommends that the Zoning Adjustments Board **APPROVE** Use Permit #ZP2022-0018 pursuant to Section 23.406.040 and subject to the attached Findings and Conditions (see Attachment 1).

Attachments:

1. Findings and Conditions
2. Project Plans, dated March 24, 2022.
3. Notice of Public Hearing

Staff Planner: Sarah Cynn, scynn@cityofberkeley.info, (510) 981-7544

ATTACHMENT 1

FINDINGS AND CONDITIONS

AUGUST 11, 2022

1445 Virginia Ave

Use Permit #ZP2022-0018 to construct a 321-square-foot, second-story addition on a lot that is non-conforming for lot coverage and occupied by a two-story single-family dwelling.

PERMITS REQUIRED

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.324.050(D), to construct an addition to a dwelling that is non-conforming by reason of violation of the maximum allowable lot coverage; and
- Administrative Use Permit pursuant to BMC Section 23.202.050 to allow a residential addition which exceeds 14 feet in average height.

I. 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 (“Existing Facilities”) of the CEQA Guidelines.
2. 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.

II. FINDINGS FOR APPROVAL

1. As required by Section 23.406.040(E) of the BMC, 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:
 - A. The proposed addition conforms to the R-1 District standards, including yard requirements, and average height, and does not worsen any non-conforming condition;
 - B. The proposed project recognizes and adheres to an existing pattern of development by maintaining the single-family use of the property; and
 - C. The proposed project does not further increase the lot coverage, and the footprint of the dwelling will not increase.

III. OTHER FINDINGS FOR APPROVAL

1. As required by Section 23.324.050(D) of the BMC, the Zoning Adjustments Board finds that the residential addition to a structure on a lot that is non-conforming by reason of the lot coverage, the addition complies with all applicable laws (i.e. development standards), and will not increase the lot coverage or exceed the height limit. The addition will be within the existing building footprint and therefore will not increase the existing, nonconforming lot coverage. The addition will be below the average height limit of 28 feet, with an average height of 25 feet, 1 inch.
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IV. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

The following conditions, as well as all other applicable provisions of the Berkeley Municipal Code, 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. Compliance Required (BMC Section 23.102.050)

All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.

3. Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060.B.1 and 2)

- A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.
- B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.

4. Conformance to Approved Plans (BMC Section 23.404.060.B.4)

All work performed under an approved permit shall be in compliance with the approved plans and any conditions of approval.

5. Exercise and Expiration of Permits (BMC Section 23.404.060.C)

- A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
- B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
- C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).
- D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.

6. Permit Remains Effective for Vacant Property (BMC Section 23.404.060.D)

Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.

7. Permit Modifications (BMC Section 23.404.070)

No change in the use or structure for which this Permit is issued is permitted unless approved by the review authority which originally approved the permit. 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.

8. Permit Revocation (BMC Section 23.404.080)

The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.

9. Indemnification Agreement

The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

V. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC Section 23.404.050(H), the ZAB attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

10. Project Liaison. The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related 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. **Please designate the name of this individual below:**

Project Liaison

Name

Phone #

Standard Construction-related Conditions Applicable to all Projects:

11. Transportation Construction Plan. The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) is required for all phases of construction, particularly for the following activities:

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

The applicant shall secure the City Traffic Engineer's approval of a TCP. Please contact the Office of Transportation at 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be consistent with any other requirements of the construction phase.

Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

- 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.
21. 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:

22. All construction at the subject property shall substantially conform to the approved Use Permit drawings or to modifications approved by the Zoning Officer.
23. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated July 11, 2022.

At All Times (Operation):

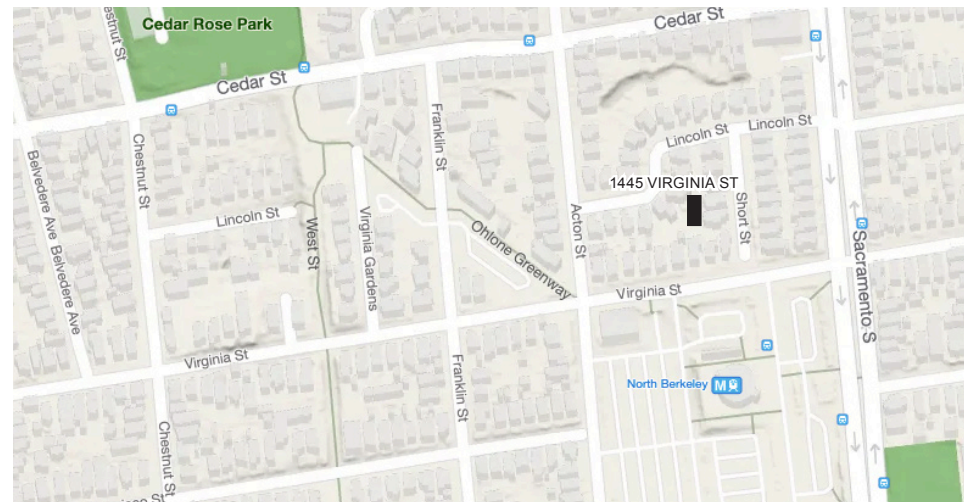
24. All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
25. Drainage Patterns. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.

GENERAL NOTES:

1. THE PERMIT SET IS INCLUSIVE OF THE DRAWING SHEETS LISTED IN THE DRAWING INDEX (A0.0).
2. THE CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
3. CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR OWNER.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
5. ALL DIMENSIONS, WHEN SHOWN IN THE ARCHITECTURAL PLANS, ARE TO GRID, FACE OF STUD, FACE OF MASONRY, AND FACE OF CONCRETE, UNLESS OTHERWISE NOTED.
6. ALL CHANGES IN FLOOR MATERIAL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS
7. FIRE SPRINKLERS, WHERE REQUIRED SHALL BE INSTALLED IN ACCORDANCE WITH NFPA, C.B.C. & CITY REQUIREMENTS AND SPECIFICATIONS. IF FIRE SPRINKLERS ARE REQUIRED, FIRE PROTECTION DRAWINGS ARE TO BE COMPLETED BY THE PLUMBER AND SUBMITTED FOR PERMIT SEPARATELY.
8. WHEELCHAIR ACCESS RAMPS AT CURBS SHALL BE CONSTRUCTED PER LOCAL JURISDICTION SPECIFICATIONS. REFER TO CITY REQUIREMENTS AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
9. GLASS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIAL (LAMINATED OR TEMPERED) WHERE REQUIRED AND SHALL MEET LOCAL, STATE, AND FEDERAL REQUIREMENTS.
10. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
11. PRIOR TO BIDDING, THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VISIT THE SITE AND BECOME ACQUAINTED WITH ALL CONDITIONS RELATING TO THE CONSTRUCTION AND COMPLETION OF THE PROJECT AND THE EMPLOYMENT OF LABOR THEREON. BIDDERS AND THEIR SUBCONTRACTORS SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT AND/OR OWNER.
12. IN THE EVENT HAZARDOUS MATERIALS ARE ENCOUNTERED IN THE PREMISES DURING THE EXECUTION OF THE WORK, NOTIFY THE OWNER IMMEDIATELY AND DO NOT PROCEED UNTIL DIRECTED. FOLLOW ALL CAL OSHA REQUIREMENTS.
13. NOTES ARE AN AID TO THE CONTRACTOR IN UNDERSTANDING THE WORK AND SHOULD NOT BE CONSTRUED AS BEING COMPLETE IN EVERY DETAIL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME THOROUGHLY FAMILIAR WITH THE WORK, AND REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL CONDITIONS TO THE ARCHITECT AND/OR OWNER.
14. DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND/OR OWNER.
15. INSTALL ALL WORK PLUMB, LEVEL, SQUARE, TRUE, AND IN PROPER ALIGNMENT.
16. COORDINATE ALL WORK AS REQUIRED BY THE CONTRACT DOCUMENTS WITH THE OWNER INCLUDING TEMPORARY STORAGE, LOADING, BUILDING KEYING SYSTEMS, ETC. AND PROVIDE NECESSARY BARRICADES, SIGNS, BARRIERS, AND PROTECTION
17. CONTRACTOR SHALL PAY SPECIFIC ATTENTION TO DIMENSIONS OR IMPLIED PLAN AND SECTIONAL SPATIAL RELATIONSHIPS, AND VERIFY ALL AXES AND IMPLIED SYMMETRIES BEFORE BEGINNING WORK. DOORS ARE TYPICALLY CENTERED IN RELATION TO ADJACENT WALLS, UNLESS OTHERWISE NOTED.
18. PROVIDE AND COORDINATE LOCATION AND TYPE BLOCKING/BACKING IN PARTITIONS BEHIND ALL WALL MOUNTED ITEMS, INCLUDING ALL ADA ACCESSIBILITY BUILDING ELEMENTS.
19. THE DRAWINGS INDICATE LOCATION, DIMENSION, REFERENCE, AND SOME DETAIL OF CONSTRUCTION. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THIS IS A "BUILDER'S SET OF DOCUMENTS" AND DOES NOT CONTAIN THE LEVEL OF DETAILS FOUND IN A COMPLETE SET OF CONSTRUCTION DOCUMENTS, AND WILL REQUIRE EXPERIENCED AND QUALIFIED CONTRACTORS, SUBCONTRACTORS AND OTHERS TO PROVIDE, AMONG OTHER THINGS, DETAILS, SUPPLEMENTAL DETAILS AND PRODUCTION SPECIFICATIONS, AND TO LABORATE AND INTERPRET THE BUILDER'S SET OF DOCUMENTS. PER OWNER/ARCHITECT AGREEMENT, ARCHITECT IS NOT RESPONSIBLE FOR WATERPROOFING MATERIALS AND DETAILING.
20. DETAILED AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
21. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT, UNLESS NOTED AS +/-.
22. VERTICAL DIMENSIONS ARE FROM THE TOP OF SUB FLOOR, UNLESS OTHERWISE NOTED. SUB FLOOR SHALL MEAN EITHER TOP OF PLYWOOD OR TOP OF GYPCRETE, UNLESS OTHERWISE NOTED.
23. DIMENSIONS MARKED V.I.F. SHALL BE "VERIFIED" IN THE FIELD BY THE GENERAL CONTRACTOR.
24. ANY WASTE AND REFUSE CAUSED BY THE CONTRACTOR SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL REGULATIONS.
25. DEFINITIONS USED ON DRAWINGS:
 A. AS REQUIRED : AS REQUIRED BY REGULATORY REQUIREMENTS BY EFERENCED STANDARDS, BY EXISTING CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICE, OR BY THE CONTRACT DOCUMENTS
 B. TYPICAL : IDENTICAL FOR ALL SUCH CONDITIONS, UNLESS OTHERWISE NOTED.
 C. SIMILAR : COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTE. DIFFERENCES CAN BE INFERRED FROM OTHER INFORMATION INDICATED. VERIFY DIMENSIONS AND ORIENTATIONS.
 D. FURNISH : SUPPLY ONLY, OTHERS TO INSTALL
 E. INSTALL : INSTALL ITEMS FURNISHED BY OTHERS
 F. REMOVE : FURNISH AND INSTALL
 G. PROVIDE : ELIMINATE AND DISPOSE OF PROPERLY
 H. CONTRACTOR : THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTORS HIRED INDIVIDUALLY OR INDEPENDENTLY BY THE OWNER.
26. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL UNIT ENTRY SIGNAGE AND DOOR NUMBERS. GENERAL CONTRACTOR TO COORDINATE WITH OWNER AND PROVIDE ANY NECESSARY BLOCKING/BACKING.
27. CONTRACTOR TO COORDINATE DOORS, ROLL-UP DOOR AND/OR ENTRY GATE OPERATION AND SECURITY WITH OWNER.
28. AREA CALCULATIONS IN THIS SET OF DRAWINGS SHOULD NOT BE USED BY THE GENERAL CONTRACTOR FOR PURPOSES OF AREA TAKE OFFS FOR BIDDING PURPOSES.
29. PROVIDE WATER RESISTANT GYPSUM BOARD TO RESIST MILDEW AT ALL WET LOCATIONS, INCLUDING BATHROOMS AND KITCHENS.



PROJECT SITE



VICINITY MAP

GENERAL NOTES FOR THE CITY OF BERKELEY REQUIREMENTS:

1. CONTRACTOR AND/OR OWNER TO PROVIDE DOCUMENTATION OF CONFORMANCE WITH THE CITY OF BERKELEY CONSTRUCTION & DEMOLITION DEBRIS DIVERSION REQUIREMENTS
2. CONTRACTOR AND/OR OWNER TO ATTAIN APPROVAL OF WASTE DIVERSION PLAN BY THE CITY OF BERKELEY BUILDING AND SAFETY DIVISION PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMITS. CONTRACTOR AND/OR OWNER TO PROVIDE DOCUMENTATION OF THE PLAN IMPLEMENTATION, SUCH AS RECEIPTS AND BILLS OF LADING, TO BUILDING INSPECTOR PRIOR TO BUILDING PERMIT SIGNOFF. PROPOSED PROJECT IS TO USE "GREEN HALO" FOR WASTE DIVERSION PLAN.
3. C&D RECYCLING ORDINANCE:
 A. EFFECTIVE MARCH 1, 2011, CONSTRUCTION AND DEMOLITION DEBRIS SALVAGING AND RECYCLING IS REQUIRED FOR BUILDING RENOVATION PROJECTS EXCEEDING \$100,000 (INCLUDING DEMOLITIONS OVER \$3,000 AND ANY NEWLY CONSTRUCTED BUILDINGS). THE FOLLOWING IS REQUIRED PRIOR TO ISSUANCE OF THE BUILDING PERMIT:
 B. WASTE DIVERSION PLAN (WDP) - A PERMIT APPLICANT SHALL PROVIDE INFORMATION ON ANTICIPATED DEBRIS AND PLANNED DIVERSION METHODS. THE WDP SHALL BE SUBMITTED AND APPROVED BY THE BUILDING AND SAFETY DIVISION PRIOR TO BUILDING PERMIT ISSUANCE. COPIES OF THE CONSTRUCTION & DEMOLITION WASTE DIVERSION FORM AND THE INSTRUCTIONS FOR WASTE DIVERSION FORM ARE AVAILABLE AT THE COUNTER OF THE PERMIT SERVICE CENTER AT 2120 MILVIA ST., OR ON-LINE AT [HTTP://WWW.CI.BERKELEY.CA.US](http://www.ci.berkeley.ca.us). SELECT: "FORMS & APPLICATIONS", THEN "BUILDING & SAFETY", THEN "CONSTRUCTION & DEMOLITION WASTE DIVERSION FORM" & "CONSTRUCTION & DEMOLITION WASTE DIVERSION WORKSHEET". PLEASE NOTE THAT THIS FORM IS REQUIRED AS A CONDITION OF APPROVAL BEFORE A BUILDING PERMIT IS TO BE ISSUED.
4. AUTOMATIC GAS SHUTOFF VALVES ARE REQUIRED.

DRAWING INDEX:

- A0.0 GENERAL NOTES - TITLE PAGE
- A1.0 EXISTING PHOTOS
- A2.0 PROPOSED SITE PLAN & SIGNATURE PAGE
- A2.1 EXISTING SITE PLAN
- A2.2 PROPOSED SITE PLAN
- A3.0 EXISTING/DEMO FLOOR PLANS
- A3.1 PROPOSED FLOOR PLANS
- A4.0 EXISTING & PROPOSED ELEVATIONS
- A4.1 EXISTING & PROPOSED ELEVATIONS
- A4.2 EXISTING & PROPOSED ELEVATIONS
- A4.3 EXISTING & PROPOSED ELEVATIONS
- A5.0 SHADOW STUDY
- A5.1 SHADOW STUDY
- A5.2 SHADOW STUDY

GENERAL NOTES		
ASSESSORS PARCEL NUMBER	058 2145 05800	
ZONING	R-1	
CONSTRUCTION TYPE	VB	
LOT SIZE	3600 SF	
R-1H DEVELOPMENT STANDARDS		
	EXISTING	PROPOSED
FRONT SETBACK (20' REQ.)	10'-5"	10'-5"
SIDE SETBACK (4' REQ.) L & R	4' & 1'-1 1/4"	4' & 1'-1 1/4"
REAR SETBACK (20' REQ.)	19'-01/2"	19'-01/2"
If lot less than 100 ft reduce to 20% lot depth	18'	18'
BUILDING HEIGHT (28' MAX.)	17'-8"	24'-9"
BUILDING STORIES 3)	1 1/2	2
FIRE ZONE	1	1
EXISTING / PROPOSED LOT COVERAGE AREAS		
AREA	EXISTING	PROPOSED
LOT AREA	3,600 SF	3,600 SF
BLDG FOOTPRINT W/ PORCH	1,657 SF	1,657 SF
USABLE OPEN SPACE	1104 SF	1104 SF
EXISTING / PROPOSED BEDROOM/BATH COUNT		
EXISTING	2 BED / 2 BATH	
PROPOSED	4 BED / 3 BATH	
NUMBER OF UNITS	(E) 1 / (P) 1	
EXISTING / PROPOSED GROSS FLOOR AREAS (C.F.A.)		
	EXISTING	PROPOSED
LOWER LEVEL (FAMILY ROOM AT GRADE)	0	325 SF
MAIN LEVEL	1156 SF	1138 SF
SPLIT LEVEL	476 SF	463 SF
LEVEL 2	N/A	321 SF
CONDITIONED FLOOR AREA TOTAL	1,632 SF	2,247 SF
LOWER LEVEL (FAMILY ROOM AT GRADE)	307 SF	0 SF
BASEMENT	138 SF	138 SF
GARAGE	147 SF	147 SF
UNCONDITIONED GROSS FLOOR AREA TOTAL	592 SF	285 SF

PROJECT DESCRIPTION	
THIS APPLICATION IS FOR A REMODEL/ADDITION TO AN EXISTING HOME AT 1445 VIRGINIA ST. W/ THE FOLLOWING PROPOSED MODIFICATIONS:	
1. NEW 321 S.F. LEVEL 2 MASTER SUITE (BEDROOM & BATH) W/ NEW STAIR 2. INCREASE BUILDING HEIGHT FROM 17'-8" TO 24'-6" - SEE PLANS 3. REMODEL EXISTING SPLIT LEVEL TO CREATE 4TH BEDROOM W/ SHARED BATH	
PROJECT APPLICANT AND TEAM	
CLIENT / OWNER :	ARCHITECT :
SAM DORMAN & REBECCA DORMAN	PLATFORM - BENJAMIN ANDERSON
1445 VIRGINIA ST.	1804 FIFTH AVE
BERKELEY, CA. 94702	BERKELEY, CA 94710
CONTACT: 310-720-2130	CONTACT: 510- 823 9046
SAMDORMAN@GMAIL.COM	BEN@PLATFORMARC.COM

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 PHONE: 510-823 9046

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1445 VIRGINIA STREET
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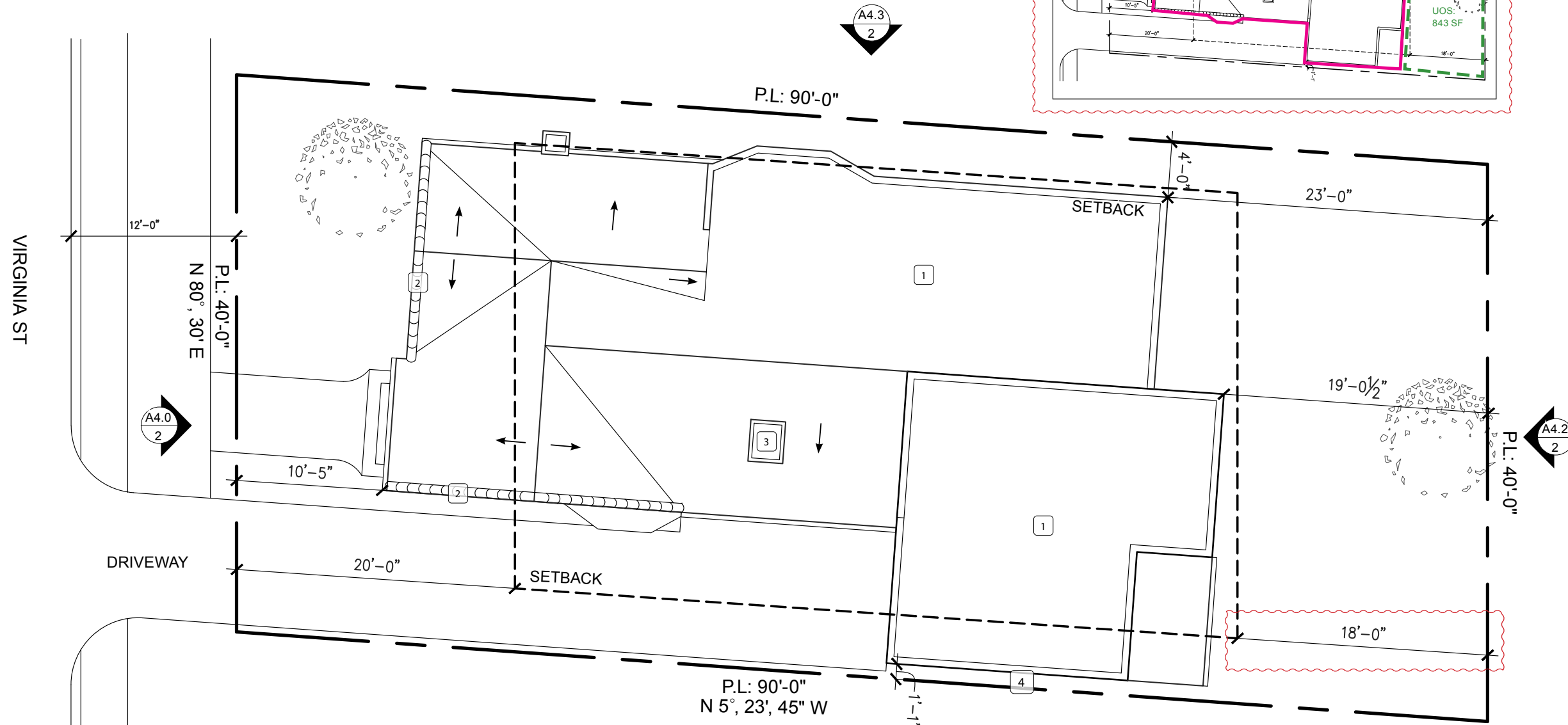
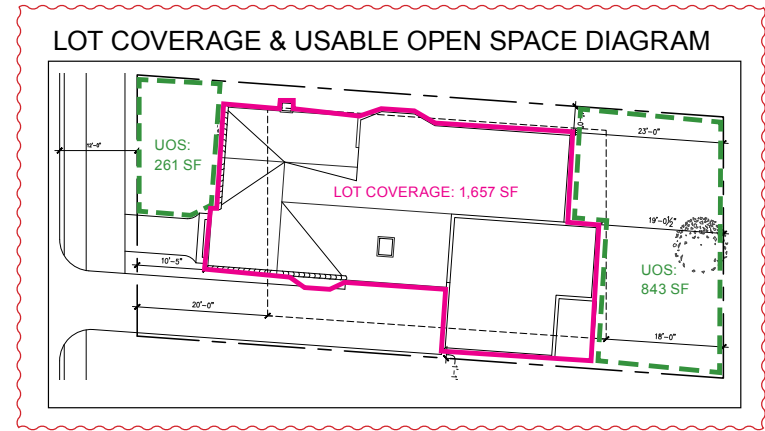
PLAN SET

TITLE PAGE

ISSUE DATE:
01/27/2022

DRAWN BY: PB

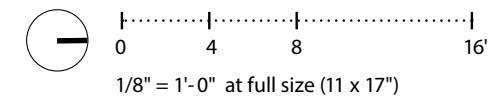
Ao.o



1 Existing Site Plan

KEYNOTES

- 1 (E) COMPOSITE SHINGLE ROOFING
- 2 (E) CLAY TILE PARAPET
- 3 (E) SKYLIGHT
- 4 EXISTING NON-CONFORMING CONDITION AT SIDE YARD SETBACK TO REMAIN UNCHANGED



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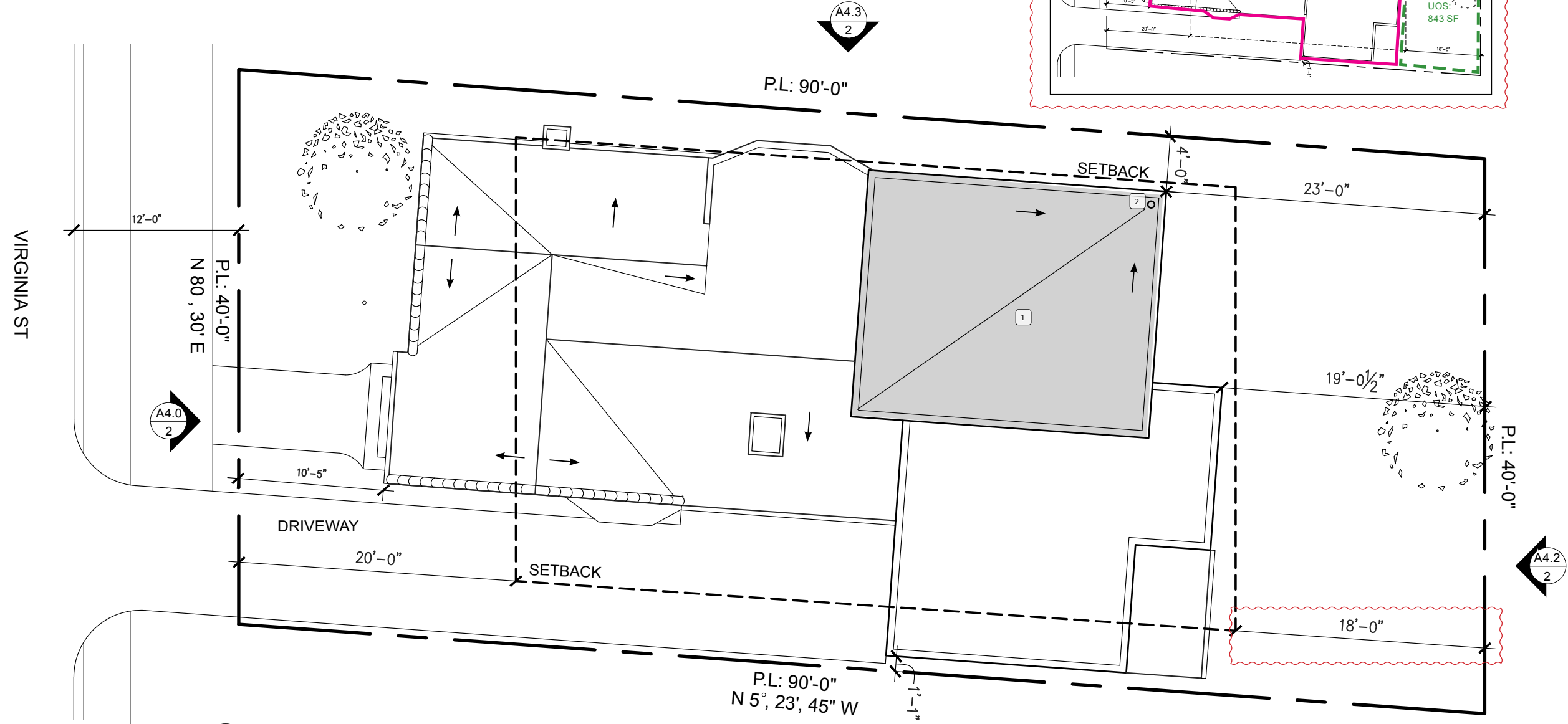
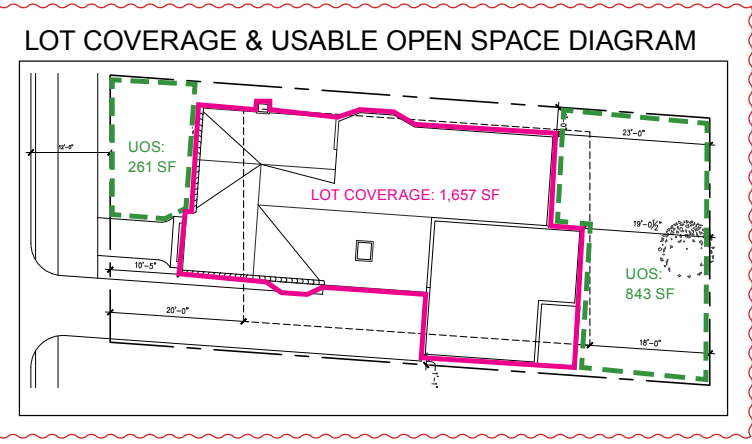
AUP PLAN SET

**EXISTING
SITE
PLAN**

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A2.1

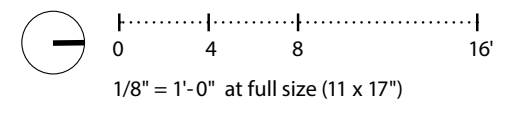


1 Proposed Site Plan

KEYNOTES

- 1 (N) LOW SLOPE MODIFIED BITUMINOUS ROOFING
MIN. 1/4" PER FT SLOPE TO ROOF DRAIN.
- 2 DRAIN OVERFLOW - R.W.L. SCUPPER

LEGEND	
Area of work	



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BEN ANDERSON
 ARCHITECT
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AUP PLAN SET

PROPOSED
 SITE
 PLAN

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A2.2

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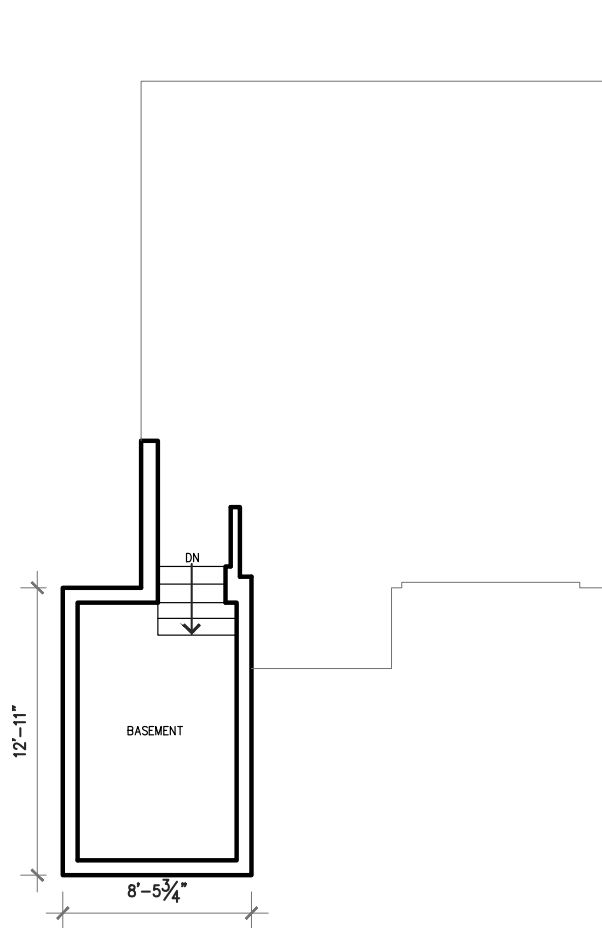
AUP PLAN SET

EXISTING/
 DEMO
 FLOOR
 PLANS

ISSUE DATE:
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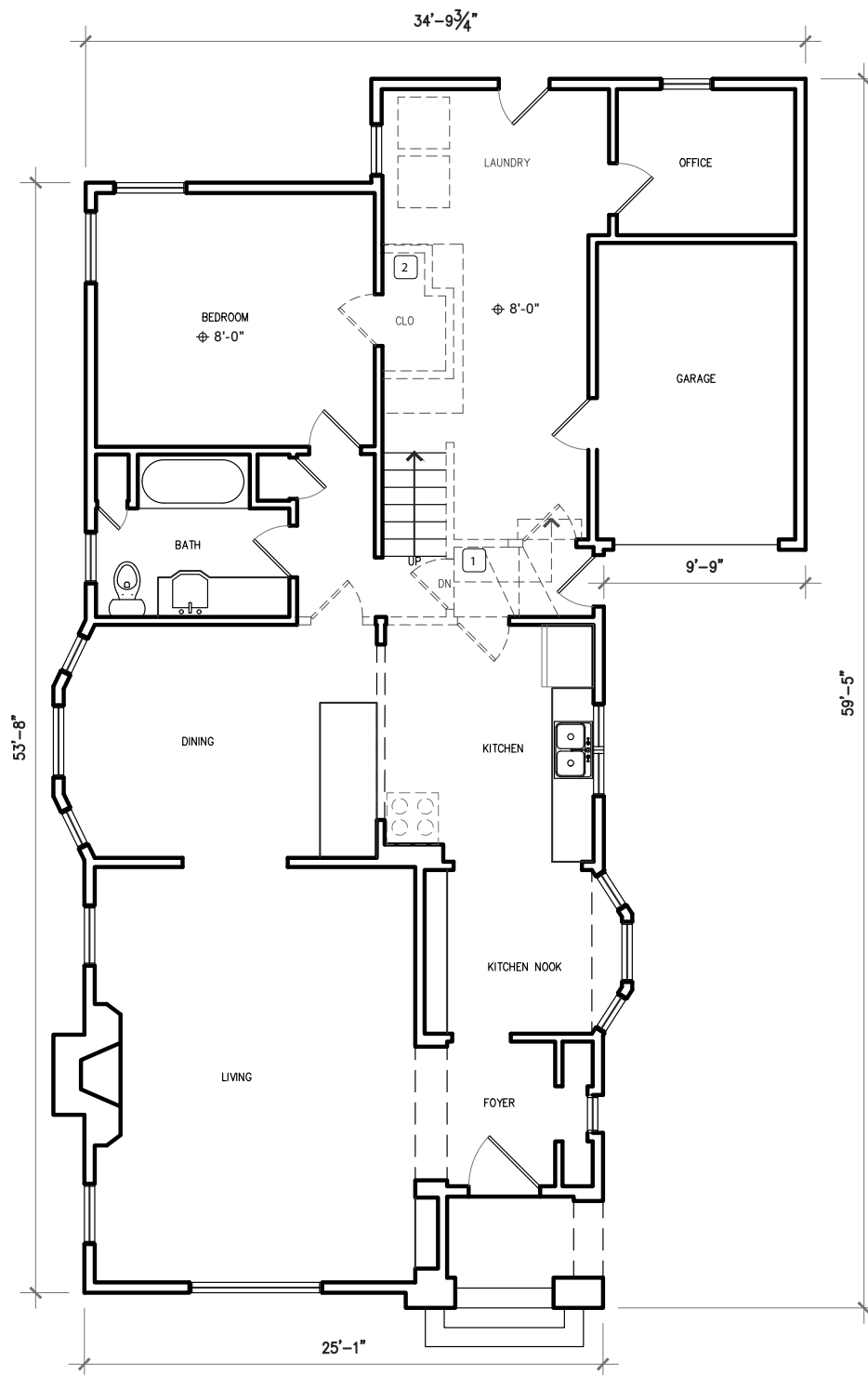
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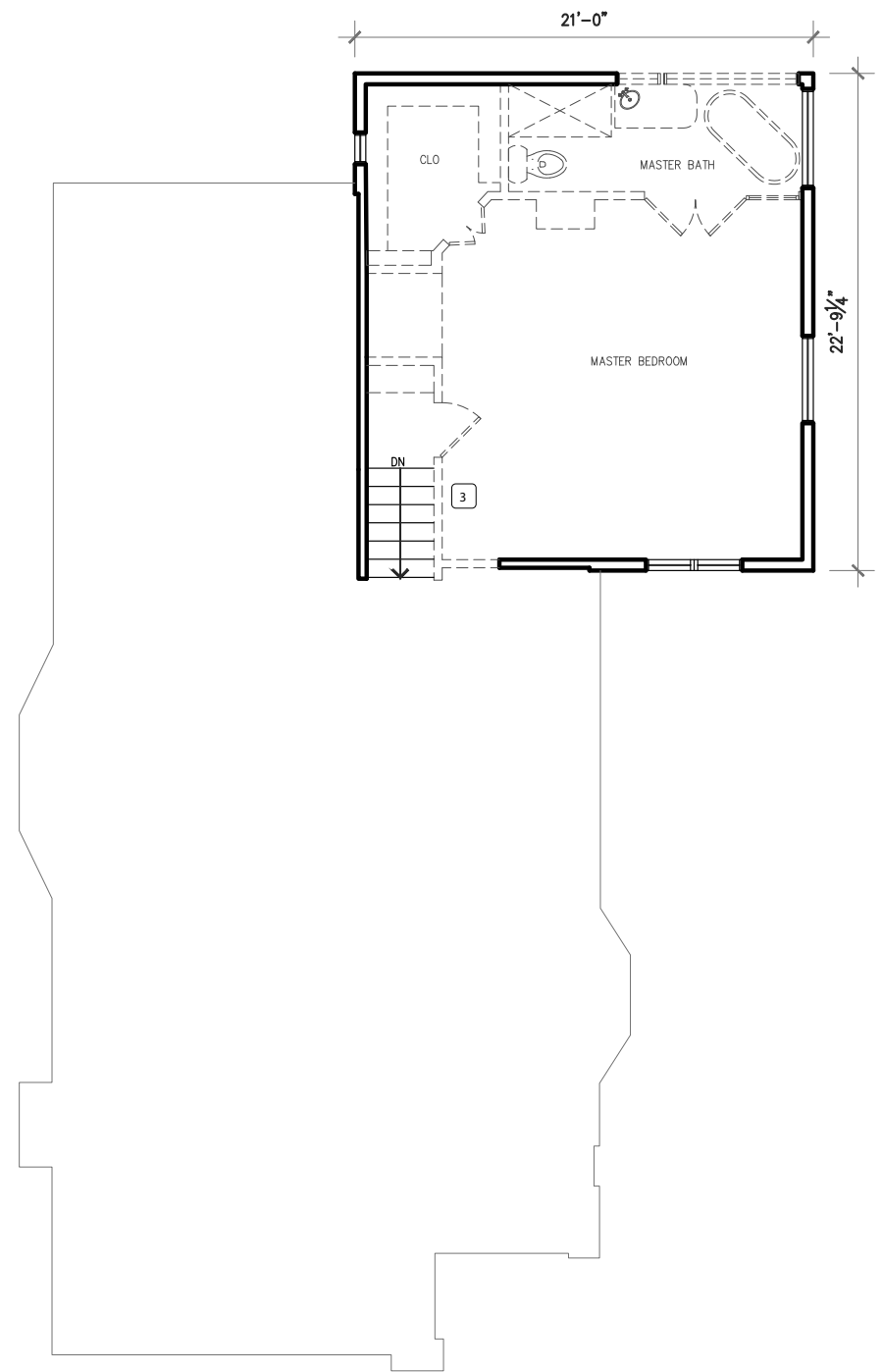
KEYNOTES

- 1 REMOVE (E) STAIRS DOWN TO GRADE
- 2 REMOVE (E) CLOSET
- 3 REMOVE (E) WALLS & FLOOR (SHOWN DASHED)

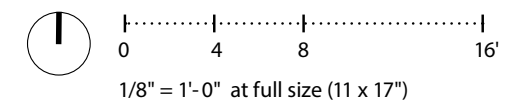
1 Existing / Demo Basement Plan

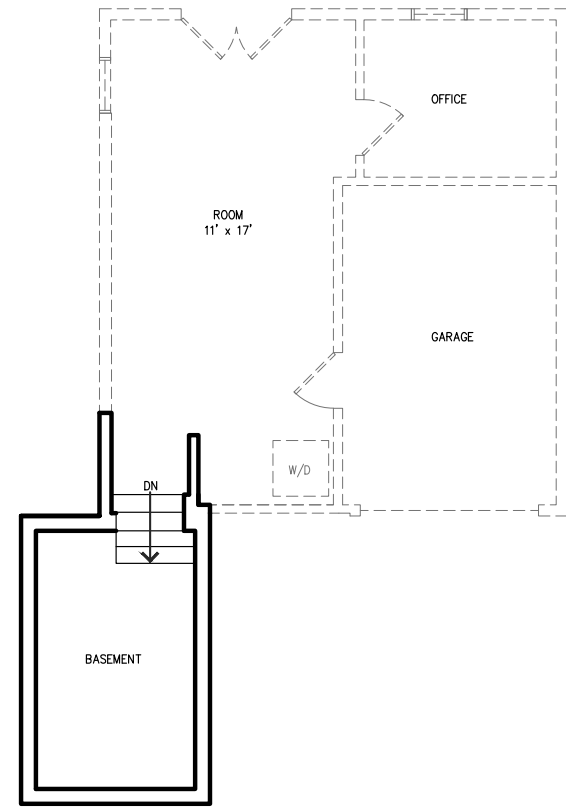


2 Existing / Demo Main Floor Plan

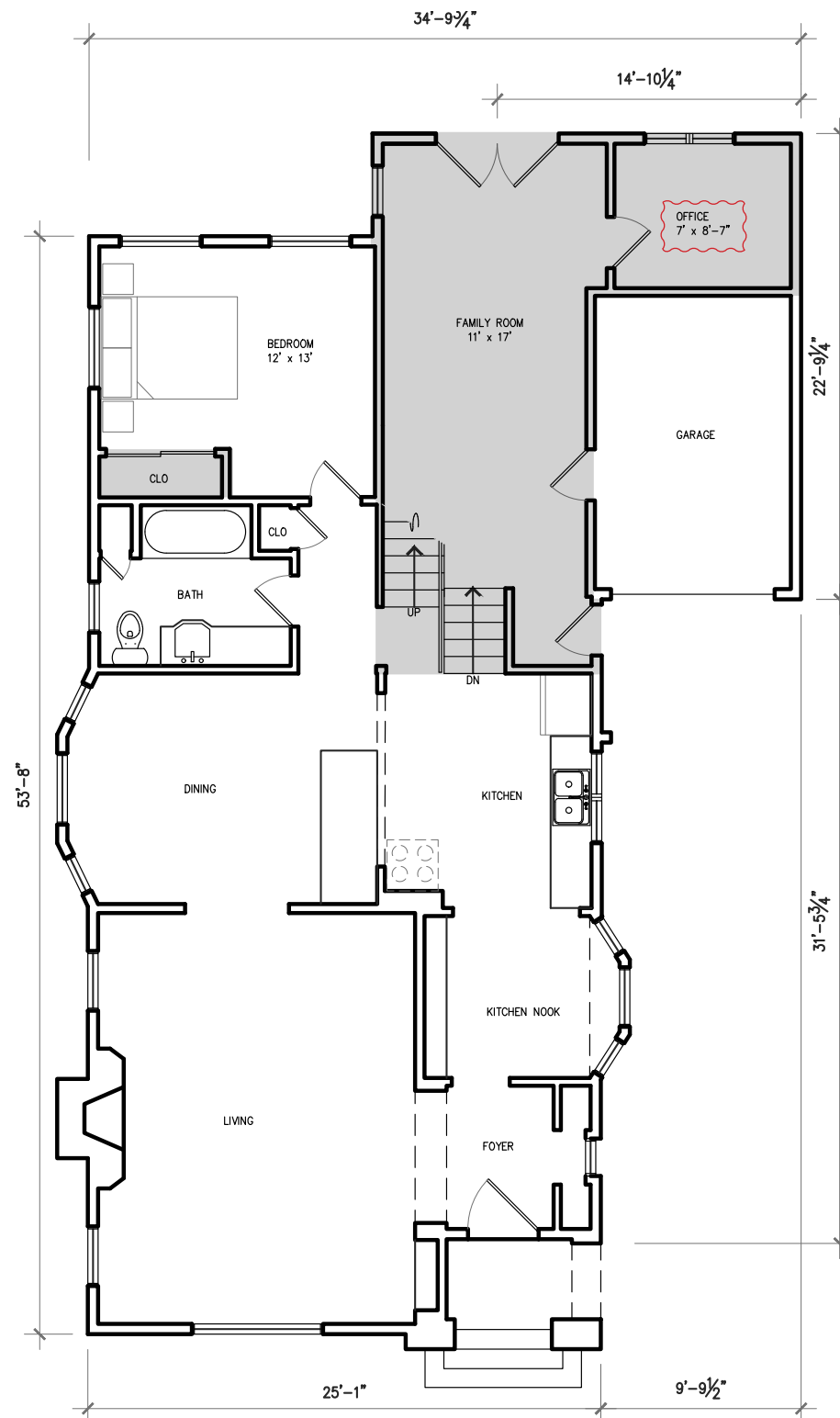


3 Existing / Demo Split Level-Master Floor Plan

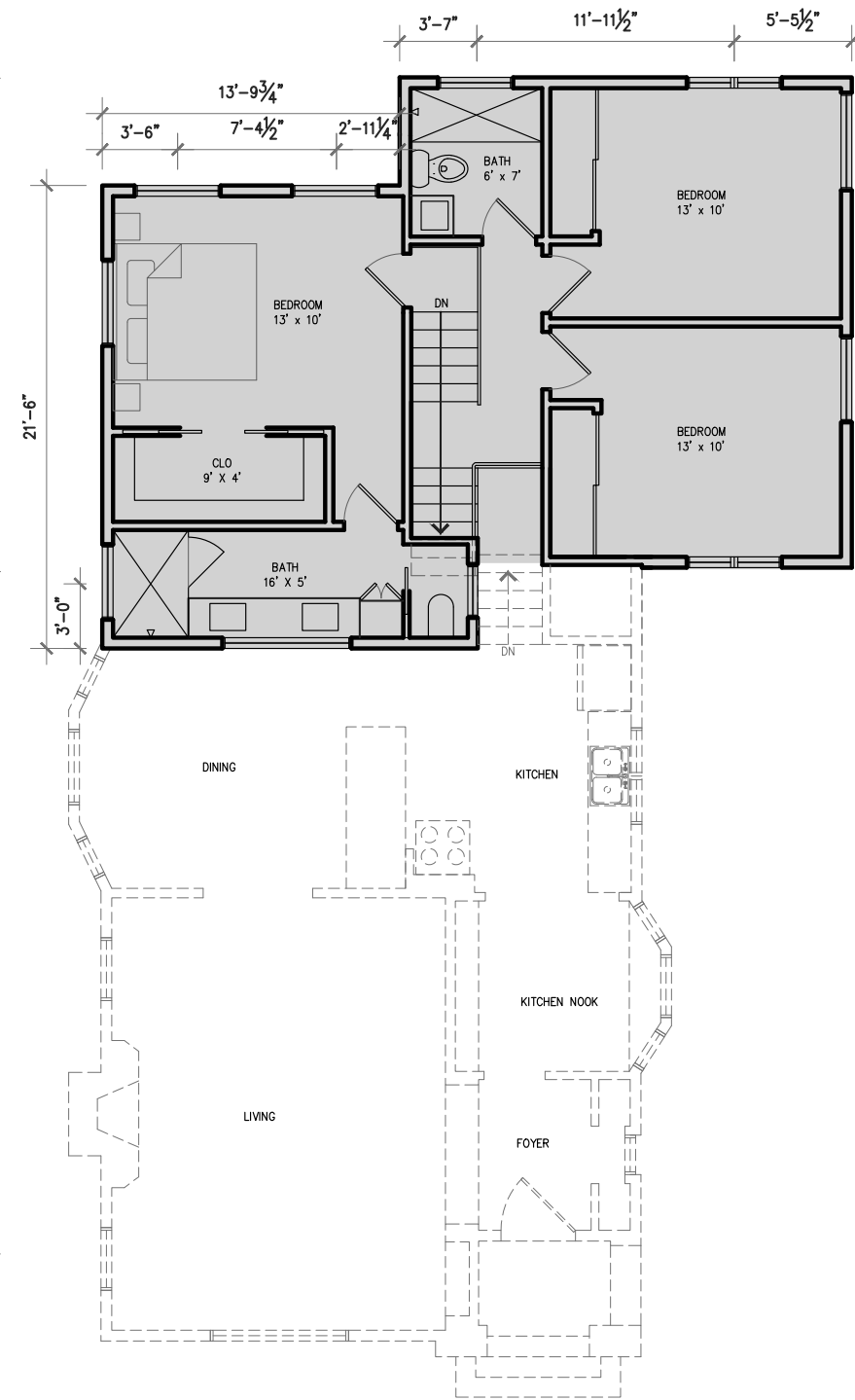




1 Proposed Basement Plan



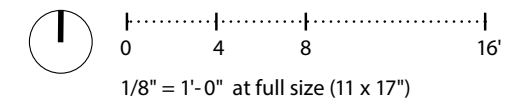
2 Existing Level 1 & Existing Remodeled Family Room



3 Existing Remodeled Split Level & Proposed Second Level Plan

LEGEND

Area of work	
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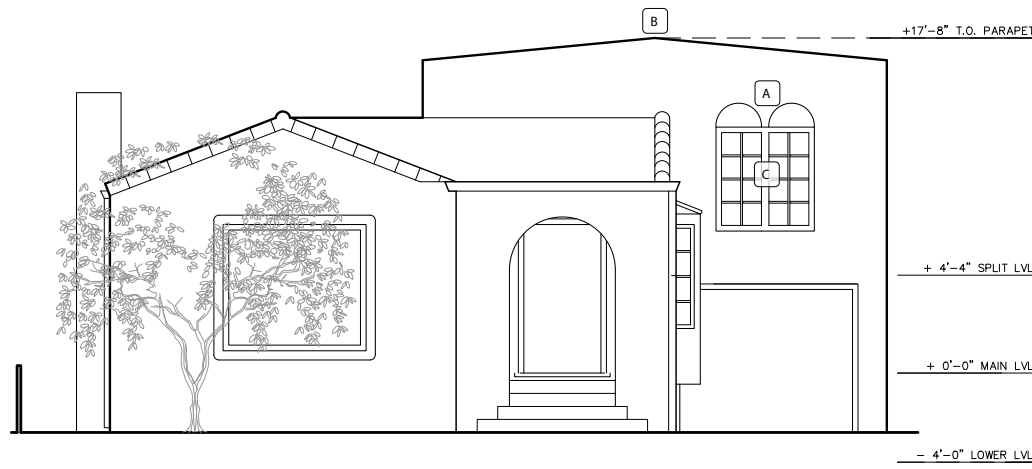
AUP PLAN SET

PROPOSED
 FLOOR
 PLANS

ISSUE DATE:
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A3.1



MATERIALS LEGEND	
#	MATERIAL/COLOR
1	STUCCO
2	NEW WINDOWS
3	CLAY TILE
4	COMPOSITE SHINGLE ROOFING

KEYNOTES

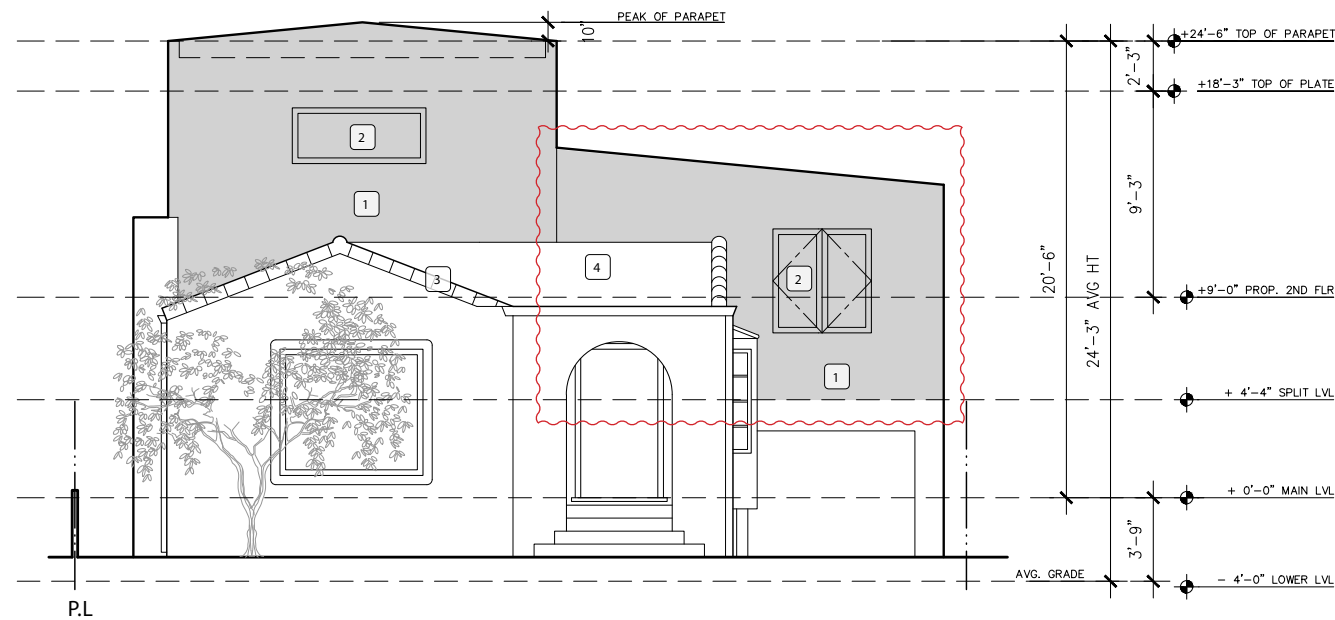
- A REMOVE (E) STUCCO DETAIL
- B REMOVE SLOPED PARAPET
- C REMOVE WINDOW

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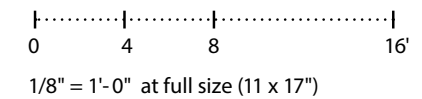
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1 Existing South Elevation



2 Proposed South Elevation

LEGEND	
Area of Work	



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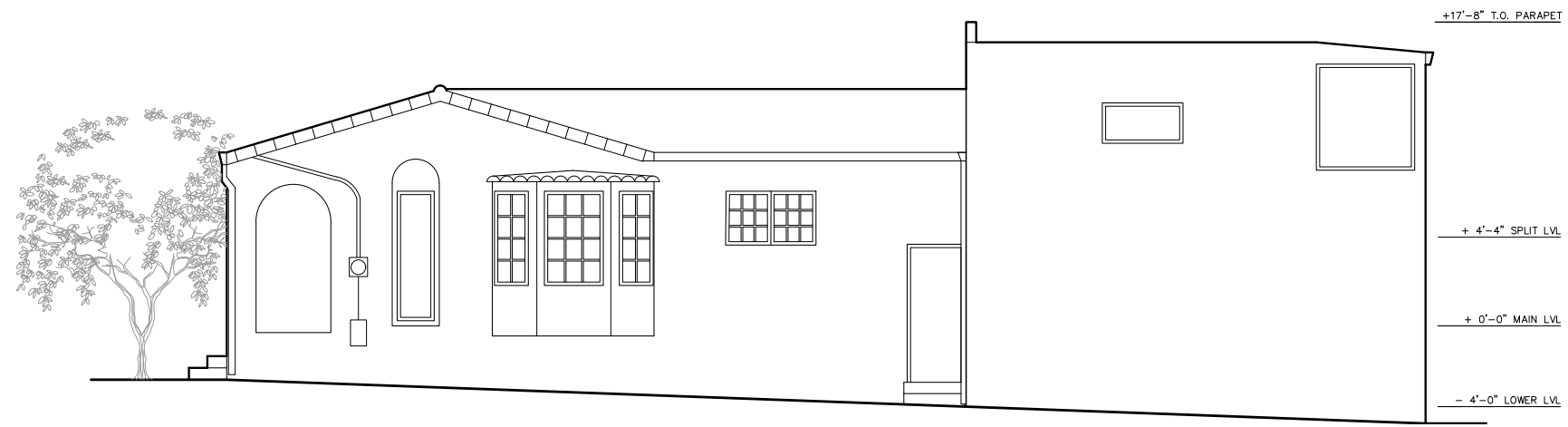
AUP PLAN SET

EXISTING & PROPOSED ELEVATION

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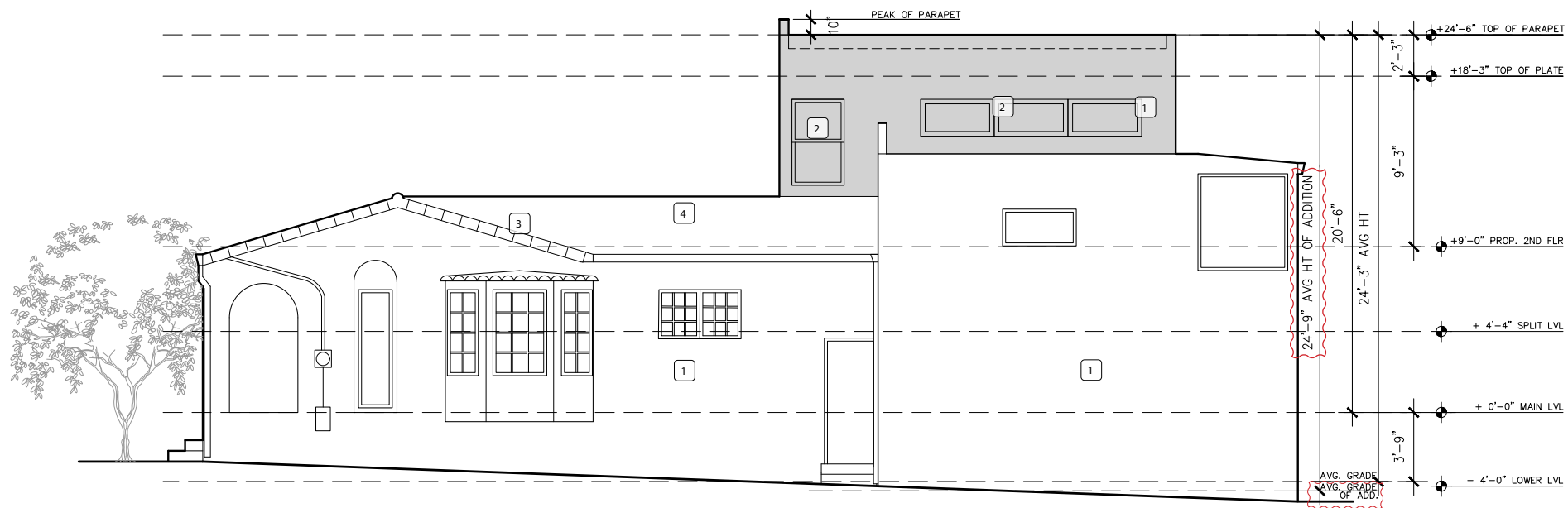
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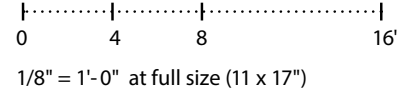
MATERIALS LEGEND	
#	MATERIAL/COLOR
1	STUCCO
2	NEW WINDOWS
3	CLAY TILE
4	COMPOSITE SHINGLE ROOFING

1 Existing East Elevation



2 Proposed East Elevation

LEGEND	
Area of Work	



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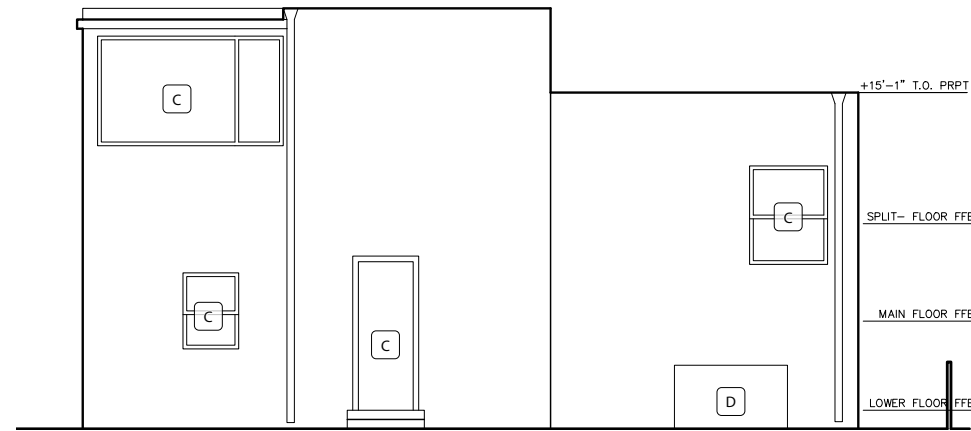
AUP PLAN SET

EXISTING &
 PROPOSED
 ELEVATION

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A4.1



1 Existing North Elevation

MATERIALS LEGEND	
#	MATERIAL/COLOR
1	STUCCO
2	NEW WINDOWS / NEW DOORS
3	CLAY TILE
4	COMPOSITE SHINGLE ROOFING
5	SCOUPER TO R.W.L.

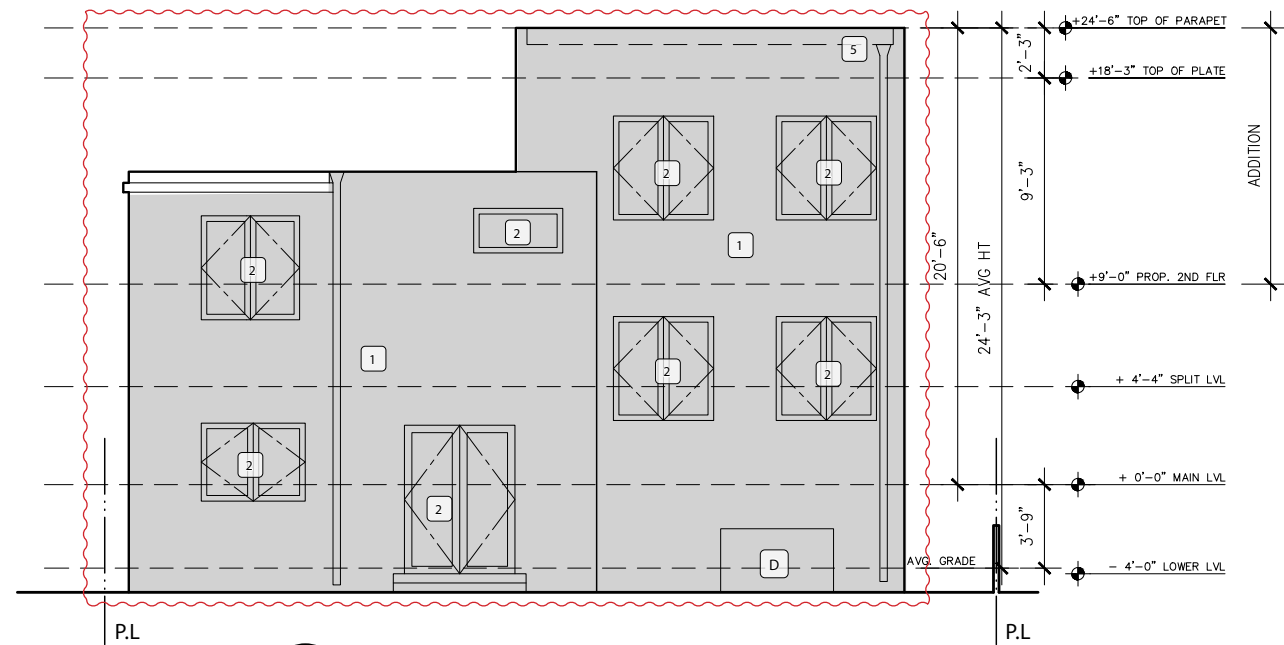
KEYNOTES

- A REMOVE (E) STUCCO DETAIL
- B REMOVE SLOPED PARAPET
- C REMOVE WINDOW / DOOR
- D ACCESS TO CRAWL SPACE

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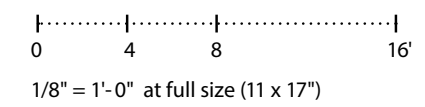
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2 Proposed North Elevation

LEGEND	
Area of Work	



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EXISTING &
 PROPOSED
 ELEVATION

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A4.2



MATERIALS LEGEND	
#	MATERIAL/COLOR
1	STUCCO
2	NEW WINDOWS
3	CLAY TILE
4	COMPOSITE SHINGLE ROOFING

KEYNOTES

- A REMOVE (E) STUCCO DETAIL
- B REMOVE SLOPED PARAPET
- C REMOVE WINDOW / DOOR
- D ACCESS TO CRAWL SPACE

1 Existing West Elevation

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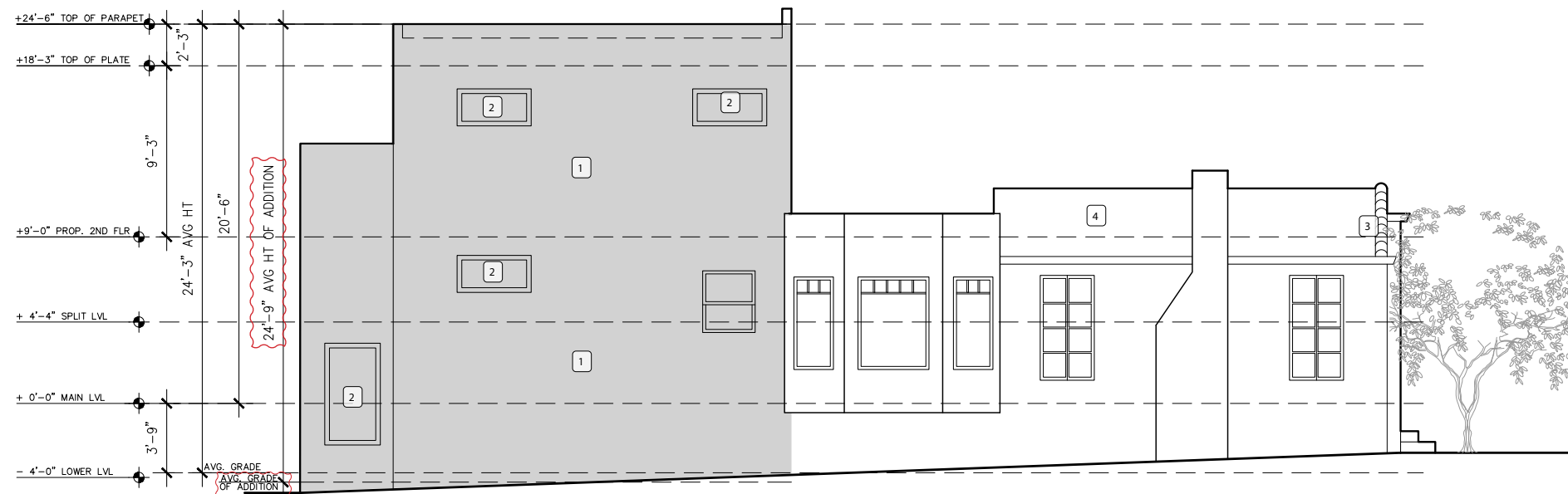
AUP PLAN SET

EXISTING & PROPOSED ELEVATION

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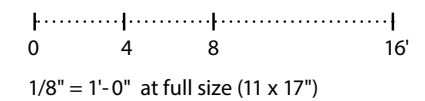
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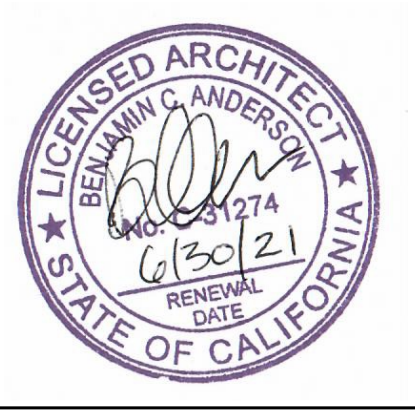
2 Proposed West Elevation

LEGEND	
Area of Work	



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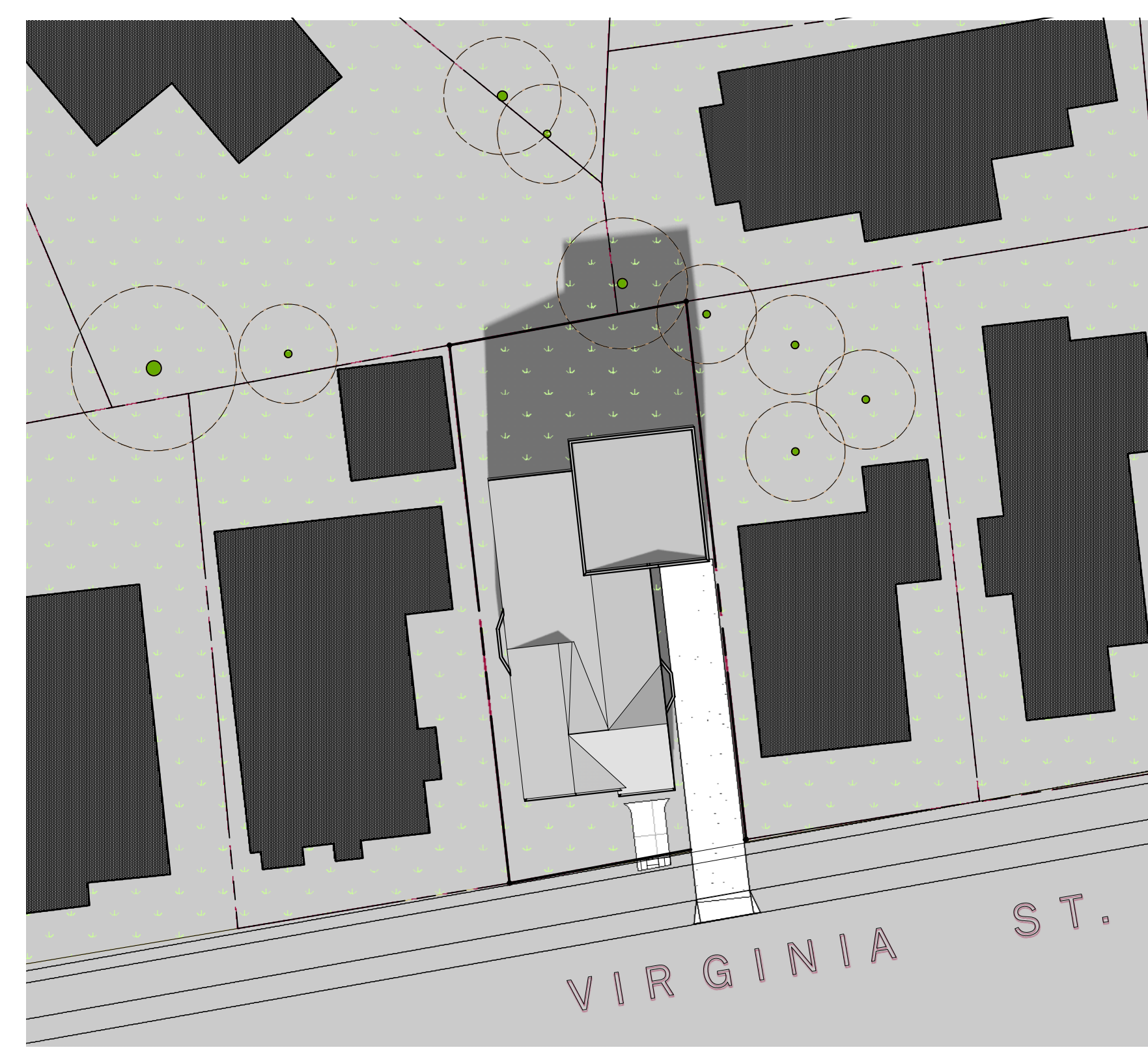


OWNERS:
Sam Dorman
1445 Virginia St.
Berkeley, CA. 94706

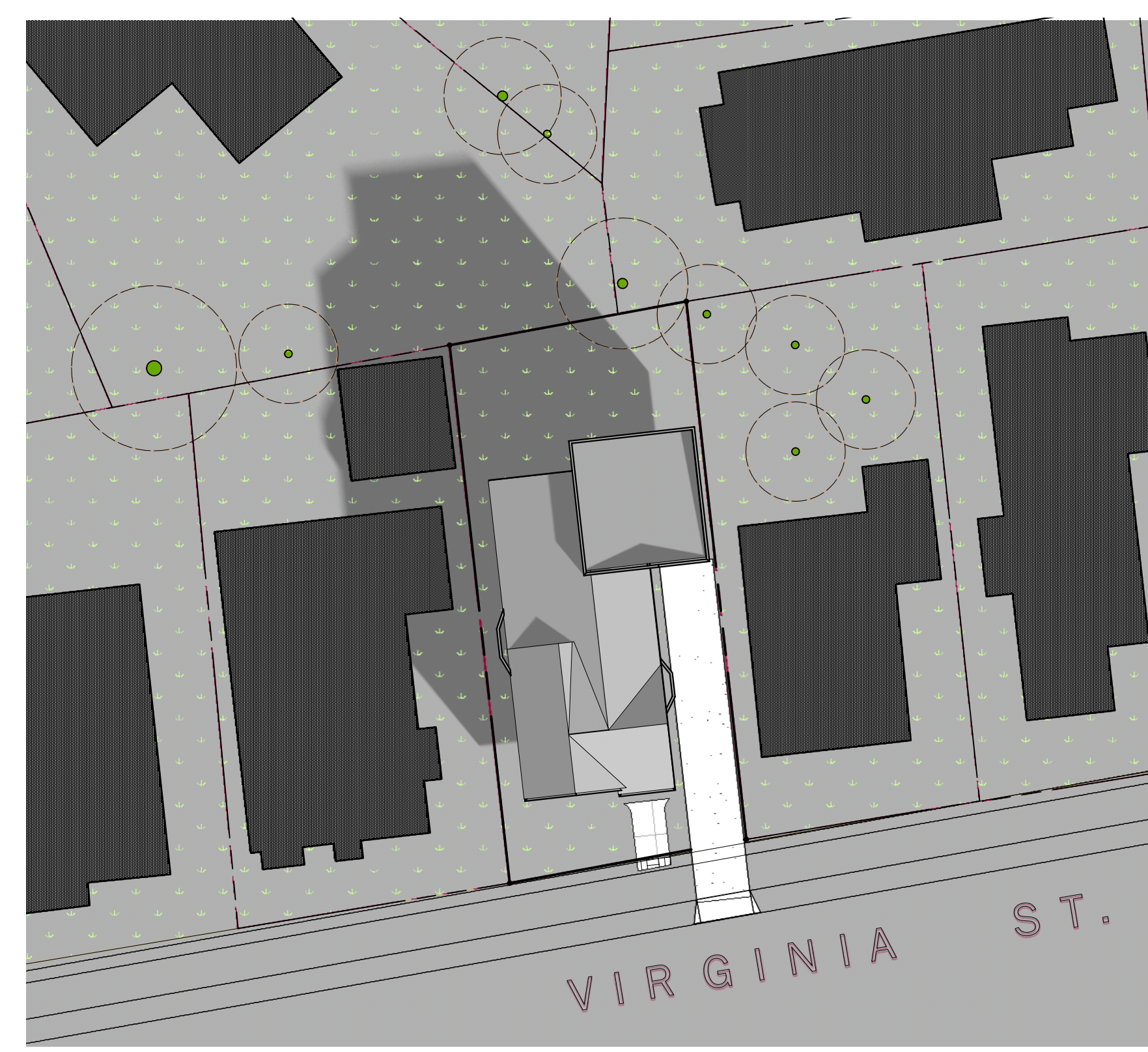
**1445 VIRGINIA ST.
BERKELEY, CA.
SINGLE FAMILY HOME ADDITION**



3 EXISTING SHADOW - DEC.21 - 2HR BEFORE SUNSET
1:250



2 EXISTING SHADOW - DEC.21 - NOON
1:250



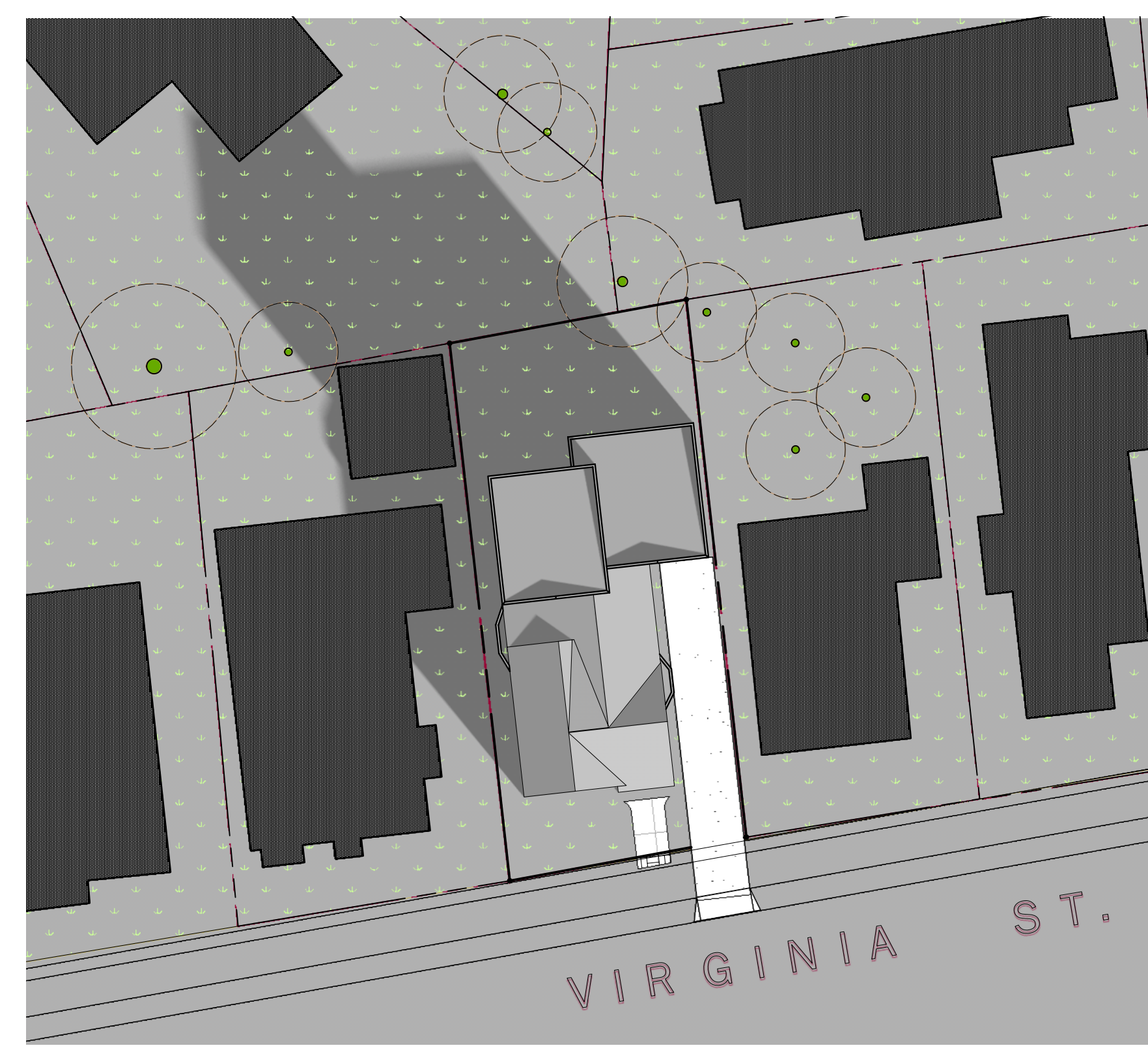
1 EXISTING SHADOW - DEC.21 - 2HR AFTER SUNRISE
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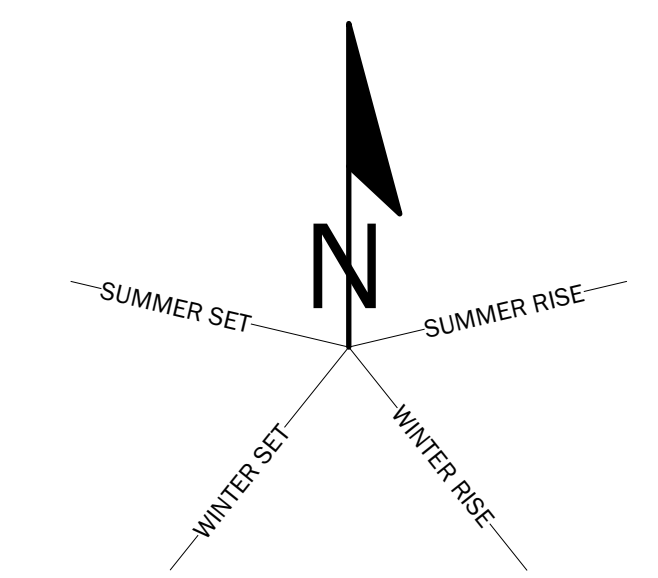
6 PROPOSED SHADOW - DEC.21 - 2HR BEFORE SUNSET
1:250



5 PROPOSED SHADOW - DEC.21 - NOON
1:250



4 PROPOSED SHADOW - DEC.21 - 2HR AFTER SUNRISE
1:250



DATE	ISSUE/REVISION
1/25/22	Planning Application

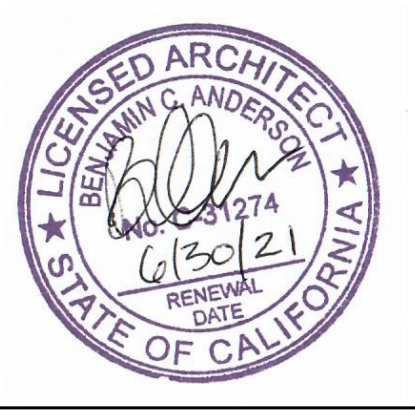
**SHADOW STUDY
DECEMBER
21st**

All drawings and written material herein constitute original
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A	1.2
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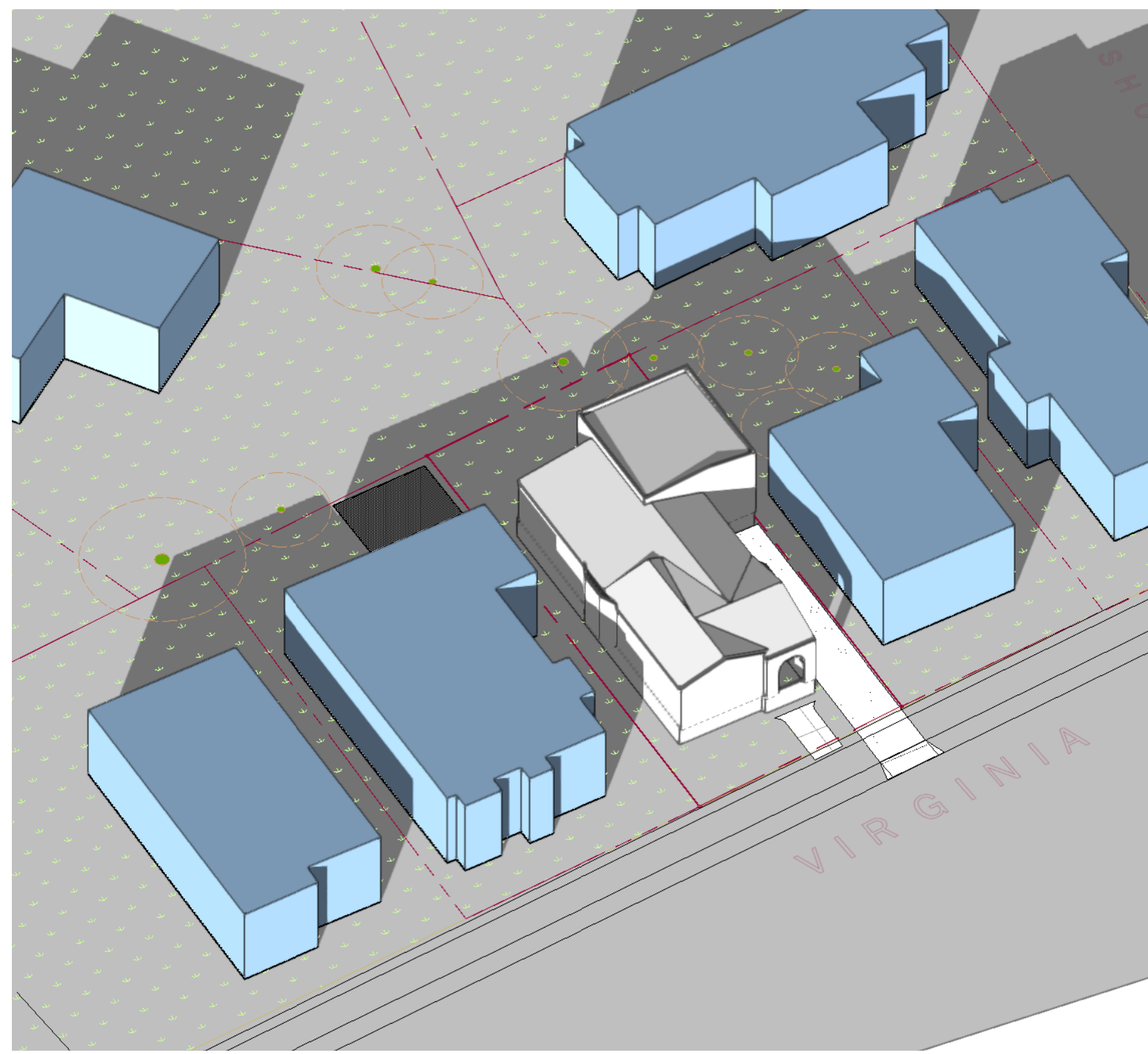
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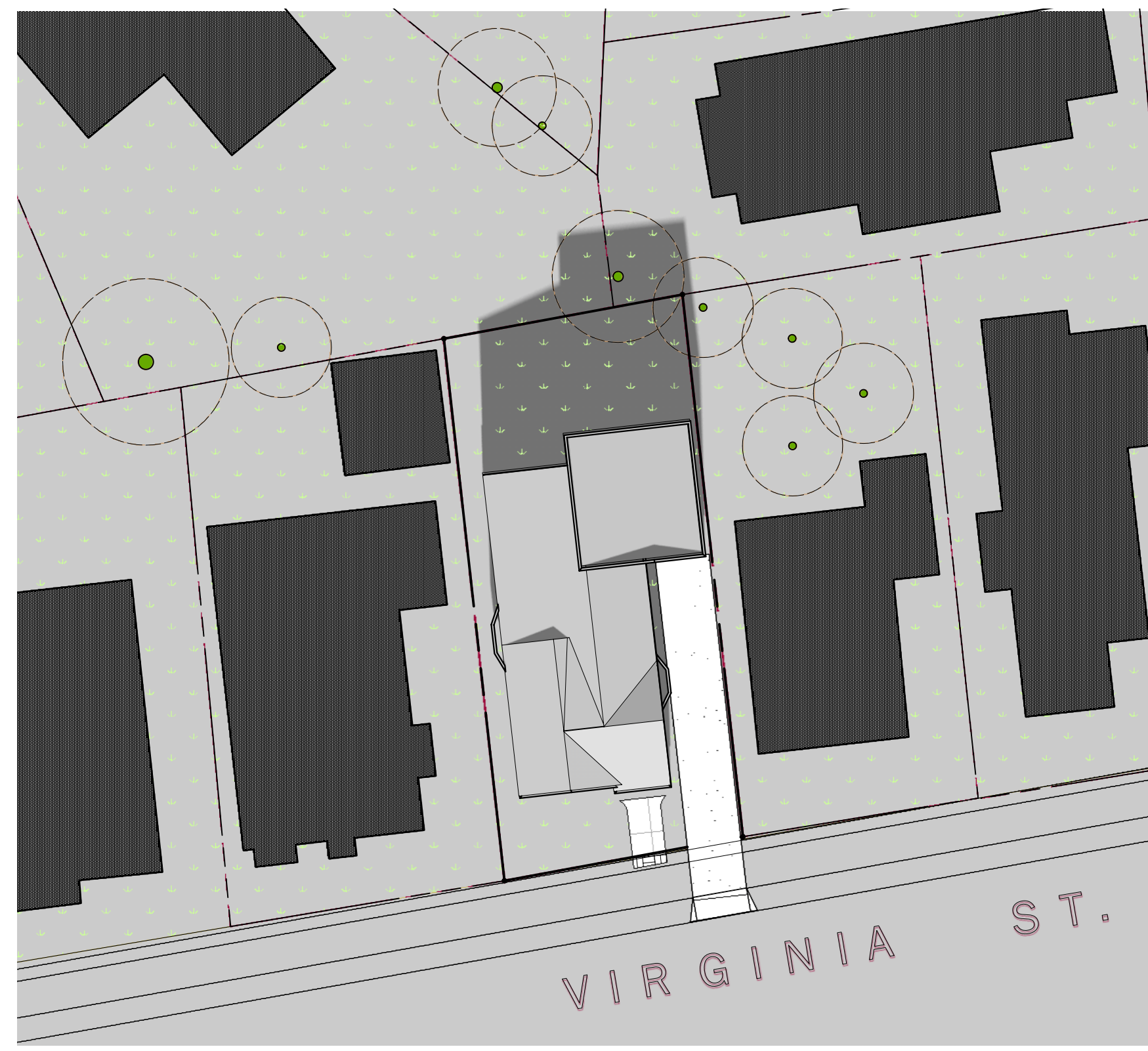


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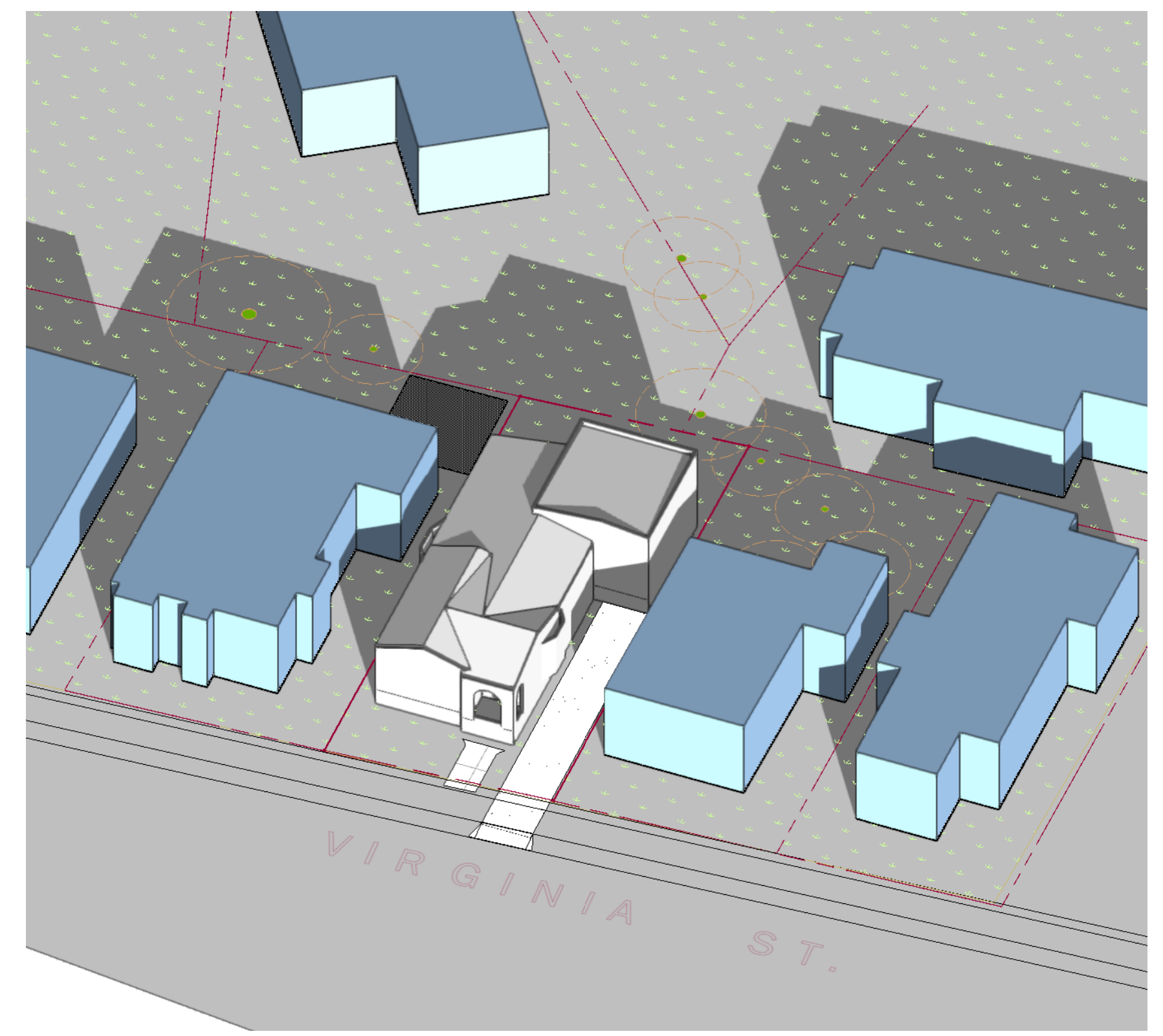
**1445 VIRGINIA ST.
BERKELEY, CA.
SINGLE FAMILY HOME ADDITION**



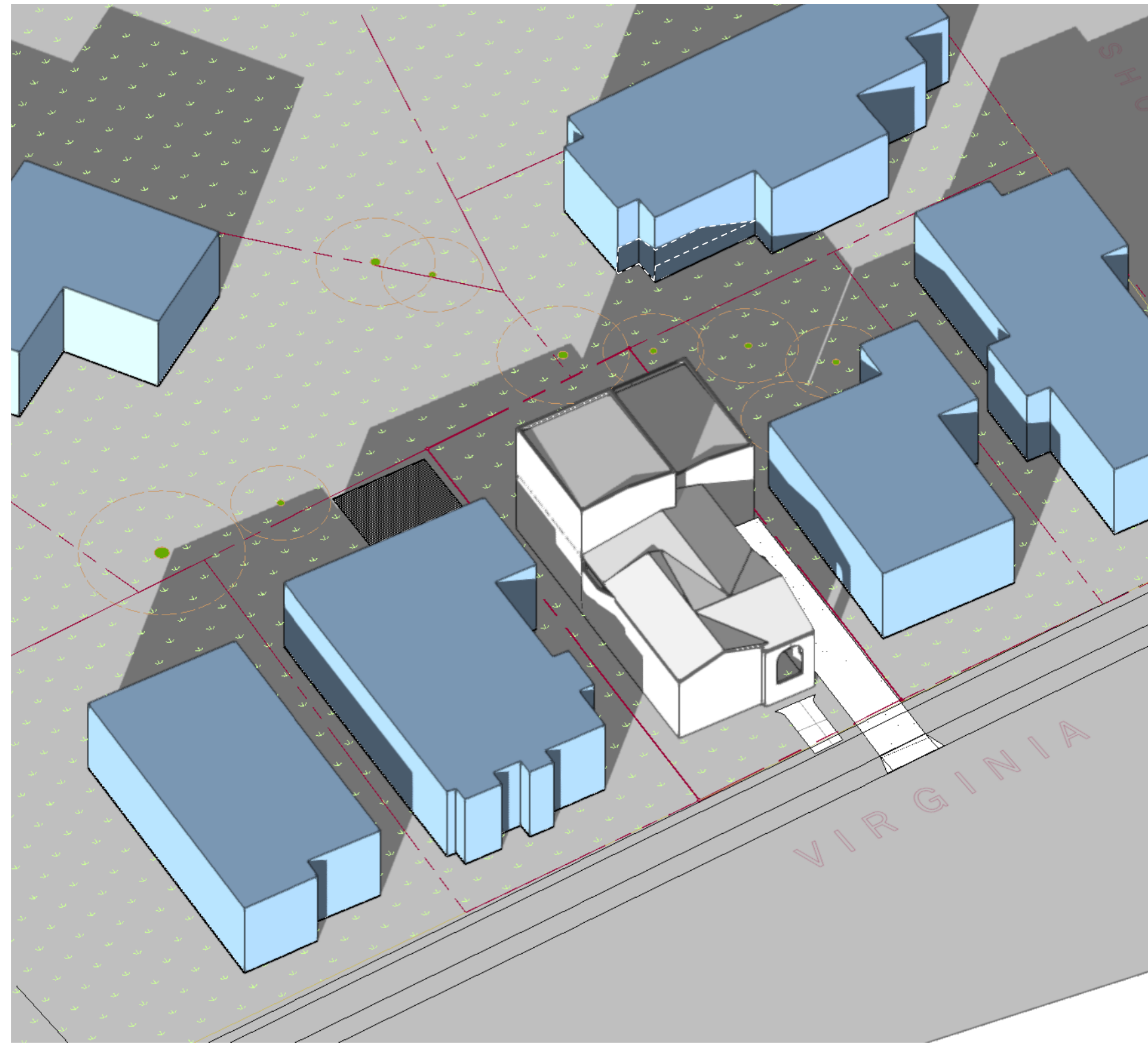
3 EXISTING SHADOW - DEC.21 - 2HR BEFORE SUNSET
1:250



2 EXISTING SHADOW - DEC.21 - NOON
1:250



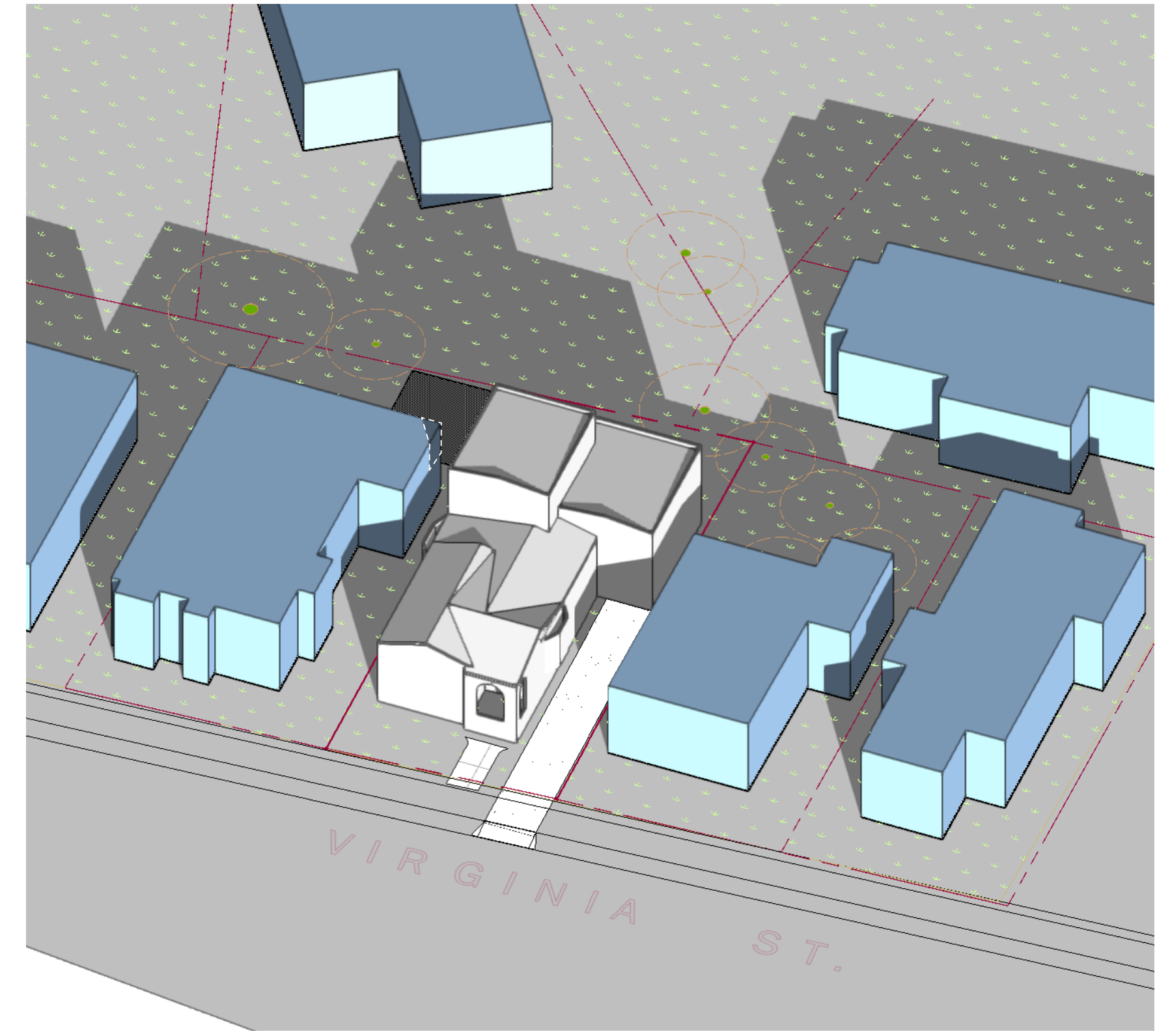
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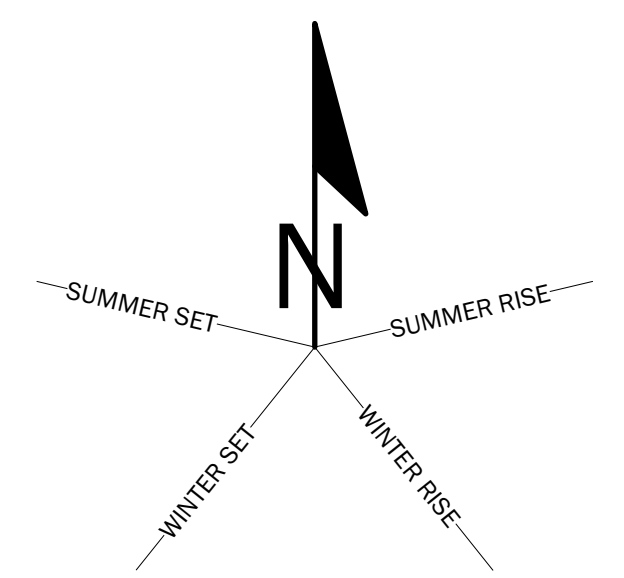
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5 PROPOSED SHADOW - DEC.21 - NOON
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4 PROPOSED SHADOW - DEC.21 - 2HR AFTER SUNRISE
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DATE	ISSUE/REVISION
1/25/22	Planning Application

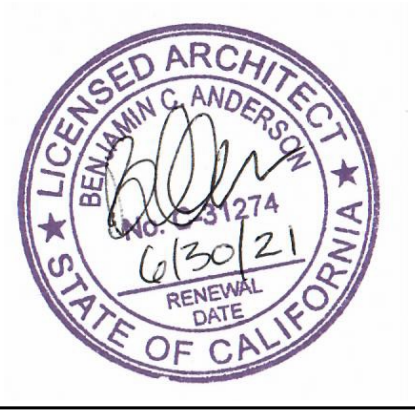
**SHADOW STUDY
DECEMBER
21st**

All drawings and written material herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without the written consent of Architect.

A 1.2b

PLATFORM
architecture / planning / research

1804 5th St.
Berkeley, CA
94710
510-823-9046



OWNERS:
Sam Dorman
1445 Virginia St.
Berkeley, CA. 94706

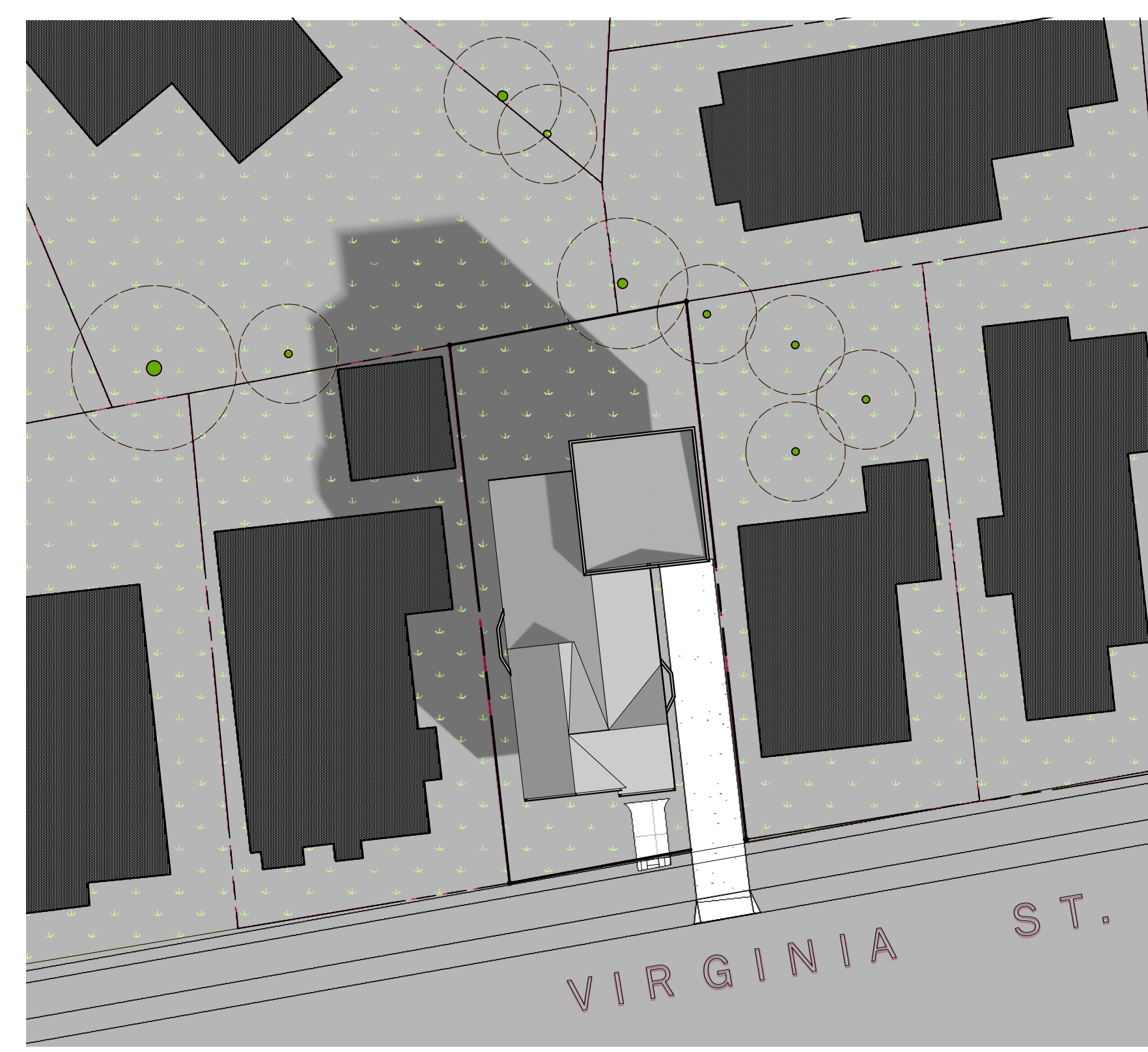
**1445 VIRGINIA ST.
BERKELEY, CA.
SINGLE FAMILY HOME ADDITION**



3 EXISTING SHADOW - FEB 1 - 2HR BEFORE SUNSET
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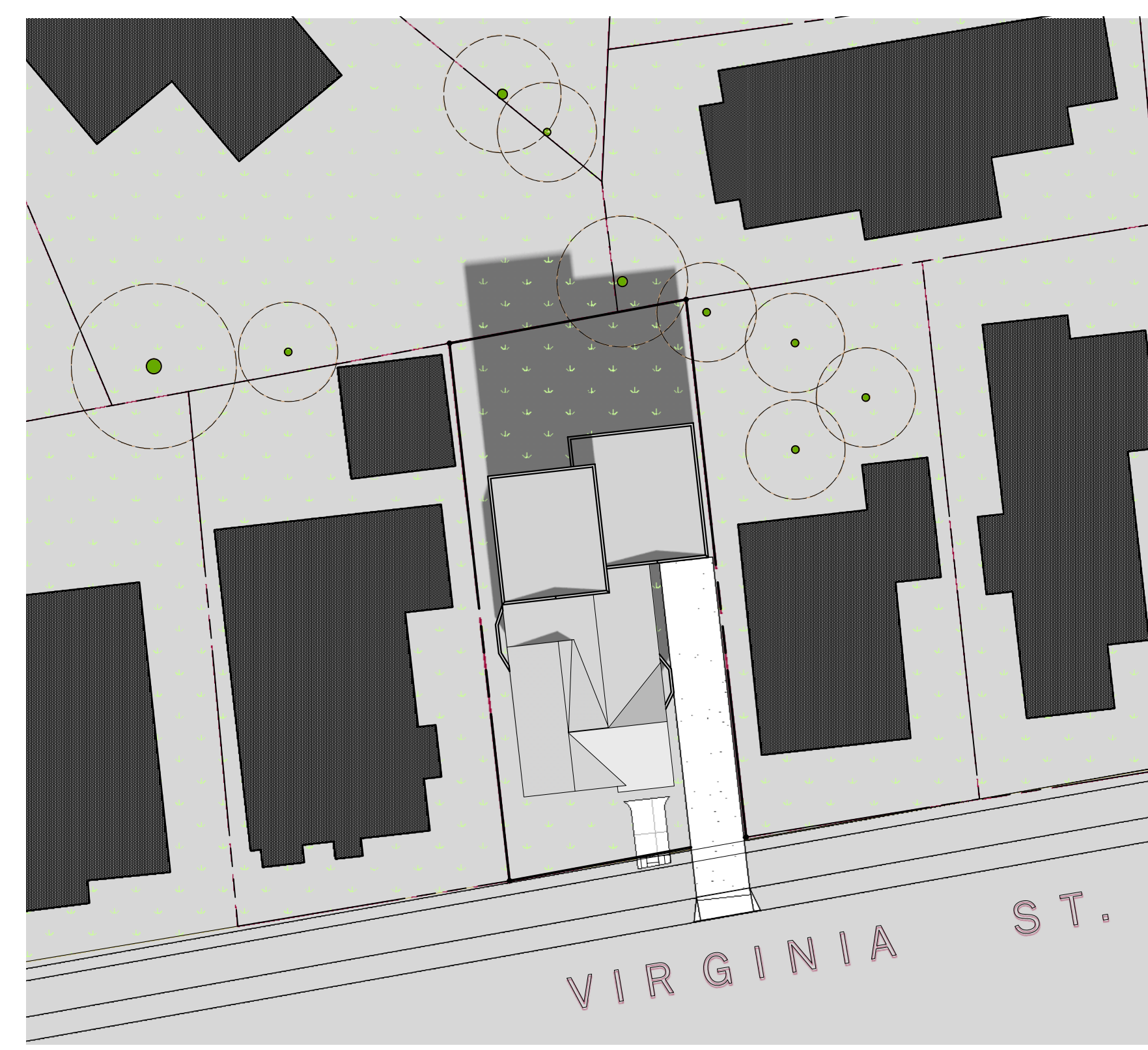
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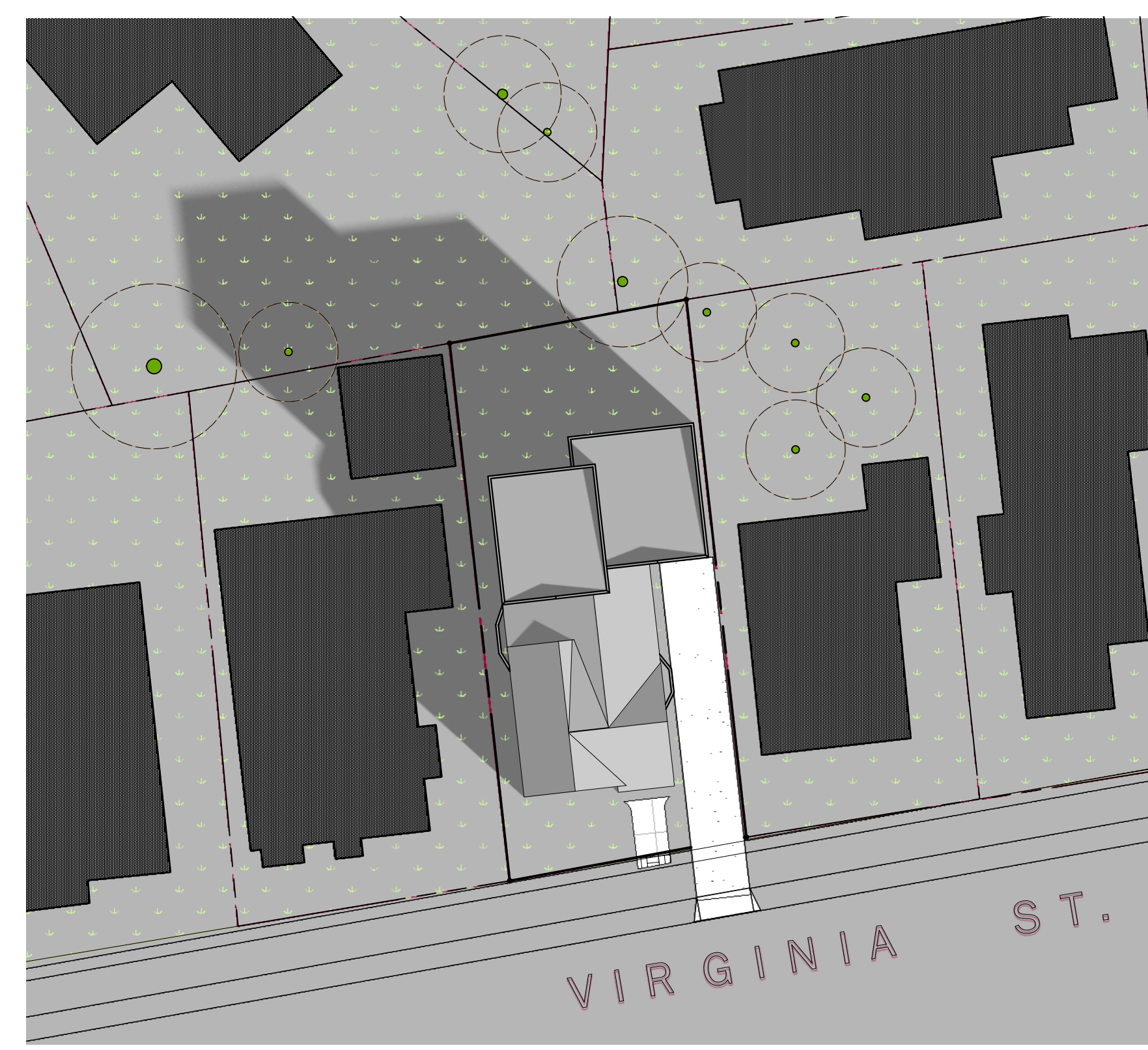
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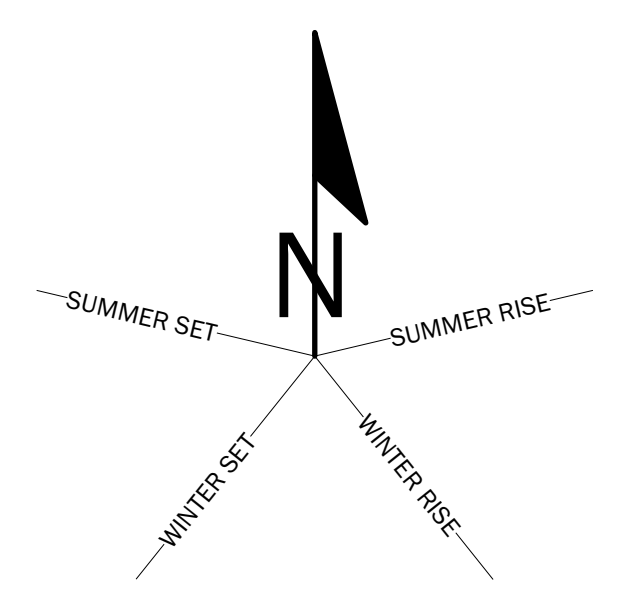
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1:250



5 PROPOSED SHADOW - FEB 1 - NOON
1:250



4 PROPOSED SHADOW - FEB 1 - 2HR AFTER SUNRISE
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DATE	ISSUE/REVISION
1/25/22	Planning Application

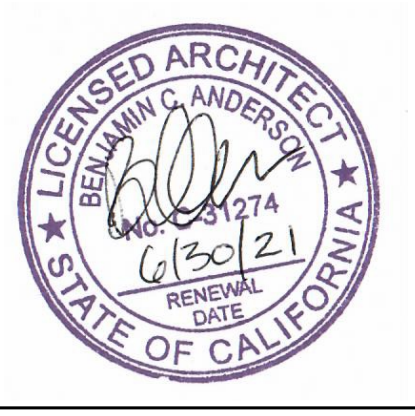
**SHADOW STUDY
FEBRUARY
1st**

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A	1.3
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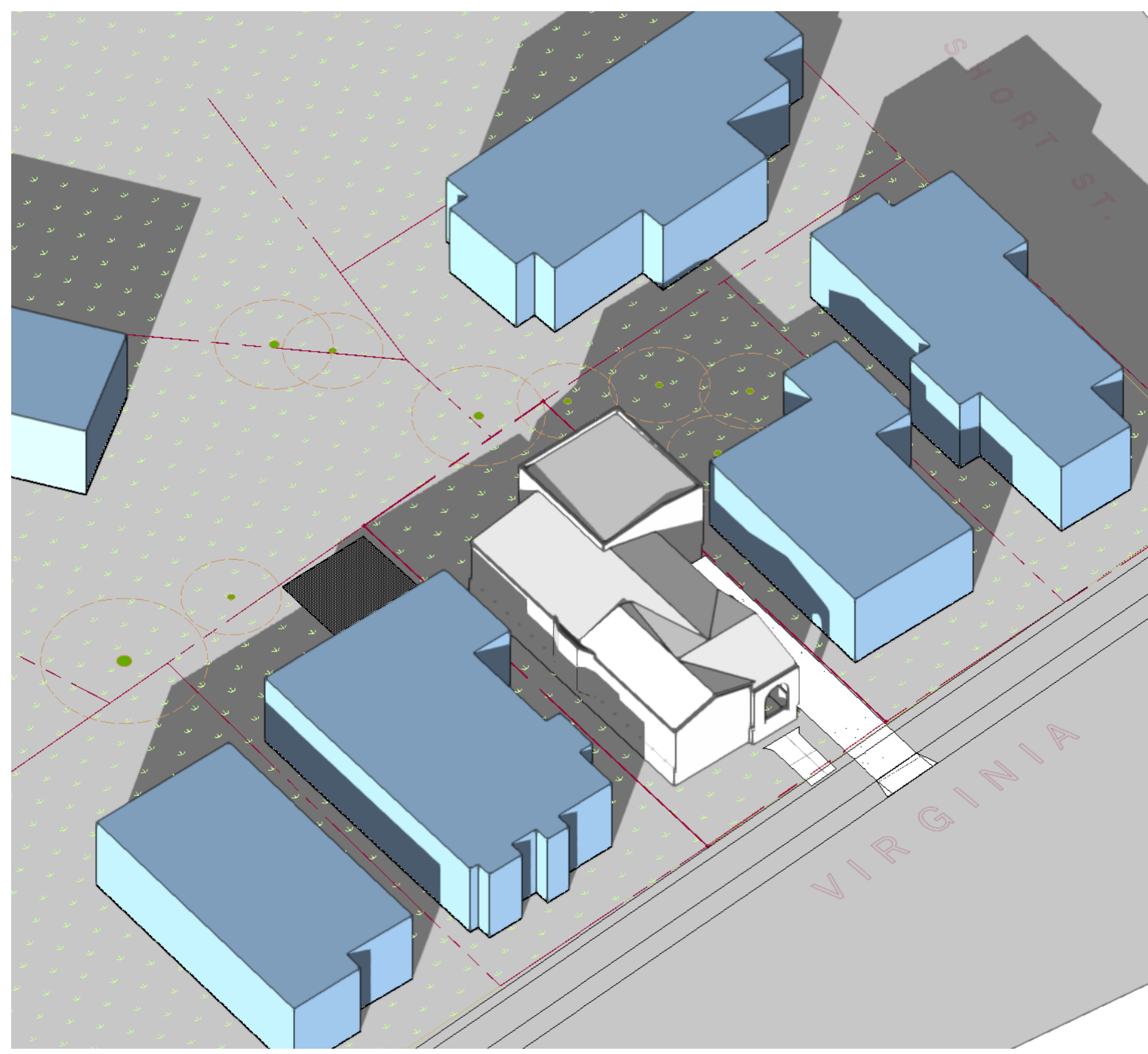
PLATFORM
architecture / planning / research

1804 5th St.
Berkeley, CA
94710
510-823-9046

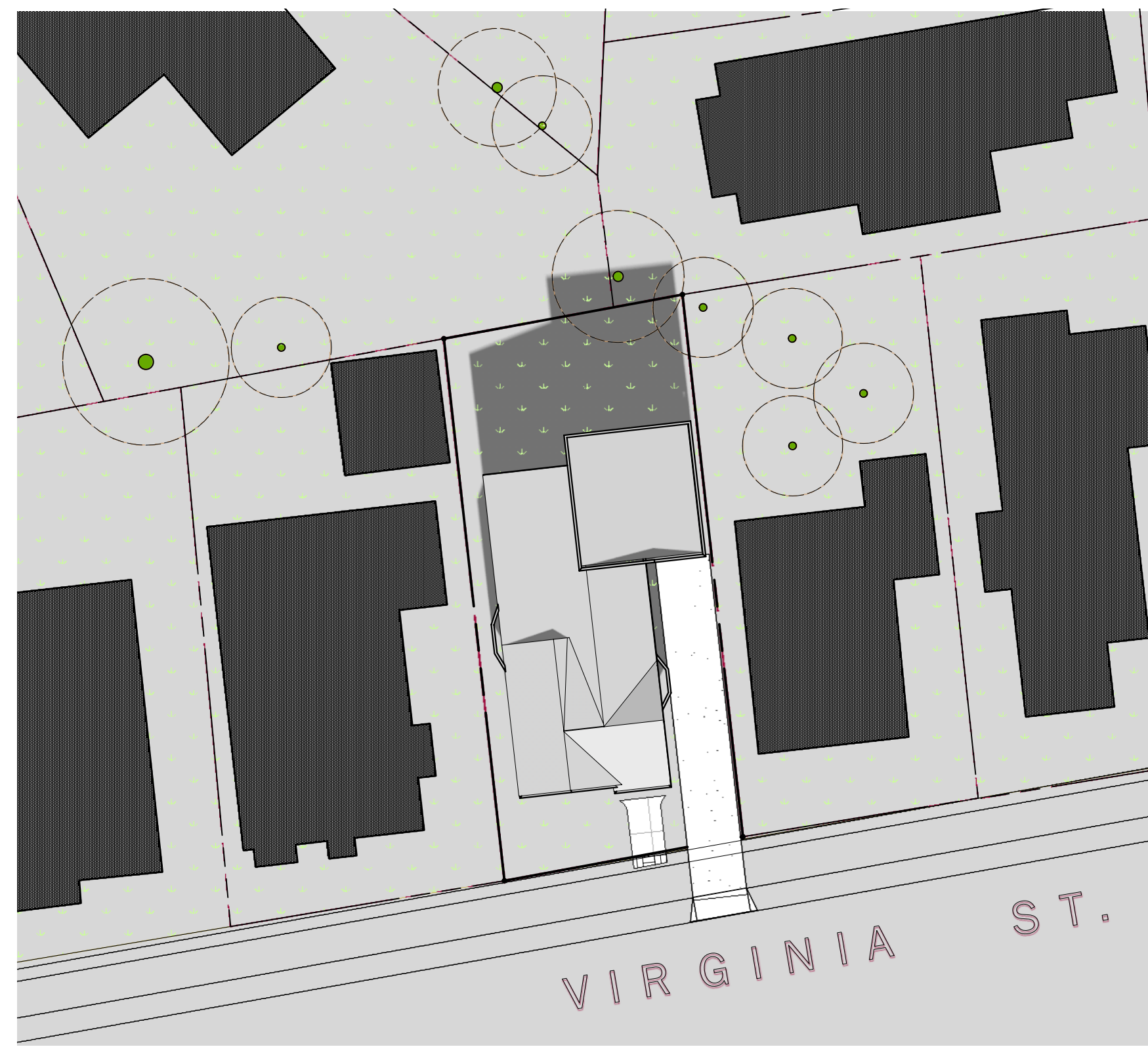


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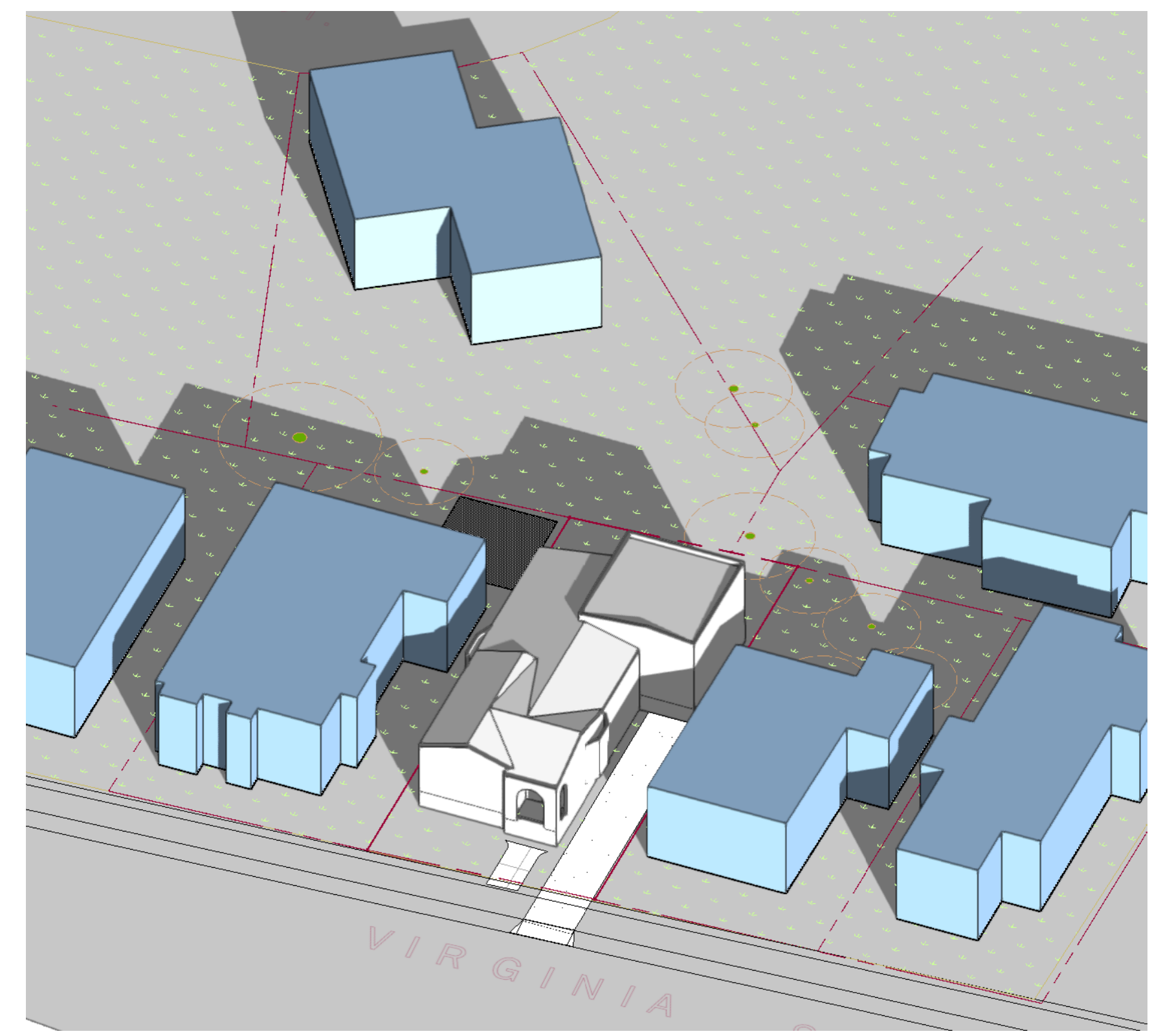
**1445 VIRGINIA ST.
BERKELEY, CA.
SINGLE FAMILY HOME ADDITION**



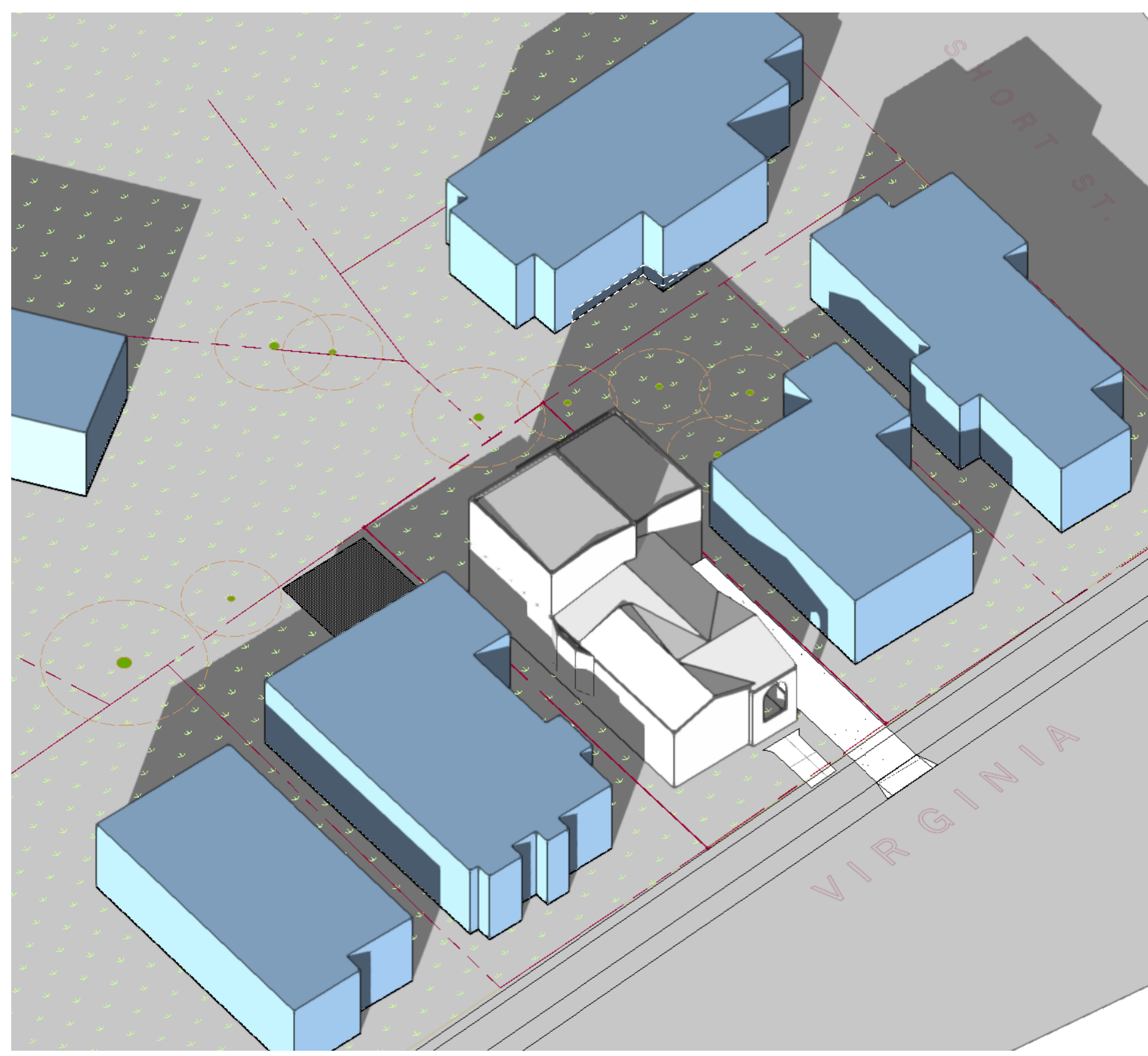
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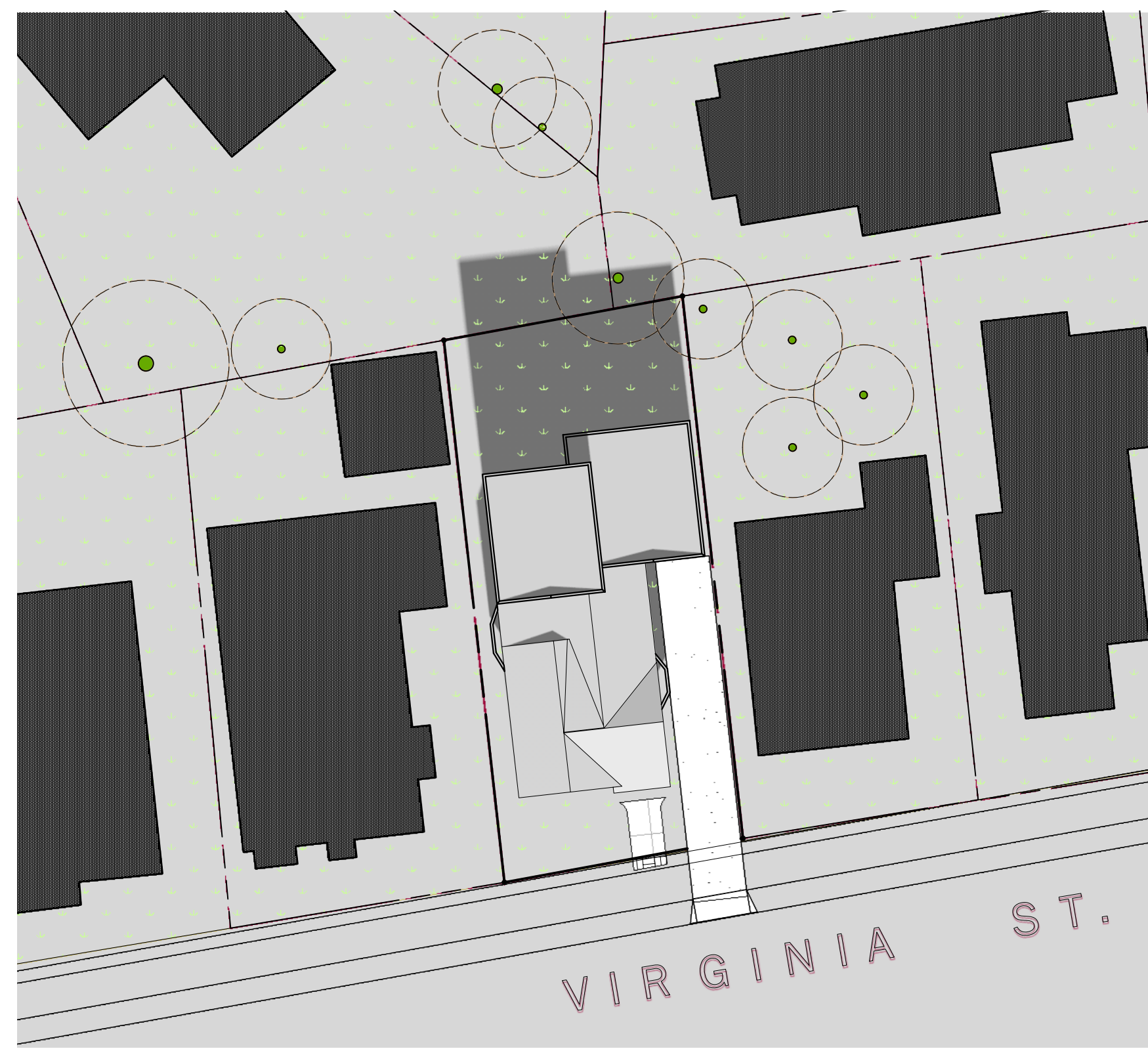
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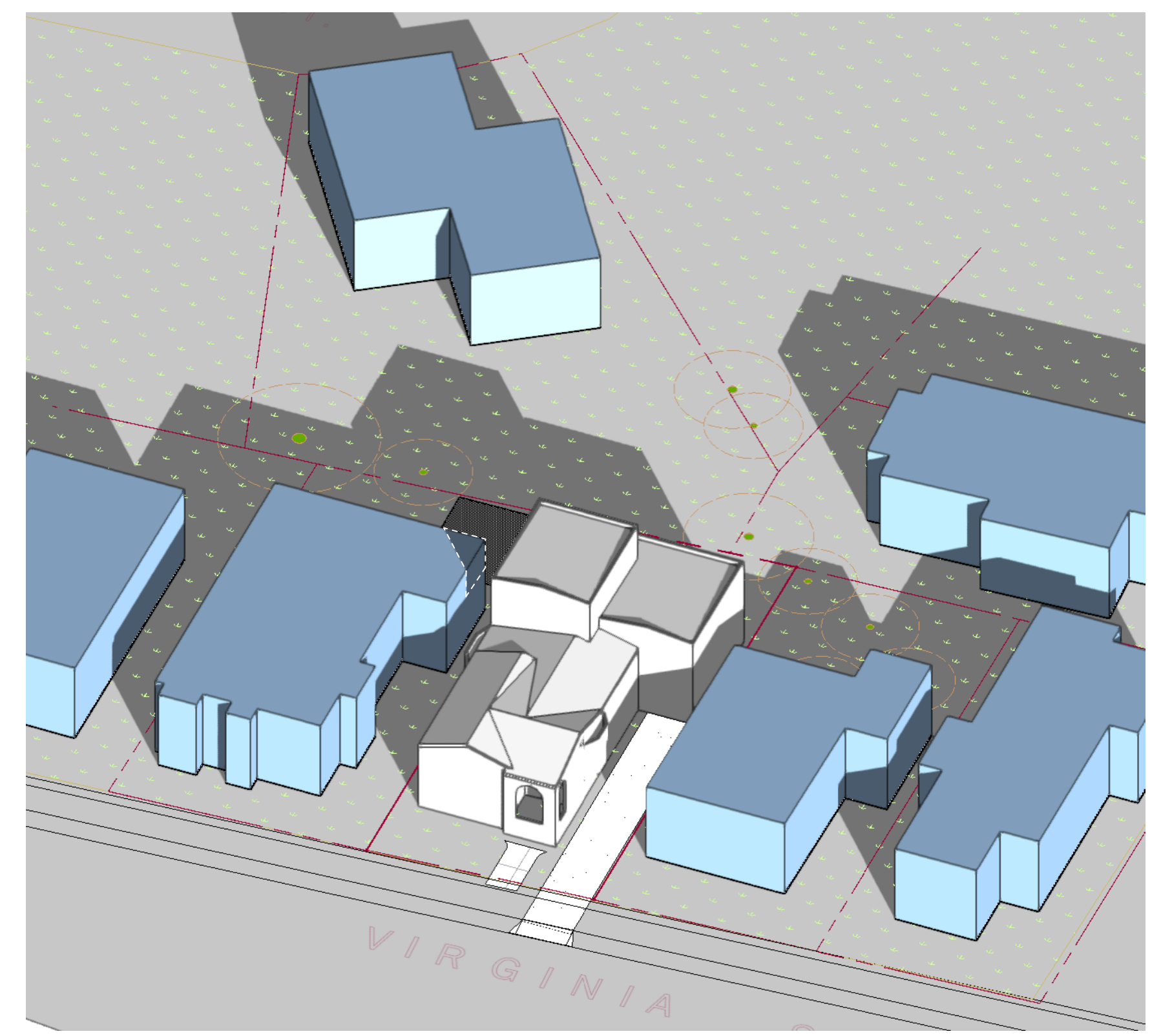
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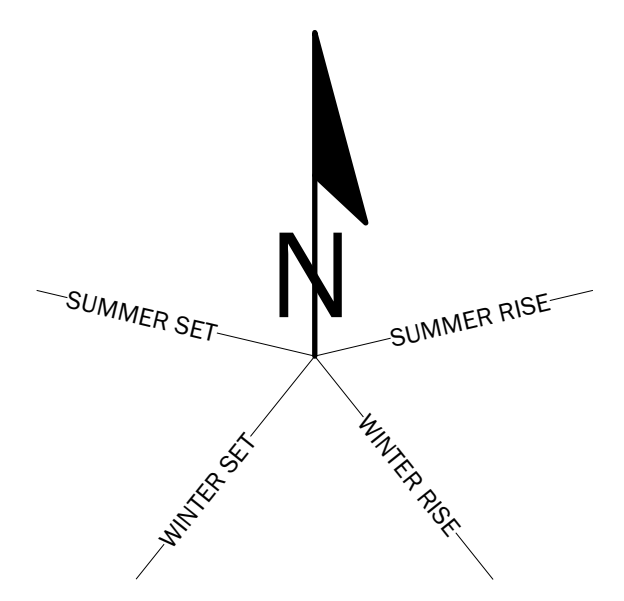
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1:250



5 PROPOSED SHADOW - FEB 1 - NOON
1:250



4 PROPOSED SHADOW - FEB 1 - 2HR AFTER SUNRISE
1:250



DATE	ISSUE/REVISION
1/25/22	Planning Application

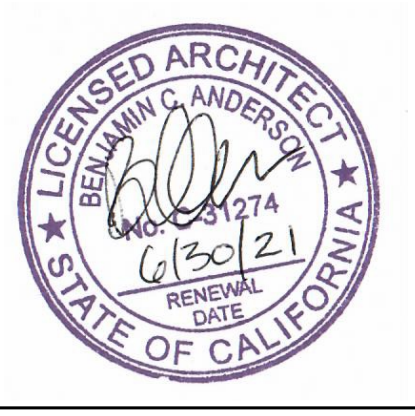
**SHADOW STUDY
FEBRUARY
1st**

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A 1.3b

PLATFORM
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Berkeley, CA
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510-823-9046

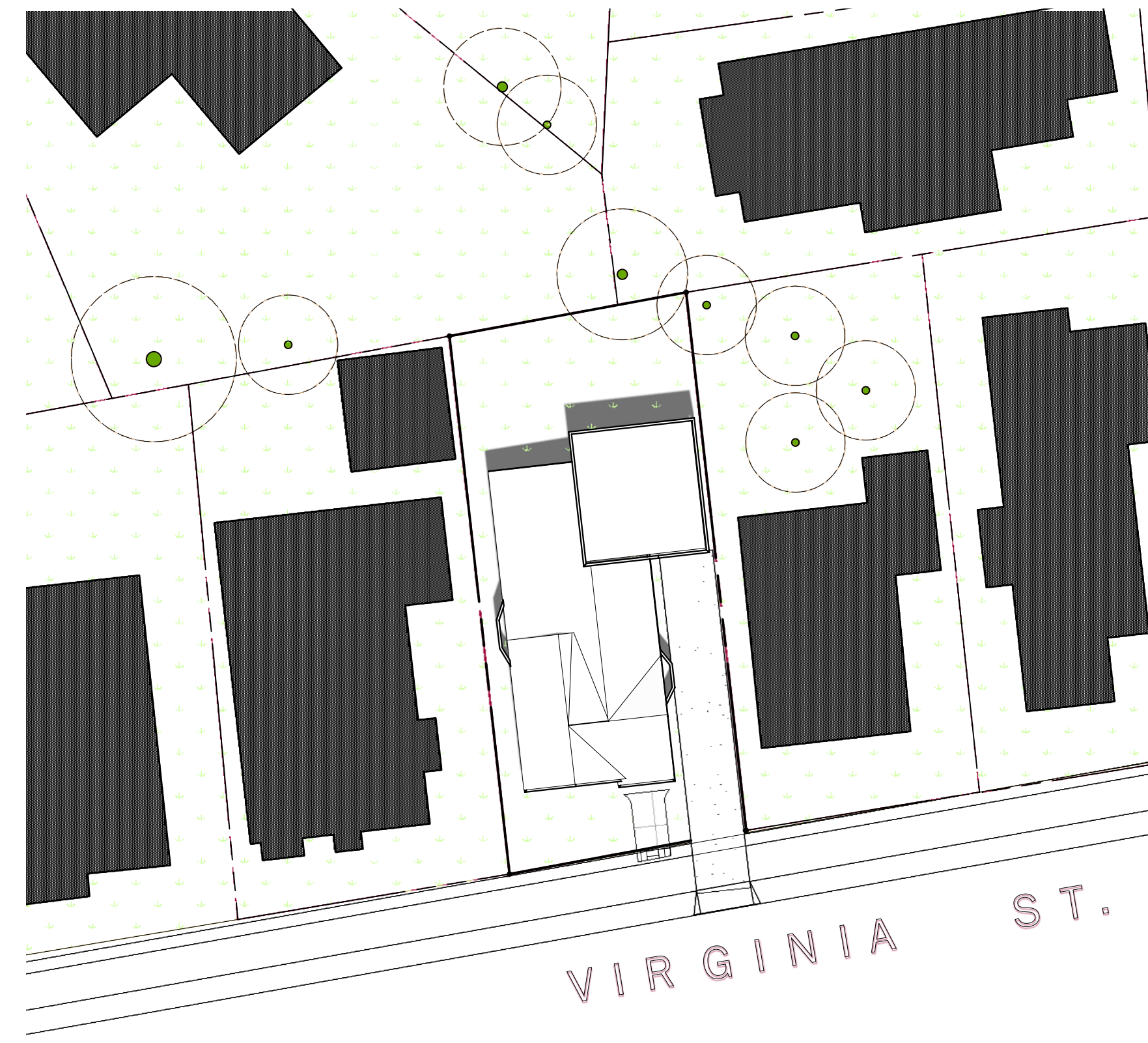


OWNERS:
Sam Dorman
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Berkeley, CA. 94706

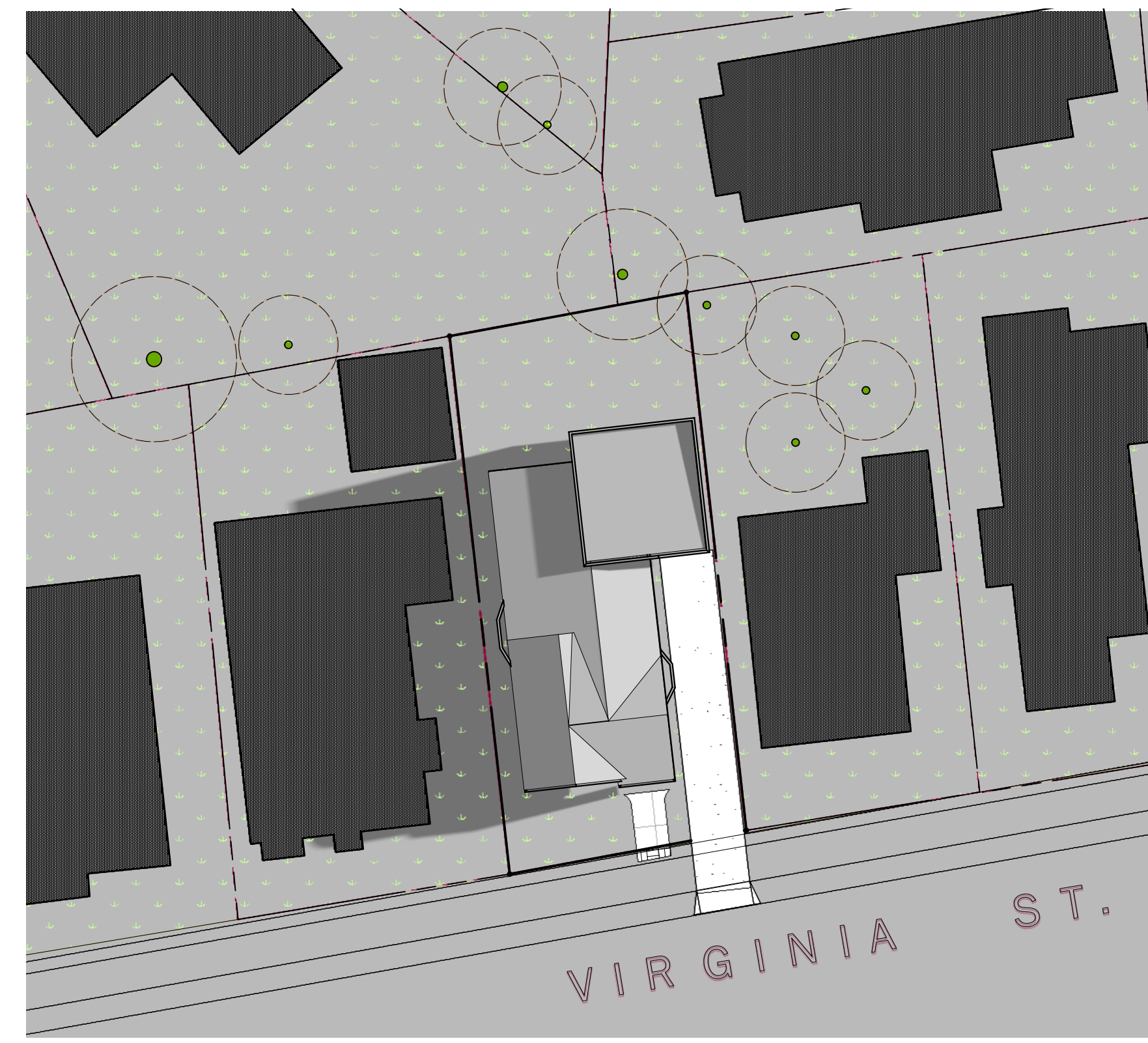
**1445 VIRGINIA ST.
BERKELEY, CA.
SINGLE FAMILY HOME ADDITION**



3 EXISTING SHADOW - JUN 21 - 2HR BEFORE SUNSET
1:250



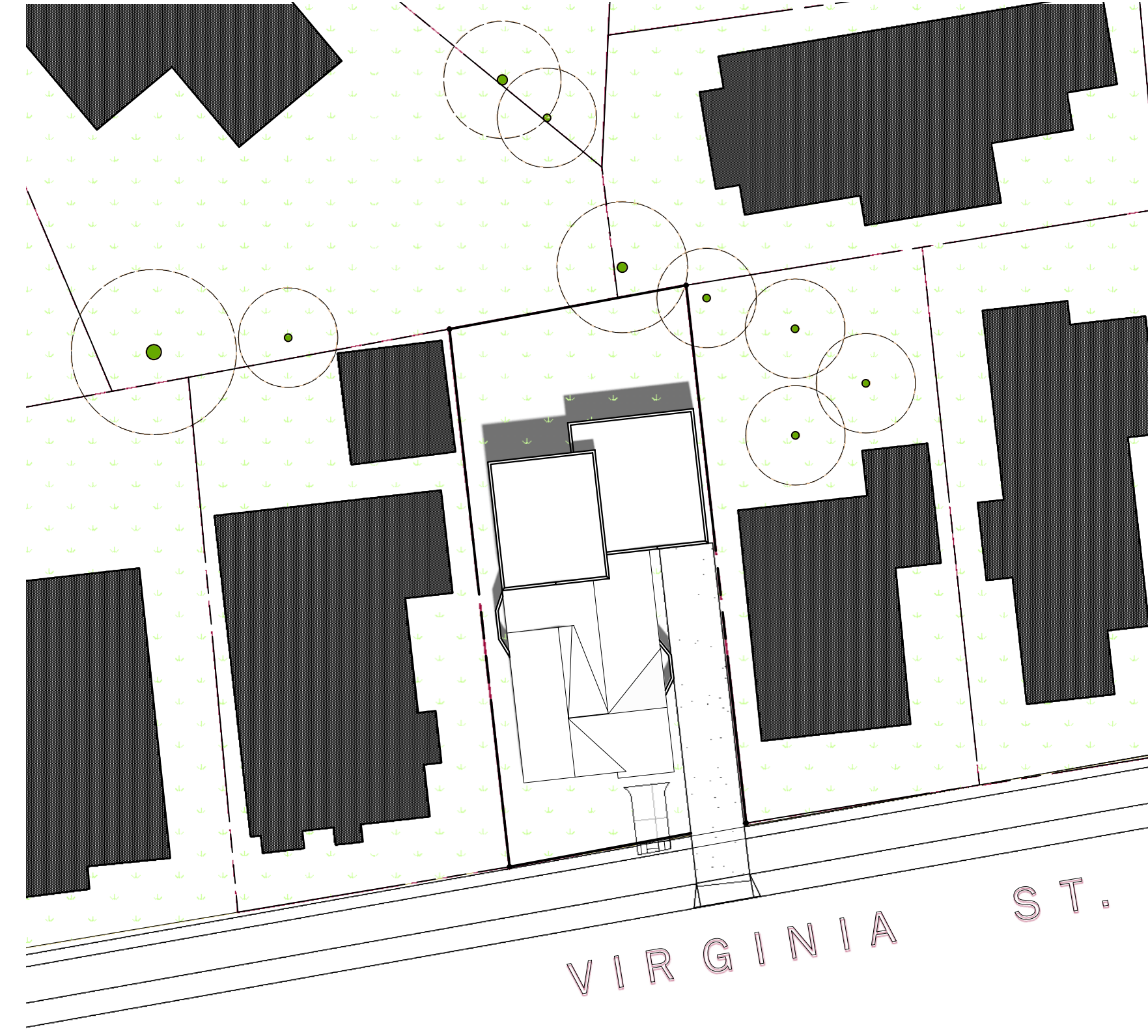
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1 EXISTING SHADOW - JUN 21 - 2HR AFTER SUNRISE
1:250



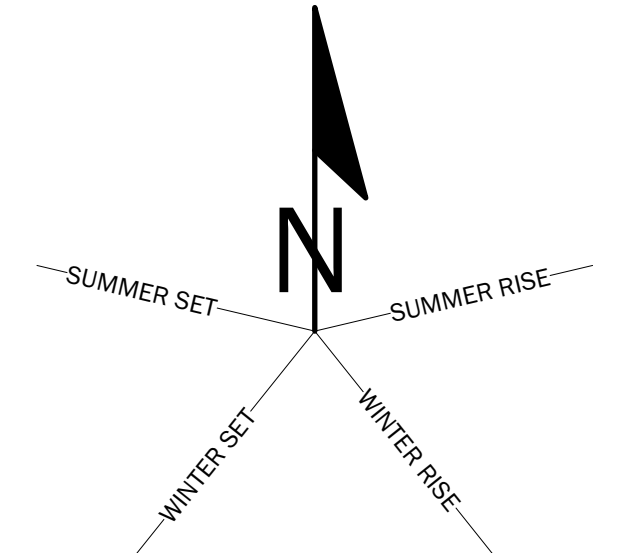
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1:250



5 PROPOSED SHADOW - JUN 21 - NOON
1:250



4 PROPOSED SHADOW - JUN 21 - 2HR AFTER SUNRISE
1:250



DATE	ISSUE/REVISION
1/25/22	Planning Application

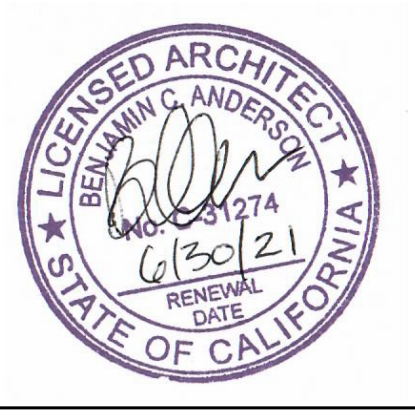
**SHADOW STUDY
JUNE 21st**

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A	1.4
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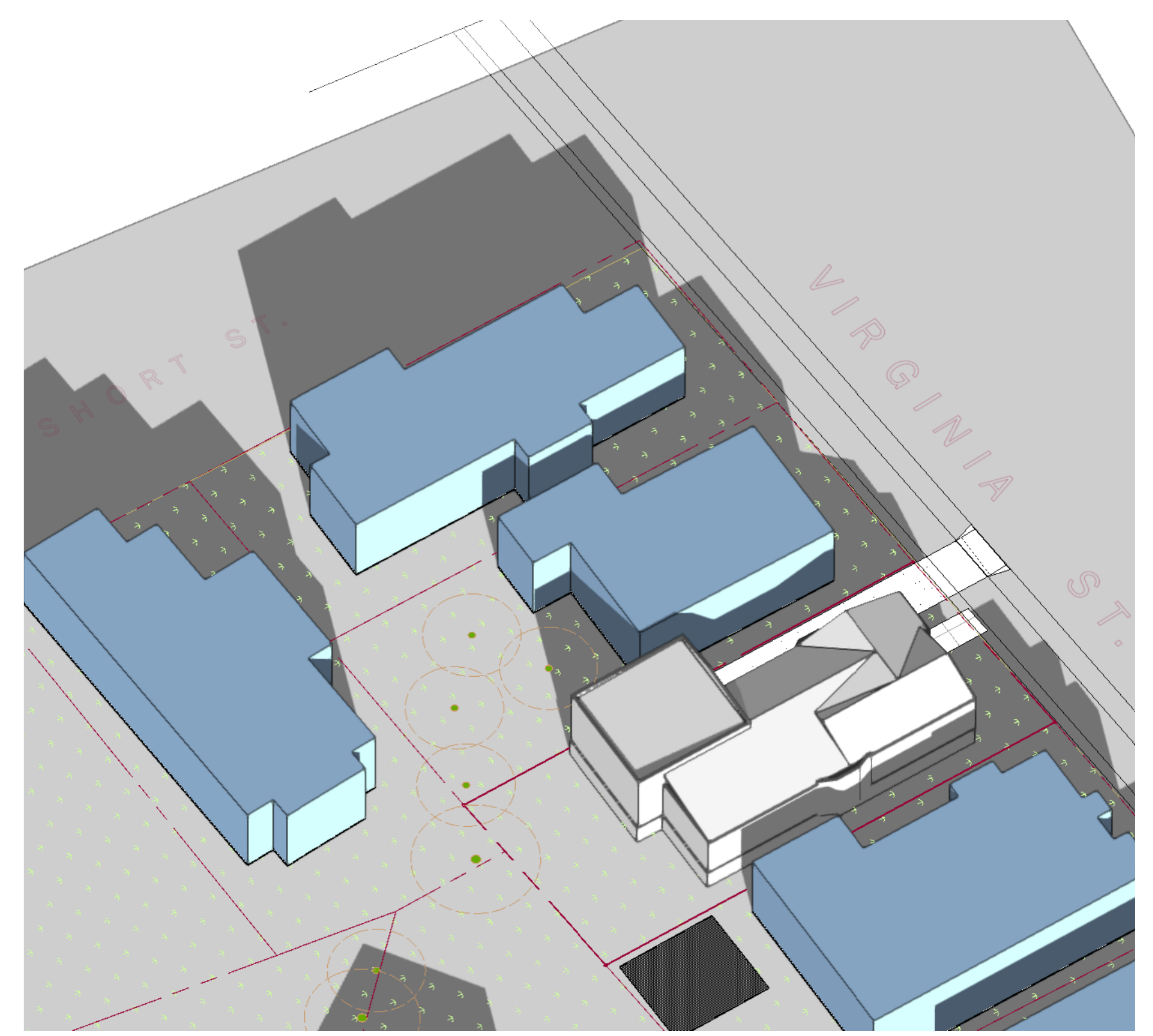
PLATFORM
architecture / planning / research

1804 5th St.
Berkeley, CA
94710
510-823-9046

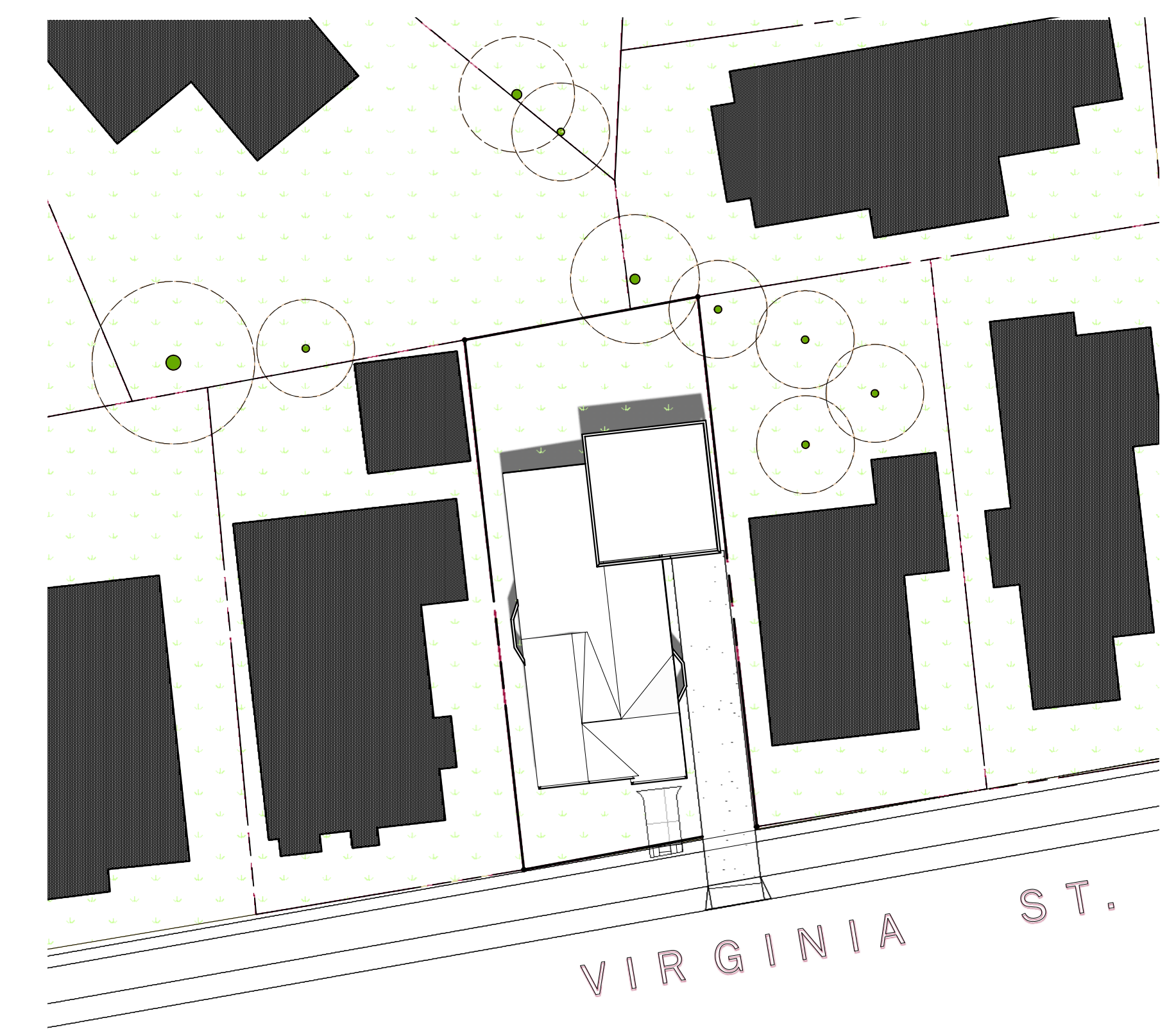


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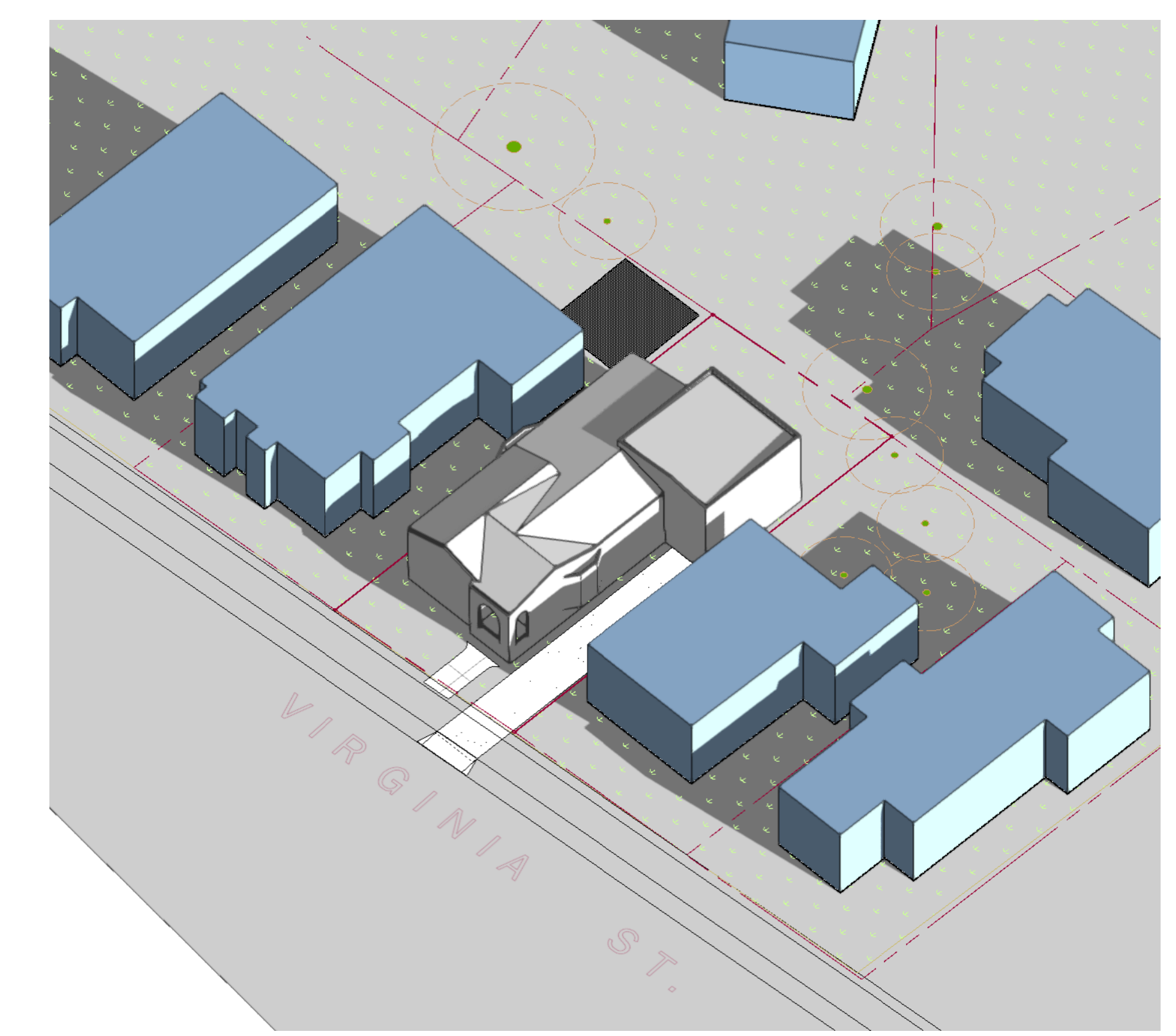
**1445 VIRGINIA ST.
BERKELEY, CA.
SINGLE FAMILY HOME ADDITION**



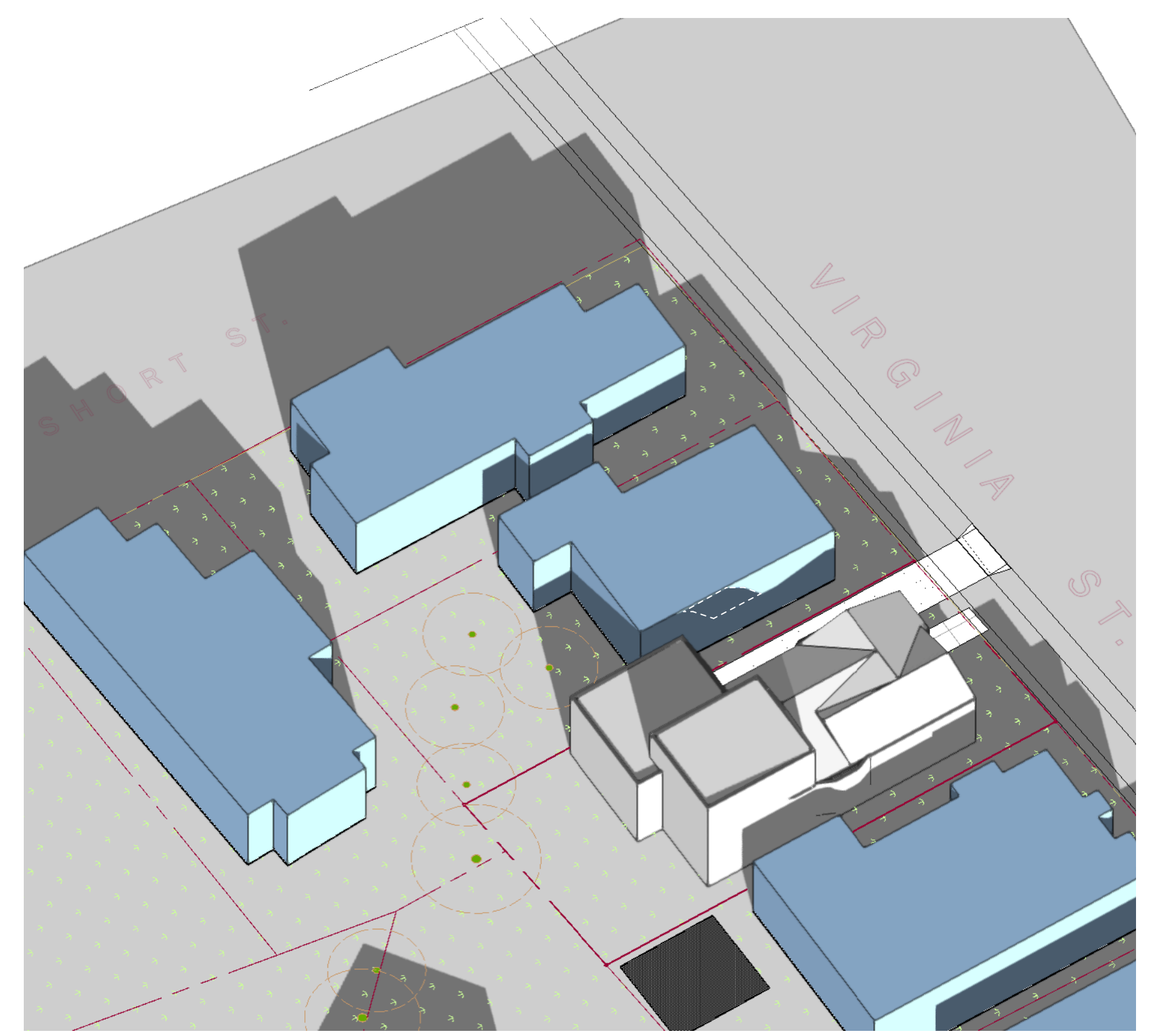
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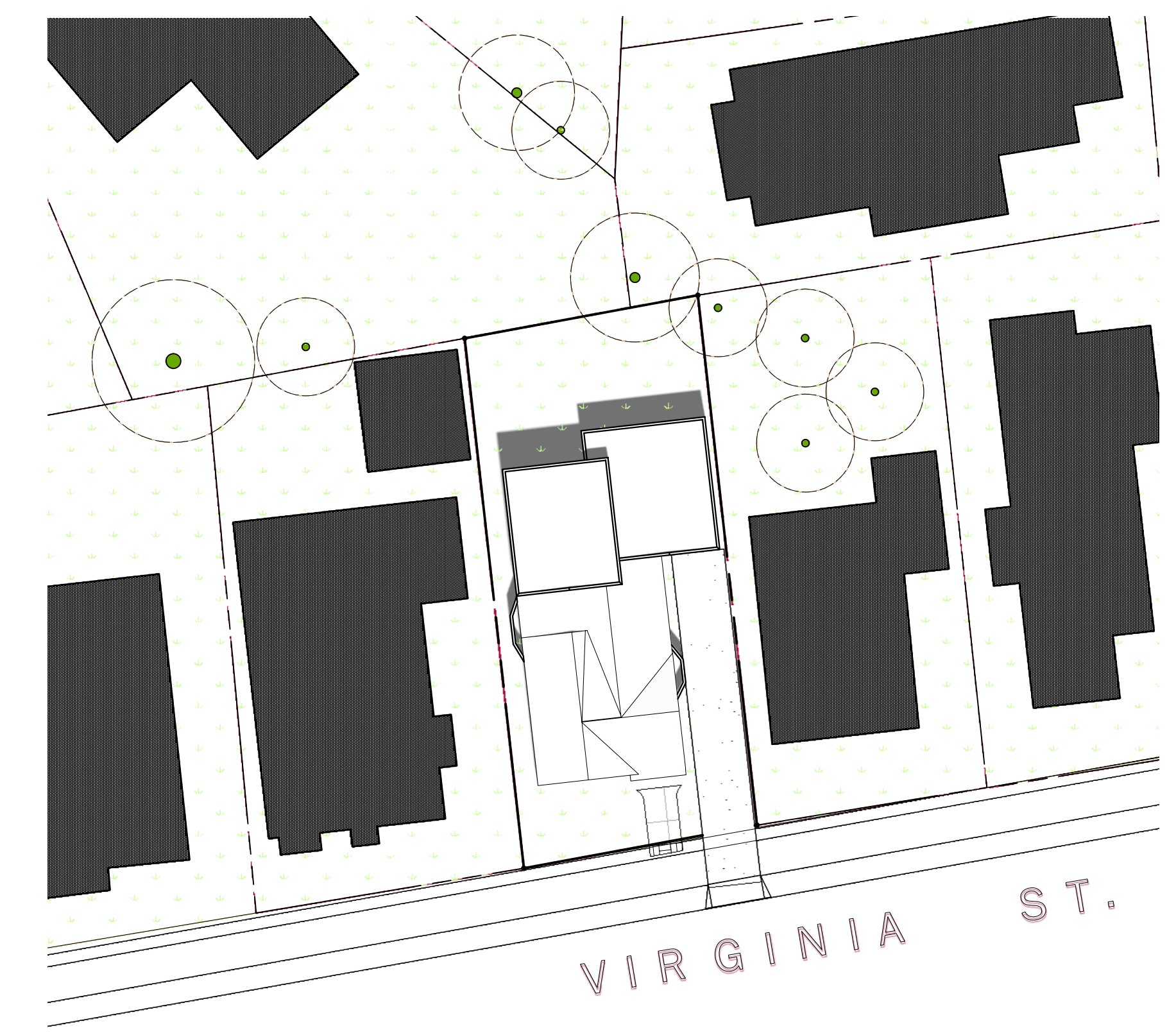
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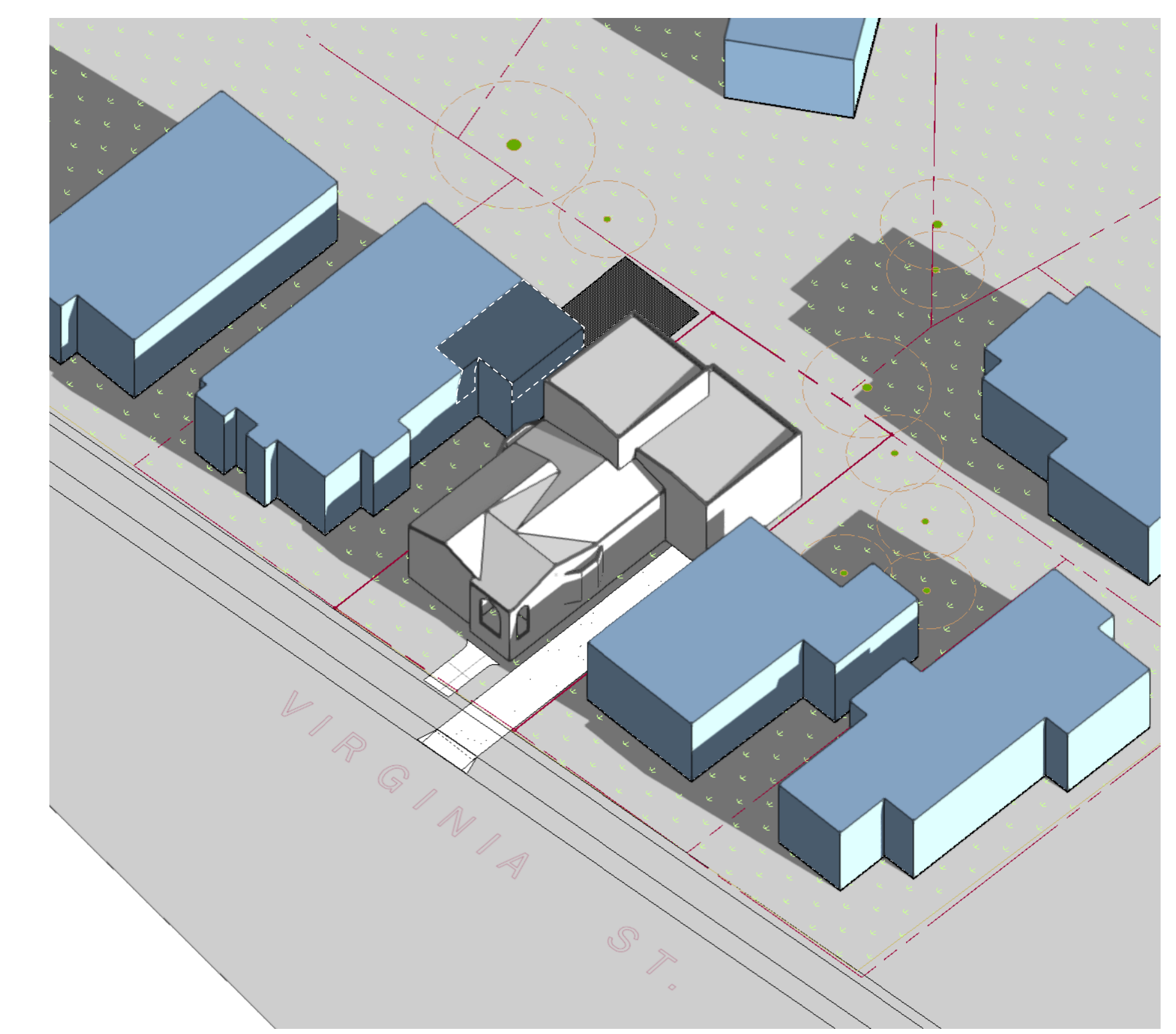
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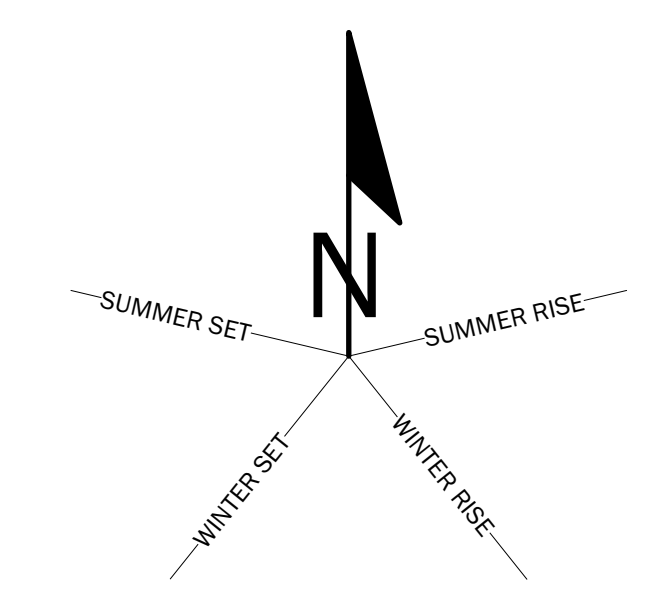
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5 PROPOSED SHADOW - JUN 21 - NOON
1:250



4 PROPOSED SHADOW - JUN 21 - 2HR AFTER SUNRISE
1:250



DATE	ISSUE/REVISION
1/25/22	Planning Application

**SHADOW STUDY
JUNE 21st**

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A	1.4b
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Z O N I N G
A D J U S T M E N T S
B O A R D

NOTICE OF PUBLIC HEARING

1445 Virginia Street

Use Permit #ZP2022-0018 to construct a 321-square-foot, second-story addition on a lot that is non-conforming for lot coverage and occupied by a two-story single-family dwelling.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance Section 23.406.040.D, on August 11, 2022, **conducted via Zoom, see the Agenda for details:** https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/2022-08-11_ZAB_Agenda.pdf. The meeting starts at 7:00 p.m.

PUBLIC ADVISORY: This meeting will be conducted exclusively through videoconference and teleconference. Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, and the Shelter-in-Place Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, there will not be a physical meeting location available.

A. Land Use Designations:

- General Plan: LDR – Low Density Residential
- Zoning: R-1 – Single-Family Residential District

B. Zoning Permits Required:

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.324.050(D), to construct an addition to a dwelling that is non-conforming by reason of violation of the maximum allowable lot coverage, and
- Administrative Use Permit pursuant to BMC Section 23.202.050 to allow a residential addition which exceeds 14 feet in average height.

C. CEQA Recommendation: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).

D. Parties Involved:

- Applicant Sam Dorman, 1445 Virginia Street, Berkeley
- Property Owner Sam Dorman, 1445 Virginia Street, Berkeley

Further Information:

All application materials are available online at:
<https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx>.

The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>.

Questions about the project should be directed to the project planner, Sarah Cynn, at (510) 981-7544 or scynn@cityofberkeley.info.

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@cityofberkeley.info.

Communication Disclaimer:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

Communications and Reports:

Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), or via e-mail to: zab@cityofberkeley.info. All materials will be made available via the Zoning Adjustments Board Agenda page online at this address: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>

All persons are welcome to attend the virtual hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.

Correspondence received by 5:00 PM, eight days before this public hearing, will be provided with the agenda materials provided to the Board. Note that if you submit a hard copy document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by 5:00 PM two days before** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports, which is released around noon one day before the public hearing; or
- **Correspondence received after 5:00 PM two days before** this public hearing will be saved in the project administrative record.

It will not be possible to submit written comments at the meeting.



Accessibility Information / ADA Disclaimer:

To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date.

SB 343 Disclaimer:

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available to the public. Please contact the Land Use Planning Division (zab@cityofberkeley.info) to request hard-copies or electronic copies.

Notice Concerning Your Legal Rights:

If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.