



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
FEBRUARY 9, 2023

(0)919 Camelia Street

Use Permit #ZP2022-0020 to construct a 6,989 square-foot, three-story (39 feet), three-unit live/work building and three parking spaces on a 3,513 square-foot vacant lot.

I. Background

A. Land Use Designations:

- General Plan: M - Manufacturing
- Zoning: MU-LI - Mixed-Use Light Industrial District

B. Zoning Permits Required:

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.312.030(D)(2)(b) to construct new live/work units in the MU-LI district
- Administrative Use Permit (AUP) pursuant to BMC Section 23.304.050(A) to construct a building feature that exceeds the maximum height limit in the MU-LI district

- C. CEQA Recommendation:** It is staff's recommendation to ZAB that the project is categorically exempt from the 3 provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 2100, et seq., and California Code of Regulations, Section 15000, et seq.) pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines. The determination is made by ZAB.

The project meets all of the requirements of this exemption, as follows:

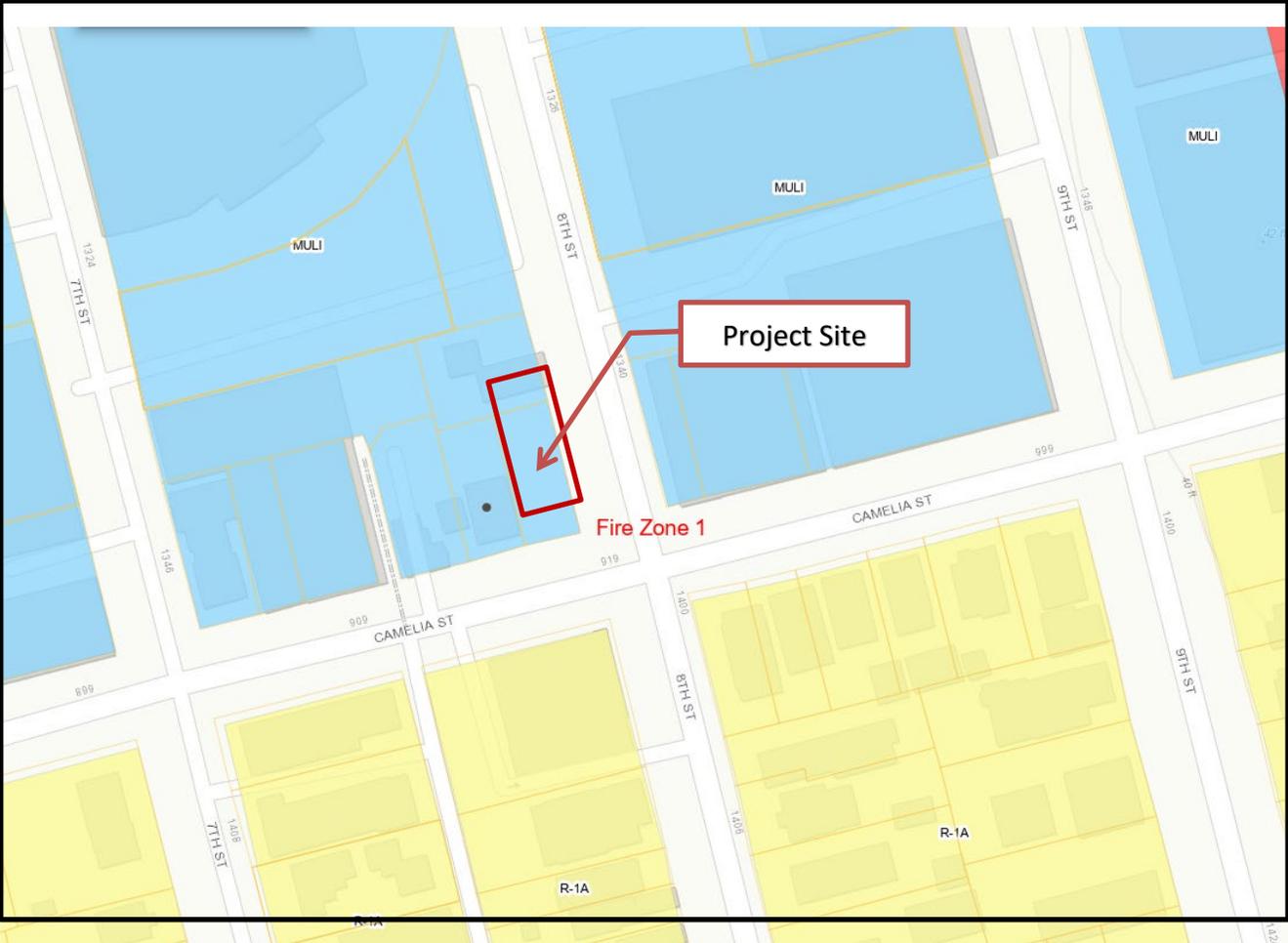
- The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations.
- The project occurs within the Berkeley City limits on a project site of no more than five acres, and is surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- The project would not result in any significant effects relating to traffic, noise, air quality or water quality. Standard Conditions of Approval would address potential impacts related to traffic, noise, air quality, and water quality.
- The site can be adequately served by all required utilities and public services.

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.

D. Parties Involved:

- Applicant Todd Jersey Architecture
 1321 Eighth Street #2, Berkeley
- Property Owner Zalman Sher, Camelia 919 LLC
 909 Camelia Street, Berkeley

Figure 1: Vicinity Map



Legend

- MU-LI: Mixed-Use Light Industrial District
- R-1A: Limited Two-Family Residential District

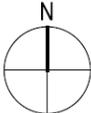


Figure 2: Proposed Site Plan

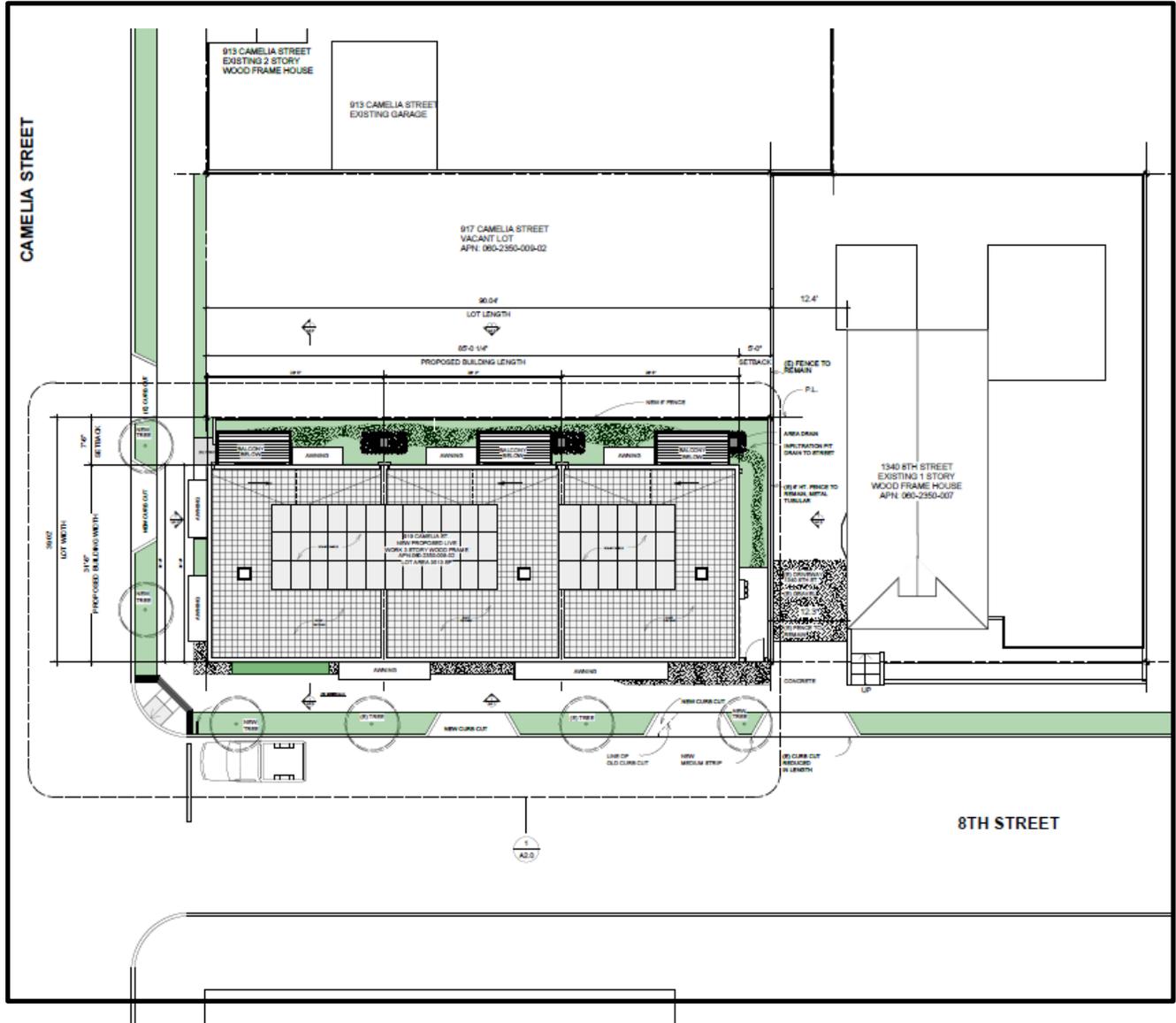
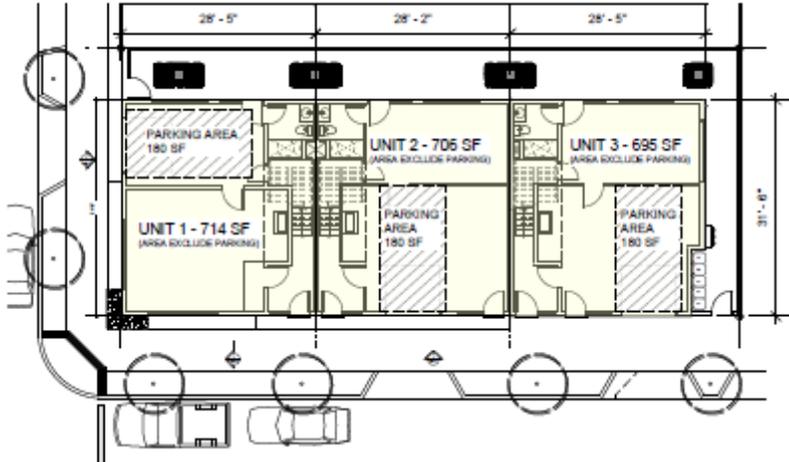
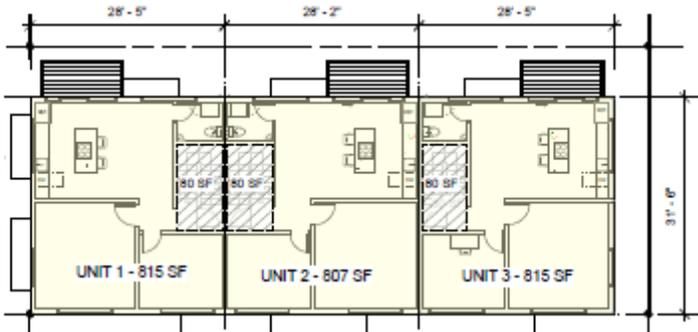


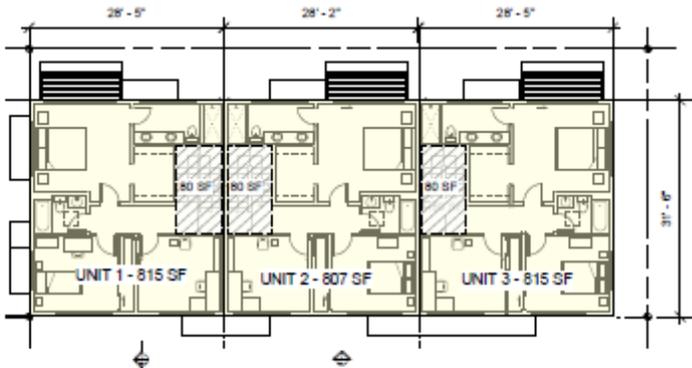
Figure 3: Floor Plans



1 **FIRST FLOOR PLAN**
Scale: 1/16" = 1'-0"



2 **LEVEL 2 FLOOR PLAN**
Scale: 1/16" = 1'-0"



3 **LEVEL 3 FLOOR PLAN**
Scale: 1/16" = 1'-0"

 GROSS FLOOR AREA
 AREA EXCLUDED FROM FLOOR AREA

Figure 4 : Camelia Street (South) Elevation



Figure 5 : Camelia Street (West) Elevation

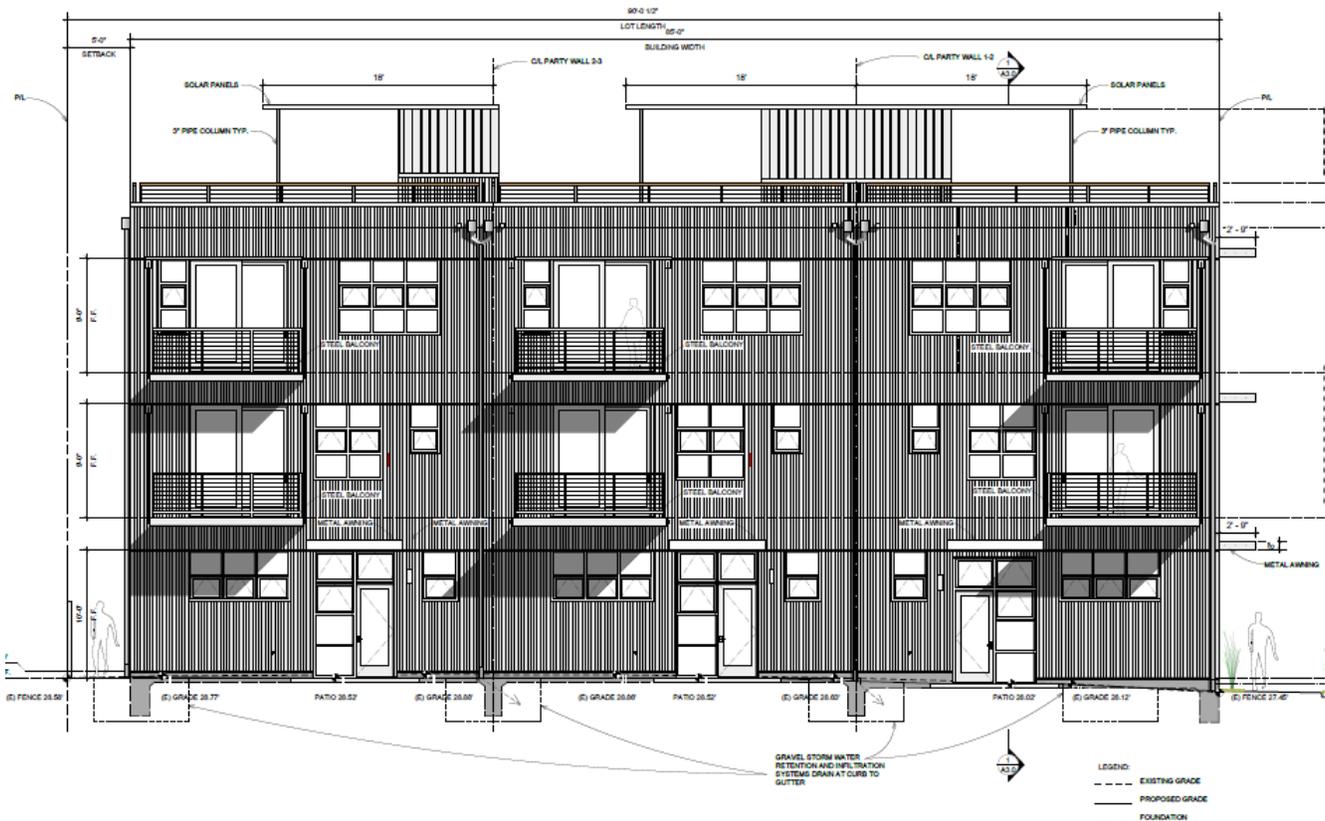


Figure 6 : Eighth Street (North) Elevation

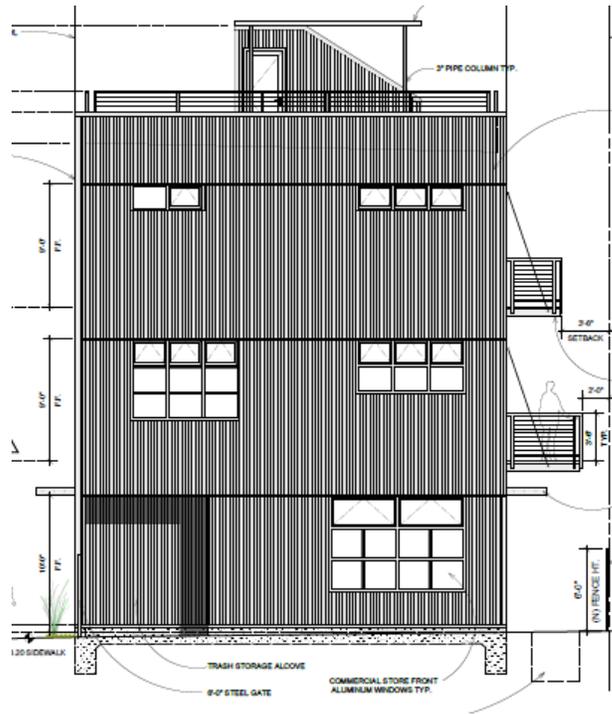


Figure 7 : Eighth Street (East) Elevation



Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Vacant Lot	MU-LI	Manufacturing (M)
Surrounding Properties	North	Single Family Dwelling	MU-LI	Manufacturing (M)
	South	Berkeley Mount Zion Missionary Baptist Church	R-1A	Low Medium Density Residential
	East	Art/Craft Studio	MU-LI	Manufacturing (M)
	West	Art/Craft Studio	MU-LI	Manufacturing (M)

Table 2: Special Characteristics

Characteristic	Applies to Project?	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	The project includes less than 7,500 square feet of net new commercial space. Therefore, the project is not subject to this fee.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)	No	
Affordable Housing Mitigations for rental housing projects (Per BMC 22.20.065)	No	The project does not include five or more live/work units and therefore is not subject to the City's Affordable Housing Mitigation Fee.
Creeks	No	No creek or culvert, as defined by BMC Chapter 17.08, exists on or within 30' of the site.
Density Bonus	No	The project is not seeking a State Density Bonus.
Historic Resources	No	The proposed project is located on a vacant lot
Housing Accountability Act (Gov't Code Section 65589.5(j))	No	This project does not propose a housing development project ¹ . Therefore, the provisions of SB330 and the HAA do not apply.
Housing Crisis Act of 2019 (SB330)	No	This project does not propose a housing development project. Therefore, the provisions of SB330 and the HAA do not apply. Further, there are no rent-controlled units on the property.
Natural Gas Prohibition (Per BMC 12.80.020)	Yes	The project is new construction subject to the Natural Gas Prohibition.
Oak Trees	No	None existing on site.
Rent Controlled Units	No	The project is proposed on a vacant lot
Residential Preferred Parking (RPP)	No	The project site is not located within any RPP Area.
Seismic Hazards (SHMA)	Yes	The site is located within an area susceptible to liquefaction, as shown on the State Seismic Hazard Zones map. A geotechnical report was submitted and peer reviewed and the City's consultant recommended approval with specific Conditions of Approval.
Soil/Groundwater Contamination	Yes	The project site is located within the City's Environmental Management Area. The applicant has submitted a Phase I report. No further

¹ Government Code Section 65589.5(h)(2) "Housing development project" means a use consisting of any of the following: (A) residential units only, (B) mixed-use developments consisting of residential and nonresidential uses in which at least two-thirds of the square footage is designated for residential use, and (C) transitional or supportive housing.

		investigation is recommended. Standard Conditions of Approval related to hazardous materials would apply.
Transit	Yes	This site is located on Camelia and Eighth Street, one block south of the Gilman Street which is served by AC Transit Line 12 and three blocks to the west of the San Pablo Avenue Corridor served by AC Transit Lines 52, 72, 72M & 800. In addition, the site is approximately 1.1 miles northwest of the North Berkeley Bay Area Rapid Transit (BART) Station. The site is one block west of Ninth Street and four blocks north of Virginia Street, both of which are designated Bicycle Boulevards.

Table 3: Project Chronology

Date	Action
Feb 10, 2022	Application submitted
March 8, 2022	Application deemed incomplete
April 27, 2022	Revised application submitted
May 26, 2022	Application deemed incomplete
June 7, 2022	Revised application submitted
July 7, 2022	Application deemed complete
July 29, 2022	Revised application submitted
September 27	Revised application submitted
January 12, 2023	Revised application submitted
January 13, 2023	Revised application submitted
January 26, 2023	Staff Level Design Review posted
January 26, 2023	Public hearing notices mailed/posted
February 9, 2023	ZAB hearing

Table 4: Development Standards

Standard		Existing	Addition/ (Reduction)	Proposed Total	Permitted/ Required
BMC Sections 23.206.080(D) & BMC Section 23.312.040					
Lot Area (sq. ft.)		3,513	-	3,513	min
Gross Floor Area (sq. ft.)		0	-	6,989	7,026
Floor Area Ratio		0	-	2	2 max
Live/Work Units	Total	0	-	3	N/A
	Maximum (ft.)	0	-	39'3"	45 max
	Stories	0	-	3	N/A

Building Setbacks (ft.)	Front	N/A	-	0	0 min
	Rear	N/A	-	7'-6"	0 min
	Left Side	N/A	-	0	0 min
	Right Side	N/A	-	5'-0"	0 min
Lot Coverage (%)		0	-	69	100 max
Usable Open Space (sq. ft.)		-	-	2,377	120 min (40 per unit)
Parking	Automobile	-	-	3	N/A ²
	Bicycle	-	-	3	1 per 2,000 sq. ft.) min

II. Project Setting

A. Neighborhood/Area Description: The subject property is located on the north-west corner of Camelia and Eighth Streets, one block south of Gilman Street and three blocks west from San Pablo Avenue. This area of Berkeley is developed with retail, office, and light industrial/warehousing uses. Residential neighborhoods are located east of San Pablo Avenue and south of Camelia Street. Goods and services are located along San Pablo Avenue, which consist of one-story commercial buildings, and on Gilman Street, which include the one-story Whole Foods Market located one block to the north of the project site. More immediately adjacent to the project site are light industrial, some residential and a church use (See Figure 1). More information about adjacent land uses are noted in Table 1.

The subject property is located 1.2 miles northwest of the North Berkeley BART station, 1-mile northeast of the Berkeley Amtrak station, and is served by numerous bus lines (AC Transit) that operate along both San Pablo Avenue and Gilman Street. There are several bike ways and boulevards within three blocks of Camelia and Eighth Streets.

B. Site Conditions:

The subject site is a rectangular 3,513 square-foot vacant parcel at the corner of Camelia and Eighth Streets. The subject lot is in close proximity to the open cleanup site at 1001 Camelia Street. The City's Toxic Management Division waived a Phase II soil/vapor analysis in accordance with the information provided by the San Francisco Regional Water Quality Control Board (San Francisco RWQCB). The SF RWQCB conducted an indoor air and soil vapor investigation report conducted on January 29, 2021, soil vapor instruction is not occurring at 1001 Camelia Street.

² [AB-2097](#), effective January 1, 2023, prohibits local jurisdictions from requiring minimum parking for most non-residential uses, including live/work units.

III. Project Description

The proposed project would construct three live/work units (ranging between 2,320 to 2,344 square feet) in a new 6,989 square-foot, three-story building at a maximum height of 39 feet, 3 inches. According to the Applicant Statement, the project is designed to meet the purposes of the MU-LI district and house active artisans and their families. Workshop space is proposed on the ground floor.

The proposed building meets the property lines at 8th Street and Camelia Street and is set back from the rear lot line to the north by 5 feet and from the side property line to the west by 7 feet, 6 inches. By reducing the building volume in the north and west sides, the design allows for windows on all four sides of the structure and provides light and air to the building and the abutting lots. Three curb cuts are proposed to allow vehicles access to parking spaces for each live/work unit and for the loading and unloading of materials in each studio space.

The second level would have a mix of residential (live) and commercial (work) spaces with both an east facing upper-level studio as well as kitchen/dining and living spaces in a west facing great room.

The third level would contain an office and the sleeping quarters including two bedrooms and two bathrooms. The roof deck is accessible via stairs from this level which provide the minimum required 40 square feet usable open space for each unit. Three bicycle racks are provided in the west side setback.

The material selection would include commercial-grade corrugated metal siding with commercial-grade aluminum storefront windows and would employ steel and hardwood components the same fashion as the light and medium industrial and maker buildings in West Berkeley. The roof deck will have steel and hardwood guardrails.

IV. Community Discussion

A. Neighbor/Community Concerns: Prior to submitting this application to the city, the applicant has contacted the abutting and confronting neighbors (Attachment 4). Later, a pre-application poster was erected by the applicant in February 2022. On January 26, 2023, the City mailed public hearing notices to property owners and occupants within 300 feet of the project site, 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 communications regarding the project.

B. Design Review: On February 10, 2022, the applicant applied for design review. The Design Review Committee Chair concurred with Design Review Staff's recommendation for Staff Level Design Review. Staff reviewed the project (Design Review #DRSL2022-0002) and posted the Notice of Staff Level Design Review Approval with conditions at the site on January 23, 2023. The noticing period for that approval ends at 4:00 p.m. on February 9, 2023. The Staff Level Design Review Approval included standard design review conditions. Design Review staff concluded

that the project would be compatible with its mixed-use neighborhood, as well as the nearby residential neighborhood from a design standpoint.

V. Issues and Analysis

A. Environmental Review: The site is located within the City's Environmental Management Area (EMA), but it is not listed on the Cortese List (an annually updated list of hazardous materials sites pursuant to California Government Code Section 65962.5). The Phase I Environmental Site Assessment (ESA), submitted as part of the project application, determined that there is no evidence of a Recognized Environmental Condition on the project site. The City of Berkeley Toxic Management Division reviewed the ESA and agreed with the conclusion with an additional Condition of Approval requiring the responsible party (project applicant) to comply with the Alameda County Department of Environmental Health regulations specific vapor intrusion, and that a Soil and Groundwater Management Plan be prepared for excavations equal to or greater than 5 feet in depth. As noted above, the City's Toxic Management Division waived a Phase II soil/vapor analysis in accordance with the indoor air and soil vapor investigation report conducted by the San Francisco RWQCB, which indicated that soil vapor intrusion is not occurring at 1001 Camelia Street.

B. Live/work Use and Units: Pursuant to BMC Section 23.312.040(A) The following standards apply to live/work units in All Districts:

1. General Standards. This section requires that live/work units in all districts include a cooking space, sanitary facility, and adequate, clearly-defined working space. This section requires that that at least one resident in each live/work unit maintain a valid City Business License at all times and the working space be regularly used by one or more live/work unit residents. Each unit must meet the usable open space requirement and no portion of a live/work unit can be separately rented or sold as a commercial space for persons not living on the premises.

Staff Analysis:

BMC Section 23.502.020 (Defined Terms) defines live/work as:

"A built space used or designed to be used both as a workplace and as a residence by one or more persons in conformance with Chapter 23.312 (live/work)."

The proposed live/work project is designed as a three-story building with a workshop space on the ground floor, flexible *live* and *work* spaces on the second floor and a predominantly *live* space on the third floor. The stacked floor plan with mixed live and work space is uncommon. Instead of being contiguous, the work space is spread among all floors but primarily concentrated on the ground floor, which is all workspace and parking, and second level which includes an office and an upper studio, and small offices on the third floor. According to the Applicant Statement, work space is prioritized over the live portions by being mainly located

on the ground floor and the second floors. The majority of the living space is located on the third floor.

The units are designed with adequate cooking spaces and sanitary facilities. According to the Applicant Statement, the units would be used by one or more live/work unit residents. As designed, 60 percent of the floor area is designated as “work” area on plans. These calculations are provided in the Floor Area Tabulation on the Plan Set (Sheet A0.0). A roof deck with planters and amenities is designed for usable open space and would be accessed from each unit by stairs. A condition of approval would be included in this permit to require that least one resident in each live/work unit maintain a valid City Business License and Zoning Certificate or Use Permit for a business on the premises at all times. A Condition of Approval would be included in this permit to ensure that no portion of a live/work unit may be separately rented or sold as a commercial space for a person or persons not living on the premises, or as a residential space for a person or persons not working on the premises.

- 2. Live/work Units:** Pursuant to BMC Section 23.312.040(C), in addition to the General Standards, the following live/work standards apply in the MU-LI district.
1. At least one resident in the live/work unit must be engaged in an art craft studio activity or in an activity which requires space not typically available in a conventional residential setting.
 2. The specific activity a live/work resident will engage in must be stated.
 3. The total floor area of the live/work unit must be at least 1,000 square feet.

Staff Analysis: According to the Applicant Statement, the units are designed to function as workspaces with ample office and studio space for the required Art/Craft Studio uses. The site design promotes compatibility between industrial and residential uses. This compatibility is achieved by the stacked floor plan design, consisting of work areas mainly on the ground floor and the second floor and by dedicating most of the third floor to live areas. These spaces are accessed by stairs that run from ground floor all the way to the roof deck.

As stated in the project description (Section III above), the three live/work units would contain Art/Craft Studio workspaces, consistent with the definition of Art/Craft Studio in BMC 23.502³. All the three, three-stories live/work units exceed the minimum floor area of 1,000 square feet: Unit 1 located at the front (south) of the project, would be 2,344 square feet in size, Unit 2 located in the middle would be 2,320 square feet in size and Unit 3 in the north would be 2,325 square feet in size. Development of the live/work units would not be incompatible with adjacent

³ *Art/Craft Studio.* An establishment engaged in the creation of art or crafts that requires artistic skill. Such an establishment may participate in periodic open studios, but otherwise is subject to the applicable zoning district’s requirements for incidental sales of goods made on site. Art/craft studios also include rehearsal spaces not designed for public performances. Examples of individuals typically engaged in this work include woodworkers, potters/ceramicists, costume makers, set designers, stained-glass makers, glassblowers, textile artists and weavers, jewelry makers, painters, fine art printmakers, photographers/filmmakers, leather workers, metal workers, musical instrument makers, model makers, papermakers, installation artists, sculptors, video artists, and other makers of art and crafts that the Zoning Officer determines to be consistent with this definition. The use of computers in an activity does not by itself prevent its classification as an art/craft studio. This use excludes architectural and landscape services, industrial or graphic design services, computer systems design services, and other commercial activities normally conducted in an office environment.

and nearby industrial uses, as the live portion of the live/work units are located mainly on the third floor of the building, separated from the work use on the first and second floors. Further, the building is designed in a manner that provides privacy and buffering from nearby uses, as Unit 1 is located at the front (south) portion of the building along Camelia Street, and Unit 3 is separated from adjacent buildings by 12 feet.

This Use Permit contains Conditions of Approval to ensure compliance with the live/work provisions in BMC Chapter 23.312, as well as the required findings in BMC Section 23.312.050. Specifically, the applicant must state the specific activity a live/work resident will engage in and provide tenant notification, via a deed restriction for each unit and lease rider, that each live/work unit is located in the MU-LI District and that the tenants shall only engage in the occupations listed in the definitions of Art/Craft Studios.

- 3. Consistency with the live/work Findings:** In order to approve a Use Permit for a live/work unit in any district, the ZAB must make the following findings, pursuant to BMC Section 23.312.050(A), that the proposed use or structure is consistent with the purpose of the live/work chapter (BMC 23.312.010) with the following standards:
- A. Provide for the appropriate development of units which incorporate both living and working space;
 - B. Provide flexibility as needed for the development of live/work units, particularly within existing buildings;
 - C. Provide locations where appropriate new businesses can start up;
 - D. Provide opportunities for people to live in mixed-use industrial and commercial areas where compatible with existing uses;
 - E. Protect existing and potential industrial uses from conflicts with nearby residential uses;
 - F. Protect existing and potential residential uses from conflicts with nearby industrial uses;
 - G. Permit live/work units that function predominantly as workspaces and secondarily as residences;
 - H. Ensure that the division of space between living and working space within these units reflects the priority of workspace; and
 - I. Ensure that the exterior design of live/work buildings is compatible with the exterior design of commercial, industrial, and residential buildings in their area, while remaining consistent with the predominantly workspace character of live/work buildings. (Ord. 7787-NS § 2 (Exh. A), 2021)

Staff Analysis: The proposed project would incorporate both living and working spaces. According to the Applicant Statement, the workspace is prioritized by being placed on the ground and the second floors. The project is located with the MU-LI district which offers a combination of retail, office, Arts/Crafts Studio and light industrial/warehousing uses. The use of commercial-grade corrugated metal siding ensure that the design is compatible with the exterior design of commercial, industrial, and residential buildings in their area.

4. In addition to the findings in Subsection A (All Districts) above, in order to approve a Use Permit for a live/work unit, the ZAB must make the following findings, pursuant to BMC Section 23.312.050(C) for MU-LI District:
 1. The applicant has made adequate provisions to ensure that within the live/work units, occupants of the live/work units will only engage in the occupations listed in the definition of art/craft studios.

Staff Analysis: A Condition of Approval would be included in this permit to ensure that occupants of the live/work units will only engage in art/craft studio activities, as defined, or activities which requires space not typically available in conventional residential settings.

2. Development of such live/work units is not incompatible with adjacent and nearby industrial uses.

Staff Analysis: Adjacent land uses in the District include light industrial, light manufacturing, wholesale trade/warehousing, research and development, as well as commercial uses located on the San Pablo Avenue commercial corridor. The proposed project would be compatible with adjacent uses and has been designed in the commercial-grade corrugated metal siding with commercial-grade aluminum storefront windows to further ensure compatibility. According to the Applicant Statement, the proposed project would provide space for residents who would be engaged in work meeting the definition of Art/Craft Studio, which would all be expected to provide a range of jobs.

3. A statement acknowledging that the live/work unit is being established in a district where manufacturers and other industries operate lawfully and that the applicant will not seek to impede their lawful operation must be recorded with the County.

Staff Analysis: A condition of approval will be included that requires the applicants, tenants and all persons purchasing live/work units to sign and record such a statement with the County Recorder office.

5. **General Non-Detriment:** Pursuant to BMC Section 23.406.040(E), the Board may approve an application for a Use Permit if the proposed project meets the findings of non-detriment. A discussion of the project's potential impact to sunlight, air or views follows:

Sunlight/Shadow Impacts: The proposed three-story building maximum height will be approximately 39 feet, with the stair pent house projecting above the 45-foot maximum height limit with an AUP. Shadow studies submitted by the applicant document the existing and proposed shadow angles summer and winter solstice. The incremental increase on the neighboring properties are as follows:

- During winter solstice, at two hours after sunrise, bedroom, bathroom and living room windows along the south elevation of the abutting neighbor building to the north of the project at 1340 Eighth Street would be fully shaded due to the proposed project.
- During winter solstice, at noon, living room windows along the south elevation of the abutting neighbor building to the north of the project at 1340 Eighth Street would be fully shaded due to the proposed project.
- During winter solstice, at two hours before sunset, one clerestory living room window along the south elevation of the abutting neighbor building to the north of the project at 1340 Eighth Street would be fully shaded due to the proposed project.
- During summer solstice, at two hours after sunrise, lower story windows along the east elevation of the abutting neighbor building to the west of the project at 913 Camelia Street would be fully shaded due to the proposed project.

Given the existing site is vacant in a zoning district that permits a maximum height of 45 feet and the site's close proximity to a residential neighborhood, any new construction would increase shadow impacts on the dwelling units to the north and west. While the proposed three-story building would be taller than the existing buildings surrounding it and would cast new shadows on residential buildings to the north and west, these shading impacts would occur for a limited time during the year, and only for a few hours of the day, and therefore these shading impacts are not deemed detrimental.

Air: Staff believes the proposal would be consistent with the existing development and building-to-building separation pattern – or air – in this MU-LI neighborhood because the building would meet the setback requirements on all sides and the project maintains adequate separation to abutting neighbor building in the north providing 5 feet and west providing 7 feet and 6 inches. The project meets the useable open space requirements by providing a roof deck.

Views: The proposed project would not result in additional obstruction of significant views in the neighborhood because there are limited significant views as defined in BMC Section 23.502.020 (Defined Terms) available to residences in the area. The area is generally flat, developed with one- to two-story buildings which provides visual screening.

- 6. Consistency with All Manufacturing Districts Findings:** In order to approve an AUP or a Use Permit in the Manufacturing Districts, the ZAB must make the following findings, pursuant to BMC Section 23.206.100(A), that the proposed use or structure is:

1. Is consistent with the purposes of the district to:

- Implement the West Berkeley Plan Light Manufacturing District designation;
- Encourage development of a mixed use-light industrial area for a range of compatible uses;
- Encourage development of an area where light manufacturers can operate free from the economic, physical and social constraints caused by incompatible uses;
- Encourage the creation and continuation of well-paid jobs which do not require advanced degrees;
- Provide for the continued availability of manufacturing and industrial buildings for manufacturing uses, especially of larger spaces needed by medium sized and larger light manufacturers;
- Allow on-site ancillary retail as a tool to maintain and enhance the economic viability of manufacturers in the district; and
- Maintain and improve the quality of the West Berkeley environment, while allowing the lawful and reasonable operation of light industrial uses.

Staff Analysis: The proposed project would provide three live/work units on an underutilized vacant lot in the MU-LI district. According to the Applicant Statement, this project would welcome artists and their families to the neighborhood and would support the district's vitality while making the area safer and more attractive. This live/work would contribute to the range of light industrial uses in the neighborhood by the artistic activity that the residents would be involved in.

The proposed live-work project would maintain and improve the quality of the West Berkeley environment in that the project would not include natural gas infrastructure consistent with the provisions outlined in BMC Chapter 12.80, and would improve soil and groundwater quality through implementation of the Soil and Groundwater Management Plan and compliance with C.3 stormwater treatment requirements, thereby improving the quality of stormwater runoff that would enter the San Francisco Bay.

2. Is compatible with the surrounding uses and buildings. While the proposed project would be taller than the existing one and two-story buildings adjacent to the project site, the proposed three-story building is under the maximum height except for the penthouse that projects to about a foot higher (45 feet, 8 inches). The proposed building would be compatible with surrounding light manufacturing and industrial uses in the District, as well as with the commercial uses to the east along San Pablo Avenue. In addition, project design includes a 7-foot 6-inch side setback in the west

side of the site and a 5 feet rear setback in the north of the project side that provides privacy and air to the subject building and the neighbor building.

3. Complies with the adopted West Berkeley Plan. The project would be consistent with the West Berkeley Plan because the development would be of the scale and design that is appropriate for its surroundings and the proposed development would be compatible with the mix of light industrial and commercial uses in the area. The project would develop and improve the quality of an underutilized site for live/work units, thereby contributing to the economic vitality of manufacturers in West Berkeley.

4. Meets any applicable performance standards for off-site impacts. The live/work building's use would not generate off-site impacts such as noise, glare, dust, or vibration, which are typically associated with manufacturing or industrial activities. Potential short-term construction related impacts would be addressed by standard conditions of approval as set forth in the Findings and Conditions of this permit (Attachment 1).

7. Additional Required Findings in the MU-LI District: In order to approve a Use Permit in the Manufacturing Districts, the ZAB must make the following findings, pursuant to BMC Section 23.206.100(B), that the proposed use or structure:

1. (a) Is unlikely, under reasonably foreseeable circumstances, to induce a substantial change of use in buildings from manufacturing, wholesale trade, or warehousing uses. This is a vacant site and would develop three live/work units that require one of the residents in each unit to engage in an art craft studio activity or in an activity which requires space not typically available in a conventional residential setting. Such uses are compatible with existing industrial uses, and therefore, the proposed project is consistent with the intent of the zoning district, the project would not change any protected uses on site; and
2. (b) Is designed in such a manner to be supportive of the industrial character of the district. Such physical compatibility shall include materials used; facade treatments; landscaping; lighting; type, size and placement of awnings, windows, and signs; and all other externally visible aspects of the design of the building and site. The project would include three live/work units that are permissible in the District and are deemed to be both compatible with and supportive of the light industrial character of the District by using commercial-grade corrugated metal siding.

8. Rooftop Projections: Pursuant to BMC Section 23.304.050, domes, turrets, and other similar architectural projections as well as mechanical penthouses, elevator equipment rooms, and other non-habitable structures can exceed the district height limit so long as the structures may not represent more than 15 percent of the average floor area of all of the building's floors. The project's stair shaft exceeds the district height limit by 8 inches and the total 304 square feet area of the three stair shafts include approximately 11 percent of the 2,693-square feet average floor plate size.

VI. Other Considerations

The following analyses of conformance with district purposes, use and administrative use permit findings in the zoning ordinance, and the 2002 General Plan goals and policies are provided for informational purposes only, to provide context.

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

- Policy LU-3–Infill Development: Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.
- 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.
- Policy UD-17 – Design Elements: In relating a new design to the surrounding area, the factors to consider should include height, massing, materials, color, and detailing or ornament.
- 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.
- Policy UD-26–Pedestrian-Friendly Design: Architecture and site design should give special emphasis to enjoyment by, and convenience and safety for, pedestrians.

Staff Analysis: As discussed in Section V.I above, the proposed 45'- 8" tall live/work building is taller than adjacent buildings in the by only 8 inches. However, this height would be consistent with the emerging Light Industrial development pattern buildings in the area. Also discussed above, the proposed building would be of a scale and design that is appropriate for its surroundings.

- Policy EM-5–“Green” Buildings: Promote and encourage compliance with “green” building standards. (Also see Policies EM-8, EM-26, EM-35, EM-36, and UD-6.)
- Policy UD-33–Sustainable Design: Promote environmentally sensitive and sustainable design in new buildings.

Staff Analysis: The project would not include any natural gas infrastructure, and would include a rooftop solar PV system and electric vehicle parking. In addition, the project would include Soil and Groundwater Management Plan in case of excavations deeper than five feet, thereby improving the environmental quality of the site and parcels downstream.

B. West Berkeley Plan Consistency: The West Berkeley Area Plan, adopted in 1993, also contains several policies applicable to the project, including the following:

1. Land Use Goal 1: Over the economically active area of West Berkeley, provide for a continued economic and land use mix, incorporating manufacturing, other industrial, retail and office/laboratory uses, to benefit Berkeley residents and

businesses economically, benefit the City government fiscally, and promotes the varied and interest character of the area.

- d. Providing space for, and designating appropriate locations for, office, service, and laboratory businesses, particularly growing Berkeley based businesses which are particularly suited to West Berkeley's physical environment.
2. Land Use Goal 2: Channel development – both new businesses and residences and the expansion of existing businesses – to districts various which are appropriate for the various existing elements of the West Berkeley land use mix.
3. Land Use Goal 4: Assure that new development in any sector is of a scale and design that is appropriate to its surroundings, while respecting the genuine economic and physical needs of the development.

Staff Analysis: The proposed project would create a live/work building suited to West Berkeley's physical environment. The building's commercial-grade corrugated metal siding style is compatible with and appropriate to its surroundings, and provides visual interest for pedestrians. The project would create space for three live/work units, as, contributing to the economic vitality of West Berkeley. Staff believes ZAB can find that the project meets the goals and policies of the West Berkeley Plan.

VII. Recommendation

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Zoning Adjustments Board:

APPROVE Use Permit #ZP2022-0020 pursuant to Section 23.406.040(D) and subject to the attached Findings and Conditions (see Attachment 1).

Attachments:

1. Findings and Conditions
2. Project Plans, received January 12, 2023
3. Applicant Statement
4. Neighborhood outreach memo
5. Notice of Public Hearing

Staff Planner: Nilu Karimzadegan, nkarimzadegan@cityofberkeley.info, (510) 981-7430

ATTACHMENT 1

FINDINGS AND CONDITIONS

FEBRUARY 9, 2023

(0)919 Camelia Street

Use Permit #ZP2022-0020 to construct a 6,989 square-foot, three-story (39 feet), three-unit live/work building and three parking spaces on a 3,513 square-foot vacant lot.

PERMITS REQUIRED

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.312.030(D)(2)(b) to construct new live/work units in the MU-LI district
- Administrative Use Permit pursuant to BMC Section 23.304.050(A) to construct a building feature that exceeds the maximum height limit in the MU-LI district

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 §15332 (“In-Fill Development Projects”) of the CEQA Guidelines

The project meets all of the requirements of this exemption, as follows:

- A. The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations.
 - B. The project occurs within the Berkeley City limits on a project site of no more than five acres, and is surrounded by urban uses.
 - C. This parcel has no value as habitat for endangered, rare or threatened species.
 - D. The project will not result in any significant effects relating to traffic, noise, air quality or water quality. City Standard Conditions will address potential impacts related to traffic, noise, air quality, and water quality.
 - E. The site can be adequately served by all required utilities and public services.
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 will not affect any historical resource.

II. FINDINGS FOR APPROVAL

1. As required by Section 23.406.040(E)(1) of the BMC, the project, under the circumstances of this particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:

- A.** The project will be subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, which will ensure that the project will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or 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; and
- B.** While the proposed three-story building will be taller than the existing buildings surrounding it and will cast new shadows on residential buildings to the north and west, these shading impacts will occur for a limited time during the year, and only for a few hours of the day, and therefore these shading impacts are not deemed detrimental. The building would meet the setback requirements on all sides and the project maintains adequate separation to abutting neighbor building in the north providing 5 feet and, in the west, providing 7 feet and 6 inches. The project meets the useable open space requirements by providing a roof deck for each live/work unit. The proposed project will not result in additional obstruction of significant views in the neighborhood because there are limited significant views as defined in BMC Section 23.502.020 (Defined Terms) available to residences in the area. The area is generally flat, developed with one- to two-story buildings which provides visual screening.

III. OTHER FINDINGS FOR APPROVAL

- 2.** As required by Section 23.206.100(A), of the BMC, the Zoning Adjustments Board finds that the proposed project:
 - A.** Is consistent with the purposes of the district because the proposed project will provide three live/work units on an underutilized vacant lot in the MU-LI district. This live/work project will contribute to the range of light industrial uses in the neighborhood by the artistic activity that the residents will be involved in. The proposed live/work project will maintain and improve the quality of the West Berkeley environment in that the project will not include natural gas infrastructure consistent with the provisions outlined in BMC Chapter 12.80, and will improve soil and groundwater quality through implementation of the Soil and Groundwater Management Plan and compliance with C.3 stormwater treatment requirements, thereby improving the quality of stormwater runoff that would enter the San Francisco Bay.
 - B.** Is compatible with the surrounding uses and buildings. While the proposed project will be taller than the existing one and two-story buildings adjacent to the project site, the proposed 39-foot building will be compatible with surrounding light manufacturing and industrial uses in the District, as well as with the commercial uses to the east along San Pablo Avenue. In addition, project design includes a 7-foot 6-inch side setback in the west side of the site and a 5 feet rear setback in the north of the project side that provides privacy and air to the subject building and the neighbor building.
 - C.** Complies with the adopted West Berkeley Plan. The project will be consistent with the West Berkeley Plan because the development will be of the scale and design that is appropriate for its surroundings and the proposed development will be compatible with the mix of light industrial and commercial uses in the area. The project will develop and improve the quality of an underutilized site for live/work units, thereby contributing to the economic vitality of manufacturers in West Berkeley.
 - D.** Meets any applicable performance standards for off-site impacts. The live/work building's occupancy and use will not generate off-site impacts such as noise, glare, dust, or vibration,

which are typically associated with manufacturing or industrial activities. Potential short-term construction related impacts will be addressed by standard conditions of approval.

3. As required by Section 23.206.100(B) of the BMC, the Zoning Adjustments Board finds that the proposed project:
 - A. Is unlikely, under reasonably foreseeable circumstances, to induce a substantial change of use in buildings from manufacturing, wholesale trade, or warehousing uses. This is a vacant site. Therefore, consistent with the intent of the zoning district, the project will not change any protected uses on site; and
 - B. Is designed in such a manner to be supportive of the industrial character of the district. Such physical compatibility shall include materials used; facade treatments; landscaping; lighting; type, size and placement of awnings, windows, and signs; and all other externally visible aspects of the design of the building and site. The project will include three live/work units that are permissible in the District and are compatible with and supportive of the light industrial character of the District.
4. As required by Section 23.304.050 of the BMC, the Zoning Adjustments Board finds that the proposed Rooftop Projections including the project's 304 square feet stair shaft that exceeds the district height limit is permissible because this total area include approximately 11 percent of the 2,693-square feet average floor plate size. Per this section, domes, turrets, and other similar architectural projections as well as mechanical penthouses, elevator equipment rooms, and other non-habitable structures can exceed the district height limit so long as the structures may not represent more than 15 percent of the average floor area of all of the building's floors.
5. Per Section 23.312.040(A) of the BMC, the project meets the required standards for live/work units in all districts because the units included adequate cooking spaces, sanitary facilities and usable open space. Sixty percent of the floor area is designated as "work" area.
6. Per Section 23.312.040(C) of the BMC, the project meets the required standards for live/work units in the MU-LI District because:
 - A. the total floor area of the live/work unit is over 1,000 square feet; and
 - B. At least one resident in the live/work unit will be engaged in an art craft studio activity or in an activity which requires space not typically available in a conventional residential setting; and
 - C. The specific activity a live/work resident will engage in is stated.

The units are designed to function as workspaces with ample office and studio space for the allowed Art/Craft Studio uses. The site design promotes compatibility between industrial and residential uses. This compatibility is achieved by the stacked floor plan design, consisting of work areas mainly on the ground floor and the second floor and by dedicating most of the third floor to live areas. These spaces are accessed by stairs that run from ground floor all the way to the roof deck.

The three live/work units will contain Art/Craft Studio workspaces, consistent with the definition of Art/Craft Studio in BMC 23.502¹. All the three, three-stories live/work units exceed the minimum floor area of 1,000 square feet. Development of the live/work units will not be incompatible with adjacent and nearby industrial uses. -Further, the building is designed in a manner that provides privacy and buffering from nearby uses.

The applicant will state the specific activity a live/work resident will engage and provide tenant notification, via a lease rider and deed restriction-

7. As required by Section 23.312.050(A), of the BMC, the Zoning Adjustments Board finds that the proposed use or structure is consistent with the purpose (BMC 23.312.010) of the live/work chapter because:

The proposed project will incorporate both living and working spaces. The spaces provided on the second and third floor provide flexibility for work and live spaces. The workspace is prioritized by being placed mainly on the ground and the second floors. The proposed building will use commercial-grade corrugated metal siding to be compatible with the exterior design of commercial, industrial, and residential buildings in their area. Other purposes of the district include to support the development of businesses which contribute to the maintenance and improvement of the West Berkeley environment. The project will contribute to the maintenance and improvement of the West Berkeley environment in that the project will not include natural gas infrastructure consistent with the provisions outlined in BMC Chapter 12.80 and will improve soil and groundwater quality through implementation of the Soil and Groundwater Management Plan and compliance with C.3 stormwater treatment requirements, thereby improving the quality of stormwater runoff that would enter the San Francisco Bay.

8. Per Section 23.312.050(C) of the BMC for MU-LI District, the proposed live/work project meets the required standards because:
 - A. The occupants of the live/work units will only engage in the occupations listed in the definition of art/craft studios premises.
 - B. The development of this live/work units is compatible with adjacent and nearby industrial uses.
 - C. The applicant will record with the County Recorder a statement acknowledging that the live/work unit is being established in a district where manufacturers and other industries operate lawfully and that the applicant will not seek to impede their lawful operation. In addition, the applicant will require any tenants to sign such a statement, and require all persons purchasing live/work units to sign and record such a statement.

¹ *Art/Craft Studio*. An establishment engaged in the creation of art or crafts that requires artistic skill. Such an establishment may participate in periodic open studios, but otherwise is subject to the applicable zoning district's requirements for incidental sales of goods made on site. Art/craft studios also include rehearsal spaces not designed for public performances. Examples of individuals typically engaged in this work include woodworkers, potters/ceramicists, costume makers, set designers, stained-glass makers, glassblowers, textile artists and weavers, jewelry makers, painters, fine art printmakers, photographers/filmmakers, leather workers, metal workers, musical instrument makers, model makers, papermakers, installation artists, sculptors, video artists, and other makers of art and crafts that the Zoning Officer determines to be consistent with this definition. The use of computers in an activity does not by itself prevent its classification as an art/craft studio. This use excludes architectural and landscape services, industrial or graphic design services, computer systems design services, and other commercial activities normally conducted in an office environment.

IV. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

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. 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 the Permit is modified by the Board. 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 23.404.050(H), the Zoning Adjustments Board 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 #

11. Address Assignment. The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned in accordance with BMC 16.28.030, and entered into the City's database.

Prior to Issuance of Any Building & Safety Permit (Demolition or Construction)

12. Construction and Demolition Diversion. Applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.

13. Toxics. The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:

A. Environmental Site Assessments:

- 1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 2 years old*) shall be submitted to TMD for developments for:
 - All new commercial, industrial and mixed-use developments and all large improvement projects.
 - All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).
 - EMA is available online at: http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf
- 2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third-party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.

- 3) If the Phase I is over 2 years old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.
- B. Soil and Groundwater Management Plan:
- 1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.
 - 2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.
 - 3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.
- C. Building Materials Survey:
- 1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center.
- D. Hazardous Materials Business Plan:
- 1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at <http://cers.calepa.ca.gov/> within 30 days if on-site hazardous materials exceed BMC 15.20.040. HMBP requirement can be found at <http://ci.berkeley.ca.us/hmr/>

Prior to Issuance of Any Building (Construction) Permit

14. Live/work Units. Prior to the issuance of building permits, the live/work units shall comply with the following standards:

- A. Adequate and clearly defined working space constituting no less than 50 percent of the gross floor area of the live/work unit is required.
- B. The working space must be reserved for and regularly used by one or more live/work unit residents and be consistent with City administrative guidelines for live/work design.

- C. **Business License.** At least one resident in each live/work unit shall maintain at all times a valid City Business License and Zoning Certificate or Use Permit for a business on the premises.
- D. **Employment, Client, and Customer Visits.** (a) Persons who do not live in the live/work unit may be employed in a live/work unit if an additional Use Permit is obtained and the required on-site parking space is provided, and client and customer visits to live/work units are permitted if an additional Use Permit is obtained and the required on-site parking is provided.
- E. **Unit Rental and Sale.** No portion of a live/work unit may be separately rented or sold as a commercial space for a person or persons not living on the premises, or as a residential space for a person or persons not working on the premises.
- F. At least one resident in the live/work unit must be engaged in an art craft studio activity or in an activity which requires space not typically available in a conventional residential setting.
- G. The applicant shall state the specific activity a live/work resident will engage and provide tenant notification, via a lease rider and deed restriction, that each live/work unit is located in the MU-LI District and that the tenants shall only engage in the occupations listed in the definitions of Art/Craft Studios.
15. **HVAC Noise Reduction.** Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.
16. **Solar Photovoltaic (Solar PV) and Battery Energy Storage Systems (ESS).** A solar PV system shall be installed, subject to specific limited exceptions, as specified by the Berkeley Energy Code (BMC Chapter 19.36). Energy storage system (ESS) readiness (new single-family, duplex, and townhouse homes) or ESS installation (new multifamily and most nonresidential buildings) shall be completed as specified by BMC Chapter 19.36. Location of the solar PV system and the ESS, if applicable, shall be noted on the construction plans.
17. **Nonresidential Electric Vehicle (EV) Charging.** At least 10 percent of project parking spaces for nonresidential use shall have installed Level 2 (40 amp) electric vehicle (EV) charging stations and/or DC Fast Charging Stations, and least 40 percent shall be "EV Capable" equipped with raceway, electrical panel service capacity, and an electrical system to support future Level 2 (40 amp) EV charging stations, or any more stringent EV charging requirements, as specified by the Berkeley Green Code (BMC Chapter 19.37). EV charging station installations and EV Capable spaces shall be noted on the construction plans. Public access parking spaces shall provide any applicable mandatory accessibility provisions.
18. **Water Efficient Landscaping.** Landscaping, totaling 500 square feet or more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State's Model Water Efficient Landscape Ordinance (MWELo). MWELo-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget

calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ET_o) for Berkeley is 41.8.

19. Prohibition of Natural Gas Infrastructure in New Buildings. The project shall comply with the City of Berkeley Prohibition of Natural Gas Infrastructure in New Buildings (BMC Chapter 12.80).
20. Recycling and Organics Collection. Applicant shall provide recycling and organics collection areas for occupants, clearly marked on site plans, which comply with the Alameda County Mandatory Recycling Ordinance (ACWMA Ordinance 2012-01).

During Construction:

21. Construction Hours. Construction activity shall be limited to between the hours of 8:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and Noon on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.
22. Construction Hours- Exceptions. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.
23. Public Works - Implement BAAQMD-Recommended Measures during Construction. For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:
 - A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

- 24. Air Quality - Diesel Particulate Matter Controls during Construction.** All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with **one** of the following measures:
- A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or
 - B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.

In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:

- An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.
 - A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.
- 25. Construction and Demolition Diversion.** Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using [Green Halo](#) and submit online for City review and approval prior to final inspection. Alternatively, complete the second page of the original [Construction Waste Management Plan](#) and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.
- 26. Low-Carbon Concrete.** The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25%. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff.
- 27. 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.

28. Avoid Disturbance of Nesting Birds. Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.
29. Archaeological Resources (Ongoing throughout demolition, grading, and/or construction). Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:
- A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
 - B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.

- C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
 - D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
 - E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.
- 30. Human Remains (Ongoing throughout demolition, grading, and/or construction).** In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.
- 31. Paleontological Resources (Ongoing throughout demolition, grading, and/or construction).** In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.
- 32. Paleontological Resources (Ongoing throughout demolition, grading, and/or construction).**
- A. *Qualified Paleontologist.* The project applicant shall retain a Qualified Paleontologist prior to excavations or ground disturbance that will exceed three feet in depth. The Qualified Paleontologist shall direct all mitigation measures related to paleontological resources. A qualified professional paleontologist is defined by the SVP standards as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least two years (SVP 2010).
 - B. *Paleontological Worker Environmental Awareness Program (WEAP).* Prior to ground disturbance, the applicant shall incorporate information on paleontological resources into the Project's Worker Environmental Awareness Training (WEAP) materials, or a stand-alone Paleontological Resources WEAP shall be submitted to the Department of Planning and Development at the City of Berkeley. The Qualified Paleontologist or his or her designee

shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The Paleontological WEAP training shall be fulfilled simultaneously with the overall WEAP training, or at the first preconstruction meeting at which a Qualified Paleontologist attends prior to ground disturbance. Printed literature (handouts) shall accompany the initial training. Following the initial WEAP training, all new workers and contractors must be trained prior to conducting ground disturbance work.

- C. *Paleontological Monitoring.* The extent of required paleontological monitoring for the project shall be determined by the Qualified Paleontologist based on an evaluation of the previously undisturbed geologic units exposed during ground disturbing activity. The Qualified Paleontologist shall conduct an initial spot check and evaluation of geologic conditions for ground disturbing activity for excavations between 5-10 feet below ground surface (BGS). The evaluation shall be based on field evidence including lithology of geologic units and results of micro screening or other inspections for fossil resources. If the paleontologist determines that geologic units exposed between 5-10 feet BGS have high paleontological sensitivity, then full-time monitoring shall be conducted for the duration of ground disturbing activity. If sediments between 5-10 feet BGS are determined to not be paleontological sensitive, spot checks should be conducted again for ground disturbance between 10-15 feet BGS and again for ground disturbance between 15-20 feet BGS, and again to the full depth of ground disturbance. If spot checks indicate low or no paleontological sensitivity, or if full time monitoring results in no fossil discoveries once the full depth of ground disturbance has been reached, paleontological monitoring can be discontinued for the remainder of project activity. Monitoring shall be reinstated if any new ground disturbances are required to depths exceeding previous depths of previous work, and reduction or suspension shall be reconsidered by the Qualified Paleontologist at that time.
- D. In the event of a fossil discovery by the paleontological monitor or construction personnel, all work in the immediate vicinity of the find shall cease. A Qualified Paleontologist shall evaluate the find before restarting construction activity in the area. If it is determined that the fossil(s) is (are) scientifically significant, the Qualified Paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources:
- 1) *Salvage of Fossils.* If fossils are discovered, the paleontological monitor shall have the authority to halt or temporarily divert construction equipment within 50 feet of the find until the monitor and/or lead paleontologist evaluate the discovery and determine if the fossil may be considered significant. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the Construction Contractor may be requested to supply heavy equipment and an operator to assist in the rapid removal of a large fossil specimen(s) or sediment sample(s). Bulk matrix sampling may be necessary to recover small invertebrates or micro vertebrates from within paleontologically- sensitive Quaternary old alluvial deposits.
 - 2) *Preparation and Curation of Recovered Fossils.* Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the UCMP), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Paleontologist.

- E. *Final Paleontological Mitigation Report.* Upon completion of ground disturbing activity (and curation of fossils if necessary) the Qualified Paleontologist shall prepare a final report describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to the Department of Planning and Development at the City of Berkeley. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.
33. Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.
34. Stormwater Requirements. The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:
- A. The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.
 - B. Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.
 - C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.
 - D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a Building Permit.
 - E. All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.

- F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.
 - G. All on-site storm drain inlets must be labeled “No Dumping – Drains to Bay” or equivalent using methods approved by the City.
 - H. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
 - I. All loading areas must be designated to minimize “run-on” or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.
 - J. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
 - K. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.
- 35. Public Works.** 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 thick and secured to the ground.
- 36. Public Works.** 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.
- 37. Public Works.** The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.
- 38. Public Works.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.

39. Public Works. The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.
40. Public Works. 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.

Prior to Final Inspection or Issuance of Occupancy Permit:

41. Compliance with Conditions. The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit
42. Compliance with Approved Plan. The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated January 12, 2023, except as modified by conditions of approval.

At All Times:

43. Bike Parking. Secure and on-site bike parking for at least 3 bicycles shall be provided for the life of the building.
44. Exterior Lighting. 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.
45. Rooftop Projections. No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.
46. Design Review. Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Design Review approval.
47. 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.
48. Electrical Meter. Only one electrical meter fixture may be installed per dwelling unit.
49. Nonresidential Electric Vehicle (EV) Charging. Required Level 2 charging stations and DC Fast Charge stations, as specified by the Berkeley Green Code (BMC Chapter 19.37) shall be maintained in *good working condition and made available for building occupant and/or visitor* use.
50. Loading. All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.

- 51. Residential Permit Parking.** No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The project planner shall notify the Finance Department, Customer Service Center, to add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of an occupancy permit or final inspection.
- 52. Periodic Review and Reporting.** The City may require periodic review of this approved project to verify compliance with permit requirements and conditions of approval. The permit holder or property owner is responsible for complying with any periodic reporting, monitoring, or assessments requirement. This permit is subject to the provisions of BMC Section 23.404.080 (Permit Revocation) if violations of the permit requirements are found by the Zoning Officer.
-



919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
1	2022.4.26 Planning Review
2	2022.6.1 Planning Review
3	2022.9.27 Planning Review
4	2023.1.11 Planning Review

Approved for the Owner

Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TITLE:
Planning Submittal

SHEET TITLE:
Cover Sheet

Sheet
A0.0

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APPLICANT STATEMENT

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This project proposes to construct three, three-story live-work units, ranging between 2,320 to 2,344 sf, in one 6,989 sf structure on a vacant lot at Camelia and 8th Streets in the Gilman District in West Berkeley. At 3,510 sf, the lot is too small for most commercial developers and has sat vacant for decades. The site is perfectly suited, however, for a neighborhood scaled live-work project, especially being adjacent to the relatively new Gilman Shopping District.

The zoning for this property is Mixed Use Light Industrial or MULI. The MULI district allows for live-work projects that blend workspace for artisans with living quarters that support them. In fact, live-work projects are the only project type where the city has actual control over the programmatic use of a building as arts and crafts space. No other project use type gives the city that kind of control. In this way, live-work projects are the ideal project type for MULI as ONLY live-work projects can be specifically designated to support arts and crafts professionals.

Our project is carefully designed to support the specific written purposes of both the MULI District AND the live-work provisions of the City of Berkeley Municipal Code.

Conformance with purpose of the MULI District:

The project conforms to the stated purposes of the MULI district as written in section 23.E.80.020 of the City of Berkeley Municipal Code as follows (Municipal code in bold below):

- **Encourage development of a mixed-use light industrial area for a range of compatible uses.**
As stated above, no other project type comes close to the Live-work project type to ensure that the development will support mixed use light industrial users and do so in perpetuity.

- **Encourage development of an area where light manufacturers can operate free from the economic, physical, and social constraints caused by incompatible uses.**

We see no incompatibilities between our project and intended users, with the existing neighborhood uses and occupants. Our design office is literally across the street from the project site, and we have over a decade of lived experience in this project location. We and our current neighbors will welcome artists and their families to our neighborhood precisely because they will support the dynamic vitality of use that exists in MULI while making the area safer and more attractive.

- **Support the development of businesses which contribute to the maintenance and improvement of the environment.**

As mentioned, live-work projects are the only projects that can guarantee that this goal is achieved.

- **Allow on-site ancillary retail as a tool to maintain and enhance the economic viability of manufacturers in the district.**
Ancillary retail is supported, in our case, by on-street entrances and on-street storefront glazing so that any ancillary retail sales opportunities are easily discovered by the public. The adjacency of the units to the sidewalk and street is very rare and extremely important for the commercial viability of the work (business) component of the Live-work use type. There is also ample on-street parking on our block for this activity to occur naturally.

and reasonable operation of light industrial uses.

Most of the new developments in our neighborhood over the last 20 years have been office condominium developments, including the project in which our office is located. While the scale and density of these projects is fine, most of the occupants are administrative users (including our own) and only about 10% of our project occupants run an arts and crafts business. The fact remains that there are simply no mechanics for ensuring that the occupants in the MULI District engage in light industrial uses (maker spaces). Only designating projects as Live-work allows for the legal mechanism required to ensure that spaces created for light manufacturing (maker spaces) will be used (as intended in the MULI District) and not for office space or by other non-maker users.

Conformance with the stated purpose of the Live-work standards

This project conforms with the stated purpose of the City of Berkeley live-work standards in section 23.312.010 of Berkeley Municipal Code. (Municipal code language in bold below):

- **Provide for the appropriate development of units which incorporate both living and working space.**
This is central to our purpose and amply provided.

- **Provide locations where appropriate new businesses can start up.**
Our corner location is perfect for new arts and crafts businesses to start up and succeed. Visibility is everything for a business and is, as mentioned, missing for most live-work projects. Not for this project. We emphasize the commercial viability of the project over the residential by placing the workspaces on the street facing lower and main levels behind wide and generous storefront glazing systems. This enables pedestrians and those in vehicles to easily see the arts and crafts being created in the units and to engage with the businesses naturally and easily during their daily travels.

- **Provide opportunities for people to live in mixed-use industrial and commercial areas where they are compatible with existing uses.**

As mentioned above, our site is a perfect location for a blended live-work space as it already has a wonderful combination of residential and commercial and light industrial uses. We have also designed a rare live-work project that accommodates families. The family supporting live-work prototype is sorely missing in Berkeley as well as the entire Bay Area.

- **Permit live-work units that function predominantly as workspaces and secondarily as residences.**
Our project prioritizes workspaces by locating them on the ground and the main floors, and locating the residential only spaces on the third floor. Very few live-work projects in Berkeley (or the Bay Area in general) have a street presence and therefore suffer as commercial spaces. The fact is that our project is much more like a commercial project from a land use and urban design perspective than a residential project.

- **Ensure that the division of space between living and working space within these units reflects the priority of workspace.**

See above. Also, our finish materials on the first and second levels will be commercial grade impact resistant wall and floor materials that will support these spaces as work-first.

- **Ensure that the exterior design of live-work buildings is compatible with the exterior design of commercial, industrial, and residential buildings in their area, while remaining consistent with the predominantly workspace character of live-work buildings.**
Our design is compatible with our neighborhood and is designed to look like a commercial building with steel siding and commercial storefront windows and doors.

- **Provide a min 60% of the gross floor area of the units will be assigned as workspace with 40% assigned and designed for living.**

We have designated 60% of the gross floor area for work and 40% for residential use only. Of course, in all Live-work projects there is a high degree of flexibility where the line between these really exists. One of the ways we will be emphasizing work above residential is with commercial grade (not residential grade) interior finishes (this will be done during our next phases of design as we prepare construction documents for our building permit). For instance, our kitchens will be commercial grade with stainless steel cabinetry and countertops (hardly a residential feel) so that the kitchen areas can double as workspaces as they nearly always do in live-work projects. The design of these units emphasizes work use by placing the workspace at street level with the easiest access to the public right of way. A workspace that is directly off a street and visible from the street is highly valuable for the artisan class.

Parking:

Off-street parking is not required for live-work unless the business has employees and/or client visits. Currently, the project is not applying for a use permit to allow employees or clients on site. The garage spaces are provided to give occupants the option of having a garage for their own use and/or to meet the parking requirement should they want to apply for a use permit to allow for employees and client visits. Occupants will be informed that, should this be desired, they must apply for subsequent and separate use permits later in another application.

Sustainability:

This project will have a host of green features, such as ample outdoor open space that includes a large roof deck and onsite stormwater filtration. The structure will also be super insulated and will be equipped with Heat Recovery Ventilation (HRV) to ensure that it takes very little energy to heat and cool.

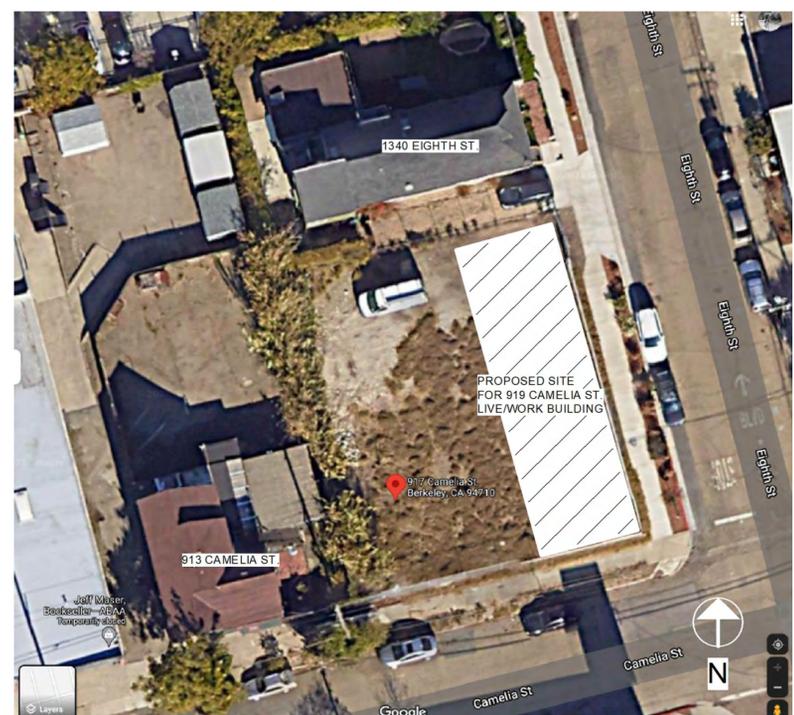
Exterior Materials:

Exterior materials will closely match the building our design studio (1321 8th Street, across the street from the site) which recalls light and medium industrial and maker buildings in West Berkeley in general. See our digital materials board in the drawing set. We will be combining commercial grade corrugated metal siding with commercial grade aluminum storefront windows. We will also employ steel and hardwood components in much the same fashion as what was done in our building. The two buildings will provide a fun dialog between structures on the opposite sides of the same block. The roof deck will have an elegant steel and hardwood guardrail which will provide an added level of aesthetic interest to the building where it meets the skyline.

Unanimous Neighborhood Support:

The design team had a very productive pre-application meeting early in the design process and has completed the city prescribed outreach to the neighbors. To date, 100% of the neighbors we reached out to, support the project as designed. There have been virtually no objections to this project in use, massing, or appearance. On the contrary, we found that the neighbors (without exception) are happy to see that a mixed-use family supportive live-work building was being proposed at this site which has been vacant for decades.

This project is designed as a live-work project that can house an active artisan and his/her families. This is a sorely needed prototype for the entire East Bay and especially Berkeley and this site is the perfect location for this type of mixed-use project. All of us in the neighborhood including the staff here at the across the street look forward to the exciting prospects being realized.



AERIAL PHOTOGRAPH OF SITE



RENDERING - VIEW FROM STREET

PROJECT DATA

ASSESSOR'S PARCEL NUMBER: 060235000802

ZONING: MU-LI

TYPE OF OCCUPANCY: R-2

TYPE OF CONSTRUCTION: VB

STORIES: THREE

SPRINKLERS: No

CODES AND REGULATIONS: 2019 CBC, 2019 CRC, 2019CPC, 2019 CEC, 2019 CMC, 2019 California Fire Code, 2019 California Green Building Standards Code, 2019 California Energy

	LOT:	3,513 sf
(P) 1ST LEVEL:	2,115 sf	
(P) 2ND LEVEL:	2,437 sf	
(P) 3RD LEVEL:	2,437 sf	
TOTAL FLOOR AREA:	6,989 SF	

PROJECT DIRECTORY

Owners: Camelia 919 LLC
919 Camelia Street
Berkeley, CA 94710

Architect: Todd Jersey, AIA
Todd Jersey Architecture Inc.
1321 8th Street #2
Berkeley, CA 94710
todd@toddjerseyarchitecture.com
510.334.3626

FLOOR AREA TABULATION

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
UNIT 1	714	815	815	2344
UNIT 2	706	807	807	2320
UNIT 3	695	815	815	2325
TOTAL	2115	2437	2437	6989

FAR: 2
SITE AREA (39' 1/4" X 90' 1/2") = 3,513 SF
ALLOWABLE FA: 3,513 X 2 = 7,026 SF

FLOOR AREA:	
LEVEL 1	2,115 SF
LEVEL 2	2,437 SF
LEVEL 3	2,437 SF
TOTAL	6,989 SF

DRAWING SCHEDULE

A0.0	COVER SHEET
A0.1	PROJECT INFORMATION
A1.0	PROPOSED SITE PLAN
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A1.2	STREET STRIP ELEVATIONS - EIGHTH ST.
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C1.0	SURVEY
L1.0	LANDSCAPE PLAN (GROUND LEVEL)
M1.0	COLOR & MATERIAL & BIRD SAFETY & DARK SKY MEASURES
O1.0	COMMUNITY OUTREACH SHEET



919 Camelia Street
Berkeley, CA 94710
Residential Remodel APN: 60-2409-17

GENERAL NOTES

- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR KNOWING ORDINANCES AND REGULATIONS THAT GOVERN RESIDENTIAL CONSTRUCTION AND TO HIRE SUBCONTRACTORS WHO SIMILARLY ARE CLEAR ABOUT THE CODE CONSTRAINTS THAT GOVERN THEIR WORK. SEE THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC) AND OTHER APPLICABLE CODES AND REGULATIONS.
- CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE "GREEN" SYSTEMS IN THIS PROJECT BEFORE COMMENCING CONSTRUCTION. CONTRACTOR TO MAKE CONTACTS WITH THE APPROPRIATE MANUFACTURERS' REPRESENTATIVES, SUPPLIERS, AND INSTALLERS EARLY ON. SEE THE OUTLINE SPECIFICATION AND CUT SHEETS SHOWING SYSTEMS AND MATERIALS IN THE REAR OF THIS DRAWING SET IN THE "R" SERIES OF DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE "MEANS AND METHODS" OF CONSTRUCTION AND THAT THE CONSTRUCTION METHODS EMPLOYED BY THE CONTRACTOR AND HIS/HER SUBCONTRACTORS ARE PERFORMED AT THE HIGHEST PROFESSIONAL STANDARDS. ALL WORK TO BE PLUMB, LEVEL, TRUE AND EVEN AND CONSTRUCTED TO PROFESSIONAL LEVEL TOLERANCES.
- BEFORE COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE ENTIRE APPROVED JOB SET (PERMITTED CONSTRUCTION DOCUMENTS) INCLUDING ALL ARCHITECTURAL AND STRUCTURAL DRAWINGS AS WELL AS THE GREEN BUILDING STANDARDS AND TITLE 24 DOCUMENTATION. CONTRACTOR SHALL ALSO REVIEW ALL NOTES AND SCHEDULES AND CHECK THEM FOR COMPLETION BEFORE CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY INCONSISTENCIES IN THE CONSTRUCTION DOCUMENTS IN THE JOB SET HE/SHE SHALL NOTIFY TODD JERSEY ARCHITECTURE, INC. FOR CLARIFICATION. COMMENCEMENT OF CONSTRUCTION IMPLIES THAT THE CONTRACTOR HAS SATISFACTORILY PERFORMED THIS REVIEW.
- BEFORE COMMENCING CONSTRUCTION, CONTRACTOR TO MEET WITH PLUMBING CONTRACTOR AND ARCHITECT ON SITE TO PLAN OUT BEST MANNER TO INTEGRATE THE SEWER AND WATER LINES TO THE EXISTING HOUSE. ALSO PLANS SHOULD BE FIRMED UP FOR DEALING WITH STORM WATER AND BOTH PERIMETER AND UNDER SLAB DRAINAGE SYSTEMS.
- TEMPORARY UTILITIES AND FACILITIES AS REQUIRED TO UNDERTAKE AND COMPLETE THE WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL CAREFULLY CHECK THE STABILITY OF ALL EXISTING STRUCTURAL ELEMENTS BEFORE ANY DEMOLITION. CONTRACTOR IS RESPONSIBLE FOR SHORING AND BRACING THE EXISTING STRUCTURE AS NECESSARY BETWEEN DEMOLITION AND THE COMPLETION OF THE NEW STRUCTURAL SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR CREATING AND IMPLEMENTING A CONSTRUCTION WASTE MANAGEMENT PLAN THAT CONFORMS TO STATE AND LOCAL GREEN CONSTRUCTION REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD DIMENSIONS AND LAYING OUT THE BUILDING ON THE SITE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. CONTRACTOR TO CALL THE SURVEYOR TO HAVE HE/HER COME TO THE SITE TO CONFIRM ACCURACY OF THE STAKING IN RELATIONSHIP TO EXISTING BUILDINGS AND PROPERTY LINES. PLEASE NOTE THAT THIS IS REQUIRED NOW IN SOME CITIES.
- CONTRACTOR SHALL CAREFULLY REVIEW ALL THE PROJECT DIMENSIONS ASSOCIATED WITH BOTH THE EXISTING CONDITIONS AS WELL AS DIMENSIONS ASSOCIATED WITH NEW CONSTRUCTION FOR CONSISTENCY BEFORE COMMENCEMENT OF THE WORK. SHOULD ANY ERROR, INCONSISTENCY OR OMISSION BE NOTED ON THE DESIGN DRAWINGS, THE ARCHITECT SHALL BE IMMEDIATELY CONTACTED BY THE CONTRACTOR FOR CLARIFICATION.
- NEVER SCALE ARCHITECTURAL DRAWINGS. ALL LAYOUTS MUST BE FROM WRITTEN DIMENSIONS ONLY.
- NO CHANGE OR ALTERATION OF DESIGN OR DETAILS SHOWN ON THE CONSTRUCTION DOCUMENTS SHALL BE MADE WITHOUT THE APPROVED WRITTEN (VIA EMAIL) CONSENT OF THE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ON SITE MEETINGS WITH THE CLIENTS AND THE ARCHITECT AND ENGINEER AT ALL POINTS THAT CALL FOR INSPECTION BY THE BUILDING DEPARTMENT SUCH AS COMPLETION OF CONCRETE FORMWORK, COMPLETION OF ROUGH FRAMING, COMPLETION OF ROUGH ELECTRICAL AND PLUMBING, ETC.
- CONTRACTOR SHALL NEVER SOLELY DEVISE A SOLUTION TO ANY ISSUE THAT MAY ARISE DURING THE CONSTRUCTION OF THE PROJECT. WHEN ISSUES ARISE, IT IS THE DUTY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IMMEDIATELY AND REQUEST INFORMATION FROM THE ARCHITECT REGARDING HOW TO SOLVE THE ISSUE.
- CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL EXISTING SURFACES, WALLS, FLOORS, CABINETS, ETC. WHETHER EXISTING OR NEWLY BUILT DURING CONSTRUCTION TO PROTECT EXISTING CONDITIONS FROM DAMAGE DURING CONSTRUCTION. AT THE END OF EACH WORKDAY, THE CONTRACTOR SHALL "BROOM CLEAN" THE PROJECT SITE AND MAKE SURE IT IS SAFE AND TIDY.
- CONTRACTOR SHALL COORDINATE ALL FACETS OF HIS/HER WORK AND ALL TRADES INVOLVED TO AVOID CONFLICT IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF ALL ELEMENTS OF THE WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING, OR PATCHING THAT MAY BE REQUIRED TO INTEGRATE NEW WORK WITH THE EXISTING FABRIC.
- THE CONTRACTOR IS RESPONSIBLE FOR INFORMING THE ARCHITECT OF ALL CHANGES OR SUBSTITUTIONS BEING PROPOSED BY THE CONTRACTOR OR THE OWNER BEFORE SUCH CHANGES OR SUBSTITUTIONS ARE IMPLEMENTED. ARCHITECT SHALL HAVE NO IMPLIED OR ASSUMED RESPONSIBILITY FOR CHANGES IMPLEMENTED BY THE CONTRACTOR, EVEN AT THE INSTRUCTION OF THE OWNER, WITHOUT THE ARCHITECT'S PRIOR APPROVAL.
- PROPOSED CHANGES OR MODIFICATIONS TO THE WORK DURING THE CONSTRUCTION PHASE MAY NEED TO BE APPROVED AND RECORDED BY THE APPROPRIATE REGULATORY AGENCIES. THE ARCHITECT IS RESPONSIBLE FOR ATTAINING ALL SUCH APPROVALS. THE CONTRACTOR TO BE RESPONSIBLE THAT APPROVALS FROM SUCH AGENCIES ARE OBTAINED BY THE ARCHITECT PRIOR TO CONSTRUCTION OF THESE CHANGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING IN REGULAR COMMUNICATION WITH THE PROJECT OWNER, THE ARCHITECT AND STRUCTURAL ENGINEER. FOR THE SAKE OF BOTH EFFICIENCY AND TIMELINESS AND RECORD KEEPING EMAIL COMMUNICATION IS THE PREFERRED MEANS OF COMMUNICATION. THE CONTRACTOR SHALL ISSUE EMAILED PROGRESS REPORTS TO THE ARCHITECT AND OWNER ON A WEEKLY BASIS TO KEEP THE OWNER AND ARCHITECT APPRAISED OF PROGRESS AND ALERT THE OWNER AND ARCHITECT TO UPCOMING STEPS SO THAT DECISIONS CAN BE MADE BY THE ARCHITECT AND OWNER THAT SUPPORT THE PROJECT SCHEDULE.
- THE ARCHITECT MAY ISSUE CHANGES AND UPDATES TO THE APPROVED JOB SET. SUCH CHANGES AND UPDATES TAKE PRECEDENCE OVER THE JOB SET. THE CONTRACTOR IS RESPONSIBLE FOR PRINTING OUT ALL DRAWINGS AND SPECIFICATIONS SENT BY THE ARCHITECT THAT DESCRIBE SUCH CHANGES AND INTEGRATING THESE NEW DOCUMENTS INTO THE JOB SET ON SITE FOR HIS/HER ON SITE CREWS AND THE BUILDING INSPECTOR TO REVIEW.
- THE CONTRACTOR IS RESPONSIBLE FOR SENDING THE ARCHITECT ALL SHOP DRAWINGS DONE BY ALL SUBCONTRACTORS OR SUPPLIERS FOR APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION OR ORDERING MATERIALS OR EQUIPMENT. CONTRACTOR ALSO TO PROVIDE ARCHITECT WITH COPIES OF APPROVED MECHANICAL, ELECTRICAL AND PLUMBING PERMITS.
- CONTRACTOR TO INSTALL ALL MATERIALS, SYSTEMS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND TO ENSURE SUCH SYSTEMS ARE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES REGULATING THESE SYSTEMS.
- CLOSED CELL SPRAY FOAM INSULATION TO HAVE AIR PERMANENCE EQUAL TO OR LESS THAN 0.02 L/S-M2 AT 75 PA PRESSURE DIFFERENTIAL AS TESTED IN ACCORDANCE WITH ASTM E 2178 OR E 283 AS PER UNVENTED ATTIC REQUIREMENTS R806.5.1.1
- ALL BONDERIZED GALVANIZED FLASHING TO BE MOCKED UP ON SITE FOR APPROVAL BY ARCHITECT BEFORE FINAL FABRICATION AND INSTALLATION
- CONTRACTOR TO CAREFULLY REVIEW THESE DOCUMENTS INCLUDING ALL ARCHITECTURAL AND STRUCTURAL DESIGNS. ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- WATERPROOFING TO BE WITH THE VAPROSHIELD PRODUCT LINE INS
- INSTALL PLYWOOD SHEATHING.
- INSTALL VAPROSHIELD "WRAPSHIELD IT" MECHANICALLY ATTACHED AWB OVER PLYWOOD AND OR OVER EXISTING HORIZONTAL SHEATHING.
- INSTALL WINDOWS USING PERMEABLE WRAP FLASHING SA AND LIQUIFLASH SYSTEM.
- INSTALL VAPROMAT 3MM 1/8" DRAINAGE MAT WITH FILTER FABRIC INSTALLED OUTBOARD OF THE WRAPSHIELD IT.
- INSTALL RIGID INSULATION (OPTIONAL.)
- INSTALL THREE COAT OR (ONE-COAT OPTIONAL) STUCCO SYSTEM OVER 1 LAYER OF WATER-PROOFING WITH APPROPRIATE LATH TBD WITH ELASTOMERIC INTEGRAL COLOR STUCCO FINISH COAT.
- CONTRACTOR TO ENGAGE A HERS RATER FOR PERFORMING ONSITE VERIFICATION AS LISTED IN THE TITLE 24 SHEETS TO COMPLY WITH THE CALIFORNIA ENERGY CODE.
- CONTRACTOR TO MOCK-UP ALL SCUPPERS AND ROOF FLASHING ON SITE FOR APPROVAL BY THE ARCHITECT PREVIOUS TO FINAL FABRICATION AND INSTALLATION.

DRAWING SYMBOL LEGEND

- Existing Partition/wall
- Partition/wall to be demolished
- New Partition/wall
- Portion of drawing enlarged for clarity
- Building Section
Section Number [typical]
Sheet Number [typical]
- Elevation
Elevation Number [typical]
Sheet Number [typical]
- Interior Elevation/multiple elevations
Elevation Number [typical]
Sheet Number [typical]
Indicates walls elevated
- Wall Section
Section Number [typical]
Sheet Number [typical]
- Detail
Detail Number [typical]
Sheet Number [typical]
- Window Type
- Door Number
- Keynote
Note number [typical]
-
- Center Line
- Elevation Level
- Revision:
Clouded area indicates revised area
- Revision symbol

ABBREVIATIONS

G.W.B	GYPSUM WALL BOARD
O.C.	ON CENTER
P.T.	PRESSURE TREATED
MIN.	MINIMUM
MAX.	MAXIMUM
CLR.	CLEAR
(N)	NEW
(E)	EXISTING
SF	SQUARE FEET
TYP.	TYPICAL
TBD	TO BE DETERMINED
P.L.	PROPERTY LINE
S.S.D.	SEE STRUCTURAL DRAWINGS
S.C.S.	SINGLE COAT STUCCO SYSTEM
N.T.S.	NOT TO SCALE
F.F.W.	FACE OF FINISH WALL
M.F.I.	SEMI RIGID MINERAL FIBER INSULATION
G.S.M.	GALVANIZED SHEET METAL
F.O.F.	FACE OF FRAMING
F.O.C.	FACE OF CONCRETE
DS.	DOWNSPOUT
T.O.S.S	TOP OF STRUCTURAL SLAB
T.O.S.F	TOP OF PLYWOOD SUBFLOOR
T.O.P	TOP OF TOP PLATE
S.C.D	SEE CIVIL DRAWINGS
S.S.D	SEE STRUCTURAL DRAWINGS
T.O.W	TOP OF WALL
D.S.R.W.	DRY STACK ROCK WALLS

PLANNING & DEVELOPMENT
Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 919 Camelia St Date: 4/14/2022

Applicant's Name: Todd Jersey/Todd Jersey Architecture

Zoning District: MU-LI

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	Existing	Proposed	Permitted/Required ¹
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	N/A	3	N/A
Number of Parking Spaces (#)	N/A	3	0
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	N/A	N/A	N/A
Yards and Height			
Front Yard Setback (Feet)	N/A	0	ZERO SETBACK REQ.
Side Yard Setbacks: (facing property)			
Left: (Feet)	N/A	0	ZERO SETBACK REQ.
Right: (Feet)	N/A	5'-0"	ZERO SETBACK REQ.
Rear Yard Setback (Feet)	N/A	7'-6"	ZERO SETBACK REQ.
Building Height* (# Stories)	N/A	3	N/A
Average* (Feet)	N/A	40'-9"	45' MAX.
Maximum* (Feet)	N/A	45'-3"	N/A
Areas			
Lot Area (Square-Foot)	3,513	3,513 SF	3,513 SF
Gross Floor Area* (Square-Foot)	N/A	6,989 SF	7,026 SF MAX.
Total Area Covered by All Floors	N/A	2,437 SF	3,513 SF MAX.
Building Footprint* (Square-Foot)	N/A	2,437 SF	3,513 SF MAX.
Total of All Structures	N/A	2,437 SF	3,513 SF MAX.
Lot Coverage* Residential only (Building Footprint/Lot Area) (%)	N/A	69%	100%
Useable Open Space* (Square-Foot)	N/A	792 SF AVERAGE PER UNIT	40 MIN. PER UNIT
Floor Area Ratio* Non-Residential only (Except ES-R)	N/A	2	2 MAX.

¹See Definitions – Zoning Ordinance Title 23F. Revised: 11/19

¹ See development standards for your Zoning District, per the Berkeley Municipal Code, Sub-Titles 23D and 23E
g:\landuseforms & instructions\land use planning forms\word files\forms_zoning project application\zoning project application_tabulation form.docx

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
1	2022.4.26 Planning Review
2	2022.6.1 Planning Review
3	2022.9.27 Planning Review

Approved for the Owner

Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TITLE:

Planning Submittal

SHEET TITLE:

Project Information

Sheet

A0.1

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919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

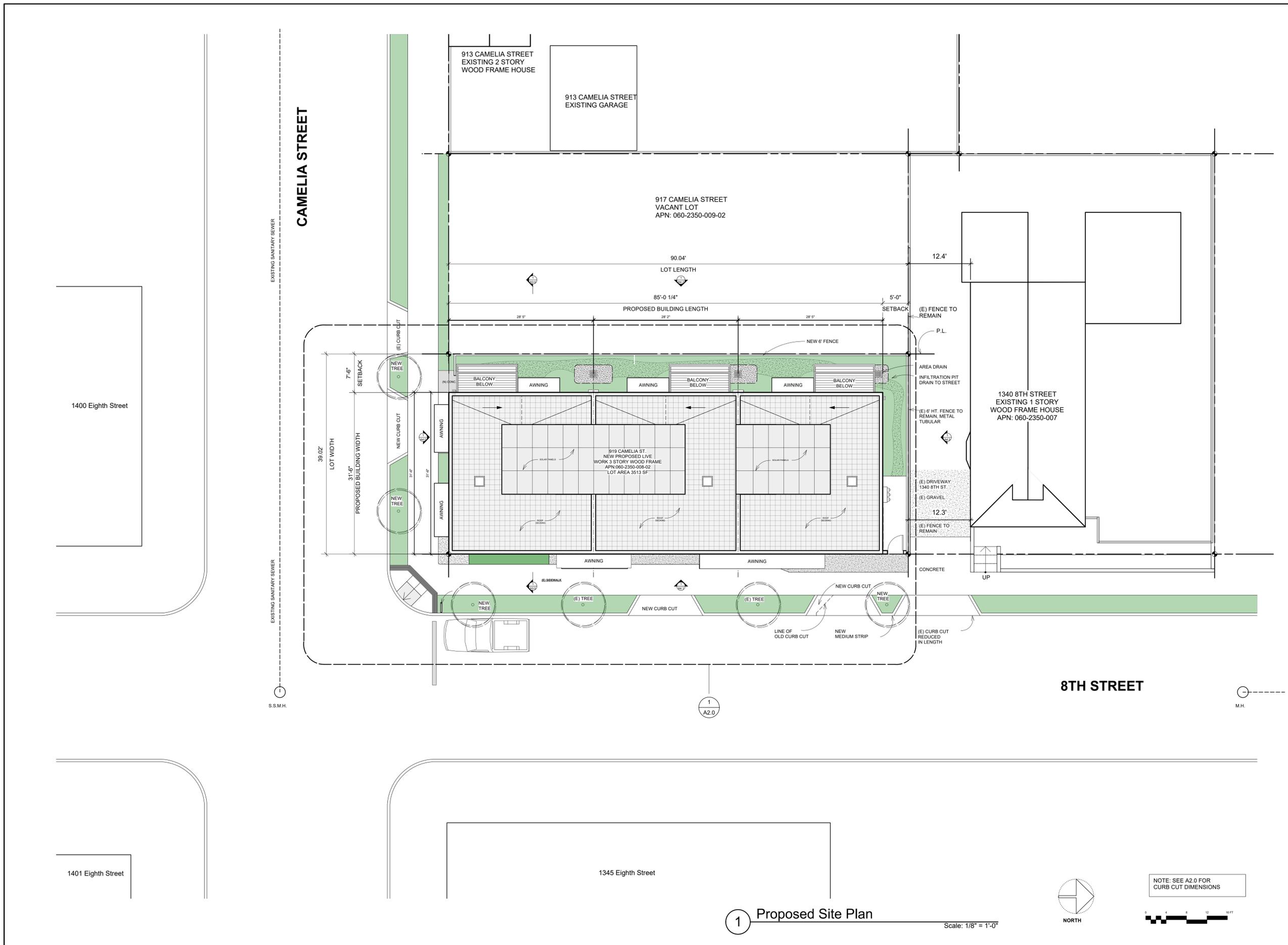
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△	

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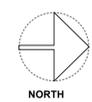
SUBMITTAL TYPE:
Planning Submittal
Proposed Site Plan

Sheet
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1 Proposed Site Plan

Scale: 1/8" = 1'-0"

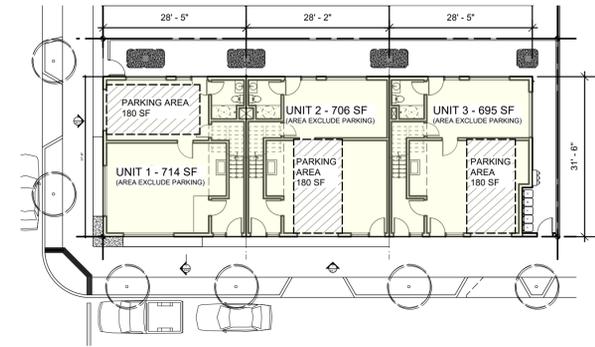


NOTE: SEE A2.0 FOR CURB CUT DIMENSIONS

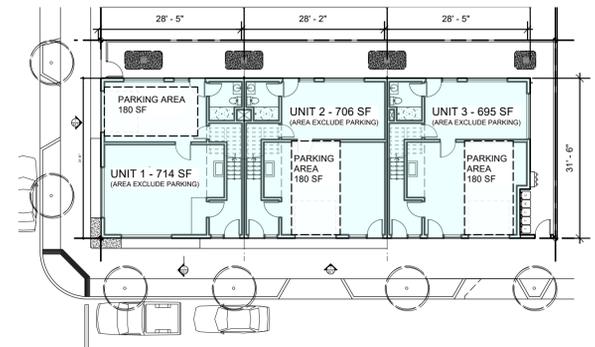




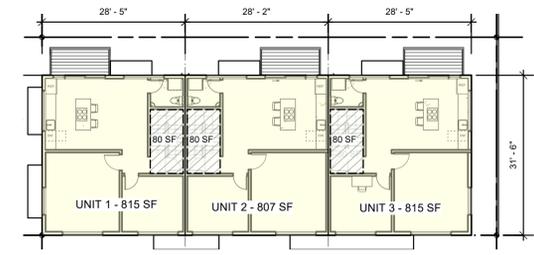
919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project



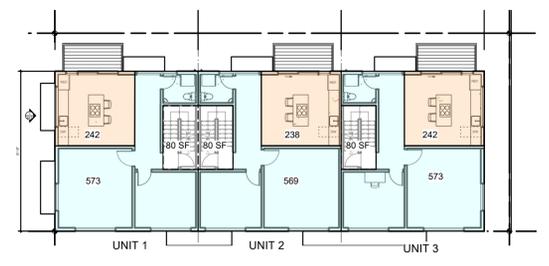
1 FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"



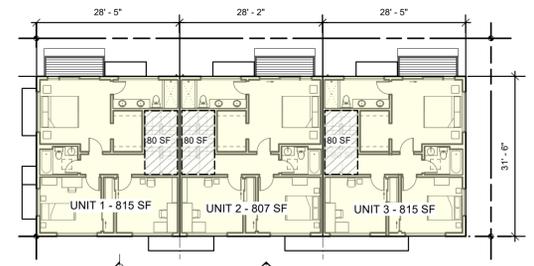
4 FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"



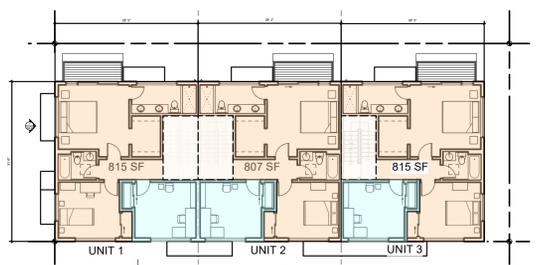
2 LEVEL 2 FLOOR PLAN
Scale: 1/16" = 1'-0"



5 LEVEL 2 FLOOR PLAN
Scale: 1/16" = 1'-0"



3 LEVEL 3 FLOOR PLAN
Scale: 1/16" = 1'-0"



6 LEVEL 3 FLOOR PLAN
Scale: 1/16" = 1'-0"

GROSS FLOOR AREA
 AREA EXCLUDED FROM FLOOR AREA

WORK AREA
 LIVE AREA
 AREA EXCLUDED FROM FLOOR AREA

LIVE SPACE - WORK SPACE AREA ALLOCATION DIAGRAMS

LIVE SPACE - WORK SPACE AREA ALLOCATION

		UNIT 1		UNIT 2		UNIT 3		SUBTOTAL
		LIVE	WORK	LIVE	WORK	LIVE	WORK	
LEVEL 1	LIVE							0
	WORK		714		706		695	2115
LEVEL 2	LIVE	242		238		242		722
	WORK		573		569		573	1715
LEVEL 3	LIVE	662		656		662		1980
	WORK		153		151		153	457
SUBTOTAL AREA (SF)		904	1440	894	1426	904	1421	
PERCENTAGE		39%	61%	39%	61%	39%	61%	
TOTAL AREA		2344 SF		2320 SF		2325 SF		6989 SF

FLOOR AREA CALCULATION DIAGRAMS

FLOOR AREA CALCULATION

	UNIT 1	UNIT 2	UNIT 3
LEVEL 1	714	706	695
LEVEL 2	815	807	815
LEVEL 3	815	807	815
SUBTOTAL	2344 SF	2320 SF	2325 SF

TOTAL G.F.A = 6989 SF
F.A.R. = 6989 / 3513 = 1.99 (2.0 MAX.)

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
1	2022.4.26 Planning Review
2	2022.6.1 Planning Review
3	2022.9.27 Planning Review
4	2023.1.11 Planning Review

Approved for the Owner
Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:
Planning Submittal
SHEET TITLE: Floor Area Calculation Diagrams & Live Work Area Calculation Diagrams

Sheet
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Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

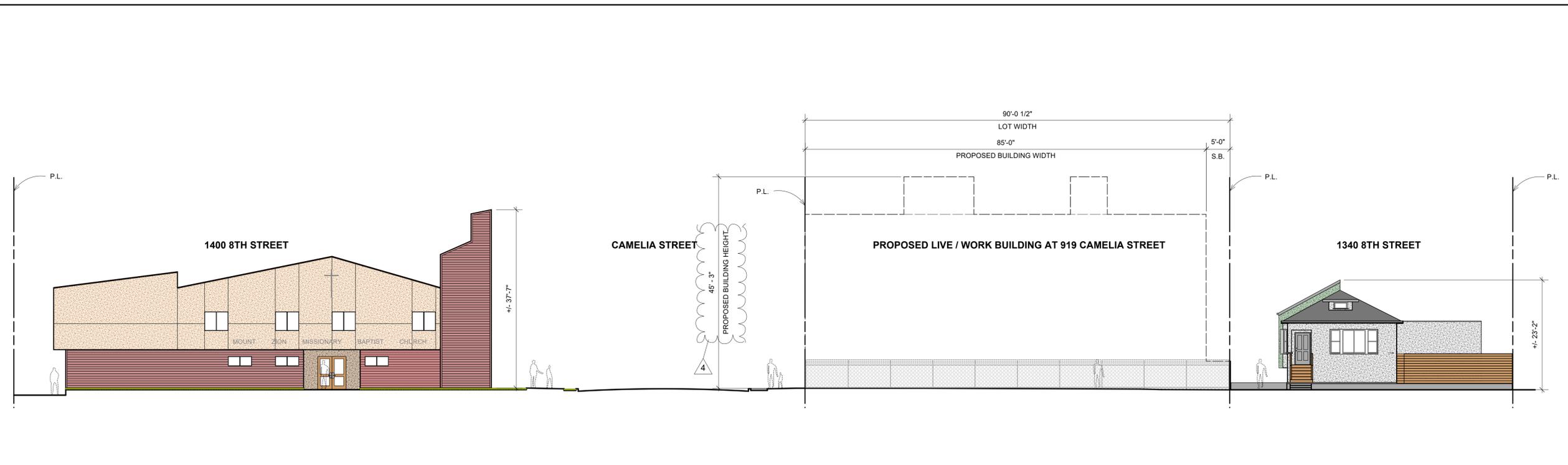
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Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:
Planning Submittal
SHEET TITLE:
Street Strip Elevations -
Eight St.

Sheet
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1 Live / Work Building Existing 8th Street Strip Elevation
Scale: 3/32" = 1'-0"

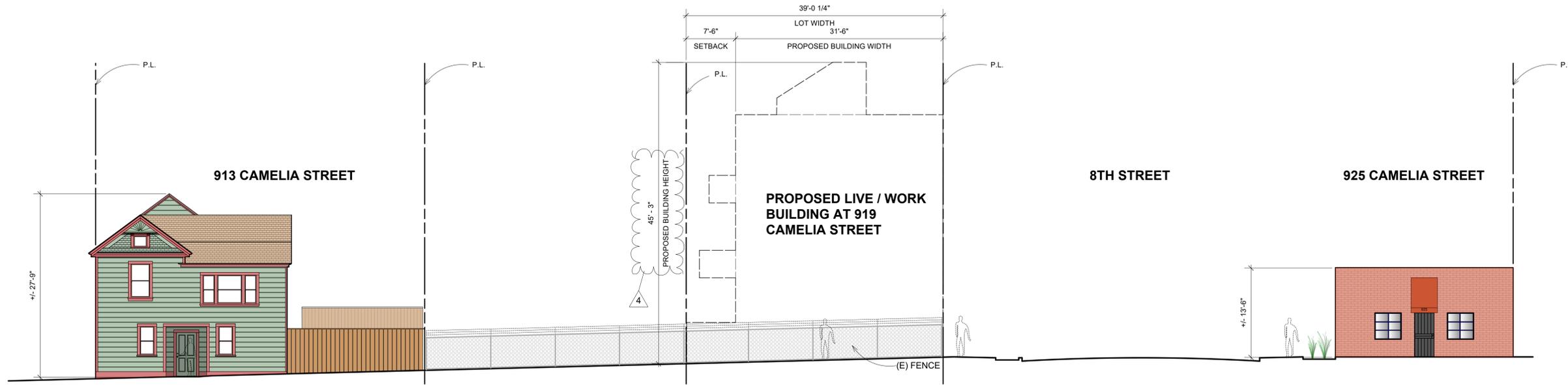


2 Live / Work Building Proposed 8th Street Strip Elevation
Scale: 3/32" = 1'-0"



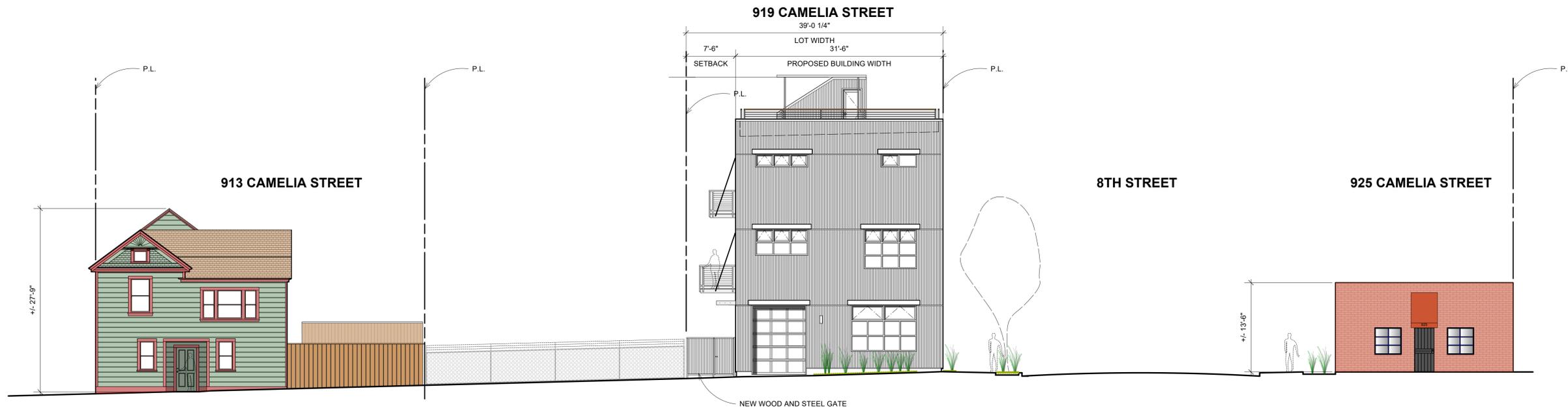


919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project



1 Live / Work Building Existing Camelia Street Strip Elevation

Scale: 1/8" = 1'-0"



2 Live / Work Building Proposed Camelia Street Strip Elevation

Scale: 1/8" = 1'-0"

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
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Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:
Planning Submittal
SHEET TITLE:
Street Strip Elevations -
Camelia St.

Sheet
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919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project



Exhibit A



Exhibit B

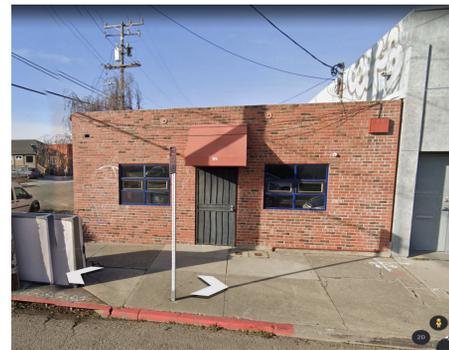


Exhibit C



Exhibit D



Exhibit E



Exhibit F



Exhibit G



Exhibit H



Exhibit I



Exhibit J



Exhibit K



Exhibit Key

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

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Approved for the Owner

Job number: 21007-NC-919 Camelia

Issue Date: 2022.1.25

Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:

Planning Submittal

SHEET TITLE:

Site Photographs

Sheet

A1.4

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919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project



Exhibit A



Exhibit B



Exhibit C



Exhibit D



Exhibit E

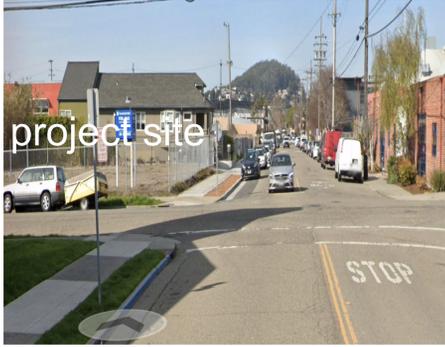


Exhibit F



Exhibit G



Exhibit H



Exhibit I



Exhibit J



Exhibit K



Exhibit Key

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Planning Submittal
SHEET TITLE:
Site Photographs

Sheet
A1.5
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1 Camelia Street Site Photos Looking South Moving East
Scale: Actual Size



919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project



Exhibit A

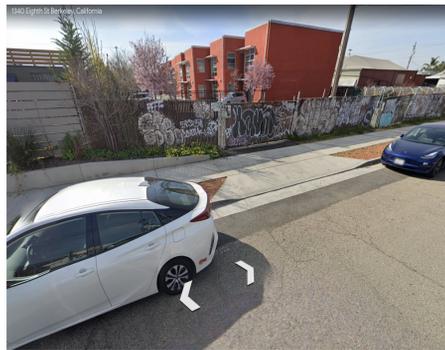


Exhibit B



Exhibit C



Exhibit D



Exhibit E



Exhibit F



Exhibit G

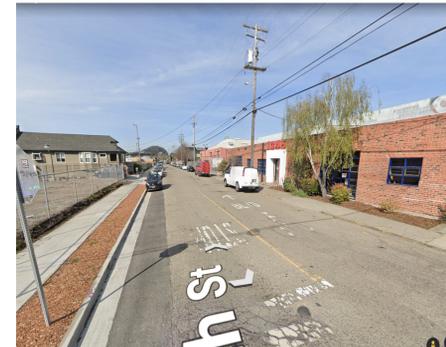


Exhibit H



Exhibit I



Exhibit J



Exhibit K

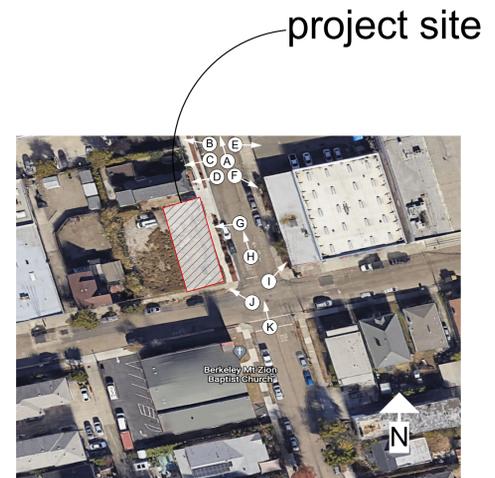


Exhibit Key

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
1	2022.4.26 Planning Review
2	2022.6.1 Planning Review
3	2022.9.27 Planning Review

Approved for the Owner

Job number: 21007-NC-919 Camelia

Issue Date: 2022.1.25

Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:

Planning Submittal

SHEET TITLE:

Site Photographs

Sheet

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1 Eighth Street Site Photos Looking All Around Moving South
Scale: Actual Size



919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

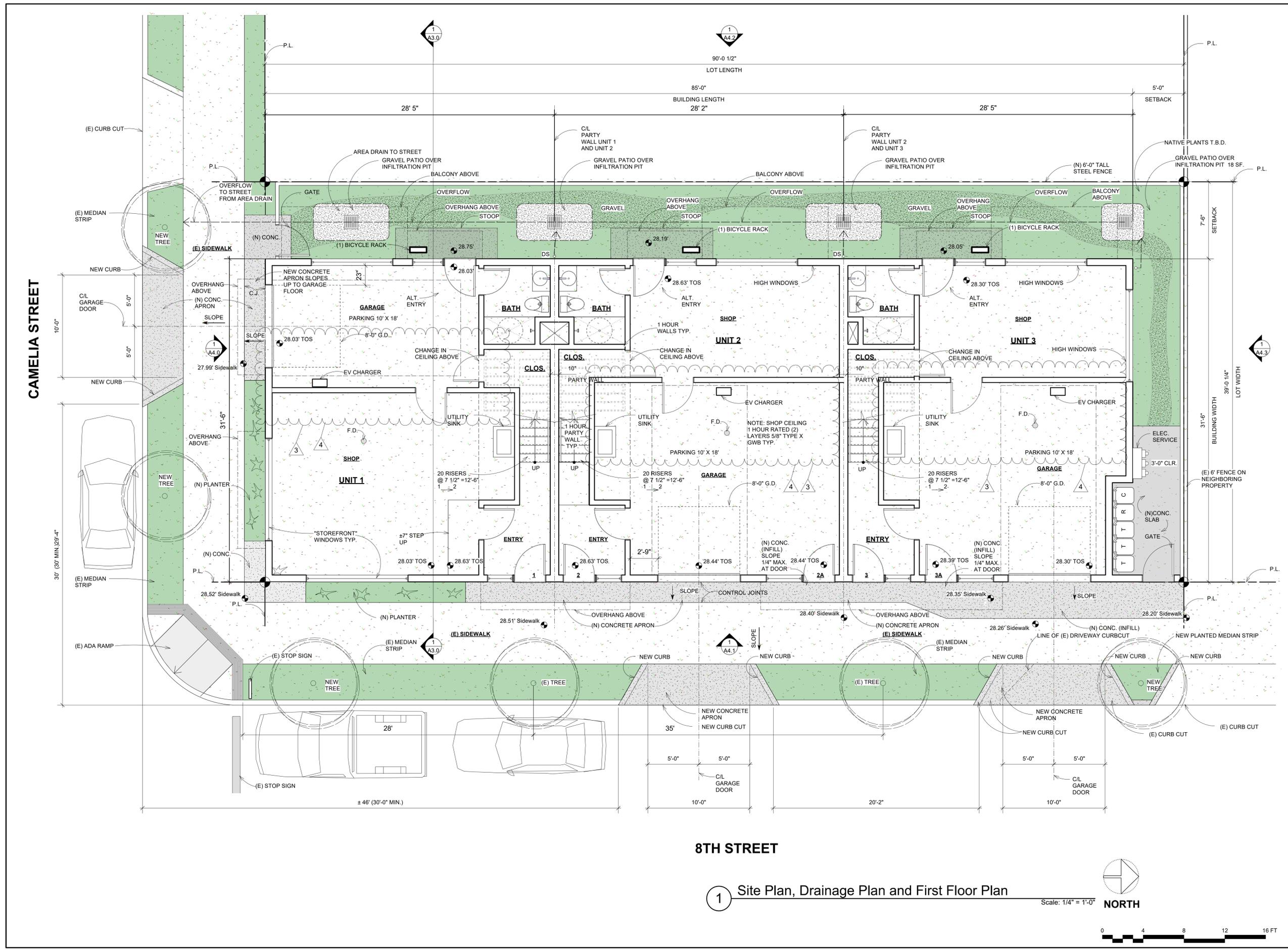
Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
1	2022.4.26 Planning Review
2	2022.6.1 Planning Review
3	2022.9.27 Planning Review
4	2023.1.11 Planning Review

Approved for the Owner
Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:
Planning Submittal
SHEET TITLE:
Site Plan, Drainage
Plan & First Floor Plan

Sheet
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8TH STREET

1 Site Plan, Drainage Plan and First Floor Plan

Scale: 1/4" = 1'-0" NORTH





919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

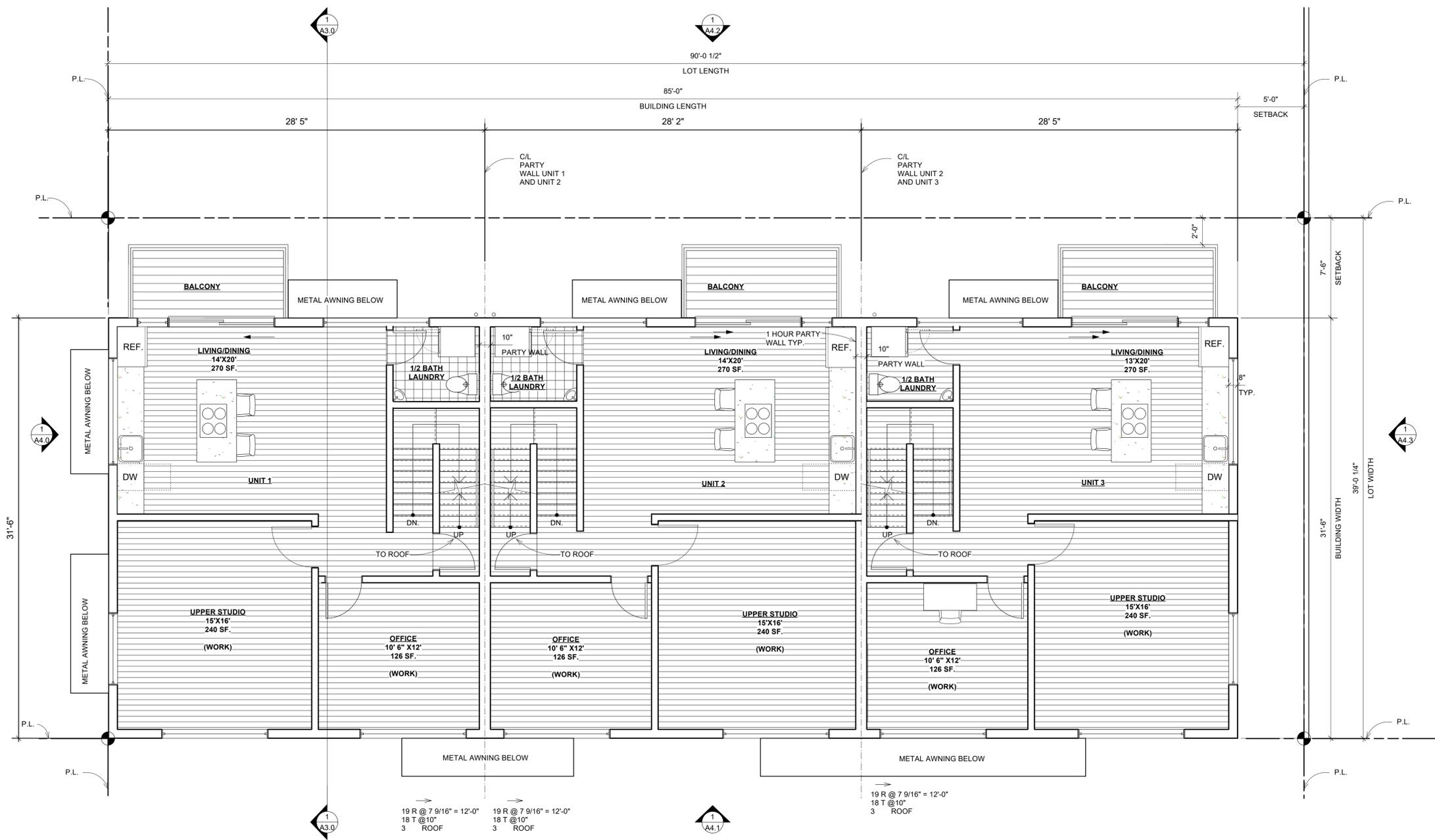
Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
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2	2022.6.1 Planning Review
3	2022.9.27 Planning Review

Approved for the Owner
Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:
Planning Submittal
SHEET TITLE:
Level 2 Plan

Sheet
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1 Level 2 Floor Plan
Scale: 1/4" = 1'-0"





919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
1	2022.4.26 Planning Review
2	2022.6.1 Planning Review
3	2022.9.27 Planning Review
△	

Approved for the Owner

Job number 21007-NC-919 Camelia
Issue Date: 2022.1.25

Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:

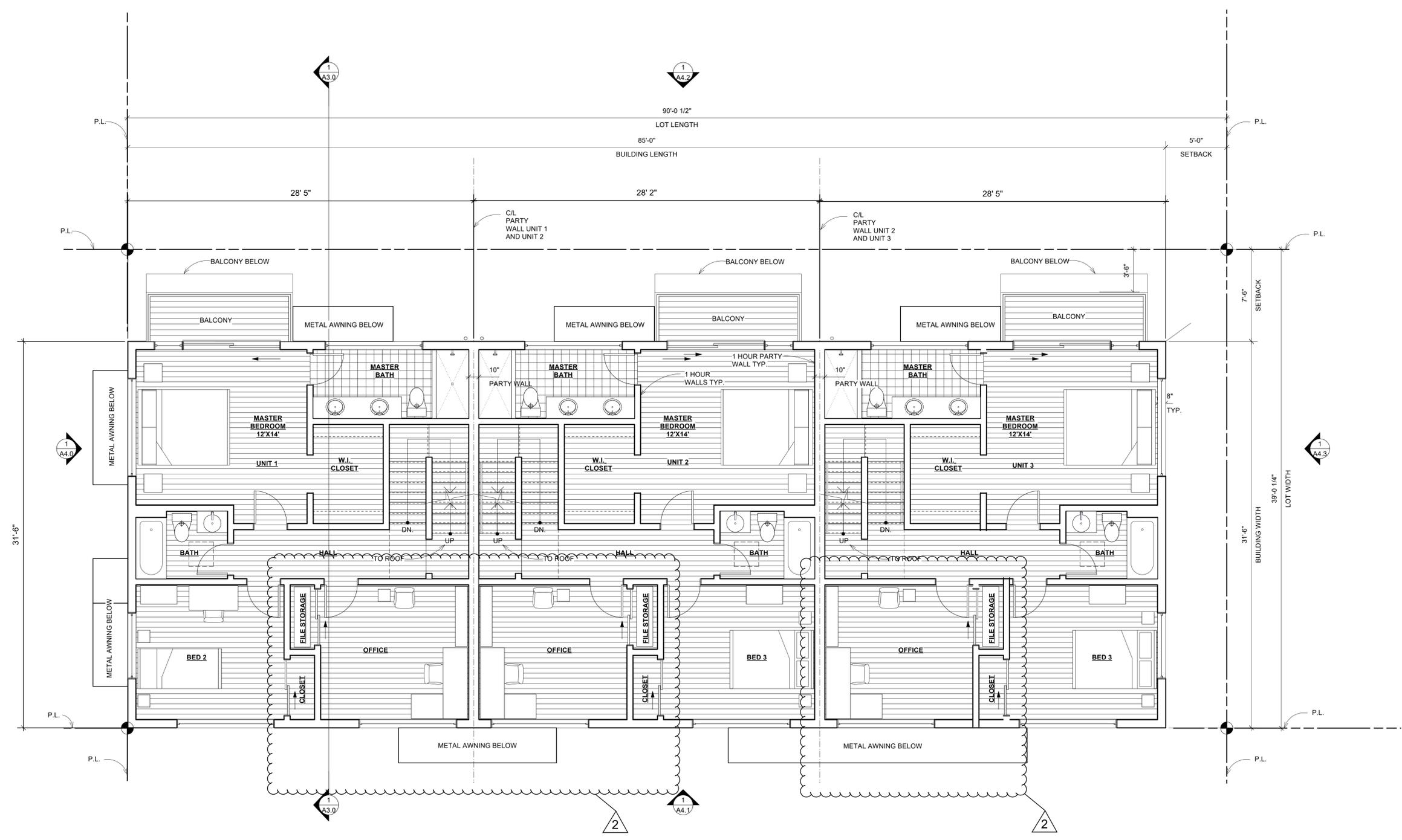
Planning Submittal

SHEET TITLE:
Level 3 Plan

Sheet

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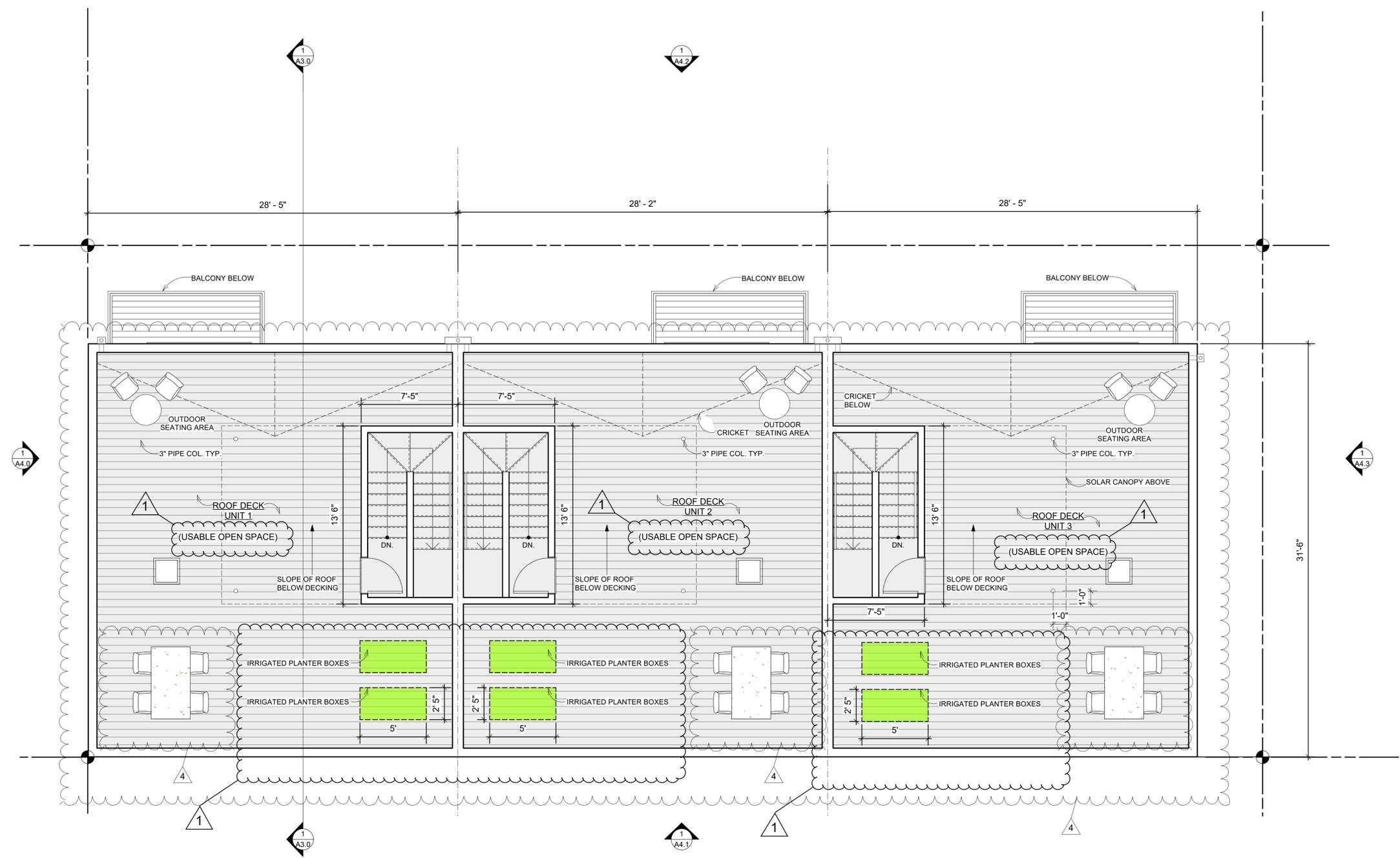
1 Level 3 Floor Plan

Scale: 1/4" = 1'-0"





919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project



1 Roof Deck Plan Scale: 1/4" = 1'-0"

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
1	2022.4.26 Planning Review
2	2022.6.1 Planning Review
3	2022.9.27 Planning Review
4	2023.1.11 Planning Review

Approved for the Owner
Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:
Planning Submittal
ROOF DECK PLAN

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919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

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3	2022.9.27 Planning Review

Approved for the Owner

Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25

Drawn by: Todd Jersey Arch. Inc.

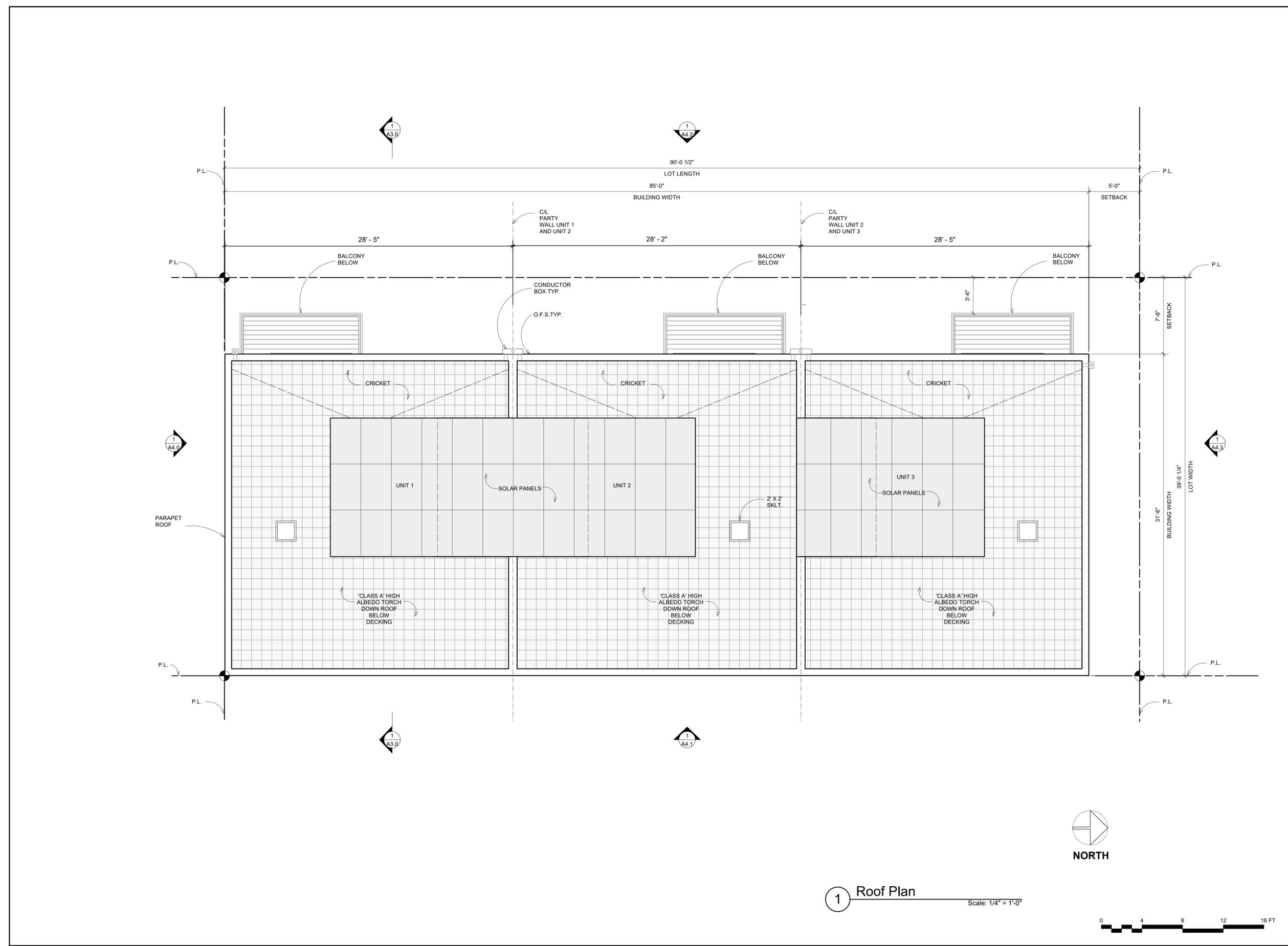
SUBMITTAL TYPE:

Planning Submittal

SHEET TITLE:
Roof Plan

Sheet
A2.4

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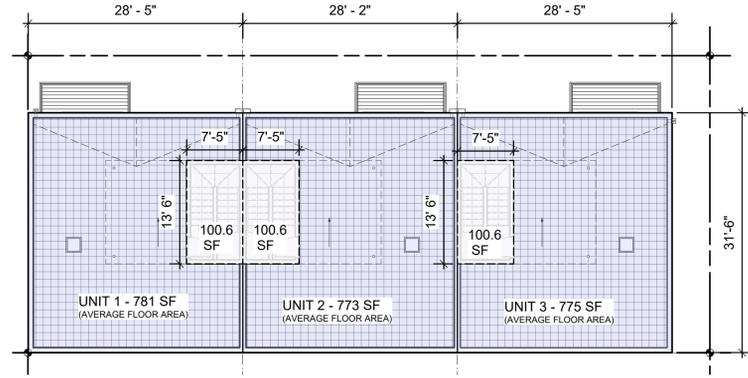


1 Roof Plan Scale: 1/4" = 1'-0"





919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

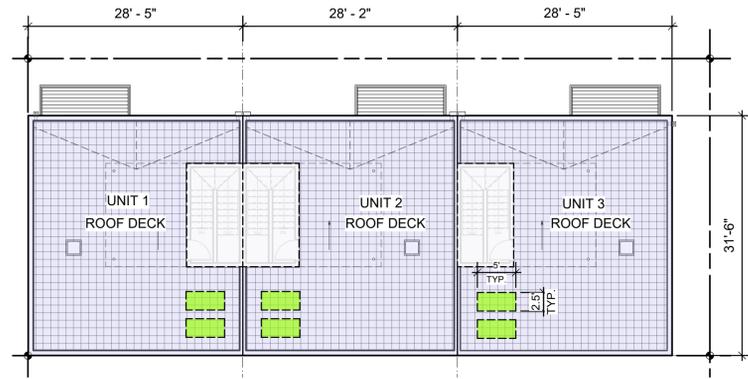


2 Roof Projection Diagram
Scale: 3/32" = 1'-0"

AVERAGE FLOOR AREA
 ROOF PROJECTION AREA

ROOF PROJECTION CALCULATION

	UNIT 1	UNIT 2	UNIT 3
AVERAGE FLOOR AREA PER UNIT	781	773	775
ROOF PROJECTION AREA (SF)	100.6	100.6	100.6
% OF PROJECTION TO FLOOR AREA	13% < 15%	13% < 15%	13% < 15%



2 Usable Open Space Diagram
Scale: 3/32" = 1'-0"

ROOF DECK (USABLE OPEN SPACE)
 IRRIGATED LANDSCAPED AREA

USABLE OPEN SPACE CALCULATION

	UNIT 1	UNIT 2	UNIT 3
PROPOSED ROOF DECK AREA (USABLE OPEN SPACE)	795	787	795
MIN. REQUIRED USABLE OPEN SPACE	40	40	40
PROPOSED LANDSCAPED AREA	25	25	25
MIN. REQUIRED LANDSCAPED AREA	16	16	16

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
1	2022.4.26 Planning Review
2	2022.6.1 Planning Review
3	2022.9.27 Planning Review
4	

Approved for the Owner
Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:
Planning Submittal
Roof Projection Diagram and Usable Open Space Diagram

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919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

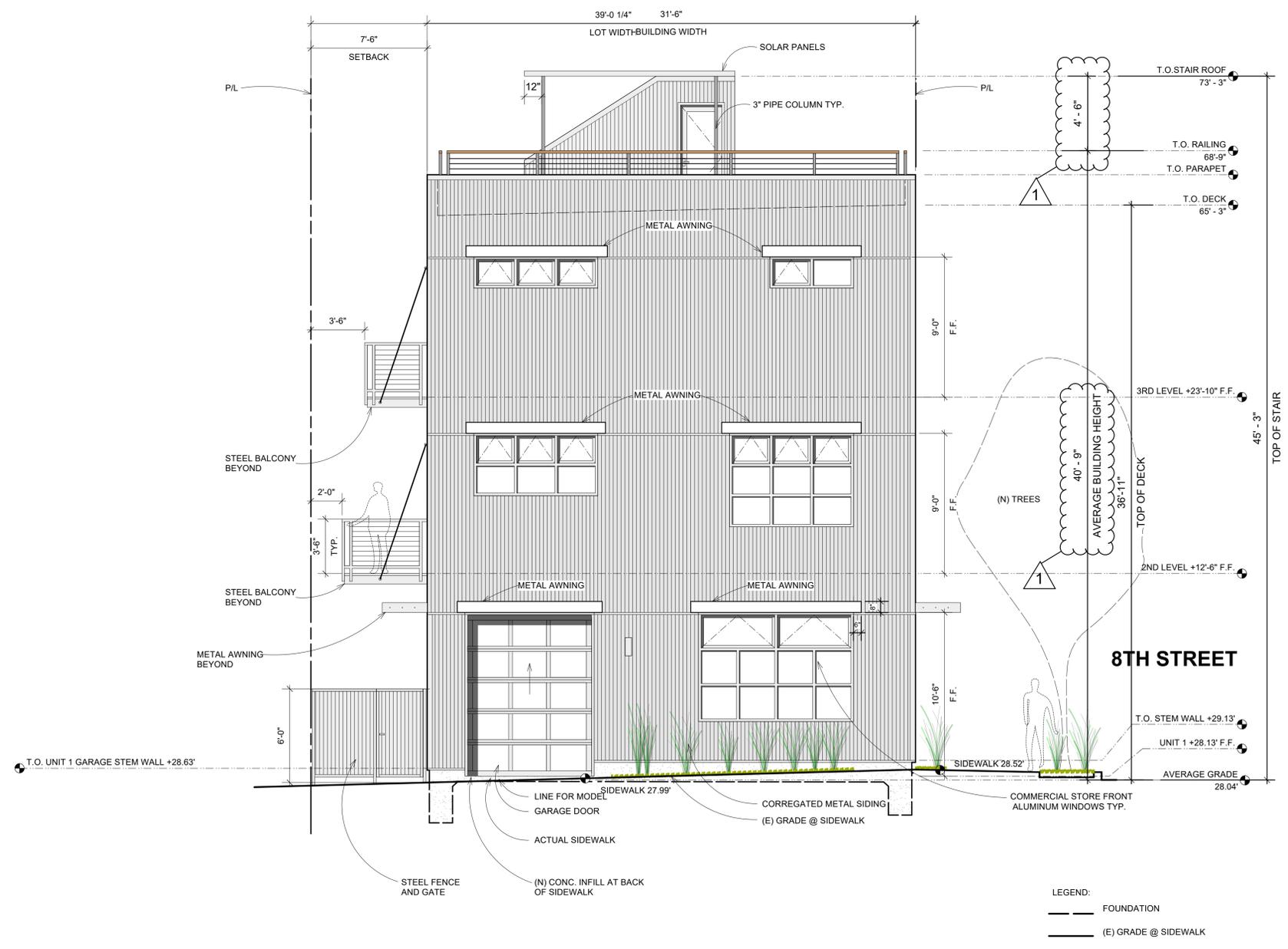
Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
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2	2022.6.1 Planning Review
3	2022.9.27 Planning Review

Approved for the Owner
Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:
Planning Submittal
SHEET TITLE: Building
Elevation - South

Sheet
A4.0
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1 Building Elevation - South
Scale: 1/4" = 1'-0"





919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
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3	2022.9.27 Planning Review

Approved for the Owner
Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:
Planning Submittal
SHEET TITLE:
Building Elevation - East

Sheet
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RESCUE WINDOW SIZE / EMERGENCY ESCAPE REQUIREMENTS:
Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. The net clear opening dimensions shall be the result of normal operation of the opening. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches measured from the floor. Windows shall operate from the inside of the room without the use of keys, tools or special knowledge.

1 Building Elevation - East
Scale: 1/4" = 1'-0"

LEGEND:
—— (E) GRADE @ SIDEWALK
—— FOUNDATION





919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

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3	2022.9.27 Planning Review

Approved for the Owner
Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:
Planning Submittal
SHEET TITLE:
Building Elevation - West

Sheet
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1 Building Elevation - West
Scale: 1/4" = 1'-0"





919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project



1 Building Elevation - North
Scale: 1/4" = 1'-0"

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
1	2022.4.26 Planning Review
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3	2022.9.27 Planning Review

Approved for the Owner
Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:
Planning Submittal
SHEET TITLE:
Building Elevation - North

Sheet
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919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

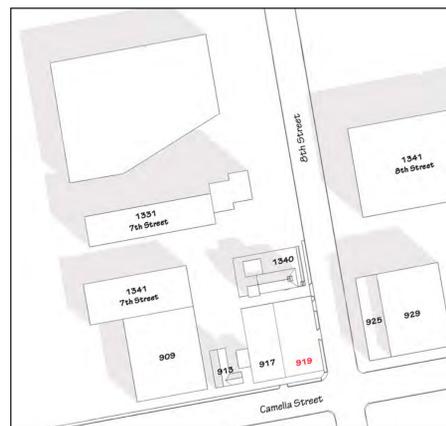
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3	2022.9.27 Planning Review

Approved for the Owner
Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.

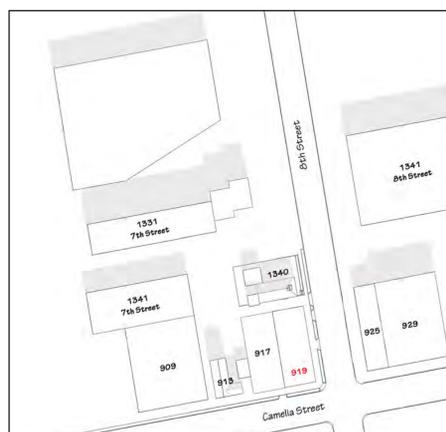
SUBMITTAL TYPE:
Planning Submittal
SHEET TITLE:
Shadow Study

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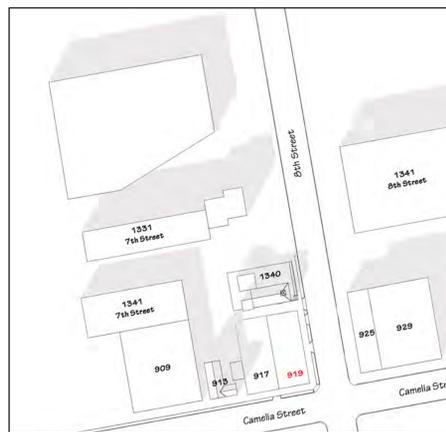
BEFORE CONSTRUCTION



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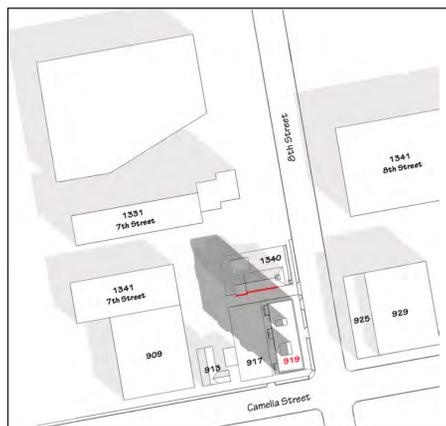


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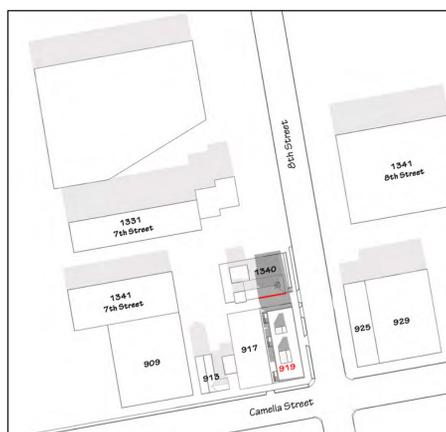


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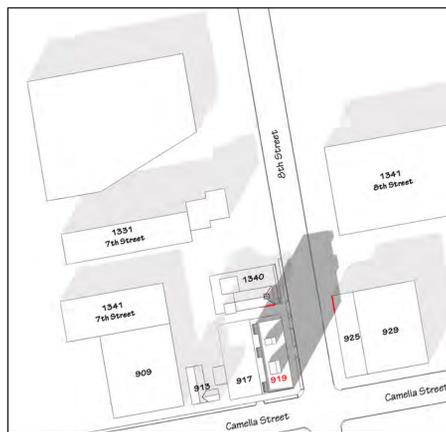
AFTER CONSTRUCTION



December 21st 9:21 AM



December 21st 12:00 PM



December 21st 2:53 PM

SHADOWS ON BUILDING AFTER CONSTRUCTION



1340 Eighth Street - South side



925 Eight Street - West side

AREA IN SHADOW @ 2 HOURS BEFORE SUNSET ON DECEMBER 21ST



919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
1	2022.4.26 Planning Review
2	2022.6.1 Planning Review
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4	

Approved for the Owner

Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25

Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:

Planning Submittal

SHEET TITLE:

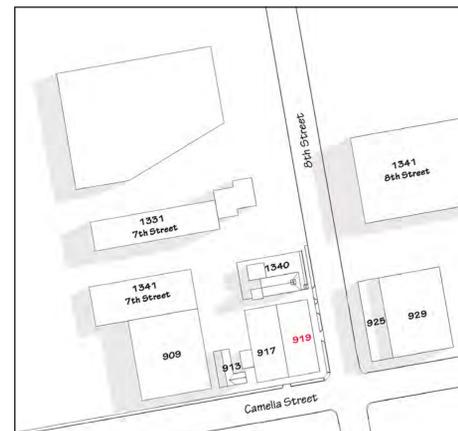
Shadow Study

Sheet

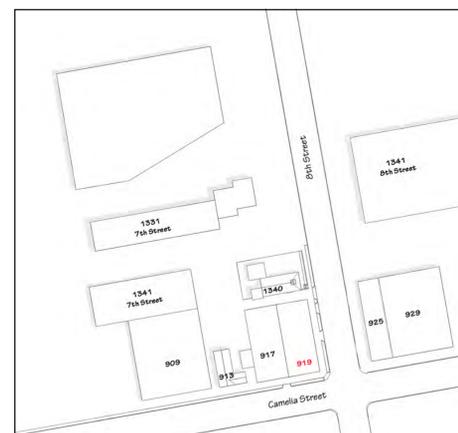
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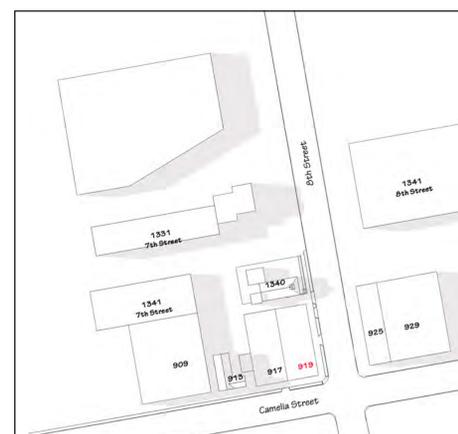
BEFORE CONSTRUCTION



June 21st 7:47AM

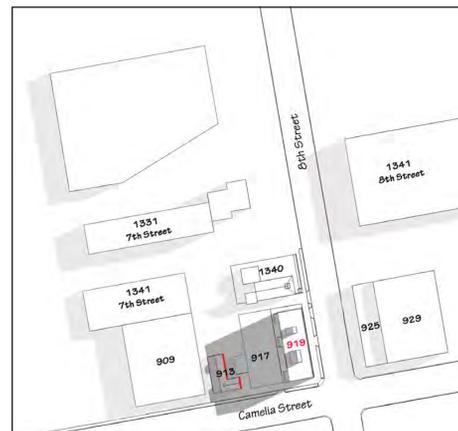


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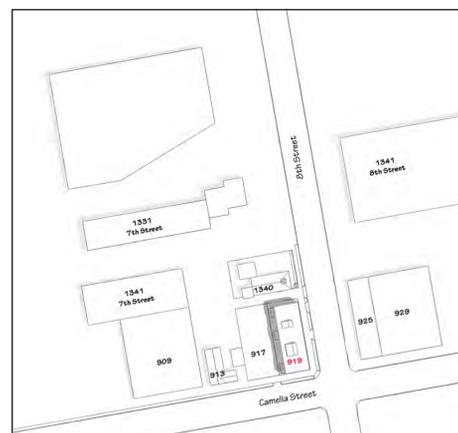


June 21st 6:34 PM

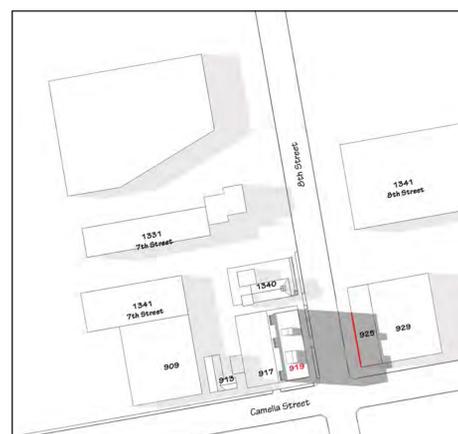
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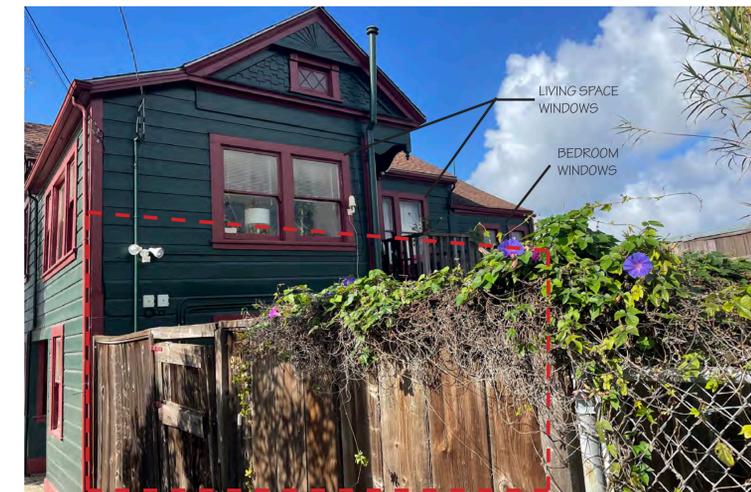


June 21st 12:00 PM



June 21st 6:34 PM

SHADOWS ON BUILDING AFTER CONSTRUCTION



AREA IN SHADOW @ 2 HOURS AFTER SUNRISE ON JUNE 21ST

913 Camelia Street - East side



AREA IN SHADOW @ 2 HOURS BEFORE SUNSET ON JUNE 21ST

1345 Eighth Street - West side
925 Camelia Street - West side



919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
1	2022.4.26 Planning Review
2	2022.6.1 Planning Review
3	2022.9.27 Planning Review
4	

Approved for the Owner
Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:

Planning Submittal

SHEET TITLE:

Shadow Study

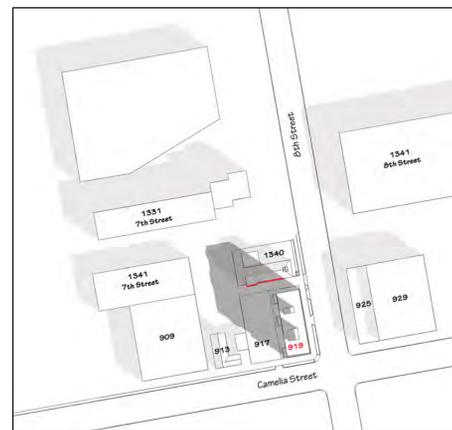
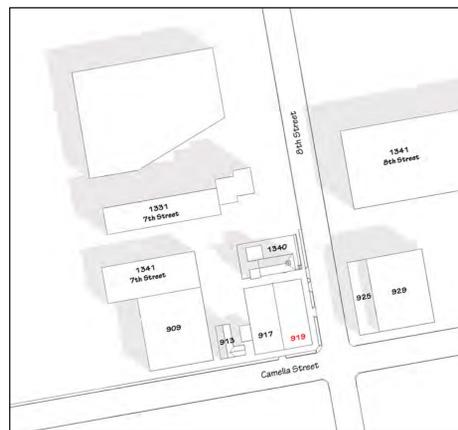
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BEFORE CONSTRUCTION

AFTER CONSTRUCTION

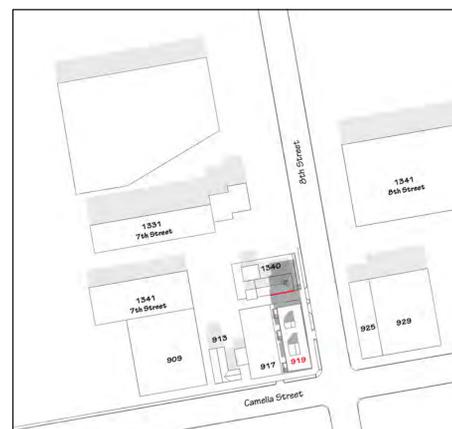
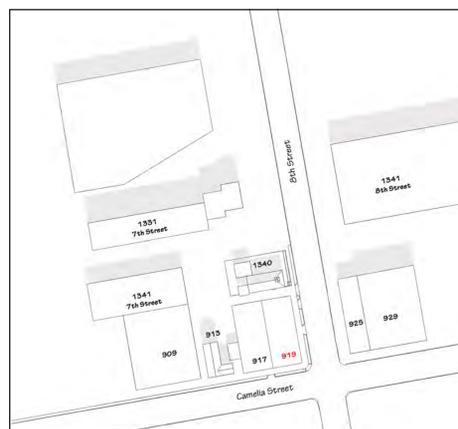
SHADOWS ON BUILDING AFTER CONSTRUCTION



November 16st 8:51AM

November 16st 8:51AM

AREA IN SHADOW @ 2 HOURS AFTER SUNRISE ON NOVEMBER 16TH
AREA IN SHADOW @ NOON ON NOVEMBER 16TH
AREA IN SHADOW @ 2 HOURS BEFORE SUNSET ON NOVEMBER 16TH



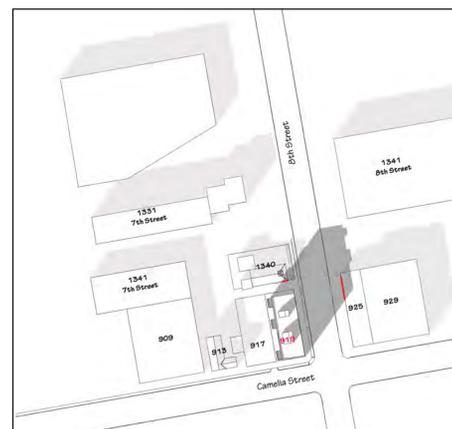
1340 Eighth Street - South side

November 16st 12:00 PM

November 16st 12:00 PM



AREA IN SHADOW @ 2 HOURS BEFORE SUNSET ON NOVEMBER 16TH



1345 Eighth Street - West side

November 16st 2:56 PM

November 16st 2:56 PM



919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

BEFORE



AFTER



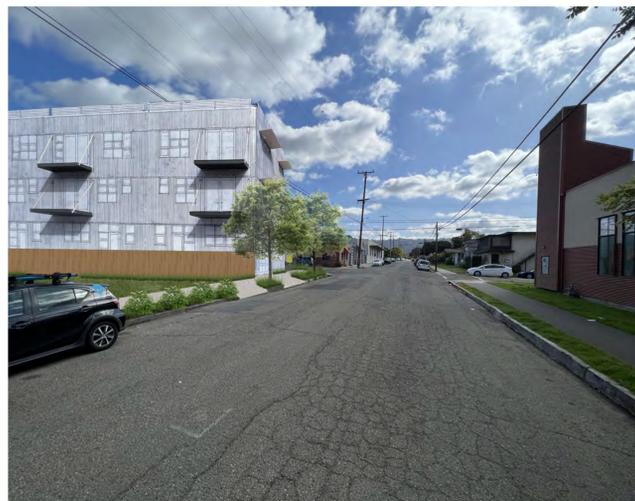
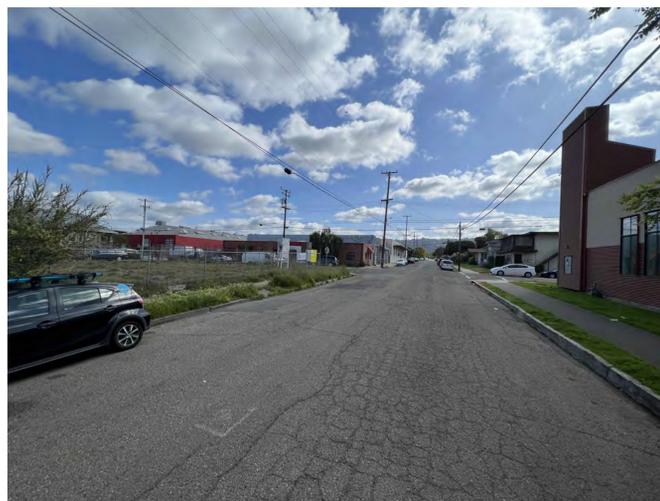
VIEW 3

DATE/TIME: 2022.4.20/ 10.00 AM



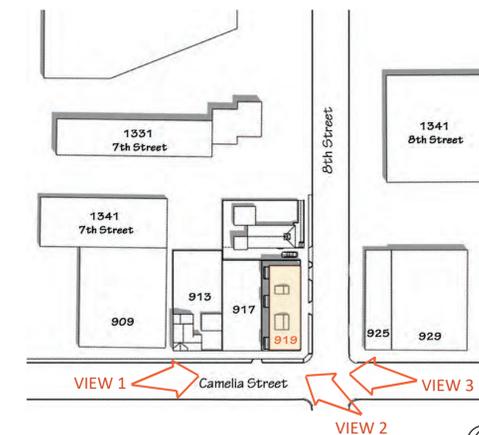
VIEW 2

DATE/TIME: 2022.4.20/ 10.00 AM



VIEW 1

DATE/TIME: 2022.4.20/ 10.00 AM



KEY PLAN

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
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Approved for the Owner

Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25

Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:

Planning Submittal

SHEET TITLE:
Building Elevation - North

Sheet

A6.0

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919 Camelia Street
Berkeley, CA 94710
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Owner(s):
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Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.
SUBMITTAL TYPE:

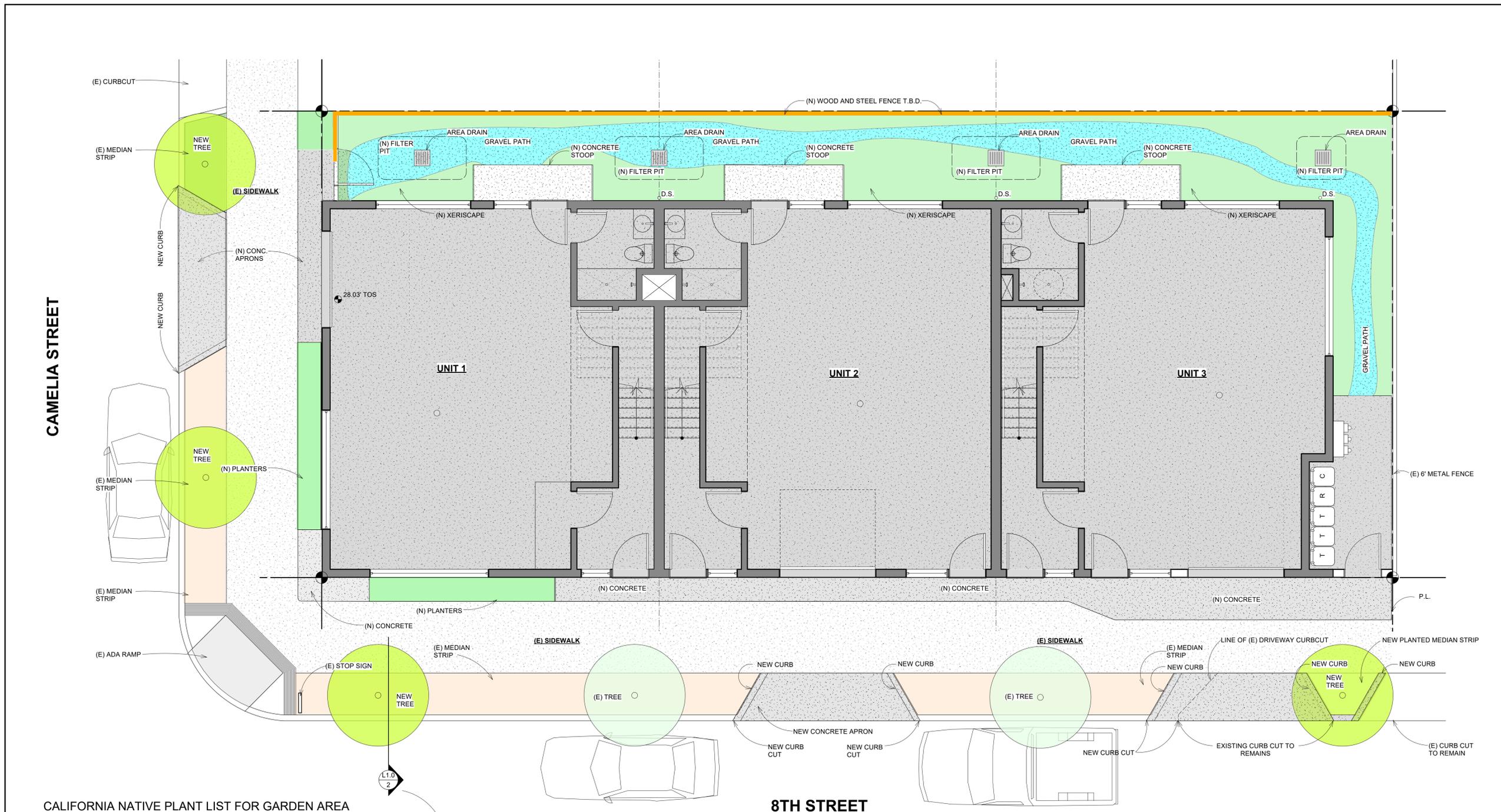
Planning Submittal
SHEET TITLE:

Landscape Plan

Sheet

L1.0

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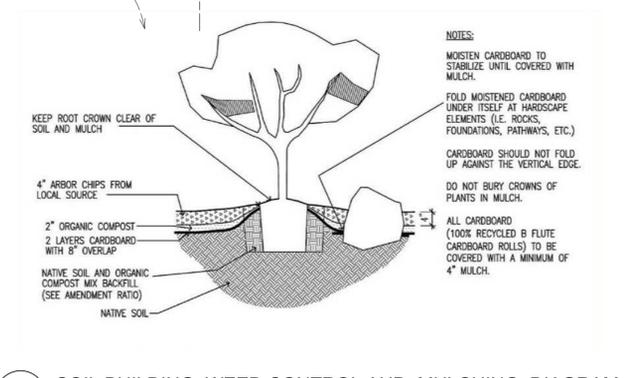


2 LANDSCAPE PLAN
Scale: 1/4" = 1'-0"

	NEW TREES (TRIDENT MAPLE)
	EXISTING TREES
	AREA DRAIN
	NATIVE LOW WATER GARDEN AREA
	NEW GRAVEL PATH
	NEW CONCRETE FLATWORK
	(N) WOOD AND STEEL FENCE
	NEW WOOD MULCH AREA

CALIFORNIA NATIVE PLANT LIST FOR GARDEN AREA

- | | | | |
|---|---|---|--|
| Blue Eyed Grass
<i>Sisymbrium irio</i> | Hummingbird Sage
<i>Salvia spaldingii</i> | Coast Live Oak
<i>Quercus agrifolia</i> | California Fuchsia
<i>Eriogonum canum</i> |
| Western Columbine
<i>Aquilegia formosa</i> | Western Sycamore
<i>Fraxinus racemosa</i> | Golden Currant
<i>Ribes aurum</i> | California Wax Myrtle
<i>Myrica californica</i> |
| Black Sage
<i>Salvia melifera</i> | California Buckwheat
<i>Eriogonum fasciculatum</i> | California Goldenrod
<i>Solidago velutina ssp. californica</i> | Seaside Fleabane
<i>Eriogonum glaucum</i> |
| Common Manzanita
<i>Arctostaphylos franciscana</i> | Douglas Iris
<i>Iris douglasiana</i> | Fremont Cottonwood
<i>Populus fremontii</i> | Toyon
<i>Heteromeles arbutifolia</i> |
| Silver Lupine
<i>Lupinus albus</i> | Coffeeberry
<i>Fragaria californica</i> | Giant Wildrye
<i>Elymus condensus</i> | Coyote Bush
<i>Baccharis pilularis</i> |
| Scrub Oak
<i>Quercus berberidifolia</i> | Creek Dogwood
<i>Cornus sericea</i> | Monterey Pine
<i>Pinus radiata</i> | Mullein
<i>Sarcocolla plicata</i> |



2 SOIL BUILDING, WEED CONTROL AND MULCHING DIAGRAM
Scale: 1/4" = 1'-0"

919 Camelia Street is an urban live-work project created by a leading sustainable design firm and a design principal who is an ecological gardening enthusiast. The goal of our landscaping is to utilize our potential planting areas to create gardens that are lovely to look at and support native bees and hummingbirds. The north and west setback areas and the two street level plant areas will receive a soil building, weed control, and mulch protocol (see diagram) and be planted with 100% California native plants from our plant list. All our listed native plants will do well in the areas designated with low water and low annual maintenance. A drip irrigation system will be installed to allow for constant low water flows in the dry season until the natives have been established.

The median strip will also receive our soil building, weed control, and mulch protocol. Approved street trees shall then be planted as shown and be spot irrigated until established. Finally, the required open space on the rooftop decks shall receive irrigated planter boxes along the east side of the roof deck for rooftop food production of other plants as desired by the residents.



919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

Owner(s):
Camelia 919 LLC
909 Camelia Street
Berkeley, CA 94710

Revisions	Date
1	2022.4.26 Planning Review
2	2022.6.1 Planning Review

Approved for the Owner
Job number: 21007-NC-919 Camelia
Issue Date: 2022.1.25
Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:
Planning Submittal

SHEET TITLE:
Color, Material and Bird Safety Measures

Sheet

M1.0

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BIRD SAFETY MEASURES

Proposed to use ultraviolet reflective pattern glass. The patterns are only visible to birds because birds have a broader spectrum of vision than human and can see colors that are part of the ultra-violet spectrum.



What birds see



What we see

DARK SKY MEASURES

The outdoor lighting of this project will have these measures to minimize the harmful effects of light pollution

- Install motion sensors or timers to prevent unnecessary energy use and light pollution. The light will be on only when needed.
- Only light the area that needs it
- Outdoor lighting shall be no cooler than 3000 Kelvin.
- Minimize blue light emissions
- Be fully shielded (pointing downward) with a full cut off fixture of no more than 2.5% of lamp lumens at or above 90°, and no more than 10% of lamp lumens at or above 80°.



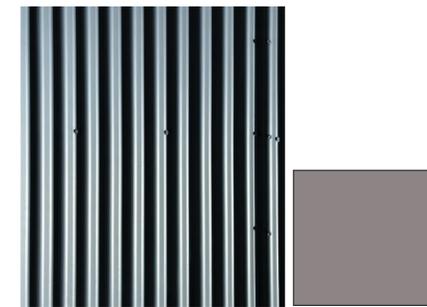
11 Wall Mounted Light Fixture

HOME DEPOT/ HOME DECORATORS COLLECTION
MONTECELLO 1-LIGHT 11.75 IN INTEGRATED LED
WALL MOUNTED LANTERN SCENE, BRONZE

ELEVATION KEY NOTES

#	Material and Architectural Elements
1	Vertical Corrugated Metal Siding
2	Horizontal Wood Siding stained by Armstrong-Clark deck stain
3	Aluminum and Glass Garage Door
4	Aluminum Storefront System
5	Aluminum Window
6	Aluminum Door
7	Wood Guardrail with Wood Top Rail
8	Metal Awning
9	Hanging Metal Deck with Wood Decking
10	Translucent Solar Panel
11	Wall Mounted Light Fixture

1



1 Corrugated Metal Siding (Color: Warm Grey)



2 Wood Siding stained with Armstrong-Clark deck stain



3 Aluminum and Glass Garage Door



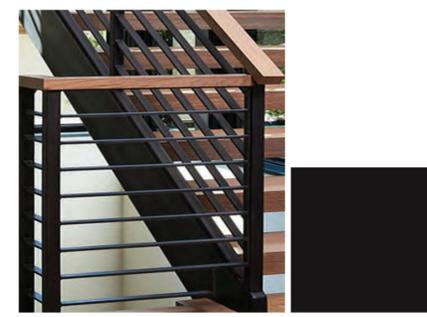
4 Aluminum Storefront System



5 Aluminum Window



6 Aluminum Door Aluminum Window and Door Frame color: Silver Grey



7 Metal Guardrail with Wood Top Rail (Metal Color: Dark Bronze)



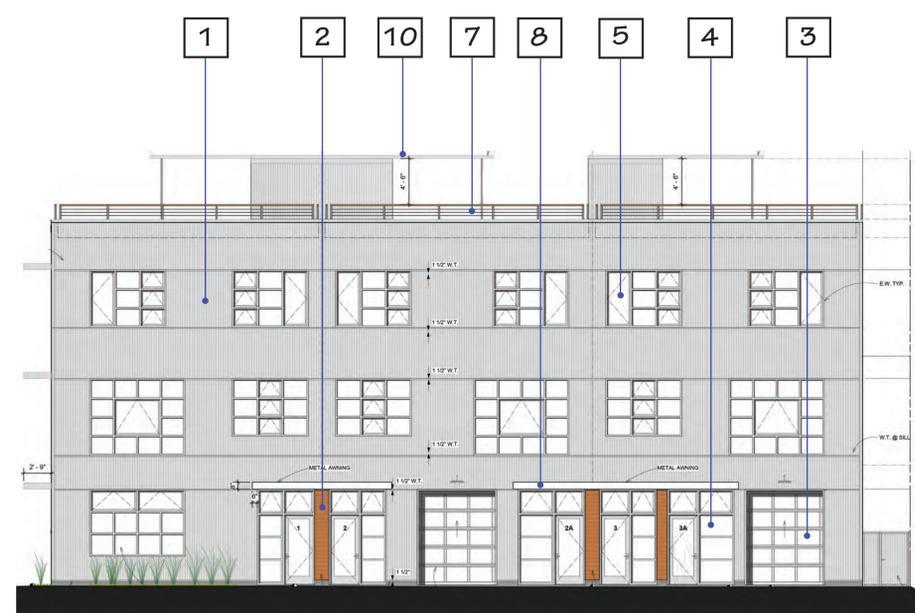
8 Aluminum Awning (Color: Silver Grey)



9 Hanging Metal Deck with Wood Decking (Metal Color: Dark Bronze)



10 Translucent Solar Panels





919 Camelia Street
Berkeley, CA 94710
Proposed 3 Unit Live-Work Project

I have reviewed the plans for the proposed new construction of three, three-story 2,200sf live-work units at 919 Camelia Street.

NAME (printed)	SIGNATURE	ADDRESS (# Street)	RENTER or OWNER	DATE	Have no objections (X)	Have objections (Please state briefly)	Have no comment (X)
ARRIN BURCH	<i>[Signature]</i>	1345 8th St	RENTER	12/20/21	X		X
Letitia Darnell	<i>[Signature]</i>	920 Camelia St	RENTER	12/20/21	X		X
William Rosen	<i>[Signature]</i>	913 Camelia St	OWNER	12/20/21	X		X
Dora Gudeknecht	<i>[Signature]</i>	1340 8th St	OWNER	12/19/21	X		X
Nona Perry	<i>[Signature]</i>	1340 8th St	OWNER	12/19/21	X		X
JEFF MASER	<i>[Signature]</i>	911 Camelia St	RENTER	12/14/21	X		X
Andrea Latvala	<i>[Signature]</i>	917 Camelia St	OWNER	12/16/21	X		X
Aracely Rodriguez	<i>[Signature]</i>	1400 8th Street	ADMINISTRATOR	12/20/21	X		X
BRUCE DEBEVOISE	<i>[Signature]</i>						
Justin Probst	<i>[Signature]</i>	1401 8th St	OWNER	12/16/21	X		X
Frank CLASS	<i>[Signature]</i>	1400 8th St	OWNER	12/15/21	X		X
"	"	2000 W. 13th St	OWNER	12/15/21	X		X
"	"	1701 13th St	OWNER	12/15/21	X		X
"	"	1701 13th St	OWNER	12/15/21	X		X



Owner(s):
Zahman Sher
909 Camelia Street
Berkeley, CA 94710

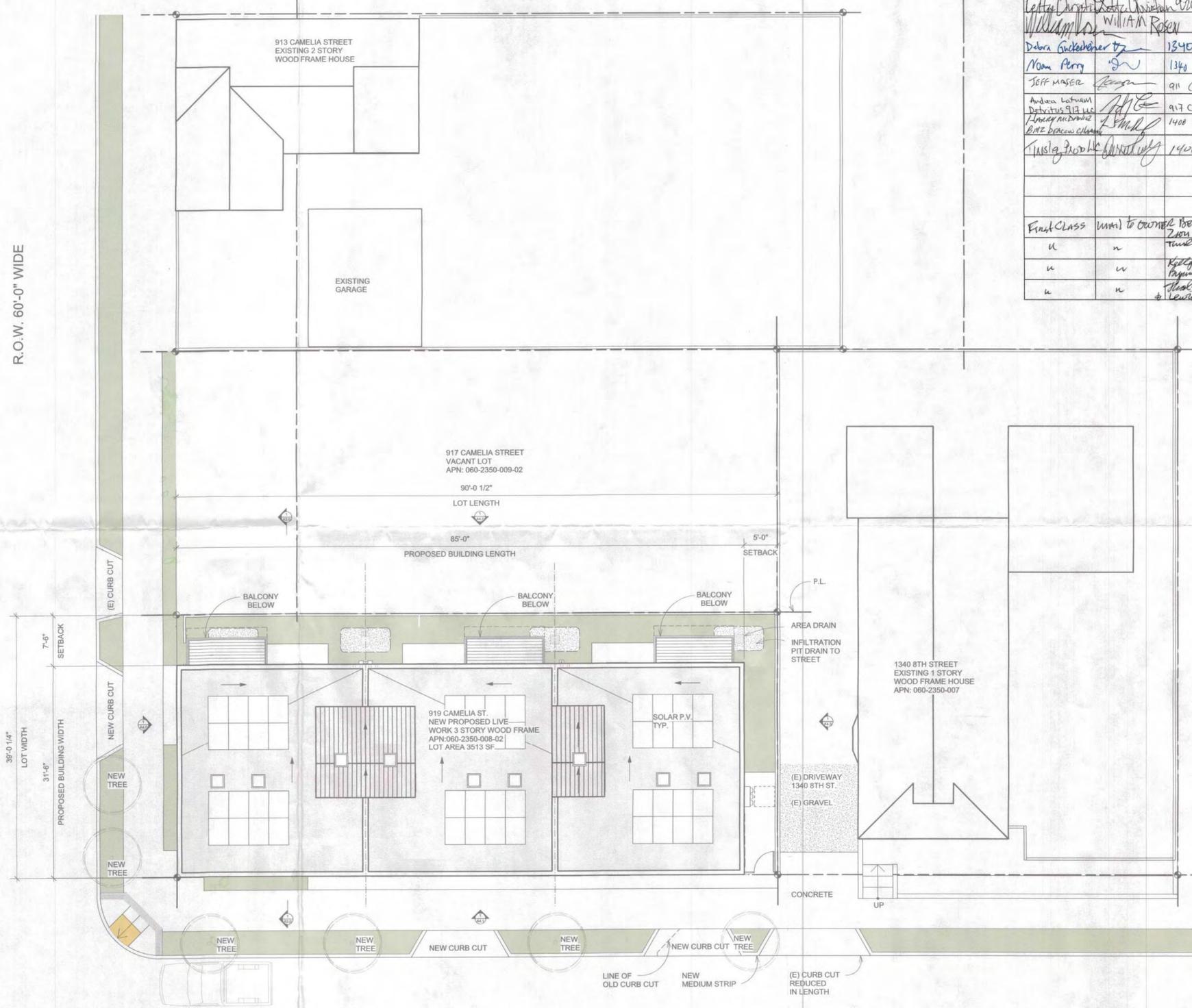
Revisions	Date
△	
△	
△	
△	

Approved for the Owner
Job number: 21007-NC-919 Camelia
Issue Date: 20211104
Drawn by: Todd Jersey Arch. Inc.

SUBMITTAL TYPE:
Planning Submittal
SHEET TITLE:
Community Outreach Sheet

Sheet
O1.0
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CAMELIA STREET
R.O.W. 60'-0" WIDE



8TH STREET
R.O.W. 60'-0" WIDE

1 Live - Work Building Proposed Site Plan 3513 sf

Scale: 1/8" = 1'-0"

NOTE: SEE A2.0 FOR CURB CUT DIMENSION



TODD JERSEY
ARCHITECTURE

Revised Applicant Statement for 919 Camelia Street Live-Work
January 25, 2023

Todd Jersey, AIA
Principal, Todd Jersey Architecture, Inc.
Board of Directors, American Institute of Architects – East Bay

This project proposes to construct three, three-story live-work units, ranging between 2,320 to 2,344 sf, in one 6,989 sf structure on a vacant lot at Camelia and 8th Streets in the Gilman District in West Berkeley. At 3,510 sf, the lot is too small for most commercial developers and has sat vacant for decades. The site is perfectly suited, however, for a neighborhood scaled live-work project, especially being adjacent to the relatively new Gilman Shopping District.

The zoning for this property is Mixed Use Light Industrial or MULI. The MULI district allows for live-work projects that blend workspace for artisans with living quarters that support them. In fact, live-work projects are the only project type where the city has actual control over the programmatic use of a building as arts and crafts space. No other project use type gives the city that kind of control. In this way, live-work projects are the ideal project type for MULI as ONLY live-work projects can be specifically designated to support arts and crafts professionals.

Our project is carefully designed to support the specific written purposes of both the **MULI District AND the live-work** provisions of the City of Berkeley Municipal Code.

Conformance with purpose of the MULI District:

The project conforms to the stated purposes of the MULI district as written in section 23.E.80.020 of the City of Berkeley Municipal Code as follows (municipal code in bold below):

• **Encourage development of a mixed-use light industrial area for a range of compatible uses.**

As stated above, no other project type comes close to the Live-work project type to ensure that the development will support mixed use light industrial users and do so in perpetuity.

• **Encourage development of an area where light manufacturers can operate free from the economic, physical, and social constraints, caused by incompatible uses.**

We see no incompatibilities between our project and intended users, with the existing neighborhood uses and occupants. Our design office is literally across the street from the project site, and we have over a decade of lived experience in this project location. We and our current neighbors will welcome artists and their families to our neighborhood precisely because they will support the dynamic vitality of use that exists in MULI while making the area safer and more attractive.

• **Support the development of businesses which contribute to the maintenance and improvement of the environment.**

As mentioned, live-work projects are the only projects that can guarantee that this goal is achieved.



TODD JERSEY
ARCHITECTURE

· Allow on-site ancillary retail as a tool to maintain and enhance the economic viability of manufacturers in the district.

Ancillary retail is supported, in our case, by on-street entrances and on-street storefront glazing so that any ancillary retail sales opportunities are easily discovered by the public. The adjacency of the units to the sidewalk and street is very rare and extremely important for the commercial viability of the work (business) component of the Live-work use type. There is also ample on-street parking on our block for this activity to occur naturally. It should be noted that ancillary retail is not a part of our current application. Such applications will come at a later time by the occupants and business owners themselves.

and reasonable operation of light industrial uses.

Most of the new developments in our neighborhood over the last 20 years have been office condominium developments, including the project in which our office is located. While the scale and density of these projects is fine, most of the occupants are administrative users (including our own) and only about 10% of our project occupants run an arts and crafts business. The fact remains that there are simply no mechanics for ensuring that the occupants in the MULI District engage in light industrial uses (maker spaces). Only designating projects as Live-work allows for the legal mechanism required to ensure that spaces created for light manufacturing (maker spaces) will be used (as intended in the MULI District) and not for office space or by other non-maker users.

Conformance with the stated purpose of the Live-work standards

This project conforms with the stated purpose of the City of Berkeley live-work standards in section 23.312.010 of Berkeley Municipal Code. (Municipal code language in bold below):

· Provide for the appropriate development of units which incorporate both living and working space.

This is central to our purpose and amply provided.

· Provide locations where appropriate new businesses can start up.

Our corner location is perfect for new arts and crafts businesses to start up and succeed. Visibility is everything for a business and is, as mentioned, missing for most live-work projects. Not for this project. We emphasize the commercial viability of the project over the residential by placing the workspaces on the street facing lower and main levels behind wide and generous storefront glazing systems. This enables pedestrians and those in vehicles to easily see the arts and crafts being created in the units and to engage with the businesses naturally and easily during their daily travels.

· Provide opportunities for people to live in mixed-use industrial and commercial areas where they are compatible with existing uses.

As mentioned above, our site is a perfect location for a blended live-work space as it already has a wonderful combination of residential and commercial and light industrial uses. We have also designed a rare live-work project that accommodates families. The family supporting live-work prototype is solely



missing in Berkeley as well as the entire Bay Area.

• **Permit live-work units that function predominantly as workspaces and secondarily as residences.**

Our project prioritizes workspaces by locating them on the ground and the main floors, and locating the residential only spaces on the third floor. Very few live-work projects in Berkeley (or the Bay Area in general) have a street presence and therefore suffer as commercial spaces. The fact is that our project is much more like a commercial project from a land use and urban design perspective than a residential project.

• **Ensure that the division of space between living and working space within these units reflects the priority of workspace.**

See above. Also, our finish materials on the first and second levels will be commercial grade impact resistant wall and floor materials that will support these spaces as work-first.

• **Ensure that the exterior design of live-work buildings is compatible with the exterior design of commercial, industrial, and residential buildings in their area, while remaining consistent with the predominantly workspace character of live-work buildings.**

Our design is compatible with our neighborhood and is designed to look like a commercial building with steel siding and commercial storefront windows and doors.

• **Provide a min 60% of the gross floor area of the units will be assigned as workspace with 40% assigned and designed for living.**

We have designated 60% of the gross floor area for work and 40% for residential use only. Of course, in all Live-work projects there is a high degree of flexibility where the line between these really exists. One of the ways we will be emphasizing work above residential is with commercial grade (not residential grade) interior finishes (this will be done during our next phases of design as we prepare construction documents for our building permit). For instance, our kitchens will be commercial grade with stainless steel cabinetry and countertops (hardly a residential feel) so that the kitchen areas can double as workspaces as they nearly always do in live-work projects. The design of these units emphasizes work use by placing the workspace at street level with the easiest access to the public right of way. A workspace that is directly off a street and visible from the street is highly valuable for the artisan class.

Parking:

Off-street parking is not required for live-work unless the business has employees and/or client visits. Currently, the project is not applying for a use permit to allow employees or clients on site. The garage spaces are provided to give occupants the option of having a garage for their own use and/or to meet the parking requirement should they want to apply for a use permit to allow for employees and client visits. Occupants will be informed that, should this be desired, they must apply for subsequent and separate use permits later in another application.



TODD JERSEY
ARCHITECTURE

Sustainability:

This project will have a host of green features, such as ample outdoor open space that includes a large roof deck and onsite stormwater filtration. The structure will also be super insulated and will be equipped with Heat Recovery Ventilation (HRV) to ensure that it takes very little energy to heat and cool.

Exterior Materials:

Exterior materials will closely match the building our design studio (1321 8th Street, across the street from the site) which recalls light and medium industrial and maker buildings in West Berkeley in general. See our digital materials board in the drawing set. We will be combining commercial grade corrugated metal siding with commercial grade aluminum storefront windows. We will also employ steel and hardwood components in much the same fashion as what was done in our building. The two buildings will provide a fun dialog between structures on the opposite sides of the same block. The roof deck will have an elegant steel and hardwood guardrail which will provide an added level of aesthetic interest to the building where it meets the skyline.

Unanimous Neighborhood Support:

The design team had a very productive pre-application meeting early in the design process and has completed the city prescribed outreach to the neighbors. To date, 100% of the neighbors we reached out to, support the project as designed. There have been virtually no objections to this project in use, massing, or appearance. On the contrary, we found that the neighbors (without exception) are happy to see that a mixed-use family supportive Live-work building was being proposed at this site which has been vacant for decades.

This project is designed as a live-work project that can house an active artisan and his/her/their families. This is a sorely needed prototype for the entire East Bay and especially Berkeley and this site is the perfect location for this type of mixed-use project. All of us in the neighborhood, including the staff here at TJA across the street, look forward to this exciting proposal being realized.



Todd Jersey, AIA



TODD JERSEY
 ARCHITECTURE

919 CAMELIA NEIGHBOR NOTIFICATION

Prior to submitting this application to the City of Berkeley, per *Zoning Project Application Submittal Requirements Section 1.G.Pre-Application Neighborhood Contact* as well as detailed instructions from Nicholas Armour/City of Berkeley Planning (first of four City of Berkeley planners assigned to this project) directing that neighbors abutting and confronting the subject property be contacted-see attached mailing list of neighbors provided by City of Berkeley-the property owner contacted neighbors accordingly, 12/10-12/28/2021. There were no concerns expressed about the proposed project; in fact the neighbors indicated they are eagerly awaiting development of the long vacant property and fully support the proposed project.

Attached please see:

ITEM DESCRIPTION	PERSON	ATTACHMENT #
The neighbor notification requirement confirmation of “abutting and confronting” neighbors	Nicholas Armour/City of Berkeley planning	Attachment 1 email
The neighbor contact list provided by the City of Berkeley Planning Department	Nicholas Armour/City of Berkeley planning	Attachment 2 mailing list
The notes from Zalman Sher’s/Property owner’s showing the proposed plans with the neighbors, the list of which was provided in the form of a mailing list by the City of Berkeley Planning Department	Zalman Sher/Property Owner	Attachment 3 contact notes
The signature page per the Neighbor Notification requirements, verifying contact	Todd Jersey Architecture & Zalman Sher/Property Owner	Attachment 4 neighbor contact confirmation signature page

ATTACHMENT 1

1/13/23, 12:09 PM Todd Jersey Architecture Mail - Fwd: PLN2021-0046 "0" Camelia (919) Proposed Live/Work Project: PRE-APPLICATION NEIGH...



Susan Andres <susan@toddjerseyarchitecture.com>

Fwd: PLN2021-0046 "0" Camelia (919) Proposed Live/Work Project: PRE-APPLICATION NEIGHBORHOOD CONTACT MAILING LIST REQUEST

Armour, Nicholas <NArmour@cityofberkeley.info> Mon, Nov 29, 2021 at 6:50 PM
To: Susan Andres <susan@toddjerseyarchitecture.com>, Todd Jersey <todd@toddjerseyarchitecture.com>

Just got it from Admin.

Hope this helps,
Nick

Get [Outlook for iOS](#)

From: Jacob, Melinda <MJacob@cityofberkeley.info>
Sent: Monday, November 29, 2021 5:54:48 PM
To: Armour, Nicholas <NArmour@cityofberkeley.info>
Subject: RE: PLN2021-0046 "0" Camelia (919) Proposed Live/Work Project: PRE-APPLICATION NEIGHBORHOOD CONTACT MAILING LIST REQUEST

Hi Nick. Here's the list you requested.

Thanks,
Melinda

From: Armour, Nicholas
Sent: Monday, November 29, 2021 3:23 PM
To: Jacob, Melinda <MJacob@cityofberkeley.info>
Subject: RE: PLN2021-0046 "0" Camelia (919) Proposed Live/Work Project: PRE-APPLICATION NEIGHBORHOOD CONTACT MAILING LIST REQUEST

Just abutting and confronting. Thank you!



Nicholas Armour (he/him/his)
Senior Planner
Planning and Development, Land Use Division
1947 Center St., 2nd Floor, Berkeley, CA 94704
Phone: (510) 981.7485

Website: www.cityofberkeley.info
Email: narmour@cityofberkeley.info

1/13/23, 12:09 PM Todd Jersey Architecture Mail - Fwd: PLN2021-0046 "0" Camelia (919) Proposed Live/Work Project: PRE-APPLICATION NEIGH...

REDUCED LAND USE HOURS ARE IN EFFECT! Land Use / Zoning counter services are available at the Permit Service Center (PSC) between 8:30 am – 1:30 pm (final check in at 1:00 pm) Monday through Thursday during November and December. To limit the spread of COVID-19, face masks and social distancing are required when visiting our offices, and some Planning staff continue to work remotely.

All permit-related and Zoning services are also available online. Please visit us online for more information

<https://www.cityofberkeley.info/covid19-land-use-planning/>.

General Planning Department questions: Planning@cityofberkeley.info

Zoning questions: ZoningCounter@cityofberkeley.info

Short Term Rentals: STR@cityofberkeley.info

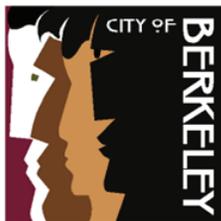
Current forms and guidance sheets for Zoning Permits: [Forms - City of Berkeley, CA](#)

From: Jacob, Melinda
Sent: Monday, November 29, 2021 3:17 PM
To: Armour, Nicholas <NArmour@cityofberkeley.info>
Subject: RE: PLN2021-0046 "0" Camelia (919) Proposed Live/Work Project: PRE-APPLICATION NEIGHBORHOOD CONTACT MAILING LIST REQUEST

Hi Nick. Just to clarify --- they need just confronting and abutting neighborhood list? Or do they need a 300' radius mailing list?

From: Armour, Nicholas
Sent: Monday, November 29, 2021 2:55 PM
To: Jacob, Melinda <MJacob@cityofberkeley.info>
Subject: RE: PLN2021-0046 "0" Camelia (919) Proposed Live/Work Project: PRE-APPLICATION NEIGHBORHOOD CONTACT MAILING LIST REQUEST

Thank you!



Nicholas Armour (he/him/his)

Senior Planner

Planning and Development, Land Use Division

1947 Center St., 2nd Floor, Berkeley, CA 94704

Phone: (510) 981.7485

Website: www.cityofberkeley.info

Email: narmour@cityofberkeley.info

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1/13/23, 12:09 PM Todd Jersey Architecture Mail - Fwd: PLN2021-0046 "0" Camelia (919) Proposed Live/Work Project: PRE-APPLICATION NEIGH...

November and December. To limit the spread of COVID-19, face masks and social distancing are required when visiting our offices, and some Planning staff continue to work remotely.

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General Planning Department questions: Planning@cityofberkeley.info

Zoning questions: ZoningCounter@cityofberkeley.info

Short Term Rentals: STR@cityofberkeley.info

Current forms and guidance sheets for Zoning Permits: [Forms - City of Berkeley, CA](#)

From: Jacob, Melinda
Sent: Monday, November 29, 2021 2:52 PM
To: Armour, Nicholas <NArmour@cityofberkeley.info>
Subject: RE: PLN2021-0046 "0" Camelia (919) Proposed Live/Work Project: PRE-APPLICATION NEIGHBORHOOD CONTACT MAILING LIST REQUEST

Hi Nick. I'm currently working on issuing the final permits for all 4 of your projects that went to ZAB last 10/28. As soon as I'm done with these 4, I'll work on this one.

From: Armour, Nicholas
Sent: Monday, November 29, 2021 2:49 PM
To: Jacob, Melinda <Melinda@cityofberkeley.info>
Subject: FW: PLN2021-0046 "0" Camelia (919) Proposed Live/Work Project: PRE-APPLICATION NEIGHBORHOOD CONTACT MAILING LIST REQUEST

Hey Melinda,

Any update on the contact list for 9191 Camelia?

Thanks!

Nick



Nicholas Armour (he/him/his)

Senior Planner

Planning and Development, Land Use Division

1947 Center St., 2nd Floor, Berkeley, CA 94704

Phone: (510) 981.7485

1/13/23, 12:09 PM Todd Jersey Architecture Mail - Fwd: PLN2021-0046 "0" Camelia (919) Proposed Live/Work Project: PRE-APPLICATION NEIGH...

Website: www.cityofberkeley.info
Email: narmour@cityofberkeley.info

REDUCED LAND USE HOURS ARE IN EFFECT! Land Use / Zoning counter services are available at the Permit Service Center (PSC) between 8:30 am – 1:30 pm (final check in at 1:00 pm) Monday through Thursday during November and December. To limit the spread of COVID-19, face masks and social distancing are required when visiting our offices, and some Planning staff continue to work remotely.

All permit-related and Zoning services are also available online. Please visit us online for more information

[Quoted text hidden]

2 attachments



image001.png
5K

 **919 Camelia Mailing List_Abutting and Confronting.xlsx**
11K

ATTACHMENT 2

NAME1	NAME2	ADDRESS1	ADDRESS: PARCEL
OCCUPANT(S)	1345 EIGHTH ST	BERKELEY CA	94710
OCCUPANT(S)	1400 EIGHTH ST	BERKELEY CA	94710
OCCUPANT(S)	1401 EIGHTH ST	BERKELEY CA	94710
OCCUPANT(S)	917 CAMELIA ST	BERKELEY CA	94710
OCCUPANT(S)	920 CAMELIA ST	BERKELEY CA	94710
OCCUPANT(S)	922 CAMELIA ST	BERKELEY CA	94710
OCCUPANT(S)	929 CAMELIA ST	BERKELEY CA	94710
BERKELEY MT ZION MIS CH	1400 EIGHTH ST	BERKELEY CA	94710 1400 Eighth
TINSLEY & PROTO LLC	3433 OLEANDER AVE	ALAMEDA CA	94502 1401 Eighth
KELLY JOANNE P & BYRNE LESLIE M TRS	1701 PORTLAND AVE	BERKELEY CA	94707 1345 Eighth
THAL LAWRENCE S TR & LEWIS DAN & RUMREY RHON	1155 LAUREL DR	LAFAYETTE CA	94549 929 Camelia
DETRITUS 917	911 CAMELIA ST	BERKELEY CA	94710 917 Camelia
CAMELIA 919	909 CAMELIA ST	BERKELEY CA	94710 900 Camelia



Susan Andres <susan@toddjerseyarchitecture.com>

919 Camelia: Need description of your neighbor outreach process

Zalman Sher <zalman@berkeleyelectric.com>

Fri, Jan 6, 2023 at 6:37 PM

To: Susan Andres <susan@toddjerseyarchitecture.com>

Cc: Todd Jersey <todd@toddjerseyarchitecture.com>, Zalman Sher <zalman@berkeleyelectric.com>

Hello City Of Berkeley planning personnel,

Please see my itemized personal interaction list with the property owners, tenants and occupants of the properties as listed by the planning department at the City Of Berkeley:

1. I met with Aarin Birch the daughter of well-known Berkeley artist and equal rights advocate artist Laura Birch that occupies the building at 1345 8th St. directly across from our propose building site on December 10, 2021. Aarin was very excited about our proposed building and expressed immediate interest in owning/occupying one of the units. She had no derogatory comments.
2. I met with Lester Christian on December 10, 2021 at [920 Camelia St.](#) who has been a renter right on the corner of eighth and Camelia for a number of years. He was pleased that finally something would be built there and that it would feel more like a neighborhood instead of an empty warehouse district. Lester had no derogatory comment.
3. I met with William Rosen at [913 Camelia St.](#) on December 10, 2021. He is the owner of the two-story older residential building directly next to the vacant lot. Bill would like to have something nice built on that property with nice tenants so that he felt safer and to end the blight on that corner. Bill had no derogatory statements.
4. I met with Debra Guckenheimer at 1340 8th St. owner on December 13, 2021. This is a residential home directly next to the vacant lot on the eighth Street side. Debra stated that she's looking forward to having quality neighbors to interact with for herself and her son and to feel that she is living in a safer environment. Debra had no derogatory statements.
5. I met with Noam Perry at 1340 eighth Street on December 13, 2021. Noam is an owner and he's looking forward to having a neighborhood with other owners that may have children to interact with his child. Noam had no derogatory statements.
6. I met with Jeff Maser on December 14, 2021 at [911 Camelia St.](#) He leases the warehouse space and has a company called Booksellers. He specializes in rare book collections and books written by lesser known authors as well as well-known authors. He is also in there for 20 years and has known William Rosen the neighbor at 913 Camellia St. for about that long. Jeff stated that he is looking forward to improvement in the immediate neighborhood and hopes that it will cut down on the nighttime vandalism and dumping of garbage. Jeff had no derogatory statements.
7. I met with Andrea Latham on December 14, 2021 at [917 Camelia St.](#) owner. Andrea is hoping to build on her lot which is directly next to the proposed building site. She is hoping that the City Of Berkeley will act with a certain amount of efficiency in order to make improvement of her lot possible. Andrea has no derogatory statements.
8. I met with Harry McDaniels who is the Deacon Chairman of the Berkeley Mount Zion Mission Church at 1400 8th St. And 10 of his board members are on December 14, 2021 at a meeting that was prearranged in their sanctuary. I provided each one of the members a profile of the proposed property and had proposed plans available for them to look through and ask questions. The church had considered buying the property but really only needed it for parking though having offices in classrooms was another option. They were all very pleased at the idea of something nice being built there so that it didn't look like vacant warehouse space. There was no derogatory statements.
9. I met with Mr. Tinsley on December 29, 2021 at 1401 8th St. owner. Mr. Tinsley stated that he was looking forward to something finally being built on that lot as it would improve the neighborhood significantly. As with the others I showed the proposed plans. Mr. Tinsley had no derogatory statements.
10. On December 15, 2021 I direct mailed and placed sealed envelope at the stated addresses with return address including a letter of intent as attached and 8 1/2 x 11 print out of the proposed building to the occupants and tenants from the list provided by the City Of Berkeley.

Thank you
Zalman Sher
Berkeley Electric

1/13/23, 11:32 AM
510-812-9878

Todd Jersey Architecture Mail - 919 Camelia: Need description of your neighbor outreach process

On Jan 6, 2023, at 1:25 PM, Susan Andres <susan@toddjerseyarchitecture.com> wrote:

[Quoted text hidden]

 **919 Camelia_Community Outreach Signature Page.pdf**
2943K



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

(0)919 Camelia Street

Use Permit #ZP2022-0020 to construct a 6,989 square-foot, three-story (39 feet), three-unit live/work building and three parking spaces on a 3,510 square-foot vacant lot.

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 February 9, 2023, **conducted via Zoom**, see the **Agenda for details at: https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/2023-02-09_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 Government Code Section 54953(e) and the state declared emergency, this meeting of the Zoning Adjustments Board (ZAB) will be conducted exclusively through teleconference and Zoom videoconference. The COVID-19 state of emergency continues to directly impact the ability of the members to meet safely in person and presents imminent risks to the health of attendees. Therefore, no physical meeting location will be available.

A. Land Use Designations:

- General Plan: M - Manufacturing
- Zoning: MU-LI - Mixed-Use Light Industrial District

B. Zoning Permits Required:

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.312.030(D)(2)(b) to construct new live/work units in the MU-LI district
- Administrative Use Permit pursuant to BMC Section 23.304.050(A) to construct a building feature that exceeds the maximum height limit in the MU-LI district

C. CEQA Recommendation: Categorically exempt pursuant to §15332 (“In-Fill Development Projects”) of the CEQA Guidelines. The determination is made by ZAB.

D. Parties Involved:

- Applicant
Todd Jersey Architecture
1321 Eighth Street #2, Berkeley
- Property Owner
Zalman Sher, Camelia 919 LLC
909 Camelia 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, Nilu Karimzadegan, at (510) 981-7430 or nkarimzadegan@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.