



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

FOR BOARD ACTION
FEBRUARY 8, 2024

2309 Parker Street

Use Permit #ZP2023-0141 to construct a 45 square-foot one-story residential addition with a roof balcony at the rear of the duplex, above 14 feet in average height (15 feet, 2 inches) on a lot non-conforming for density.

I. Background

A. Land Use Designations:

- General Plan: Medium Density Residential
- Zoning: Restricted Multiple-Family Residential (R-2A)

B. Zoning Permits Required:

- Use Permit, pursuant to Berkeley Municipal Code (BMC) Section 23.324.050(D), to construct an addition to and/or enlargement of a building on a lot that exceeds the maximum residential density.
- Administrative Use Permit, pursuant to BMC Section 23.202.090(D), to construct a residential addition over 14 feet in average height.

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").

D. Parties Involved:

- Applicant: Marco Hyman-Romero, 190 Lake Park Avenue, Ste. 10657, Oakland
- Property Owner: Kevin Kaatz and Doug McCulloch, 2309 Parker Street, Berkeley

Figure 1: Vicinity and Zoning Districts Map

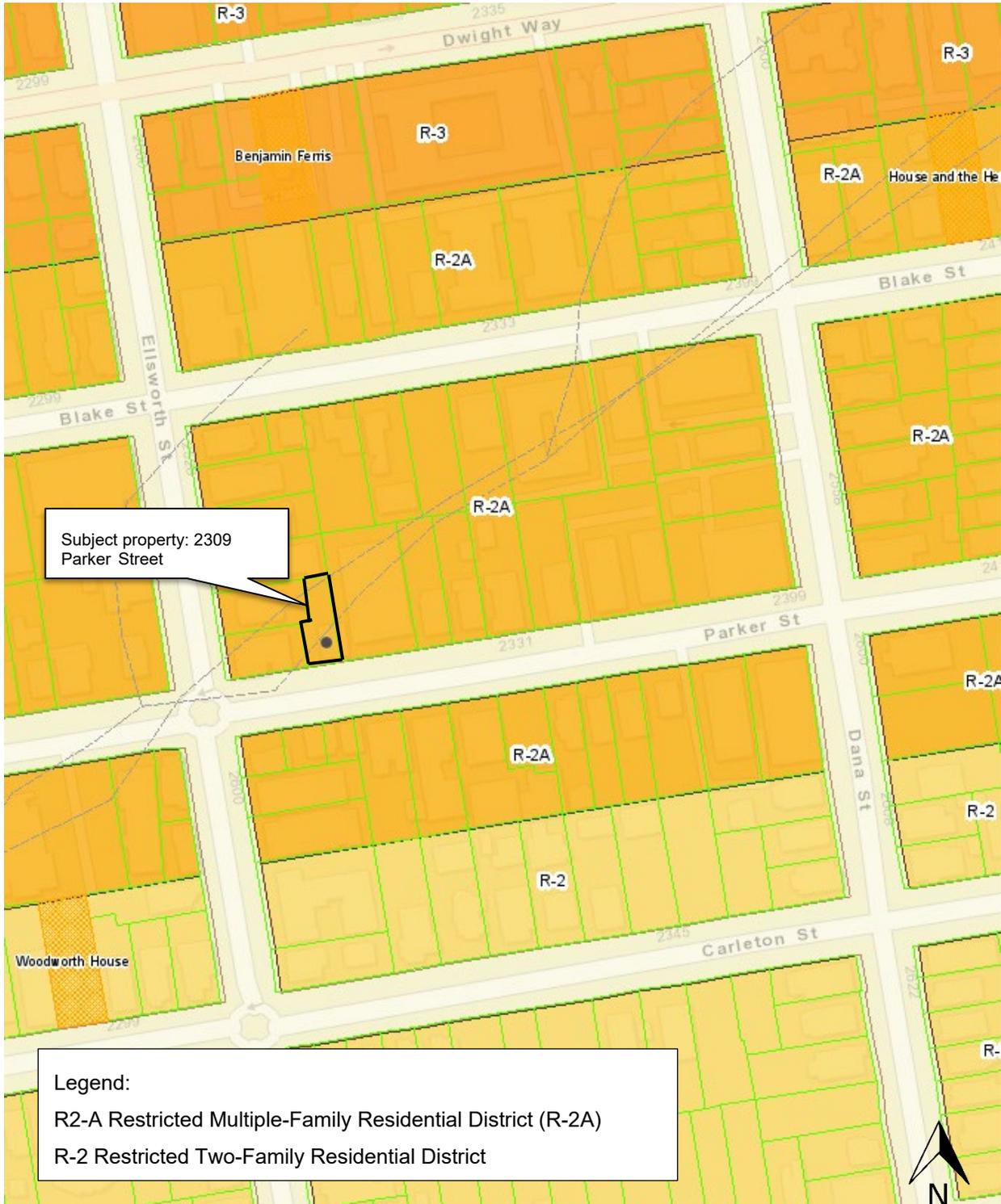


Figure 2: Existing Site Plan

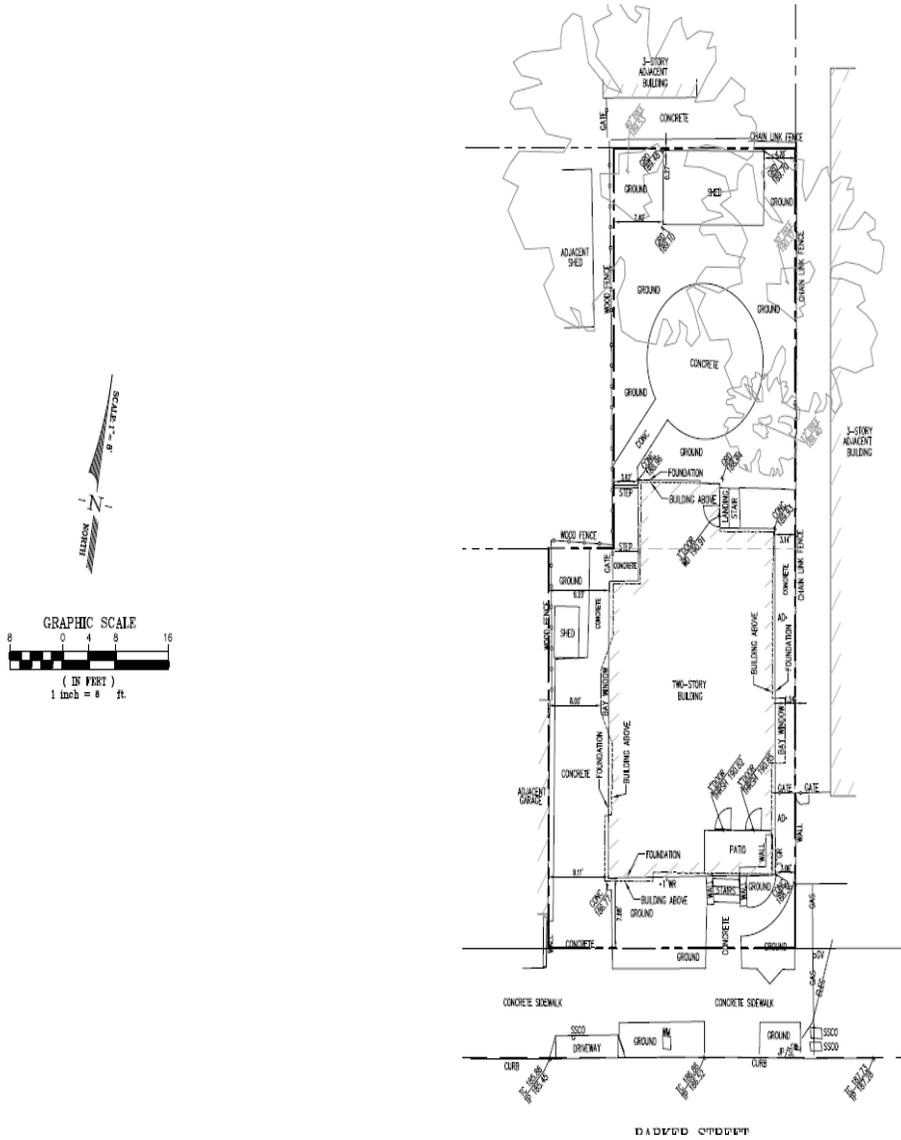


Figure 3: Proposed Site Plan

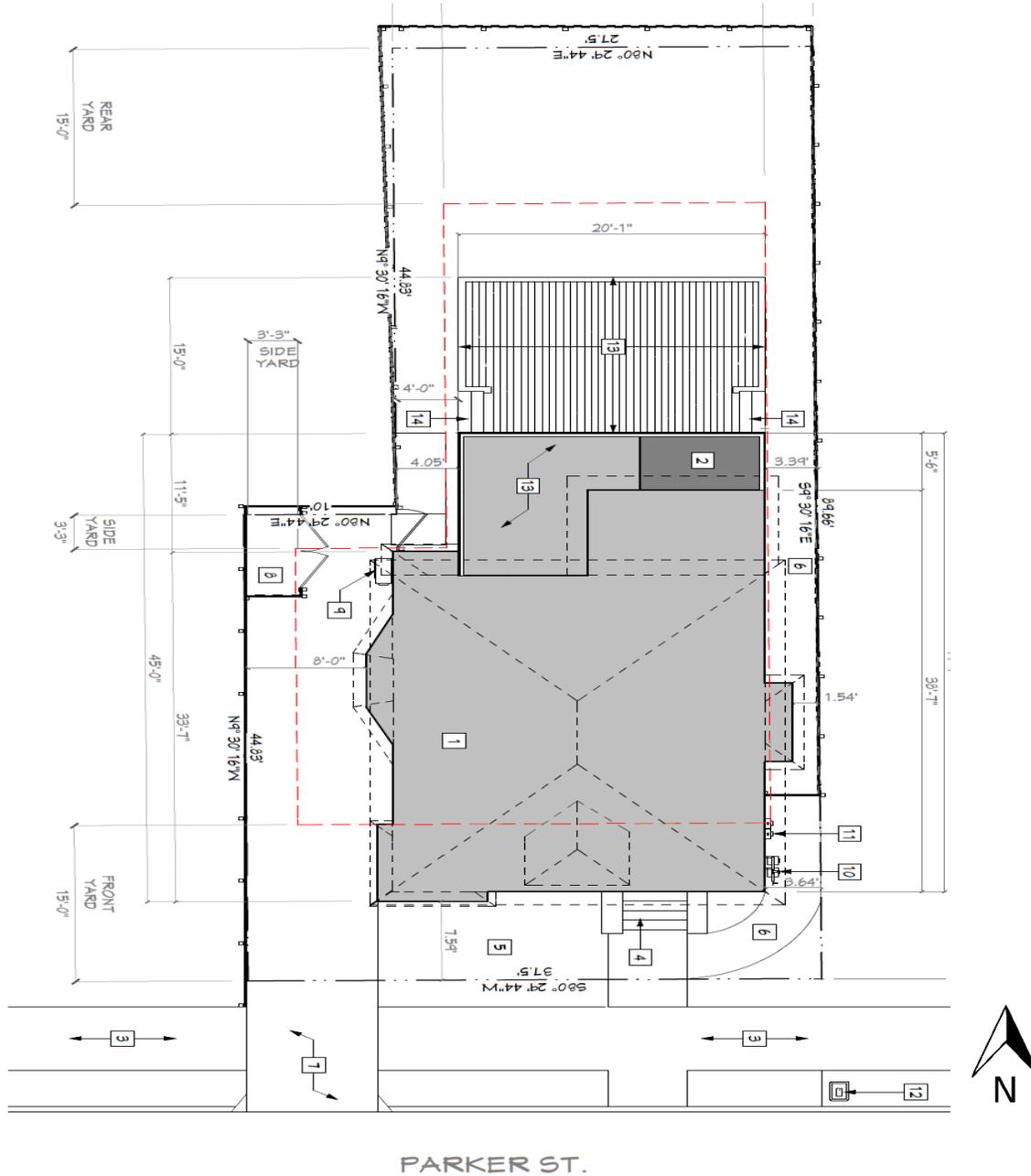
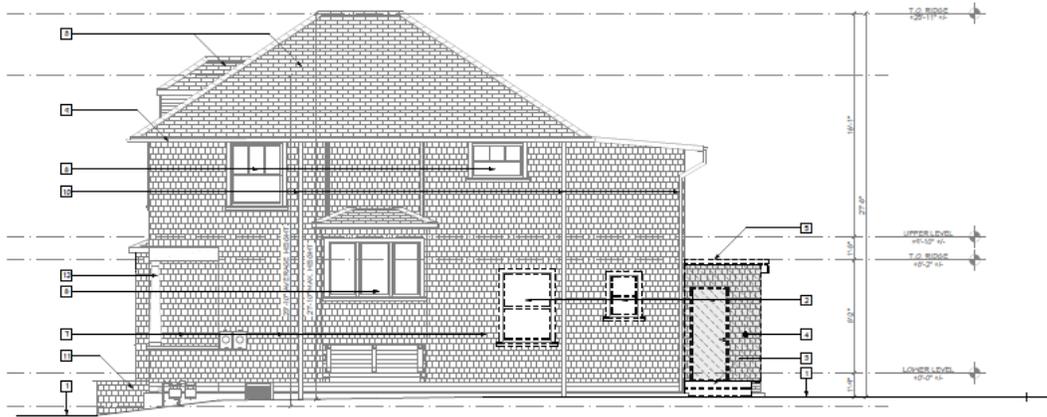
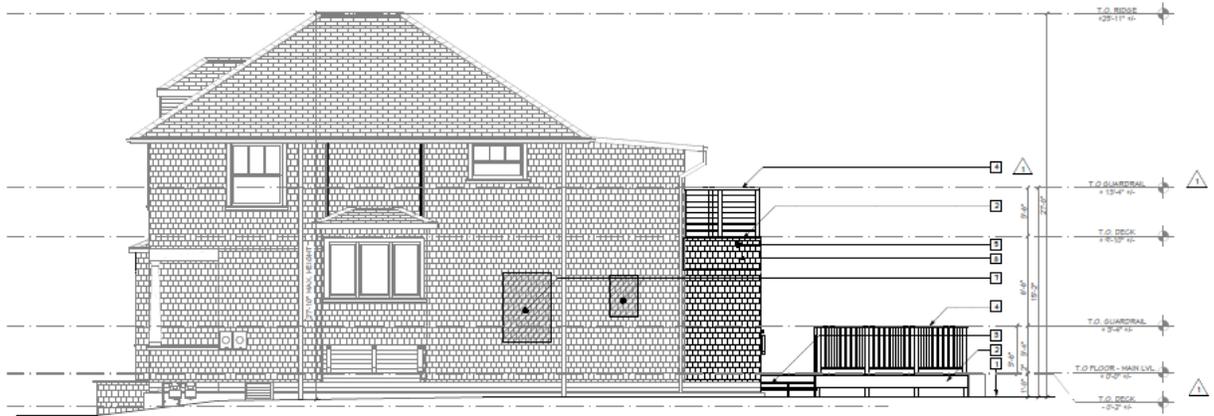


Figure 4: Existing and Proposed Elevation (east)

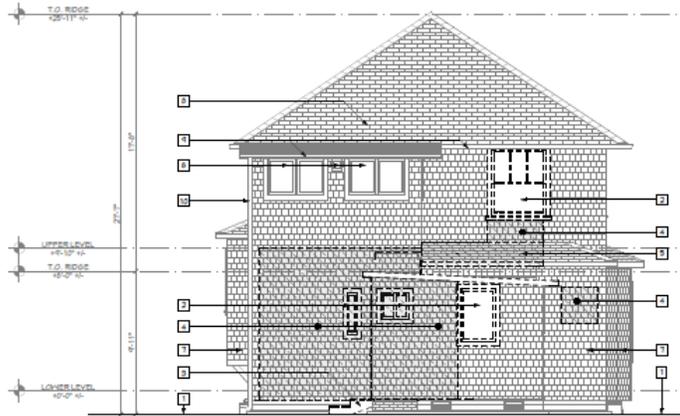


10 EXISTING ELEVATION - RIGHT
SCALE 1/8"=1'-0"



12 PROPOSED ELEVATION - RIGHT
SCALE 1/8"=1'-0"

Figure 5: Existing and Proposed Elevation (north)



10 EXISTING ELEVATION - REAR
SCALE 1/4\"/>



12 PROPOSED ELEVATION - REAR
SCALE 1/4\"/>

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Duplex	R-2A	Low-Medium Density
Surrounding Properties	North	Multi-Family		
	South	Single-Family		
	East	Multi-Family		
	West	Multi-Family		

Table 2: Special Characteristics

Characteristic	Applicability	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	This fee applies to net newly constructed nonresidential gross floor area over 7,500 square feet. The project would not include non-residential floor area therefore the fee does not apply.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable / Inclusionary Housing Requirements (BMC Chapter 23.328)	No	The project is a not a housing development project, as defined in BMC 23.328.020. ^a The project involves a residential unit existing as of April 1, 2023 that is being expanded, renovated, or rehabilitated, and is exempt from the provisions of BMC 23.328.
Alcohol Sales/Service	No	The project is a residential addition so this does not apply.
Coast Live Oak Trees (BMC Chapter 6.52)		There are no Coast Live Oak (<i>Quercus agrifolia</i>) trees on the project site.
Creeks	No	No creek or culvert, as defined by BMC Chapter 17.08, exists on or within 30 feet of the project site.
Density Bonus	No	The project is not utilizing a State Density Bonus.
Historic Resources	No	The project does not propose a substantial change to a structure of potential historical significance under the criteria of Berkeley's Landmark Preservation Ordinance.
Housing Accountability Act (HAA) (Gov't Code Section 65589.5(j))	No	The project does not meet the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2) ^b . and thus section (j) of the Housing Accountability Act does not apply. The project is an addition to an existing duplex and does not include any new dwelling units, therefore, it is not a "housing development project" and the Housing Accountability Act does not apply.
Housing Crisis Act of 2019 (SB 330)	No	The project does not meet the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2). ^b

Characteristic	Applicability	Explanation
Rent Controlled Units	No	The project would not demolish/reconfigure/alter rent controlled dwelling units.
Residential Preferred Parking (RPP)	Yes	The site is located in an RPP zone. The project is an addition to an existing residential unit and not a new residential unit, therefore the prohibition on RPP permits per BMC Section 14.72.080(C)(1) does not apply.
Seismic Hazards (SHMA)	No	The project site is not located within an area susceptible to landslide/liquefaction/fault rupture as shown on the State Seismic Hazard Zones map. ^c
Soil/Groundwater Contamination		The project site not located within the City's Environmental Management Area and is not on the Cortese List. ^d Standard Conditions of Approval related to hazardous materials would apply.
Transit	Yes	The project site is within one mile of Alameda County transit lines#18 and #36, Transbay lines F and #800, and the Downton Berkeley Bay Area Rapid Transit Station.
<p>Notes:</p> <p>a. BMC 23.328.020(E) defines a "Housing Development Project" for purposes of inclusionary housing requirements as "a development project, including a Mixed-Use Residential project involving the new construction of at least one Residential Unit. Projects with one or more buildings or projects including multiple contiguous parcels under common ownership or control shall be considered as a sole Housing Development Project and not as individual projects.</p> <p>b. 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>c. California Department of Conservation. DOC Maps: Geologic Hazards. Available: https://maps.conservation.ca.gov/geologic Hazards/</p> <p>d. The Cortese List is an annually updated list of hazardous materials sites compiled pursuant Government Code Section 65962.5.</p>		

Table 3: Project Chronology

Date	Action
October 23, 2023	Use Permit Application submitted
November 13, 2023	Application deemed incomplete
November 20, 2023	Application resubmitted
December 11, 2023	Application deemed complete
January 25, 2024	Public hearing notices mailed/posted
February 8, 2024	ZAB hearing

Table 4: R-2A (Restricted Multiple Family Residential District) Development Standards BMC Sections 23.202.090

Standard		Existing	Addition/ (Reduction)	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		2,915	No change	No change	5,000 min
Gross Floor Area (sq. ft.)		1,787	+45	1,832	n/a
Dwelling Units	Total	2	No change	No change	1 max (per lot area)
Building Height (ft. - in.)	Average	9' – 11"	+6'-10"	15 ft. – 2 in. (addition)	35' – 0" max
	Stories	2	No change	No change	3 max
Building Setbacks (ft. - in.)	Front (Parker)	7.60'	No change	No change	15' – 0" min
	Rear	37.60'	No change	No change	15' – 0" min
	Left Side	4'-0"	No change	No change	3' – 0" min ^a
	Right Side	3'	No change	No change	3' – 0" min ^a
Lot Coverage (%)		35%	2%	37%	40 max
Usable Open Space (sq. ft.)		927	+78	1,005	300 min
Parking (BMC 23.322)		1	No change	No change	1 max
Notes:					
a. A side setback reduction of 10% of lot width or 3 feet, whichever is greater, is allowed in the R-2A district pursuant to BMC Section 23.304.030(B)(2) .					

II. Project Setting

- A. Neighborhood/Area Description:** 2309 Parker Street is located on the north side of Parker Street between Ellsworth Street and Dana Street in a residential area consisting of one- and two-story single-family and multi-family dwellings.
- B. Site Conditions:** The lot area is substandard for the district, developed with one duplex and one off-street parking space, is flat, and is north-south oriented. The southern half of the lot depth is rectangular and measures 37 feet, inches, 5 inches in width, and narrows to 27 feet, 5 inches in width at the second half of the lot. The lot totals 2,915 square feet in area, below the 5,000 square-foot minimum required for development in the R-2A District. As a result, the existing lot does not meet the minimum 2,000-square-foot minimum lot size needed per dwelling and is nonconforming to residential density.

III. Project Description

A. Proposed Project Details:

The proposed project includes 45 square feet of new floor area on the lower level, a ground-floor deck, and a deck to the upper floor, outside of all required setbacks and includes the following main components:

- 45 square feet of floor area would be added to the ground-level unit at the rear, extending the rear wall to accommodate an interior reconfiguration.
- 300 square-foot ground floor deck would be constructed on the rear of the lower residential unit.
- 115 square-foot roof balcony will be constructed on the upper level for the upper residential unit, on the rear of the dwelling with an average height of 15 feet, 2 inches.

IV. Community Discussion

A. Neighbor/Community Concerns:

A pre-application poster was installed on site by the applicant in September 2023. On January 25, 2024, the City mailed public hearing notices to property owners and occupants within 300 feet of the project site, and to interested neighborhood organizations. The City also posted notices within the neighborhood at nearby three locations. At the time of writing this report, staff had not received any communications regarding the project.

B. Landmark Preservation Commission / Design Review Committee Review:

This project is not subject to review by the Design Review Committee or the Landmarks Preservation Commission because it is not located in a residential district subject to design review, commercial or manufacturing district, and does not involve the demolition of a nonresidential building, respectively.

V. Issues and Analysis

C. CEQA Approach and Recommendation

It is staff's recommendation that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 ("Existing Facilities"). The project complies with this exemption because the proposed 45 square-foot addition would not result in an expansion of more than 50 percent of the floor area and is not expected to have significant effects on the environment. In addition, none of the exceptions to eligibility for a categorical exemption as listed under CEQA Guidelines Section 15300.2, apply to the project:

- The project is currently characterized as developed by the California Natural Diversity Database;¹ therefore, it is not located in an environmentally sensitive area;
- The cumulative impact of successive projects of the same type in the same place, over time would not be significant;
- There are no "unusual circumstances" at the project site that would result in significant environmental effects;
- There are no eligible or designated scenic highways within the City of Berkeley²; therefore, the project site is not in view of a state scenic highway;
- The site is not included on a list compiled pursuant to Government Code Section 65962.5³; and
- The project would not result in a substantial adverse change in the significance of a historical resource.

The CEQA determination is made by ZAB, as the decision-making body.

D. Addition to a Building on a Parcel with Non-Conforming Density:

BMC Section 23.324.050(D)(3)(a) allows additions and/or enlargements of lawful non-conforming structures that are non-conforming by reason of violation of the maximum allowable density to be permitted with a Use Permit if the existing use on the lot is conforming, and the addition does not increase or exacerbate the density or exceed the district height limit. The residential use is allowed in the district, and the proposed addition would add 45 square feet to the existing duplex, and the proposed balcony on the upper level would have an average height of 15 feet, 2 inches. As a result, the addition would be within allowable height limits for the R-2A and would not increase density.

¹ California Department of Fish and Wildlife. California Natural Diversity Database. Available: <https://apps.wildlife.ca.gov/bios6/?tool=cnddbqv>

² California Department of Transportation. California Scenic Highway Program's Scenic Highway System List. Available: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

³ California Environmental Protection Agency. Cortese List Data Resources. Available: <https://calepa.ca.gov/sitecleanup/corteselist/>

E. General Non-Detriment Finding:

BMC Section 23.406.040(E) states that before the ZAB approves an application for a Use Permit, it 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. Sunlight-The proposed project would add 45 square feet in gross floor area to the ground-floor on the rear of the dwelling. Due to the size and location of the proposed addition, detrimental impacts to sunlight would not be expected.

Air- The proposed project would be consistent with the existing development and building-to-building separation pattern – or air – in this R-2A District neighborhood because the building would meet the setback requirement in the rear, and would not further reduce the existing setbacks in the front and sides. In addition, the project exceeds the useable open space requirements.

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

2. The project would be subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project would not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.

VI. Other Considerations (Zoning and Land Use Considerations)

F. District purpose:

Pursuant to BMC Section 23.202.080(A), the proposed project is consistent with the purposes of the R-2A District because the addition would help maintain the medium density residential concentration of the existing neighborhood through development that may better accommodate the needs of the residents ensuring the continuance of existing multiple-family housing. Additionally, the proposed project would not intensify the existing residential use and would increase the usable open space beyond the minimum required in the R-2A by creating outdoor space on the second floor.

G. 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 H-19 Regional Housing Needs:** Encourage adequate housing production to meet City needs and the City's share of regional housing needs.

Staff Analysis: The size of the proposed addition is minimal relative to the size of the building and would be compatible in scale and the design characteristics of the surrounding neighborhood. It would also allow for the retention of existing housing through improvements to the structure, which will increase the longevity of the building and continue to contribute to the local and regional housing supply.

VII. 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:

FIND that the project is categorically exempt from the provisions of the CEQA; and

APPROVE Use Permit #ZP2023-0141 pursuant to Section 23.406.040(D) and subject to the attached Findings and Conditions (see Attachment 1).

Attachments:

1. Findings and Conditions
2. Project Plans, received January 18, 2024
3. Notice of Public Hearing

Staff Planner: Cecelia Mariscal, CMariscal@berkeleyca.gov, (510) 981-7439

ATTACHMENT 1

FINDINGS AND CONDITIONS

FEBRUARY 8, 2023

2309 Parker Street

Use Permit #ZP2023-0141 to construct a 45 square-foot one-story residential addition with a roof balcony at the rear of the duplex, above 14 feet in average height (15 feet, 2 inches) on a lot non-conforming for density.

ZONING PERMITS REQUIRED

- Use Permit, pursuant to Berkeley Municipal Code (BMC) Section 23.324.050(D), to construct an addition on a structure non-conforming for density.
- Administrative Use Permit, pursuant to BMC Section 23.202.090(D), to construct a residential addition over 14 feet in average height.

I. CEQA FINDINGS

- A.** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
- B.** Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect any historical resource.

II. FINDINGS FOR APPROVAL

- 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, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:
 1. The proposed 45 square-foot addition is minimal in size, will be outside of required setbacks and will not intensify the use or exacerbate a non-conformity; and
 2. The project will add 45 square feet of floor area to the ground-floor and a balcony over the roof on the upper-level, and is below the allowable average height maximum, outside of required setbacks. Due to its location will not unreasonably obstruct sunlight, air, or views.

3. The project is consistent and compatible with the existing scale and design characteristics, and building-to building separation pattern of the surrounding neighborhood.
 4. 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.
- B.** As required by Section 23.324.050(D)(3) of the BMC, the Zoning Adjustments Board finds the addition on the lot that is nonconforming to density is allowed because:
1. The residential use of the lot is conforming;
 2. The addition will not increase or exacerbate the nonconformity because the proposed addition will enlarge existing dwelling units and will not increase the density; and
 3. The proposed addition will have an average height of 15 feet, 2 inches which will not exceed the average height maximum of 35 feet that is allowed in the R-2A.

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:

10. Project Liaison. The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual’s name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. Please designate the name of this individual below:

Project Liaison _____
Name Phone #

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

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

A. Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527). A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for developments for: all new commercial, industrial and mixed-use developments and all improvement projects that require work 5 or more feet below grade, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: [City of Berkeley Community GIS Portal \(arcgis.com\)](#)

B. Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary. Any available soils and groundwater analytical data available for projects listed in this section must also be submitted to TMD.

C. Environmental Site Clearance. The applicant shall provide environmental screening clearance from either the San Francisco Bay Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), or the Alameda County Department of Environmental Health’s Local Oversight Program (LOP). Clearance from one of these regulatory agencies will ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Environmental screening clearance shall be submitted to the City of Berkeley’s Toxics Management Division prior to issuance of any building permits.

D. Soil and Groundwater Management Plan. A site-specific Soil and Groundwater Management Plan (SGMP) shall be submitted to Toxics Management Division (TMD) for all non-residential projects, and residential or mixed-use projects with more than four dwelling units, that: (1) are in the Environmental Management Area (EMA), as shown on the most recent City of Berkeley EMA map, and (2) propose any excavations deeper than 5 feet below grade or if significant soils removal is anticipated. The SGMP shall be submitted to the TMD with the project's building permit application and shall be approved by TMD prior to issuance of the building permit.

The SGMP shall comply with the hazardous materials and waste management standards required by BMC Section 15.12.100, the stormwater pollution prevention requirements of San Francisco Bay Regional Water Quality Control Board's Order No. R2-2009-0074, California hazardous waste generator regulations (Title 22 California Code of Regulations (CCR) 66260 et seq.), and the East Bay Municipal Utility District's Ordinance 311, and shall include the following:

- i. procedures for soil and groundwater management including identification of pollutants and disposal methods;
 - a. procedures to manage odors, dust and other potential nuisance conditions expected during development;
 - b. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and
 - c. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

TMD may require additional information or impose additional conditions as deemed necessary to protect human health and the environment. All requirements of the approved SGMP shall be deemed conditions of approval.

E. Demolitions & Renovations – Building Materials Survey. A hazardous materials survey for building materials and plans on hazardous materials and hazardous waste removal and disposal is required and must be prepared by qualified professionals, and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit.

- i. The survey shall include the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals.
 - a. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)
 - b. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.

- c. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition.

Please note, the PCB Screening Form required by Public Works, Engineering, is a separate requirement and does not address the PCB identification requirement of the Toxics Management Division.

- F. Hazardous Materials Business Plan.** A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 and California Health & Safety Code, Chapter 6.95 Div. 20, shall be submitted to the Toxics Management Division through the California Environmental Reporting System: <http://cers.calepa.ca.gov/> for chemicals used or stored on site during construction that exceed reporting thresholds. The reporting is required if your facility stores or handles hazardous materials in aggregate quantities equal to or greater than 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet of compressed gases, or generates any quantity of hazardous waste. This includes welding gases, emergency generator fuel, paints, etc.

Additionally, the business occupant must submit an HMBP within 30 days of starting operations.

- G. Petroleum Storage.** An (SPCC) Plan is required to be prepared and implemented for facilities with any one of the following:
- i. aggregate aboveground petroleum storage capacities of 1,320 gallons or more stored in aboveground storage containers, tanks, oil-filled equipment, or
 - a. one or more tank(s) in an underground area (TIUGA) with petroleum storage capacities of 55 gallons or greater. More information on TIUGAs can be found here: <https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/aboveground-petroleum-storage-act/tank-in-an-underground-area-tiuga/>

The SPCC plan must be prepared prior to beginning operations and you must submit facility information to Toxics Management Division (TMD) through the California Environmental Reporting System: <http://cers.calepa.ca.gov/>. The SPCC plan will be reviewed during the site inspection and shall not be submitted in CERS or to the TMD.

Prior to Issuance of Any Building (Construction) Permit

- 13. HVAC Noise Reduction.** Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.
- 14. 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.

- 15. Public Works ADA.** Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.
- 16. Construction/No Parking Permits.** Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood.

During Construction:

- 17. Construction Hours.** Construction activity shall be limited to between the hours of 8:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and Noon on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.
- 18. Public Works - Implement 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.
- 19. 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.
 - a.** 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.
- 20. 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 [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.
- 21. 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.)

22. Avoid Disturbance of Nesting Birds. Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.

23. Archaeological Resources (Ongoing throughout demolition, grading, and/or construction). Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:

- A.** In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
- B.** If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
- C.** In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
- D.** If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
- E.** If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

- 24. Human Remains (Ongoing throughout demolition, grading, and/or construction).** In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.
- 25. Paleontological Resources (Ongoing throughout demolition, grading, and/or construction).** In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.
- 26. Halt Work/Unanticipated Discovery of Tribal Cultural Resources.** In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.
- 27. Stormwater Requirements.** The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:
- A.** The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.

- B.** Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.
- C.** Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.
- D.** Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be conducted prior to the issuance of a Building Permit.
- E.** All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.
- F.** All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.
- G.** All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.
- H.** Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
- I.** All loading areas must be designated to minimize "run-on" or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.
- J.** Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.

- K.** The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.
- 28. 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.
- 29. 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.
- 30. 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.
- 31. 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.
- 32. 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.
- 33. 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.
- 34. 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:

- 35. 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.
- 36.** All landscape, site and architectural improvements shall be completed per the attached approved drawings dated January 18, 2024.

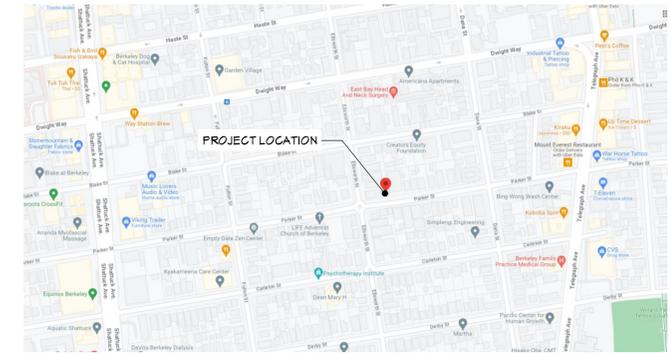
At All Times:

- 37. Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit.
- 38. Exterior Lighting.** All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.

- 39. Drainage Patterns.** The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.
- 40. 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.

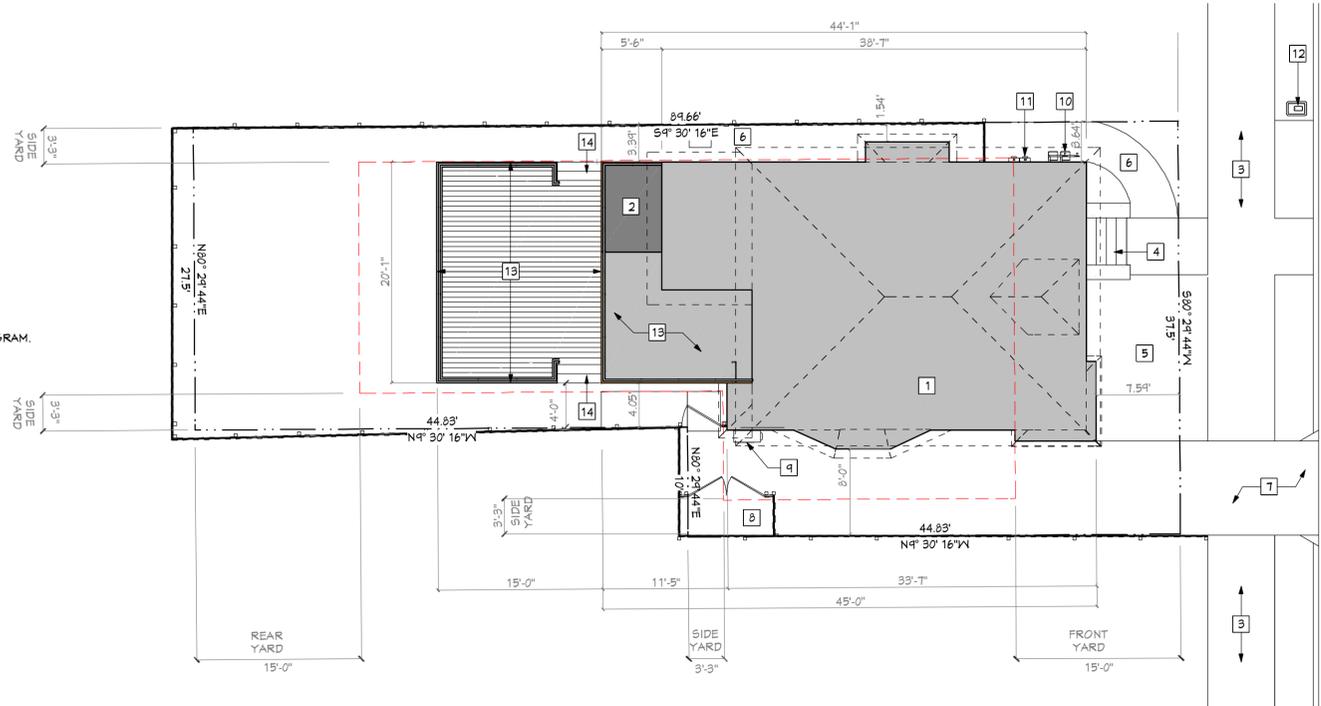
ADDITION FOR THE:
**MCCULLOCH-KAATZ
RESIDENCE**

2309 PARKER ST
BERKELEY, CA 94704



2 VICINITY MAP
N.T.S.

PARKER ST.



14 SITE PLAN
SCALE: 1/8"=1'-0"

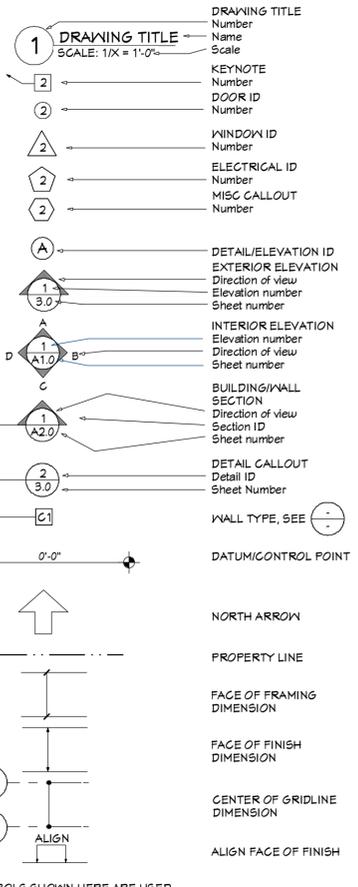
- PLOT PLAN KEYNOTES**
- 1 (E) TWO-STORY WOOD FRAME DUPLEX TO BE CONVERTED TO SINGLE FAMILY RESIDENCE
 - 2 AREA OF WORK - REAR ADDITION
 - 3 (E) SIDEWALK - NO WORK
 - 4 (E) ENTRY STAIR - NO WORK
 - 5 (E) LANDSCAPE AREA - NO WORK
 - 6 (E) WALKWAY - NO WORK
 - 7 (E) DRIVEWAY
 - 8 (E) TRASH/SOLID WASTE STORAGE AREA
 - 9 (E) CONDENSING UNIT - TO REMAIN
 - 10 (E) GAS METER - TO REMAIN
 - 11 (E) ELECTRICAL METER - TO REMAIN
 - 12 (E) WATER METER - TO REMAIN
 - 13 (N) DECK
 - 14 (N) STAIR

- SITE PLAN NOTES**
- 1. SEE A1.1 FOR LOT COVERAGE AND USABLE OPEN SPACE DIAGRAM.
 - 2. DIMENSION TO FACE OF FINISH U.O.N.

ABBREVIATIONS

@	At
#	Found or Number
A.B.	Anchor Bolt
A.F.F.	Above Finished Floor
A.F.G.	Above Finished Grade
BLK.G.	Blocking
BM.	Beam
B.O.	Bottom Of
C.I.	Contractor Installed
C.F.	Contractor Furnished
CLR.	Clear
C.L.	Center Line
CLNG.	Ceiling
CONT.	Continuous
COL.	Column
DIA.	Diameter
DET.	Detail
D.F.	Douglas Fir
DBL.	Double
(E)	Existing
EA.	Each
EQ.	Equal
EA.W.	Each Way
FIN.	Finish
F.O.	Face Of
FT.	Foot or Feet
HDR.	Header
HT.	Height
JST.	Joist
MAX.	Maximum
M.B.	Machine Bolt
MIN.	Minimum
MTD.	Mounted
N.I.C.	Not In Contract
(N)	New
NGM.	Nominal
N.T.S.	Not To Scale
O/	Over
O/A	Overall
O.F.	Outside Face
O.F.	Owner Furnished
O.C.(E.W.)	On Center (Each Way)
O.I.	Owner Installed
OPP.	Opposite
PL	Plate or Property Line
PLY.	Plywood
PTD.	Painted
P.T.	Pressure Treated
REINF.	Reinforced
RET.	Retaining
R.O.	Rough Opening
RWD.	Redwood
S.F.	Square Feet
S.S.D.	See Structural Drawings
SHTG.	Sheathing
SHT.	Sheet
SIM.	Similar
S.Q.	Square
STD.	Standard
STR.	Structural
T.B.D.	To be determined
T.O.	Top Of
TYP.	Typical
V.I.F.	Vent In Field
W/	With
W.O.	Where Occurs
W/O	Without
U.O.N.	Unless Otherwise Noted

LEGEND



GENERAL NOTES:

1. CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO: NOTES IN THIS SET OF CONSTRUCTION DOCUMENTS, ALL APPLICABLE LOCAL CODES AND ORDINANCES AS NOTED ELSEWHERE IN THESE DRAWINGS.
2. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
3. THE CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL PREPARE A SCHEDULE FOR CONSTRUCTION AND SHALL SUBMIT TO OWNER FOR REVIEW.
4. DIMENSIONS: UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE SHOWN AS FOLLOWS: FACE OF WALL AT MASONRY, INDICATED FACE OF STUD, CENTER LINE, GRID LINE, TOP OF CONCRETE SLAB OR FOUNDATION, TOP OF PLYWOOD, ETC. DRAWINGS SHALL NOT BE SCALED TO DETERMINE ANY DIMENSIONS, REFER ONLY TO WRITTEN INFORMATION AND DETAIL DRAWINGS, OR USE FIGURED DIMENSIONS. DIMENSIONAL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.
5. APPROVALS BY BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THESE PLANS AND SPECIFICATIONS (CONSTRUCTION DOCUMENTS).
6. OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN. IF FEATURES ARE STILL UNCLEAR, CONTACT THE ARCHITECT FOR CLARIFICATION.
7. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE AT THE SITE TO SUPERVISE AND COORDINATE CONSTRUCTION AT ALL TIMES WHILE WORK IS IN PROGRESS.
8. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT. THE OWNER AND THE ARCHITECT SHALL BE NAMED AS ADDITIONAL INSURED'S ON THE CONTRACTOR'S LIABILITY INSURANCE COVERAGE.
9. UNLESS SPECIFICALLY NOTED IN CONTRACT, THE ARCHITECT'S OFFICE WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FINAL DIMENSIONS, QUANTITIES, COORDINATION OF THE WORK OF ALL TRADES, QUALITY CONTROL, AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
10. SUBCONTRACTORS SHALL DISPOSE OF RUBBISH CAUSED BY THEIR WORK, AND KEEP PREMISES JOB SITE CLEAN OF SUCH RUBBISH. CONTRACTOR SHALL KEEP PREMISES "BROOM CLEAN" AT ALL TIMES.
11. PLANS STAMPED BY ARCHITECT OR ENGINEER CANNOT BE MODIFIED IN ANY WAY EXCEPT BY THE ARCHITECT OR ENGINEER. PLANS MODIFIED BY OTHERS WILL NOT BE ACCEPTED.
12. HEATING AND AIR CONDITIONING, PLUMBING AND ELECTRICAL DRAWINGS OR NOTES INCLUDED HEREIN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL PROVIDE DESIGN/BUILD DOCUMENTATION FOR THESE ITEMS IN ACCORDANCE WITH THESE DRAWINGS AND CRITERIA IN CONFORMANCE WITH ALL CODES AND ORDINANCES, AND SHALL OBTAIN PERMITS FOR THIS WORK.
13. SITE INFORMATION FOR THESE DRAWINGS WAS TAKEN FROM A SURVEY BY OTHERS, PROVIDED BY THE OWNER. REFERENCE IS HEREBY MADE TO THAT SOURCE AND TO THAT DRAWING FOR ADDITIONAL INFORMATION.

SUMMARY OF WORK:

HORIZONTAL AND VERTICAL ADDITION TO EXISTING DUPLEX. SCOPE OF WORK INCLUDES 45 SF REAR ADDITION AT LOWER LEVEL TO EXPAND KITCHEN AND DINING ROOM AND 174 SF REAR ADDITION AT UPPER LEVEL TO CREATE A NEW ROOF DECK ABOVE KITCHEN AND DINING.

PROJECT DATA:

APN:	55-1832-14
CLIMATE ZONE:	3
ZONING DISTRICT:	R-2A
FIRE ZONE:	1
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	Y-B
SPRINKLERS:	NOT SPRINKLERED

AREA SUMMARY:

LOT AREA:	2,915 SF
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GROSS FLOOR AREA CALCULATION:

UPPER LEVEL:	
EXISTING (LIVING):	840 SF
PROPOSED (LIVING):	0 SF
TOTAL UPPER LEVEL GROSS FLOOR AREA:	840 SF
LOWER LEVEL:	
EXISTING (LIVING):	947 SF
PROPOSED (LIVING):	45 SF
TOTAL LOWER LEVEL GROSS FLOOR AREA:	992 SF
TOTAL GROSS FLOOR AREA:	1,832 SF

NOTE: SEE A1.1 & A1.2 FOR LOT COVERAGE AND USABLE OPEN SPACE CALCULATION.

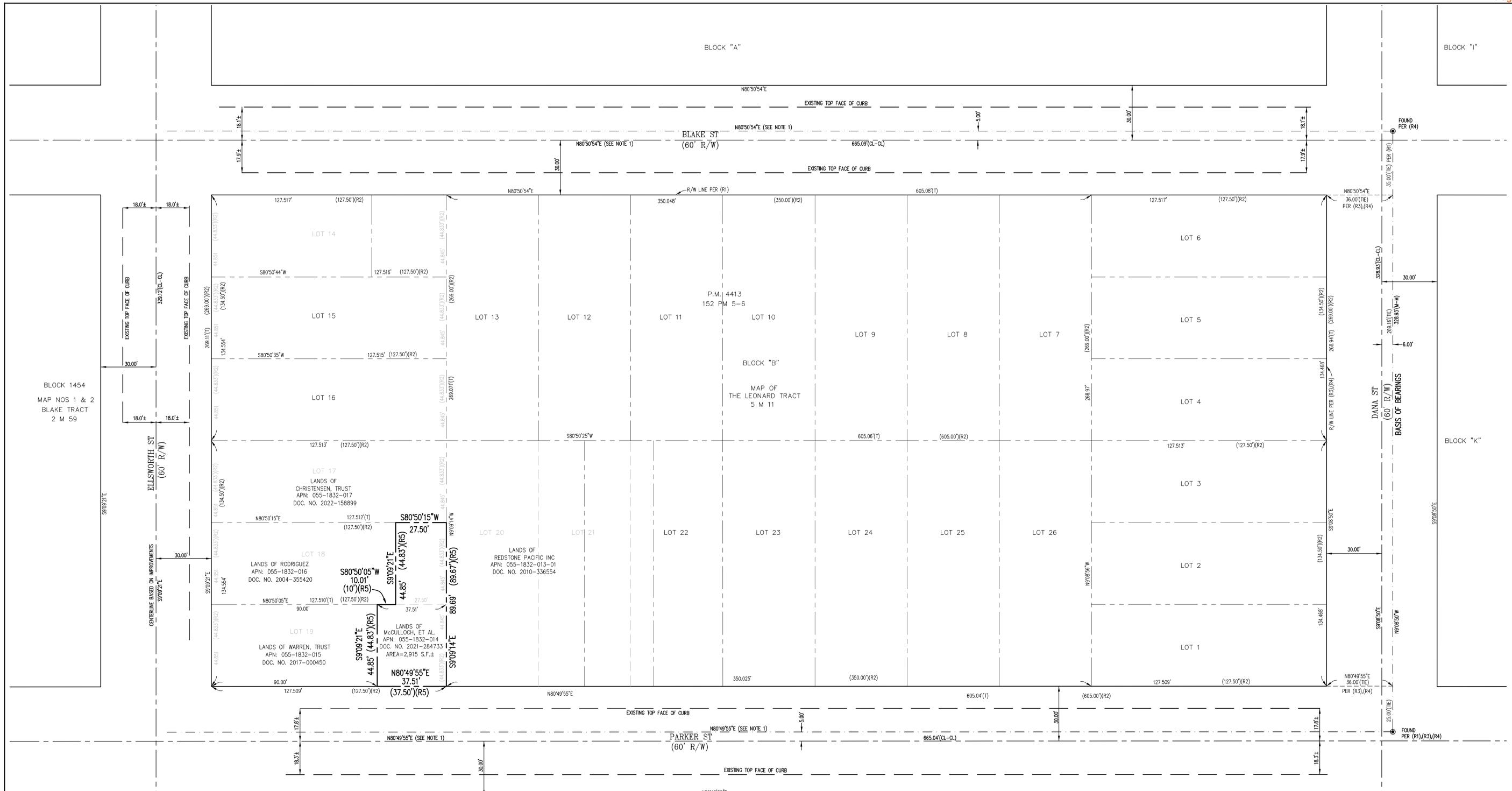
CODES APPLICABLE:

- ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES AND THE FOLLOWING:
- 2022 CALIFORNIA BUILDING STANDARDS CODE (CBC)
 - 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
 - 2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSC)
 - 2022 CALIFORNIA MECHANICAL CODE (CMC)
 - 2022 CALIFORNIA PLUMBING CODE (CPC)
 - 2022 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2008 NEG
 - 2022 CALIFORNIA ENERGY CODE (CEC PART 6)
 - 2022 CALIFORNIA FIRE CODE (CFC)

NOTE:
SPECIAL INSPECTIONS NOT REQUIRED FOR THIS SCOPE OF WORK

DEFERRED APPROVALS:

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES AND THE FOLLOWING:



NOTES

- EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
- DATE OF FIELD SURVEY: NOVEMBER 7, 2022 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
 STORM DRAINS: CITY OF BERKELEY
 SANITARY SEWER: CITY OF BERKELEY
 WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
 ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
 NATURAL GAS: PACIFIC GAS & ELECTRIC CO.

REFERENCES

- (R1) PARCEL MAP "P.M. 4413", FILED JANUARY 28, 1985 IN BOOK 152 OF PARCEL MAPS, AT PAGES 5 TO 6, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
- (R2) MAP ENTITLED "MAP OF THE LEONARD TRACT, BERKELEY", FILED SEPTEMBER 17, 1875 IN BOOK 5 OF MAPS, AT PAGE 11, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
- (R3) PARCEL MAP "P.M. 7420", FILED MAY 20, 2000 IN BOOK 249 OF PARCEL MAPS, AT PAGES 87 TO 88, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
- (R4) TRACT MAP "TRACT 4697", FILED OCTOBER 30, 1981 IN BOOK 130 OF MAPS, AT PAGES 58 TO 59, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
- (R5) GRANT DEED, RECORDED AUGUST 20, 2021 AS DOCUMENT NUMBER 2021-284733, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS TAKEN BETWEEN THE TWO FOUND STREET MONUMENTS ALONG DANA STREET BETWEEN PARKER STREET AND BLAKE STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT 4697", FILED OCTOBER 30, 1981 IN BOOK 130 OF MAPS, AT PAGES 58 TO 59, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA, TAKEN AS NORTH 09°08'50" WEST.

NOTE

- BEARING IS BASED ON IMPROVEMENTS.

BLOCK "C"

BENCHMARK

BENCHMARK B0297, BEING A 3/4" SQ IRON PIN CITY WELL MONUMENT IN DANA ST/PARKER ST INTERSECTION. ELEVATION = 206.10 FEET, CITY OF BERKELEY DATUM.

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT IN NOVEMBER 2022.

JACQUELINE LUK, P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE NOVEMBER 16, 2022



SHEET INDEX

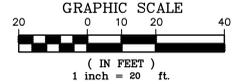
- NOTES AND BOUNDARY SURVEY
- TOPOGRAPHIC SURVEY

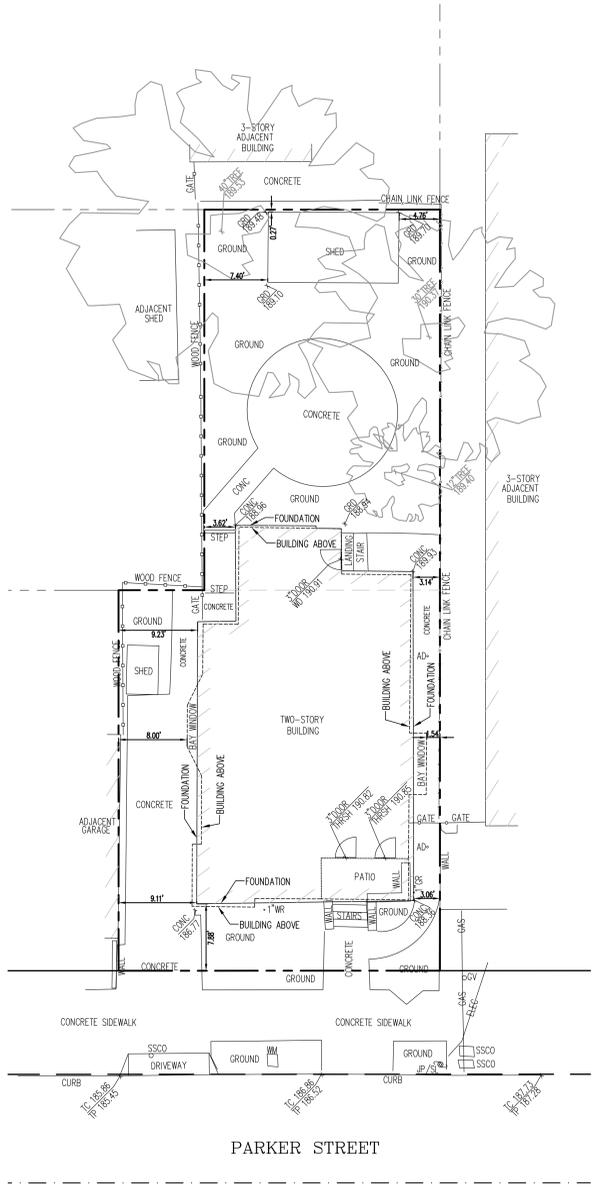
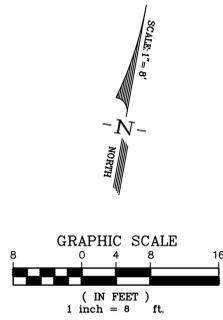
LEGEND

- BOUNDARY OF SUBJECT PROPERTY
- RIGHT OF WAY LINE
- INTERIOR PROPERTY LINE
- MONUMENT LINE
- TIE LINE
- OLD LOT LINE
- FOUND STREET MONUMENT PER (R1)
- MONUMENT TO MONUMENT
- CENTERLINE TO CENTERLINE
- TOTAL
- MORE OR LESS
- SQUARE FEET
- ASSESSOR'S PARCEL NUMBER
- RECORD DATA
- REFERENCE
- DOCUMENT NUMBER
- RIGHT OF WAY

TOPOGRAPHIC & BOUNDARY SURVEY

OF
 2309 PARKER STREET
 CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
 NOVEMBER 2022
 PREPARED BY
LUK AND ASSOCIATES
 CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
 738 ALFRED NOBEL DRIVE
 HERCULES, CALIFORNIA 94547
 (510) 724-3388





LEGEND

SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	INTERIOR PROPERTY LINE
---	OLD LOT LINE
---	MONUMENT LINE
ELEC	ELECTRIC LINE
GAS	GAS LINE LINE
GR	GAS RISER
WM	WATER METER
WR	WATER RISER
JP	JOINT POLE
SL	STREET LIGHT
AD	AREA DRAIN
SSCO	SANITARY SEWER CLEAN OUT
GV	GAS VALVE
CONC	CONCRETE
WD	WOOD
TC	TOP OF CURB ELEVATION
X 65.64	
TP	TOP OF PAVEMENT ELEVATION
X 65.64	
THRESH	THRESHOLD ELEVATION
X 65.60	
CONC	TOP OF CONCRETE ELEVATION
X 65.60	
GRD	TOP OF GROUND ELEVATION
X 65.60	
🌳	TREE

TOPOGRAPHIC & BOUNDARY SURVEY
 OF
 2309 PARKER STREET
 CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
 NOVEMBER 2022
 PREPARED BY
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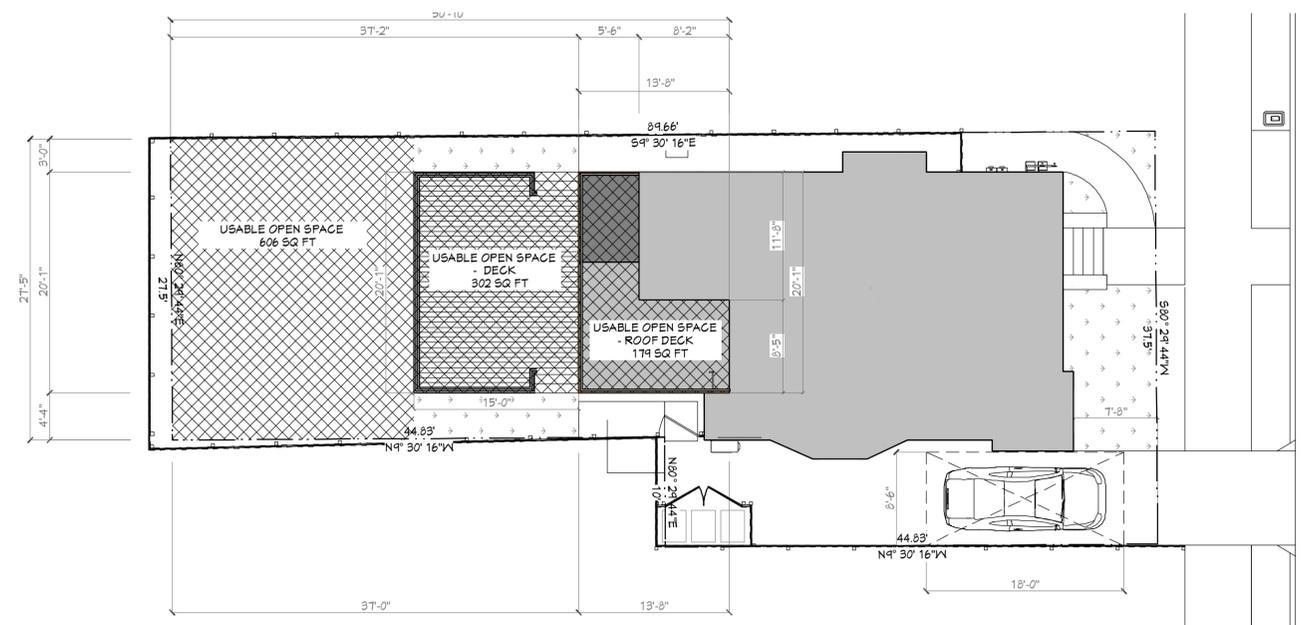


DIAGRAM LEGEND

- = LANDSCAPE AREA
- = USABLE OPEN SPACE

- USABLE OPEN SPACE DIAGRAM KEYNOTES**
- 1 PROPERTY LINE
 - 2 SIDEWALK
 - 3 WALKWAY
 - 4 LANDSCAPE AREA
 - 5 (E) OFF STREET PARKING
 - 6 (E) WOOD FENCE - NO WORK
 - 7 (E) TRASH/SOLID WASTE STORAGE - NO WORK

USABLE OPEN SPACE CALCULATION SUMMARY

R-2A U.O.S. REQUIREMENT:	300 SF / PER DWELLING UNIT 2 DU @ 300 SF = 600 SF
U.O.S. BACKYARD:	606 SF
U.O.S. DECK:	304 SF
U.O.S. ROOF DECK:	174 SF
TOTAL U.O.S.:	1,495 SF
	1,495 SF > 600 SF = OK

10 USABLE OPEN SPACE & PARKING DIAGRAM
 SCALE: 1/8"=1'-0"



ISSUED:

ZONING APPLICATION	9/29/2023
1 ZONING RESPONSE 1	11/17/2023
2 ZONING RESPONSE 2	12/20/23
ZONING RESPONSE 3	01/17/24

PROJECT:
 ADDITION for the
 MCCULLOCH-KAATZ
 2309 PARKER ST
 BERKELEY, CA 94704

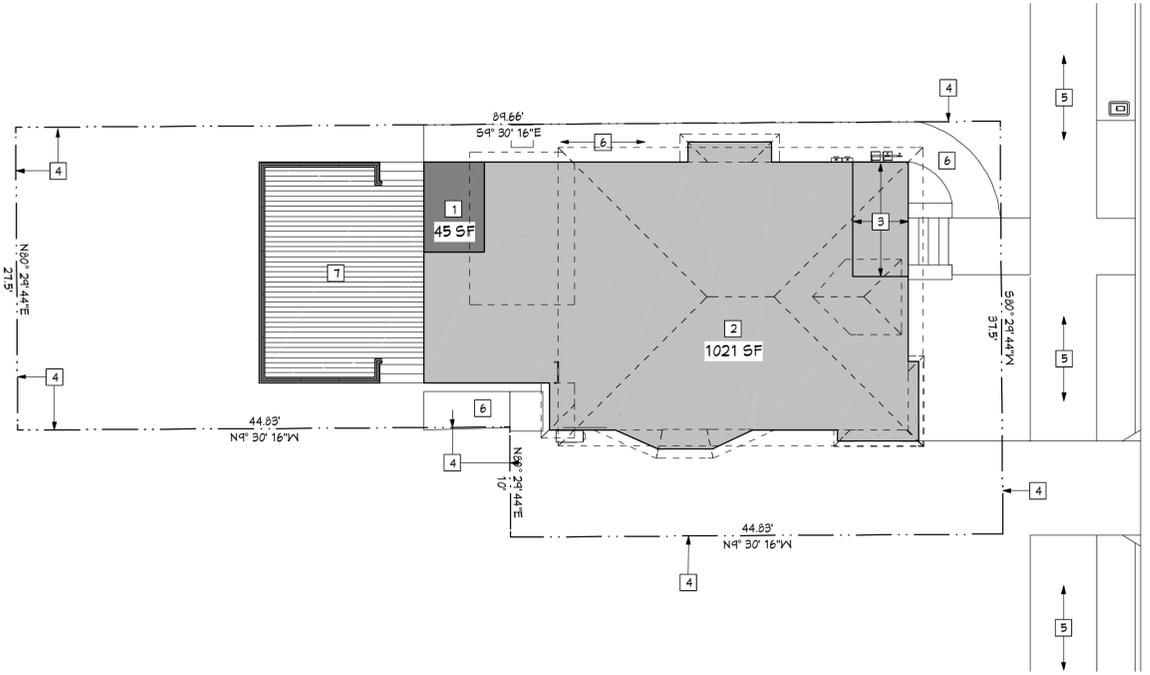
SHEET TITLE:
 USABLE OPEN SPACE & PARKING
 DIAGRAM

DRAWN: AS NOTED
SHEET:

OF: A1.1

ISSUED: ZONING RESPONSE 3 01/17/24

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LOT COVERAGE DIAGRAM KEYNOTES

- 1 ADDITION FOOTPRINT
- 2 EXISTING FOOTPRINT
- 3 (E) COVERED PORCH
- 4 PROPERTY LINE
- 5 SIDEWALK
- 6 WALKWAY
- 7 UNCOVERED DECK - LESS THAN 30" ABOVE GRADE

COVERAGE CALCULATION SUMMARY

R-2A COVERAGE REQUIREMENT:	40 %
LOT AREA:	2,915 SF
EXISTING FOOTPRINT:	1,021 SF
ADDITION FOOTPRINT:	45 SF
NEW FOOTPRINT:	1,066 SF
$1,066 / 2,915 = 0.3656$ $37 \% < 40 \% = OK$	

10 LOT COVERAGE DIAGRAM
 SCALE: 1/8"=1'-0"



ISSUED:	4/24/2023	11/17/2023	12/20/23	01/17/24
ZONING APPLICATION				
1 ZONING RESPONSE 1				
2 ZONING RESPONSE 2				
ZONING RESPONSE 3				

PROJECT:
 ADDITION for the
 MCCULLOCH-KAATZ
 2309 PARKER ST
 BERKELEY, CA 94704

ISSUED: ZONING RESPONSE 3 01/17/24

SHEET TITLE:
 LOT COVERAGE DIAGRAM

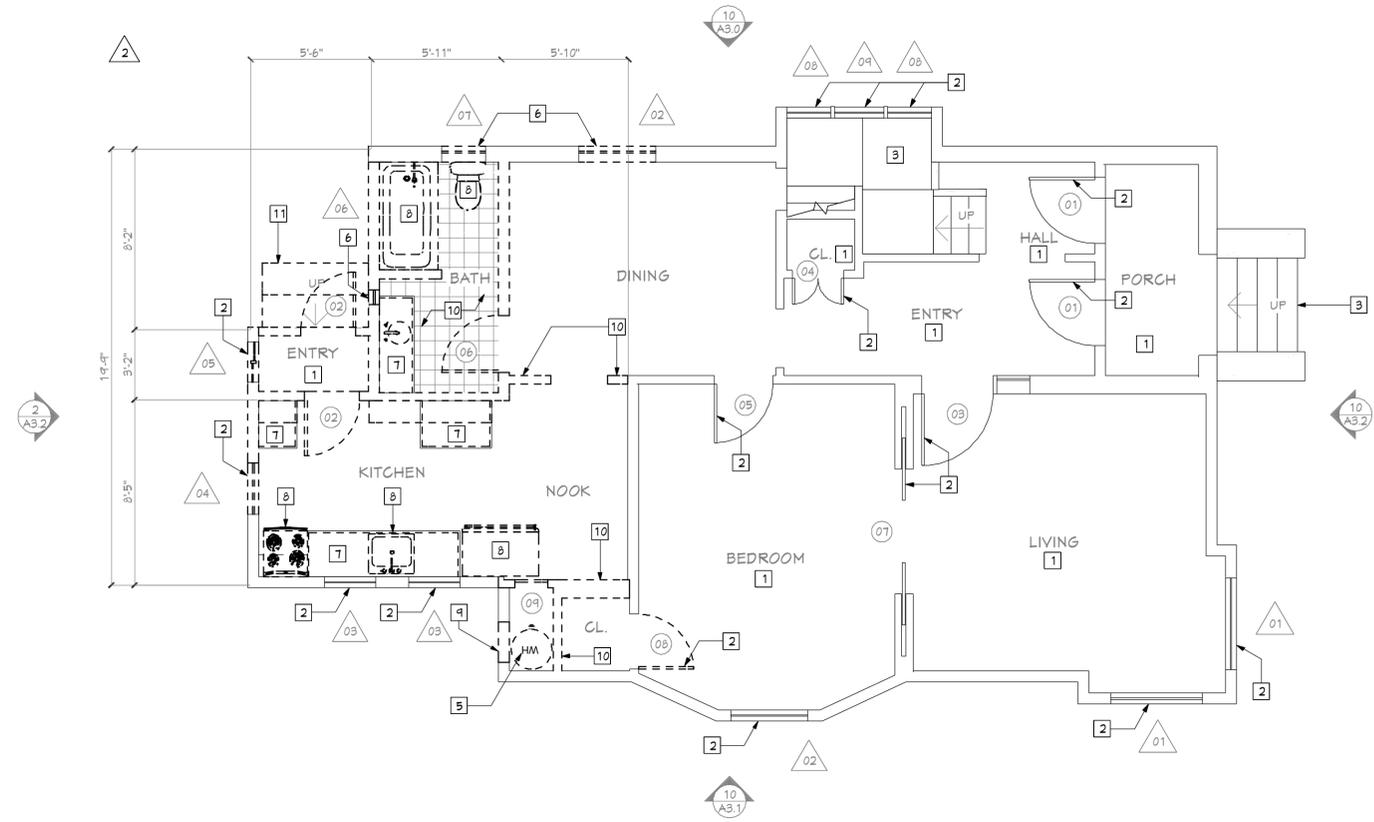
DRAWN: AS NOTED
 SCALE: AS NOTED
 SHEET:

OF: **A1.2**

DEMO PLAN KEYNOTES

- 1 NO WORK
- 2 (E) DOOR/WINDOW TO REMAIN - NO WORK
- 3 (E) STAIR TO REMAIN - NO WORK
- 4 (E) TO REMAIN - TO BE RELOCATED
- 5 (E) WATER HEATER TO BE REMOVED - SEE MEP PLAN FOR NEW LOCATION
- 6 REMOVE (E) WINDOW/DOOR
- 7 REMOVE CABINET
- 8 REMOVE FIXTURE/APPLIANCE
- 9 DEMO PORTION OF WALL FOR NEW OPENING
- 10 DEMO EXISTING WALL, CEILING, AND FLOOR FINISH
- 11 REMOVE STAIR
- 12 REMOVE ROOF
- 13 (E) ROOF - TO REMAIN

NOTES:
 1. NOT ALL KEYNOTES USED ON THIS PLAN - SEE OTHER SHEETS



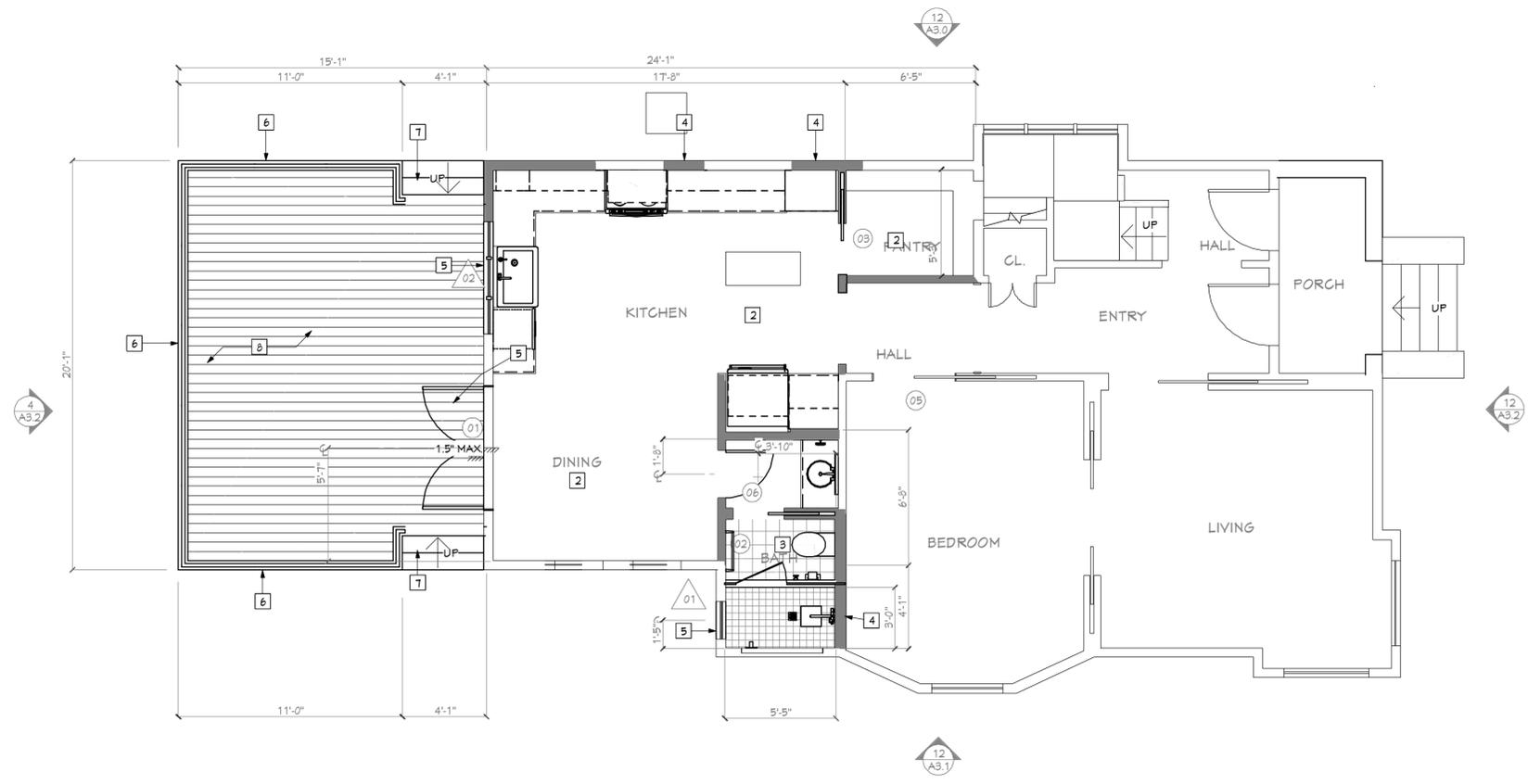
6 DEMO PLAN - LOWER LEVEL
 SCALE: 1/4"=1'-0"

FLOOR PLAN KEYNOTES

- 1 NO WORK
- 2 (N) WALL, FLOOR, CEILING FINISH - SEE FINISH SCHEDULE
- 3 (N) BATHROOM FINISHES, FIXTURES, CABINETRY, AND FIXTURES
- 4 INFILL FORMER OPENING WITH NEW STUD WALL
- 5 (N) DOOR/WINDOW
- 6 (N) WOODEN GUARDRAIL
- 7 (N) WOODEN STAIR
- 8 (N) WOODEN DECK

FLOOR PLAN NOTES

1. DIMENSION TO FACE OF STUD U.O.N.
 2. NOT ALL KEYNOTES USED ON THIS PLAN - SEE OTHER SHEETS



8 FLOOR PLAN - LOWER LEVEL
 SCALE: 1/4"=1'-0"

WALL / SYMBOL LEGEND

- (E) WOOD FRAME WALL CONSTRUCTION
- EXISTING WOOD FRAME WALL CONSTRUCTION TO BE REMOVED - SEE DEMO PLAN FOR ADDNL INFO.
- (N) WALL CONSTRUCTION

NOTE:
 AS BUILT DRAWINGS WERE MADE FROM EXISTING PLANS SUPPLIED AND NOT FIELD VERIFIED IN ENTIRETY. ANY MAJOR DISCREPANCIES IN DIMENSIONS EXPERIENCED IN THE FIELD SHOULD BE PROMPTLY REPORTED TO MTAC DESIGN DEPARTMENT FOR VERIFICATION.

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ISSUED:	4/24/2023	11/17/2023	12/20/23	01/17/24
ZONING APPLICATION				
1 ZONING RESPONSE 1				
2 ZONING RESPONSE 2				
ZONING RESPONSE 3				

PROJECT:
 ADDITION for the
 MCCULLOCH-KAATZ
 2309 PARKER ST
 BERKELEY, CA 94704

ISSUED: ZONING RESPONSE 3 01/17/24

SHEET TITLE:
 DEMO PLAN - LOWER LEVEL,
 FLOOR PLAN - LOWER LEVEL

DRAWN: AS NOTED
SHEET:

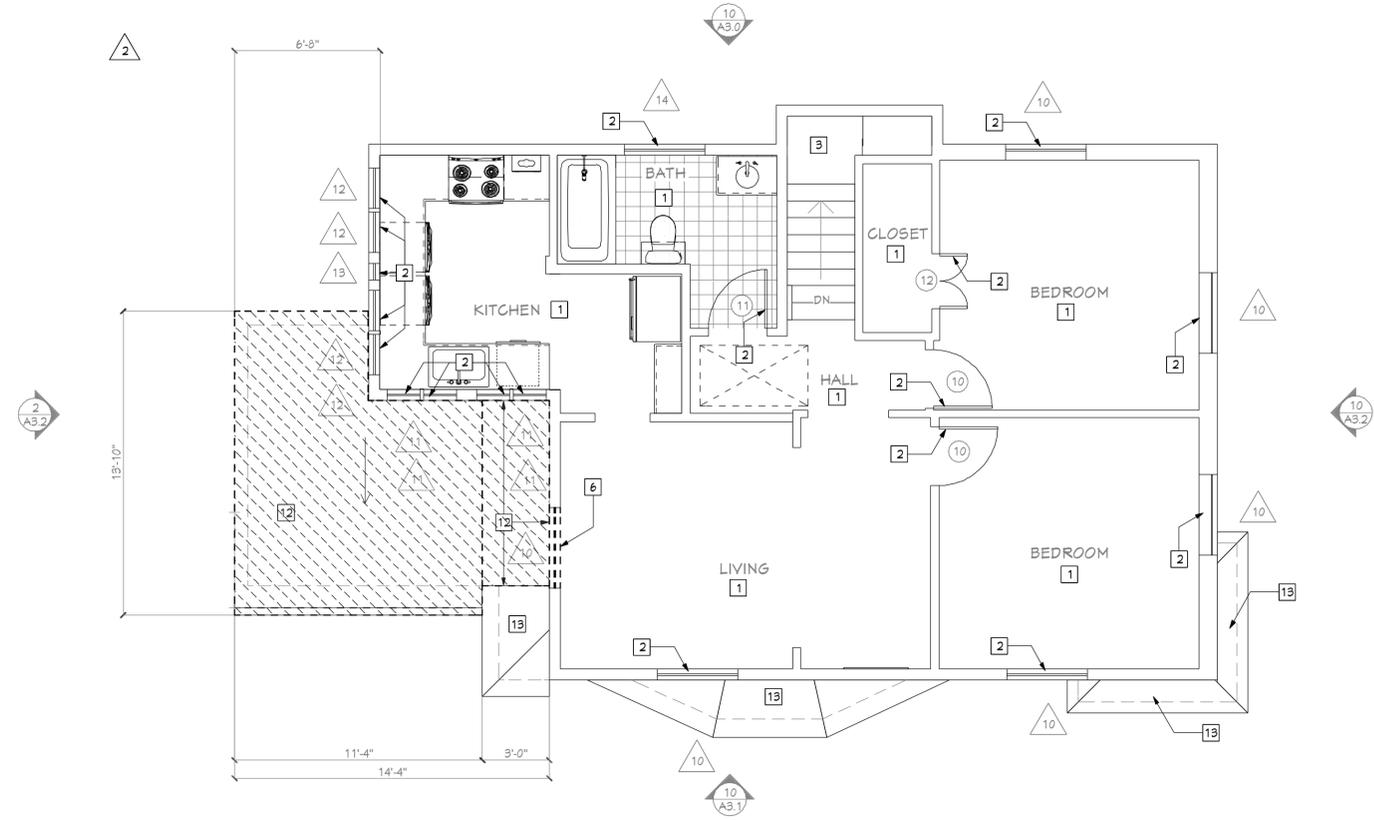
OF: **A2.1**

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DEMO PLAN KEYNOTES

- 1 NO WORK
- 2 (E) DOOR/WINDOW TO REMAIN - NO WORK
- 3 (E) STAIR TO REMAIN - NO WORK
- 4 (E) TO REMAIN - TO BE RELOCATED
- 5 (E) WATER HEATER TO BE REMOVED - SEE MEP PLAN FOR NEW LOCATION
- 6 REMOVE (E) WINDOW/DOOR
- 7 REMOVE CABINET
- 8 REMOVE FIXTURE/APPLIANCE
- 9 DEMO PORTION OF WALL FOR NEW OPENING
- 10 DEMO EXISTING WALL, CEILING, AND FLOOR FINISH
- 11 REMOVE STAIR
- 12 REMOVE ROOF
- 13 (E) ROOF - TO REMAIN

NOTES:
 1. NOT ALL KEYNOTES USED ON THIS PLAN - SEE OTHER SHEETS

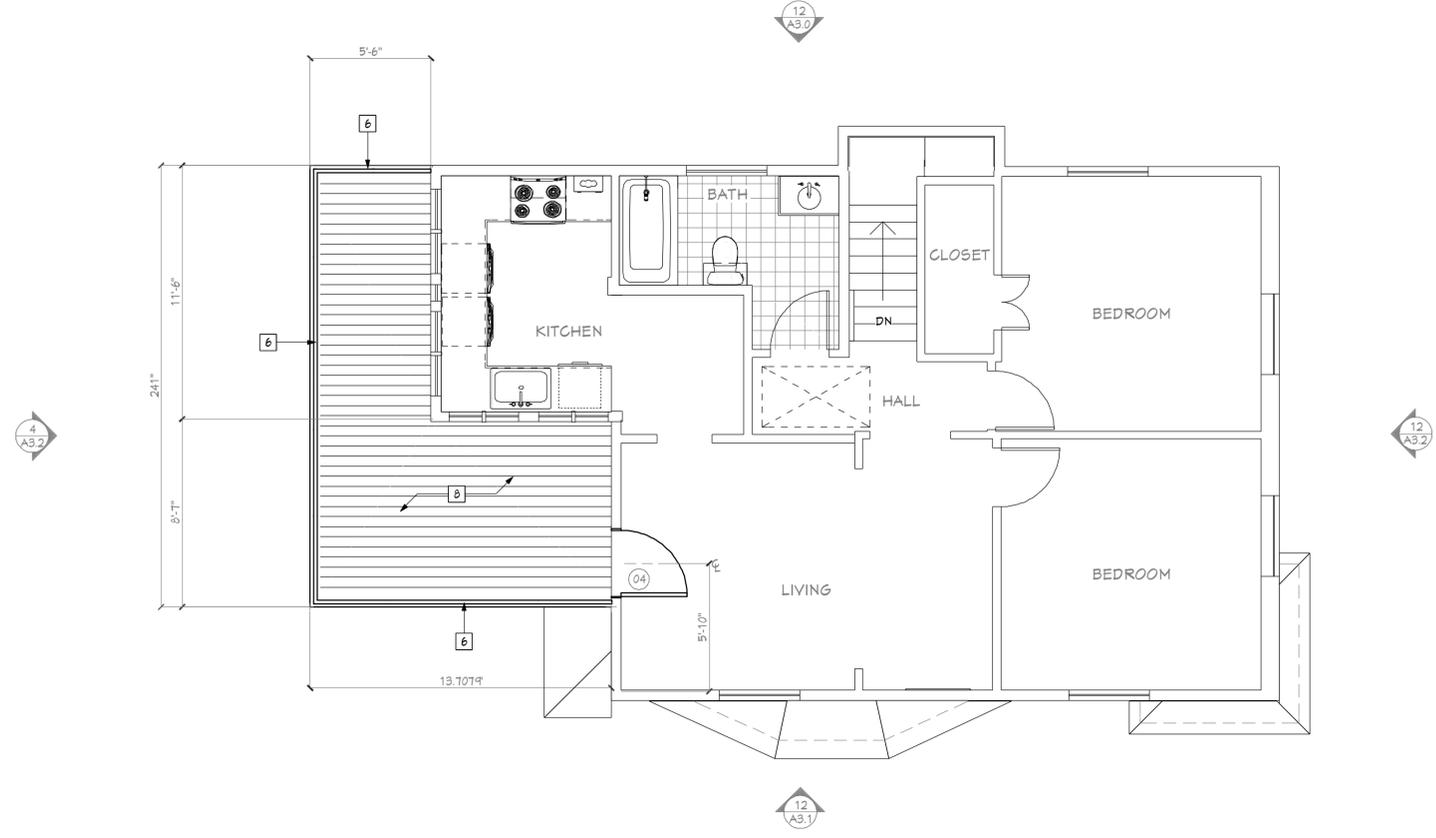


FLOOR PLAN KEYNOTES

- 1 NO WORK
- 2 (N) WALL, FLOOR, CEILING FINISH - SEE FINISH SCHEDULE
- 3 (N) BATHROOM FINISHES, FIXTURES, CABINETRY, AND FIXTURES
- 4 INFILL FORMER OPENING WITH NEW STUD WALL
- 5 (N) DOOR/WINDOW
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- 7 (N) WOODEN STAIR
- 8 (N) WOODEN DECK

FLOOR PLAN NOTES

1. DIMENSION TO FACE OF STUD U.O.N.
 2. NOT ALL KEYNOTES USED ON THIS PLAN - SEE OTHER SHEETS



WALL / SYMBOL LEGEND

- (E) WOOD FRAME WALL CONSTRUCTION
- EXISTING WOOD FRAME WALL CONSTRUCTION TO BE REMOVED - SEE DEMO PLAN FOR ADD'L INFO.
- (N) WALL CONSTRUCTION

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ISSUED:	4/24/2023	11/17/2023	12/20/23	01/17/24
ZONING APPLICATION				
1 ZONING RESPONSE 1				
2 ZONING RESPONSE 2				
ZONING RESPONSE 3				

PROJECT:
 ADDITION for the
 MCCULLOCH-KAATZ
 2309 PARKER ST
 BERKELEY, CA 94704

ISSUED: ZONING RESPONSE 3 01/17/24
 SHEET TITLE:
 DEMO PLAN - UPPER LEVEL,
 FLOOR PLAN - UPPER LEVEL

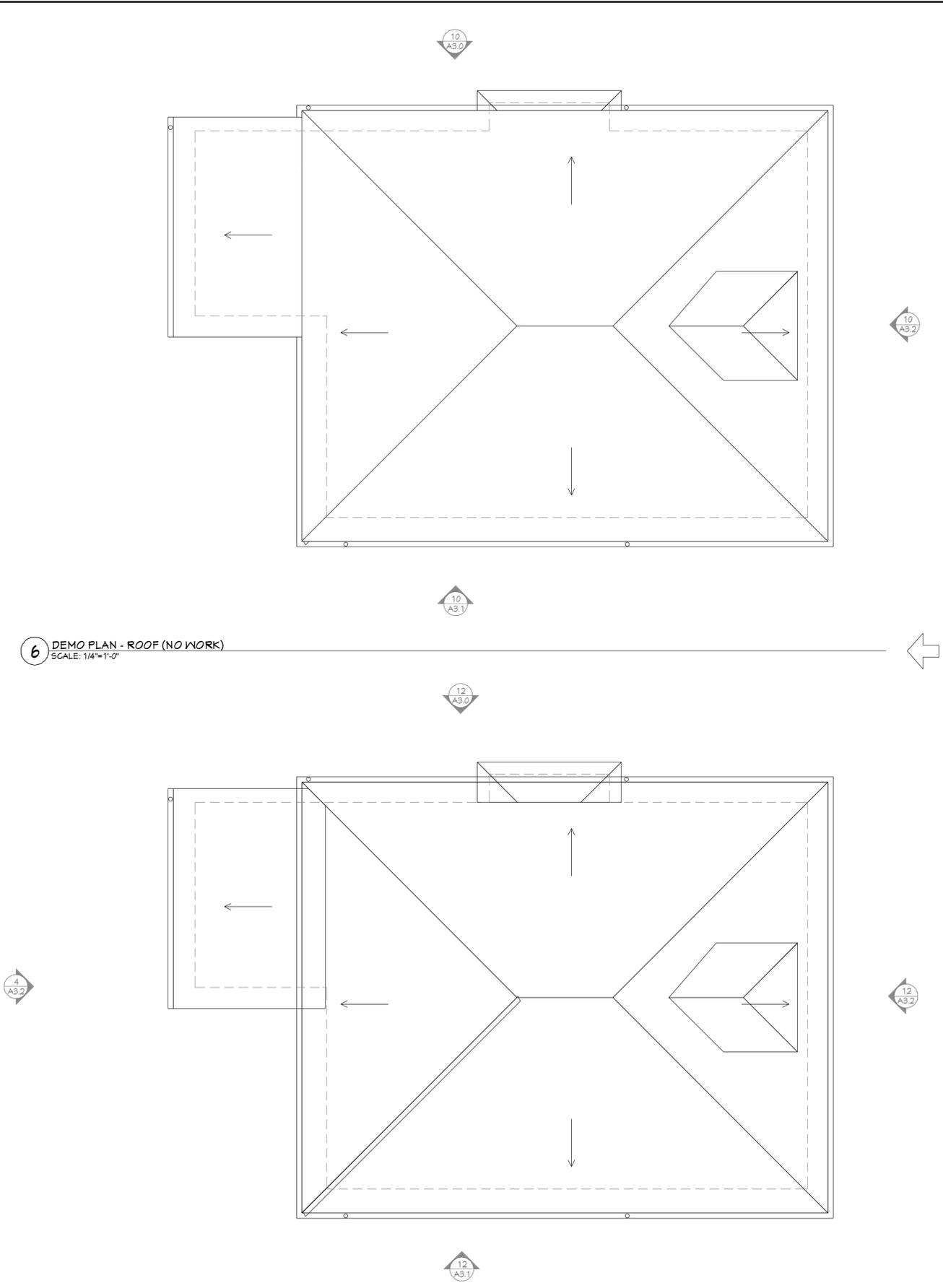
DRAWN:
 SCALE: AS NOTED
 SHEET:

OF: **A2.2**

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8 ROOF PLAN - NO WORK
 SCALE: 1/4"=1'-0"

6 DEMO PLAN - ROOF (NO WORK)
 SCALE: 1/4"=1'-0"



ISSUED:	4/24/2023	11/17/2023	12/20/23	01/17/24
ZONING APPLICATION				
1. ZONING RESPONSE 1				
2. ZONING RESPONSE 2				
ZONING RESPONSE 3				

PROJECT:
 ADDITION for the
 MCCULLOCH-KAATZ
 2309 PARKER ST
 BERKELEY, CA 94704

SHEET TITLE:
 DEMO PLAN - ROOF, ROOF PLAN

DRAWN:
 SCALE: AS NOTED
 SHEET:
A2.3

ISSUED: ZONING RESPONSE 3 01/17/24

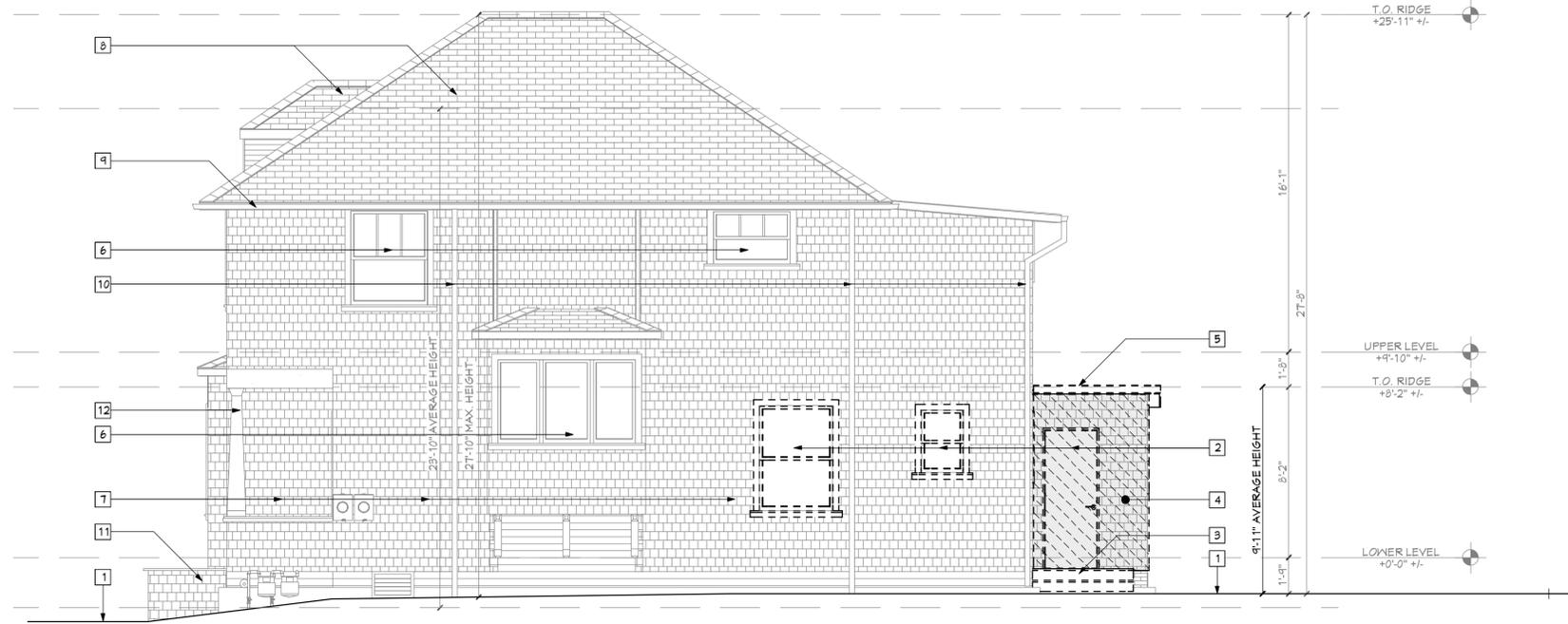
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EXISTING ELEVATION KEYNOTES

- 1 FINISH GRADE
- 2 (E) WINDOWS/DOORS - TO BE REMOVED
- 3 (E) STAIR - TO BE REMOVED
- 4 (E) WALL - TO BE REMOVED
- 5 (E) ROOF - TO BE REMOVED
- 6 (E) WINDOWS/DOORS - TO REMAIN
- 7 (E) SHINGLE SIDING - TO REMAIN
- 8 (E) COMPOSITION ROOF - TO REMAIN
- 9 (E) GUTTER - TO REMAIN
- 10 (E) DOWNSPOUT - TO REMAIN
- 11 (E) STAIR - TO REMAIN
- 12 (E) COLUMN - TO REMAIN

NOTES:

- 1. NOT ALL KEYNOTES USED ON THIS PLAN - SEE OTHER SHEETS



10 EXISTING ELEVATION - RIGHT
 SCALE: 1/4"=1'-0"

PROPOSED ELEVATION KEYNOTES

- 1 GROUND PLANE
- 2 WOODEN DECK
- 3 WOODEN STAIR
- 4 WOODEN GUARDRAIL
- 5 AREA OF RAISED ROOF
- 6 SHINGLE SIDING WALL - TO MATCH EXISTING
- 7 (N) SHINGLE SIDING WALL INFILL - TO MATCH EXISTING
- 8 DOOR/WINDOW

NOTES:

- 1. NOT ALL KEYNOTES USED ON THIS PLAN - SEE OTHER SHEETS



12 PROPOSED ELEVATION - RIGHT
 SCALE: 1/4"=1'-0"



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ISSUED:	4/24/2023	11/17/2023	12/20/23	01/17/24
ZONING APPLICATION				
1 ZONING RESPONSE 1				
2 ZONING RESPONSE 2				
ZONING RESPONSE 3				

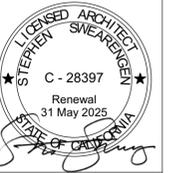
PROJECT:
 ADDITION for the
 MCCULLOCH-KAATZ
 2309 PARKER ST
 BERKELEY, CA 94704

ISSUED: ZONING RESPONSE 3 01/17/24

SHEET TITLE:
 EXISTING ELEVATIONS &
 PROPOSED ELEVATIONS

DRAWN:
 SCALE: AS NOTED
 SHEET:

OF: **A3.0**



ISSUED:	4/24/2023	11/17/2023	12/20/23	01/17/24
ZONING APPLICATION				
1 ZONING RESPONSE 1				
2 ZONING RESPONSE 2				
ZONING RESPONSE 3				

PROJECT:
 ADDITION for the
 MCCULLOCH-KAATZ
 2309 PARKER ST
 BERKELEY, CA 94704

SHEET TITLE:
 EXISTING ELEVATIONS &
 PROPOSED ELEVATIONS

DRAWN:
 SCALE: AS NOTED
 SHEET:

OF: **A3.1**

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EXISTING ELEVATION KEYNOTES

- 1 FINISH GRADE
- 2 (E) WINDOWS/DOORS - TO BE REMOVED
- 3 (E) STAIR - TO BE REMOVED
- 4 (E) WALL - TO BE REMOVED
- 5 (E) ROOF - TO BE REMOVED
- 6 (E) WINDOWS/DOORS - TO REMAIN
- 7 (E) SHINGLE SIDING - TO REMAIN
- 8 (E) COMPOSITION ROOF - TO REMAIN
- 9 (E) GUTTER - TO REMAIN
- 10 (E) DOWNSPOUT - TO REMAIN
- 11 (E) STAIR - TO REMAIN
- 12 (E) COLUMN - TO REMAIN

NOTES:

- 1. NOT ALL KEYNOTES USED ON THIS PLAN - SEE OTHER SHEETS



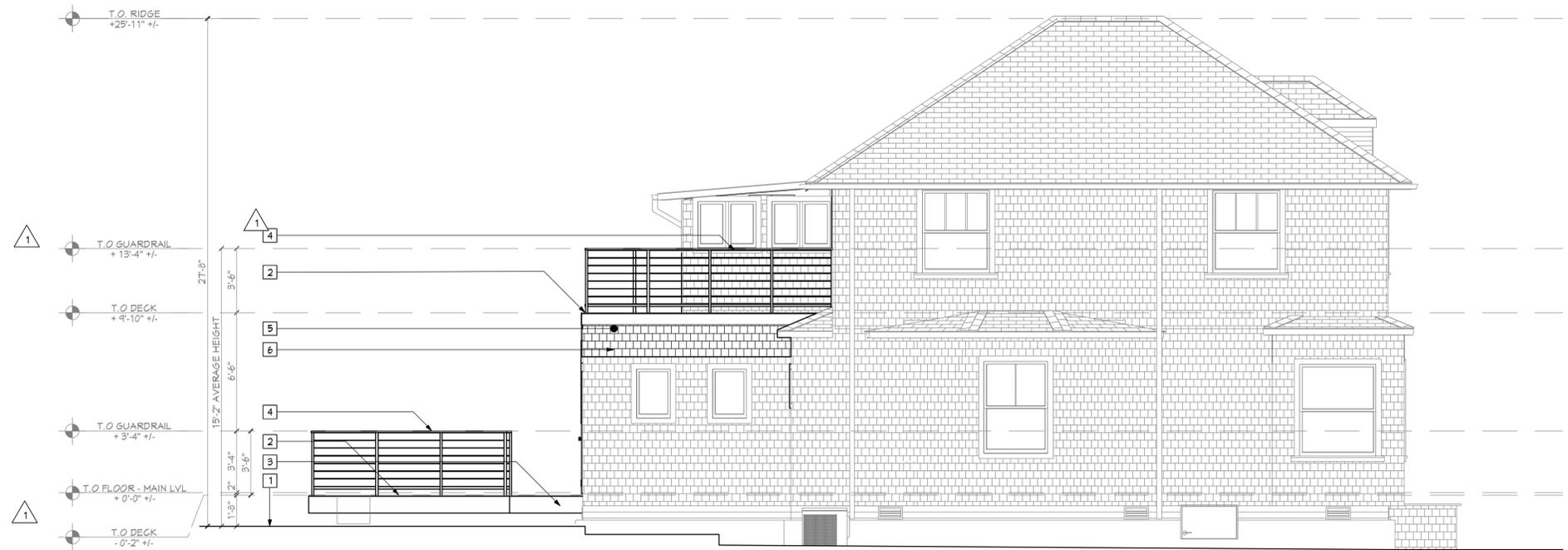
10 EXISTING ELEVATION - LEFT
 SCALE: 1/4"=1'-0"

PROPOSED ELEVATION KEYNOTES

- 1 GROUND PLANE
- 2 WOODEN DECK
- 3 WOODEN STAIR
- 4 WOODEN GUARDRAIL
- 5 AREA OF RAISED ROOF
- 6 SHINGLE SIDING WALL - TO MATCH EXISTING
- 7 (N) SHINGLE SIDING WALL INFILL - TO MATCH EXISTING
- 8 DOOR/WINDOW

NOTES:

- 1. NOT ALL KEYNOTES USED ON THIS PLAN - SEE OTHER SHEETS



12 PROPOSED ELEVATION - LEFT
 SCALE: 1/4"=1'-0"

ISSUED: ZONING RESPONSE 3 01/17/24

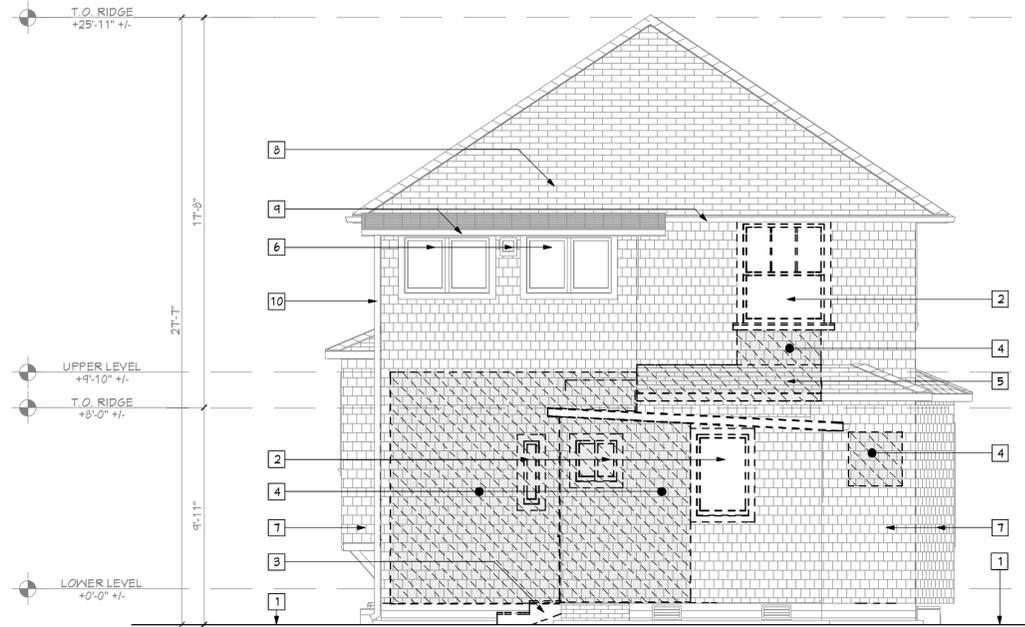
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EXISTING ELEVATION KEYNOTES

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- 10 (E) DOWNSPOUT - TO REMAIN
- 11 (E) STAIR - TO REMAIN
- 12 (E) COLUMN - TO REMAIN

NOTES:

- 1. NOT ALL KEYNOTES USED ON THIS PLAN - SEE OTHER SHEETS



10 EXISTING ELEVATION - REAR
 SCALE: 1/4"=1'-0"

PROPOSED ELEVATION KEYNOTES

- 1 GROUND PLANE
- 2 WOODEN DECK
- 3 WOODEN STAIR
- 4 WOODEN GUARDRAIL
- 5 AREA OF RAISED ROOF
- 6 SHINGLE SIDING WALL - TO MATCH EXISTING
- 7 (N) SHINGLE SIDING WALL INFILL - TO MATCH EXISTING
- 8 DOOR/WINDOW

NOTES:

- 1. NOT ALL KEYNOTES USED ON THIS PLAN - SEE OTHER SHEETS



12 PROPOSED ELEVATION - REAR
 SCALE: 1/4"=1'-0"



2 EXISTING ELEVATION - FRONT (NO WORK)
 SCALE: 1/4"=1'-0"



4 PROPOSED ELEVATION - FRONT (NO WORK)
 SCALE: 1/4"=1'-0"



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ISSUED:	4/24/2023	11/17/2023	12/20/23	01/17/24
ZONING APPLICATION				
1 ZONING RESPONSE 1				
2 ZONING RESPONSE 2				
ZONING RESPONSE 3				

PROJECT:
 ADDITION for the
 MCCULLOCH-KAATZ
 2309 PARKER ST
 BERKELEY, CA 94704

SHEET TITLE:
 EXISTING ELEVATIONS &
 PROPOSED ELEVATIONS

DRAWN:
 SCALE: AS NOTED
 SHEET:

OF: **A3.2**

ISSUED: ZONING RESPONSE 3 01/17/24

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EXISTING WINDOW SCHEDULE

NUMBER	QTY	SIZE	TYPE	EGRESS	TEMPERED	COMMENTS
01	2	4250	DOUBLE HUNG			
02	2	3650	DOUBLE HUNG			
03	2	2426	SINGLE CASEMENT			
04	1	2426	SINGLE CASEMENT			
05	1	110110	RIGHT SLIDING			
06	1	08210	FIXED GLASS			
07	1	2030	SINGLE HUNG			
08	2	2040	SINGLE CASEMENT			
09	1	2340	FIXED GLASS			
10	6	3046	DOUBLE HUNG			
11	4	1626	SINGLE CASEMENT			
12	4	11026	SINGLE CASEMENT			
13	1	09010	FIXED GLASS			
14	1	3026	DOUBLE HUNG			
15	1	4615	FIXED GLASS			

EXISTING WINDOW SCHEDULE NOTES

1. FRAME SIZE CALLED OUT. FIRST TWO NUMBERS WIDTH, FOOT-INCH; SECOND TWO NUMBERS HEIGHT, FOOT-INCH; E.G. 3050 = 3'-0" W X 5'-0" H.
2. SEE ELEVATIONS FOR OPERATION.
3. SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

EXISTING DOOR SCHEDULE

NUMBER	QTY	SIZE	THICKNESS	STYLE	TYPE	FUNCTION	COMMENTS
01	2	3060	1 3/8"	DOOR E12	HINGED		
02	2	2660	1 3/8"	SLAB	HINGED		
03	1	3360	1 3/8"	SLAB	HINGED		
04	1	2466	1 3/8"	SLAB	DOUBLE HINGED		
05	1	2660	1 3/8"	PANEL	HINGED		
06	1	2760	1 3/8"	PANEL	HINGED		
07	1	5860	1 3/8"	PANEL	DOUBLE POCKET		
08	1	2660	1 3/8"	PANEL	HINGED		
09	1	1660	1 3/8"	SLAB	HINGED		
10	2	2660	1 3/8"	SLAB	HINGED		
11	1	2860	1 3/8"	SLAB	HINGED		
12	1	2660	1 3/8"	LOUVERED	DOUBLE HINGED		

EXISTING DOOR SCHEDULE NOTES

1. FRAME SIZE CALLED OUT. FIRST TWO NUMBERS WIDTH, FOOT-INCH; SECOND TWO NUMBERS HEIGHT, FOOT-INCH; E.G. 3050 = 3'-0" W X 5'-0" H.
2. SEE PLANS FOR HANDING.
3. SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

ELECTRICAL FIXTURE SCHEDULE

2D	NUMBER	QTY	DESCRIPTION	COMMENTS
○	E01	1	WALL MOUNTED TYPE 02	WEATHERPROOF
○	E02	16	RECESSED TYPE 01	
○	E03	1	RECESSED TYPE 02	WATERPROOF
—	E05	6	UNDERCABINET TYPE 01	

ELECTRICAL FIXTURE NOTES:

1. SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION

POWER AND SIGNAL SCHEDULE

2D	NUMBER	QTY	DESCRIPTION	COMMENTS
\$	P01	13	SWITCH TYPE 01	

POWER AND SIGNAL NOTES:

1. SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION

PROPOSED WINDOW SCHEDULE

NUMBER	QTY	SIZE	TYPE	EGRESS	TEMPERED	COMMENTS
01	1	110110	FIXED GLASS			
02	1	56311	MULLED UNIT			

PROPOSED WINDOW SCHEDULE NOTES

1. FRAME SIZE CALLED OUT. FIRST TWO NUMBERS WIDTH, FOOT-INCH; SECOND TWO NUMBERS HEIGHT, FOOT-INCH; E.G. 3050 = 3'-0" W X 5'-0" H.
2. SEE ELEVATIONS FOR OPERATION.
3. SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

PROPOSED DOOR SCHEDULE

NUMBER	QTY	SIZE	THICKNESS	STYLE	TYPE	FUNCTION	COMMENTS
01	1	6060	1 3/4"	GLASS PANEL	DOUBLE HINGED		
02	1	2660	1 3/8"	GLASS PANEL	POCKET		
03	1	2660	1 3/8"	PANEL	POCKET		
04	1	3060	1 3/4"	GLASS PANEL	HINGED		
05	1	4060	1 3/8"	PANEL	POCKET		
06	1	2460	1 3/8"	PANEL	HINGED		

PROPOSED DOOR SCHEDULE NOTES

1. FRAME SIZE CALLED OUT. FIRST TWO NUMBERS WIDTH, FOOT-INCH; SECOND TWO NUMBERS HEIGHT, FOOT-INCH; E.G. 3050 = 3'-0" W X 5'-0" H.
2. SEE PLANS FOR HANDING.
3. SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

PLUMBING FIXTURE & EQUIPMENT SCHEDULE

NUMBER	ROOM NAME	QTY	DESCRIPTION	COMMENTS
P01	BATH	1	FAUCET TYPE 01	
P03	BATH	1	TOILET PACKAGE TYPE 01	WALL MOUNTED
P04	SHOWER	1	SHOWER HEAD TYPE 01	
P05	SHOWER	1	SHOWER HEAD TYPE 02	RAIN SHOWER HEAD
P06	SHOWER	1	SHOWER TRIM PACKAGE TYPE 01	
P07	SHOWER	1	SHOWER DRAIN TYPE 01	
P08	KITCHEN	1	1459LF SINGLE HANDLE BAR FAUCET	
P09	KITCHEN	1	SINK PACKAGE TYPE 02	FARMHOUSE

PLUMBING NOTES:

1. SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION

ACCESSORY SCHEDULE

NUMBER	ROOM NAME	QTY	DESCRIPTION	COMMENTS
A01	BATH	1	TOILET RING TYPE 01	
A02	BATH	1	MEDICINE CABINET TYPE 01	
A03	KITCHEN	1	SOAP DISPENSER TYPE 01	
A04	BATH	1	TOILET BAR TYPE 01	
A05	KITCHEN	1	KRAN OBJ	
A06	BATH	1	TOILET PAPER HOLDER TYPE 01	
A07	BATH	1	UPLOADS_FILES_40T2T21_VE SSEL_SINK_5_OBJ(1)	
A08	BATH	1	ROBE HOOK TYPE 01	

ACCESSORY NOTES:

1. SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION

APPLIANCE SCHEDULE

NUMBER	ROOM NAME	QTY	DESCRIPTION	COMMENTS
A01	KITCHEN	1	RANGE TYPE 01	
A02	KITCHEN	1	FLAT HOOD	
A03	KITCHEN	1	DISHWASHER TYPE 01	
A04	KITCHEN	1	REFRIGERATOR TYPE 01	

APPLIANCES NOTES:

1. SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION



490 Lake Park Ave #10657, Oakland, California, 94610
www.thearchitectsoffice.com (510)556-8860



ISSUED:	4/24/2023	11/17/2023	12/20/23	01/17/24
ZONING APPLICATION				
1. ZONING RESPONSE 1				
2. ZONING RESPONSE 2				
ZONING RESPONSE 3				

PROJECT:
ADDITION for the
MCCULLOCH-KAATZ
2309 PARKER ST
BERKELEY, CA 94704

ISSUED: ZONING RESPONSE 3 01/17/24

SHEET TITLE:
SCHEDULES

DRAWN:
SCALE: AS NOTED
SHEET:

OF: **A5.0**



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

NOTICE OF PUBLIC HEARING

2309 Parker Street

Use Permit # ZP2023-0141 to construct a 45 square-foot one-story residential addition with a roof balcony at the rear of the duplex, above 14 feet in average height (15 feet, 2 inches) on a lot non-conforming for density.

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, February 8, 2024, 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:

- B. General Plan: Medium Density Residential
- C. Zoning: Restricted Multiple-Family Residential (R-2A)

D. Zoning Permits Required:

- E. Use Permit, pursuant to Berkeley Municipal Code (BMC) Section 23.324.050(D), to construct an addition to and/or enlargement of a building on a lot that exceeds the maximum residential density.
- F. Administrative Use Permit, pursuant to BMC Section 23.202.090(D), to construct a residential addition over 14 feet in average height.

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

D. Parties Involved:

- E. Applicant: Marco Hyman-Romero, 190 Lake Park Avenue, Ste. 10657, Oakland
- F. Property Owner: Kevin Kaatz and Doug McCulloch, 2309 Parker 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, Cecelia Mariscal, at (510) 981-7439 or cmariscal@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.