



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
JUNE 22, 2023

1192 Oxford Street

Use Permit #ZP2023-0039 to enclose and convert the existing porch into a powder room and foyer, convert the existing second-floor sunroom into a bathroom, remodel the existing second-floor deck to add approximately 100 square feet, and construct new outdoor stairs. The proposed building height would be 25 feet, 10 inches.

I. Background

A. Land Use Designations:

- General Plan: Low Density Residential (LDR)
- Zoning: Single-Family Residential Zoning District within the Hillside Overlay Zone (R-1H)

B. Zoning Permits Required:

- Use Permit, pursuant to Berkeley Municipal Code (BMC) Section 23.324.050(D)(3), to construct an addition on a lot that is over lot coverage
- Administrative Use Permit, pursuant to BMC Section 23.202.050, to construct an addition over 14 feet in average height
- Administrative Use Permit, pursuant to BMC Section 23.210.020, to construct an addition over 20 feet in maximum height in the Hillside Overlay District

C. CEQA Recommendation: It is staff's recommendation to the Zoning Adjustments Board (ZAB) that this project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq., and California Code of Regulations, Section 1500 et seq.) pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines. The determination is made by ZAB.

D. Parties Involved:

- Applicant Maurice and Diana Levitch, 1029 Heinz Avenue, Berkeley, CA 94710
- Property Owner Helene Goldberg, 1192 Oxford Street, Berkeley, CA 94710

Figure 1: Vicinity Map



Figure 2: Site Plan

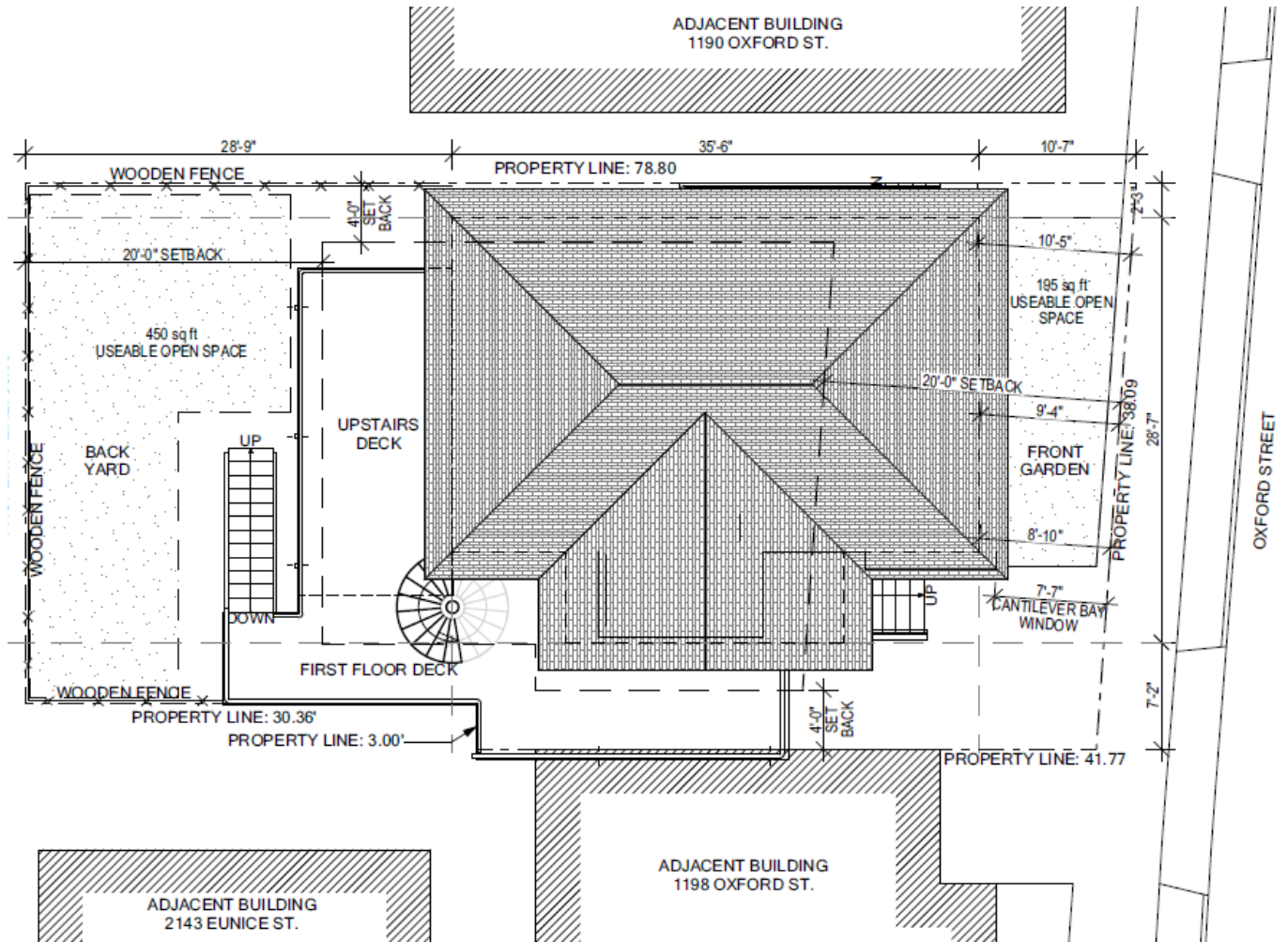


Figure 3: First Floor Plan

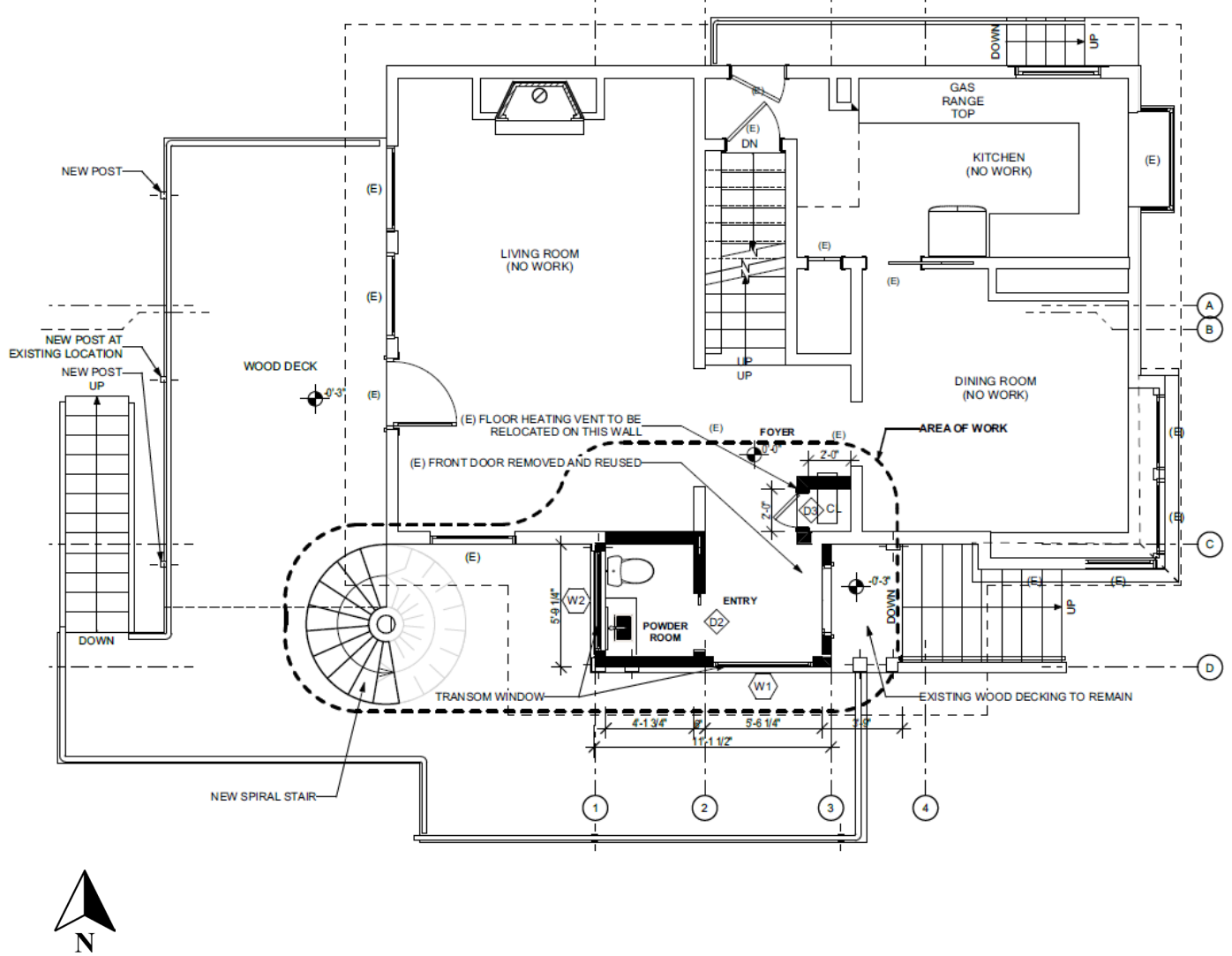
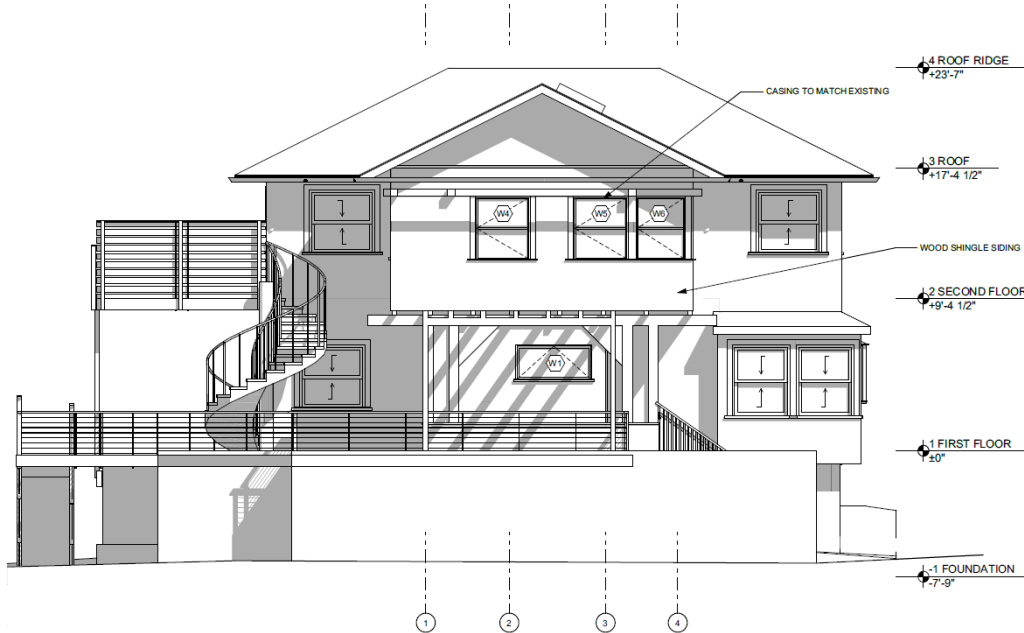
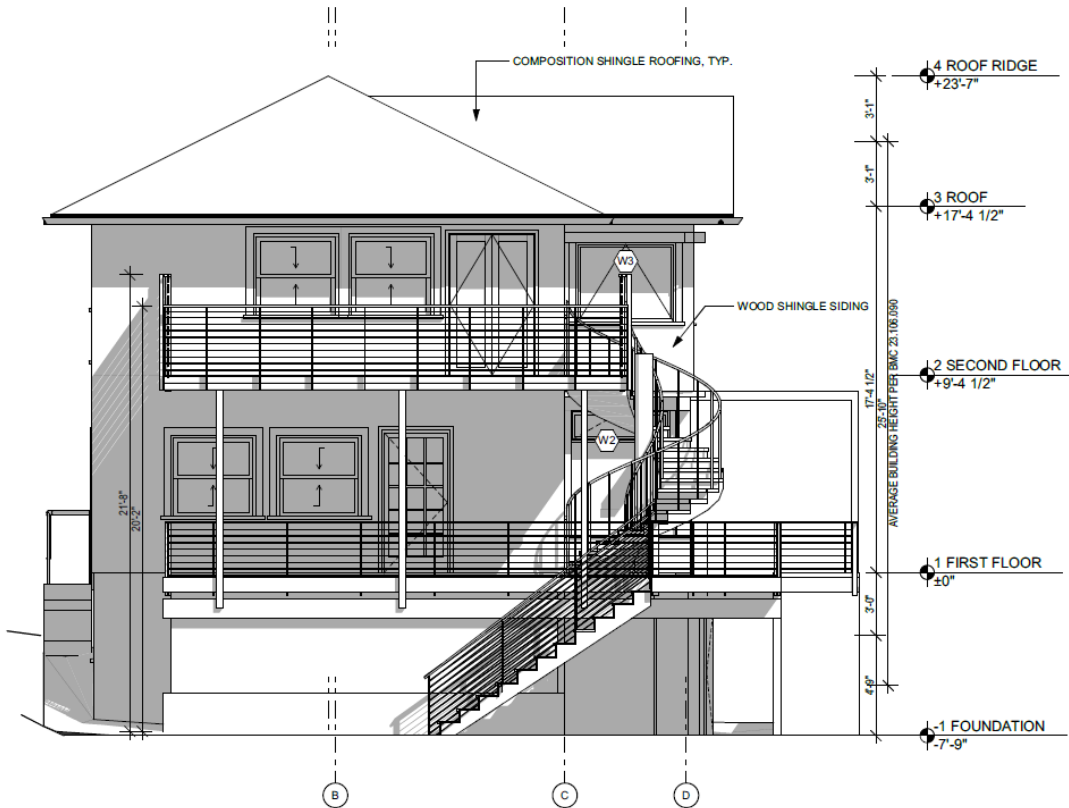


Figure 5: Proposed Elevation Plans



2 PROPOSED SOUTH ELEVATION
A3 SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
A4 SCALE: 1/4" = 1'-0"

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Residential	Single-Family Residential within the Hillside Overlay District	Low Density Residential
Surrounding Properties	North	Residential	Single-Family Residential within the Hillside Overlay District	
	South			
	East			
	West			

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	This fee applies to projects with more than 7,500 square feet of net new nonresidential gross floor area. The project would construct new residential floor area only; therefore, these requirements do not apply.
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	This fee applies to projects that propose 5 or more rental dwelling units. This project does not propose rental units; therefore, this fee does not apply.
Alcohol Sales/Service	No	The project is not proposing alcohol sales or service.
Creeks	No	The project is not located within the creek buffer
Density Bonus	No	The project is not a density bonus project.
Natural Gas Prohibition (Per BMC 12.80.020)	No	The project would not result in a newly constructed building. Therefore, the natural gas prohibition does not apply.
Historic Resources	No	The project site is not designated as a Landmark by the City.
Housing Accountability Act (Gov't Code Section 65589.5(j))	No	The project is not a "housing development project pursuant to Government Code Section 65589.5(h)(2) ¹ .. Therefore, the Housing Accountability Act (HAA) findings are not applicable to this project.
Housing Crisis Act of 2019 (SB330)	No	The project proposes modifications to an existing dwelling unit and does not meet the definition of a "housing development project." Therefore, the Housing Crisis Act is not applicable to this project.
Coast Live Oak Trees	No	There are no Coast Live Oak trees on or abutting the project site.
Rent Controlled Units	No	There are no rent controlled units on the project site.

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.

Characteristic	Applies to Project?	Explanation
Residential Preferred Parking (RPP)	No	The neighborhood surrounding the project site is not located in an RPP Zone.
Seismic Hazards (SHMA)	No	The project site is not located within an area susceptible to liquefaction as shown on the State Seismic Hazard Zones Map. ²
Soil/Groundwater Contamination	No	The project is not listed on the Cortese List (an annually updated list of hazardous materials sites pursuant to Government Code Section 65962.5) and is not located within the City of Berkeley Environmental Management Area.
Transit	Yes	From the site, Alameda-Contra Costa Transit District (AC Transit) Bus lines 7, 8, 12, 18, 65, 67, 79 are within 0.5 mile of the project site.

Table 3: Project Chronology

Date	Action
March 29, 2023	Application submitted
April 8, 2023	Application deemed complete
June 8, 2023	Public hearing notices mailed/posted
June 22, 2023	ZAB hearing

Table 4: Development Standards

RI-H District Standards BMC Sections 23.202.050 & 23.210.020		Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		2,700	No change	5,000 min
Gross Floor Area (sq. ft.)		2,437	N/A	N/A
Floor Area Ratio		N/A	N/A	N/A
Dwelling Units	Total	1	No change	1 max
	Affordable	0	0	N/A
Building Height	Average (ft.)	25'-10"	No change	max
	Maximum (ft.)	31'-10"	No change	max
	Stories	2	2	3 max
Building Setbacks (ft.)	Front	8'-10"	No change	20' min
	Rear	28'-9"	No change	20' min
	Left Side	7'-2"	No change	4' min
	Right Side	2'-3"	No change	4' min

² Department of Conservation. Earthquake Zones of Required Investigation. Available: <https://maps.conservation.ca.gov/cqs/EQZApp/app/>.

RI-H District Standards BMC Sections 23.202.050 & 23.210.020		Existing	Proposed Total	Permitted/ Required
Lot Coverage (%)		55	No change	max
Usable Open Space (sq. ft.)		645	No change	400 min
Parking	Automobile	1	No change	1 max
	Bicycle	N/A	N/A	N/A
Abbreviations: s.f.= square feet; f.t.: feet; min.=minimum; max.=maximum; %: percent; N/A: not applicable				

II. Project Setting

- A. Neighborhood/Area Description:** The project is located on the west side of Oxford Street, immediately north of Eunice Street. The neighborhood is developed with single-family dwelling units.
- B. Site Conditions:** The project site is rectangular in shape, approximately 78 feet deep with a slope at the rear of the property and 28 feet of frontage along Oxford Street. The site is developed with a single-story, 2,437 square-foot single-family dwelling. The site is currently over lot coverage at 55 percent, where the R-1H Zoning District allows up to 40 percent lot coverage.

III. Project Description

The applicant proposes to enclose and convert the existing porch into a powder room and foyer, creating approximately 70 square feet of new floor space, convert the existing second-floor sunroom into a bathroom, construct new outdoor stairs, and remodel the existing second-floor deck to add approximately 100 square feet, and construct new outdoor stairs. The proposed building height would be 25 feet, 10 inches.

IV. Community Discussion

- A. Neighbor/Community Concerns:** The applicant posted a yellow pre-application poster in March 2023, and contacted neighboring property owners and occupants to share a copy of the site plans and obtain their signatures on the proposed plans. On June 8, 2023, the City mailed public hearing notices to property owners and occupants within a 300-foot radius, and to interested neighborhood organizations. The City also posted notices at three locations within the neighborhood. At the time of writing this staff report, staff has not received any written communications.
- B. Committee Review:** This project is not subject to review by the Design Review Committee or the Landmarks Preservation Commission because it is not located in a

residential district subject to design review, commercial or manufacturing district, and does not involve the demolition of a non-residential building, respectively.

V. Issues and Analysis

- A. Addition to Structure on Parcel with Non-Conforming Lot Coverage:** Pursuant to BMC Section 23.324.050(D)(3), additions and/or enlargements of lawful non-conforming structures that are non-conforming by reason of exceeding lot coverage are permitted with a Use Permit if the existing use of the property is conforming, the addition/enlargement complies with all applicable laws, and the addition/enlargement does not increase lot coverage or exceed the height limit. As described in Site Conditions (Section II.B), above, the property is non-conforming for lot coverage. The sub-standard lot has a coverage of 55 percent where 40 percent is the maximum. The proposed additions would not increase lot coverage because it would not expand the footprint of the main structure onsite. Furthermore, the existing residential use is conforming in that the project conforms with all other aspects of the Zoning Code, and conformance with other applicable laws will be confirmed during review of the building permit.
- B. Addition over 14 feet in average height and 20 feet in maximum height in the Hillside Overlay District:** Pursuant to BMC Sections 23.202.050 and 23.210.020, residential additions exceeding 14 feet in average height require an Administrative Use Permit (AUP), and an additional AUP for residential additions to exceed the maximum 20-foot maximum in the Hillside Overlay District. The proposed building height is 25 feet, 10 inches, where 28 feet is the maximum allowed without a Use Permit. The existing residential use is conforming, the project conforms with all other aspects of the Zoning Code, and conformance with other applicable laws will be confirmed during review of the building permit.
- C. General Non-Detriment Finding:** Pursuant to BMC Section 23.406.040, the ZAB may issue a Use Permit if it meets the findings of non-detriment. An analysis of sunlight/shadows, air, privacy, and views is included below:

Sunlight/Shadows: The project proposes to construct an addition to an existing two-story building. To assess the anticipated shading impacts, the applicant submitted shadow studies for the project which indicate that the addition would shadow neighboring buildings in the same manner as the existing building, and create additional shadows at the north side of the property. The addition would create minimal shadows to the main dwelling unit to the north at 1190 Oxford Street, and the main dwelling unit to the west at 2141 Eunice Street. While shadows would be cast on 1190 Oxford Street, these impacts to light access are limited in duration, are considered typical of urban settings, and are not considered substantial or detrimental.

Air: The second-story addition would be within the existing development envelope, and would be enclosing the front porch and existing sunroom. The addition would be consistent with existing average height of the single-family dwelling and would provide adequate air space on all sides.

Views: The proposed project is located within a neighborhood developed with two-story single-family buildings in all directions. Staff expects that 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 (Definitions) available to residences in the area. Because this is an uphill lot, the primary views from this location are to the west towards the San Francisco Bay, and the new addition and balcony would not further obstruct the current views. Additionally, given the proposed building would meet the maximum height limit for the R-1H Zoning District, potential impacts to views are considered typical of urban settings and are not considered substantial or detrimental.

Staff Analysis: The proposed project is in keeping with the surrounding neighborhood. In addition, the project approval is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project would 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.

VI. Other Considerations

The following analyses of conformance with the 2022 General Plan policies is 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:

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

4. Policy UD-32–Shadows: New buildings should be designed to minimize impacts on solar access and minimize detrimental shadows.

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

VI. Recommendation

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the ZAB **APPROVE** Use Permit #ZP2023-0039 pursuant to Section 23.406.040 and subject to the attached Findings and Conditions (see Attachment 1).

Attachments:

1. Findings and Conditions
2. Project Plans, received October 11, 2022
3. Notice of Public Hearing

Staff Planner: Karen Hernandez, khernandez-gonzalez@berkeleyca.gov, (510) 981-7426

FINDINGS AND CONDITIONS

JUNE 22, 2023

1192 Oxford Street

Use Permit #ZP2023-0039 to enclose and convert the existing porch into a powder room and foyer, convert the existing second-floor sunroom into a bathroom, remodel the existing second-floor deck to add approximately 100 square feet, and construct new outdoor stairs. The proposed building height would be 25 feet, 10 inches.

PERMITS REQUIRED

- Use Permit, pursuant to Berkeley Municipal Code (BMC) Section 23.324.050(D)(3), to construct an addition on a lot that is over lot coverage
- Administrative Use Permit, pursuant to BMC Section 23.202.050, to construct an addition over 14 feet in average height
- Administrative Use Permit, pursuant to BMC Section 23.210.020, to construct an addition over 20 feet in maximum height in the Hillside Overlay District

I. CEQA FINDINGS

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section 15000, et seq.) pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").

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. The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species.
 - D. The project would not result in any significant effects relating to traffic, noise, air quality or water quality. The Traffic Impact Analysis prepared for the project was reviewed by the City Transportation Division which concurred with the findings of less than significant impacts. City Standard Conditions would 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 would not affect any historical resource.

II. FINDINGS FOR APPROVAL

1. As required by Section 23.406.040(E) of the BMC, the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:
 - A. The project will construct a second-story addition to an existing single-family building;
 - B. The project is consistent with all R-1H objective development standards;
 - C. Shadows cast on the adjacent building would be limited in duration and considered typical of urban settings. Therefore, shading impacts will not be detrimental;
 - D. The proposal will be consistent with the existing development and building-to-building separation pattern;
 - E. The proposed project will not result in additional obstruction of significant views (BMC Section 23.502.020 (Defined Terms) in the neighborhood because there are limited significant views available to residences in the area; and
 - F. The project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project will not be detrimental.
2. As required by Section 23.324.050(D) of the BMC, the Zoning Adjustments Board finds that the residential addition to a non-conforming structure on a lot that is non-conforming by reason of the lot coverage and non-conforming right-side setback is permitted because the existing use of the property is conforming, the addition complies with all applicable laws (i.e. development standards), and will not increase or exacerbate the lot coverage, exceed the height limit, or further reduce the non-conforming setback. The proposed addition will create approximately 170 square feet of new floor area within the existing single-family dwelling on a lot over lot coverage and would not increase the building footprint on the lot, thus the addition would not increase or exacerbate the lot coverage, or further reduce the nonconforming right-side setback. Additionally, the addition will be below the average height limit of 28 feet, with an average height of 25 feet 10 inches.
3. 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

III. 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.

IV. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC 23.406.040.E, 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 #

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

11. **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.

12. **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](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

13. 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.
14. Interior Noise Levels. Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.
15. 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).
16. Public Works ADA. Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.

During Construction:

17. 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.
18. 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.
- 19. 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.
- 20. 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.
- 21. 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.

- 22. 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.
- 23. 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 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.
- 24. 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.
- 25. 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.
- 26. 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.

27. 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.
28. 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.
29. 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:

30. 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.
31. 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 October 11, 2022, except as modified by conditions of approval.

At All Times:

32. 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.
33. 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.
34. 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.

GENERAL ABBREVIATIONS

@	AFF	ADJ	ALUM.	BLDG	BLK	BLKG	BM	CAB	CIP	CL	CLG	CLR	COL	CONC	CT	CC	DF	DIA	D/W	DBL	DS	DR	DWG	DWR	EA	EL	EM	ELEC	(E)	EXT	FNDN	FIN.	FLUOR	FT.	FTG.	GL	AT	ABOVE FINISHED FLOOR	ADJACENT/ADJUSTABLE	ALUMINUM	BOARD	BUILDING	BLOCK	BEAM	CABINET	CAST-IN-PLACE CONCRETE	CENTER LINE	CEILING	CLEAR	COLUMN	CONCRETE	COOKTOP	CURB CUT	DOUGLAS FIR	DIAMETER	DISHWASHER	DOUBLE	DOWNSPOUT	DRAINAGE	DRAWING	DRIVEWAY RAMP	EACH	ELEVATION	ELECTRIC METER	ELECTRICAL	EXISTING	EXTERIOR	FOUNDATION	FINISH	FLUORESCENT	FOOT OR FEET	LOOP VENT	FOOTING	GLASS	GM	GAS METER	GR	GRADE	GYP. BD.	GYP. BOARD	HT	HEIGHT	H.B.	HOSE BIBB	HORIZ.	HORIZONTAL	HV	HOOD VENT	INSUL	INSULATION	INT.	INTERIOR	LT.	LIGHT	MAX.	MAXIMUM	M.C.	MEDICINE CABINET	MEMB.	MEMBRANE	MIN.	MINIMUM	MIR.	MIRROR	MISC.	MISCELLANEOUS	METAL	METAL	(N)	NEW	N.I.C.	NOT IN CONTRACT	NO. or #	NUMBER	NTS	NOT TO SCALE	O.C.	ON CENTER	OPNG	OPENING	OES	OVERHEAD ELECTRICAL SERVICE	PA	PLANTING AREA	PS	PLANTING STRIP	PL	PROPERTY LINE or PLATE	PWD	PLYWOOD	P.T.	PRESSURE TREATED	PTD	PAINTED	REF	REFRIGERATOR	REINF.	REINFORCED	REQ.	REQUIRED	R.O	ROUGH OPENING	RWD	REDWOOD	SCHED.	SCHEDULE	SC	SEWER CLEANOUT	SH	SKYLIGHT	SMD	SEE MECHANICAL DRAWINGS	SPEC.	SPECIFICATION	S+P	SHELF AND POLE	SSD	SEE STRUCTURAL DRAWINGS	SS	STAINLESS STEEL	STB	SOLAR TUBE	STD.	STANDARD	STL	STEEL	STO	STORAGE	SYM.	SYMMETRICAL	TEL	TELEPHONE	T&G	TONGUE & GROOVE	T.O.R.	TOP OF ROOF	TYP.	TYPICAL	UON	UNLESS OTHERWISE NOTED	VIF	VERIFY IN FIELD	WH	WATER HEATER	WM	WATER METER	WP	WATERPROOF	W/	WITH
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GOLDBERG RESIDENCE

BEDROOM AND BATHROOMS REMODELING

1192 Oxford St., Berkeley CA 94707

PROJECT TEAM

ARCHITECT	CONTRACTOR
MAURICE LEVITCH, AIA LEVITCH ASSOCIATES, INC. 1029 HEINZ AVENUE BERKELEY, CA 94710 TEL: 510.845.6941 FAX: 510.845.6950 EMAIL: MAURICE@LEVITCH.COM	

GOLDBERG RESIDENCE

Project Address:
1192 Oxford St.
Berkeley, CA 94707

SCOPE OF WORK

WORK IN AN EXISTING NON-CONFORMING BUILDING WITH A BUILDING FOOTPRINT OVER 15% OF THE MAXIMUM ALLOWED LOT COVERAGE. THE PROPOSAL CONSISTS OF:

- CONVERSION OF 67SF PORCH INTO A POWDER ROOM AND FOYER
- REMODEL SECOND FLOOR DECK OVER 14FT IN HEIGHT TO INCLUDE 103SF ADDITION AND A NEW SPIRAL STAIR
- CONVERSION OF EXISTING SECOND STORY SUNROOM TO A BATHROOM
- REMODEL OF STUDY

MECHANICAL ABBREVIATIONS

CAR	CD	EFV	FAU	HP	LV	WAR	COLD AIR RETURN	DRYER VENT	EXHAUST FAN VENT	FORCED AIR UNIT	HEAT PUMP	LOOP VENT	WARM AIR REGISTER
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SITE INFORMATION

APN#: 061 255802700 / 61-2558-27
ZONING DISTRICT: R-1H
LOT SIZE: 2700SF
GENERAL PLAN AREA: LDR
EARTHQUAKE FAULT RUPTURE ZONE: NO
LANDSLIDE: YES
LIQUEFACTION: NO
FIRE ZONE: 2
FLOOD ZONE: NO

BUILDING INFORMATION

YEAR BUILT: 1911
STORIES: TWO
CONSTRUCTION TYPE: VB
OCCUPANCY: R-3
FIRE SPRINKLERS: NO

APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA ENERGY CODE (CBEES)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA EXISTING BUILDING CODE (CEBC)

THIS PROJECT SHALL CONFORM TO ALL THE ABOVE CODES & ANY LOCAL & STATE LAWS & REGULATIONS ADOPTED BY THE CITY OF BERKELEY, CA.

NO WORK IN PUBLIC RIGHT OF WAY. PUBLIC RIGHT OF WAY TO REMAIN OPEN AND ACCESSIBLE THROUGHOUT THE PROJECT.

Owner:
Helene Goldberg

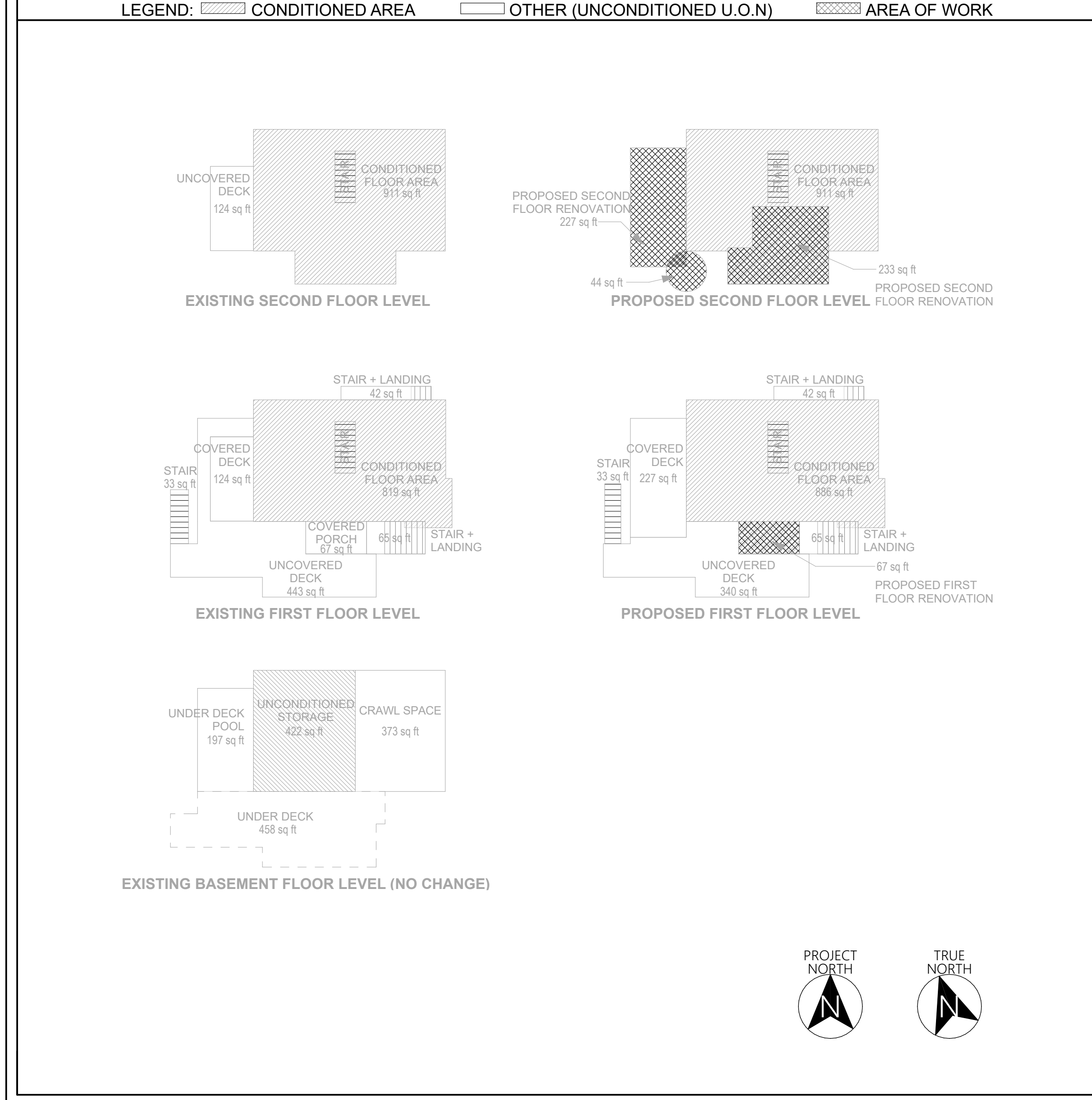
1192 Oxford St.
Berkeley, CA 94707
MOBILE: (510) 375-2538
EMAIL:
helenegoldberg@mac.com




LEVITCH ASSOCIATES INC.
1029 HEINZ AVENUE BERKELEY CA 94710
Tel: (510)845-6941 Fax: (510) 845-6950
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AREA CALCULATIONS AND DIAGRAMS

LEGEND: CONDITIONED AREA OTHER (UNCONDITIONED U.O.N) AREA OF WORK



AREA CALCULATIONS AND ZONING REQUIREMENTS



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: 1192 OXFORD ST Date: 9/27/22
Applicant's Name: MAURICE LEVITCH
Zoning District: R-1H

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 (#)	1	NO CHANGE	-
Number of Parking Spaces (#)	0	NO CHANGE	0
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	2 + Study	NO CHANGE	-
Yards and Height			
Front Yard Setback (Feet)	8'-10"	NO CHANGE	20'-0"
Side Yard Setbacks: (facing property)			
Left: (Feet)	7'-2"	NO CHANGE	4'-0"
Right: (Feet)	2'-3"	NO CHANGE	4'-0"
Rear Yard Setback (Feet)	28'-9"	NO CHANGE	20'-0"
Building Height* (# Stories)	2+BASEMENT	NO CHANGE	3
Average* (Feet)	25'-10"	NO CHANGE	28'-0"
Maximum* (Feet)	31'-10"	NO CHANGE	35'-0"
Areas			
Lot Area (Square-Feet)	2,700	NO CHANGE	-
Gross Floor Area* (Square-Feet)	2,437	2,504	-
Total Area Covered by All Floors			
Building Footprint* (Square-Feet)	1,487	NO CHANGE	1,080
Total of All Structures			
Lot Coverage* (%)	55	NO CHANGE	40
Residential districts only (Building Footprint/Lot Area)			
Useable Open Space* (Square-Feet)	645	NO CHANGE	400
Floor Area Ratio* Non-Residential districts only (Except ES-R)	-	-	NO MAXIMUM

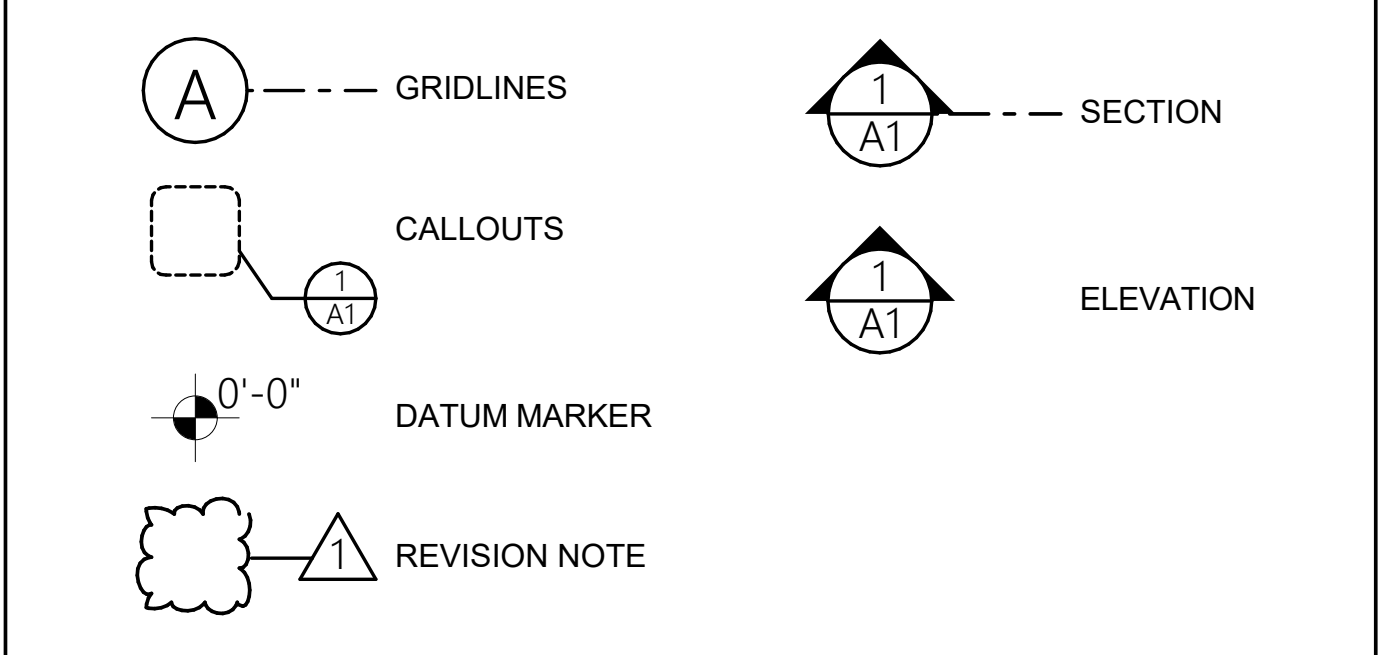
*See Glossary - BMC Chapter 23.502. Revised: 12/21

¹ See development standards for the Zoning District, per the Berkeley Municipal Code, Chapters 23.202 and 23.204 g:\landuse\forms & instructions\land use planning forms\word files\forms_zoning project application\december 2021- bzo related\zoning project application_tabulation form.docx

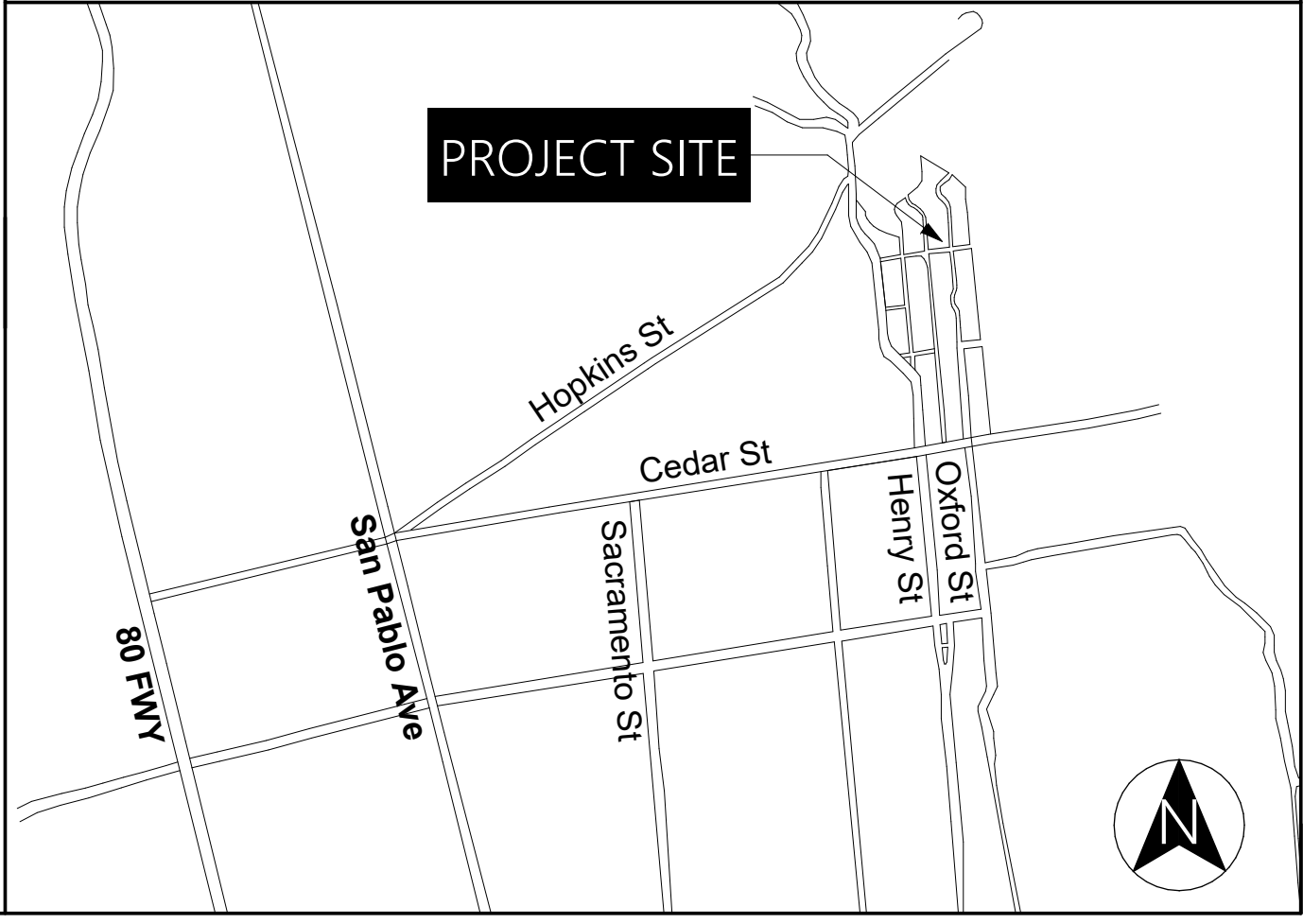
SHEET INDEX

- AUP SET**
- A0 SCOPE OF WORK, PROJECT DATA, GENERAL AND MECHANICAL ABBREVIATIONS, AREA CALCULATIONS, TABULATIONS, VICINITY MAP
- A0.1 SITE PLAN AND NEIGHBOR SIGNATURES
- A1 EXISTING AND PROPOSED GROUND AND FIRST FLOOR PLAN
- A2 EXISTING PROPOSED SECOND SECOND FLOOR PLAN
- A3 PROPOSED EXTERIOR ELEVATIONS
- A4 PROPOSED EXTERIOR ELEVATIONS

SYMBOL LEGEND



VICINITY MAP



AUP SET

Sheet Contents:
SCOPE OF WORK, PROJECT DATA, GENERAL AND MECHANICAL ABBREVIATIONS, AREA CALCULATIONS, TABULATIONS, VICINITY MAP

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Project No:
2128

Date:
October 11, 2022

Drawn By:
DM

Checked By:

Revisions:

1 Revision Name	XX/XX/XX
1 Revision Name	XX/XX/XX
1 Revision Name	XX/XX/XX
1 Revision Name	XX/XX/XX
1 Revision Name	XX/XX/XX
1 Revision Name	XX/XX/XX

Sheet: #LayNoInSubset of 10
A0

GOLDBERG RESIDENCE

Project Address:
1192 Oxford St.
Berkeley, CA 94707

Owner:
Helene Goldberg

1192 Oxford St.
Berkeley, CA 94707
MOBILE: (510) 375-2538
EMAIL:
helenegoldberg@mac.com



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AUP SET

Sheet Contents:
SITE PLAN AND NEIGHBOR SIGNATURES

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Project No:

2128

Date:

October 11, 2022

Drawn By:

DM

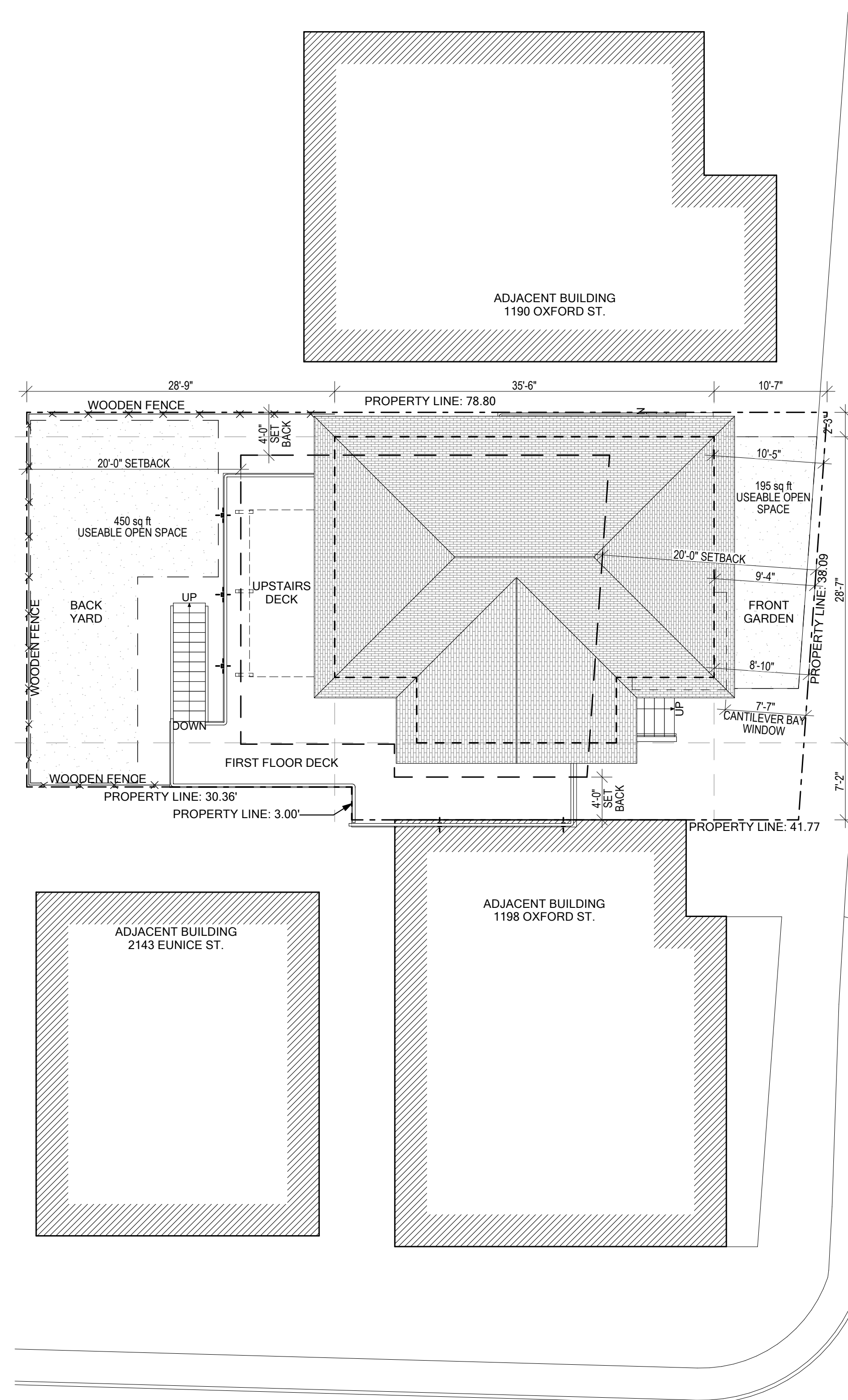
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Revisions:

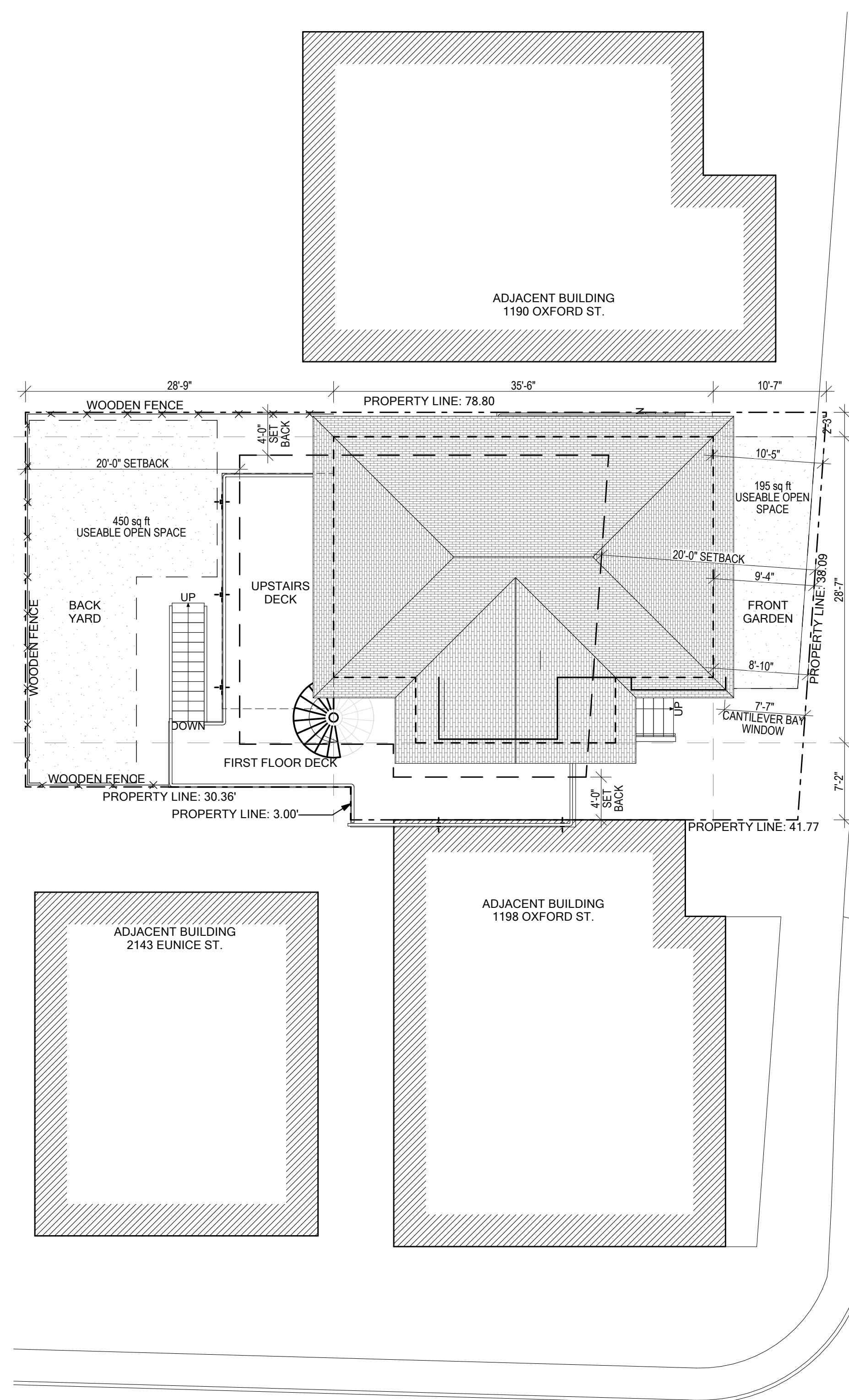
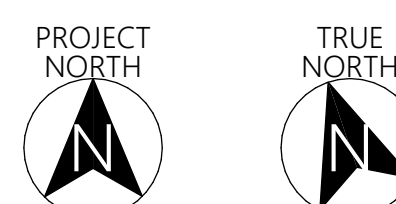
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1	Revision Name	XX/XX/XX
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1	Revision Name	XX/XX/XX
1	Revision Name	XX/XX/XX
1	Revision Name	XX/XX/XX

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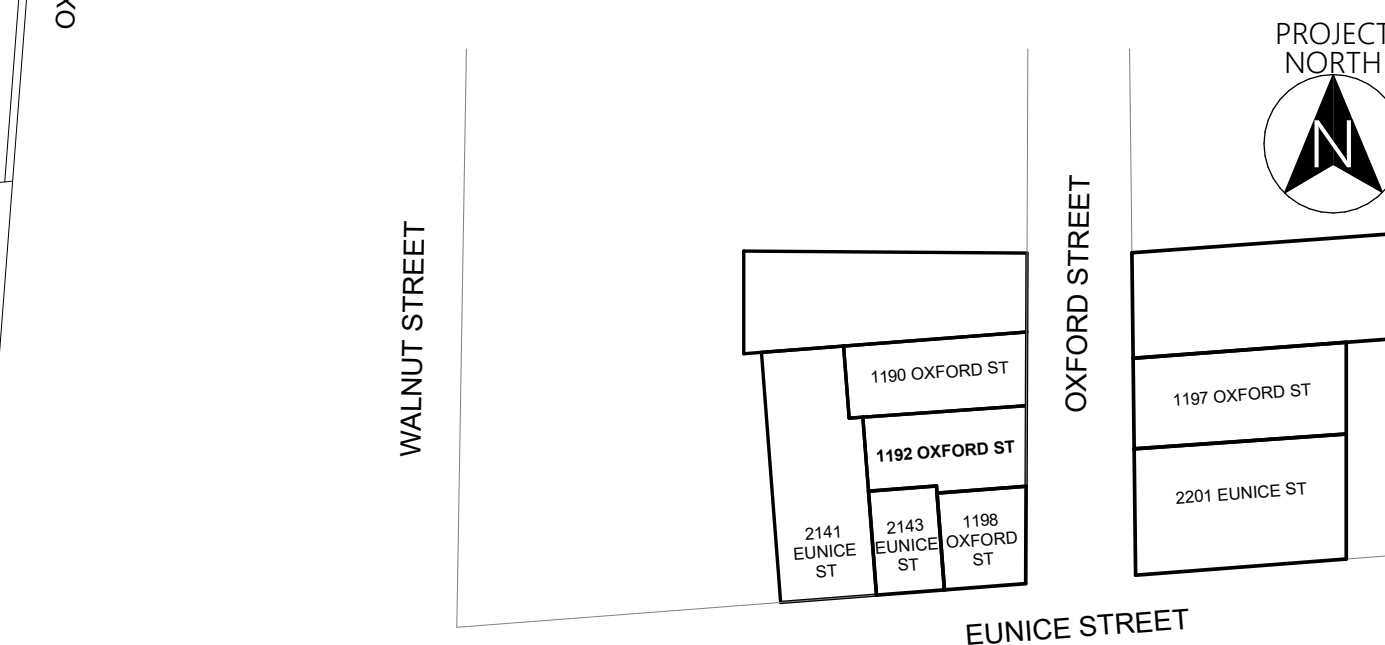
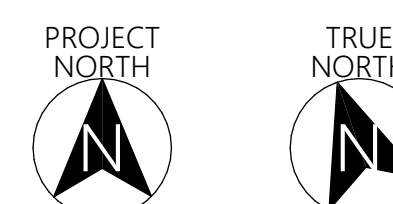
A0.1



2
A0.1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



1
A0.1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



NEIGHBOR SIGNATURES							
Name (printed)	Signature	Address	Renter or Owner	Date	Have No Objections	Have Objections (Please state briefly)	Have No Comment
		2141 Eunice Street					
		214 Eunice Street					
		2201 Eunice Street					
		1190 Oxford Street					
		1197 Oxford Street					
		1198 Oxford Street					

1
A0.1 NEIGHBOR SIGNATURES
SCALE: 1:1.43

GOLDBERG RESIDENCE

Project Address:
1192 Oxford St.
Berkeley, CA 94707

Owner:
Helene Goldberg

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Berkeley, CA 94707
MOBILE: (510) 375-2538
EMAIL:
helenegoldberg@mac.com



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AUP SET

Sheet Contents:
OPEN SPACE DIAGRAM, LOT
COVERAGE DIAGRAM AND
SHADOW STUDY

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Project No:

2128

Date:

March 03, 2023

Drawn By:

DM

Checked By:

Revisions:

1	Revision Name	XX/XX/XX
1	Revision Name	XX/XX/XX
1	Revision Name	XX/XX/XX
1	Revision Name	XX/XX/XX
1	Revision Name	XX/XX/XX
1	Revision Name	XX/XX/XX

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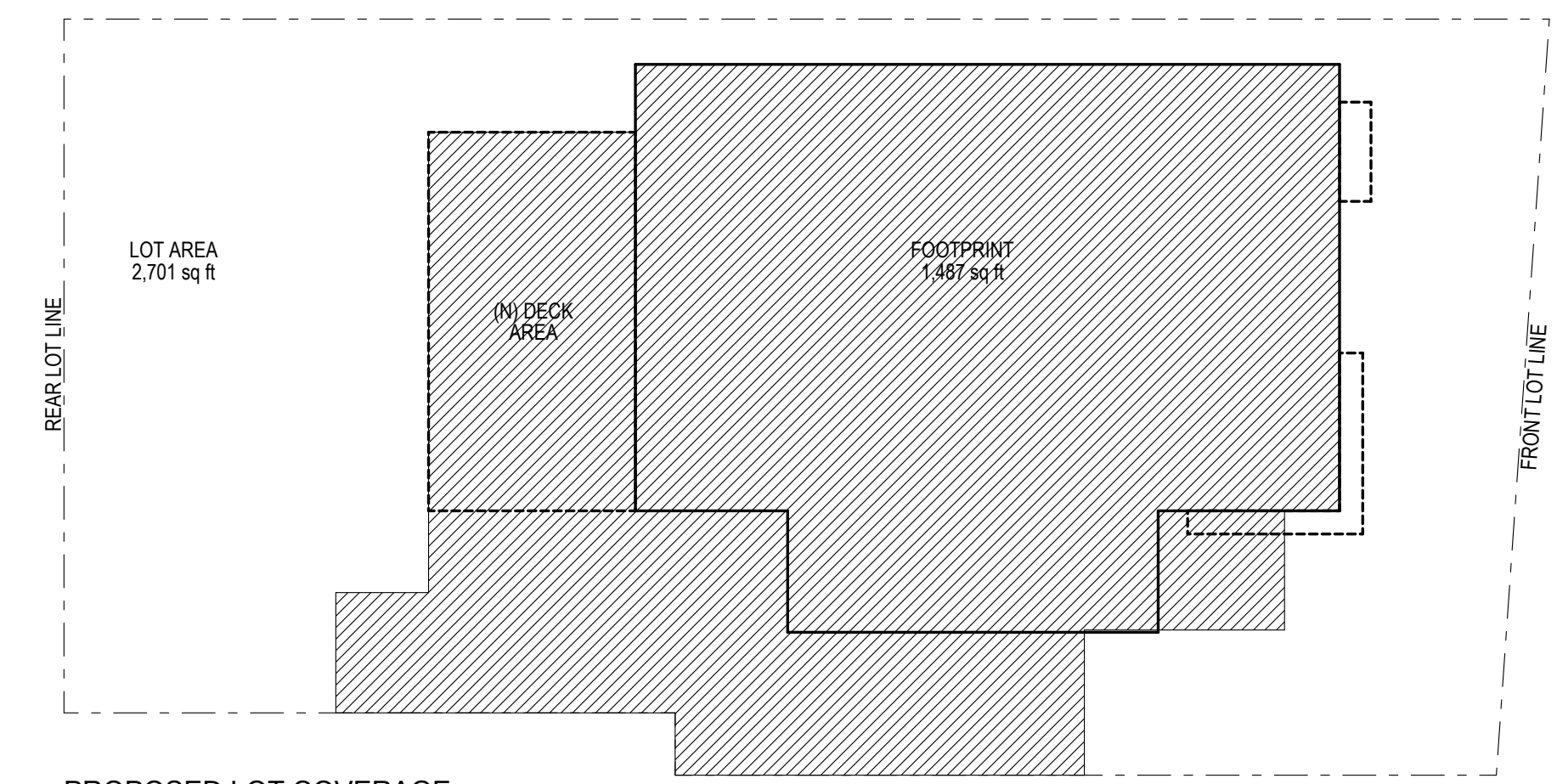
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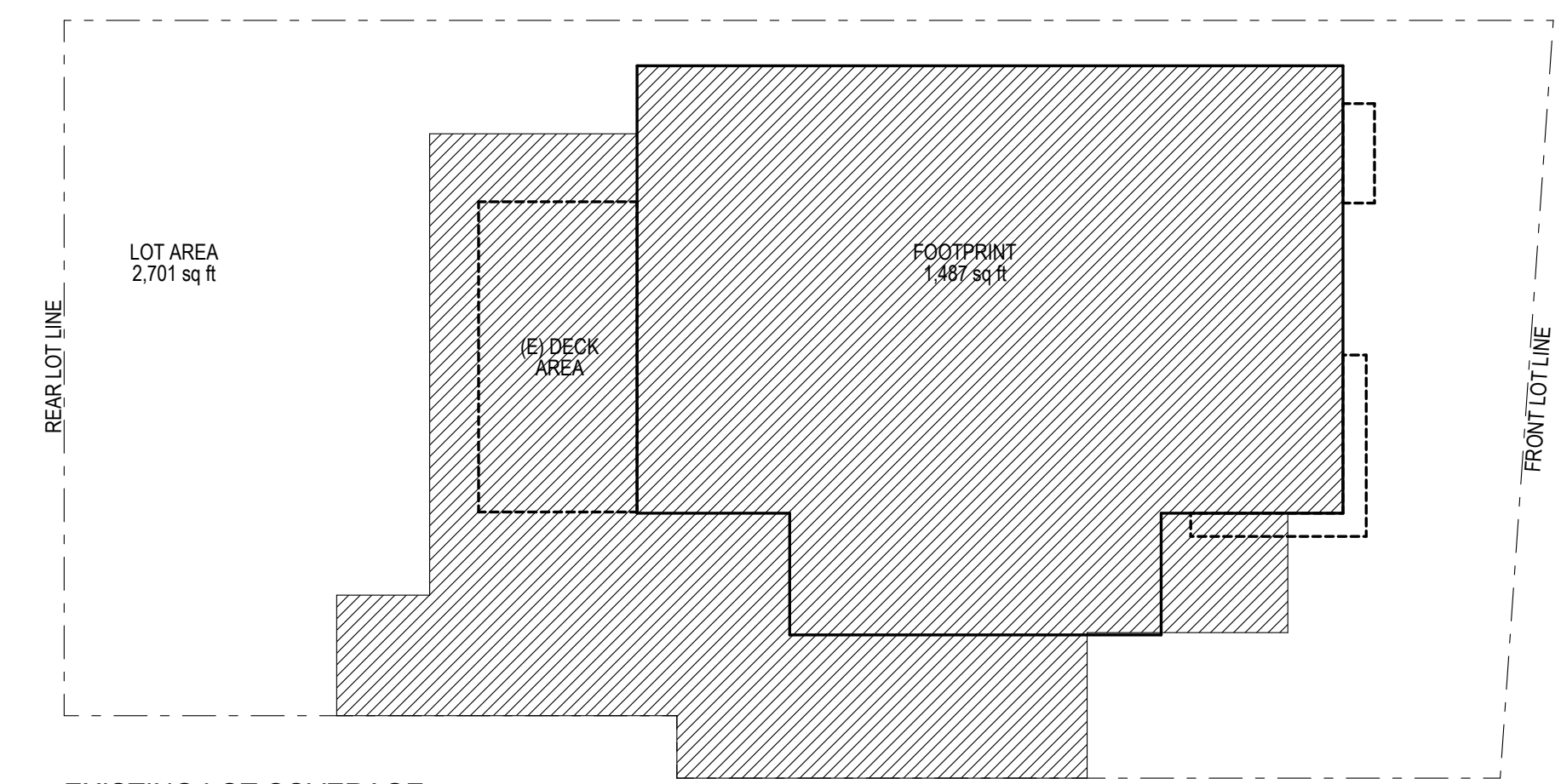
2141 EUNICE ST



1190 OXFORD ST & 1192 OXFORD ST



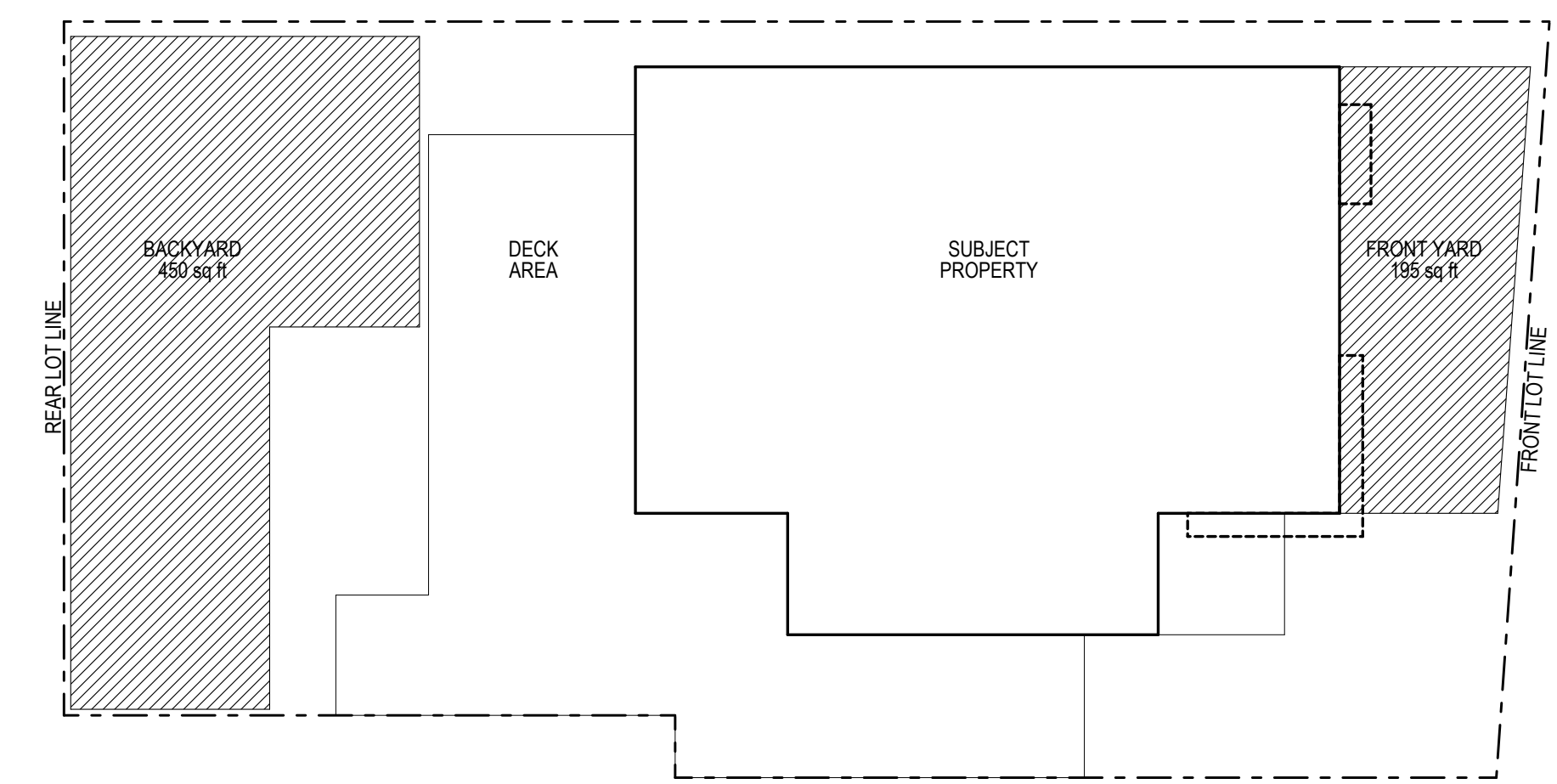
PROPOSED LOT COVERAGE



EXISTING LOT COVERAGE

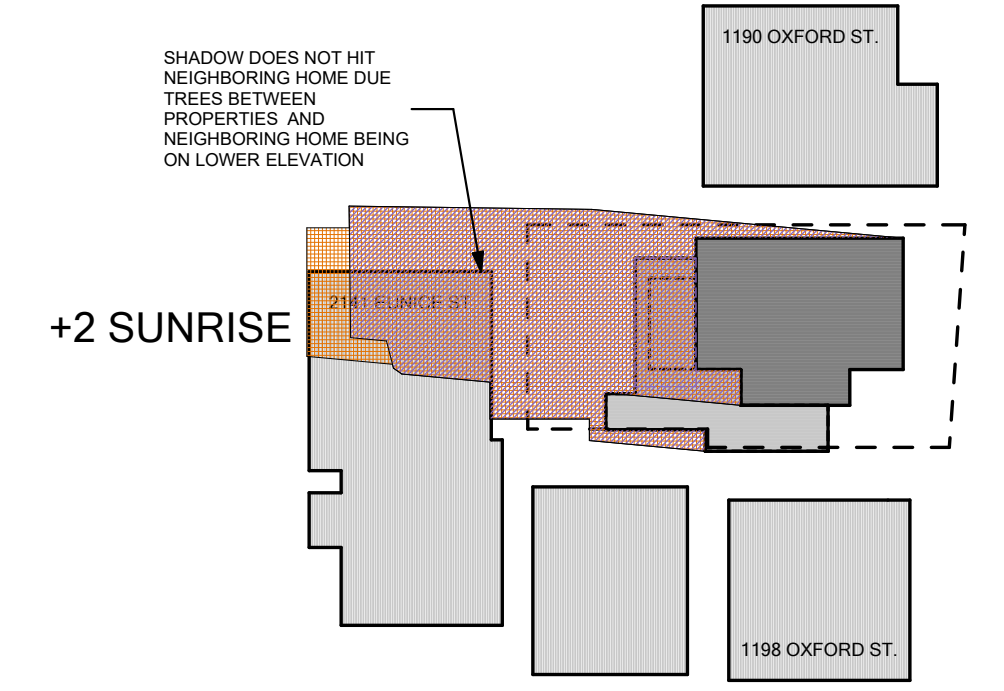
2 A0.2 EXISTING AND PROPOSED LOT COVERAGE DIAGRAMS

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

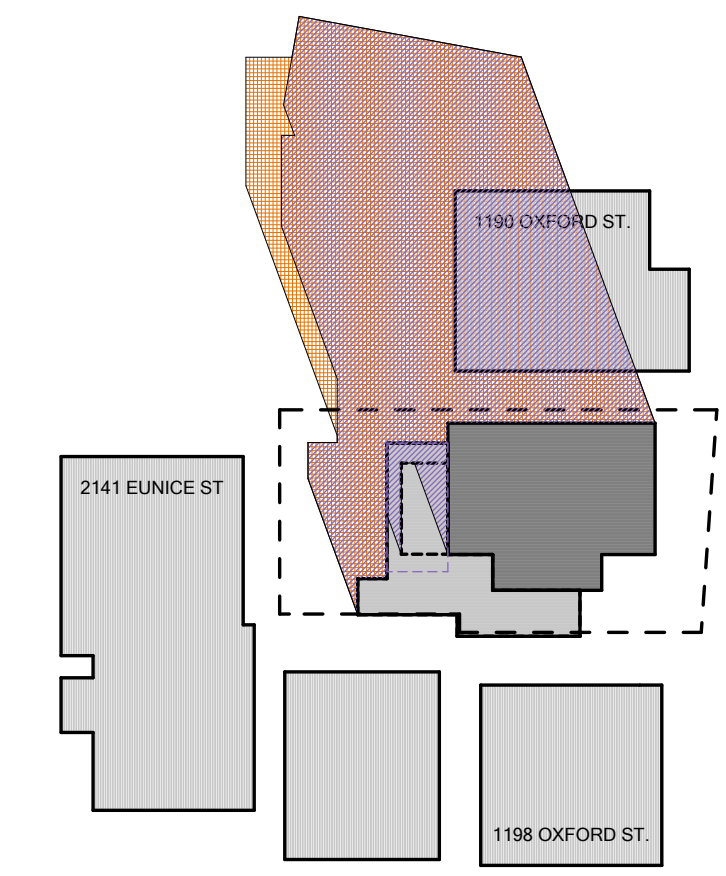


1 A0.2 USEABLE OPEN SPACE DIAGRAM

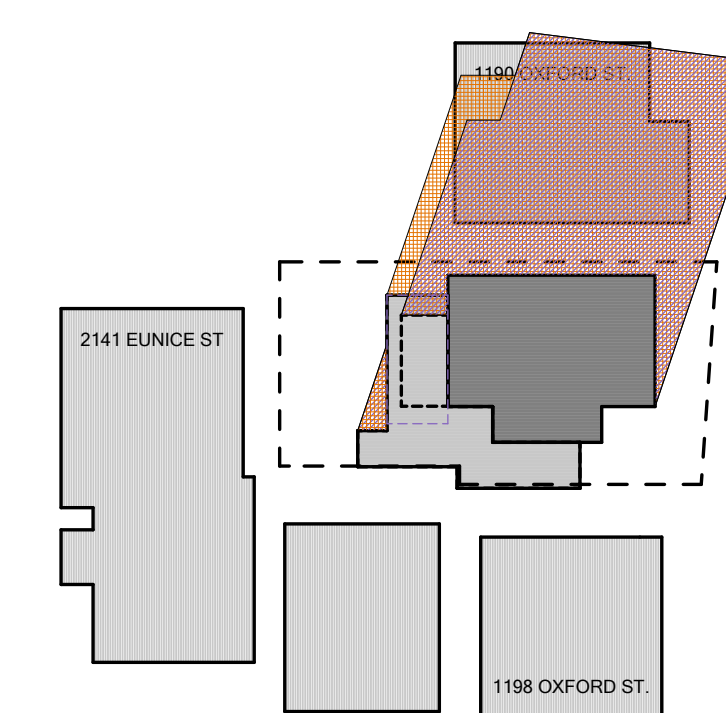
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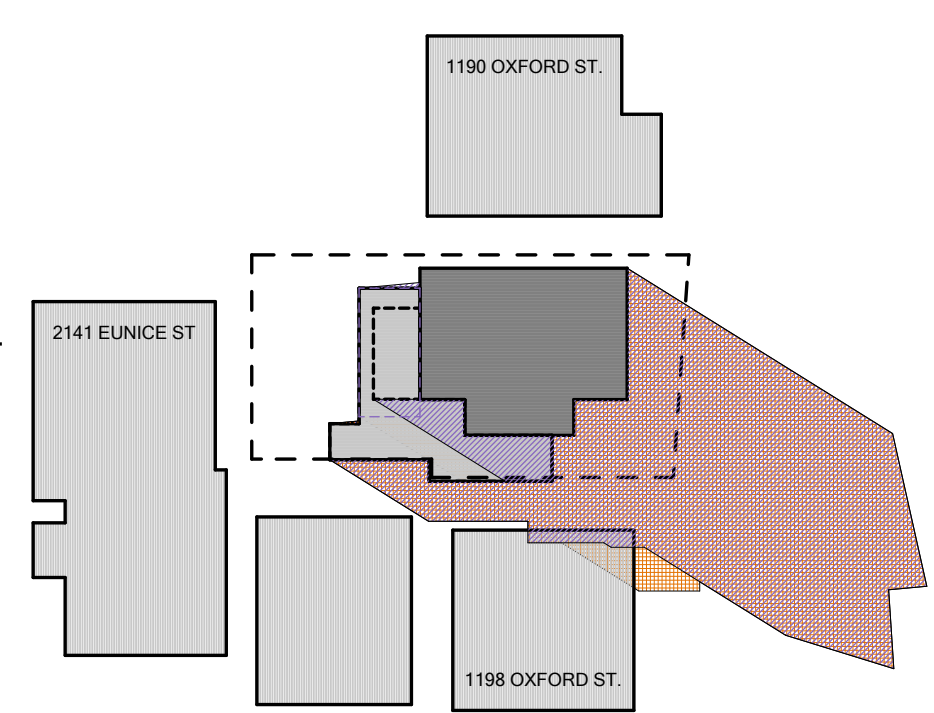
+2 SUNRISE



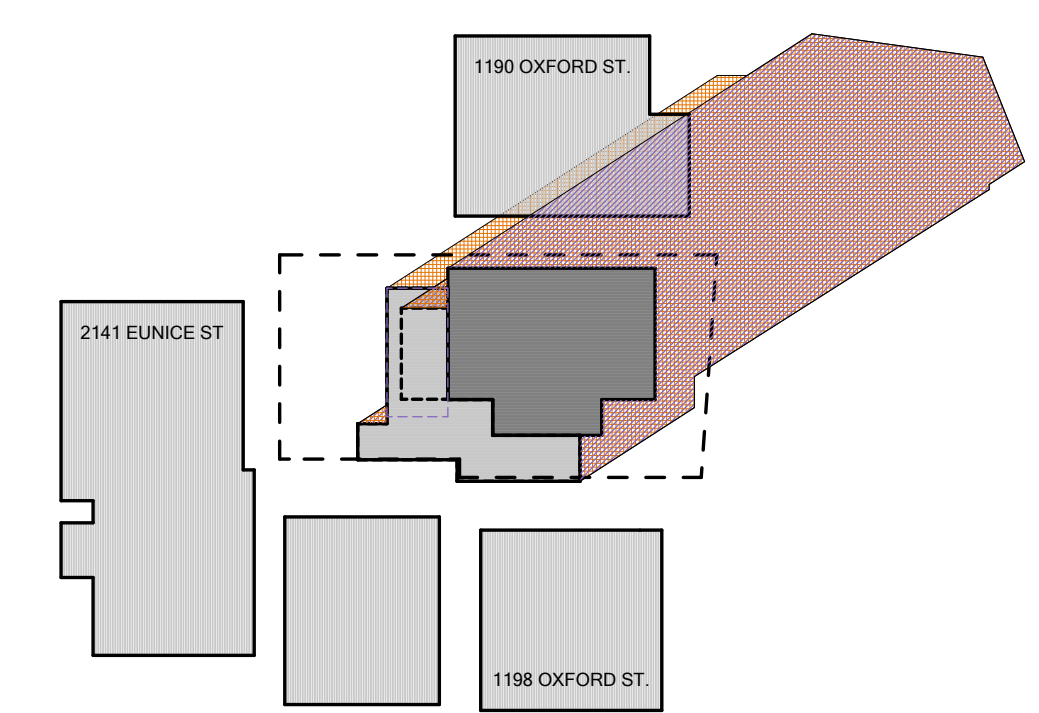
NOON



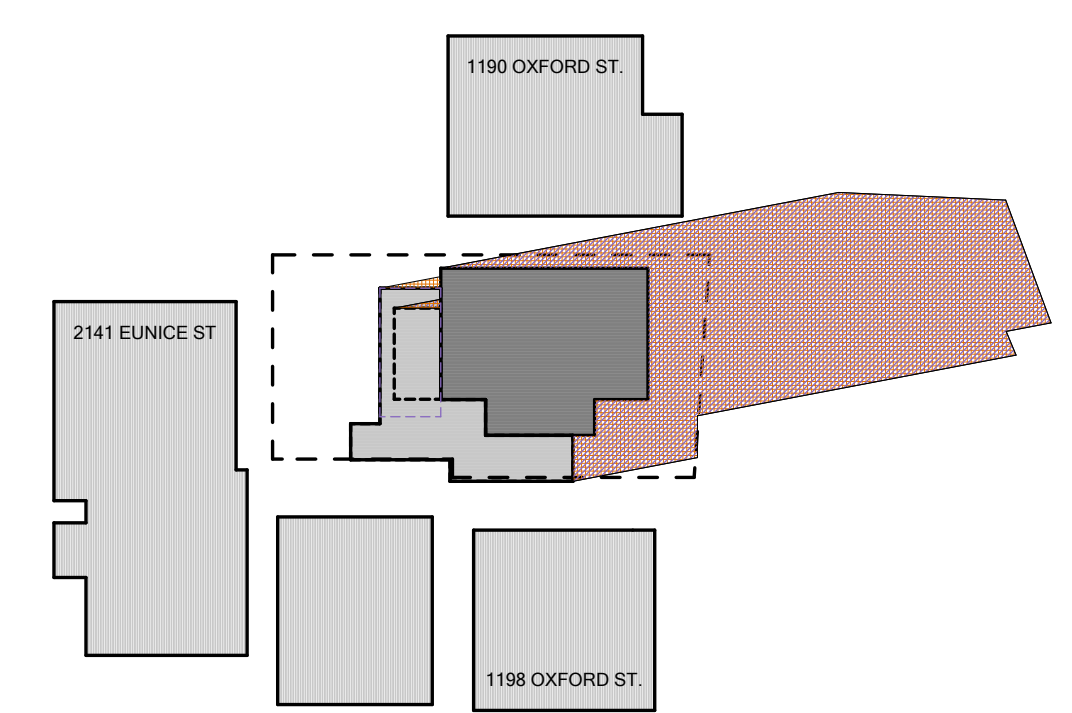
2 SUNSET



JUNE 21



DEC 21



FEB 21

NOTE: ALL BUILDINGS BEING SHADOWED ARE SHOWN IN THE DIAGRAM

EXISTING SHADOW PROPOSED SHADOW

5 A0.2 SHADOW STUDY

SCALE: 1/32" = 1'-0"

1 A0.2 USEABLE OPEN SPACE DIAGRAM

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

GOLDBERG RESIDENCE

Project Address:
1192 Oxford St.
Berkeley, CA 94707

Owner:
Helene Goldberg

1192 Oxford St.
Berkeley, CA 94707
MOBILE: (510) 375-2538
EMAIL:
helenegoldberg@mac.com



LEVITCH ASSOCIATES INC.
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www.levitch.com

AUP SET

Sheet Contents:
SHADOW STUDY
ELEVATIONS

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Project No:

2128

Date:

March 03, 2023

Drawn By:

DM

Checked By:

Revisions:

1	Revision Name	XX/XX/XX
1	Revision Name	XX/XX/XX
1	Revision Name	XX/XX/XX
1	Revision Name	XX/XX/XX
1	Revision Name	XX/XX/XX
1	Revision Name	XX/XX/XX

Sheet: #LayNoInSubset of 10

A0.3



2141 EUNICE ST



1190 OXFORD ST



1190 OXFORD ST



1190 OXFORD ST



1192 OXFORD ST



1198 OXFORD ST



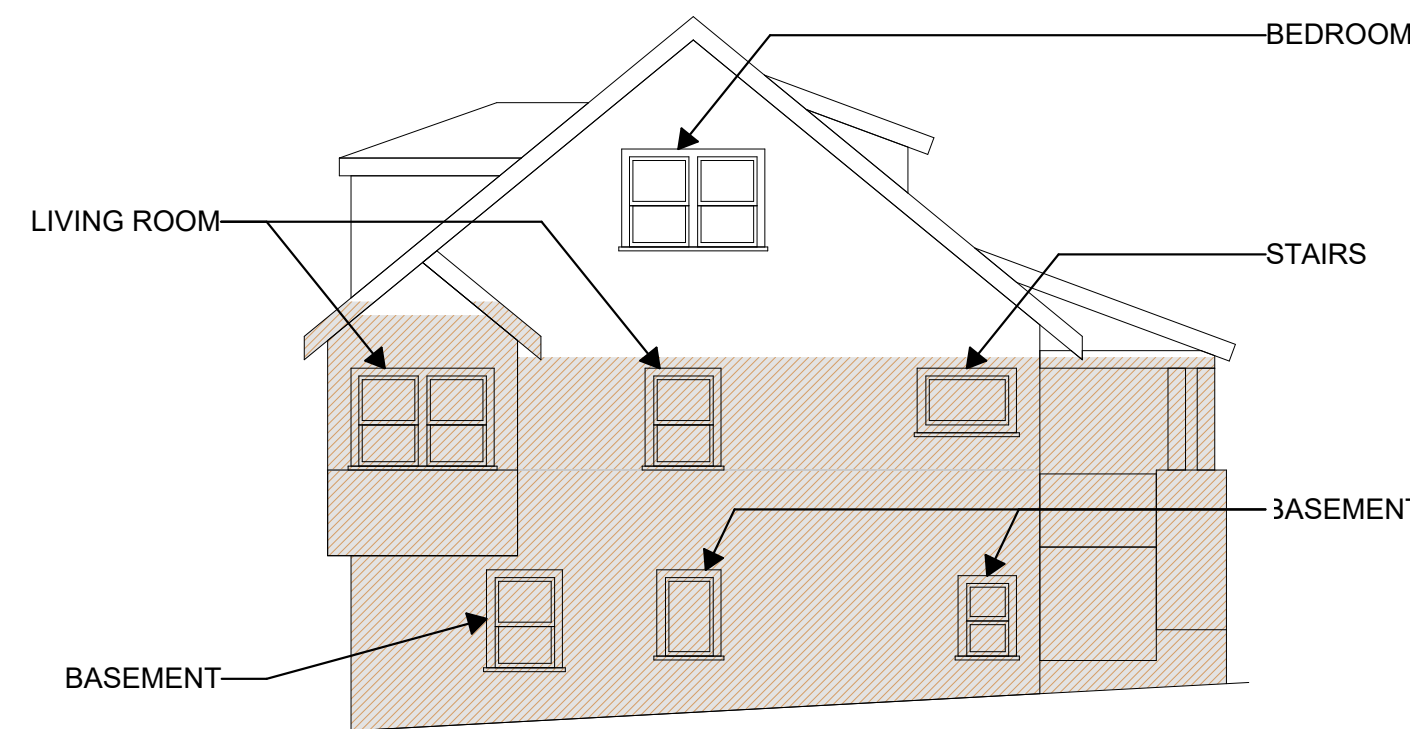
DEC 21 +2 HOURS AFTER SUNRISE



FEB 21 +2 HOURS AFTER SUNRISE



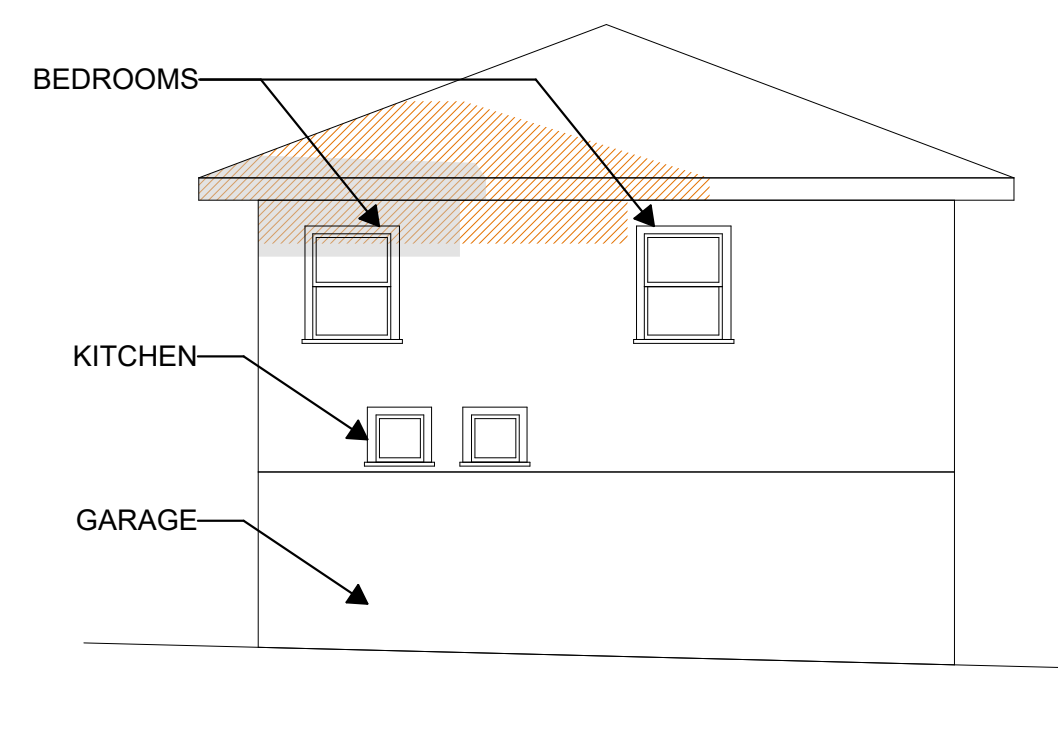
DEC 21 AT NOON



FEB 21 AT NOON



DEC 21 -2 HOURS BEFORE SUNSET



JUN 21 -2 HOURS BEFORE SUNSET

EXISTING SHADOW

PROPOSED SHADOW

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Sheet Contents:
EXISTING AND PROPOSED
GROUND AND FIRST FLOOR PLAN

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Project No:

2128

Date:

October 11, 2022

Drawn By:

DM

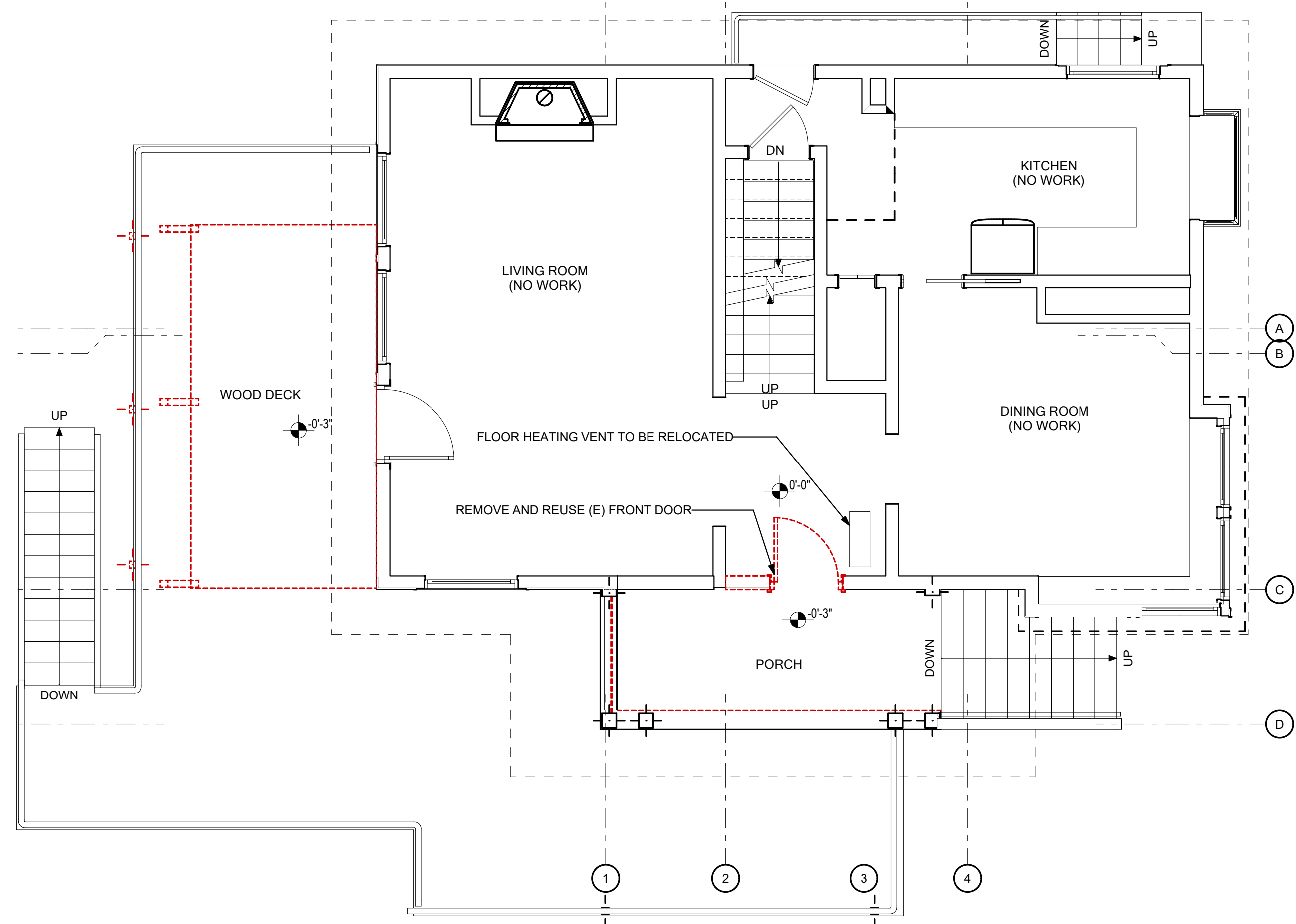
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Revisions:

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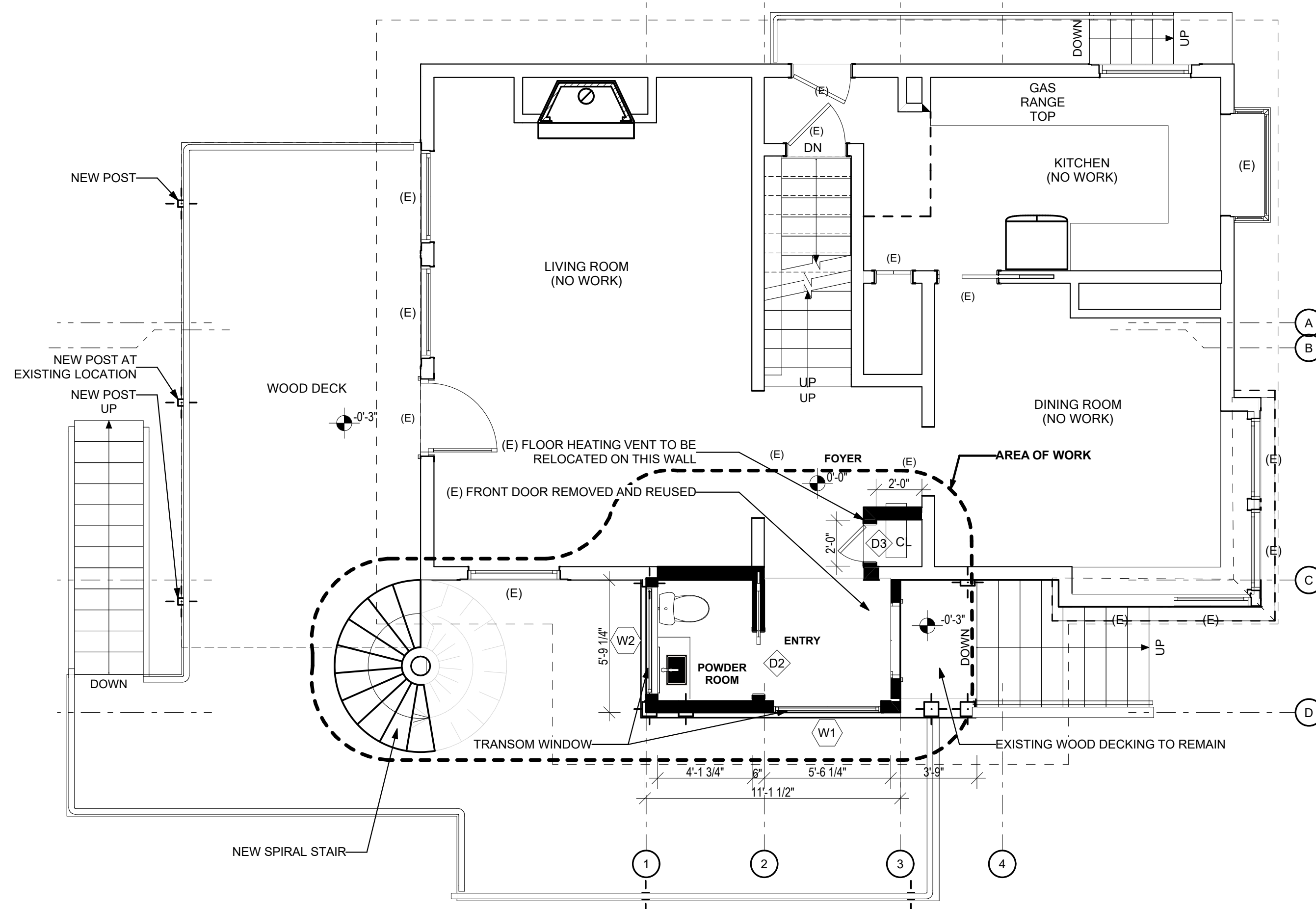
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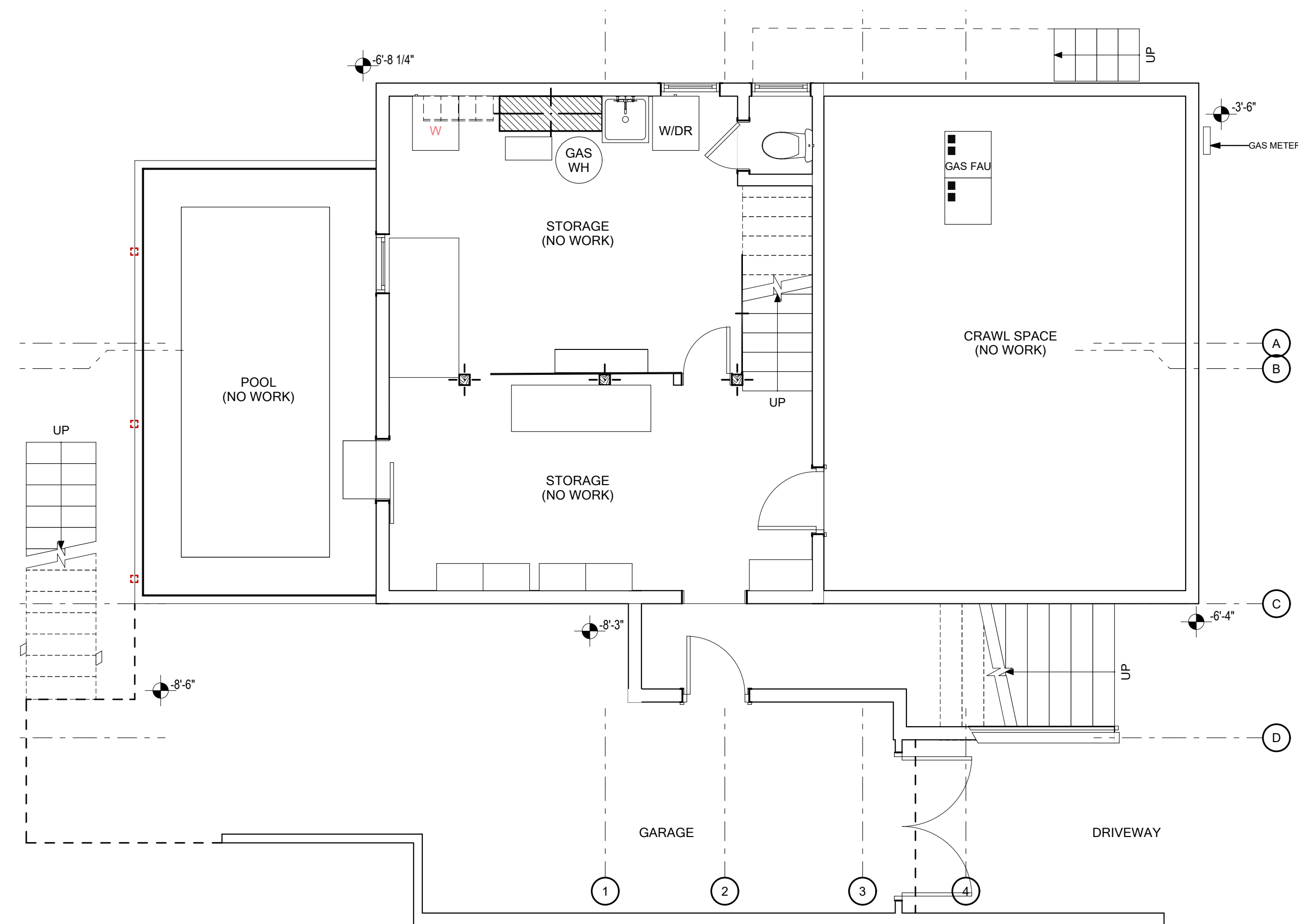
3 EXISTING/DEMO FIRST FLOOR PLAN

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



2 PROPOSED FIRST FLOOR PLAN

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



1 EXISTING GROUND FLOOR PLAN (NO WORK)

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

WALL LEGEND

	EXISTING WALL
	WALL TO BE REMOVED
	NEW WALL

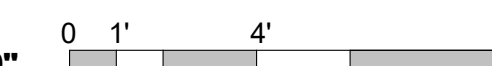
PROJECT NORTH



TRUE NORTH



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



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AUP SET

Sheet Contents:
EXISTING PROPOSED
SECONDSECOND FLOOR
PLAN

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Project No:
2128

Date:
October 11, 2022

Drawn By:
DM

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Revisions:	
1 Revision Name	XX/XX/XX
1 Revision Name	XX/XX/XX
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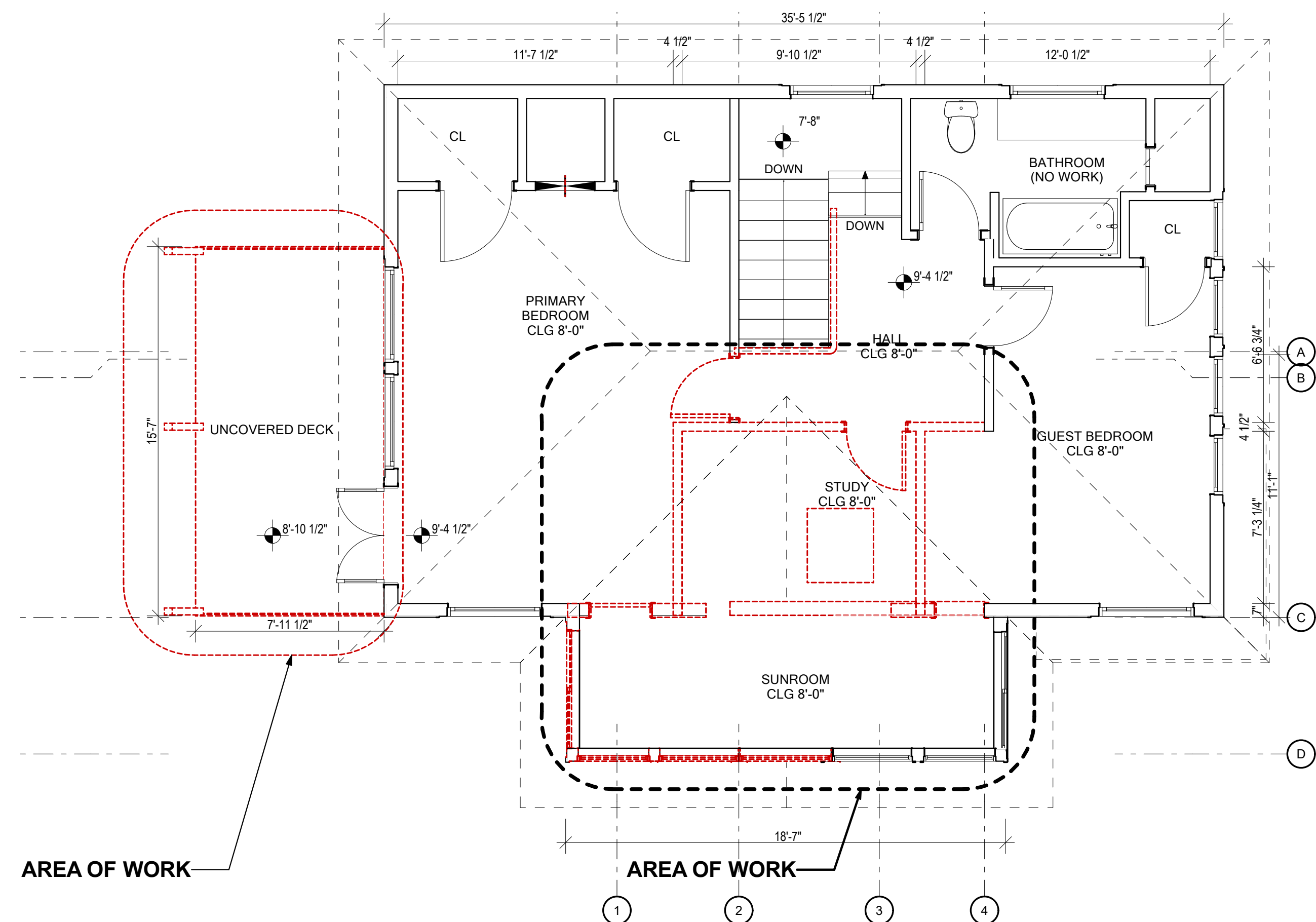
A2

SKYLIGHT & WINDOW SCHEDULE								
#	LOCATION	RO WIDTH	RO HEIGHT	IO WIDTH	IO HEIGHT	OPERATION	HANDING FROM EXTERIOR	NOTES
SK01	STUDY	37 1/2"	37 1/2"			---		
W1	ENTRY	56"	27"			SINGLE AWNING		
W2	POWDER ROOM	56"	18"			SINGLE AWNING		
W3	P. BATHROOM	56"	46 5/8"			SINGLE AWNING		
W4	P. BATHROOM	40 1/4"	46 5/8"			SINGLE CASEMENT	LH	REPLACE EXISTING
W5	STUDY	40 1/4"	46 5/8"			SINGLE CASEMENT	LH	REPLACE EXISTING
W6	STUDY	36 1/4"	46 5/8"			SINGLE CASEMENT	RH	REPLACE EXISTING
W7	STUDY	60"	46 5/8"			SLIDER		REPLACE EXISTING

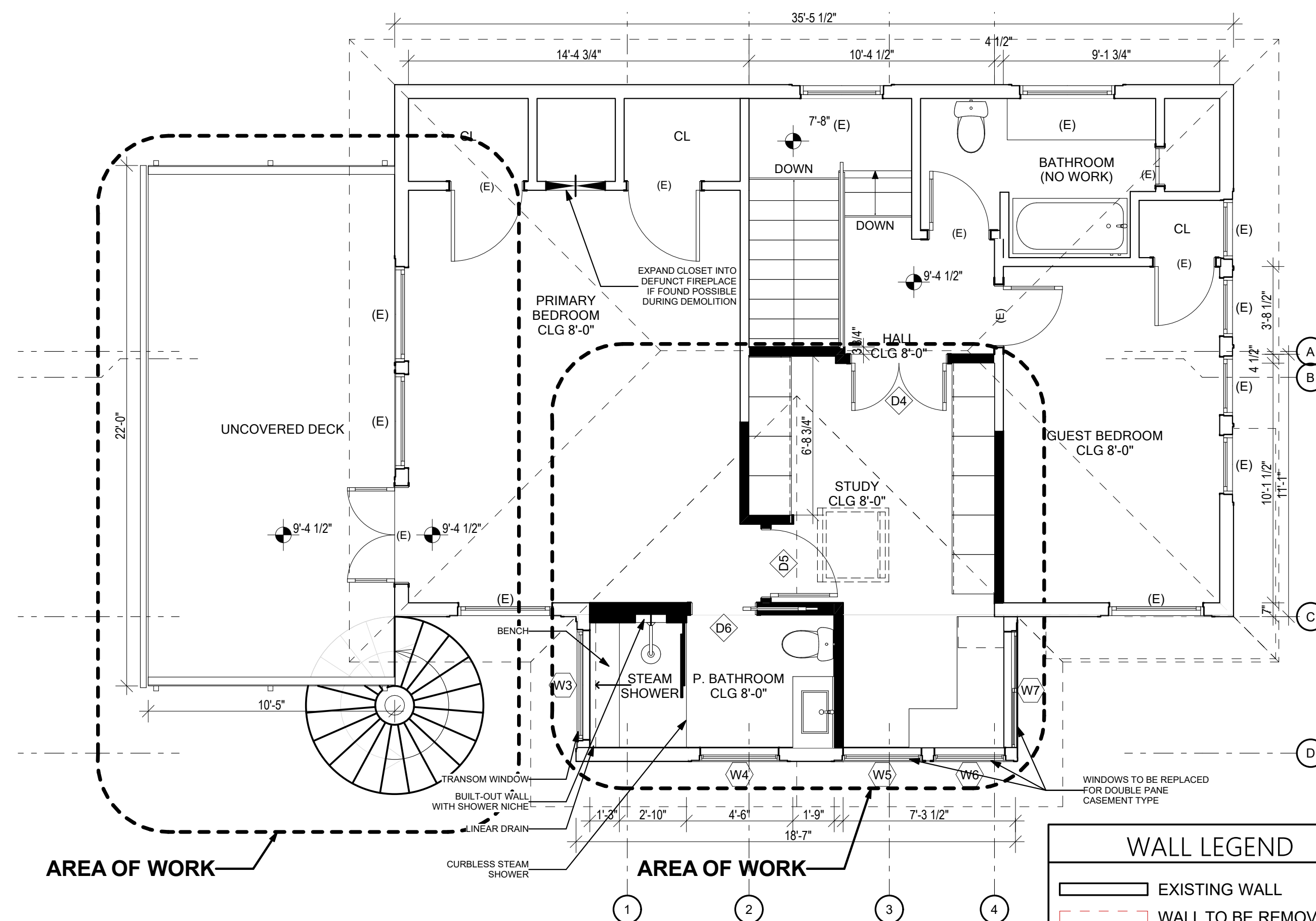
WINDOWS NOTES:
FRAMES: CLAD WINDOWS, FINISHES, TBD
U-VALUE: MAX. 0.30
INSTALL SILL PAN AND RAIN DRIP
INSTALL FLASHING AND SEALANT TO PROVIDE WATER AND WEATHERTIGHT SEAL
FLASHING SHALL BE 12" WIDE AND WRAP INSIDE OF OPENING COMPLETELY
ALL WINDOWS OR GLAZED PANELS ADJACENT TO AN EXTERIOR DOOR SHALL HAVE LAMINATED OR TEMPERED GLAZING FOR BURGLARY-RESISTANT

DOOR SCHEDULE							
#	LOCATION	WIDTH	HEIGHT	OPERATION	HANDING FROM EXTERIOR	GLAZING	NOTES
D1	ENTRY	3'	6'-7"	EXT. HINGED-GLASS PANEL	LH		EXTERIOR DOOR
D2	POWDER ROOM	2'-8"	6'-8"	POCKET-SLAB			
D3	CLOSET	1'-7"	6'-8"	HINGED-SLAB	LH		
D4	STUDY	4'	6'-8"	HINGED-SLAB			DOUBLE DOOR
D5	P. BEDROOM	2'-10"	6'-8"	HINGED-SLAB	LH		
D6	P. BATHROOM	2'-8"	6'-8"	POCKET-SLAB			

DOOR NOTES:
HARDWARE TO BE SELECTED BY OWNER - EMTEK OR SIMILAR
INSTALL WEATHERSTRIPPING AT ALL EXTERIOR DOORS
INSTALL FLASHING AND SEALANT TO PROVIDE WATER AND WEATHERTIGHT SEAL AT EXTERIOR DOORS
FLASHING PAPER SHALL BE 12" WIDE AND WRAP INSIDE OF OPENING COMPLETELY
ALL GLAZING TO BE SAFETY GLAZING AND BURGLARY-RESISTANT
ALL EXTERIOR PANEL DOORS AND DOORS WITH GLASS LITES SHALL HAVE A 1 3/8" THICK MINIMUM SOLID STILE
U-VALUE: MAX. 0.3 AT ALL DOOR WITH MORE THAN 50% GLAZING
EXTERIOR DOORS SHALL HAVE A LOCK WITH DEADLATCH OR DEADBOLT WITH 1-INCH THROW
CASING:



2 A2 EXISTING/DEMO SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 A2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0" 0 1' 4' 10'



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LEVITCH
ARCHITECTS+BUILDERS

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AUP SET

Sheet Contents:
PROPOSED EXTERIOR
ELEVATIONS

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Project No:
2128

Date:
October 11, 2022

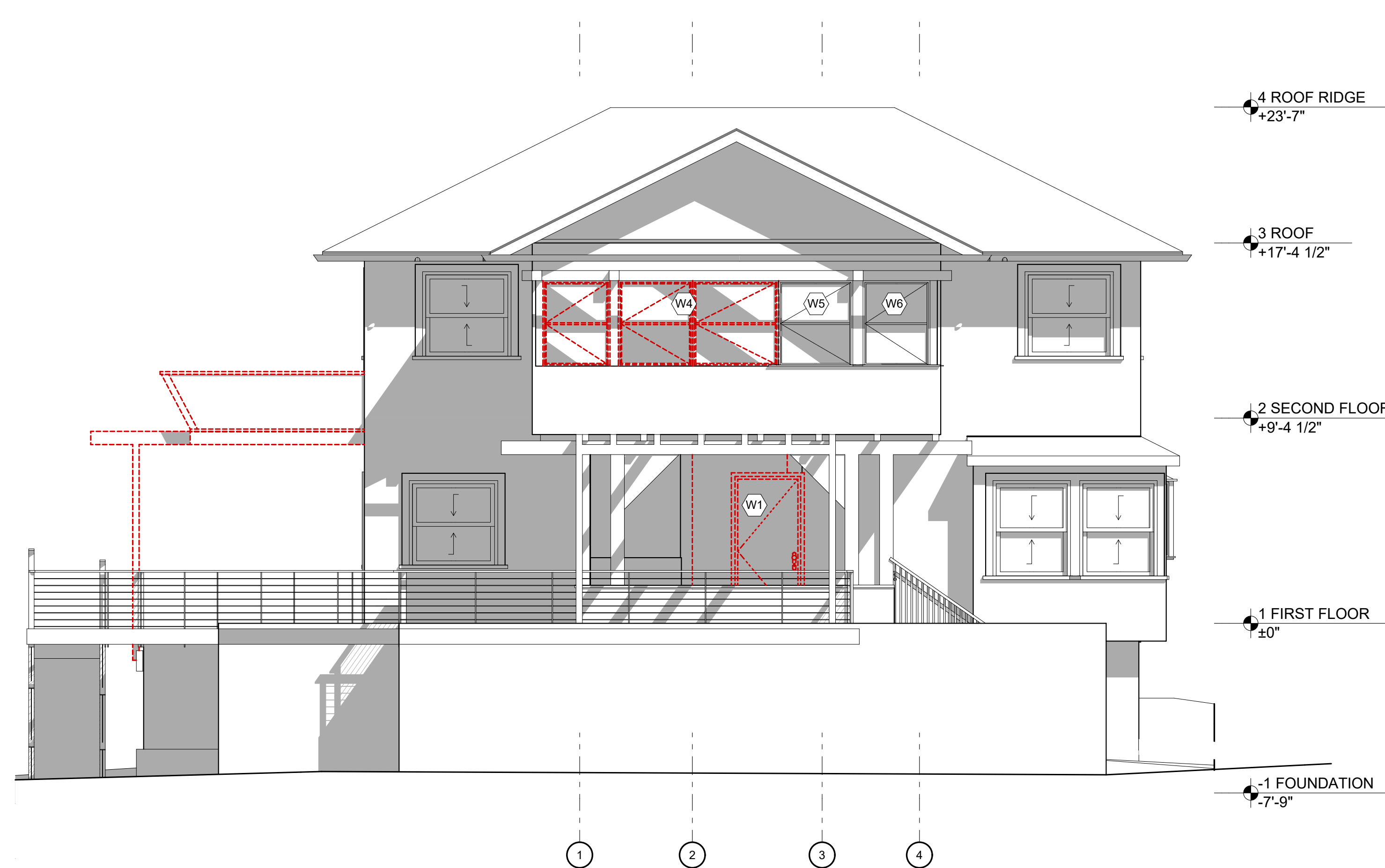
Drawn By:
DM

Checked By:

Revisions:	
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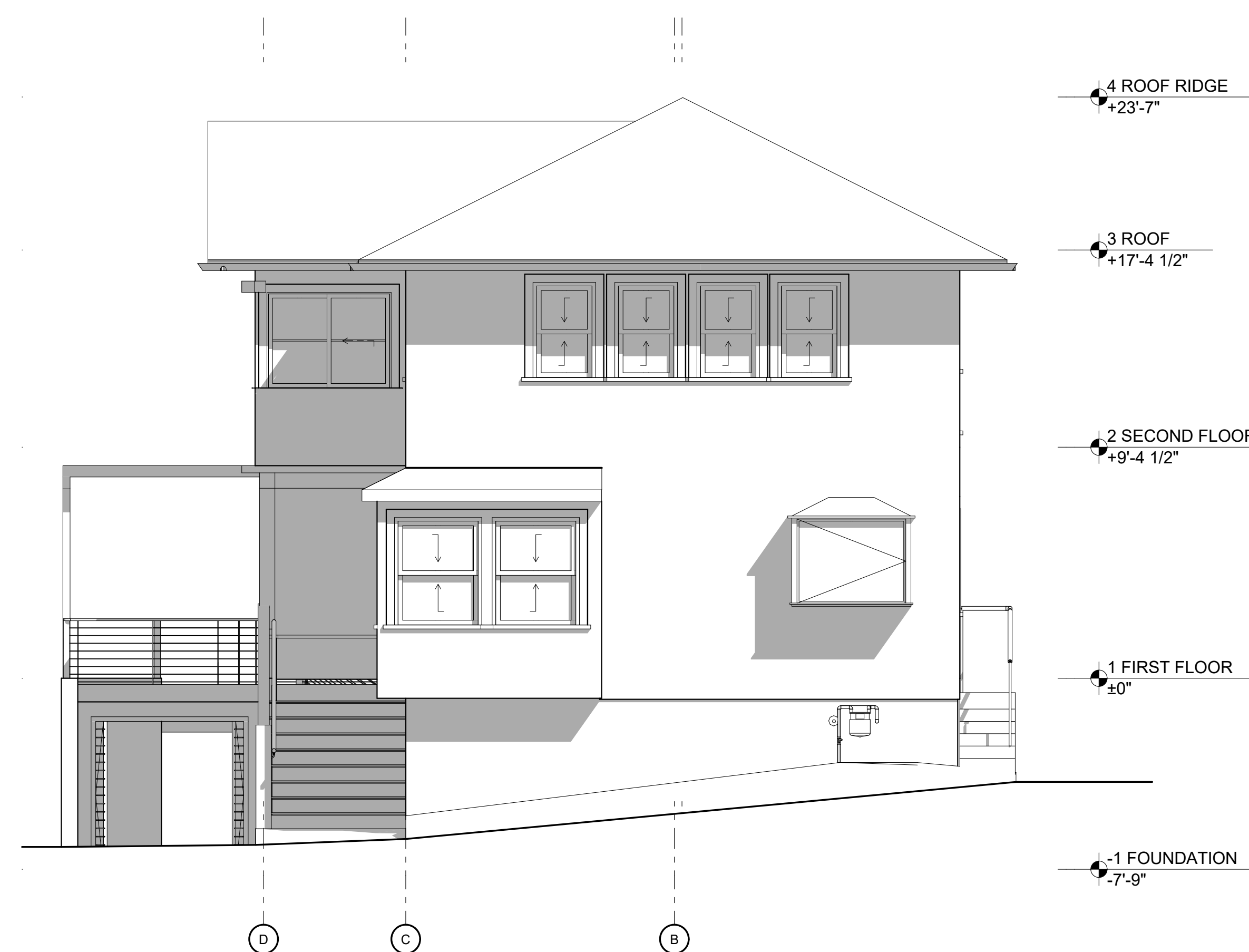
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A3



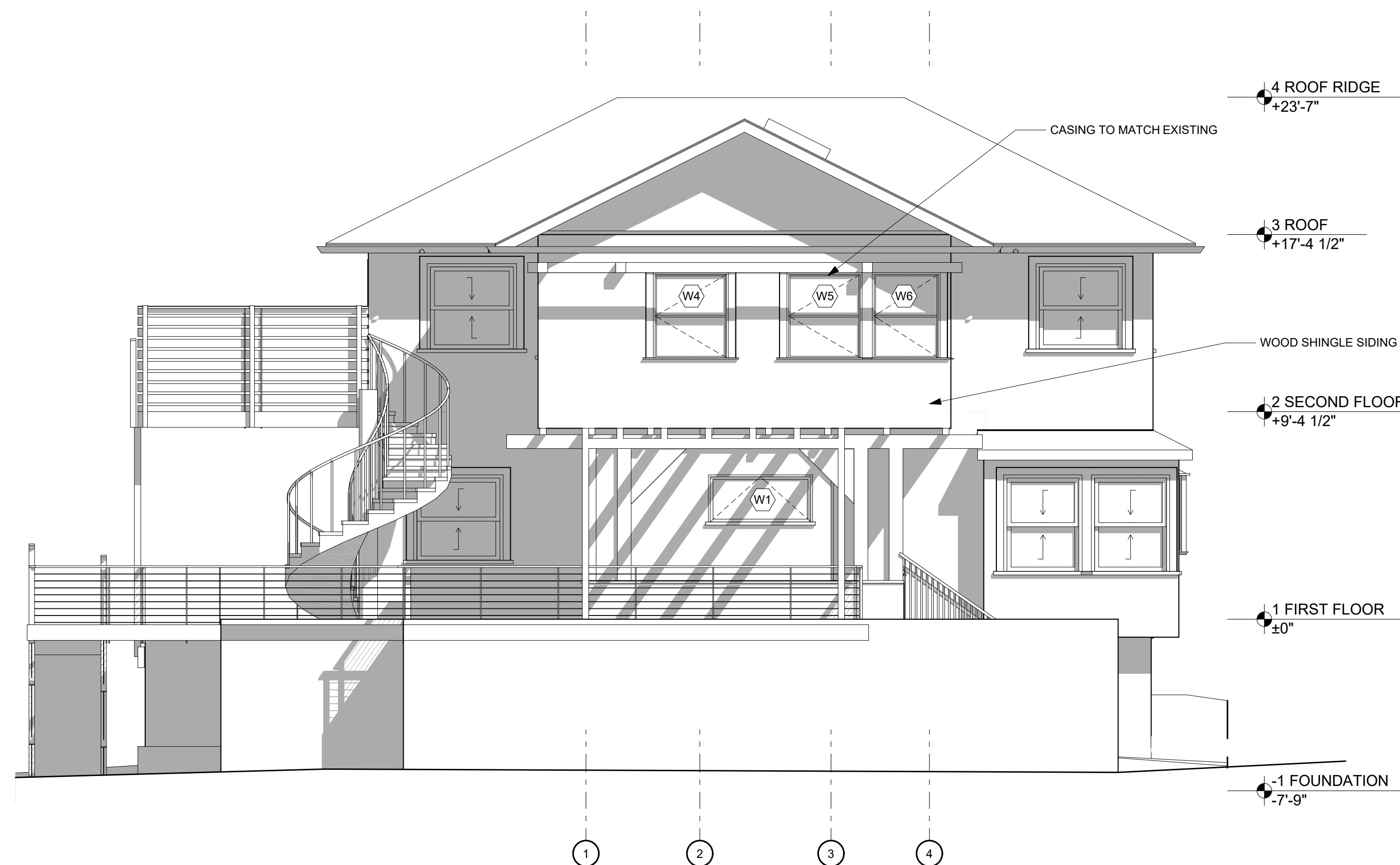
4 EXISTING SOUTH ELEVATION

A3 SCALE: 1/4" = 1'-0"



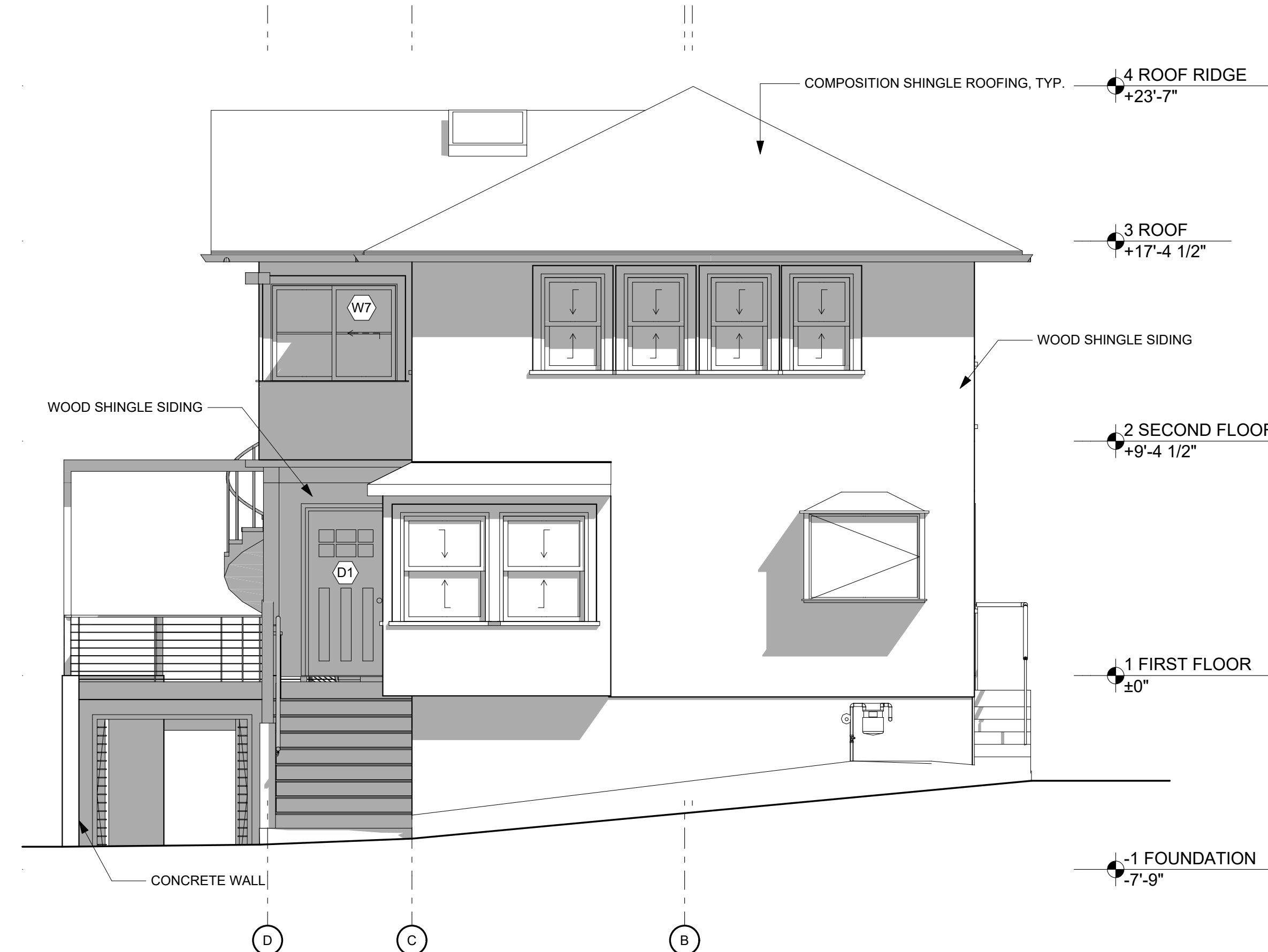
3 EXISTING EAST ELEVATION

A3 SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION

A3 SCALE: 1/4" = 1'-0"



1 PROPOSED EAST ELEVATION

A3 SCALE: 1/4" = 1'-0"

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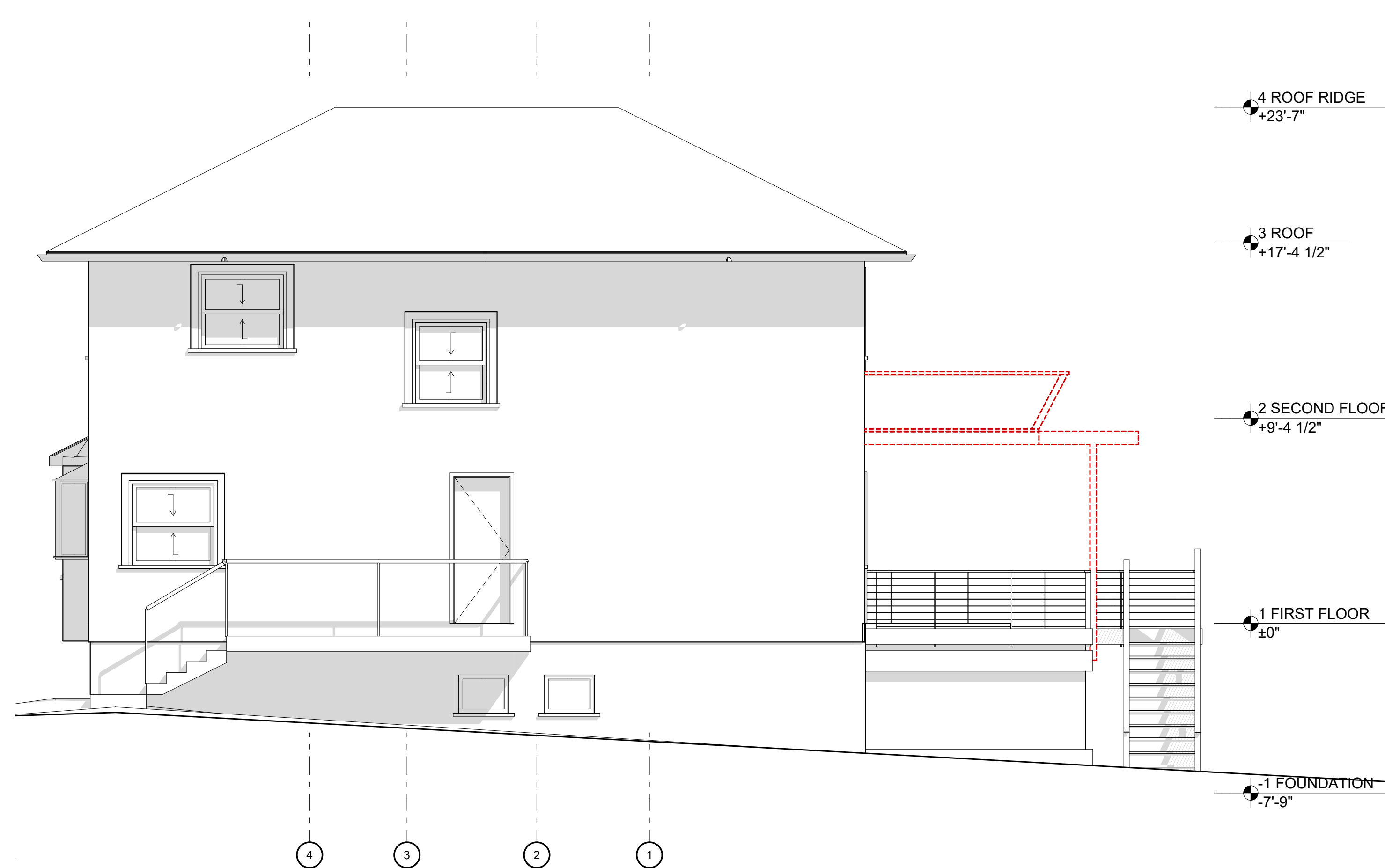
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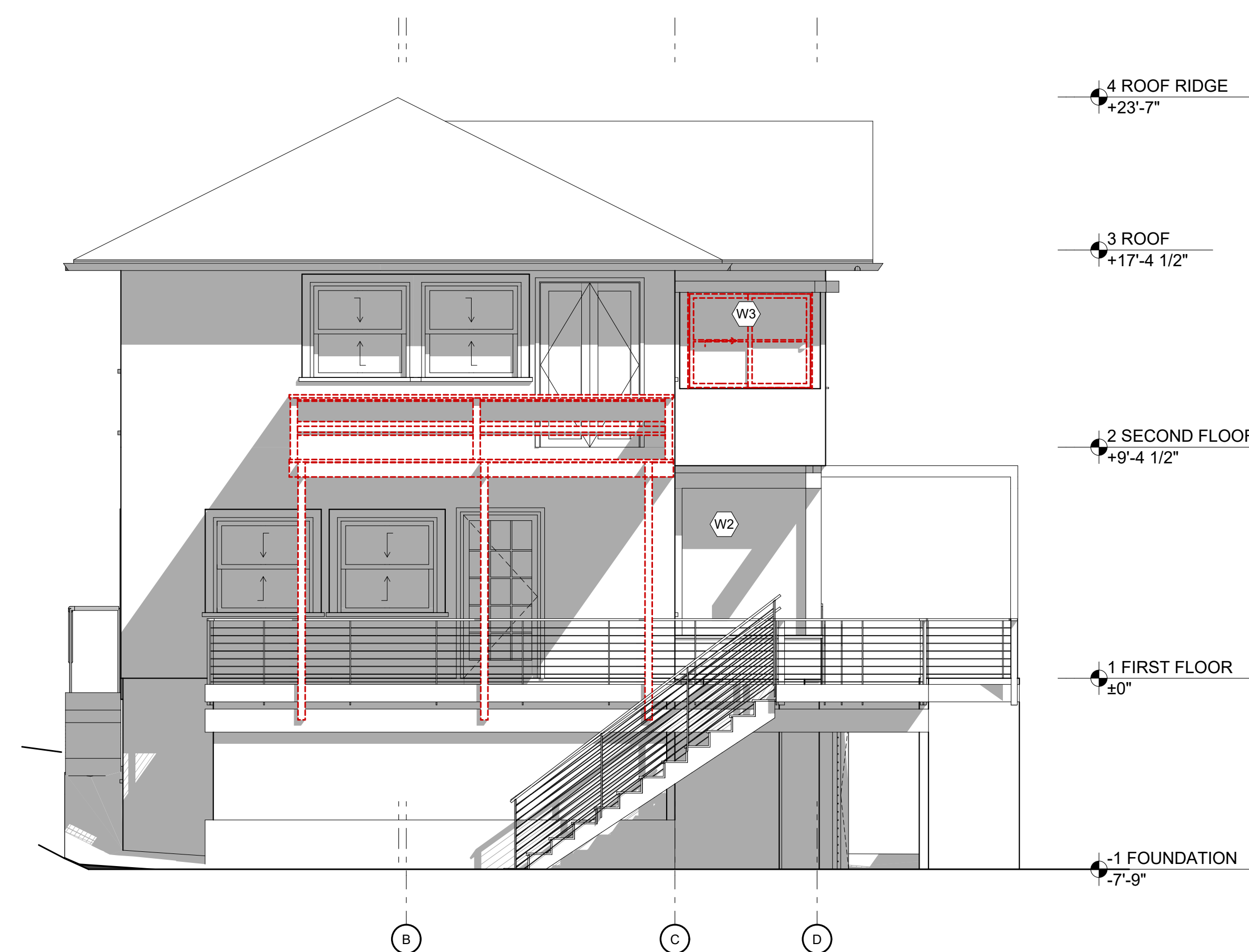
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A4



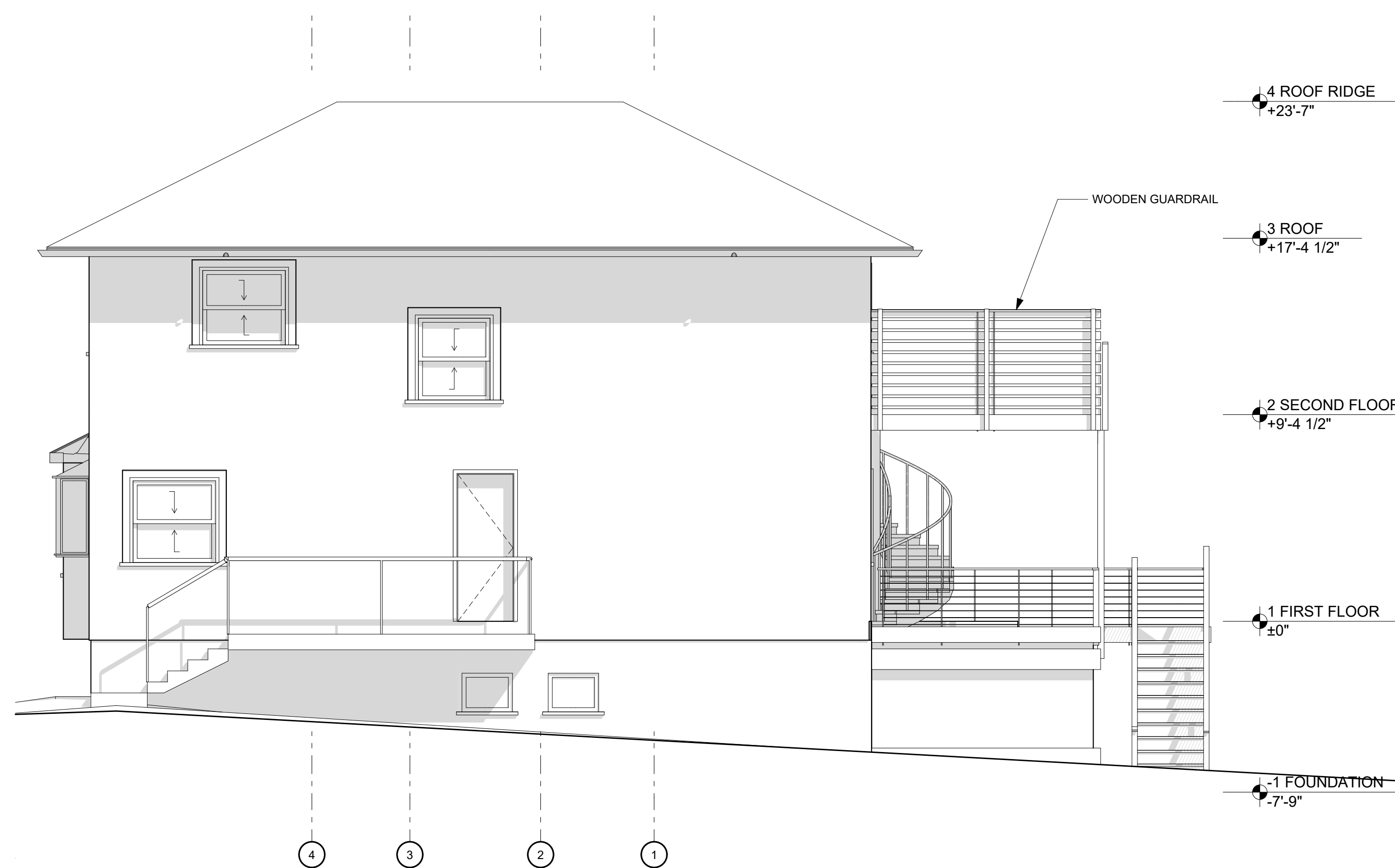
4 EXISTING NORTH ELEVATION

A4 SCALE: 1/4" = 1'-0"



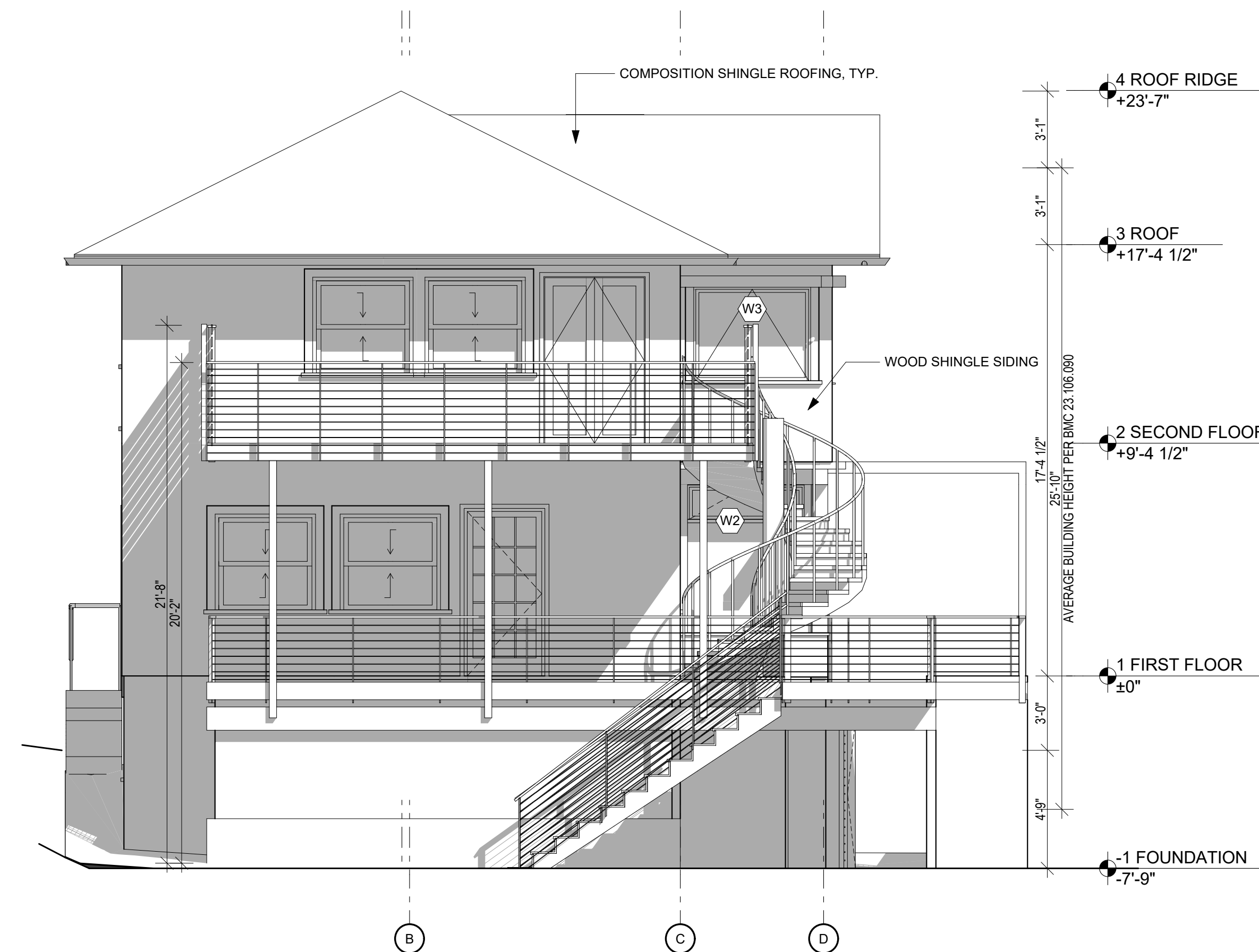
3 EXISTING WEST ELEVATION

A4 SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION

A4 SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION

A4 SCALE: 1/4" = 1'-0"



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

1192 Oxford Street

Use Permit #ZP2023-0039 to enclose and convert the existing porch into a powder room and foyer, convert the existing second-floor sunroom into a bathroom, remodel the existing second-floor deck to add approximately 100 square feet, and construct new outdoor stairs. The proposed building height would be 25 feet, 10 inches.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance Section 23.404.

When: Thursday, June 22, 2023, 7:00 pm

Where: Berkeley Unified School District meeting room, 1231 Addison Street, (wheelchair accessible) with remote/hybrid option (via Zoom).

Please visit: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board> and click on the hearing date to access the most up-to-date meeting information, or call the Land Use Planning division (510) 981-7410.

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION AVAILABLE FOR MEMBERS OF THE PUBLIC.

For in-person attendees, face coverings or masks that cover both the nose and mouth are encouraged. If you're feeling sick, please do not attend the meeting in-person as a public health precaution.

Currently, there are no physical distancing requirements in place by the State of California or the Local Health Officer for an indoor event similar to a Commission meeting. However, all attendees are requested to be respectful of the personal space of other attendees. An area of the public seating area will be designated as "distanced seating" to accommodate persons that need to distance for personal health reasons.

A. Land Use Designations:

- General Plan: Low Density Residential (LDR)
- Zoning: Single-Family Residential Zoning District within the Hillside Overlay Zone (R-1H)

B. Zoning Permits Required:

- Use Permit to construct an addition on a lot that is over lot coverage, under BMC Section 23.324.050(D)(3)
- Administrative Use Permit to construct an addition over 14 feet in average height, under BMC Section 23.202.050
- Administrative Use Permit to construct an addition over 20 feet in maximum height in the Hillside Overlay District, under BMC Section 23.210.020

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

D. Parties Involved:

- Applicant Maurice and Diana Levitch, 1029 Heinz Avenue, Berkeley, CA 94710
- Property Owner Helene Goldberg, 1192 Oxford Street, Berkeley, CA 94710

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, Karen C. Hernandez, at (510) 981-7426 or khernandez-gonzalez@berkeleyca.gov.

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

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.

Written Comments, 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@berkeleyca.gov. 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 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.



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.