

# 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  
OCTOBER 10, 2024

## 1637 Woolsey Street

Use Permit #ZP2024-0003 to demolish a single-car garage and construct a 499 square-foot major residential addition on the second floor, over 14 feet in average building height (19 feet, 9 inches) on a lot that is non-conforming for lot coverage, and establish one off-street parking space within the front setback.

### I. Background

#### A. Land Use Designations:

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

#### B. Zoning Permits Required:

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.324.050(D)(3) for an addition to a building on a lot that exceeds the maximum allowed lot coverage
- Administrative Use Permit pursuant to BMC Section 23.202.030(A)(1)(c) to construct a major residential addition
- Administrative Use Permit pursuant to BMC Section 23.202.090(D)(2) for a residential addition over 14 feet in average building height
- Administrative Use Permit pursuant to BMC Section 23.324.050(D)(2)(a) to vertically extend a wall projecting into the nonconforming setback
- Administrative Use Permit pursuant to BMC Section 23.322.080(E)(2)(b) to establish off-street parking within the required front setback

#### 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

ZONING ADJUSTMENTS BOARD

1637 WOOLSEY STREET

October 10, 2024

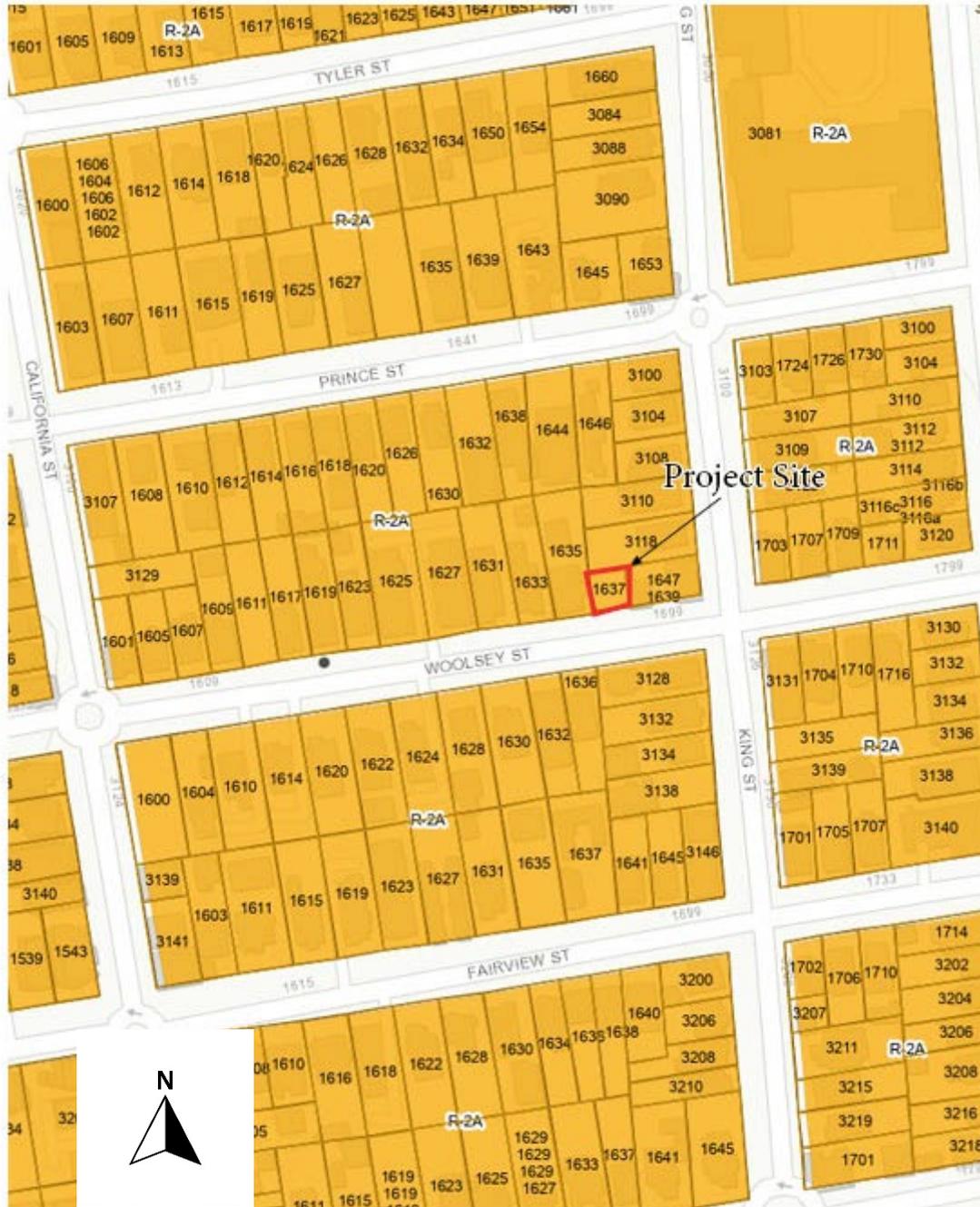
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Regulations, Section 15000, et seq.) pursuant to CEQA Guidelines Section 15301  
("Existing Facilities").

**D. Parties Involved:**

- Applicant: Jarvis Moore, 1637 Woolsey Street, Berkeley, CA 94703
- Property Owner: Terrance Frazier, 1637 Woolsey Street Berkeley, CA 94703

Figure 1: Vicinity and Zoning Districts Map



**Legend:**

R-2A – Restricted Multiple-Family Residential

Figure 2: Site Plan

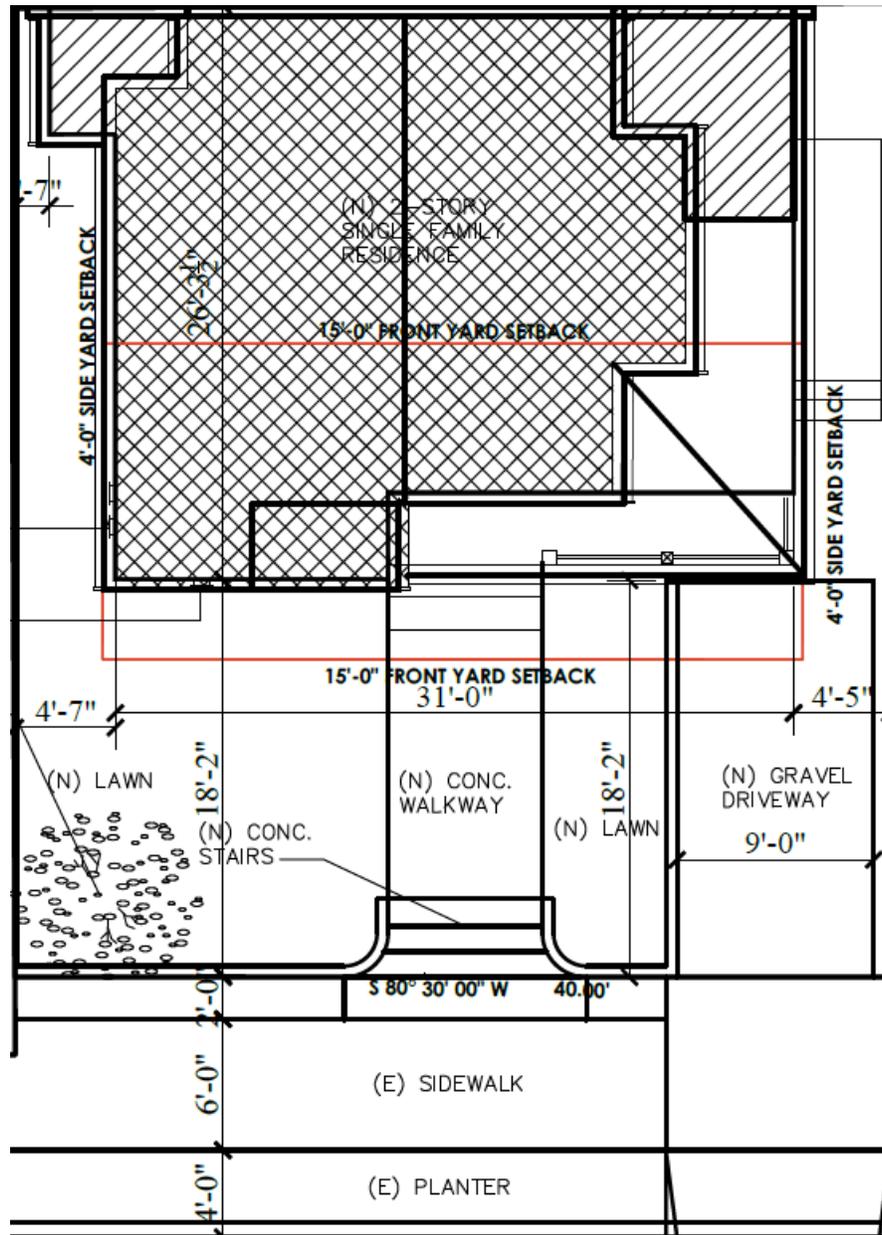
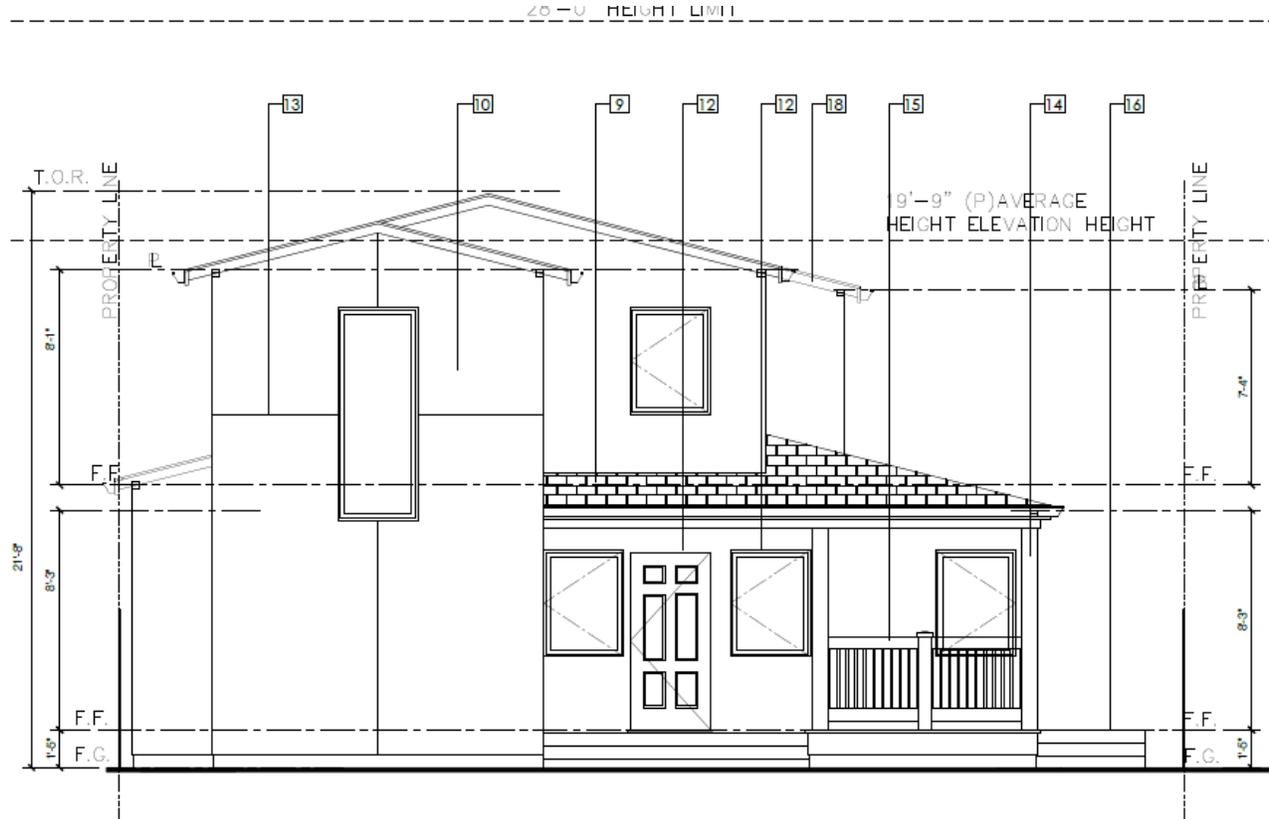


Figure 3: Proposed Front Elevation



PROPOSED SOUTH ELEVATION

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

**Table 1: Land Use Information**

| Location               |       | Existing Use             | Zoning District | General Plan Designation   |
|------------------------|-------|--------------------------|-----------------|----------------------------|
| Subject Property       |       | Single-family dwelling   | R-2A            | Medium Density Residential |
| Surrounding Properties | North | Multiple-family dwelling | R-2A            | Medium Density Residential |
|                        | South | Multiple-family dwelling | R-2A            | Medium Density Residential |
|                        | East  | Single-family dwelling   | R-2A            | Medium Density Residential |
|                        | West  | Multiple-family dwelling | R-2A            | Medium Density Residential |

**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 involve new residential floor area only; therefore, these requirements do not apply.  |
| Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)    | No            |   |
| Affordable / Inclusionary Housing Requirements (BMC Chapter 23.328)                            | No            | 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 Public Convenience or Necessity  | No            | The project is not proposing alcohol sales or service   |
| Coast Live Oak Trees (BMC Chapter 6.52)  | No            | 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 requesting a density bonus.  |
| Historic Resources   | No            | The existing building is more than 40 years old, and a Historic Resource Evaluation (HRE) waiver was prepared by Jarvis Moore (January 5, 2024). Staff reviewed the HRE waiver and concluded that the existing building does not hold any historic significance. Based on the applicant's preliminary research, the subject property does not appear to be an eligible cultural resource pursuant to CEQA Guidelines Section 15064.5. |
| Housing Accountability Act (HAA) (Gov't Code Section 65589.5(j))                               | No            | The project is an addition to a single-family dwelling 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 is an addition to a single-family dwelling and does not include any new dwelling  |

| Characteristic  | Applicability | Explanation   |
|---|---------------|---|
|   |               | units, therefore, it is not a “housing development project <sup>a</sup> ” and SB 330 does not apply.  |
| Rent Controlled Units   | No            | There are no rent controlled units on the project site; therefore, this requirement does not apply.   |
| Residential Preferred Parking (RPP)   | No            | The site is not located in an RPP zone.   |
| Seismic Hazards (SHMA)  | No            | The project site is not located within an area susceptible to landslide/liquefaction/fault rupture as shown on the <a href="#">State Seismic Hazard Zones</a> map. <sup>b</sup>                       |
| Soil/Groundwater Contamination  | No            | The project site not located within the City’s Environmental Management Area and is not on the Cortese List. <sup>c</sup> Standard Conditions of Approval related to hazardous materials would apply. |
| Transit   | Yes           | Alameda County Transit bus lines 7, 12, 688, 88, F, J are within half a mile from the project site.   |
| <p>Notes:</p> <p>a. Government Code Section 65589.5(h)(2) “Housing development project” means a use consisting of any of the following: (A) residential units only, (B) mixed-use developments consisting of residential and nonresidential uses in which at least two-thirds of the square footage is designated for residential use, and (C) transitional or supportive housing.</p> <p>b. California Department of Conservation. DOC Maps: Geologic Hazards. Available: <a href="https://maps.conservation.ca.gov/geologichazards/">https://maps.conservation.ca.gov/geologichazards/</a></p> <p>c. 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 10, 2023   | Use Permit Application submitted     |
| January 23, 2024   | Application deemed incomplete        |
| January 24, 2024   | Application resubmitted              |
| February 23, 2024  | Application deemed incomplete        |
| March 25, 2024     | Application resubmitted              |
| April 29, 2024     | Application deemed complete          |
| May 30, 2024       | Application processing correction    |
| June 17, 2024      | Application processing resubmittal   |
| August 2, 2024     | Pending final action                 |
| September 26, 2024 | Public hearing notices mailed/posted |
| October 10, 2024   | ZAB hearing                          |

**Table 4: Restricted Multiple-Family Residential District Development Standards  
BMC Sections 23.202.090 and 23.322 Parking and Loading**

| Standard   |                 | Existing | Proposed Total | Permitted/Required        |
|--|-----------------|----------|----------------|---------------------------|
| Lot Area (sq. ft.)   |                 | 1,785    | No change      | 5,000 min                 |
| Gross Floor Area (sq. ft.)   |                 | 756      | 1,255          | n/a                       |
| Dwelling Units   | Total           | 1        | No change      | 1 max                     |
| Building Height (ft. - in.)  | Average         | 12'-8"   | 19'-9"         | 28' max<br>(35' with AUP) |
|  | Stories         | 1        | 2              | 3 max                     |
| Building Setbacks (ft. - in.)  | Front (Woolsey) | 18'-2"   | No change      | 15 feet min               |
|  | Rear            | 0        | No change      | 15 feet min               |
|  | Left Side       | 1'-7"    | No change      | 4 feet min                |
|  | Right Side      | 4'-5"    | No change      | 4 feet min                |
| Lot Coverage (%)   |                 | 56       | 47             | 40 max                    |
| Usable Open Space (sq. ft.)  |                 | 780      | 974            | 400 min                   |
| Parking  | Automobile      | 1        | No change      | 1 max                     |
| Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet ('), in. = inches (") |                 |          |                |                           |

## II. Project Setting

### A. Neighborhood/Area Description:

The project is located on the east side of Woolsey Street, equidistant between Sacramento Street and Adeline Street and three blocks south of Ashby Avenue. The neighborhood is residential in nature, and consists of one and two-story buildings, with a combination of single-family and multi-family dwelling units.

### B. Site Conditions:

The subject site is an interior lot that is square in shape, and generally flat. The 1,785 square-foot lot is relatively small in size compared to the adjacent lots in the neighborhood, with 40 feet of frontage along Woolsey Street, and 40 feet deep. The lot is occupied by a single-story, 756 square-foot, single-family dwelling, and a 170 square-foot single-car garage at the front of the property. The lot is currently over lot coverage at 56 percent, where the R-2A Zoning District allows up to 40 percent lot coverage for two-story buildings.

## III. Project Description

**A. Proposed Project Details:** The proposed project would construct a 499 square foot second story addition over the existing building footprint with the following primary

components:

1. The existing one-car garage at the front of the lot would be demolished, reducing the lot coverage from 56 percent to 47 percent.
2. The second-story addition would increase the gross floor area from 756 square feet to 1,255 square feet.
3. The second-story addition would vertically extend the walls within the required rear and left-side setbacks.
4. A new uncovered off-street parking space would be established in the front setback, in the location of the demolished garage.

## IV. Community Discussion

### A. Neighbor/Community Concerns:

Prior to submitting this application to the city, the applicant installed a pre-application poster on site in January 2024. On September 26, 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, or a commercial or manufacturing district, and does not involve the demolition of a nonresidential building, respectively.

## V. Issues and Analysis

### A. 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 as the project would construct a second story addition to the existing building. 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 Medium Density Developed by the California Natural Diversity Database;<sup>1</sup> 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;

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

- 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 Berkeley;<sup>2</sup> 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 65962.5;<sup>3</sup> 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.

## **B. General Non-Detriment Findings:**

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. Lot coverage reduction: At 1,785 square feet, the lot size is smaller than the average lot size that is typical throughout the City, limiting the ability to construct a building under the allowed lot coverage of 40 percent. The existing building was built prior to the current development standards for the R-2A. The demolition of the garage would result in reduced lot coverage from 56 to 47 percent, where 40 percent is the maximum allowed for two-story buildings, therefore the project would bring the lot closer to conformance than the current state.

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<sup>2</sup> 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>

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

- C. Addition to Structure on Parcel with Non-Conforming Lot Coverage:** Pursuant to BMC Section 23.324.050(D)(3), additions and/or enlargements of lawful non-conforming structures that are non-conforming by reason of exceeding lot coverage are permitted with a Use Permit if the existing use of the property is conforming, the addition/enlargement does not increase lot coverage or exceed the height limit. As described in Site Conditions, above, the property is non-conforming for lot coverage. The sub-standard lot has a lot coverage of 56 percent where 40 percent is the maximum. The existing garage would be demolished, reducing the lot coverage to 47 percent, which would bring the lot coverage closer to conformance. The proposed second-story addition would not increase lot coverage. Furthermore, the proposed average building height is 19 feet, 9 inches, where 35 feet is the maximum allowed), the existing residential use is conforming, the project conforms with all other aspects of the Zoning Code, with the exception of the rear and left-side setbacks (discussed below), and conformance with other applicable laws will be confirmed during review of the building permit.
- D. Major Residential Addition:** Pursuant to BMC Section 23.202.030(A), a major residential addition is permitted if the residential addition satisfies all other Zoning Ordinance requirements, and would not unreasonably obstruct sunlight, air, or views.
2. **Sunlight/Shadows:** The project proposes to construct a second-story addition to an existing single-story building. As such, the project would create greater shadowing compared to existing conditions. To assess the anticipated shading impacts, the applicant submitted shadow studies for the project which show that the new second-story addition will shadow neighboring buildings in the same manner as the existing building, with additional shadows to the west of the property two hours after sunrise, and to the east two hours before sunset during the summer and winter solstice. The new second story will not create new shadows for the buildings on the lots to the east along King Street. While shadows would be cast on 1639 Woolsey Street, such impacts to light access are limited in duration and are considered typical of urban settings and are not considered substantial or detrimental.
  3. **Air:** The second-story addition would be approximately 120 feet from the building to the north (1638 Prince Street), 4 feet from the building to the west (1635 Woolsey Street), and 6 feet from the building to the east (1639 Woolsey Street). The average height of the existing single-family dwelling would increase by approximately 6 feet and would provide adequate air space on all sides. Because the addition in the nonconforming side and rear setbacks would be over the existing footprint, the project would maintain the existing distances between the surrounding buildings and not be detrimental to air.
  4. **Views:** The area is generally flat and developed with single-story and two-story single-family buildings in all directions. The area also includes mature vegetation which provides additional visual screening. Staff expects that the proposed project would not result in additional obstruction of significant views in the neighborhood because there are limited significant views as defined in BMC Section 23.502 (Definitions) available to residences in the area. Additionally, given the proposed

building would be below the height limit for the R-2A Zoning District, potential impacts to views are considered typical of urban settings and are not considered substantial or detrimental.

5. Privacy: The proposed second-story addition would not cause significant privacy impacts to the neighboring properties. The second-story addition would match the two-story buildings on both sides at 1635 and 1639 Woolsey Street and the second-story addition will closely match the height of the adjacent buildings. There is no building immediately north of the subject lot at 3118 King Street, as this lot is long and the building on this lot is situated on the eastern end approximately 30 feet from the project. Thus, privacy impacts from the project would be reasonable and not substantially detrimental.

**E. Alterations in a Non-Conforming Setback:** Pursuant to BMC Section 23.324.050(D)(2), the vertical or horizontal extension of a building which encroaches into a non-conforming setback may be authorized by an AUP if the existing use of a property is conforming, the alteration complies with all applicable laws, and the alteration would not further reduce existing non-conforming setbacks, or exceed the height limit. The dwelling has non-conforming rear and left-side setbacks, but the proposed addition would not change the footprint of the building and would not further reduce the non-conforming rear and side setbacks, or exceed the height limit. The existing residential use is conforming, the project conforms with the Zoning Code, and conformance with other applicable laws will be confirmed during review of the building permit.

**F. Off-Street Parking in the Front Setback:** Pursuant to BMC Section 23.322.080(E)(2)(b), an off-street parking space located in a required front setback may be authorized by an AUP if the parking space meets all applicable requirements for Parking Layout and Design, and the City of Berkeley's Traffic Engineering requirements. There is an existing enclosed accessory structure previously utilized as a garage within the front setback that would be demolished as part of the project. The uncovered off-street parking space is considered a new parking space, as it is a different type of parking space and is not a replacement parking space. The proposed off-street parking space would include a two-foot landscape strip as required in areas adjacent to side lot lines. The existing curbcut that was used to access the garage would be widened to access the proposed off-street parking space.

**G. General Non-Detriment Finding:**

## **VI. Other Considerations (Zoning and Land Use Considerations)**

The following analyses of conformance with the 2002 General Plan goals and policies.

**H. General Plan Consistency:**

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

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

Staff Analysis: The second-story addition would not substantially block views, cast shadows, or create impacts on the privacy of adjacent neighbors. The proposed alteration occurs within the existing building footprint, meets the R-2A Zoning District development standards and would reduce the lot coverage by demolishing the existing garage, bringing the lot coverage closer to conformity.

## VII. Recommendation

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

1. **FIND** that the project is categorically exempt from the provisions of the CEQA pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities"); and
2. **APPROVE** Use Permit #ZP2024-0003 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 June 17, 2024
3. Notice of Public Hearing

**Staff Planner:** Karen C. Hernandez

[khernandez-gonzalez@berkeleyca.gov](mailto:khernandez-gonzalez@berkeleyca.gov), (510) 981-7426



# ATTACHMENT 1

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## FINDINGS AND CONDITIONS

OCTOBER 10, 2024

### 1637 Woolsey Street

**Use Permit #ZP2024-0003 to demolish a single-car garage and construct a 499 square-foot major residential addition on the second floor, over 14 feet in average height (19 feet, 9 inches) on a lot that is non-conforming for lot coverage, and establish one off-street parking space within the front setback.**

#### ZONING PERMITS REQUIRED

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- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.324.050(D)(3) for an addition to a building on a lot that exceeds the maximum allowed lot coverage
- Administrative Use Permit pursuant to BMC Section 23.202.030(A)(1)(c) to construct a major residential addition
- Administrative Use Permit pursuant to BMC Section 23.202.090(D)(2) for a residential addition over 14 feet in average building height
- Administrative Use Permit pursuant to BMC Section 23.324.050(D)(2)(a) to vertically extend a wall projecting into the nonconforming setback
- Administrative Use Permit pursuant to BMC Section 23.322.080(E)(2)(b) to establish off-street parking within the required front setback.

#### I. CEQA FINDINGS

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- 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

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- A.** As required by BMC Section 23.406.040(E), 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 project will construct a second-story addition to an existing single-family building and will not be detrimental to the immediate neighborhood, as the project will not expand the existing building footprint nor increase the lot coverage;
  2. The demolition of the existing enclosed accessory structure (garage) at the front of the lot would reduce the lot coverage from 56 percent to 47 percent, bringing the site closer to conformance with the 40 percent allowance;
  3. Although the 1,785 square-foot lot is substandard, there is an existing single-family residential building that is appropriately developed for the size of the lot. The project would maximize the use of the lot by constructing an addition on the second floor, providing additional habitable space for the residents. The project is consistent with the R-2A district purpose, which allows medium-density residential structures, protects adjacent properties from unreasonable obstruction of light and air, and is not detrimental to the immediate neighborhood;
  4. With the exception of the non-conforming rear and left side setbacks, the project will be consistent with the existing development and building-to-building separation pattern seen in this neighborhood. Although the rear setback is non-conforming, the building to the rear is located approximately 120 feet away from the subject lot, which exceeds the building-to-building separation pattern within this neighborhood;
  5. The project will establish one uncovered off-street parking space within the front setback. The uncovered off-street parking space will conform with the City of Berkeley's Traffic Engineering requirements, maintain a two-foot landscape strip along the right-side setback, constructed of a permeable surface, and will not negatively impact on usable open space on the lot.
  6. 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 residential addition to a non-conforming structure that is nonconforming by reason of the lot coverage is permitted because the existing residential use of the property is conforming, the addition will comply with all applicable laws, and will not increase or exacerbate the lot coverage by building within the existing residential building footprint and will not exceed the height limit in the R-2A for a two-story building. The project will also demolish the garage, which will result in a decrease of lot coverage, bringing the lot closer to conformance.

- C.** As required by BMC Section 23.202.030(A)(2), the Zoning Adjustments Board finds that the major residential addition is permitted because the residential addition complies with the development standards in the R-2A zoning district, with the exception of the rear and side setbacks, and would not unreasonably obstruct sunlight air, or views. The project will create new shadows that are not considered detrimental as impacts to neighboring residences will be limited to a certain time of the year and during certain hours of a day and the shading impacts are considered typical of urban settings. The proposed project will not result in additional obstruction of significant views (BMC Section 23.502.020 (Defined Terms) in the neighborhood because there are limited significant views available to residences in the area;
- D.** As required by Section 23.324.050(D)(2) of the BMC, the vertical extension of the building walls within the non-conforming rear and left-side setbacks and is permitted because the existing residential use of the property is conforming, the addition will comply with all applicable laws and would not exceed the height limit, or further exacerbate the non-conforming setbacks. The proposed addition on the second floor will be below the height limit of 28 feet, with an average building height of 19 feet, 9 inches;
- E.** As required by Section 23.322.080(E)(2) of the BMC, one off-street parking is allowed within the front setback because the proposed off-street parking space meets the placement and dimensional standards, and provides a landscape buffer between the space and the side lot lines. The lot size is substandard, which limits the location of the off-street parking space to the front setback. There is an existing garage within the front setback which will be demolished, to be replaced by the proposed off-street parking space, thus, the proposed off-street parking will not be detrimental to the neighborhood.

### III. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

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The following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. **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.
2. **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.
3. **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.
4. **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.
5. **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.

- 6. 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.
- 7. 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.
- 8. 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:**

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

**Project Liaison** \_\_\_\_\_

Name

Phone #

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

- 10. 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.
- 11. 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;

- ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;
- iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and
- iv. 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.
- ii. 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.)
- iii. 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.
- iv. 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
- ii. 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**

**12. 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.

**13. 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](mailto:jheath@berkeleyca.gov).

**14. Public Works ADA.** Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.

**During Construction:**

**15. 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.

**16. 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.

**17. 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:

- H. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- I. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- J. 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.
- K. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- L. 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.
- M. 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.
- N. 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.
- O. 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.

**18. 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:

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

- iii. 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.
- iv. 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.

**19. 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.)

**20. 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.

**21. 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.

**22. 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.

**23. 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.

**24. 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.
- 25. 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.
- 26. 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.
- 27. 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.
- 28. 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.
- 29. 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.
- 30. 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.
- 31. 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:**

- 32.** All landscape, site and architectural improvements shall be completed per the attached approved drawings dated September 10, 2024.

**At All Times:**

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- 33. Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit.
- 34. 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.
- 35. 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.
- 36. 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.

PLOT DATE  
9.10.12 PGHK

# WOOLSEY ST REMODEL/ADDITION

## BERKELEY, CA

### ABBREVIATIONS

### GENERAL NOTES

| A.P.       | ACCESS PANEL                        | ELEC.         | ELECTRIC                            | ENG.       | LONG                             | S4S          | SAME FOUR SIDES                  |
|------------|-------------------------------------|---------------|-------------------------------------|------------|----------------------------------|--------------|----------------------------------|
| ACOUS.     | ACOUSTIC                            | ELEV.         | ELEVATION                           | L.P.       | LOW POINT                        | S.C.         | SAW CUT                          |
| ADJ.       | ADJUSTABLE OR ADJACENT              | ENCL.         | ENCLOSURE                           | LIBR.      | LUMBER                           | SCHED.       | SCHEDULE                         |
| ALUM.      | ALUMINUM                            | ENGR.         | ENGINEER                            | M.B.       | MACHINE BOLT                     | SCHM.        | SCHEMATIC                        |
| AMP.       | AMPERE                              | ENGRG.        | ENGINEERING                         | MAINT.     | MAINTENANCE                      | SCRN.        | SCREEN                           |
| A.B.       | ANCHOR BOLT                         | ENTR.         | ENTRANCE                            | MFR.       | MANUFACTURE OR MANUFACTURER      | S.S.D.       | SEE STRUC. DRAWING               |
| APPO.      | APPROVED                            | EQ.           | EQUAL                               | MAS.       | MASONRY                          | SECT.        | SECTION                          |
| APPROX.    | APPROXIMATE                         | EQUIP.        | EQUIPMENT                           | M.O.       | MASONRY OPENING                  | SERV.        | SERVICE                          |
| ARCH.      | ARCHITECTURE OR ARCHITECTURAL       | EQUIV.        | EQUIVALENT                          | MAT./MATL. | MATERIAL                         | SHTS.        | SHEATHING                        |
| A.C.       | ASPHALT CONCRETE AT                 | EST.          | ESTIMATE                            | MAX.       | MAXIMUM                          | SHT.         | SHEET                            |
| AV.        | AVENUE                              | EXC.          | EXCAVATE                            | MECH.      | MECHANICAL                       | SH./SHLF.    | SHELF                            |
| AV.E.      | AVENUE                              | (E) \EXST.    | EXISTING                            | M.C.       | MEDICINE CABINET                 | SM.          | SIMILAR                          |
| BSMT.      | BASEMENT                            | E.G.          | EXISTING GRADE                      | MED.       | MEDIUM                           | SH           | SINGLE HUNG                      |
| B.M.       | BENCH MARK                          | EXP.          | EXPANSION                           | MEMB.      | MEMBRANE                         | SNK.         | SINK                             |
| BTW \ BT.  | BETWEEN                             | E.\XEXP.      | EXPANSION JOINT                     | MTL.       | METAL                            | S.O.G.       | SLAB ON GRADE                    |
| BEV.       | BEVEL                               | EXT.\EXTR.    | EXTERIOR                            | MEZZ.      | MEZZANINE                        | SL.          | SLIDING                          |
| BLK.       | BLOCK                               | F.O.C.        | FACE OF CONCRETE                    | MIN.       | MINIMUM                          | SPEC.        | SPECIFICATION                    |
| BLKG.      | BLOCKING                            | F.O.M.        | FACE OF MASONRY                     | MIR.       | MIRROR                           | S.B. OR S.S. | SPLASH BLOCK                     |
| BD.        | BOARD                               | F.O.S.        | FACE OF STUD                        | MISC.      | MISCELLANEOUS                    | SO.          | SQUARE                           |
| B.F.       | BOTH FACES                          | F.O.W.        | FACE OF WALL                        | MTD.       | MOUNTED                          | S.S.         | STAINLESS STEEL                  |
| B.S.       | BOTH SIDES                          | FT.           | FEET / FOOT                         | N.G.       | NATURAL GRADE                    | STD.         | STANDARD                         |
| B.M.       | BOTTOM                              | FIN.          | FINISH                              | N.E.C.     | NATIONAL ELECTRICAL CODE         | STL.         | STEEL                            |
| B.BM.      | BOTTOM OF BEAM                      | F.F.\FIN.     | FINISH FLOOR                        | NEC.       | NECESSARY                        | STOR.        | STORAGE                          |
| B.O.S.     | BOTTOM OF STEEL BEAM                | F.G.          | FINISH GRADE                        | (N)        | NEW                              | STR.         | STREET                           |
| B.M.       | BOTTOM OF BEAM                      | F.S.          | FINISH SURFACE                      | NOM.       | NOMINAL                          | STRUC.       | STRUCTURAL                       |
| B.LDG.     | BUILDING                            | FIN. FRMG.    | FINISHED FRAMING                    | N.         | NORTH                            | SUSP.        | SUSPEND                          |
| B.U.       | BUILT-UP                            | FRPF.         | FIREPROOF                           | N.I.C.     | NOT IN CONTRACT                  | SW.          | SWITCH                           |
| CAB.       | CABINET                             | FIX.          | FIXED                               | N.T.S.     | NOT TO SCALE                     | SYM.         | SYMMETRICAL                      |
| CALC.      | CALCULATION                         | FLSH.         | OR FLASHING                         | NO.        | OR #                             | TEMP.        | TEMPERED                         |
| CPT.       | CARPET                              | F.D.          | FLOOR DRAIN                         | OSB.       | OSB/URE                          | THRU.        | THROUGH                          |
| CSMT.      | CASEMENT                            | F.J.          | FLOOR JOIST                         | OFF.       | OFFICE                           | THRU.        | THROUGH                          |
| C.I.       | CAST IRON                           | FLR. OR FLGR. | FLOOR OR FLOORING                   | O.C.       | ON CENTER                        | T.P.D.       | TOILET PAPER DISPENSER           |
| CAT.       | CATALOG                             | FLGR.         | FLOORING                            | OPNG.      | OPENING                          | T&G          | TONGUE AND GROOVE                |
| C.B.       | CATCH BASIN                         | FTG.          | FOOTING                             | OPP.       | OPPOSITE                         | T&B          | TOP AND BOTTOM                   |
| CLKG.      | CAULKING                            | FAU.          | FORCED AIR UNIT                     | ORIG.      | ORIGINAL                         | T.O.B.       | TOP OF BEAM                      |
| C.G.       | CEILING                             | FDN.          | FOUNDATION                          | O./OR OV.  | OVER                             | T.O.C.       | TOP OF CONCRETE                  |
| C.J.       | CEILING JOINT                       | FRMG.         | FRAMING                             | D.H.       | OVERHEAD                         | T.O.C.       | TOP OF CURB                      |
| CEM.       | CEMENT                              | FURN.         | FURNACE OR FURNISH                  | PR.        | PAIR                             | T.O.F.       | TOP OF FOOTING                   |
| CEM. PLAS. | CEMENT PLASTER                      | GA.           | GAGE OR GAUGE                       | P.T.D.     | PAPER TOWEL DISPENSER            | T.O.G.       | TOP OF GRADE                     |
| C.         | CENTER                              | GALV.         | GALVANIZE                           | PERM.      | PERMIT                           | T.O.L.       | TOP OF LEDGER                    |
| C.         | CENTER LINE                         | GEN. OR GENL. | GENERAL                             | PLAS.      | PLASTER                          | T.O.M.       | TOP OF MASONRY                   |
| C.         | CENTER                              | GL.\GLS.      | GLASS                               | PLAS.      | PLASTIC LAMINATE                 | T.O.P.       | TOP OF PARFAIT                   |
| C.T.O.C.   | CENTER TO CENTER                    | G.L.B.        | GLUE LAM BEAM                       | E          | PLATE OR PROPERTY LINE           | T.O.S.       | TOP OF SHEATHING OR TOP OF STEEL |
| CER.       | CERAMIC                             | GLU-LAM       | GLUE LAMINATE BEAM                  | P.L.F.     | POUNDS PER LINEAR FOOT           | T.O.W.       | TOP OF WALL                      |
| C.L.       | CHAIN LINK                          | GOVT.         | GOVERNMENT                          | PLMBG.     | PLUMBING                         | T.B.         | TOWEL BAR                        |
| CHAM.      | CHAMFER                             | G.B.          | GRAB BAR                            | PLYWD.     | PLYWOOD                          | T.           | TREAD                            |
| CHG.       | CHANGE                              | GRD.          | GRADE                               | PT.        | POINT OR PRESSURE TREATED        | TYP.         | TYPICAL                          |
| CHAN.      | CHANNEL                             | GRND.         | GROUND                              | PREFAB.    | PREFABRICATED                    | U.B.C.       | UNIFORM BUILDING CODE            |
| CR.        | CIRCLE                              | GYP.          | GYP.                                | PREF.      | PREFABRICATED                    | U.F.C.       | UNIFORM FIRE CODE                |
| CO.        | CLEANOUT                            | GYP.BD.       | GYP/SLUM BOARD                      | PREP.      | PREPARE                          | U.M.C.       | UNIFORM MECHANICAL CODE          |
| CLR.       | CLEAR                               | HC. OR HDCP.  | HANDICAPPED                         | P.S.I.     | POUNDS PER SQUARE INCH           | U.P.C.       | UNIFORM PLUMBING CODE            |
| CLO./CLS.  | CLOSET                              | HDW.          | HARDWARE                            | P.T.D.F.   | PRESSURE TREATED DOUGLASS FIR    | U.O.N.       | UNLESS OTHERWISE NOTED           |
| COL.       | COLUMN                              | HDWD.         | HARDWOOD                            | PROJ.      | PROJECT                          | UTL.         | UTILITIES                        |
| COMPO.     | COMPOSITION                         | HTG.          | HEATING                             | P.A.       | PUBLIC ADDRESS                   | V.I.F.       | VERIFY IN FIELD                  |
| CONC.      | CONCRETE                            | HVAC          | HEAT VENTILATION & AIR CONDITIONING | QUAL.      | QUALITY                          | VERT.        | VERTICAL                         |
| CONC. BLK. | CONCRETE BLOCK                      | HT.\HGT.      | HIGH POINT                          | RAD.       | RADIUS                           | VEST.        | VESTIBULE                        |
| C.O.       | CONCRETE OPENING OR CASSED OPENING  | H.M.          | HOLLOW METAL                        | RWD.       | RAIN WATER LEADER                | WSC.         | WAINSCOT                         |
| COND.      | CONDITION                           | HORIZ.        | HORIZONTAL                          | RDL.       | RATED                            | WC.          | WATER CLOSET                     |
| CONN.      | CONNECT                             | H.B.          | HOSE BIBB                           | RTG.       | RATING                           | WH.          | WATER HEATER                     |
| CONST.     | CONSTRUCTION                        | HW            | HOT WATER                           | RECT.      | RECTANGULAR                      | WP.          | WATERPROOF                       |
| CONT.      | CONTINUATION OR CONTINUOUS          | IN.           | INCH                                | RW.\RWD.   | REDWOOD                          | WN.          | WINDOW                           |
| CONTR.     | CONTRACTOR                          | INCL.         | INCLUDE OR INCLUSIVE                | REF.       | REFERENCE                        | W/O          | WITHOUT                          |
| CORR.      | CORRUGATE                           | INFO.         | INFORMATION                         | REF.       | REFRIGERATOR                     | WO.          | WOOD                             |
| C.S.J.     | CONSTRUCTION JOINT OR CONTROL JOINT | INL.          | INLET                               | REBAR.     | REINFORCEMENT BAR                | WD.          | WOOD                             |
| C.K.       | COUNTERSINK                         | INSL.         | INSIDE DIAMETER                     | REOD.      | REQUIRED                         |              |                                  |
| C.R.       | CRUSHED ROCK                        | INS.\NSUL.    | INSULATION                          | REV.       | REVISE                           |              |                                  |
| (D) DEMO.  | DEMOLITION                          | INT.          | INTERIOR                            | R.         | RISER                            |              |                                  |
| D.D.       | DECK DRAIN                          | INTV.         | INVERT                              | RD.        | ROAD                             |              |                                  |
| DEPT.      | DEPARTMENT                          | JNT.          | JOINT                               | RF.        | ROOF                             |              |                                  |
| DET.       | DETAIL                              | JST.          | JOIST                               | R.D.       | ROOF DRAIN                       |              |                                  |
| DIAG.      | DIAGONAL                            | KIT.          | KITCHEN                             | R.L.       | ROOF JOIST                       |              |                                  |
| DIA.       | DIAMETER                            | LAM.          | LAMINATE                            | RFQ.       | ROOFING                          |              |                                  |
| DM.        | DIMENSION                           | LANDG.        | LANDING                             | RM.        | ROOM                             |              |                                  |
| D.W.       | DISHWASHER                          | LAV.          | LAVATORY                            | ROH.       | ROUGH                            |              |                                  |
| DR.        | DOOR                                | L.H.          | LEFT HAND                           | R.O.       | ROUGH OPENING                    |              |                                  |
| DBL.       | DOUBLE                              | LGT.          | LIGHT                               | R.S.       | ROUGH SAWN                       |              |                                  |
| DN.        | DOWN                                | LGT.FIXT.     | LIGHT FIXTURE                       | RND.       | ROUND                            |              |                                  |
| D.S.       | DOWNSPOUT                           | L.W.C.        | LIGHT WEIGHT CONCRETE               | SAF.       | SELF ADHERED FLASHING            |              |                                  |
| DWR.       | DRAWER                              | LINO.         | LINOLEUM                            | SAWM.      | SELF ADHERED WATERPROOF MEMBRANE |              |                                  |
| DWG.       | DRAWING                             | LINTL.        | LINTEL                              |            |                                  |              |                                  |
| EA.        | EACH                                |               |                                     |            |                                  |              |                                  |
| E.W.       | EACH WAY                            |               |                                     |            |                                  |              |                                  |

1. IN THE EVENT DISCREPANCIES OCCUR IN THE DRAWINGS CONTACT THE DESIGNER FOR RESOLUTION. FAILURE TO CONTACT THE DESIGNER WILL RESULT IN CONTRACTOR BEING RESPONSIBLE FOR SOLUTION.

2. ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY LOCAL GOVERNMENT AGENCIES. THESE SHALL INCLUDE:

- 2022 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA RESIDENTIAL ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING CODE

AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES, AND REQUIREMENTS ADOPTED BY GOVERNING AGENCIES.

3. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT.

4. THE DESIGNER WILL NOT BE OBSERVING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT UNLESS OTHERWISE NOTED (U.O.N.).

5. WHERE DISCREPANCIES OCCUR BETWEEN STRUCTURAL DRAWINGS AND DESIGNER'S DRAWINGS, CONSULT DESIGNER.

6. DEFERRED SUBMITTALS, I.E. FLOOR TRUSSES, ROOF TRUSSES, ETC SHALL BE SUBMITTED PRIOR TO CONSTRUCTION TO THE CITY OF BERKELEY.

7. DIMENSIONS TAKE PRECEDENCE OVER SCALE.

8. PROVIDE MANUFACTURER'S INSTALLATION SPECIFICATIONS AND PRODUCT LISTINGS FOR PRE-MANUFACTURED FIREPLACE TO BUILDING INSPECTOR PRIOR TO INSTALLATION.

9. CONSTRUCTION WORK WITHIN THE STREET OR SIDEWALK RIGHT-OF-WAY SHALL ONLY BE DONE BETWEEN 9AM & 4PM, MONDAY THROUGH FRIDAY, EXCEPT CITY HOLIDAYS, WITHOUT SPECIFIC WRITTEN PERMISSION FROM THE CITY ENGINEER.

10. ROADWAYS AND SIDEWALKS SHALL BE MAINTAINED CLEAR OF CONSTRUCTION MATERIALS AND DEBRIS AT ALL TIMES. DAILY ROAD CLEANUP WILL BE ENFORCED.

11. HOLES OR TRENCHES WITHIN THE PUBLIC RIGHT OF WAY MUST BE BACKFILLED BEFORE LEAVING EACH NIGHT UNLESS WRITTEN PERMISSION IS PROVIDED BY THE CITY ENGINEER, WHICH MUST BE REQUESTED 24 HOURS IN ADVANCE.

12. ALL RECORDED SURVEY POINTS, WHETHER WITHIN PRIVATE PROPERTY OR PUBLIC RIGHT OF WAY SHALL BE PROTECTED AND PRESERVED. IF SURVEY POINTS ARE ALTERED, REMOVED OR DESTROYED, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A LICENSED SURVEYOR OR QUALIFIED CIVIL ENGINEER TO RESTORE OR REPLACE THE SURVEY POINTS AND RECORD THE REQUIRED MAP PRIOR TO THE COMPLETION OF THE BUILDING PERMIT.

13. ALL IMPROVEMENTS IN CITY RIGHT OF WAY OR PUBLIC EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BERKELEY SPECIFICATIONS AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.

14. EXISTING SIDEWALK, CURB, GUTTER OR STREET ADJACENT TO PROPERTY FRONTAGE THAT IS DAMAGED OR DISPLACED SHALL BE REPAIRED OR REPLACED EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED FOR THIS PROJECT.

15. ANY DAMAGE TO IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY OR TO ANY PRIVATE PROPERTY, WHETHER ADJACENT TO SUBJECT PROPERTY OR NOT, THAT IS DETERMINED BY THE CITY ENGINEER TO HAVE RESULTED FROM CONSTRUCTION RELATED TO THIS PROJECT, SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY ENGINEER.

16. THERE SHALL BE NO STRUCTURAL ENCROACHMENT INTO THE PUBLIC RIGHT OF WAY.

17. TRENCHES OR HOLES IN THE STREET OR SIDEWALK AREAS MUST HAVE A 6" SHOULDER ON ALL SIDES (A 6" TEE-CUT) AT LEAST 16" BELOW THE FINISHED SURFACE. FROM THAT LEVEL UP TO THE UNDERSIDE OF THE PAVEMENT OR CONCRETE THE TRENCH OR HOLE SHALL BE BACKFILLED WITH CALTRANS CLASS 2 AGGREGATE BASE MATERIAL COMPACTED TO 95% OF MAXIMUM DENSITY (PLACED AND COMPACTED IN MAX. 8" LIFTS).

18. EDGES OF PAVEMENT PATCHES SHALL BE PARALLEL AND PERPENDICULAR TO THE EDGE OF THE STREET (CURB LINE). PATCHES WITHIN 12 INCHES OF PAVEMENT EDGE SHALL BE EXTENDED TO THE PAVEMENT EDGE. PAVEMENT PATCH MUST BE CALTRANS 3" MEDIUM HOT MIX ASPHALT COMPACTED TO 95% IN 2" LIFTS.

19. PATCHES IN CONCRETE, SIDEWALK OR DRIVEWAY APPROACHES SHALL BE SAW-CUT AT EXISTING SCORE JOINTS, INCLUDING 6" BEHIND THE FACE OF CURB IF THE CURB IS NOT BEING REPLACED. 3"x12" DOWELS MUST BE INSERTED AT LEAST 4" INTO BACK OF CURB AND 6" INTO ADJACENT FLATWORK.

20. CONTRACTOR OR OWNER SHALL CONTACT THE WASTEWATER TREATMENT PLANT (PHONE: 738-7472) 24 HOURS PRIOR TO STARTING EACH OF THE FOLLOWING ITEMS: TRENCHING, BACKFILLING, PAVEMENT RESTORATION, SEWER TAP, PIPE INSTALLATION OR ANY OTHER SEWAGE WORK.

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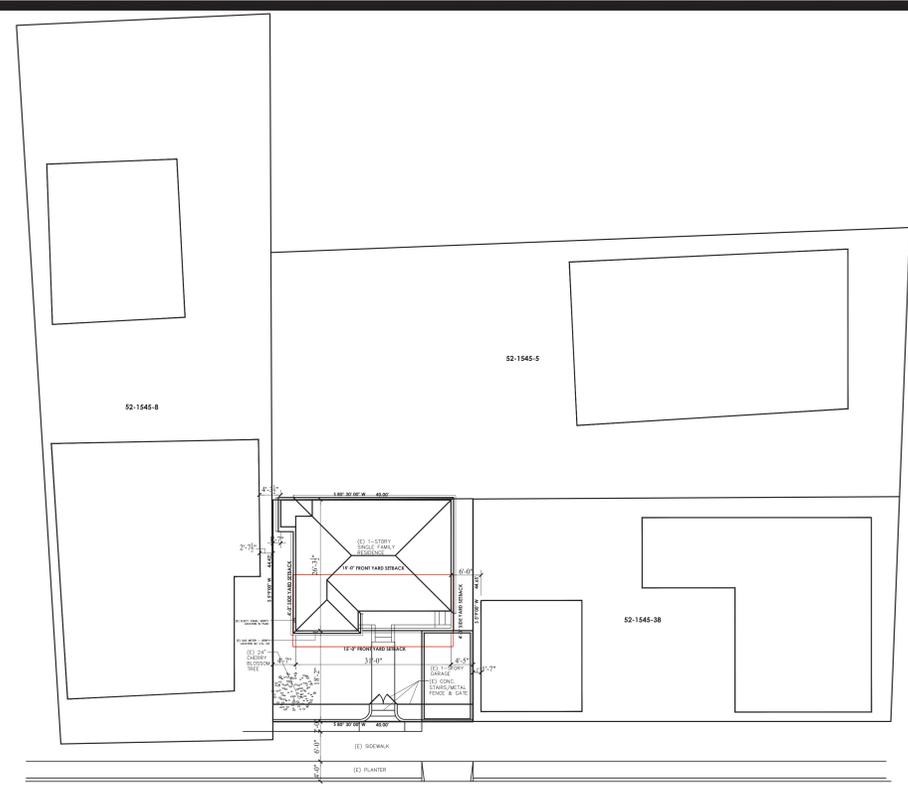
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### CALGREEN NOTES

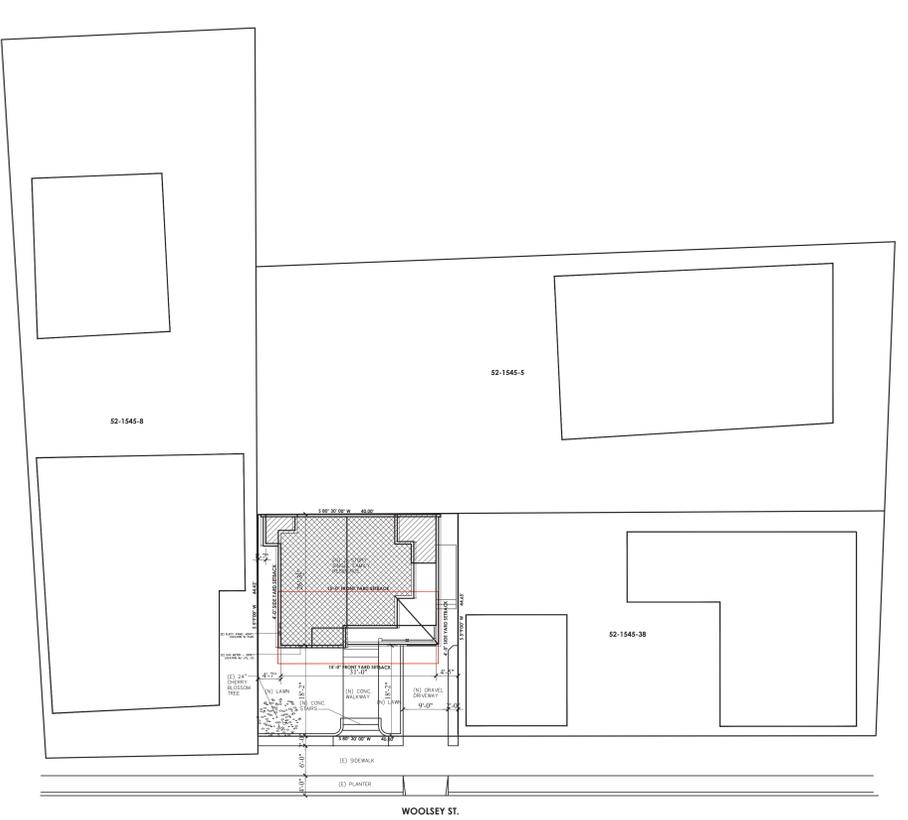
- BATHROOM EXHAUST FANS SHALL BE ENERGY STAR BATHROOM FAN WITH HUMIDITY CONTROL SET TO AT LEAST 50% HUMIDITY TO MEET HVV VENTILATION STANDARDS; CG 4.506.1; ENERGY CODE 4.6.2;
- LOW-VOC PRIMER & PAINT SHALL BE APPLIED TO ALL INTERIOR WALL LOCATIONS; CG 4.504.2.2, K3
- ENERGY STAR DISHWASHER; ENERGY STAR CEE TIER 2 CLOTHES WASHER
- CALGREEN COMPLIANT WATER FIXTURES; KITCHEN FAUCET MAX. 1.5 GPM WITH TEMPORARY 2.2 GPM, BATHROOM FAUCET MAX. 1.5 GPM, SHOWERHEAD MAX. 1.8 GPM, TOILET MAX. 1.2 GPF
- INSULATE HOT WATER PIPER WHERE ACCESSIBLE DURING CONSTRUCTION; CG 4.303.1

### SHEET SCHEDULE

| NO.   | DESCRIPTION                                     |
|-------|---|
| C     | ARCHITECTURAL GENERAL NOTES, PROPOSED SITE PLAN |
| CC1   | CALGREEN STANDARDS                              |
| CC2   | CALGREEN STANDARDS                              |
| BMP1  | BEST MANAGEMENT PRACTICES                       |
| AO.0  | SITE CONTEXT PHOTOS                             |
| AO.1a | SHADOW STUDY                                    |
| AO.1b | SHADOW STUDY                                    |
| AO.1c | SHADOW STUDY                                    |
| AO.1d | SHADOW STUDY                                    |
| AO.2  | LANDSCAPE AND USABLE OPEN SPACE PLAN            |
| AO.3  | PROPOSED EROSION CONTROL PLAN                   |
| AO.4  | EXISTING & PROPOSED LOT COVERAGE PLANS          |
| MB1   | MATERIAL BOARD                                  |
| A1    | EXISTING MAIN FLOOR & ROOF PLANS                |
| A2    | EXISTING ELEVATIONS                             |
| A3    | PROPOSED MAIN, UPPER, & ROOF PLANS              |
| A4    | PROPOSED ELEVATIONS                             |
| A5    | PROPOSED ELEVATIONS                             |
| A6    | BUILDING SECTIONS                               |



EXISTING SITE PLAN  
SCALE: 1/16" = 1'-0"



AREAS OF REMODEL  
AREA OF MAIN & UPPER FLOOR ADDITION

### PROJECT DESCRIPTION:

The scope of work for this project involves main floor remodeling and a new upper floor addition resulting in a new main level living room, dining room, kitchen, powder room and m. suite and new upper level secondary bedrooms, bath room, mechanical room and laundry.

### PROJECT DATA:

ADDRESS  
1637 Woolsey,  
Berkeley, CA. 94703  
APN :5215457  
LOT SIZE  
± .04 Acre x 43,560= 1,785.0 S.F.

| ZONING | Exst'g    | Add'n | Proposed |
|--------|-----------|-------|----------|
| R-2A   | NO CHANGE | R-2A  | R-2A     |

FLOOR AREA:

|              | Exst'g    | Add'n     | Proposed  |
|--------------|-----------|-----------|-----------|
| MAIN LEVEL   | 756 S.F.  | NO CHANGE | 756 S.F.  |
| UPPER LEVEL  | N/A       | 499 S.F.  | 499 S.F.  |
| TOTAL LIVING | 756 S.F.  | 499 S.F.  | 1255 S.F. |
| PORCH        | 76 S.F.   | 6 S.F.    | 82 S.F.   |
| DECK         | N/A       | 51 S.F.   | 51 S.F.   |
| GARAGE       | 173 S.F.  | -173 S.F. | 0 S.F.    |
| TOTAL AREA   | 1005 S.F. | 332 S.F.  | 1388 S.F. |

LOT  
COVERAGE: - 40% 1005/56.3% -133/-7.5% 838/46.9%  
40(1785)=714 S.F.  
F.A.R.: 50%(1785 S.F.) 756/42.3% 499/28.0% 1255/70.3%  
892.5 S.F.

### SETBACKS:

| FRONT:  | 15'-0"     | 18'-2"           | NO CHANGE | 18'-2"           |
|---------|------------|------------------|-----------|------------------|
| SIDES:  | 4'-0" MIN. | L1:1'-7" R:4'-5" | NO CHANGE | L1:1'-7" R:4'-5" |
| REAR:   | 15'-0"     | 0'-0" FT.        | NO CHANGE | 0'-0"            |
| HEIGHT: | 28'-0"     | 15'-0"           | NO CHANGE | 21'-5"           |

### PROJECT TEAM

| CLIENT   | DESIGNER   |
|--|--|
| MR. FRAZIER<br>1637 WOOLSEY ST.<br>BERKELEY, CA 94703<br>PHONE: (XXX) XXX-XXXX | JARVIS MOORE DESIGNS<br>2201 10TH AVE., #4<br>OAKLAND, CA 94606<br>PHONE: (510) 219-3633 |

### SITE NOTES

- THIS PLAN IS FOR GENERAL SITE INFORMATION AND BUILDING LOCATION.
- THERE ARE NO TREES TO BE REMOVED UNDER THE PERMIT FOR THIS PROJECT.
- RELOCATE EXISTING SEWER CLEANOUT ACCESS POINT TO LOCATION BEYOND ADDITION PERIMETER. VERIFY WITH OWNER.
- FINISH GRADES SHALL PROVIDE DRAINAGE AWAY FROM RESIDENCE.
- ALL ROOF DRAINAGE SHALL BE PIPED TO APPROVED DRAINAGE OUTLET.
- IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO STRUCTURE.

### VICINITY MAP



JARVIS MOORE DESIGNS  
2201 10TH AVE., #4  
OAKLAND, CA, 94606  
510-219-3633; jarvisvmor@aol.com

WOOLSEY ADDITION/REMODEL  
1637 WOOLSEY AVE.  
BERKELEY, CA., 94703  
A.P.N.: 521-5457  
OWNER: MR. FRAZIER

###





BEST MANAGEMENT PRACTICE STANDARDS

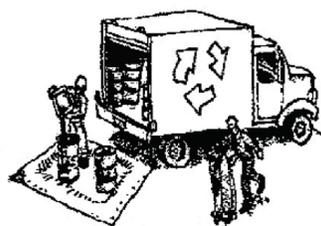
# Construction Best Management Practices (BMPs)

## Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project. Please note: the wet season begins on October 1 and continues through April 30.

### Materials & Waste Management



#### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

#### Hazardous Materials

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

#### Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

#### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

### Equipment Management & Spill Control



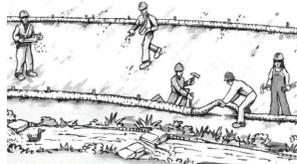
#### Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

#### Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

### Earthwork & Contaminated Soils



#### Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

#### Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

### Paving/Asphalt Work



- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

#### Sawcutting & Asphalt/Concrete Removal

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

### Concrete, Grout & Mortar Application



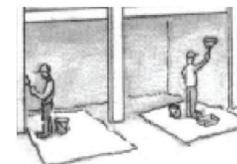
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

### Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

### Painting & Paint Removal



#### Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

#### Paint removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

### Landscape Materials



- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**

JARVIS MOORE DESIGNS  
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OAKLAND, CA, 94606  
510-219-3633; jaredvmor@aol.com

WOOLSEY ADDITION/REMODEL  
1637 WOOLSEY AVE.  
BERKELEY, CA., 94703  
A.P.N.: 521-5457  
OWNER: MR. FRAZIER

Revisions:

| No.       | Date   | Revision |
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| 8-15-2023 | PERMIT |          |
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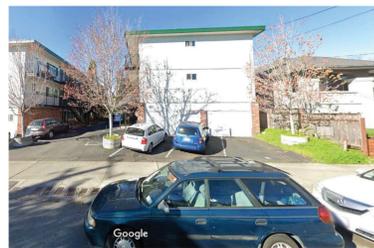
BEST MANAGEMENT PRACTICE STANDARDS

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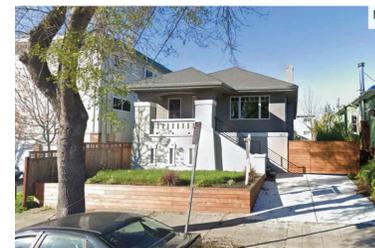
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1625 WOOLSEY ST.



1627 WOOLSEY ST.



1631 WOOLSEY ST.



1635 WOOLSEY ST.



1639 WOOLSEY ST.



1623 WOOLSEY ST.



1637 WOOLSEY ST.-VIEW 7



PROJECT SITE: 1637WOOLSEY ST.-VIEW 1



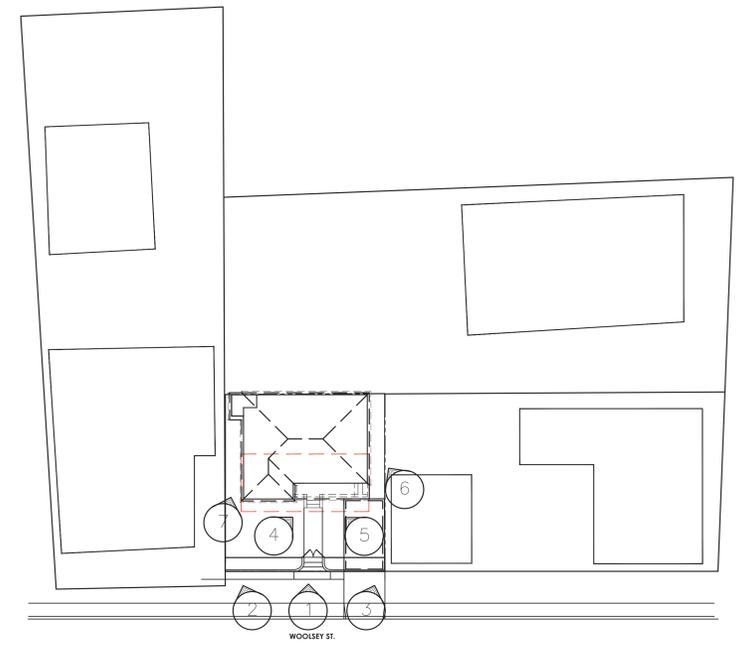
1637 WOOLSEY ST.-VIEW 6



1641 WOOLSEY ST.



1637 WOOLSEY ST.-VIEW 4



1637 WOOLSEY ST.-VIEW 5



1640 WOOLSEY ST.



1619 WOOLSEY ST.



1637 WOOLSEY ST.-VIEW 3



1637 WOOLSEY ST.-VIEW 2

**SITE PHOTO KEY PLAN**  
SCALE: 1/2" = 1'-0"



1626 WOOLSEY ST.



1628 WOOLSEY ST.



1634 WOOLSEY ST.



1636 WOOLSEY ST.



1638 WOOLSEY ST.

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**WOOLSEY ADDITION/REMODEL**  
1637 WOOLSEY AVE.  
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A.P.N.: 521-5457  
OWNER: MR. FRAZIER

Revisions:

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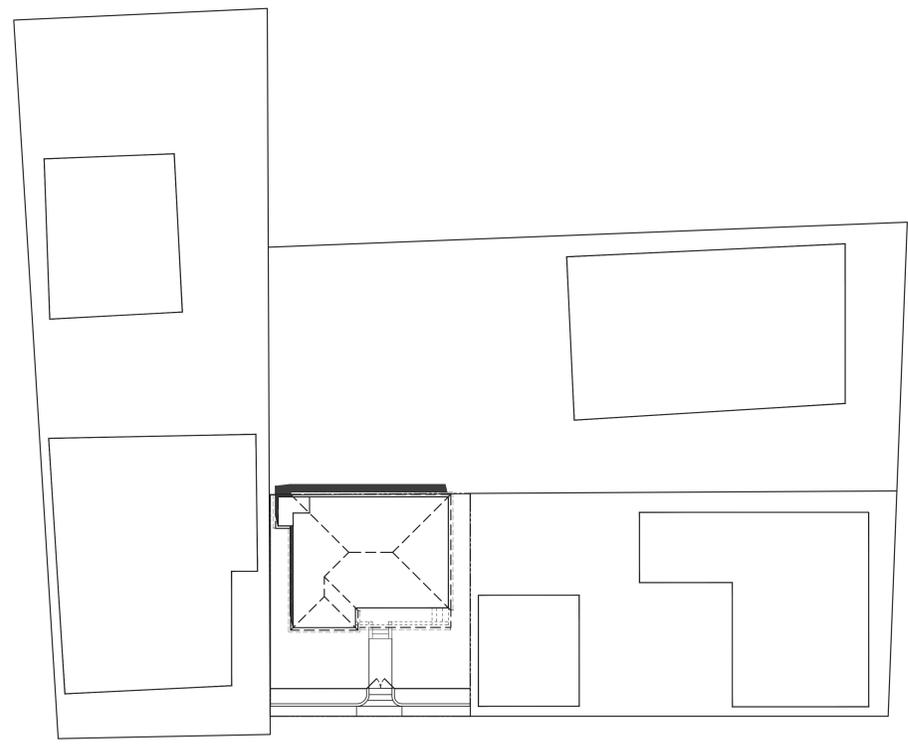
CONTEXT PHOTOS

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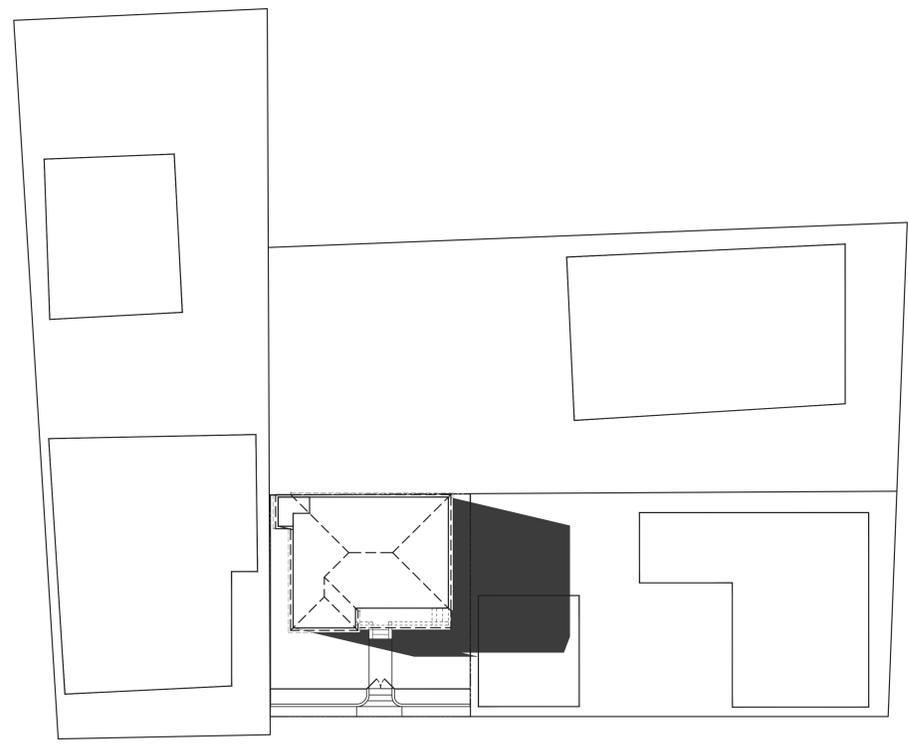
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 9.10.12 PCHK



WOOLSEY ST.  
 EXISTING SHADOW STUDY: JUNE-2HRS. AFTER SUNRISE  
 ① SCALE : 1/8" = 1'-0" 



WOOLSEY ST.  
 EXISTING SHADOW STUDY: JUNE-NOON  
 ② SCALE : 1/8" = 1'-0" 



WOOLSEY ST.  
 EXISTING SHADOW STUDY: JUNE-2HRS BEFORE SUNSET  
 ③ SCALE : 1/8" = 1'-0" 

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 1637 WOOLSEY AVE.  
 BERKELEY, CA., 94703  
 A.P.N.: 521-5457  
 OWNER: MR. FRAZIER

Revisions:

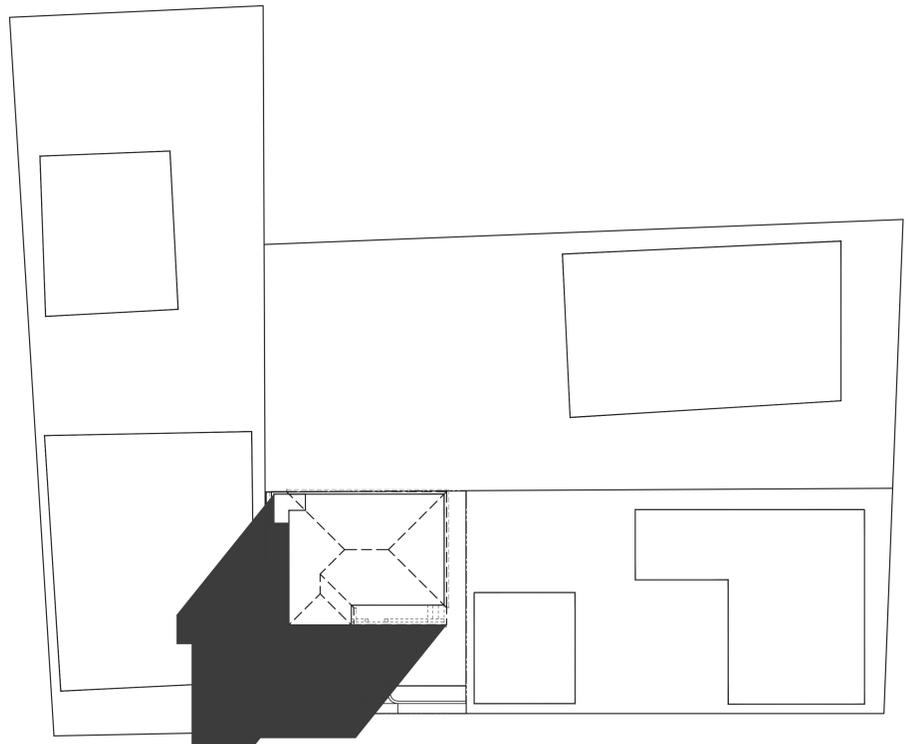
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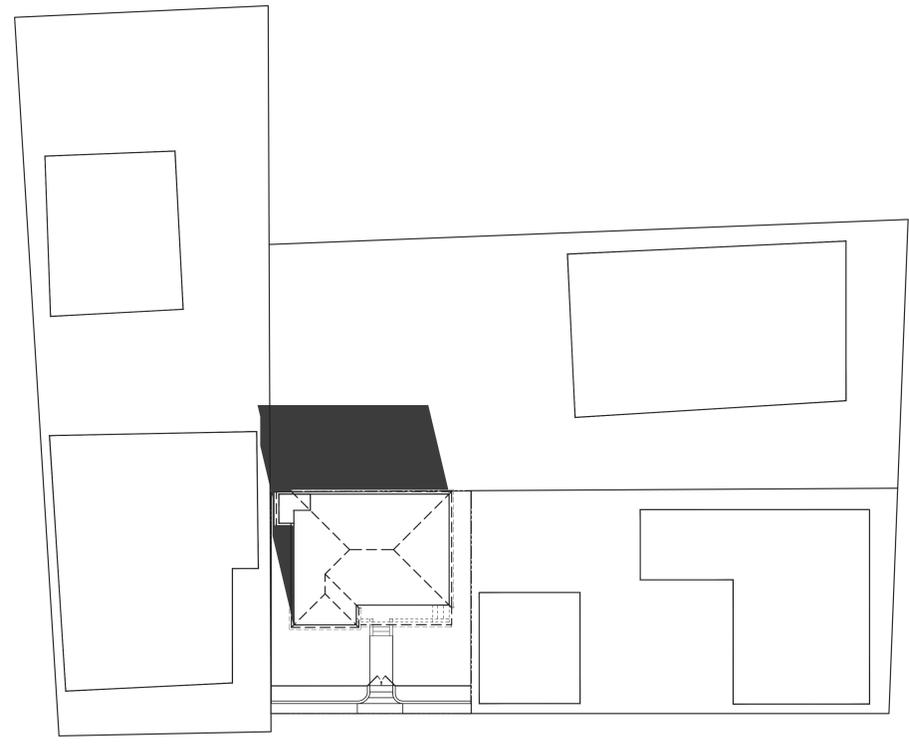
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 Project# 23011

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WOOLSEY ST.  
 EXISTING SHADOW STUDY: DEC.-2HRS. AFTER SUNRISE  
 ① SCALE : 1/8" = 1'-0" 



WOOLSEY ST.  
 EXISTING SHADOW STUDY: DEC.-NOON  
 ② SCALE : 1/8" = 1'-0" 



WOOLSEY ST.  
 EXISTING SHADOW STUDY: DEC.-2HRS BEFORE SUNSET  
 ③ SCALE : 1/8" = 1'-0" 

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 1637 WOOLSEY AVE.  
 BERKELEY, CA., 94703  
 A.P.N.: 521-5457  
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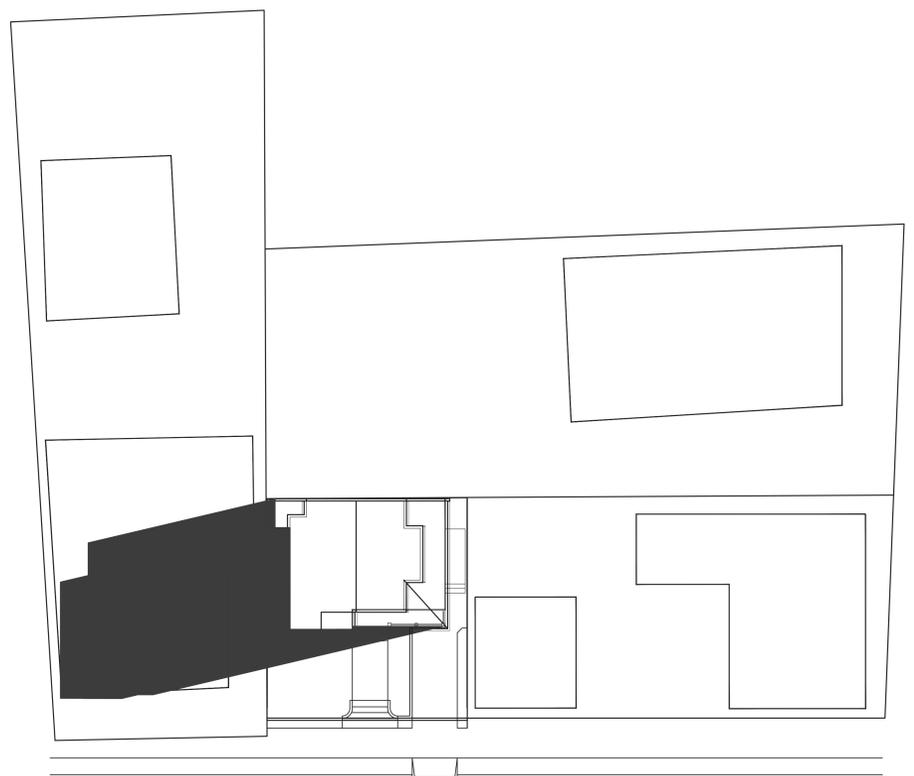
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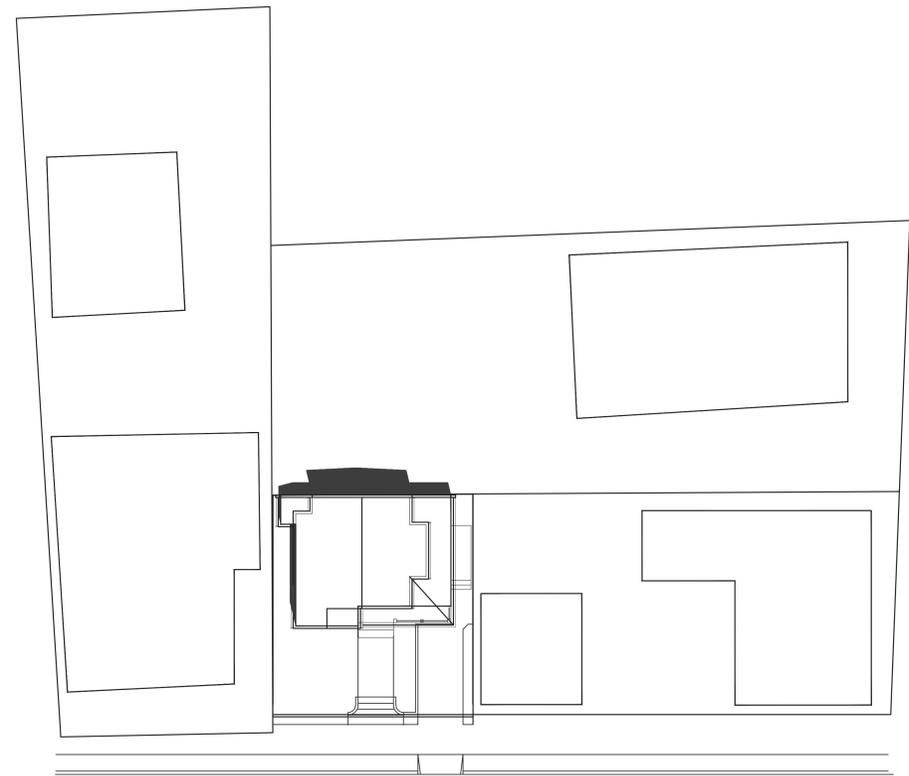
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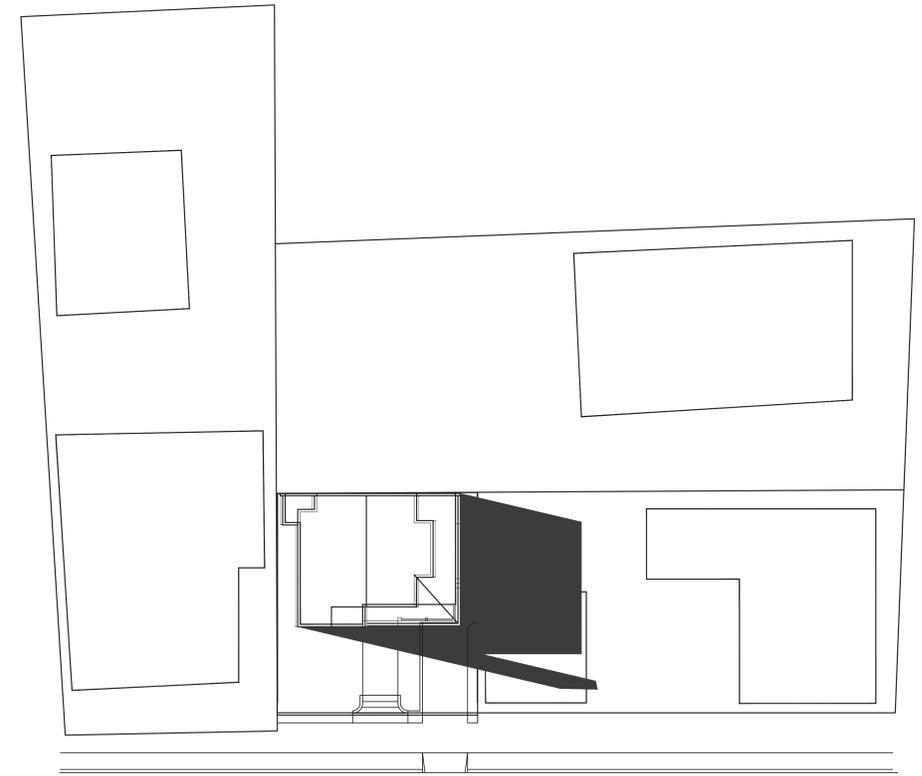
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WOOLSEY ST.  
 PROPOSED SHADOW STUDY: JUNE-2HRS. AFTER SUNRISE  
 ① SCALE : 1/8" = 1'-0" 



WOOLSEY ST.  
 PROPOSED SHADOW STUDY: JUNE-NOON  
 ② SCALE : 1/8" = 1'-0" 



WOOLSEY ST.  
 PROPOSED SHADOW STUDY: JUNE-2HRS. BEFORE SUNSET  
 ③ SCALE : 1/8" = 1'-0" 

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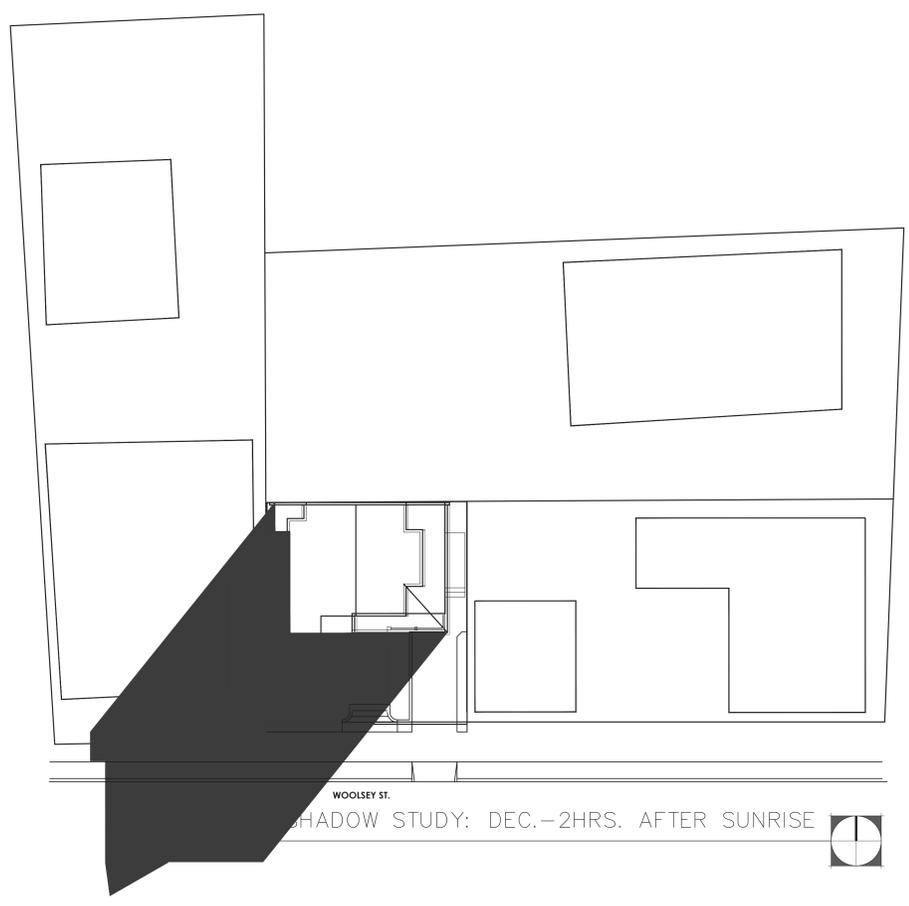
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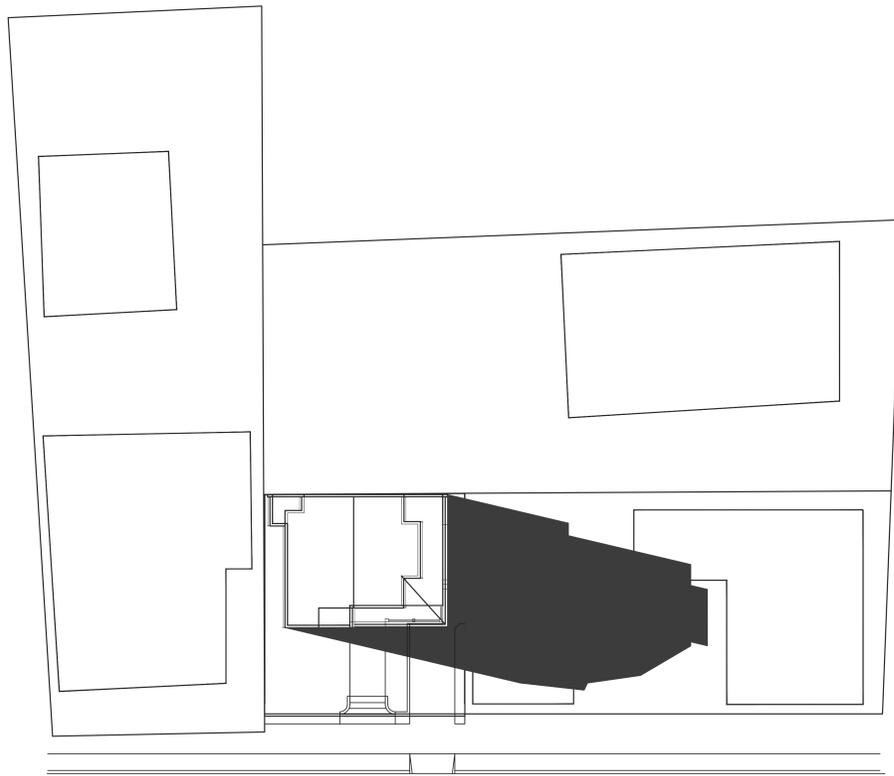
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WOOLSEY ST.  
 SHADOW STUDY: DEC.-2HRS. AFTER SUNRISE



WOOLSEY ST.  
 PROPOSED SHADOW STUDY: DEC.-NOON  
 2 SCALE : 1/8" = 1'-0"



WOOLSEY ST.  
 PROPOSED SHADOW STUDY: DEC.-2HRS. BEFORE SUNSET  
 3 SCALE : 1/8" = 1'-0"

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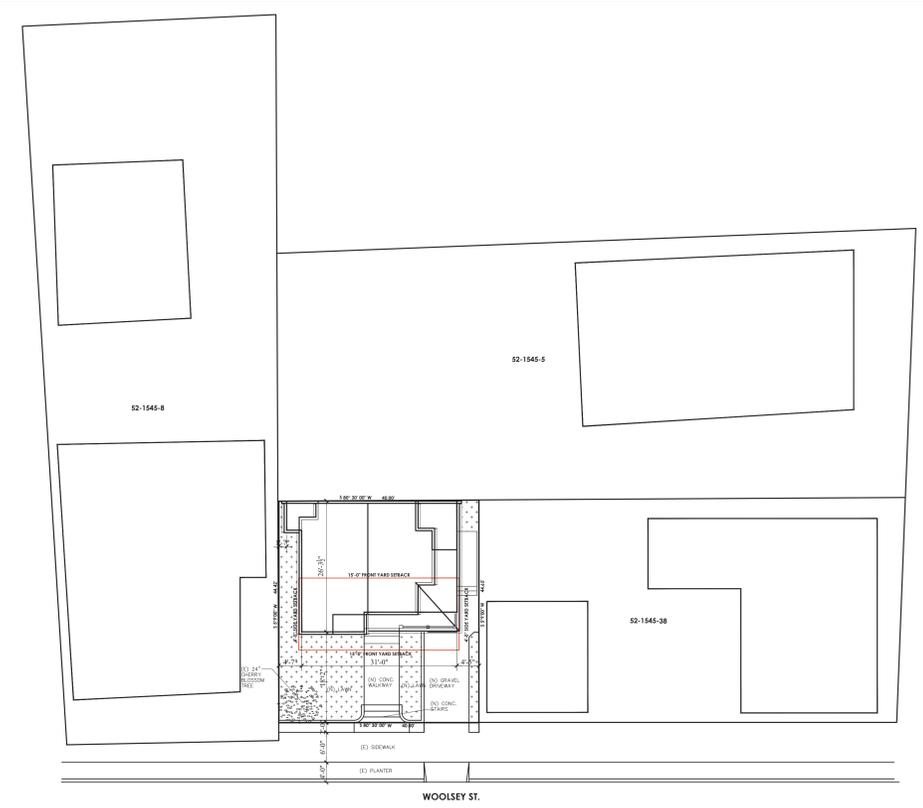
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AREAS OPEN SPACE

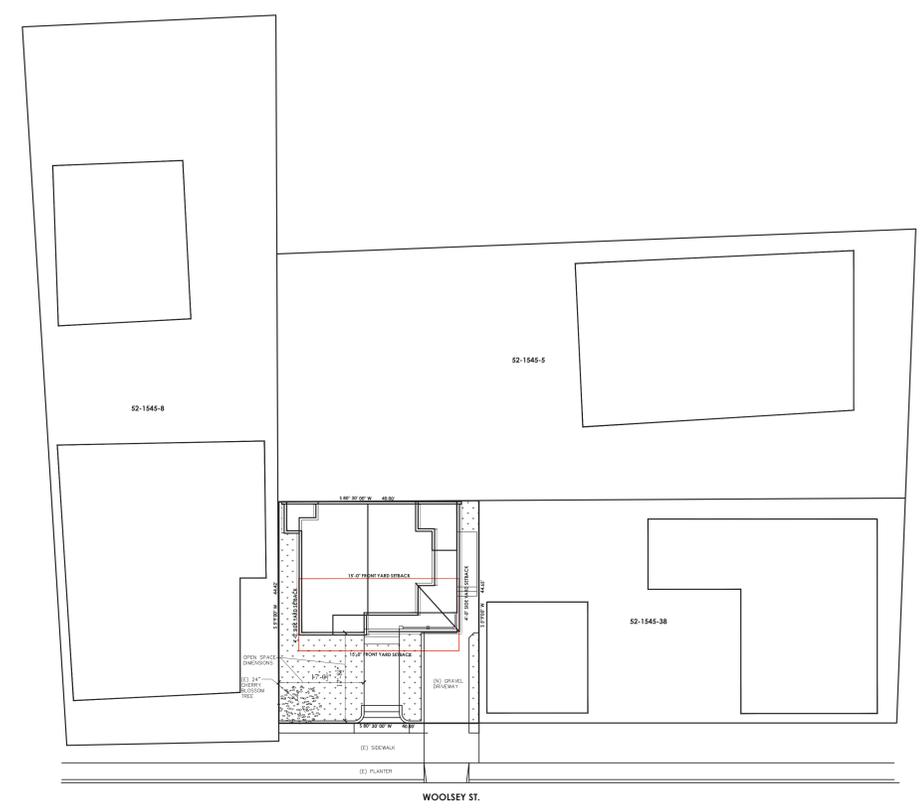


LANDSCAPE PLAN

SCALE : 1/16" = 1'-0"



AREAS OPEN SPACE



OPEN SPACE PLAN

SCALE : 1/16" = 1'-0"



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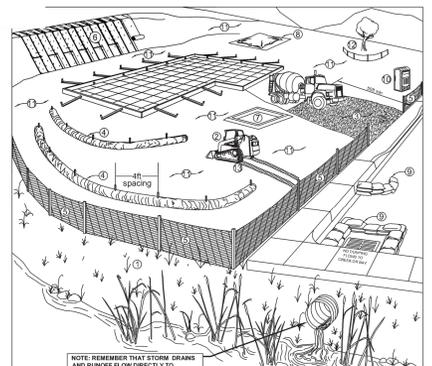
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LANDSCAPE/OPEN SPACE PLAN

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- (1) Check with your local Planning and Public Works departments for **grass setback requirements**. Grading and/or building may be limited within creekside buffers.
  - (2) During grading phase, track-walk up and down slopes (not parallel to them).
  - (3) **Stabilize site entrance** and temporary driveway - use 3-4" crushed rock for a minimum of 50' (or as far as possible) to prevent tracking soil offsite. This can be used in conjunction with a tire wash or rumble plates.
  - (4) **Use straw wattles** along contours of short slopes or slopes 3:1 or flatter, keyed into ground at least 3" deep (typically 25' apart).
  - (5) **Install silt fence** along contours as a secondary measure to keep sediment onsite and to minimize vehicle and foot traffic beyond limits of the disturbance. Silt fences must be keyed in.
  - (6) **Install erosion control blankets** (or equivalent) on any disturbed site with 3:1 slopes or steeper, keyed into the ground at least 3".
  - (7) **Construct a concrete washout** adjacent to stabilized entrance. Clean as needed and remove at end of project.
  - (8) Cover all stockpiles and landscape material and berm properly with straw wattles or sand bags. Keep behind silt fence, away from water bodies. Hazardous materials must be kept in closed containers that are covered and utilize secondary containment, not directly on soil.
  - (9) **Use pea gravel**, (or similar product) around **drain tiles** located both onsite and in gutter as a **last line of defense**.
  - (10) Place port-a-potty near stabilized site entrance, behind the curb and away from gutters, storm drain ditches, and water bodies.
  - (11) Cover all exposed soil with straw mulch and tackifier (if available).
  - (12) Existing vegetation should be preserved as much as possible. Areas of disturbed vegetation should be revegetated as soon as practical.
  - (13) Prevent equipment fluid leaks onto ground by placing drip pans or plastic tarps under equipment.
- Note: Schedule construction activities to reduce erosion potential. Sediment and erosion control shall be continually maintained throughout the rainy season (October 15<sup>th</sup> - April 15<sup>th</sup>) and must remain effective through the construction and landscape phases. Inspect and maintain Best Management Practices (BMPs) before and after rain events. \*See reverse for detail drawings. Visit [www.mucd.org](http://www.mucd.org) for more information on construction site management.

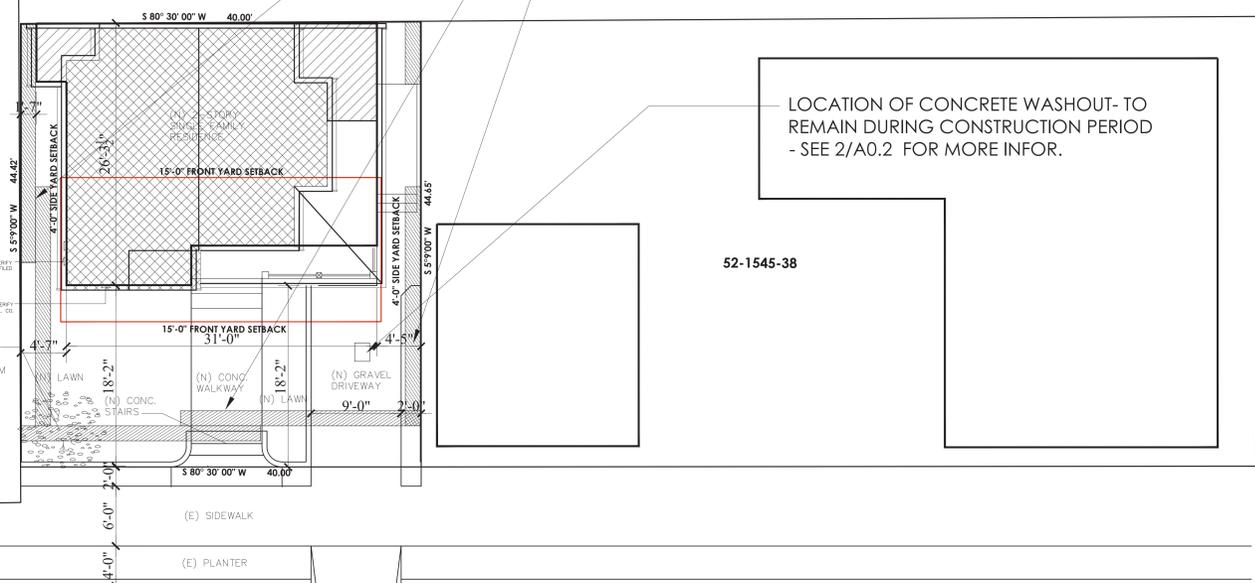
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LOCATION OF STRAW WATTLES  
- TO REMAIN DURING CONSTRUCTION PERIOD  
- SEE NOTE 4 ABOVE OF THE MINIMUM  
EROSION/SEDIMENT CONTROL MEASURES FOR  
MORE INFOR.

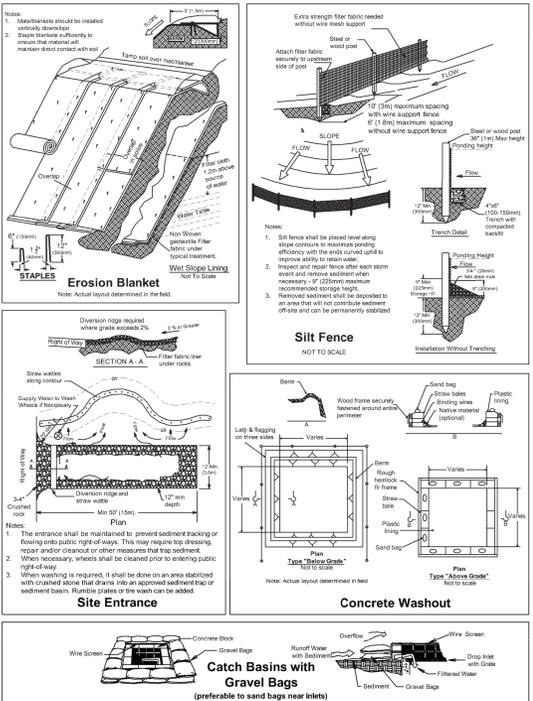
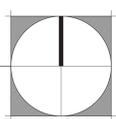
LOCATION OF CONCRETE WASHOUT- TO  
REMAIN DURING CONSTRUCTION PERIOD  
- SEE 2/A0.2 FOR MORE INFOR.

52-1545-38



PROPOSED EROSION CONTROL PLAN

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



If you require materials in alternative formats, please contact:  
415-473-4381 voice/TTY or [disabilityaccess@co.marin.ca.us](mailto:disabilityaccess@co.marin.ca.us)

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WOOLSEY ADDITION/REMODEL  
1637 WOOLSEY AVE.  
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Revisions:

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PROPOSED EROSION CONTROL PLAN

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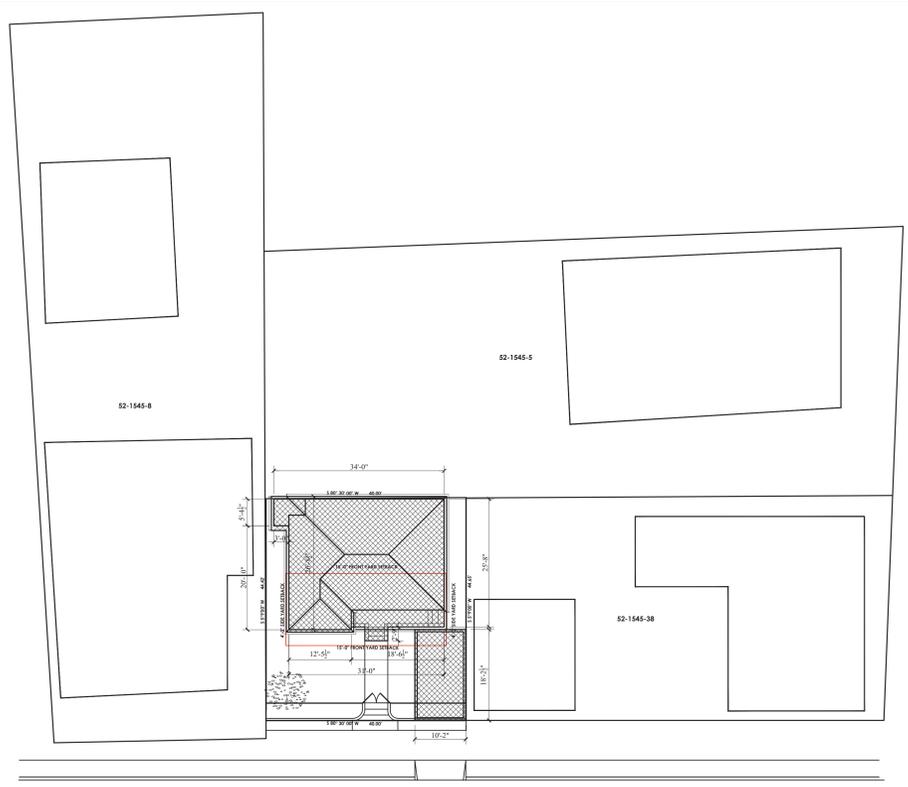
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EXISTING LOT COVERAGE

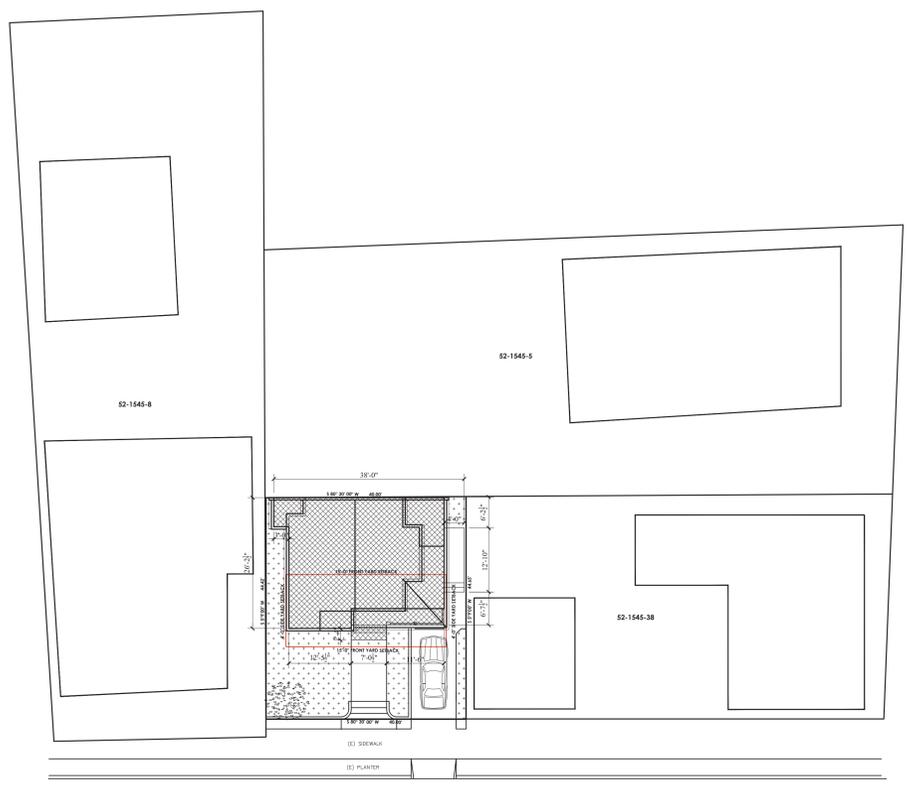
| BUILDING    | SQUARE FOOTAGE |
|-------------|----------------|
| HOUSE/PORCH | 831 S.F.       |
| GARAGE      | 184 S.F.       |
| TOTAL       | 1015 S.F.      |



EXISTING LOT COVERAGE DIAGRAM  
 SCALE : 1/16" = 1'-0"

PROPOSED LOT COVERAGE

| BUILDING    | SQUARE FOOTAGE |
|-------------|----------------|
| HOUSE/PORCH | 838 S.F.       |
| TOTAL       | 838 S.F.       |



PROPOSED LOT COVERAGE DIAGRAM  
 SCALE : 1/16" = 1'-0"

LOT COVERAGE AREAS

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WOOLSEY ADDITION/ REMODEL  
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LOT COVERAGE  
 DIAGRAM

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(N) CLASS "A" COMPOSITION  
 ROOF SHINGLES-CHARCOAL



(N) SMOOTH FINISH  
 STUCCO-MATCH (E)  
 COLOR,OWNER TO VERIFY



(N) MILGARD VINYL  
 WINDOWS- MILGARD  
 BLACK



(N) FASCIA, (N) EAVE- DOVE WHITE



(N) WOOD & W.I. GUARDRAIL

**PROPOSED STREET ELEVATION**  
 MBI NTS.

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 510-219-3633; jaredvmor@aol.com

WOOLSEY ADDITION/ REMODEL  
 1637 WOOLSEY AVE.  
 BERKELEY, CA., 94703  
 A.P.N.: 521-5457  
 OWNER: MR. FRAZIER

Revisions:

| No. | Date      | Revision |
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City Stamp

Sheet Description:

MATERIAL BOARD

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Date 7-19-23

Project# 23011

PLOT DATE  
2-15-19

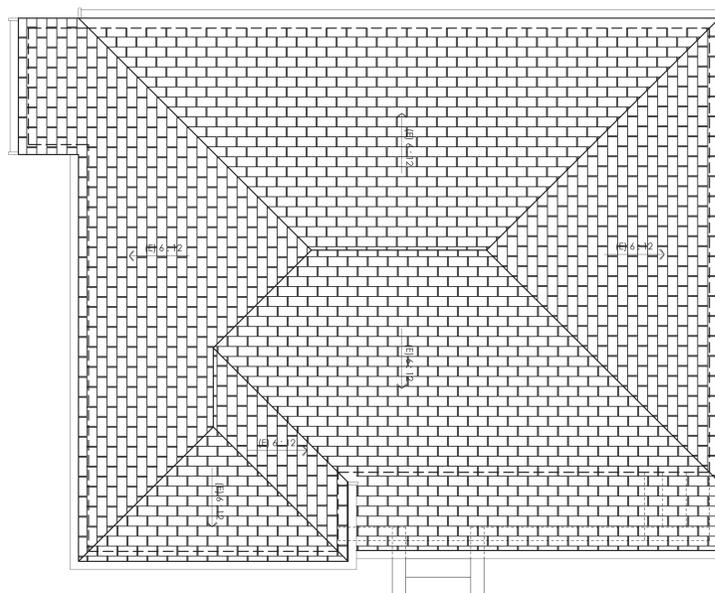
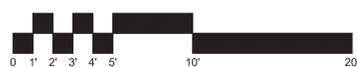
INDICATES  
EXISTING WALL

INDICATES  
NEW WALL



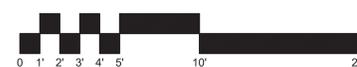
EXISTING MAIN FLOOR PLAN

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



EXISTING ROOF PLAN

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



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EXISTING MAIN &  
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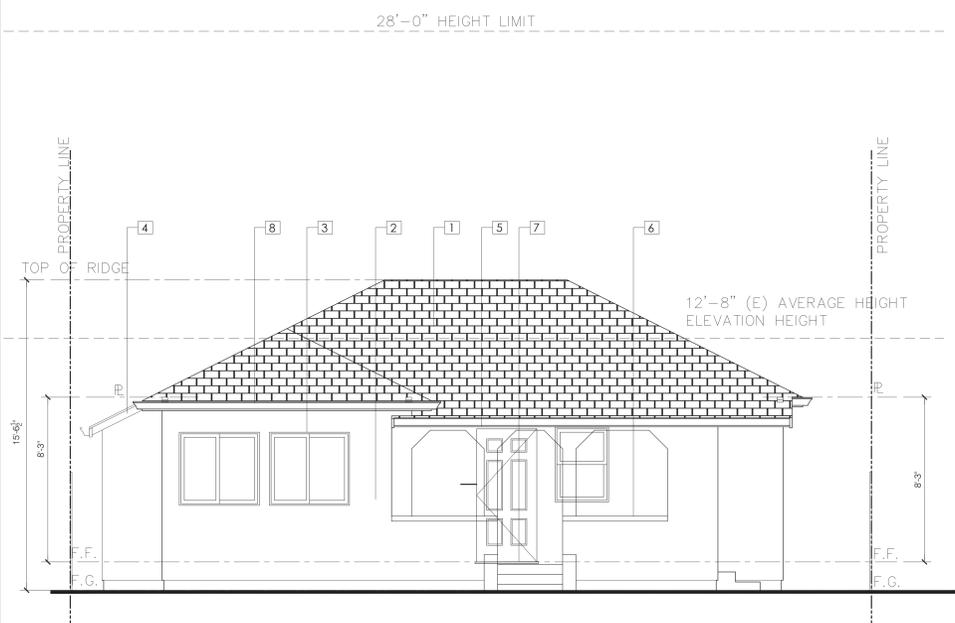
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2-15-19

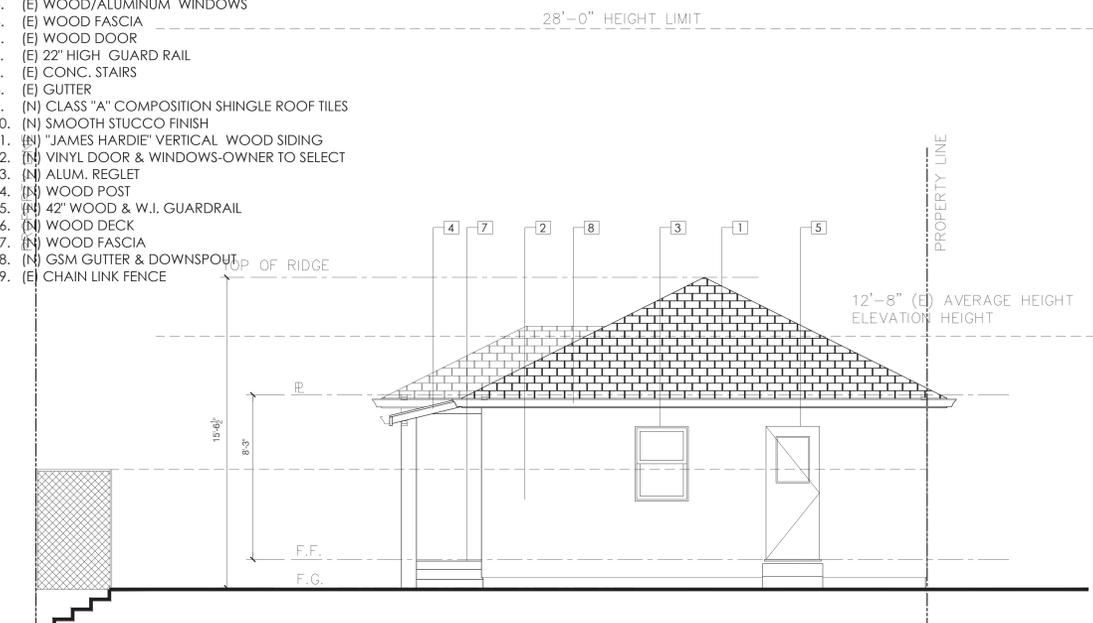
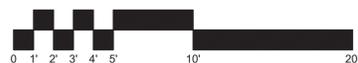
ELEVATION KEY

1. (E) COMPOSITION SHINGLE ROOF TILES
2. (E) STUCCO FINISH
3. (E) WOOD/ALUMINUM WINDOWS
4. (E) WOOD FASCIA
5. (E) WOOD DOOR
6. (E) 22" HIGH GUARD RAIL
7. (E) CONC. STAIRS
8. (E) GUTTER
9. (N) CLASS "A" COMPOSITION SHINGLE ROOF TILES
10. (N) SMOOTH STUCCO FINISH
11. (N) "JAMES HARDIE" VERTICAL WOOD SIDING
12. (N) VINYL DOOR & WINDOWS-OWNER TO SELECT
13. (N) ALUM. REGLET
14. (N) WOOD POST
15. (N) 42" WOOD & W.I. GUARDRAIL
16. (N) WOOD DECK
17. (N) WOOD FASCIA
18. (N) GSM GUTTER & DOWNSPOUT
19. (E) CHAIN LINK FENCE



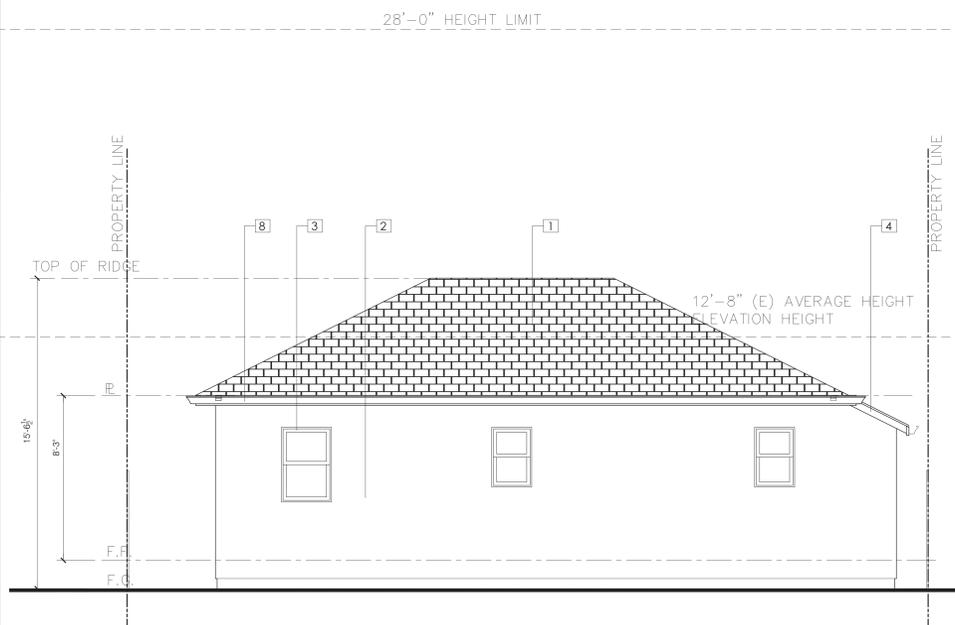
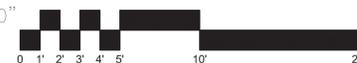
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SCALE : 1/4" = 1'-0"



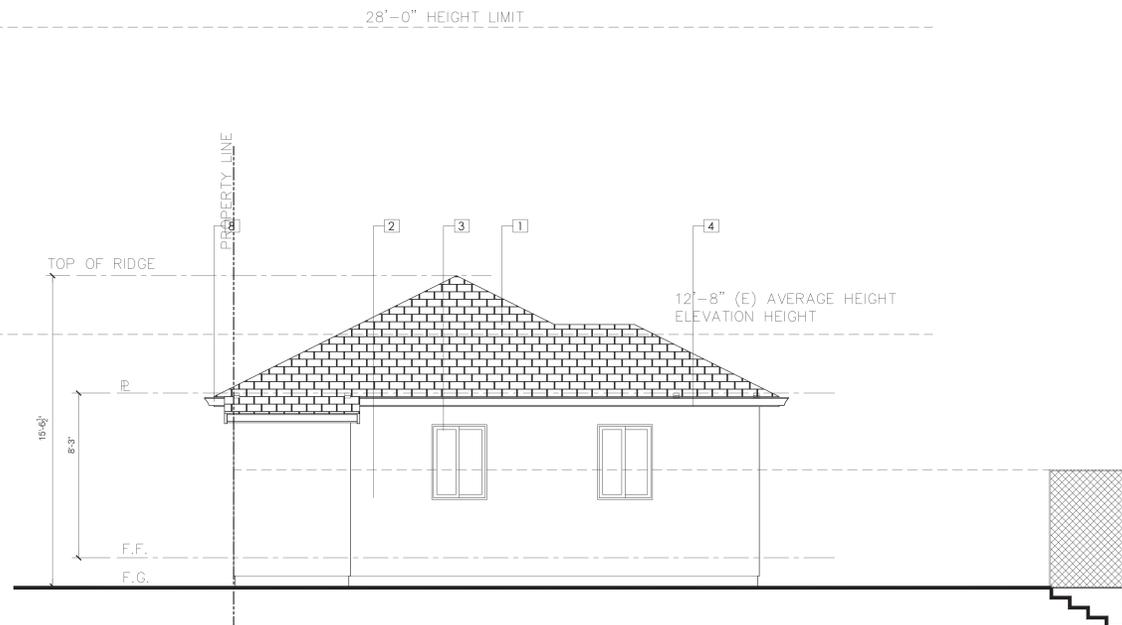
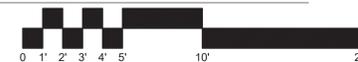
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SCALE : 1/4" = 1'-0"



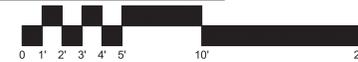
EXISTING NORTH ELEVATION

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



EXISTING WEST ELEVATION

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



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Sheet Description:

EXISTING ELEVATIONS

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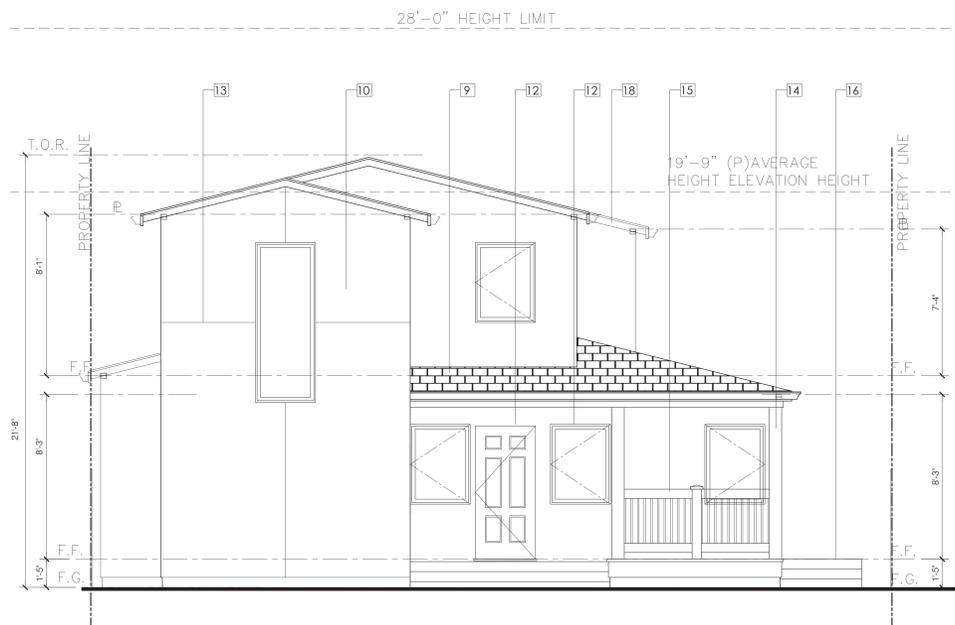
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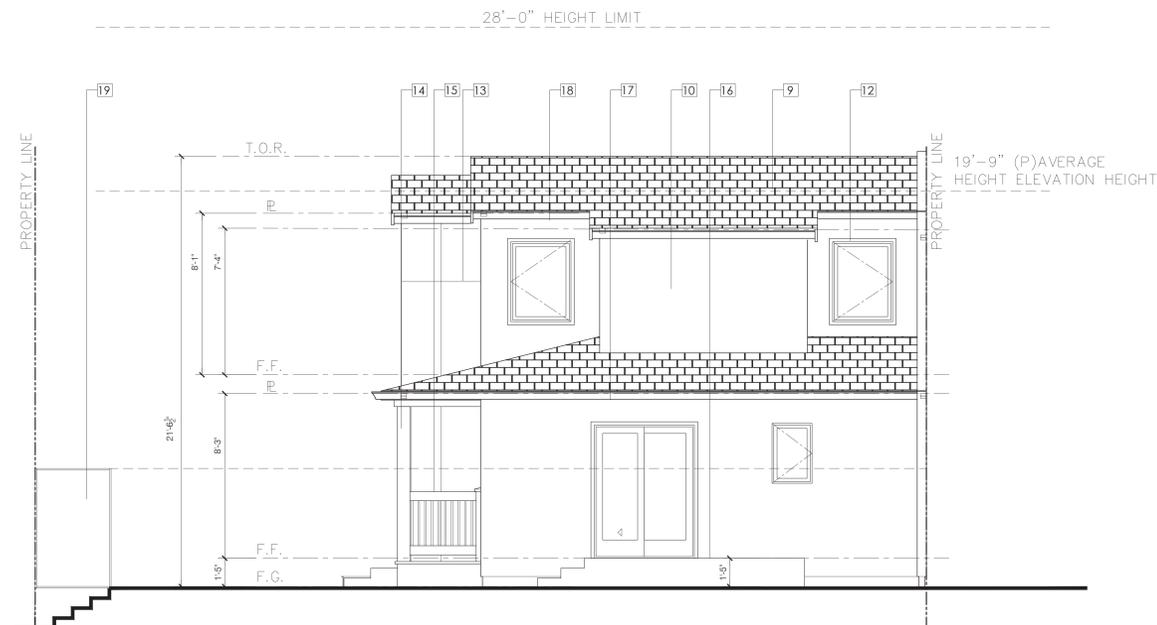
ELEVATION KEY

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16. (N) WOOD DECK
17. (N) WOOD FASCIA
18. (N) GSM GUTTER & DOWNSPOUT
19. (N) 6' WOOD FENCE



PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

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Sheet Description:

PROPOSED ELEVATIONS

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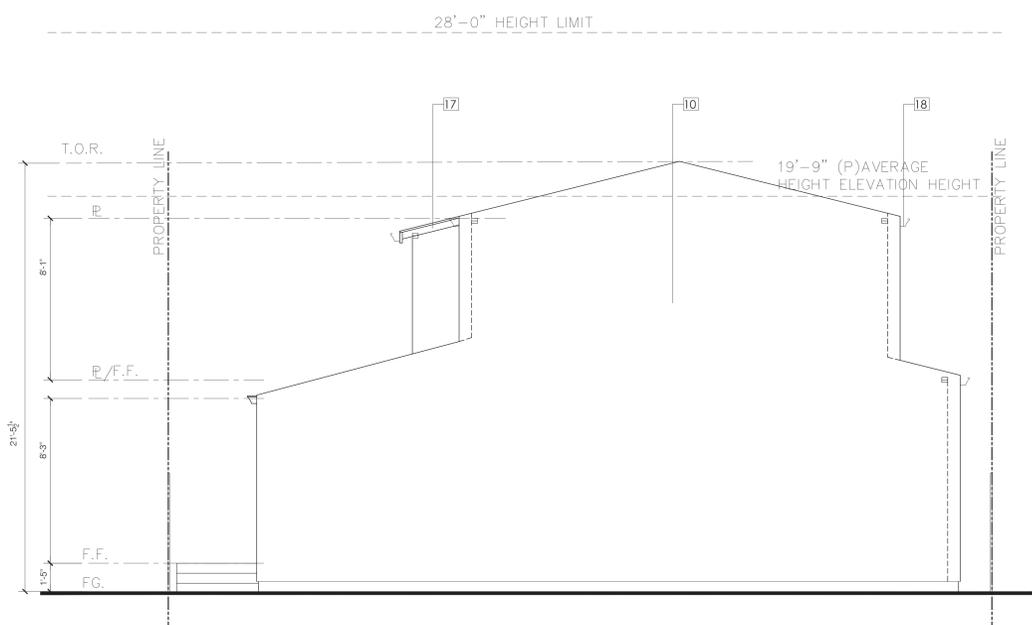
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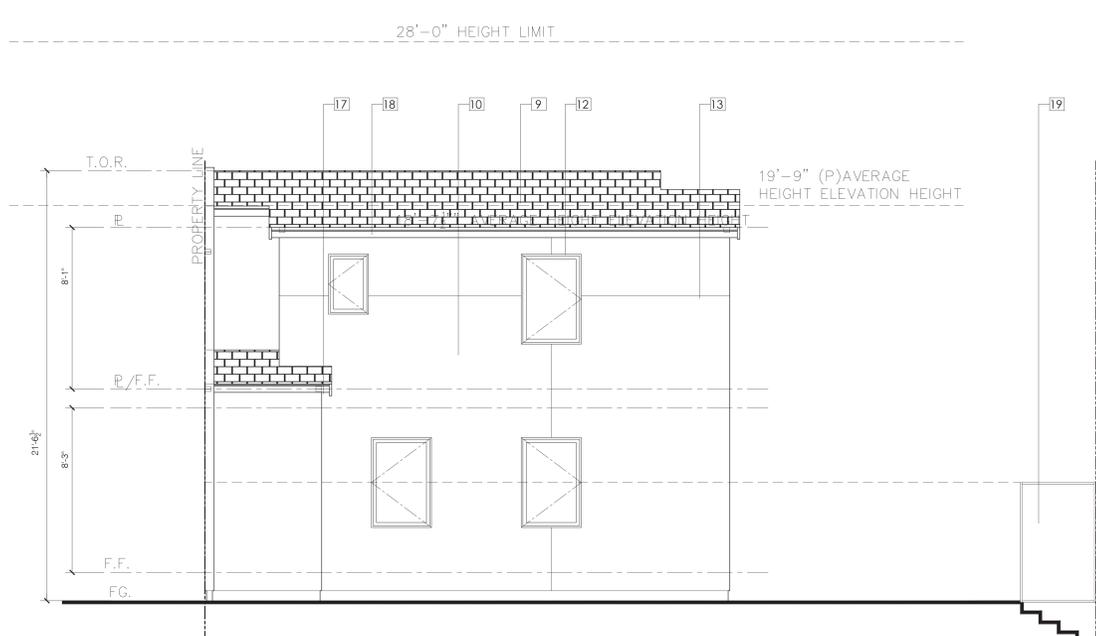
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17. (N) WOOD FASCIA
18. (N) GSM GUTTER & DOWNSPOUT
19. (N) 6' HIGH WOOD FENCE



PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

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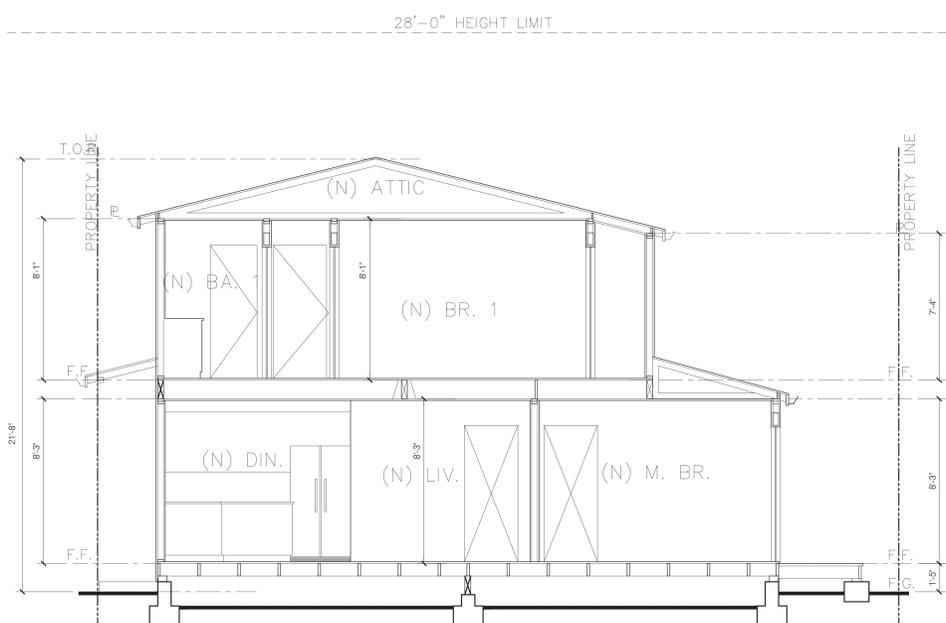
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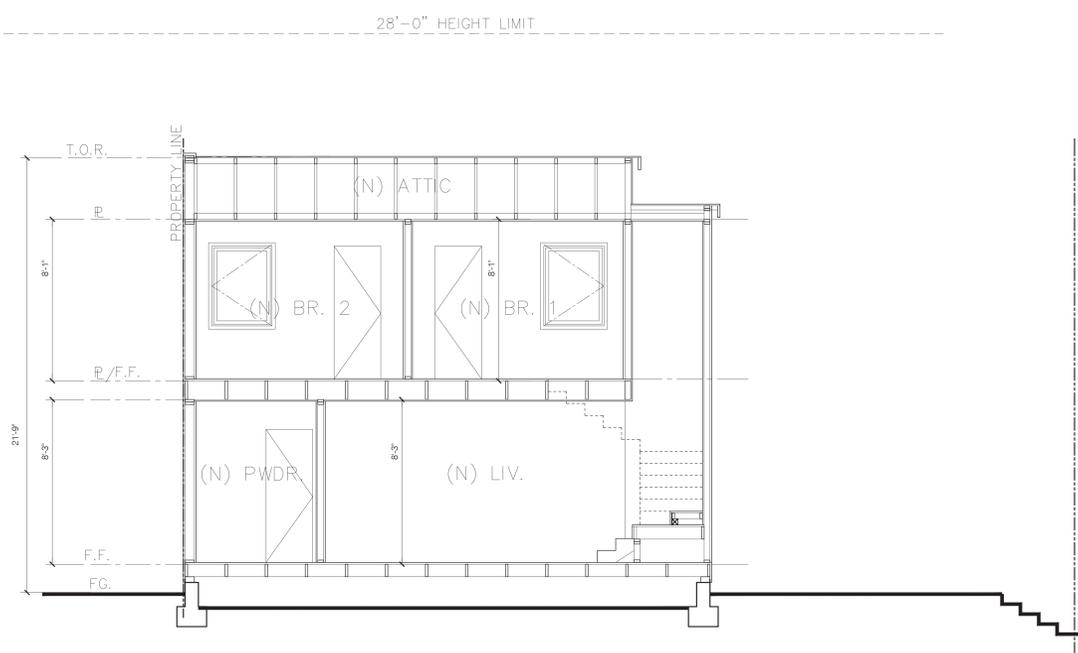
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PROPOSED BUILDING SECTION AA

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



PROPOSED BUILDING SECTION BB

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

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PROPOSED BUILDING SECTIONS

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Z O N I N G  
A D J U S T M E N T S  
B O A R D  
NOTICE OF PUBLIC HEARING

## 1637 Woolsey

**Use Permit #ZP2024-0003 to demolish a single-car garage and construct a 499 square-foot major residential addition on the second floor, over 14 feet in average building height (19 feet, 9 inches) on a lot that is non-conforming for lot coverage, and establish one off-street parking space within the front setback.**

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, October 10, 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:

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

**B. Zoning Permits Required:**

- Use Permit for an addition to a building on a lot that exceeds the maximum allowed lot coverage, under BMC Section 23.324.050(D)(3)
- Administrative Use Permit to construct a major residential addition, under BMC Section 23.202.030(A)(1)(c)
- Administrative Use Permit for a residential addition over 14 feet in average building height, under BMC Section 23.202.090(D)(2)
- Administrative Use Permit to vertically extend a wall projecting into the nonconforming setback, under BMC Section 23.324.050(D)(2)(a)
- Administrative Use Permit to establish off-street parking within the required front setback, under BMC Section 23.322.080(E)(2)(b)

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

**D. Parties Involved:**

- Applicant Jarvis Moore, 1637 Woolsey Street, Berkeley, CA 94703
- Property Owner Terrance Frazier, 1637 Woolsey Street Berkeley, CA 94703

**Further Information:**

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

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

Questions about the project should be directed to the project planner, Karen C. Hernandez, at (510) 981-7426 or [khernandez-gonzalez@berkeleyca.gov](mailto:khernandez-gonzalez@berkeleyca.gov).

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

1637 WOOLSEY STREET  
Page 4 of 4

NOTICE OF PUBLIC HEARING  
Posted SEPTEMBER 25, 2024

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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.

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