

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
JANUARY 25, 2024

1840 Woolsey Street

Use Permit #ZP2023-0127 to convert the existing 920 square foot second floor office space of a single-family dwelling unit into a separate dwelling unit resulting in one building with two individual dwelling units. No changes to the height of the structure are proposed.

I. Background

A. Land Use Designations:

- General Plan: Avenue Corridor Mixed Use
- Zoning: Adeline Corridor Commercial District (C-AC)

B. Zoning Permits Required:

- Use Permit, to create a dwelling unit in the C-AC under Berkeley Municipal Code (BMC) Section 23.204.150

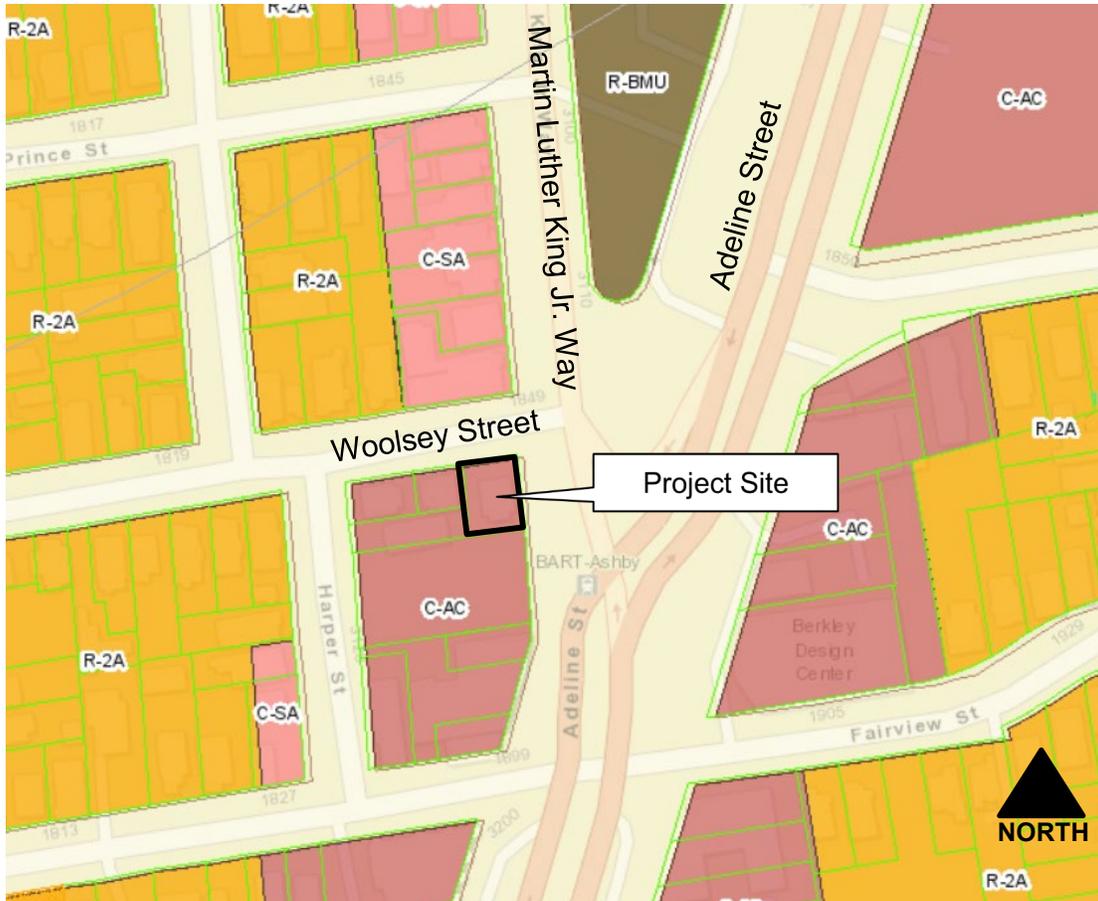
C. CEQA Recommendation:

It is staff's recommendation to the Zoning Adjustments Board (ZAB) that 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 CEQA Guidelines Section 15301 ("Existing Facilities"). The determination is made by the ZAB.

D. Parties Involved:

- Applicant Denise Hall Montgomery, Architect, 1769 Alcatraz Avenue, Berkeley
- Property Owners Rachel Neumann & Jason DeAntonis, 1840 Woolsey Street, Berkeley

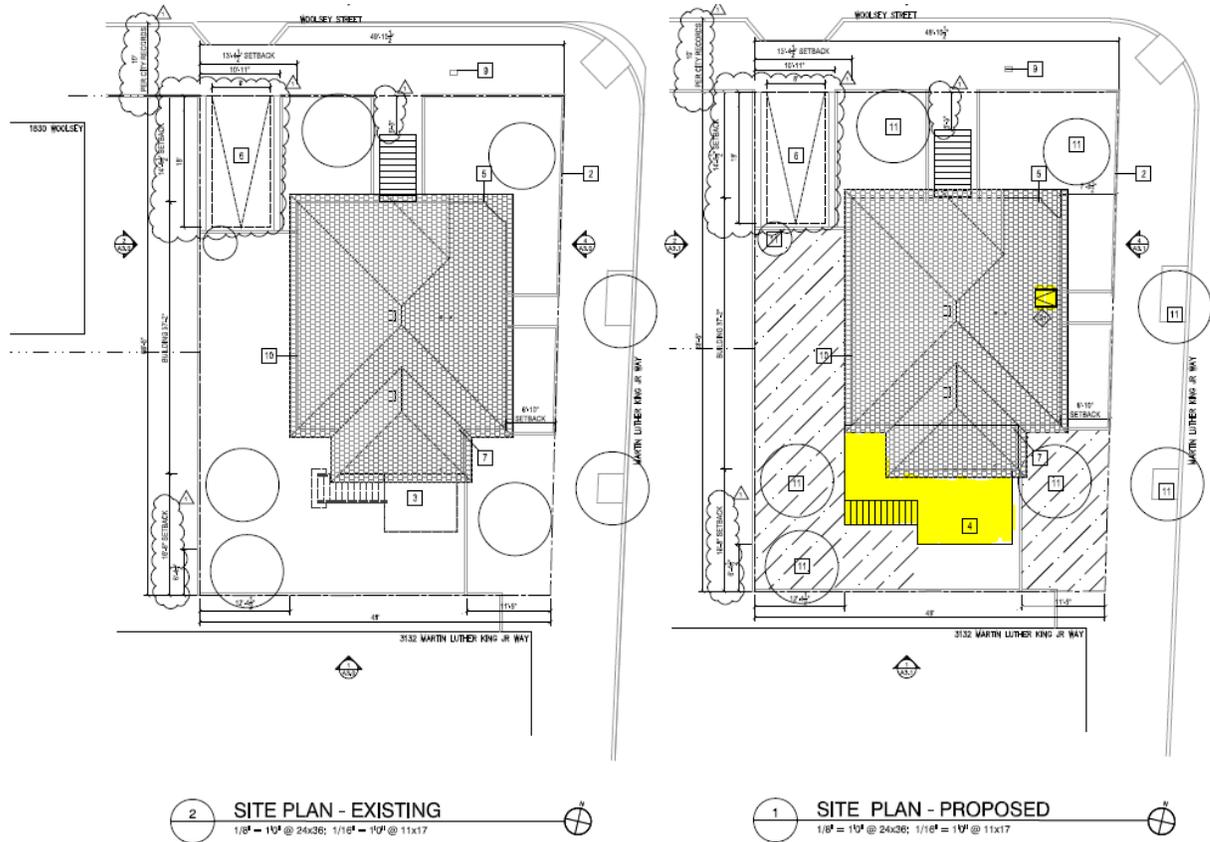
Figure 1: Vicinity Map



Legend :

- C-AC Adeline Corridor Commercial District
- C-SA South Area Commercial District
- R-2A Restricted Multiple-Family Residential District
- R-BMU Residential BART Mixed Use District (Ashby BART)

Figure 2: Site Plan



SHEET NOTES

- 1 PROPERTY LINE
- 2 (E) FENCE TO REMAIN
- 3 (E) REMOVED DECK <30" ABOVE GRADE
- 4 (N) WD DECK <30" ABOVE GRADE
- 5 BUILDING FOOTPRINT
- 6 (E) DRIVE AND CURB CUT
- 7 (E) ELECTRICAL METER
- 8 (E) GAS METER
- 9 (E) WATER METER
- 10 (E) TANKLESS WATER HEATER
- 11 THERE ARE NO COAST LIVE OAK TREES ON THE SITE OR ADJACENT PUBLIC RIGHT OF WAY

KEY

- (E) WALL / COMPONENT TO BE REMOVED
- ===== (E) WALL TO REMAIN
- ===== (N) WALL
- (E) OR (N) BUILDING ELEMENT ABOVE
- (USABLE OPEN SPACE 935 S.F. (40) S.F PER UNIT)

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Mixed-use: Office upper level, residential unit lower level	Adeline Corridor Commercial (C-AC)	Avenue Corridor Mixed Use
Surrounding Properties	North	Church	South Area Commercial (C-SA)	Avenue Commercial
	South	42-unit affordable senior housing	C-AC	Avenue Corridor Mixed Use
	East	Intersection of MLK Jr. Way and Adeline. Bart and commercial buildings to east.	C-AC, Residential BART Mixed Use (R-BMU)	Avenue Corridor Mixed Use
	West	Residential	C-AC	Avenue Corridor Mixed Use

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	These fees apply to new commercial construction that exceeds 7,500 square feet. This project would change the use of the upper floor to residential within an existing facility, no construction is proposed. Therefore, these fees do not apply to the project.
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 five or more rental units. This project proposes to add one unit to an existing single family dwelling; therefore this fee does not apply to the project.
Alcohol Sales/Service	No	No alcohol sales or service proposed.
Creeks	No	There are no creeks on site or within the vicinity of the project.
Density Bonus	No	This project is not a density bonus project.
Natural Gas Prohibition (Per BMC 12.80.020)	No	The project would not result in the construction of a new building and is therefore not subject to the natural gas prohibition.
Historic Resources		The structure is listed on the State Historic Resource Inventory (SHRI). On November 2, 2023, the Landmarks Preservation Commission (LPC) provided advisory comments to Design Review staff. Refer to Section IV.C and Findings and Conditions (Attachment 1) for more details.
Housing Accountability Act (Gov't Code Section 65589.5(j))		The project does not meet the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2). ^a Therefore, the Housing Accountability Act does not apply.
Housing Crisis Act of 2019 (SB330)		The project does not meet the definition of a "Housing Development Project" per Government

		Code Section 65589.5(h)(2). ^a Therefore, SB 330 does not apply to the project.
Oak Trees	No	There are no oak trees on the property.
Rent Controlled Units	No	There are no rent controlled units at the site.
Residential Preferred Parking (RPP)		This site is located in Residential Preferred Parking Area M. This project does not include a proposal to expand existing off-street parking.
Seismic Hazards (SHMA)		The site is not located within an area susceptible to liquefaction, fault rupture, or landslides as shown on the State Seismic Hazard Zones ^p map.
Soil/Groundwater Contamination	No	The project site does not appear on any list of known soil or groundwater contamination sites. The site is located within the Emergency Management Area (EMA); however, no new construction or excavation would occur as a result of the project. Standard Conditions of Approval related to hazardous materials would apply.
Transit		The project site is located across the street from the Ashby Bay Area Rapid Transit (BART) Station and there is frequent Alameda-Contra Costa Transit (AC Transit) bus service throughout the area.
Notes:		
<p>a. 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.</p> <p>b. California Department of Conservation. DOC Maps: Geologic Hazards. Available: https://maps.conservation.ca.gov/geologic Hazards/</p>		

Table 3: Project Chronology

Date	Action
September 11, 2023	Application submitted
October 5, 2023	Application deemed incomplete
October 11, 2023	Resubmittal
November 8, 2023	Application deemed complete
November 2, 2023	LPC design referral
January 11, 2024	Public hearing notices mailed/posted
January 25, 2024	ZAB hearing

Table 4: Development Standards

Standard	Existing	Addition/ (Reduction)	Proposed Total	Permitted/ Required
BMC Sections 23.204.150 and BMC 23.322.090				
Lot Area (square feet)	3,298	No change	3,298	N/A
Gross Floor Area (sq. ft.)	1,802	No change	1,802	N/A
Floor Area Ratio	.55	No change	.55	N/A

Dwelling Units		1	1	2	N/A
Building Height	Average (ft.)	24'-0"	No change	24'-0"	N/A
	Maximum (ft.)	29'-8"	No change	29'-8"	35 feet
	Stories	2	No change	2	3
Building Setbacks (ft.)	Front (Woolsey St)	14'-6"	No change	14'-6"	0 min
	Rear (south)	16'-8"	No change	16'-8"	0 min
	Left Side (west)	13'-4"	No change	13'-4"	0 min
	Right Side (street side, MLK Jr. Way)	6'-10"	No change	6'-10"	0 min
Lot Coverage (%)		35	No change	35	100 max.
Usable Open Space (sq. ft.)		1200	(-115)	1085	40 sf/unit
Parking	Automobile	1	No change	1	0 min ¹
	Bicycle	0	No change	0	0 min ²
¹ AB-2097 , effective January 1, 2023, prohibits local jurisdictions from requiring minimum parking for most non-residential uses. ² Per BMC 23.322.090 Bicycle parking is required in a commercial district if the project creates new floor area. This project does not create new floor area.					

II. Project Setting

A. Neighborhood/Area Description: The project site is located on the corner of Woolsey Street and Martin Luther King Jr. Way, across the street from the Ashby BART Station. The abutting and confronting lots are in the C-AC Zoning District and are developed with a mix of uses. Along Woolsey Street, the confronting corner lot is a church, the abutting property is a single-family residence, and to the rear of the project site is a 42-unit senior housing building. Along the west side of Martin Luther King Jr. Way, confronting the BART station, are low-density residential buildings. To the east is the busy intersection where Martin Luther King Jr. Way and Adeline Street split, and south along Adeline Street are commercial neighborhood serving businesses including a post office, food service, and retail stores. Adjacent land uses located within the R-2A Zoning District are characterized by small multiple-family and garden-type apartment structures.

B. Site Conditions: The project site is developed with an existing two-story mixed-use building that was originally constructed as a single-family dwelling in 1897 in the Queen Anne Victorian Style. In 1984, the second floor was converted to law offices and the residential unit was moved to the ground floor with an entry at 3126 Martin Luther King Jr. Way. Despite the change of use on the second floor, the Victorian style exterior remains largely intact; the building is listed on the State Historic Resource Inventory (SHRI).

III. Project Description

The onsite building is recorded as a mixed-use building with the ground floor serving as a residential dwelling unit and the upper floor operating as a law office. The proposed project will convert the commercial office use located on the second floor into a separate residential dwelling unit. The proposed residential unit would include an open floor plan kitchen/ living/dining area, two bedrooms, one bathroom and a deck off the kitchen at the rear of the building. The existing ground level, one-bedroom dwelling unit would remain unchanged. There is an existing laundry room on the ground level which will be accessible for tenants of both dwelling units to use. The building footprint would remain unchanged, no additional floor area is proposed as part of this project. One existing vehicle parking space will be retained. The proposed project would preserve the defining architectural characteristics of the building, with minor exterior changes to the east (side) and south (rear) elevations which include the following:

- Two windows will be replaced with slightly higher sills to accommodate a kitchen counter;
- One existing window will be moved six inches in the bathroom;
- One existing window would change to a door in the back bedroom;
- Remove one window to relocate existing door at rear elevation;
- Remove one window in the proposed kitchen area on the east elevation;
- Expand rear deck, and
- One skylight on roof

No changes are proposed to the front Woolsey Street elevation, which is the façade with the most architectural character defining features, nor the west (interior side) elevation.

IV. Community Discussion

A. Neighbor/Community Concerns: A pre-application poster was installed by the applicant in August 2023. On January 11, 2024, the City mailed public hearing notices to property owners and occupants, and to interested neighborhood organizations and the City posted notices within the neighborhood in three locations. At the time of this writing, staff has not received any communications regarding the project.

B. Design Review: The project proposes exterior alterations to a building in a commercial zoning district, and is subject to design review. It is the recommendation of Design Review Staff and the Design Review Committee Chair, that the project could undergo "Staff Level Design Review." Design Review Staff reviewed the project (Design Review #DRCP2023-0016) and concluded that the project would be compatible with its mixed-use neighborhood, as well as the nearby residential neighborhood from a design standpoint. Based on LPC's recommendation (see below), Design Review Staff added a condition that the applicant provide documentation of the existing structure before any new work is performed.

C. Landmarks Preservation Commission (LPC): As noted above, the project is listed on the SHRI. In accordance with BMC Section 23.406.070, the project was referred to the LPC on November 2, 2023 for Design Review comments. The LPC was supportive of the project and provided minor comments on finishes. The LPC also requested that the applicant prepare documentation of the exterior before and after the proposed project, and share it with the Berkeley Architectural Heritage Association (BAHA) to retain the historic record.

V. Issues and Analysis

A. General Non-Detriment Finding:

As required by BMC Section 23.406.040(E), the ZAB must find that 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.

1. The project site is located on a relatively flat lot and does not obstruct significant view corridors as defined in BMC Section 23.502.020.¹ In addition, the project does not include additional square footage or height increases; therefore, no new shadow impacts would result.
2. The project is compatible with adjacent residential uses and nearby mixed-uses because the project would convert an existing unit back to its original use as a residential unit. The building footprint will remain the same and exterior alterations will be minimal to preserve the architectural character defining features of the existing building.
3. The proposed residential use is consistent with the purposes of the Adeline Corridor Commercial (C-AC) Development Standards and Design Guidelines.
4. The project site is served by high frequency transit routes; three AC Transit routes running along Ashby Avenue, Adeline Avenue, and Martin Luther King Jr. Way and the Ashby BART Station.
5. 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 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

¹ View Corridor - A significant view of the Berkeley Hills, San Francisco Bay, Mt. Tamalpais, or a significant landmark such as the Campanile, Golden Gate Bridge, and Alcatraz Island or any other significant vista that substantially enhances the value and enjoyment of real property.

property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.

B. C-AC District Findings:

1. As required by BMC Section 23.204.150(G)(1), the ZAB must find that the proposed use is consistent with the purposes of the C-AC Zoning District and is compatible in design and character with the district and the adjacent residential neighborhoods. The proposed use will be consistent with the purposes of the C-AC Zoning District, which includes implementation of the Adeline Corridor Specific Plan, because it will preserve the unique character and cultural legacy of the Adeline Corridor by creating a new housing unit in an area served by high frequency transit routes and a mix of neighborhood uses. The change of use will convert an existing commercial space to residential, which blends into the neighborhood character of adjacent single-family and multi-family developments and a church across the street. Furthermore, the defining architectural characteristics of the Victorian style building will be maintained to preserve its historic character in an area proposed for new transit-oriented developments.

C. Adeline Corridor Specific Plan Analysis: The project site is located in the *South Adeline Subarea* of the adopted Area Plan. Adeline Corridor Specific Plan, adopted in 2020, contains policies applicable to the project, including the following:

1. Land Use Goal 3.1: Encourage a unique, diverse mix of community spaces, services, retail, housing, and creative workspaces along the corridor.

Staff Analysis: The project would be consistent with Land Use Goal 1 because housing is allowed and encouraged throughout the Plan Area.

2. Land Use Goal 3.3: Ensure that the massing, articulation, and design of buildings provides visual interest, integrates with the neighborhood, and creates a pleasant, pedestrian-oriented public realm.

Staff Analysis: The project would be consistent with Land Use Goal 3 because the proposed exterior alterations will be detailed to match the existing windows and doors on the building; this maintains the buildings custom aesthetic.

3. Land Use Goal 3.6: Actively preserve, adapt, and reuse historic structures and resources throughout the Adeline Area, particularly landmarked structures of merit and those within historic districts.

Staff Analysis: The structure is listed on the State Historic Resource Inventory (SHRI). The project will have minor exterior alterations which are in keeping with the building design and residential feel of this transitional block.

D. 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 LU-23–Transit-Oriented Development: Encourage and maintain zoning that allows greater commercial and residential density and reduced residential parking requirements in areas with above-average transit service such as Downtown Berkeley.
5. Policy H-33–Regional Housing Needs: Encourage adequate housing production to meet City needs and the City’s share of regional housing needs.

Staff Analysis: The proposed project is consistent with the above General Plan policies because it would provide one new dwelling unit proximate to public transit, bicycle boulevards, and commercial corridors that offer various goods and services to residents. The project would count towards the City’s share of regional housing needs. The building alterations are in keeping with the original architectural characteristics.

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 Zoning Adjustments Board **APPROVE** ZP2023-0127 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 October 11, 2023
3. Notice of Public Hearing

Staff Planner: Vicky Schlepp, vschlepp@berkeleyca.gov, (510) 981-7422

ATTACHMENT 1

FINDINGS AND CONDITIONS

JANUARY 25, 2024

1840 Woolsey Street

Use Permit #ZP2023-0127 to convert the existing 920 square foot second floor office space of a single-family dwelling unit into a separate dwelling unit resulting in one building with two individual dwelling units. No changes to the height of the structure are proposed.

PERMITS REQUIRED

- Use Permit, to create a dwelling unit in the C-AC under Berkeley Municipal Code (BMC) Section 23.204.150

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 CEQA Guidelines Section 15301 (“Existing Facilities”).
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

- A. 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:
 1. The project will convert an existing unit back to its original use as a residential unit. The building footprint will remain the same and exterior alterations will be minimal to preserve the architectural character defining features of the existing building.
 2. The project is consistent with the Adeline Corridor Commercial (C-AC) Development Standards and Design Guidelines;
 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.
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 re-establish 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 comply 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. **Hold Harmless.** The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.

IV. 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:

11. 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 (Construction) Permit

12. Recycling and Organics Collection. Applicant shall provide recycling and organics collection areas for occupants, clearly marked on plans, which comply with the Alameda County Organics Reduction and Recycling Ordinance (2021-02). Contact the Zero Waste Division's Recycling Program Manager, Julia A. Heath, at jheath@berkeleyca.gov.
13. Construction Hours. Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.

14. Public Works - Implement Bay Area Air Quality Management District (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 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.

10. 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.
- C. In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:

- i. 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.
 - i. 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.
- 15. **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.
- 16. **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 percent. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff. (Project required to meet applicable code at time of building permit application, if different from above.)
- 17. **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.

18. 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.

19. Public Works. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.
20. 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.
21. Public Works. The applicant shall ensure that all excavation accounts for surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.
22. 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.
23. 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.
24. 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.
25. Public Works / Building and Safety. 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:

26. 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.
27. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated October 11, 2023.

At All Times:

28. Design Review. Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Design Review approval.
 29. Electrical Meter. Only one electrical meter fixture may be installed per dwelling unit.
 30. 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.
 31. 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.
 32. Tenant Notification. The developer shall provide tenant notification, via a lease rider or deed covenant, that each dwelling unit is located in a mixed-use area that includes commercial, food service and entertainment uses, and that each occupant shall not seek to impede their lawful operation.
 33. This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Zoning Officer that the maintenance or operation of this establishment is violating any of these or other required conditions or is detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
 34. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
-

GENERAL NOTES

1. THE CONTRACTOR SHALL EXECUTE THE WORK OF THIS PROJECT IN FULL COMPLIANCE WITH THE FOLLOWING CODE EDITIONS: 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CMC, 2022 CPC, 2022 CFC & 2022 CEC AS AMENDED BY THE CITY OF BERKELEY AND 2022 TITLE 24 ENERGY STANDARDS. THE CBC IS BASED ON THE 2022 IBC, 2022 UMC, 2022 UPC, 2022 IFC & 2022 NEC. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF APPLICABLE CODES AND THE DRAWINGS OF WHICH THE CONTRACTOR IS OR BECOMES AWARE.

2. THE CONTRACTOR SHALL STUDY THE CONTRACT DOCUMENTS AND REPORT TO THE ARCHITECT IN WRITING ALL INCONSISTENCIES AND OMISSIONS HE FINDS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE AND PROJECT PRIOR TO COMMENCING WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK WITHOUT INSTRUCTIONS OF THE ARCHITECT, WHERE SUCH INSTRUCTIONS ARE REQUIRED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS.

3. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. CONTRACTOR SHALL NOT SCALE DRAWINGS, IF A DIMENSION(S) HAS BEEN OMITTED THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION.

4. CONTRACTOR SHALL VERIFY DIMENSIONS AND DETAILS OF ALL PROJECT COMPONENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION CLEARANCES OF ALL ITEMS, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL EQUIPMENT, AND CABINET WORK, TO BE INSTALLED IN THE PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH WORK, AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT.

6. CONTRACTOR SHALL PROTECT THE ADJACENT PROPERTY, THE PUBLIC AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLIGENCE.

7. THE ARCHITECT WILL ASSIST THE OWNER IN SUBMITTING PLANS TO THE DEPARTMENT OF BUILDINGS FOR BUILDING PERMIT APPLICATION; ARCHITECT WILL ANSWER BUILDING DEPARTMENTS' PLAN CHECK COMMENTS AND RE SUBMIT AS REQUIRED. THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT. CONTRACTOR WILL PAY FOR ALL OTHER PERMITS (INCLUDING ANY REQUIRED SIDEWALK SHED PERMITS, PARKING OR DUMPSTER PERMITS), LICENSES, INSPECTIONS AND THE LIKE REQUIRED TO EFFECT THE WORK OF THE CONTRACT DOCUMENTS THROUGH RECEIPT OF A CERTIFICATE OF OCCUPANCY.

8. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, POWER, SEWER, TELEPHONE, AND CABLE TELEVISION, DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES, AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ADVISE ARCHITECT AND OWNER OF UNANTICIPATED CHANGES TO THE EXISTING SERVICES REQUIRED FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST NUISANCE AND ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK AND THE OWNERS PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH THE WORK OF THIS PROJECT.

10. IMPROVEMENTS ON THE SITE, WORK IN PROGRESS, STORED MATERIALS ON PROPERTY SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK AND FROM NORMAL USE OF THE SITE DURING THE COURSE OF THE WORK WHETHER BY THE CONTRACTOR OR ANY OTHER PARTY. ALL ITEMS DAMAGED DUE TO INSUFFICIENT PROTECTION SHALL BE FULLY RESTORED TO THEIR PRIOR CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.

11. PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. OTHER COMPONENTS ARE DIMENSIONED TO DIMENSION POINTS SHOWN ON DETAILS, OR AS NOTED ON THE DRAWINGS.

12. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEMS DURING THE COURSE OF THE CONTRACTOR'S WORK.

13. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN HIS AND THE SURROUNDING AREA, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS WELL AS HIS OR HER TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. THE CONTRACTOR SHALL REMOVE PUTTY AND PAINT FROM ALL GLASS, MIRRORS, AND WASH AND POLISH SAME; REMOVE ALL LABELS, TAGS, GREASE, DIRT, STAINS, ETC. AND CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL FINISH.

14. THE CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF THE CBC & CRC ON SITE.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE, CONSTRUCTION-IN-PROGRESS, AND STORED MATERIALS AND EQUIPMENT, WHETHER ON-OR OFF-SITE.

16. THE OWNER SHALL PAY FOR TESTING OF ANY MATERIALS DISCOVERED ON THE SITE BY THE ARCHITECT, OWNER OR CONTRACTOR SUSPECTED OF CONTAINING TOXIC SUBSTANCES REQUIRING SPECIAL REMOVAL AND DISPOSAL. CHANGES TO THE CONTRACT RESULTING FROM THE DISCOVERY, TESTING, OR REMOVAL OF SUCH MATERIALS (IF ANY) SHALL BE EFFECTED BY A CHANGE ORDER.

17. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL WORK PROVIDED BY ANY AND ALL SUBCONTRACTORS. GENERAL NOTES THAT REFER TO "CONTRACTOR" INCLUDE ALL WORK PROVIDED BY SUBCONTRACTORS. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS IN FIELD PRIOR TO THE START OF PROJECT AND AT APPROPRIATE TIMES DURING THE COURSE OF CONSTRUCTION BEFORE RELATED PROJECT PHASES.

18. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF HIS BID AND THE PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE CONSTRUCTION DOCUMENTS WHICH CANNOT BE EXECUTED AS INDICATED OR CANNOT BE FULLY GUARANTEED. THE CONTRACTOR WILL THEN NOTIFY THE OWNER AND ARCHITECT PRIOR TO ACCEPTANCE OF SUBCONTRACTOR'S BID.

SYMBOL LEGEND

- ALIGN FINISH FACES
- ELEVATION/CONTROL POINT
- REVISION NUMBER
- REVISION
- WALL/ROOF TYPE
- WINDOW SEE WINDOW SCHEDULE
- DOOR SEE DOOR SCHEDULE
- FLOOR NUMBER
- ROOM NUMBER
- SEE FINISH SCHEDULE
- FLOOR NUMBER

ABBREVIATIONS

& L	AND ANGLE	JT.	JOINT
@	AT	LAM.	LAMINATE
CL	CENTER LINE	LT.	LIGHT
#	POUND OR NUMBER		
d	PENNY	M.B.	MACHINE BOLT
ACOUS.	ACOUSTIC	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	MECH.	MECHANICAL
APPROX.	APPROXIMATE	MEMB.	MEMBRANE
A.F.F.	ABOVE FINISH FLOOR	MET./MTL.	METAL
ALT.	ALTERNATE	MFR.	MANUFACTURER
ALUM.	ALUMINUM	MIN.	MINIMUM
A.B.	ANCHOR BOLT	MISC.	MISCELLANEOUS
		M.O.	MASONRY OPENING
		MTD.	MOUNTED
		MUL.	MULLION
BD.	BOARD	(N)	NEW
BITUM.	BITUMINOUS	N	NORTH
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
BLK.	BLOCK	NO.	NUMBER
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
B.O.T.	BOTTOM OF TRUSS		
CLG.	CEILING		
C.T.	CERAMIC TILE	O.C.	ON CENTER
CLKG.	CAULKING	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLR.	CLEAR		
CONC.	CONCRETE	P. LAM.	PLASTIC LAMINATE
CONN.	CONNECTION	PLYWD.	PLYWOOD
CONSTR.	CONSTRUCTION	P.T.	PRESSURE-TREATED
C.J.	CONTROL JOINT	PTD.	PAINTED
CONT.	CONTINUOUS	PTN.	PARTITION
CTS.K.	COUNTERSUNK	Q.T.	QUARRY TILE
CMU	CONCRETE MASONRY UNIT		
D	DEPTH	R.	RISER
DBL	DOUBLE	RAD.	RADIUS
DET./DTL.	DETAIL	REF.	REFRIGERATOR
D.F.	DOUGLAS FIR	REINF.	REINFORCED
DIA.	DIAMETER	REQ.	REQUIRED
DIM.	DIMENSION	RESIL.	RESILIENT
DN.	DOWN	RM.	ROOM
DWG.	DRAWING	R.O.	ROUGH OPENING
EA.	EACH	RWD.	REDWOOD
ELEC.	ELECTRICAL	RWL.	RAINWATER LEADER
ELEV.	ELEVATION		
E.P.	ELECTRICAL PANEL	SASM	SELF ADHERED SHEET MEMB.
EQ.	EQUAL	SQ. FT.	SQUARE FEET
(E)	EXISTING	SHT.	SHEET
EXP./JT.	EXPANSION JOINT	SQ. IN.	SQUARE INCH
EXT.	EXTERIOR	SIM.	SIMILAR
		S.L.D.	SEE LANDSCAPE DRAWING
F.D.	FLOOR DRAIN	S.M.D.	SEE MECHANICAL DRAWING
F.E.	FIRE EXTINGUISHER	SPEC.	SPECIFICATIONS
F.F.	FINISH FLOOR	SQ.	SQUARE
F.F.E.	FINISH FLOOR ELEVATION	S.S.	STAINLESS STEEL
FIN.	FINISH	STD.	STANDARD
FL.	FLOOR	STL.	STEEL
F.O.C.	FACE OF CONCRETE	STOR.	STORAGE
F.O.F.	FACE OF FINISH	S.S.D.	SEE STRUCTURAL DRAWING
F.O.M.	FACE OF MASONRY		
F.O.S.	FACE OF STUD	TEL.	TELEPHONE
F.O.SH.	FACE OF SHEATHING	T&G	TONGUE AND GROOVE
FT.	FOOT	T.	TREAD
FTG.	FOOTING	THK.	THICK
FURR.	FURRING	TYP.	TYPICAL
		T.O.	TOP OF
GA.	GAUGE	T.O.C.	TOP OF CONCRETE
G.C.	GENERAL CONTRACTOR	T.O.O.	TOP OF OUTRIGGER
GL.	GLASS	T.O.P.	TOP OF PLATE
GSM.	GALVANIZED SHEET METAL	T.O.S.	TOP OF SLAB
GYP. BD./	GYPSPUM WALL BOARD	T.O.T.	TOP OF TRUSS
GWB.			
		U.O.N.	UNLESS OTHERWISE NOTED
H	HEIGHT	VERT.	VERTICAL
H.B.	HOSE BIB	V.F.	VERIFY IN FIELD
H.C.	HOLLOW CORE	V.G.	VERTICAL GRAIN
HDWD.	HARDWOOD		
HDWR.	HARDWARE	W	WIDTH
HORIZ.	HORIZONTAL	W	WITH
HR.	HOUR	WD.	WOOD
HW	HARDWOOD	WDW	WINDOW
IN.	INCH	W/O	WITHOUT
INTM.	INTERMEDIATE	WP	WATERPROOF
INSUL.	INSULATION	WRC	WESTERN RED CEDAR
INT.	INTERIOR		

PROJECT DESCRIPTION

TABULATION FORM

PROJECT ADDRESS: 1840 WOOLSEY STREET, BERKELEY, CA 94703
ASSESSOR'S PARCEL NO.: 052 155100300
DESCRIPTION OF WORK: REMODEL & ADDITION

OCCUPANCY: RESIDENTIAL R3
CONSTRUCTION: TYPE VB - NON SPRINKLERED

ZONING DISTRICT: C-AC,
FIRE ZONE: 1

GENERAL PLAN AREA: ADELINE CORRIDOR MIXED USE

PROJECT FEATURES	EXISTING	PROPOSED	PERMITTED/REQ.
DWELLING UNITS	1	2	
PARKING SPACES	1	1	

SETBACKS

FRONT YARD	14' 6 1/2"	14' 6 1/2"	N/A 0'-0"
SIDE YARD LEFT	13'4"	13'4"	N/A 0'-0"
RIGHT	6'10"	6'10"	N/A 0'-0"
REAR YARD	16'8"	16'8"	N/A 0'-0"

BUILDING HEIGHT

AVERAGE	2 STORIES	2 STORIES
MAXIMUM	24'1/2"	24'1/2"
	29' 7 1/4"	29' 7 1/4"

AREAS

LOT AREA	3298 SF	3298 SF
GROSS FL AREA		
FIRST FLOOR	881 SF	881 SF
SECOND FLOOR	921 SF	921 SF
TTL GROSS FL AREA	1802 SF	1802 SF

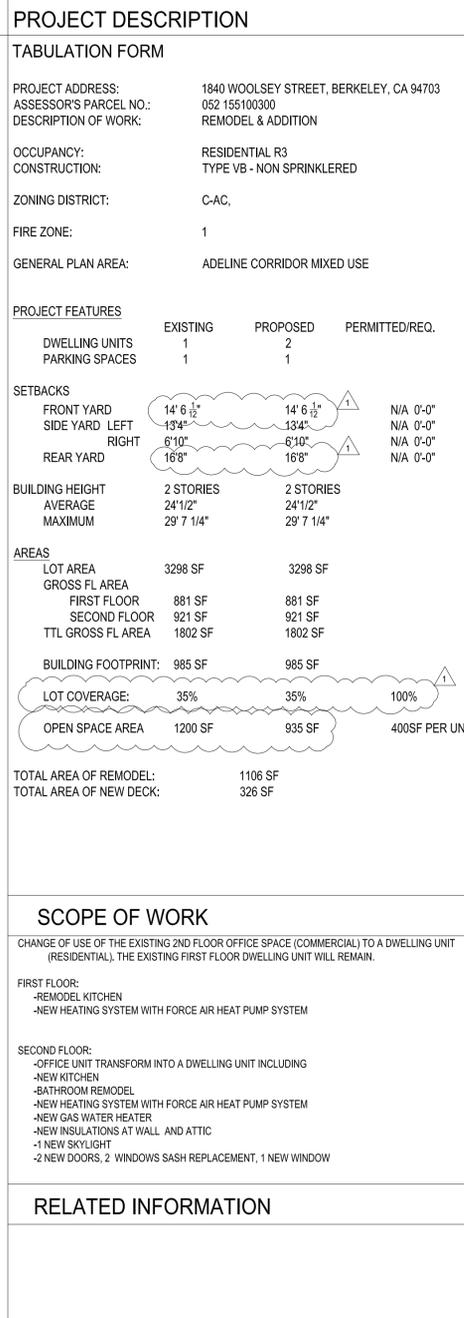
BUILDING FOOTPRINT: 985 SF 985 SF

LOT COVERAGE: 35% 35% 100%

OPEN SPACE AREA 1200 SF 935 SF 400SF PER UNIT

TOTAL AREA OF REMODEL: 1106 SF
TOTAL AREA OF NEW DECK: 326 SF

LOT COVERAGE DIAGRAM



GREEN BUILDING NOTES

MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

- MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE CITY OF BERKELEY AND SHALL SATISFY REQUIREMENTS FOUND IN CALGREEN SECTION 101.8.
- MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
- AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE CITY OF BERKELEY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

DRAWING INDEX

SHEET NO. & TITLE	DATE	BY	CHKD.	APP'D.
A0.0 GENERAL INFORMATION	11.OCT.2023	dhm		
A0.1 CODE COMPLIANCE CHECKLIST				
A0.2 CODE COMPLIANCE CHECKLIST				
A0.3 COB PUBLIC WORKS BEST MANAGEMENT PRACTICES				
A0.4 SITE PHOTOS				
A0.6 SCHEDULES & WALL TYPES				
A1.0 SITE & ROOF PLANS - EXISTING & PROPOSED				
A2.1 FIRST FLOOR PLANS - EXIST/DEMO & PROPOSED				
A2.2 SECOND FLOOR PLANS - EXIST/DEMO & PROPOSED				
A2.21 SECOND FLOOR PLAN PROPOSED FRAMING DECK				
A3.0 BUILDING ELEVATIONS - EXISTING/DEMO				
A3.1 BUILDING ELEVATIONS - PROPOSED				
A4.0 MEP NOTES & SCHEDULES				
A4.1 FIRST FLOOR RCP & ELECTRICAL PLANS				
A4.2 SECOND FLOOR RCP & ELECTRICAL PLANS				
A5.0 ENLARGED PLANS AND INTERIOR ELEVATIONS				
A7.0 EXTERIOR STAIR & RAIL DETAILS				
A8.0 BUILDING DETAILS				
T1.0 TITLE 24 MANDATORY MEASURES				
T2.0 TITLE 24 ENERGY CALCULATIONS				
T3.0 TITLE 24 ENERGY CALCULATIONS CONT'D				

GENERAL INFORMATION

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denise hall montgomery

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c 510.504.9394
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Residence

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DIRECTORY

OWNERS
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Jason DeAntonis
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djdeantonis@gmail.com

STRUCTURAL ENGINEER

TITLE 24 ENERGY ANALYSIS
Michael Kunz, CEPE
Energy Performance Services
P.O. Box 334
Grass Valley, CA 95945
888.828.9488

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF DENISE HALL MONTGOMERY, ARCHITECT.

DATE: 11.OCT.2023 SCALE:
JOB: 23002 DRAWN BY: dhm, jr

SHEET

GENERAL INFORMATION

VICINITY MAP
INFO FROM SANDBORNE, PUBLIC WORKS & TAX ASSESSORS MAPS

SCALE: 1" = 40'0" @ 24x36
1" = 80'0" @ 11x17

A0.0

NEIGHBORHOOD PRE-APPLICATION CONTACT
SEE A1.0 SITE PLAN FOR SIGNATURE PAGE

SCOPE OF WORK

CHANGE OF USE OF THE EXISTING 2ND FLOOR OFFICE SPACE (COMMERCIAL) TO A DWELLING UNIT (RESIDENTIAL). THE EXISTING FIRST FLOOR DWELLING UNIT WILL REMAIN.

FIRST FLOOR:
-REMODEL KITCHEN
-NEW HEATING SYSTEM WITH FORCE AIR HEAT PUMP SYSTEM

SECOND FLOOR:
-OFFICE UNIT TRANSFORM INTO A DWELLING UNIT INCLUDING
-NEW KITCHEN
-BATHROOM REMODEL
-NEW HEATING SYSTEM WITH FORCE AIR HEAT PUMP SYSTEM
-NEW GAS WATER HEATER
-NEW INSULATIONS AT WALL AND ATTIC
-1 NEW SKYLIGHT
-2 NEW DOORS, 2 WINDOWS SASH REPLACEMENT, 1 NEW WINDOW

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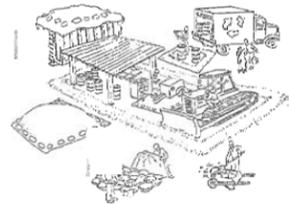
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DATE: 16.AUG.2023 SCALE: AS NOTED
 JOB: 23002 DRAWN BY: dhm, jr

SHEET
 CITY OF BERKELEY
 BEST MANAGEMENT
 PRACTICES

A0.3

City of Berkeley's Pollution Prevention - It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Berkeley requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Store, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and enclothed with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Berkeley Ordinances for recycling construction materials, wood, gypsum board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911 or the City of Berkeley's Public Works Department by dialing 311

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.

- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Architectural Copper

If project contains architectural copper use best management practices as detailed in the handout Requirements for Architectural Copper available at the lobby of the Permit Service Center.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-out slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If saw cut slurry enters a catch basin, clean it up immediately.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.



Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Paving/asphalt work

- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.



Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of \$10,000 or more per day!

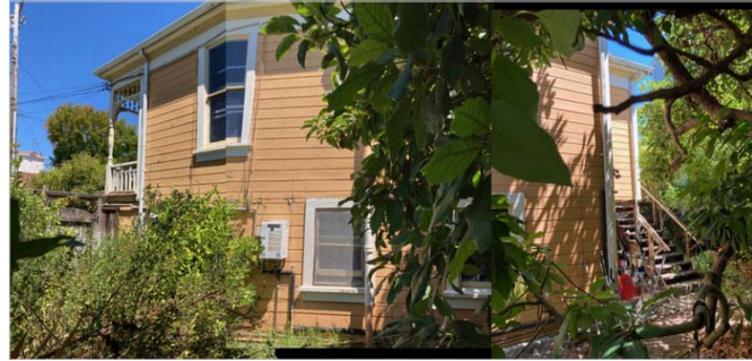
For references and more detailed information:
www.albionwaterprogram.org
www.cdbmp/handbooka.com

NO.	REVISIONS	DESCRIPTION	BY	DATE	APPROV'D
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

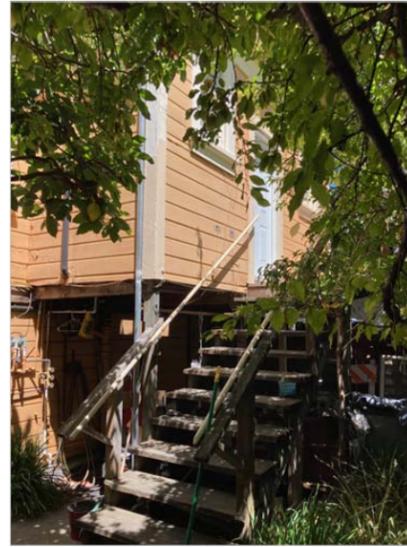
CITY OF BERKELEY PUBLIC WORKS AGENCY

POLLUTION PREVENTION

DATE: 16.AUG.2023
 JOB: 23002
 SHEET: 2 OF



WEST FACADE



SOUTHWEST CORNER



EAST FACADE (MLK JR WAY)



NORTH FACADE (WOOLSEY STREET)

2 SUBJECT PROPERTY PHOTOS
 NTS



3192 3140 3132 1840 WOOLSEY STREET SUBJECT PROPERTY 1839 WOOLSEY STREET 3114-3120 3110 MARTIN LUTHER KING JR WAY



1840 WOOLSEY STREET SUBJECT PROPERTY 1830 1327 HARPER STREET WOOLSEY STREET - SOUTH SIDE



1821 1825 1831 1839 WOOLSEY STREET WOOLSEY STREET - NORTH SIDE

1 NEIGHBORHOOD PHOTOS
 NTS

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 denise hall montgomery

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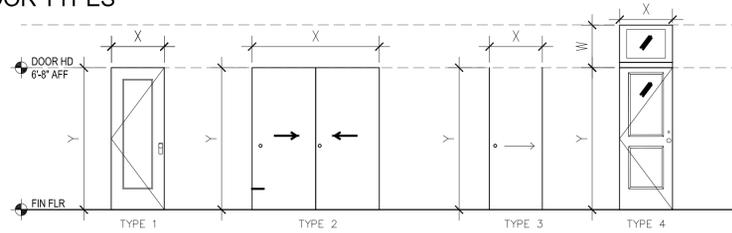
SITE
 PHOTOS

A0.4

DOOR SCHEDULE

ID	ROOM NUM - NAME	TYPE	MANUFACTURER	DOOR CONFIG.	DOOR SIZE			DOOR FINISH		FRAME FINISH		GLASS	HDWR	REMARKS
					X - WIDTH	Y - HEIGHT	THK.	EXT.	INT.	EXT.	INT.			
10	10 - ENTRY	4	(E) SALVAGE	INSWING	2'-8"	6'-8" + 2'-0"	1 3/4"	PGW	PGW	PGW	PGW			(N) HINGE HARDWARE, TRANSOM WINDOW TO REMAIN
11	15 - BEDROOM 1	1	TBD BY CONTRACTOR	OUTSWING	2'-8"	6'-8"	1 3/4"	PGW	PGW	PGW	PGW			
12	15 - BEDROOM 1 CLOSET	2	TBD BY CONTRACTOR	SLIDING	6'-0"	6'-8"	1 3/4"	PGW	PGW	PGW	PGW			
13	10 - ENTRY CLOSET	1	TBD BY CONTRACTOR	OUTSWING	2'-6"	6'-8"	1 3/4"	PGW	PGW	PGW	PGW			
14	11 - LIVING ROOM CLOSET	1	TBD BY CONTRACTOR	OUTSWING	2'-6"	6'-8"	1 3/4"	PGW	PGW	PGW	PGW			
15	14 - BEDROOM 2	1	TBD BY CONTRACTOR	OUTSWING	2'-8"	6'-8"	1 3/4"	PGW	PGW	PGW	PGW			
16	14 - BEDROOM 2	3	TBD BY CONTRACTOR	POCKET	3'-0"	6'-8"	1 3/4"	PGW	PGW	PGW	PGW			
17	14 - BEDROOM 2 TO DECK	4	TBD BY CONTRACTOR	OUTSWING	2'-8"	6'-8" + 2'-0"	1 3/4"	TBD	TBD	TBD	TBD	T		DOOR AND TRANSOM WINDOW, PRIVACY GLASS
18	13 - BATHROOM	3	TBD BY CONTRACTOR	POCKET	2'-6"	6'-8"	1 3/4"	PGW	PGW	PGW	PGW			
19	13 - DECK	4	TBD BY CONTRACTOR	OUTSWING	3'-0"	6'-8" + 2'-0"	1 3/4"	TBD	TBD	TBD	TBD	T		DOOR AND TRANSOM WINDOW, PRIVACY GLASS

DOOR TYPES



HARDWARE SCHEDULE

- ALL DOOR HARDWARE ON NEW DOORS TO MATCH FINISH OF (E) DOORS. CONTRACTOR TO CONFIRM FINISH WITH ARCHITECT BEFORE ORDERING.
 - ALL DOORS RECEIVE 2 HINGES, LATCHSET OR LOCKSET, FLOOR STOP, WALL BUMPER IF APPLICABLE, CLOSER OR HOLD OPEN AS NOTED.
 - PROVIDE DOUBLE PANED, LOW-E GLASS IN EXTERIOR DOORS.
- MATERIAL AND FINISH KEY**
 PTD: PAINTED
 CLR: CLEAR SEALED
 ST/SL: STAINED & SEALED
 SGDF: STAIN GRADE DOUG. FIR
 PGW: PAINT GRADE WOOD
 SGDF: PAINT GRADE DOUG. FIR
 PR WT: PRIMED WHITE
 BRZ AL: BRONZE ANODIZED ALUMINUM
 HM: HOLLOW METAL
 GALV: GALVANIZED
 AL: ALUMINUM
 WD: WOOD
 ST, STL: STAINLESS STEEL
 GL: GLAZED
 T: TEMPERED

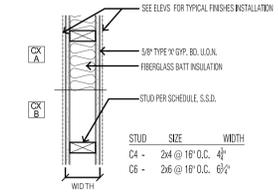
WALL TYPES

GENERAL DOOR NOTES

- VERIFY ALL WALL THICKNESSES IN FIELD PRIOR TO ORDER.
- VERIFY ALL R.O. AND FRAME DIMS WITH PROPRIETARY DOOR FRAME MANUFACTURER'S STANDARDS AND REQUIREMENTS.
- DIMENSIONS OF ALL DOOR STILE AND RAILS ARE FROM LEAF EDGE TO PANEL DAYLIGHT EDGE, TYP.
- ALL GLASS DOOR PANELS SHALL BE CLEAR TEMPERED GLASS, U.O.N.
- SEE HARDWARE SCHEDULES FOR DOOR HARDWARE GROUPS.
- PROVIDE LOW-E INSULATED DOUBLE GLAZING FOR LITES IN ALL EXTERIOR DOORS, U.O.N.

WALL ASSEMBLY NOTES:

- INSTALL R-13 FIBERGLASS BATT INSULATION @ ALL 2X4 EXTERIOR WALLS.
- INSTALL R-19 FIBERGLASS BATT INSULATION @ ALL 2X6 EXTERIOR WALLS.



INTERIOR PARTITION

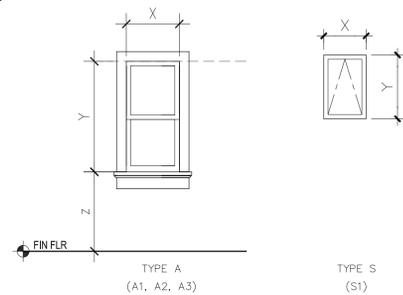
WINDOW SCHEDULE

ID	LOCATION	TYPE	OPERATION	MANUFACTURER	ROUGH OPENING				MATERIAL		FINISH		HARDWARE STYLE	HARDWARE FINISH	GLAZING	U-FACTOR	REMARKS
					W	X	Y	Z	EXT.	INT.	EXT.	INT.					
A1	SECOND FLOOR KITCHEN	A	DOUBLE HUNG	MARVIN ULTIMATE WOOD	-	2'-6"	5'-2"	3'-6"	WD	WD	PGW	PGW	-	X	CLEAR TEMPERED	0.3	
A2	SECOND FLOOR KITCHEN	A	DOUBLE HUNG	MARVIN ULTIMATE WOOD	-	2'-6"	5'-2"	3'-6"	WD	WD	PGW	PGW	-	X	CLEAR TEMPERED	0.3	
A3	SECOND FLOOR BATHROOM	A	DOUBLE HUNG	MARVIN ULTIMATE WOOD	-	2'-2"	5'-2"	3'-6"	WD	WD	PGW	PGW	-	X	PRIVACY TEMPERED	0.3	
S1	SECOND FLOOR DINING	S	SKYLIGHT OPERABLE	VELUX	2'-1 1/2"	3'-1 1/2"			ALUM/ GL	ALUM/ GL						0.44	

GENERAL WINDOW NOTES

- VERIFY QUANTITY OF WINDOWS WITH FLOOR PLANS.
- VERIFY DIRECTION OF SWING / ACTION WITH ELEVATIONS.
- DIMENSIONS SHOWN ON WINDOW TYPE DIAGRAMS ARE FRAME SIZE, U.O.N.
- VERIFY ALL ROUGH OPENING DIMENSIONS IN FIELD PRIOR TO WINDOW FABRICATION.
- PROVIDE SAFETY GLAZING AS REQUIRED PER CBC 2406.4.
- ALL EXTERIOR GLAZING TO BE DOUBLE-PANED, CLEAR, LOW-E INSULATED GLAZING UNITS, U.O.N.
- ALL OPERABLE WINDOWS TO BE "ROTO" STYLE.

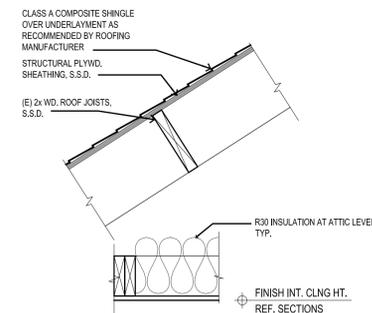
WINDOW TYPES



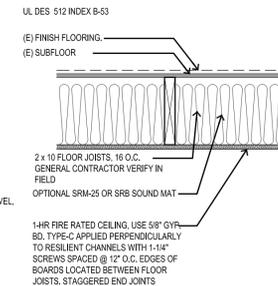
FLOOR/CEILING & ROOF ASSEMBLIES

ROOFING NOTES:

- ALL ROOF ASSEMBLIES: PROVIDE CLASS A ROOF COVERING



TYP. ROOF ASSEMBLY



FLOOR CEILING 1 HR FIRE RATED

ARCHITECT

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denise hall montgomery

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PROJECT

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JOB: 23002 DRAWN BY: dhm, jr

SHEET

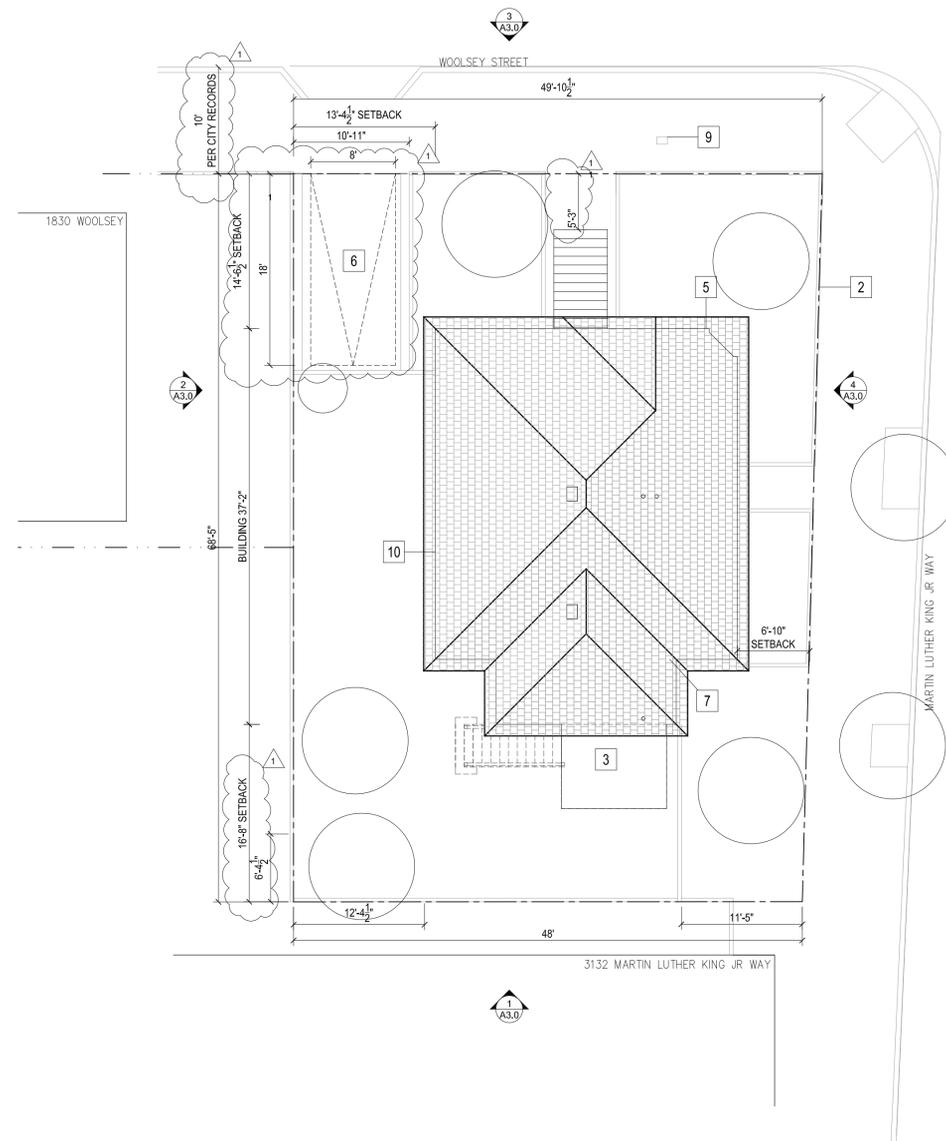
SCHEDULES &
WALL TYPES

A0.6

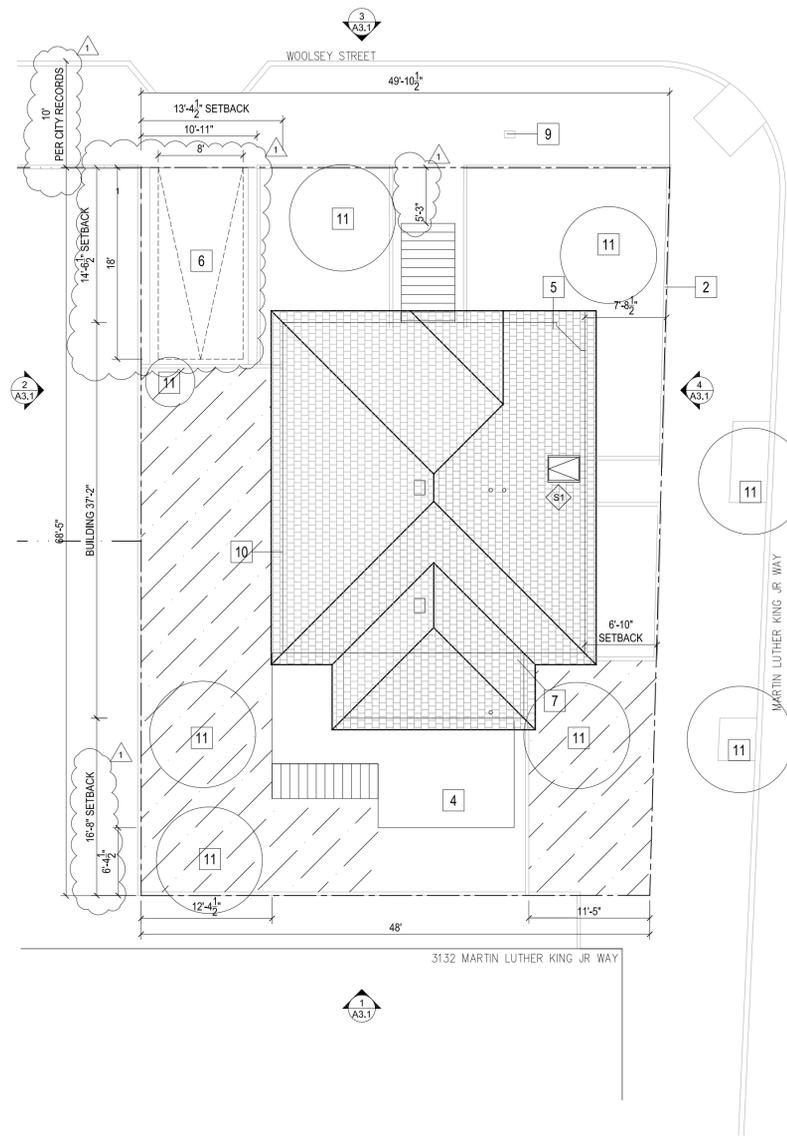
NEIGHBORHOOD REVIEW AND SIGN-OFF

I have reviewed the plans for a change of use from "commercial" to "residential" for 1840 Woolsey Street.

NAME (PRINTED)	SIGNATURE	ADDRESS	RENTER OWNER	DATE	HAVE NO OBJECTIONS	HAVE OBJECTIONS (PLEASE STATE BRIEFLY)
1.		1830 Woolsey Street Berkeley, CA 94703				
2.		3131 Harper Street Berkeley, CA 94703				
3.		3132 Martin Luther King Jr. Way Berkeley, CA 94703				
4.		1839 Woolsey Street Berkeley, CA 94703				
5.						
6.						
7.						
8.						
9.						



2 SITE PLAN - EXISTING
1/8" = 1'0" @ 24x36; 1/16" = 1'0" @ 11x17



1 SITE PLAN - PROPOSED
1/8" = 1'0" @ 24x36; 1/16" = 1'0" @ 11x17

GENERAL NOTES

- SITE PLAN BASED ON ASSESSOR'S MAP AND SITE MEASUREMENTS.
- SIDEWALKS IN DISREPAIR SHALL BE REPLACED IN ACCORDANCE WITH THE CITY OF OAKLAND STANDARDS.

KEY

- (E) WALL / COMPONENT TO BE REMOVED
- (E) WALL TO REMAIN
- (N) WALL
- (E) OR (N) BUILDING ELEMENT ABOVE
- USABLE OPEN SPACE 935 S.F. (400 S.F. PER UNIT)

SHEET NOTES

- 1 PROPERTY LINE
- 2 (E) FENCE TO REMAIN
- 3 (E) REMOVED DECK <30" ABOVE GRADE
- 4 (N) WD DECK <30" ABOVE GRADE
- 5 BUILDING FOOTPRINT
- 6 (E) DRIVE AND CURB CUT
- 7 (E) ELECTRICAL METER
- 8 (E) GAS METER
- 9 (E) WATER METER
- 10 (E) TANKLESS WATER HEATER
- 11 THERE ARE NO COAST LIVE OAK TREES ON THE SITE OR ADJACENT PUBLIC RIGHT OF WAY

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SHEET

SITE & ROOF PLANS
EXISTING &
PROPOSED

A1.0

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SHEET

FIRST FLOOR PLAN
 EXISTING &
 PROPOSED

A2.1

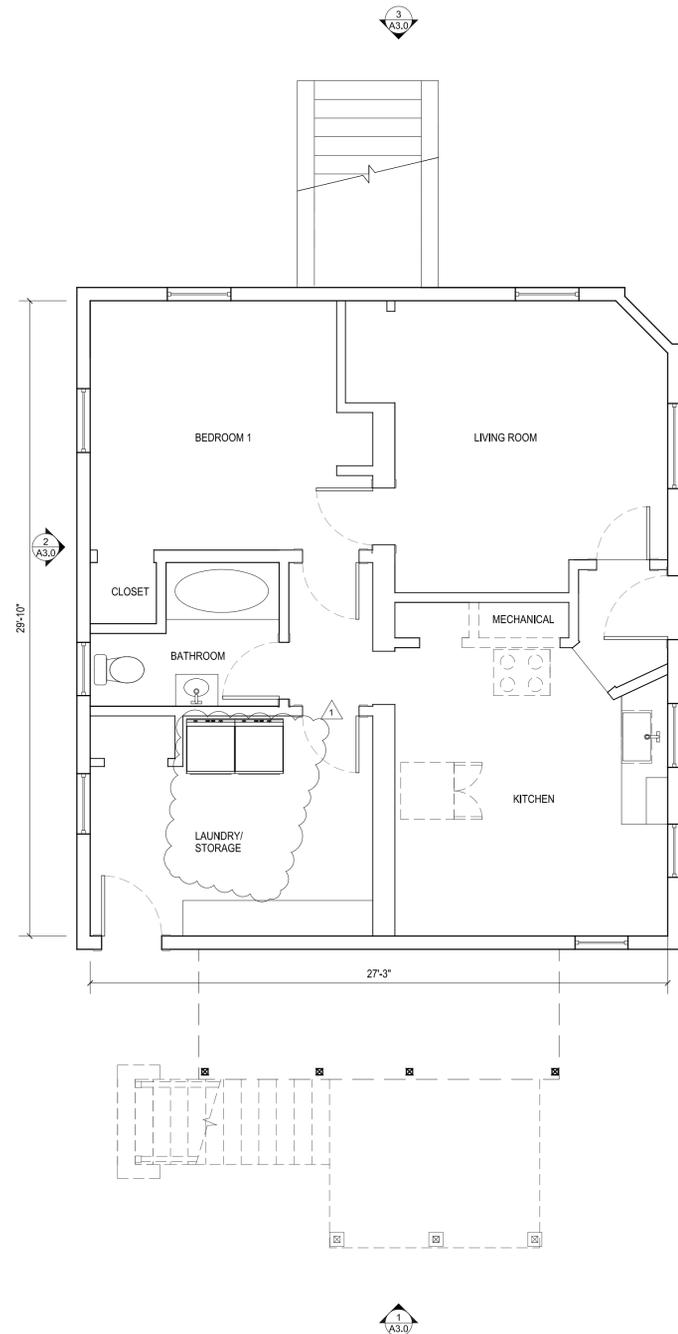
GENERAL PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH FRAMING. U.O.N.
- VERIFY ALL DIMENSIONS IN FIELD. CONTRACTOR TO BRING ALL DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION AND FABRICATION OR BEAR THE COST OF CORRECTION.
- INSTALL R-13 FIBERGLASS BATT INSULATION @ ALL 2X4 EXTERIOR WALLS. INSTALL R-19 FIBERGLASS BATT INSULATION @ ALL 2X6 EXTERIOR WALLS.
- INSTALL 5/8" GYP. BD. AT ALL WALLS AND CEILING U.O.N. SEE PLAN AND WALL TYPE SCHEDULE.
- INSTALL 5/8" TYPE X GYPSUM BOARD UNDER ALL STAIRWAY SPACES.
- FOR ALL WET AREAS, USE 1/2" GLASS MAT GYPSUM BACKER BOARD
- GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF BUILDING FOOTPRINT PER CRC R401.3
- SALVAGE & PROTECT ALL INTERIOR DOORS TO BE REUSED IN REMODEL

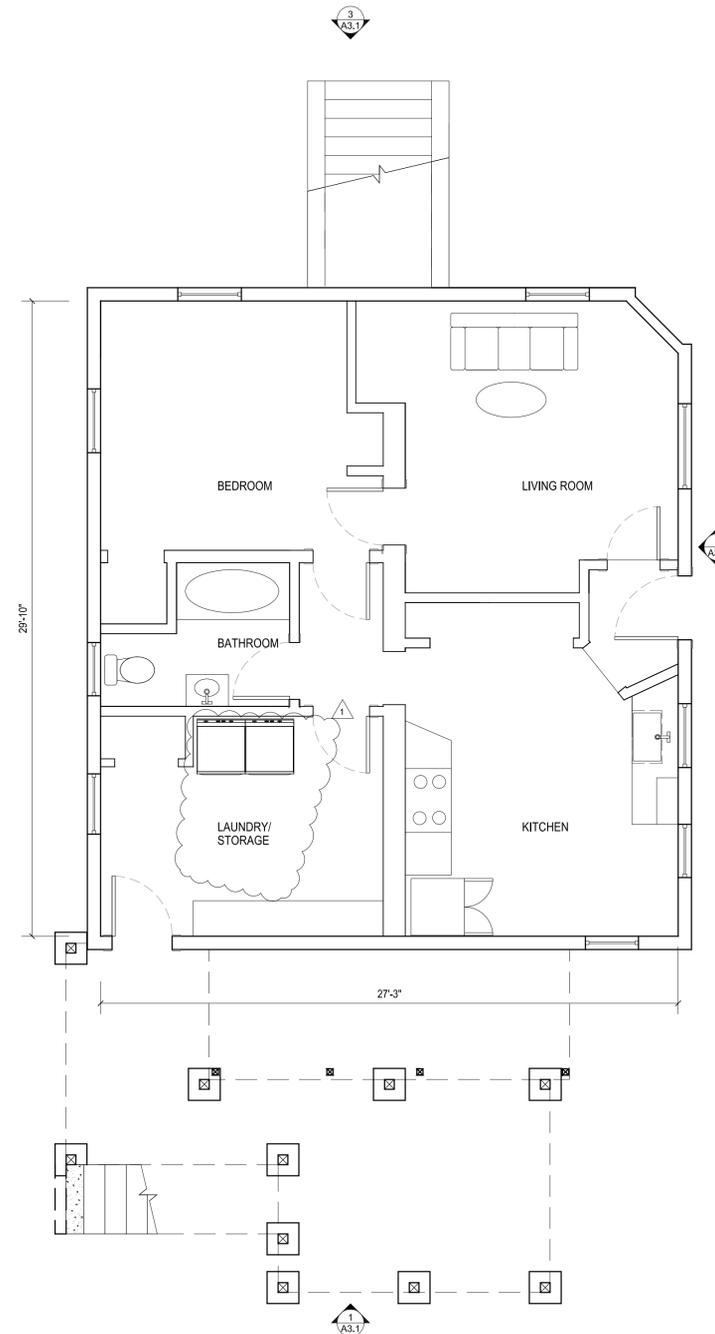
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- (E) WALL TO REMAIN
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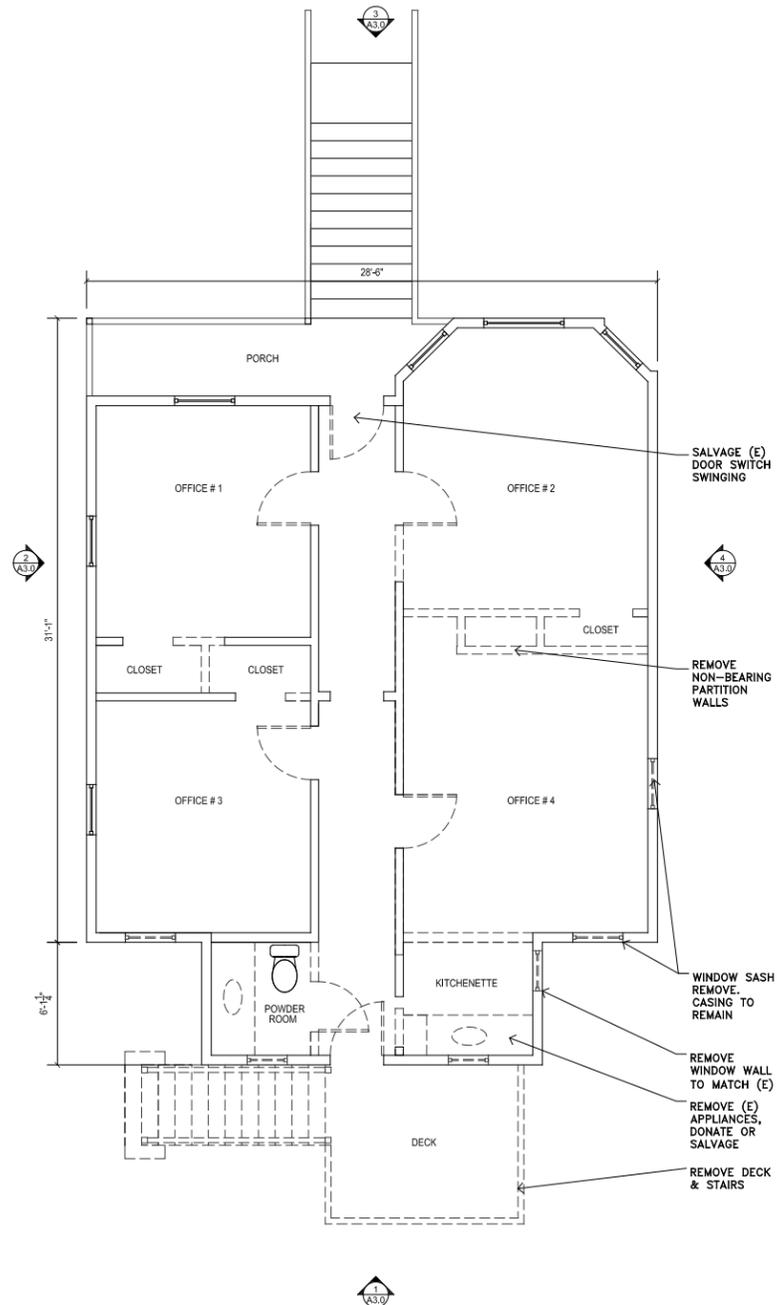
SHEET NOTES



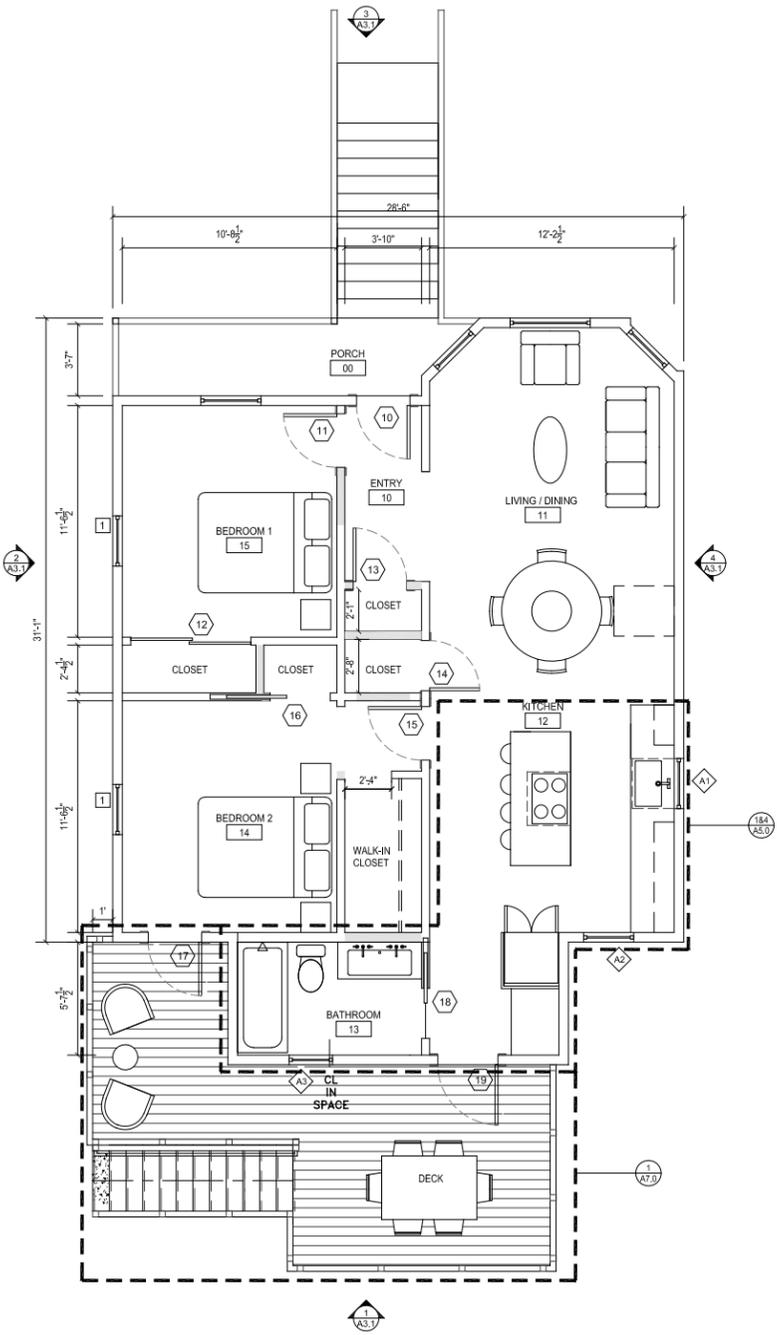
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2 SECOND FLOOR PLAN EXISTING
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- FOR ALL WET AREAS, USE 1/2" GLASS MAT GYPSUM BACKER BOARD
- GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF BUILDING FOOTPRINT PER CRC R401.3
- SALVAGE & PROTECT ALL INTERIOR DOORS TO BE REUSED IN REMODEL

KEY

- (E) WALL / COMPONENT TO BE REMOVED
- (E) WALL TO REMAIN
- (N) WALL
- (E) OR (N) BUILDING ELEMENT ABOVE

SHEET NOTES

- 1 (E) WINDOW EGRESS 29" x32" OPEN AREA
- 2

PLUMBING & MECHANICAL NOTES

- PROVIDE COPPER PIPING TO ALL NEW PLUMBING SUPPLY LINES
- EXHAUST FAN SYSTEMS SHALL HAVE BACK DRAFT OR AUTOMATIC DAMPERS
- EQUIPMENT TO COMPLY WITH CITY OF BERKELEY RESIDENTIAL ENERGY CONSERVATION ORDINANCE (RECO) AND THE BERKELEY BUILDING CODE CHAPTER 19.28
- INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH ACTIVE OR PASSIVE SPACE HEATING SYSTEMS CAPABLE OF MAINTAINING A MINIMUM INDOOR TEMPERATURE OF 68 DEG.F AT A POINT 5FT ABOVE THE FLOOR ON THE DESIGN HEATING DAY
- PROVIDE A MINIMUM 50 CFM EXHAUST FOR BATHROOM AND 100 CFM EXHAUST FOR EACH VENTED KITCHEN RANGE HOOD, PER ASHRAE 62.2.
- CLOTHES DRYER EXHAUST DUCTS SHALL BE CONSTRUCTED OF RIGID METALLIC MATERIAL AND SHALL NOT BE ASSEMBLED WITH SCREWS OR OTHER FASTENING MEANS THAT EXTEND INTO THE DUCT.
- HVAC SYSTEMS AND PARTS THEREOF SHALL BE INSPECTED IN ACCORDANCE WITH ACCA 4 QM. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MECHANICAL SYSTEMS AND EQUIPMENT.
- PROVIDE AUTOMATIC GAS SHUT OFF VALVES PER CITY OF BERKELEY ORDINANCE NO. 7151-NLS.
- PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS FOR ALL SHOWERS AND TUB/SHOWERS.
- PROVIDE A GAS SUPPLY LINE WITH THE CAPACITY TO PROVIDE A MINIMUM OF 200,000 BTU/HR TO THE WATER HEATER.
- ALL PLASTIC PIPES AND FITTINGS, OTHER THAN THOSE USED FOR GAS, SHALL MEET THE REQUIREMENTS OF NATIONAL SANITATION FOUNDATION 14.
- ALL PIPE, TUBE, FITTINGS, SOLVENT, CEMENT, THREAD SEALANT, SOLDER, AND/OR FLUX USED IN POTABLE WATER SYSTEMS INTENDED TO SUPPLY DRINKING WATER SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NATIONAL SANITATION FOUNDATION 61.

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dhm@dhmarchitecture.com



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Energy Performance Services
P.O. Box 334
Grass Valley, CA 95945
888.828.9488

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DATE:	16.AUG.2023	SCALE:	AS NOTED
JOB:	23002	DRAWN BY:	dhm, jr

SHEET

SECOND FLOOR PLAN EXISTING & PROPOSED

A2.2

KEY

- (E) WALL / COMPONENT TO BE REMOVED
- (E) WALL TO REMAIN
- (N) WALL

SHEET NOTES

1 x

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DATE: 16.AUG.2023

JOB: 23002

SCALE: AS NOTED

DRAWN BY: dhm, jr

SHEET

EXTERIOR BUILDING
ELEVATIONS
EXISTING

A3.0



4 WEST (SIDE CORNER) ELEV - EXISTING
1/4" - 1'-0"



3 NORTH (FRONT) ELEV - EXISTING
1/4" - 1'-0"



2 EAST (SIDE) ELEV - EXISTING
1/4" - 1'-0"



1 SOUTH (REAR) ELEV - EXISTING
1/4" - 1'-0"

SHEET NOTES

- 1 WD LAP SIDING TO REMAIN
- 2 (E) EGRESS WINDOW, GREATER THAN 5.7 SQ. FT REQ'D
- 3 PROPOSED WD DECK
- 4 ALL REPLACEMENT AND NEW WINDOW CASINGS AND TRIMS TO MATCH EXISTING.

GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- 2. VERIFY ALL DIMENSIONS IN FIELD. CONTRACTOR TO BRING ALL DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION AND FABRICATION OR BEAR THE COST OF CORRECTION.
- 3. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF BUILDING FOOTPRINT PER CRC R401.3

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DATE:	11.OCT.2023	SCALE:	AS NOTED
JOB:	23002	DRAWN BY:	dhm, jr

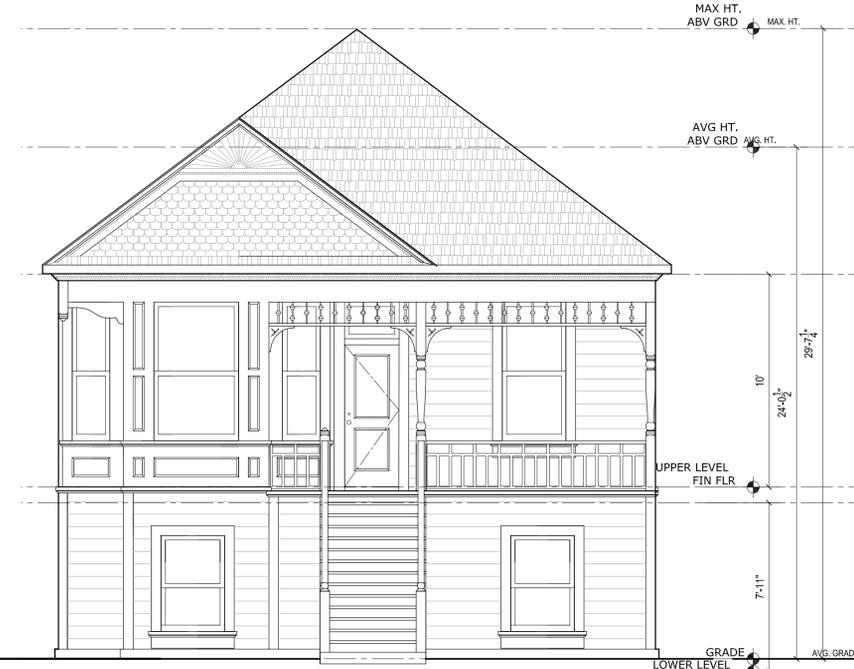
SHEET

EXTERIOR
ELEVATIONS
PROPOSED

A3.1



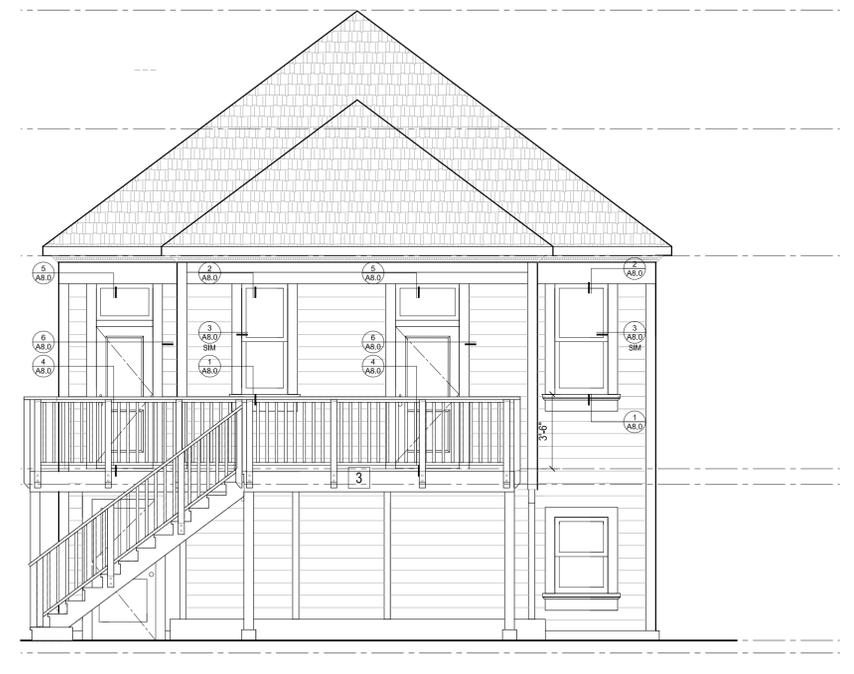
4 WEST (SIDE CORNER) ELEV - PROPOSED
1/4" - 1'-0"



3 NORTH (FRONT) ELEV - PROPOSED
1/4" - 1'-0"



2 EAST (SIDE) ELEV - PROPOSED
1/4" - 1'-0"



1 SOUTH (REAR) ELEV - PROPOSED
1/4" - 1'-0"

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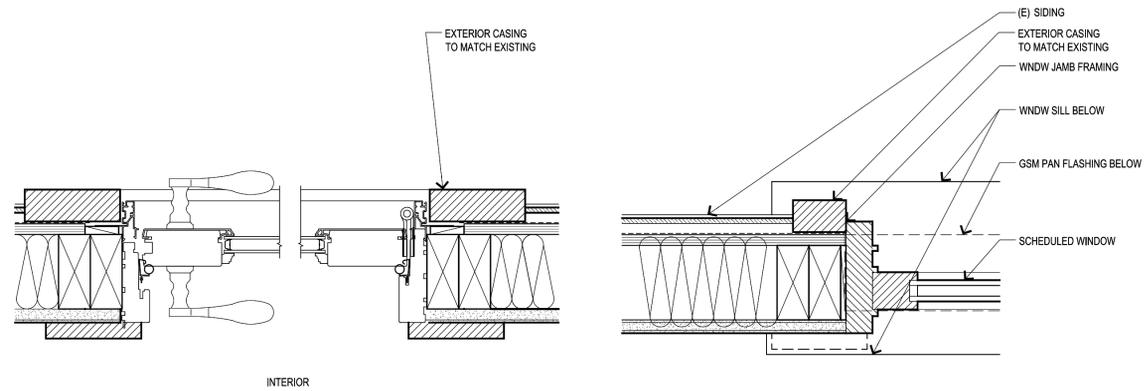
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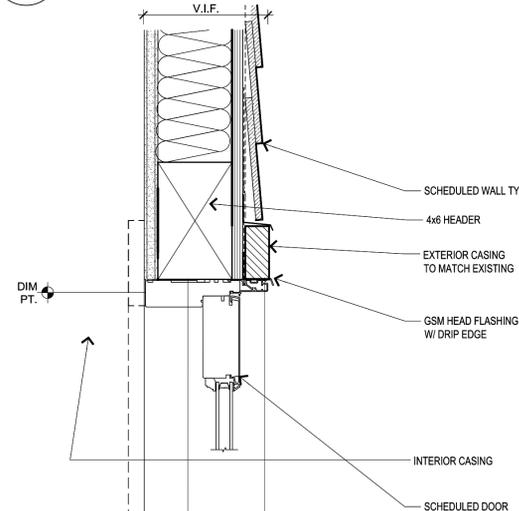
SHEET

BUILDING DETAILS

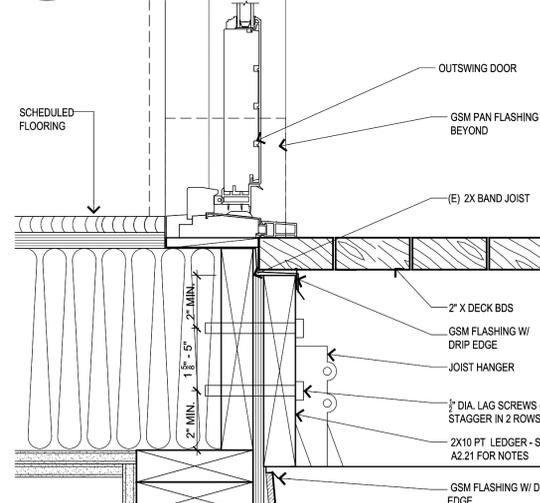
A8.0



6 DOOR JAMB
3" = 1'-0" @36x24, 1 1/2" = 1'-0" @17x11

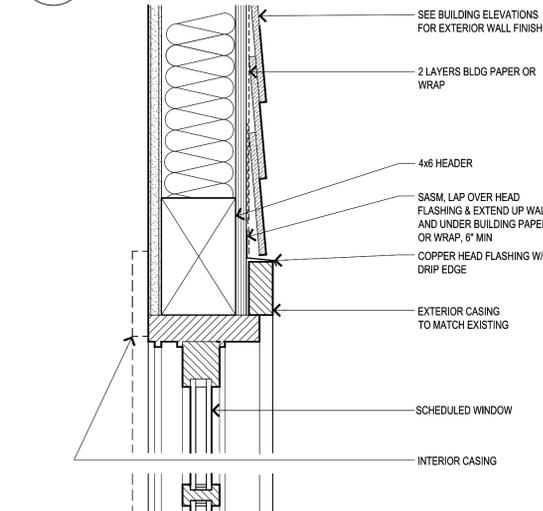


5 DOOR HEADER
3" = 1'-0" @36x24, 1 1/2" = 1'-0" @17x11

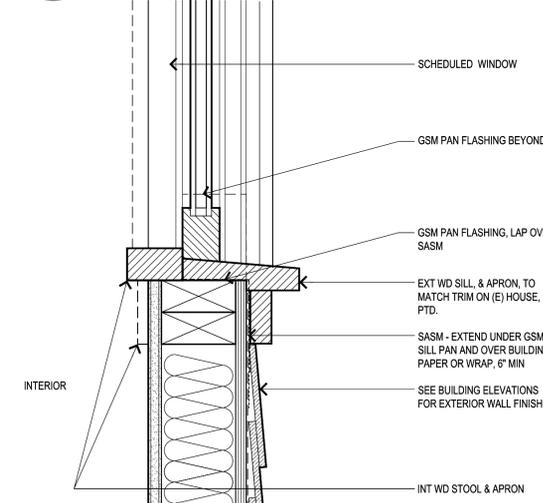


4 DOOR THRESHOLD
3" = 1'-0" @36x24, 1 1/2" = 1'-0" @17x11

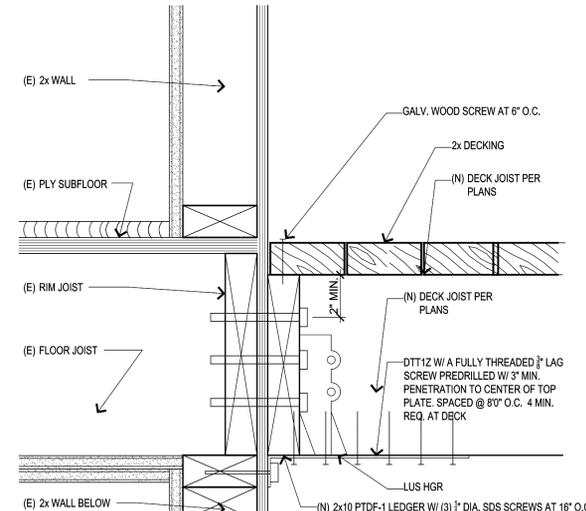
3 WINDOW JAMB
3" = 1'-0" @36x24, 1 1/2" = 1'-0" @17x11



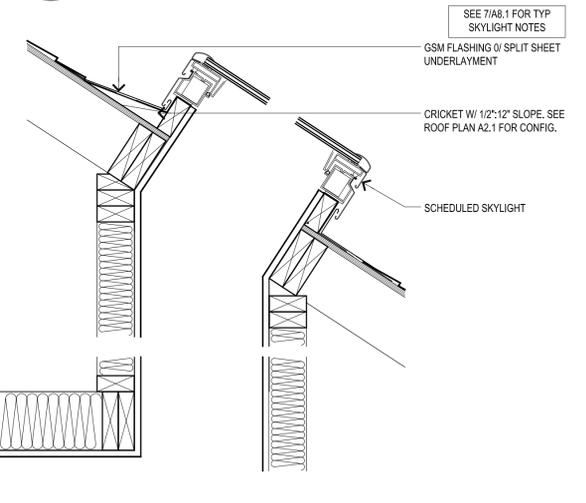
2 WINDOW HEADER
3" = 1'-0" @36x24, 1 1/2" = 1'-0" @17x11



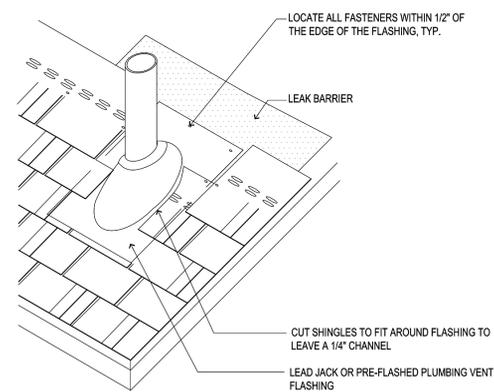
1 WINDOW SILL
3" = 1'-0" @36x24, 1 1/2" = 1'-0" @17x11



8 FLOOR FRAMING CONNECTION
NTS

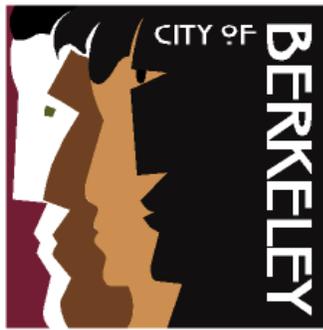


7 SKYLIGHT
3" = 1'-0" @36x24, 1 1/2" = 1'-0" @17x11



NOTES:
1.) LEAK BARRIER TARGET SHEET.
2.) DO NOT FACE NAIL THE PLUMBING VENT FLASHING.

10 ISO - PLUMBING VENT
NTS



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

1840 Woolsey Street

Use Permit #ZP2023-0127 to convert the existing 920 square foot second floor office space of a single-family dwelling unit into a separate dwelling unit resulting in one building with two individual dwelling units. No changes to the height of the structure are proposed.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance, Section [23.404.050 \(Public Hearings and Decisions\)](#)

When: Thursday, January 25, 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: Avenue Corridor Mixed Use
- Zoning: Adeline Corridor Commercial District (C-AC)

B. Zoning Permits Required:

- Use Permit, to create a dwelling unit in the C-AC under Berkeley Municipal Code (BMC) Section 23.204.150

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

D. Parties Involved:

- Applicant Denise Hall Montgomery, Architect, 1769 Alcatraz Avenue, Berkeley
- Property Owners Rachel Neumann & Jason DeAntonis, 1840 Woolsey 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, Vicky Schlepp, at (510) 981-7422 or vschlepp@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@berkeleyca.gov) 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 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 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 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.