



Office of the City Manager

INFORMATION CALENDAR  
October 15, 2024

To: Honorable Mayor and Members of the City Council  
From: Paul Buddenhagen, City Manager  
Submitted by: Jordan Klein, Director, Planning and Development Department  
Subject: LPO NOD: 1614 Sixth Street/#LMSAP2024-0003

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.240.A, which requires that “a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting.”

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject City Landmark property. This action is subject to a 15-day appeal period, which began on October 1, 2024.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by October 15, 2024. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must then rule on the designation within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

Landmark designation and discretionary alteration reviews by staff and LPC provide opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Fatema Crane, Principal Planner, Planning and Development, 510-981-7410

Attachments:

1: Notice of Decision – #LMSAP2024-0003 for 1614 Sixth Street



L A N D M A R K S  
P R E S E R V A T I O N  
C O M M I S S I O N

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N o t i c e o f D e c i s i o n

**DATE OF BOARD DECISION: August 1, 2024**  
**DATE NOTICE MAILED: September 30, 2024**  
**APPEAL PERIOD EXPIRATION: October 15, 2024**  
**EFFECTIVE DATE (Barring Appeal or Certification): October 16, 2024<sup>1</sup>**

## **1614 Sixth Street – Charles R. Brown House**

**Structural Alteration Permit (#LMSAP2024-0003) to authorize construction of two new detached single-family residences on a City Landmark property.**

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the Structural Alteration Permit request.

**Property Owner:** 1614 Sixth Street, LLC, c/o Sean Kenmore  
825 Page Street  
Berkeley, CA 94710

**Project Applicant:** Dennis O’Kelly, AIA, King O’Kelly Architects  
806 Page Street  
Berkeley, CA 94710

**ZONING DISTRICT:** Mixed Use – Residential (MU-R)

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<sup>1</sup> Pursuant to BMC Chapter 3.24, the City Council may “certify” any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

LANDMARKS PRESERVATION COMMISSION  
NOTICE OF DECISION  
#LMSAP2024-0003  
1614 Sixth Street  
Mailed: September 30, 2024  
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**ENVIRONMENTAL REVIEW STATUS:** The project is categorically exempt from further environmental review in accordance with CEQA Guidelines Section 15331 for *Historical Resource Restoration/Rehabilitation*.

**The application materials for this project is available online at:**  
<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects> or  
<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

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**FINDINGS AND CONDITIONS OF APPROVAL AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE**

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**COMMISSION VOTE: 6-0-0-2** (note: one vacancy)

**YES:** Crandall, Enchill, Finacom, Montgomery, Orbuch, Twu

**NO:** NONE

**ABSTAIN:** NONE

**ABSENT:** Leuschner, Schwartz

**TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):**

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1<sup>st</sup> Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
  - a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
  - a. The basic fee for persons other than the applicant is \$1,500. This fee may be reduced to \$500 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The

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individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.

- b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
- c. The fee for all appeals by Applicants is \$6,000.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the Structural Alteration Permit will be final on the first business day following expiration of the appeal period.

#### **NOTICE CONCERNING YOUR LEGAL RIGHTS:**

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If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must include the following information:
  - A. That this belief is a basis of your appeal.

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- B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
- C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

**PUBLIC COMMENT:**

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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.

**FURTHER INFORMATION:**

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Questions about the project should be directed to the project planner, Reina Kapadia, at (510) 981-7410 or [rkapadia@berkeleyca.gov](mailto:rkapadia@berkeleyca.gov). All project application materials may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3<sup>rd</sup> Fl., during regular business hours.

**ATTACHMENTS:**

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- 1. Findings and Conditions
- 2. Project Plans and Materials Information



**ATTEST:** \_\_\_\_\_

Fatema Crane, Secretary  
Landmarks Preservation Commission

cc: City Clerk  
Applicant: Dennis O'Kelly, AIA, King O'Kelly Architects  
806 Page Street  
Berkeley, CA 94710  
Property Owner: 1614 Sixth Street, LLC, c/o Sean Kenmore  
825 Page Street  
Berkeley, CA 94710

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## Attachment 1, part 2

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# Findings and Conditions

## 1614 Sixth Street – Charles R. Brown House

### Structural Alteration Permit #LMSAP2024-0003

**Structural Alteration Permit to authorize construction of two new detached single-family residences on a City Landmark property.**

#### **FINDINGS REQUIRED UNDER CEQA**

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1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation”). 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, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

#### **FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS**

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Regarding the Secretary of the Interior’s Standards (SOI) for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. The project does not require a change of use. The property will retain its historic residential use.
2. The project will retain the historic Queen Anne residential character of the property and will avoid removal of those distinctive materials as well as alteration of the features that characterize the property.
3. The design of two new detached residential buildings will not resemble or replicate designs from the property’s Victorian-era historic period. These new features are contemporary in design and materials and will not result in a false sense of historical development.
4. The subject property does not feature changes that have acquired significance in their own right.



5. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize the Charles R. Brown House property, such as Victorian-era siding materials and Queen Anne decorative details, will be fully retained and preserved with this project, in that the proposed new construction on the property is not attached to the historic building.
6. As conditioned herein, if deteriorated historic features will be affected by this request, then they would be repaired or replaced to match the materials, design, and finishes of the original items.
7. The project scope does not propose chemical or physical treatments. However, standard conditions of Structural Alteration Permit approval would require any chemical or physical treatments to be undertaken using the gentlest means possible.
8. The project site is not known to have the potential to yield subsurface resources; the scope of proposed excavation is limited and not likely to disturb such resources if they exist. Nevertheless, as conditioned herein, actions to preserve and protect unexpected discoveries during project construction are required.
9. The proposed new buildings are designed with complimentary, high-quality materials in simplified, contemporary style employing muted colors and finishes that visually recede within the background of the Queen Anne cottage. Owing to these aspects, new work will be sufficiently differentiated from the historic design.
10. If the proposed improvements were removed in the future, they would not permanently impair the integrity or essential form of the Charles R. Brown House building because they are detached from this building.

#### **FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE**

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1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve the characteristics and features specified in the designation for this property. Specifically:
  - A. The project will not adversely affect the architectural design of the City Landmark Charles R. Brown House because the proposed new construction is detached and would not result in alterations to the historic building.
  - B. The special character of the subject property lies in its residential Queen Anne architectural design, which is emphasized by the retention of the original site plan with generous front yard setback from the street and side yard separations from the adjacent properties. The proposed new development is detached and will be located behind the historic structure, thereby retaining the design integrity of the Charles R. Brown House as well as the siting and location of the historic residence in relation to the Sixth Street right-of-way and views therefrom. This project would not adversely affect the design, siting, or location of the Queen Anne cottage.

## **STANDARD CONDITIONS**

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

### **1. Conditions Shall be Printed on Plans**

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Structural Alteration Permit Conditions'. *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

### **2. Plans and Representations Become Conditions**

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

### **3. Subject to All Applicable Laws and Regulations**

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Zoning Adjustments Board or Zoning Officer, Building and Safety Division, Public Works Department and other affected City divisions and departments.

### **4. Exercise and Lapse of Permits**

- A. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.
- B. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has: (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

### **5. Indemnification Agreement**

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. (City Attorney).

## **6. 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.

## **7. 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.

**8. 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 CEQA Guidelines Section 15064.5 (e)(1). If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to Health and Safety Code Section 7050.5(c), 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.

**9. Paleontological Resources** (*Ongoing throughout demolition, grading, and/or construction*)

In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

## **ADDITIONAL CONDITIONS**

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The following additional conditions are attached to this Permit:

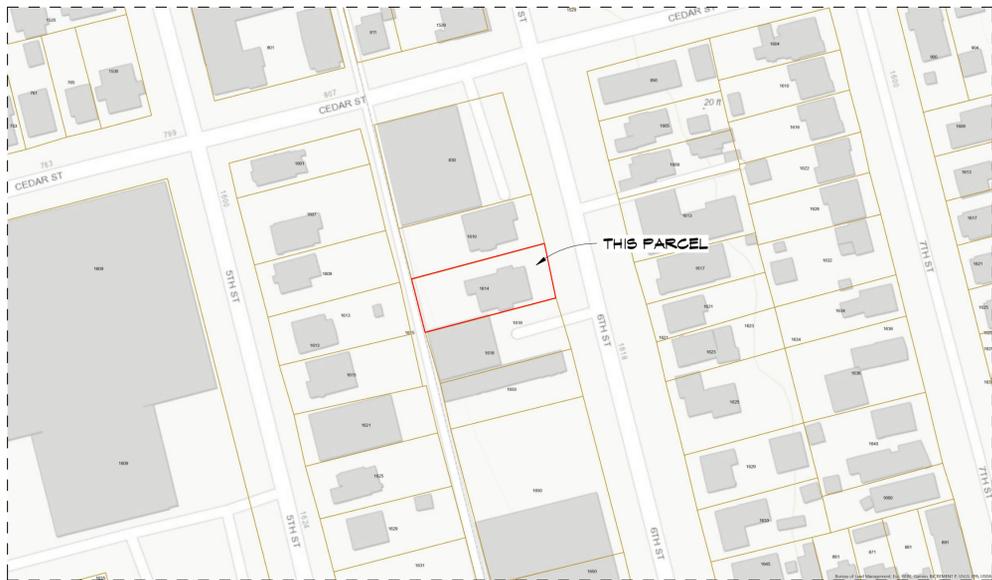
- 10.** No changes may be made to these approved plans without prior approval.
- 11. CITY PERMITS.** This Structural Alteration Permit (SAP) approval is contingent upon approval of the requisite Administrative Use Permit and Public Work Permit for the project scope.
- 12. PLANS COMPLIANCE.** Construction and building permit plans shall substantially conform to the Structural Alteration Permit (SAP) project plans dated June 26, 2024 and annotated for corrections.

- 13. PROPERTY LINE CORRECTION.** Prior to submittal of any building permit for this project, the applicant shall confirm the location of the property lines and provide a boundary survey prepared and stamped by a licensed civil engineer in accordance with the requirements of the Building Official. The applicant shall correct the property lines represented on all diagrams within the project plans set so that it is consistent with the survey.
- 14. REPAIR AND REPLACEMENT OF CHARACTER-DEFINING FEATURES.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
- 15.** Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
- 16. COLORS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.
- 17. CLEAR GLASS.** All glass is assumed to be clear glass. Any proposed glass that is not clear glass, or includes signage, shall be indicated on all drawings, and shall be reviewed for approval by Landmarks staff.
- 18. DETAILS & WINDOWS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit window, door, base, and trim details for review and approval by the Landmarks plan checker. The plans shall be revised to further differentiate the proposed siding material on the new construction from the siding on the historic house, for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.
- 19. HISTORIC PLAQUE.** A permanent, high-quality on-site plaque shall be installed within a publicly accessible location adjacent to the Sixth Street right-of-way. The primary goal of the exhibit shall be to inform the public about the history of the historic property, including its landmark status, and to acknowledge the alterations made. If deemed appropriate by staff in consultation with the Landmarks Preservation Commission Chair, the plaque may be designed consistent with the Berkeley Historical Plaque Project ([berkeleyplaques.org](http://berkeleyplaques.org)). The placement, size, and appearance of the plaque shall be designed so as not to interfere with the ability of the property's character-defining features to convey their significance consistent with the Secretary of the Interior Standards. A draft of the plaque shall be submitted with the building permit for review by staff in coordination with the Landmarks Preservation Commission Chair. The final plaque or display shall be in place prior to the issuance of a certificate of occupancy.

20. **LIGHTING.** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit lighting details showing all existing and proposed site and building lighting. Exterior lighting, including for signage, shall be downcast and not cause glare on the public right-of-way and adjacent parcels.
21. **LANDSCAPE PLANS, including trash & recycling location.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit a landscape plan including the number, location, and species of all proposed plantings, and which existing plantings are to be removed. The applicant shall provide irrigation for all landscaped areas or provide drought tolerant plant palette. This shall be called out on landscape building permit drawings. Trash and recycling storage area shall not be located in the front of the historic building or within the front yard setback of the property, and shall be screened from view from the public street, for verification by the Landmarks plan checker. The amount of driveway, parking, and walkway pavers at the north side of the historic building shall be reduced in favor of tree planting(s) in this area, for verification by the Landmarks plan checker.
22. **CURB CUTS.** All curbs and curb cuts shall be constructed per the standards and specifications of the Public Works Department. Curb cuts no longer utilized shall be restored per the Public Works Department specifications.
23. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.
24. The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Landmarks staff, which may modify or impose additional conditions, or revoke approval.
25. All building permit drawings and subsequent construction shall substantially conform to the approved plans as outlined in Condition #1. Any modifications must be reviewed by the Landmarks plan checker to determine whether the modification requires approval.
26. The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's

expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

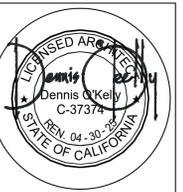
BLOCK & LOT MAP



# 1614 6th STREET RESIDENCES

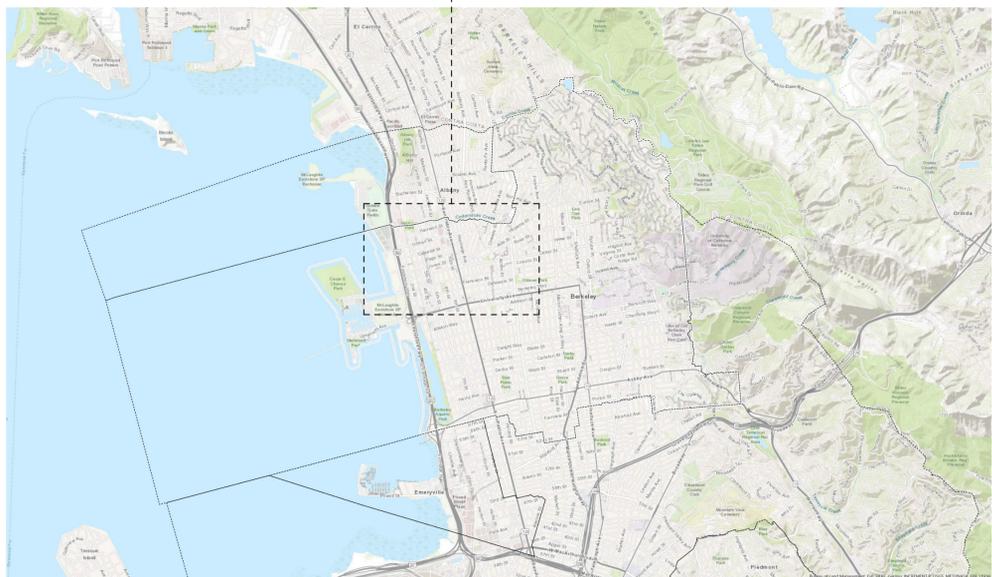
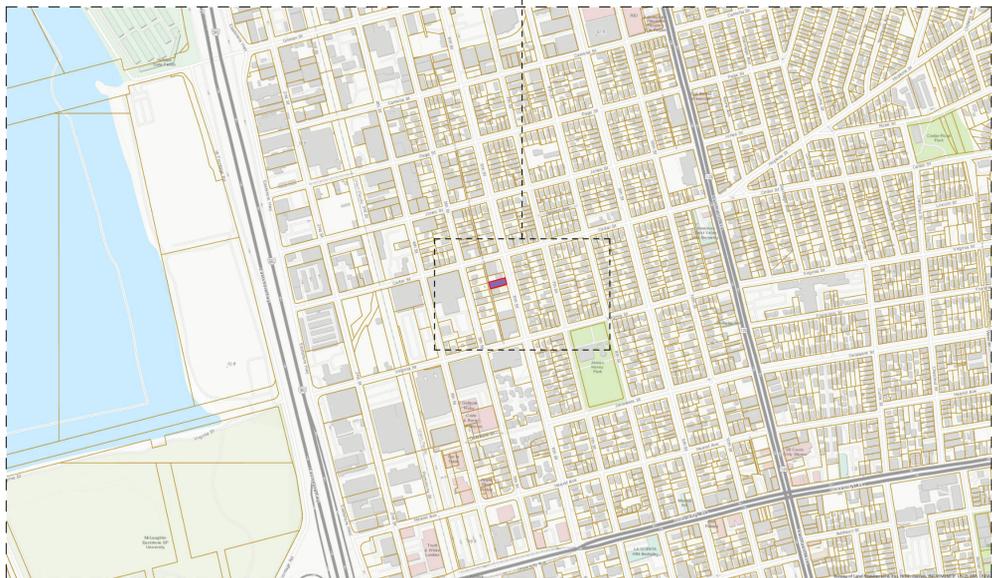
## STRUCTURAL ALTERATION PERMIT - REV. 1

### JUNE 26, 2024



APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
 OWNER: 1614 SIXTH STREET, LLC  
 1614 6TH STREET - BERKELEY, CA

VICINITY MAPS



**PROJECT DIRECTORY**

**OWNER:**  
1614 SIXTH STREET, LLC  
825 PAGE STREET  
BERKELEY, CA 94710  
T: 415.450.0636

**CONTACT:** SEAN KENMORE  
E: skenmore@gmail.com

**MEP ENGINEERS:**  
TBD

**STRUCTURAL ENGINEERING:**  
TBD

**ARCHITECT:**  
KING O'KELLY ARCHITECTS  
806 PAGE STREET  
BERKELEY, CA 94710  
T: 415.987.4230

**CONTACT:** DENNIS O'KELLY  
E: dennis@kingokelly.com

**LANDSCAPE ARCHITECT:**  
FLAINS OFFICE  
CALIFORNIA PLA ID #6139

**CONTACT:** BEN WALDO  
E: bwaldo@plainsoffice-la.com

**GENERAL CONTRACTOR:**  
TBD

**PROJECT AND SITE DATA**

**SITE INFORMATION:**  
SITE ADDRESS: 1614 SIXTH STREET, BERKELEY, CA 94710  
PARCEL NUMBER: 57-2117-4-1  
LOT SIZE: 6,500 SF

**ZONING DISTRICT:** MUR - MANUFACTURING MIXED-USE  
**LIQUIFICATION ZONE:** NO  
**FIRE ZONE:** 1  
**REDEVELOPMENT AREA:** YES  
**CREEK BUFFER:** NONE  
**FLOOD ZONE:** NO

**BUILDING INFORMATION:**  
EXISTING BUILDING AREA: 0  
(N) CONSTRUCTION BLD'G AREA: 1,747sf + 1,747sf = 3,494sf (NEW RESIDENCES)  
**OCCUPANCY:** R-3  
**CONSTRUCTION TYPE:** V-B  
**SPRINKLERED:** FULL SPRINKLERED

**NOTE, EXISTING RESIDENCE ON SITE TO REMAIN** 2,704 SF (EXISTING SFR TO REMAIN)

**SHEET INDEX - SAP**

#	SHEET NAME
SAP01	S.A.P. - PROJECT INFORMATION
SAP02	S.A.P. - EXISTING SITE PHOTOS
SAP03	3D VIEWS - BEFORE & AFTER FROM 6TH STREET - S.A.P.
SAP04	3D VIEWS - BEFORE & AFTER FROM 6TH STREET - S.A.P.
SAP05	3D VIEWS/3D VIEWS - BEFORE & AFTER FROM JERONIMUS ALLEY
SAP06	3D VIEWS/3D VIEWS - BEFORE & AFTER FROM JERONIMUS ALLEY
SAP10	S.A.P. - VICINITY MAP
SAP11	S.A.P. - EXISTING SITE PLAN
SAP12	S.A.P. - PROPOSED SITE PLAN
SAP13	S.A.P. - LANDSCAPE PLAN
SAP14	S.A.P. - LANDSCAPE PLANTING SCHEDULE
SAP21	S.A.P. - FLOOR PLANS
SAP22	S.A.P. - FLOOR PLANS
SAP23	S.A.P. - FLOOR PLANS
SAP24	S.A.P. - ROOF PLANS
SAP31	S.A.P. - ELEVATIONS
SAP32	S.A.P. - ELEVATIONS
SAP33	S.A.P. - ELEVATIONS
SAP34	S.A.P. - ELEVATIONS
SAP35	S.A.P. - STREET ELEVATIONS
SAP41	S.A.P. - SECTION DRAWINGS
SAP51	S.A.P. - MATERIALS BOARD
SAP61	S.A.P. - DETAILS
SAP71	S.A.P. - ADDITIONAL 3D VIEWS

**SCOPE OF WORK**

**ARCHITECTURAL**

THE PROJECT IS LOCATED IN THE OCEAN VIEW NEIGHBORHOOD OF WEST BERKELEY ALONG THE SIXTH STREET CORRIDOR BETWEEN VIRGINIA AND CEDAR STREETS.

THE PROJECT PROPOSES THE CONSTRUCTION OF (2) SINGLE FAMILY HOMES ON THE REAR OF A 50'x130' LOT IN THE MUR DISTRICT. THE REAR OF THIS LOT ABUTS JERONIMUS ALLEY.

THE (2) RESIDENCES WILL BE CONSTRUCTED OF TYPE V-B CONSTRUCTION AND ARE 3 STORIES WITH A ROOF DECK. THE BUILDINGS WILL BE FULLY SPRINKLERED AND ALL REQUIRED FIRE RESISTANCE RATINGS WILL BE MET PER CBC TABLE 601.

BUILDING HEIGHTS CONFORM TO THE 35' HEIGHT LIMIT (SEE SECTIONS AND ELEVATIONS). REQUIRED LOT LINE SETBACKS AND BUILDING SEPARATION REQUIREMENTS ARE MAINTAINED (SEE PARCEL PLAN). USABLE OPEN SPACE REQUIREMENTS HAVE BEEN MET. LOT COVERAGE AND F.A.R. REQUIREMENTS HAVE BEEN MET.

**APPLICABLE CODES**

- ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL COMPLY. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING (OR OTHERWISE NOTED):
- A. 2022 CALIFORNIA BUILDING CODE
  - B. 2022 CALIFORNIA MECHANICAL CODE
  - C. 2022 CALIFORNIA ELECTRICAL CODE
  - D. 2022 CALIFORNIA PLUMBING CODE
  - E. 2022 CALIFORNIA ENERGY CODE
  - F. 2022 CALIFORNIA FIRE CODE
  - G. 2022 CALIFORNIA GREEN BUILDING CODE
  - H. 2022 CITY OF BERKELEY MUNICIPAL CODE
  - I. ACCESSIBILITY:
    - CALL-OSHA
    - FEDERAL REGULATIONS & AMERICAN W/ DISABILITIES ACT (ADA)

**COMPLIANCE STATEMENTS**

THE SUBJECT PROJECT DOES NOT INCLUDE 50 CUBIC YARDS OF CUT AND/ FILL.

NEW OR REPLACED IMPERVIOUS SURFACES < 2,500sf

**BUILDING & ZONING CODE ANALYSIS**

**ZONING INFO: (MUR-R)** (PER TABLE 23.206-14)  
MIN. USABLE OPEN SPACE: 150sf PER DWELLING UNIT  
MAX. FLOOR AREA RATIO: 1.5 FOR BLDGS W/ 50% OR > RESIDENTIAL  
-EXISTING BLDG. F.A.R. 0.416  
-NEW BLDG F.A.R. 0.51  
-TOTAL F.A.R. (ALL BLDGS) 0.927  
MAX. BUILDING HEIGHT: 35' AND (3) STORIES  
-PROPOSED BUILDING HEIGHT: 35' AND (3) STORIES  
MIN. BLDG SEPARATION: NO MINIMUM  
MAX LOT COVERAGE: 100%

**MIN. LOT LINE SETBACKS:**

- REQ'D AT FRONT: 10'-0" (PER TABLE 23.304.3)
- EXISTING AT FRONT: 21'-0"
- REQ'D AT SOUTH SIDE: NO MINIMUM (PER TABLE 23.206-14)
- PROPOSED AT SOUTH SIDE: 3'-0"
- REQ'D AT NORTH SIDE: 5'-0" (PER TABLE 23.304.3)
- PROPOSED AT NORTH SIDE: 5'-0"
- REQ'D AT REAR: 5'-0" (PER TABLE 23.304.3)
- PROPOSED AT REAR: 5'-0"

**PARKING:** NONE REQ'D (PER TABLE 23.322-4)

**OPEN SPACE AREAS**

1614 (E) RESIDENCE: USABLE OPEN SPACE AT GRADE	512sf
1616A: USABLE OPEN SPACE AT GRADE OPEN-AIR ROOF DECK	282sf 360sf
1616B: USABLE OPEN SPACE AT GRADE OPEN-AIR ROOF DECK	228sf 360sf
<b>TOTAL USABLE OPEN SPACE</b>	<b>1,742sf</b>

**LOT COVERAGE**

LOT AREA	6,500sf
BUILDING FOOTPRINT:	
• 1614	1,584sf
• 1616A	692sf
• 1616B	692sf
USABLE OPEN SPACE	
• TOTAL AT GRADE	1,022sf
• TOTAL AT ROOF DECKS	720sf
PARKING & DRIVEWAY	1,192sf
NON-USEABLE OPEN SPACE	1,306sf

2023.11.10	USE PERMIT

S.A.P. - PROJECT INFORMATION

**SAP01**  
PROJECT \_\_\_\_\_ Project Number \_\_\_\_\_



EXISTING HISTORIC BUILDING - EAST FACADE



EXISTING HISTORIC BUILDING - FROM NE



EXISTING HISTORIC BUILDING - NORTH FACADE



EXISTING HISTORIC BUILDING - WEST FACADE



VIEWS FROM 6TH STREET - FROM SE



VIEWS FROM 6TH STREET - FROM EAST



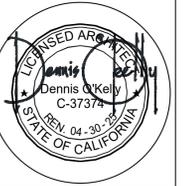
VIEWS FROM 6TH STREET - FROM NE



VIEW FROM JERONIMUS ALLEY - FROM NORTH (CEDAR STREET DIRECTION)



VIEW FROM JERONIMUS ALLEY - FROM SOUTH (VIRGINIA STREET DIRECTION)



APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

01/09/24	USE PERMIT

S.A.P. - EXISTING SITE PHOTOS

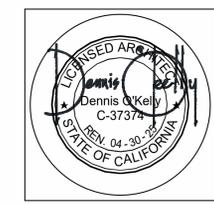
**SAP02**  
PROJECT \_\_\_\_\_ Project Number \_\_\_\_\_



2 VIEW FROM ACROSS 6TH - AFTER Copy 1



1 VIEW FROM ACROSS 6TH - AFTER



APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

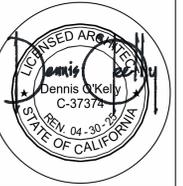
06/25/24	USE PERMIT

3D VIEWS - BEFORE & AFTER FROM 6TH STREET - S.A.P.

**SAP03**  
PROJECT Number



6/26/2024 6:13:52 PM



1 VIEW FROM 6TH - SOUTH - EXISTING - S.A.P.

3 VIEW FROM 6TH - SOUTH - NEW CONSTRUCTION - S.A.P.



2 VIEW FROM 6TH - NORTH - EXISTING - S.A.P.

4 VIEW FROM 6TH - NORTH - NEW CONSTRUCTION - S.A.P.

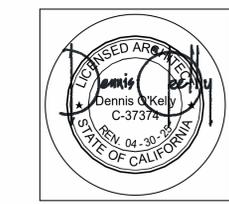
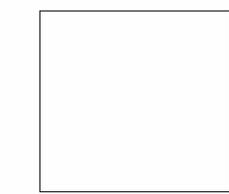


APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

DATE	USE PERMIT

3D VIEWS - BEFORE & AFTER FROM 6TH STREET - S.A.P.

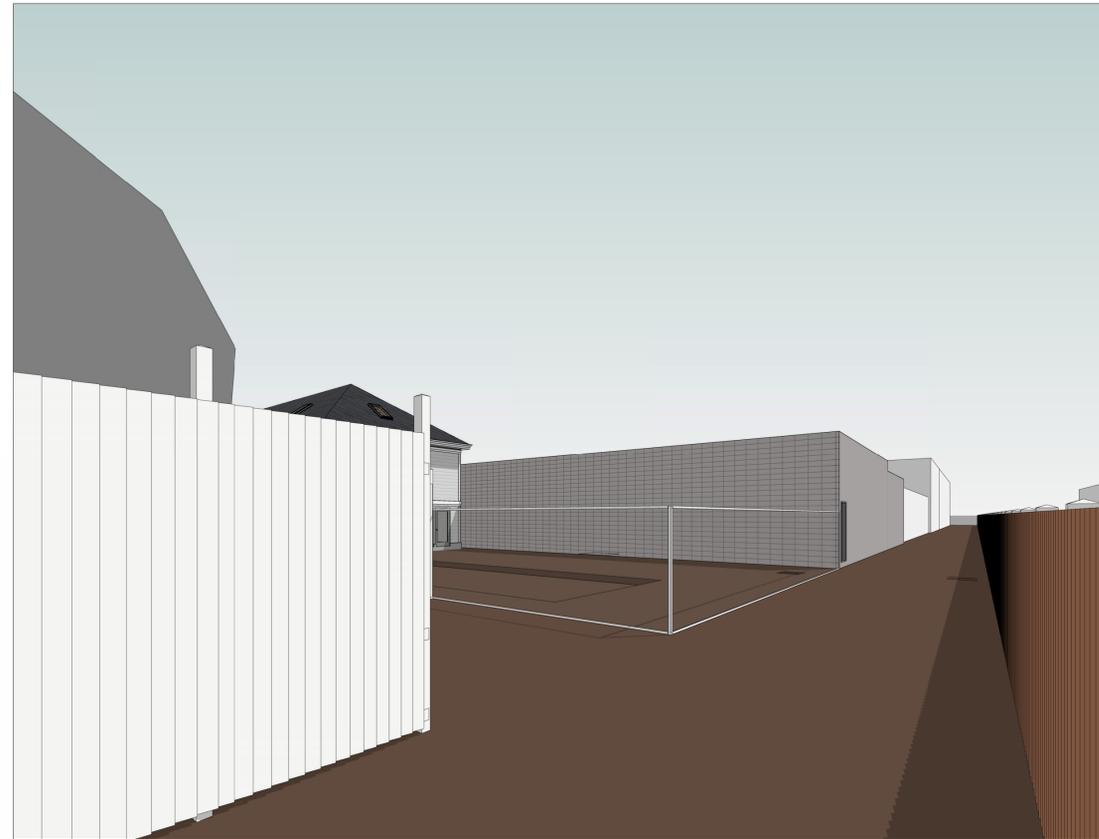
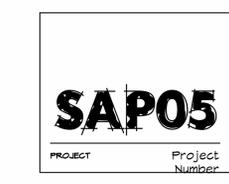
**SAP04**  
PROJECT Number



APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

DATE	USE PERMIT

3D VIEW3D  
VIEWS - BEFORE  
& AFTER FROM  
JERONIMUS  
ALLEY

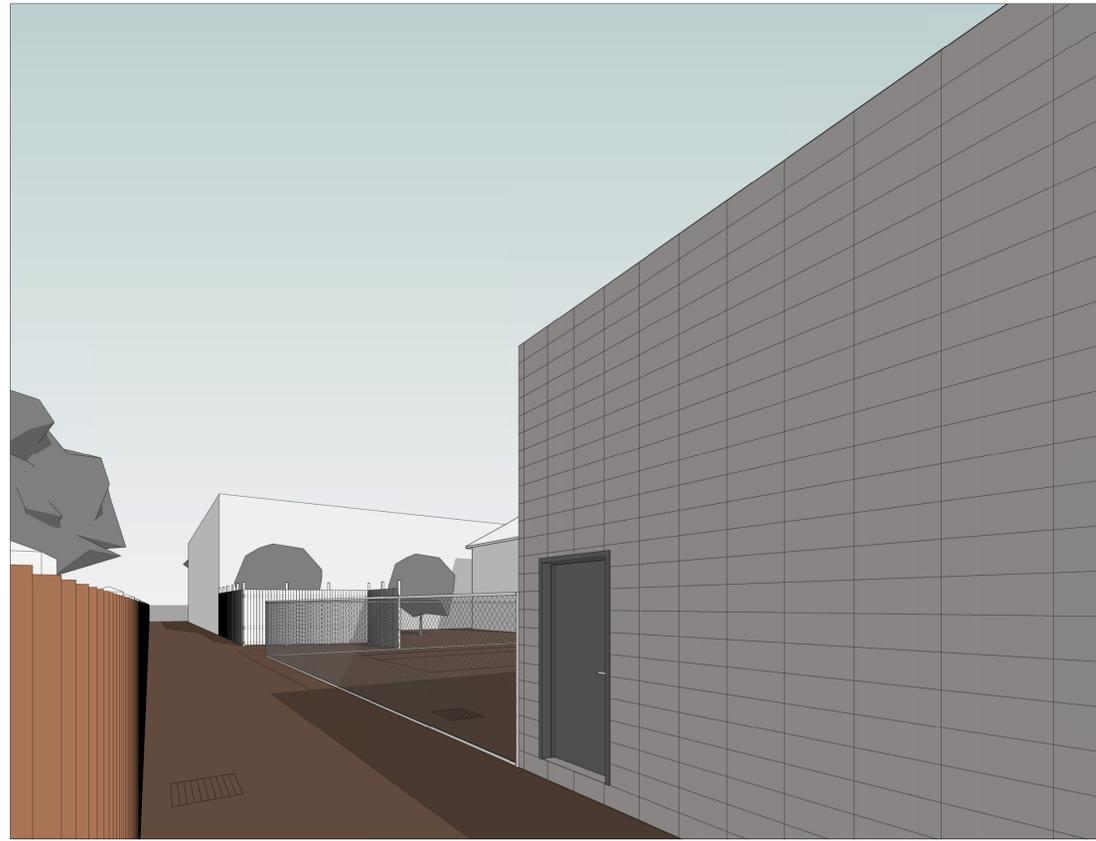


2 VIEW FROM ALLEY - NORTH - BEFORE



1 VIEW FROM ALLEY - NORTH - AFTER

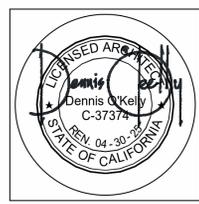




2 VIEW FROM ALLEY - SOUTH - BEFORE



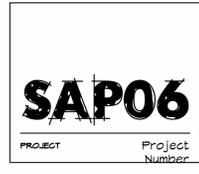
1 VIEW FROM ALLEY - SOUTH - AFTER



APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

DATE	USE PERMIT

3D VIEW3D  
VIEWS - BEFORE  
& AFTER FROM  
JERONIMUS  
ALLEY



APN 57-2117-16  
1607 FIFTH STREET  
SINGLE FAMILY RESIDENTIAL  
TYPE V-B  
ZONING DISTRICT: MUR

APN 57-2117-15  
1609 FIFTH STREET  
SINGLE FAMILY RESIDENTIAL  
TYPE V-B  
ZONING DISTRICT: MUR

APN 57-2117-17  
1613 FIFTH STREET  
SINGLE FAMILY RESIDENTIAL  
TYPE V-B  
ZONING DISTRICT: MUR

APN 57-2117-18  
1615 FIFTH STREET  
SINGLE FAMILY RESIDENTIAL  
TYPE V-B  
ZONING DISTRICT: MUR

APN 57-2117-14-1  
1621 FIFTH STREET  
SINGLE FAMILY RESIDENTIAL  
TYPE V-B  
ZONING DISTRICT: MUR

APN 57-2117-2  
830 CEDAR STREET  
MANUFACTURING - MIXED USE  
ZONING DISTRICT: MUR

APN 57-2117-3  
1610 SIXTH STREET  
SINGLE FAMILY RESIDENTIAL  
TYPE V-B  
ZONING DISTRICT: MUR

PROPOSED  
RESIDENCE  
1616A 6TH

PROPOSED  
RESIDENCE  
1616B 6TH

EXISTING  
PROPERTY

APN 57-2117-4-1  
1614 SIXTH STREET  
SINGLE-FAMILY RESIDENCE  
TYPE V-B  
ZONING DISTRICT: MUR

APN 57-2117-4-2  
1618 SIXTH STREET  
WAREHOUSE  
TYPE V-B  
ZONING DISTRICT: MUR

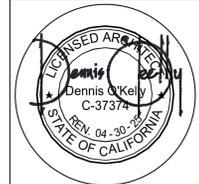
APN 57-2117-5  
1650 SIXTH STREET  
STORAGE  
ZONING DISTRICT: MUR

JERONIMUS ALLEY

TO  
CEDAR

TO  
VIRGINIA

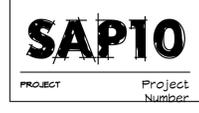
SIXTH STREET



APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

DATE	USE PERMIT

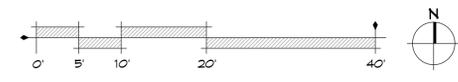
S.A.P. - VICINITY  
MAP

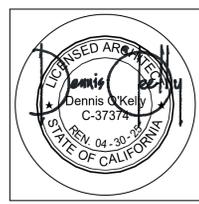


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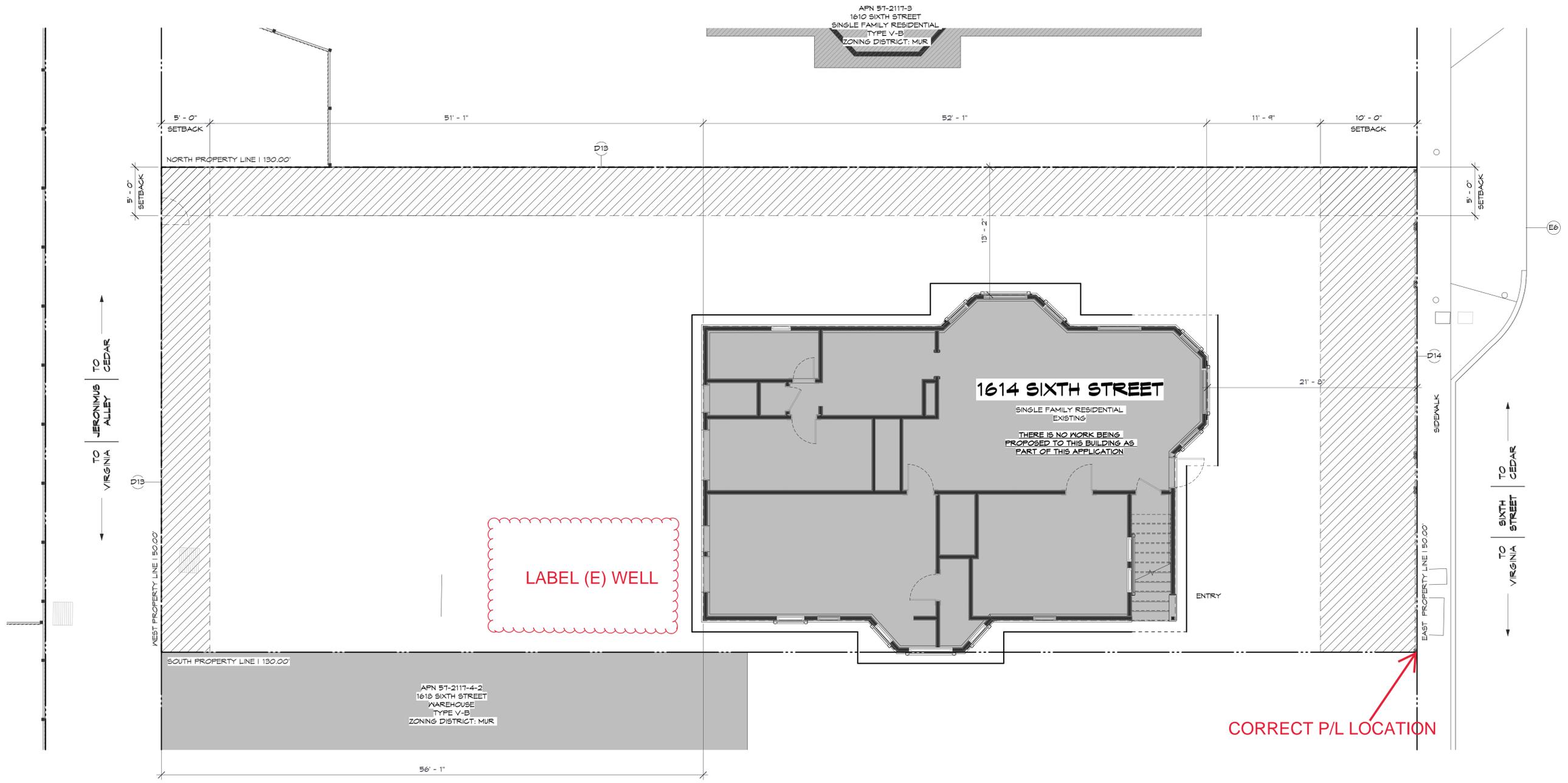
**1** VICINITY PLAN - S.A.P.  
1" = 10'-0"

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APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
 OWNER: 1614 SIXTH STREET, LLC  
 1614 6TH STREET - BERKELEY, CA



1 EXISTING SITE PLAN - S.A.P.  
 3/16" = 1'-0"



**KEY NOTES**

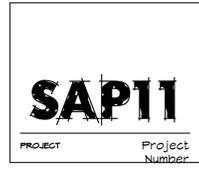
NO.	TEXT
D13	REMOVE (E) CHAINLINK FENCE
D14	REMOVE (E) PICKET FENCE
E6	(E) CURB-CUT TO REMAIN

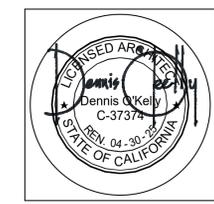
**CONSTRUCTION LEGEND**

	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING FLOOR/ROOF/CEILING TO BE REMOVED
	NEW WALL CONSTRUCTION
	EXISTING WALL CONSTRUCTION
	AREA NOT IN CONTRACT

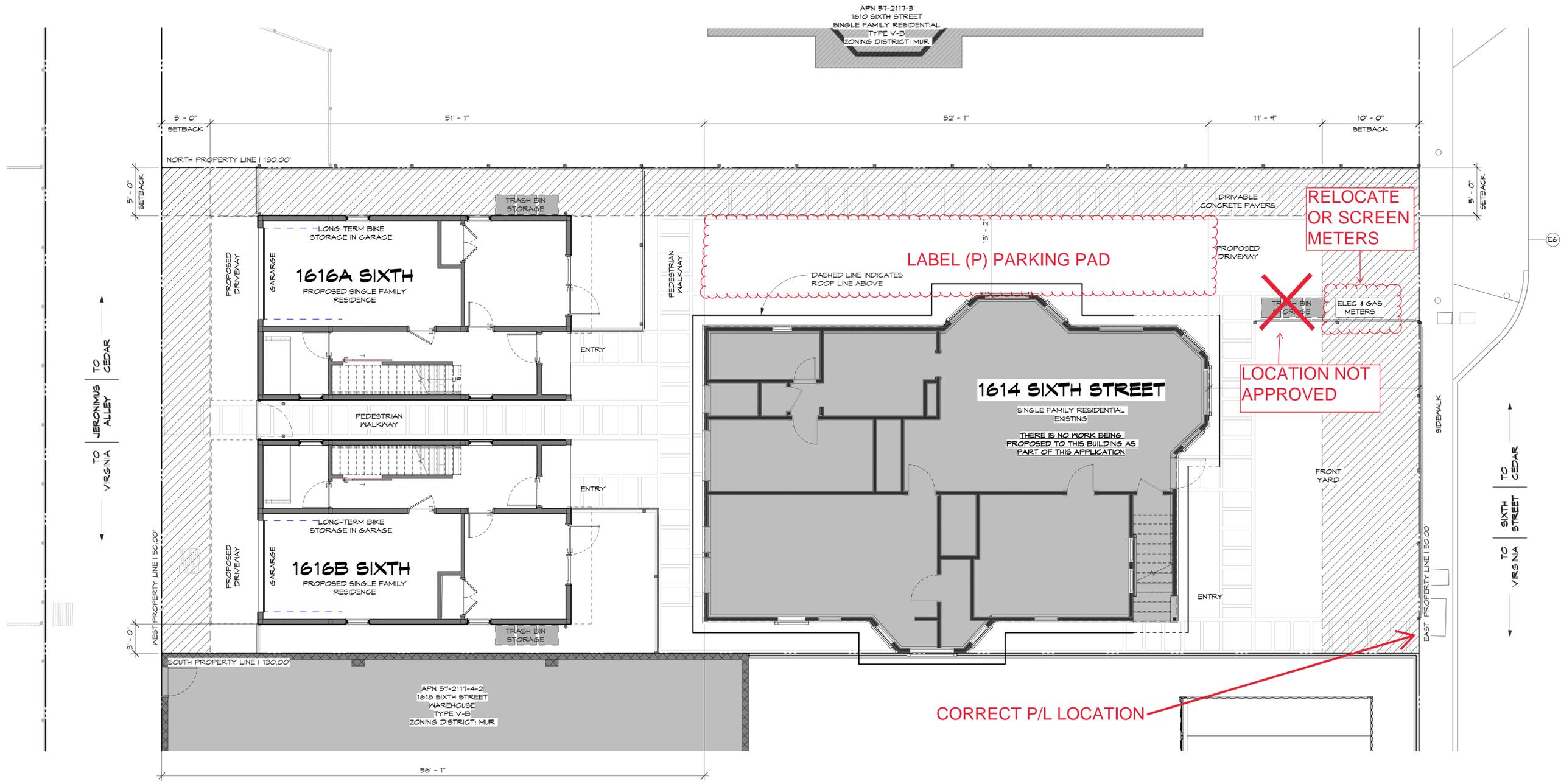
11/26/23	USE PERMIT

S.A.P. - EXISTING SITE PLAN





APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA



**1 SITE PLAN - S.A.P.**  
3/16" = 1'-0"



**KEY NOTES**

NO.	TEXT
E6	(E) CURB-CUT TO REMAIN

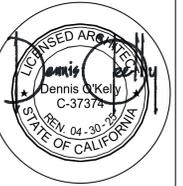
**CONSTRUCTION LEGEND**

	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING FLOOR/ROOF/CEILING TO BE REMOVED
	NEW WALL CONSTRUCTION
	EXISTING WALL CONSTRUCTION
	AREA NOT IN CONTRACT

DATE	USE PERMIT
11/06/23	

S.A.P. -  
PROPOSED SITE  
PLAN

**SAP12**  
Project Number

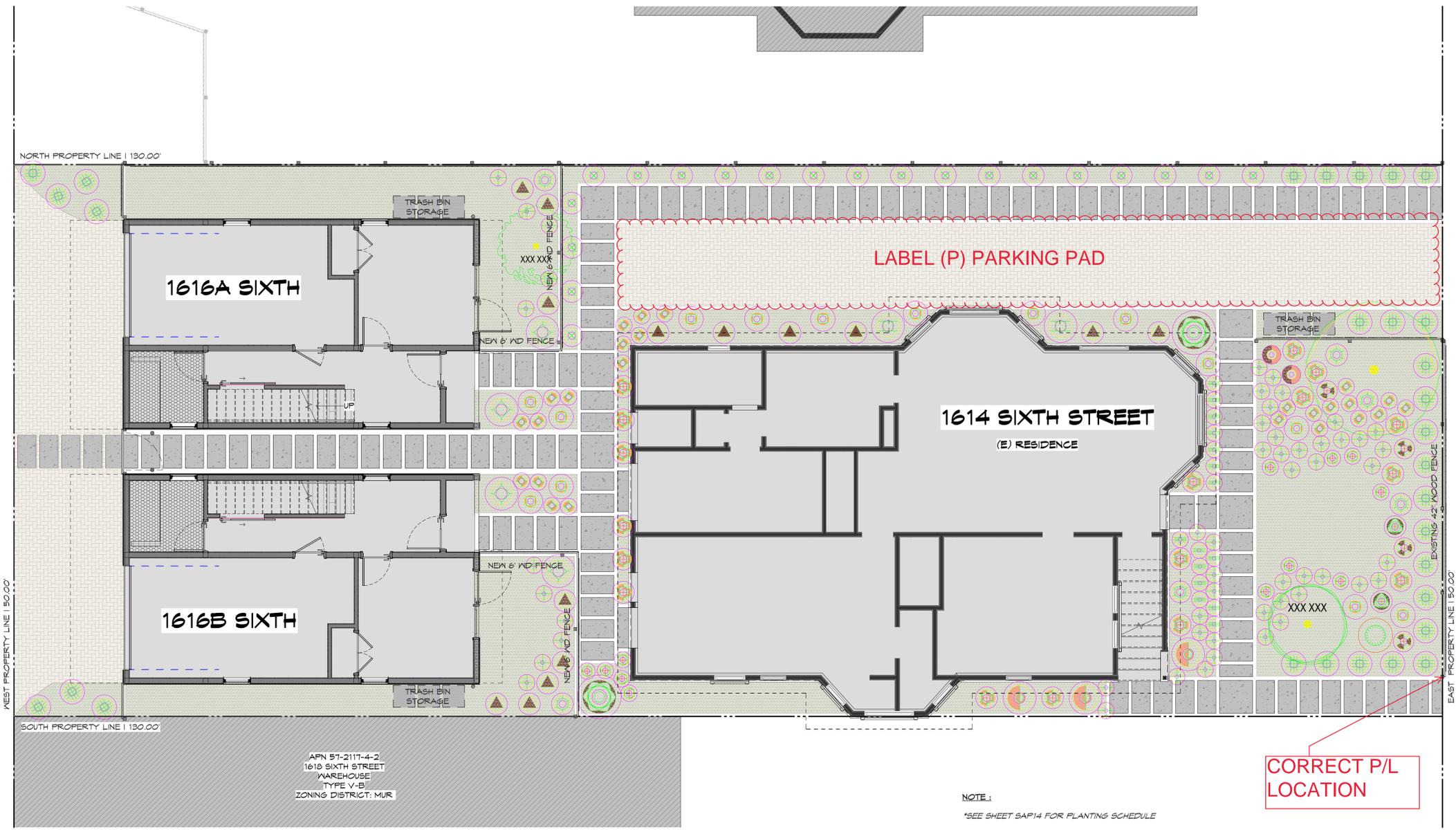


APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

11/26/23	USE PERMIT

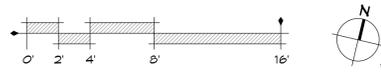
S.A.P. -  
LANDSCAPE  
PLAN

**SAP13**  
PROJECT Number



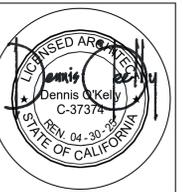
**CORRECT P/L LOCATION**

**NOTE:**  
\*SEE SHEET SAP14 FOR PLANTING SCHEDULE  
ALL LANDSCAPE ELEMENTS TO BE CONSISTENT WITH THE STATE OF CALIFORNIA WATER EFFICIENCY LANDSCAPE ORDINANCE (NELO) STANDARDS  
THE SUBJECT PROJECT DOES NOT INCLUDE 50 CUBIC YARDS OF CUT AND/ FILL.  
NEW OR REPLACED IMPERVIOUS SURFACES < 2,500sf



LANDSCAPE LEGEND	
	PERMEABLE PAVER (RATED TO BE DRIVEN ON)
	CONCRETE PAVERS (RATED TO BE DRIVEN ON)
	LANDSCAPED AREA w/ PERMEABLE GROUNDCOVER (MULCHED OR SIMILAR)

**1 LANDSCAPE PLAN - S.A.P.**  
3/16" = 1'-0"



**TREE SCHEDULE**

NOTE: ALL QUANTITIES SUBJECT TO CHANGE AND TO BE VERIFIED BY CONTRACTOR ON PLANS.											
SYMBOL	KEY	DESCRIPTION	SIZE	SPACING	HEIGHT	SPREAD	WUCOLS	QUANTITY	REMARKS	NATIVE	DETAIL
	PR	WESTERN SYCAMORE <u>PLATANUS RACEMOSA 'ROBERTS'</u>	36" BOX	SEE LAYOUT	40'	30'	M			Y	
	AM	STRAWBERRY TREE <u>ARBUTUS MARINA</u>	24" BOX	SEE LAYOUT	20'	12'	L			Y	
	AP	JAPANESE MAPLE <u>ACER PALMATUM 'SEIRYU'</u>	24" BOX	SEE LAYOUT	25'	18'	M				

**UNDERSTORY SCHEDULE**

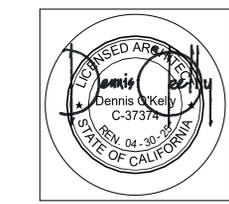
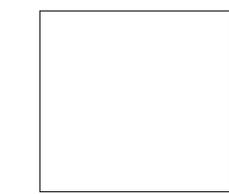
NOTE: ALL QUANTITIES SUBJECT TO CHANGE AND TO BE VERIFIED BY CONTRACTOR ON PLANS.											
SYMBOL	KEY	DESCRIPTION	SIZE	SPACING	HEIGHT	SPREAD	WATER	QUANTITY	REMARKS	NATIVE	DETAIL
	MC	PACIFIC WAX MYRTLE <u>MYRICA CALIFORNICA</u>	5 GAL	36" O.C.	20'-30' SEE REMARKS	10'-20' SEE REMARKS	L		HEDGE TO 7' HIGH, 3-4' WIDE IN LATE SPRING	Y	
	RC	COFFEEBERRY <u>RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'</u>	1 GAL	SEE PLANS	3-4'	4-5'	L			Y	
	AC	COUSIN ITT PLANT <u>ACACIA COGNATA 'COUSIN ITT'</u>	1 GAL	SEE PLANS	2'	3-4'	L				
	MM	HONEY BUSH <u>MELIANTHUS MAJOR</u>	5 GAL	SEE PLANS	5-6'	6-8'	M				
	MANZANITA	<u>ARCTOSTAPHYLOS DENSIFLORA</u> 'HOWARD'	MC MIN 6 GAL	SEE PLANS	5-8'	5-6'	VL			Y	
	BS	ANGEL'S TRUMPET <u>BRUGMANSIA SP.</u>	15 GAL	SEE PLANS	8-12'	8-10'	M				
	PJ	JAPANESE ANDROMEDA <u>PIERIS JAPONICA 'MOUNTAIN FIRE'</u>	1 GAL	SEE PLANS	4-8'	3-6'	M				
	HM	ISLAND ALUM ROOT <u>HEUCHERA MAXIMA</u>	1 GAL	SEE PLANS	1'-2'	1'-2'	M			Y	
	PH	FOOTHILL BEAR TONGUE <u>PENSTEMMON HETEROPHYLLUS</u>	1 GAL	SEE PLANS	18"	1'-2'	L			Y	
	EK	SANTA BARBARA DAISY <u>ERIGERON KARVINSKIANUS</u>	1 GAL	SEE PLANS	1'-2'	3-4'	L				
	EP	TOWER OF BELLS <u>ECHILUM PININANA</u>	1 GAL	SEE PLANS	8-10'	1'-2'	L		BIENNIAL		
	SC	CLEVELAND SAGE <u>SALVIA CLEVELANDII 'WINNIFRED GILMAN'</u>	1 GAL	SEE PLANS	1'-2'	8-15'	L			Y	
	MR	DEERGRASS <u>MUHLENBERGIA RIGENS</u>	1 GAL	SEE PLANS	3' 5' FLOWERING	3-4'	L			Y	
	FC	CALIFORNIA FESCUE <u>FESTUCA CALIFORNICA</u>	1 GAL	SEE PLANS	1'-2'	1'-2'	L			Y	
	WF	WOODWARDIA FIMBRIATA <u>GIANT CHAIN FERN</u>	1 GAL	SEE PLANS	3-4'	4-5'	M			Y	
	TA	BLACK-EYED SUSAN VINE <u>THUNBERGIA ALATA</u>	2 GAL	4' O.C.	CLIMBING TO 15'	SPREADING TO 20'	M				
	AA	FOXGLOVE AGAVE <u>AGAVE ATTENUATA</u>	2 GAL	SEE PLANS	2-4'	3-4'	L			Y	
	RS	FLOWERING GOOSEBERRY <u>RIBES SANGUINEUM</u>	5 GAL	SEE PLANS	6-10'	5-6'	M			Y	

APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
 OWNER: 1614 SIXTH STREET, LLC  
 1614 6TH STREET - BERKELEY, CA

DATE	USE PERMIT

S.A.P. -  
 LANDSCAPE  
 PLANTING  
 SCHEDULE

**SAP14**  
 PROJECT \_\_\_\_\_ Project  
 Number \_\_\_\_\_



APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

11/26/23	USE PERMIT

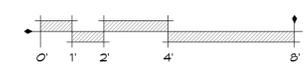
S.A.P. - FLOOR PLANS

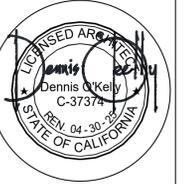
**SAP21**  
PROJECT \_\_\_\_\_ Project Number \_\_\_\_\_



6/26/2024 6:15:42 PM

**1** GROUND LEVEL PLANS - S.A.P.  
3/8" = 1'-0"



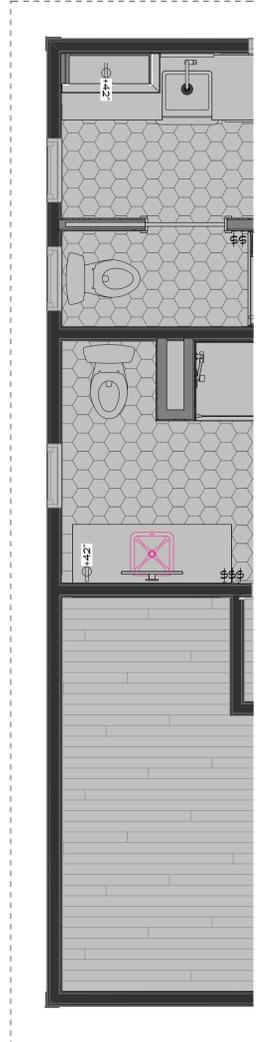


APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

11/06/23	USE PERMIT

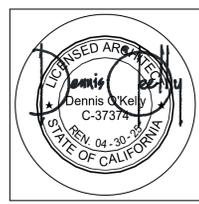
S.A.P. - FLOOR PLANS

**SAP22**  
PROJECT \_\_\_\_\_  
Project Number \_\_\_\_\_



6/26/2024 6:15:44 PM

**1** SECOND LEVEL PLANS - S.A.P.  
3/8" = 1'-0"

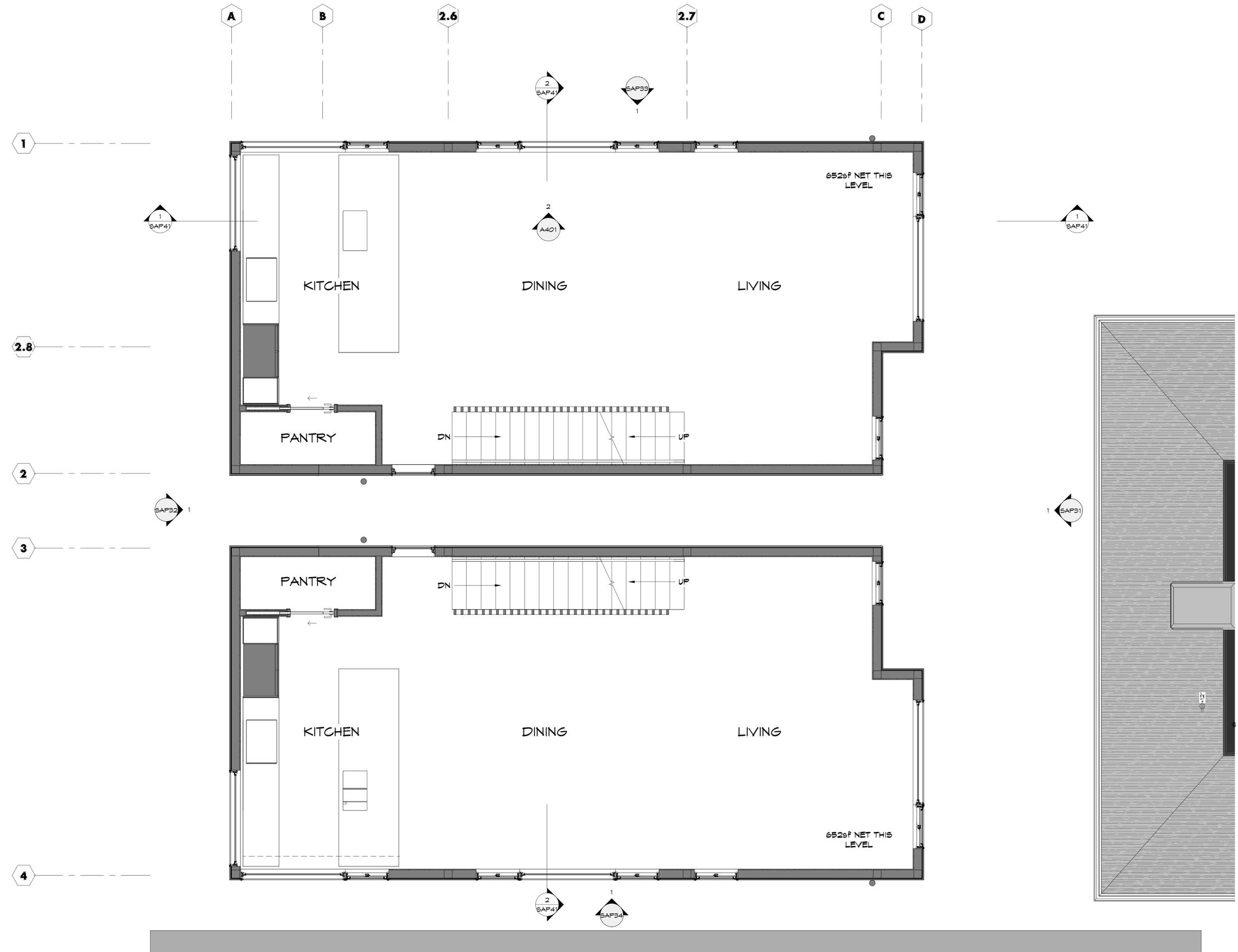


APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

11/06/23	USE PERMIT

S.A.P. - FLOOR PLANS

**SAP23**  
PROJECT \_\_\_\_\_  
Project Number \_\_\_\_\_



6/26/2024 6:15:46 PM

**1** THIRD LEVEL PLANS - S.A.P.  
3/8" = 1'-0"



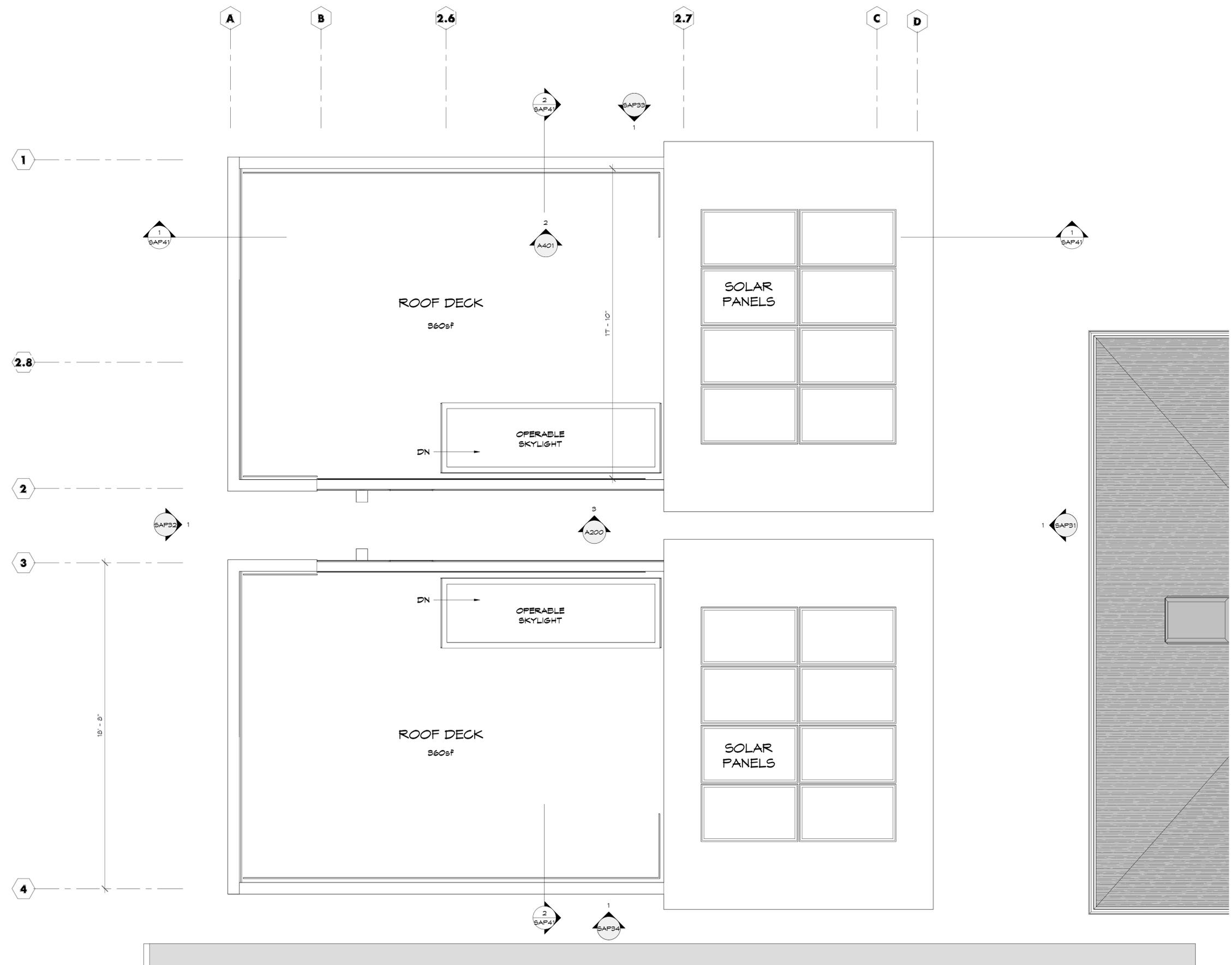


APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

11/06/23	USE PERMIT

S.A.P. - ROOF PLANS

**SAP24**  
PROJECT \_\_\_\_\_  
Project Number \_\_\_\_\_



**1** ROOF & ROOF DECK PLANS - S.A.P.  
3/8" = 1'-0"

6/26/2024 6:15:47 PM



APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

DATE	USE PERMIT

S.A.P. -  
ELEVATIONS

**SAP31**  
Project Number

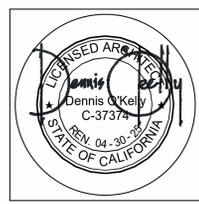


**1** EAST ELEVATION - S.A.P.  
3/8" = 1'-0"

6/26/2024 6:16:02 PM



1 WEST ELEVATION - S.A.P.  
3/8" = 1'-0"

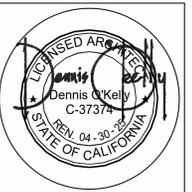
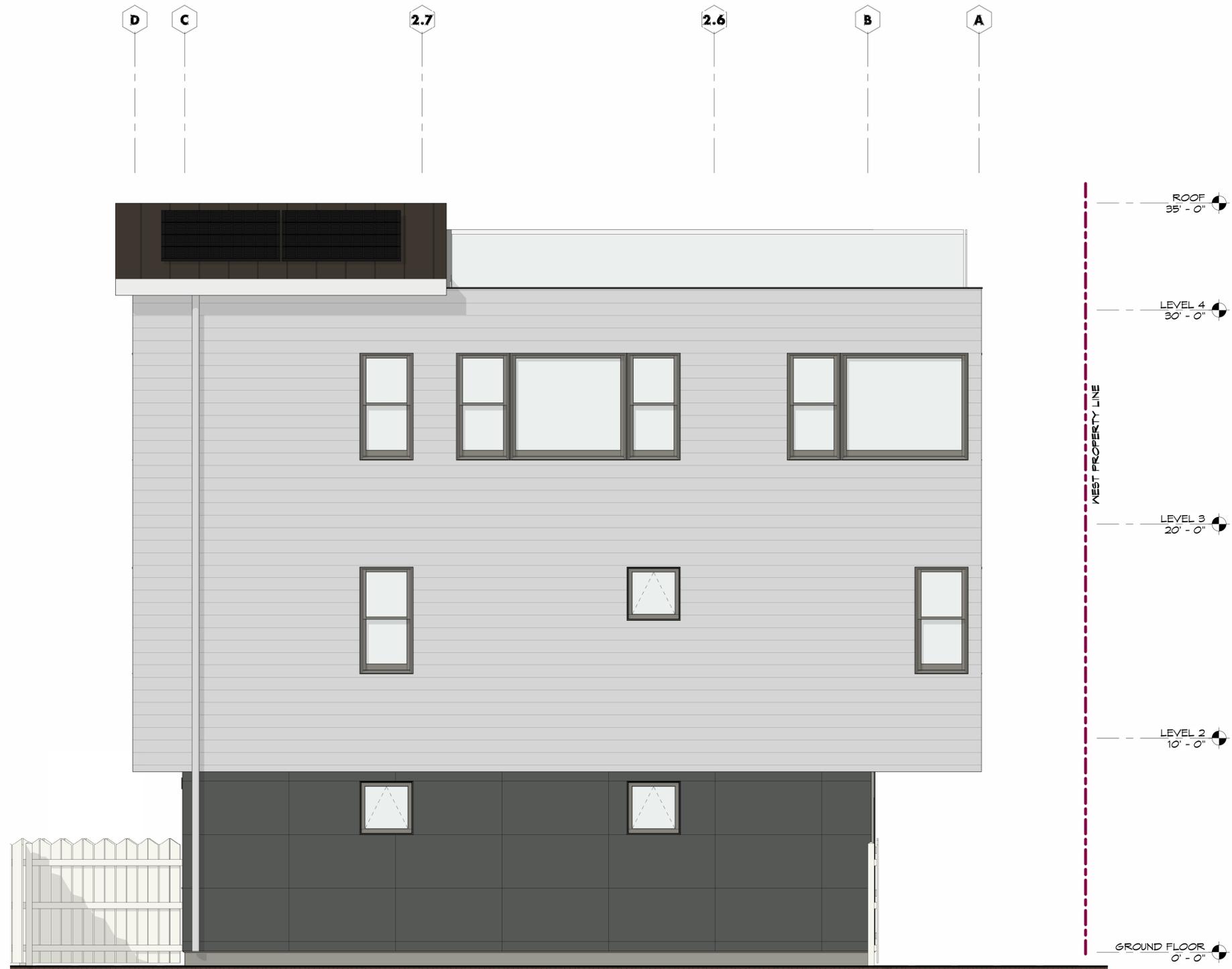


APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

11/06/23	USE PERMIT

S.A.P. -  
ELEVATIONS

**SAP32**  
PROJECT \_\_\_\_\_ Project  
Number \_\_\_\_\_



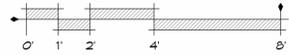
APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

11/06/23	USE PERMIT

S.A.P. -  
ELEVATIONS

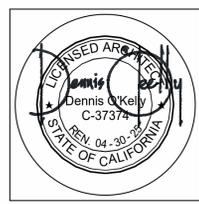
**SAP33**  
PROJECT \_\_\_\_\_ Project  
Number \_\_\_\_\_

**1** NORTH ELEVATION - S.A.P.  
3/8" = 1'-0"





1 SOUTH ELEVATION - S.A.P.  
3/8" = 1'-0"

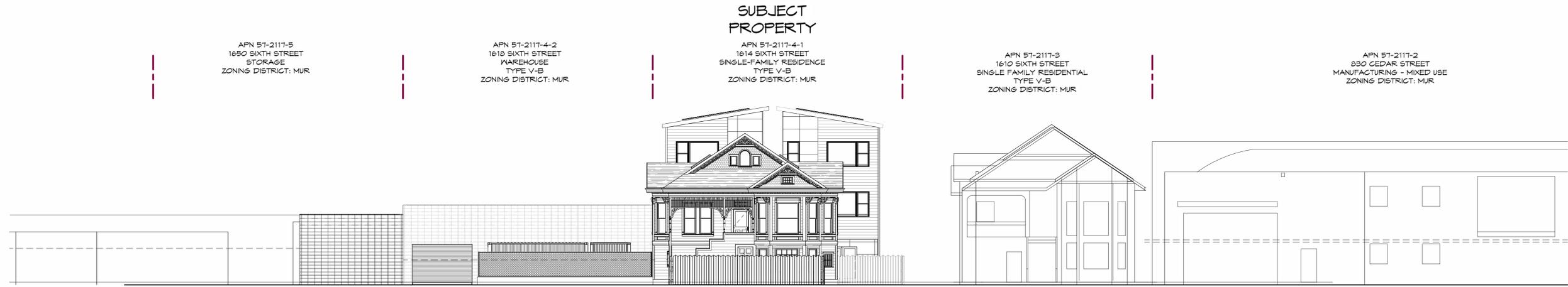


APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

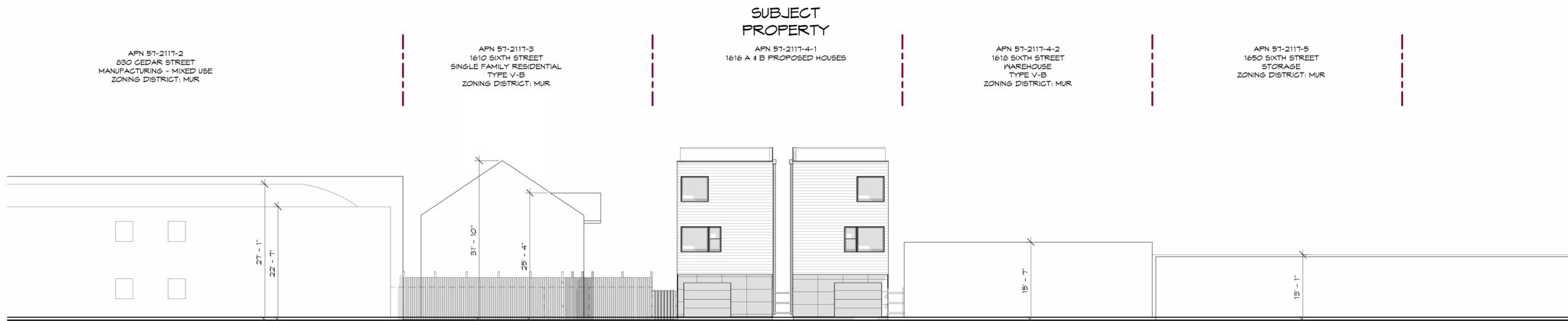
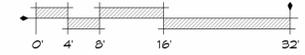
11/26/23	USE PERMIT

S.A.P. -  
ELEVATIONS

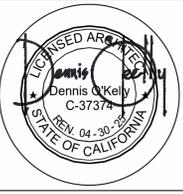
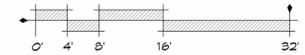
**SAP34**  
PROJECT \_\_\_\_\_  
Number \_\_\_\_\_



1 SIXTH STREET ELEVATION - S.A.P.  
3/32" = 1'-0"



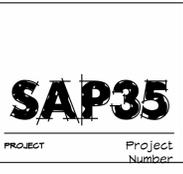
2 JERONIMUS ALLEY ELEVATIONS - S.A.P.  
3/32" = 1'-0"

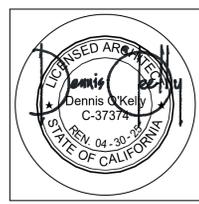
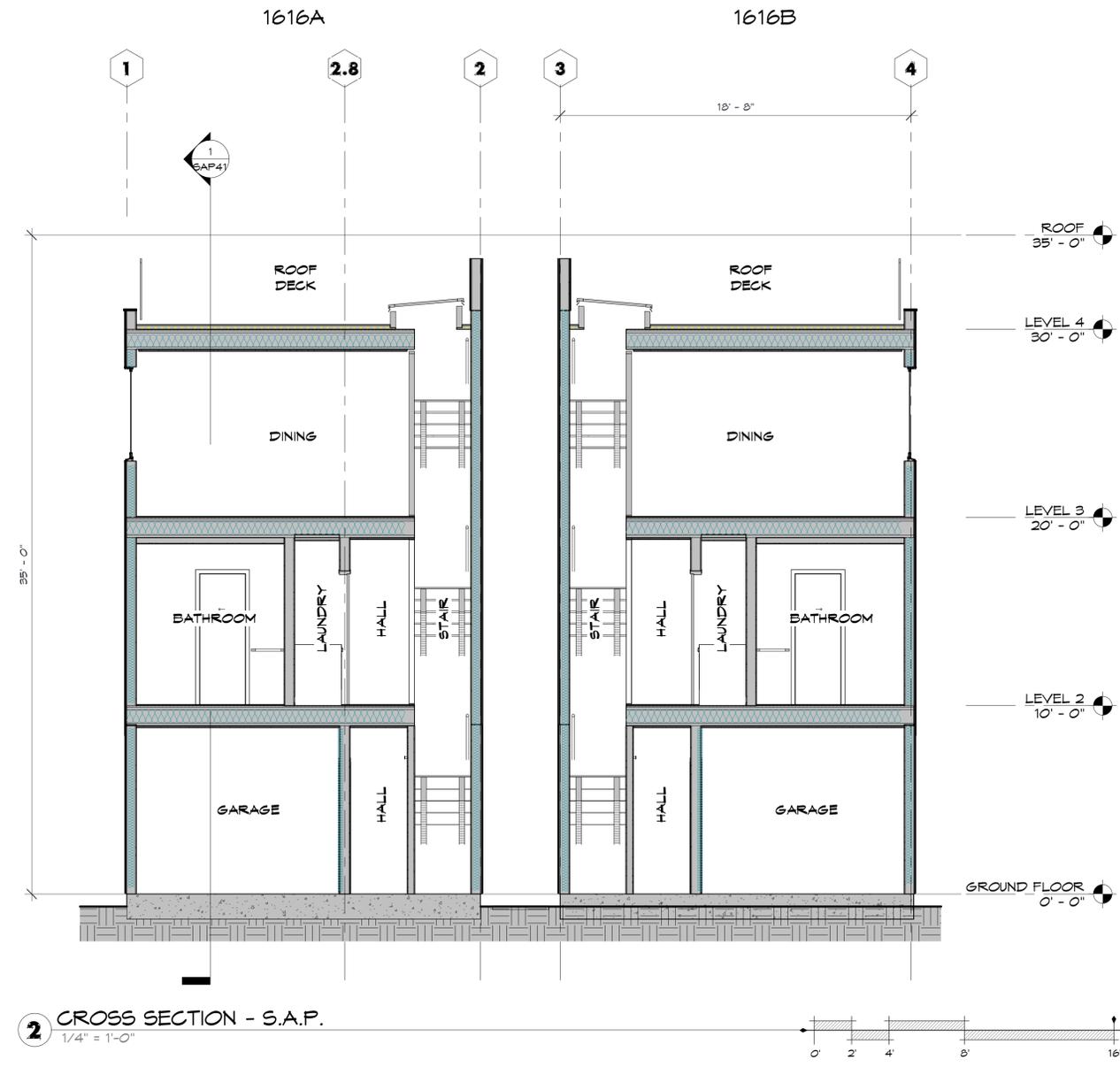
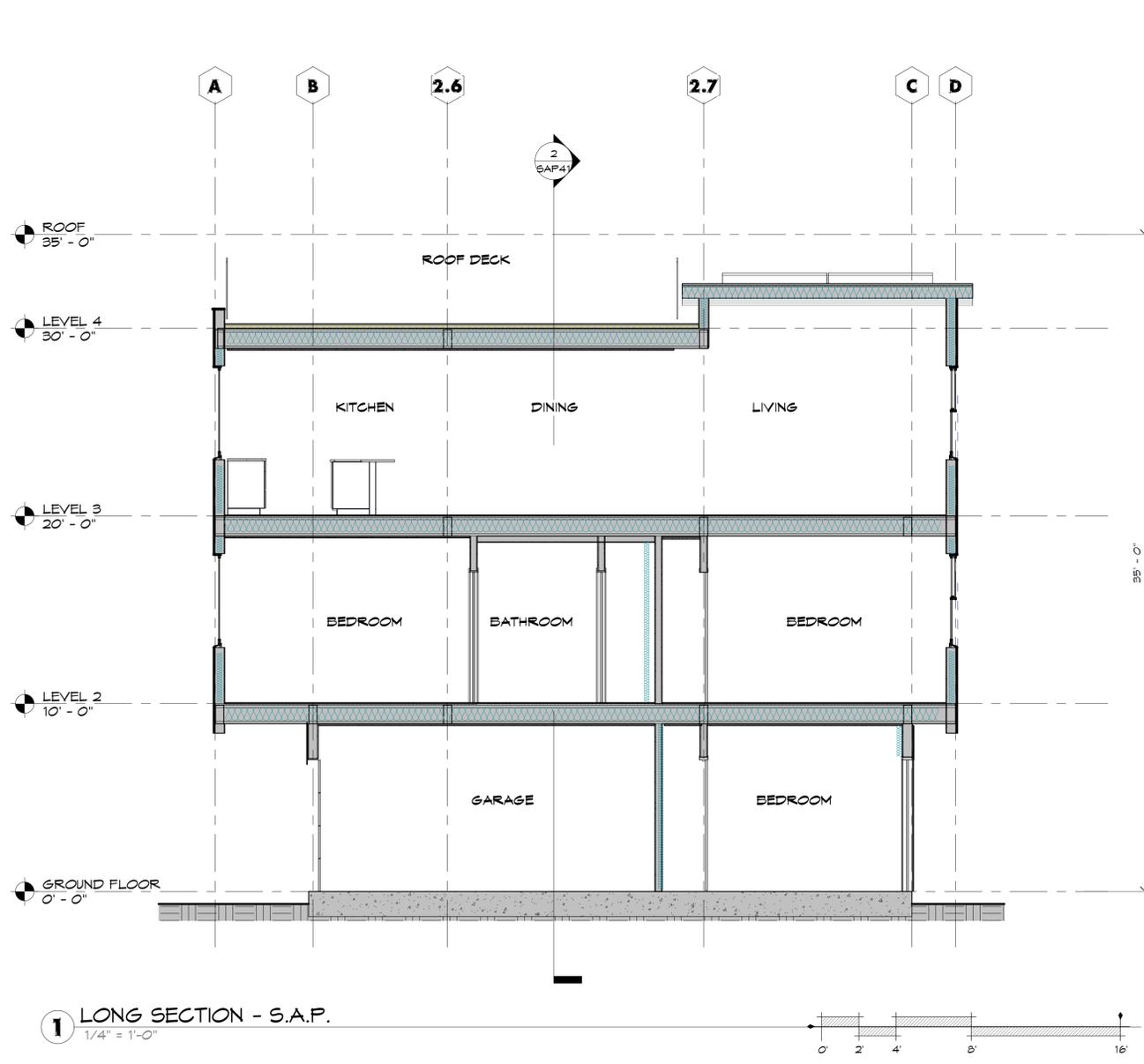


APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

11/26/23	USE PERMIT

S.A.P. - STREET ELEVATIONS

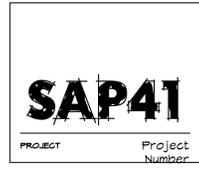


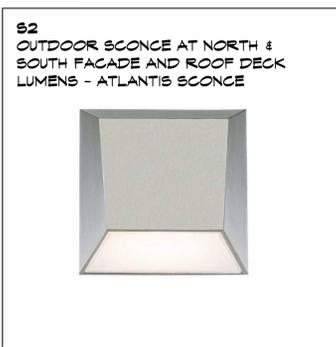
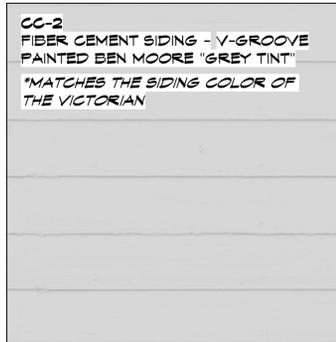


APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
 OWNER: 1614 SIXTH STREET, LLC  
 1614 6TH STREET - BERKELEY, CA

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S.A.P. - SECTION DRAWINGS

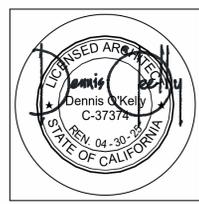
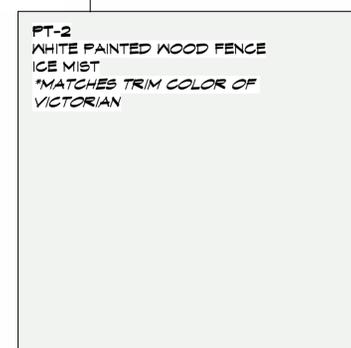
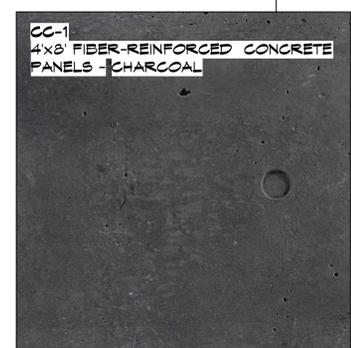




ADJUSTABLE STANDOFF RAILING SYSTEM  
OR LAURENCE  
CLEAR TEMPERED GLAZING



4"x4" EXTRUDED ALUMINUM DOWNSPOT  
PAINTED "GREY TINT" TO MATCH SIDING

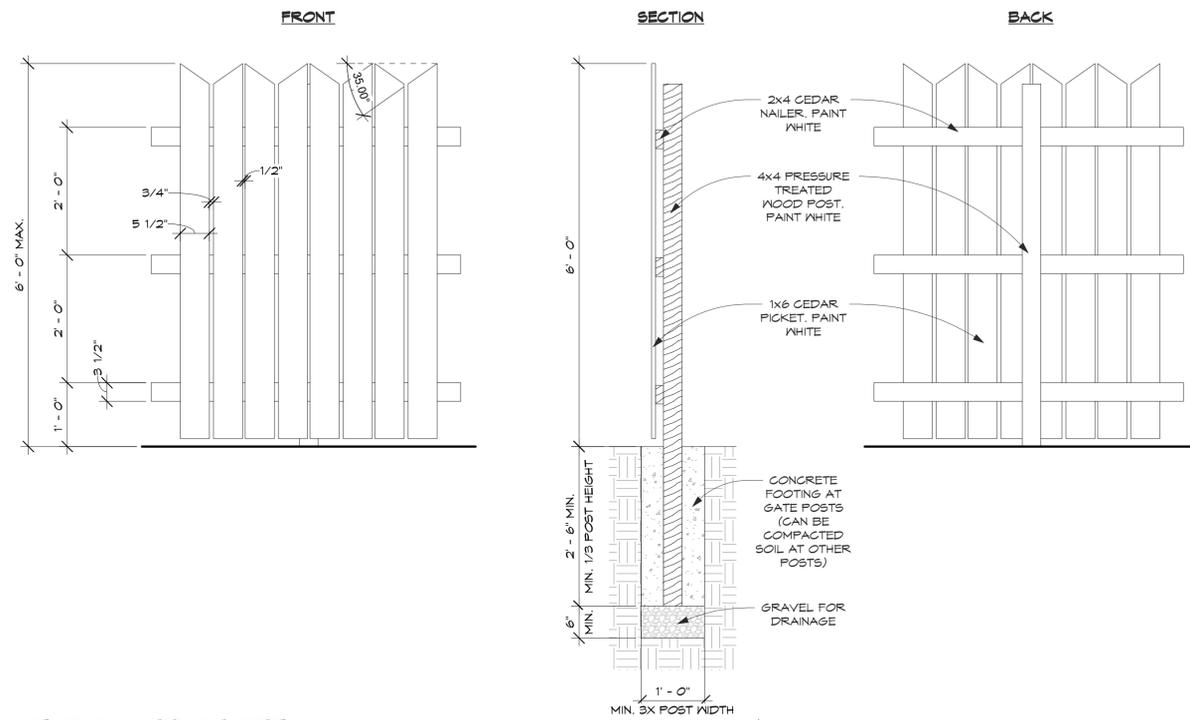


APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

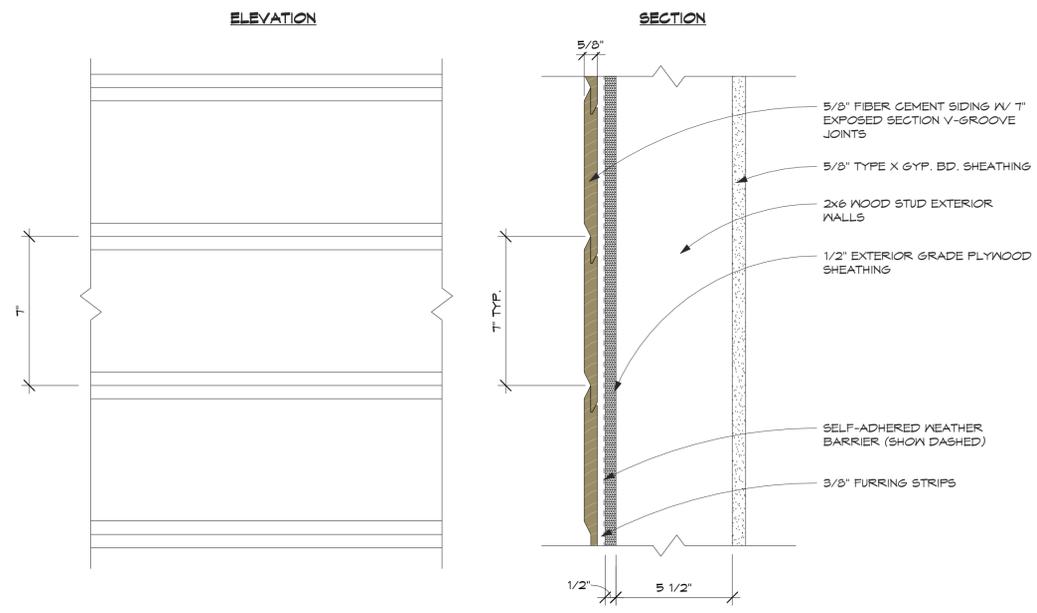
04/05/24	USE PERMIT

S.A.P. -  
MATERIALS  
BOARD

**SAP51**  
Project  
Number

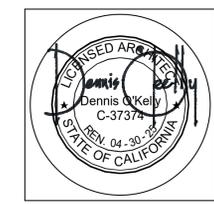
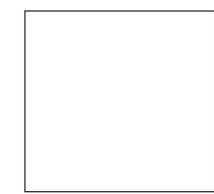


**1** TYPICAL FENCE DETAIL  
3/4" = 1'-0"



**GENERAL NOTE:**  
THE (N) FIBER CEMENT SIDING MATCHES THE T' EXPOSED SECTION OF THE SIDING ON THE ADJACENT VICTORIAN. THE SIDING ON THE VICTORIAN ALSO HAS A V-GROOVE PROFILE

**2** SIDING PROFILE DETAILS  
3" = 1'-0"

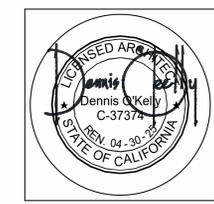
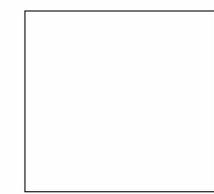


APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

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S.A.P. - DETAILS



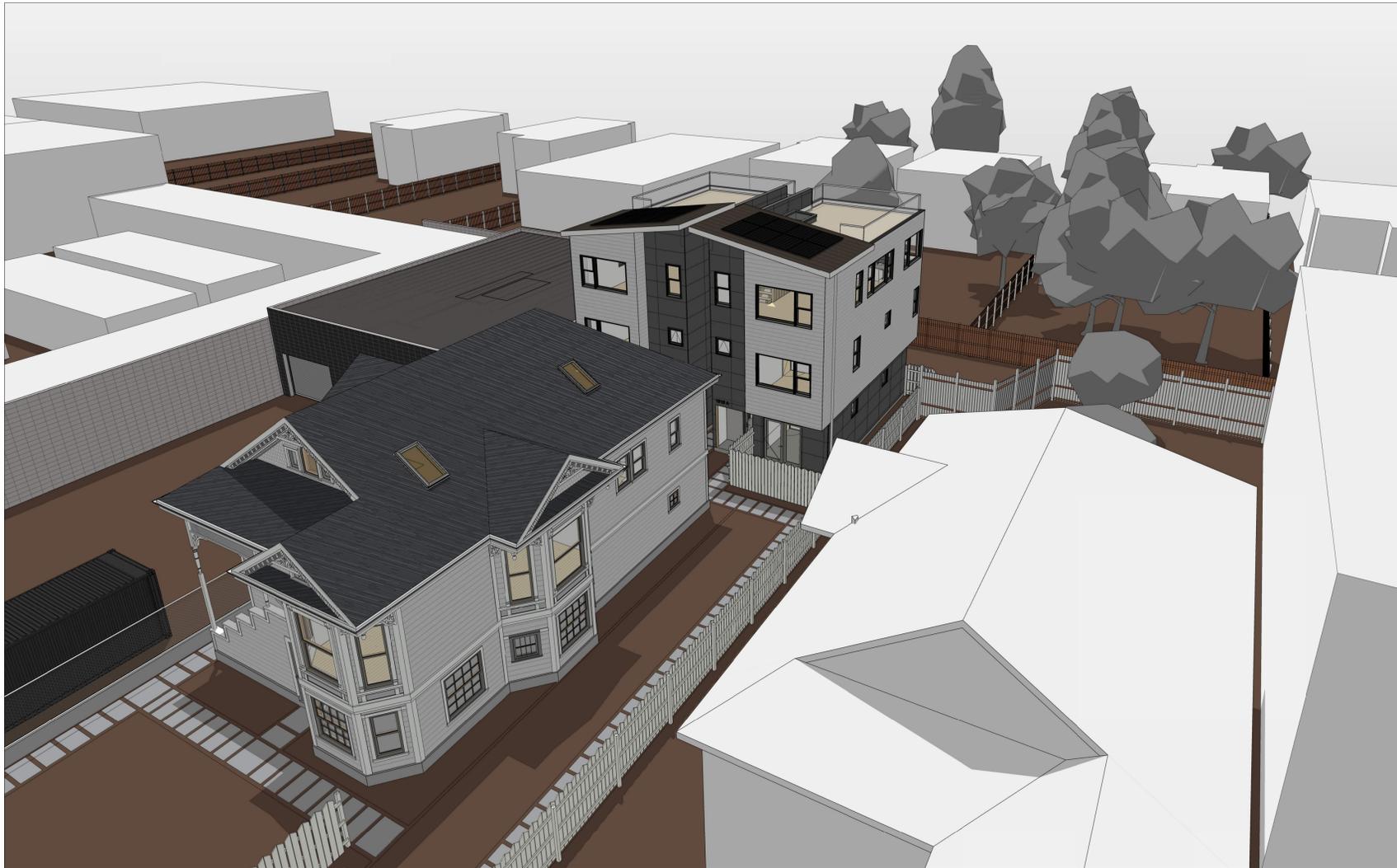


APN 57-2117-4-1  
**1614 6TH ST. - S.A.P. REV. 1**  
OWNER: 1614 SIXTH STREET, LLC  
1614 6TH STREET - BERKELEY, CA

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S.A.P. -  
ADDITIONAL 3D  
VIEWS

**SAP71**  
PROJECT Number



6/26/2024 6:19:00 PM