

D E S I G N  
R E V I E W  
C O M M I T T E E  
S T A F F R E P O R T

For Committee Decision  
FEBRUARY 20, 2025

## 2700 NINTH STREET PRELIMINARY DESIGN REVIEW MODIFICATION

**Design Review MODDRCP2024-0007** to modify approved use permit to a one-story, 6,026 square foot animal shelter with an exterior dog kennel pavilion, and outdoor greeting courtyard. On-site parking will be eliminated.

### I. Introduction

This project is located on the southwest corner of Ninth and Carleton Streets and is located in the MUR Mixed Use-Residential zoning district.

The previous design was before the Design Review Committee (DRC) on February 20, 2014 where the project received a favorable recommendation to the Zoning Adjustments Board (ZAB) with direction for Final Design Review (FDR). That summary is further on in this report for your reference. ZAB approved the Use Permit for that design on May 14, 2015. This design modification proposes to house the facility on one floor, instead of two and use the previously approved parking area for outside kennel space. This review is for the modification to the previously recommended Preliminary Design Review project

### II. Background

This project consists of a new one-story, 6,026 square foot animal shelter with an exterior dog kennel pavilion, and outdoor greeting courtyard. On-site parking will be eliminated.

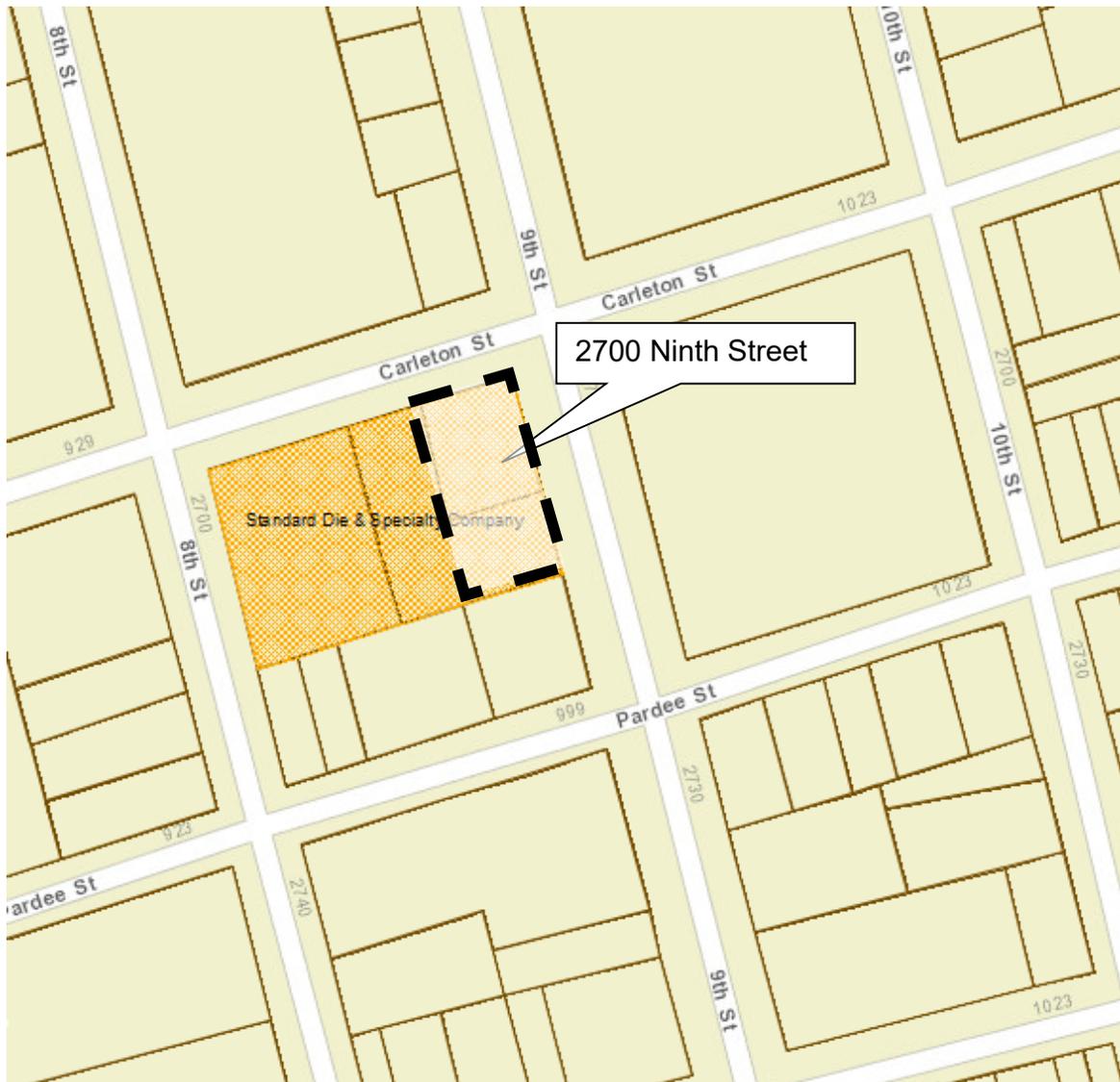
The existing animal shelter has been at this location since 1927, with expansions and addition of the hospital in the late 1950's. In May 2010, a fire destroyed major portions of the Berkeley Humane shelter, leaving the BHS operating out of about one quarter of the building. Since it is a non-residential structure more than 40 years old, the demolition requires referral to the Landmarks Preservation Commission (LPC). LPC reviewed the project on February 6, 2014 and took No Action on the referral.

### III. Project Setting

#### A. Neighborhood/Area Description:

This site is located in the MUR Mixed Use-Residential zoning district. The site has industrial/light manufacturing buildings to the north and east, a warehouse to the west and live/work spaces to the south.

**Figure 1: Vicinity Map**



**Note:** Double-hatched shading indicates landmarked properties (This site is not a Landmark)

**Table 1: Land Use Information**

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Animal Shelter and Hospital	MUR	MU
Surrounding Properties	North	Industrial/Light Manufacturing and Restaurant	MULI	M
	South	Live/Work	MUR	MU
	East	Surface Parking Lot	MUR	MU
	West	Warehouse under same ownership	MUR	MU

**Table 2: Development Standards**

MU-R Development Standards BMC Sections 23.206.090		Existing	2015 Approved Total	Proposed Change	2025 Proposed Total	Permitted / Required
Lot Area (sq. ft.)		13,468 sq. ft. (includes lot line adjustment)	13,468 sq. ft.	No change	No change	-
Gross Floor Area (sq. ft.)		16,538 sq. ft.	13,211 sq. ft.	(3,924 sq. ft.)	6,026 building 3,262 dog pavilion	-
Building Height	Maximum	23'	31'	(-6')	25'	35'
	Stories	2	2	1	1	2
Building Setbacks	Front (Carleton St)	0	5'	No change	5'	5'
	Rear (south)	0	0	No change	0	0
	Left Side (west)	0	0	No change	0	0
	Right Side (Ninth St)	0	5'	No change	5'	5'
Usable Open Space		0	0	2,845	2,845	0
Parking	Automobile	7	7	(-7)	0	0
	Bicycle	0	7	(-1)	6	1 per 2,000 sq. ft.

**IV. Design Review Guidelines**

Following are several key guidelines in the City-Wide Design Review Guidelines which relate closely to this project.

- **ARTICULATION** Street facades in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.
- **WALLS and FENCES** Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided.
- **SIDEWALK AREAS** Sidewalk areas should include landscaping that is coordinated with the neighborhood design.

- **BUILDING ENTRANCES** Entrance points should be clearly defined and easily identifiable by pedestrians by appropriate locations and by elements such as awnings, signage, artwork, or changes in paving material to define the entry point.
- **PARKING** If not placed underground, behind buildings, or in interior courts, it should incorporate adequate landscaping or artwork for visual screening. Shading of at least fifty percent (50%) of the surface is encouraged to reduce heat buildup and to improve visual appearance.

The complete City-wide Design Review Guidelines are located with the Design Review Submittal Application. The full guidelines can be accessible online at: [DR Basic Submittal Packet.pdf](#)

## V. Summary from the DRC Meeting on February 20, 2014

***Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review; either of the two color schemes presented would be appropriate. MOTION (Allen, Williams) VOTE (6-0-0-1) Olson - absent.***

### ***Recommendations:***

- *Wood will require maintenance.*
- *Detail the cat windows carefully or dirt will streak the walls when it rains.*
- *Consider adding a tree in the parking lot if possible.*
- *Committee was mixed on the orange color in one of the scheme. While some thought it was not successful, others that the vibrant color had merit.*
- *Many thought the new color scheme was simpler and more rational.*
- *Yellow window frames were not encouraged.*
- *Committee would like to see if the graphic could be larger and fit on the blank grey area for added interest.*
- *Be careful detailing the stucco around the windows, so it doesn't crack.*

## VI. Project Description

### A. Requested Use Permits

- Use Permit Modification pursuant to Berkeley Municipal Code (BMC) Section 23.404.070(B) to modify an approved discretionary permit;
- Administrative Use Permit pursuant to BMC Section 23.304.060(D)(1) for an unenclosed accessory structure (dog pavilion, trash/utility enclosure);
- Administrative Use Permit pursuant to BMC Section 23.304.080(A) for a gate/fence/wall over 6-feet in height; and
- Administrative Use Permit pursuant to BMC Section 23.302.020 to establish an outdoor use (meet and greet courtyard).

## **B. CEQA Determination**

The City will refer to the previous Infill Environmental Checklist pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183.3.

## **VII. Issues and Analysis**

### **A. Changes Since the Previous Submittal:**

- Design proposed is now one-story with outdoor kennels and courtyard located to the south of the main structure.
- Main entry lobby still remains on Ninth, but is closer to outside kennels and dog visiting area.
- Proposed design features substantial raised corner parapet as well as sidewalk planters.
- Proposed materials are on the exterior elevations, Sheet A-30.
- Proposed landscaped areas are shown on the Site Plan, Sheet L-1.0. and the Preliminary Planting Plan is shown on Sheet L6.0.

### **B. Issues for Discussion:**

- Building Design
- Building Materials / Colors
- Elevation Design
- Landscape Plan

## **VIII. Recommendation**

Staff recommends that the DRC discuss the above issues and forward a favorable recommendation to ZAB for the use permit modification with any conditions if necessary and specific direction for Final Design Review.

### **Attachments:**

1. Plans, received February 6, 2025
2. Applicant's Statement, received November 7, 2024
3. Approved Use Permit Plans, approved May 14, 2015

**Staff Planner:** Anne Burns, [aburns@berkeleyca.gov](mailto:aburns@berkeleyca.gov) (510) 981-7410





CORNER PERSPECTIVE  
 NOT TO SCALE

# BERKELEY HUMANE

## 2700 Ninth St. Berkeley, CA 94710

**ANIMAL ARTS**

architecture • animals • people

2790 VALMONT ROAD  
 BOULDER CO, 80304

VICKI J. POLLARD 303.444.5876

### SCOPE OF WORK - PROJECT DESCRIPTION

BERKELEY HUMANE PLANS TO CONSTRUCT A NEW CAMPUS AT 2700 NINTH ST. THE PROJECT CONSISTS OF ONE NEW SINGLE-STORY MAIN BUILDING INCLUDING A PET ADOPTION FACILITY WITH ADMINISTRATIVE OFFICES, A VETERINARY HOSPITAL, AS WELL AS A DOG PAVILION WITH ACCESSORY STORAGE, FOOD PREP AREA, AND A COURTYARD.

SITE WORK INCLUDES: THE DEMOLITION OF THE EXISTING TWO-STORY, 16,538 SQUARE-FOOT ANIMAL SHELTER BUILDING AND FREESTANDING EXTERIOR DOG KENNELS. THE ENTIRE SITE WILL FEATURE NEW LANDSCAPING, SIDEWALKS, AND BIO-RETENTION PLANTERS.

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### DIRECTORY

<b>OWNER</b> BERKELEY HUMANE CONTACT: Jeffrey Zerwekh ADDRESS: 2700 Ninth St Berkeley, CA 94710 PHONE: 510.845.7735 x 209 E-MAIL: jzerwekh@berkeleyhumane.org	<b>MECHANICAL/PLUMBING</b> 20/20 ENGINEERING CONTACT: Jerry Oglesbee ADDRESS: 2051 Dogwood St Louisville, CO 80027 PHONE: 303.926.0020 E-MAIL: jerry@2020engineer.com	<b>ELECTRICAL</b> AE DESIGN CONTACT: Flory Hamstra ADDRESS: 1900 Wazee St. Suite 205 Denver, CO 80202 PHONE: 720.598.2367 E-MAIL: fhamstra@aedesign-inc.com
<b>ARCHITECT</b> ANIMAL ARTS DESIGN STUDIOS ARCHITECT: Vicki Pollard CONTACT: Emily Quebedeaux ADDRESS: 2790 Valmont Road Boulder, Colorado 80304 PHONE: 720.673.8280 E-MAIL: emily@animalarts.com	<b>LANDSCAPE</b> JOHN NORTHMORE ROBERTS & ASSOCIATES, INC. CONTACT: John N. Roberts ADDRESS: 2927 Newbury Street, Suite B Berkeley, CA 94703 PHONE: 510.908.2066 E-MAIL: john@johnnorthmoreroberts.com	<b>STRUCTURAL</b> TIPPING CONTACT: Adrian Ku ADDRESS: 1906 Shattuck Avenue, Berkeley, CA 94704 PHONE: 510.549.1906 ext 230 E-MAIL: a.ku@tippingstructural.com
<b>ALIQUOT</b> CONTACT: Robert C. Wong ADDRESS: 255 3rd St. Ste. 103 Oakland, CA 94607 PHONE: 925.476.2330 E-MAIL: rwong@aliquot.com		

### SUMMARY OF CHANGES

	<u>EXISTING APPROVAL</u>	<u>PROPOSED</u>	<u>ZONING ORDINANCE DATA</u>
DEMO:	16,538 sq ft	SAME	APPLICABLE CODES: BMC, CBC 2022
NEW:	13,211 sq ft / 2 stories	6,026 SQ FT / 1 STORY	ZONING: MU-R
OUTDOOR DOG PAVILLION:	N/A	3,262 SQ FT (COVERED)	FIRE ZONE: 1
PAVED PARKING:	2,901 SQ FT	N/A	FLOOD ZONE: NO
COURTYARD:	N/A	2,639 SQ FT (TOTAL) 1,052 SF FT (RETRACTABLE AWNING)	LOT SIZE: 13,468 SF
TRASH ENCLOSURE:	BEHIND PARKING	CLOSER TO EAST LOT LINE (9TH STREET)	FAR: .69 (1 permitted)
VAN ACCESSIBLE PARKING:	SW CORNER	1 ON-STREET ADA PARKING SPOT (9TH STREET) NO PARKING IS REQUIRED PER BMC 23.322.020(D)	
PROPOSED USES:	OFFICES, BUSINESS, VETERINARY OFFICE, HOSPITAL & KENNELS	NO CHANGE	
BICYCLE PARKING:	3 BIKE RACKS	3 BIKE RACKS (BMC 23.322.090 & BBP 2017, APPENDIX F)	
CONSTRUCTION TYPE:	V-B	NO CHANGE	
OCCUPANCY GROUP:	B	NO CHANGE	

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**Berkeley Humane**  
 2700 Ninth St  
 Berkeley, CA 94710  
 Zoning: MU-R

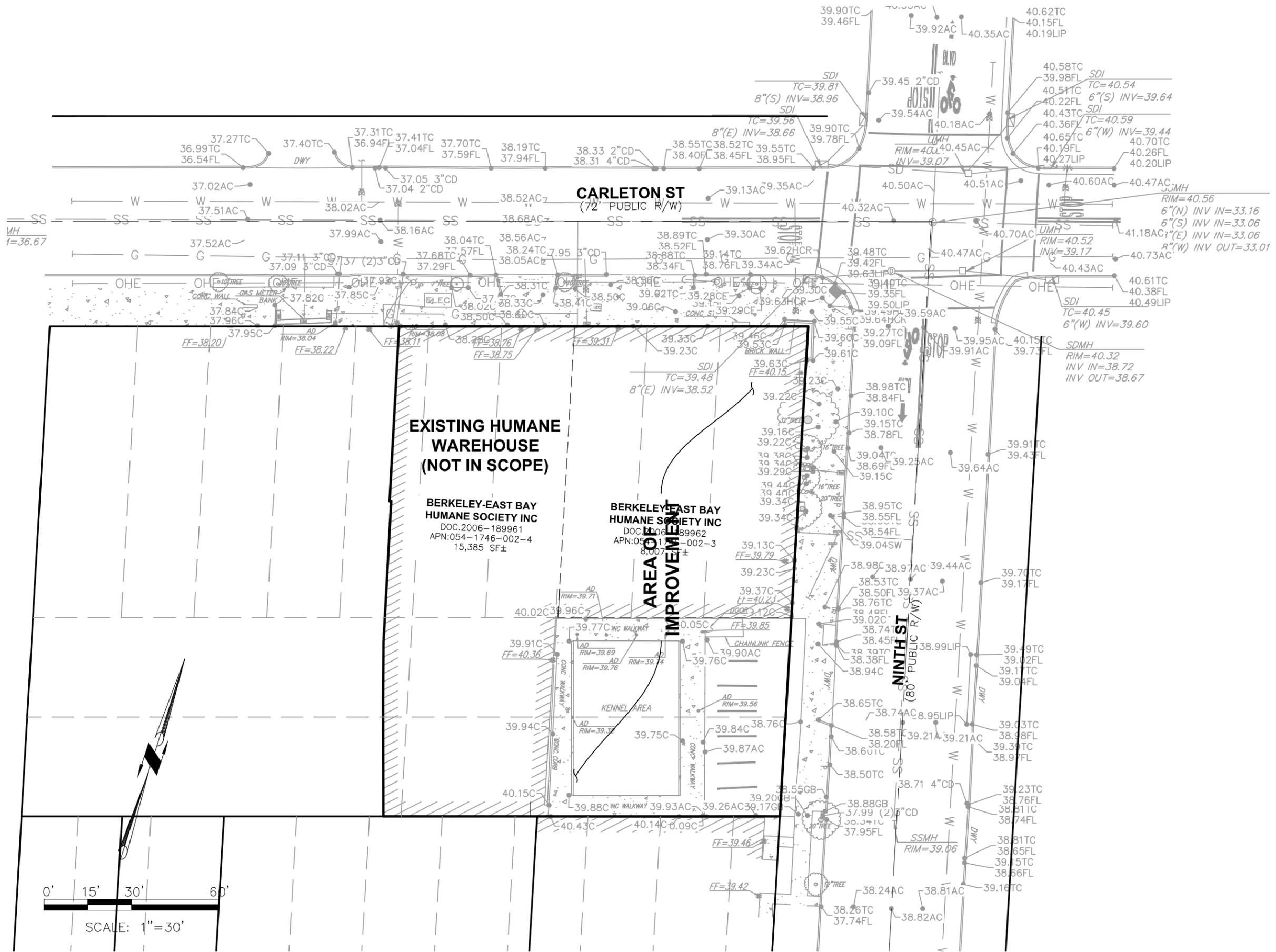
PROJECT APPLICANT:  
 Jeffrey Zerwekh  
 2700 Ninth St, Berkeley, CA 94710  
 510.845.7735 x 209

DRAWING TITLE  
**COVER SHEET**

DATE: 10/31/2024

**CS-0**

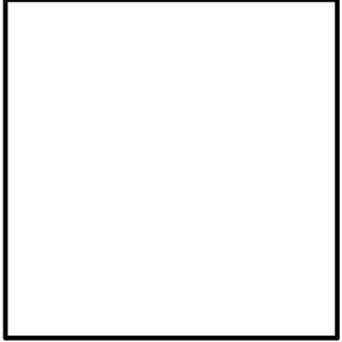
CONSTRUCTION DOCUMENTS  
 NOT FOR CONSTRUCTION



**ALIQUOT**

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Civil Engineers  
 Traffic Engineers  
 Surveyors



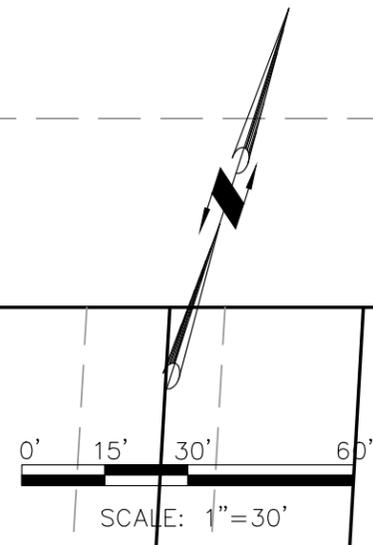
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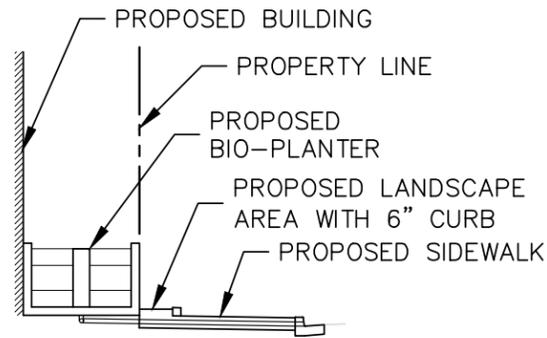
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**EXISTING CONDITIONS**

DATE: 04 February, 2025  
**C-1.0**



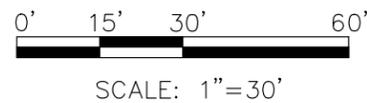
**NOTES:**

1. PROTECT ALL STREET SIGN IN PLACE.
2. SEE LANDSCAPE PLAN FOR TREE REMOVAL AND REPLACEMENT.
3. REMOVE EXISTING SEWER LATERAL AND REPAIR SEWER MAIN.
4. 2" GRIND AND OVERLAY TO CENTER LINE OF STREET. RESTORE ALL EX TRAFFIC STRIPING & PAVEMENT MARKINGS IN KIND
5. RED CURB 20 LF



**LANDSCAPE AT SIDEWALK**

NTS



PROPOSED LANDSCAPE AREA WITH 6" CURB IN PUBLIC RW

NEW SIDEWALK, PER CITY OF BERKELEY STD

**CARLETON ST**  
(72' PUBLIC R/W)

MATCH TO EX SIDEWALK

BACKFLOW DEVICE, PIV, FDC CONCRETE PAD

**EXISTING HUMANE WAREHOUSE BUILDING TO REMAIN**

PERVIOUS SURFACE SEE LANDSCAPE PLAN

PROPOSED BIO-PLANTER

ELECTRICAL TRANSFORMER

SEE NOTE 4

PROPOSED CURB & GUTTER, PER CITY OF BERKELEY STD

SIDEWALK PLANTER, REFER TO LANDSCAPE DWG, TYP

BIKE PARKING

SEE NOTE 5

EX SDCB TO REMAIN

ADA RAMP TO REMAIN

PROPOSED BIO-PLANTER

PROPOSED LANDSCAPE AREA WITH 6" CURB IN PUBLIC RW

NEW SIDEWALK, PER CITY OF BERKELEY STD

PROPOSED ADA PARKING

ADA SIGN

TREES TO BE REMOVED SEE LANDSCAPE DWG

SEWER CAP, SEE NOTE 3

SEE NOTE 4

SIDEWALK PLANTER, REFER TO LANDSCAPE DWG, TYP

SEE NOTE 4

SEE NOTE 4

PROPOSED 14' DWY, PER CITY OF BERKELEY STD.

PERMEABLE PAVERS REFER TO LANDSCAPE DWG, TYP.

TREE PROTECT IN PLACE, LANDSCAPE DWG

TREE PROTECT IN PLACE, LANDSCAPE DWG

TREE PROTECT IN PLACE, LANDSCAPE DWG

MATCH TO EX SIDEWALK

**PROPOSED BUILDING SEE ARCH DRAWINGS**

BLDG MAIN ENTRANCE

KENNEL ARE TRASH ENCLOSURE



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**Berkeley Humane**  
 2700 Ninth St  
 Berkeley, CA 94710  
 Zoning: MU-R

PROJECT APPLICANT:  
 Jeffrey Zerwekh  
 2700 Ninth St, Berkeley, CA 94710  
 510.845.7735 x 209

DRAWING TITLE  
**SITE PLAN**

DATE: 04 February, 2025  
**C-2.0**

PRELIMINARY



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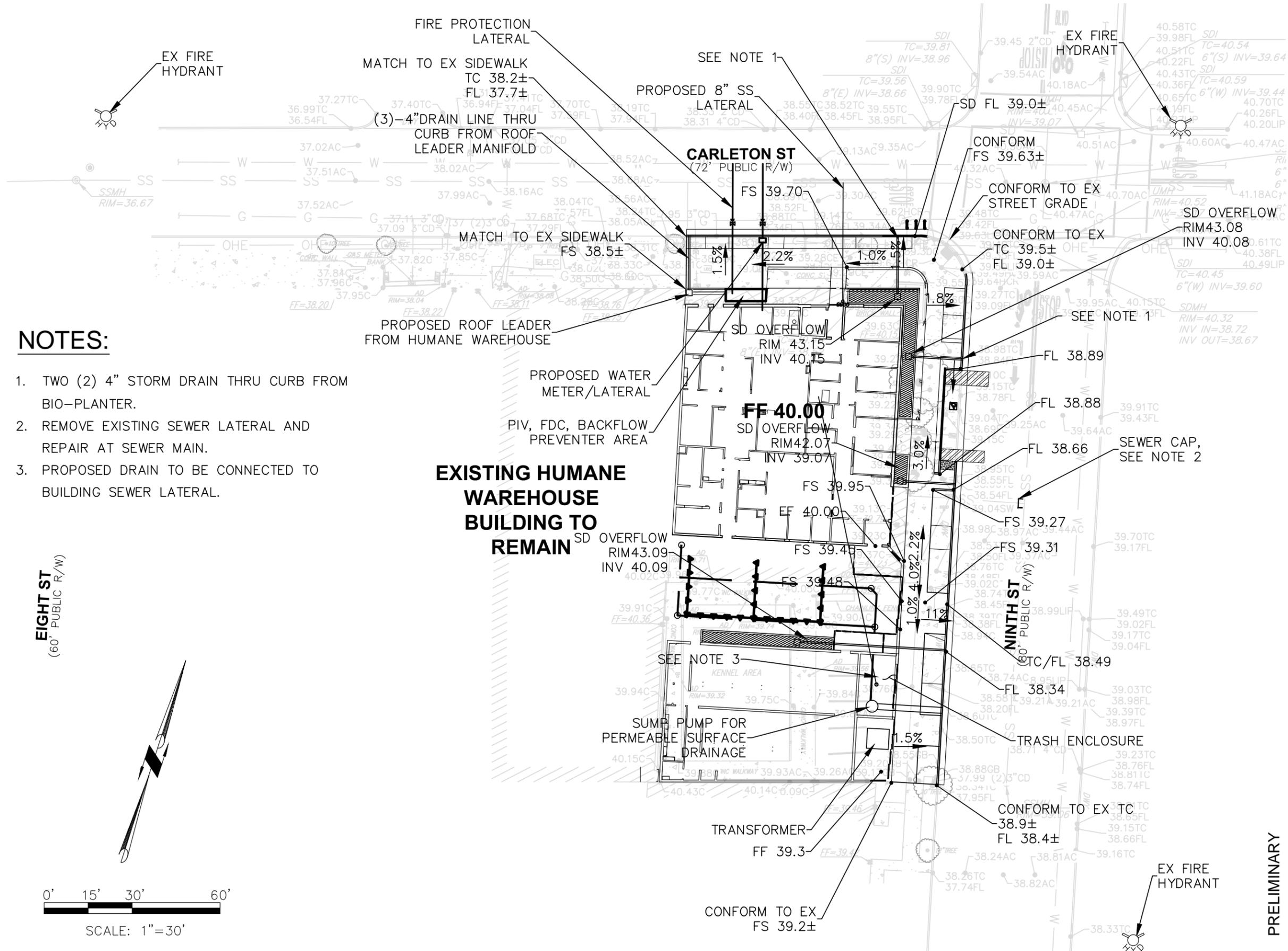
PROJECT APPLICANT:  
 Jeffrey Zerwekh  
 2700 Ninth St, Berkeley, CA 94710  
 510.845.7735 x 209

DRAWING TITLE  
**GRADING & UTILITY PLAN**

DATE: 04 February, 2025

C-3.0

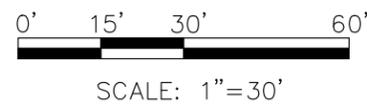
PRELIMINARY



**NOTES:**

1. TWO (2) 4" STORM DRAIN THRU CURB FROM BIO-PLANTER.
2. REMOVE EXISTING SEWER LATERAL AND REPAIR AT SEWER MAIN.
3. PROPOSED DRAIN TO BE CONNECTED TO BUILDING SEWER LATERAL.

EIGHT ST  
 (60' PUBLIC R/W)





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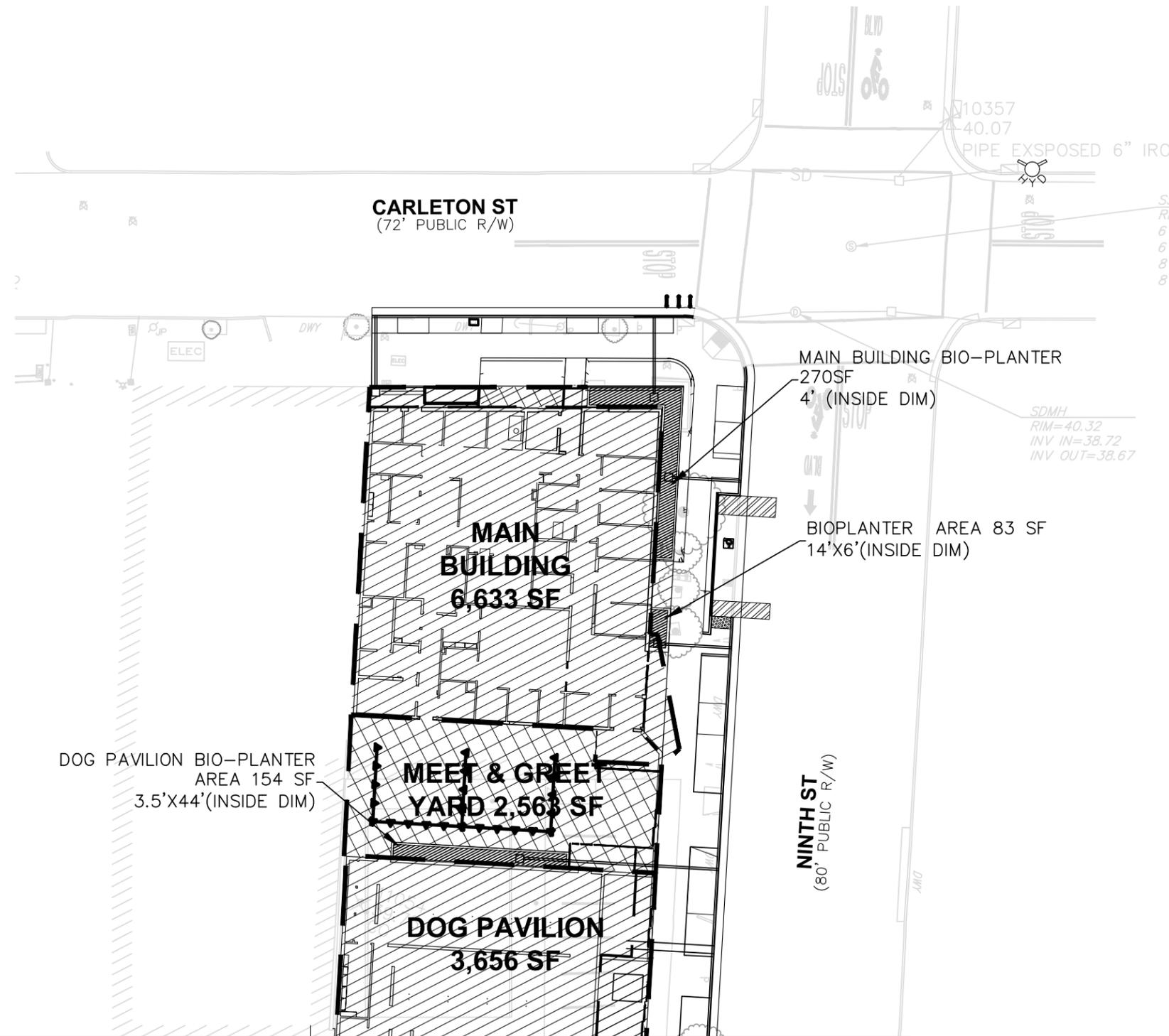
PROJECT APPLICANT:  
 Jeffrey Zerwekh  
 2700 Ninth St, Berkeley, CA 94710  
 510.845.7735 x 209

DRAWING TITLE  
**PRELIMINARY STORMWATER PLAN**

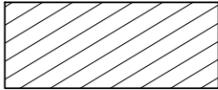
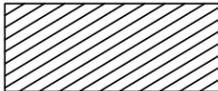
DATE: 04 February, 2025

C-4.0

PRELIMINARY



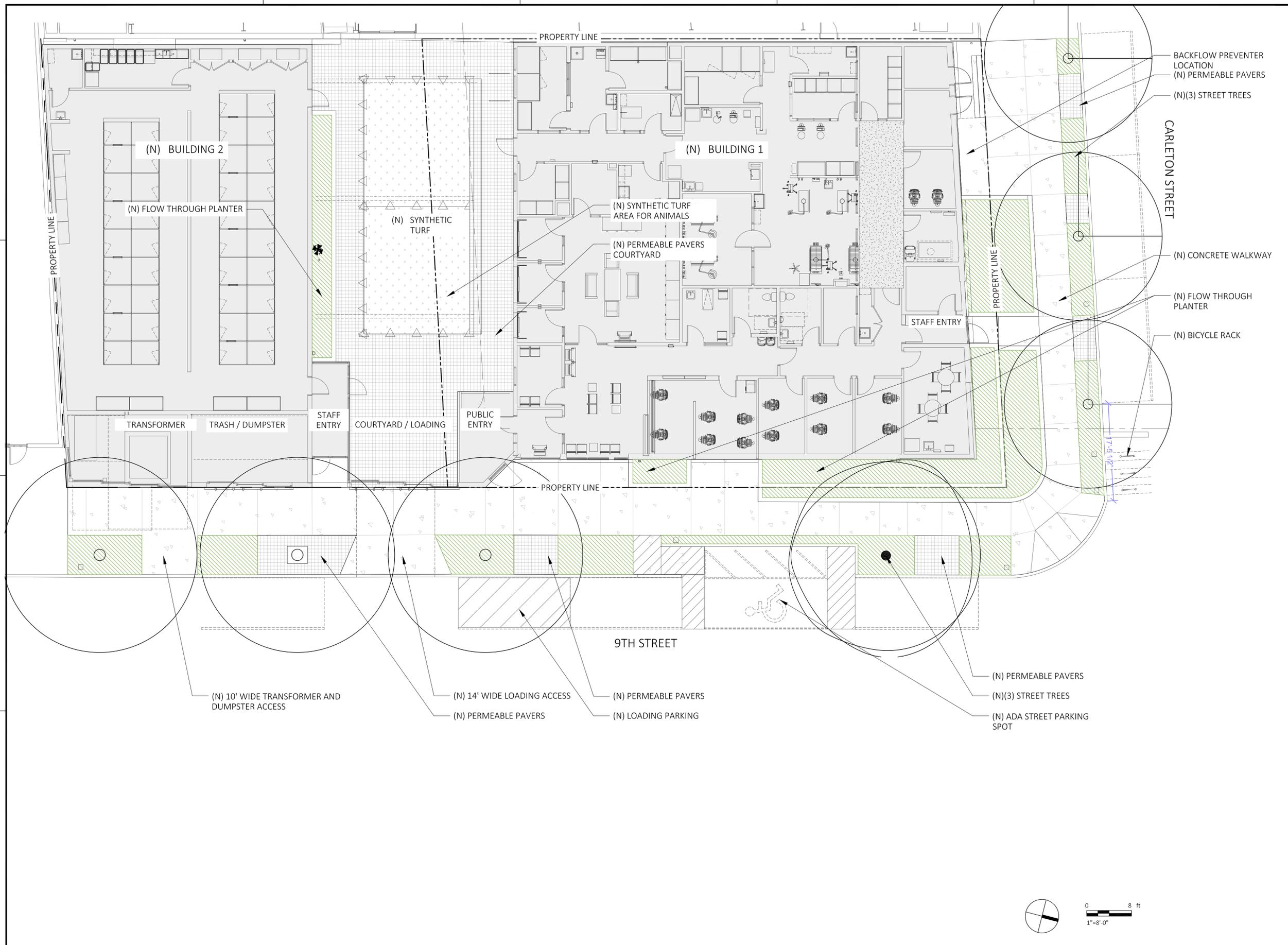
**LEGEND**

-  IMPERMEABLE AREA
-  PERMEABLE AREA
-  BIO-PLANTER
-  DMA AREA



0' 15' 30' 60'  
 SCALE: 1"=30'

BERKELEY HUMANE BIORETENTION (4% STANDARD SIZING)								
	IMPERVIOUS AREA (SF)		PERVIOUS AREA (SF)	PERVIOUS AREA X 0.1	EFFECTIVE IMPERVIOUS AREA (SF)	BIO REQUIRED (SF)	BIO PROVIDED (SF)	COMMENTS
	Roof	Concrete						
<b>MAIN BLDG</b>	6348	185	100	10	6533	261	310	
<b>MEET &amp; GREET YARD</b>	0	0	2563	256	0	N/A	0	Proposed permeable surface
<b>DOG PAVILLION ROOF</b>	3282	374	0	0	3656	146	154	



**John Northmore Roberts & Associates**  
 LANDSCAPE ARCHITECTS / LAND PLANNERS

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 Berkeley, CA 94703  
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 www.JohnNorthmoreRoberts.com

SIGNED/STAMPED

PROJECT TITLE

**BERKELEY HUMANE**

2700 Ninth St, Berkeley, CA 94710  
 Zoning: MUR

APN 054-1746-002

Design Development

DATE	DESCRIPTION	REV
01/15/25	DD PROGRESS	
02/03/25	ARCH DD REVISION	▲
		▲
		▲
		▲
		▲

SHEET TITLE

**SITE PLAN**

SCALE

1" = 8'-0"

DRAWN: PSR PROJECT NUMBER: 449

SHEET NUMBER

**L1.0**

1 OF X

**John Northmore Roberts & Associates**  
 LANDSCAPE ARCHITECTS / LAND PLANNERS  
 2927 Newbury Street, Suite B  
 Berkeley, CA 94703  
 (510) 843-3666  
 www.JohnNorthmoreRoberts.com

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PROJECT TITLE  
**BERKELEY HUMANE**  
 2700 Ninth St, Berkeley, CA 94710  
 Zoning: MUR  
 APN 054-1746-002  
 Design Development

DATE	DESCRIPTION	REV
01/20/25	DD PROGRESS	
02/03/25	ARCH DD REVISION	▲
		▲
		▲
		▲
		▲
		▲

SHEET TITLE  
**PLANTING PLAN**

SCALE  
 1"=8'-0"

DRAWN PROJECT NUMBER  
 PSR 449

SHEET NUMBER  
**L6.0**  
 1 OF 2



**PLANTING LEGEND**

TREES	SHRUBS	PERENNIALS	BIORETENTION PLANTERS																																																																																																																												
<table border="1"> <tr> <td>QUE BUC</td> <td>1</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>36" BOX</td> <td></td> </tr> <tr> <td>QUE TOM</td> <td>3</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>36" BOX</td> <td></td> </tr> <tr> <td>PAR PER</td> <td>3</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>36" BOX</td> <td></td> </tr> </table>	QUE BUC	1					36" BOX		QUE TOM	3					36" BOX		PAR PER	3					36" BOX		<table border="1"> <tr> <td>CAM S.G.</td> <td>6</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>5 gal</td> <td></td> </tr> <tr> <td>PIE F.S.</td> <td>5</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>5 gal</td> <td></td> </tr> <tr> <td colspan="4"><b>GRASSES</b></td> </tr> <tr> <td>CAR PAN</td> <td>34</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>1 gal</td> <td></td> </tr> </table>	CAM S.G.	6					5 gal		PIE F.S.	5					5 gal		<b>GRASSES</b>				CAR PAN	34					1 gal		<table border="1"> <tr> <td>ERI KAR</td> <td>94</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>1 gal</td> <td></td> </tr> <tr> <td>LIR SPI</td> <td>50</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>1 gal</td> <td></td> </tr> <tr> <td>NEP FAA</td> <td>14</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>1 gal</td> <td></td> </tr> <tr> <td>RUM ADI</td> <td>13</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>5 gal</td> <td></td> </tr> </table>	ERI KAR	94					1 gal		LIR SPI	50					1 gal		NEP FAA	14					1 gal		RUM ADI	13					5 gal		<table border="1"> <tr> <td>JUN PAT</td> <td>12</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>1 gal</td> <td></td> </tr> <tr> <td>IRI DOU</td> <td>13</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>1 gal</td> <td></td> </tr> <tr> <td>FES IDA</td> <td>26</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>1 gal</td> <td></td> </tr> <tr> <td>LAM GAL</td> <td>10</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>1 gal</td> <td></td> </tr> <tr> <td>MIM CAR</td> <td>9</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>1 gal</td> <td></td> </tr> </table>	JUN PAT	12					1 gal		IRI DOU	13					1 gal		FES IDA	26					1 gal		LAM GAL	10					1 gal		MIM CAR	9					1 gal	
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**PLANT SYMBOL CALLOUT:**

species abbreviation	number in this group or P.A.
UMB CAL	2
6-FT OC	36" BOX
spacing, if relevant	container size



NOTE: ALL PLANTING AREAS TO BE TOP DRESSED WITH MULCH, INCLUDING THOSE WITHOUT GROUND PLANE PLANTS

## CODE NOTES

### BERKELEY ENERGY CODE AND BERKELEY GREEN CODE:

The proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37)

### BIRD SAFE BUILDING COMPLIANCE:

Pursuant to BMC Section 23.304.150, any regulated transparent or reflective material must meet at least one of the following compliance options.

Option 1: American Bird Conservancy Threat Factor Rating of 30 or less;  
Option 2: Patterned Glazing Treatment that meets the specifications included in BMC Section 23.304.150; or  
Option 3: External Screen, Shutter or Shading Device permanently installed on the exterior of the building that meets the specifications included in BMC Section 23.304.150

### SOLAR READINESS:

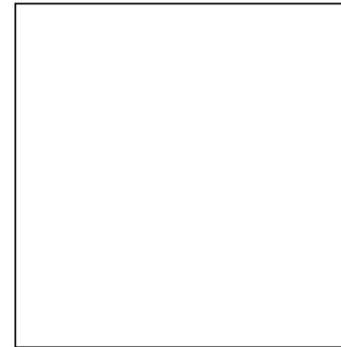
Photovoltaic (PV) system and battery storage system are not required per 2022 California Energy Code, Title 24, equation 140.10-A, Exception 2 to Section 140.10(a). The size of PV system calculated for a 6,000-sf conditioned space, climate zone 3, and clinic classification is 2.34 kW which is less than the required 4 kW minimum. The building shall be solar ready in lieu of PV system and battery storage system installation per section 110.10. The solar zone shall be 80 square feet on the roof above the veterinary clinic. Refer to the included electrical one-line diagram and power plan for solar ready electrical gear specific sizing and interconnection intent.

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VICKI J. POLLARD 303.444.5876



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**Berkeley  
Humane**

2700 Ninth St  
Berkeley, CA 94710

Zoning: MU-R

#### PROJECT APPLICANT:

Jeffrey Zerwekh  
2700 Ninth St, Berkeley, CA 94710  
510.845.7735 x 209

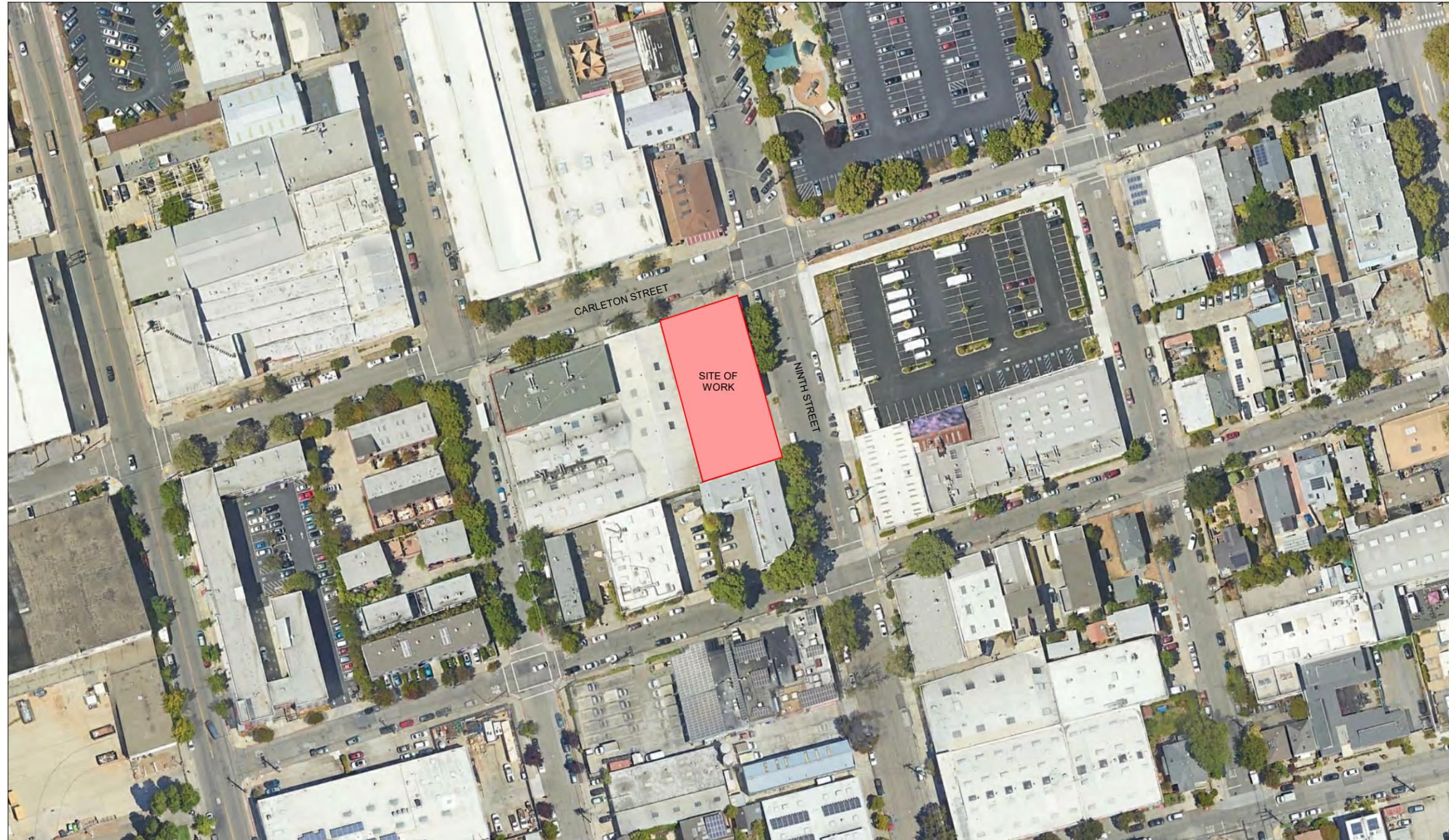
#### DRAWING TITLE

CODE NOTES

DATE: 10/31/2024

CS- 0.1

CONSTRUCTION DOCUMENTS  
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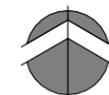
PROJECT APPLICANT:  
Jeffrey Zerwekh  
2700 Ninth St, Berkeley, CA 94710  
510.845.7735 x 209

DRAWING TITLE  
**VICINITY MAP**

DATE: 10/31/2024

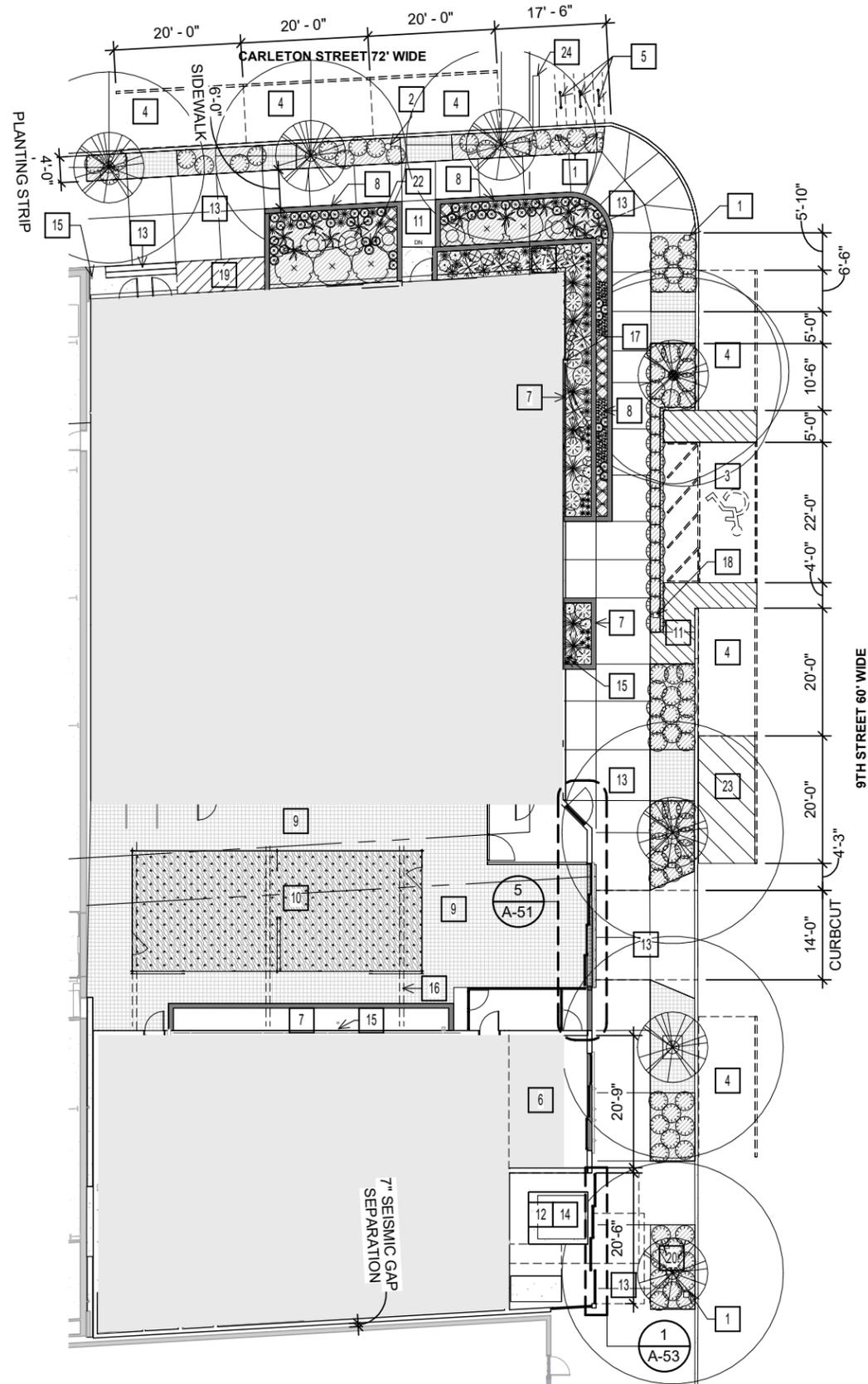
**A-01**

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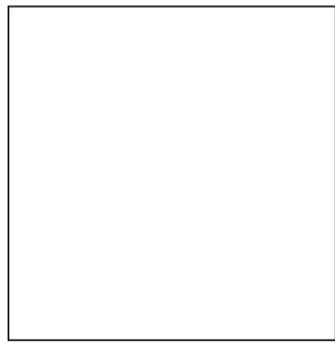
**1** VICINITY MAP  
SCALE: 1" = 100'-0"





WORK NOTES	
SYMBOL	DESCRIPTION
1	EXISTING SIGNAGE
2	JOINT USE POLE
3	ON STREET ADA PARKING SPACE
4	ON STREET PARKING SPACE
5	BIKE RACK
6	TRASH ENCLOSURE
7	FLOW THROUGH PLANTER
8	SIDEWALK PLANTERS
9	RE. LANDSCAPE
10	K-9 GRASS
11	ACCESSIBLE SLOPE 1:20
12	PAD MOUNTED TRANSFORMER & MSB
13	RE. CIVIL
14	RE. CIVIL
15	DOWNSPOUT
16	COURTYARD CANOPY SYSTEM
17	LAMBS TONGUE DOWNSPOUT NOZZLE
18	RE. CIVIL NEW STREET SIGNAGE
19	AREA FOR BACKFLOW DEVICE/FDC/PIV
20	PG&E ACCESS/LOADING AREA
22	RE. ELECTRICAL
23	LOADING ZONE
24	WHEEL STOP

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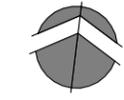
PROJECT APPLICANT:  
 Jeffrey Zerwekh  
 2700 Ninth St, Berkeley, CA 94710  
 510.845.7735 x 209

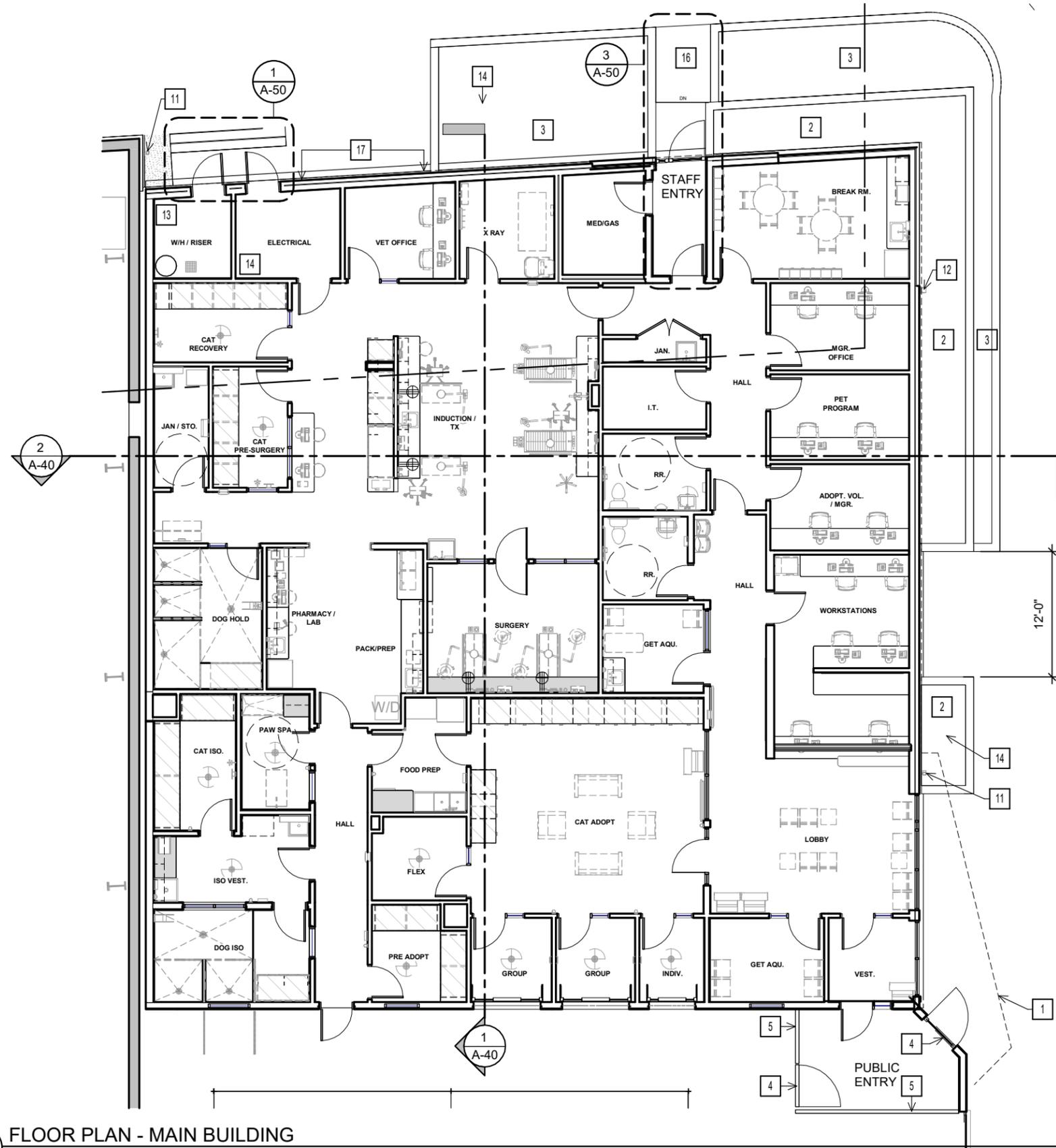
DRAWING TITLE  
**SITE PLAN**

DATE: 10/31/2024  
**A-10**

PLANNING / ZONING / DRB  
 NOT FOR CONSTRUCTION

**1 SITE PLAN**  
 SCALE: 3/64" = 1'-0"  
 0' 16' 32' 64' 128'





WORK NOTES	
SYMBOL	DESCRIPTION
1	ROOF OVERHANG
2	FLOW THROUGH PLANTER
3	SIDEWALK PLANTERS
4	SLATTED PRIVACY GATE
5	SLATTED PRIVACY FENCING
6	PAD MOUNTED TRANSFORMER & MSB
7	BENCH
8	COURTYARD CANOPY SYSTEM
9	RE. LANDSCAPE
10	K-9 GRASS
11	DOWNSPOUT
12	LAMBS TONGUE DOWNSPOUT NOZZLE
13	LANDSCAPE SPRINKLER CONTROL LOCATION
14	RE. ELECTRICAL
15	BIKE RACK
16	ACCESSIBLE SLOPE 1:20
17	AREA FOR BACKFLOW DEVICE/FDC/PIV
18	SYSTEM FURNITURE

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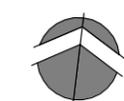
PROJECT APPLICANT:  
 Jeffrey Zerwekh  
 2700 Ninth St, Berkeley, CA 94710  
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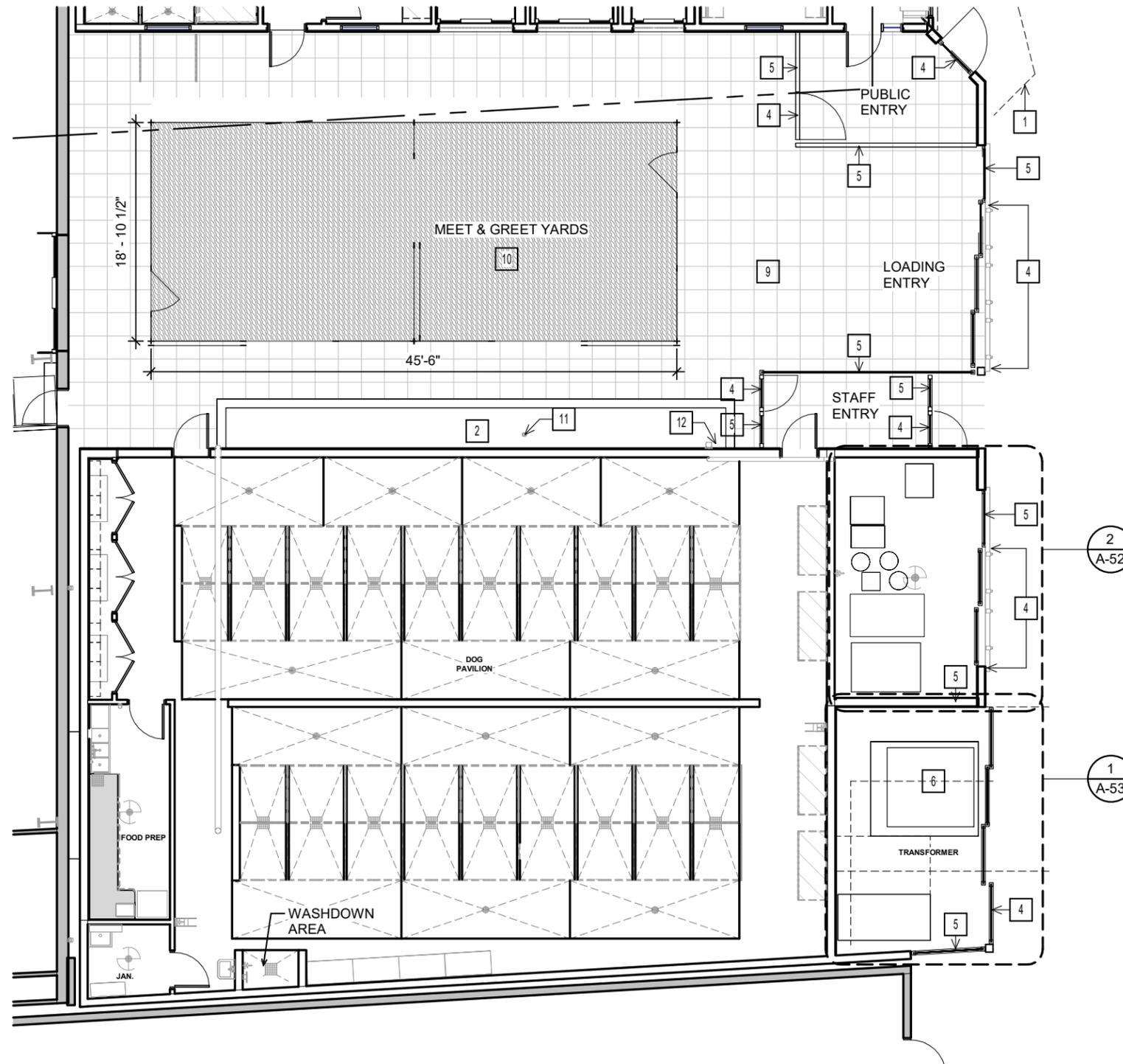
DRAWING TITLE  
**FLOOR PLAN - MAIN BUILDING**

DATE: 10/31/2024  
**A-20**

PLANNING / ZONING / DRB  
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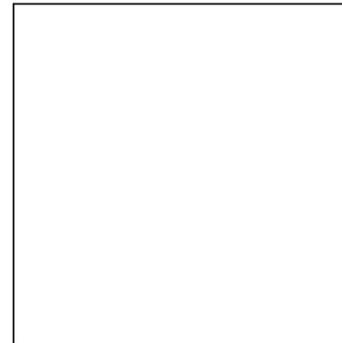
**1 FLOOR PLAN - MAIN BUILDING**  
 SCALE: 3/32" = 1'-0"  
 0' 4' 8' 16' 32'





WORK NOTES	
SYMBOL	DESCRIPTION
1	ROOF OVERHANG
2	FLOW THROUGH PLANTER
3	SIDEWALK PLANTERS
4	SLATTED PRIVACY GATE
5	SLATTED PRIVACY FENCING
6	PAD MOUNTED TRANSFORMER & MSB
7	BENCH
8	COURTYARD CANOPY SYSTEM
9	RE. LANDSCAPE
10	K-9 GRASS
11	DOWNSPOUT
12	LAMBS TONGUE DOWNSPOUT NOZZLE
13	LANDSCAPE SPRINKLER CONTROL LOCATION
14	RE. ELECTRICAL
15	BIKE RACK
16	ACCESSIBLE SLOPE 1:20
17	AREA FOR BACKFLOW DEVICE/FDC/PIV
18	SYSTEM FURNITURE

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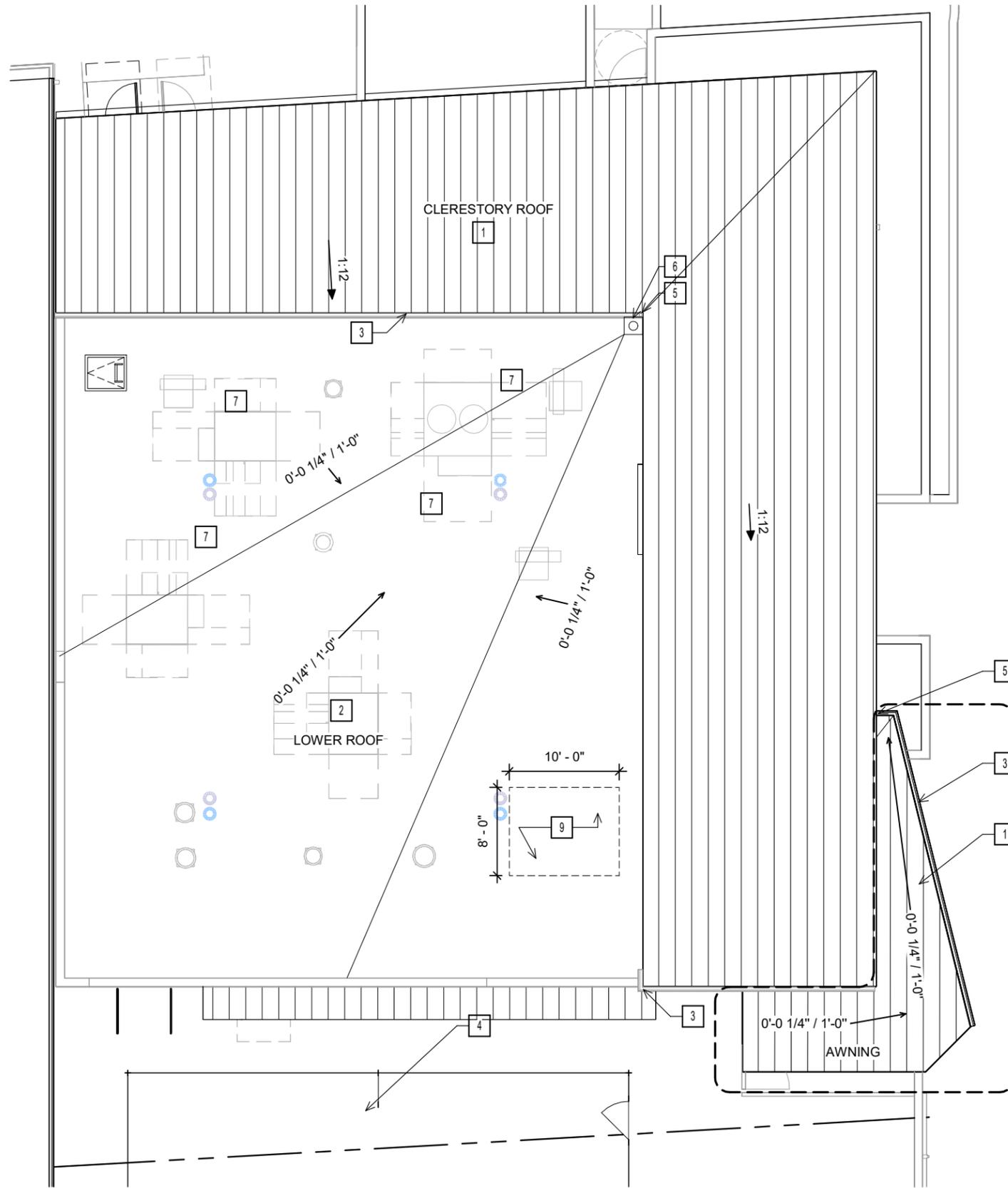
DRAWING TITLE  
**FLOOR PLAN - DOG PAVILION**

DATE: 10/31/2024  
 A-21

PLANNING / ZONING / DRB  
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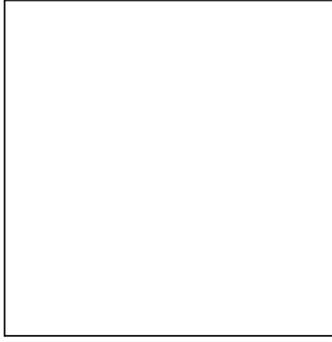


**1 FLOOR PLAN - DOG PAVILION**  
 SCALE: 3/32" = 1'-0"  
 0' 4' 8' 16' 32'



WORK NOTES	
SYMBOL	DESCRIPTION
1	METAL ROOFING, SURF WHITE
2	SLAT WALL FOR RETAIL
3	GUTTER
4	COURTYARD CANOPY SYSTEM
5	DOWNSPOUT
6	ROOF DRAIN
7	MECH UNIT
8	KALWAL CANOPY SYSTEM
9	SOLAR READY ZONE: 80 SF PER 2022 CALIFORNIA ENERGY CODE, SECTION 110.10 (B)

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 Berkeley, CA 94710  
 Zoning: MU-R

PROJECT APPLICANT:  
 Jeffrey Zerwekh  
 2700 Ninth St, Berkeley, CA 94710  
 510.845.7735 x 209

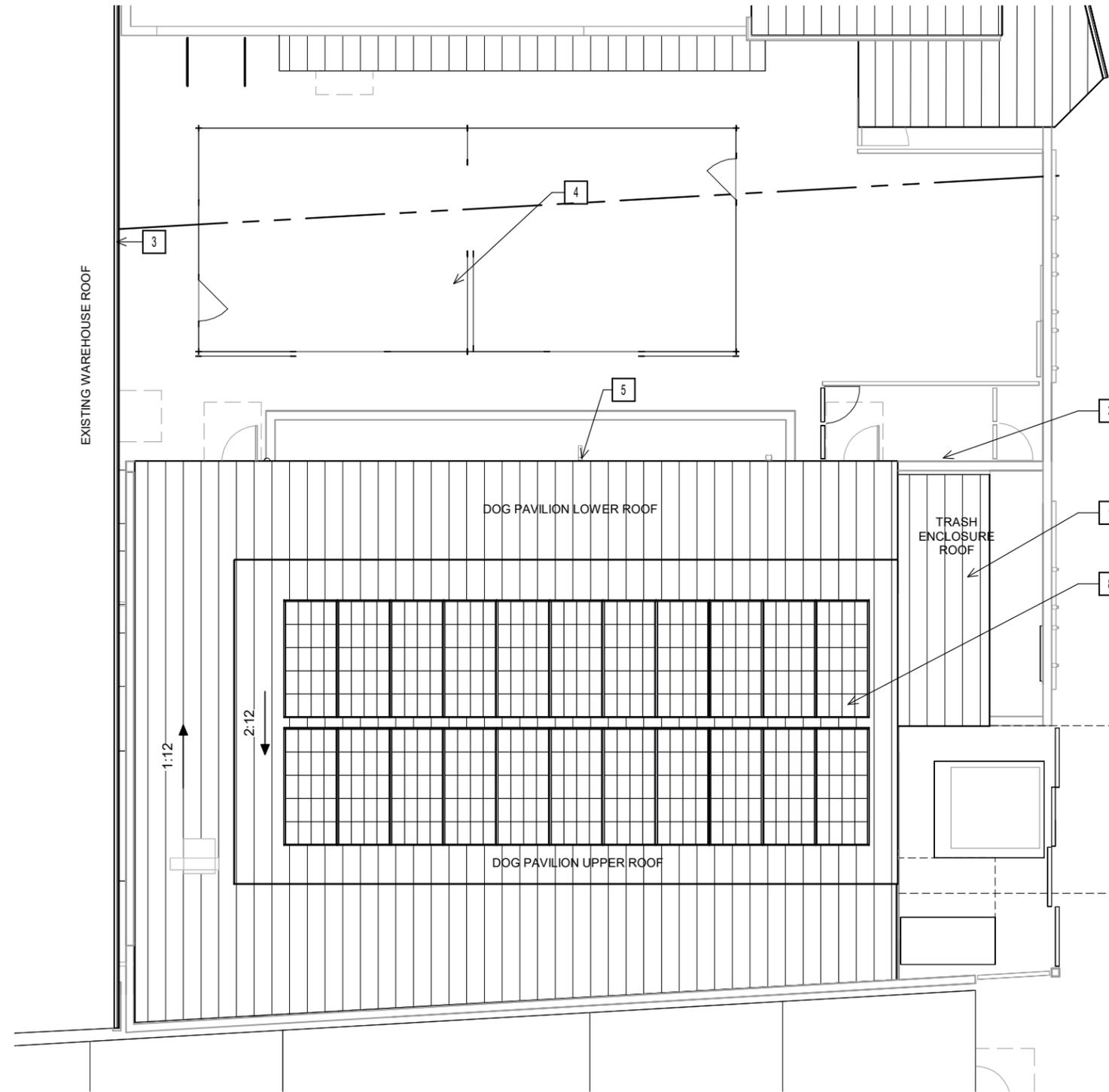
DRAWING TITLE  
**ROOF PLAN - MAIN BUILDING**

DATE: 10/31/2024  
 A-22

PLANNING / ZONING / DRB  
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**1 ROOF PLAN - MAIN BUILDING**  
 SCALE: 3/32" = 1'-0"  
 0' 4' 8' 16' 32'



WORK NOTES	
SYMBOL	DESCRIPTION
1	METAL ROOFING, SURF WHITE
2	SLAT WALL FOR RETAIL
3	GUTTER
4	COURTYARD CANOPY SYSTEM
5	DOWNSPOUT
6	ROOF DRAIN
7	MECH UNIT
8	KALWAL CANOPY SYSTEM
9	SOLAR READY ZONE: 80 SF PER 2022 CALIFORNIA ENERGY CODE, SECTION 110.10 (B)

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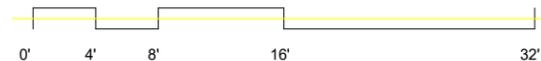
DRAWING TITLE  
**ROOF PLAN - DOG PAVILION**

DATE: 10/31/2024  
 A-23

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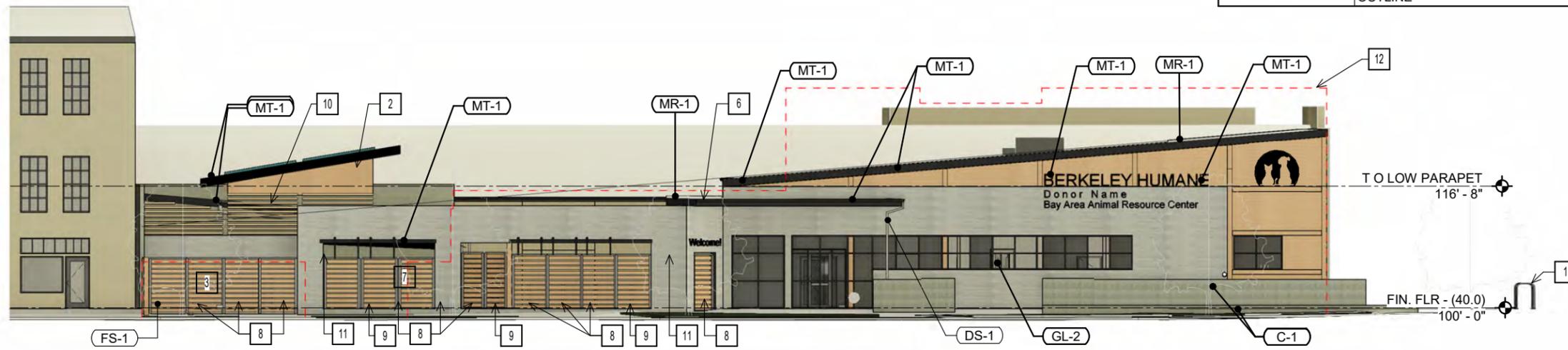
**1** ROOF PLAN - DOG PAVILION  
 SCALE: 3/32" = 1'-0"



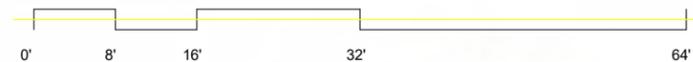
MATERIAL LEGEND			GL-1 — EXTERIOR MATERIAL TAG		
TAG	APPERANCE	DESCRIPTION	TAG	APPERANCE	DESCRIPTION
RC-1		RAINSCREEN CLADDING - WOODGRAIN CLASSIC OAK	FS-1		METAL FENCING & GATE SYSTEM - TO MATCH RC-1
LT-1		LARGE FORMAT TILE - 8"x48" CONCRETE PARK LANE GREY	DS-1		DOWNSPOUTS - SLATE GRAY
MS-1		METAL STOREFRONT FRAMING - BLACK ANODIZED	MR-1		METAL ROOFING - SURF WHITE
MT-1		METAL TRIM/FASCIA/GUTTERS SIGNAGE - BLACK ANODIZED	TPO-1		TPO ROOFING - WHITE
			GL-1		GLAZING - CLEAR INSULATING GLASS
			GL-2		GLAZING PRIVACY - FROSTED MIRROR GREY
			C-1		SITE CAST CONCRETE

WORK NOTES	
SYMBOL	DESCRIPTION
1	BIKE RACK
2	KALWAL CANOPY SYSTEM
3	TRANSFORMER
4	ACCESSIBLE SLOPE 1:20
5	STAIRS
6	AWNING
7	TRASH ENCLOSURE
8	SLATTED PRIVACY GATE
9	SLATTED PRIVACY FENCING
10	LOUVERS
11	RE. ELECTRICAL
12	ORIGINAL APPROVED DESIGN BUILDING OUTLINE

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1 EAST EXTERIOR ELEVATION  
 SCALE: 1/16" = 1'-0"



2 NORTH EXTERIOR ELEVATION  
 SCALE: 1/16" = 1'-0"



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 2700 Ninth St, Berkeley, CA 94710  
 510.845.7735 x 209

DRAWING TITLE  
**PROPOSED EXTERIOR ELEVATIONS**

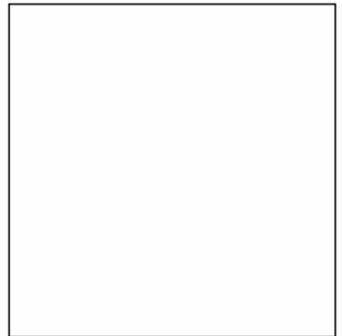
DATE: 10/31/2024

A-30

CONSTRUCTION DOCUMENTS  
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WORK NOTES	
SYMBOL	DESCRIPTION
1	ORIGINAL APPROVED DESIGN BUILDING OUTLINE
2	STREET TREE RE. LANDSCAPE

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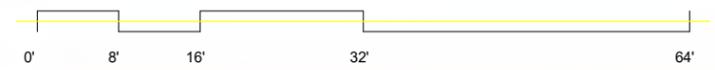
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**EXTERIOR STREET STRIP ELEVATIONS**

DATE: 10/31/2024  
 A-31

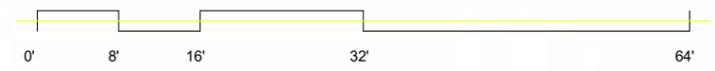
CONSTRUCTION DOCUMENTS  
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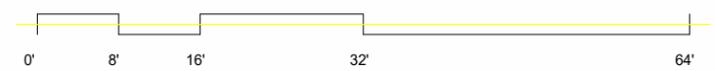
**3 EAST EXTERIOR ELEVATION - NORTH STREET STRIP**  
 SCALE: 1/16" = 1'-0"



**2 EAST EXTERIOR ELEVATION - SOUTH STREET STRIP**  
 SCALE: 1/16" = 1'-0"

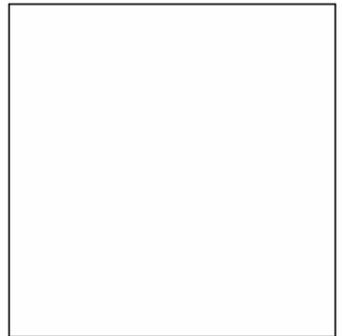


**1 EAST EXTERIOR ELEVATION - STREET STRIP**  
 SCALE: 1/32" = 1'-0"



WORK NOTES	
SYMBOL	DESCRIPTION
1	ORIGINAL APPROVED DESIGN BUILDING OUTLINE
2	STREET TREE RE. LANDSCAPE

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PROJECT APPLICANT:  
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 2700 Ninth St, Berkeley, CA 94710  
 510.845.7735 x 209

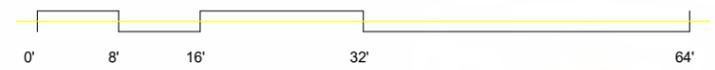
DRAWING TITLE  
**EXTERIOR STREET STRIP ELEVATIONS**

DATE: 10/31/2024  
**A-32**

CONSTRUCTION DOCUMENTS  
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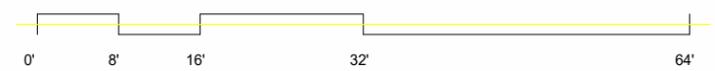
**3 NORTH EXTERIOR ELEVATION - WEST STREET STRIP**  
 SCALE: 1/16" = 1'-0"



**2 NORTH EXTERIOR ELEVATION - EAST STREET STRIP**  
 SCALE: 1/16" = 1'-0"



**1 NORTH EXTERIOR ELEVATION - STREET STRIP**  
 SCALE: 1/32" = 1'-0"





1 FROM THE CORNER - EXTERIOR PERSPECTIVE  
 SCALE:

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DATE: 10/31/2024

A-33



2 VIEW LEGEND 1  
 SCALE: 1" = 200'-0"

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2 FROM ACROSS 9TH ST. - EXTERIOR PERSPECTIVE  
 SCALE:

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**EXTERIOR PERSPECTIVE**

DATE: 10/31/2024

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1 VIEW LEGEND 2  
 SCALE: 1" = 200'-0"

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2 FROM ACROSS 9TH ST. CORNER - EXTERIOR PERSPECTIVE  
 SCALE:

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DRAWING TITLE  
**EXTERIOR PERSPECTIVE**

DATE: 10/31/2024

A-35



1 VIEW LEGEND 3  
 SCALE: 1" = 200'-0"

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**EXTERIOR AERIAL**

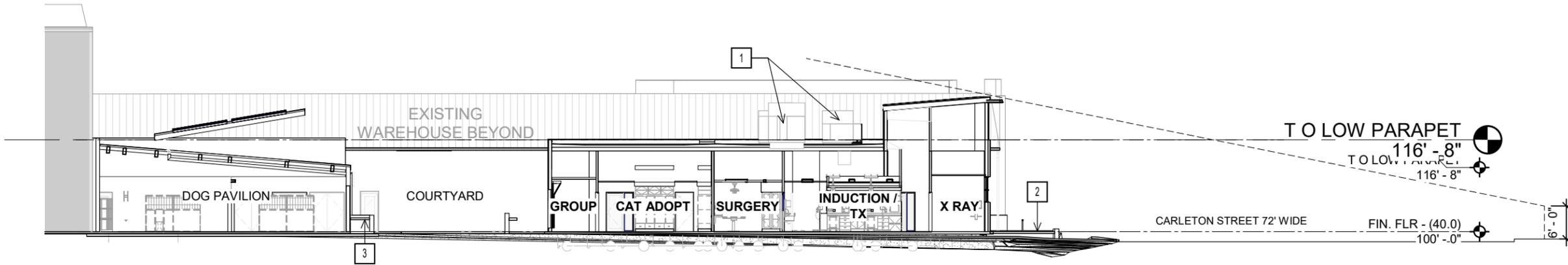
DATE: 10/31/2024

**A-36**

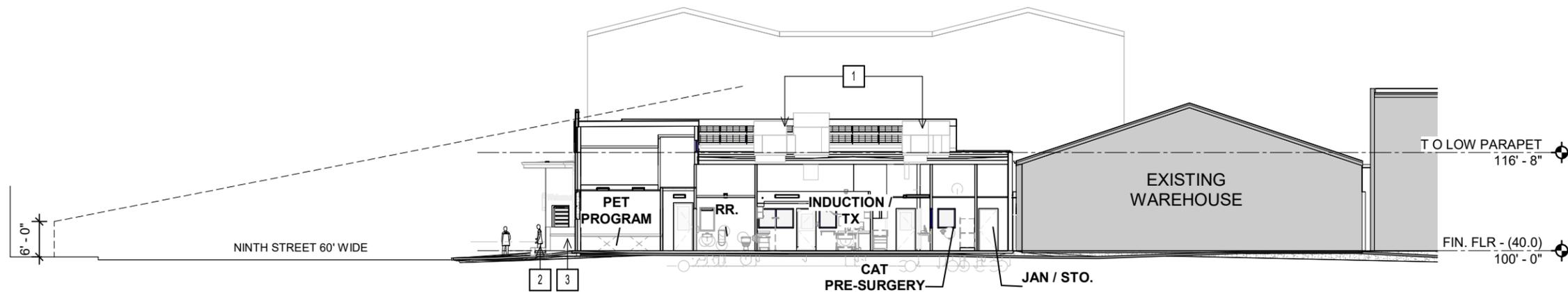
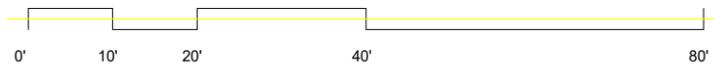
CONSTRUCTION DOCUMENTS  
NOT FOR CONSTRUCTION

WORK NOTES	
SYMBOL	DESCRIPTION
1	MECH UNIT
2	SIDEWALK PLANTERS
3	FLOW THROUGH PLANTER

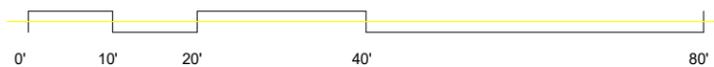
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1 LONG SITE SECTION A - NORTH-SOUTH  
 SCALE: 1" = 20'-0"



2 CROSS SITE SECTION B - EAST-WEST  
 SCALE: 1" = 20'-0"



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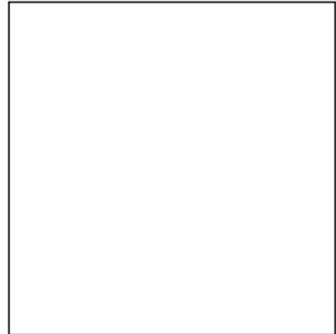
DRAWING TITLE  
**BUILDING SECTIONS**

DATE: 10/31/2024

A-40

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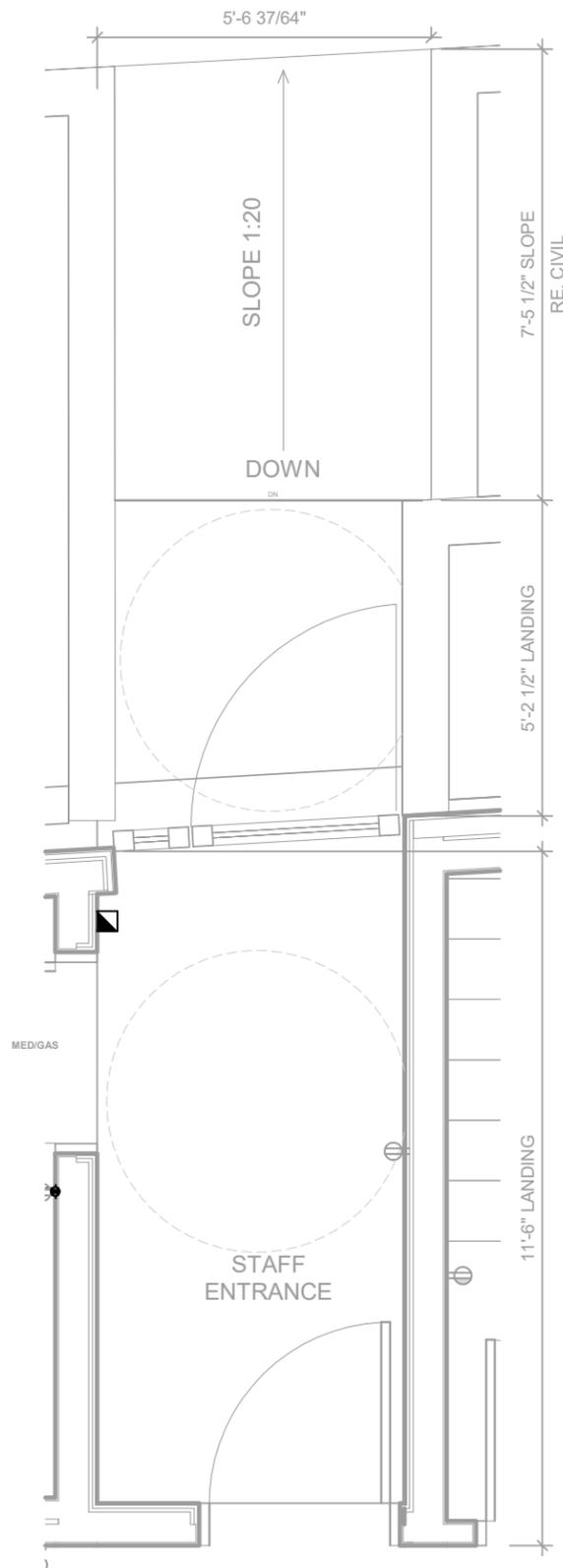
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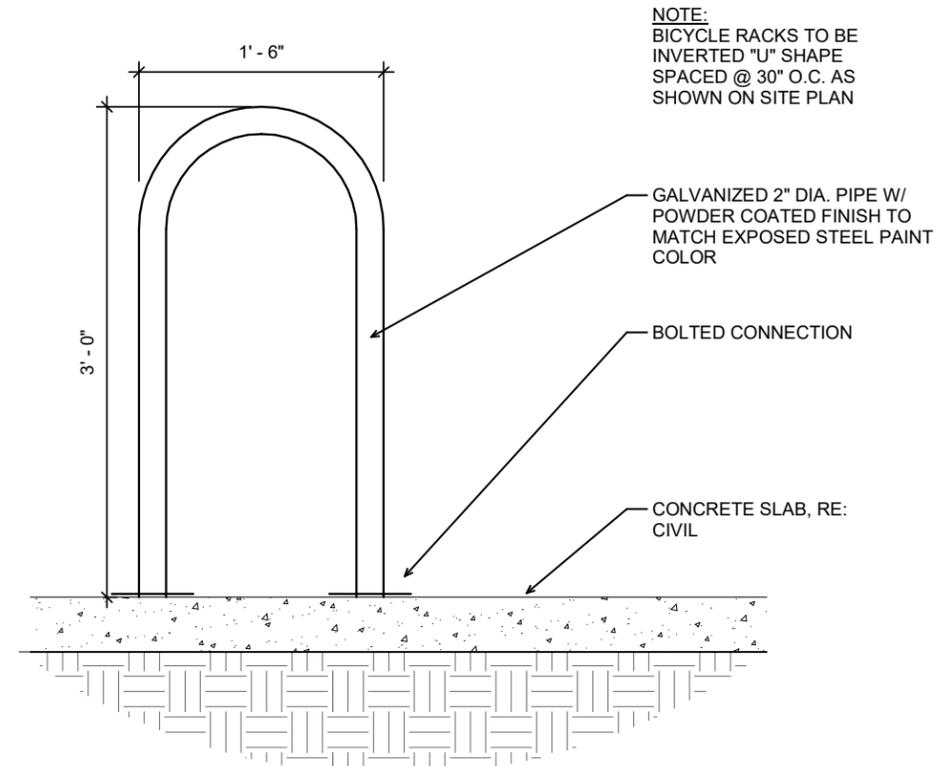
DRAWING TITLE  
**STAIRS, SLOPES, BIKE RACK ELEVATIONS**

DATE: 10/31/2024  
 A-50

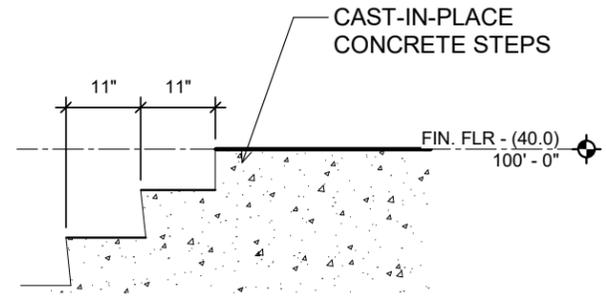
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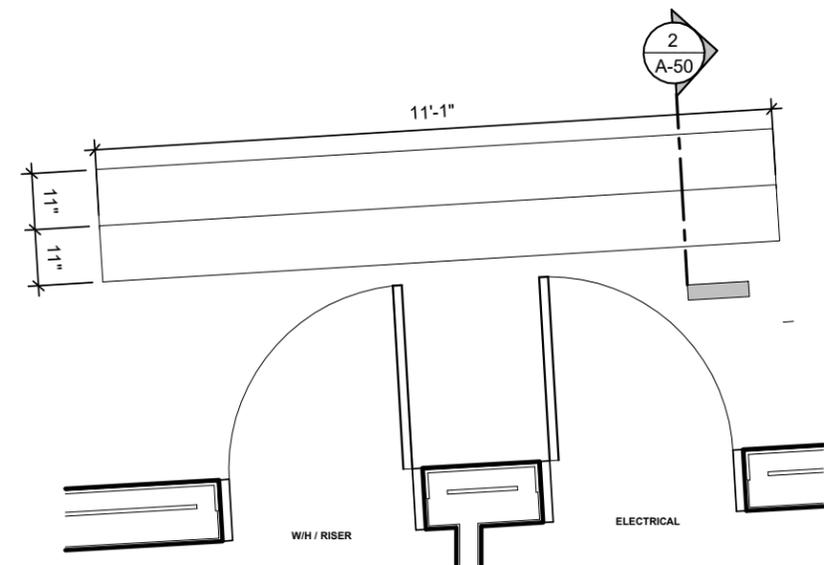
**3 ACCESSIBLE SLOPE PLAN VIEW**  
 SCALE: 3/8" = 1'-0"



**4 BICYCLE RACK**  
 SCALE: 1" = 1'-0"



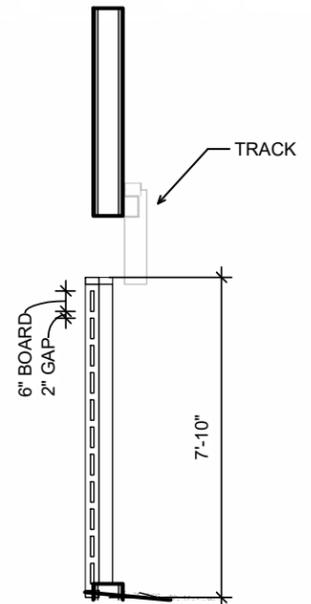
**2 ELEVATION - UTILITY STAIRS**  
 SCALE: 1/2" = 1'-0"



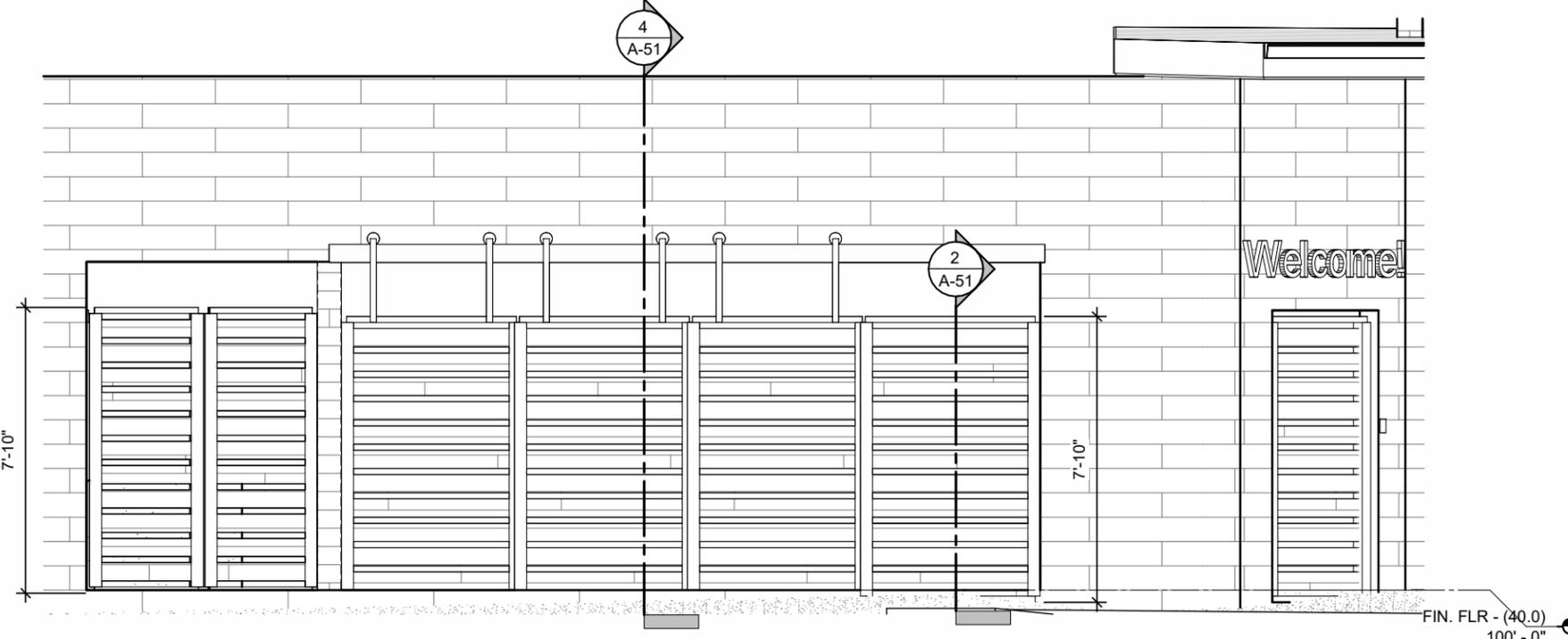
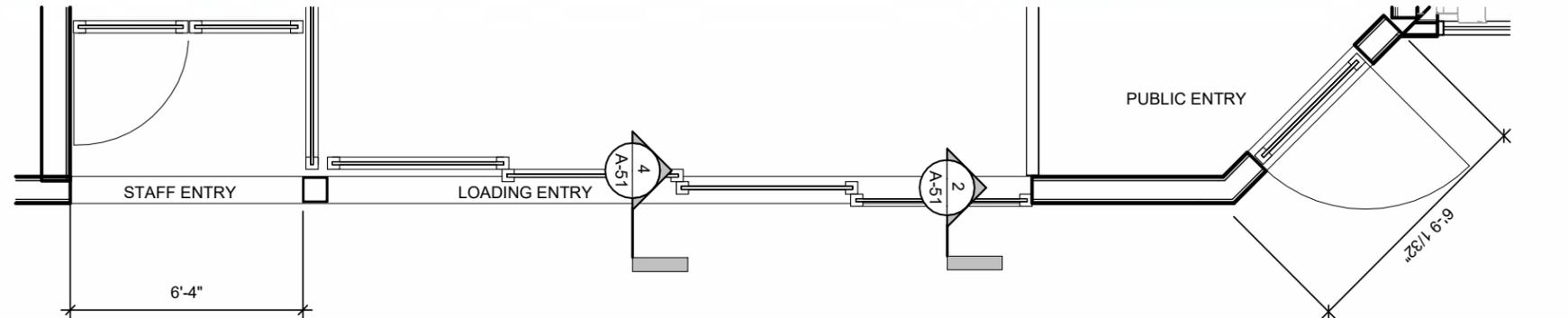
**1 ENLARGED PLAN - UTILITY STAIRS**  
 SCALE: 3/8" = 1'-0"



**3 FENCE & GATES EXTERIOR ELEVATION - OVERALL**  
 SCALE: 1/8" = 1'-0"



**4 SECTION - GATE**  
 SCALE: 1/4" = 1'-0"



**1 ELEVATION - LOADING/STAFF FENCE & GATES**  
 SCALE: 1/4" = 1'-0"

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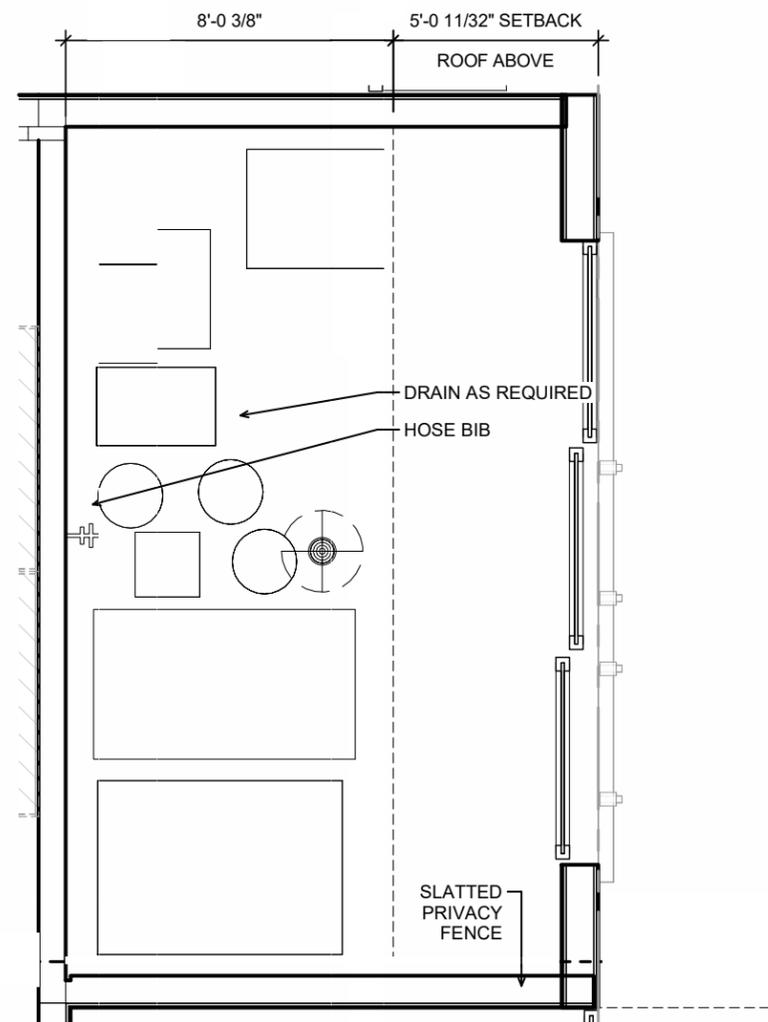
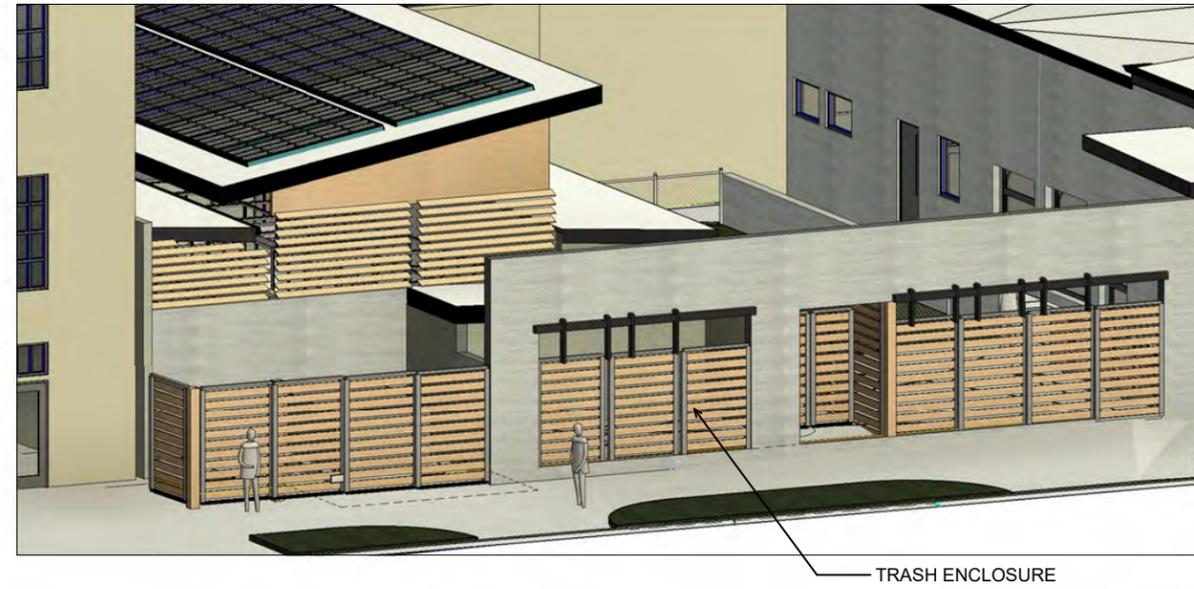
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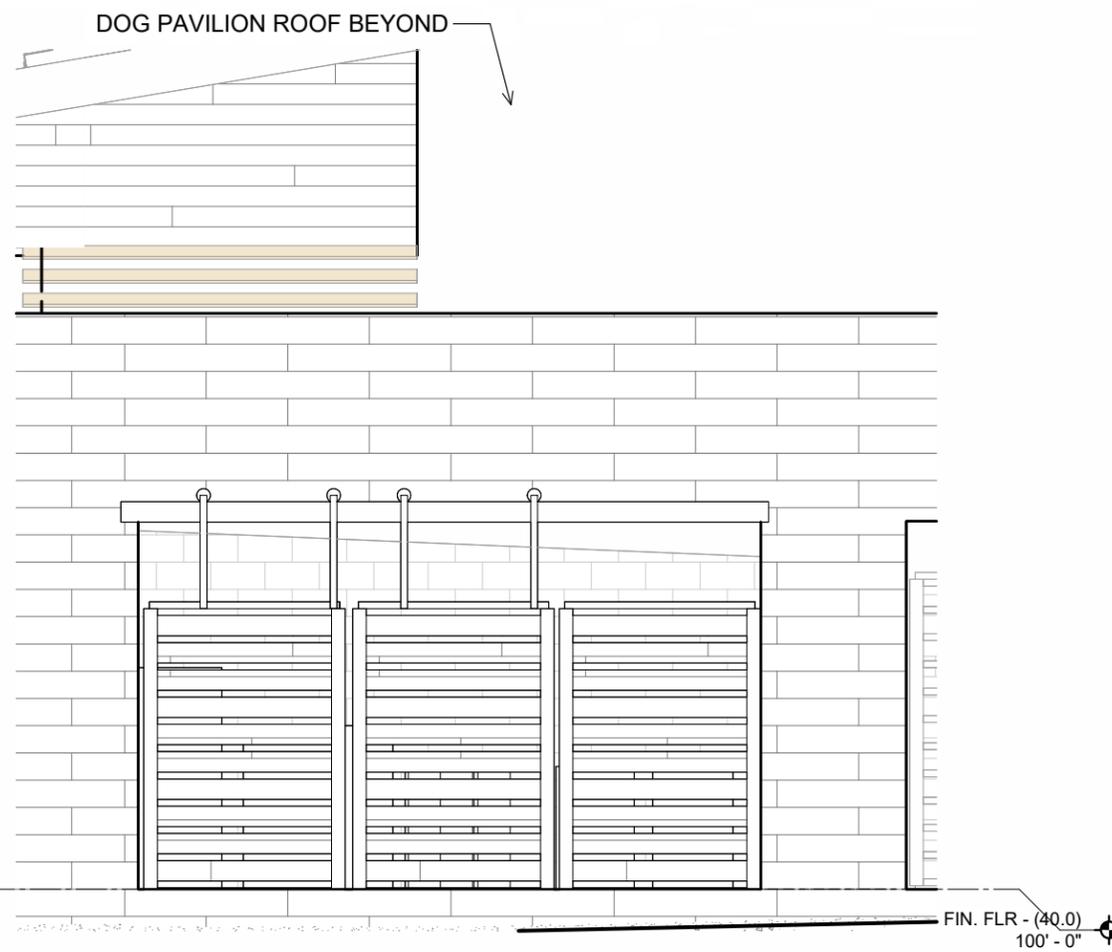
DRAWING TITLE  
**FENCE & GATE ELEVATIONS**

DATE: 10/31/2024  
**A-51**

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2 TRASH ENCLOSURE PLAN  
 SCALE: 1/4" = 1'-0"



1 ELEVATION - TRASH ENCLOSURE  
 SCALE: 1/4" = 1'-0"

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DRAWING TITLE  
**REFUSE AREA ELEVATIONS**

DATE: 10/31/2024

A-52

CONSTRUCTION DOCUMENTS  
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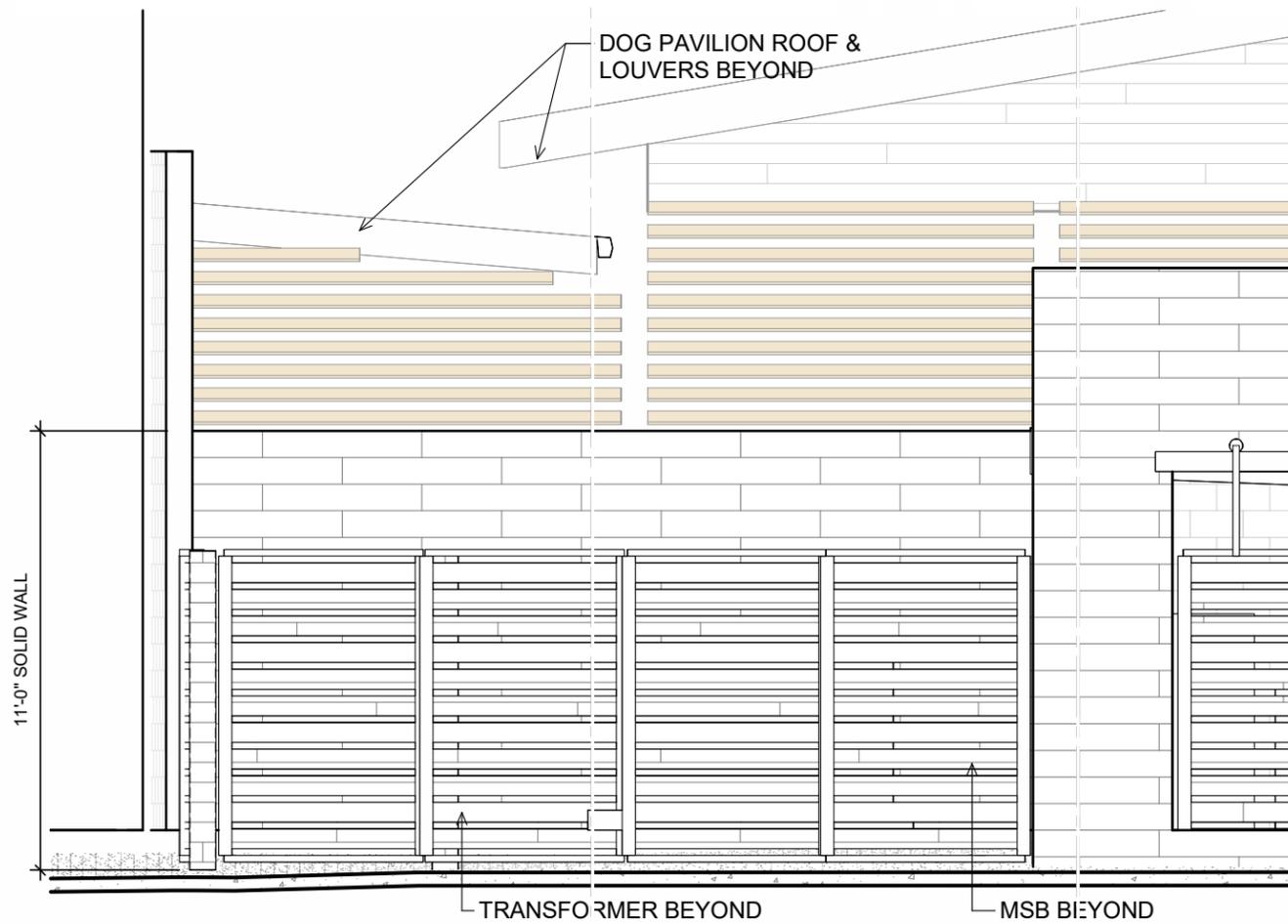
TRANSFORMER AREA

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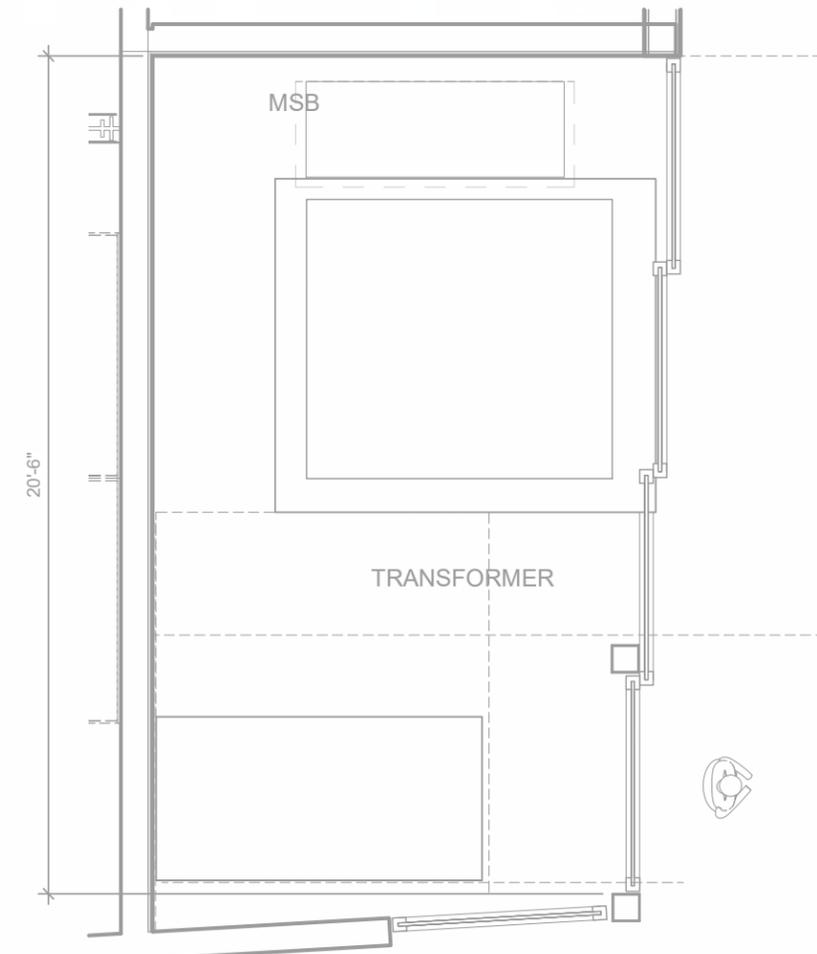
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**2 ELEVATION - TRANSFORMER**

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



**1 PLANNING TRANSFORMER PLAN**

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

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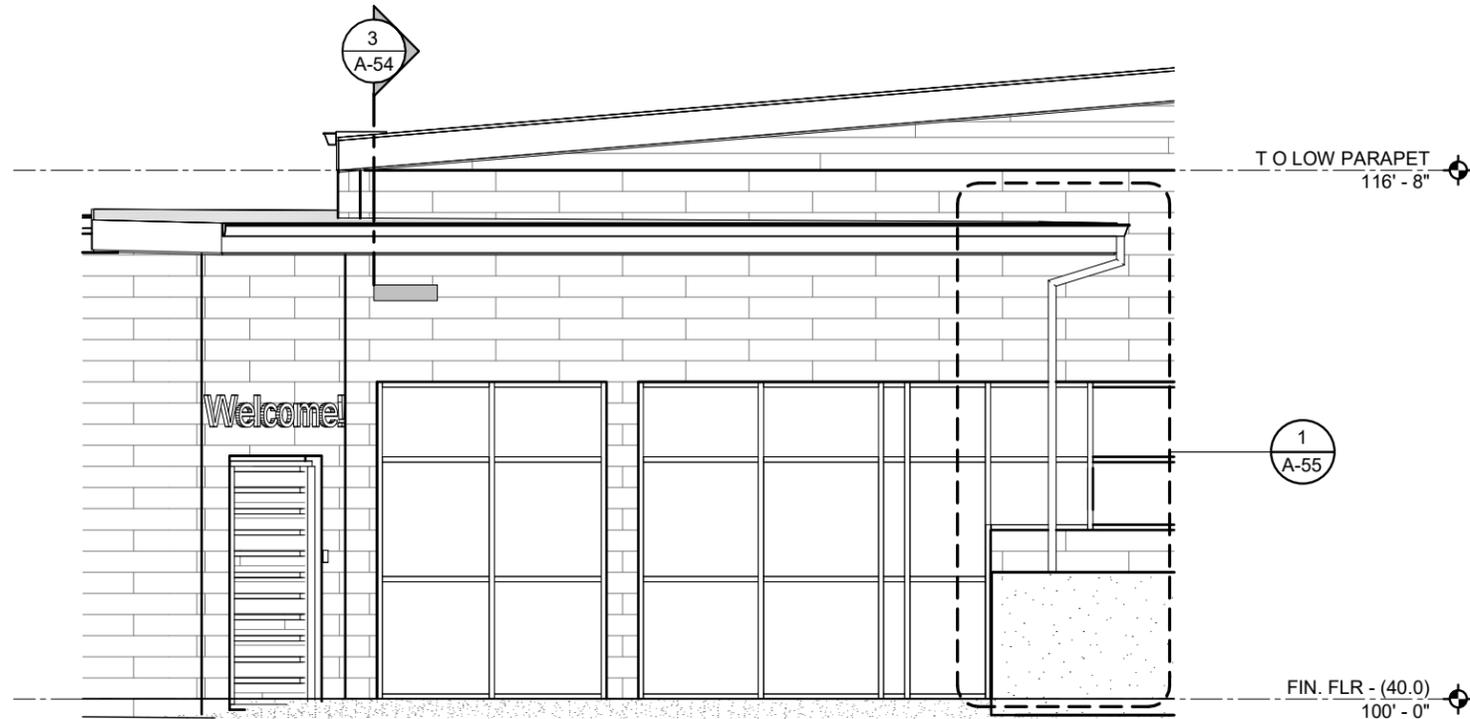
Jeffrey Zerwekh  
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DRAWING TITLE

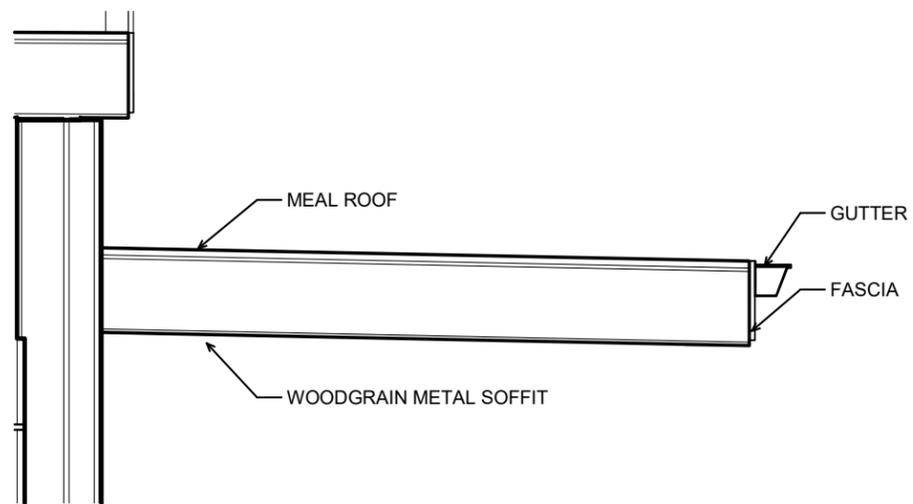
**TRANSFORMER ELEVATIONS**

DATE: 10/31/2024

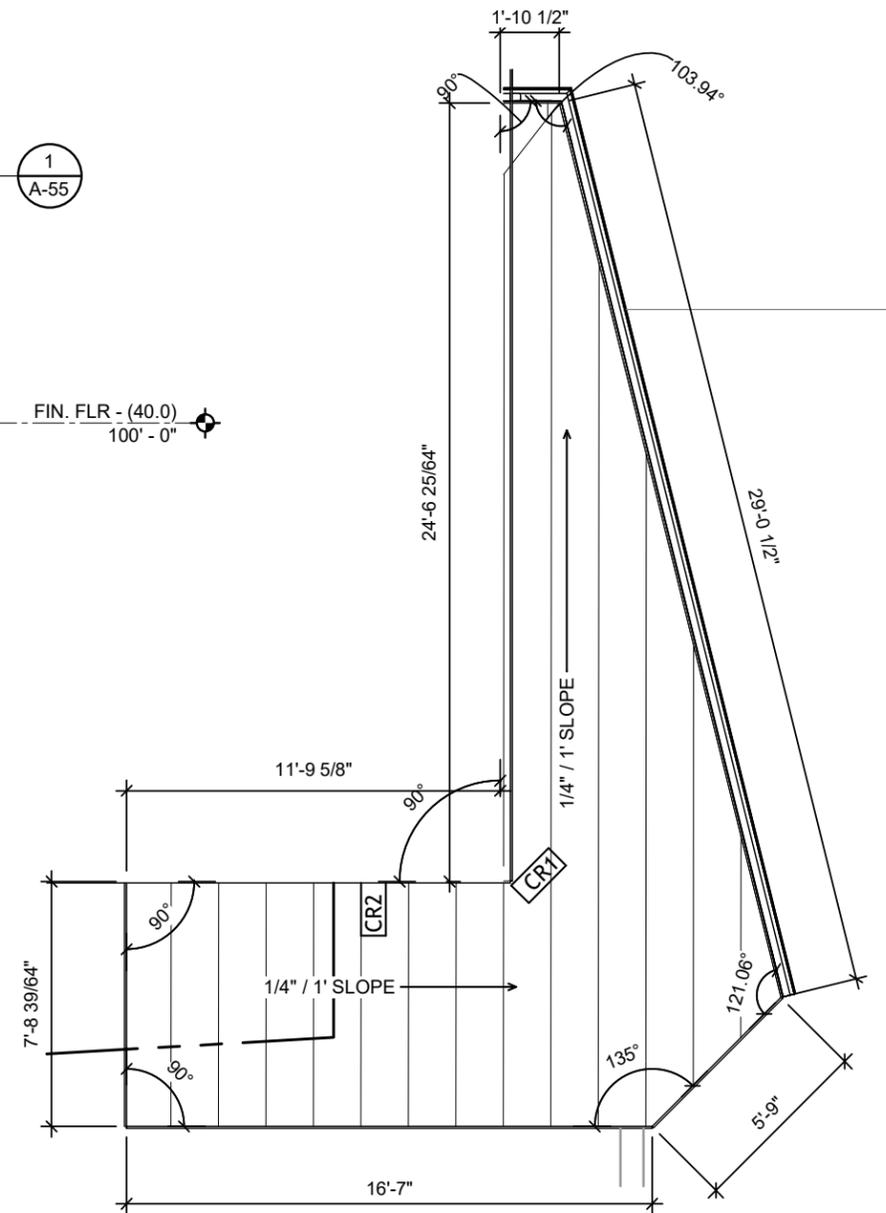
A-53



**2 ENLARGED ELEVATION - AWNING**  
 SCALE: 3/16" = 1'-0"



**3 AWNING SECTION DETAIL**  
 SCALE: 1/2" = 1'-0"



**1 ENLARGED ROOF PLAN - AWNING**  
 SCALE: 3/16" = 1'-0"

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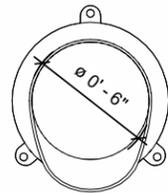
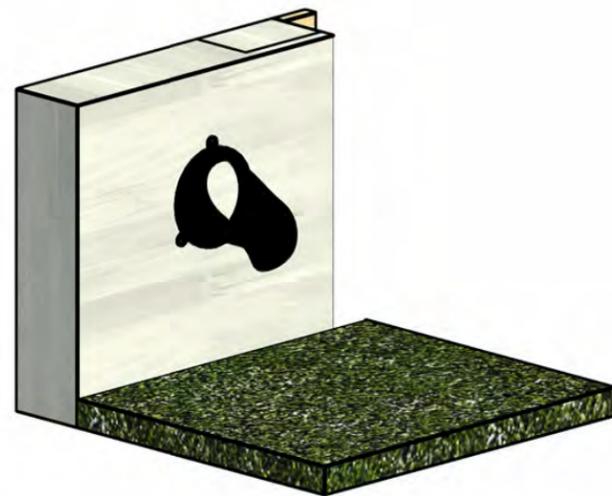
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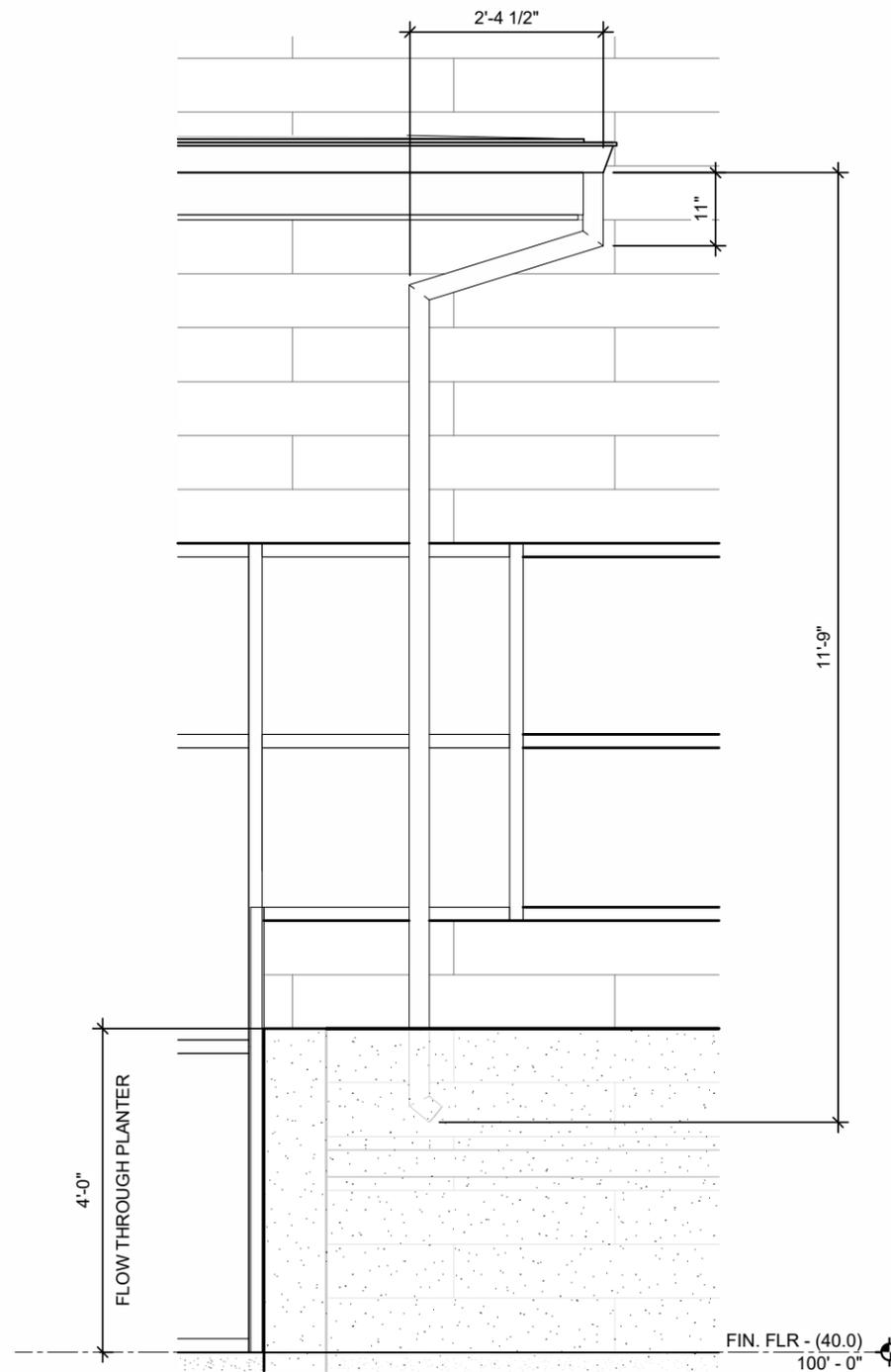
DRAWING TITLE  
**AWNING ELEVATIONS**

DATE: 10/31/2024  
 A-54

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2 ENLARGED ELEVATION - DOWNSPOUT NOZZLE  
 SCALE: 1 1/2" = 1'-0"



1 ENLARGED ELEVATION - DOWNSPOUT  
 SCALE: 1/2" = 1'-0"

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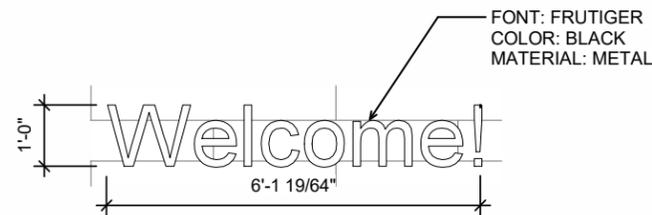
DRAWING TITLE  
**DOWNSPOUT ELEVATIONS**

DATE: 10/31/2024

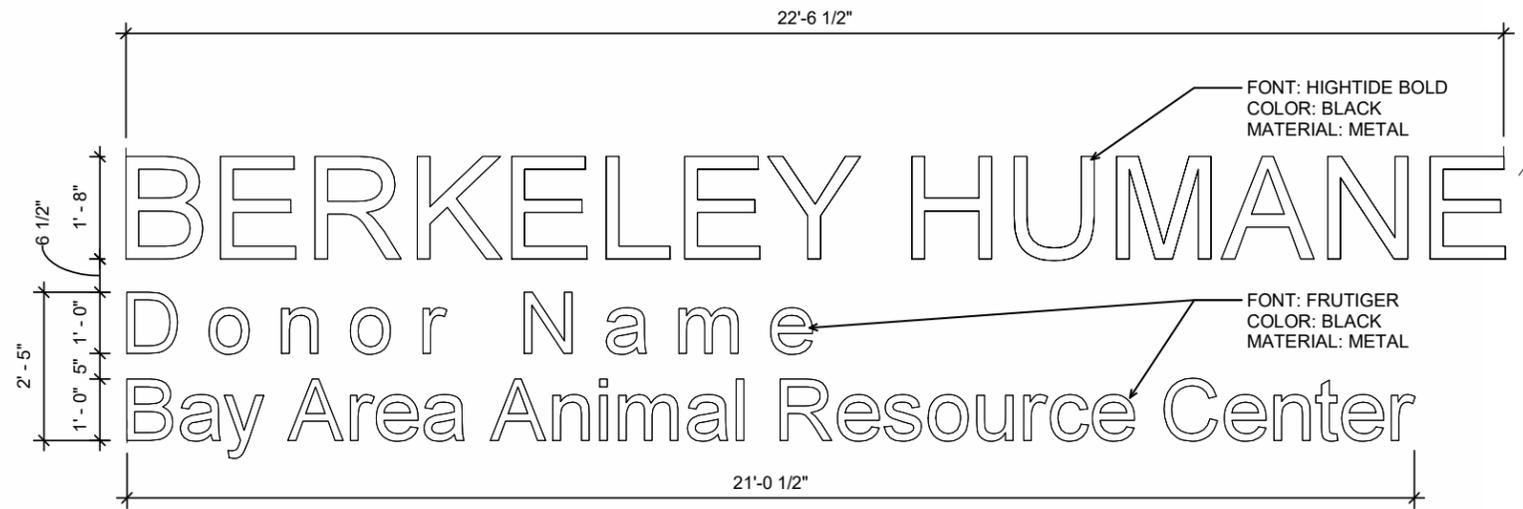
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CONSTRUCTION DOCUMENTS  
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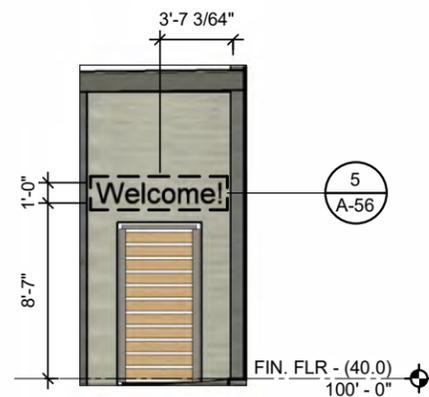
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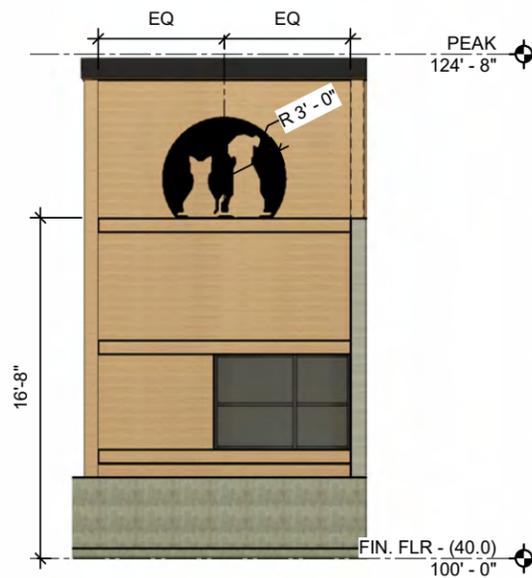
**5 ENLARGED ENTRY SIGNAGE**  
 SCALE: 3/8" = 1'-0"



**4 ENLARGED SIGNAGE DETAIL**  
 SCALE: 3/8" = 1'-0"



**3 ENTRY SIGNAGE**  
 SCALE: 1/8" = 1'-0"



**2 ELEVATION - LOGO**  
 SCALE: 1/8" = 1'-0"



**1 ELEVATION - SIGNAGE**  
 SCALE: 1/8" = 1'-0"

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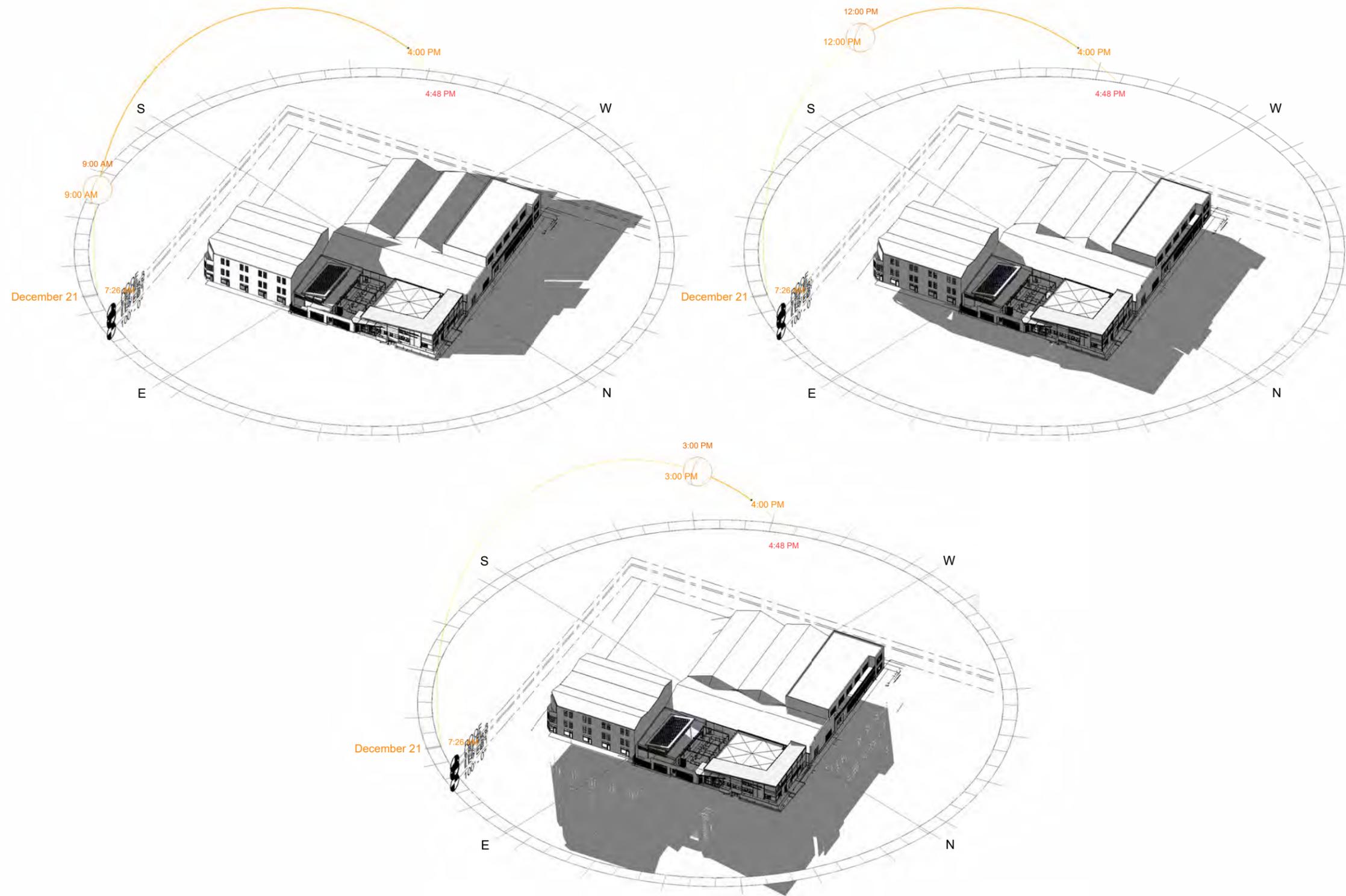
PROJECT APPLICANT:  
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DRAWING TITLE  
**PROPOSED SIGNAGE ELEVATIONS**

DATE: 10/31/2024

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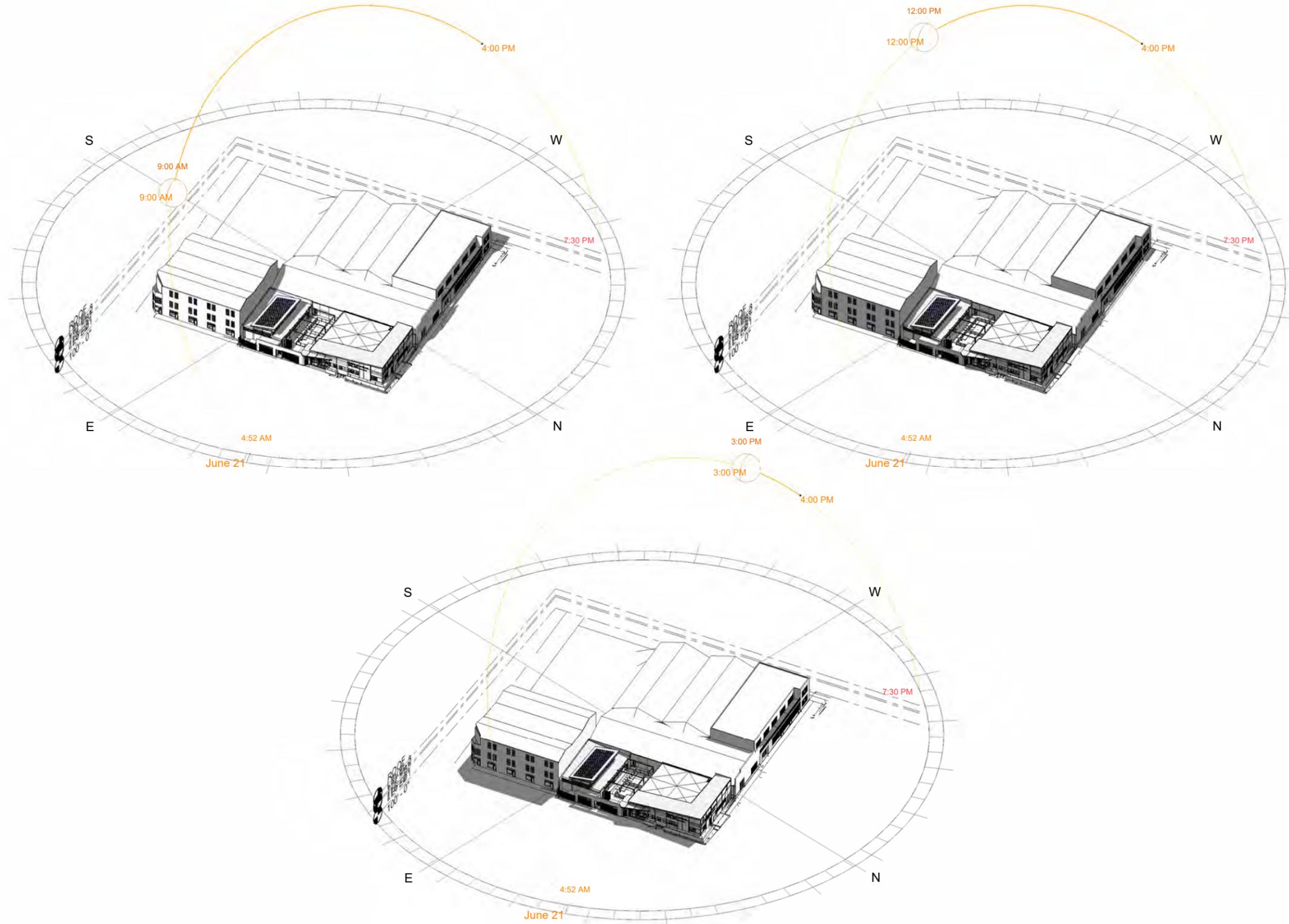
DRAWING TITLE

SHADOW STUDIES-  
 WINTER

DATE: 10/31/2024

A-57

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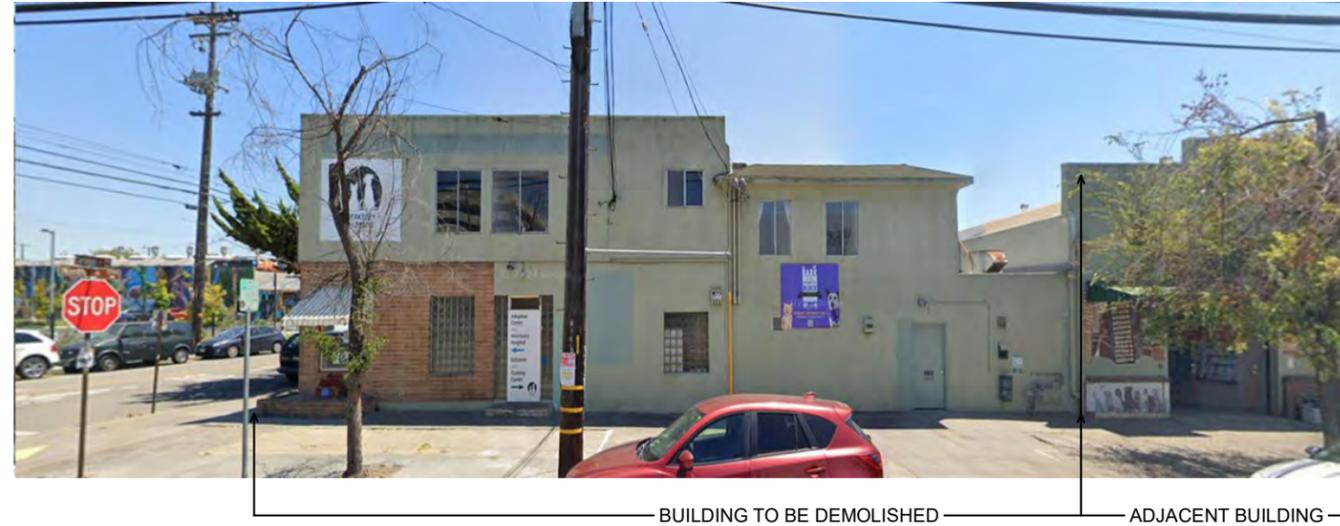
DRAWING TITLE

SHADOW STUDIES-  
 SUMMER

DATE: 10/31/2024

A-58

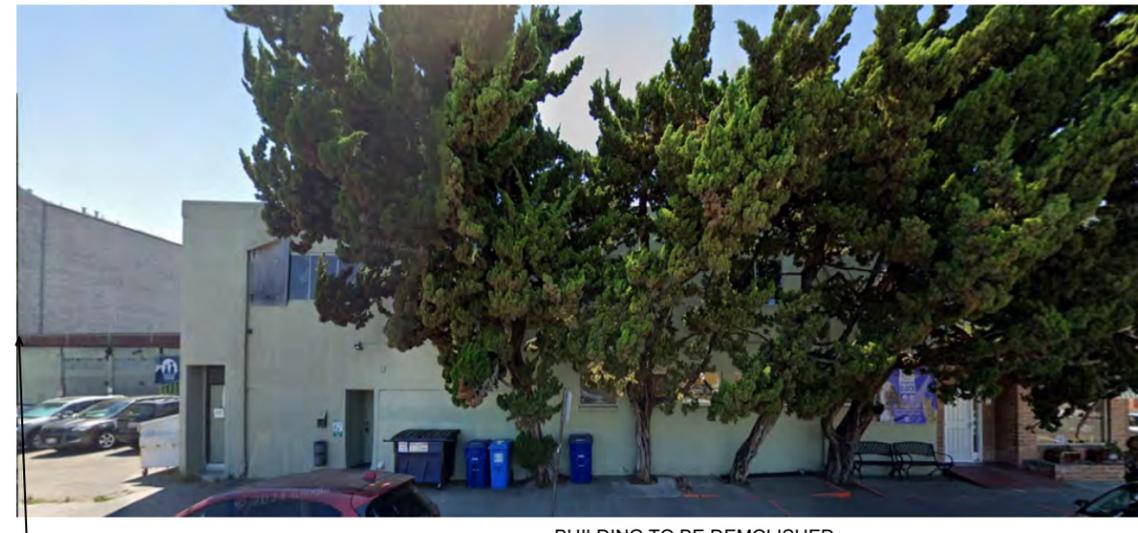
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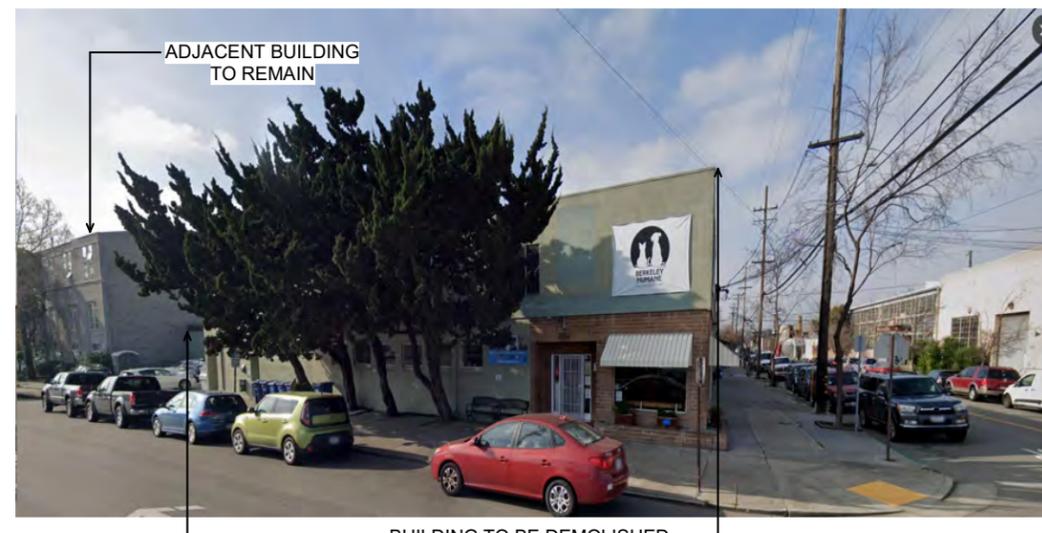
**NORTH VIEW OF 2700 NINTH STREET**



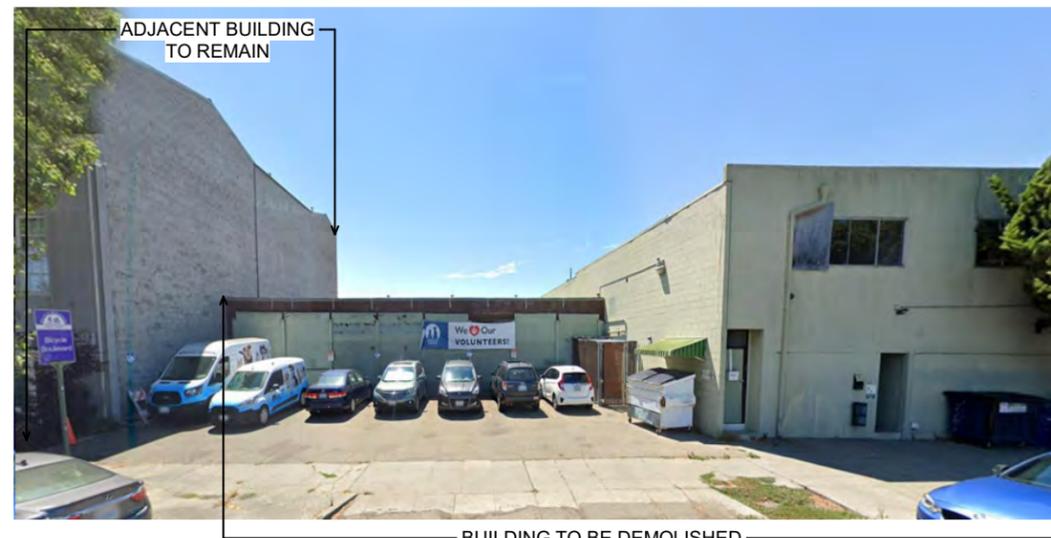
ADJACENT BUILDING TO REMAIN



**EAST VIEW OF 2700 NINTH STREET**



**EAST CORNER VIEW OF 2700 NINTH STREET**



**EAST VIEW OF 2700 NINTH STREET**

**ANIMAL ARTS**

architecture • animals • people

2790 VALMONT ROAD  
 BOULDER CO, 80304

VICKI J. POLLARD 303.444.5876

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**Berkeley Humane**

2700 Ninth St  
 Berkeley, CA 94710

Zoning: MU-R

PROJECT APPLICANT:

Jeffrey Zerwekh  
 2700 Ninth St, Berkeley, CA 94710  
 510.845.7735 x 209

DRAWING TITLE

**IMAGES OF EXISTING SITE**

DATE: 10/31/2024

**A-60**

CONSTRUCTION DOCUMENTS  
 NOT FOR CONSTRUCTION

## **Applicant Statement**

### **The Berkeley East Bay Humane Society Rebuilding Our Future**

October 31, 2024

#### **Mission and History**

The Berkeley-East Bay Humane Society provides complete care for homeless animals, from rescue to rehabilitation to placement. We match animals with loving and committed adopters, strengthen the human-animal bond, and promote the humane treatment of all animals. Our vision is to be an innovative leader in animal welfare and to provide critical resources to our community, leading the way with best practices in animal care to reduce the number of homeless animals in our community and beyond.

#### **About Berkeley Humane**

With its origins dating back to 1895, today Berkeley Humane serves the people and animals of our community by providing life-saving programs for cats and dogs, cultivating compassion, and strengthening the human-animal bond. With the support of a dedicated and talented volunteer and staff team, Berkeley Humane intakes animals from municipal shelters around the Bay Area and beyond, who are often in need of medical care, improved nutrition, enrichment, and lots of love. Berkeley Humane touches the lives of over 5,000 pets annually through adoptions, medical programs, training, and other related services. Learn more at [www.berkeleyhumane.org](http://www.berkeleyhumane.org).

In 1927, three citizens concerned about homeless animals in Alameda County formed the Animal Rescue Haven at the corner of Ninth and Carleton Streets in Berkeley. George Denny was one of those people. He converted the building (originally a pool hall) into kennels and he and his wife solicited food scraps from local merchants to feed the animals until they could be placed in new homes. Mr. Denny later became the Executive Director and President of the Board of Animal Rescue Haven.

In 1957, the Animal Rescue Haven was renamed the Berkeley-East Bay Humane Society. Building expansion took place, including the addition of a veterinary hospital. In the 1970s the Board of Directors declared all adoptable animals would find homes regardless of length of stay in the shelter. George Denny remained at the helm of Berkeley Humane until 1977. Since then, the organization has experienced periodic programmatic changes—such as the addition of a volunteer program, dog training, and humane education—to increase its breadth of services to the community.

In 2009, Berkeley Humane was honored along with two partner animal welfare organizations with the Maddie's Fund Lifesaving Award, becoming just the third group in the nation to receive this prestigious honor. In May 2010, a fire destroyed major portions of the Berkeley Humane shelter. Despite the tragic setback, our programs are operating again at pre-fire levels. While it has been a struggle, the challenges of not having a fully functioning shelter and working out of only about one-quarter of our pre-fire space have not hindered our progress.

Rebuilding the Berkeley-Humane Society shelter and hospital is imperative to the East Bay Area's ability to manage the region's homeless dog and cat populations. It will also be key to Berkeley Humane's ability to play a key role in ultimately reducing and eradicating the ongoing problem of unwanted pets in our community. A new facility will allow us to continue to rehome dogs and cats that we rescue from city and municipal animal shelters and provide them with space for optimal physical and behavioral health while they are in our shelter and waiting for adoption. (Berkeley Humane is a close partner with

Berkeley Animal Care Services in this effort.) It will also allow us to offer low-cost spay/neuter and vaccine/microchipping services to our low-income citizens and provide humane education to the community, which will help control/reduce the population of homeless pets and ensure that pets stay in their adoptive homes and not be surrendered to city and municipal shelters.

The presence of a humane organization in any community is as vital as any other public service organization. For almost 90 years the Berkeley-East Bay Humane Society has served the people and pets of Berkeley and the East Bay Area. The new Berkeley Humane shelter and hospital will be home to important programs and services that are crucial to the health and well-being of our human, canine, and feline community members and ensure that those resources are available to the people and pets it serves for generations to come.

### **Existing Building**

Our existing facility has served us well since 1927, but after many years of adding on when we could and deferring maintenance that could not be afforded, we have decided after careful consideration that we need to demolish the building and start over.

Over the years the building evolved through accumulation and additions that made sense at the time, but ultimately resulted in inefficient and code challenged spaces (see the enclosed Structure History for more information). We have been able to “make do” because our mission has always been about serving the animals first. When the fire occurred in 2010, we saw an opportunity to renovate our building as part of the necessary fire repairs. We studied various renovation options, but ultimately realized it was not realistic to repair the building. Seismic, code, and accessibility upgrades drove the budget to a point where it no longer made sense to renovate. At the same time, we recognized that spatially, our existing building is so disorganized that we would not be able to achieve the programmatic needs of a modern animal shelter and hospital that could serve us well into the future. For these reasons, we are proposing to demolish our existing building and outdoor kennels and rebuild a brand-new facility.

### **Project Description**

We propose to demolish the existing two-story animal shelter and hospital at the corner of Ninth and Carleton Streets along with the outdoor kennels that exist at the back of the property on Ninth Street. The total area to be demolished equals 16,538 sf. In its place, we plan to build a new single story Approximately 6,300 sf shelter with a reception area, cat housing and administration area along with an animal hospital on the ground floor with an exterior dog kennel pavilion. Our previous Architects of Noll & Tam have worked closely with Koret Shelter Medicine from UC Davis to develop a state-of-the-art facility that continues and promotes our mission of putting the animals first. Kennel configuration, sizes and clustering are all carefully designed to promote physical and mental animal health. We know—and research has shown—that healthier animals become adoptable sooner, and the shorter their stay, the healthier they are. Our goal has always been to minimize the length of time that animals stay in our facility and quickly get them into a loving home. Our new facility is designed by Animal Arts with this primary objective in mind and we are excited to see it become reality. Our Previous larger development was approved in July 2015 through a City of Berkeley *USE PERMIT # UP2013-0055*

### **Parking**

Currently we have seven parking spaces for staff located in a lot accessed from Ninth Street. Cars pull in directly off Ninth and park perpendicular to the street directly adjacent to the sidewalk. Our proposed

plan is to remove all on-site parking due to the limited available space on the site which was previously discussed with the city and approved.

### **Lot Line Adjustment**

Berkeley Humane Society owns two lots, one rectangular lot on the corner of Ninth and Carleton and one 'L' shaped lot that includes the warehouse next door on Carleton and the outdoor kennels and parking area on Ninth Street. In order to construct our new building, we will need to adjust the lot lines to accommodate placement of our new building and parking area that will not cross property lines. The application for the lot line adjustment has been submitted. See the attached Exhibit A for the proposed new property lines. We intend to complete the lot line adjustment process prior to obtaining a certificate of occupancy for the new building.

### **Neighborhood Context**

The surrounding neighborhood is a mix of primarily one to three story buildings of various uses. There are many warehouses, a condominium building, a restaurant, and various industrial uses nearby. Animal Arts have proposed a contemporary/industrial exterior that should blend well with the neighborhood while offering a distinct identity for the Berkeley Humane Society. We have operated an animal shelter since 1927 and a hospital since the late 1950s in this location and feel strongly that we are an integral part of the neighborhood fabric. We look forward to many more years.

Part of being a good neighbor is communication. To that end, in the past we have invited our neighbors and other community members on two occasions to meet with us and discuss our previous plans. On February 10, 2013, we invited staff, neighbors, and Berkeley Humane Society supporters to meet in our warehouse to discuss early concept designs and elicit input. Currently, we requested a mailing list from the City of Berkeley Planning staff of neighbors within a 300' radius. We will then invite everyone on the list to a meeting to discuss our new proposed development plans which have slightly changed from the previous approvals on as soon as possible (and posted advance notification fliers around the neighborhood).

### **Conclusion**

We have embarked on a very exciting chapter in our history. It is clear to us that this project is necessary to maintain our organization and increase our capacity to serve the people and animals of the Berkeley community. Your approval of our application will help to propel us forward and achieve that goal. Thank for your consideration.

Sincerely,

*Jeffrey Zerwekh*

Executive Director – Berkeley Humane Society

*David Marks*

Project Manager – Cumming Group





NINTH STREET

**EAST ELEVATION**  
 NOT TO SCALE

# Berkeley Humane

2700 Ninth Street  
 Berkeley, CA 94710

**Zoning Adjustments Board**  
 14 May 2015

INDEX OF DRAWINGS		CODE INFO	
ZN-00	COVER SHEET	APN:	054-174600203
ZN-01	VICINITY MAP	LOT SIZE:	13,468 SF
ZN-02	STREET STRIP ELEVATIONS	ZONING DISTRICT:	MU-R
ZN-03	STREET STRIP ELEVATIONS	FIRE ZONE:	1
ZN-11	FIRST FLOOR PLAN	FLOOD ZONE:	NO
ZN-12	SECOND FLOOR PLAN	CONSTRUCTION TYPE:	V-B
ZN-13	ROOF PLAN	OCCUPANCY GROUP:	B
ZN-21	EXTERIOR ELEVATIONS	BUILDING AREA:	1ST FLR 8,760 SF
ZN-22	BUILDING SECTIONS		2ND FLR 4,451 SF, GROSS
			TOTAL 13,211 SF, GROSS
			(TRASH ENCLOSURE 110 SF)
L-101	LAYOUT PLAN	BUILDING HEIGHT:	2 STORIES, 33 FT
L-200	PLANTING PLAN		
L-201	PLANTING LIST & DETAILS		
REF-3	BOUNDARY AND TOPOGRAPHIC SURVEY		



NINTH STREET

CARLETON STREET

**CORNER PERSPECTIVE**  
 NOT TO SCALE

architects and planners

**noll & tam**

729 Heinz Avenue  
 Berkeley, CA 94710  
 510.542.2200 tel  
 510.542.2201 fax

**BERKELEY HUMANE**  
 2700 Ninth Street  
 Berkeley, CA 94710

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 NOT FOR  
 CONSTRUCTION

ZONING  
 ADJUSTMENTS  
 BOARD

SHEET TITLE  
**COVER SHEET**

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	14 MAY 2015
DRAWN	AL/BC
CHECKED	-
SCALE	NTS
JOB NO.	21231

SHEET NUMBER  
**ZN-00**

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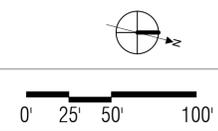
**ZONING  
 ADJUSTMENTS  
 BOARD**

SHEET TITLE  
**VICINITY MAP**

REVISIONS		
NO.	DATE	DESCRIPTION

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CHECKED	-
SCALE	1" = 50'-0"
JOB NO.	21231

SHEET NUMBER  
**ZN-01**

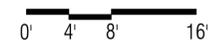


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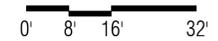
**2**  
 7N-01 VICINITY MAP  
 1" = 50'-0"



1 NINTH STREET STRIP ELEVATION  
 ZN-02 1/8" = 1'-0"



2 NINTH STREET STRIP ELEVATION-ALL  
 ZN-02 1/16" = 1'-0"



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 ADJUSTMENTS  
 BOARD

SHEET TITLE  
**STREET STRIP  
 ELEVATIONS**

REVISIONS  
 NO. DATE DESCRIPTION

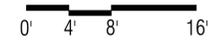
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 SCALE As indicated  
 JOB NO. 21231

SHEET NUMBER  
**ZN-02**

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1 CARLETON STREET STRIP ELEVATION  
 ZN-03 1/8" = 1'-0"



2 CARLETON STREET STRIP ELEVATION-ALL  
 ZN-03 1/16" = 1'-0"



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ZONING  
 ADJUSTMENTS  
 BOARD

SHEET TITLE  
**STREET STRIP ELEVATIONS**

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	14 MAY 2015
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SCALE	As indicated
JOB NO.	21231

SHEET NUMBER  
**ZN-03**

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 CONSTRUCTION

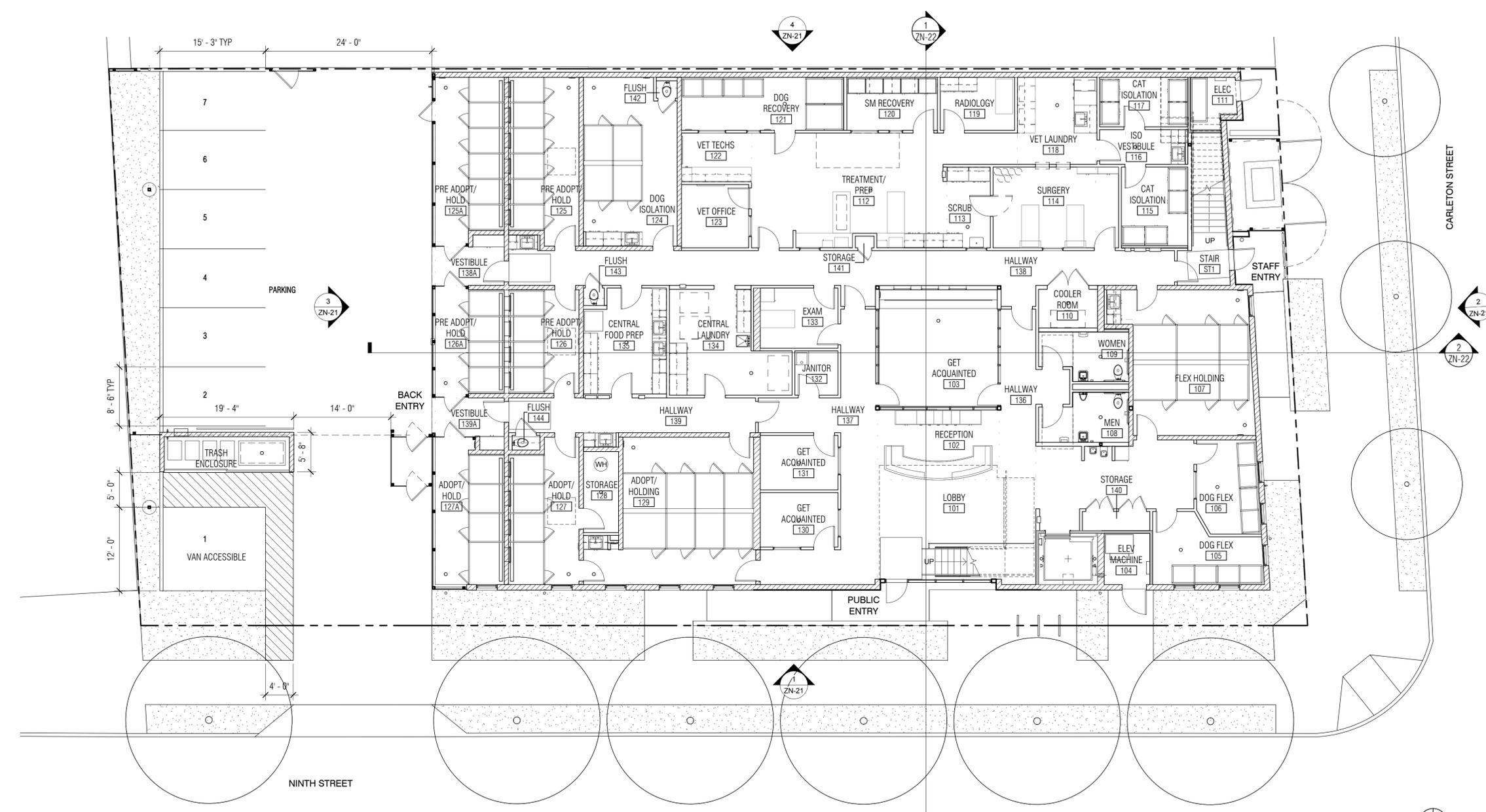
ZONING  
 ADJUSTMENTS  
 BOARD

SHEET TITLE  
**FIRST FLOOR PLAN**

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	14 MAY 2015
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SCALE	1/8" = 1'-0"
JOB NO.	21231

SHEET NUMBER  
**ZN-11**



**1 FLOOR PLAN 01 (ZONING)**  
 1/8" = 1'-0"



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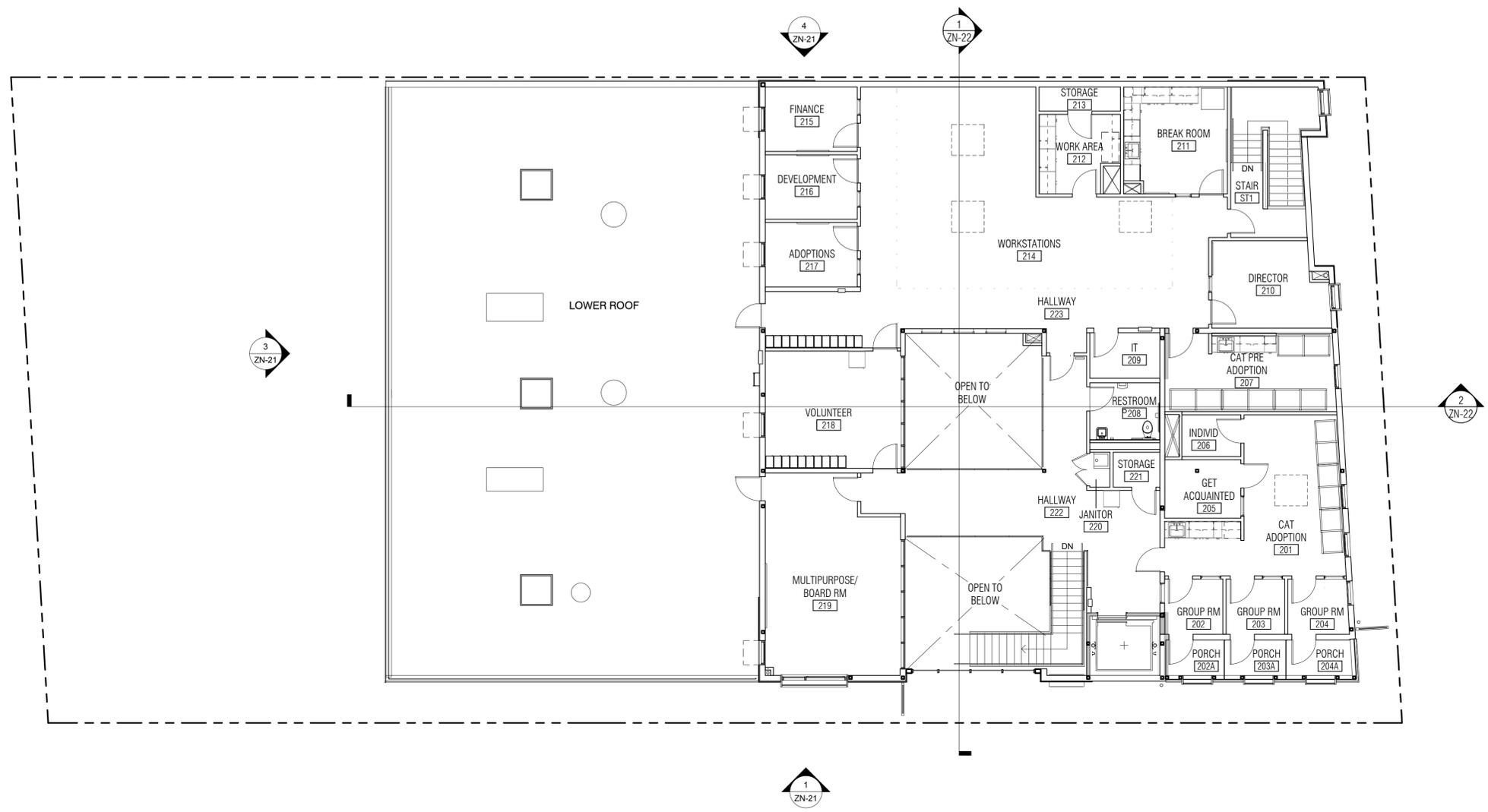
ZONING  
 ADJUSTMENTS  
 BOARD

SHEET TITLE  
**SECOND FLOOR  
 PLAN**

REVISIONS		
NO.	DATE	DESCRIPTION

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SCALE	1/8" = 1'-0"
JOB NO.	21231

SHEET NUMBER  
**ZN-12**



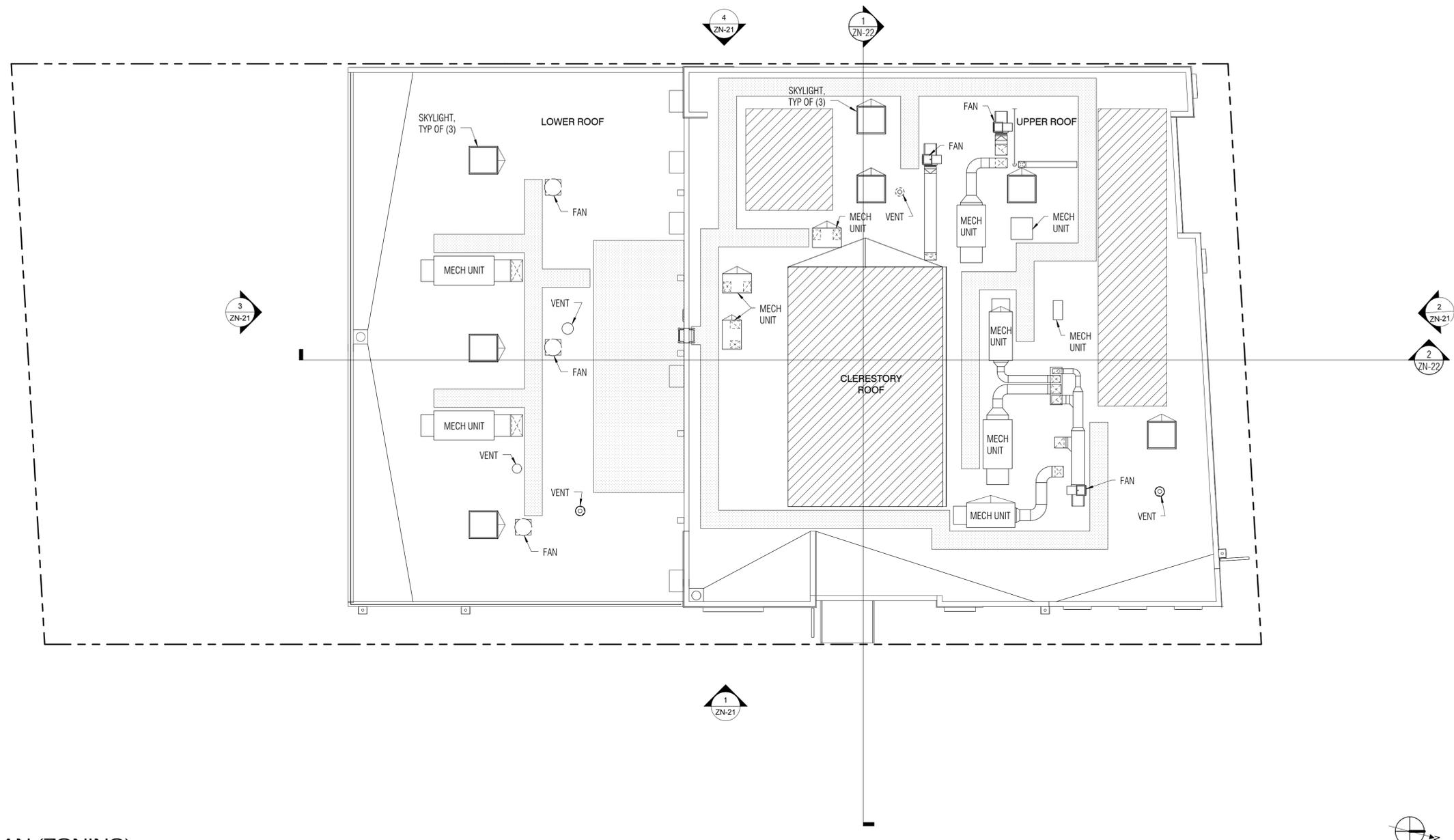
**1 FLOOR PLAN 02 (ZONING)**  
 1/8" = 1'-0"



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1 ZN-13 ROOF PLAN (ZONING)  
 1/8" = 1'-0"

**BERKELEY HUMANE**  
 2700 Ninth Street  
 Berkeley, CA 94710

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ZONING  
 ADJUSTMENTS  
 BOARD

SHEET TITLE  
**ROOF PLAN**

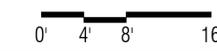
**LEGEND**

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	ROOF WALKWAY PADS

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	14 MAY 2015
DRAWN	AL/BC
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SCALE	1/8" = 1'-0"
JOB NO.	21231

SHEET NUMBER  
**ZN-13**



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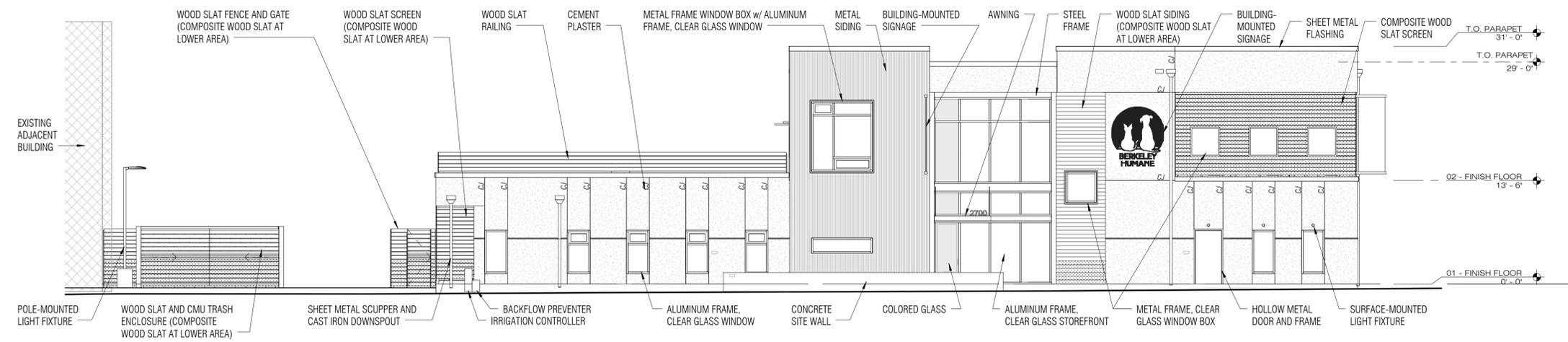
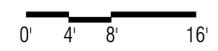
ZONING  
 ADJUSTMENTS  
 BOARD

SHEET TITLE  
**EXTERIOR  
 ELEVATIONS**

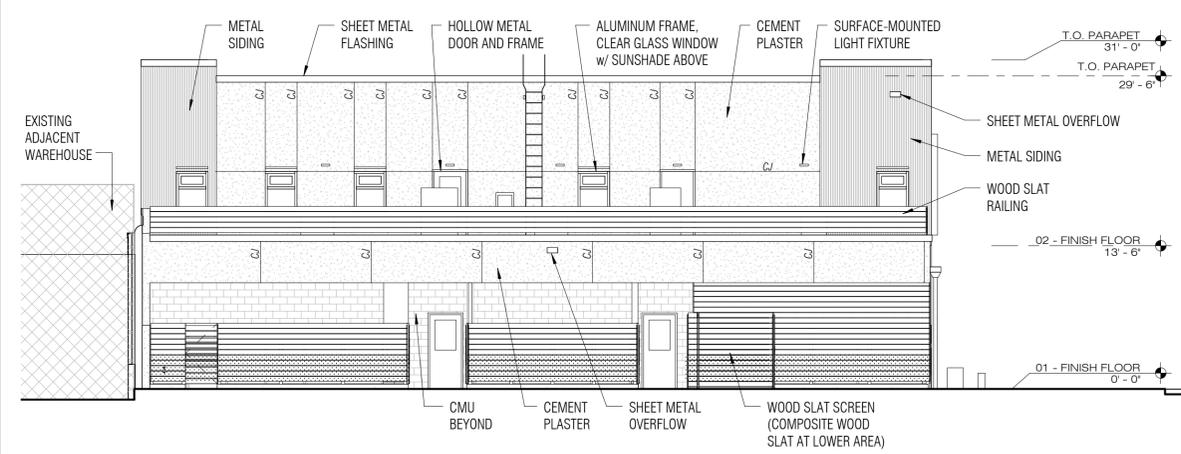
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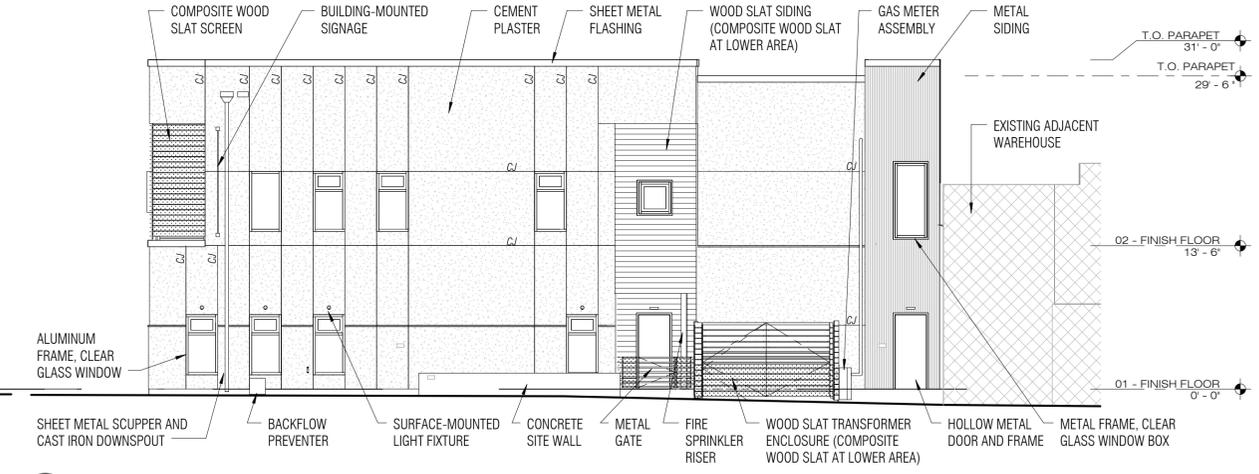
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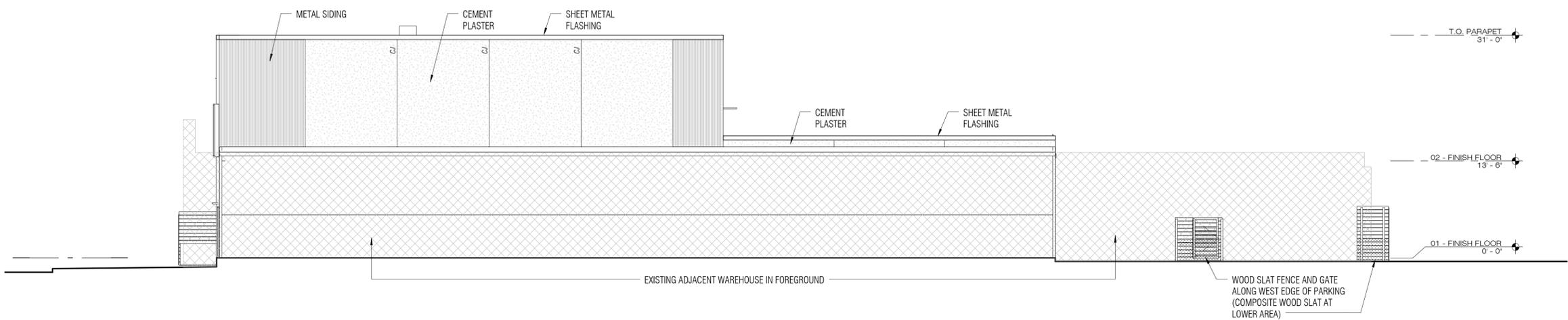
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3 SOUTH ELEVATION (ZONING)  
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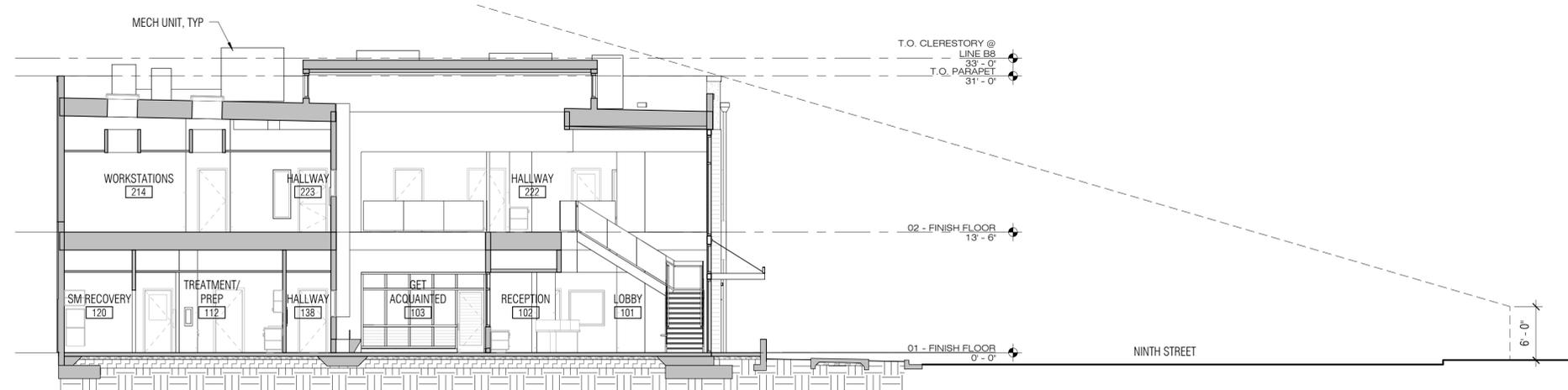


2 NORTH ELEVATION (ZONING)  
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 NOTE: ELEVATION IS PARALLEL TO FACE OF BLDG

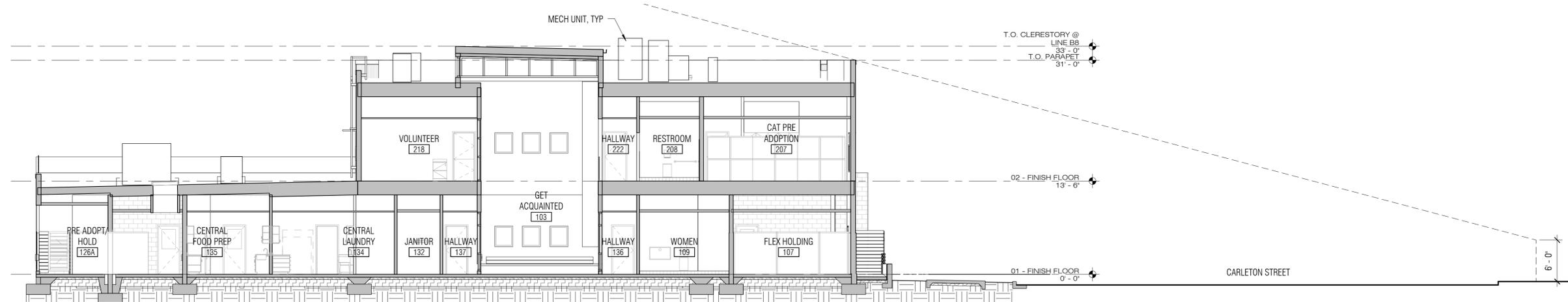


4 WEST ELEVATION (ZONING)  
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1 EAST-WEST SECTION B (ZONING)  
 ZN-22 1/8" = 1'-0"



2 NORTH-SOUTH SECTION 2 (ZONING)  
 ZN-22 1/8" = 1'-0"

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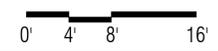
ZONING  
 ADJUSTMENTS  
 BOARD

SHEET TITLE  
**BUILDING  
 SECTIONS**

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	14 MAY 2015
DRAWN	AL/BC
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SCALE	1/8" = 1'-0"
JOB NO.	21231

SHEET NUMBER  
**ZN-22**





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John Northmore Roberts & Associates  
 LANDSCAPE ARCHITECTURE & LAND PLANNING

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 F (510) 548-0265  
 www.JohnNorthmoreRoberts.com



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 2700 Ninth Street  
 Berkeley, CA 94710

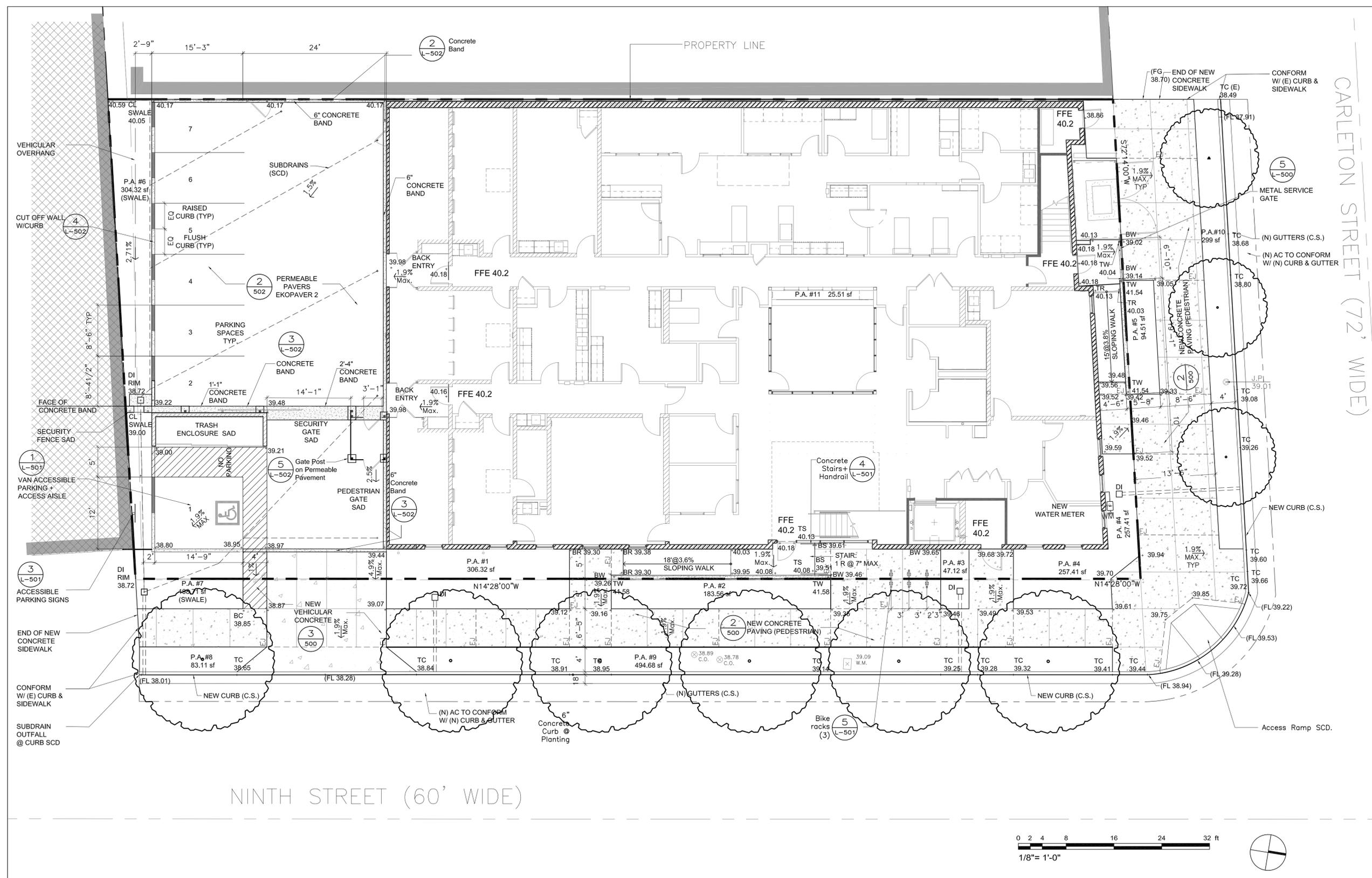
**ZONING ADJUSTMENTS BOARD**

SHEET TITLE  
**LAYOUT PLAN**

NO.	DATE	DESCRIPTION

DATE	18 AUG 2014
DRAWN	DPC
CHECKED	JNR
SCALE	1/8" = 1'-0"
JOB NO.	338

SHEET NUMBER  
**L-101**

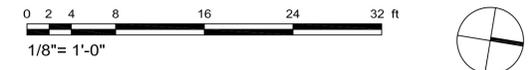


**LEGEND**

	Property Line
	Limit of Work
	Building
	Drain, SCD

	Permeable Pavers
	6" Concrete Curb @ Planting
	Concrete Band

	Pedestrian Concrete
	Vehicular Concrete



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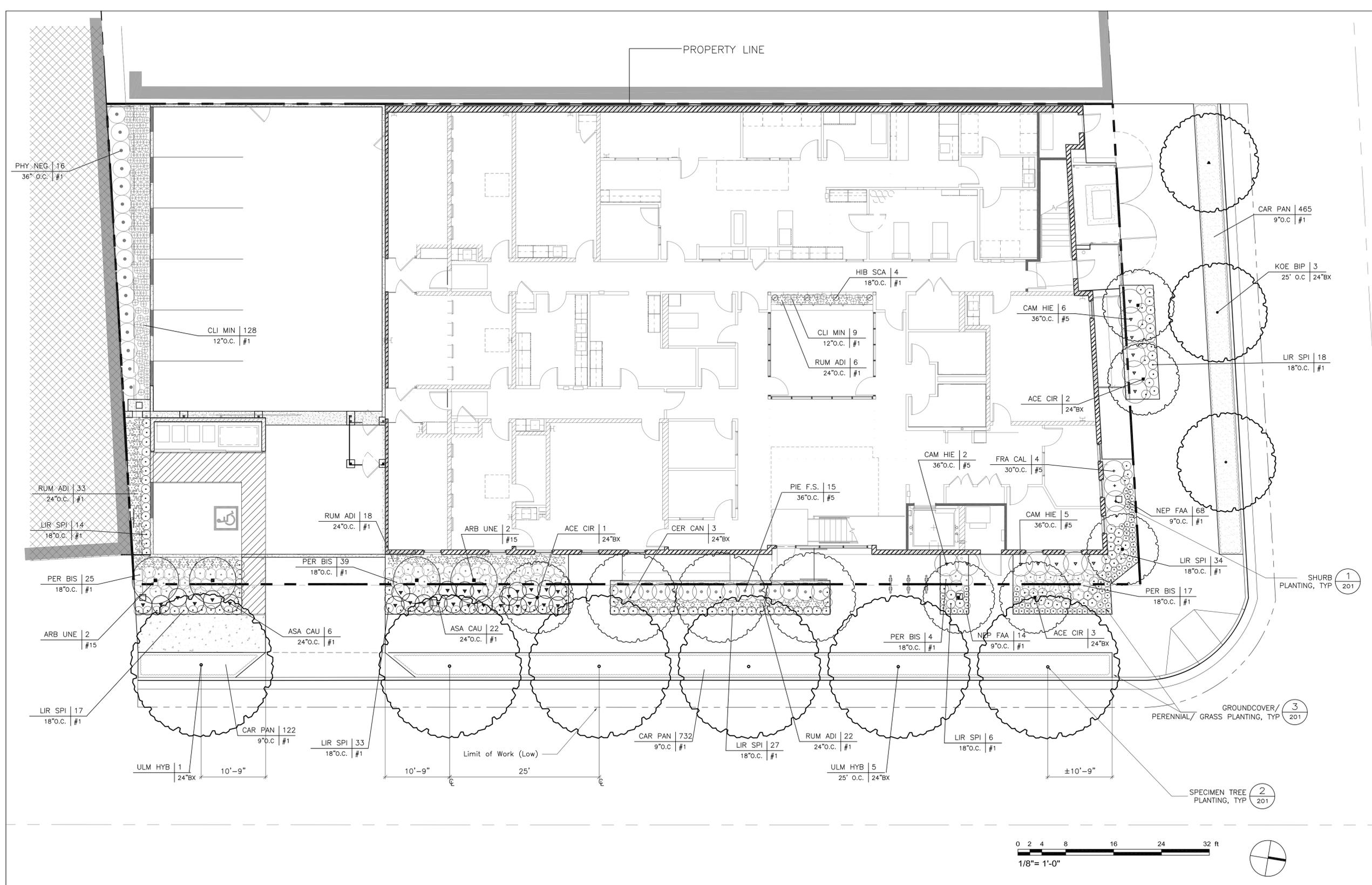
**ZONING ADJUSTMENTS BOARD**

SHEET TITLE  
**PLANTING PLAN, LIST, & DETAILS**

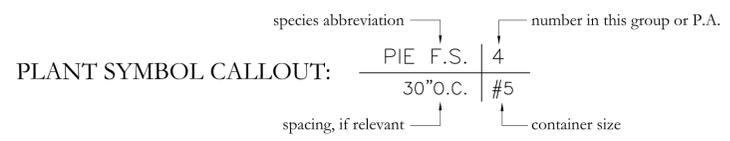
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DRAWN	DPC
CHECKED	JNR
SCALE	1 / 8" = 1'-0"
JOB NO.	338

SHEET NUMBER  
**L-200**



**NOTE:**  
 Total area of planting: 2057.552 s.f.  
 Since this area is under 2,500 s.f., the California Department of Water Resources Model Water Efficient Landscape Ordinance (Section 490.1.a.1, version dated September 10, 2009) does not apply.



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