

INDEX TO ADMINISTRATIVE RECORD

2325 SIXTH STREET

Use Permit #ZP2017-0146

Prepared: August 29, 2019

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

FOR BOARD ACTION
MAY 9, 2019

2325 Sixth Street

Use Permit #ZP2017-0146 to expand an existing one-story, 1,348 sq. ft. single-family residence and alter an existing 6,000 sq. ft. parcel by: 1) raising the existing one-story dwelling 9'2" to create a new 1,676 sq. ft. sq. ft. ground floor dwelling, 2) increasing the total number of bedrooms on the parcel from three to eight, and 3) constructing a two-story, 472 sq. ft. accessory building with an average height of 19'3", located 1'6" from the rear and side yard property line to the south.

I. Background

A. Land Use Designations:

- General Plan: LMDR - Low Medium Residential Density
- Zoning: R-1A - Limited Two-Family Residential District

B. Zoning Permits Required:

- Use Permit, under BMC Section 23D.20.030, to add a second dwelling unit;
- Administrative Use Permit, under BMC Section 23D.20.070.C, to construct a residential addition over 14 ft. in average height;
- Administrative Use Permit, under BMC Section 23D.20.030, to construct a major (>600 sq. ft.) residential addition;
- Administrative Use Permit, under BMC Section 23C.04.070.B to vertically extend the non-conforming front yard;
- Administrative Use Permit, under BMC Section 23D.08.005.A.1, to construct a new accessory building; and
- Administrative Use Permit, under BMC Section 23D.08.010.B, to construct an accessory building which does not comply with the height limits.

C. CEQA Determination: Categorically exempt pursuant to Section 15301 and 15303 of the CEQA Guidelines ("Existing Facilities" and "New Construction or Conversion of Small Structures").

D. Parties Involved:

- Applicant Bacilia Macias
 732 Gilman Street
 Berkeley, CA 94710

- Property Owners Tafia M. Jenkins
 3722 Northridge Drive
 Richmond, CA 94806

- Lashan M. Jenkins
 1569 Solano Avenue #655
 Berkeley, CA 94707

Figure 1: Vicinity Map

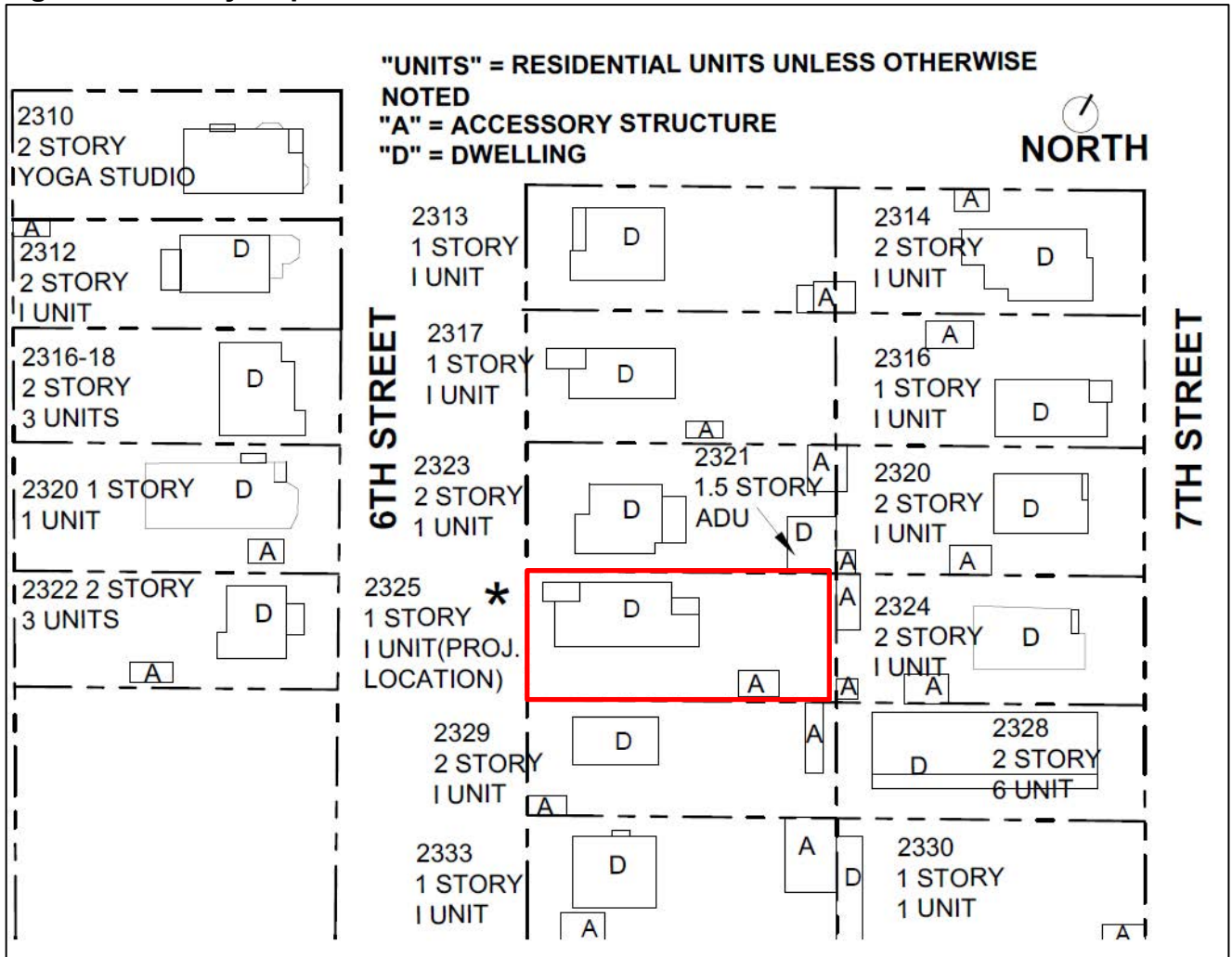


Figure 2: Aerial Vicinity Map (from Google Earth)

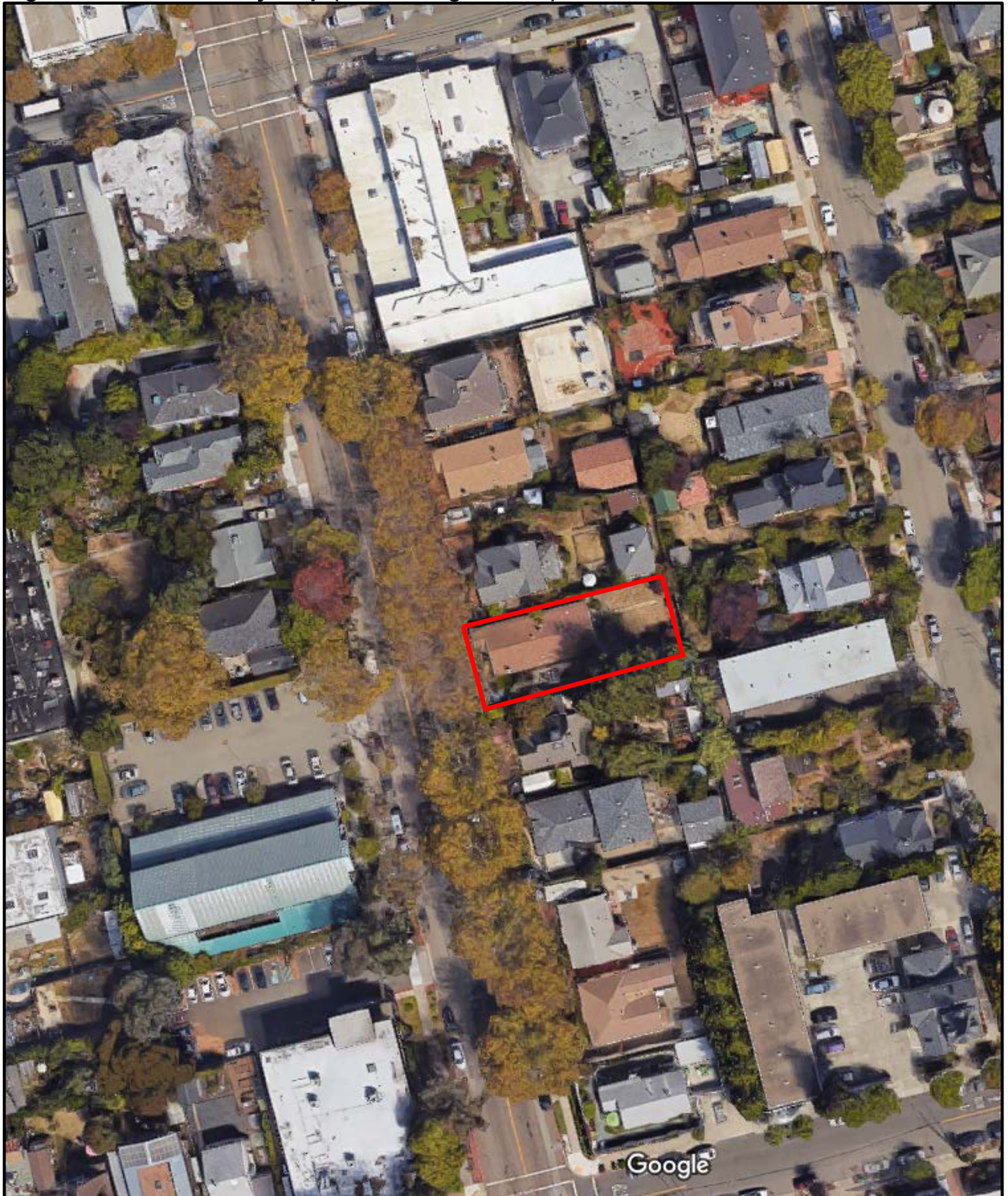


Figure 3: Site and Adjacent properties looking east from Sixth Street



Figure 4: Existing Site Plan

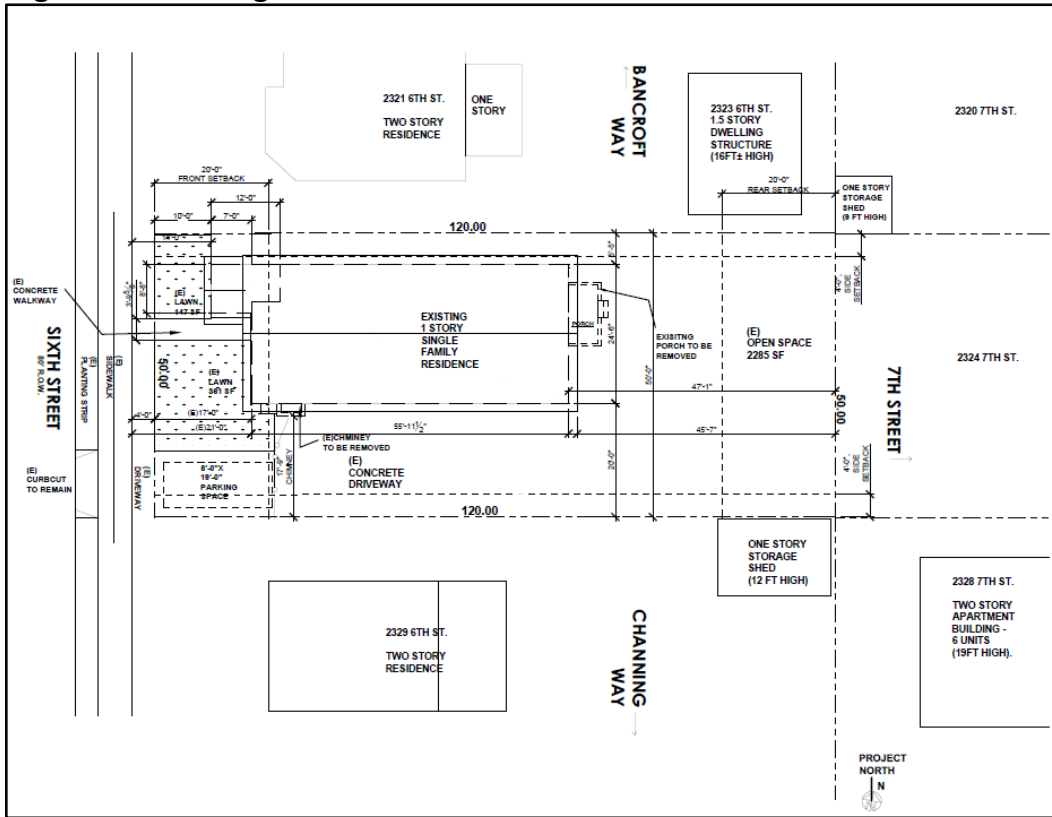


Figure 5: Proposed Site Plan

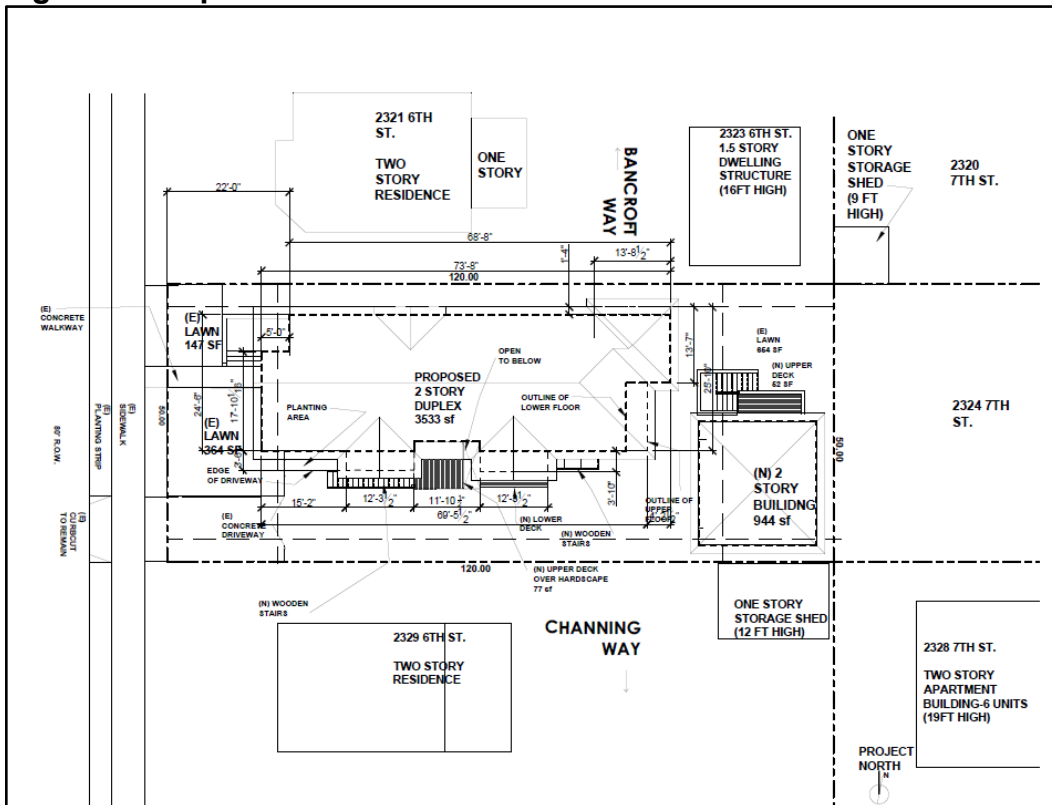


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Single-family residence	R-1A	LMDR – Low Medium Residential Density
Surrounding Properties	North	Single-family residence with detached ADU		
	South	Single-family residence		
	East	Single-family residence		
West	Commercial Offices	MU-R	MU – Manufacturing Mixed Use	

Table 2: Special Characteristics

Characteristic	Applies to Project?	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	The project is below the minimum threshold of 7,500 sq. ft. net new non-residential gross floor area.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable Housing Mitigations for rental housing projects (Per BMC 22.20.065)	No	The project is not creating four or more dwellings.
Housing Accountability Act (Gov't Code Section 65589.5(j))	Yes	The project proposes to add a dwelling and therefore, is considered a "Housing Development Project" ¹ as defined by Government Code. However, the ZAB is not required to make special findings because the project proposes to vertically extend the existing non-conforming front yard (see Section V.A for analysis below).
Coast Live Oak Trees (Per BMC §6.52.010)		The site does not contain Coast Live Oaks.
Creeks (BMC Chapter 17.08)	No	The proposed development is not located within 30 feet of an open creek or creek culvert.
Density Bonus (Per Gov't Code Chapter 65915)	No	The proposed development includes only two dwelling units and is not eligible for consideration under Gov't Code Section 65915.
Green Building Score	Yes	The applicant submitted a GreenPoint Rated checklist for the project. The minimum score required is 50 points, and the checklist indicates a score of 77 out of a possible 374 for the two dwellings.

¹ Per Government Code Section 65589.5(H)(2) "Housing development project" means a use consisting of any of the following: (A) Residential units only; (B) Mixed-use developments consisting of residential and nonresidential uses in which nonresidential uses are limited to neighborhood commercial uses and to the first floor of buildings that are two or more stories. As used in this paragraph, "neighborhood commercial" means small-scale general or specialty stores that furnish goods and services primarily to residents of the neighborhood; and (C) Transitional housing or supportive housing.

Characteristic	Applies to Project?	Explanation
Historic Resources (Per Gov't Code §15064.5 and BMC Chapter 3.24)	No	The subject property is not listed on the local, state or National Register listings as a historic resource. However, because the project proposes a major residential addition to the existing structure, the applicant was required to prepare a Historic Resources Evaluation (HRE). The HRE, prepared by Architectural Historian Stacy Farr in February 2019, concluded that while the building was designed in the California Bungalow style, it has undergone a series of alterations and no longer conveys its modest historic appearance. The property is not historically significant under any of the California Register criteria and therefore, is not eligible for listing on the California Register.
Rent Controlled Units (Per BMC Chapter 13.76)	No	There is one existing and one proposed dwelling unit at this site, however there are no rent controlled units, and, therefore, Berkeley's Rent Control Ordinance, BMC Chapter 13.76. does not apply to this project.
Residential Preferred Parking (RPP) (Per BMC Chapter 14.72)	No	The project area is not included in a RPP area.
Soil/Groundwater Contamination	No	The project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5
State Hazards Mapping Act (Liquefaction, Fault-rupture, Landslide)	No	The project site is located within an area susceptible to liquefaction as shown on the State Seismic Hazard Zones map. Per Condition of Approval (COA) #11, a geotechnical report will need to be prepared and submitted for peer review, prior to building permit submittal.

Table 3: Project Chronology

Date	Action
September 13, 2017	Application submitted
October 12, 2017	Application deemed incomplete
February 26, 2018	Revised application materials submitted
March 26, 2018	Application deemed incomplete
May 14, 2018	Revised application materials submitted
May 25, 2018	Application deemed incomplete
June 15, 2018	Revised application materials submitted
July 11, 2018	Application deemed incomplete
August 6, 2018	Revised application materials submitted
September 6, 2018	Application deemed incomplete
September 19, 2018	Revised application materials submitted
October 19, 2018	Application deemed incomplete
October 31, 2018	Revised application materials submitted
October 31, 2018	Application deemed complete
April 25, 2019	Public Hearing notices mailed and posted
May 9, 2019	ZAB Hearing

Table 4: Development Standards

Standard BMC Sections 23D.20.070-080 & 23D.08.020-030		Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		6,000	No Change	5,000 min
Gross Floor Area (sq. ft.) -Main Building -Accessory Building		1,348 N/A	3,533 472	N/A
Dwelling Units		1	2	2 max
Bedrooms		3	8	N/A
Main Building Height	Average	12' - 7"	22'	28' 35' w/Use Permit
	Maximum	15'-1 ½"	25'	N/A
	Stories	1	2	3 max
Main Building Setbacks	Front	17'	17'	20' min
	Rear	47'-1"	29'4"	20' min
	Left Side	5'-5"	4'-1"	4' min
	Right Side	20'	16'-2"	4' min
Accessory Building Height	Average	-	19'-3"	24' max
	Maximum	-	22'	N/A
	Stories	-	2	N/A
Accessory Building Setbacks	Front	-	94'-3"	75' min
	Rear	-	1'-6"	10' min
	Left Side	-	15'5"	10' min
	Right Side	-	1'-6"	10' min
Lot Coverage (%)		23	39.98	40 max
Usable Open Space (sq. ft.)		2,807	922	800 min (400/dwelling)
Automobile Parking		1	2	2 min (1/dwelling)

II. Project Setting

A. Neighborhood/Area Description: The subject property is located in a neighborhood area which consists of a variety of uses, building heights, and architectural styles. A mixture of single- and multi-family residences abut the subject property to the north, east, and south, and a variety of office/warehousing and light industrial uses confront the subject property to the west. According to a Historic Resource Evaluation (HRE) prepared for the property in February 2019 by Architectural Historian Stacy Farr, there are two Queen Anne residences, located directly north (at 2321 Sixth Street) and south (at 2329 Sixth Street) of the subject property, that were owned by Matilde Niehaus, wife of Edward F. Niehaus, a prominent West Berkeley businessman who constructed the Stick-Eastlake mansion at 839 Channing Way, a City of Berkeley landmark, located on the same block as the subject site. While Niehaus built seven other houses

on this block, including the two Queen Anne residences at 2321 Sixth Street and 2329 Sixth Street, and owned the subject property until 1923, the subject property was developed in 1923 as a modest California Bungalow style single-family residence, after Matilde sold the property. The site directly north of the subject property (2321 Sixth Street, developed with a Queen Anne) is a two-story single family residence and includes a two-story detached Accessory Dwelling Unit (ADU) at the rear of the property. The three abutting properties to the east consist of a two-story, 6-unit apartment building, and two, 2-story single-family residences, and the site directly south of the subject property (2329 Sixth Street, developed with a Queen Anne) is a two-story single-family residence and includes a one-story detached accessory building at the rear. A two story office/warehouse building in the MU-R district confronts the subject property to the west along Sixth Street.

- B. Site Conditions:** The subject lot is located on the east side of Sixth Street, mid-block between Bancroft Way and Channing Way and is currently occupied by a one-story single family residence. According to City records and the HRE, the subject building has undergone a series of alterations since the time of its construction in 1923. The existing dwelling is setback from the street and is sited on the north side of the fairly flat lot. A concrete paved driveway occupies the south side of the lot, while the front and rear yards are covered by a mix of vegetation and cement paving. Additional site features include an aluminum shed in the rear yard which sits atop a concrete pad, historically the site of a garage. The rear yard is divided from the front yard by a board fence at both sides of the main building, and the rear yard is enclosed by a variety of vertical board fencing types, topped in some areas by wood lattice.

III. Project Description

The project would raise the existing one-story single-family dwelling to create a new two-story building that would contain two dwellings. The new dwelling unit on the ground floor would have three bedrooms and the dwelling unit on the second floor would have four bedrooms. The average height of the existing one-story building would increase and the total number of bedrooms on the parcel would increase from three to eight (the second floor of the accessory building would be considered the eighth bedroom on the parcel). Two decks are proposed along the south side of the building, a 168 sq. ft. one-story deck for the ground floor dwelling and a 78 sq. ft. second-floor deck for the dwelling on the second floor.

The project would also construct a new two-story, accessory building that would comply with the height limits, subject to approval of an Administrative Use Permit. The accessory building would consist of a two-car garage on the ground floor, providing one off-street parking space for each dwelling, and a workshop on the second floor with a 62 sq. ft. second-story deck along the north side of the accessory building.

IV. Community Discussion

- A. Public Notice:** Prior to submitting this application to the city, the applicant erected a pre-application poster and contacted abutting and confronting neighboring property

owners and occupants to show them a copy of the proposed project plans and obtain their signature on the proposed plans. Two neighboring owners and two neighboring tenants could not be reached in person, so the applicant sent a certified letter explaining the project and included a copy of the plans, and submitted to staff a copy of the certified receipt. On April 25, 2019, the City mailed 205 public hearing notices to property owners and occupants, and to interested neighborhood organizations and the City posted notices within the neighborhood in three locations.

B. Neighbor/Community Concerns/Applicants' Response to Neighbor Concerns: In April 2017, five months prior to submittal of this application, the City received written correspondence from two neighboring property owners expressing concerns about the proposed project: one letter from the property owners of 2324 Seventh Street (received April 6, 2017) and one letter from the property owners of 2329 Sixth Street (received April 20, 2017). Since the application was submitted to the City on September 13, 2017, the City has received additional written correspondence from the neighboring property owner of 2321 Sixth Street (received October 30, 2017) expressing concerns about the project. In addition to submitting these letters to the City, the three neighboring property owners mentioned above also submitted a copy of their correspondence to the applicant of this Use Permit.

On May 21, 2018, the property owners of the subject property submitted a letter to the City, in response to the opposition and concerns raised by neighboring property owners. In June 2018, the property owners reached out to their neighbors and asked if they would be interested in meeting again to discuss their concerns about the project. On July 7, 2018, the property owners of 2325 Sixth Street met with the neighboring property owners. All neighbors who submitted correspondence expressing opposition were in attendance. No compromises or agreements between parties were reached.

On July 5, 2018, two days before the second neighborhood meeting was held, the neighboring property owners of 2321 Sixth Street submitted another letter to the City in response to the correspondence submitted by the owners of the subject property on May 21, 2018. On May 1, 2019, the property owners of 2324 Seventh Street submitted additional correspondence.

The land use issues from the letters are summarized in Table 5 below, and copies of letters received by the City, as of writing of this report, are provided in Attachment #4.

Table 5: Neighbor Concerns

Concern	Staff Report Discussion
Addition to Main Building	
Design	Table 2, III. Project Description, and IV.C. Committee Review
Compatibility with Neighboring Buildings	II. Neighborhood/Area Description, V.G. General Plan Consistency, Policies LU-7, UD-16, UD-24
Privacy	V.B. Compatibility with District Purposes
Loss of light/shadows	V.C. Use Permit to construct a second dwelling unit, and V.D.1. Administrative Use Permit to construct a major (>600 sq. ft.) residential addition over 14 ft. in average height
New Accessory Building	
Privacy	V.F. Administrative Use Permits to 1) construct a new Accessory Building that 2) does not conform to the height limits
Site Location/setbacks	V.F. Administrative Use Permits to 1) construct a new Accessory Building that 2) does not conform to the height limits
Privacy	V.F. Administrative Use Permits to 1) construct a new Accessory Building that 2) does not conform to the height limits
Loss of light/shadows	V.F. Administrative Use Permits to 1) construct a new Accessory Building that 2) does not conform to the height limits
Accessory Building becoming 3 rd rental unit	V.F. Administrative Use Permits to 1) construct a new Accessory Building that 2) does not conform to the height limits, and Attachment 1, Findings & Conditions, COA #13
Maximum Building Length	V.F. Administrative Use Permits to 1) construct a new Accessory Building that 2) does not conform to the height limits

C. Committee Review: This Use Permit application is not subject to review by the Landmarks Preservation Committee or Design Review Committee.

V. Issues and Analysis

A. The Housing Accountability Act: The Housing Accountability Act requires that when a proposed housing development complies with the applicable, objective General Plan and Zoning standards, but a local agency proposes to deny the project or approve it only if the density is reduced, the agency must base its decision on written findings supported by substantial evidence that:

- (1) The development would have a specific adverse impact on public health or safety unless disapproved, or approved at a lower density; and
- (2) There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

As used in the Act, a “specific, adverse impact” means a “significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, polices, or conditions as they existed on the date the application was complete.”

The project proposes to vertically extend the existing non-conforming front yard, and therefore does not comply with all applicable, objective general plan and zoning standards in the zoning ordinance.

Therefore, the findings required by Section 65589.5(j) **do not apply** to this project as currently proposed. Thus, the Act does not require the Board to approve this project.

B. Compatibility with District Purposes: Staff reviewed the purposes of the Limited Two-Family Residential District (R-1A) District and found the project to be compatible with the purposes as described below:

1. Purpose A: Recognize and protect the existing pattern of low medium density residential areas characterized by reasonable open and spacious type of development in accordance with Master Plan.

Staff Analysis: The project is consistent with this purpose because it would maintain the existing pattern of this low medium density residential area, by providing additional housing on the lot while exceeding the usable open space requirements of the district (see Table 4 above).

2. Purpose B: Protect adjacent properties from unreasonable obstruction of light and air.

Staff Analysis: As discussed further in Section V.D below, although the proposed project would increase the average and maximum building height and vertically extend the non-conforming front yard, the project would comply with height, setback, lot coverage and usable open space requirements of the R-1A District. Additionally, the proposed project would not be unreasonably detrimental to the abutting neighbors because new shadows would occur only during a few hours of the day during few days of the year, and would be limited to two neighboring dwellings.

3. Purpose C: Allow flexibility in the use of property for residential purposes by permitting two Dwelling Units on one lot under limited conditions.

Staff Analysis: The project proposes to raise the existing one-story single-family residence to create a two-story, two dwelling building. The property is in a neighborhood developed with one- and two-story building with a mixture of uses, including single- and multi-family residences and office/warehousing and light industrial uses. In addition, the property meets the development standards of the district (as described in Table 4 above) and therefore, is consistent with this purpose.

4. Purpose D: In those portions of the District west of San Pablo Avenue, appropriately regulate the rear and side yards for the construction of a Dwelling Unit.

Staff Analysis: As demonstrated in Table 4, the proposed two-story main building would comply with the setbacks, and therefore is consistent with this purpose.

- C. Use Permit to construct a second dwelling unit:** Two dwellings are permitted in the R-1A zoning district with a Use Permit (Public Hearing) per BMC 23D.20.030, provided the design meets the applicable R-1A development standards, and the ZAB can make the required non-detriment finding.

As demonstrated in Table 4, the proposed design would meet the R-1A development standards with respect to the height, number of stories, lot coverage, useable open space, and parking. And, as described in Section V.B above, the proposed project would be compatible with this broader neighborhood area that is characterized by a mixture of one- to two-story buildings with a variety of uses, including single- and multi-family residences and office/warehousing and light industrial.

The windows within the second story could potentially allow views to adjacent northern and southern properties. However, staff believes the project will not unreasonably impact the privacy of neighboring dwellings because while windows would now face second floor windows on the properties to the north and south, they would be approximately 10' from the neighboring dwelling to the north at 2321 Sixth Street and would not directly overlap with second story windows on the south façade of the neighboring dwelling, thereby minimizing privacy impacts. While the south façade would include two living room windows, one dining, one kitchen, and one family room window that would face the neighboring building to the south at 2329 Sixth Street, they would be more than 16' from this neighboring dwelling, and there are no windows on the second story north-facing façade of this neighboring dwelling. In addition, there are existing driveways on both sides of the subject property, resulting in additional separation between the subject property and adjacent dwellings. Therefore, staff believes the project will achieve appropriate building-to-building separations for this low-medium density residential neighborhood, and the proposed dwelling would not be detrimental to privacy of neighboring dwellings.

- D. Administrative Use Permit to construct a major (>600 sq. ft.) residential addition over 14 ft. in average height:** Pursuant to BMC Section 23D.20.090.B, staff believes the proposed major residential addition would not unreasonably obstruct sunlight, air, or views for the following reasons:

1. Sunlight: Shadow studies submitted by the applicant document the existing and proposed shading caused by buildings on and off site in the close vicinity, and document that the addition will create an incremental increase to shadows on one neighboring property to the north at 2321-2323 Sixth Street, that is occupied by two dwellings (one two-story, single-family residence and one ADU), as follows:
 - During morning hours on the winter solstice, two living room windows and one kitchen window on the south façade of 2321 Sixth Street that are partially shaded by the existing one-story building will be completely shaded by the addition. Also, two bedroom windows on the south façade that are unshaded today will be partially shaded by the addition, and one bedroom and one bathroom window on the south façade and two kitchen windows on the east façade of 2321 Sixth Street that are unshaded, will be fully shaded by the addition.

- During afternoon hours on the winter solstice, two living room windows and one kitchen window on the south façade of 2321 Sixth Street that are unshaded will be fully shaded by the addition, and two bedroom windows will be partially shaded by the addition. In addition, one living room door on the ADU at 2323 Sixth Street will be fully shaded by the addition.
- During evening hours on the winter solstice, one living room door on the ADU at 2323 Sixth Street that is partially shaded, will be fully shaded by the addition.

Because the impacts would be limited to one property and would occur on limited areas for a limited time during the year, and only for a few hours of the day, the major residential addition would not result in a significant loss of direct sunlight on abutting residences, and these shading impacts are not deemed detrimental.

2. Air: The addition is found to be consistent with the existing development and building-to-building separation pattern – or air – in this R-1A neighborhood because the addition would add a second story, where as many as three are allowed, would be less than the average height allowed in this district (22', where up to 35' is allowed with a Use Permit), would not further reduce the non-conforming front yard, and would exceed all other minimum required yards.
3. Views: Significant views as defined in BMC Chapter 23F.04 (Definitions) are not available to neighboring dwellings because the area is flat, at a low elevation (in relation to sea level) and the neighborhood area has mature, existing trees along the street. Therefore, the addition would not result in additional obstruction of significant views in the neighborhood.

E. Administrative Use Permit to extend a portion of a building within the required front yard: BMC Section 23C.04.070.B allows additions or enlargements which horizontally or vertically extend a non-conforming yard, or alter a portion of a building that encroaches into a non-conforming yard to be authorized with an AUP if the existing use of the property is conforming and the addition would not further reduce the existing non-conforming yards or exceed the maximum height limits.

The proposed project would raise the existing single-story building, which was built 17' from the front property line, where 20' is required under today's zoning standards, and retain the footprint of the existing non-conforming covered front porch. As noted in Table 4, the new, two-story building would exceed all other minimum required yards, would not further reduce the existing non-conforming front yard, and would not exceed the maximum height limits of this district.

Staff believes that this vertical extension of the existing building, 17' from the front property line, is permissible under BMC Section 23C.04.070.B, and that the Board can approve the Administrative Use Permit request for this vertical extension.

F. Administrative Use Permits to 1) construct a new Accessory Building that 2) does not conform to the height limits: BMC Section 23D.08.005.A.1 requires an Administrative Use Permit for the construction of a new accessory building of any size

and in any location, and BMC Section 23D.08.010.B requires an Administrative Use Permit for any accessory building that does not comply with the height limit and/or setback, subject to a finding that the proposed accessory building will not be detrimental to the light, air, privacy and views of adjacent properties.

The proposed two-story accessory building would be 19'3" in average height and would be setback 1'6" from the east and south property line, where a 10' setback is required. While the accessory building would have a setback of less than 10', staff believes the two-story accessory building would not be detrimental to the light, air, privacy and views of adjacent properties as described below:

1. Sunlight: Shadow studies submitted by the applicant document the accessory building's projected shadow angles and lengths at three times throughout the day during the summer and winter solstice. The studies show that the accessory building would create an incremental increase in shadows on neighboring dwellings, as follows:
 - During evening hours on the summer solstice, portions of the north and west façades of the multi-unit apartment building at 2328 Seventh Street would be partially shaded, but no window openings would be affected.
 - During morning hours on the winter solstice, one living room door on the south façade of the ADU at 2323 Sixth Street would be fully shaded.
 - During afternoon hours on the winter solstice, a portion of the south façade of the ADU at 2323 Sixth Street would be partially shaded, but no openings would be affected.

Because the impacts to neighboring dwellings would occur on limited areas, and would only partially shade neighboring dwellings for a limited time during the year, and only for a few hours of the day, the two-story accessory building would not result in a significant loss of direct sunlight on abutting residences, and these shading impacts are not deemed detrimental.

2. Air: The accessory building is found to be consistent with the existing development and building-to-building separation pattern – or air – in this R-1A neighborhood because the new building would be more than 20' from the edge of the neighboring ADU to the north, at 2323 Sixth Street, more than 95' from the front yard property line, and more than 30' from the neighboring building to the east, at 2324 Seventh Street. The new accessory building would be closest to the neighboring building to the southeast at 2328 Seventh Street, a 6-unit apartment building, however no windows are proposed along the rear of the new accessory building, and the west façade of the 6-unit apartment building that the accessory building would face, also does not have any openings.
3. Privacy: While the proposed accessory building includes new openings and a second story deck, the accessory building is not anticipated to have significant impacts on privacy of adjacent dwellings because the north façade of the building is approximately 23' from the side yard property line to the north, only one small bathroom window is proposed on the south façade, and there are no windows

proposed on the rear of the accessory building facing east. In addition, the proposed accessory building is designed to be a workshop/studio space and will be secondary to the primary use of the main building on the property, which will serve as two dwellings.

4. Views: As described in Section V.D.3 above, significant views as defined in BMC Chapter 23F.04 (Definitions) are not available to neighboring dwellings because the area is flat, at a low elevation (in relation to sea level) and the neighborhood area has mature, existing trees along the street. Therefore, the accessory building would not result in additional obstruction of significant views in the neighborhood.

As mentioned in Section III, Project Description, the workshop on the second floor of the proposed accessory building would be considered the eighth bedroom on the parcel, because it meets the City's definition of a bedroom, as defined in BMC Section 13.42.020.B. If approved, Condition of Approval (COA) #13 would require that, prior to issuance of any building permit, the owners of the subject property shall sign and record with the Alameda County Clerk-Recorder a "Notice of Limitation on Use of Property" stipulating that the accessory building shall not be rented as a separate dwelling unit.

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

1. Policy LU-3–Infill Development: Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.

Staff Analysis: The project will add residential density to a property located in the R-1A district consistent with the district requirements. As described in Key Issues above, the proposed duplex is consistent with other buildings in the neighborhood, which is developed with one- and two-story building with a mixture of uses, including single- and multi-family residences and office/warehousing and light industrial uses.

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

Staff Analysis: The proposed project would raise the existing one-story single family residence to create a new, two-story duplex, and construct a detached, two-story accessory building. The project is consistent with zoning standards and would retain the location and general footprint of the existing single-family residence.

As described in Section II.A and B above, the subject property is in a neighborhood area with a variety of building heights, uses, and architectural styles. The height of the new duplex would be consistent with abutting and confronting neighboring properties along Sixth Street and to the rear, on Seventh Street, and would retain the residential use of the property. While the subject property directly abuts two Queen Anne residences, the existing single family residence was constructed in the California Bungalow style, and has undergone a series of alterations since the time of its construction. The project would retain the existing character of the single-family residence and would be compatible with the scale, character, and surrounding uses in the area.

5. Policy UD-32–Shadows: New buildings should be designed to minimize impacts on solar access and minimize detrimental shadows.

Staff Analysis: As discussed in Key Issues D.1 above, shadows created by the major residential addition will be limited to one property, with two dwellings, and at limited times throughout the year. And, as discussed in Key Issues F.1 above, shadows created by the accessory building will be limited to one opening on one neighboring dwelling, and only for a limited time throughout the year. Therefore, the project would result in negligible shading impacts to neighboring dwellings.

6. Policy H-33–Regional Housing Needs: Encourage adequate housing production to meet City needs and the City’s share of regional housing needs.

Staff Analysis: The proposed project would support the City’s housing production goals by providing one additional dwelling unit on the property.

H. Plan Consistency: The West Berkeley Area Plan, adopted in December 1993, also contains several policies applicable to the project, including the following:

1. Physical Form Element - Goal 4: Development in locations where there is a juxtaposition of uses and building scales – particularly when concentrations of residential uses are adjacent to more intense uses – should be sensitive to the character of both the less intense and the more intense uses. This will be particularly important in the Mixed Use/Residential zone and on the “edges” where industrial zones meet residential uses.

Staff Analysis: The project has been designed to support and reflect the scale and character of the surrounding development pattern. It retains a residential use on the site, is sensitive to adjacent residential uses and compliments the non-residential uses across Sixth Street, in the MU-R District.

2. Housing and Social Services Element – Goal 4: Provide appropriately scaled and located housing development.

Staff Analysis: The project retains the existing residential use of the site in a residential zoning district, and would add an additional dwelling unit.

VI. Recommendation

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Zoning Adjustments Board **APPROVE Use Permit #ZP2017-0146** pursuant to Section 23B.32.030 and subject to the attached Findings and Conditions (see Attachment 1).

Attachments:

1. Findings and Conditions
2. Project Plans, received September 19, 2018 and April 23, 2019
3. Notice of Public Hearing
4. Correspondence Received

Staff Planner: Alison Lenci, Assistant Planner alenci@cityofberkeley.info, (510) 981-7544

ATTACHMENT 1

FINDINGS AND CONDITIONS

MAY 9, 2019

2325 Sixth Street

Use Permit #ZP2017-0146 to alter a 6,000 sq. ft. parcel by 1) raising the existing one-story, 1,348 sq. ft. single-family residence with an average height of 12'7", to create a new, 3,533 sq. ft. two-story duplex, with an average height of 22', 3) increasing the total number of bedrooms on the parcel from three to eight, and 4) constructing a two-story, 944 sq. ft. accessory building with an average height of 19'3", located 1'6" from the rear and side yard property line to the south, that would consist of a two-car garage on the ground floor and a workshop on the second floor.

PERMITS REQUIRED

- Use Permit, under BMC Section 23D.20.030, to add a second dwelling unit;
- Use Permit, under BMC Section 23D.20.050.A, for the addition of any bedroom beyond a fifth to the parcel;
- Administrative Use Permit, under BMC Section 23D.20.070.C, to construct a residential addition over 14 ft. in average height;
- Administrative Use Permit, under BMC Section 23D.20.030, to construct a major (>600 sq. ft.) residential addition;
- Administrative Use Permit, under BMC Section 23C.04.070.B to vertically extend the non-conforming front yard;
- Administrative Use Permit, under BMC Section 23D.08.005.A.1, to construct a new accessory building; and
- Administrative Use Permit, under BMC Section 23D.08.010.B, to construct an accessory building which does not comply with the height limits.

I. CEQA FINDINGS

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15301 and 15303 of the CEQA Guidelines ("Existing Facilities" and "New Construction or Conversion of Small Structures").
2. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource.

II. FINDINGS FOR APPROVAL

1. As required by Section 23B.32.040.A of the Zoning Ordinance, the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons

- residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:
- A. The project has been designed to conform with the applicable zoning requirements and development standards that apply to the R-1A Zoning District.
 - B. The project is consistent with, and supports implementation of, relevant policies set out in the adopted Berkeley General Plan and West Berkeley Plan in that it, a) will provide infill development that is compatible with neighboring land uses in terms of use and scale and b) it will add a residential dwelling unit to an existing single-family residence.
 - C. The project will not be detrimental to the general welfare of persons residing or working in the area, or neighborhood, nor be detrimental to or injurious to the property and improvements of the adjacent properties or existing properties on the site because the project will raise the existing one-story single family residence to create a new, two-story duplex, and construct a detached two-story accessory building. The project is consistent with zoning standards and would retain the location and general footprint of the existing single-family residence, thereby minimizing the potential impacts on adjacent buildings.
2. Pursuant to Berkeley Municipal Code Section 23D.20.030, the Zoning Adjustments Board finds that the construction of a new dwelling unit on the site would not be detrimental to the general welfare of persons residing or working in the area, or neighborhood. The proposed design would result in a project that would meet the R-1A development standards with respect to the height, number of stories, lot coverage, useable open space, and parking, and therefore would not be detrimental to or injurious to the property and improvements of the adjacent properties or existing properties on the site.
 3. Pursuant to Berkeley Municipal Code Section 23D.20.090.B, the Zoning Adjustments Board finds that the proposed major residential addition would not unreasonably obstruct sunlight, air, or views for the following reasons:
 - A. Sunlight: shadow studies submitted by the applicant document the addition's projected shadow angles and lengths at three times throughout the day during the summer and winter solstice. The studies show that the addition will create an incremental increase to shadows on one neighboring property to the north at 2321-2323 Sixth Street, that is occupied by two dwellings (one single-family residence and one ADU), as follows:
 - During morning hours on the winter solstice, two living room windows and one kitchen window on the south façade of 2321 Sixth Street that are partially shaded by the existing one-story building and will be completely shaded by the addition during winter mornings. Two bedroom windows on the south façade that are unshaded will be partially shaded by the addition and one bedroom and one bathroom window on the south façade that are unshaded, will be fully shaded by the addition. In addition, two kitchen windows on the east façade that are unshaded, will be fully shaded by the addition.
 - During afternoon hours on the winter solstice, two living room windows and one kitchen window that are unshaded will be fully shaded, and two bedroom windows will be partially shaded by the addition. In addition, one living room door on the ADU at 2323 Sixth Street will be fully shaded by the addition.

- During evening hours on the winter solstice, one living room door on the ADU at 2323 Sixth Street that is partially shaded, will be fully shaded by the addition.

Because the impacts to neighboring dwellings would occur on limited areas, and would be limited to one property with two dwellings, for a limited time during the year, and only for a few hours of the day, the major residential addition would not result in a significant loss of direct sunlight on abutting residences, and these shading impacts are not deemed detrimental.

- B. Air: The addition is found to be consistent with the existing development and building-to-building separation pattern – or air – in this R-1A neighborhood because the addition would retain two stories, where as many as three are allowed, would be less than the average height allowed in this district (22', where up to 35' is allowed with a Use Permit), would not further reduce the non-conforming front yard, and would exceed all other minimum required yards.
- C. Views: Significant views as defined in BMC Chapter 23F.04 (Definitions) are not available to neighboring dwellings because the area is flat, at a low elevation (in relation to sea level) and has mature trees. Therefore, the addition would not result in additional obstruction of significant views in the neighborhood.
4. Pursuant to BMC Section 23C.04.070.B, the Zoning Adjustments Board finds that the vertical extension of the non-conforming yard is permissible because the use of the property is conforming the extension would not further reduce the existing non-conforming front yard, and would not exceed the maximum height limits of this district.
5. Pursuant to BMC Section 23D.08.010.B, the Zoning Adjustments Board finds that the new accessory building that would exceed the height requirement as set forth in BMC Section 23D.08.020.A, would not unreasonably obstruct sunlight, air, privacy, or views for the following reasons:
- A. Sunlight: shadow studies submitted by the applicant document the accessory building's projected shadow angles and lengths at three times throughout the day during the summer and winter solstice. The studies show that the accessory building would create an incremental increase in shadows on neighboring dwellings, as follows:
- During evening hours on the summer solstice, portions of the north and west façades of the multi-unit apartment building at 2328 Seventh Street would be partially shaded, but no window openings would be affected.
 - During morning hours on the winter solstice one living room door on the south façade of the ADU at 2323 Sixth Street would be fully shaded by the accessory building.
 - During afternoon hours on the winter solstice, a portion of the south façade of the ADU at 2323 Sixth Street would be partially shaded by the accessory building, but no openings would be affected.

Because the impacts to neighboring dwellings would occur on limited areas, and would only partially shade neighboring dwellings for a limited time during the year, and only for a few hours of the day, the accessory building would not result in a significant loss of direct sunlight on abutting residences, and these shading impacts are not deemed detrimental.

- B. Air: While the accessory building would be two-stories, and would be 19'3" in average height, the accessory building is found to be consistent with the existing development and building-to-building separation pattern – or air – in this R-1A neighborhood because the new building would be more than 20' from the edge of the neighboring ADU to the north, at 2321 Sixth Street, more than 95' from the front yard property line, and more than 30' from one of the neighboring buildings to the east, at 2324 Seventh Street. The new accessory building would be closest to the neighboring building to the southeast at 2328 Seventh Street, a 6-unit apartment building, however the wall of the 6-unit apartment building that the accessory building would face has no openings, and no windows are proposed along the rear of the new accessory building facing east.
- C. Privacy: The project proposes new openings on the side and front façades of the second floor of the accessory building and a new second story deck on the north façade, however these openings and deck area are not expected to be detrimental to the privacy of abutting neighbors for the following reasons:
- Four windows are proposed on the front (west) façade of the accessory building would face the rear of the main building on the subject property and therefore would not face directly into any neighboring dwellings;
 - One window, one door, and a 62 sq. ft. deck (with an average height of 12'6" measured to the top of the deck's railing) are proposed on the left (north) façade. The distance measured from the edge of the accessory building to the side yard property line to the north (shared with 2321-2323 Sixth Street) is approximately 23' and the edge of the deck, stairs and landing is approximately 15'5" from this side yard property line.
 - One small bathroom window is proposed along the right (south) façade of the accessory building. While the distance measured from the edge of the accessory building to the side yard property line to the south (shared with 2329 Sixth Street) is 1'6", the new opening is relatively small and located high up on the building's wall, thereby minimizing potential impacts to privacy of neighboring dwellings.
 - No windows are proposed on the rear of the accessory building, facing east, and therefore there will be no impacts to privacy of the abutting neighbors to the rear, at 2324 Seventh Street.
- D. Views: As described in Section V.D.3 above, significant views as defined in BMC Chapter 23F.04 (Definitions) are not available to neighboring dwellings because the area is flat, at a low elevation (in relation to sea level) and has mature trees. Therefore, the accessory building would not result in additional obstruction of significant views in the neighborhood.
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III. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

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

1. Conditions Shall be Printed on Plans

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

2. Applicant Responsible for Compliance with Conditions

The applicant shall ensure compliance with all of the following conditions, including submittal to the project planner of required approval signatures at the times specified. Failure to comply with any condition may result in construction being stopped, issuance of a citation, and/or modification or revocation of the Use Permit.

3. Uses Approved Deemed to Exclude Other Uses (Section 23B.56.010)

- A. This Permit authorizes only those uses and activities actually proposed in the application, and excludes other uses and activities.
- B. Except as expressly specified herein, this Permit terminates all other uses at the location subject to it.

4. Modification of Permits (Section 23B.56.020)

No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board, except that the Zoning Officer may approve changes that do not expand, intensify, or substantially change the use or building.

Changes in the plans for the construction of a building or structure, may be modified prior to the completion of construction, in accordance with Section 23B.56.030.D. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

5. Plans and Representations Become Conditions (Section 23B.56.030)

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.

6. Subject to All Applicable Laws and Regulations (Section 23B.56.040)

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 Building and Safety Division, Public Works Department and other affected City divisions and departments.

7. Exercised Permit for Use Survives Vacancy of Property (Section 23B.56.080)

Once a Permit for a use is exercised and the use is established, that use is legally recognized, even if the property becomes vacant, except as set forth in Standard Condition #8, below.

Prior to Issuance of Any Building Permit:

12. Geotechnical Plan Review. The applicant's geotechnical consultant shall review and approve all geotechnical aspects of the project building and grading plans (i.e. site preparation and grading, site drainage improvements and design parameters for foundations and hardscape) to ensure that their recommendations have been properly incorporated. The results of the plan review shall be summarized by the geotechnical consultant in a letter and submitted to the City Engineer for review and approval prior to issuance of any building permit.
13. Accessory Building. All owners of record of the subject property shall sign and record with the Alameda County Clerk-Recorder a "Notice of Limitation on Use of Property" (available from Land Use Planning Division) and provide a recorded copy thereof to the project planner. This Notice of Limitation shall stipulate that no part of this accessory building shall be used or converted to use as a dwelling unit unless and until permission is requested of the City of Berkeley and authorized a Use Permit, Administrative Use Permit, or Zoning Certificate, whichever is applicable. This limitation shall include the explicit acknowledgment that a full bathroom and cooking facilities may be installed, as long as the cooking facilities do not constitute a Kitchen per BMC 23F.04. This limitation may not be revised or removed from this property without the prior written permission of the Zoning Officer of the City of Berkeley.
14. Address Assignment. The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned and entered into the City's database prior issuance of a building permit.
15. Construction and Demolition. Applicant shall submit a Waste Diversion Form and Waste Diversion Plan that meet the diversion requirements of BMC Chapters 19.24 and 19.37.
16. Public Works ADA. Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.
17. Toxics. The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:
 - A. Environmental Site Assessments:
 - 1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 6 months old*) shall be submitted to TMD for developments for:
 - All new commercial, industrial and mixed use developments and all large improvement projects.
 - All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).
 - EMA is available online at:
http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf
 - 2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.

- 3) If the Phase I is over 6 months old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.
- B. Soil and Groundwater Management Plan:
- 1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.
 - 2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.
 - 3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.
- C. Building Materials Survey:
- 1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center.
- D. Hazardous Materials Business Plan:
- 1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at <http://cers.calepa.ca.gov/> within 30 days if on-site hazardous materials exceed BMC 15.20.040. HMBP requirement can be found at <http://ci.berkeley.ca.us/hmr/>

During Construction:

18. **Construction Hours.** Construction activity shall be limited to between the hours of 8:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and Noon on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.
19. **Transportation Construction Plan.** The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) is required for all phases of construction, particularly for the following activities:

- Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);
- Storage of building materials, dumpsters, debris anywhere in the public ROW;
- Provision of exclusive contractor parking on-street; or
- Significant truck activity.

The applicant shall secure the City Traffic Engineer's approval of a TCP. Please contact the Office of Transportation at 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be consistent with any other requirements of the construction phase.

Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

- 20. 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.
- 21. Avoid Disturbance of Nesting Birds.** Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.

- 22. 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.
- 23. Human Remains (Ongoing throughout demolition, grading, and/or construction).** In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.
- 24. 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.

- 25. Stormwater Requirements.** The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:
- A. The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.
 - B. Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.
 - C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.
 - D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be conducted prior to the issuance of a Building Permit.
 - E. All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.
 - F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.
 - G. All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.
 - H. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
 - I. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
 - J. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.

- 26. Public Works - Implement BAAQMD-Recommended Measures during Construction.** For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:
- A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- 27. Public Works.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.
- 28. Public Works.** The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.
- 29. Public Works.** The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.
- 30. Public Works.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.
- 31. Public Works.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.
- 32. Public Works.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.

Prior to Final Inspection or Issuance of Occupancy Permit:

- 33. Compliance with Conditions.** The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit.
- 34. Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings received **September 19, 2018 and April 23, 2019**, except as modified by conditions of approval.
- 35. Construction and Demolition Diversion.** A Waste Diversion Report, with receipts or weigh slips documenting debris disposal or recycling during all phases of the project, must be completed and submitted for approval to the City's Building and Safety Division. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement. A copy of the Waste Diversion Plan shall be available at all times at the construction site for review by City Staff.

At All Times:

- 36. Exterior Lighting.** All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
- 37. Drainage Patterns.** The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.
- 38. Electrical Meter.** Only one electrical meter fixture may be installed per dwelling unit.
-

CODES

2016 CA FIRE CODE
2016 CA BUILDING CODE
2016 CA MECHANICAL CODE
2016 CA PLUMBING CODE
2016 CA ELECTRICAL CODE
2016 ENERGY CODE
2016 CA GREEN CODE
2016 CA RESIDENTIAL CODE

PROJECT SCOPE

RAISING OF (E) RESIDENCE TO CREATE A TWO STORY DUPLEX . NEW 2 STORY ACCESSORY BLDG. IN REAR, GARAGE ON THE GROUND FLOOR AND WORKSHOP ON TOP FLOOR.

PROJECT DATA

TITLE RESIDENTIAL ADDITION
2325 6TH STREET
BERKELEY, CALIFORNIA

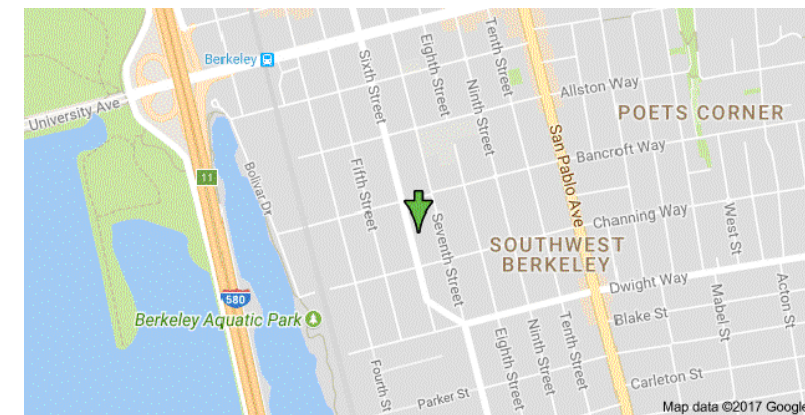
ZONING: R-1A
OCCUPANCY: R-3
CONSTRUCTION TYPE: V-BN
SPRINKLERS: NO
LOT SIZE: = 6000 SF

SETBACKS
FRONT = 20'
REAR = 20'
SIDE = 4'

AREA TABULATIONS

STRUCTURE INFORMATION (EXISTING)						
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	NO. OF DWELING UNITS	OFF STREET PARKING	
MAIN BLDG.						
1ST FL	1348	V-B	1	R-3	1	
TOTAL	1348					2
STRUCTURE INFORMATION (PROPOSED)						
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	NO. OF DWELING UNITS	OFF STREET PARKING	
MAIN BLDG.						
1ST FL	1443	V-B		R-3	1	
2ND	1439	V-B		R-3	1	
TOTAL	2882					2
ACCESSORY						
	944	V-B	2		0	2
TOTAL	3826					
FOOTPRINTS						
HOUSE	1807 SF					
COVERED DECKS	77 SF					
PORCH(FRONT)	33 SF					
ACCESS. STRUCTURE	473 SF					
TOTAL	2390 SF					
PERCENTAGE	39.8%					

VICINITY MAP



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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date SEPT. 18, 2018
Drawn by BM
Scale AS NOTED

TITLE SHEET

A0.0

Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	B2. Radon-Resistant Construction	0			2		
Yes	B3. Foundation Drainage System	2				2	
Yes	B4. Moisture Controlled Crawlspace	1			1		
B5. Structural Pest Controls							
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1				1	
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1	
C. LANDSCAPE							
Enter the landscape area percentage. Points capped at 3 for areas less than 15%.							
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1				1	
Yes	C2. Three Inches of Mulch in Planting Beds	1				1	
C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	1				1	
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3				3	
C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2				2	
No	C4.2 Turf on a Small Percentage of Landscaped Area	0				2	
No	C5. Trees to Moderate Building Temperature (at least 50% of West Facing Glazing and Walls Shaded)	0	1	1	1	1	
Yes	C6. High-Efficiency Irrigation System	2				2	
No	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil (with Soil Testing)	0				2	
No	C8. Rainwater Harvesting System	0				3	
No	C9. Recycled Wastewater Irrigation System	0				1	
No	C10. Submeter or Dedicated Meter for Landscape Irrigation	0				2	
TBD	C11. Landscape Meets Water Budget	0				1	
C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1	
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0				1	
Yes	C13. Reduced Light Pollution (Exterior lighting fixtures shielded and directed downward)	1	1				
No	C14. Large Stature Tree(s)	0	1				
No	C15. Third Party Landscape Program Certification	0				1	
No	C16. Maintenance Contract with Certified Professional (Bay-Friendly Qualified Professional or Equiv.)	0				1	
No	C17. Community Garden	0	2				

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Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	E2. Flashing Installation Third-Party Verified					2	
TBD	E3. Rain Screen Wall System					2	
TBD	E4. Durable and Non-Combustible Cladding Materials					1	
E5. Durable Roofing Materials							
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly					1	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
TBD	E6. Vegetated Roof		2	2			
F. INSULATION							
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	1				1	
Yes	F1.2 Ceilings	1				1	
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
TBD	F2.1 Walls and Floors				1		
TBD	F2.2 Ceilings				1		
F3. Insulation That Does Not Contain Fire Retardants							
Yes	F3.1 Cavity Walls and Floors	1			1		
Yes	F3.2 Ceilings	1			1		
Yes	F3.3 Interior and Exterior Insulation	1			1		
G. PLUMBING							
G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1			
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution					1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution					2	
G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2				2	
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1				1	
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1				2	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush					1	
TBD	G3. Pre-Plumbing for Graywater System					1	
TBD	G4. Operational Graywater System					3	
TBD	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout					1	
Yes	G6. Submeter Water for Tenants	2				2	
H. HEATING, VENTILATION, AND AIR CONDITIONING							

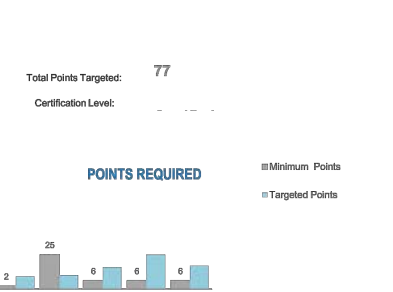
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Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
MEASURES							
CALGreen							
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1
A. SITE							
No	A1. Construction Footprint (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed)	0				1	
A2. Job Site Construction Waste Diversion							
No	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	0				2	
Yes	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	2				2	
No	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	0				1	
Yes	A3. Recycled Content Base Material (Minimum 25% Post-Consumer Content)	1				1	
No	A4. Heat Island Effect Reduction (Non-Roof)	0		1			
No	A5. Construction Environmental Quality Management Plan Including Flush-Out	0			1		
A6. Stormwater Control: Prescriptive Path							
No	A6.1 Permeable Paving Material	0				1	
No	A6.2 Filtration and/or Bio-Retention Features	0				1	
No	A6.3 Non-Leaching Roofing Materials	0				1	
No	A6.4 Smart Stormwater Street Design	0	1				
No	A7. Stormwater Control: Performance Path (Capture and Treat 85% of Annual Runoff Onsite)	0				3	
B. FOUNDATION							
Yes	B1. Fly Ash and/or Slag in Concrete (Minimum of 30%)	1				1	

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Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1		2	
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1	
No	D1.3 Advanced Framing Measures	0				2	
No	D2. Construction Material Efficiencies (Pre-assembled wall and roof framing for at least 80% of project)	0				1	
D3. Engineered Lumber							
Yes	D3.1 Engineered Beams and Headers	1				1	
No	D3.2 Wood I-Joists or Web Trusses for Floors	0				1	
TBD	D3.3 Engineered Lumber for Roof Rafters					1	
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
Yes	D3.5 OSB for Subfloor	0.5				0.5	
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5	
TBD	D4. Insulated Headers			1			
D5. FSC-Certified Wood							
≥65%	D5.1 Dimensional Lumber, Studs, and Timber	4				6	
No	D5.2 Panel Products	0				3	
D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1	
TBD	D6.2 At Least 90% of Exterior Walls			1		1	
TBD	D6.3 At Least 90% of Roofs			1		1	
No	D7. Energy Heels on Roof Trusses	0		1			
16 inches	D8. Overhangs and Gutters	1		1		1	
D9. Reduced Pollution Entering the Home from the Garage							
Yes	D9.1 Detached Garage	2			2		
No	D9.2 Mitigation Strategies for Attached Garage	0			1		
D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1	
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1	
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2			1	1	
E. EXTERIOR							
TBD	E1. Environmentally Preferable Decking					1	

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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date APRIL 19, 2019
Drawn by BM
Scale AS NOTED

GREEN CHECKLIST

GC1

Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Yes	J3. Mechanical Ventilation Testing	1			1		
TBD	J4. Combustion Appliance Safety Testing				1		
	J5. Building Energy Performance						
0.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	0	25+				
0.00%	J5.2 Non-Residential Spaces Outperform Title 24	0	15				
TBD	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst			1			
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1			
TBD	J8. ENERGY STAR for Homes			1			
No	J9. EPA Indoor airPlus Certification				1		
TBD	J10. Blower Door Testing				3		
TBD	J11. Compartmentalization of Units (Minimize uncontrolled pathways for indoor air pollutants between units)			1	1		
K. FINISHES							
K1. Entryways Designed to Reduce Tracked-In Contaminants							
Yes	K1.1 Entryways to Individual Units (Deliberate hard surface at entrances and permanent assembly for shoe storage)	1			1		
Yes	K1.2 Entryways to Buildings (Deliberate hard surface at entrances and built-in, permanent walk-off mat or grill)	1			1		
TBD	K2. Zero-VOC Interior Wall and Ceiling Paints				2		
TBD	K3. Low-VOC Caulks and Adhesives				1		
K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2	
TBD	K4.2 Interior Trim					2	
TBD	K4.3 Shelving					2	
TBD	K4.4 Doors					2	
TBD	K4.5 Countertops					1	
K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors				1		
TBD	K5.2 Cabinets and Countertops				2		
TBD	K5.3 Interior Trim and Shelving				2		
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2		
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2		
No	K8. Comprehensive Inclusion of Low Emitting Finishes				1		
Yes	K9. Durable Cabinets (Plywood for casework and doors, ball bearing drawer slides, dovetail joints, two directional metal hinges)	2				2	
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes					1	
L. FLOORING							

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Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services			2				
	Enter the number of Tier 1 services						
	Enter the number of Tier 2 services						
Yes	N3.2 Connection to Pedestrian Pathways	1	1				
TBD	N3.3 Traffic Calming Strategies		2				
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1					
TBD	N3.5 Bicycle Storage for Residents	1					
TBD	N3.6 Bicycle Storage for Non-Residents	1					
1 space per unit	N3.7 Reduced Parking Capacity	2	2				
N4. Outdoor Gathering Places							
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1					
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	1					
N5. Social Interaction							
TBD	N5.1 Residence Entries with Views to Callers	1					
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors	1					
TBD	N5.3 Porches Oriented to Street and Public Space	1					
N6. Passive Solar Design							
TBD	N6.1 Heating Load			2			
TBD	N6.2 Cooling Load			2			
N7. Adaptable Building							
Yes	N7.1 Universal Design Principles in Units	2	1		1		
Yes	N7.2 Full-Function Independent Rental Unit	1	1				
N8. Resiliency							
TBD	N8.1 Vulnerability Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation)	1			1	1	
TBD	N8.2 Strategies to Address Assessment Findings	1			1	1	
N9. Social Equity							
Yes	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)	2	1			1	
TBD	N9.2 Community Location (Disadvantaged Community)	1			1		
N10. Affordability							
TBD	N10.1 Dedicated Units for Households Making 80% of AMI or Less	2					
TBD	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	1					
TBD	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	1					
N11. Mixed-Use Developments							

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Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
H1. Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace				1		
TBD	H1.2 Sealed Combustion Water Heater				2		
TBD	H2. High Performing Zoned Hydronic Radiant Heating System			1	1		
H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1			
Yes	H3.2 Pressure Balance the Ductwork System	1		1			
TBD	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified				1		
H5. Advanced Practices for Cooling							
Yes	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1		1			
Yes	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	1		1			
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
TBD	H6.2 Advanced Ventilation Standards				2		
TBD	H6.3 Outdoor Air is Filtered and Tempered				1		
H7. Effective Range Design and Installation							
Yes	H7.1 Effective Range Hood Ducting and Design	1			1		
TBD	H7.2 Automatic Range Hood Control				1		
TBD	H8. High Efficiency HVAC Filter (MERV 13+)				1		
TBD	H9. Advanced Refrigerants (low global warming potential refrigerants)				1		
I. RENEWABLE ENERGY							
TBD	I1. Pre-Plumbing for Solar Water Heating				1		
TBD	I2. Preparation for Future Photovoltaic Installation				1		
0.00%	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25			
I4. Net Zero Energy Home							
TBD	I4.1 Near Zero Energy Home (offset at least 80% of annual site energy use)			2			
TBD	I4.2 Net Zero Electric (offset 100% of annual site energy use. All electric home required)			4			
TBD	I5. Energy Storage System				1		
TBD	I6. Solar Hot Water Systems to Preheat Domestic Hot Water				4		
TBD	I7. Photovoltaic System for Multifamily Projects				8		
J. BUILDING PERFORMANCE AND TESTING							
TBD	J1. Third-Party Verification of Quality of Insulation Installation					1	
Yes	J2. Supply and Return Air Flow Testing	2		1	1		

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Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	L1. Environmentally Preferable Flooring					3	
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential				3		
TBD	L3. Durable Flooring (All flooring is hard surface)					1	
TBD	L4. Thermal Mass Flooring			1			
M. APPLIANCES AND LIGHTING							
Yes	M1. ENERGY STAR® Dishwasher	1				1	
M2. Efficient Clothes Washing and Drying							
TBD	M2.1 CEE-Rated Clothes Washer			1		2	
Yes	M2.2 Energy Star Dryer	1		1			
TBD	M2.3 Solar Dryer/ Laundry Lines			0.5			
TBD	M3. Size-Efficient ENERGY STAR Refrigerator			2			
M4. Permanent Centers for Waste Reduction Strategies							
TBD	M4.1 Built-In Recycling Center					1	
TBD	M4.2 Built-In Composting Center					1	
M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2			
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2			
Tier 1	M6. Electric Vehicle Charging Stations and Infrastructure	1		2			
TBD	M7. Central Laundry					1	
TBD	M8. Gearless Elevator			1			
N. COMMUNITY							
N1. Smart Development							
TBD	N1.1 Infill Site		1			1	
TBD	N1.2 Designated Brownfield Site		1			1	
TBD	N1.3 Conserve Resources by Increasing Density			2		2	
TBD	N1.4 Cluster Homes for Land Preservation		1			1	
TBD	N1.5 Home Size Efficiency					9	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
N2. Home(s)/Development Located Near Major Transit Stop							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1				
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2				
N3. Pedestrian and Bicycle Access							

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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date APRIL 19, 2019
Drawn by BM
Scale AS NOTED

GREEN
CHECKLIST

GC2

Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	P4. Building Enclosure Testing			1	1	1	
Summary							
Total Available Points in Specific Categories		374	46	111	69	94	54
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Achieved		77.0	9.0	10.0	16.0	25.0	17.0

Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	1					
TBD	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	1					
Q. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5
O5. Home System Monitors							
TBD	O5.1 Energy Home System Monitors			1			
TBD	O5.2 Water Home System Monitors						1
O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2				
TBD	O6.2 Green Building Signage			0.5			0.5
TBD	O7. Green Appraisal Addendum		R	R	R	R	R
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1	
TBD	O9. Residents Are Offered Free or Discounted Transit Passes		2				
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan					1	
Yes	O11. Smokefree Buildings	2			2		
TBD	O12. Integrated Pest Management Plan					1	
P. DESIGN CONSIDERATIONS							
P1. Acoustics: Noise and Vibration Control							
	Enter the number of Tier 1 practices		1		1		
	Enter the number of Tier 2 practices						
P2. Mixed-Use Design Strategies							
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1
TBD	P2.2 Commercial Loading Area Separated for Residential Area				1		
TBD	P2.3 Separate Mechanical and Plumbing Systems				1		
P3. Commissioning							
TBD	P3.1 Design Phase			1	1		
TBD	P3.2 Construction Phase			2	1		
TBD	P3.3 Post-Construction Phase			2	1		

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GreenPoint Rated New Home Multifamily Checklist Version 7.0

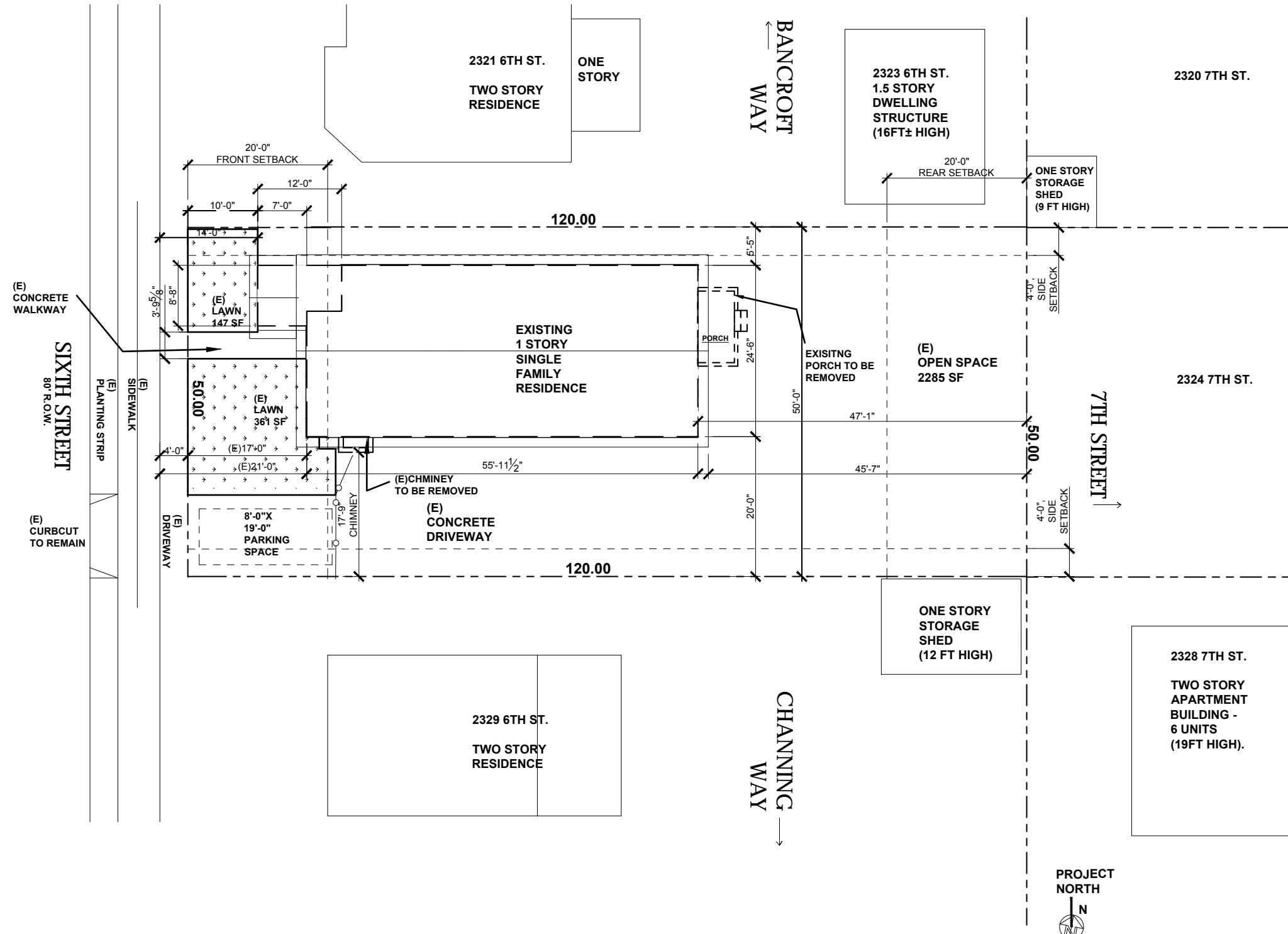
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ARCHITECTURE
 732 gilman street berkeley ca 94710
 510.691.7910 ph bacilia@bmatch.net

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE
 2325 6TH STREET
 BERKELEY, CA
 APN # 056-194-19

Date APRIL 19, 2019
 Drawn by BM
 Scale AS NOTED

GREEN CHECKLIST

GC3



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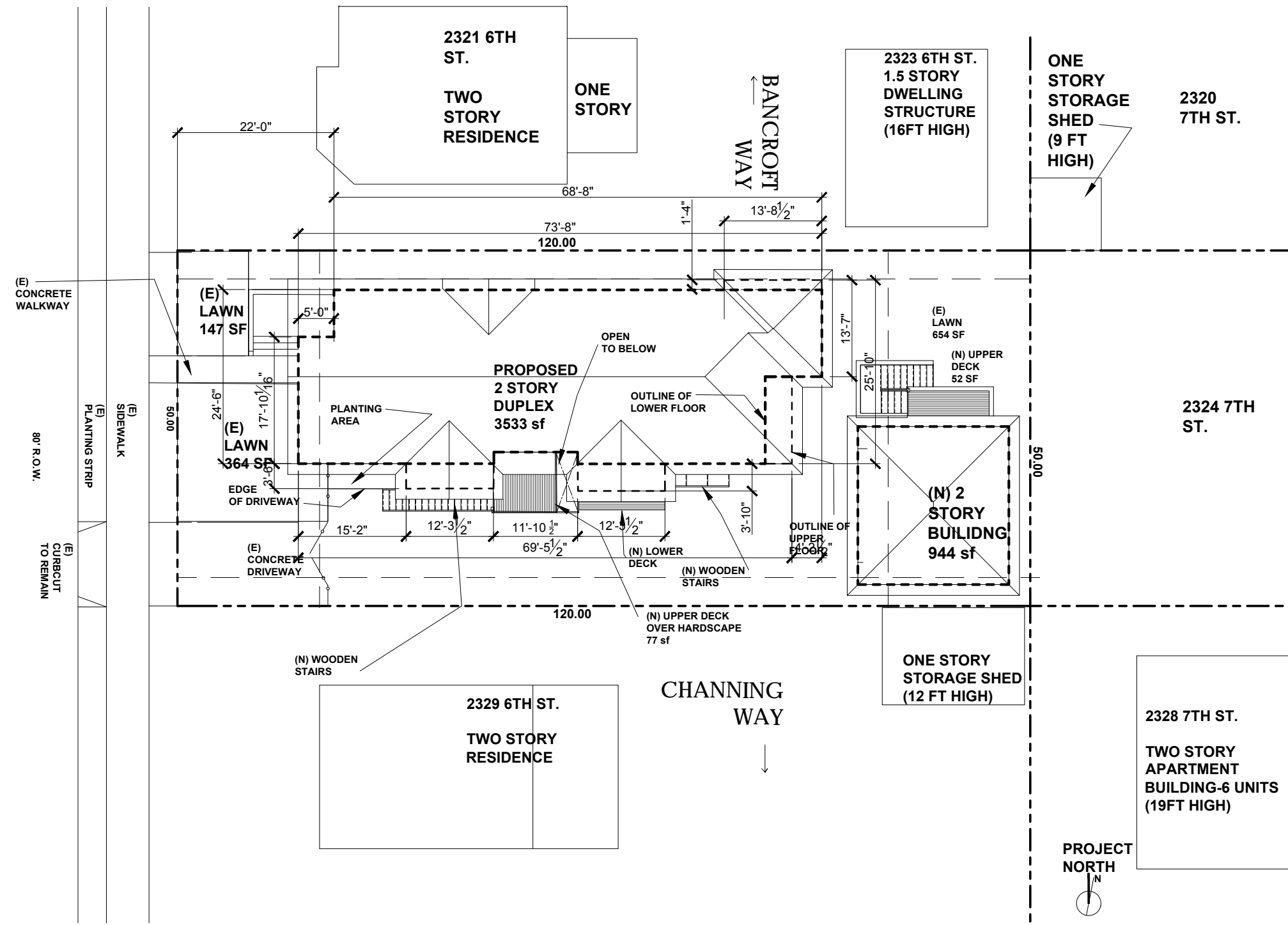
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date SEPT. 18, 2018
Drawn by
Scale: AS NOTED

EXISTING
SITE PLAN
PLAN

A0.1

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



RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

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PROPOSED SITE PLAN	Date	APRIL 19, 2019
	Drawn by	BM
	Scale	AS NOTED

1 PROPOSED SITE PLAN
1/16" = 1'-0"

A0.2

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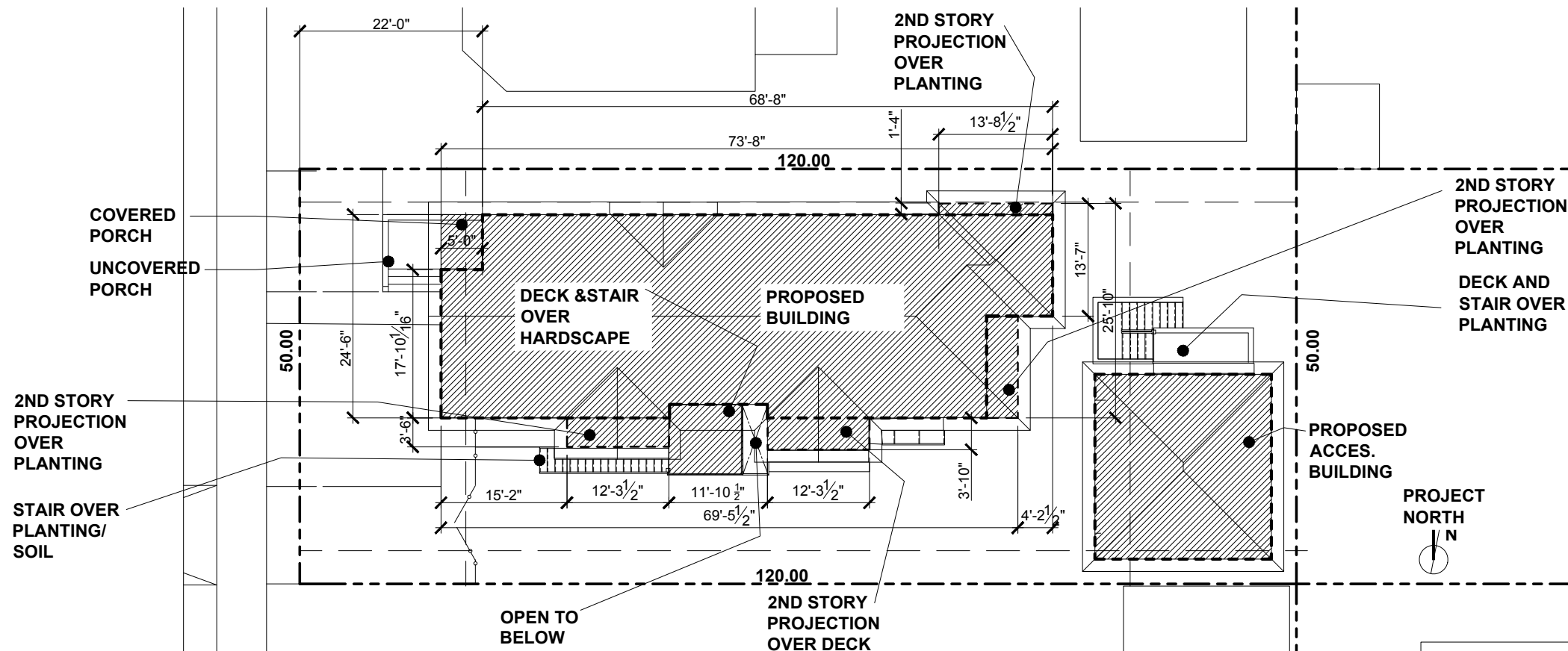
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date APRIL 19, 2019
Drawn by BM
Scale AS NOTED

EXISTING AND
PROPOSED
LOT COVERAGE

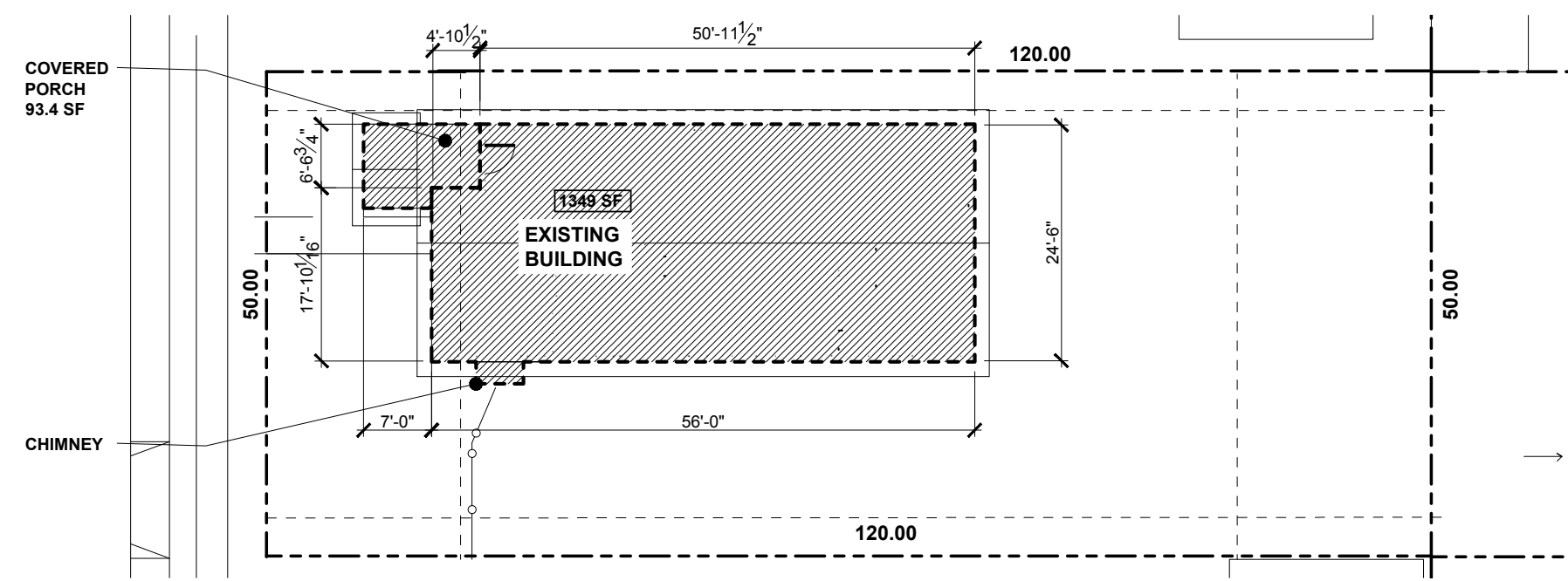
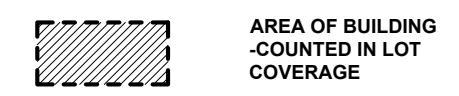
A0.3



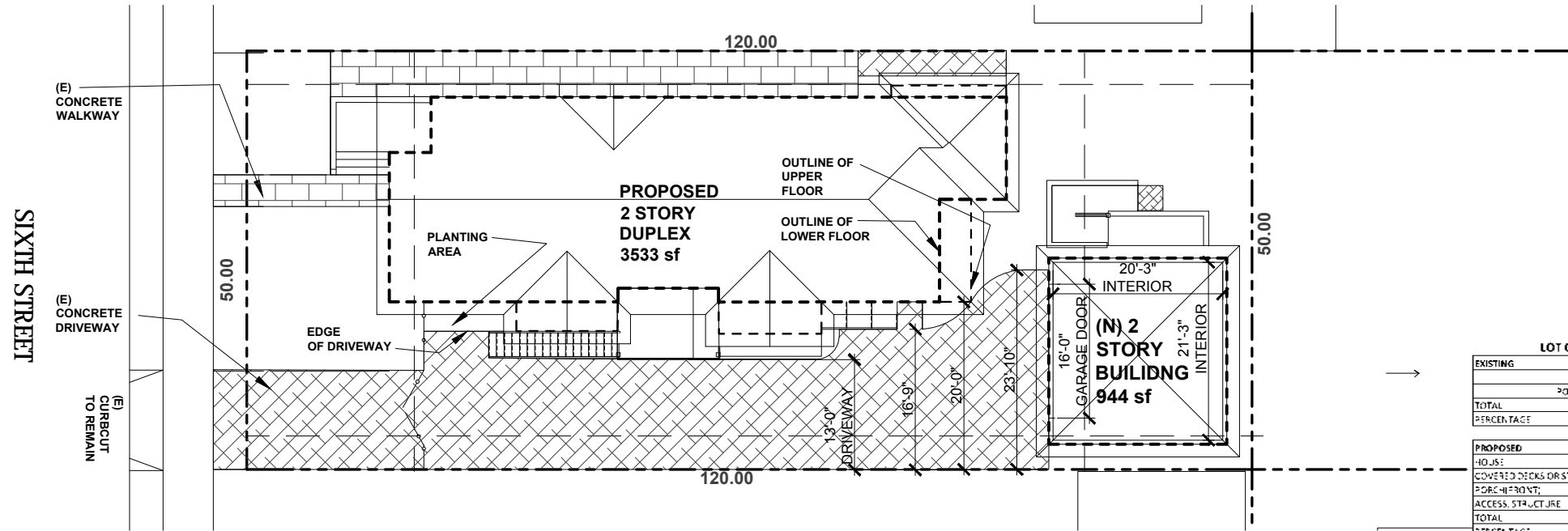
② PROPOSED LOT COVERAGE
1/16" = 1'-0"

LOT COVERAGE		
EXISTING		
HOUSE	1349	SF
PORCH(FRONT)	93.4	SF
TOTAL	1442.4	SF
PERCENTAGE	24.0%	
PROPOSED		
HOUSE	1807	SF
COVERED DECKS OR STAIRS	77	SF
PORCH(FRONT)	33	SF
ACCESS. STRUCTURE	473	SF
TOTAL	2390	SF
PERCENTAGE	39.8%	

HATCH LEGEND



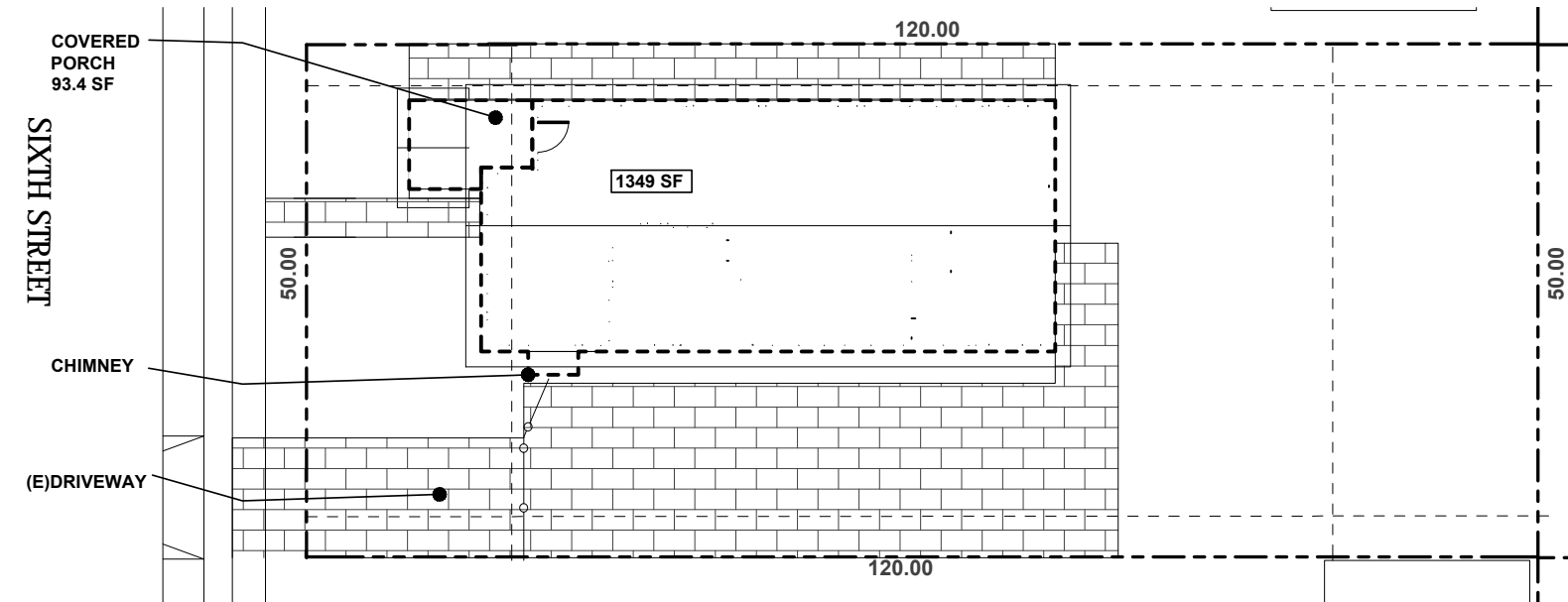
① EXISTING LOT COVERAGE
1/16" = 1'-0"



② PROPOSED PAVEMENT LOT COVERAGE
1/16" = 1'-0"

EXISTING LOT COVERAGE	
HOUSES	1349 SF
PORCH/FRONT	93.4 SF
TOTAL	1442.4 SF
PERCENTAGE	24.0%

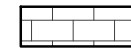
PROPOSED LOT COVERAGE	
HOUSES	1807 SF
COVERED DECKS/DRISTARS	77 SF
PORCH/FRONT	33 SF
ACCESS STRUCTURE	473 SF
TOTAL	2390 SF
PERCENTAGE	39.8%



① EXISTING PAVEMENT LOT COVERAGE
1/16" = 1'-0"



HATCH LEGEND



EXISTING CONCRETE PAVING



PROPOSED CONCRETE PAVING

RESIDENTIAL ADDITION TO
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GARAG / WORKSHOP

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

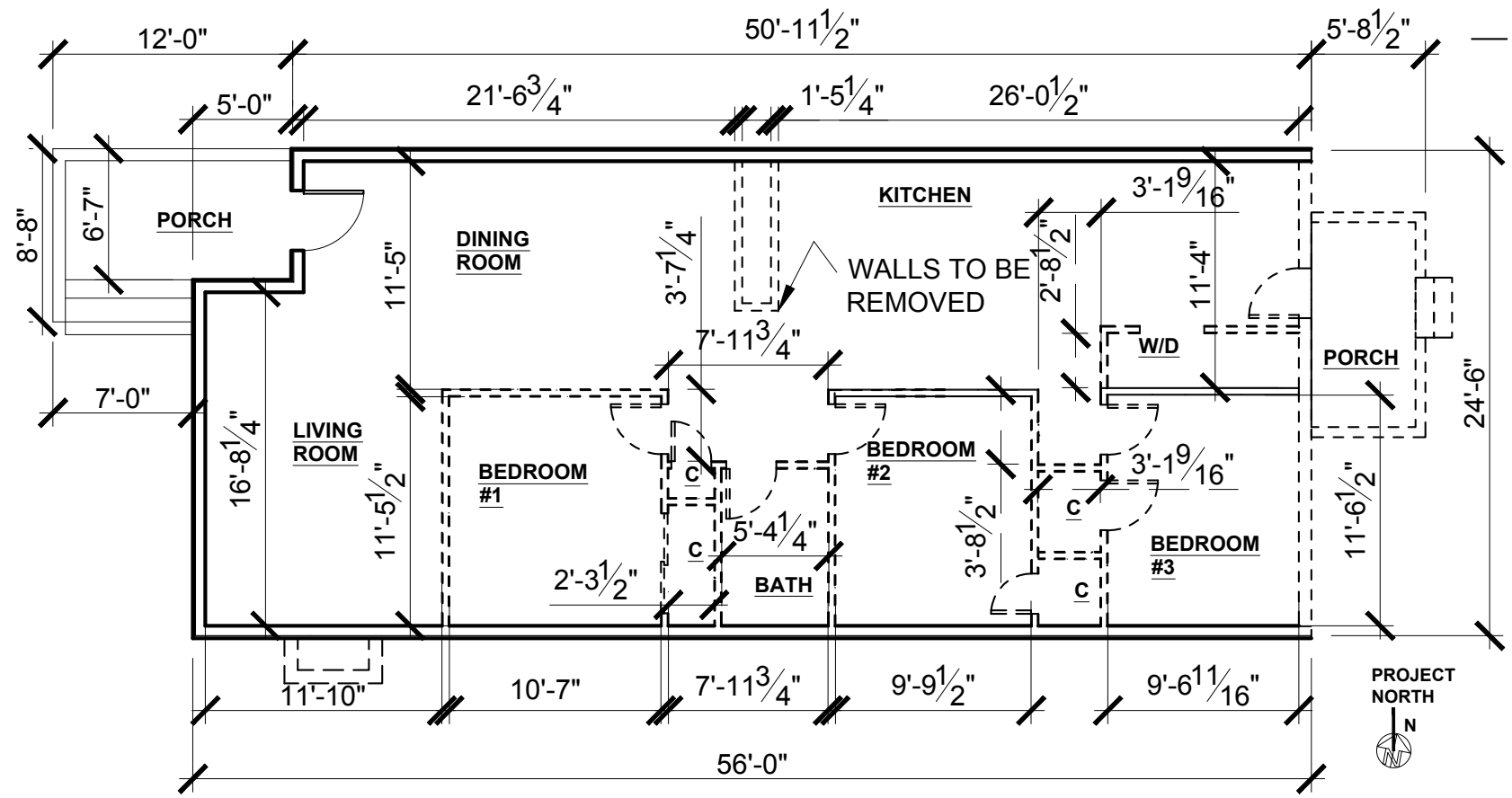
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Drawn by BM
Scale AS NOTED

EXISTING AND
PROPOSED
PAVEMENT
COVERAGE

A0.31

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1 DEMOLITION FLOOR PLAN
1/8" = 1'-0"

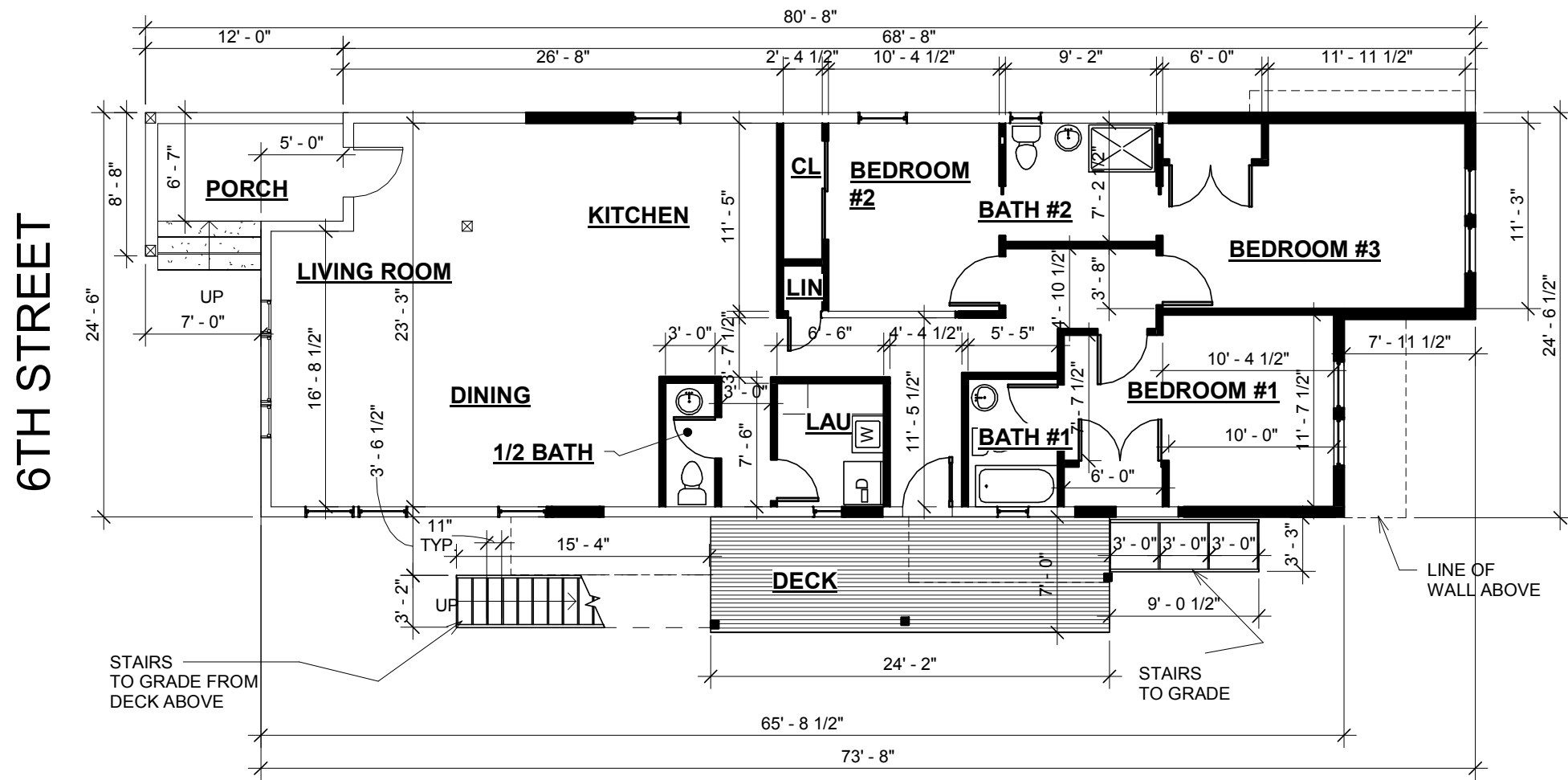
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2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date SEPT. 18, 2018
Drawn by
Scale: AS NOTED

DEMOLITION
PLAN

A1.0



6TH STREET

1 PROPOSED LOWER FLOOR
1/8" = 1'-0"

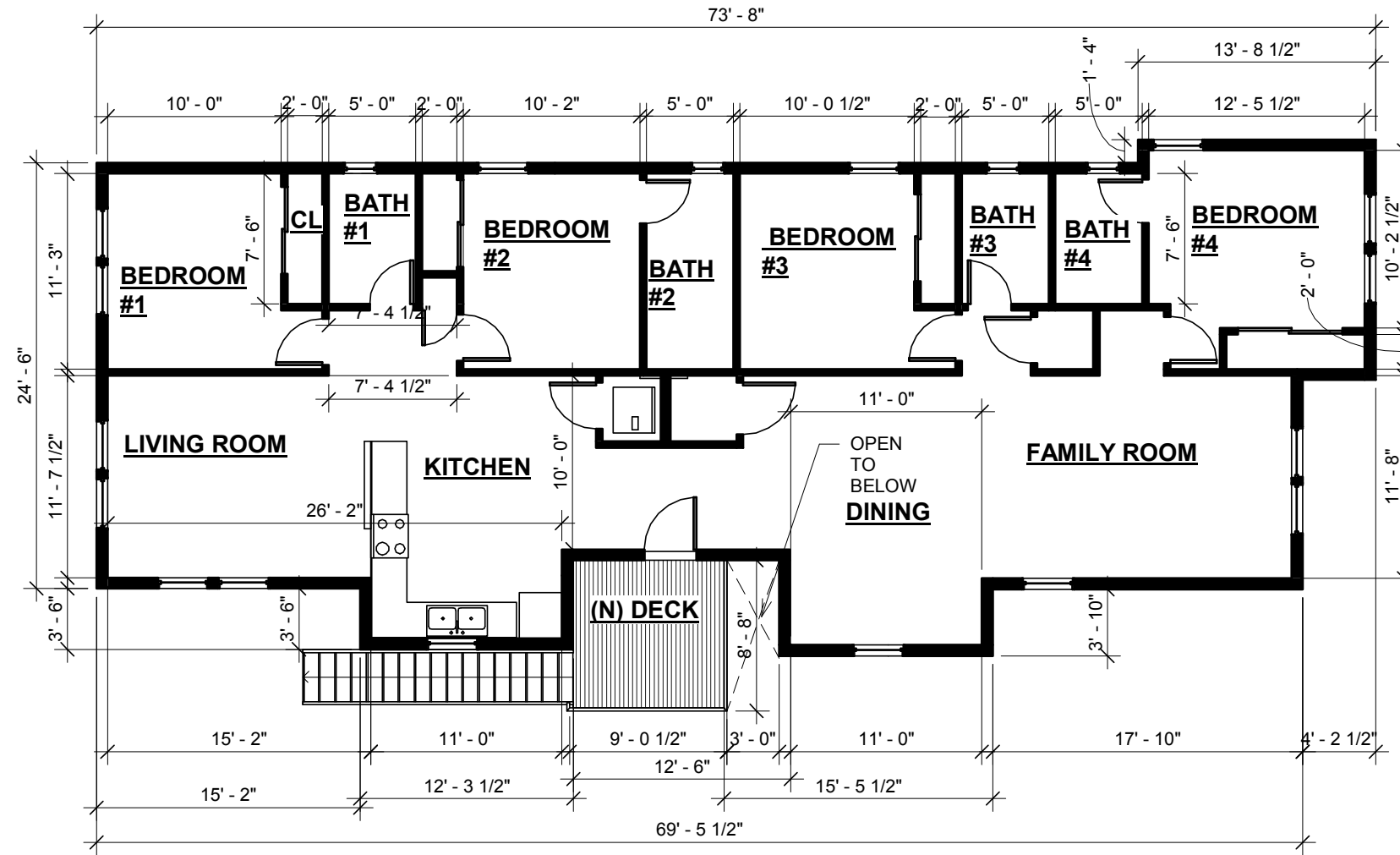
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**RESIDENTIAL ADDITON TO
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2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date SEPT. 18, 2018
Drawn by BM
Scale 1/8" = 1'-0"

PROPOSED FIRST
FLOOR PLAN

A2.0



① (N) SECOND FLOOR
1/8" = 1'-0"

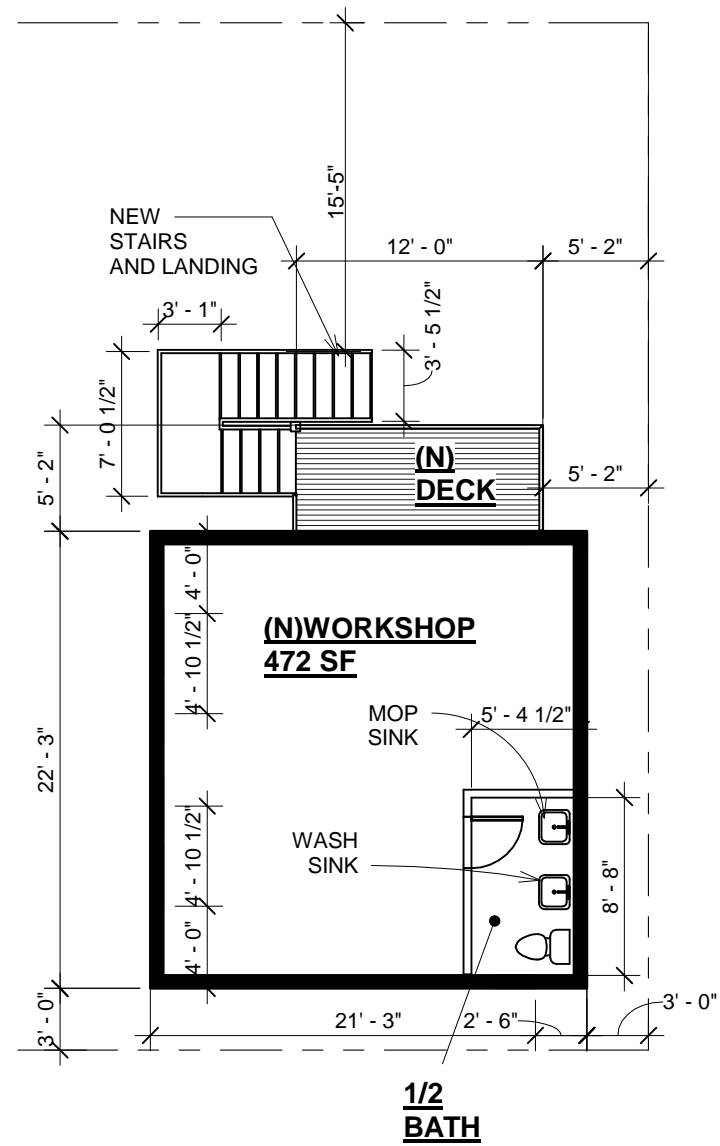
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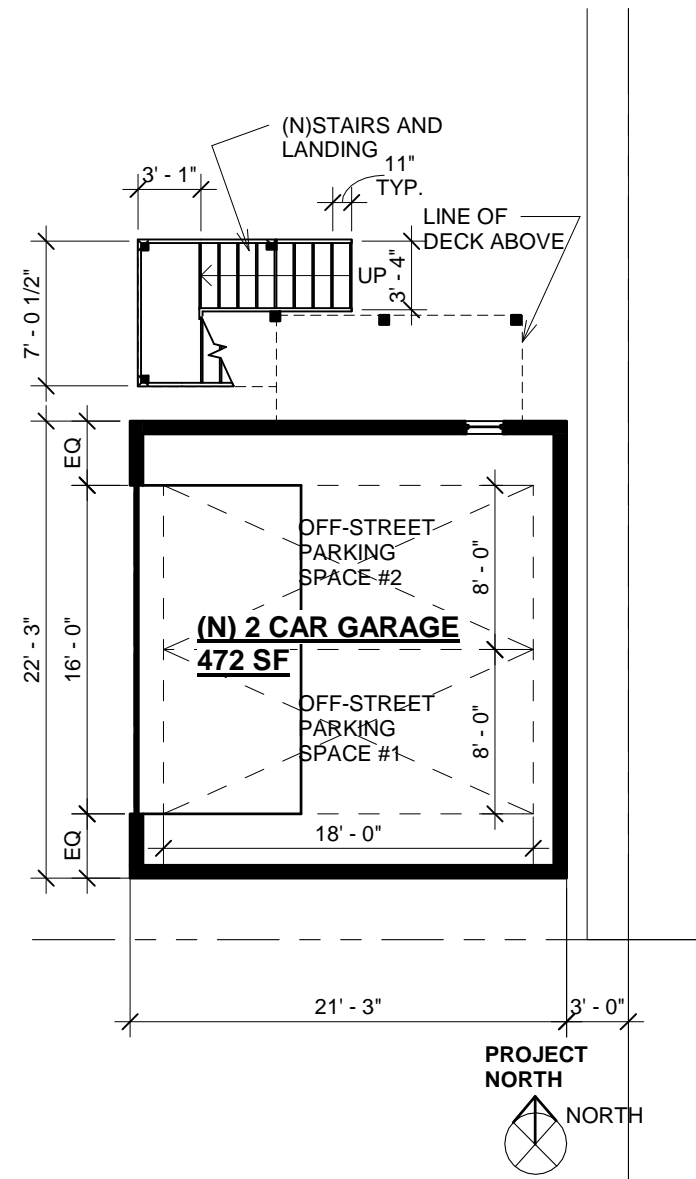
PROPOSED SECOND
FLOOR PLAN

Date SEPT. 18, 2018
Drawn by Author
Scale 1/8" = 1'-0"

A2.1



2 PROPOSED SECOND FLOOR-NEW REAR STRUCTURE
1/8" = 1'-0"



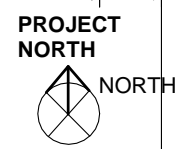
1 PROPOSED LOWER FLOOR -NEW REAR STRUCTURE
1/8" = 1'-0"

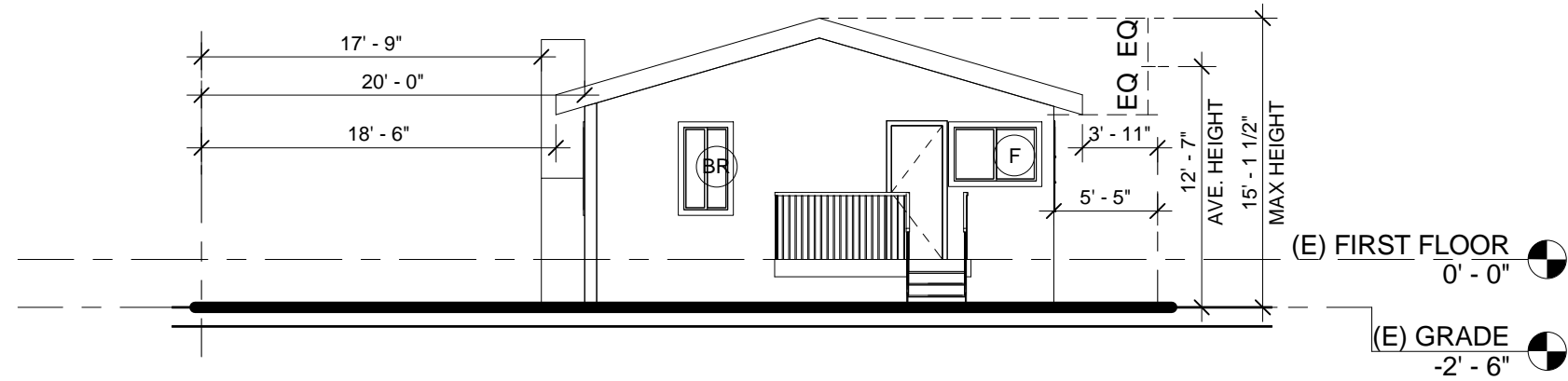
RESIDENTIAL ADDITION TO
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2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

PROPOSED ACCESSORY
STRUCTURE
Date SEPT. 18, 2018
Drawn by Author
Scale 1/8" = 1'-0"

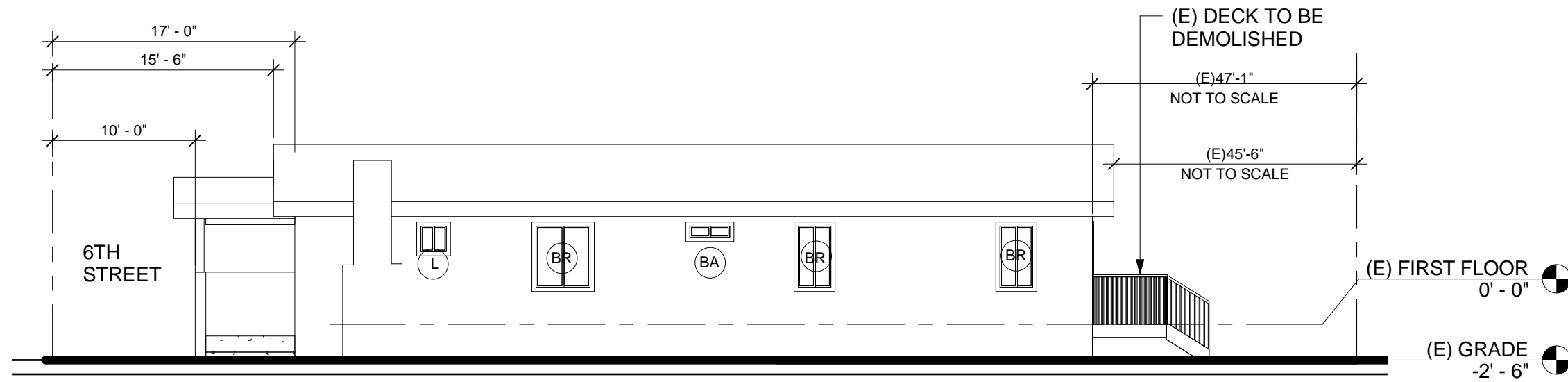
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A2.2





② EXISTING EAST (REAR) ELEVATION
1/8" = 1'-0"



① EXISTING SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

OPENINGS LEGEND

- Ⓚ BD BEDROOM
- Ⓚ BA BATHROOM
- Ⓚ L LIVING
- Ⓚ K KITCHEN
- Ⓚ D DINING
- Ⓚ F FAMILY RM.

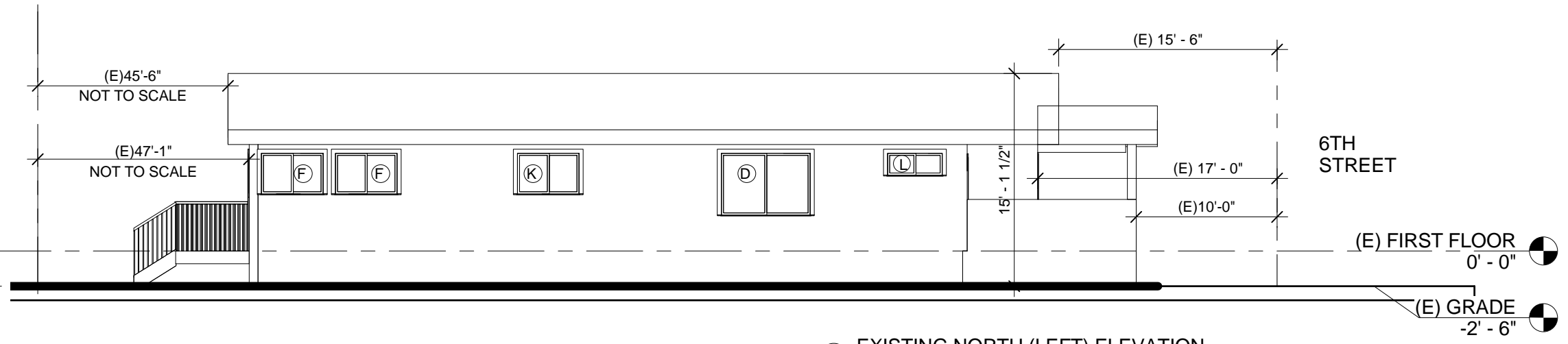
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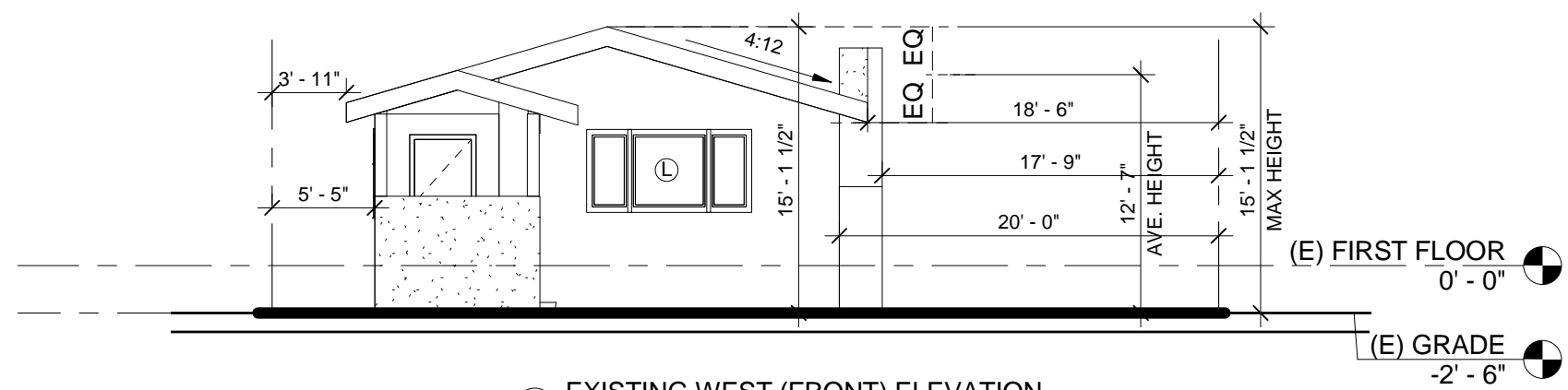
EXISTING EXTERIOR
ELEVATIONS

Date SEPT. 18, 2018
Drawn by Author
Scale 1/8" = 1'-0"

A3.0



② EXISTING NORTH (LEFT) ELEVATION
1/8" = 1'-0"



① EXISTING WEST (FRONT) ELEVATION
1/8" = 1'-0"

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2325 SIXTH ST
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APN # 056-194-10190

**EXISTING EXTERIOR
ELEVATIONS**
Date SEPT. 18, 2018
Drawn by Author
Scale 1/8" = 1'-0"

A3.1

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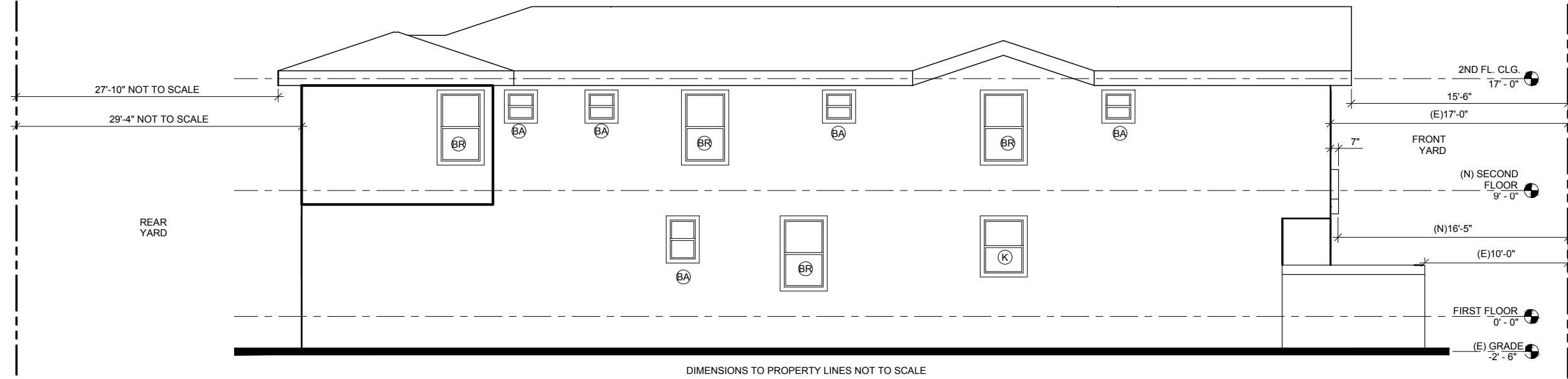
RESIDENTIAL ADDITION TO
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GARAGE/WORKSHOP

2325 6TH STREET
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Date SEPT. 18, 2018
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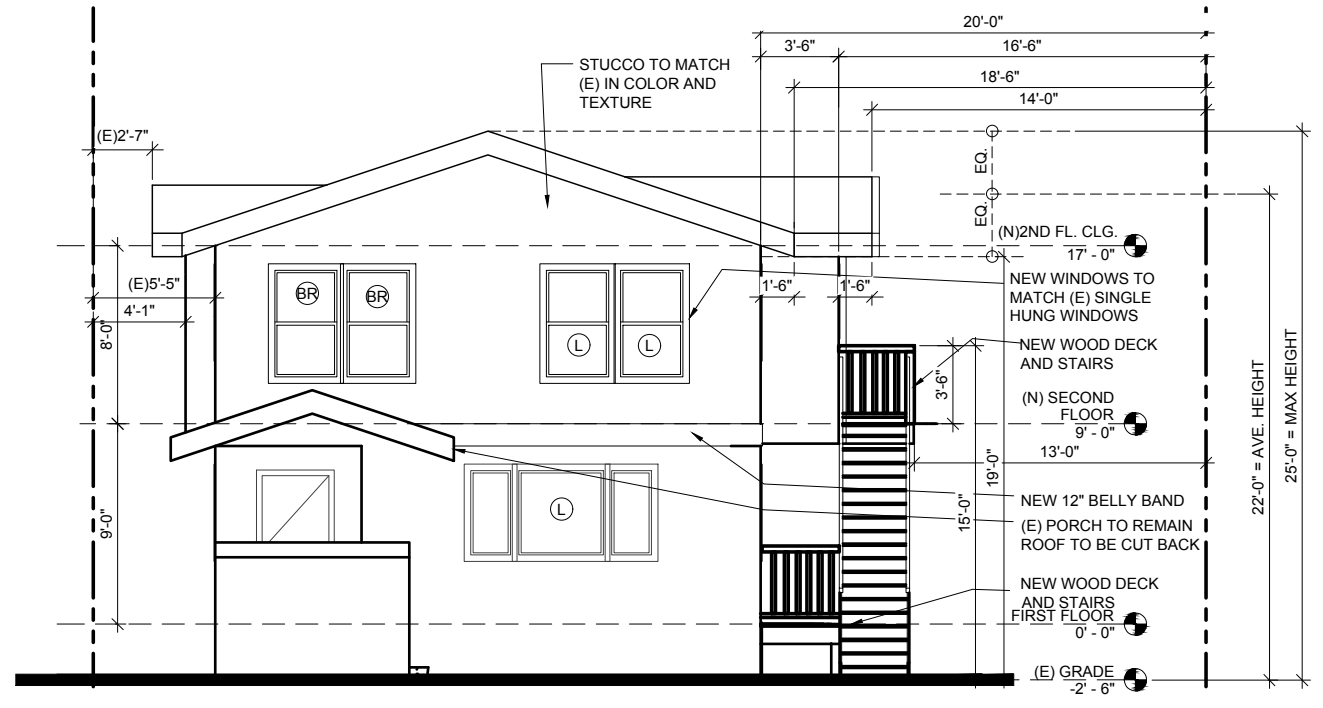
PROPOSED
EXTERIOR
ELEVATIONS

A3.2



DIMENSIONS TO PROPERTY LINES NOT TO SCALE

2 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



DIMENSIONS TO PROPERTY LINES NOT TO SCALE

1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"

OPENINGS LEGEND

- BR BEDROOM
- BA BATHROOM
- L LIVING
- K KITCHEN
- D DINING
- F FAMILY RM.
- LY LAUNDRY
- W WORKSHOP
- G GARAGE

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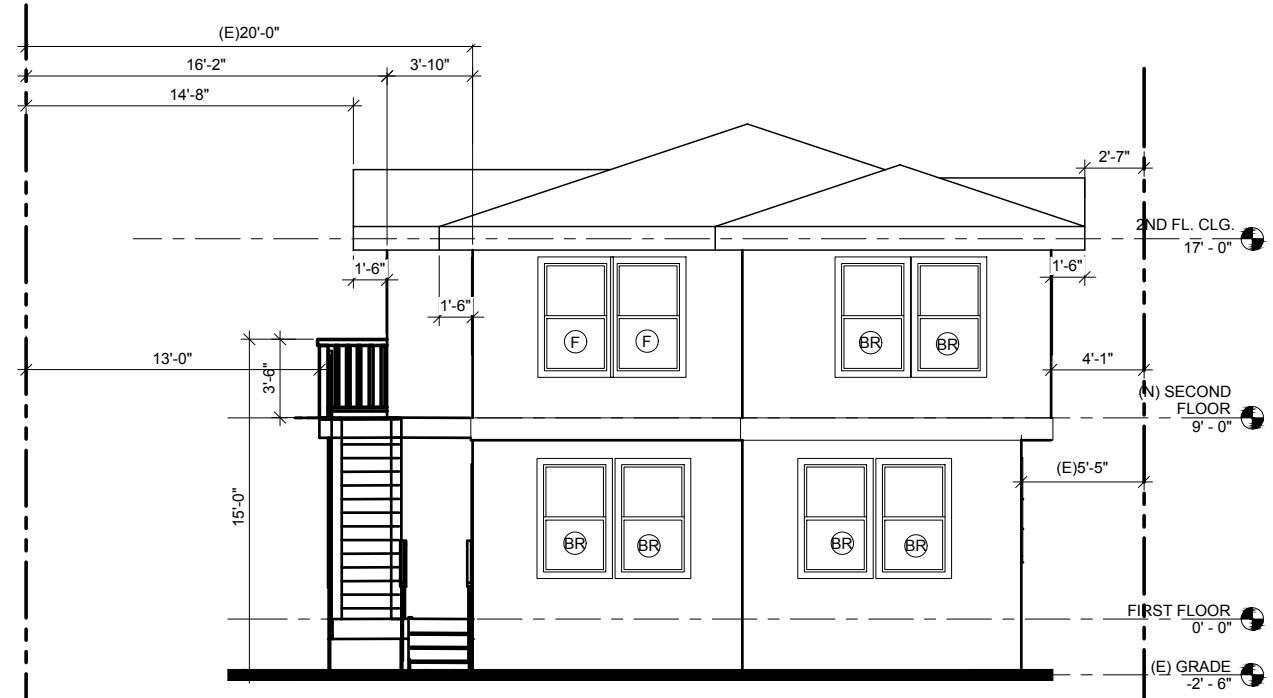
RESIDENTIAL ADDITION TO
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GARAGE/WORKSHOP

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

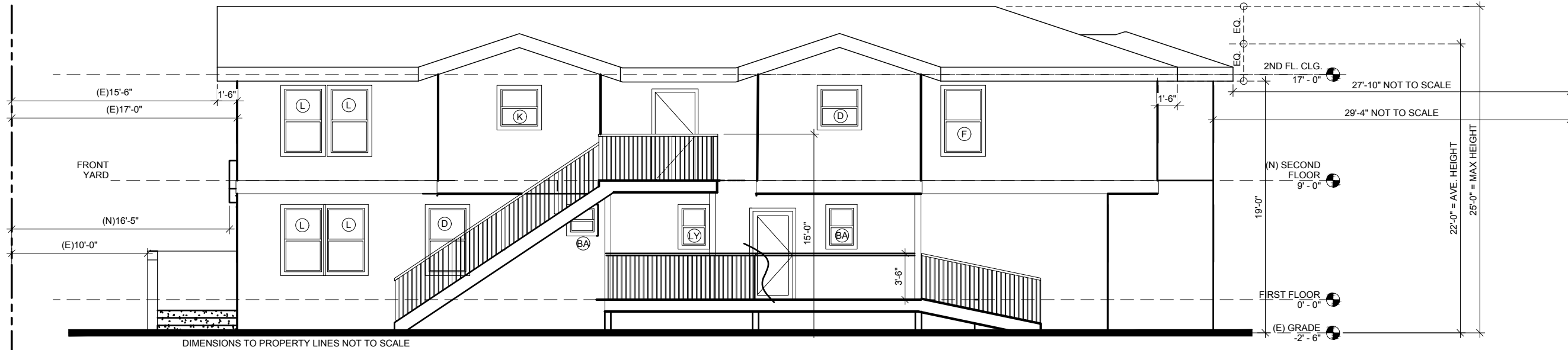
Date SEPT. 18, 2018
Drawn by BM
Scale AS NOTED

PROPOSED
EXTERIOR
ELEVATIONS

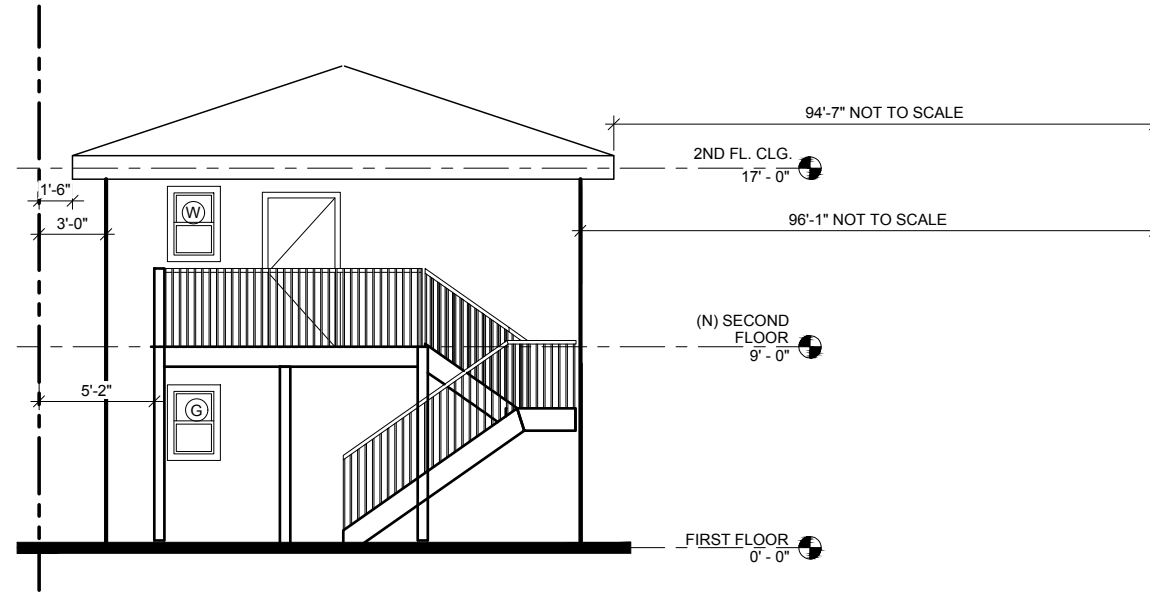
A3.3



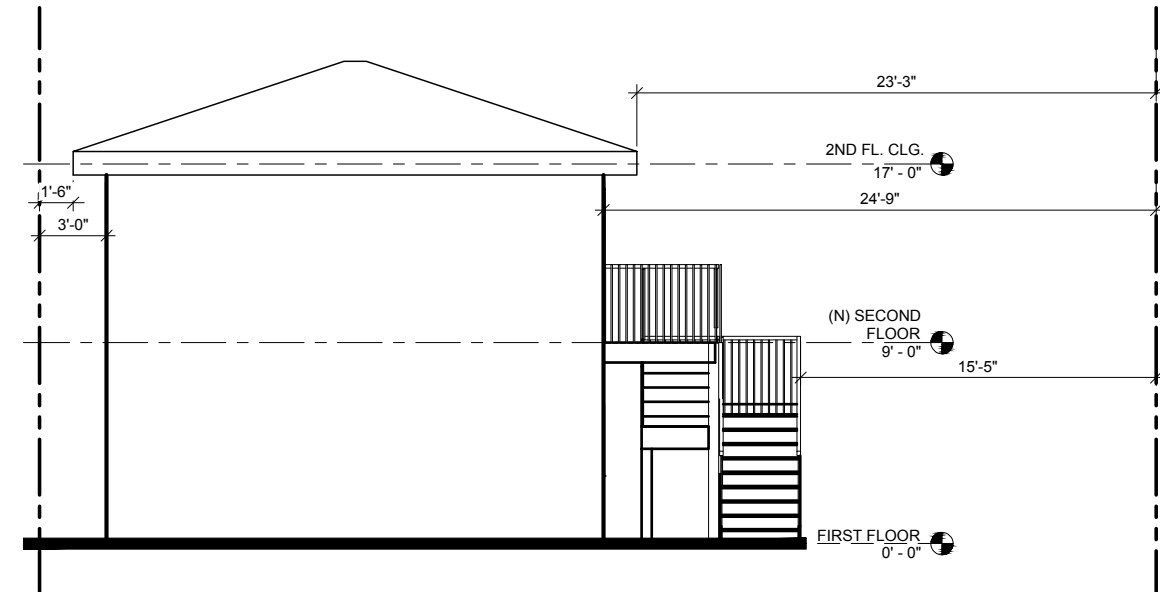
2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



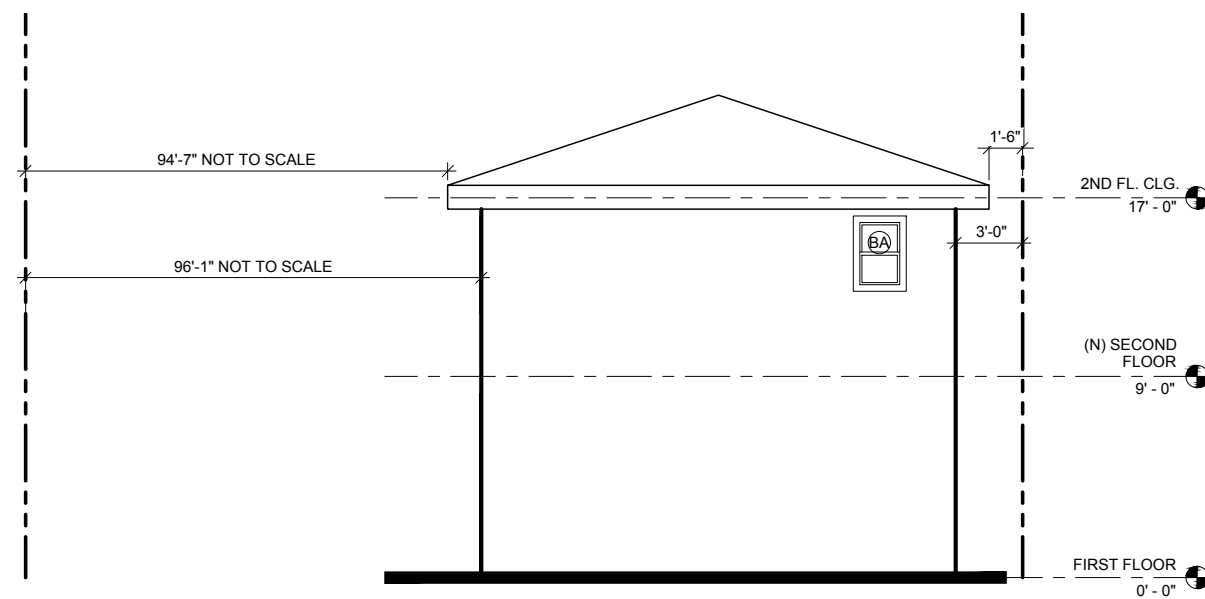
1 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"



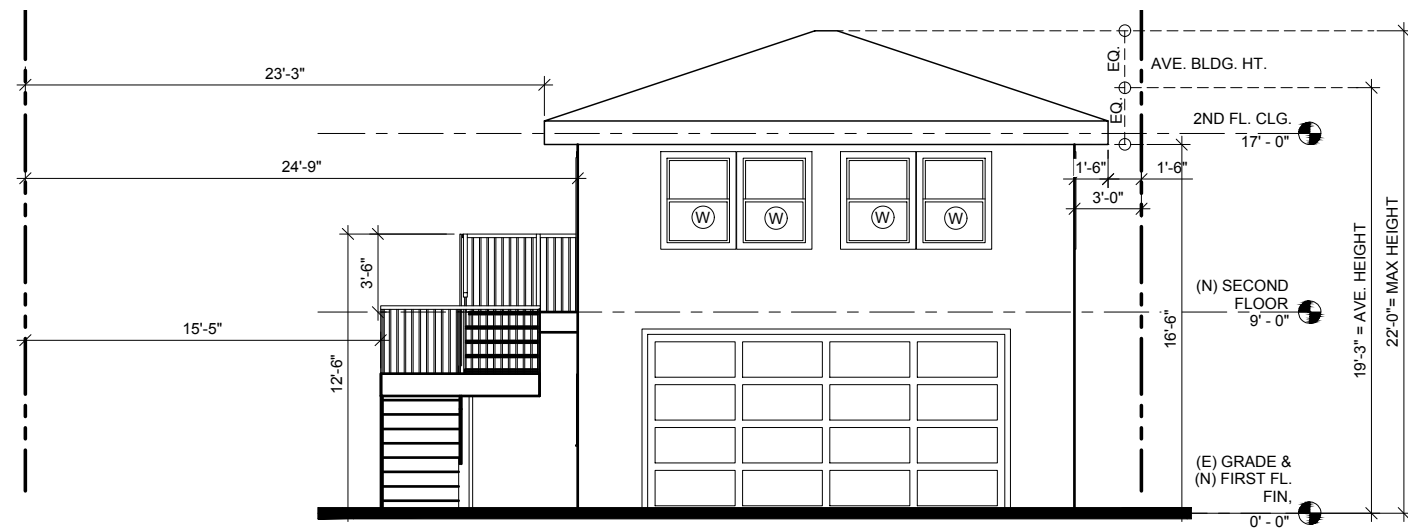
4 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



3 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"



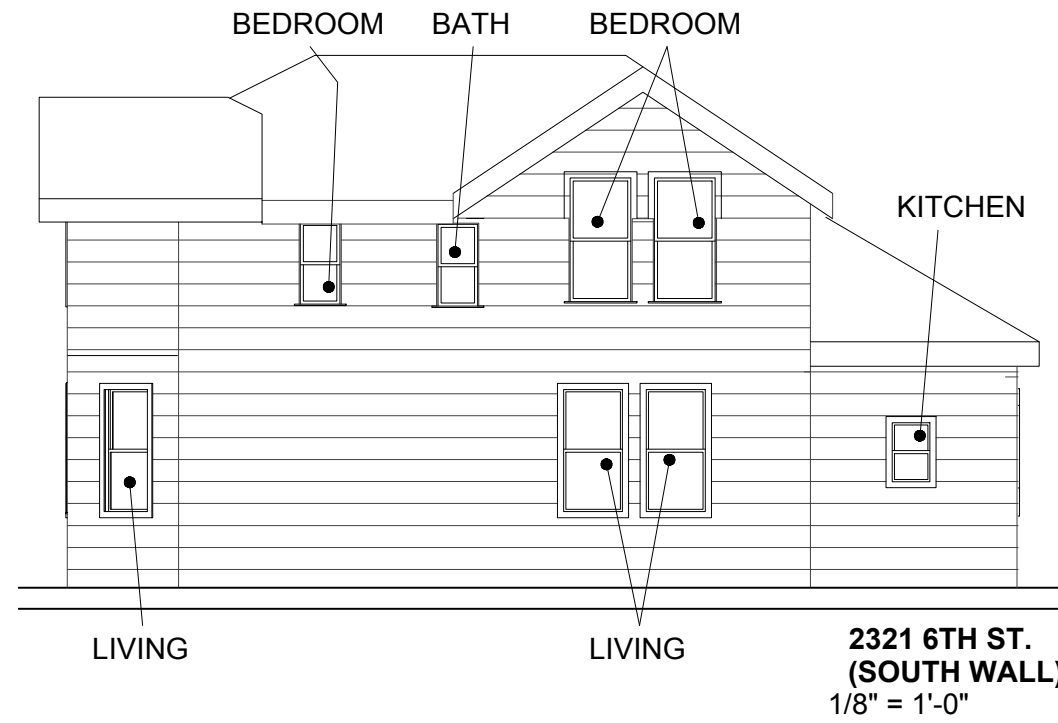
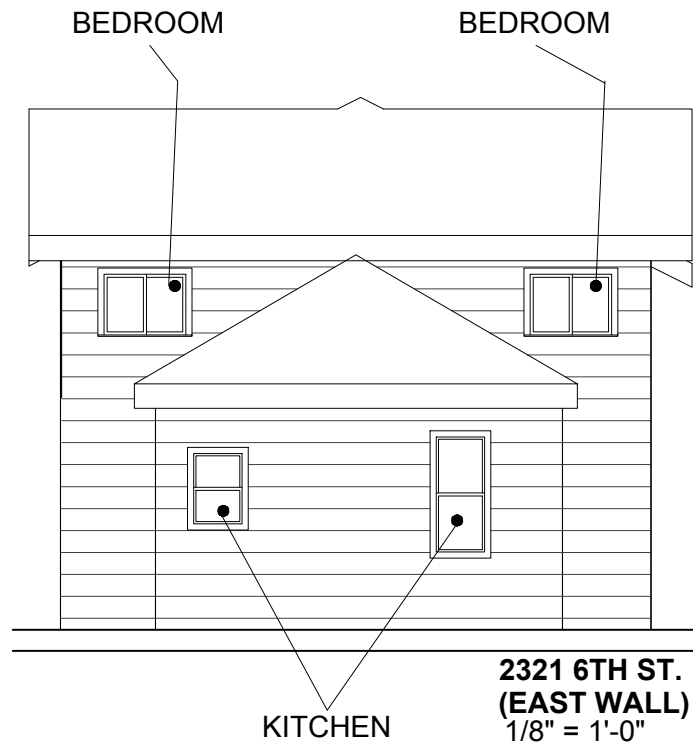
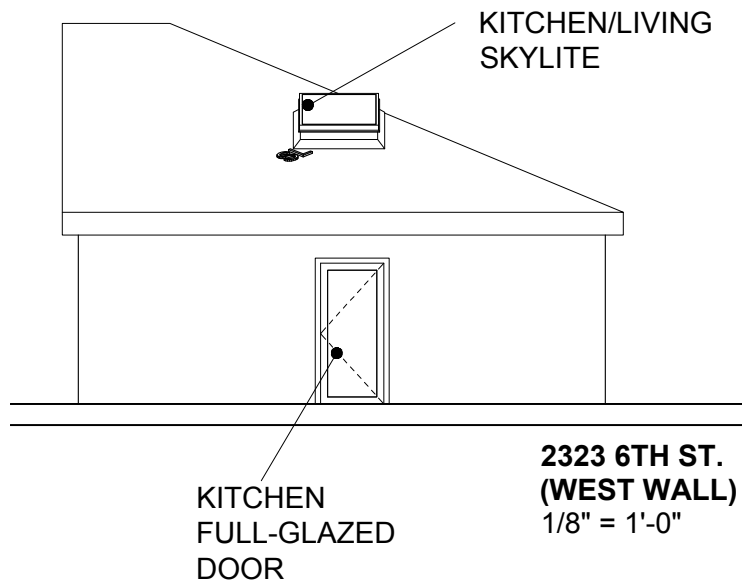
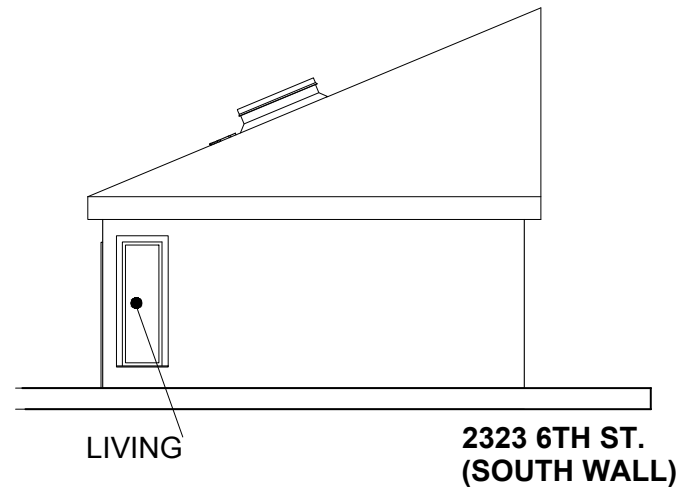
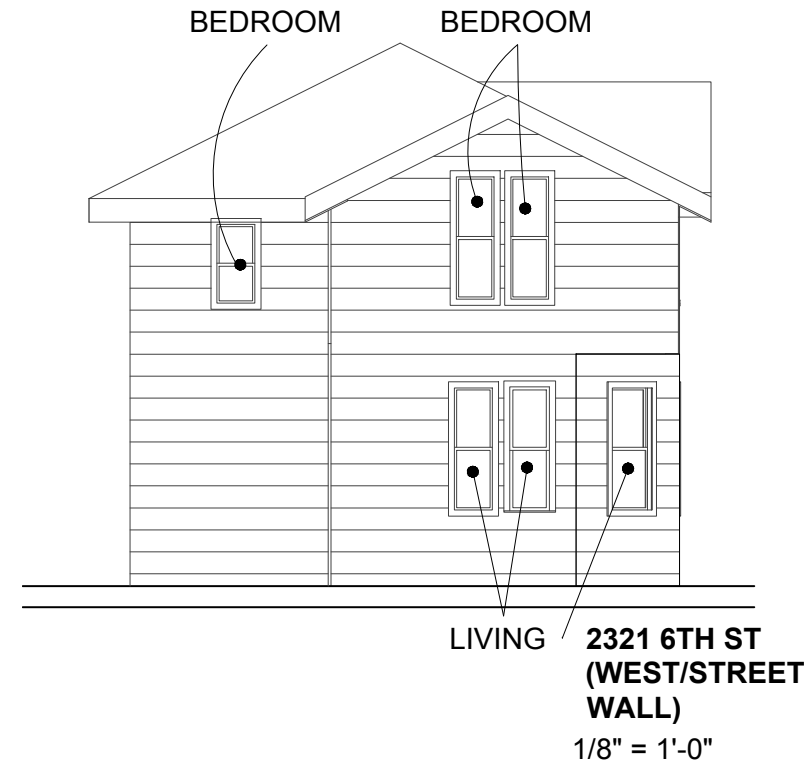
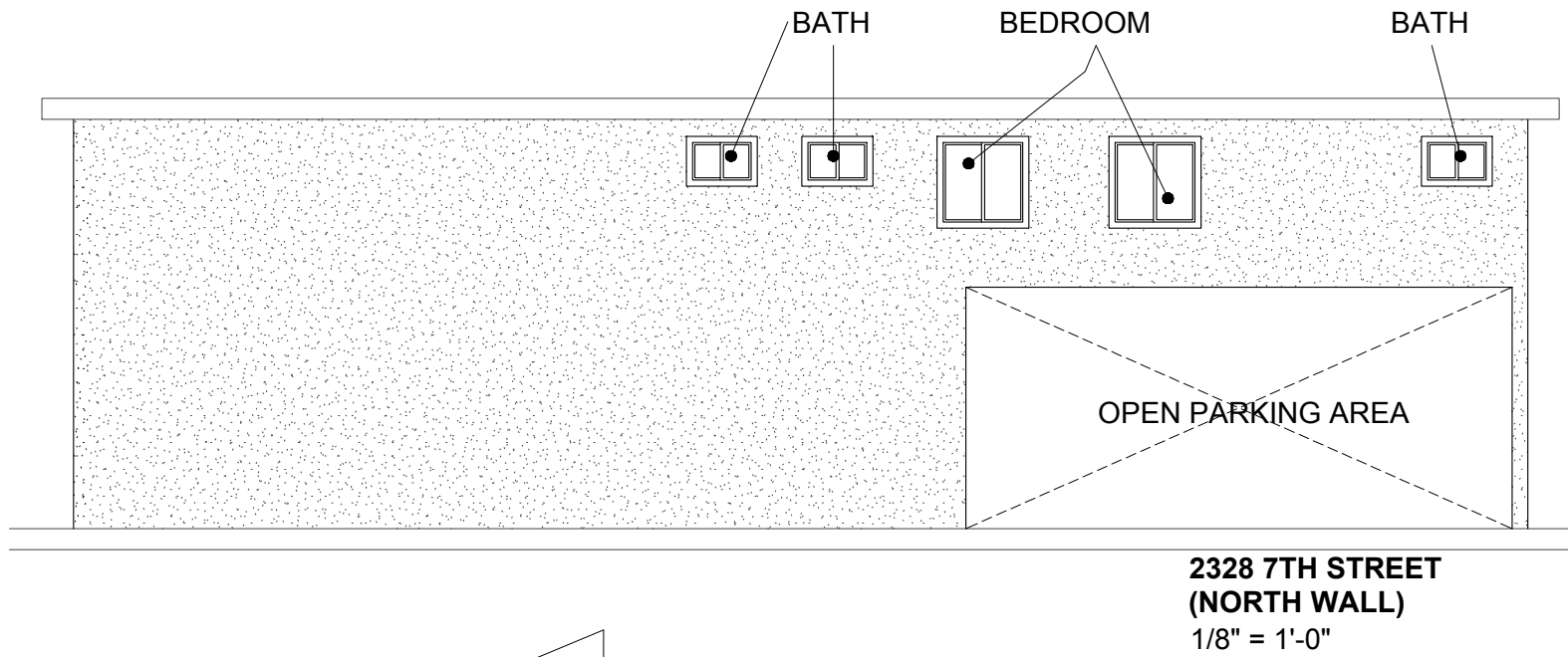
1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"

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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

PROPOSED EXTERIOR ELEVATIONS NEW REAR STRUCTURE	Date SEPT. 18, 2018
	Drawn by BM
	Scale AS NOTED

A3.4



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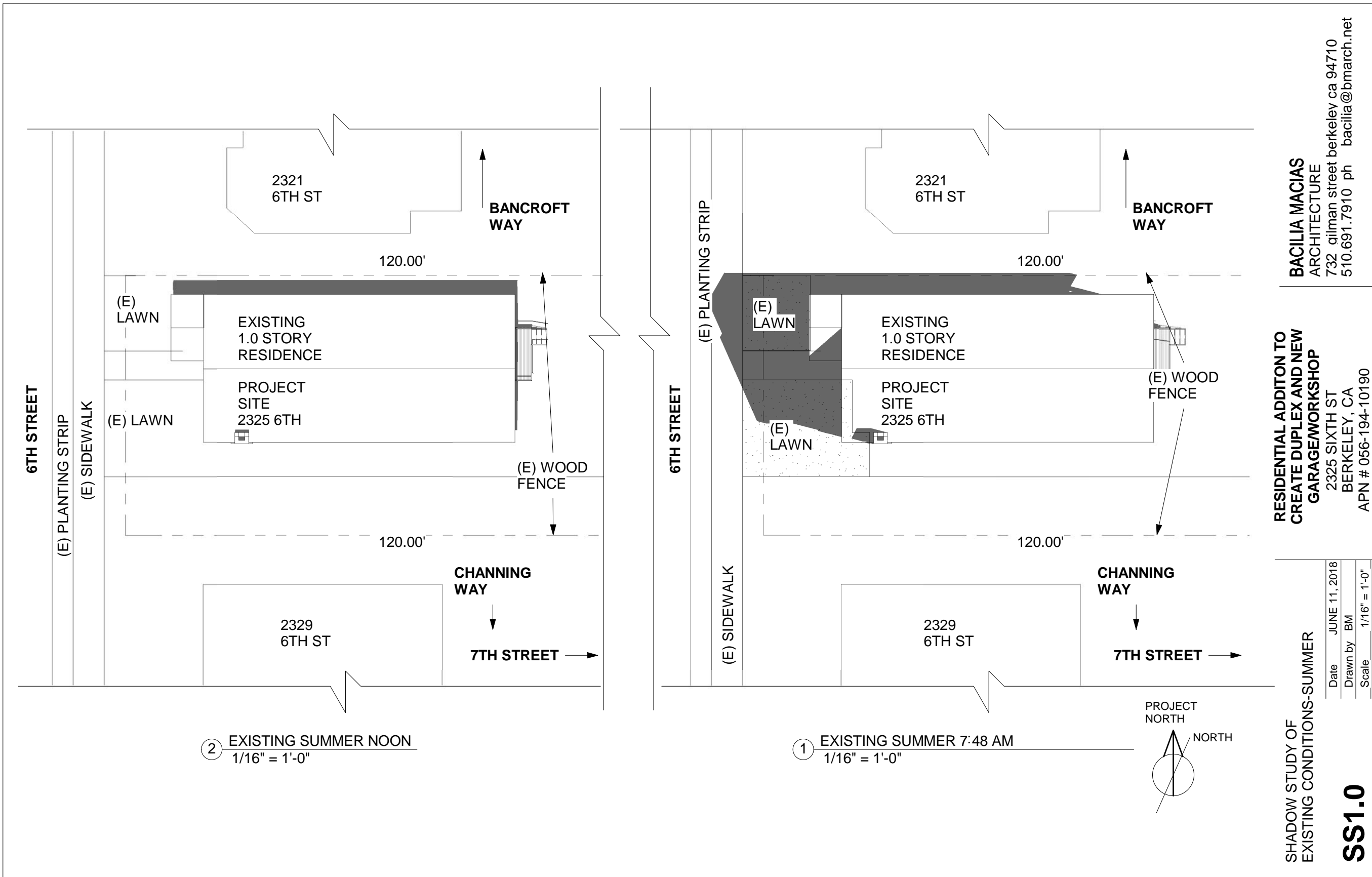
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date SEPT 13, 2018
Drawn by BM
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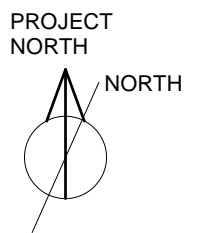
REFERENCE
ELEVATIONS
2321 6TH STREET
2323 6TH STREET
2328 7TH STREET

SSA0.0



② EXISTING SUMMER NOON
1/16" = 1'-0"

① EXISTING SUMMER 7:48 AM
1/16" = 1'-0"

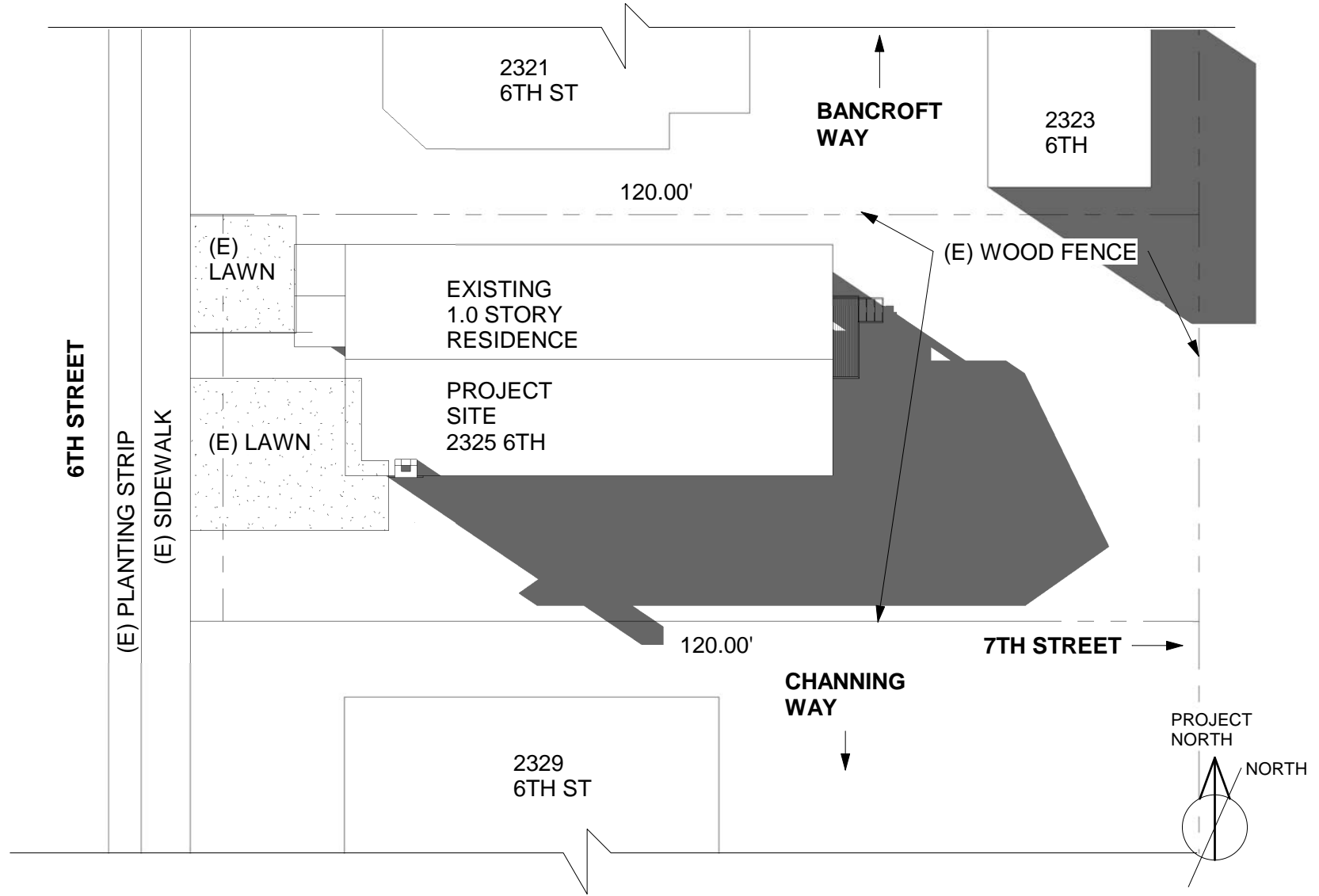


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**RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGEWORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date JUNE 11, 2018
Drawn by BM
Scale 1/16" = 1'-0"

SHADOW STUDY OF
EXISTING CONDITIONS-SUMMER
SS1.0



① EXISTING SUMMER 5:35 PM
1/16" = 1'-0"

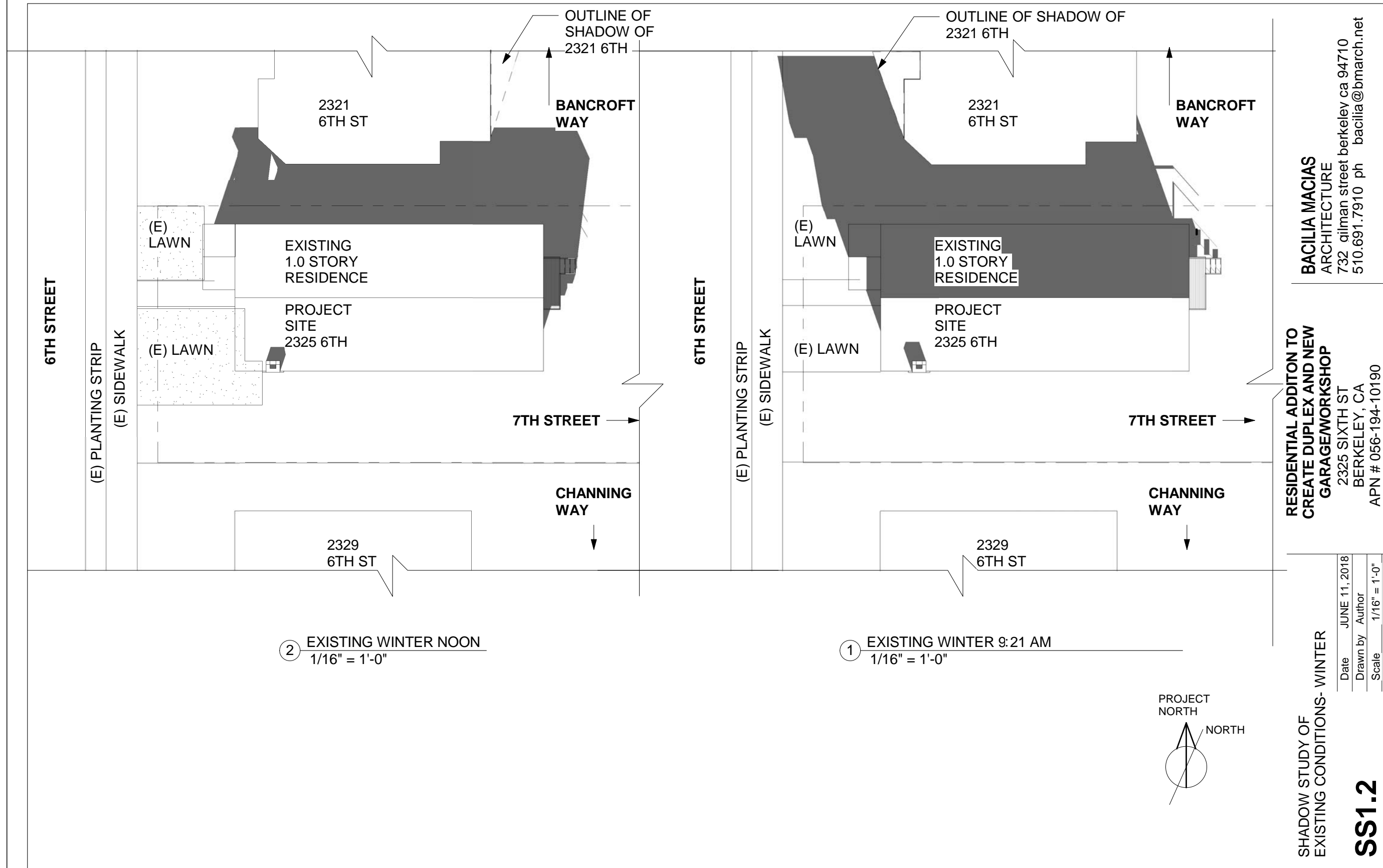
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**RESIDENTIAL ADDITON TO
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GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date	JUNE 11, 2018
Drawn by	BM
Scale	1/16" = 1'-0"

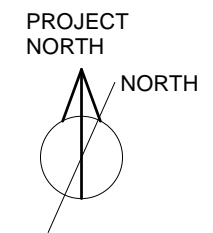
SHADOW STUDY OF
EXISTING CONDITIONS- SUMMER

SS1.1



② EXISTING WINTER NOON
1/16" = 1'-0"

① EXISTING WINTER 9:21 AM
1/16" = 1'-0"



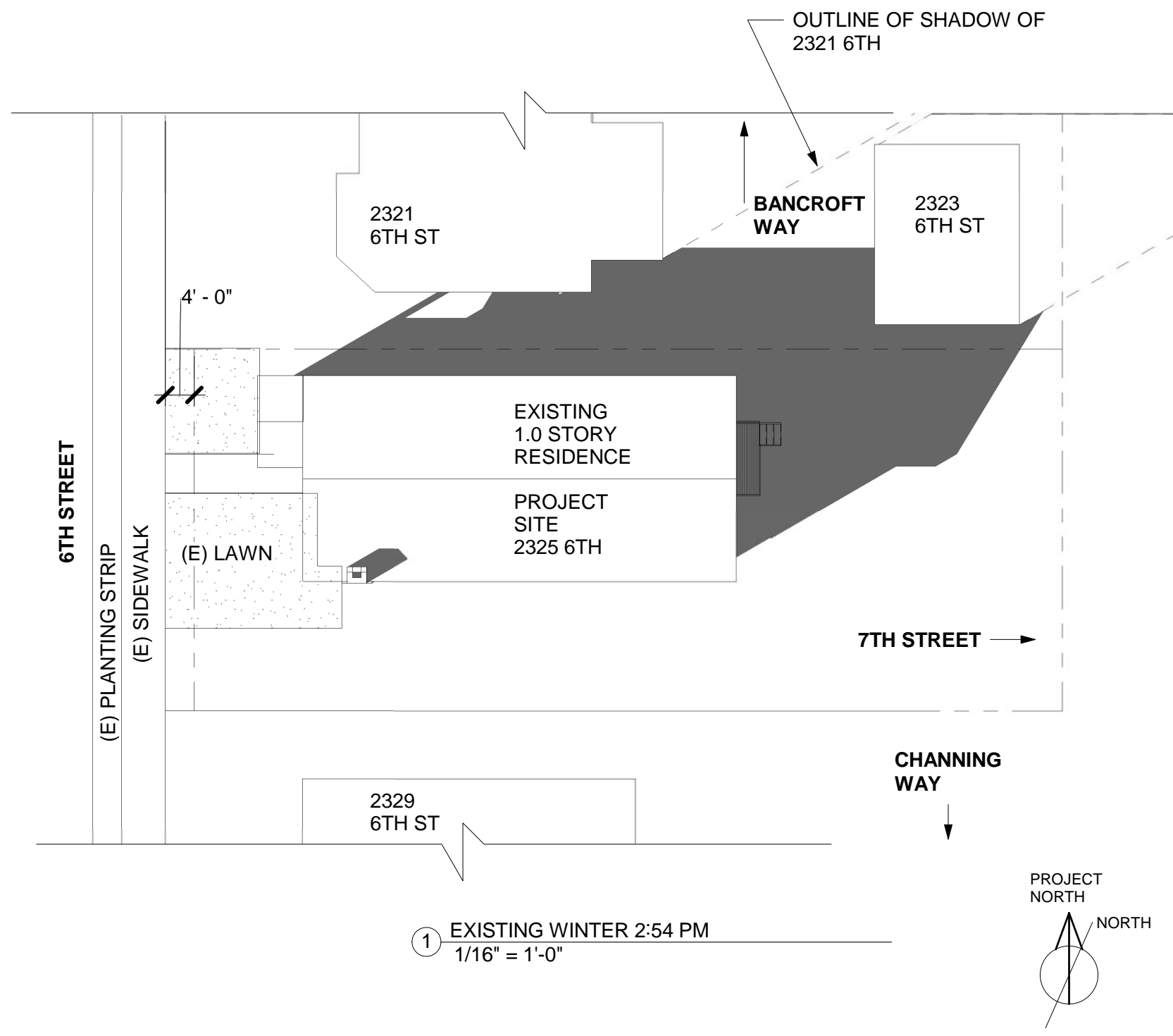
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**RESIDENTIAL ADDITION TO
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2325 SIXTH ST
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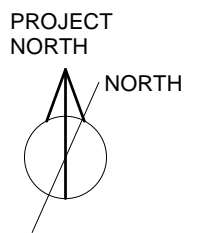
Date	JUNE 11, 2018
Drawn by	Author
Scale	1/16" = 1'-0"

SHADOW STUDY OF
EXISTING CONDITIONS- WINTER

SS1.2



① EXISTING WINTER 2:54 PM
 1/16" = 1'-0"

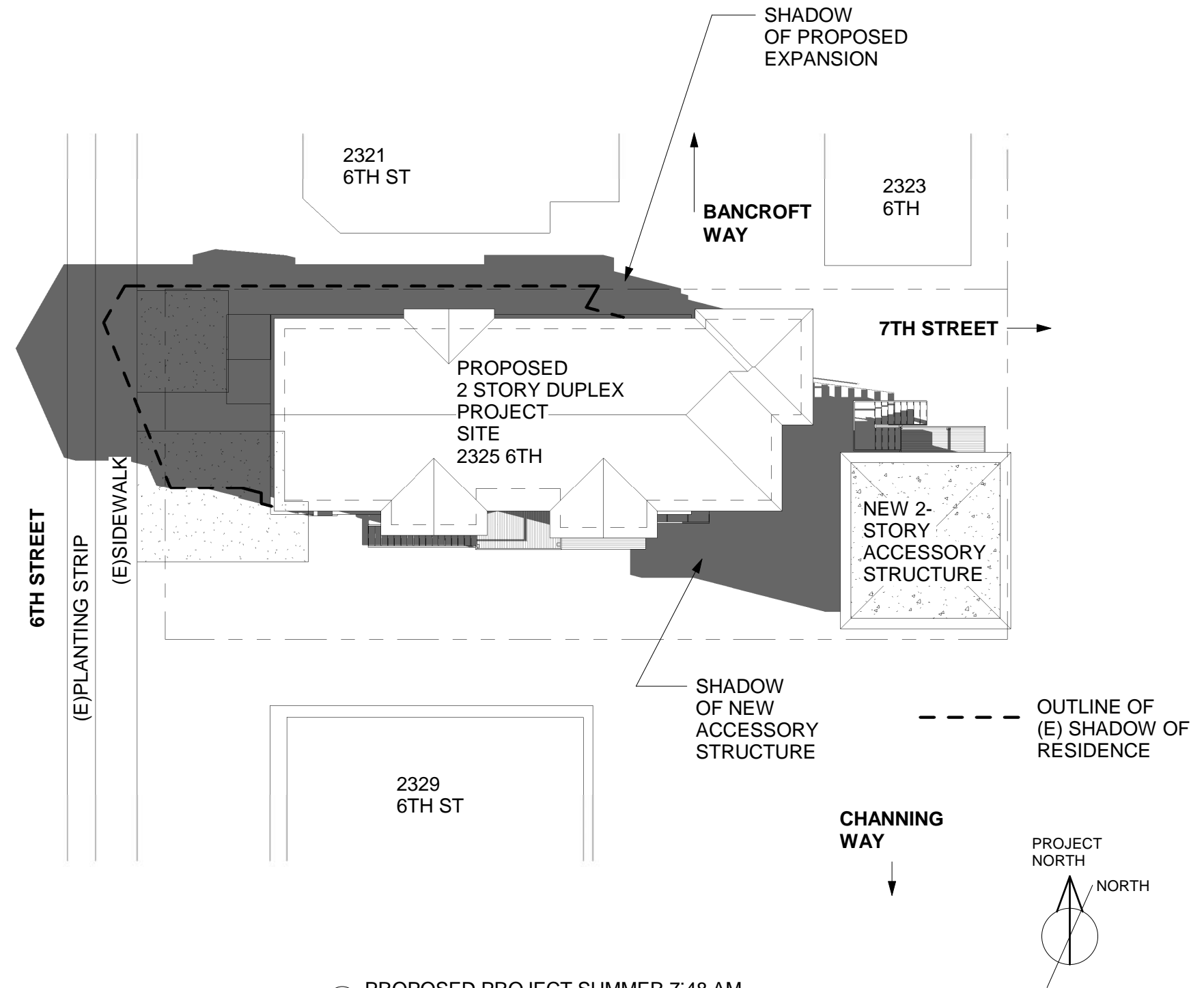


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 510.691.7910 ph bacilia@bmarich.net

**RESIDENTIAL ADDITON TO
 CREATE DUPLEX AND NEW
 GARAGEWORKSHOP**
 2325 SIXTH ST
 BERKELEY, CA
 APN # 056-194-10190

Date	JUNE 11, 2018
Drawn by	Author
Scale	1/16" = 1'-0"

SHADOW STUDY OF
 EXISTING CONDITIONS-WINTER
SS1.3



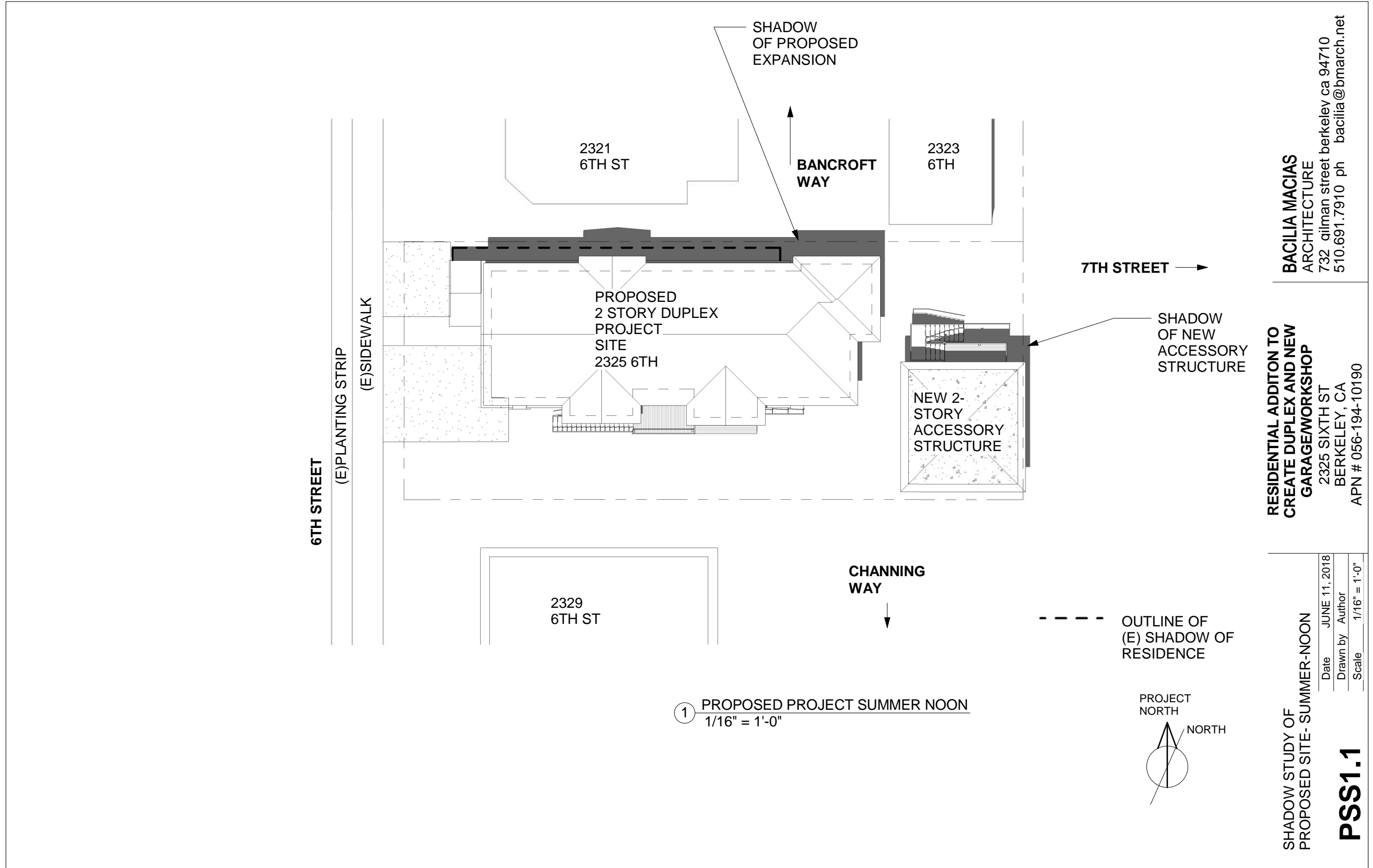
1 PROPOSED PROJECT SUMMER 7:48 AM
1/16" = 1'-0"

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarsh.net

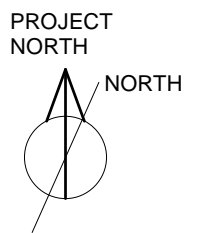
**RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date JUNE 11, 2018
Drawn by BM
Scale 1/16" = 1'-0"

SHADOW STUDY OF
PROPOSED SITE- SUMMER
PSS1.0



① PROPOSED PROJECT SUMMER NOON
 1/16" = 1'-0"



 OUTLINE OF
 (E) SHADOW OF
 RESIDENCE

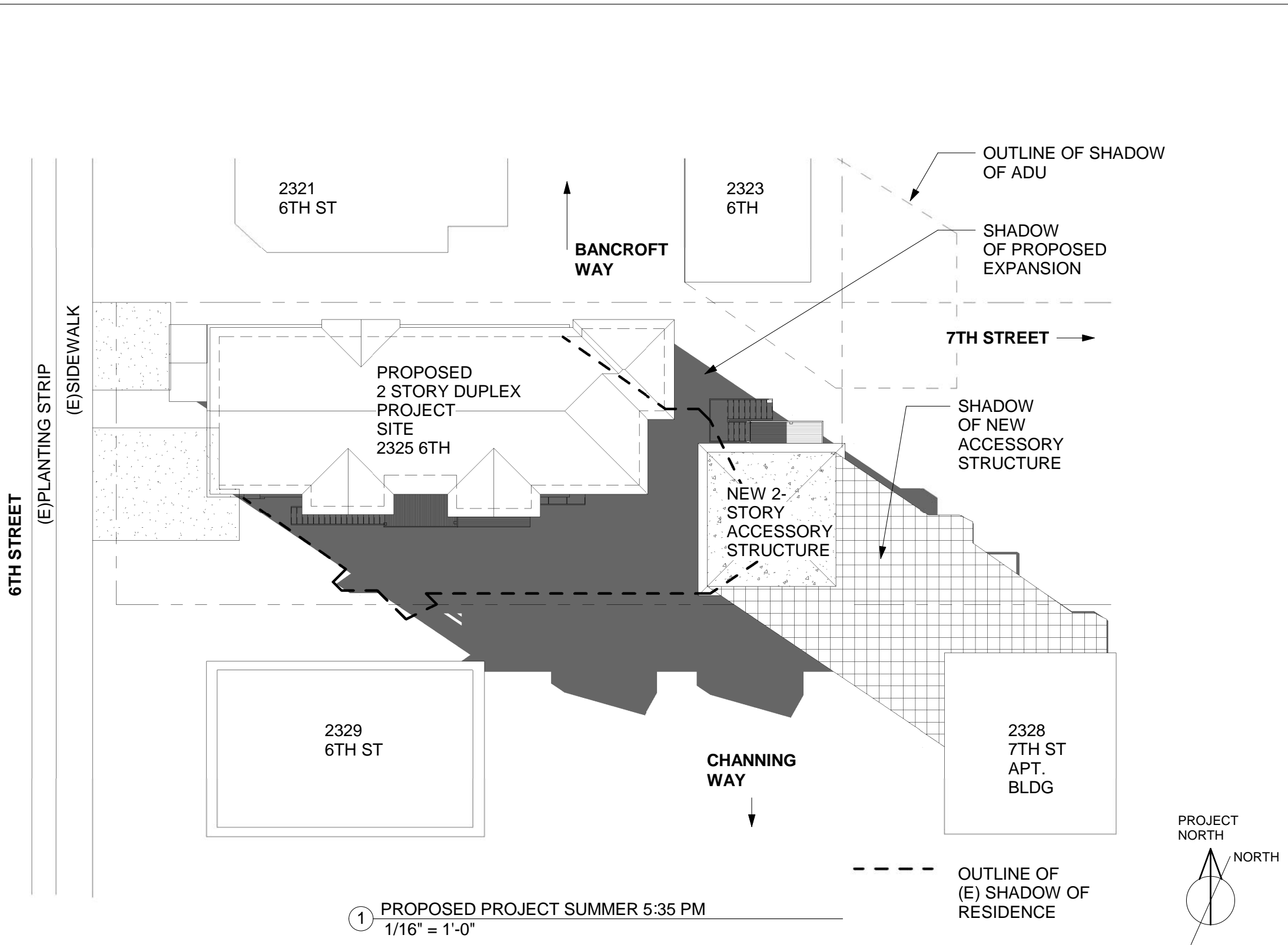
BACILIA MACIAS
 ARCHITECTURE
 732 gilman street berkeley ca 94710
 510.691.7910 ph bacilia@bmarcch.net

**RESIDENTIAL ADDITON TO
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 2325 SIXTH ST
 BERKELEY, CA
 APN # 056-194-10190

Date	JUNE 11, 2018
Drawn by	Author
Scale	1/16" = 1'-0"

SHADOW STUDY OF
 PROPOSED SITE- SUMMER-NOON

PSS1.1



1 PROPOSED PROJECT SUMMER 5:35 PM
1/16" = 1'-0"

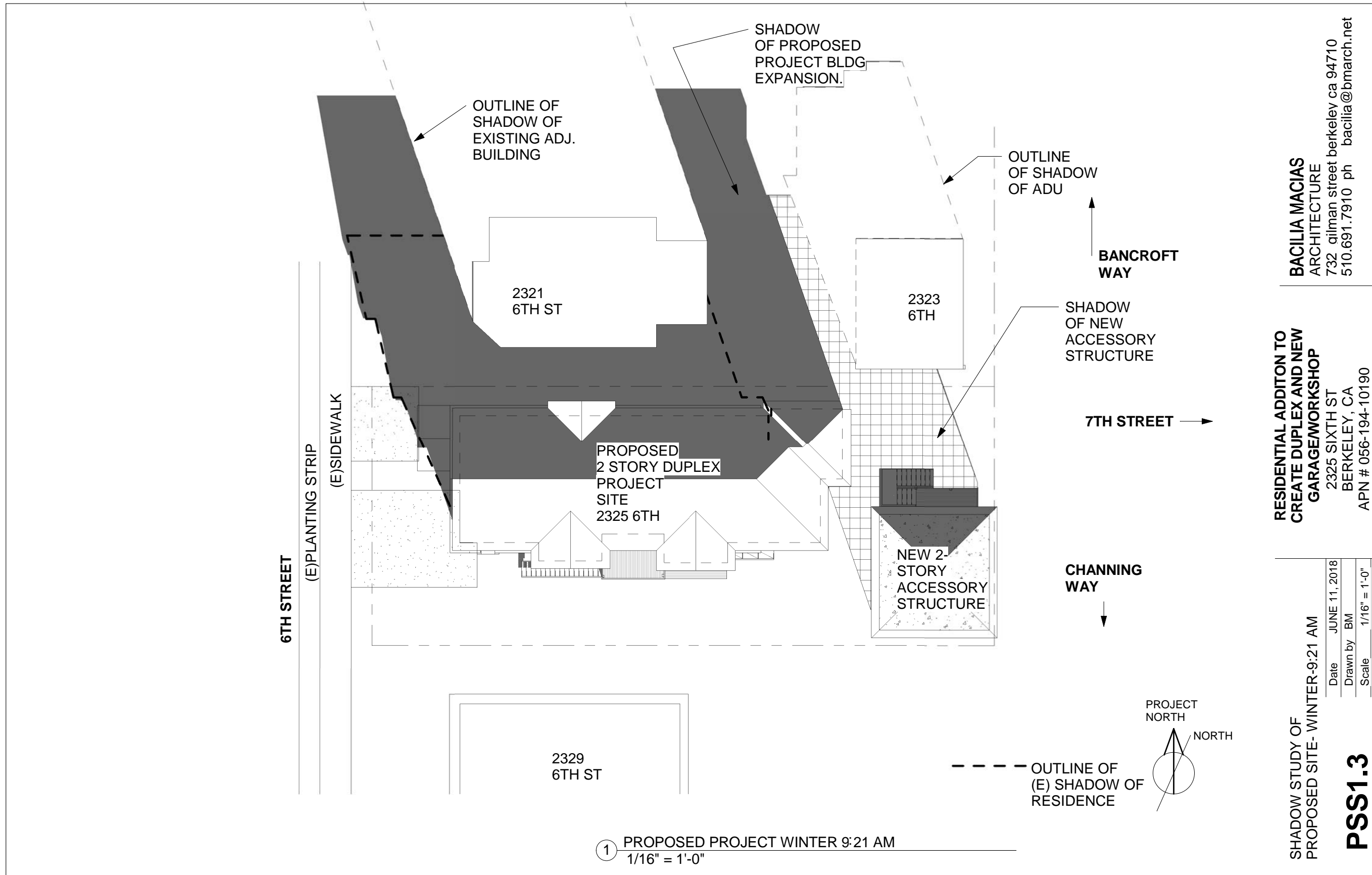
BACILIA MACIAS
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510.691.7910 ph bacilia@bmarsh.net

**RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGEWORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date	JUNE 11, 2018
Drawn by	Author
Scale	1/16" = 1'-0"

SHADOW STUDY OF
PROPOSED SITE- SUMMER-5:35 PM

PSS1.2



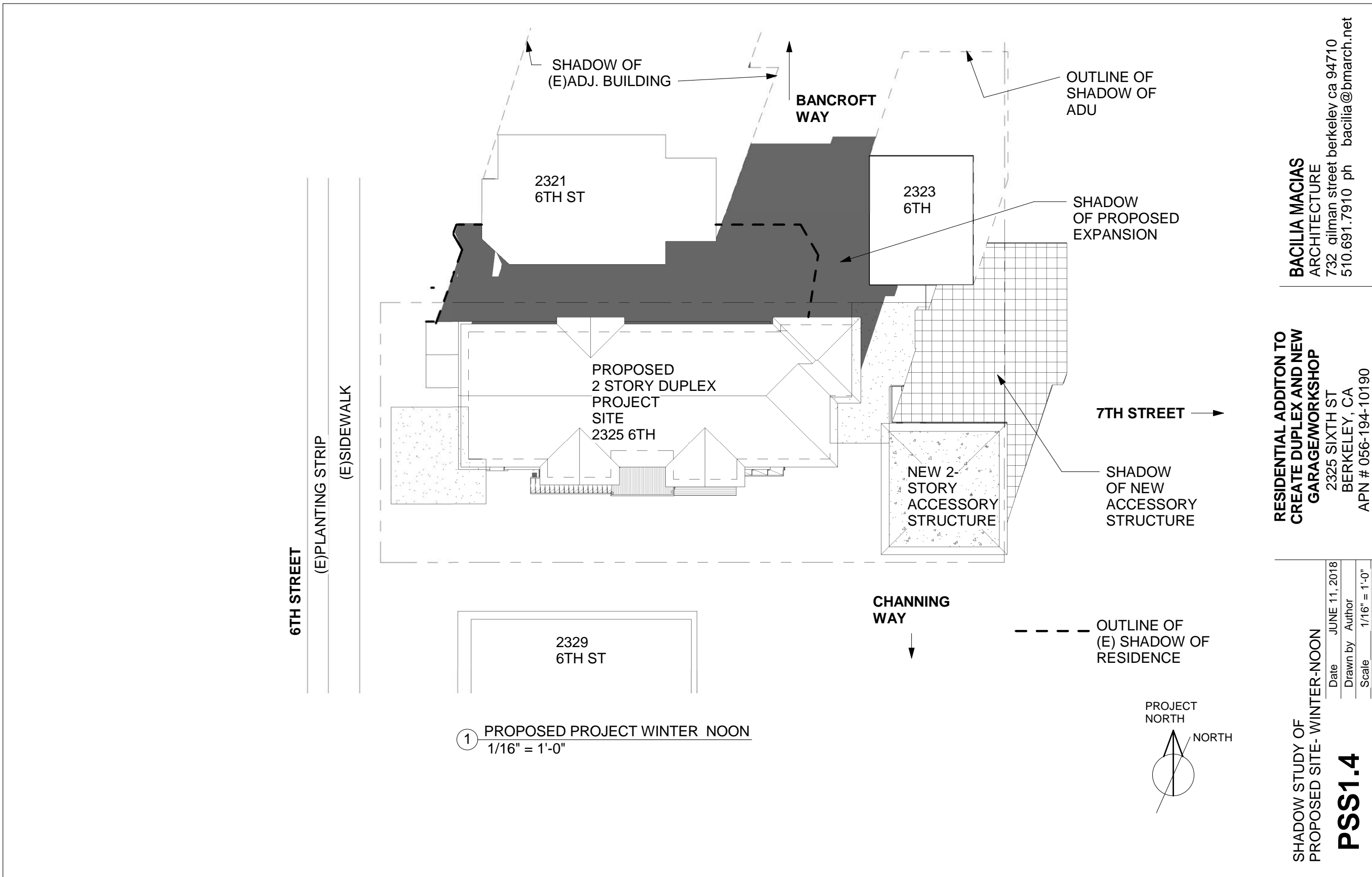
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510.691.7910 ph bacilia@bmarsh.net

**RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGeworkSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

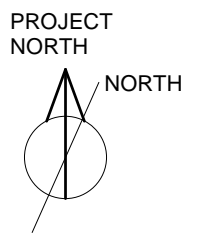
Date	JUNE 11, 2018
Drawn by	BM
Scale	1/16" = 1'-0"

SHADOW STUDY OF
PROPOSED SITE- WINTER-9:21 AM

PSS1.3



1 PROPOSED PROJECT WINTER NOON
1/16" = 1'-0"

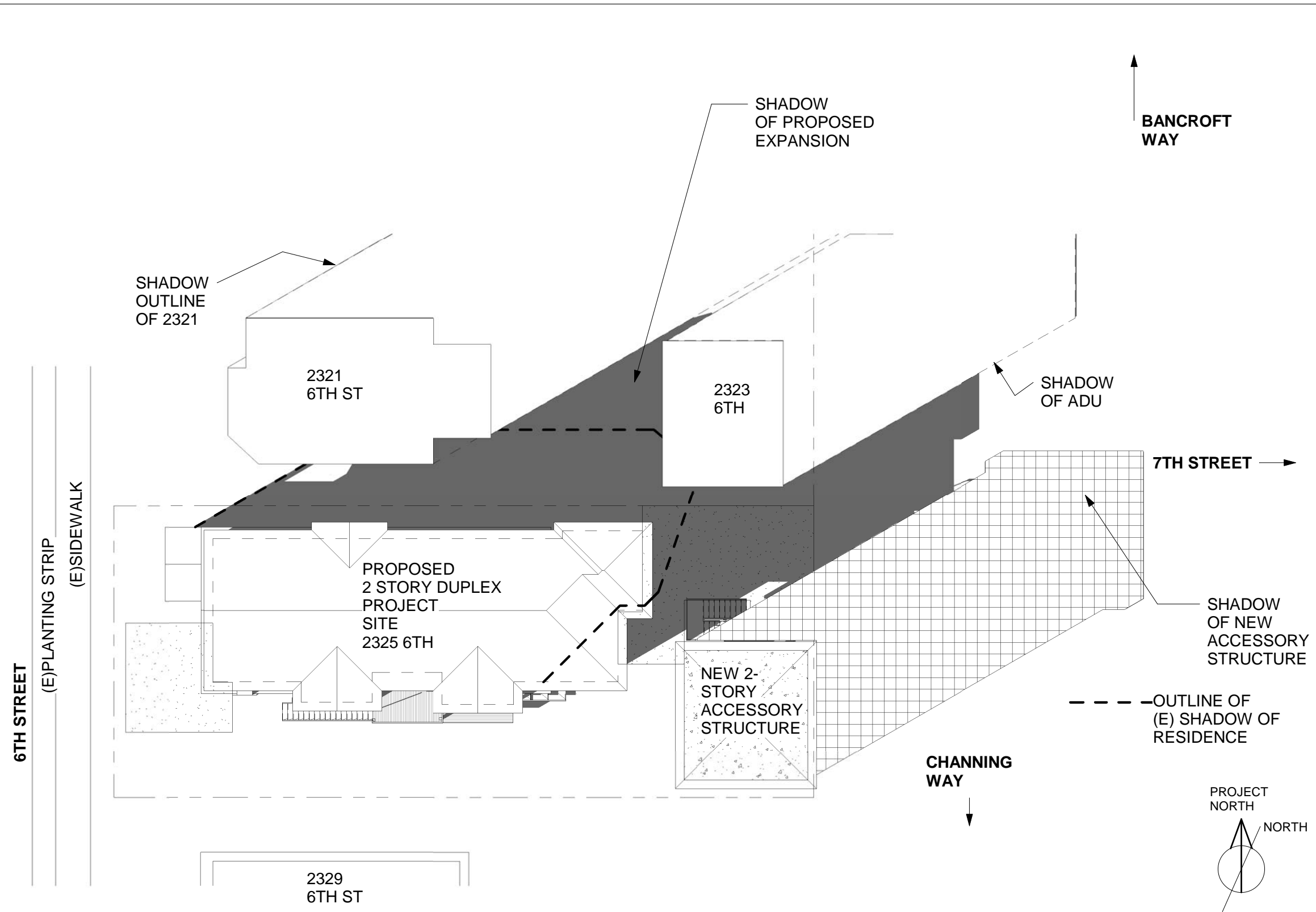


BACILIA MACIAS
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510.691.7910 ph bacilia@bmarsh.net

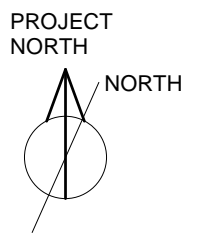
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date	JUNE 11, 2018
Drawn by	Author
Scale	1/16" = 1'-0"

SHADOW STUDY OF
PROPOSED SITE- WINTER-NOON
PSS1.4



1 PROPOSED PROJECT WINTER 2:54 PM
1/16" = 1'-0"

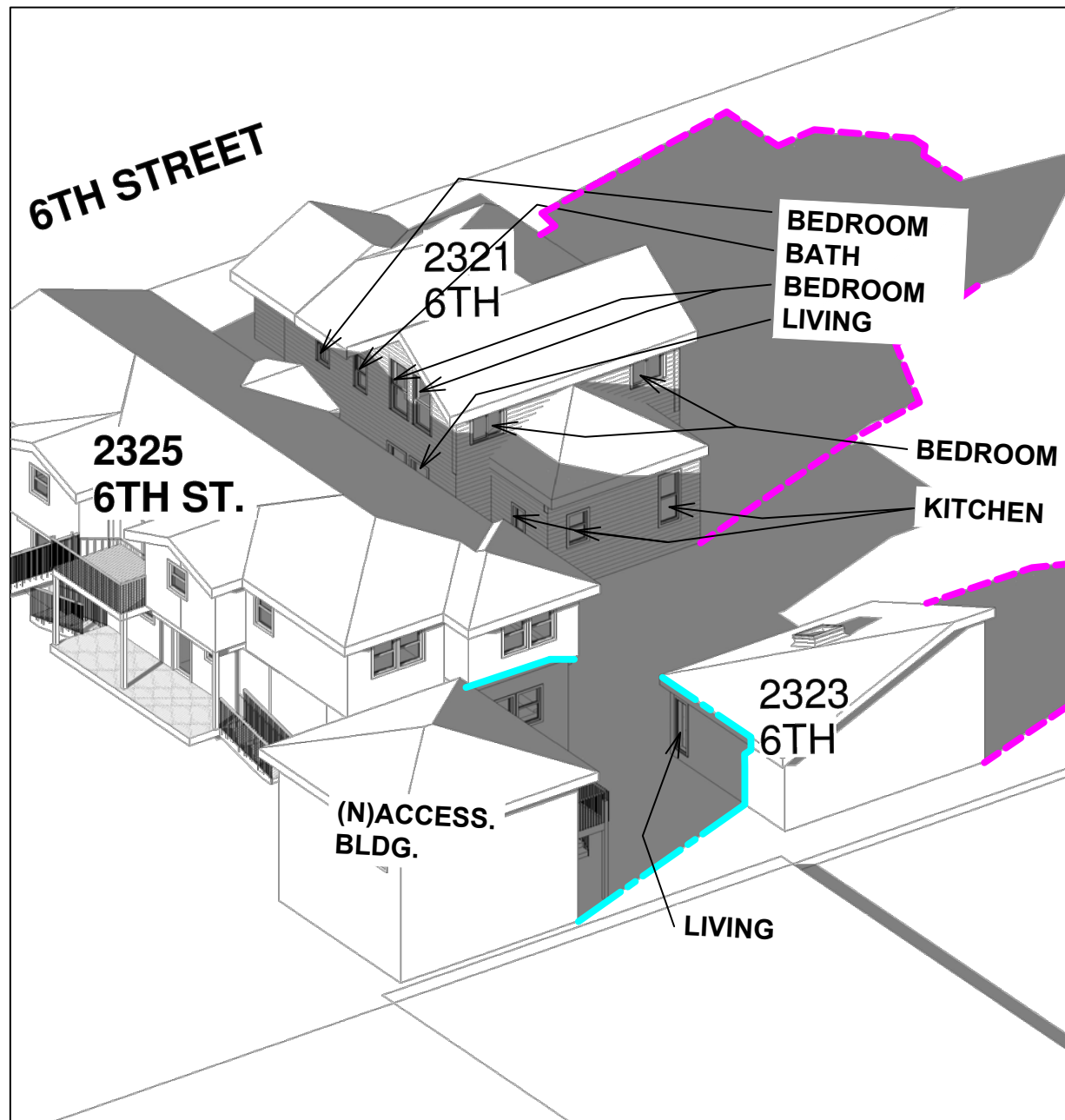


BACILIA MACIAS
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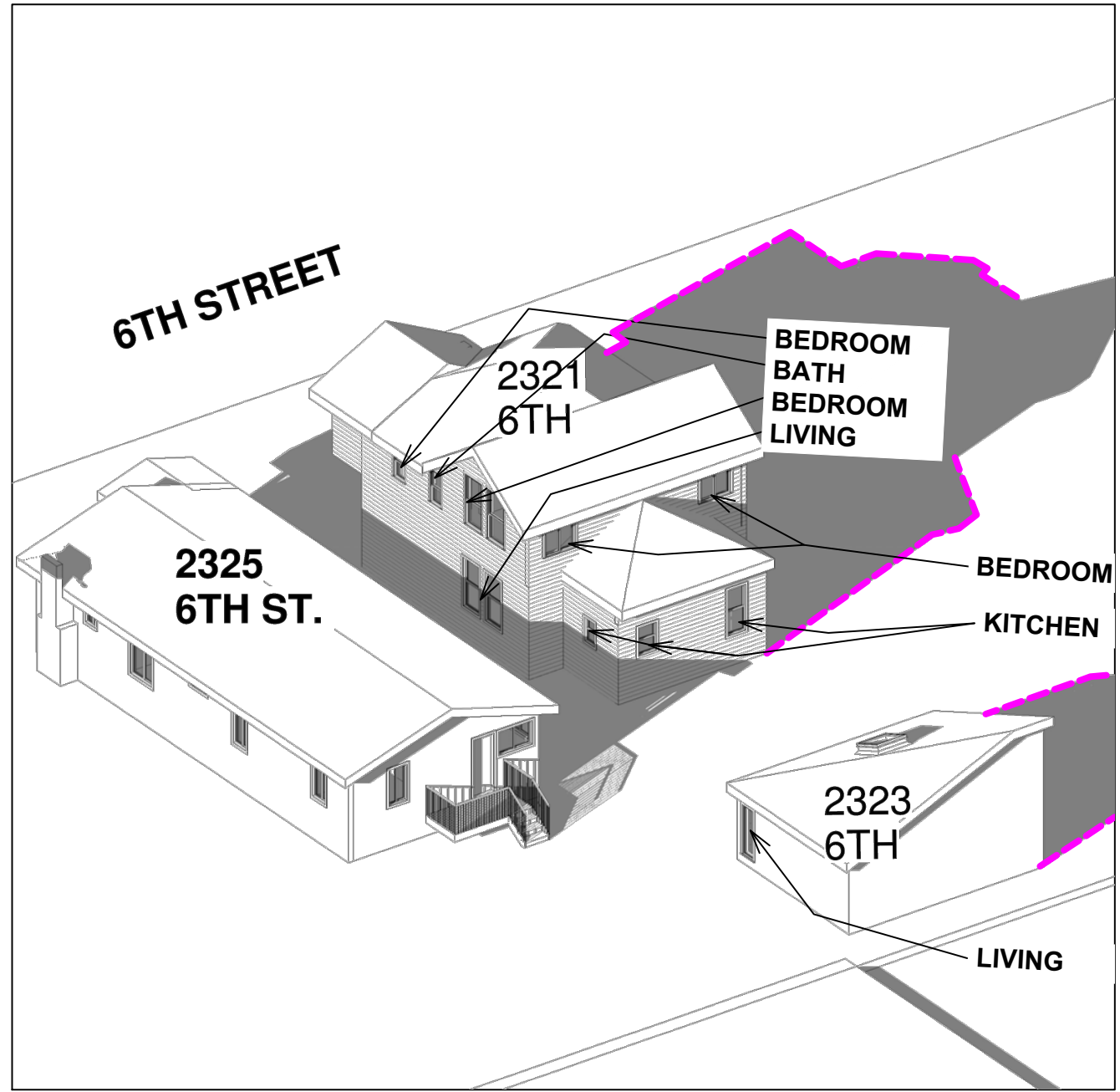
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGeworkSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date	JUNE 11, 2018
Drawn by	Author
Scale	1/16" = 1'-0"

SHADOW STUDY OF
PROPOSED SITE- WINTER-2:54 PM
PSS1.5



② PROPOSED - WINTER 9:21 AM



① EXISTING - WINTER 9:21 AM

- - - - - OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT
- - - - - OUTLINE OF SHADOW NEW ACCESSORY BLDG.



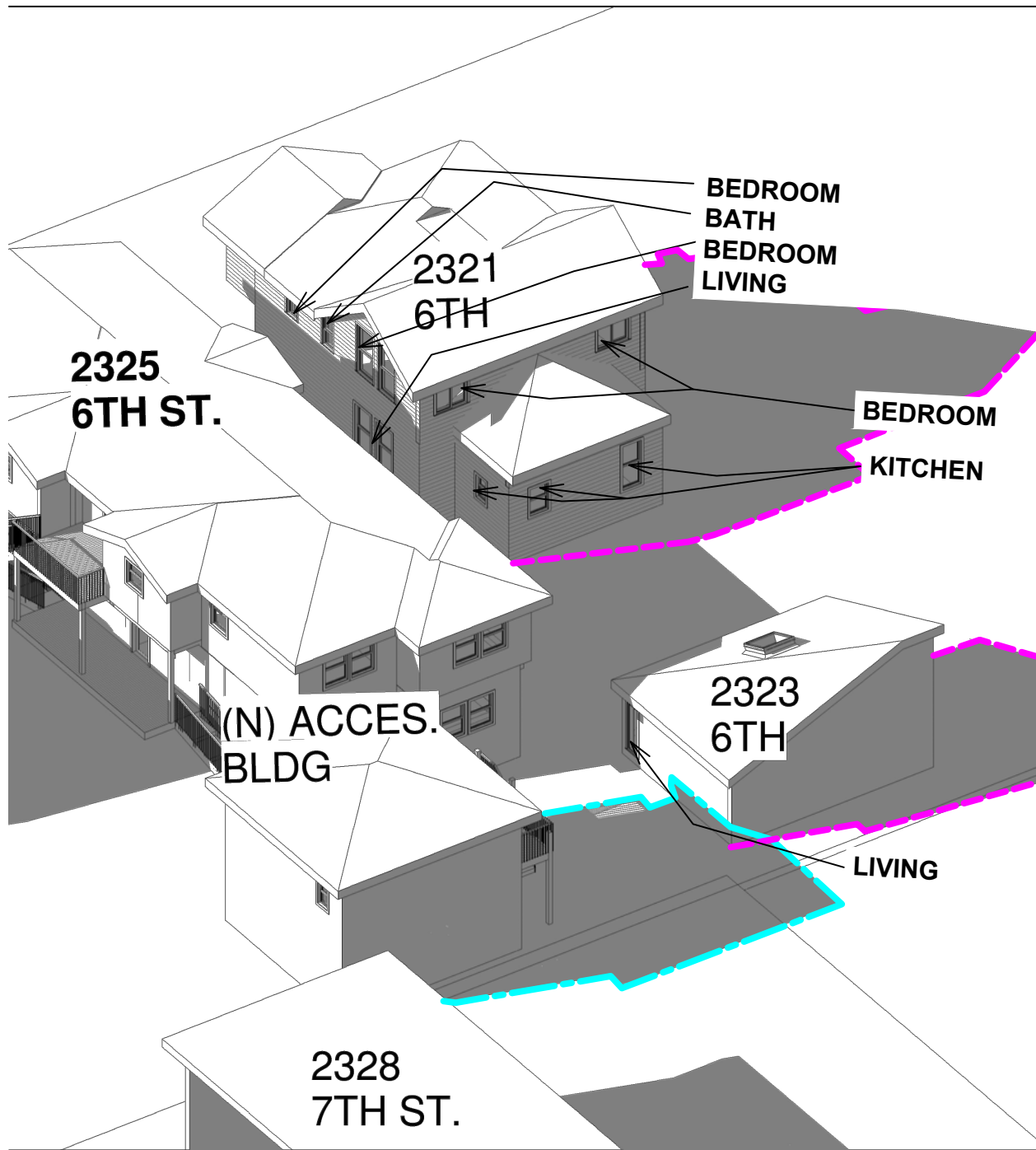
BACILIA MACIAS
 ARCHITECTURE
 732 gilman street berkeley ca 94710
 510.691.7910 ph bacilia@bmarcch.net

RESIDENTIAL ADDITION TO
 CREATE DUPLEX AND NEW
 ACCESS. STRUCTURE
 2325 6TH STREET
 BERKELEY, CA
 APN # 056-194-19

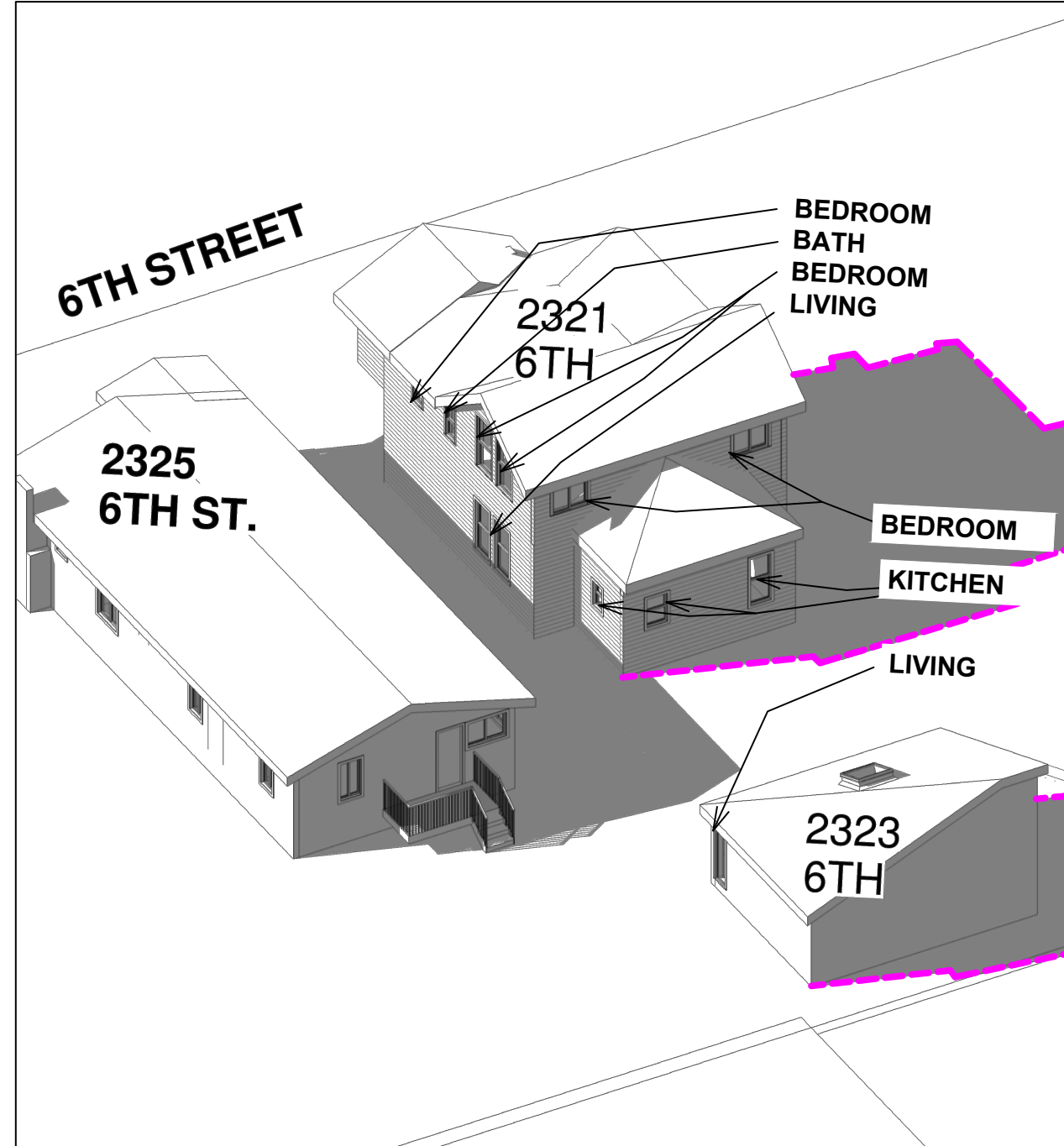
Date SEPT 13, 2018
 Drawn by BM
 Scale AS NOTED

SHADOW STUDY
 AXONOMETRICS
 WINTER 9:21 AM

SSA1.0



② PROPOSED - WINTER NOON



① EXISTING - WINTER NOON

--- (magenta dashed line) OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT

--- (cyan dashed line) OUTLINE OF SHADOW OF NEW ACCESSORY BLDG.



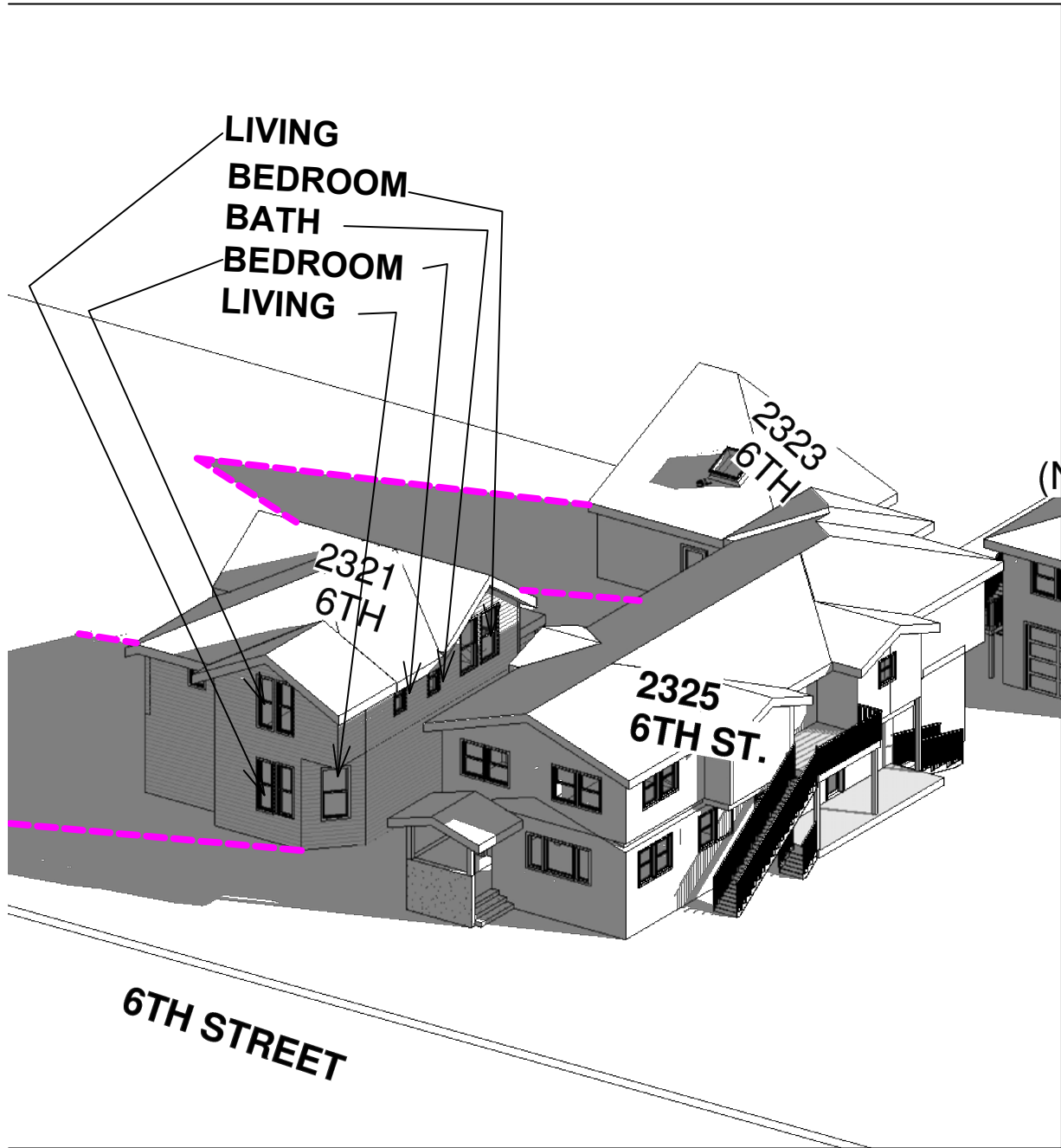
BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarsh.net

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

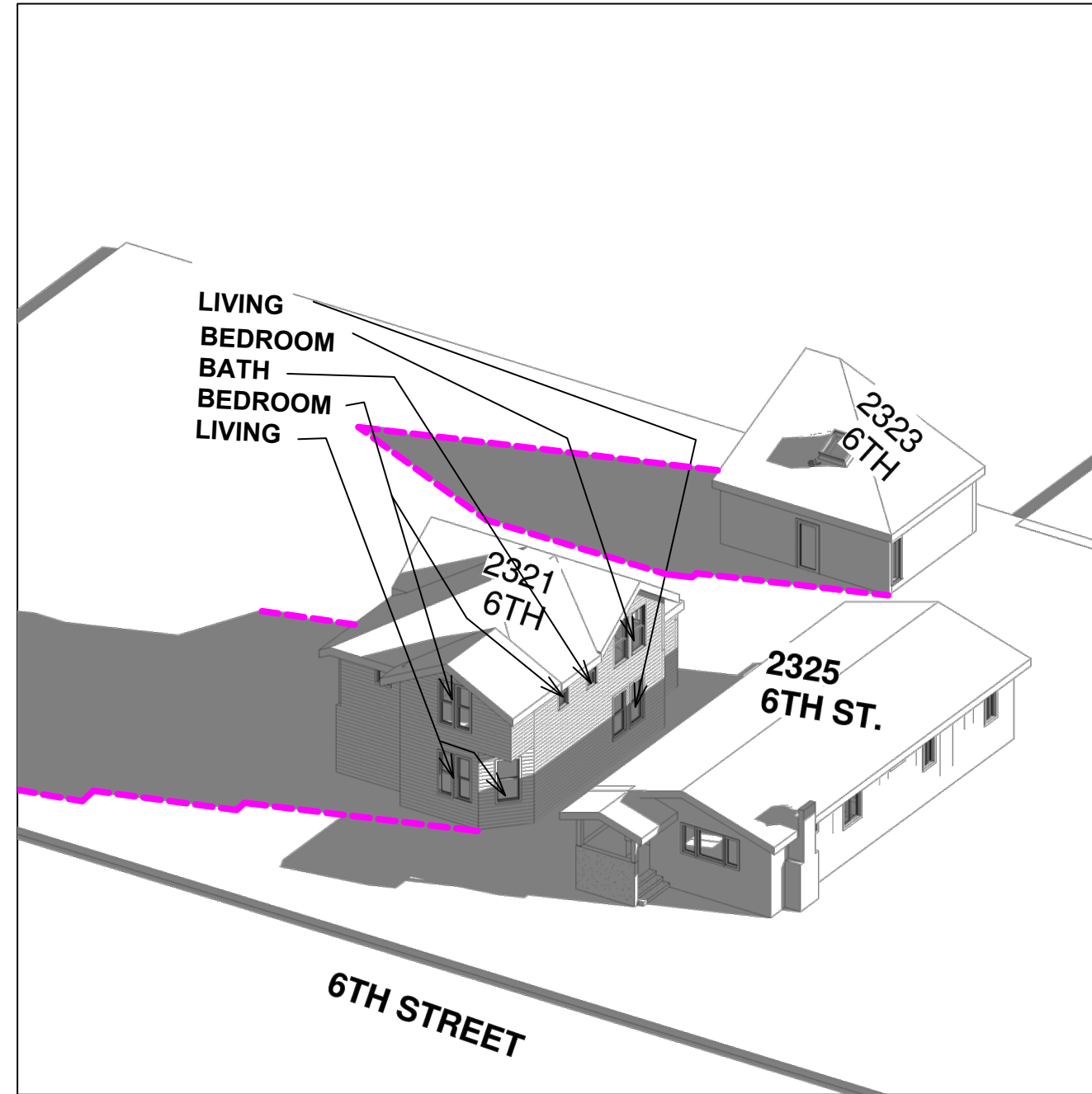
Date SEPT 13, 2018
Drawn by BM
Scale AS NOTED

SHADOW STUDY
AXONOMETRICS
WINTER NOON

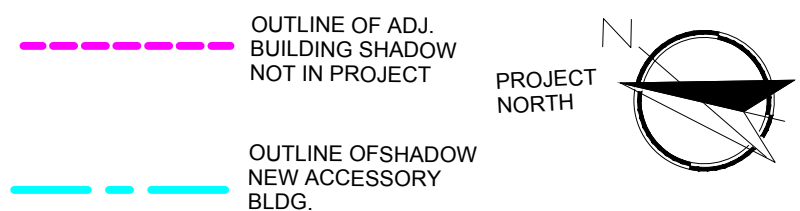
SSA1.1



② PROPOSED - WINTER 9:21 AM



① EXISTING - WINTER 9:21 AM



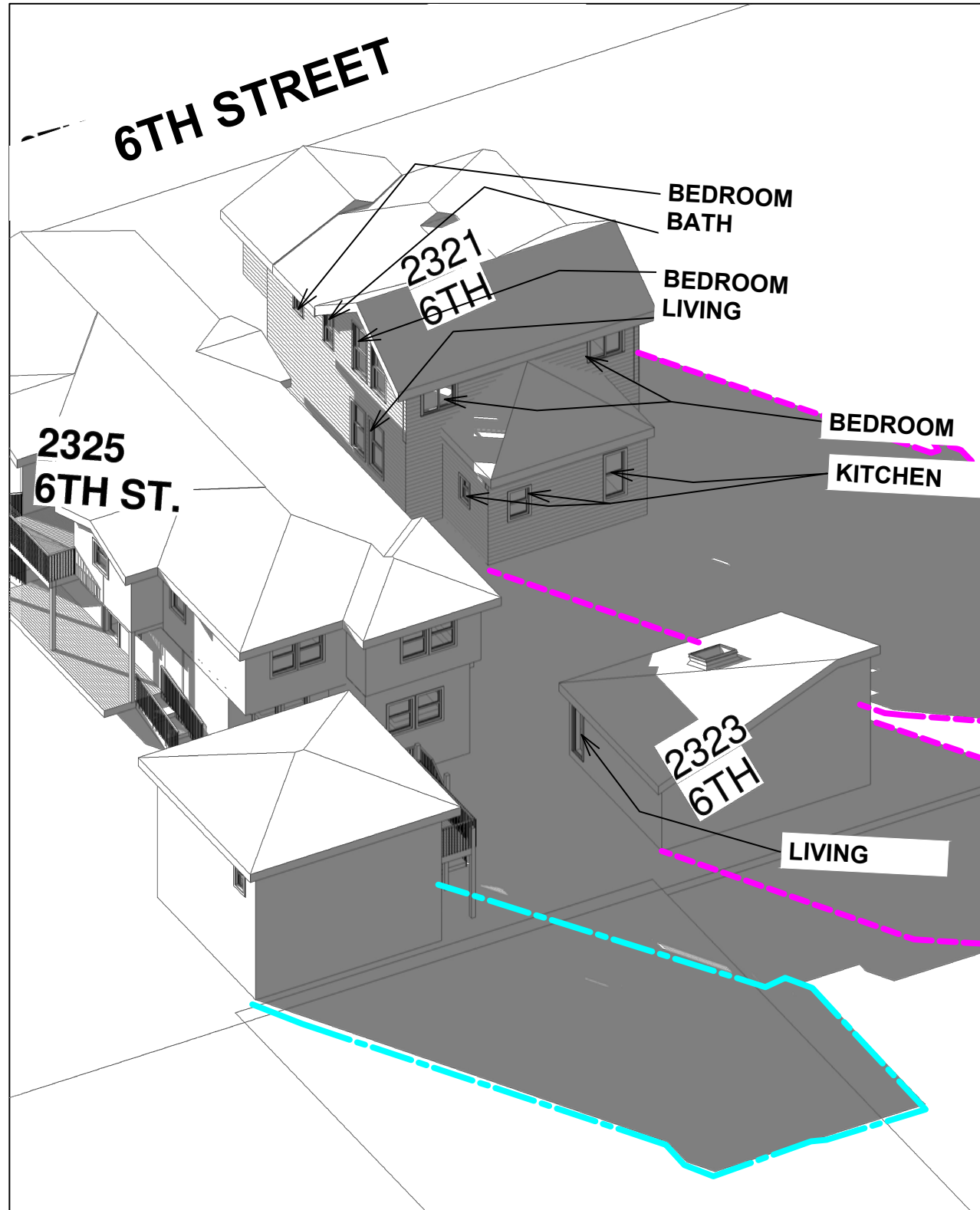
BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

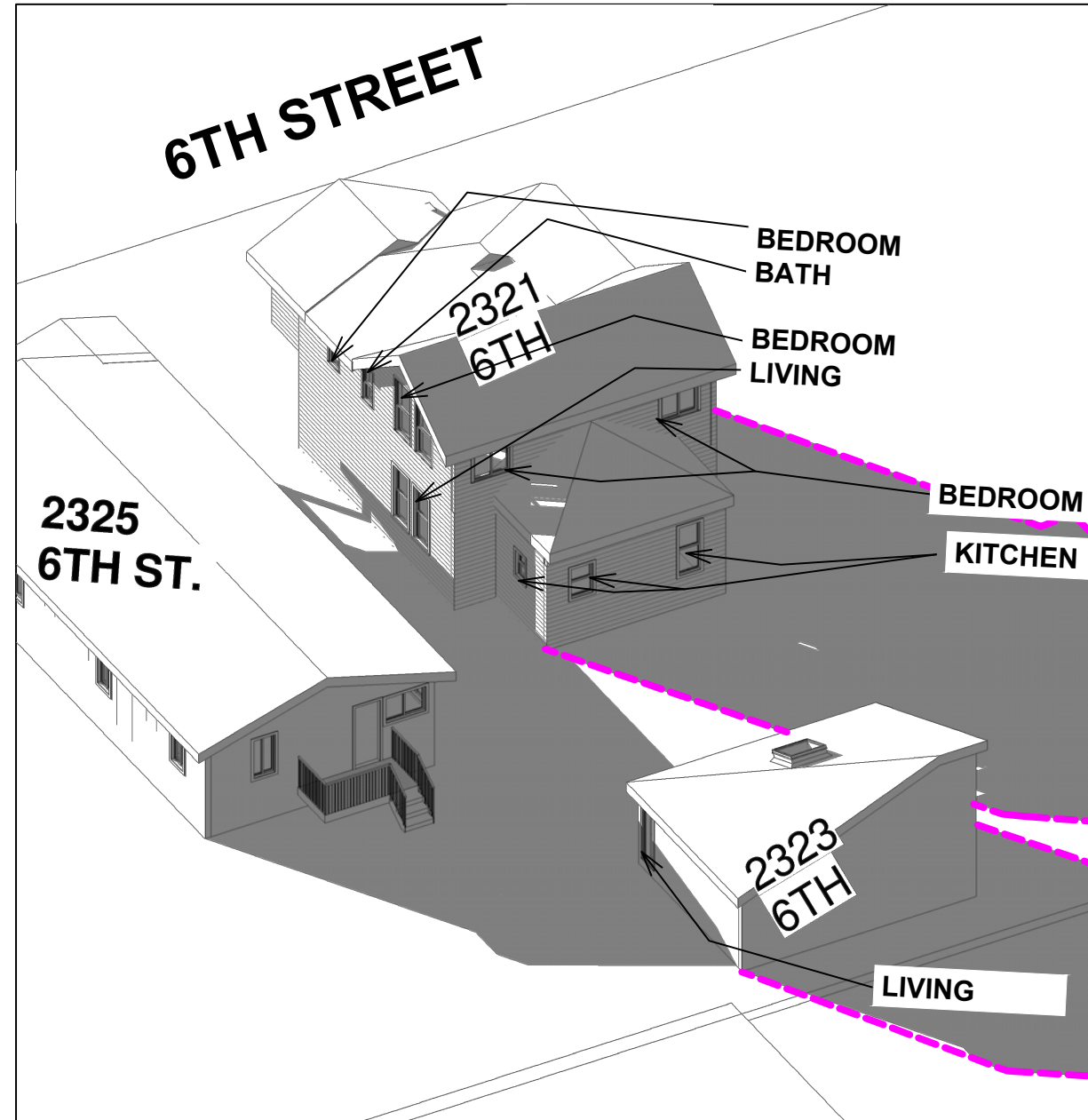
Date	SEPT 13, 2018
Drawn by	BM
Scale	AS NOTED

SHADOW STUDY
AXONOMETRICS
FOR SHADOWS
ON 2321 6TH ST.
WINTER 9:21 AM

SSA1.2



② PROPOSED - WINTER 2:54 PM



① EXISTING - WINTER 2:54 PM

--- OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT
--- OUTLINE OF SHADOW NEW ACCESSORY BLDG.



BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarsh.net

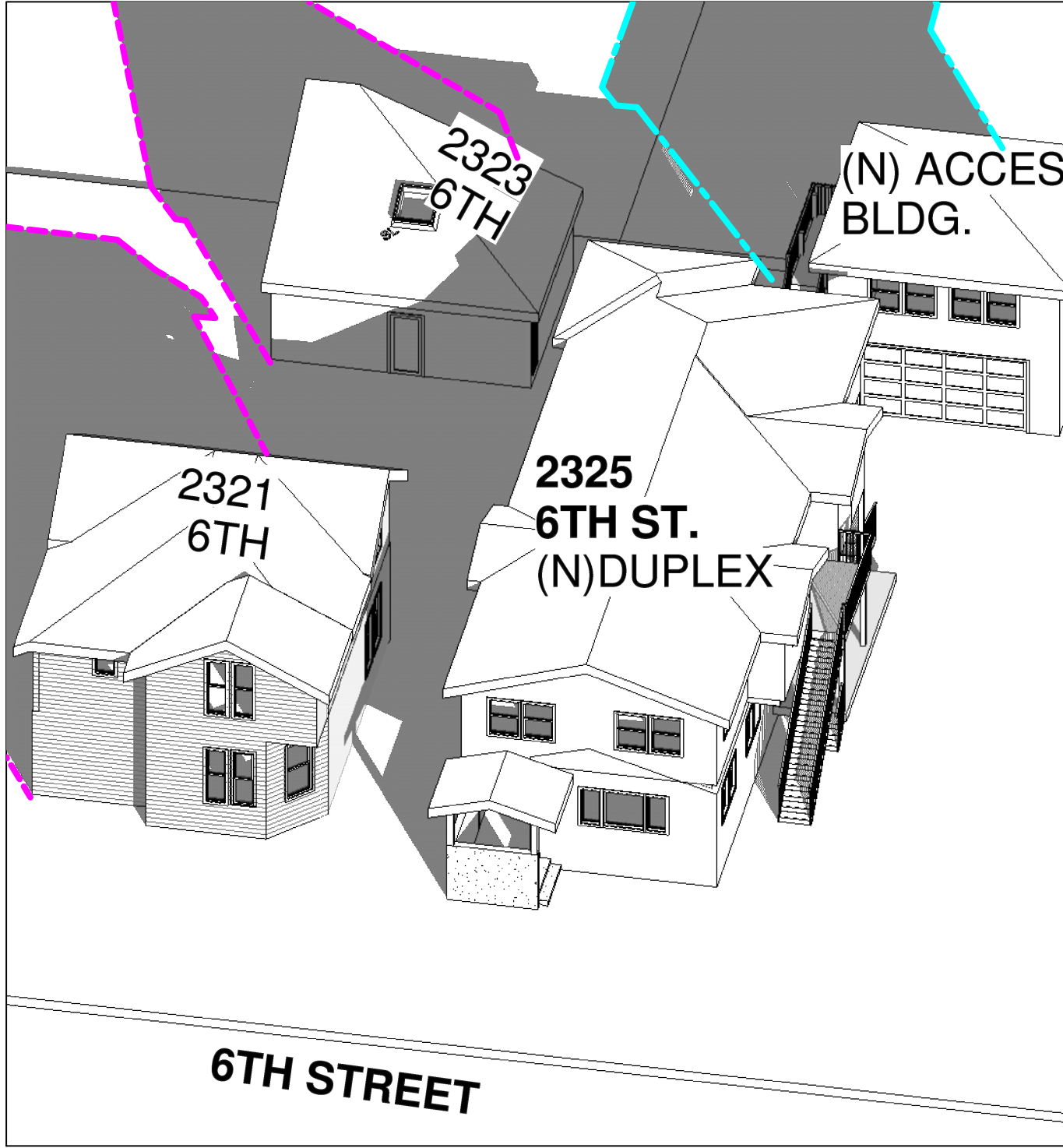
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

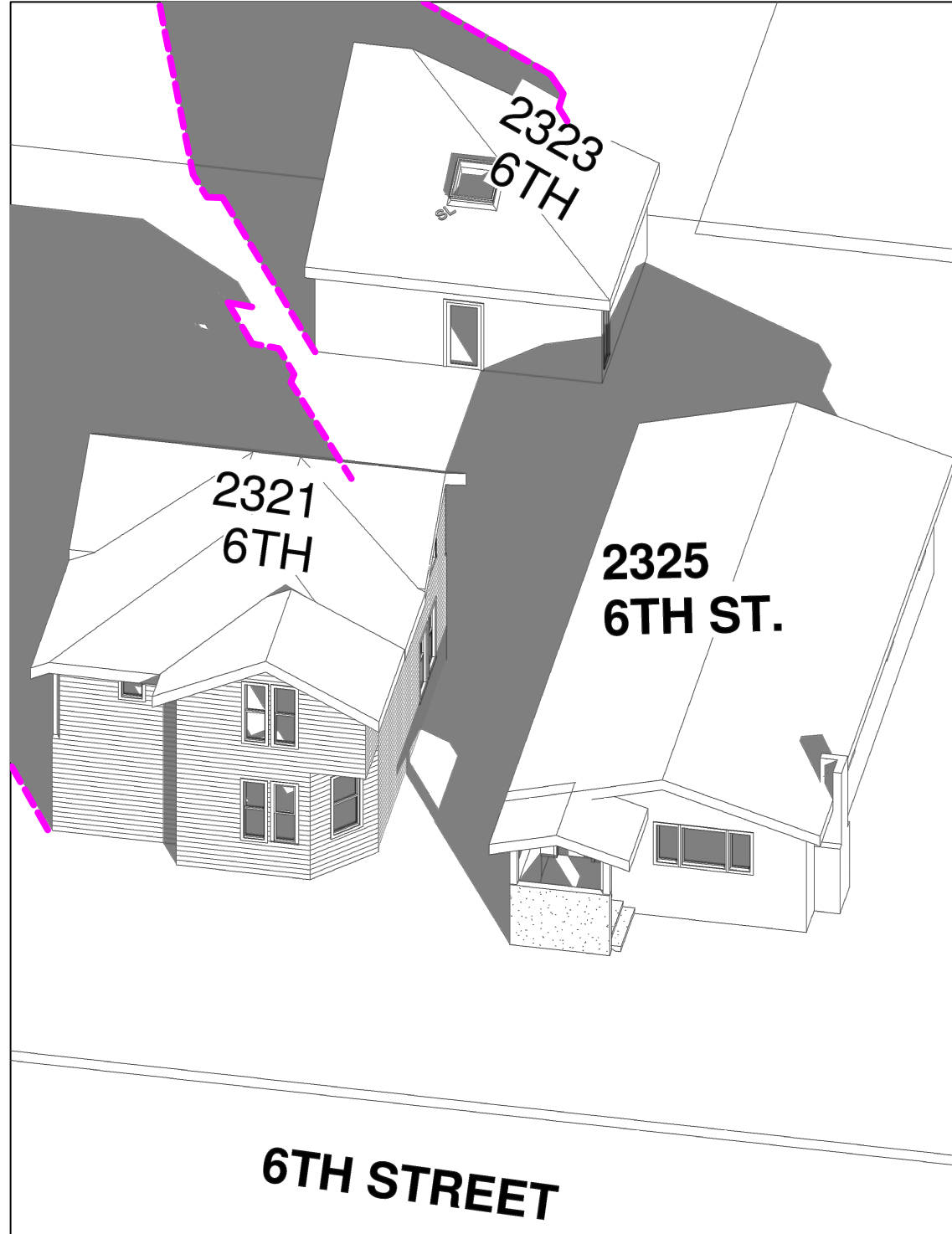
Date SEPT 13, 2018
Drawn by BM
Scale AS NOTED

SHADOW STUDY
AXONOMETRICS
WINTER 2:54 PM

SSA1.3

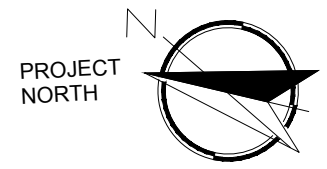


② PROPOSED - WINTER 2:54 PM



① EXISTING - WINTER 2:54 PM

- - - - - OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT
- - - - - OUTLINE OF SHADOW NEW ACCESSORY BLDG.



BACILIA MACIAS
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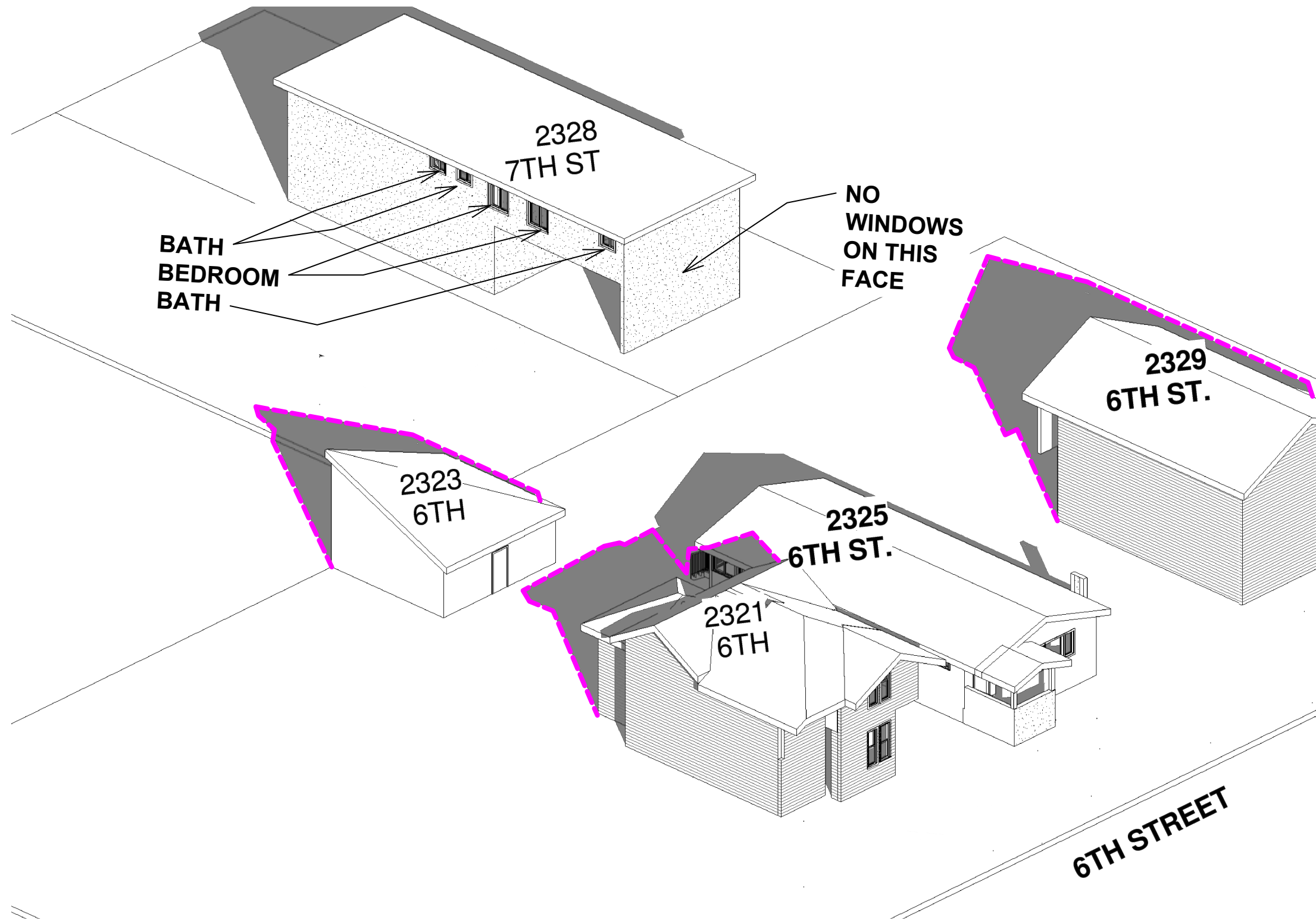
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date	SEPT 13, 2018
Drawn by	BM
Scale	AS NOTED

SHADOW STUDY
AXONOMETRICS
FOR SHADOWS
ON 2323 6TH ST.
WINTER 2:54 PM

SSA1.4



- - - - - OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT
- - - - - OUTLINE OF SHADOW NEW ACCESSORY BLDG.

① EXISTING - SUMMER 5:35 PM



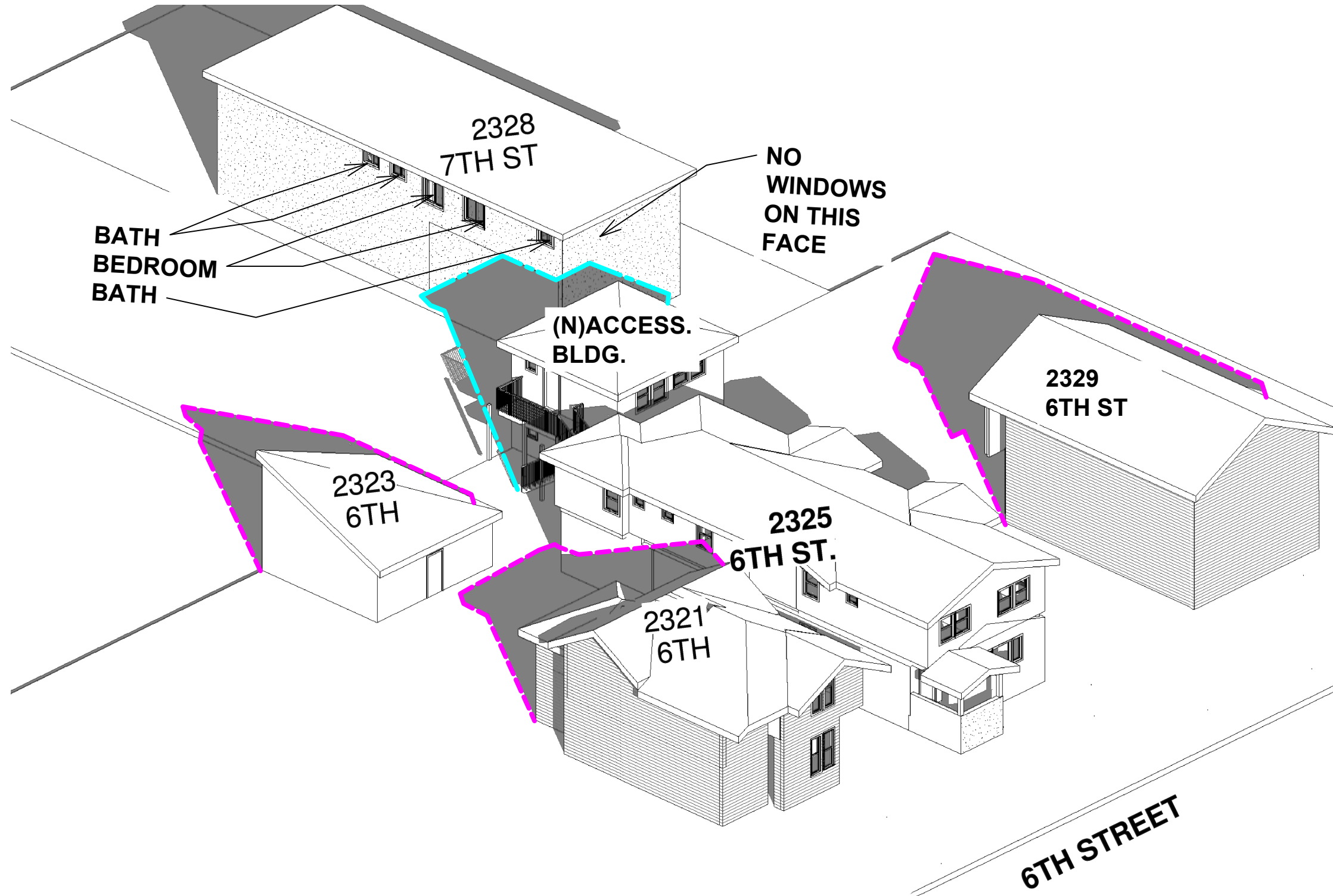
BACILIA MACIAS
 ARCHITECTURE
 732 gilman street berkeley ca 94710
 510.691.7910 ph bacilia@bmararch.net

RESIDENTIAL ADDITION TO
 CREATE DUPLEX AND NEW
 ACCESS. STRUCTURE
 2325 6TH STREET
 BERKELEY, CA
 APN # 056-194-19

Date	SEPT 13, 2018
Drawn by	BM
Scale	AS NOTED

SHADOW STUDY
 AXONOMETRICS
 FOR SHADOWS
 ON 2328 7TH ST.
 SUMMER 5:35 PM
 EXISTING

SSA1.5



BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarich.net

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date	SEPT 13, 2018
Drawn by	BM
Scale	AS NOTED

① PROPOSED - SUMMER 5:35 PM

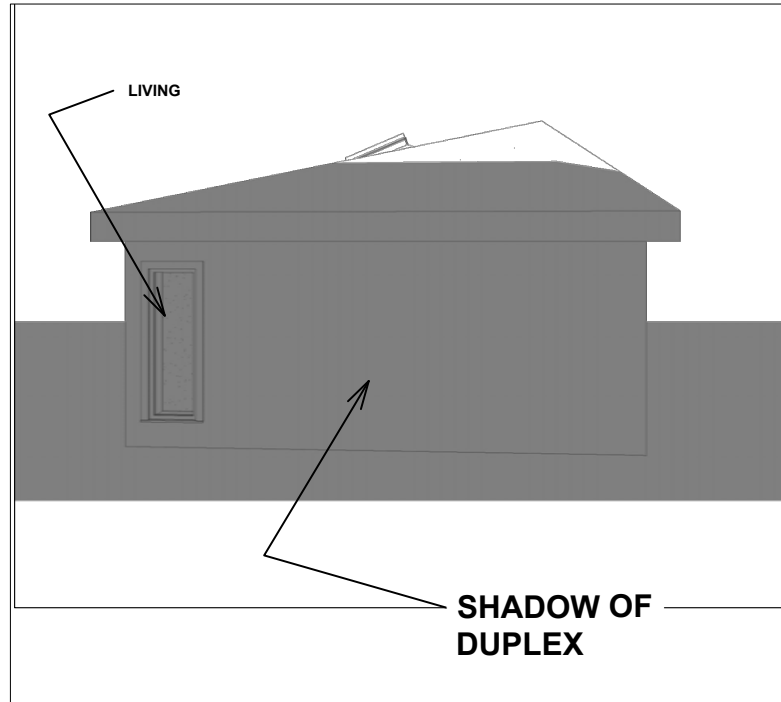
--- OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT

--- OUTLINE OF SHADOW NEW ACCESSORY BLDG.

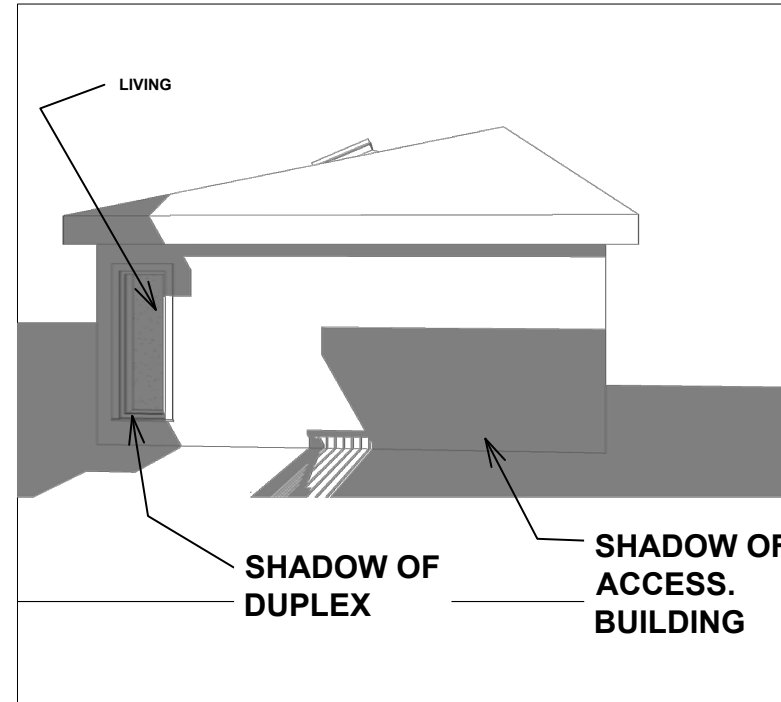


SHADOW STUDY
AXONOMETRICS
FOR SHADOWS
ON 2328 7TH ST.
SUMMER 5:35 PM
PROPOSED

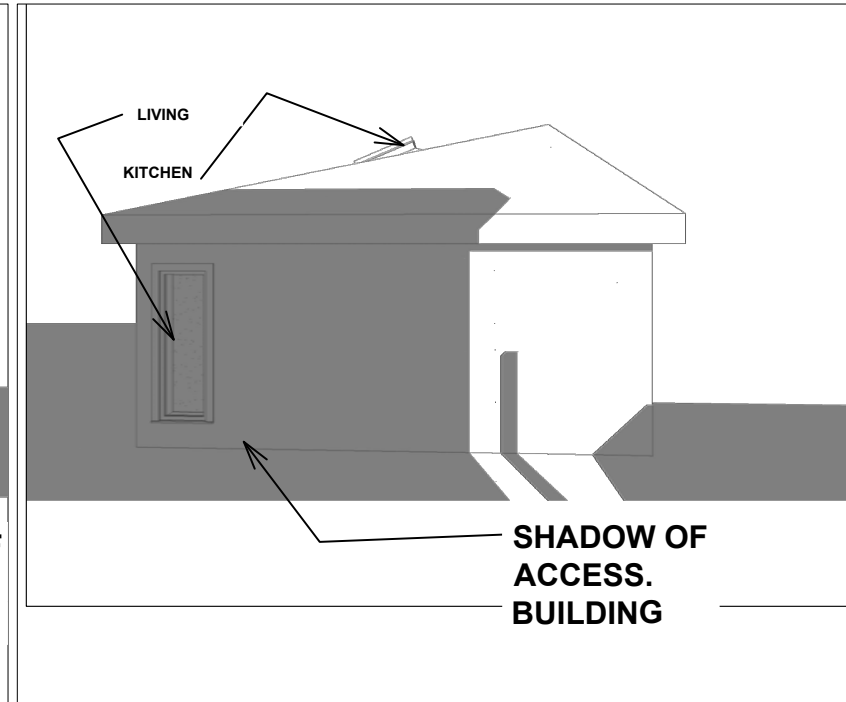
SSA1.6



6 PROPOSED - WINTER 2:54 PM
2323 6TH ST. SOUTH WALL

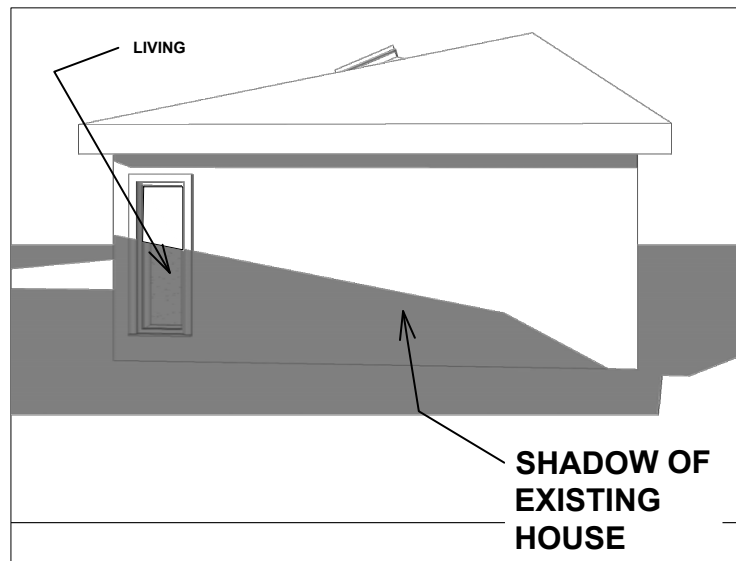


4 PROPOSED - WINTER NOON
2323 6TH ST. SOUTH WALL

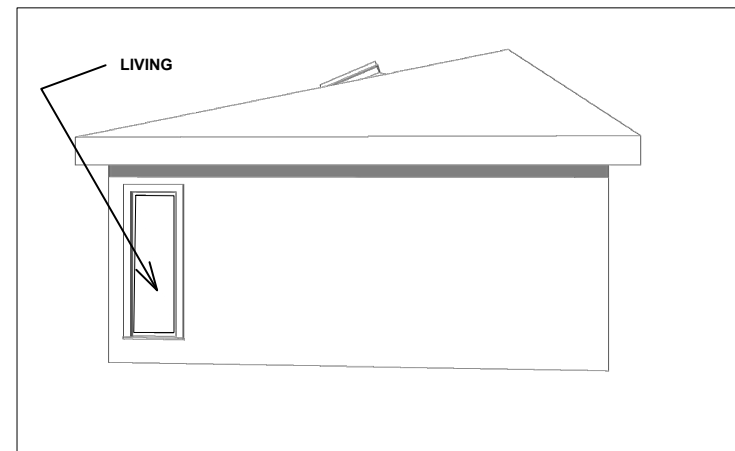


2 PROPOSED - WINTER 9:21 AM
2323 6TH ST. SOUTH WALL

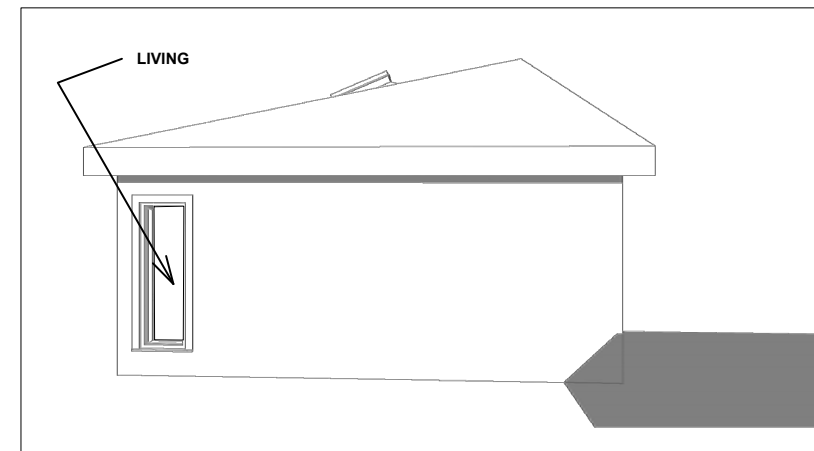
4 FOOT SOLID WOOD FENCE WITH
LATTICE ABOVE NOT SHOWN



5 EXISTING - WINTER 2:54 PM
2323 6TH ST. SOUTH WALL



3 EXISTING - WINTER NOON
2323 6TH ST. SOUTH WALL



1 EXISTING - WINTER 9:21 AM
2323 6TH ST. SOUTH WALL

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarcch.net

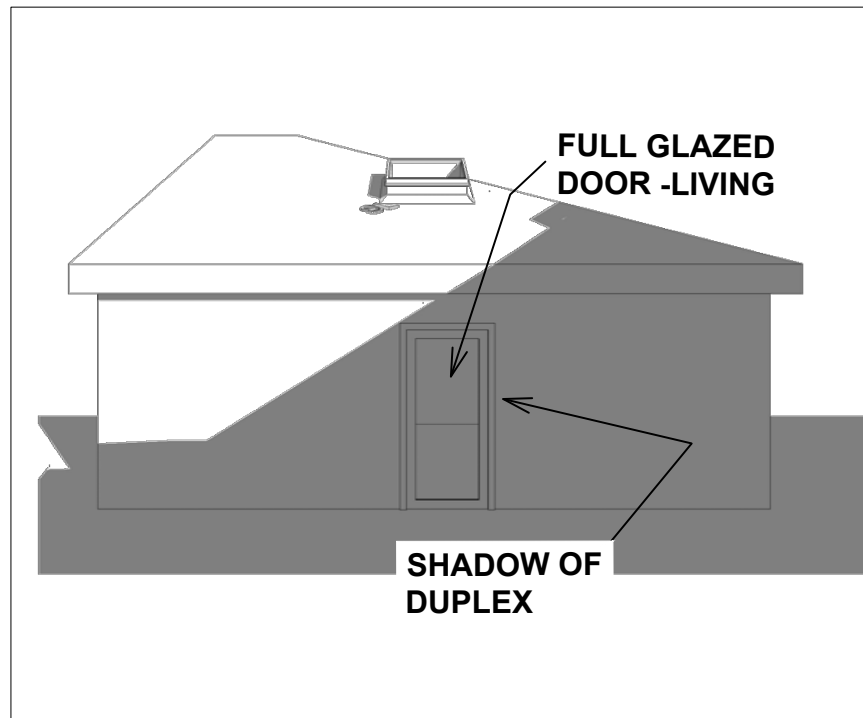
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

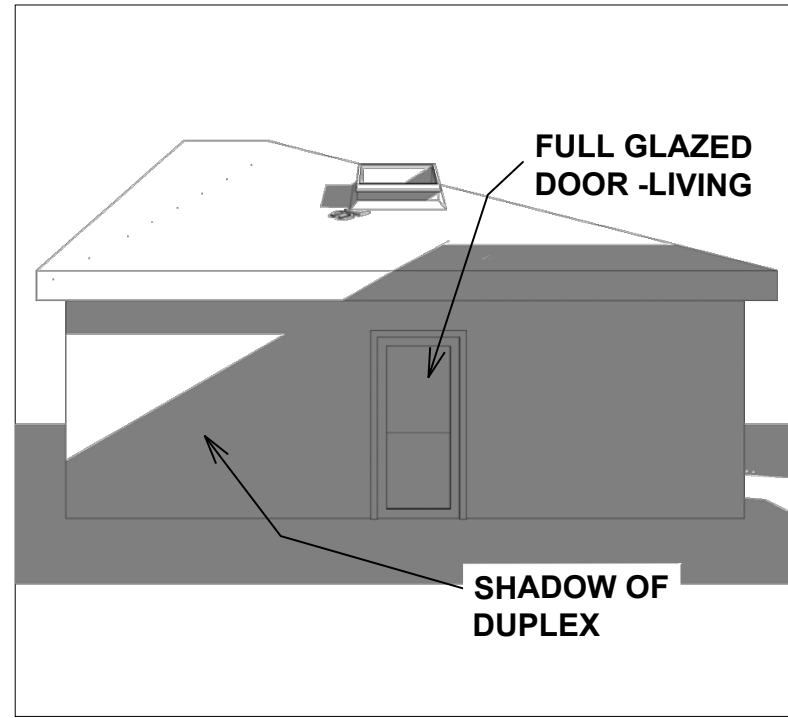
Date SEPT 13, 2018
Drawn by BM
Scale AS NOTED

ELEVATION WITH
SHADOW
2323 6TH STREET-
SOUTH WALL

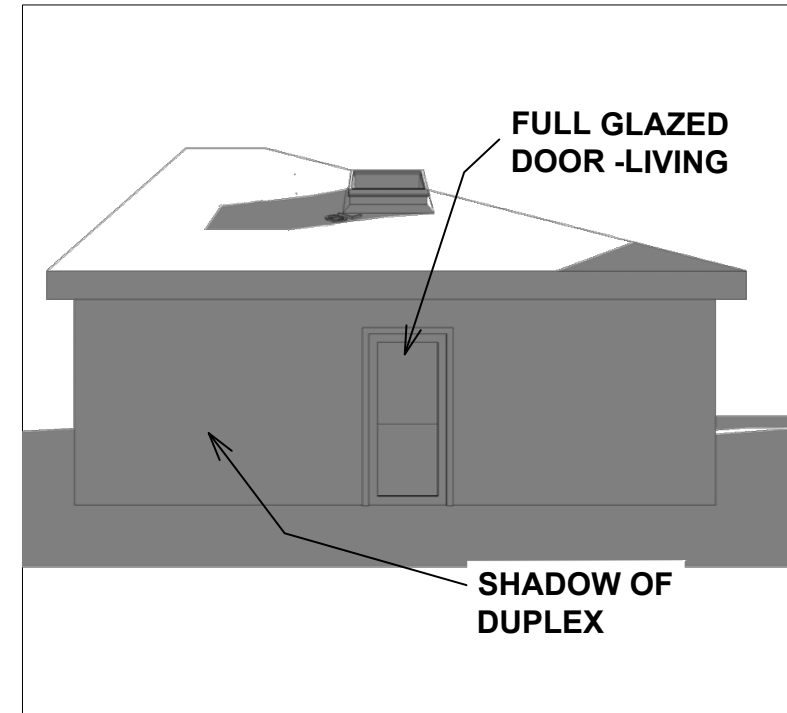
SSA1.7



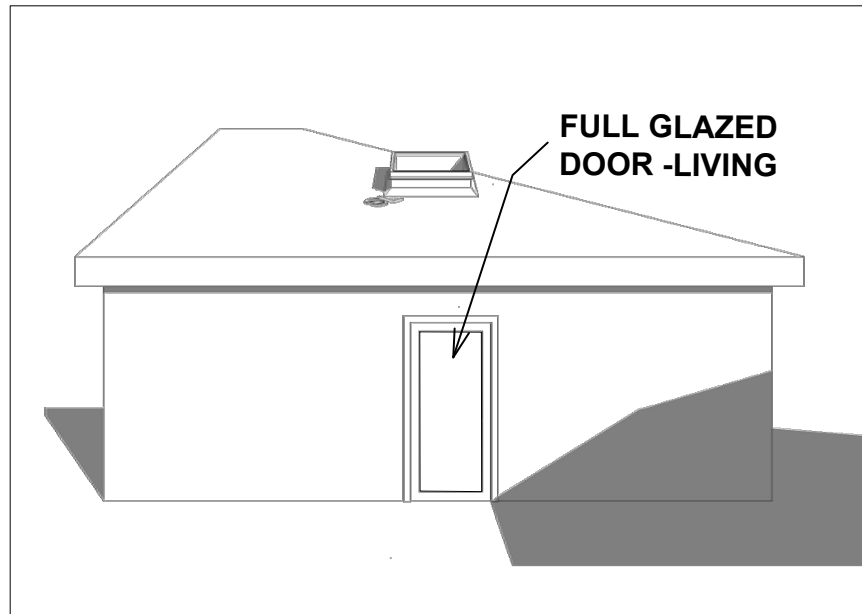
6 PROPOSED - WINTER 2:54 PM
2323 6TH ST. WEST WALL



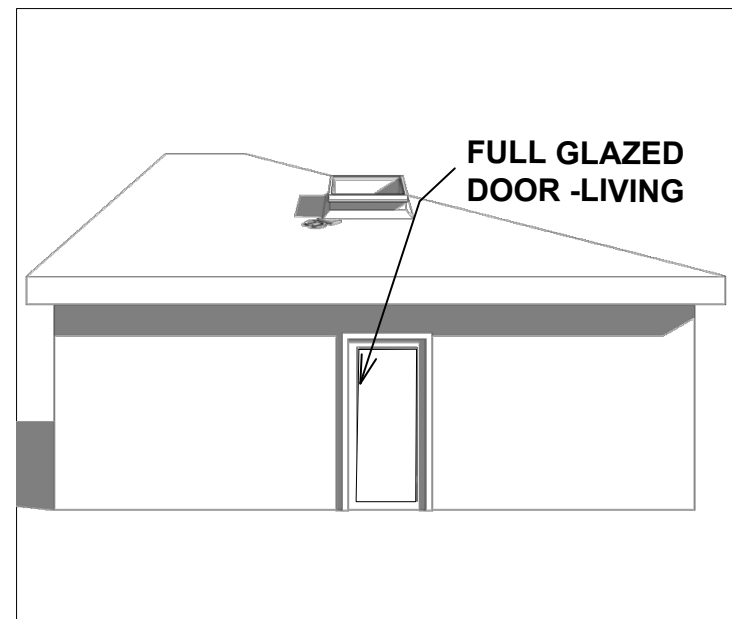
4 PROPOSED - WINTER NOON
2323 6TH ST. WEST WALL



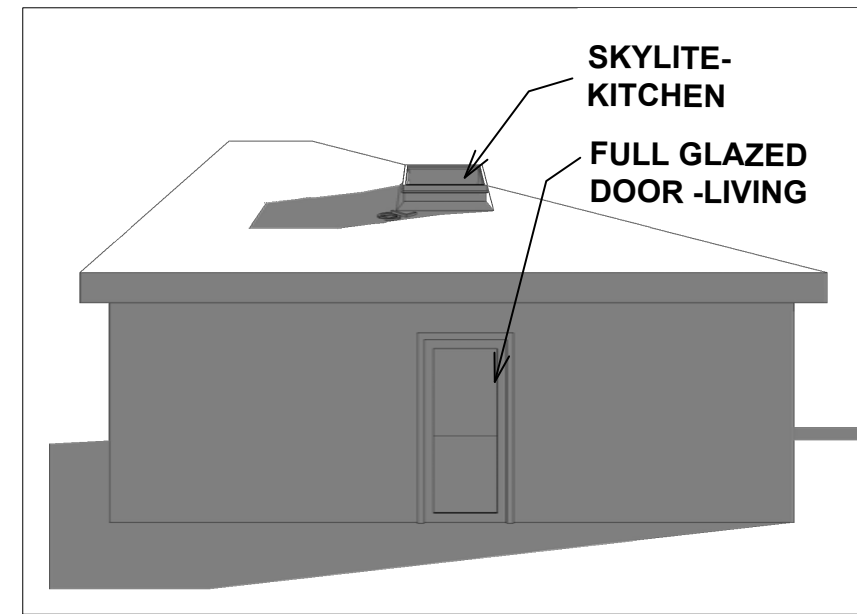
2 PROPOSED - WINTER 9:21 AM
2323 6TH ST. WEST WALL



5 EXISTING - WINTER 2:54 PM
2323 6TH ST. WEST WALL



3 EXISTING - WINTER NOON
2323 6TH ST. WEST WALL



1 EXISTING - WINTER 9:21 AM
2323 6TH ST. WEST WALL

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarc.net

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date SEPT 13, 2018
Drawn by BM
Scale AS NOTED

ELEVATION WITH
SHADOW
2323 6TH STREET -
WEST WALL

SSA1.8



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

NOTICE OF PUBLIC HEARING **2325 Sixth Street**

Use Permit #ZP2017-0146 to expand an existing one-story, 1,348 sq. ft. single-family residence and alter an existing 6,000 sq. ft. parcel by: 1) raising the existing one-story dwelling 9'2" to create a new 1,676 sq. ft. sq. ft. ground floor dwelling, 2) increasing the total number of bedrooms on the parcel from three to eight, and 3) constructing a two-story, 472 sq. ft. accessory building with an average height of 19'3", located 1'6" from the rear and side yard property line to the south.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance Section 23B.32.020, on **Thursday, May 9, 2019**, at the **Berkeley Unified School District meeting room, 1231 Addison Street**, (wheelchair accessible). The meeting starts at 7:00 p.m.

PERMITS REQUIRED:

- Use Permit, under BMC Section 23D.20.030, to add a second dwelling unit;
- Administrative Use Permit, under BMC Section 23D.20.070.C, to construct a residential addition over 14 ft. in average height;
- Administrative Use Permit, under BMC Section 23D.20.030, to construct a major (>600 sq. ft.) residential addition;
- Administrative Use Permit, under BMC Section 23C.04.070.B to vertically extend the non-conforming front yard;
- Administrative Use Permit, under BMC Section 23D.08.005.A.1, to construct a new accessory building; and
- Administrative Use Permit, under BMC Section 23D.08.010.B, to construct an accessory building which does not comply with the height limits.

APPLICANT: Bacilia Macias
732 Gilman Street, Berkeley, CA 94710

ZONING DISTRICT: R-1A - Limited Two-Family Residential District

ENVIRONMENTAL REVIEW STATUS: Categorically exempt pursuant to Section 15301 and 15303 of the CEQA Guidelines ("Existing Facilities" and "New Construction or Conversion of Small Structures").

The Zoning Application and application materials for this project is available online at:
<http://www.cityofberkeley.info/zoningapplications>

The agenda and staff report for this meeting will be available online 3 to 5 days prior to this meeting at: <http://www.cityofberkeley.info/zoningadjustmentsboard>

Further Information

Questions about the project should be directed to the project planner, Alison Lenci, at (510) 981-7544 or alenci@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning Counter), 1947 Center Street, Third Floor, during normal office hours.

Communication Disclaimer

- Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

Communications and Reports

Items received by the deadlines for submission will be compiled and distributed as follows. If no items are received by the deadline, no supplemental packet will be compiled for said deadline. All materials will be made available via the Zoning Adjustments Board Agenda page: <https://www.cityofberkeley.info/zoningadjustmentboard/>

- **To distribute correspondence to Board members as an attachment to the Staff Report** -- submit comments **by 12:00 noon, seven (7) days before the meeting.** Please provide 15 copies of any correspondence with more than ten (10) pages or if in color or photographic format.
- **Supplemental Communications and Reports 1** - All Materials submitted between noon the Thursday the week before the meeting and noon Tuesday the week of the meeting, will be made available by 5:00 p.m. on Tuesday the week of the meeting.
- **Supplemental Communications and Reports 2** - All Materials submitted after noon on Tuesday the week of the meeting and before noon on Wednesday, the day before the meeting, will be made available at 5:00 that Wednesday. Any correspondence received after this deadline will be given to the Zoning Adjustment Board just prior to the meeting.
- Members of the public may submit written comments themselves at the meeting. To distribute correspondence at the meeting, please provide 15 copies and submit to the Zoning Adjustments Board Clerk. Correspondence received later, and after the meeting, will be posted to the web site following the meeting.
- **Please Note: You are strongly advised to submit written comments prior to noon Wednesday, the day before the meeting, as Board members do not have an opportunity to read written materials handed out at the meeting.**
- Written comments should be directed to the ZAB Secretary at: Land Use Planning Division (Attn: ZAB Secretary), 1947 Center Street, Berkeley, CA 94704 OR at zab@cityofberkeley.info

Notice of Decision Requests

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@cityofberkeley.info

**Accessibility Information / ADA Disclaimer**

This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

SB 343 Disclaimer

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at the Permit Service Center, Planning and Development Department located at 1947 Center Street, Third Floor, Berkeley, during regular business hours.

Notice Concerning Your Legal Rights

If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Adjustments Board at, or prior to, the public hearing.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than 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, the following requirements apply:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

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

Lenci, Alison

From: David Greenstone <djgreenstone@gmail.com>
Sent: Wednesday, May 01, 2019 4:44 PM
To: Lenci, Alison
Subject: Proposed Development at 2325 6th Street, Berkeley, CA

City of Berkeley
Planning and Development Department
Land Use Planning Division
1947 Center Street Berkeley, CA 94704

April 30, 2019

Ms. Alison Lenci
Assistant Planner
RE: Proposed Development at 2325 6th Street, Berkeley, CA

We are writing in reference to the use permit #ZP2017-0146 to address the Jenkins' response to our complaints that we filed against the their proposed [changes.to](#) the 2325 6th street lot.

Among the misrepresentation present in their letter there is one which stands out; their contention that their architectural plans once enacted will "not differ from the varietal of structures in the surrounding neighborhood". I concede that their architectural designs are consistent with one structure immediately next door to us and one across the street. However, both these structures are not houses; they are soft story apartment structures. The plans the Jenkins' are proposing profess to be designs for a house, but the architecture they most resemble are those of the surrounding apartments. Their plans include a two story garage with a bathroom, a two story monolithic duplex structure with an external stairwell, large external balconies, and a driveway that spans almost the entire length of the lot. These features are all consistent with apartment plans and not typical of family homes. Additionally, once constructed, their floor plans are well configured to be divided up into multiple units with a single partitions right down the center of the building.

They also specifically argue against our contention that their designs block too much light to our yard (their proposed two story garage is almost 18 inches from our property line). They contend that our,"home is surrounded by trees and bushes that create shade at various times throughout the day around their entire property" and so they "question the validity of (our) argument. Trees are not opaque structures and are not treated as such in any photometric or shading study I've ever undertaken as a Sustainable Design Engineer and Consultant. Trees and vegetation change the quality of the light, reducing glare and provide a dappling effect, and whatever shade they provide is not year around; rather they shade the yard in the summer when it is hot and lose their foliage in winter to reduce shading when its cold. Furthermore, the point is that their structures will in fact block the light to our lot killing off a fair variety of the vegetation, which is our chief complaint.

The Jenkins' also state that "When reviewing the complaints on file, our concern is that when, "the Greenstones took upon themselves to distribute shadow drawings with skewed information that stirred emotional reactions and responses by other neighbors as evidenced and supported by April Schirmer's and Mary Beth Thomsen's letters.

We skewed no data. The geometry was accurately drafted in sketchup and is available for public scrutiny and any daylight study software will show what my shadow studies reveal.

Sincerely,

Althaea and David Greenstone
415-596-1479
djgreenstone@gmail.com

RECEIVED

JUL 05 2018

July 2, 2018

LAND USE PLANNING

Alison Lenci
Planning & Development Department
Land Use Planning Division
2120 Milvia Street
Berkeley, CA 94704

Dear Ms. Lenci,

I am writing in response to the May 21, 2018 letter from Taifa and LaShan Jenkins (along with their co-signatories) regarding their proposed development at 2325 Sixth Street, Berkeley, CA. I am their next door neighbor at 2321 Sixth Street.

I was disappointed to see that they seemed to primarily focus on discounting, dismissing, and/or minimizing my previously stated objections to their proposal (see my letter dated October 30, 2017) rather than offering any modifications of their own. That being said, I would like to focus here on correcting some of their inaccuracies and misleading statements.

The Jenkins make the following assertion in reference to me on page 2 of their letter: "Since living at her property, major work has been performed such that now the property includes a 2-story Victorian duplex, a single-story unit and a third structure when combined covers close to 95% of her back property line." To take these points by order:

- All three of these structures (my house, cottage and shed) were here when we purchased this property. I have done no major work here at all, outside of maintenance (e.g., new roofs, interior and exterior paint, window replacement due to dry rot, fence repair) and improvements (e.g., up-graded lighting and plumbing fixtures).
- My house is not a duplex. It is a single-family home and always has been.
- Having just gone out with my measuring tape, I can state with certainty that the combined width of the back structures (cottage and shed) is approximately 33 feet and the total width of the lot is 50 feet, giving an approximate coverage of 66% - a figure far less than their 99%.

The Jenkins' subsequent statement, regarding my concern about their proposed development causing significant shadowing, states that "... her home has had the same effect on our house since it was built ... shadowing has been an ongoing negative effect we have dealt with and worked around for years." Since I am on their north side, their sunlight is never blocked by my house. Their statement is obviously false and misleading in the implication that I have somehow been adversely affecting their light and quality of life all these years.

Finally, I am not aware of there being a sentimental mother-or-grandmother-bonus clause in the city's zoning code, although the Jenkins seem to be mainly appealing to it on behalf of Gladys Jenkins. However, if there were such a provision, I would claim equal merit.

Sincerely,

A handwritten signature in black ink that reads "Mary Beth Thomsen". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Mary Beth Thomsen

2321 Sixth Street

Berkeley, CA 94710

marybeth.thomsen@gmail.com

510-295-8491

LAND USE PLANNING
RECEIVED May 22, 2018

City of Berkeley
Planning and Development Department
Land Use Planning Division
1947 Center Street
Berkeley, CA 94704

May 21, 2018

Ms. Alison Lenci
Assistant Planner

RE: Proposed Development at 2325 6th Street, Berkeley, CA

We are writing in reference to the use permit #ZP2017-0146 to address the complaints filed against the changes being proposed.

The house at 2325 Sixth St has been in the Jenkins family since 1957. Originally owned by Gladys and Lee Jenkins; my mother and father. Since owning the property, only minor structural work has been completed. However, my mother, who is now 90 years of age living in an independent senior center, is beginning to show normal signs of aging. As a disabled person myself, with multiple sclerosis affecting my mobility and bodily strength, I share part-time caretaking responsibilities with my siblings and together we are being proactive by planning and preparing to take fulltime care of our mother.

In place of paying a nursing home to care for our mother – father now deceased, my family and I intend to reside and care for her at the address she has called home for more than 50 plus years and where we can watch over her at all times with ease. Since the property structure has never under gone major renovations, our plans are to update and, more importantly, enlarge the living space, make the lower level handicap accessible, build a garage/workspace, hereafter referred to as accessory building, for hobbies and work-related activities and create covered and off-street parking to address the growing parking challenges on sixth street.

By increasing the living space and functional use of our property, my family and I will be able to pull our resources together more easily to care for our mother in the proper way that allows us to maintain a life style similar to the comfort many of our neighbors currently enjoy from the structural and/or esthetic changes they've made to their own properties over the years.

Since initiating the permit application process, we understand complaints have been filed by several neighbors to which we are addressing in writing:

- 1) David and Althaea Greenstone residing at 2324 Seventh Street – when speaking to the Greenstones about the property changes we are seeking to make and to request their signature, they expressed opposition. To address their concerns, we explained the structure would be slightly taller than their existing garage which sits alongside the neighboring apartment building on the southwest side of their lot and lines up with our proposed accessory building. We also explained the changes would minimally impact their view and exposure to sunlight and offered to work out an amenable solution by suggesting a few ideas:
 - a) We offered to create a backside wall on the accessory building to create character and to help the building blend in with the woody backyard they currently maintain. The Greenstones have a large tree in the general vicinity of the proposed building
 - b) Create a fence that offers greater privacy and separation
 - c) Plant trees next to our garage to further create a setting that mirrors their backyard

We are aware the proposed accessory building does meet current zoning of today. Although the Greenstone's are challenging this structure, their home is surrounded by trees and bushes that create

shade at various times throughout the day around their entire property - see pages 4 – 6 (or pictures 1-5). So, we question the validity of their argument. Especially since our building will likely be partially shaded by the existing trees and bushes that currently surround the property from our neighbors' yards.

In addition, it should be noted that our lot, once complete, will not differ from the varietal of structures in the surrounding neighborhood which is why we are applying for a UP permit. When minimally looking at the adjacent properties at 2321 and 2329 Sixth St, we're not asking for much more than what the residents currently have in place.

When reviewing the complaints on file, our concern is that The Greenstones took upon themselves to distribute shadow drawings with skewed information that stirred emotional reactions and responses by other neighbors as evidenced and supported by April Schirmer's and Mary Beth Thomsen's letters.

- 2) Mary Beth Thomsen at 2321 Sixth Street – Ms. Thomsen has been a long-time neighbor. Since living at her property, major work has been performed such that now the property includes a 2-story Victorian duplex, a single-story unit and a third structure when combined covers close to 95% of her back property line – see pictures 6 & 7.

In response to Ms. Thomsen's emotional letter, it is necessary that we address a few of her points that are misleading and inaccurate:

- Property dwarfing and shadow casting – The shadow studies prepared by our architect demonstrates the actual shadows that will occur at specific times and in certain areas. The drawings should support that the resident will not lose all sunlight – see prepared drawings.

Although we have remained neighborly and have not complained to Ms. Thomsen, her home has had the same effect on our house since it was built. So, everything she describes, we have already experienced. Dwarfing and shadowing has been an ongoing negative effect we have dealt with and worked around for years. Although we do not get any direct sunlight on the Northside of our home and our privacy is compromised by the direct view Ms. Thomsen has into our living room from her upstairs bedroom windows, the brightness from the day is still able to come through and offer natural light into our home which is the same result we expect to happen in Ms. Thomsen's case.

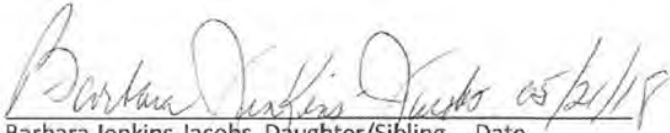
- Accessory building - This building has no direct impact to her property.
 - District height limit – Our proposed building height, once complete, will still not match the highest point of Ms. Thomsen's home at 2321 Sixth street. In addition, we've hired an experienced architect familiar with Berkeley zoning. So, we're confident we our structure will be within code.
- 3) April Schirmer & Dusan Supican at 2329 Sixth Street – Resident's primary concern is increased noise, building proximity and size, privacy and parking. The following addresses each point:
 - Noise – as acknowledged in the letter from Mary Beth Thomsen, resident at 2321 Sixth St., the street is already a very busy, dusty and noisy street. So, we can only - and will - control what happens on our property and not what already exists.
 - Building proximity and size – Similar to resident at 2321 Sixth Street, there are a number structures including a two-story detached structure that resides on the property line between our property and 2329 Sixth Street. We don't want to cause any trouble and have tried to stay focused on our own property and not our neighbors, but we have always questioned the legalities of all of the structures on this property. A few, of which, are mostly hidden by overgrown shrubs and trees.

- o Privacy – Compared to all direct and surrounding neighbors, this property has the most privacy of them all – see picture 8-10. There are several trees that are over 20ft plus high and hang over the property line for which we have been forced to cut back at various times. Currently, one of the trees is noticeably pushing over a portion of the fence that divides our property; a matter that will have to be addressed.
- o Parking – Our proposed two-car garage structure is to address the current parking situation, so we anticipate the impact will be negligible especially with the public parking that is available up and down and on both sides of sixth street. However, another alternative is for residents at 2329 Sixth Street to consider how they can maximize use of their property for parking reasons. See pictures 8-10.

We understand and realize change is difficult, but it is necessary that we upgrade the property to make arrangements for our family. Thus, to make the property more habitable, up to construction code and in alignment with green build, solar and energy saving codes, it is imperative we increase the functional use of our land to upgrade the property by using current construction standards and advance technology. This will also bring a greater benefit to our neighbors by raising their property values.


Please note: I work closely with my siblings on the business matters of the property and I, along with my daughter, Denise Seymour, can be contacted for any questions regarding the permit application. My daughter’s husband, a general contractor for over 35 years, is assisting us with construction matters.

Sincerely,


 Barbara Jenkins-Jacobs, Daughter/Sibling Date


 Denise Seymour, Relative Date

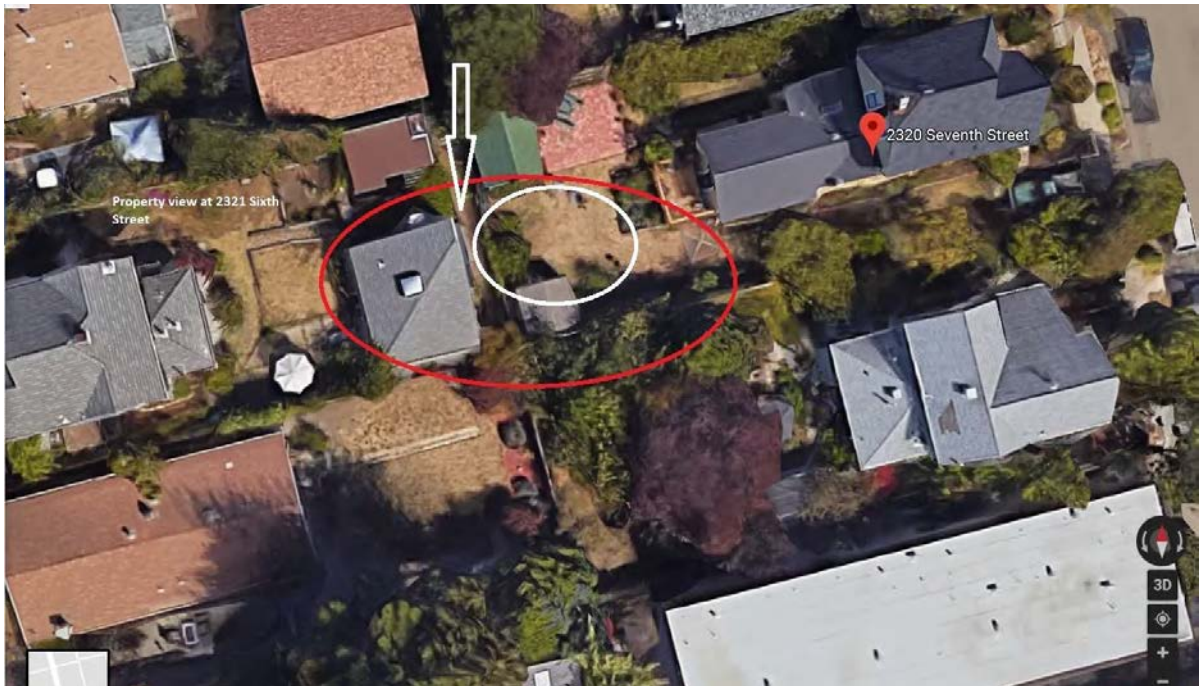

 Taifa (Gladys) Jenkins, Co-Owner Date


 LaShan Jenkins, Co-Owner Date

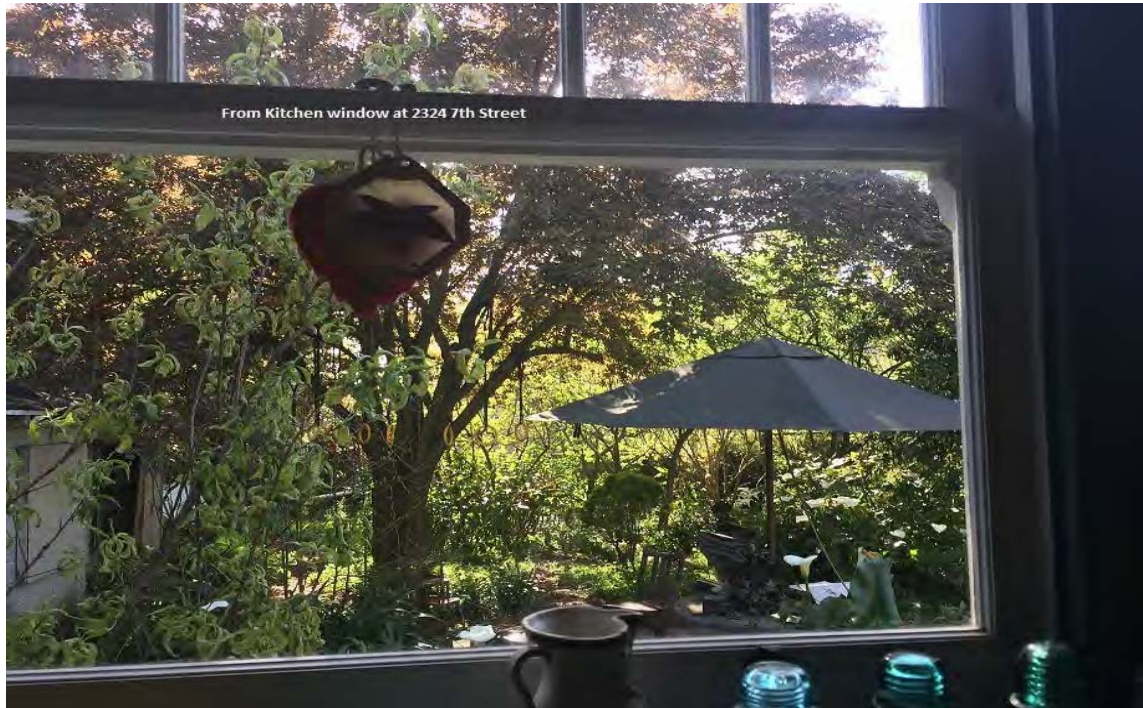
Picture 1: Shows how property 2324 7th Street is surrounded by tree and bushes that create shade at various times throughout the day.



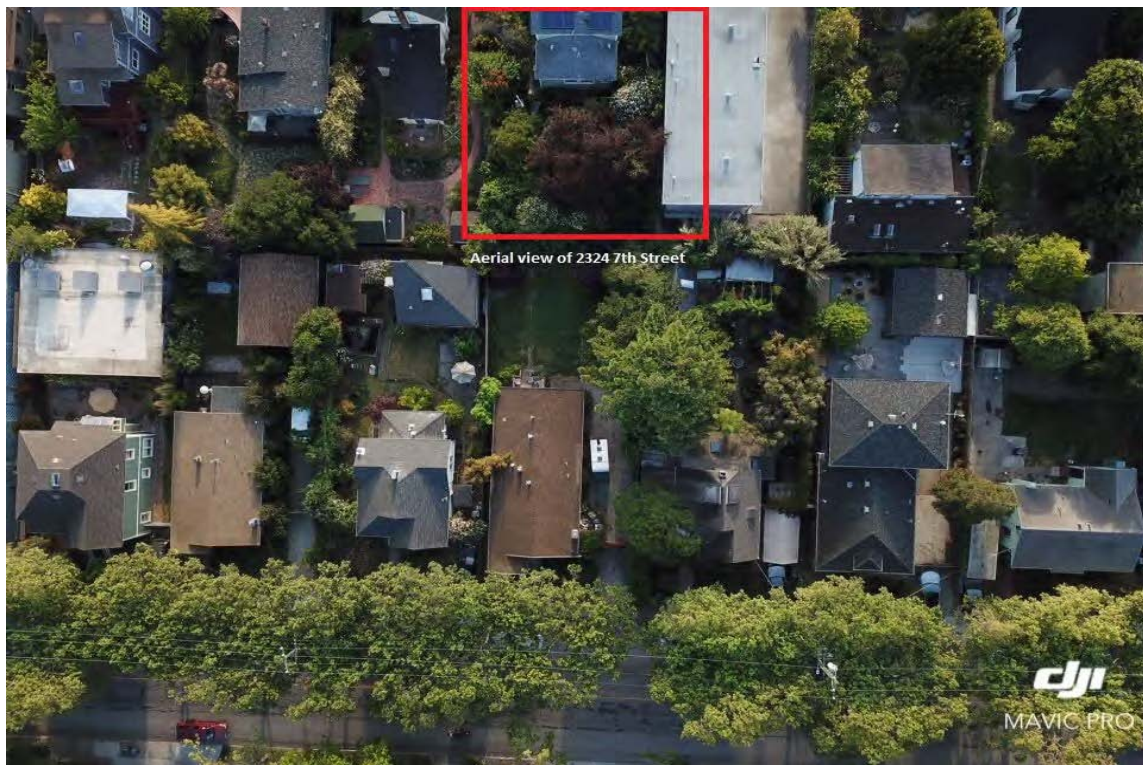
Picture 2: As demonstrated by a similar and neighboring structure shown below at 2321 Sixth Street, there is minimal to no impact to sunlight on lot 2320 Seventh Street. Also, there is no arguable view obstruction unless the view is to look directly in the back yard of 2321 Sixth from the property at 2320 Seventh Street and vice versa



Picture 3: View of backyard from inside the Greenstone's kitchen, which is located on the lower level. So, arguably, they should and will continue to have a better view from their upper level. Picture taken in April 2017. So, the tree and bushes are much fuller today.



Picture 4: Additional aerial view



Picture 5: Ariel view of 2324 Seventh Street and how the proposed accessory building will likely not have any significant impact.



Picture 6: Aerial view of 2324 Sixth Street



Picture 7: Aerial view of 2324 Sixth Street



Picture 8: Aerial view of 2329 Sixth Street



Picture 9: Picture of the extremely large and overgrown tree at 2329 Sixth Street that creates shade on the south/west side of our property.



Picture 10: This picture not only shows off-street parking opportunities for 2329 Sixth Street that is obstructed, but it also shows how our home is sandwiched in between (2) two-story homes.



Picture 11: Picture from our back that shows the location of the accessory building (where shed currently sits, and a single-story structure at 2321 Sixth street.



October 30, 2017

City of Berkeley
Planning & Development Department
Land Use Planning Division
2120 Milvia Street
Berkeley, CA 94704

RECEIVED
OCT 30 2017
LAND USE PLANNING

Dear Project Manager,

I am writing in reference to the property development proposed by Taifa and Lashan Jenkins, through Bacilia Macias Architects, at 2325 Sixth Street, Berkeley, CA.

I live directly adjacent and to the north of this property, at 2321 Sixth Street. At its current size, scope, and character, this proposal will be extremely detrimental to me. Using your definitions of "detrimental" as consisting of "substantial loss of direct sunlight or privacy in a dwelling" and "construction that is incompatible with the scale and character of the neighborhood," this proposal is clearly objectionable on each of those counts. It will destroy much of what I love about my home.

I have lived here on Sixth Street for 32 years, since 1985, in a Victorian house that was built in 1895. I raised my children in this house; it is now a happy weekly destination for my three and five year old grandsons. As you probably know, Sixth Street is busy, dusty, and loud. I have been able to create an oasis for my family here by making the most of the warmth and light that streams in through my tall, south-facing windows and by cultivating a garden full of plants - perennials, vegetables, and fruit trees - and birds. We have an inviting outdoor space for BBQ's and play, as well as a sunny, quiet place for relaxation and escape.

A very, very large stucco box shoe-horned into the lot next door would drastically loom over my house and throw much of my property into shadow. To give you an idea of the scale of the problem, I'll give some specifics. The two-story portion of my house has a depth of approximately 30 feet; there's a one-story kitchen off the back. The two-story portion of April Shirmer's Victorian house at 2329 Sixth Street, adjacent and just to the south of the Jenkins' property, has a depth of approximately 25 feet; she also has a one-story extension at the back. The Jenkins' house currently has a depth of approximately 56 feet, almost twice as long as each of us near neighbors'.

Their proposal to not only add a second story of that same dimension, but also to add a rear two-story addition, approximately 20 feet deep and with an area of about 800 square feet, will dwarf my property and cast shade not only over my whole house but also over the entire length of my yard. These effects will be particularly strong, given that their setback is only four feet from our boundary fence. My apple and lemon trees, for example, would be casualties. (See documents A, B, and C.

Documents A and B show sketch up modeling of shading currently and as projected under the proposed plan. Document C shows the portion of my back yard directly to the north of what is currently open space in the Jenkins' back yard. It would be very significantly affected by extensive shadowing under the proposed addition.)

I am also attaching photographs of two of our south-facing rooms that would be significantly affected by being thrown into shadow. While I know that these pictures can't capture the warmth, beauty, or visual appeal of sunlight streaming in and certainly don't convey the pleasure I take in it, maybe you can fill in the gaps with experiences of your own. You have probably seen and felt the difference between a gray, cool, overcast day and a sunny one, when all the colors are suddenly bright and clear and the world is warm and inviting. While it may be hard, in the abstract, to visually imagine the equivalent dulling and dimming effect that shadowing would have here, I don't have any trouble picturing it - the shady, north side of my house is evidence enough. The thought of so much of my property having what is essentially a pall cast over it is tremendously devastating. (See documents D, E, F, and G.)

In addition, of course, the Jenkins' proposed second story and rear addition would also have many vantage points directly into my windows and garden. Such a loss of privacy would be invasive, disquieting, and very uncomfortable; it would rob us of a significant quality of life here. Ms. Shirmer's letter of April 13, 2017, underscores this point and elaborates on these issues; it is on file with you.

The converse of their direct view in will be my altered view out. The attached sketch ups of my current second-story view and what it would be under the proposal, along with a photograph taken facing out of an upstairs, south-facing room, give a jarring sense of the potential before-and-after situation, graphically showing a bleak and barren prospect. It will be like having a door slammed in your face. (See documents H, I, and J.)

To give you another frame of reference and point of comparison, I've included a Google Earth image of our immediate neighborhood. The proposed development if completed would be akin in size and nature to the apartment building at 2328 Seventh Street, in terms of its dimensions, mass, and negative aesthetic features. It seems obvious to me that this would in no way enhance any aspect of life here. (See document K for a Google Earth perspective; document L is included to give a street view of the apartment building in question, on Seventh Street.)

I know you are well aware of all Berkeley Municipal Code sections that are relevant to the proposal here. I want to reference them, nonetheless, just to illustrate the extent of the negative impacts this development would have, the lack of redeeming features, and the number of exceptions they are requesting.

This proposal is for a seven-bedroom structure, which requires review and an Administrative Use Permit (AUP), under section 23D.20.050, in regards to the

addition of a fifth bedroom or more. This project is clearly, by city code, considered to be exceptionally large and is shockingly out of character with the rest of the homes on this block. It is just too big, as well as being without any mitigating architectural features that would improve its compatibility with the many historic wood frame houses that are its neighbors.


The proposed addition is over twenty feet high, and therefore exceeds the maximum district height limit, as per Section 23D.20.070. Further, at approximately 800 square feet, it exceeds the 600 square foot standard specified in Section 230.20.030. It also appears that, commensurate with the increasing built square footage will be the shrinking of open square footage, and that more than 40% of their lot will be covered, in violation of Section 23D.20.070.E. Section 23D.20.090 does allow for the reduction of required rear yards in our district (west of San Pablo Avenue) but only if it does "not cause a detrimental impact . . . on the light, air, or privacy of neighboring properties," which this clearly does.

The size and situation of the proposed accessory building – a two-car garage and workshop – is also of concern. David and Althaea Greenstone, who own and live at 2324 Seventh Street, the property directly behind and adjacent to what would be entirely new construction (there is currently a ramshackle pre-fab shed in that back corner of the lot) have addressed their concerns specifically and in detail in a separate letter, dated April 6, 2017, and also on file with you. In addition to seconding their objections, I would just add my fear that, given the plumbing hook-ups in the plan, this structure is only masquerading as a workshop and would easily become a studio apartment and thus a third rental unit. This would seem to be in violation of the provisions of Section 23D.20.030.

Municipal Code Section 23D.20.090 is very clear that "unreasonably obstruct(ing) sunlight, air or views" is grounds for denying a Use Permit for a major residential addition. If you've read this far, you will have at least a rough sense of the extent of the detrimental obstruction that would ensue. (I say "rough sense" because words and even pictures cannot hope to adequately convey the lived experience of a place, especially when that place is home.) The extreme size of this proposal and its close proximity to me and to Ms. Shirmer and the Greenstones, and the profound negative affects on us all, require that these AUP's not be granted.

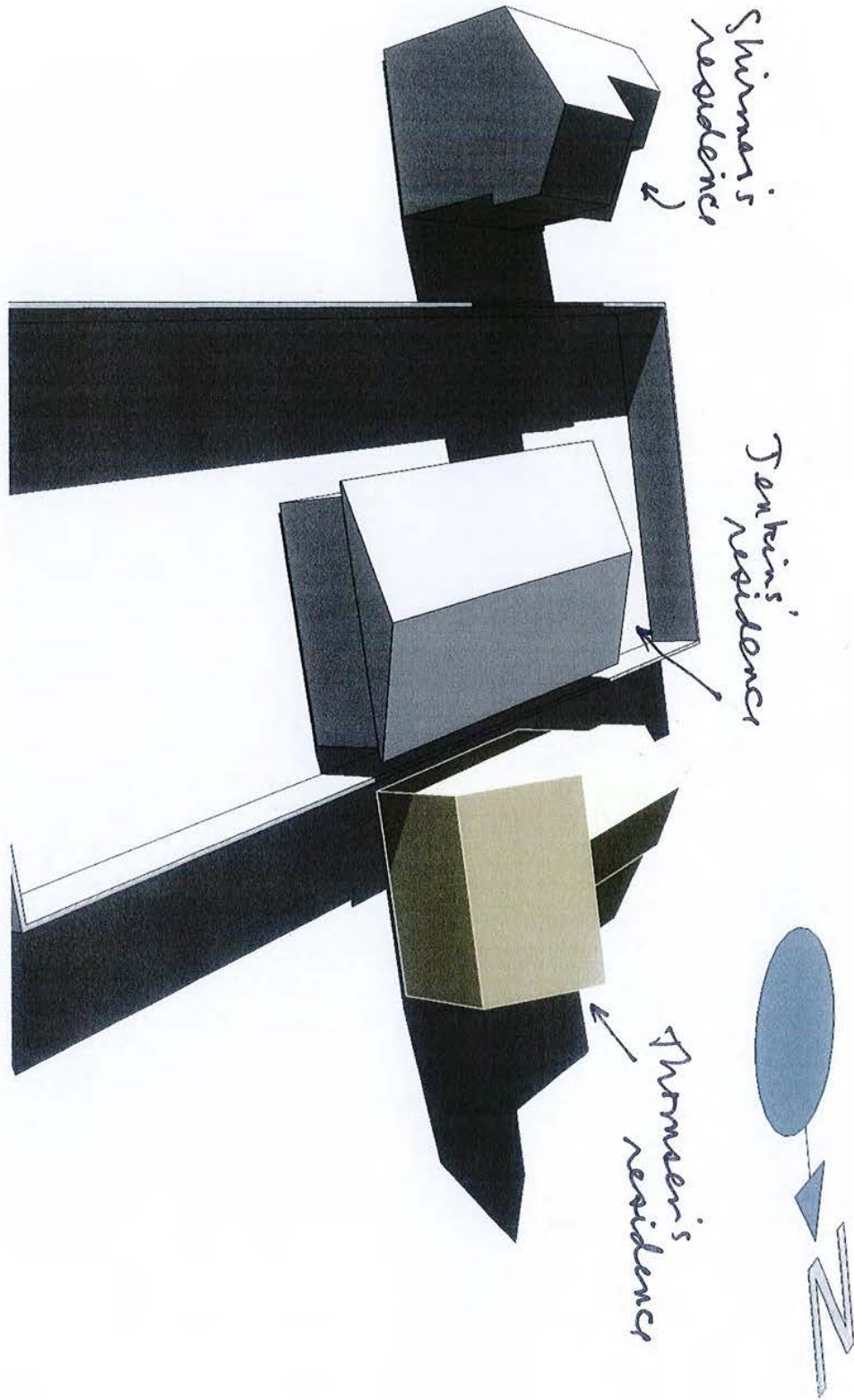
In addition to submitting this letter to your Planning Department for review, I am hand delivering it to Bacilia Macias Architects.

Sincerely,

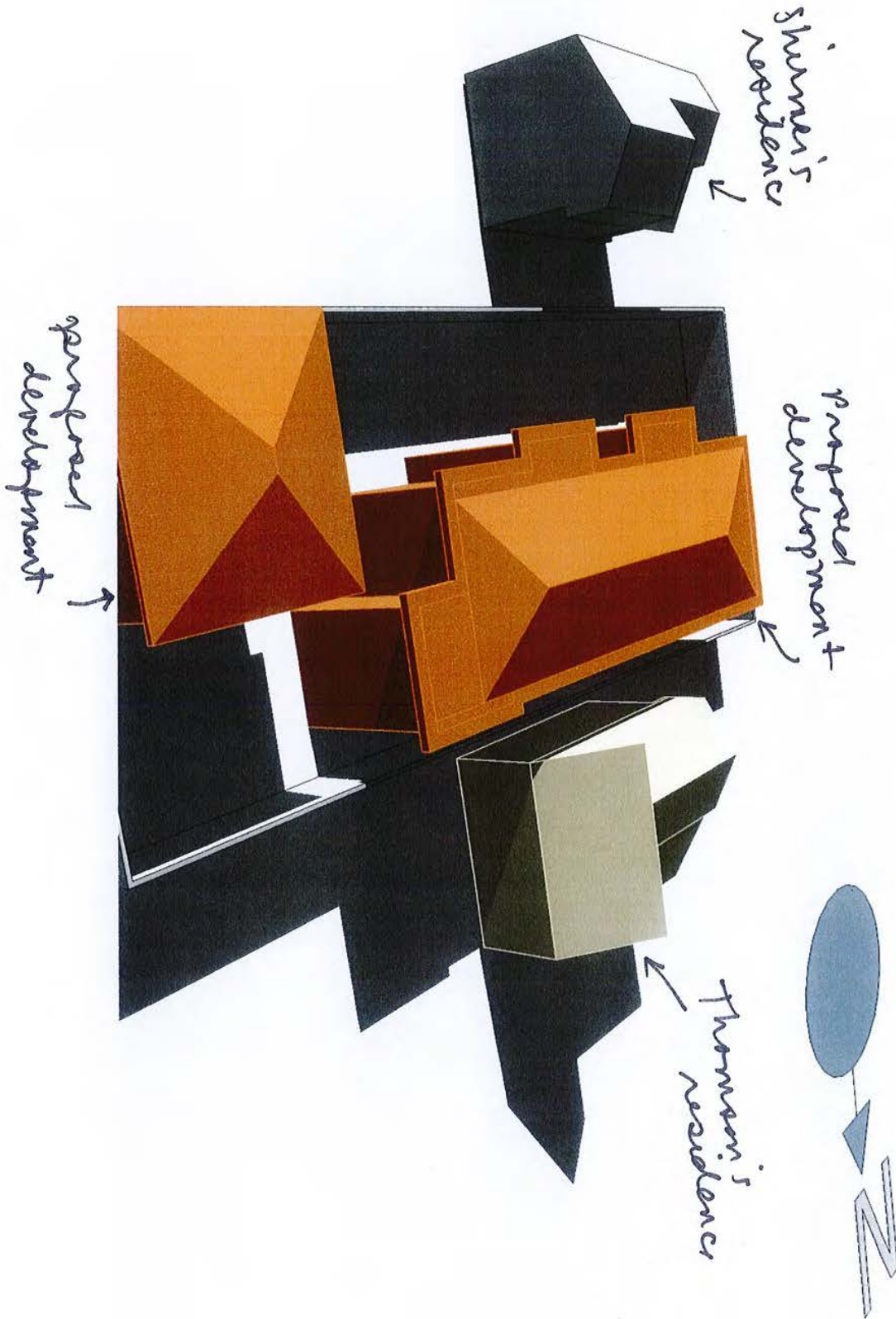


Mary Beth Thomsen
2321 Sixth Street
Berkeley, CA 94710
510-295-8491

Document A. Sketch up modeling of existing structures for rezoning.



Document E B. Sketch up modeling + sections
analysis for proposed development
for December.





Document C, photograph of my existing backyard, April, 2017, taken facing north from boundary fence with Tenkins' back yard.

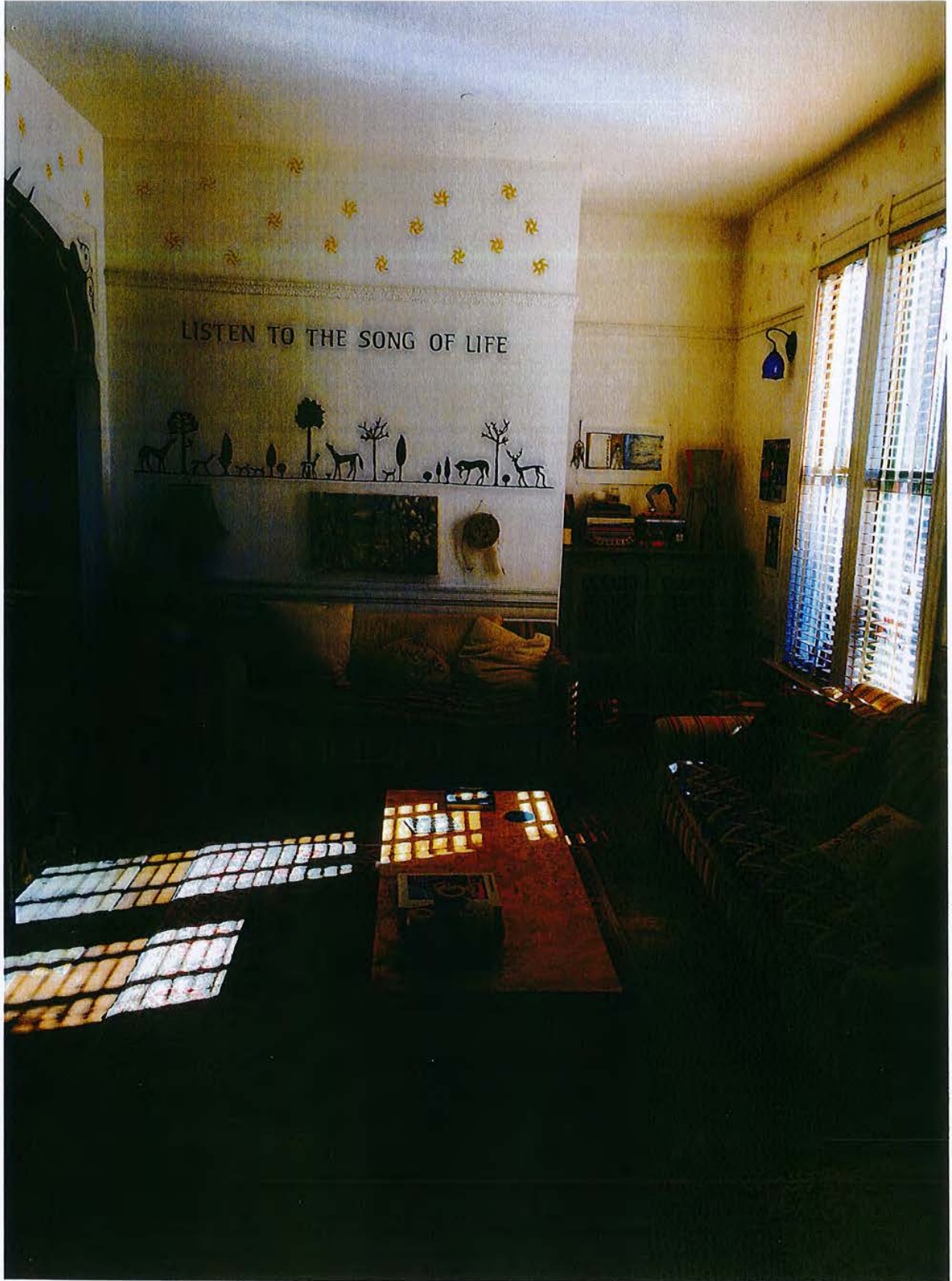
10/27/2017

IMG_1648.JPG



Document D. Ground floor living room with south-facing windows, currently.

<https://mail.google.com/mail/u/0/#inbox/15f5f3a7258c85c7?projector=1>



Document E. Ground floor living room with south-facing windows, currently.



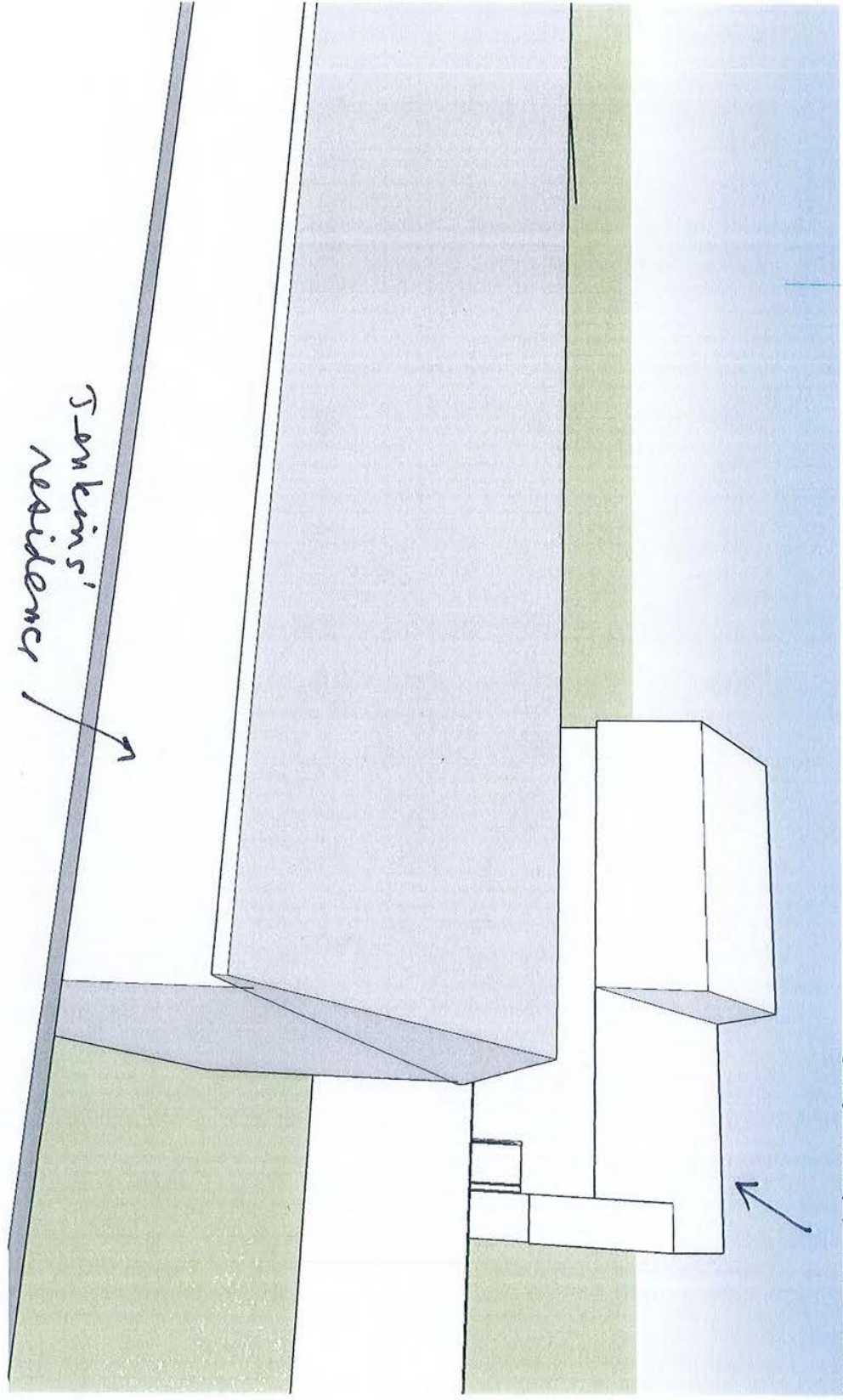
Document F. upstairs bedroom with south-facing windows, currently.

10/27/2017

IMG_1650.JPG



Document G. Upstairs bedroom with south-facing windows, currently.



Tenkens' residence

Shimer's residence

Document # H. 1) location of view east my neighbors windows, no being south, my evidence.

Segment I. Marketing of new out my upstairs
residents, looking south, following
progress, development.

Tomkins'
residence
↓



Document J. Partial view out of second-story windows, currently.

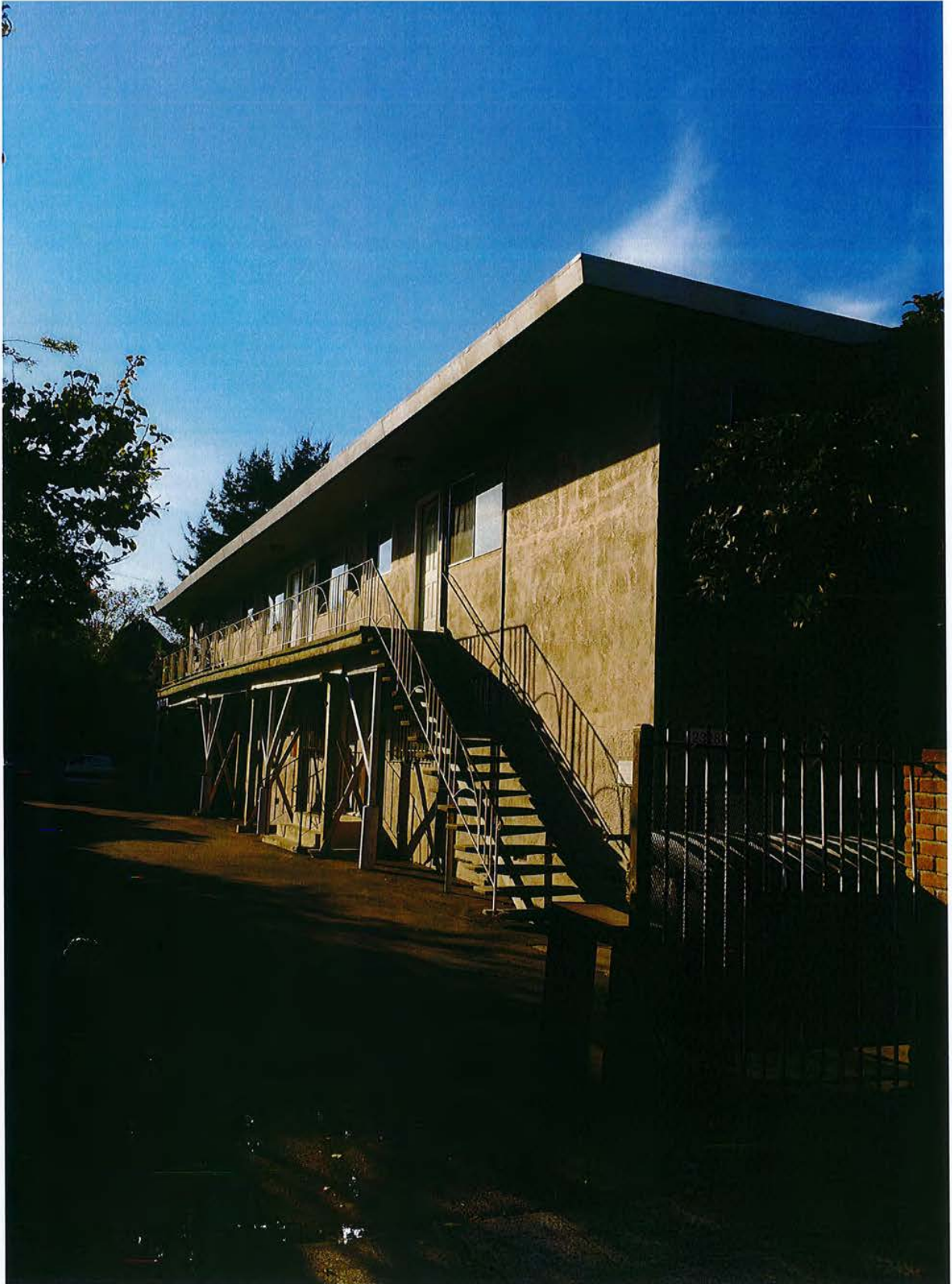
existing situation (top) + proposed (bottom)



Greenstone 2328. 7th St



Thomsen proposed Shinner



Document 4. Street view of apartment building at 2328. 7th Street.

RECEIVED

APR 20 2017

LAND USE PLANNING

April 13, 2017

RE: Bacilia Macias Architects Proposed Development at 2325 6th Street. Berkeley, CA

ATTENTION: City of Berkeley

My name is April Schirmer. I have lived at 2329 Sixth Street Berkeley Ca. for 26 years. I presently live with my partner Dusan Supica. We have lived together in this house as a couple for 6 years.

On Sunday April 3, 2017, in the late afternoon the Granddaughter Denise, of Mrs. ^{Jenlin} Scoggins, who is the present owner of 2325 6th Street, along with her husband, came to our home to present the proposed Bacilia Macias architectural plans for the development of their property. I am writing this letter to object to the height of the proposed development which would lead to the lack of our privacy.

I would like you to know, that on that day (4-2-17) when they came by, I was in the middle of preparing to host a small bar-b-que in our back yard. I answered the door thinking friends had arrived. I had had a couple of cocktails earlier and was in the midst of cooking. I was caught off guard. They went over the plans with me. Dusan was still in the back yard setting up for our party. While in conversation with them, my concern was the height of the building. I asked if windows would face my yard. They informed me the building would be two stories high and yes, windows would face my yard. We spoke a little longer. I hesitated, but having to get back to my cooking, I signed the agreement but wrote my concerns about the foreseeing increase in noise level that would possibly occur.

Later that night after my bar-b- que, I felt that signing in haste was definitely NOT a good idea. I endured 4 sleepless nights regarding my hasty decision to sign.

The next day Monday April 4th, I received a very concerned note from my neighbors to the back of our property David and Althaea Greenstone, expressing their very valid concerns regarding the development at 2325 6th Street. The Greenstone's written concerns included shadow pictures of the development along with widths and heights. I realized after studying their dimensions and pictures, that the two story building was clearly a proposed apartment complex that would be in CLEAR view of our yard. I have a garden deck which would be face to face with the building. Windows would peer directly into our yard. I then began to panic. I know now, that signing that agreement for development was a big mistake.

I have been a Registered Nurse for over 21 years. I have been working in the field of Hospice for the last 16 years. My partner Dusan is a retired mechanic of over 40 years. We both take great pride and lots of care, thought, and time in our garden. We are always thankful and grateful to come home to peace, quiet, and tranquility. We both consider our garden our private oasis in

the big city. Now with this proposed development next door, I am greatly concerned about the increased noise, the close proximity of the building to our home, the height and width of the building, and more than anything, the loss of privacy, and more diminishing parking on 6th Street.

I am not opposed to the owners of 2325 6th Street developing their existing property; I just feel that THIS development is detrimental to the effects of privacy and view from our home. I also feel the planned development is not aesthetically in harmony, with the one hundred year old Victorian homes that grace our neighborhood. Our home was built in 1863. Therefore, my partner Dusan Supica and I April Schirmer are objecting to the current plan for development at 2325 6th Street in Berkeley, Ca.

We submit this notification of objections to proposed development to the Berkeley City Planning Department and Bacilia Architects simultaneously. I spoke personally with Granddaughter Denise Sunday April 9th via phone to inform her of my objection which I have informed you of in this letter. I asked if I could send her a copy, and she told me to just send the letter of objection to Bacilia Architects.

Sincerely,

April Schirmer & Dusan Supica

2329 Sixth Street

Berkeley, Ca. 94710

(510) 684-8010

**LAND USE PLANNING
RECEIVED APRIL 6, 2017**

Althaea & David Greenstone
2324 7th Street
Berkeley, CA 94710
(415) 336-7355

April 6th, 2017

RE: Bacilia Macias Architects Proposed Development at 2325 6th Street,
Berkeley, CA

ATTN: City of Berkeley

The owners of 2325 6th Street, hereafter referred to as "the property" have presented us, as adjacent neighbors, with proposed Bacilia Macias architectural plans for development of said property. This letter is written to object to the height and width of the proposed "garage/workshop," hereafter, the "accessory building" which are in clear violation of Berkeley Municipal Code, as well as to voice our objections to the effects of said proposed accessory building on the light, air, and view from our property. Finally, we object on the basis that the proposed accessory building, a two story stucco garage, is not in functional and aesthetic harmony with the adjacent buildings and areas, which are mainly free-standing wood frame Victorian houses build in the late 1800s. The proposed accessory building is disruptive to the historic character of this residential neighborhood, a neighborhood in which there are rarely accessory building that exceeds one story in height.

The proposed "garage/workshop" to be placed in the rear of the property is described in the plans at a two story structure, 17 feet in height at the second story eaves, with additional height in the form of a gable. The height of the gable is not dimensioned in the plans, but scaled from architectural drawings measures 22 feet at peak height. The plans indicate that the building is to be offset from our mutual property line by 2' 2 3/4". The building is described as a two car garage with a workshop on the second story.

This proposed structure is in violation of Berkeley municipal code section 23D.08.020, regarding "Height Limits for Accessory Buildings or Structures."

Specifically, the following sections:

"A. No accessory building or enclosed accessory structure may exceed 10 feet in average height when any portion of the building or structure is within four feet of a lot line.

B. No accessory building or enclosed accessory structure may exceed 12 feet in average height when any portion of the building or structure is between four and ten feet of a lot line."

In addition, we object to the proposed height of this building due to its detrimental effects on light, air, and view from our property. The zoning office may not issue

an AUP variance on height limitations when the proposed building or structure would have "detrimental effects on the light, air, privacy, and view of adjacent properties," per municipal code section 23D.08.010 section B.

In addition, we object to the width of the proposed structure, which is in violation of section 23D.08.050 "Maximum Building Length" which clearly states, "No accessory building or enclosed structure may be longer than 24 feet, running generally parallel with the side lot line." The footprint of the first floor is 22' 3" wide, however the addition of a deck and external stairs (scaled from architectural drawings) add 8 feet of width, clearly exceeding the 24 foot maximum width.

The location of the building on the southwest corner of our property lines creates significant shading effects which will be detrimental to the survival of the fruit trees and other plants on the lot, deprive us of the only sunny section of the yard, obstruct the view of light and open space from our kitchen window, and create a claustrophobic environment. Please see the attached shading studies and graphics to illustrate the impact of the proposed buildings on our property and surrounding homes. Because our property is already bordered along almost the entire southern edge by a two story apartment complex, the addition of another two story concrete building that extends for over half of the southwest lot line will "box" our property in, creating excessive shade, depriving us and our plants of sunlight, and obstructing our view of the sky.

Finally, due to its proximity to our mutual property line, the entire back wall of the structure is a concrete firewall, covered in stucco and devoid of architectural features. In a neighborhood full of historic wood frame Victorian homes, a two story featureless stucco wall extending along half of my back fence line is not aesthetically or functionally in harmony with the existing environment.

So, in summary, we will not accept any proposed accessory building on the property that exceeds 10 feet in height if located within four feet of the property line, or 12 feet in height, if located four to ten feet from the property line. In addition, we object to any structure (including deck and external stairs) that exceeds 24 feet in length.

We have address a version of this letter to Bacilia Architects via email and await their revised plans. Due to the significant detrimental effects the currently proposed accessory building would have on the light, air, and view from our property, all parties may be certain that we will not accept the proposed structure as it is and will be forced to seek legal recourse and file additional complaints with the city of Berkeley if changes are not made to make to structure compliant with Berkeley Municipal Code. We will also take legal action to fight any proposed variance to the code.

We submit this notification of objections to proposed development to the Berkeley City Planning Department and Bacilia Architects simultaneously. The grandchildren of the owner showed us the plans, but did not provide a way for us to contact them directly otherwise we would have sent them a copy of this letter as well.

Please review the included documentation for the initial impact study of the proposed apartment complex on the surrounding single-family homes that is being conducted by the us and other adjacent property owners and expect further impact study documentation from us and other adjacent property owners:

Document A: Compilation of photos taken of architectural plans that were used to determine height, width, length, building footprints and site layout for the impact study.

Document B: Google Earth image showing existing house on the site for proposed apartments with surrounding houses, including 2324 Seventh Street Greenstone house.

Document C: Sketch-up model overlaid on Google satellite image showing overview of impact that proposed apartment complex will have on neighborhood homes.

Document D: Partial and preliminary Shadow Analysis showing the shading impact of proposed apartment complex on surrounding single family homes.

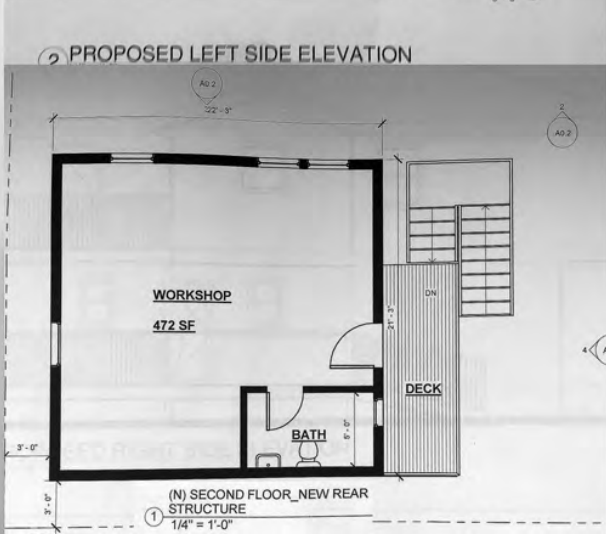
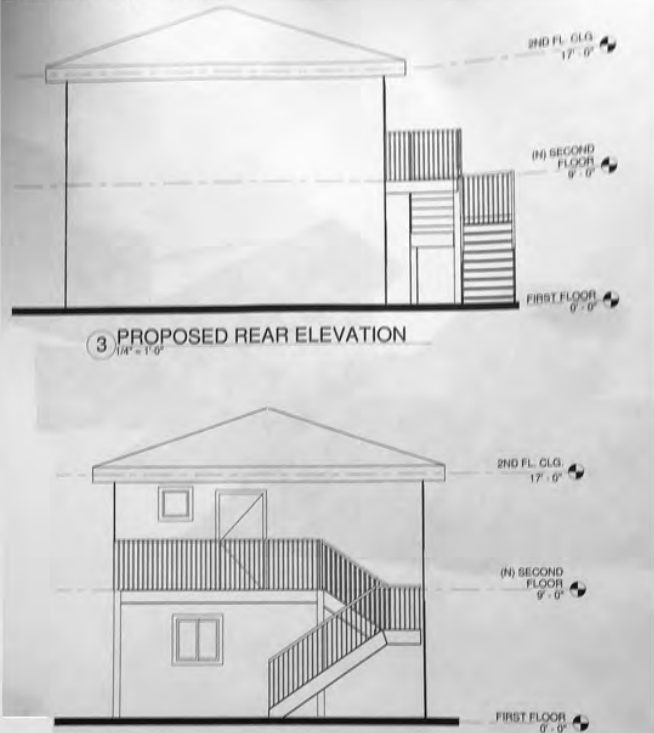
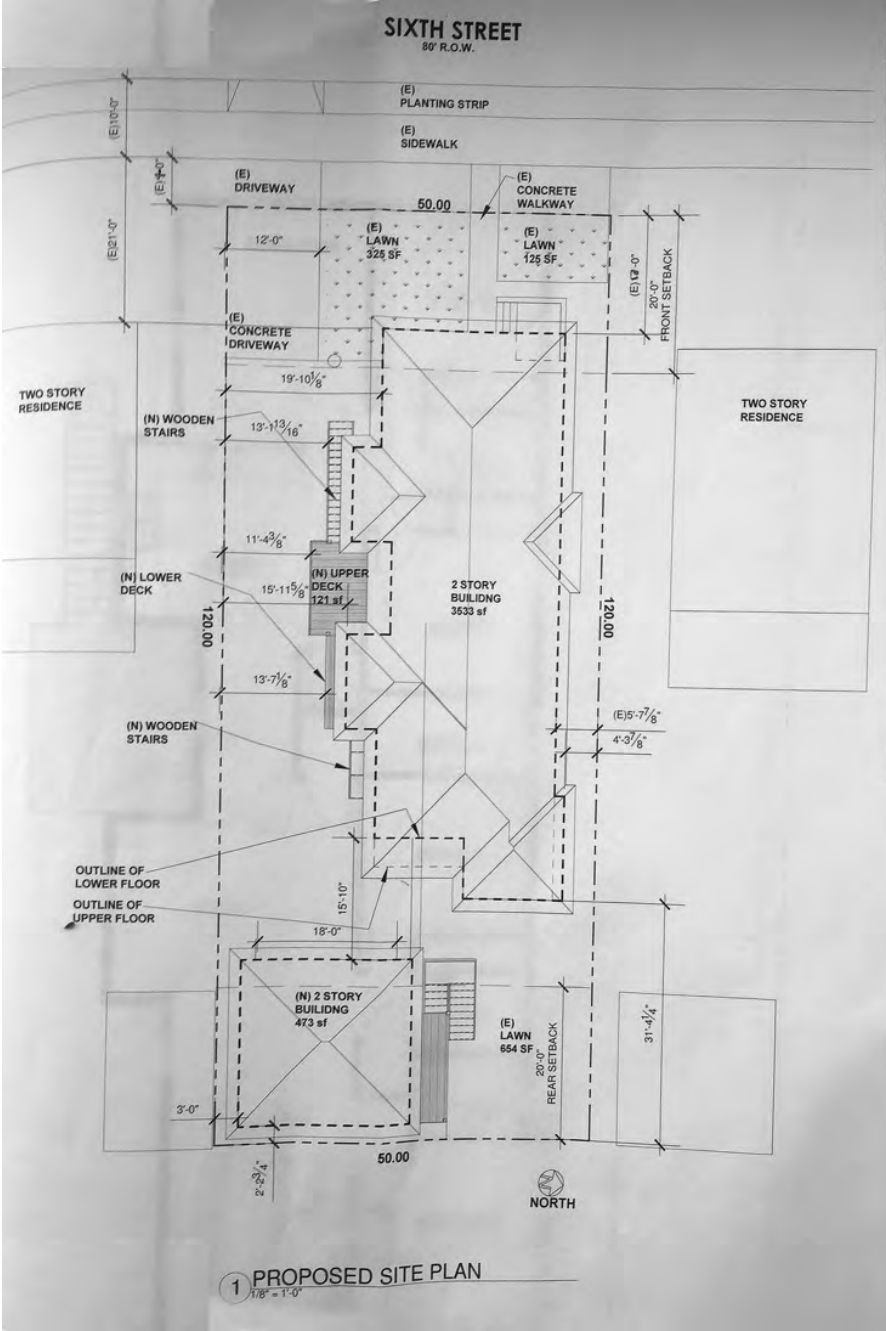
Document E: Sketch-up rendering of backyard view from kitchen windows showing existing condition compared with how the proposed apartment complex will light and obstruct views.

Document F: Photograph taken of backyard showing existing condition compared with how the proposed apartment complex will cut off light to fruit trees, overshadow yard and obstruct views.

Sincerely,

Althaea and David Greenstone

Document A. compilation of photographs taken of architectural drawing for proposed apartments



BACILIA MACIAS
 ARCHITECTURE

732 gilman street berkeley ca 94710
 510.691.7910 ph bacilie@bmacarch.net

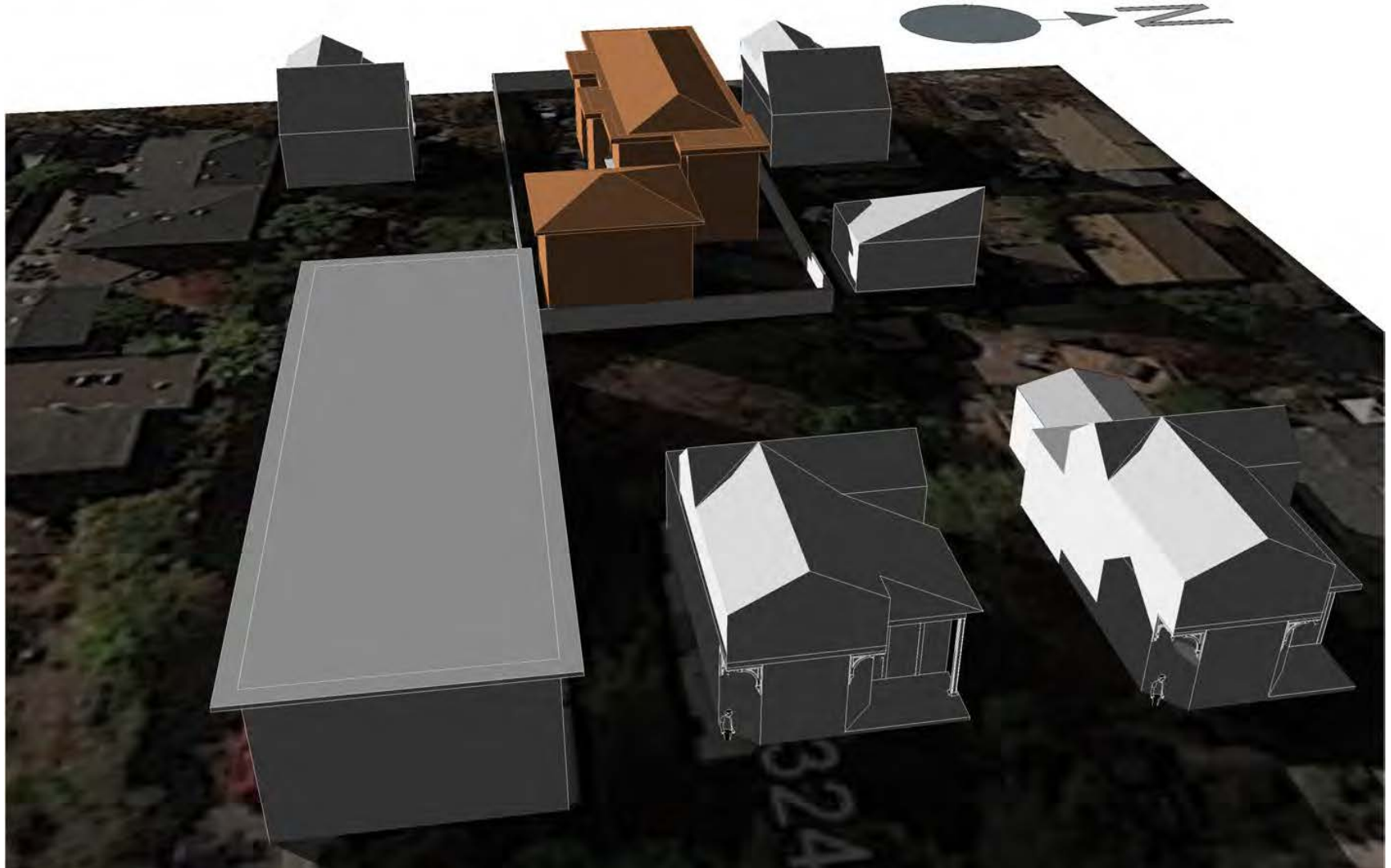
Document B. Google Earth Image showing (E) house on site for proposed construction with surrounding houses. 2324 Seventh Street Greenstone residence in center foreground.



Google Earth

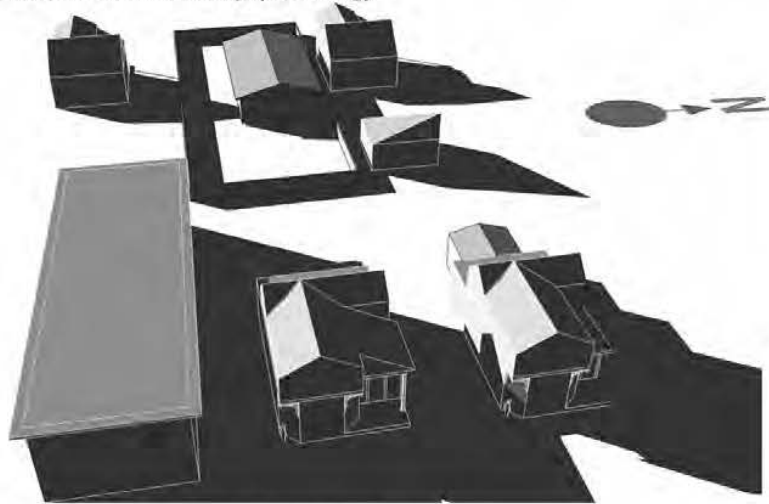


Document C. Sketch-up model overlaid on Google Earth satellite image showing overview of impact that proposed apartment complex will have on surrounding single family homes. Proposed apartment complex (in tan) was modeled from photographed architectural plans: height,width, length, building footprints and site layout were modeled precisely from architectural dimensions; architectural facade and roof top features are approximated. 2324 Seventh Street Greenstone residence (center foreground) is precisely modeled from direct home measurements; all other surrounding structures are modeled approximately.



Document D. Shadow Analysis study illustrating shading impact of existing house (top) vs. proposed apartments (bottom) on surrounding single family homes. Shadow Analysis performed for January (left hand side) and March (right hand side) at 3:00pm. Perspective, date and time were selected to show how the “garage workshop”/“accessory building” overshadows the Greenstone property of 2324 Seventh Street cutting off light to the yard where fruit trees are located and blocking views of open space.

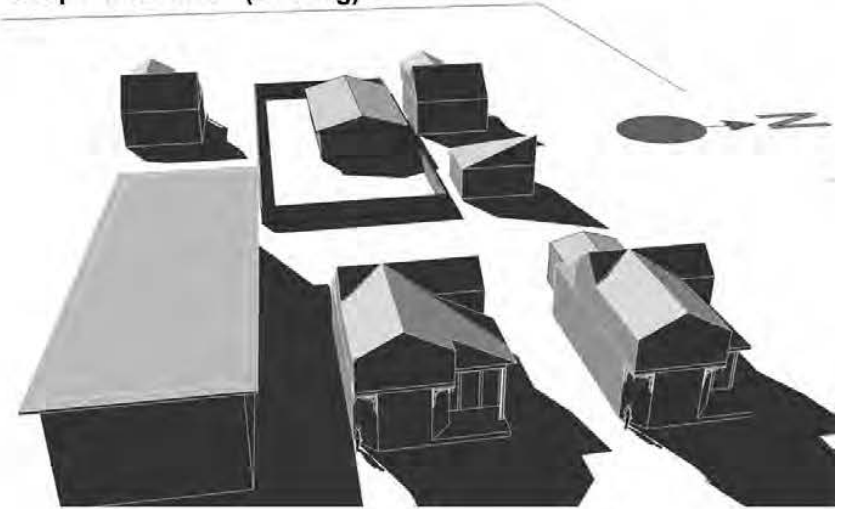
3:00pm mid-January (existing)



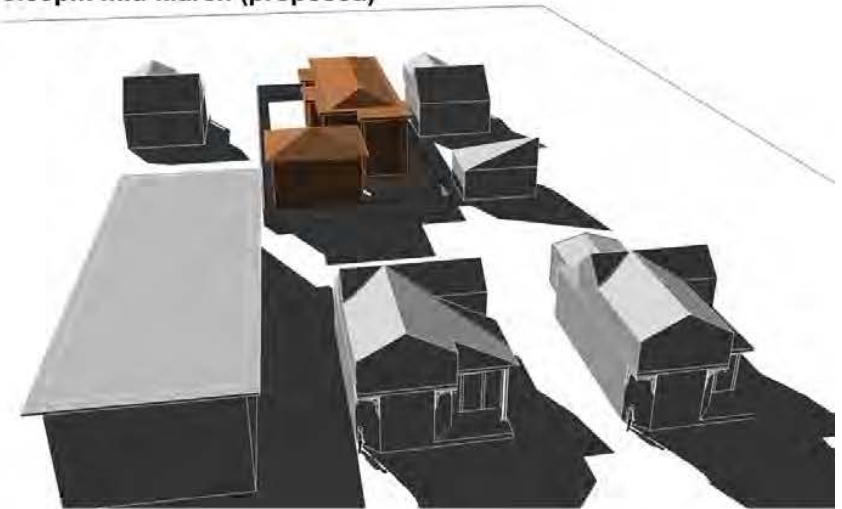
3:00pm mid-January (proposed)



3:00pm mid-March (existing)

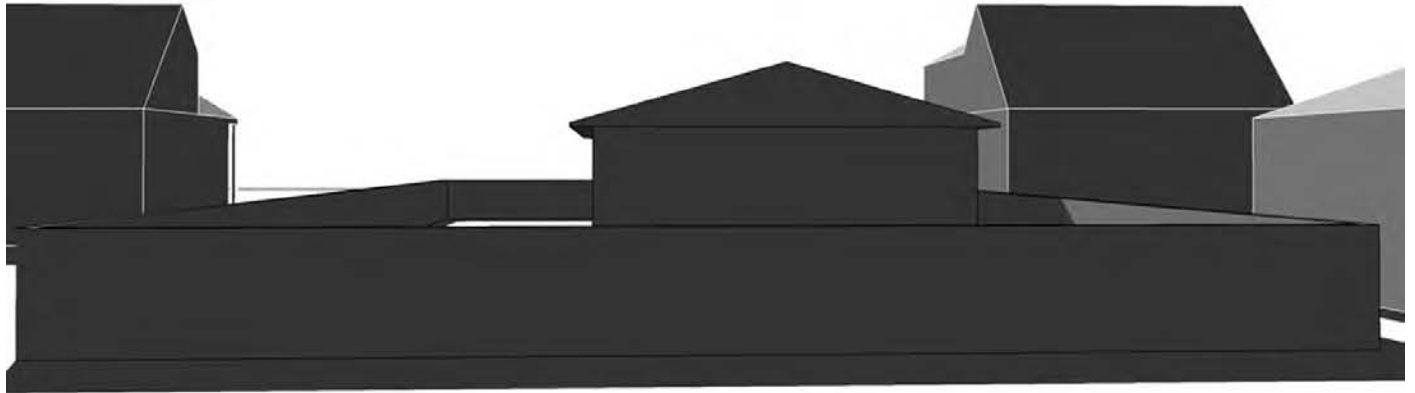


3:00pm mid-March (proposed)

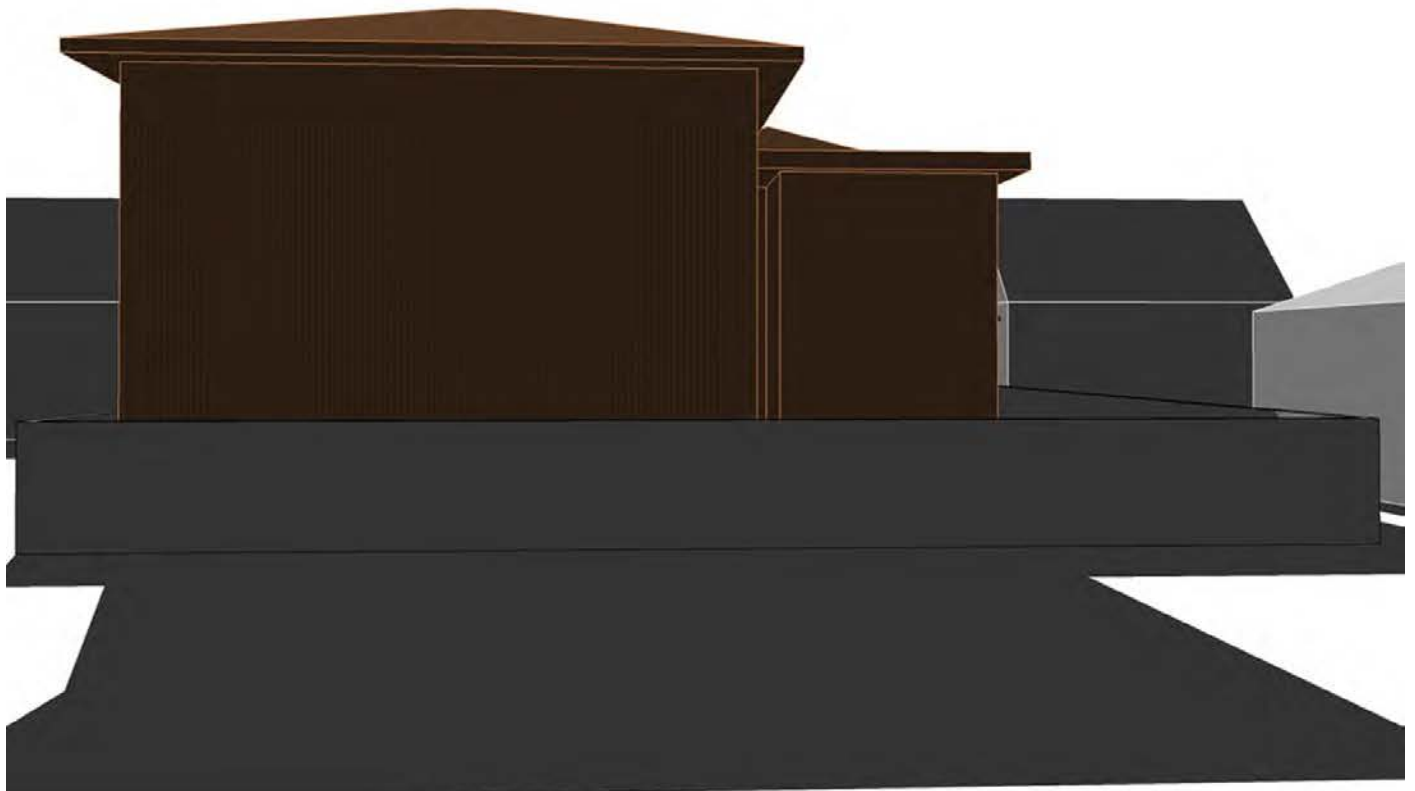


Document E: Sketchup rendered view looking out kitchen windows illustrating existing view compared with the effects of proposed apartments and how they will block views, obstruct light & overshadow Greenstone yard.

Mid-April, 3:00pm existing view from kitchen.

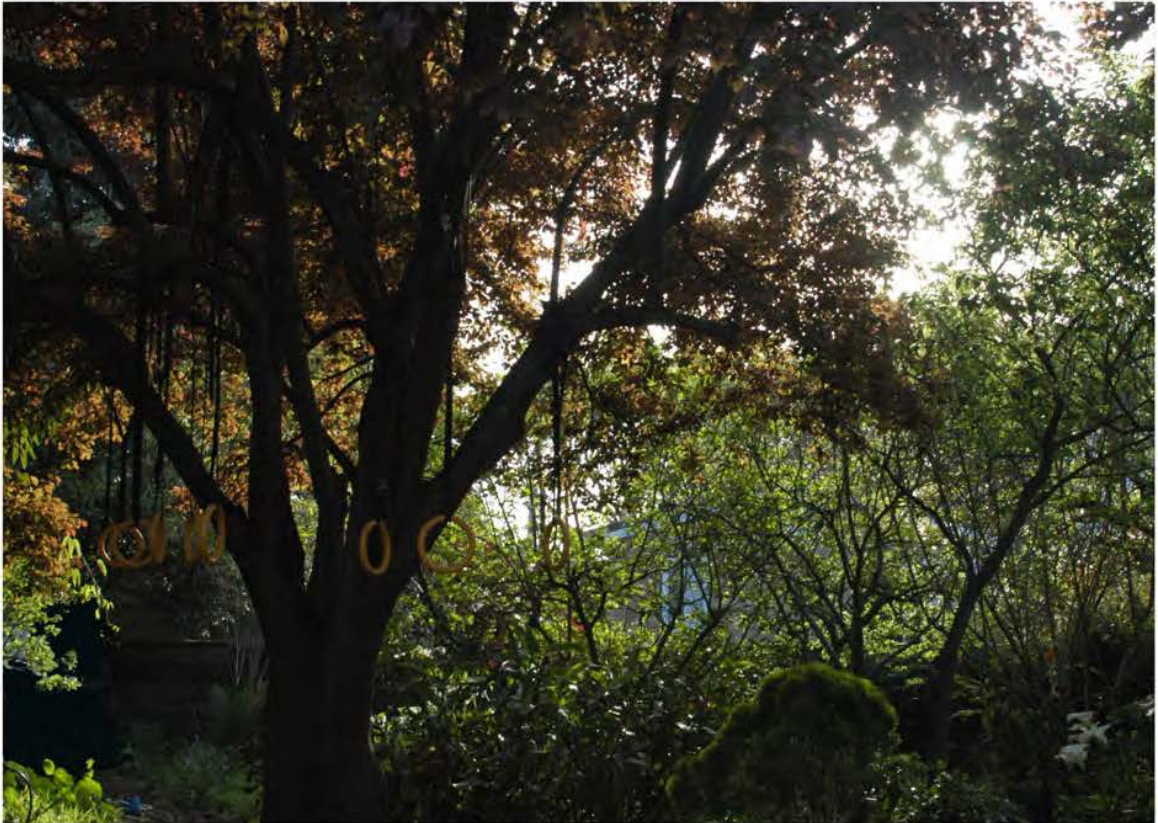


Mid-April, 3:00pm obstructed view from kitchen windows that proposed apartments would have.

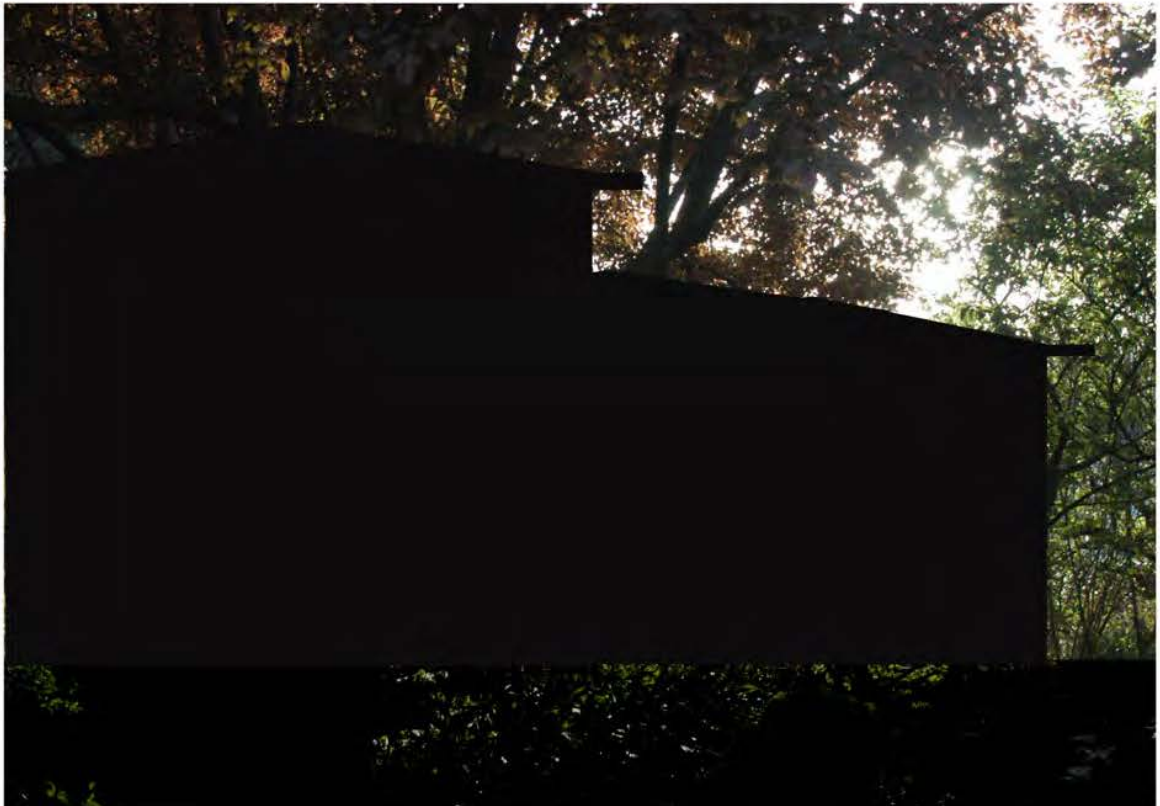


Document F: Photo of Greenstone yard showing how light and views are obstructed by proposed apts.

Photo taken of existing condition, April 5, 3pm Greenstone yard



Same photo with sillouettes of proposed appartments overlaid showing light aand view obstruction



SUPPLEMENTAL COMMUNICATIONS RD 1 - 2325 SIXTH

ZAB 05-09-19

Page 1 of 1

May 7, 2019

TO: The City of Berkeley
Zoning Adjustments Board

RE: Use Permit #ZP2017-0146: 2325 Sixth Street

The development as proposed is not in alignment with the neighborhood and will impact the privacy, quality of life, and views of myself and my neighbors.

Mary Beth Thomsen, April Schirmer, and David and Althaea Greenstone, who all border the 2325 property will have their privacy, their daylight, and their views impacted with severity. The massing of the 2325 proposed development is extreme and out of alignment with the neighborhood's established home sizes. There is no tiering to the second story. The two buildings will be two stories over their entire footprints. No other property on the block has residences with such a large footprint and two stories in height.

A conversion to a duplex could be considered if the duplex were each 1 to 2 bedrooms. A conversion to a single-family home of 4 bedrooms could be considered. A conversion to two four-bedroom duplex units is beyond the established arrangement of the neighborhood and I oppose it. In addition, the living quarters in the upper floor of the accessory building further devolves that concept adding two additional bedrooms.

This development introduces far too dense a population for the single lot at 2325 Sixth Street from about four people to about twelve people. With so many people, so little common space within the buildings, and near non-existent yard, the proposed property will encourage loitering in the public right of way. This is not in character with the neighborhood where enjoying the outdoors on our properties by gardening is utilized by most.

The number of people likely to reside in the proposed development will further complicate a street parking problem that the residents of the 2300 block of Sixth live with. If the assumption is that the residents of the proposed property will not own and operate motor vehicles, I protest this assumption as invalid – there is no assurance and nothing to influence the residents to omit owning and operating motor vehicles. The two-car garage will not eliminate what will likely be up to 10 vehicles at the property and the street parking impact they will have. It is an invalid assumption to envision that several vehicles will park in tandem along the driveway leading to the garage: Considering the high volume of traffic along Sixth, it is not valid to assume 2-3 cars can back up out of the driveway to let others vacate the premises.

I ask the Zoning Board to please consider postponing granting the Use Permit until the development can be revised to not detrimentally impact the neighborhood's established use or to be in compliance the zoning requirements of the property.

Respectfully,



Robert Ballard
2316 Sixth St.
Berkeley, CA 94710

May 9, 2019

To: City of Berkeley

Zoning Adjustments Board

RE: Use Permit #ZP2017-0146: 2325 Sixth St

My name is Joel Mark. I have lived on the west side of 6th st, at 2312 6th st. and I have been part of this block/community since Feb. 1980. I could not tell you which year Ms Jenkins moved out nor who has been living in the house ever since. I have had no contact with the family. Since Ms Scogins (2317 6th) passed, we (I should say "I") have lost that particular cohesive connection there: I guess now we are now the "old" timers. Some old , some relative newcomers, but a community of people who treasure the sense of community and of belonging to a cohesive group. On the east side of 6th, you have or will have 5 written objections to the project at 2325, as well as the complaint coming from our friends on 7th, David (Green Engineer) and Althea (surgeon), the Greenstone family, whose property has a hulking multiplex (1970s style) to their south, and would be overhung by the 2 story building envisioned to be built directly to their west. They will be surrounded on their South as well as their West borders. No wonder they are agonized (I don't mean that lightly or figuratively—our community and by extension, Berkeley may lose them as the destruction of their neighborhood proceeds).

The footprint of the aforementioned houses on 6th st. fits the current pattern of 1900s small footprint "victorian," set side by side with one story bungalows built in the 20s. There is a cohesiveness to this architecture that has made it valuable from a current day historical perspective. All rear outback structures are only one story, not two. Somehow this mix of victorian alternating with bungalow has been instrumental and not detrimental in the forging of a sense of community. Of the successive buildings south of Ms April Shirmer, all are or were somewhat random one story cottages. The one exception to the pattern of one story bungalows, 2333, includes an added second story that presents a charming one story facade to the street, with a relatively very unobtrusive second story set back from the older structure which has clerestory windows that probably were negotiated with the neighbors that it overlooked on its North, Not a glaring overlook that is promised by the proposed two story vertical remodel of 2325 nor, indeed by the preposterous proposed 2 story new - minted garage including a second floor 8th bedroom-in-the back.

The effect on April, who is a hospice care nurse and nurse-supervisor, is the following: April works with people who are dying, and finds relief

when she comes home to her home and it's extravagantly beautiful garden sanctuary, which is a sanctuary for humming-birds, bees, and butterflies. All will be overlooked by the new 2-story additions, diminishing her privacy and her sense of calm.

Typically enough, April is more concerned about the effect these additional second stories will have on Mary Beth.

Mary Beth (2321 6th st) is a psychologist and supervisor working for a non-profit that serves foster children.

The light will be diminished for her. All the windows on her second floor; 3 bedrooms and a bath will be affected by loss of light. On her ground floor she will suffer major cut-backs to daylight in her dining room, parlor and country kitchen. She will have no relief from the two story structure brown up on her south, neither visually nor psychologically. Instead of being able to work on adjusting her home to welcoming her son, his wife, and their two toddlers, back to the beautiful home that Zachary grew up in, she and they have to deal with this intrusion. Read what she says and take it to heart; you are on the cusp of allowing variance to code in a manner that will most directly and negatively affect her well-being and her health.

I live across the street at 2312 6th st. and the damage occurring to my friends and to our community of friends here is the damage I defer to. But be assured, at the visual level, our street and by extension our community is diminished by the monstrous development set down in our midst. It is truly overbuilt and inappropriately situated. It flaunts the city codes, making exceptions for its grandiosity where the neighborhood should have been involved but wasn't. It is a step backward for a heartless city planning. It makes me grieve for how low city planning is falling in its rush to create exceptions to its own codes. Please grant an extension for allow compromise to occur.

Joel Mark
2312 6th st
Berkeley, California
May 9, 2019

SUPPLEMENTAL COMMUNICATIONS RD 2 - 2325 SIXTH

ZAB 05-09-19

Page 3 of 4

RECEIVED

MAY 08 2019

LAND USE PLANNING

May 7, 2019

TO: The City of Berkeley
Zoning Adjustments Board

RE: Use Permit #ZP2017-0146: 2325 Sixth Street

The development as proposed is not in alignment with the neighborhood and will impact the privacy, quality of life, and views of myself and my neighbors.

Mary Beth Thomsen, April Schirmer, and David and Althaea Greenstone, who all border the 2325 property will have their privacy, their daylight, and their views impacted with severity. The massing of the 2325 proposed development is extreme and out of alignment with the neighborhood's established home sizes. There is no tiering to the second story. The two buildings will be two stories over their entire footprints. No other property on the block has residences with such a large footprint and two stories in height.

A conversion to a duplex could be considered if the duplex were each 1 to 2 bedrooms. A conversion to a single-family home of 4 bedrooms could be considered. A conversion to two four-bedroom duplex units is beyond the established arrangement of the neighborhood and I oppose it. In addition, the living quarters in the upper floor of the accessory building further devolves that concept adding two additional bedrooms.

This development introduces far too dense a population for the single lot at 2325 Sixth Street from about four people to about twelve people. With so many people, so little common space within the buildings, and near non-existent yard, the proposed property will encourage loitering in the public right of way. This is not in character with the neighborhood where enjoying the outdoors on our properties by gardening is utilized by most.

The number of people likely to reside in the proposed development will further complicate a street parking problem that the residents of the 2300 block of Sixth live with. If the assumption is that the residents of the proposed property will not own and operate motor vehicles, I protest this assumption as invalid – there is no assurance and nothing to influence the residents to omit owning and operating motor vehicles. The two-car garage will not eliminate what will likely be up to 10 vehicles at the property and the street parking impact they will have. It is an invalid assumption to envision that several vehicles will park in tandem along the driveway leading to the garage: Considering the high volume of traffic along Sixth, it is not valid to assume 2-3 cars can back up out of the driveway to let others vacate the premises.

I ask the Zoning Board to please consider postponing granting the Use Permit until the development can be revised to not detrimentally impact the neighborhood's established use or to be in compliance the zoning requirements of the property.

Respectfully,



Robert Ballard
2316 Sixth St.
Berkeley, CA 94710

SUPPLEMENTAL COMMUNICATIONS RD 2 - 2325 SIXTH

ZAB 05-09-19

Page 4 of 4

From: Marc J. Gantz
2320 Sixth Street
Unit C
Berkeley, CA 94710
PH: (510) 549-0316

RECEIVED
MAY 08 2019
LAND USE PLANNING

To: The City of Berkeley
Berkeley Zoning Adjustments Board,

This is in reference to the proposed expansion of 2325 Sixth Street in Berkeley, CA. Use Permit: ZP2017-0146.

After a careful and full review of the proposed plans to renovate the property at 2325 Sixth Street, I am formally rescinding my signature on the petition that was put forth several years ago requesting approval of the proposed renovation. At that time it was not presented in such a manner that represented the current plans as they are this day.

I have been a resident at 2320 Sixth Street in Berkeley, CA since 1980. As I am not opposed to the renovation into a duplex per se; I do have concerns with the proposed renovation as it is today. These include the increased depth of the proposed project, the addition of 5 more bedrooms bringing the total to eight as well as a live-in loft above the proposed garage area and the proposed height as reflected by the addition of a second story. I do have further concerns over additional traffic and the actual intent of the owner's use of the property. It has been stated that extended family members plan to reside there. The potential for other sources of income by turning it into an Air B&B or boarding residence is also concerning. We request enforcement from this ever happening and that the owners are held to their original stated intent of residing on said property once the renovation is complete.

The proposed depth and height of the project would be a very unfortunate occurrence as it is today for the neighbors that would have to live next to or around the finished project. In particular Mary Beth Thomsen who resides in the house on the north side of the property in question, April Schirmer, the south neighbor and David and Althaea Greenstone, directly behind the structure, who all live in close proximity. They have also expressed their concerns over this project and how it may impact them as well. May I also add that the proposed renovation does not reflect in any way or enhance the properties in the immediate area both in look and value. It is possible that his renovation may well have a property reduction effect.

I am sure and hope the City Zoning Adjustments Board would agree that this is not just about the owners desire to increase the size of the structure but also the inclusion of all the people that will have to live with the choices made as well as the consequences on the proposed renovation.

I would request that the City Zoning Adjustments Board put a hold on any renovation process until such time that an adequate compromise can be established for all concerned parties.

Marc J. Gantz

Singed: 

Date: May 7, 2019

May 9, 2019

To: Zoning Adjustment Board
From: Mary Beth Thomsen

Re: Proposed development at 2325 Sixth Street, Berkeley 94710

I live at 2321 6th Street, directly to the north of the Jenkins' property at 2325 Sixth Street. I object to granting each of the Administrative Use Permits that they are requesting, with the exception of that to vertically extend the front yard. Most particularly, I strongly oppose allowing a 5th bedroom (plus 3 more) and the construction of an 800 square foot addition that is over 14 feet in height.

I have already addressed my concerns at some length, in my letters to the Planning Department, dated October 30, 2017, and July 2, 2018. Today I just want to underscore and humanize these issues, to move them out of the abstract worlds of blueprints and codes, and lots and lots of written words, and into the world of the people who actually live here.

One of the most detrimental impacts of this extremely large development on me and my family is the very significant loss of light and warmth. The shadowing studies summarized in the staff report make this impact clear (pgs. 14 & 15). Using their one-point-in-time marker of the Winter Solstice, we see that all three of my ground floor south-facing windows and three of my kitchen windows will be fully shaded all morning and all afternoon. Two upstairs bedroom windows will be fully shaded all morning and partially shaded all afternoon. Two upstairs bathroom windows will be fully shaded all morning. One window in my cottage will be fully shaded all morning and all afternoon. Add that up, and my sum total of sunshine will be a few hours of afternoon sun, only in my upstairs windows. And, although the staff report doesn't consider it, much of my yard will be fully shaded for the whole of the day.

This is, very oddly, directly the inverse of the staff report's misleading characterization of the situation. It asserts (p. 15) that the detrimental impact would be "only for a few hours of the day" and for "a limited time during the year." When you live through winter in such darkness, those long months will be the opposite of "limited," because, of course, this effect doesn't occur just on that one calendar day – the shadows have been deepening for months before the Solstice and will continue to gather for months afterwards.

While computer modeling of shadows and light is helpful schematically, I have my own actual experience of the effects of shadowing, by my two-story house on my own northern exposure. That part of my property is shaded, damp, and cold. The effects of the Jenkins' two-story proposal would be no different, except that it would be three times larger and more intense. Because, after all, we're not talking about artificial light and lightbulbs here; we're talking about the sun, which provides not just light but warmth.

A major flaw in this whole proposal is its subversion of the original careful planning and siting of #2325. When it was built, it was situated well away from April Shirmer's two-story house to the south (a distance of approximately 35 feet) and closer to my house on the north (a distance of approximately 15 feet), so that residents would not be dwelling in shadowing by April's house. Similarly, the one-story house to the north of me is 36 feet away, so as not to be in my shadow. Now, however, the Jenkins aren't planning to take these issues into account and maybe build closer to the middle of their lot, which would let the shadow burden on me be shared by a burden on them. Instead, they plan to move their house even closer to me, by reducing the current 5 feet 5 inches distance to their lot line to 4 feet 1 inch. It's the worst possible solar perspective and situation for me.

It's confusing to me what this development is even about. The staff report characterizes it as adding a rental unit to Berkeley's housing stock. However, in their letter of May 21, 2018, the Jenkins passionately describe their intention of setting up an extended-family household there to care for Gladys Jenkins, the family matriarch. In either event, a rental unit could be added without needing all of this vast development, and a multi-generational family could live here with a more context-sensitive and appropriate build-out. (Neither prospect requires, for example, the erection of a massive two story, 800 square foot addition.) In my own case, my son and daughter-in-law and their 2 small boys are in the process of moving into my main house, while I move into our 600 square foot cottage. I will learn to love and embrace the smallness.

Which brings me to another point of rebuttal. The Berkeley General Plan, Policy UD-32-Shadows, clearly states that new building should minimize detrimental shadows. Staff analysis dismisses the shadowing impact of this project as "negligible" because it would be "limited to one property" (p. 18) – namely mine. I don't think the zoning code is designed to privilege whatever one household (in this case, the Jenkins') wants to do, at the really extreme expense of another. Its specific and detailed codes are designed to ensure and protect community and neighborhood standards, values, and quality of life. It is meant to be applied equally and fairly. Dismissing the impact of this bloated development on its neighbors and approving all of these requested exceptions would set a terrible precedent and represent a significant failure of stewardship.

Late Communications
Zoning Adjustments Board

MAY 09 2019

RECEIVED
Meeting

May 9 2019

Re: Use Permit #ZP2017-0146: 2325 Sixth St, Zoning Adjustment Board, Berkeley

My name is Rosanne Botha and my husband and I have lived at 2313 Sixth St since 2016. I am here to express my concerns about the building proposal at 2325 Sixth St. The most concerning aspects to us are (1) the proposed buildings create an eyesore for the neighborhood out of proportion to the general size and character of homes on our block, (2) the second story unit and the accessory building seem blatantly designed to facilitate future illegal conversion to additional units, (3) street parking will become further strained because the proposal does not provide for adequate off street parking for future tenants, and finally (4) the proposed buildings will significantly negatively affect the life of 2325's neighbors who have lived here for decades.

This proposal creates an unnecessarily huge structure encompassing the majority of the property footprint and converts most property borders to expansive dreary two story building walls. That seems to be a direct affront on my neighbors' daily lives and homes and I hope the zoning board votes to not allow this overreaching plan to go forward.

The second story unit is designed with no master bedroom and each small bedroom has an associated bathroom, making this proposed unit not designed with a family in mind, but instead for four single renters. The second story suspiciously appears to be built with a mirrored design and entrance at the midpoint to facilitate further subdivision into two separate 2 bedroom 2 bathroom units. The second story dining room sits over the first story bathroom allowing for easy access to plumbing for a future kitchen. I imagine it would be harder to get board approval for a 3 unit expansion than a 2 unit expansion. The accessory building also appears to be a thinly veiled plan for a studio apartment. Its large size at two stories is beyond the typical size in our neighborhood for an accessory building and becomes an additional eye sore imposing on neighbors' homes and yards.

To the concern about parking, the second story unit is not designed for a family with children so will most likely be rented to single renters, each with their own car. The two car garage is not sufficient parking for even half of the vehicles of future tenants. Worse yet, the garage's left space does not actually appear to have the function of parking in mind as the angle of its entrance would make for very tricky parking.

My neighbors have already directly communicated about their personal views on the affront on their home life and her garden and trees that this proposal will bring. I care that my neighbors who have always been incredibly welcoming and warm to me and my family not be dismissed by what appears to be an overreach by property owners who do not actually live in our neighborhood and who seem only driven to maximize rental income without any willingness to reduce their proposed design to match neighborhood standards and and fit within municipal codes. A modest second story or similar expansion would not have raised my opposition. Because the proposed expansion violates Berkeley municipal codes and comes at a cost to the neighbors' living experience, property value and privacy, please do not approve it.



Late Communications
Zoning Adjustments Board

MAY 09 2019

To: The City of Berkeley Zoning Adjustment Board,

RECEIVED
at Meeting

Good evening everyone, my name is April Schirmer. I have lived at 2329 Sixth Street, the Victorian house to the south of the Jenkins home for over 30 years. My husband Howard Schirmer, purchased our home over 49 years ago. He died in 2008. I now have a very loving and supportive partner for life Dusan Supica. We have been together for 10 years.

I am not an architect; I do not know architect jargon. I am a Hospice Registered Nurse I have been in the field for over 20 years. The structure the Jenkins propose to build will have a drastic effect on our privacy, but will not affect us, as much as my fellow neighbors Mary Beth Thomson to the left of the Jenkins, and David and Althaea Greenstone to the back of the Jenkins.

My concern is that our privcy will be totally gone when we are outside in our beautiful garden. Due to windows peering down on our outdoor space, as well as decks that are proposed to be built. We treasure our time in the garden. We are working in it every weekend, planting, nurturing, bar-be-quing, relaxing, renewing our spirit.

I am not saying or wishing the Jenkins did not build or improve their space, I simply wish instead of the monolithic, out of place structures, which they have designed, they could have created something smaller, more befitting of the Victorian era homes and bungalows built in the 20's which grace our neighborhood. Our home was built in 1863.

Fifteen or so years ago when my former neighbors at 2333 Sixth Street to the Rt. of our home, decided to increase the size of the existing one story house to two stories, they were kind enough to want my husband and my input in the design, especially since the bedrooms were located upstairs and could possibly look down into our garden. Howard asked if windows could be designed high above eye level, so no one could look out into our yard, that request was granted. The Jenkins never asked any of us for input regarding their design or considered the impact it would have on our existing properties. Their structure does not, and will not, in any way, fit in with our neighborhood. It will block precious light throughout the year, impede my privacy, and make parking an even bigger on-going problem for Sixth Street.

I simply wish the Jenkins would build smaller, take into account the precious light of all four seasons which will be taken away from us, some more than others, and allow their fellow neighbors to hold on to the treasured and much deserved privacy which we all have created

individually, for our homes throughout our lifetimes living here on Sixth Street.

I feel it would be in the best interest of all parties to come to a compromise that is beneficial to all involved!

April Schirmer RN

April Schirmer April Schirmer RN Date: May 9, 2019

ITEM #: 3 ZAB DATE: 5/9/19

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2325 6th St
(Project Address)

NAME Lina Turner
(Please Print- to be sure we spell your name correctly)

SUPPORT OPPOSITION _____
(Optional)

RESIDENT BUSINESS OWNER _____
OTHER _____

SIGNATURE: [Signature]

PHONE 510 332-1944 DATE 5/9/19
(In case we would like to contact you)

ITEM #: 3 ZAB DATE: _____

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2325 6th St.
(Project Address)

NAME Althaea Greenstone
(Please Print- to be sure we spell your name correctly)

SUPPORT _____ OPPOSITION
(Optional)

RESIDENT BUSINESS OWNER _____
OTHER _____

SIGNATURE: [Signature]

PHONE (415) 336-7355 DATE 5/9/19
(In case we would like to contact you)

ITEM #: 3 ZAB DATE: 5/9/19

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2325 6th St.
(Project Address)

NAME David Greenstone
(Please Print- to be sure we spell your name correctly)

SUPPORT _____ OPPOSITION
(Optional)

RESIDENT BUSINESS OWNER _____
OTHER _____

SIGNATURE: [Signature]

PHONE (415) 596-1479 DATE 5/9/19
(In case we would like to contact you)

ITEM #: 3 ZAB DATE: 5.9.2019

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2325. 6th St
(Project Address)

NAME Mary Beth Thomssen
(Please Print- to be sure we spell your name correctly)

SUPPORT _____ OPPOSITION
(Optional)

RESIDENT BUSINESS OWNER _____
OTHER _____

SIGNATURE: [Signature]

PHONE 510.275.8491 DATE 5.9.2019
(In case we would like to contact you)

ITEM #: 3 ZAB DATE: 5/9/2019

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2325 Sixth St
(Project Address)

NAME Rosanne Botha
(Please Print- to be sure we spell your name correctly)

SUPPORT _____ OPPOSITION X
(Optional)

OTHER RESIDENT X BUSINESS OWNER _____

SIGNATURE: [Signature]

PHONE _____ DATE _____
(In case we would like to contact you)

ITEM #: _____ ZAB DATE: MAY 9, 19

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2325 6th St.
(Project Address)

NAME Joel MARK
(Please Print- to be sure we spell your name correctly)

SUPPORT v OPPOSITION v
(Optional)

OTHER RESIDENT ✓ BUSINESS OWNER _____

SIGNATURE: [Signature]

PHONE 510-1540-8580 DATE MAY 9, 19
(In case we would like to contact you)

ITEM #: #3 ZAB DATE: _____

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2325 Sixth St
(Project Address)

NAME April Schirmer
(Please Print- to be sure we spell your name correctly)

SUPPORT _____ OPPOSITION ✓
(Optional)

OTHER RESIDENT ✓ BUSINESS OWNER _____

SIGNATURE: [Signature]

PHONE _____ DATE 5/9/19
(In case we would like to contact you)

ITEM #: 3 ZAB DATE: 5-9-19

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2325 6th St
(Project Address)

NAME DAN GRAYBEN
(Please Print- to be sure we spell your name correctly)

SUPPORT _____ OPPOSITION X
(Optional)

OTHER RESIDENT X BUSINESS OWNER _____

SIGNATURE: [Signature]

PHONE 415-412-8875 DATE 5-9-19
(In case we would like to contact you)

ITEM #: 3 ZAB DATE: _____

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2325 6th St.

NAME Andrea Bramwell
(Project Address)

(Please Print- to be sure we spell your name correctly)

SUPPORT _____ OPPOSITION
(Optional)

RESIDENT _____ BUSINESS OWNER _____
OTHER _____

SIGNATURE: Andrea Bramwell

PHONE 510 363 7874 DATE 5/9/19
(In case we would like to contact you)

ITEM #: 3 ZAB DATE: 5/9/19

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2325 6th St.

NAME Isaiah Ware
(Project Address)

(Please Print- to be sure we spell your name correctly)

SUPPORT OPPOSITION _____
(Optional)

RESIDENT BUSINESS OWNER _____
OTHER _____

SIGNATURE: [Signature]

PHONE 510 274 3339 DATE 05-09-19
(In case we would like to contact you)

ITEM #: 3 ZAB DATE: 5/9/19

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2325 6th St

NAME Denise Seymour
(Project Address)

(Please Print- to be sure we spell your name correctly)

SUPPORT OPPOSITION _____
(Optional)

RESIDENT BUSINESS OWNER
OTHER _____

SIGNATURE: [Signature]

PHONE 510 435-6641 DATE 5/9/19
(In case we would like to contact you)

ITEM #: 3 ZAB DATE: 05/9/19

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2325-6th Street, Berkeley

NAME GLADYS JENKINS
(Project Address)

(Please Print- to be sure we spell your name correctly)

SUPPORT OPPOSITION _____
(Optional)

RESIDENT BUSINESS OWNER _____
OTHER Neighbor

SIGNATURE: Gladya Jenkins

PHONE (510) 482-4864 DATE 05/09/19
(In case we would like to contact you)

ITEM #: 3

ZAB DATE: 5/9/19

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2325 6th Street, Berk 94710

NAME Taifa Jenkins
(Project Address)
(Please Print- to be sure we spell your name correctly)

SUPPORT OPPOSITION _____
(Optional)

RESIDENT BUSINESS OWNER _____
OTHER _____

SIGNATURE: Taifa Jenkins

PHONE _____ DATE 5/9/19
(In case we would like to contact you)

ITEM #: 3

ZAB DATE: 05/9/19

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
REQUEST TO ADDRESS THE BOARD

AGENDA TOPIC 2325-6th Street, Berkeley
(Project Address)

NAME BARBARA JENKINS-JACOBS
(Please Print- to be sure we spell your name correctly)

SUPPORT OPPOSITION _____
(Optional)

RESIDENT BUSINESS OWNER _____
OTHER _____

SIGNATURE: Barbara Jacobs

PHONE (510) 910-1995 DATE _____
(In case we would like to contact you)

ROUGHLY EDITED COPY

BERKELEY ZAB MEETING
REMOTE BROADCAST CAPTIONING
THURSDAY, MAY 09, 2019
CAPTIONED ON MAY 10, 2019

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>> THAT PASSES MINUTES ARE APPROVED AND 2072 ADDISON, YOU HAVE YOUR MODIFICATION TO THE USE PERMIT WHICH IS APPEALABLE TO THE CITY COUNCIL. WITH THE REORDERED AGENDA, WE'RE GOING TO HERE ITEM 3235-6TH STREET AND WE'LL BEGIN WITH A STAFF REPORT.

>> GOOD EVENING, BOARD I'M ALLISON LENCI. THIS IS A USE PERMIT APPLICATION. ON A 6,000 SQUARE FOOT PARCEL LOCATED IN R-1A ZONING. IT'S LOCATED MID BLOCK BETWEEN BANCROFT AND CHANNING WAY. THE EXISTING DWELLING IS SET BACK FROM THE STREET AND ON THE NORTH SIDE OF A FAIRLY FLAT LOT. IT CONSIST OF A VARIETY OF USES, BUILDING HEIGHTS AND ARCHITECTURAL STYLES. A MIXTURE OF SINGLE AND MULTI-FAMILY RESIDENCES IS THE PROPERTY TO THE NORTH, EAST AND SOUTH AND LIGHT INDUSTRIAL USES CONFRONT THE SUBJECT PROPERTY TO THE WEST. THE APPLICANT IS REQUESTING ONE USE OF PERMIT, ADD A SECOND DWELLING UNIT TO THE PARCEL AND FOUR ADMINISTRATIVE USE PERMITS. TWO OF THE PERMITS ARE FOR ALTERATIONS TO THE MAIN BUILDING AND TWO ARE REQUESTED FOR THE CONSTRUCTION OF A NEW ACCESSORY BUILDING. IN APRIL OF 2017, FIVE MONTHS PRIOR TO THE MIDDLE OF THIS USE PERMIT APPLICATION, THE CITY RECEIVED WRITTEN CORRESPONDENCE FROM TWO PROPERTY OWNERS ABOUT THE PROPOSED PROJECT. AFTER THE APPLICATION WAS SUBMITTED IN 2017 AND DEEMING THE MATERIALS INCOMPLETE, STAFF MET WITH THE PROJECT OR ON INCOMPLETE ITEMS. STAFF URGED THEM TO CONSIDER MEDIATION. THE APPLICANT DID NOT PURSUE MEDIATION AT THAT TIME. FOUR ADDITIONAL LETTERS OF OPPOSITION HAVE BEEN RECEIVED BY THE

CITY. ISSUES RAISED INCLUDE THE DESIGN OF THE MAIN BUILDING, IT'S COMPATIBILITY WITH NEIGHBORING BUILD, AND LOSS OF PRIVACY AND SUNLIGHT CREATED BY THE TWO-STOREY BUILDING. LOSS OF PRIVACY AND SUNLIGHT AND CONCERNS ABOUT THE ACCESSORY BUILDING BECOMING A THIRD RENTAL UNIT. IN MAY 2018, THE APPLICANTS -- THE PROPERTY OWNERS OF 2325-6TH STREET SUBMITTED CONCERNS RAISED BY NEIGHBORING PROPERTY OWNERS. AFTER RECEIVING THIS LETTER, STAFF ENCOURAGED THE PROPERTY OWNER TO REACH OUT AGAIN TO THEIR NEIGHBORS TO SEE IF THEY WOULD BE INTERESTED TO DISCUSS THE CONCERNS ABOUT THE PROJECT. IN JULY 2018, THE PROPERTY OWNERS OF 2325-6TH STREET MET WITH THE NEIGHBORING PROPERTY OWNERS OPPOSING THE PROJECT. ALL NEIGHBORS WHO SUBMITTED CORRESPONDENCE AT THE TIME WERE ATTENDANCE IN THE MEETING. NO COMPROMISES OR AGREEMENTS BETWEEN PARTIES WERE REACHED AND THE APPLICANTS DID NOT ELECT TO REVISE THEIR PROJECT. AS OF TONIGHT, A TOTAL OF 8 LETTERS OF OPPOSITION ARE INCLUDED AS ATTACHMENT FOUR TO THE STAFF REPORT. I WILL NOW BRIEF DISCUSS THE USE PERMITS REQUESTED UNDER THIS APPLICATION AND THE FINDINGS REQUIRED TO MAKE A RECOMMENDATION. THE BMC ALLOWS FOR TWO DWELLINGS TO BE PERMANENTLY MANIPULATED IN THE R-1A ZONING DISTRICT PROVIDED THAT THE DESIGN MEETS THE R-1A DEVELOPMENT STANDARDS AND THE ZAB CAN MAKE THE NON-DETRIMENT FINDING. IT WOULD MEET THE DEVELOPMENT STANDARDS WITH RESPECT TO HEIGHT. LOT COVERAGE USABLE SPACE AND PARKING. STAFF BELIEVES THE PROJECT WOULD BE COMPATIBLE WITH THE BROADER

NEIGHBORHOOD AREA CHARACTERIZED BY A MIXTURE OF ONE AND TWO-STOREY ITEMS WITH INCLUDING ONE AND TWO FAMILY RESIDENCES. THE APPLICANT IS REQUESTING AN ADMINISTRATIVE USE PERMIT TO CONSTRUCT MAKING THE ADDITION OVER 14 FEET IN AVERAGE HEIGHT. DOCUMENTS OF THE ADDITION WILL CREATE AN INCREMENTAL INCREASE OF SHADOWS AT 2321, 2323-6TH STREET OCCUPIED BY TWO DWELLINGS. ONE TWO-STOREY FAMILY RESIDENTS AND A DETACHED DWELLING. BECAUSE THERE A SECOND STOREY, IT'S LESS THAN THE AVERAGE HEIGHT 22 FEET WHERE 35 FEET IS ALLOWED. AND WOULD NOT FURTHER REDUCE THE EXISTING NONCONFORMING FRONT YARD OF 20 FEET WHERE 17 IS REQUIRED AND WOULD EXCEED OTHER YARDS. STAFF RECOMMENDS YOU APPROVE THE AUD. ONE LAST POINT, THE APPLICANT IS REQUESTING TWO ADMINISTRATIVE USE PERMITS TO CONSTRUCT AN ACCESS BUILDING. UNDER THE BERKELEY CODE, AN ADMINISTRATIVE USE PERMIT IS REQUIRED TO CONSTRUCT ANY ACCESSORY BUILDING OF ANY SIZE IN ANY LOCATION. THE BMC REQUIRES A PERMIT FOR ANY ACCESSORY BUILDING THAT DOES NOT COMPLY WITH THE HEIGHT LIMITS AND SETBACKS. IT WOULD NOT BE DETRIMENTAL TO THE HEIGHT AND VIEWS OF ADJACENT PROPERTIES. THEY ARE REQUESTING A TWO-STOREY BUILDING 19 FEET 3-INCHES IN AVERAGE HEIGHT ASK SET BACK A FOOT AND A HALF FROM THE EAST AND SOUTH PROPERTY LINE TO THE REAR WHERE 10 FEET IS REQUIRED. WHILE THE ACCESSORY BUILDING WOULD HAVE A SETBACK OF LESS THAN 10 FEET, STAFF BELIEVES THE TWO-STOREY BUILDING WOULD NOT BE DETRIMENTAL TO THE VIEWS IN ATTACHMENT ONE OF THE STAFF

REPORT. THE ACCESSORY BUILDING WOULD CONSIST OF A TWO-CAR GARAGE AND WOULD INCLUDE A WORKSHOP ON SECOND FLOOR WITH A 62 SQUARE FOOT SECOND STOREY DECK ON THE NORTH SIDE. THE WORKSHOP ON THE SECOND FLOOR WOULD BE CONSIDERED AN 8TH BEDROOM BECAUSE IT MEETS THE DEFINITION HOWEVER, IF APPROVED, NUMBER 13 WOULD REQUIRE THAT ANY ISSUANCE THEY SHOULD SIGN A REPORT STATING THAT THE ACCESSORY BUILDING WILL NOT BE RENTED AS AN ACCESSORY. BECAUSE OF GENERAL PLAN AND MINIMAL IMPACT ON SURROUNDING PROPERTIES, STAFF RECOMMENDS THAT THE ZONING ADJUSTMENTS BOARD APPROVE THE PROJECT AND I'D BE HAPPY TO ANSWER ANY QUESTIONS.

>> QUESTIONS FOR STAFF, IGOR AND TERESA.

>> THANK YOU. SO I THINK I'M UNCLEAR ON THE REASON FOR THE SECOND ADMINISTRATIVE USE PERMIT REQUEST ON THE ACCESSORY STRUCTURE IF THE AVERAGE HEIGHT IS REPRESENTED 19 FEET 3 INCHES AND 24 FEET IS THE MAX. HOW DOES THAT EXCEED THE HEIGHT LIMIT?

>> SO, YES, IT'S A BIT TRICKY. IT MEETS THE HEIGHT LIMIT WITH AN ADMINISTRATIVE USE PERMIT. THE FIRST IS CONSTRUCTION OF ANY ACCESSORY BUILDING IF IT EXCEEDS ALL THE SETBACKS AND THE ADDITIONAL AP IS BECAUSE IT'S WITHIN 4 FEET OF THE LOT LINE. IF IT'S WITHIN 4 FEET AND WITHIN 10, IT WOULD NEED ANOTHER AP. IT WOULD NEED A THIRD IT WAS REQUESTING [INDISCERNABLE] I DON'T KNOW. THAT SECOND AP IS BECAUSE IT'S WITHIN 4 FEET OF THE PROPERTY LINE.

>> IT'S ESSENTIALLY ONE STOREY.

>> UH-HUH.

>> TERESA.

>> MY QUESTION IS, I THOUGHT OUR CODE ALLOWED RENTAL OF AN ACCESSORY STRUCTURE UNDER AN AIRBNB SITUATION BUT NOT AS A PERMANENT RENTAL UNIT.

>> SO THE SHORT TERM RENTAL ORDINANCE CAN APPLY TO ACCESSORY BUILDINGS BUT IT WOULD NOT BE ALLOWED TO BE A PERMANENT DWELLING UNIT.

>> THEY COULD APPLY --

>> FOR SHORT TERM RENTAL. WE'RE NOT SECLUDING THAT, WE'RE SAYING AS A PERMANENT DWELLING UNIT. I WANTED TO MAKE SURE THAT WAS CLEAR TO EVERYONE THAT THEY ARE ALLOWED TO RENT IT OUT AS A SHORT TERM RENTAL. OKAY, THANK YOU.

>> JOHN.

>> THANK YOU. CAN YOU HELP ME OUT WITH THE PROPERTY TO THE SOUTH HAS A ONE STOREY -- I'M TALKING ABOUT THE ACCESSORY BUILDING NOW -- HAS A ONE STOREY STORAGE ABUTTING THE PROPOSED ACCESSORY BUILDING. HOW BILLION TO THE EAST, THE BACKYARD OF THAT PROPERTY, ARE THERE ANY STRUCTURES BACK THERE? I DON'T SEE ANYTHING ON THE SCHEMATIC.

>> THE VICINITY MAP ON PAGE 3, THE APPLICANT PROVIDED A KEY TO INDICATE WHICH BUILDINGS ON NEIGHBORING PROPERTIES WERE DWELLINGS, WHICH WERE ACCESSORY STRUCTURES AND WHICH WERE ACCESSORY DWELLING UNITS. TO THE EAST, THERE ARE A COUPLE OF

PROPERTIES THAT -- YES. SO THERE IS AN ACCESSORY STRUCTURE ON THE PROPERTY THAT IS DIRECTLY EAST APPROXIMATELY TO THE EAST?

>> YES. THERE ARE A FEW ACCESSORY SHED STRUCTURES.

>> THANK YOU.

>> S. O'KEEFE: MORE QUESTIONS FOR STAFF, CARRIE.

>> TO THE NORTH, THERE IS AN ACCESSORY DWELLING UNIT AT 2323.

>> CORRECT.

>> BACK IN THE CORNER.

>> YES.

>> DOES IT HAVE A SIMILAR SORT OF SETBACK? THE ONE AND A HALF FEET?

>> I DON'T KNOW THE COMPACT SETBACK, BUT IT'S CLOSE TO THE PROPERTY LINE, IF NOT ON THE PROPERTY LINE.

>> THE PUBLIC WILL HAVE TIME FOR COMMENT. RIGHT NOW IT'S QUESTIONS FOR STAFF.

>> THERE IS ANOTHER FIGURE IN THE STAFF REPORT FIGURE TWO THAT SHOWS AN AERIAL IMAGE FROM GOOGLE EARTH THAT MAY HELP UNDERSTAND THE SURROUNDING PROPERTIES. THE ACCESSORY DWELLING UNIT CAN BE SEEN TO THE NORTH IN THAT AERIAL AS WELL.

>> S. O'KEEFE: QUESTIONS?

>> ON PAGE 6, SITE PLAN, IT SHOWS THAT ACCESSORY DWELLING UNIT, THINK, TO THE EAST AND IT IS ROUGHLY SIMILAR IN SIZE AND LOCATION.

>> I THINK THE PUBLIC WILL LET US KNOW FOR SURE.

>> OKAY.

>> OKAY. ANY OTHER QUESTIONS? SEEING NONE, WE'LL BRING THE APPLICANTS UP FOR THREE MINUTES. THREE MINUTES THEN WE'LL HAVE QUESTIONS FOR YOU AFTER.

>> IT'S A DESIRE FOR US TO MAINTAIN THE HOUSE. AS YOU CAN SEE, MY MOTHER IS NOW OF SENIOR STATUS WHERE SHE IS LIMITED IN MAINTAINING THE HOUSE. THEREFORE, SHE'S NOW PRESENTLY STAYING IN AN INDEPENDENT HOME. IT'S GETTING TO THE POINT WHERE WE WOULD LIKE TO MAINTAIN 2325, BUT BROADEN IT SO THAT WE CAN ALSO HAVE HER TO COME BACK TO HER HOUSE AND ALSO, I WILL BE ABLE TO TAKE CARE OF HER ALSO. I'M AT THE POINT WHERE I AM NOW ALSO AT THE SENIOR STATUS AND I WILL WANT TO -- I WAS THERE THE MAJORITY OF MY LIFE. I'VE BEEN HERE IN BERKELEY AND SO I AM WHAT THEY CALL A BERSERKY. I AM A TRUE BERSERKLY PERSON. I WANT TO MENTION THAT THE REASON WHY THERE IS A NEED TO MAINTAIN THAT, THIS IS WHAT MY MOTHER CAN ACCOMPLISH ALONE IN HER LIFETIME AND SHE WANTS TO MAINTAIN THAT AND KEEP IT WITHIN THE FAMILY. AND THIS IS PART OF HER LEGACY. AND ALSO, IT'S OUR TRADITION FOR FAMILY GATHERINGS AND WE WOULD LIKE TO HAVE FAMILY AND WE HAVE FAMILY MEMBERS THAT ARE -- WE HAVE THE FOUR GENERATIONS OF IT. SO WE NEED TO HAVE -- WE WOULD LIKE TO HAVE -- THE WAY THE SITUATION IS NOW, HOMELESSNESS IS PREVALENT AS YOU CAN SEE. THE YOUNG PEOPLE ARE STAYING AT HOME LATER IN THE YEAR. BUT WE WOULD LIKE TO HAVE OUR

FAMILIES TO HAVE A PLACE TO COME TO AND STAY. THIS IS MORE OR
LESS THE REASON. I WANTED TO GIVE YOU A LITTLE HISTORY OF 2325.
I'M GOING TO LET MY DAUGHTER SPEAK.

>> I CAN GIVE YOU MORE TIME.

>> MY NAME IS DENISE SEYMORE, I AM THE GRANDDAUGHTER OF
GLADYS JENKINS. IT'S BEEN MENTIONED THAT THE NEIGHBORHOOD IS
CURRENTLY SET UP AS A MULTI-PURPOSE SORT OF COMMUNITY-ORIENTED
TYPE ENVIRONMENT. I DON'T NEED TO STRESS ON THAT. MY MOTHER
TOUCHED ON THE FACT THAT WE ARE TRYING TO BE ECONOMICALLY
CONSCIOUS BY REALLY TRYING TO SUPPORT OUR FAMILY AND SO WHEN
LOOKING AT THE SUPPORT NEEDS OF OUR FAMILY, WE REALLY DECIDED
THAT LEVERAGING THE PROPERTY THAT WE ALREADY HAVE IS THE MOST
ECONOMICAL APPROACH GIVEN THE COST OF PROPERTY OR REAL ESTATE
TODAY. IT'S MORE EXPENSIVE FOR US TO GO OUT AND ACCOMPLISH WHAT
WE'RE TRYING TO DO VERSUS LEVERAGE AN EXISTING PROPERTY THAT WE
HAVE WITH UNLEVERAGED LAND THAT'S BEEN THERE. THE PRIMARY
DRIVERS IN ADDITION TO REALLY TAKING CARE OF OUR FAMILY AND
REALLY IN THE SHORT TERM OR THE NEAR TERM CONSIDERING THE
SENIORS IN OUR FAMILY, BUT ALSO THE FACT THAT WE WOULD LIKE TO
LEVERAGE THE UNDER-UTILIZED LOTS. WE'RE SURROUNDED BY MUCH
LARGER HOMES AND WE'D LIKE TO LEVERAGE THE LAND THAT WE HAVE AND
YEAH, SO LEVERAGE THE LAND. THE OTHER THING IS WHAT WE'RE
PROPOSING FOR A LIVING SPACE AS FAR AS THE FOOTPRINT IS NOT MUCH
GREATER THAN WHAT IS ALREADY THERE. CURRENT PROPERTY IS ABOUT

1300 PLUS SQUARE FEET. SO WHAT IT'S GOING TO GROW TO AS FAR AS LIVING SPACE IS NOT LARGER. IT'S NOT AS LARGE AS IT APPEARS. THE OTHER THING IS THAT FOR THE BOTTOM STRUCTURE, WE'RE LOOKING AT MAKING THAT HANDICAP ACCESSIBLE. WE'RE TAKING INTO ACCOUNT THE SENIOR STATUS AS WELL AS MY GRANDMOTHER COMING HOME. WE ARE INDEED LOOKING AT USING THE PROPERTY FOR OUR OLDER MEMBERS IN OUR FAMILY. IN ADDITION, AS FAR AS PARKING GOES, WE HAVE A LONG DRIVEWAY, SO IF THERE IS A POWERPOINT, THE POWERPOINT THAT WE HAVE PROVIDED SHOWS THE FACT THAT THE DRIVEWAY RUNS ALONG SIDE THE HOUSE. AS YOU CAN SEE HERE WHERE THAT TRAILER IS, I BELIEVE THAT'S A TRAILER, IT RUNS ALONGSIDE THE HOUSE AND SO, PARKING IS ALL ALONG THE HOUSE AS WELL AS IN FRONT OF THE HOUSE IF YOU GO TO ONE MORE SLIDE, OR DO I HAVE TO -- ALL RIGHT. THERE IS -- ONE MORE SLIDE. I'M OUT OF TIME.

>> S. O'KEEFE: FINISH YOUR THOUGHT.

>> I WANTED TO SHOW THERE WAS A GARAGE PREVIOUSLY THERE WHICH IS NO LONGER IN EXISTENCE. THE PICTURE THAT I HAVE SHOWS THE FOOTPRINT OR OUTLINE OF THE GARAGE. WE'RE REALLY NOT EVEN DESIGNING ANYTHING THAT WASN'T THERE PREVIOUSLY ANYWAY.

>> GOT IT, THANK YOU. ANY QUESTIONS FOR THE APPLICANT?

>> WE HAVE OUR ARCHITECT AT THIS TIME. SHE IS OUT OF STATE.

>> S. O'KEEFE: DENISE? DO YOU HAVE A QUESTION?

>> MY QUESTION IS HOW THE ACCESSORY STRUCTURE THAT HAS A WORKSHOP AREA. CAN YOU TELL ME MORE ABOUT WHAT THAT SPACE IS

SUPPOSED TO FUNCTION AS? I PRESUME THE OLD GARAGE WAS A ONE-STOREY GARAGE.

>> THAT WAS A ONE-STOREY GARAGE AND WE HAVE A LAUNDROMAT IN THE BACK AS PART OF THE GARAGE WHAT WE'RE LOOKING AT IS REALLY WORKSPACE. IN TODAY'S TIME, IT'S A TWO-CAR GARAGE. ON TOP OF IT WE'RE LOOKING AT USING IT AS A TRUE WORKSPACE. IN TODAY'S TIMES, A LOT OF COMPANIES OFFER EMPLOYEES TO WORK FROM HOME. MY COMPANY ALLOWS ME TO WORK FROM HOME MOST OF THE TIME. INSTEAD OF UTILIZING ONE OF THE BEDROOM, WE WOULD LIKE TO ACTUALLY HAVE A DEDICATED SPACE THAT IS SEPARATE FROM OUR LIVING QUARTERS.

>> THANKS.

>> S. O'KEEFE: CHARLES THEN IGOR.

>> IF IGOR -- HE CAN HAVE THE TIME.

>> I. TREGUB: I'VE BEEN TALKING A LOT. MY QUESTION IS, WE RECEIVED QUITE A FEW LETTERS IN THE RECORD, CAN YOU BRIEFLY SUMMARIZE ANY EFFORTS YOU MAY HAVE GONE TO DISCUSS WITH THE NEIGHBORS THEIR CONCERNS AND ATTEMPTS IF ANY, TO MITIGATE SUCH CONCERNS.

>> YES, WE DID HAVE A MEETING, WE REACHED OUT TO OUR NEIGHBORS AT THE ADVICE OF OUR PLANNER TO MEET WITH THE NEIGHBORS. WE DID THAT TO CONVEY OUR REASONS FOR THE DESIGN THAT WE'VE COME UP WITH. AND TO TRY TO EXPLAIN THAT WE'RE WITHIN THE REGULATIONS OF BERKELEY OR THE ZONING GUIDELINES OF BERKELEY AND EXPRESS TO THEM THAT IT'S NOT OUR IN OUR INTEREST TO CREATE -- I

CAN'T THINK OF THE WORD, BUT A PARTY HOUSE, IF YOU WILL. REALLY TO BRING OUR FAMILY BACK HOME AND TO PROVIDE FOR THE NEEDS THAT WE HAVE AS A FAMILY. SO I THINK THERE WERE CONCERNS ABOUT THE SIZE, AND WE TRIED TO DEMONSTRATE THAT THE SIZE IS NO DIFFERENT THAN OTHER NEIGHBORING BUILDINGS. ALSO THERE WAS CONCERN ABOUT SHADE. AND WHAT WE SHOWED IF YOU LOOK AT THE AERIAL VIEW, THE NEIGHBORHOOD HAS A LARGE NUMBER OF TREES, IN FACT, THERE IS A REDWOOD NEXT DOOR TO US THAT IS EXTREMELY LARGE AND IT PROVIDES SHADING ALREADY. THERE IS NATURAL SHADING THAT'S OCCURRING FROM THE TREES AND SHRUBBERIES AND ALL OF THAT IS EXISTING. WE'RE NOT BRINGING ANYTHING UNIQUE TO THE RESIDENTS. SO, YEAH.

>> THANKS.

>> S. O'KEEFE: CHARLES.

>> YOU MENTIONED THAT ONE OF THE THINGS YOU'RE LOOKING INTO WITH YOUR ARCHITECTURE IS POSSIBILITY OF CREATING AN ACCESSIBLE GROUND FLOOR UNIT. I LOOKED AT THE PLANS AND IT LOOKS LIKE YOU HAVE A LOCATION WHERE YOU COULD PUT A RAMP POSSIBLY BETWEEN THE STAIR TO THE SECOND FLOOR AND THE HOUSE? IT'S 36 INCHES WIDE.

>> YES.

>> ISN'T THAT A RAMP ON THE DRAWING? THAT'S WHAT IT LOOKS LIKE. IT LOOKS LIKE A RAMP TO ME.

>> THERE IS A RAMP PROPOSED IN THE LOCATION?

>> [OFF MIC]

>> ALL RIGHT, THAT'S GOOD TO KNOW. THANK YOU.

>> S. O'KEEFE: MORE QUESTIONS FOR THE APPLICANT? OKAY, MA'AM, YOU CAN HAVE A SEAT AND WE'LL HEAR FROM THE PUBLIC WHO COMING TO SPEAK ABOUT THIS AND AFTER YOU CAN COME UP AND RESPOND. YOU'LL HAVE THREE MINUTES TO RESPOND TO ANYTHING THAT'S BEEN SAID.

>> I DON'T KNOW IF YOU WANT TO SAY ANYTHING TO --

>> S. O'KEEFE: YOU'RE OUT OF TIME.

>> THANK YOU.

>> S. O'KEEFE: NOW WE'RE GOING TO HEAR FROM THE PUBLIC. I'LL READ THE CARDS IN A RANDOM ORDER. FIRST, WE HAVE ANDREA -- ANDREA BRAMWELL FOLLOWED BY LANCE FOLLOWED BY DENISE. OH, YOU'RE LANCE.

>> [OFF MIC]

>> S. O'KEEFE: SORRY, WE DON'T SHARE TIME. ARE YOU PART OF THE APPLICANT TEAM?

>> YES.

>> S. O'KEEFE: THIS IS FOR PEOPLE WHO ARE NOT PART OF THE APPLICANT TEAM. YOU CAN SPEAK AT THE END.

>> I'M ANDREA BRAMWELL I LIVE AT 2333-6TH STREET. I'M HERE AS A CONCERNED NEIGHBOR OF THE SIZE AND SCOPE OF THIS PROJECT. I RESPECTFULLY UNDERSTAND THE NEED AND DESIRE TO MAXIMIZE THE SCOPE OF YOUR INVESTMENT IN YOUR PROPERTY. BUT I'M VERY CONCERNED WITH THE STATE OF THE PARKING SITUATION ON OUR STREET. WE HAVE A LOT OF CONGESTION ON 6TH STREET AND OFTENTIMES I HAVE

TO GO FAR TO PARK OUR CARS AND THE TRAFFIC ON OUR STREET GOES BACK ALL THE WAY TO DWIGHT AT SOME PARTS OF THE DAY. MY MAIN POINT IS CONCERN IS IN THE SCOPE AND AMOUNT OF RESIDENCE THAT'S GOING TO ADD TO OUR STREET. I'LL CONCEDE THE REST OF MY TIME. THANK YOU.

>> KEVIN: NEXT WE HAVE --

>> S. O'KEEFE: NEXT WE HAVE DENISE FOLLOWED BY DAN. DAN CRAVER FOLLOWED BY APRIL FOLLOWED BY ISAIAH.

>> I'M DAN CRAVER I LIVE AT 2313-6TH STREET. I THINK MY CONCERN OF WHOLE THING AFTER LOOKING AT THE PLANS, IT APPEAR THE SECOND FLOOR OF THE BUILDING IS SET UP IN A WAY THAT CAN BE DIVIDED INTO TWO -- THE PLAN FROM THE FRONT IS EASY TO ADD INTERIOR DOORS AND MAKE IT INTO -- MAKING IT INTO A THREE-RESIDENCE PROPERTY PLUS THE ADDITION IN THE BACK. THERE ISN'T A SINGLE 4-4 PROPERTY FOR RENT IN ALL OF BERKELEY AND MOST OF OAKLAND. I THINK IT WOULD BE PRETTY MUCH AN ANOMALY. I THINK IT'S SET UP TO BE TWO 2-2S. IT ALSO WOULD BE THE LARGEST DWELLING ON THE BLOCK BY FAR. AND THAT'S IT.

>> S. O'KEEFE: NEXT WE HAVE APRIL. SHERMAN. FOLLOWED BY JOEL FOLLOWED BY ROSANNE.

>> GOOD EVENING, EVERYONE. I'M APRIL SHERMAR. I'VE LIVED AT 2329-6TH STREET FOR OVER 30 YEARS. MY HUSBAND WAS HOWARD SHERMAR.

>> WE'VE HAD OUR HOME OVER 40 YEARS. HE DIED IN 2008. MY

PARTNER AND I HAVE BEEN TOGETHER FOR 10 YEARS. I'M NOT AN ARCHITECT, I DO NOT KNOW ARCHITECT JARGON. I'M A HOSPICE REGISTERED NURSE AND I'VE BEEN IN THIS FIELD FOR OVER 20 YEARS. STRUCTURE THE JENKINS PROPOSE TO BUILD WILL HAVE A DRASTIC EFFECT US ON OUR PRIVACY BUT NOT AS MUCH AS THOSE TO THE LEFT THE JENKINS AND THOSE TO THE BACK OF THE JENKINS. MY CONCERN IS THAT OUR PRIVACY WILL BE TOTALLY GONE WHEN WE'RE OUTSIDE IN OUR BEAUTIFUL GARDEN DUE TO WINDOWS PEERING DOWN AS WELL AS DECKS PROPOSED TO BE BUILT. WE TREASURE OUR GARDEN AND THE TIME IN IT. WE'RE IN IT EVERY WEEKEND BARBECUING, GARDENING, RELAXING AND RENEWING OUR SPIRIT. WE'RE NOT WISHING THAT THEY DON'T IMPROVE THEIR STATE, BUT INSTEAD OF THE MONOLITHIC OUT OF PLACE STRUCTURES THAT THEY'VE DESIGNED, THEY COULD HAVE CREATED SOMETHING SMALLER AND MORE BEFITTING OF THE VICTORIAN AREA HOMES WITH BUNGALOWS WHICH GRACE OUR NEIGHBORHOOD. OUR HOME WAS BUILT IN 1863. 15 OR SO YEARS AGO WHEN MY FORMER NEIGHBORS AT 2323-6TH STREET TO THE RIGHT OF OUR TOMORROW DECIDED TO INCREASE THE SIZE OF THE EXISTING ONE-STOREY HOUSE TO TWO STORIES, THEY WERE KIND ENOUGH TO WANT MY HUSBAND AND MY INPUT INTO THE DESIGN ESPECIALLY SINCE THE BEDROOMS WERE LOCATED UPSTAIRS. SINCE THE BEDROOMS WERE LOCATED UPSTAIRS. I SIMPLY WISH THE JENKINS WOULD BUILD SMALLER TAKING INTO ACCOUNT THE LIGHT OF ALL FOUR SEASONS THAT WILL BE TAKEN FROM US AND ALLOW THE FELLOW NEIGHBORS TO HOLD ONLY TO THE PRIVACY WE DESERVE. IT WOULD BE IN THE BEST

INTEREST OF ALL PARTIES TO COME TO A COMPROMISE THAT WOULD BE BENEFICIAL IT ALL INVOLVED.

>> S. O'KEEFE: NEXT WE HAVE JOEL FOLLOWED BY ROSANNE. JOEL CAN.

>> I LIVE AT 2312-6TH STREET. CAN I CONCEDE MY SOMETIME? BECAUSE THERE WILL IS A PRESENTATION THAT WILL INCORPORATE EVERYTHING THAT I --

>> S. O'KEEFE: WE DON'T CEDE TIME. THAT'S A COUNCIL THINK. YOU CAN SPEAK -- YOU CAN GIVE THE PRESENTATION.

>> THIS IS GOING TO IMPACT OUR NEIGHBORS DAVID GREENSTONE AND ALTHEA BECAUSE IT'S STRUCTURE IS UP AGAINST THE BACK WALL. IT WILL BEING LIKE A GIGANTIC -- HOW TALL IS THAT?

>> 19 FEET.

>> 19 FEET. THAT'S LIKE RIGHT JAMMED UP AGAINST THEIR BACK WALL. IT'S A RATHER INTIMIDATING AND THEY'RE DEPRESSED. THEY'RE TALKING ABOUT MOVING OUT OF THE AREA. NOW, THE PERSON MOST AFFECTED BY ITAL IS MARY BETH. AND HER HOUSE WOULD BE IN LARGE MEASURE IN SHADOWS, HER WHOLE NORTH SIDE WILL BE IN SHADOWS.

>> PLEASE SPEAK INTO THE MICROPHONE SO THE CAPTIONER CAN PICK YOU UP.

>> HER NORTH SIDE WILL BE IN SHADOW, HER SOUTH SIDE IS COLD IN THE WINTERTIME BECAUSE IT DOESN'T GET SUN, WE'LL BE IN A PICKLE. HER WHOLE NORTH SIDE, ALL OF THE ROOMS DOWNSTAIRS ARE BEAUTIFUL COUNTRY HOME, COUNTRY KITCHEN AND TWO BEDROOMS

UPSTAIRS. BATHROOMS, DINING ROOM DOWNSTAIRS AND A BEAUTIFUL COUNTRY KITCHEN WILL BE IN SHADOW FOR PART OF THE DAY AND TOWARDS THE WINTERTIME MUCH OF THE DAY. IF NOT ALL. INCLUDING HER GARDEN WHICH SHE WORKS ON SO MUCH, THAT WILL BE OVERSHADOWED BY STRUCTURE IN BACK OF HER. AND SHE? ALSO -- SHE IS THE ONE WHO IMPACTED THE GREATEST, I WOULD SAY, AND WHO WE'RE MOST CONCERNED ABOUT IN THIS PARTICULAR CASE.

>> S. O'KEEFE: NEXT WE HAVE ROSANNE FOLLOWED BY MARY BETH FOLLOWED BY ALTHEA.

>> I'M ROSANNE AND MY HUSBAND AND I LIVE AT 2313-6TH STREET SINCE 2016. I'M HERE TO EXPRESS MY CONCERNS. THE MOST CONCERNING ASPECTS ARE THE PROPOSED [INDISCERNABLE] THE SECOND STOREY UNIT AND ACCESSORY BUILDING IS BLATANTLY DESIGNED AND STREET PARKING WILL BE FURTHER STRAINED BECAUSE IT DOES NOT ACCOUNT FOR OFF-STREET PARKING. THIS PROPOSAL CREATES AN UNNECESSARILY HUGE STRUCTURE IN THE MAJORITY OF THE PROPERTY FOOTPRINT AND EXPANDS TO A TWO-STOREY BUILDING. THAT'S A DIRECT AFFRONT ON MY NEIGHBOR'S LIVES AND I HOPE BOARD DOES NOT ALLOW THIS TO GO FORWARD. THE SECOND STOREY HAS ONE LARGE BEDROOM AND IT'S NOT DESIGNED WITH A FAMILY IN MIND BUT FOR FOUR SINGLE RENTERS. THE SECOND STOREY SUSPICIOUSLY HAS AN ENTRANCE TO THE MIDPOINT TO POSSIBLY FACILITATE FURTHER SUBDIVISION. THE SECOND STOREY DINING ROOM SITS OVER A FIRST STOREY BATHROOM ALLOWING FOR ACCESS TO PLUMBING FOR A FUTURE KITCHEN. THE THERE A THINLY

VEILED PLAN FOR AN APARTMENT. TO THE CONCERN ABOUT PARKING, THE SECOND STOREY UNIT IS NOT DESIGNED FOR A FAMILY WITH CHILDREN SO MOST LIKELY WILL BRING MORE RENTERS WITH THEIR OWN CARS AND THE TWO-CAR GARAGE IS NOT SUFFICIENT PARKING FOR EVEN HALF OF THE VEHICLES. THE GARAGE'S LESS SPACE DOESN'T APPEAR TO HAVE THE FUNCTION OF PARKING IN MIND AS THE ANGLE WOULD MAKE FOR VERY TRICKY PARKING. I'LL LEAVE IT AT THAT.

>> S. O'KEEFE: NEXT IS MARY BETH THOMPSON FOLLOWED BY ALTHEA GREENSTONE FOLLOWED BY DAVID GREENSTONE.

>> HI, I'M MARY BETH THOMPSON, I LIVE AT 2321-6T STREET NORTH TO THE JENKINS PROPERTY. I OBJECT TO GRANTING EACH OF THE PERMITS WITH THE EXCEPTION OF THE ONE TO VERTICALLY EXTEND THE FRONT YARD. I STRONGLY OBJECT TO ALLOWING A FIFTH BEDROOM PLUS THREE MORE AND THE CONSTRUCTION OF AN 800 SQUARE FOOT ADDITION OVER 14 FEET IN HEIGHT. I'VE ADDRESSED MY CONCERNS AT SOME LENGTH IN MY LETTERS TO THE PLANNING DEPARTMENT DATED OCTOBER 30TH, 2017 AND JULY 2ND, 2018. ONE OF THE MOST DETRIMENTAL IMPACTS OF THIS LARGE DEVELOPMENT ON ME AND MY FAMILY IS THE SIGNIFICANT LOSS OF LIGHT AND WARMTH. THE SHADOWING STUDIES SUMMARIZED IN THE STAFF REPORT MAKE THIS IMPACT CLEAR ON PAGES 14 AND ARE 15. USING THEIR ONE POINT IN TIME MARKING OF WINTER SOLSTICE, THREE OF MY SOUTH-FACING WINDOWS AND THREE KITCHEN WITH AS WILL BE FULLY SHADED ALL MORNING AND ALL AFTERNOON. TWO UPSTAIRS BATHROOM UNITS WILL BE FULLY SHADED ALL MORNING. ONE

WINDOW OF MY COTTAGE WILL BE FULLY SHADED ALL MORNING AND AFTERNOON. I'LL HAVE A FEW HOURS OF AFTERNOON SUN ONLY IN THE UPSTAIRS WINDOWS. ALTHOUGH THE STAFF REPORT DOESN'T CONSIDER IT, MUCH OF MY YARD WILL BE FULLY SHADE TO THE WHOLE OF THE DAY. THIS IS DIRECTLY INVERSE OF THE STAFF REPORTS' MOST LEADING CHARACTERIZATION OF THE SITUATION. THEY SAID IT WOULD BE CLOSED ONLY FOR A FEW HOURS OF THE DAY AND LIMITED TIME DURING THE YEAR. WHEN YOU LIVE THROUGH WINTER IN SUCH DARKNESS, THAT'S THE OPPOSITE OF LIMITED BECAUSE THE EFFECT DOESN'T OCCUR ON JUST THAT ONE CALENDAR DAY. THE SHADOWS WILL CONTINUE TO GATHER. WHILE COMPUTER MODELING OF SHADOWS AND LIGHTS IS HELPFUL SCHEMATICALLY, I HAVE MY OWN TWO-STOREY HOUSE AND NORTHERN EXPOSURE. I ALSO HAVE SUBMITTED THE REST OF THIS IN WRIGHT. MAY I ADDRESS ONE QUESTION YOU ASKED IN TERMS OF THE SETBACK OF MY COTTAGE WHICH IS 2323.

>> S. O'KEEFE: OKAY.

>> SO THE COTTAGE IS NOT TWO-STOREYS, IT'S ONE AND A HALF STOREYS WITH A HIGH-PITCHED ROOF. IT'S A ONE-STOREY BUILDING WITH A LOFT. IT'S FOUR FEET PLUS FROM THE SOUTH FENCE. IT'S NOT RIGHT ON THE PROPERTY LINE. THANK YOU.

>> S. O'KEEFE: THANKS FOR CLARIFYING. WE HAVE ALTHEA GREENSTONE FOLLOWED BY DAVID GREENSTONE AND LANCE.

>> I'M GOING TO START BY RESPECTFULLY ASKING FOR MORE THAN TWO MINUTES BECAUSE I FEEL LIKE WE HAVEN'T HAD ENOUGH TIME TO

ADDRESS OUR CONCERNS. BECAUSE OF THE RULES OF THE BOARD SPECIFY ANY APPEALS MUST ONLY INCLUDE OBJECTIONS RAISED AT THIS MEETING OR IN OUR RESPONSE TO THAT LIMIT US TO TWO MINUTES IS LIMITING OUR ABILITY TO APPEAL. I'M GOING IT READ MY CONCERNS.

>> S. O'KEEFE: OBJECTIONS COUNT AS WELL.

>> FIRST OF ALL I WANT TO ASK WHAT YOU THINK THE PURPOSE OF THE BUILDING CODE IS. I THINK THE PURPOSE OF THE BUILDING CODE IS TO BALANCE THE RIGHTS OF INDIVIDUAL PROPERTY OWNERS WITH THE GOOD AND WELL-BEING OF THE COMMUNITY AND NEIGHBORS. THERE IS A BUILDING CODE AND WHAT THESE PEOPLE ARE ASKING FOR IS NOT TO FOLLOW THE BUILDING CODE. THEY'RE ASKING TO CAN EXCEED THE BUILDING CODE LIMITS IN MULTIPLE WAYS. IN SIX WAYS FOR ONE PROJECT. AND I'M GOING TO START WITH THE TWO-STOREY, TWO CAR GARAGE. I DIDN'T KNOW THIS THING EXISTED BEFORE IF PROJECT CAME FORWARD. I THOUGHT IT'S AN ILLEGAL RENTAL UNIT, BUT SINCE THE CITY SPECIFIED THIS CANNOT BE AN ILLEGAL RENTAL UNIT, THEN WHAT IS THE INTEREST OF THE CITY IN ALLOWING AN ADMINISTRATIVE PERMIT TO EXCEED THE HEIGHT LIMITS WITH THIS BUILDING? BECAUSE IT DOES NOT CONTRIBUTE TO THE HOUSING STOCK OF THE CITY AND ADDRESS THE HOMELESSNESS PROBLEM OF THIS CITY AND THIS BUILDING ITSELF ALTHOUGH THEY ARE LOOKING AT LIVING IN IT AS A FAMILY HOME, NONE OF THEM HAVE LIVED IN THIS PROPERTY FOR AS LONG AS I CAN REMEMBER AND I'VE LIVED THERE FOR 15 YEARS. ALSO, THESE -- THIS WOULD ADD ONE MARKET RATE RENT CONTROL EXEMPT UNIT TO THE

HOUSING STOCK OF THE CITY OF BERKELEY AND WOULD ALLOW ADMINISTRATIVE USE PERMITS TO EXCEED HEIGHT LIMITS AND BUILDING FOOTPRINT LIMITS. I'M GOING TO CONTINUE BRIEFLY BECAUSE --

>> S. O'KEEFE: FINISH UP, PLEASE.

>> THEY'VE ALLUDED TO HEALTH ISSUES AND THE WELL-BEING OF THEIR FAMILY. I SUFFER FROM DEPRESSION AS MY CHILDREN SUFFERS FROM AUTISM. MY HUSBAND SUFFERS FROM BIPOLAR. HAVING ACCESS TO LIGHT AND GREEN SPACE --

>> S. O'KEEFE: EVERYONE GETS TWO MINUTES. THE RULES ARE THE SAME.

>> SHE GOT MUCH MORE THAN TWO MINUTES BECAUSE YOU ASKED HER QUESTIONS.

>> S. O'KEEFE: HAVE A SEAT, PLEASE. THANK YOU. LAST UP, WE HAVE DAVID GREENSTONE, THAT'S THE LAST AND THEN WE'LL GIVE THE APPLICANTS A CHANCE TO RESPOND. LET ME ASK YOU IS THE MIC ABLE TO PICK HIM UP FOR THE CAPTIONER? WE NEED TO GET A COMPLETE CAPTIONED RECORD AND WE HAVE TO MAKE SURE YOU CAN BE HEARD.

>> YOU'RE ON TOP OF THE ACCESSORY UNIT. THIS IS THE STRUCTURE WE'RE TALKING ABOUT.

>> S. O'KEEFE: SIR, COULD YOU STAND CLOSER TO THE MIC, PLEASE. IT'S IMPORTANT FOR THE RECORD THAT WE GET YOU IN THE MIC.

>> AM I CLOSE NOW?

>> THANK YOU.

>> I HOPE MY TIME IS NOT TAKEN UP YOU BY THAT.

>> S. O'KEEFE: GIVE HIM TWO MINUTES.

>> THIS THE EXISTING STRUCTURE, THIS IS THE PROPOSED STRUCTURE. THIS IS OUR BACKYARD. THIS IS THE EXISTING STRUCTURE. THAT'S WHAT IS GOING TO HAPPEN. OKAY. THAT'S WHAT WE ALREADY HAVE. FROM MY KITCHEN, WE ARE SURROUNDED. IT'S LIKE BEING IN THE PRISON. BUT WE'RE NOT THE MOST IMPORTANT PEOPLE HERE? MARY BETH'S DWELLING UNIT. IT DOESN'T SHADE ANYTHING. IN HER YARD, THIS IS WHAT SHE HAS TO LIVE WITH. WHEN THIS IS MOVED HERE. NOW, I DON'T HAVE TIME TO SHOW YOU THE DYNAMIC SOLAR ANALYSIS, BUT HER -- IF HER HOUSE IS SHADED, IT'S GOING TO BE COLD. OUR HOUSE COLD AND DARK, HER HOUSE IS GOING TO BE COLD AND SHADED. WE WEAR COATS AWE YEAR AROUND. THAT'S WHAT SHE HAS NOW, THIS IS WHAT SHE'S GOING TO HAVE. SHE HAS THE TREES HERE. I'M CONCERNED ABOUT THE TREES. WHEN CONSTRUCTION STARTS, THEY HAVE SHALLOW ROOT SYSTEMS, I'M NOT SURE THEY ARE GOING TO SURVIVE. I DON'T KNOW WHAT IT'S GOING TO DO FOR HER MENTAL HEALTH. I WANT TO SHOW ONE MORE THING. DO I HAVE TIME? I WANT TO SHOW YOU WHAT -- THAT'S WHAT SHE HAS NOW. A NICE, BRIGHT, SUNNY AREA. SHE GETS MORNING LIGHT WHEN SHE WAKES UP. SHE'S NOT GOING TO HAVE THAT. DOES ANYBODY WANT TO SEE ANYTHING ELSE? WE HAVE VIDEO FOOTAGE OF THIS. IT SHOWS -- I HAVE SOLAR SETTINGS THAT SHOW SHADING. WHEN WE COME BACK, WE'LL COME BACK WITH THE ENERGY MODEL. WE'LL COME BACK WITH [INDISCERNABLE] AND SHOW [INDISCERNABLE]

>> S. O'KEEFE: THANK YOU SO MUCH, SIR.

>> ONE QUESTION. GIVE ME YOUR ADDRESS.

>> [INDISCERNABLE]

>> THANK YOU.

>> S. O'KEEFE: THANK YOU, IS THERE ANYONE ELSE -- YOU CAN ALWAYS FILL OUT A CARD LATER IF ANYONE ELSE WOULD LIKE TO SPEAK THAT'S NOT PART OF THE APPLICANT TEAM. THAT WAS THE LAST CARD I HAD. SEEING NONE, ANYONE FROM APPLICANT PEOPLE? I HAVE ALL YOUR CARDS. THAT INCLUDES ISAIAH, DENISE, AND THEN GLADYS, BARBARA AND LANCE TURNER. YOU CAN COME IN THREE MINUTES TO RESPOND FOR ANY COMMENTS BEFORE WE BRING BACK TO THE BOARD.

>> I'M LANCE TURNER WHO IS GOING TO BE BUILDING THIS PROJECT. I JUST WANT TO SAY -- I WANTED TO ADDRESS THEIR CONCERNS. THE PARKING ASK CONGESTED. WE ARE GOING TO ADD A TWO-CAR GARAGE AND IT'S GOING TO BE FAMILY. WE ARE WILLING TO SIGN THAT AGREEMENT THAT WE WON'T RENT OUT THE BACK TO NOBODY ELSE. WE DOESN'T HAVE PLANS ON SPLITTING IT DOWN THE MIDDLE LIKE THEY'RE TALKING ABOUT. OKAY. IT'S JUST TOUCHING WITH THE THINGS THAT THEY'RE SAYING AND IT'S BOTHERING THAT OUR HOUSE IS THE SMALLEST. THEIR HOUSE HAS BEEN SHADOWING US FOR YEARS. WE DON'T SEE ANY SUN IN THE MORNING. WIELD WOULD LIKE TO SEE SOME SUN. NOW WE'RE ASKING MARY BETH SHARE THE SUN WITH US BECAUSE SHE GETS IT ALL THE TIME. THIS HOUSE HERE IS SHADOWING US, THE HOUSE HERE IS SHADOWING US. THE HOUSE HAS A HUGE REDWOOD TREE THAT

NOBODY CAN CUT. IT'S BEAUTIFUL BUT IT SHADOWS EVERYTHING.

>> S. O'KEEFE: SIR, THEY WERE RESPECTFUL WHILE YOU WERE SPEAKING -- PLEASE. CAN WE PAUSE THE TIME? DID YOU END YOUR STATEMENT? ANYONE ELSE FROM THE APPLICANT TEAM WANT TO COME UP? COME BACK UP, WE PAUSED THE TIME. YOU HAVE A MINUTE AND 20 SECONDS. WHOEVER WANTS TO COME AND TALK FOR THAT TIME CAN.

>> OKAY. I JUST WANTED TO SAY [OFF MIC] WITH REGARDS MY HUSBAND'S LAST CONTRACTOR TOUCHED ON SHADING AND THE PARKING. I WANT TO TOUCH ON THE DESIGN UPSTAIRS. IT'S A FOUR-BEDROOM. AND WE DO HAVE BATHROOMS FOR THE BEDROOMS. WE HAVE THE LUXURY OF HAVING A PERSONAL CONTRACTOR SO WE CAN MAXIMIZE THE SPACE. AND GIVEN THAT WE WERE ONCE A FAMILY OF NINE IN A THREE-BEDROOM, ONE-BATH, WE'D LIKE TO BASICALLY HAVE OUR HOME BE AS COMFORTABLE AS POSSIBLE. THAT'S ALL I WANT TO SAY.

>> I. TREGUB: COULD YOU ADDRESS THE RULE OF THE ZAB IS WANTING TO GET INTO ARCHITECTURE IN SO FAR AS IT MAY BE ABLE TO BALANCE YOUR ABILITY TO ENJOY THE PROPERTY AS WELL AS THE NEIGHBORS. COULD YOU SPEAK TO THE ARCHITECTURAL DECISION TO DO A PITCHED ROOF INSTEAD OF A FLAT ROOF, HAS THERE BEEN ANY CONSIDERATION TO SHADOWING IMPACTS WHETHER THEY MIGHT BE REDUCED TO A FLATTER ROOF STRUCTURE?

>> IS THIS A GOOD TIME FOR YOU TO CHIME IN, BACILIA?

>> OURS IS SHADOW COMPARED TO THE NEIGHBORS.

>> I. TREGUB: I DID HEAR THAT, AND I HEAR WHAT YOU'RE

SAYING, BUT I DO THINK IT'S A LITTLE NONRESPONSIVE TO MY QUESTION. COULD YOU PLEASE TRY AGAIN.

>> S. O'KEEFE: HOLD ON BACILIA. WHAT'S YOUR QUESTION?

>> I. TREGUB: WAS THERE ANY CONSIDERATION TO REDUCE THE PITCH OF THE ROOF OR CONSIDER WHETHER OR NOT MAYBE IT WON'T MITIGATE THE SHADOWING. I'M ASKING IF THERE WAS ANY CONSIDERATION DONE TO ALTERNATE DESIGNS THAT DON'T SACRIFICE SPACE.

>> AS FAR AS THE PITCH OF THE DESIGN GARAGE, WE DID NOT INITIALLY MAKE THAT OUR OPTION BECAUSE AS WE MENTIONED, THERE ARE TREES CURRENTLY THAT ARE PROVIDING SHADE. IN THE GREENSTONE'S HOME, THEY HAVE A NUMBER OF TREES THAT KIND OF SERVE AS NICE SHADING. AND THEN WE HAVE THE LARGE REDWOOD TREE WHAT THAT IS SERVING AS SHADING AND THE PLACE WHERE THE GARAGE IS GOING TO BE, IT'S OFFERING LIMITED SHADING. IT'S NOT SHADING THEIR ENTIRE BACKYARD. WE JUST WANTED TO TRY AND GET MAXIMUM USE OUT OF THE WORKSPACE, IF THAT ANSWERS YOUR QUESTION.

>> I. TREGUB: OKAY, I THINK IT DOES TO THE POINT THAT IT WILL BE ANSWERED. THANK YOU.

>> S. O'KEEFE: ANY MORE QUESTIONS FOR APPLICANT? CHARLES.

>> IN THE SPIRIT -- I HAVE A QUESTION FOR YOU. HEY, SO YOU HAVE SOME UPSET NEIGHBORS HERE. AND YOU HEARD THEIR CONCERNS. AND WE HAD THAT KIND OF WONDERFUL DEMONSTRATION OF MODERN TECHNOLOGY. IT WAS THE WALK-AROUND. THE ONE VISUAL THAT I SAW

THAT DID GIVE ME PERSONALLY CAUSE FOR PAUSE. WE'RE TRYING TO FIGURE OUT A WAY FOR YOU TO DO THIS PROJECT. AND ADDRESS SOME OF YOUR NEIGHBOR'S CONCERNS SO SHE CAN LIVE IN PEACE WITH THEM SO MAYBE THEY DON'T APPEAL YOUR PROJECT AND YOU CAN GET IT BUILT. THE ONE IMAGE THAT REALLY DID CONCERN ME A LITTLE BIT IS THE NEIGHBOR TO THE NORTH WHO IS OBVIOUSLY GOING TO BE THE MOST IMPACTED WHOSE YARD WILL BE SUBSTANTIALLY SHADOWED SOME OF THE YEAR BY THE SECOND FLOOR ADDITION. PARTICULARLY IN THE REAR OF WHAT YOU'RE BUILDING. WHEN I LOOK AT THE SECOND FLOOR PLAN THAT YOU HAVE -- DO YOU HAVE THAT IN FRONT OF YOU? DO YOU HAVE FOUR BEDROOMS, THAT WONDERFUL. OBVIOUSLY YOU HAVE A BIG EXTENDED FAMILY. YOU NEED THE BEDROOMS. IT'S NICE TO HAVE PRIVATE BATHROOMS BUT YOU HAVE TWO FAMILY ROOMS AND A KITCHEN AS WELL AS A DINING ROOM. WOULD YOU BE WILLING TO REDUCE SOME OF THE MASS AT THE BACK OF THE UPPER FLOOR IN ORDER TO SECURE APPROVAL TONIGHT THAT WOULD HELP MITIGATE SIGNIFICANTLY, I THINK, MUCH OF THE NEIGHBORS' CONCERNS. WHAT TIME WOULD BE INVOLVED IS TAKING PART OF THE FAMILY ROOM AND MAKING IT RAY BEDROOM AND REDUCING THE DEPTH OF THE BUILDING BY 15 FEET. THAT WOULD BE A STEP IN THE DIRECTION OF WHAT THE -- YOU WOULD STILL HAVE FOUR BEDROOMS AND FOUR BATHROOMS BUT YOU'D HAVE A DINING LIVING AND KITCHEN, NO FAMILY ROOM. I WONDER IF IT WILL IS SOMETHING YOU COULD CONSIDER. WE'RE FINDING A WAY TO BALANCE AS MENTIONED BY ONE OF THE NEIGHBORS YOUR CONCERNS NEEDS AS THE BUILDING OWNER WITH

THOSE OF THE COMMUNITY THE BROADER COMMUNITY.

>> WELL, I WOULD BE WILLING TO MAKE SOME TYPE OF ADJUSTMENTS. BUT I WOULD LIKE YOU TO COME UP HERE AND SEE THE HOUSE. BECAUSE SHE HAS A LOT OF FOLIAGE OVER THERE THAT SHADOWS US ALL DAY LONG. WE PAID OVER A THOUSAND BUCKS TO GET ALL OF THE SHRUBBERIES CLIPPED SO WE COULD ACTUALLY SEE OUR HOUSE. MOST OF IT IS COMING FROM BOTH NEIGHBORS ON EITHER SIDE.

>> I APPRECIATE THAT AND GIVEN THE OPPORTUNITY IF THIS DOES COME BACK, I PLEDGE TO PERSONALLY VISIT YOUR HOME. I DIDN'T DO IT AND I APOLOGIZE.

>> I THINK STAFF WANTS TO MAKE A COMMENT.

>> THERE IS AN IPAD UP HERE PLAYING A MOVIE OR VIDEO OR SOMETHING.

>> THAT WAS OUR ARCHITECT.

>> BECAUSE IT'S BEEN PICKED UP BY THE MICS.

>> BUT THANK YOU --

>> BOTTOM LINE YOU WANT TO MAKE IT SHORTER.

>> AT THE REAR, YES IF IT WAS BROUGHT IN SOME SO OR 15 FEET. YOU'RE LOSING YOUR FAMILY ROOM BUT SHOWING GOOD FAITH FROM YOUR NEIGHBORS.

>> IF WE DO THAT TONIGHT, WOULD YOU APPROVE IT?

>> I PERSONALLY WOULD.

>> S. O'KEEFE: WE'LL DISCUSS IT I THINK. I DON'T KNOW IF THAT'S THE SOLUTION EITHER.

>> THAT WAS JUST A QUESTION.

>> S. O'KEEFE: THE QUESTION IS WOULD YOU BE OPEN TO THAT?

>> WE WOULD CONSIDER IT.

>> I'M WILLING TO DO THAT IF THAT'S WHAT IT TAKES.

>> I APPRECIATE YOUR WILLINGNESS TO CONSIDER SOMETHING LIKE THAT. THAT'S GREAT.

>> S. O'KEEFE: ANY OTHER QUESTIONS FOR THE APPLICANT? OR CAN THEY SIT DOWN? IGOR.

>> I MAY HAVE A QUESTION OR TWO FOR STAFF.

>> S. O'KEEFE: THANK YOU VERY MUCH. WE'LL HAVE -- SHOULD WE CLOSE PUBLIC HEARING AND THEN QUESTIONS FOR STAFF.

>> I. TREGUB: I MOVE TO CLOSE THE PUBLIC HEARING.

>> S. O'KEEFE: WE'LL CLOSE PUBLIC HEARING AND NOW WE'LL BRING IT BACK TO BOARD COMMENTS AND QUESTIONS. IGOR.

>> [OFF MIC]

>> I. TREGUB: I HAVE SOME QUESTIONS AND THEN I WANT TO LISTEN TO SOME OF MY COLLEAGUES AND WE GET TO COMMENTS.

>> S. O'KEEFE: I PREFER TO DO IT POPCORN STYLE.

>> THESE ARE JUST QUESTIONS. I THINK MAYBE THIS WOULD -- IF I ASK STAFF A QUESTION, THIS MIGHT ALLAY ONE OF THE CONCERNS I HEARD. 1/10TH POSSIBLY SUBDIVIDE THE FOOTPRINT IN MORE THAN TWO UNITS ON THAT LOT, CORRECT? IT'S R-1A ZONE. ANYTHING BEYOND THAT IS AN ILLEGAL CONVERSION. IF THAT WERE TO HAPPEN, THE CITY WOULD COME DOWN WITH A NOTICE OF VIOLATION.

>> THAT'S CORRECT, TWO DWELLINGS ARE ALLOWED IN THE R-1A.

>> THE TOUCHY THING IS THINK DON'T HAVE RPP PARKING IN PLACE. I KNOW WE'VE ATTEMPTED TO DO THIS ON LARGER PROJECTS. THIS IS NOT ONE OF THOSE LARGER PROJECTS. BUT COULD THE THEORETICALLY A CONDITION BE ADDED THAT SUR -- THAT WOULD PASS LEGAL MUST BE IN THE EVENT THAT RPP IS ADDED TO THAT NEIGHBORHOOD IN THE FUTURE, THAT THE OCCUPANTS WOULD NOT BE -- OR TENANTS FOR THAT MATTER IF IN THE FUTURE IF THERE ARE TENANTS THEY WOULD NOT BE ELIGIBLE FOR RPPS. I BELIEVE FOR ADUS THERE IS SUCH A RESTRICTION AND MAYBE STAFF CAN TOUCH ON THAT.

>> I WILL OFFER THAT THE SECTION OF THE BERKELEY MUNICIPAL CODE SAYS IF THE BOARD WAIVES PARKING WHATEVER UNIT IS SUBJECT TO THE WAIVER IS NOT ELIGIBLE FOR RPP AND THESE UNITS WOULD HAVE THEIR PARKING SPACES. SO IN MY READING, IT WOULD BE COUNTER TO THE CITY'S POLICY SO SAY A PROJECT THAT MEETS PARKING COULD NOT HAVE RPP. I PREFER THAT NOT BE A CONDITION.

>> IGOR, WE DO THAT FOR BUILDINGS. IT SEEMS LIKE ANYONE WHO LIVES IN THIS PLACE SHOULD HAVE EQUAL ACCESS TO RPP.

>> I UNDERSTAND. THIS HAS COME UP BEFORE. I WAS TRYING TO ASK FOR THE INS AND OUTS. BUT THE OTHER THING IS MAYBE YOU CAN CONFIRM ONCE AGAIN FOR RECORD, [INDISCERNABLE] DWELLING UNITS, THE OWNERS OF ADUS CANNOT ENGAGE IN LONG TERM RENTALS, CORRECT?

>> ACCESSORY BUILDINGS.

>> THIS PROJECT DOES NOT HAVE AN ACCESSORY DWELLING UNIT.

>> SO MAYBE ACCESSORY STRUCTURES WOULD BE THE REQUIREMENT.

>> THE ANSWER ON THE DAIS, I BELIEVE SHORT TERM RENTALS ARE ALLOWED IN LEGAL ACCESSORY BUILDINGS.

>> OKAY. THANK YOU.

>> TERESA, DID YOU WANT TO BE NEXT?

>> NO. I DON'T HAVE ANY QUESTIONS. I HAVE COMMENTS.

>> S. O'KEEFE: I DON'T THINK WE NEED TO BIFURCATE ON THIS PART, I THINK YOU CAN DO EITHER. IF YOU HAVE A QUESTION, YOU CAN ASK A QUESTION.

>> I DON'T HAVE ANY QUESTIONS.

>> NO QUESTIONS.

>> I'M GOING TO HAVE COMMENTS.

>> S. O'KEEFE: WE'RE NOT BIFURCATING. YOU CAN SPEAK.

>> I APPRECIATE THE APPLICANT COMING FORWARD AND SHARING WITH US YOUR ASPIRATIONS FOR THE PROPERTY AND WHAT YOU WANT TO SEE DONE IN THE FUTURE. THINK IT'S GREAT THAT BERKELEY FAMILIES CAN STAY IN BERKELEY OVER MULTIPLE GENERATIONS WHEN THAT IS POSSIBLE. I WANT TO LET FOLKS KNOW WHEN WE MAKE A DECISION, WE'RE NOT MAKE IT FOR A PARTICULAR FAMILY. WE MAKE IF FOR THE PROPERTY WHICH MIGHT BE IN YOUR FAMILY AND IT MIGHT NOT BEING IN YOUR FAMILY. THE RULES THAT WE ENFORCE HAVE TO BE UNIFORM REGARDLESS OF THE PERSONAL STORIES THAT ARE BEING SHARED. THE ONE OR ONE OF THE FACTS THAT WAS PRESENTED TO US IN LOOKING AT YOUR PLANS, YOU KNOW, WHEN WE HAVE REAR YARD DWELLINGS, IT DOES

CREATE LIGHT AND AIR ISSUES DEPENDING ON HOW THEY ARE ARRANGED. OVERTIME ADDS BERKELEY GETS MORE, WE NEED TO THINK HOW THEY IMPACT THE NEIGHBORS. DIFFERENTLY THAN WE DID WHEN THESE PLACES WERE ALL BUILT OUT AND ALTHOUGH YOU ARE ALLOWED TO HAVE TWO-STOREYS OR TWO DWELLINGS AND THREE STOREYS, NOBODY EXPECTS TO LIVES NEXT TO THAT UNTIL SOMEONE PROPOSE WHAT IS LEGAL UNDER THE ZONING ORDINANCE. WE SEE A LOT OF THESE BECAUSE NEIGHBORS ARE USUALLY UNHAPPY WHEN THEY FIND OUT PEOPLE CAN BUILD DWELLINGS NEXT THIS THEM AND THEY THOUGHT IT WAS SINGLE FAMILY. WE TRY TO RESOLVE THIS BASED ON THE FACTS AND RULES BASED ON A WAY THAT IS FAIR FOR EVERYBODY. THAT USUALLY MEANS MAKING SOME ADJUSTMENTS AS CHARLES SUGGESTED. ONE THING THAT HAS ME CONCERNED IS THAT YOU HAVE A FAIRLY UNIFORM TWO-STOREY WALL ACROSS A GOOD DEAL OF YOUR PROPERTY WITH THE COMBINED EFFECT OF THE SECOND -- THE TWO-STOREY UNIT AND THE TWO-STOREY REAR YARD STRUCTURE. THERE IS NO SLOT FOR SUNLIGHT TO MAKE IT THROUGH THE LOT ON TO THE LOT NEXT DOOR. I LIVE IN A NEIGHBORHOOD WHERE I HAVE TWO AND THREE STOREYS ALL AROUND ME AND I'M WALLED IN BUT I HAVE SUN SLOTS. IN THOSE SUN SLOTS, THAT'S WHERE I GET MY LIGHT AND AIR. I THINK WE SHOULD BE THINKING IT ON HOW TO KEEP A SUN SLOT SO THE IMPACT TO THE ADJACENT YARDS ARE MINIMIZED. I THINK THE SUGGESTION THAT CHARLES HAD ABOUT REDUCING THE LENGTH OF THE PRIMARY STRUCTURE YOU CREATED A SUN SLOT INTO THE NEXT DOOR YARD IS A HELPFUL THING. I'M ALSO OPEN TO REDUCING THE HEIGHT OF THE

REAR YARD STRUCTURE AND NOT PUTTING A STUDIO ABOVE THE GARAGE BECAUSE I THINK ONE THING THAT HAPPENS WHEN YOU ELEVATE YOUR PARKING, YOU PUT IN A TWO-PARKING GARAGE IN YOUR BACKYARD AND PUT SOMETHING ON TOP OF IT, THAT'S A BIG BUILDING WHERE LIGHT AND AIR IS SUPPOSED TO BE CIRCULATING. THOSE ARE THE TWO ADJUSTMENTS I WOULD LIKE TO HEAR MY COLLEAGUES TALK ABOUT AS WE GO DOWN AND SHARE THOUGHTS.

>> OKAY. NOW WE ARE GOING TO SPEAK FOR A LITTLE BIT.
CARRIE.

>> SO LIKE YOU, I LIVE IN THE HOME I GREW UP IN. I'M ALWAYS THINKING ABOUT WHAT IT'S GOING TO BE IN THE FUTURE. I TAKE CARE OF MY 92 AND 90-YEAR-OLD PARENTS EVERY DAY. I UNDERSTAND ABOUT AGING IN PLACE AND HAVING A PLACE. I LOOKED UP THE PERMITS FOR WHEN THIS HOUSE WAS ORIGINALLY BUILT. AND WHO BUILT IT BECAUSE I CARE ABOUT THOSE SORTS OF THINGS. THE FELLOW WHO BUILT IT BECAUSE IT'S NOT IN THE PACKET, HIS NAME WAS CHARLES A. WERNER. HE WAS THE ARCHITECT AND THE BUILDER. HE BUILT HUNDREDS OF HOMES IN THE BERKELEY FLATS. NEARLY ALL OF THEM BELOW SACRAMENTO EXCEPT THERE HAPPENED TO BE FOUR ON MY BLOCK ON GRANT AND VINE. REALLY INTERESTING PERSON WHO DIED NOT LONG AFTER THIS HOUSE WAS BUILT. HE ALSO DID DESIGN THE GARAGE. IT HAD A SEPARATE PERMIT. PROBABLY WAS A ONE OPINION CAR GARAGE, NOT A TWO-CAR GARAGE. I ALSO LOVE WHAT'S THE LIFE OF 6TH STREET. I WAS FRIENDS WITH THE MARSHALL FAMILY DOWN THE BLOCK. YUP. AND IT HAD -- IT'S HAD A

WONDERFUL FULLY VIBRANT HISTORY AND YOUR FAMILY HAS BEEN PART OF THAT. MY COMMENTS ARE GOING TO BE PRACTICAL. MY HOUSE WAS BY BEFORE THERE WERE LOT LINES AND HAVING ONLY A FOOT AND A HALF IS REALLY IMPACTFUL. YOU CAN'T EVER PAINT IT, YOU CAN'T EVER GO BACK IN THERE TO DO WE PAIRS ON THE FENCE OR ANYTHING LIKE THAT. SO I'M NOT A FAN OF A FOOT AND A HALF SETBACK. AND WE'VE HEARD THAT YOUR NEIGHBOR'S SETBACK IS FOUR FEET. I WANT TO THINK ABOUT HOW WE MIGHT BE ABLE TO INCREASE THAT.

>> S. O'KEEFE: WHAT I'VE SEEN THREE FEET.

>> I'M LOOKING AT THE STAFF REPORT.

>> STAFF REPORT --

>> IT SAYS THREE FEET ON THE ELEVATION DRAWING.

>> I UNDERSTAND BUT --

>> IT'S A FOOT AND A HALF TO THE SOUTH AND EAST.

>> THIS IS PAGE 9 OF THE STAFF REPORT.

>> I WANT TO BE PRACTICAL ABOUT THE SECOND FLOOR ADDITIONAL FAMILY SPACE. WE CAN'T SEE HOW THE WINDOWS MATCH UP TO THE HOUSE TO THE NORTH. THAT'S A CONCERN FOR ME BECAUSE I GREW UP LOOK RIGHT IN THE HOUSE NEXT DOOR TO ME. AND THEY LOOKED AT ME. BEDROOMS SHOULD HAVE PRIVACY. WE ASK THAT THE WINDOWS BY HIGH UP AND THE BATHROOM WINDOWS BE OPAQUE. I WANT TO BE CLEAR IF WE'RE GOING IT REQUIRE THAT SO THE NEIGHBORS KNOW THAT WE'RE GOING TO REQUIRE THAT. I HAVE A TALL HOUSE TO THE NEXT OF ME SO I HAVE NO LIGHT EXCEPT FOR MY WEST. MY WEST MEANS EVERYTHING TO ME. I WANT

TO BRING THAT UP AS A SPECIFIC CONCERN TO THE NEIGHBORS. BECAUSE THEY'RE WORRIED ABOUT HOW THEY CAN FILE AN APPEAL. SO WRITTEN QUESTIONS, WE CAN TAKE YOUR WRITTEN COMMENTS AND QUESTIONS AND ALL OF THAT INTO THE RECORD. I REALLY WOULD LIKE TO KNOW WHAT YOUR OTHER QUALITY OF LIFE IS LIKE IN YOUR HOUSE. NOT JUST ON THAT WALL. BECAUSE WE DO SEE THESE THINGS ALL THE TIME. WE DO ADD HOUSES THAT ARE TALLER AND THAT SHADE AND I WANT TO KNOW HOW YOU USE YOUR YARDS. I HAVE A VEGETABLE GARDEN BECAUSE I'M AN OLD HIPPIE. I WANT TO HERE ABOUT THAT. I THINK THOSE ARE ALL THE COMMENTS.

>> THANK YOU. YOU'RE A NOT THAT OLD A HIPPIE. I DO REALLY APPRECIATE THE COMMENTS FROM MY COLLEAGUES. I HAVE THE SAME CONCERNS WITH LIGHT ON THE MAIN -- THE MASSING OF THAT MAIN BUILDING. IF WE CAN REDUCE THAT OR EASE THAT A LITTLE BIT, I THINK IT WOULD BE HELPFUL FOR THE NEIGHBORS. I'M QUITE HONESTLY, I'M NOT AS CONCERNED ABOUT THE ACCESSORY BUILDING. IT'S NOT GOING TO HAVE A BEDROOM OR A BATHROOM. IT'S A WORKSPACE IN THE GARAGE. IT HAS A BATHROOM? OKAY. BUT I'M NOT AS CONCERNED ABOUT THAT BUILDING EXCEPT FOR THE FOOT AND THE HALF. THAT DOES BOTHER ME. THERE IS NO EGRESS THERE. YOU CAN'T EVEN WALK THROUGH A FOOT AND A HALF. A NORMAL HUMAN BEING. IF YOU'RE SKINNY, MAYBE. I THINK A MINIMUM OF THREE FEET, FOUR FEET, THREE IS KIND OF THE MINIMUM I THINK FOR JUST AS YOU SAID, MAINTENANCE. PAINTING, MAINTENANCE WHATEVER. I SHARE IS THAT CONCERN WITH THE SETBACK.

A FOOT AND A HALF IS NOT ADEQUATE IN MY MIND. I LIKE CHARLES' IDEA OF REDUCING THE MASSING THERE. REDUCING HEIGHT AND MASS AND GETTING MORE LIGHT INTO THAT NORTH PROPERTY IF POSSIBLE. HOW, YOU KNOW, I DON'T KNOW -- BUT I LIKE THAT IDEA. THANK YOU FOR BRINGING THAT UP. I THINK THAT IS IT FOR NOW. THANK YOU.

>> I ALSO ENDORSE ANY MOVES THAT YOU CAN MAKE WITH THE DESIGN TO REDUCE THE HEIGHT AND THE SPECIFICALLY OF THE IMPACT ON THE NEIGHBORS. YOU HAVE ONE THREE BEDROOM UNIT ON THE GROUND FLOOR AND ONE BEDROOM ON THE UPPER FLOOR. YOU COULD SWITCH THAT AND HAVE A LARGER FOOTPRINT ON GROUND FLOOR THAT HAS HAD LESS IMPACT ON NEIGHBORS AND SETBACK THE UPPER FLOOR AND MAKE A THREE-UNIT THERE. TWO, THREE BEDROOM UNITS IS STILL A LARGE STRUCTURE. AND IT SEEMS THAT IN TERMS OF BEDROOM COUNT WOULD ACCOMMODATE YOUR FAMILY'S GOALS OF PROVIDING THE NUMBER OF BEDROOMS AT LESS OF AN IMPACT. ON THE ACCESSORY BUILDING, I AGREE WITH THE SETBACK. THREE FEET GIVES YOU THE ADVANTAGES OF NOT HAVING TO DEAL WITH FIRE RESTRICTIVE OR FIRE RESISTANT CONSTRUCTION. YOU CAN HAVE WINDOWS AS WELL AS ACCESS FOR MAINTENANCE. HOWEVER, I DO RECOGNIZE THAT JUST TO GET INTO THE GARAGE IS A LITTLE TIGHT. PERHAPS THAT IS WHY THERE IS A MINIMAL SETBACK. A NOTE TO YOUR ARCHITECT, PUT DIMENSIONS ON YOUR SITE PLAN. THE CRITICAL DIMENSIONS ARE NOT THERE, THERE ARE NO SETBACKS. THERE ARE NO DISTANCE TO PROPERTY LINE DIMENSIONS. IT'S DIFFICULT TO ACTUALLY SORT THROUGH THIS BECAUSE WE'RE

HAVING TO LOOK AT A NUMBER OF PAGES JUST TO GET THE INFORMATION. THAT'S THE PLACE WHERE YOU PUT THAT INFORMATION. ON THE TWO-STOREY ACCESSORY BUILDING, I FIND THAT TO BE EXCESSIVE GIVEN THE PAT SHALL OF DEVELOPMENT IN THE NEIGHBORHOOD. A LOT OF PEOPLE HAVE ACCESSORY BUILDING, ADUS, THE BACKYARDS ARE BEING FILLED IN, BUT I THINK THIS IS JUST PUSHING IT TOO FAR. IN ORDER TO GET A WORKSPACE, WHICH A NICE THING TO DO, YOU COULD DO A ONE STOREY BUILDING AND TAKE THE SPACE THAT YOU HAVE FOR STAIR AND DECK FOR A WORKSPACE AND DO IT ALL ON ONE LEVEL WITH. LESS IMPACT TO YOUR NEIGHBORS PARTICULARLY TO THE EAST AND SOUTH OF YOU. I THINK THERE IS A LOT TO BE IMPROVED AND STILL GIVE YOU THE FUNCTION CAPABILITY THAT YOU SEEK AND EXPRESSED IN THE DRAWINGS. IT DOES TAKE SOME REWORK. I THINK YOU MAY END UP WITH A BETTER PROJECT THAT BETTER SUITS THE NEIGHBORHOOD AND RESULTS IN BETTER RELATIONS WITH YOUR NEIGHBORS WHICH WORTH A LOT TO ALL OF YOU.

>> QUESTION OF STAFF.

>> TERESA IS NEXT.

>> IT'S A THREE AND A HALF FOOT --

>> IT'S ABOUT COVERAGE.

>> I PATRICIA PATRICK'S SUGGESTION OF ENLARGING THE GROUND FLOOR IN ORDER TO REDUCE THE SECOND FLOOR. I THINK THAT IT'S A COMPROMISE THAT WOULD ADDRESS SOME OF THE PROGRAMMING REQUIREMENTS OF THE APPLICANT WHILE ADDRESSING NEIGHBORS'

CONCERNS. MY QUESTION IS THEY HAVE A 40% FLAT COVERAGE LIMITATION. IF THEY WERE TO EXCEED THE 40%, COULD WE APPROVE THAT WITH AN AUD? OR WOULD IT REQUIRE A VARIANCE?

>> IT WOULD REQUIRE A VARIANCE TO EXCEED LOT COVERAGE AND THEY'RE AT 40%.

>> THAT'S TOO BAD.

>> S. O'KEEFE: THANK YOU FOR CLEARING THAT UP.

>> WOULD I LIKE US TO APPROVE THIS TONIGHT. I'M GOING TO MAKE A MOTION TO APPROVE THE PROJECT. I DO LIKE DENISE'S SUGGESTION ON CREATING A SLIVER OF LIGHT BETWEEN THE TWO-STOREY BUILDING THE ACCESSORY STRUCTURE AND THE MAIN BUILDING. THE YARD TO THE NORTH IS GETTING SHADED. SO THAT'S THE YARD BETWEEN 2321-6TH STREET AND THEY HAVE A SECOND DWELLING IN THE REAR. THERE IS A YARD BETWEEN THE TWO UNITS. WHAT THE DILEMMA IS HOW WOULD YOU CHANGE THE ROOF STRUCTURE IN THE BACK WHERE YOU HAVE THAT FOURTH BEDROOM? AND PERHAPS THAT AREA COULD BE LOWERED TO A FLAT ROOF SECTION AND I THINK IT WOULD STILL LOOK NICE. YOU HAVE A CRAFTSMAN ROOF AND THAT BACK CORNER, INSTEAD OF BEING A SLOPED ROOF COULD BE A FLAT ROOF. THAT WOULD HELP A LOT. AND IT COULD REDUCE THE OVERHANG AS WELL. I WOULD LIKE US TO APPROVE THIS. I THINK I WANT TO MAKE SURE THE PUBLIC KNOWS THAT ADMINISTRATIVE USE PERMITS ARE NOT EXCEPTIONS. THE WAY THE CODE WORKS IS ANY TIME YOU WANT TO BUILD A HOUSE, YOU HAVE TO GET A USE PERMIT. WHEN WE'RE ADJUSTING THINGS, ADMINISTRATIVE USE PERMIT IS

ALLOWED. THESE THINGS ARE ALLOWED UNDER THE CODE. IT'S NOT THAT THEY'RE ASKING FOR SOMETHING THAT NOT ALLOWED. I WANTED TO MAKE THAT CLEAR BECAUSE I KNOW IT'S CONFUSING TO PEOPLE THAT WILL THEY NEED THE PERMITS. IT'S THE WAY OUR CODE IS STRUCTURED. IT'S NOT THAT THEY ARE NOT ALLOWED. WE WANT TO REVIEW THEM IT MAKE SURE THEY'RE FITTING WITH THE CONTEXT. IN THIS CASE, WE HAVE THE SETBACKS ON THE SIDE YARDS. WE'VE GOT THE SETBACKS ON THE REAR YARD. THE ACCESSORY BUILDING IS ALLOWED TO BE IN THE REAR YARD. THE OVERHANG IS MAKES IT 1½ FEET.

>> THE EDGE OF THE SETBACK IS MEASURED FROM THE PROJECTION ITSELF.

>> THEY'RE NOT ASKING FOR A USE PERMIT FOR OVERHANG?

>> LET ME JUMP IN.

>> OVERHANG ON THE ACCESSORY STRUCTURE DOES NOT REQUIRE A USE PERMIT.

>> IT DOES INDIRECTLY IN THAT THE BUILDING IS NOT ALLOWED TO HAVE PROJECTIONS GOING TO YARDS, WHEN WE MEASURE SETBACKS WE MEASURE FROM WHERE IT PROJECTS FROM THE BUILDING.

>> WHERE IS THAT IN THE REQUEST?

>> WHICH AUP IS THAT REFERENCING?

>> ON THE FIRST PHAGE OF THE STAFF REPORT, THEY'RE REQUESTING TWO ADMINISTRATIVE USE PERMITS. ONE IS NEEDED TO CONSTRUCT ANY ACCESSORY BUILDING. THE SECOND IS UNDER 234 D 0810 B FOR AN ACCESSORY BUILDING THAT DOES NOT COMPLY WITH THE HEIGHT

LIMITS. THEY'RE BASED ON LOCATION --

>> BUT THAT HAS NOTHING DO WITH THE SETBACK OF THE EAVES.
IS THAT REQUIRING A USE PERMIT? AN ADMINISTRATIVE USE PERMIT?

>> IT DOES BECAUSE OF HOW HIGH IT IS FROM THE GROUND.

>> SO THE FOURTH ONE?

>> THE WAY IT LOOKS AT ACCESSORY BUILDINGS, IF IT'S LESS
THAN 10 FEET TALL, IT CAN BE ANYWHERE ON THE SITE. IF YOU EXCEED
10 FEET, YOU HAVE TO BE FOUR FEET FROM THE PROPERTY LINE, IF YOU
EXCEED 12 FEET, YOU HAVE TO BE 10 FEET FROM THE PROPERTY LINE SO
WHEN WE LIST IT, IT DOESN'T APPLY COMPLY WITH HEIGHT LIMITS --

>> WALL IS WITHIN THE SAME THING. IT'S NOT BECAUSE OF THE
OVERHANG.

>> IN OTHER WORDS, FOR THIS BUILDING TO BE BY RIGHT, IF IT
WASN'T AN ACCESSORY BUILDING, SHOULD BE 10 FEET TO THE EAVES
BECAUSE OF HOW TALL IT IS.

>> I DON'T SEE -- THAT'S THIS ONE HERE?

>> THE HEIGHT LIMIT FOR THE BUILDING IS 10 FEET. IF IT'S
NOT --

>> SO IF IT WAS 10 FEET, IT COULD BE NEXT TO THE PROPERTY
LINE.

>> AND THE BOARD HAS THE DISCRETION TO SAY IT'S TOO TALL OR
TOO CLOSE BECAUSE OF THE PERMIT.

>> OKAY. SO I WAS TRYING TO CLARIFY THE OVERHANG AND
WHETHER THAT WAS AN ISSUE. IT SOUNDS LIKE THAT'S NOT THE ISSUE.

THE ISSUE IS THE WHOLE BUILDING IS OVER THE 10 FEET. SO WHETHER IT'S 3 FEET AWAY OR THE EAVES IS ONE AND A HALF FEET AWAY, FACT IT'S OVER 10 FEET WOULD REQUIRE THE USE PERMIT. I THINK THE MAIN POINT THAT DENISE BROUGHT UP ABOUT TRYING TO CREATE MORE SUNLIGHT TO GET INTO THE YARD BETWEEN THE NORTH -- THE YARD TO THE NORTH IS THE ONE THAT HAS THE BIGGEST IMPACT. THAT'S THE YARD BETWEEN THE TWO UNITS THERE. I DON'T KNOW IF I FEEL COMFORTABLE GETTING RID OF A BEDROOM. BUT I THINK MAKING A FLAT ROOF THERE IS A VERY EASY THING TO DO AND IT DOES MITIGATE SOME OF THE ISSUES THAT HAVE BEEN BROUGHT UP AND SO ANYWAY, I'D LIKE TO MACH A MOTION TO APPROVE THE PROJECT WITH A FLAT ROOF ON THE BACK CORNER OF THE FOURTH BEDROOM.

>> SO WE HAVE A MOTION. DISCUSSION? ACTUALLY DOHEE HAD HER HAND UP FIRST.

>> DO WE HAVE A SECOND?

>> I'D LIKE TO SECOND THE MOTION AND HAVE COMMENTS.

>> S. O'KEEFE: GREAT. DO IT. WE HAVE A MOTION AND A SECOND. WE'LL DISCUSS THE MOTION.

>> SO I FEEL LIKE THE CONCERNS ABOUT THE HOUSING MIGHT POSSIBLY BE OR THE ACCESSORY DWELLING MIGHT POSSIBLY BE A PARTY HOUSE AND HAVING CONCERNS ABOUT PARKING AND THINGS LIKE THAT, I THINK THOSE EXPECTATIONS ARE NOT KIND OF WARRANTED BECAUSE ACCESSORY BUILDING IS DIFFERENT FROM ADU, WE'VE DISCUSSED HOW LEGALLY IT COULD BE LIKE SHORT TERM RENTAL. I DON'T SEE THE

CONCERN WITH THAT. I SEE THE CONCERN WITH THE SUNLIGHT AND NEARBY PROPERTIES. I UNDERSTAND THAT DEFINITELY HAS AN IMPACT IN THEIR LIVES. I AGREE WITH TERESA AND DENISE THAT HAVING SUNLIGHT SLOTS IN THE DESIGN BUT NOT DRASTICALLY CHANGING THE PLAN I THINK IS WHAT I WOULD AGREE WITH BECAUSE I DON'T SEE THE OTHER ISSUES BEING AS VALID OF ISSUES OR CONCERNS BASED ON THE CURRENT PROPOSED PROJECT.

>> S. O'KEEFE: PATRICK WAS NEXT, ACTUALLY. IGOR.

>> I. TREGUB: I HAD A QUESTION FOR TERESA, YOU MAY HAVE PARTIALLY ANSWERED IT. YOU SAID BEDROOM NOT LIVING ROOM. WOULD YOU BE OPEN TO COMPROMISE PROPOSED BY CHARLES AS PART OF YOUR MOTION?

>> I'M NOT SURE I UNDERSTAND WHAT YOU'RE SAYING. IMPACT IS THAT WE LOOK AT THE PLANS ON THE -- LET'S SEE --

>> WHY DON'T WE SIMPLIFY IT.

>> I'M LOOKING AT BEDROOM FOUR THERE AND IF YOU LOOK HE ROOF PLAN WHICH IS ON PAGE -- ROOF PLAN IS MORE TOWARDS THE FRONT. A-0.3. THE SHADOW IS HAPPENING TO THE PROPERTY ABOVE IT. THAT'S THE ONE WHERE WE'RE GETTING THE SHADOW IMPACT.

>> UP HERE?

>> THAT'S THE PROPERTY. DOES EVERYONE UNDERSTAND THAT? A-0.23. THE ADDRESS OF THAT PROPERTY IS 2321-6TH STREET. YOU CAN ALSO SEE IT ON A-0.2. YOU SEE THAT THAT BACK BEDROOM, THE BEDROOM ON THE SECOND FLOOR, THAT'S THE BACK CORNER THERE. AND

SO YOU HAVE A ROOF OVER THERE. IF THAT ROOF IS LOWERED, YOU'RE GOING TO GET MORE SUN COMING INTO THAT YARD. DOES THAT MAKE SENSE? YOU'RE SAYING SHRINK THE WHOLE BUILDING.

>> I. TREGUB: I STILL HAVE THE FLOOR, BUT CHARLES MIGHT EXPLAIN HIS MOTION. I THINK WHAT HE WAS TRYING TO SAY IS IF YOU GET RID OF THE LIVING ROOM, YOU TUCK THE BEDROOM IN THAT SPACE INSTEAD. YOU JUST REMOVE THAT ENTIRE PROJECTION.

>> WOULD YOU BE WILLING TO YIELD THE FLOOR SO I CAN EXPLAIN?

>> THAT WOULD BE USEFUL.

>> FIRST OF ALL, MY APOLOGIES TO EVERYONE. I KIND OF FAMOUS LAST WORDS THAT I MADE AND I'M EATING THEM. I THOUGHT THIS WOULD TAKE LESS TIME THAT IS COMPACTLY THE ISSUE THAT WE OFTEN FIND. WHEN THERE ARE DIFFERENT POSITIONS BETWEEN NEIGHBORS AND NEIGHBORS ARE FAIRLY DUG IN. WHAT I'VE NOT SEEN IS A LOT OF INTEREST IN FINDING WORKABLE COMPROMISES. I DIDN'T SEE A ANY ATTEMPT TO MEDIATE. I TOO FEEL UNCOMFORTABLE REDESIGNING PROJECTS ON THE FLOOR OF ZAB AT ALMOST 9:00 P.M. WHEN WE HAVE ANOTHER REALLY IMPORTANT PROJECT COMING UP RIGHT AFTER THIS. WHERE I'M AT RIGHT NOW, IS I WOULD BE OPEN TO DOING A CONTINUANCE WITH VERY SPECIFIC DIRECTIONS TO THE APPLICANT ABOUT THE KINDS OF THINGS THAT WE WOULD LIKE TO SEE [INDISCERNABLE] OUR DESIRE TO REDUCE SHADING IMPACTS WHETHER IT'S MASTING OR WHATEVER IT IS. AND [INDISCERNABLE] IN WHICH THIS WILL COME

BACK. MY HOPE IS THAT IN THAT TIMEFRAME, THERE WOULD BE MORE MOTIVATION TO ENGAGE IN A DIALOGUE CONVERSATION SO THAT WHEN THIS COMES BACK BEFORE US, IT WILL LOOK LIKE A MORE FINISHED PROJECT AND HOPEFULLY THAT WOULD STAVE OFF AN APPEAL. THAT WOULD BE MY DESIRE.

>> IS THAT DESIRE FRAMED IN THE FORM OF A MOTION?

>> IT CAN BE. I WILL MAKE THAT AS A SUBSTITUTE MOTION.

>> S. O'KEEFE: WE HAVE A SUBSTITUTE MOTION ON THE BOARD AND TWO PEOPLE WAITING TO SPEAK. DENISE AND THEN PATRICK.

>> I THOUGHT ABOUT THE LIGHT SLOT THAT DENISE WAS TALKING ABOUT. I THINK THE BEST WAY IT ACHIEVE THAT -- CURRENTLY THE -- THE CURRENT BUILDING IS 56 FEET LONG. YOU CAN SEE THAT FROM THE EXISTING A-0.1. 55 FEET 11 INCHES. IT HAPPENS TO BE THE CASE, IF YOU LOOK AT A-2.1, IF THE MASS WITH THE REAR BEDROOM NUMBER FOUR AND REAR BATH NUMBER FOUR, IF THEY WERE ELIMINATED, YOU WOULD HAVE A SECOND STOREY THAT IS 56 FEET. THE SAME AS THE CURRENT GROUND FLOOR. I BELIEVE THAT IF MASS WERE ELIMINATED, THE FAMILY ROOM WHERE IT'S CURRENTLY DESIGNED BEING SET BACK FROM THE NORTH WOULDN'T HAVE A SHADOW IMPACT ON THE NEIGHBORS TO THE NORTH. IT WOULD CREATE A LIGHT SLOT THAT DENISE WAS TALKING ABOUT. AND THE FAMILY ROOM IS ROUGHLY THE SAME SIZE AS THE BEDROOM AND BATHROOM. IF THE APPLICANT WERE WILLING TO GIVE UP THEIR FAMILY ROOM, THEY COULD GET ALL FOUR BEDROOMS AND FOUR BATHROOMS. THE NEIGHBORS TO THE NORTH WHICH WAS THE NEIGHBOR

IDENTIFIED BY THE SPEAKERS TONIGHT AS THE ONE WITH MOST IMPACTED WOULD GET CONSIDERABLE RELIEF. I THINK THAT WILL WOULD BE A GOOD OUTCOME. IT MIGHT AVOID AN APPEAL IN THE FUTURE. AND IT WOULD AVOID HAVING IT MAKE THE NEIGHBORS COME BACK AND SPEAK AGAIN IF WE DID A CONTINUANCE. THAT WOULD BE MY MOTION.

>> WE CAN'T DO ANOTHER MOTION. WE HAVE A SUBSTITUTE MOTION. BUT WE COULD COME BACK TO THAT.

>> IN THE ORIGINAL MOTION, YOU WOULD ACCEPT THAT AS AN AMENDMENT?

>> I MAY CONSIDER DRAWING THE CONTINUANCE IF WE CAN GET TO A CONSENSUS TONIGHT.

>> SO I MEAN I'M OPEN TO THAT. IS THAT PART OF THE MOTION?

>> I SUPPORT THE MAIN MOTION. I THINK THERE IS A GOOD JOB OF MOVING THIS ALONG THIS EVENING. PEOPLE DON'T HAVE TO SPEND THE EVENING WITH US ON SAME ISSUES. I THINK WE UNDERSTAND WHAT THE NEIGHBORS' CONCERNS WITH. THIS A GOOD SOLUTION AND I'M WILLING TO SUPPORT IT AND MOVE ON.

>> PATRICK, YOU'VE BEEN SO PATIENT.

>> I'M GOING TO SUPPORT SUBSTITUTE MOTION BECAUSE I FEEL THIS DESIGN PROBLEM AND I'M SPEAKING AS AN ARCHITECT, IT'S COMPLEX FOR US TO SOLVE ON THE FLY. AND IT TAKES -- IT'S IMPORTANT FOR THE APPLICANT, IT'S IMPORTANT FOR THE NEIGHBORHOOD TO GIVE DUE CONSIDERATION. I DON'T THINK WE'RE NECESSARILY ENCOURAGING THAT WITH THE MAIN MOTION. I THINK IT'S A

WELL-INTENTIONED COMPROMISE, BUT I THINK IT'S FLAWED. AND I'D LIKE TO RESTATE WHAT I DID. I SUGGESTED A LARGER GROUND FLOOR, FOUR ROOM, SMALLER UPPER FLOOR, THREE BEDROOM. THE BUILDING MASSING CAN STEP UP AND -- LET'S DO MORE THAN A VIEW SLOT. A REAL APPRECIABLE SETBACK FOR THE UPPER FLOOR OF REAR OF THE BUILDING. YOU STILL GET YOUR BEDROOM COUNT. YOU'RE NOT LOSING A BEDROOM OR ANY FUNCTIONAL SPACE. AND I HAVE TO STEP BACK TO SOMETHING I NEED CONFIRMATION FROM STAFF ON. THESE DIAGRAMS SHOWING LOT COVERAGE INDICATE STAIRS AND ELEVATED DECKS AS NOT BEING INCLUDED IN LOT COVERAGE. MY UNDERSTANDING OF LOT COVERAGE IS ANY STAIR ANY DECK OVER 18 INCHES ABOVE GRADE IS COUNTED TOWARDS LOT COVERAGE. THERE IS QUITE A BIT OF SQUARE FOOTAGE INDICATED HERE. AS AN ARCHITECT, I SEE A PROBLEM WITH THE WAY LOT CALCULATIONS ARE PRESENTED -- WITH THE WAY THE LOT CALCULATIONS ARE PRESENTED. THAT MEANS IT'S OVER 40% ALLOWABLE. CAN STAFF COMMENT ON THE APPLICABILITY OF LOT COVERAGE?

>> YES. SO, THE DIAGRAMS REPRESENTED ON SHEET A-0.3 SHOWS THE PROPOSED LOT COVERAGE. ALL AREAS OF ANY PROJECTION OVER -- SO ANY STAIR OR DECK OVERLAPPING WITH ANOTHER STAIR OR DECK IS COUNTED ONCE TOWARD LOT COVERAGE FOR THE CODE. AND THEN THE BUILDING FOOTPRINT IS COUNTED ONCE AND ANY SECOND STOREY PROJECTION OVER PLANTING FOR EXAMPLE THE EAVES ON THE NORTH ELEVATION OF THE BUILDING DOES NOT ACCOUNT FOR THE COVERAGE. THE SECOND STOREY PROJECTION OVER ALONG THE NORTH ELEVATION. A

PROJECTION.

>> I UNDERSTAND. I'M NOT TALKING ABOUT EAVES, I'M TALKING ABOUT STAIRS.

>> EACH AREA OVERLAPPING A DECK AND STAIRS IS ONLY COUNTED ONCE, NOT TWICE.

>> I SEE ON THE DECK OVER THE ACCESSORY BUILDING IS NOT COUNTED AT ALL.

>> ANY DECK OR STAIR ABOVE GRADE.

>> THE DECK IS ONLY OVER A PAVED GROUND AREA OR IF IT'S ENCLOSED BELOW.

>> IT'S WHETHER OR NOT IT'S ENCLOSED OR PAVED BENEATH.

>> OKAY.

>> IF STAFF IS SATISFIES THAT THE COVERAGE IS ACCURATELY REPRESENTED OR CALCULATED, I'M SATISFIED.

>> IN FACT, WHILE THE STAFF REPORT WAS BEING REVIEWED, ALLISON WORKED WITH THE ARCHITECT WHO ADJUSTED THING. THERE WERE SOME ASSUMPTIONS MADE IN THE PLAN THAT WAS NOT SUPPORTED BY THE CODE. THAT WAS ANY PROJECTION, OFTEN ARCHITECTS WILL COME INTO PLANS. THEY THINK BECAUSE IT DOESN'T TOUCH THE EARTH, IT'S NOT LOT COVERAGE. THERE WERE ADJUSTMENTS MADE PRESENTED TONIGHT INSTIGATED OR INITIATED BY ALLISON'S COMMENTS. SO IT WAS WHAT I LOOKED AT CAREFULLY. ONE OF THE THINGS YOU'LL SEE IS THERE WILL BE A DIAGRAM OF WHAT IS AND IS NOT COUNTED. SO WE'RE CLEAR.

>> I ACCEPT THAT. ALTHOUGH IT DOES ACTUALLY REINFORCE MY

PERCEPTION THIS IS OVER-BUILT FOR THE SITE. BECAUSE AN ELEVATED DECK ABOVE THE GROUND PLAN STILL FORMS A SHADOW-CAST BEING STRUCTURE AND FORMS A VISUAL PRESENCE. IT'S SIGNIFICANT. SO, IT JUST FURTHER EXACERBATES THE SENSE OF THE SITE BEING EXTREMELY CROWDED AND MUCH MORE CROWDED THAN THE PATTERN OF THE SURROUNDING NEIGHBORHOOD. SO, AGAIN, I SUPPORT THE SUBSTITUTE MOTION. AND SUGGEST THAT A REDESIGN BE SCHEDULED FOR A DATE CERTAIN TO COME BACK TO US FOR CONSIDERATION.

>> POINT OF CLARIFICATION, IS THAT NOTION A DATE CERTAIN?

>> THAT WAS ONE OF THE QUESTIONS I HAD FOR STAFF. CAN WE GET A DATE CERTAIN TWO MONTHS FROM NOW? OR LESS?

>> MY RECOMMENDATION GIVEN THAT THERE IS A REQUEST FOR DESIGN CHANGE PLUS MEDIATION, THAT YOU GIVE PARTIES AT LEAST TWO MONTHS.

>> AT LEAST TWO MONTHS.

>> OKAY.

>> TWO WEEKS IS ENOUGH -- THAT'S NOT ALLOWING A LOT FOR STAFF.

>> IF IT'S THE CASE, I'D LIKE TO SAY TWO THINGS, ONE, I WOULD LIKE TO ASK FOR A VOTE. AND I DO APPRECIATE THE DESIGN [INDISCERNABLE] OF MY COLLEAGUES. I SUPPORT A MOTION. THIS IS JUST MY EXPERIENCE AS AN ENGINEER. WE'RE TALKING ABOUT BEYOND MAJOR DESIGN CHANGES AT A LATE HOUR. THERE A POSSIBILITY WE MAY BE MISSING SOMETHING. I DO NOT FEEL COMFORTABLE DOING THAT. AND

I'M SEEING ACTUALLY IN THE AUDIENCE THERE ARE SOME CONFUSED LOOKS. WE NEED SOMETHING THAT MIGHT MAKE SENSE HERE RIGHT NOW. IF IT DOESN'T MAKE SENSE TO HOW THE ARCHITECT WILL BE ABLE TO WORK WITH THE APPLICANT IN A WAY TO MITIGATE SOME OF THE NEIGHBORS' CONCERNS. THEN IT DOESN'T REALLY ACCOMPLISH THE GOAL OF TRYING TO MOVE TOWARDS CONSENSUS. SO I WOULD SUPPORT A CONTINUANCE. I WOULD SUPPORT CONTINUING IT JUST TO NOT FOR A DATE CERTAIN, IF I CAN GET SOME INFORMAL WORD FROM STAFF THAT AS SOON AS YOU GET CONFIRMATION THAT THIS IS READY TO GO, IT CAN BE PASSED BACK. I FEEL LIKE WE SHOULD BE SPECIFIC WITH THE MOTION TO CONTINUE. SO I'M OPEN TO SOME LANGUAGE FROM COLLEAGUES. I THINK WE HAVE SOME CONCERNS AND OPPORTUNITIES. THE MAIN THING I'D LIKE TO SEE WHEN THIS COMES BACK HOW PROGRAM THAT IS BEING PROPOSED CAN BE MAINTAINED WHILE REDUCING MASSING OR SHADING IMPACTS. I FEEL LIKE THAT IS PROBABLY IS THE CRUX OF THE CONCERN.

>> I AM PERSONALLY TORN WITH THE TWO MOTIONS. I THINK WE COULD APPROVE THIS WITH THE ACKNOWLEDGMENT OF THE IMPACTS TO NEIGHBORS. I WOULD LIKE TO KNOW WHAT THE APPLICANT THINKS. IF YOU DON'T MIND, IF ANYONE FROM THE APPLICANT TEAM WOULD LIKE TO COME UP AND ANSWER ONE SPECIFIC QUESTION, WOULD YOU PREFER A CONTINUANCE OFF CALENDAR BUT WITH ASSURANCE THAT IT WOULD COME BACK AS SOON AS YOU'RE READY AND YOU WOULD GET TO SORT OF DESIGN BASED ON THE REDESIGN BASED ON GUIDELINES THEY'RE GIVING YOU OR

HAVE ANY QUESTIONS ABOUT THE OTHER MOTION IT TO FLATTEN THE ROOF AND SHRINK ONE OF THE BEDROOMS AND WE COULD POTENTIALLY GIVE YOU APPROVAL TONIGHT.

>> IF YOU APPROVE IT TONIGHT, I'LL TAKE THE CHANCE. I DON'T THINK IT'S THE PROBLEM, BUT I'LL BE WILLING TO DO THAT.

>> DO YOU HAVE ANY QUESTIONS?

>> LET ME JUST MAKE SURE YOU UNDERSTAND WHAT YOU'RE SUPPORTING. CHARLES, WOULD YOU RESTATE THE MOTION.

>> SHE HAS A COPY OF THE PLAN?

>> I KNOW EXACTLY.

>> I'M NOT TALKING ABOUT 10 FEET, I'M TALKING ABOUT BEDROOM NUMBER FOUR AND BATHROOM NUMBER FOUR. IT'S NOT 10 FEET, IT'S 15 FEET. IF YOU ELIMINATE THE MASS ON BEDROOM FOUR AND BATHROOM FOUR, THAT WOULD GO AWAY FROM THE SECOND FLOOR. THE FAMILY ROOM SHOWN THERE COULD BECOME A BEDROOM AND BATHROOM IF YOU SO CHOSE.

>> IF YOU TOOK THE EXISTING -- IT WOULD TAKE YOU TO WHAT THE EXISTING HOUSE IS WHERE IT USED TO BE.

>> IF YOU'RE NOT COMFORTABLE THAT, WE CAN CONTINUE IT AND YOU CAN MAKE YOUR OWN DESIGN.

>> NO. I WANT IT TO BE APPROVED TONIGHT. IF YOU APPROVE IT TONIGHT I'LL DO IT.

>> WE HAVE -- SO CHARLES, COULD YOU HAVE THE -- IS THAT -- I'M NOT SURE WHAT YOU'RE A TALKING ABOUT 15 FEET. HOW IS THAT GOING IT WORK WITH THE DOWNSTAIRS?

>> DOWNSTAIRS STAYS THE WAY THEY'VE DESIGNED IT. THE EXISTING HOUSE, THE EXISTING HOUSE, NOT THE -- THE EXISTING HOUSE IS 56 FEET DEEP, THIS WOULD MAKE THE SECOND STORE STOREY ON THE NORTH SIDE 56 FEET DEEP. THAT'S WHY -- BUT IT WOULD ELIMINATE THE MASS TO CREATE THE LIGHT -- THE FAMILY ROOM IS SAVED OR CAN BE REPLAYED WITH A BEDROOM AND BATHROOM.

>> DO YOU GET THAT, GREG? IT'S BASICALLY PULLING BACK ONLY HALF OF THE HOUSE TO THE ORIGINAL LENGTH.

>> THAT'S CORRECT AT THE TOP FLOOR.

>> BECAUSE THE OTHER PART, THE FAMILY ROOM IS SET SO FAR AWAY FROM THE NORTH SIDE, THE SHADOW EFFECT WILL NOT BE GOING OVER THERE. I SEE. I'LL ACCEPT THAT NOW THAT IT'S CLARIFIED.

>> AND DOHEE.

>> DID WE DO SOMETHING TO THE ACCESSORY STRUCTURE?

>> THE THREE FEET WE HAVE CONFIRMED.

>> IT'S AT THREE FEET.

>> OKAY. SO WE -- FURTHER COMMENT? WE HAVE A SUBSTITUTE MOTION. DO YOU WANT TO STICK WITH IT?

>> YES, I'D LIKE TO VOTE ON BOTH MOTIONS OR THE SUBSTITUTE IF IT GETS TO FIVE VOTE.

>> S. O'KEEFE: THE MOTION IS TO CONTINUE OFF-CALENDAR WITH SOME SPECIFIC RECOMMENDATIONS WHICH WE CAN RESTATE IF THAT MOTION PASSES. WE'LL TAKE A ROLL CALL ON THE SUBSTITUTE MOTION THEN THERE IS ANOTHER MOTION TO APPROVE.

>> BOARD MEMBER KAHN.

>> NO.

>> BOARD MEMBER KIM.

>> NO.

>> BOARD MEMBER OLSON.

>> YES.

>> BOARD MEMBER [INDISCERNABLE]

>> YES.

>> BOARD MEMBER [INDISCERNABLE]

>> YES.

>> BOARD MEMBER CLARK.

>> NO.

>> BOARD MEMBER TREGUB.

>> YES.

>> VICE CHAIR.

>> YES.

>> CHAIR O'KEEFE.

>> NO. THE MOTION FAILS 4-5 SO WE CAN VOTE ON MAIN MOTION.

>> I'D LIKE TO ADD PRECONDITIONS THAT THE BEDROOM WINDOWS
BE OPAQUE AND THE BEDROOM WINDOWS BE HIGH UP ON THE WALLS SO
THEY DON'T LOOK DIRECTLY IN THE HOUSE.

>> IS THAT JUST FOR ONES THAT ARE OPPOSITE THAT HOUSE?

>> YES.

>> JUST THE ONES THAT ARE ADJACENT, NOT THE ENTIRE.

>> BEDROOM ONE, TWO AND THREE BATH ONE TWO AND THREE.

>> SO WHAT DO YOU MEAN WHEN YOU SAY HEIGHT?

>> HIGH ENOUGH.

>> HOW ABOUT JUST THE LOWER PANE IS OKAY?

>> I WOULD ACCEPT THAT.

>> JUST THE LOWER PANE.

>> AND THE SECONDARY?

>> WE WANT TO KEEP THEM THE SAME. THEY WOULD PUT AN
OPAQUE -- OBSCURE. THAT'S WHAT I MEANT. SO LIKE JUST ON THE
LOWER SIDE SO.

>> POINT OF CLARIFICATION, OPAQUE MEANS NO LIGHT AGAINST
IN.

>> I MEANT OBSCURE.

>> IF THE BOARD INTERESTED IN GUIDANCE FROM STAFF.

>> PLEASE.

>> GENERALLY WHEN WE LOOK AT PRIVACY, IT'S BETTER TO ASK
FOR CLEAR RATHER THAN OBSCURED OR OPAQUE, WITH A BUILDING PERMIT
THAT WINDOW COULD BE CHANGED. I DON'T MIND THE -- THE INTENT ANY
TIME IS PURE AND SUPPORTED BY STAFF, BUT IT ISN'T SOMETHING THAT
CAN BE ENFORCED AS EASILY AS A WALL.

>> APPLICANT IS CONCERNED ABOUT EGRESS, I HAVE NO
VISIBILITY ABOUT EGRESS WITH THIS.

>> IF GOAL IS NO PRIVACY IMPACTS, IT'S NOT ENFORCEABLE.

>> IT'S CALLED CURTAINS.

>> THAT'S WHAT I HAVE IN MY BEDROOM.

>> I GUESS, YOU KNOW, I'M OKAY WITH IT BEING OBSCURE, NOT TOO HIGH. BECAUSE THESE ARE EGRESS WINDOWS, THERE IS A CERTAIN HEIGHT OFF THE FLOOR THAT IS REQUIRED.

>> AND THE APPLICANT CAN CHECK THAT AS WELL. SO IT WAS ACCEPTED FOR OPAQUE CAPACITY BUT NOT OBSCURITY. OKAY. WE'RE CLEAR. ONE MORE COMMENT FROM STAFF.

>> CAN I HAVE A QUICK CLARIFYING QUESTIONS. FOR THE BATHROOM WINDOWS, WAS THAT PART OF THE [INDISCERNABLE]?

>> SO BOARD MEMBER KAHN.

>> YES.

>> BOARD MEMBER KIM.

>> YES.

>> OLSON.

>> NO.

>> SHEAHAN.

>> NO.

>> BOARD MEMBER SELAWSKY.

>> NO.

>> BOARD MEMBER CLARK.

>> YES.

>> BOARD MEMBER TREGUB.

>> YES.

>> VICE CHAIR.

>> YES.

>> CHAIR.

>> YES. MOTION PASSES. YOU HAVE YOUR USE PERMIT. BUT
HOPEFULLY MAYBE [INDISCERNABLE] THANK YOU EVERYBODY FOR YOUR
PATIENCE.

Althaea & David Greenstone
2324 7th Street
Berkeley, CA 94710
(415) 336-7355

April 6th, 2017

RE: Bacilia Macias Architects Proposed Development at 2325 6th Street,
Berkeley, CA

ATTN: City of Berkeley

The owners of 2325 6th Street, hereafter referred to as "the property" have presented us, as adjacent neighbors, with proposed Bacilia Macias architectural plans for development of said property. This letter is written to object to the height and width of the proposed "garage/workshop," hereafter, the "accessory building" which are in clear violation of Berkeley Municipal Code, as well as to voice our objections to the effects of said proposed accessory building on the light, air, and view from our property. Finally, we object on the basis that the proposed accessory building, a two story stucco garage, is not in functional and aesthetic harmony with the adjacent buildings and areas, which are mainly free-standing wood frame Victorian houses build in the late 1800s. The proposed accessory building is disruptive to the historic character of this residential neighborhood, a neighborhood in which there are rarely accessory building that exceeds one story in height.

The proposed "garage/workshop" to be placed in the rear of the property is described in the plans at a two story structure, 17 feet in height at the second story eaves, with additional height in the form of a gable. The height of the gable is not dimensioned in the plans, but scaled from architectural drawings measures 22 feet at peak height. The plans indicate that the building is to be offset from our mutual property line by 2' 2 3/4". The building is described as a two car garage with a workshop on the second story.

This proposed structure is in violation of Berkeley municipal code section 23D.08.020, regarding "Height Limits for Accessory Buildings or Structures." Specifically, the following sections:

"A. No accessory building or enclosed accessory structure may exceed 10 feet in average height when any portion of the building or structure is within four feet of a lot line.

B. No accessory building or enclosed accessory structure may exceed 12 feet in average height when any portion of the building or structure is between four and ten feet of a lot line."

In addition, we object to the proposed height of this building due to its detrimental effects on light, air, and view from our property. The zoning office may not issue

an AUP variance on height limitations when the proposed building or structure would have "detrimental effects on the light, air, privacy, and view of adjacent properties," per municipal code section 23D.08.010 section B.

In addition, we object to the width of the proposed structure, which is in violation of section 23D.08.050 "Maximum Building Length" which clearly states, "No accessory building or enclosed structure may be longer than 24 feet, running generally parallel with the side lot line." The footprint of the first floor is 22' 3" wide, however the addition of a deck and external stairs (scaled from architectural drawings) add 8 feet of width, clearly exceeding the 24 foot maximum width.

The location of the building on the southwest corner of our property lines creates significant shading effects which will be detrimental to the survival of the fruit trees and other plants on the lot, deprive us of the only sunny section of the yard, obstruct the view of light and open space from our kitchen window, and create a claustrophobic environment. Please see the attached shading studies and graphics to illustrate the impact of the proposed buildings on our property and surrounding homes. Because our property is already bordered along almost the entire southern edge by a two story apartment complex, the addition of another two story concrete building that extends for over half of the southwest lot line will "box" our property in, creating excessive shade, depriving us and our plants of sunlight, and obstructing our view of the sky.

Finally, due to its proximity to our mutual property line, the entire back wall of the structure is a concrete firewall, covered in stucco and devoid of architectural features. In a neighborhood full of historic wood frame Victorian homes, a two story featureless stucco wall extending along half of my back fence line is not aesthetically or functionally in harmony with the existing environment.

So, in summary, we will not accept any proposed accessory building on the property that exceeds 10 feet in height if located within four feet of the property line, or 12 feet in height, if located four to ten feet from the property line. In addition, we object to any structure (including deck and external stairs) that exceeds 24 feet in length.

We have address a version of this letter to Bacilia Architects via email and await their revised plans. Due to the significant detrimental effects the currently proposed accessory building would have on the light, air, and view from our property, all parties may be certain that we will not accept the proposed structure as it is and will be forced to seek legal recourse and file additional complaints with the city of Berkeley if changes are not made to make to structure compliant with Berkeley Municipal Code. We will also take legal action to fight any proposed variance to the code.

We submit this notification of objections to proposed development to the Berkeley City Planning Department and Bacilia Architects simultaneously. The grandchildren of the owner showed us the plans, but did not provide a way for us to contact them directly otherwise we would have sent them a copy of this letter as well.

Please review the included documentation for the initial impact study of the proposed apartment complex on the surrounding single-family homes that is being conducted by the us and other adjacent property owners and expect further impact study documentation from us and other adjacent property owners:

Document A: Compilation of photos taken of architectural plans that were used to determine height, width, length, building footprints and site layout for the impact study.

Document B: Google Earth image showing existing house on the site for proposed apartments with surrounding houses, including 2324 Seventh Street Greenstone house.

Document C: Sketch-up model overlaid on Google satellite image showing overview of impact that proposed apartment complex will have on neighborhood homes.

Document D: Partial and preliminary Shadow Analysis showing the shading impact of proposed apartment complex on surrounding single family homes.

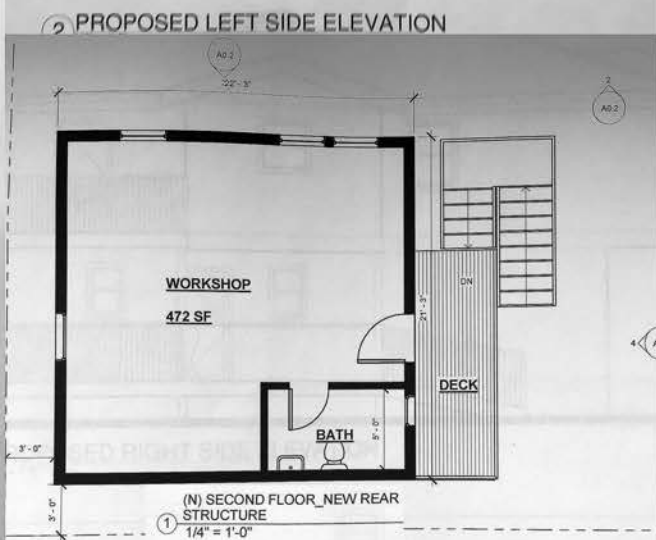
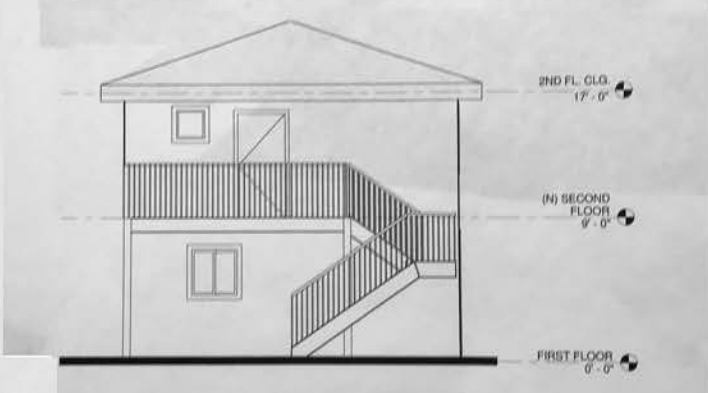
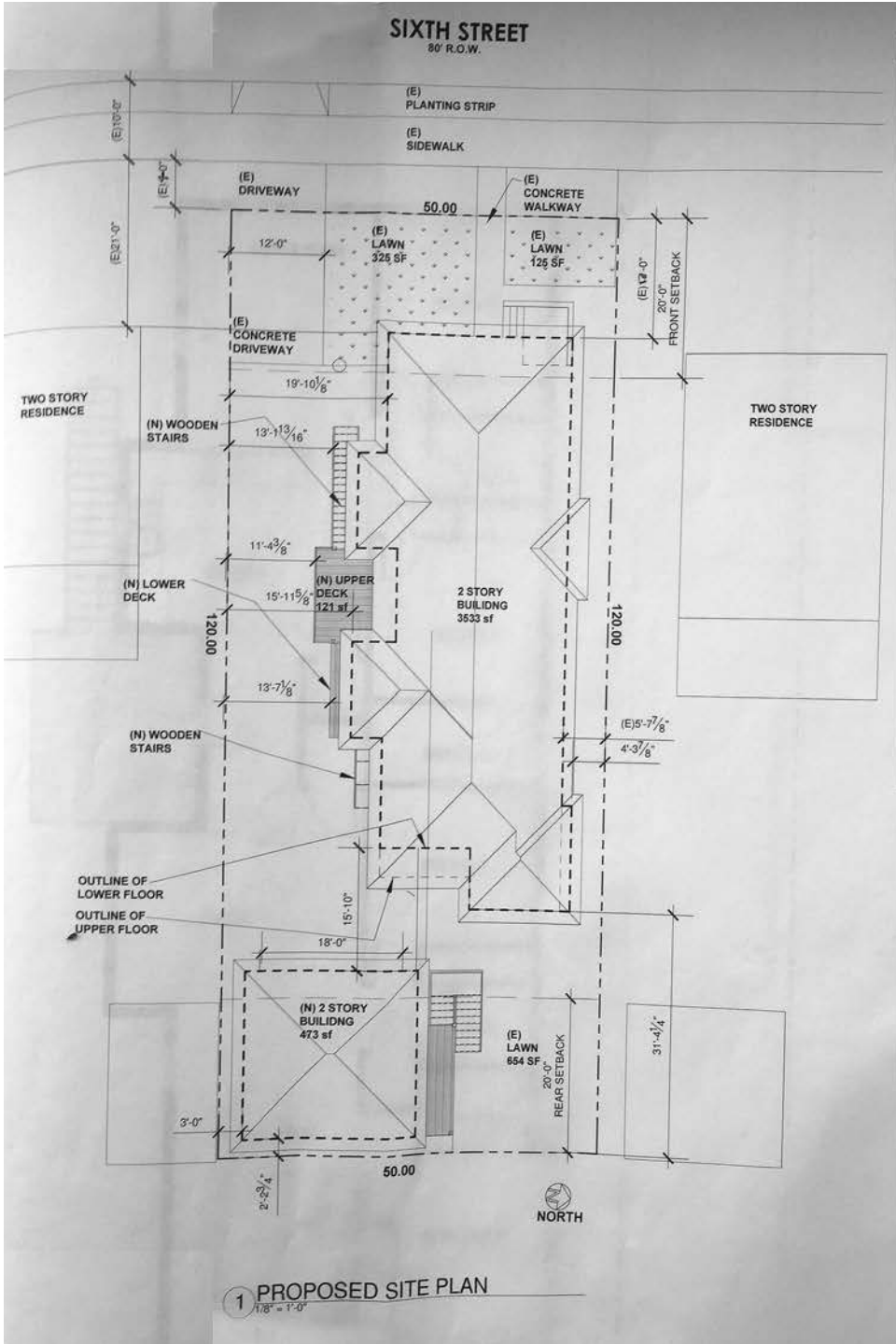
Document E: Sketch-up rendering of backyard view from kitchen windows showing existing condition compared with how the proposed apartment complex will light and obstruct views.

Document F: Photograph taken of backyard showing existing condition compared with how the proposed apartment complex will cut off light to fruit trees, overshadow yard and obstruct views.

Sincerely,

Althaea and David Greenstone

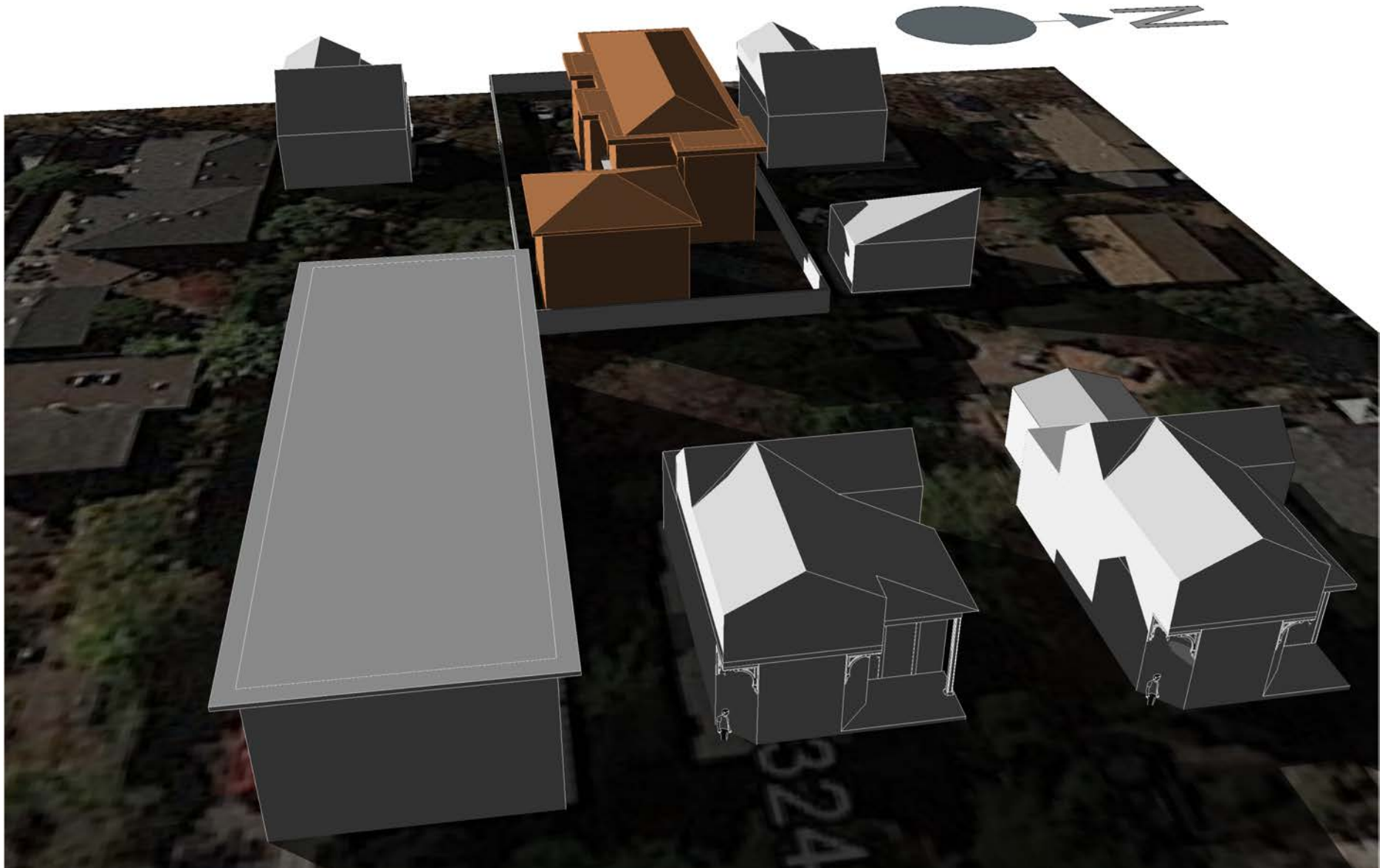
Document A. compilation of photographs taken of architectural drawing for proposed apartments



Document B. Google Earth Image showing (E) house on site for proposed construction with surrounding houses. 2324 Seventh Street Greenstone residence in center foreground.

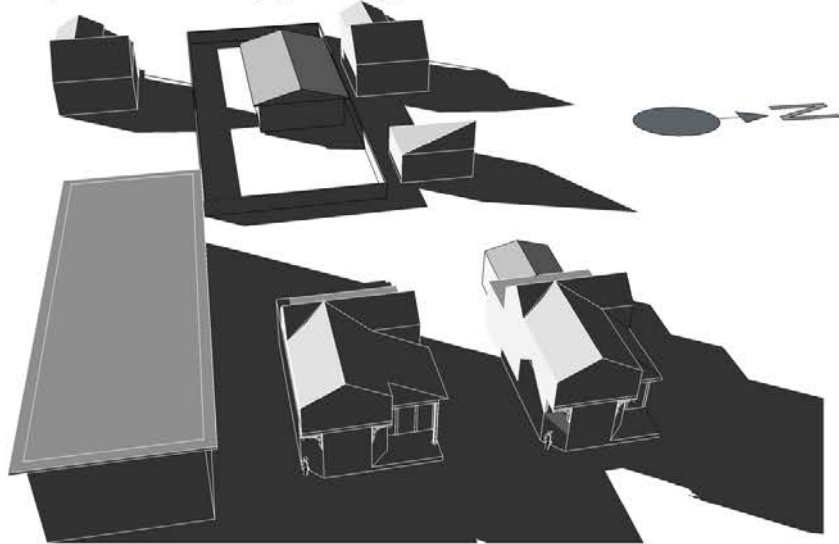


Document C. Sketch-up model overlaid on Google Earth satellite image showing overview of impact that proposed apartment complex will have on surrounding single family homes. Proposed apartment complex (in tan) was modeled from photographed architectural plans: height,width, length, building footprints and site layout were modeled precisely from architectural dimensions; architectural facade and roof top features are approximated. 2324 Seventh Street Greenstone residence (center foreground) is precisely modeled from direct home measurements; all other surrounding structures are modeled approximately.

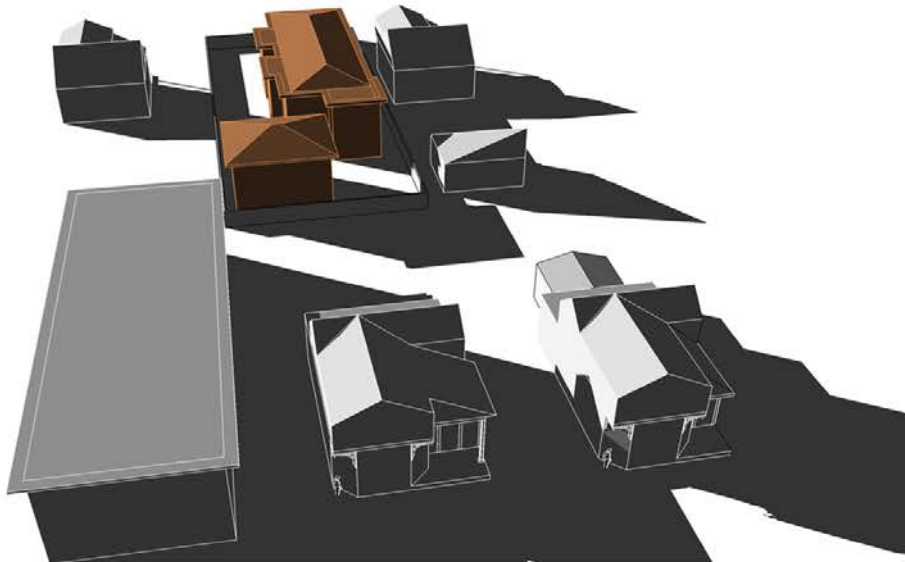


Document D. Shadow Analysis study illustrating shading impact of existing house (top) vs. proposed apartments (bottom) on surrounding single family homes. Shadow Analysis performed for January (left hand side) and March (right hand side) at 3:00pm. Perspective, date and time were selected to show how the “garage workshop”/“accessory building” overshadows the Greenstone property of 2324 Seventh Street cutting off light to the yard where fruit trees are located and blocking views of open space.

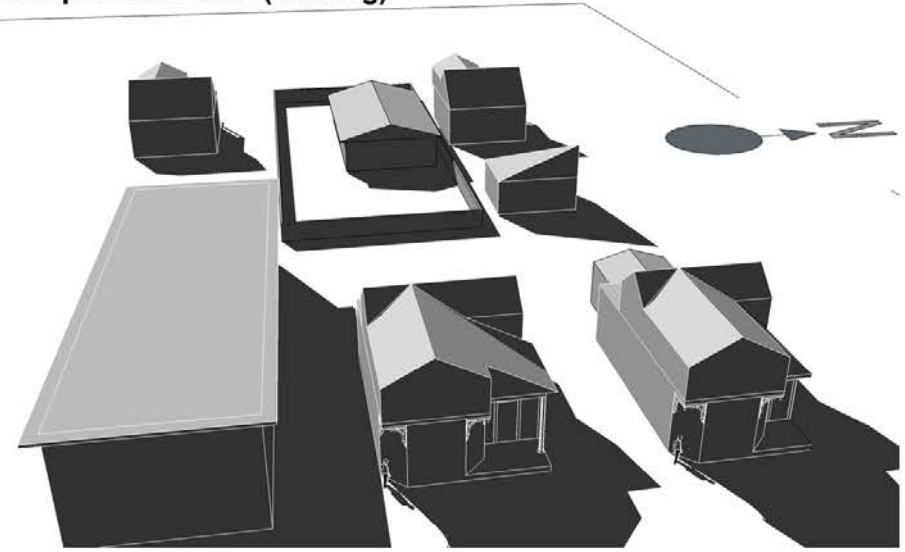
3:00pm mid-January (existing)



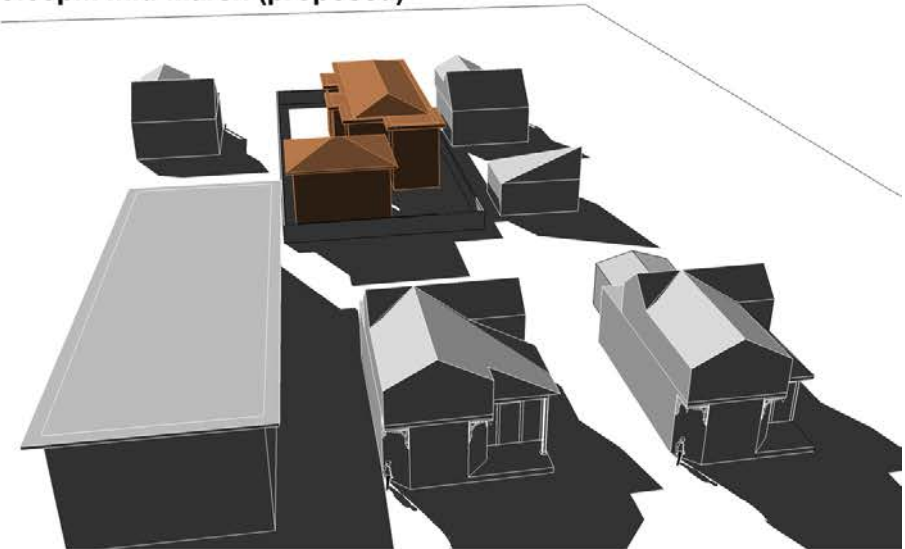
3:00pm mid-January (proposed)



3:00pm mid-March (existing)

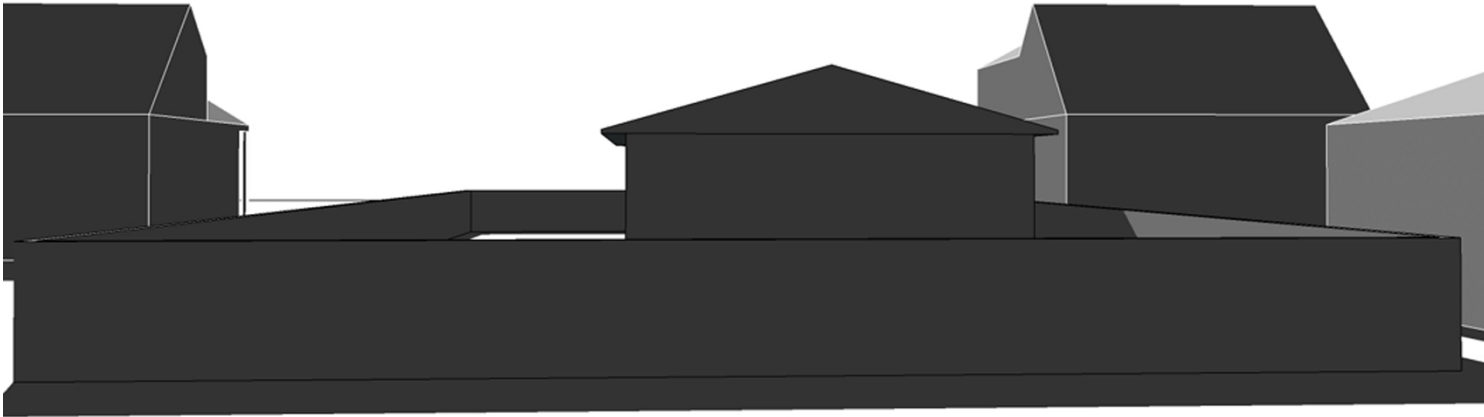


3:00pm mid-March (proposed)

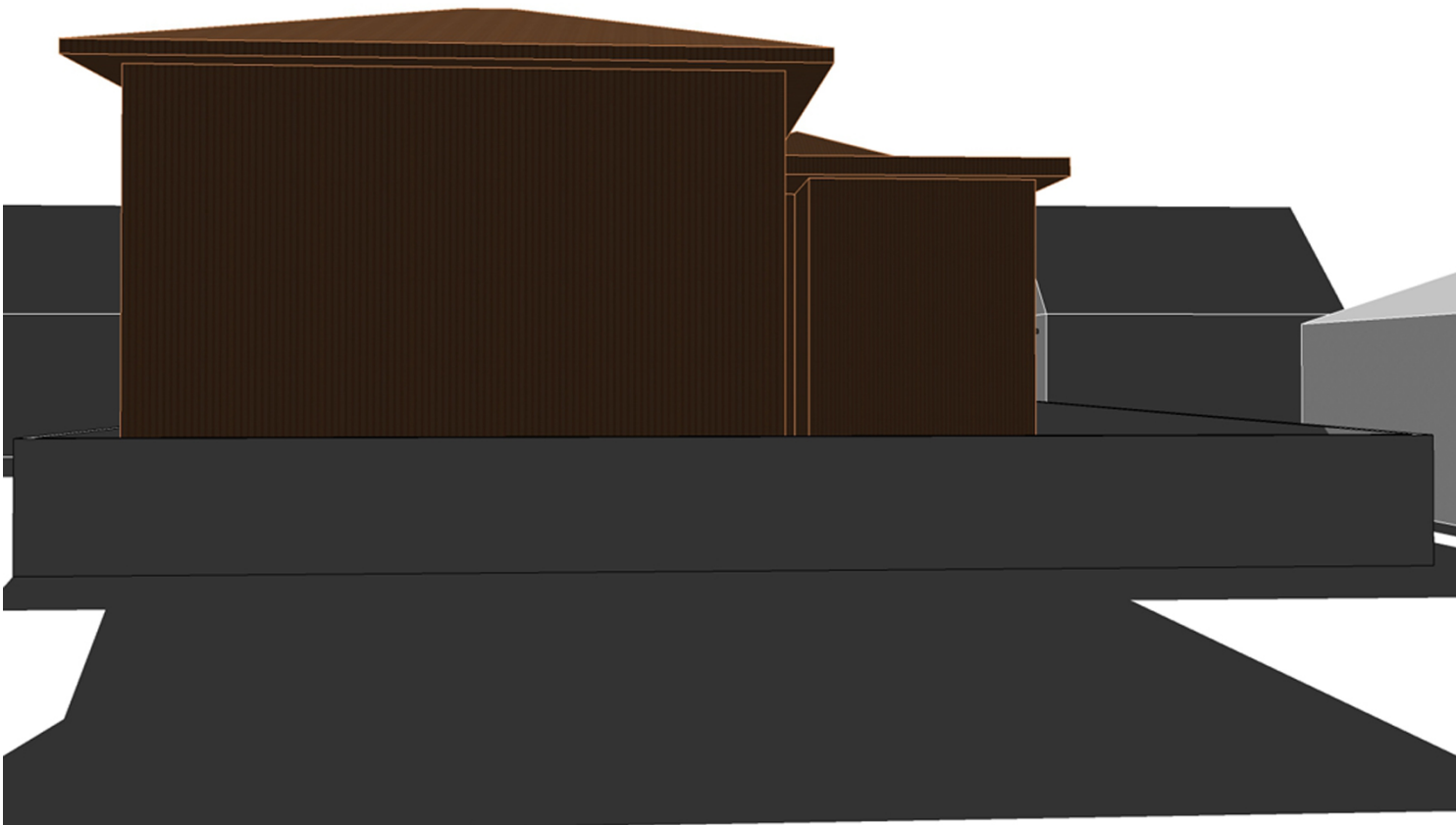


Document E: Sketchup rendered view looking out kitchen windows illustrating existing view compared with the effects of proposed apartments and how they will block views, obstruct light & overshadow Greenstone yard.

Mid-April, 3:00pm existing view from kitchen.



Mid-April, 3:00pm obstructed view from kitchen windows that proposed apartments would have.

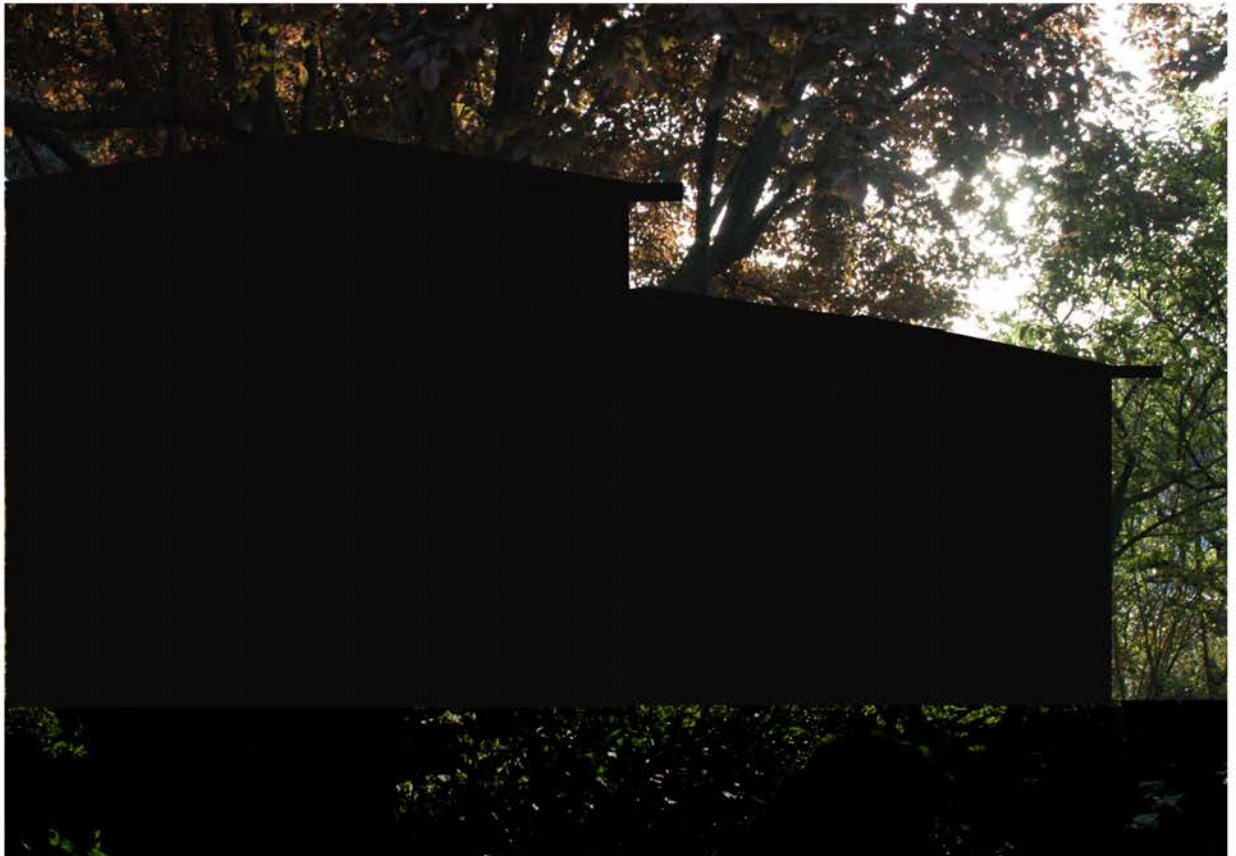


Document F: Photo of Greenstone yard showing how light and views are obstructed by proposed apts.

Photo taken of existing condition, April 5, 3pm Greenstone yard



Same photo with sillouettes of proposed appartments overlaid showing light aand view obstruction



RECEIVED

APR 20 2017

LAND USE PLANNING

April 13, 2017

RE: Bacilia Macias Architects Proposed Development at 2325 6th Street. Berkeley, CA

ATTENTION: City of Berkeley

My name is April Schirmer. I have lived at 2329 Sixth Street Berkeley Ca. for 26 years. I presently live with my partner Dusan Supica. We have lived together in this house as a couple for 6 years.

On Sunday April 3, 2017, in the late afternoon the Granddaughter Denise, of Mrs. ^{Jenlin} Scoggins, who is the present owner of 2325 6th Street, along with her husband, came to our home to present the proposed Bacilia Macias architectural plans for the development of their property. I am writing this letter to object to the height of the proposed development which would lead to the lack of our privacy.

I would like you to know, that on that day (4-2-17) when they came by, I was in the middle of preparing to host a small bar-b-que in our back yard. I answered the door thinking friends had arrived. I had had a couple of cocktails earlier and was in the midst of cooking. I was caught off guard. They went over the plans with me. Dusan was still in the back yard setting up for our party. While in conversation with them, my concern was the height of the building. I asked if windows would face my yard. They informed me the building would be two stories high and yes, windows would face my yard. We spoke a little longer. I hesitated, but having to get back to my cooking, I signed the agreement but wrote my concerns about the foreseeing increase in noise level that would possibly occur.

Later that night after my bar-b- que, I felt that signing in haste was definitely NOT a good idea. I endured 4 sleepless nights regarding my hasty decision to sign.

The next day Monday April 4th, I received a very concerned note from my neighbors to the back of our property David and Althaea Greenstone, expressing their very valid concerns regarding the development at 2325 6th Street. The Greenstone's written concerns included shadow pictures of the development along with widths and heights. I realized after studying their dimensions and pictures, that the two story building was clearly a proposed apartment complex that would be in CLEAR view of our yard. I have a garden deck which would be face to face with the building. Windows would peer directly into our yard. I then began to panic. I know now, that signing that agreement for development was a big mistake.

I have been a Registered Nurse for over 21 years. I have been working in the field of Hospice for the last 16 years. My partner Dusan is a retired mechanic of over 40 years. We both take great pride and lots of care, thought, and time in our garden. We are always thankful and grateful to come home to peace, quiet, and tranquility. We both consider our garden our private oasis in

the big city. Now with this proposed development next door, I am greatly concerned about the increased noise, the close proximity of the building to our home, the height and width of the building, and more than anything, the loss of privacy, and more diminishing parking on 6th Street.

I am not opposed to the owners of 2325 6th Street developing their existing property; I just feel that THIS development is detrimental to the effects of privacy and view from our home. I also feel the planned development is not aesthetically in harmony, with the one hundred year old Victorian homes that grace our neighborhood. Our home was built in 1863. Therefore, my partner Dusan Supica and I April Schirmer are objecting to the current plan for development at 2325 6th Street in Berkeley, Ca.

We submit this notification of objections to proposed development to the Berkeley City Planning Department and Bacilia Architects simultaneously. I spoke personally with Granddaughter Denise Sunday April 9th via phone to inform her of my objection which I have informed you of in this letter. I asked if I could send her a copy, and she told me to just send the letter of objection to Bacilia Architects.

Sincerely,

April Schirmer & Dusan Supica

2329 Sixth Street

Berkeley, Ca. 94710

(510) 684-8010

	<h2>PLANNING & DEVELOPMENT</h2>	DATE STAMP HERE RECEIVED SEP. 13 2017 LAND USE PLANNING
	Land Use Planning Division 2120 Milvia Street, 2 nd floor, Berkeley, CA 94704 Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420 Email: Planning@ci.berkeley.ca.us Web: www.cityofberkeley.info/planning	

I.A ZONING PROJECT APPLICATION FORM

<i>(This box for staff use only.)</i>			ZP201 <u>7-0146</u>	PLN201 <u> </u> - <u> </u>
<input type="checkbox"/> Administrative Use Permit	<input type="checkbox"/> AUP Modification	<input type="checkbox"/> Pre-Application		
<input checked="" type="checkbox"/> Use Permit / Variance	<input type="checkbox"/> Use Permit / Variance Modification	<input type="checkbox"/> Zoning Research		
<i>(Complete Code Summary on page 4.)</i>				
<input type="checkbox"/> Expedite Request <i>(for Use Permits/Variations only)</i>		Intake Planner <u>Charles Ench:11</u>		

• **Project Address:** 2325 6th St. Unit/Suite #:

Project Description: RAISING OF (E) RESIDENCE TO CREATE A TWO STORY DUPLEX & NEW 2 STORY ACCESSORY BLDG. IN REAR, GARAGE ON THE GROUND FL. & WORKSHOP ON TOP FLOOR.

• **Property Owner Name:** TAIFA M. JENKINS LASHAN M. JENKINS
Owner's Mailing Address: 3722 NORTHRIDGE DR. 1569 SOLANO AVE
RICHMOND CA 94806 BERKELEY, CA 94707 #655

Phone #: 510-691-7910 Home Mobile Business E-mail: bacilia@bmarch.net

• **Applicant Name** (or write "same"): BACILIA MACIAS
Applicant's Mailing Address: 732 GILMAN ST, BERKELEY CA 94710
 Phone #: 510-691-7910 Home Mobile Business E-mail: bacilia@bmarch.net

For projects involving <u>only</u> the following four items and <u>none</u> of the items on pages 2-3 of this form, please refer to the handout indicated in the right-hand column <u>instead</u> of filling out this form.	
1. Converting existing Rental or Tenant In Common (TIC) Units to Condominiums?	Refer to the "Condominium Conversion Procedures: Guide for Applicants"
2. Demolition of, or exterior alterations to, a designated City of Berkeley Landmark, Structure of Merit, or structure in a City Historic District (or interior alterations to such buildings if publicly owned)?	Refer to the "Landmark Preservation Commission: Structural Alteration Permit and Design Review Submittal Requirements"
3. Application to designate a City Landmark, Structure of Merit or Historic District?	Refer to the "Landmark, Structure of Merit or Historic District Designation Form"
4. Exterior changes (including signs) to (1) any structure (new or existing) in a non-residential zoning district OR (2) a commercial or mixed-use building in the R-4 District?	Refer to the Design Review Submittal Packet
Continued on Page 2	

I.A. ZONING PROJECT APPLICATION FORM
Effective March 2016

Does the project include:	No Yes	Handout / Application Requirement
15. Any new dwelling unit(s), or addition or renovation of 10,000 sq. ft. or more of non-residential space?	<input checked="" type="checkbox"/> <input type="checkbox"/>	III.D.1 – Green Building Checklist III.D.2 – Energy Efficiency Analysis <i>(nonresidential mixed-use only)</i>
16. 2,500 sq. ft. or more of new landscape area or 2,500 sq. ft. or more of rehabilitated landscape?	<input checked="" type="checkbox"/> <input type="checkbox"/>	III.D.3 – Berkeley Water Efficient and Bay Friendly Landscape Requirements
17. Removal of 25% or more of a main building's exterior walls and roof (including replacement of existing structural members)?	<input type="checkbox"/> <input checked="" type="checkbox"/>	III.E.1 – Structural and Pest Report.
18. Demolition or substantial change of a building ≥ 40 years old? (Speak with a planner if unsure whether project is a "substantial change".)	<input type="checkbox"/> <input checked="" type="checkbox"/>	III.C.8 – Historic Resource Evaluation
19. Federal funding, either directly or through the City of Berkeley Housing Trust Fund?	<input checked="" type="checkbox"/> <input type="checkbox"/>	III.F.1 – Area of Potential Effects (APE) Statement
20. A new business, or a new commercial space with tenant/operator already selected? (Does not include home occupations.)	<input checked="" type="checkbox"/> <input type="checkbox"/>	III.F.2 – Zoning Use Questionnaire
21. Over 7,500 square feet of office, retail, restaurant, hotel, lodging, manufacturing, light industrial, research and development, warehouse or storage?	<input checked="" type="checkbox"/> <input type="checkbox"/>	RESO NO. 66,617-N.S. http://www.ci.berkeley.ca.us/recordsonline/export/16398058.pdf RESO NO. 66,618-N.S. http://www.ci.berkeley.ca.us/recordsonline/export/16398144.pdf
You must disclose whether or not any of the following are true of the project:	No Yes	Handout / Application Requirement
22. Project involves the elimination of any dwelling units and/or if known, are any of the dwelling units on the property controlled rental units?	<input checked="" type="checkbox"/> <input type="checkbox"/>	.Your application will be referred to the Rent Stabilization Board. No action is required on your part. You may contact them at (510) 981-7368 if you have any questions.
23. Construction activity within the drip line of a Coast Live Oak tree with circumference over 18 in. at 4 ft. above ground (or 26 in. aggregate circumference for multi-trunked trees)?	<input checked="" type="checkbox"/> <input type="checkbox"/>	III.C.1 – Arborist Report
24. A new building in a non-residential zoning district, on a site with a history of soil and/or groundwater contamination or within Toxic Division's Environmental Management Areas	<input checked="" type="checkbox"/> <input type="checkbox"/>	III.C.2 – Phase I or II Assessment
25. A new building or addition in a liquefaction, landslide, or fault zone shown on the "Environmental Constraints Map"	<input type="checkbox"/> <input checked="" type="checkbox"/>	III.C.3 – Seismic Hazard Investigation
26. Construction on a parcel that is within 40 feet of an open creek or 25 feet of a culverted creek. See BMC 17.08 for creek definitions.	<input checked="" type="checkbox"/> <input type="checkbox"/>	III.C.5 – Conformance with Creeks Ordinance, Creeks Submittal

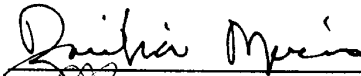
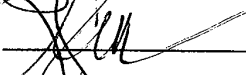
Under penalty of perjury, I certify that:

- (1) the above information is true and complete to the best of my knowledge, and
(2) the attached paper and electronic copies of this application are the same.

Applicant Signature: *Danika Medina* Date: _____
Owner's Signature*: *Taira Jenkins* Date: _____

(*Owner's signature, or signed letter authorizing applicant to apply on owner's behalf, is required for all applications.)

I.A. ZONING PROJECT APPLICATION FORM
Effective March 2016

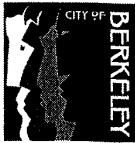
Does the project include:	No Yes	Handout / Application Requirement
15. Any new dwelling unit(s), or addition or renovation of 10,000 sq. ft. or more of non-residential space?	<input checked="" type="checkbox"/> <input type="checkbox"/>	III.D.1 – Green Building Checklist III.D.2 – Energy Efficiency Analysis <i>(nonresidential mixed-use only)</i>
16. 2,500 sq. ft. or more of new landscape area or 2,500 sq. ft. or more of rehabilitated landscape?	<input checked="" type="checkbox"/> <input type="checkbox"/>	III.D.3 – Berkeley Water Efficient and Bay Friendly Landscape Requirements
17. Removal of 25% or more of a main building's exterior walls and roof (including replacement of existing structural members)?	<input type="checkbox"/> <input checked="" type="checkbox"/>	III.E.1 – Structural and Pest Report.
18. Demolition or substantial change of a building ≥40 years old? (Speak with a planner if unsure whether project is a "substantial change".)	<input type="checkbox"/> <input checked="" type="checkbox"/>	III.C.8 – Historic Resource Evaluation
19. Federal funding, either directly or through the City of Berkeley Housing Trust Fund?	<input checked="" type="checkbox"/> <input type="checkbox"/>	III.F.1 – Area of Potential Effects (APE) Statement
20. A new business, or a new commercial space with tenant/operator already selected? (Does not include home occupations.)	<input checked="" type="checkbox"/> <input type="checkbox"/>	III.F.2 – Zoning Use Questionnaire
21. Over 7,500 square feet of office, retail, restaurant, hotel, lodging, manufacturing, light industrial, research and development, warehouse or storage?	<input checked="" type="checkbox"/> <input type="checkbox"/>	RESO NO. 66,617-N.S. http://www.ci.berkeley.ca.us/recordsonline/export/16398058.pdf RESO NO. 66,618-N.S. http://www.ci.berkeley.ca.us/recordsonline/export/16398144.pdf
You must disclose whether or not any of the following are true of the project:	No Yes	Handout / Application Requirement
22. Project involves the elimination of any dwelling units and/or if known, are any of the dwelling units on the property controlled rental units?	<input checked="" type="checkbox"/> <input type="checkbox"/>	.Your application will be referred to the Rent Stabilization Board. No action is required on your part. You may contact them at (510) 981-7368 if you have any questions.
23. Construction activity within the drip line of a Coast Live Oak tree with circumference over 18 in. at 4 ft. above ground (or 26 in. aggregate circumference for multi-trunked trees)?	<input checked="" type="checkbox"/> <input type="checkbox"/>	III.C.1 – Arborist Report
24. A new building in a non-residential zoning district, on a site with a history of soil and/or groundwater contamination or within Toxic Division's Environmental Management Areas	<input checked="" type="checkbox"/> <input type="checkbox"/>	III.C.2 – Phase I or II Assessment
25. A new building or addition in a liquefaction, landslide, or fault zone shown on the "Environmental Constraints Map"	<input type="checkbox"/> <input checked="" type="checkbox"/>	III.C.3 – Seismic Hazard Investigation
26. Construction on a parcel that is within 40 feet of an open creek or 25 feet of a culverted creek. See BMC 17.08 for creek definitions.	<input checked="" type="checkbox"/> <input type="checkbox"/>	III.C.5 – Conformance with Creeks Ordinance, Creeks Submittal
<i>Under penalty of perjury, I certify that:</i>		
(1) the above information is true and complete to the best of my knowledge, and (2) the attached paper and electronic copies of this application are the same.		
Applicant Signature: 	Date: _____	
Owner's Signature*: 	Date: _____	
<i>(*Owner's signature, or signed letter authorizing applicant to apply on owner's behalf, is required for all applications.)</i>		

I.A. ZONING PROJECT APPLICATION FORM
Effective March 2016

LAND USE PLANNING - FOR INTERNAL USE ONLY

Zoning District(s):

Zoning Section	Description
1. 23 <u>D. 20. 050</u>	<u>UP/AUP</u> to create 6 or more bedrooms on a parcel
2. 23 <u>D. 20. 030</u>	<u>UP/AUP</u> to Construct a major residential addition
3. 23 <u>D. 20. 070</u>	<u>UP/AUP</u> to construct an addition greater than 14' avg height
4. 23 <u>D. 20. 030</u>	<u>UP/AUP</u> to add a second dwelling unit
5. 23 _____	UP/AUP to
6. 23 _____	UP/AUP to
7. 23 _____	UP/AUP to
8. 23 _____	UP/AUP to
9. 23 _____	UP/AUP to
10. 23 _____	UP/AUP to
11. 23 _____	UP/AUP to
12. 23 _____	UP/AUP to



CITY OF BERKELEY

Permit Service Center
1947 Center St, 3rd floor
Berkeley, CA 94704

Receipt Date:

9/13/2017

Receipt Number:

499230

**RECEIPT
ZP2017-0146**

Applicant Information

Bacilia Macias
732 GILMAN ST
BERKELEY CA 94710-1325

Property Information

Parcel Number: 056 194101900

Project Information

Type: Planning
Group: Zoning Permit
Category: NA
Sub-Category: NA
Project:

Location

2325 SIXTH St
BERKELEY, CA 94710

Work Description: Use Permit w/Public Hearing to expand an existing single family residence by approximately 1,200 square feet resulting in a duplex with more than 7 bedrooms on a parcel and major residential addition greater than 14 feet in average height.

Payor: Barbara J Jacobs	Payment Status: Paid	Date Printed: 9/13/2017
Cashier: RASMITH	Payment Method: Check	Check #: 1003
Fees:		Amount
UPPH010 - UPPH: Base Tier 1 (all other projects)		\$3600.00
UPPH070 - UPPH: ZAB Public Hearing Fee		\$1025.00
RM - Records Management		\$50.00
ADDCPF - Community Planning Fee (15%)		\$660.00
UPPH060 - UPPH: Additional Use Permit (on same project)		\$400.00
UPPH060 - UPPH: Additional Use Permit (on same project)		\$400.00
Property Address: 2325 SIXTH St BERKELEY, CA 94710	Total:	\$6135.00

2325 6th Street, Berkeley CA

This project entails the lifting of a single story, single family residence to create a two story structure with a crawl space. The two story structure will also be expanded towards the rear and the right side property line. There will be new decks and exterior stairs added to the right side of the structure. A new accessible ramp will also be constructed from the new lower level deck.

The front porch stairs will remain as is.

The new expanded two story residence will be a duplex, one unit upstairs and one unit on the downstairs.

In the rear the Owner proposes a two story structure that includes a two car garage on the ground floor and a workshop with a half bath on the second story. There will be a small deck and exterior stairs.

The exterior finishes will be stucco to match the existing home.



PLANNING & DEVELOPMENT

Land Use Planning, 2120 Milvia Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420 Email: Planning@ci.berkeley.ca.us

RECEIVED

SEP 18 2017

LAND USE PLANNING

TABULATION FORM

Project Address: 2325 6th St. Date: 8.22.17
Applicant's Name: TAIFA M. JENKINS & LASHAN M. JENKINS
Zoning District: R1-A

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	Existing	Proposed	Permitted/ Required
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	1	2	2
Number of Parking Spaces (#)	1	2	2
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	3	7	5
Yards and Height			
Front Yard Setback (Feet)	15'	15'	20'
Side Yard Setbacks: (facing property)			
Left: (Feet)	5'	4'	4'
Right: (Feet)	19'	13'/3'	4'
Rear Yard Setback (Feet)	49'	31'/2'	20'
Building Height* (# Stories)	1	2	2
Average* (Feet)	15'	24'	28' / 14' additions
Maximum* (Feet)	15'	24'	
Areas			
Lot Area (Square-Feet)	6000	6000	-
Gross Floor Area* (Square-Feet)	1348	3536 / 944	
Total Area Covered by All Floors			
Building Footprint* (Square-Feet)	1431	2399	2400
Total of All Structures			
Lot Coverage* (%) (Footprint/Lot Area)	23%	37%	40%
Useable Open Space* (Square-Feet)	1899	963	100/unit = 800
Floor Area Ratio* Non-Residential only (Except ES-R)	-	-	-

*See Definitions - Zoning Ordinance Title 23F.

Revised: 05/15

g:\forms & instructions\land use planning forms\tabulation_form_05-15.doc

Land Use Planning, 2120 Milvia Street, Berkeley, CA 94704

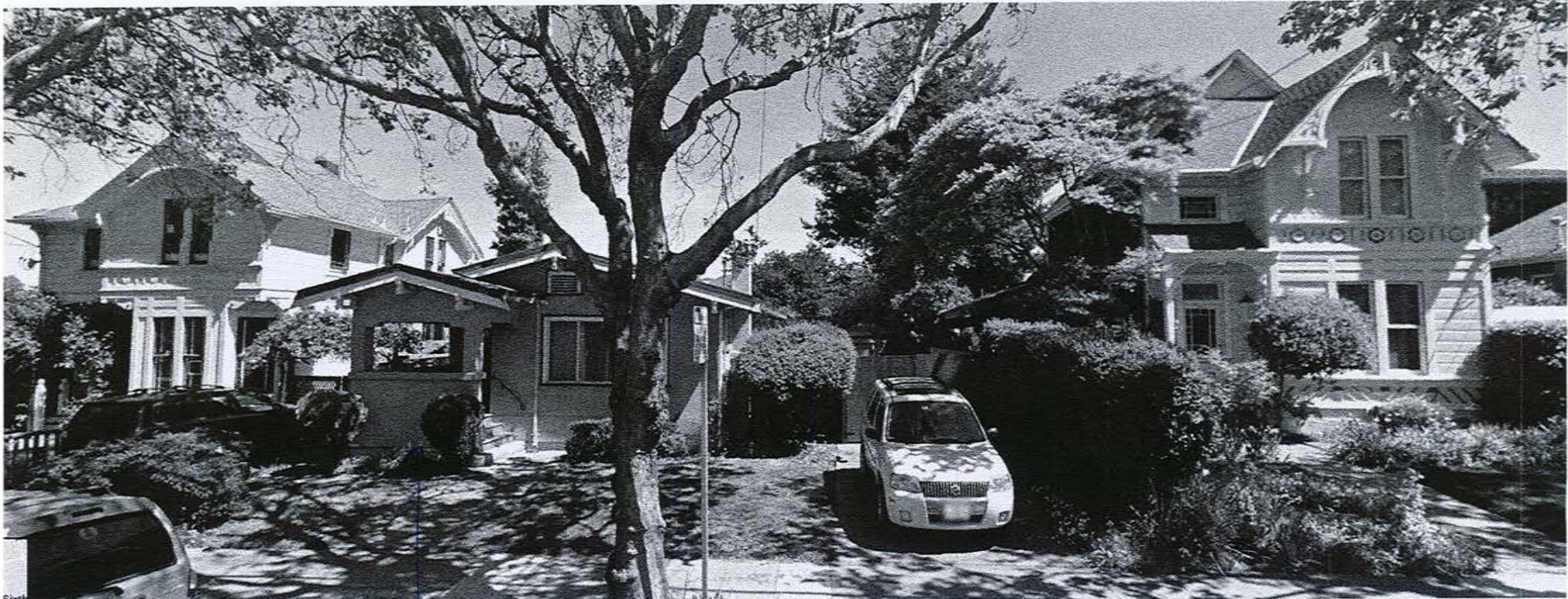
Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420 Email: Planning@ci.berkeley.ca.us

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SEP 13 2017

LAND USE PLANNING

150 5232
2325 641



SUBJECT
PROPERTY







SUBJECT
PROPERTY



2325 6th
ST





RIGHT SIDE TOWARD REAR



LEFT SIDE FROM REAR

2325 6th St





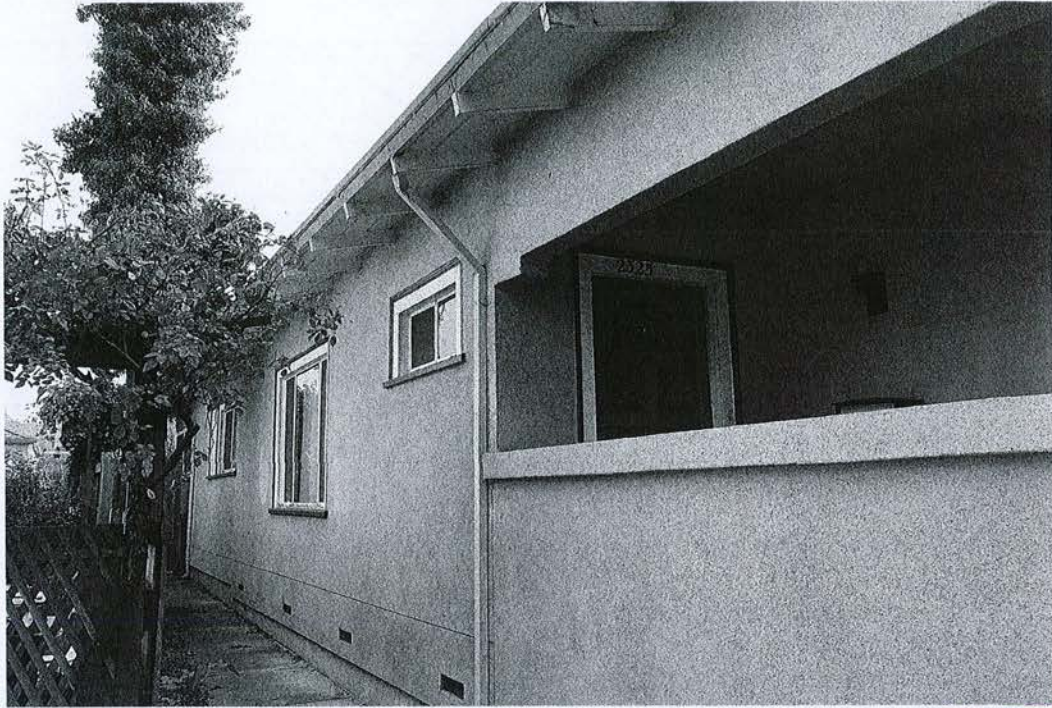
RIGHT



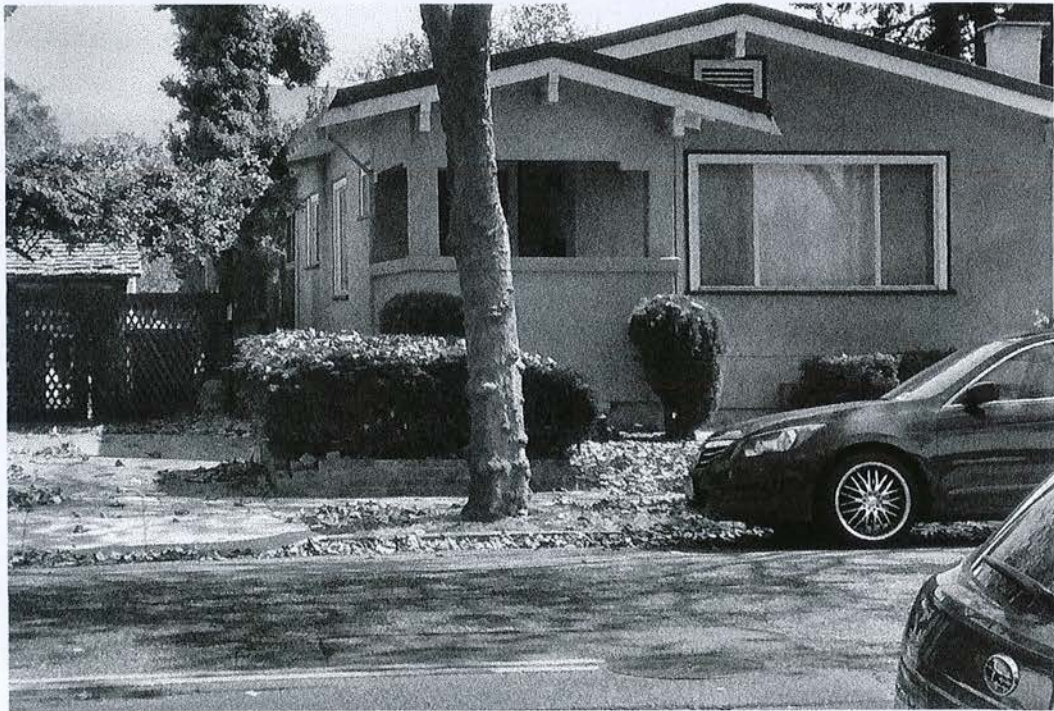
REAR

2325 6th S





LEFT



FRONT

2325 6th



PUBLIC WORKS / TRANSPORTATION DIVISION

1947 Center Street, 4th Floor, Berkeley, CA 94704
Main Tel: 510.981.7010 Fax: 510.981.7505 TDD: 510.981.6345
Email: Transportation_Services@berkeley.org

20170214

Traffic Engineer Plan Review Services

Date _____ (Circle one) APP / AUP / Bldg Permit No. _____

RECEIVED

Your Name /Company BACILIA MARCH

SEP 13 2017

Phone/email bacilia@bmarch.net

LAND USE PLANNING

Applicant Name, if different _____

Phone/email 510.691.7910

Project Address (required) 2325 6th St.

Office Use Only below this line:

Project Status/Type:

Pre-Application (Charges apply)* AUP/UP/Bldg Permit Traffic Control Plan RPP

Fees for Traffic Engineering services Eff. 8/1/2010 per Council Resolution 64,918 N.S.

	Service	Rate*	Qty	Amount	Method
1	Misc/Pre-application	\$160/hr	0.25	\$40	
2	Peer review TIS/EIR	\$160/hr			
3	Construction	\$160/hr			
4	Post-constr. Traffic monitoring	\$160/hr			
5	TE review of AUP (after 1 st 3 hrs)	\$160/hr			
6	TE review of UP (after 1 st 8 hrs)	\$160/hr			
7	Plan check in excess of 2 rounds	\$160/hr			
8	Review included in AUP/UP fees	No Chg			
TOTAL DUE:				\$40	OK/CR

NOTES:

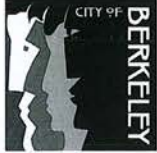
Paid MC #0433
Jeffrey
2/14/17

*Charged at \$40 per quarter hour or portion thereof

Review: Summary/Recommendations Review site plan for garage parking

Traffic Engineer Dipender

Transportation
1947 Center
4th floor



PLANNING & DEVELOPMENT

Land Use Planning, 2120 Milvia Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.7474 Fax: 510.981.7420
Email: Planning@ci.berkeley.ca.us

RECEIVED

SEP 13 2017

LAND USE PLANNING

II.E. HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to the Permit Streamlining Act (PSA), a development permit application may not be accepted as complete unless and until the applicant has submitted a signed statement indicating whether the proposed project site or any alternative site(s) is on the lists of hazardous waste sites compiled pursuant to Government Code Section 65962.5 by the California Secretary for Environmental Protection.

Data lists / maps are available at the following websites (check multiple lists and categories):

<http://www.calepa.ca.gov/SiteCleanup/CorteseList/>

<http://www.envirostor.dtsc.ca.gov/public/>

<https://geotracker.waterboards.ca.gov/>

Applicant's Information:

Name: BACILIA MACIAS
Street Address: 732 GILMAN ST.
City, State, Zip Code: BERKELEY CA 94710
Phone Number: 510.691.7910

Project Information:

Address: 2325 6th Street
City, State, Zip Code: BERKELEY CA 94703
Assessor's book, page, and parcel number: 056-194-19

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory identification number: _____

Date of list: _____

Applicant's verification:

Signature: Bacilia Macias Date: 8.22.17

GENERAL NOTES

All work shall comply with the CURRENT Edition of the CBC and all other codes and requirements, or their most recent edition.
California Title 24 Energy codes
NEC and City of PROJECT location Amendments of the California plumbing, mechanical and electrical codes.

Contractor is to obtain any required permits for this work.

Contractor shall be responsible for all electrical, plumbing and fire protection work required by the Bldg. Dept.

Contractor shall verify all dimensions and existing conditions prior to starting work. Any discrepancies shall be reported to the designer for review.

Do not scale drawings. Dimensions shall take precedence over scale.

Contractor shall visit site prior to submission of bid to review scope of work, demolition, etc.

Dimensions are to face of finish, unless otherwise noted (U.O.N)

Cutting and demolition shall be done by methods which will not jeopardize structural integrity of existing construction and will not damage portions to remain.

Contractor shall remove, cut, cap and repair as necessary any utilities, including but not limited to electrical, mechanical plumbing and fire sprinkler, where partitions are scheduled for demolition or are no longer operational or in service. All other existing utilities are to remain fully operational.

Contractor is to provide all necessary dust protection and/or barricading required to protect adjacent aspects and existing finishes. Contractor is responsible to repair any damages caused by contractor or their subcontractors.

Patch and repair any damages to floor, walls, ceilings, hardware, fixtures, windows, etc., as a result of the construction process. Match existing adjacent finishes as closely as possible. Align and sand smooth.

In general, the Owner reserves the right to retain all material and equipment removed from the project. Any item or material not desired by the Owner are to be removed from the site by Contractor at Contractor's expense.

If any questions arise as to the installation of any materials and/or equipment, or with the construction documents, the Contractor shall clarify the point with the Architect or Designer before proceeding.

If any questions arise due to existing conditions apparent discrepancy between construction documents or any other reason, the contractor will immediately notify the Architect or Designer and clarify the point with the architect or designer.

Safety Measures: At all times the Contractor shall be solely and completely responsible for conditions of job site including safety of persons and property.

Total thickness of new walls shall match that of adjacent walls. U.O.N.

Construction of new walls, ceilings, windows, etc., shall be installed with Architect's/Designer's approval, when in conflict with existing conditions.

Dimensions noted clear(er) are not adjustable without approval by Architect/Designer.

The Contractor shall do all cutting, fitting or patching of work that may be required to make all parts fit together properly and shall not endanger any other work by cutting excavation or otherwise altering the total work or any part of it. All patching, repairing and replacing of materials and surfaces replaced will, upon completion, match surrounding similar surfaces.

Install backing at walls as required for all wall mounted items including plumbing fixtures, cabinet work, etc.

All exterior openings are to be weather-stripped.

Studs and laming shall provide plumb, true straight and rigid framing for support of collateral materials.

Install metal corner beads at all exposed outside gypsum board edges. All gypsum wallboard shall be 3/8-inch finished, taped, tapered and sanded between coats. Finished surfaces shall be plumb, level and planes, applied vertically with joints on battens. All gypsum wallboard shall be mill finished 48" by 96" thick, unless otherwise noted by maximum length to minimize horizontal joints and tapered edges.

Contractor is responsible for all construction clean up.

No wall telephone or electrical outlets shall be mounted back to back.

The American with Disabilities Act (ADA) is subject to various and possibly contradictory interpretations. These plans and any accompanying specifications ("plan") represent the Designer's opinion regarding it's interpretation of the ADA as it applies to the subject project. It is not in any way a warranty or guarantee that said plans comply with any or all possible interpretations of the ADA by others.

ABBREVIATIONS

A.B. ANCHOR BOLT
ADJ. ADJACENT
A.F.F. ABOVE FINISHED FLOOR
ALUM. ALUMINUM
A. AND ACCESS PANEL
A.P. APPROXIMATELY
B. BOARD
B.D.G. BUILDING
BLKS. BLOCKING
BM. BEAM
B.O. BOTTOM OF
B.T.W. BETWEEN
C.B. CATCH BASIN
C.C. CONTROL JOINT
C.J. CLOSET
C.L. CENTER LINE
C.L.G. CEILING
C.M.T. CERAMIC MOSAIC TILE
CONTR. CONTRACTOR
COL. COLUMN
CONC. CONCRETE
CONN. CONNECTION
CONSTR. CONSTRUCTION
CONT. CONTINUOUS
C.O.S. CHECK ON SITE
C.T. CERAMIC TILE
C.T.R. CENTER
D. DRAIN
D.B. DOUBLE
DEMO DEMOLISH OR DEMOLITION
DET. DETAIL
DIA. DRINKING FOUNTAIN
DIA. DIAMETER
DIM. DIMENSION
DN. DOWN
DR. DOOR
D.S. DOWNSPOUT
DWG. DRAWING
(E) EXISTING
E.A. EACH
ELEC. ELECTRICAL
EQ. EQUAL
EXST. EXISTING
EXP. EXPOSED
EXT. EXTERIOR
F.D. FLOOR DRAIN
FIN. FINISH FLOOR LEVEL
FL. FINISH
FLASH FLASHING
FLR. FLOOR
FND. FOUNDATION
F.O.F. FACE OF FINISH
F.O.S. FACE OF STUD
FT. FOOT OR FEET
FTG. FOOTING
GA. GAGE, GAUGE
GALV. GALVANIZED
GL. GLASS
GLB. GLULAM BEAM
GRD. GROUND
GRD. GRADE
GSM. GALVANIZED SHEET METAL
GCT. GLAZED CERAMIC TILE
GYP. BO. GYPSUM BO
GVL. GRAVEL
H.B. HOSE BIB
H.C. HOLLOW CORE
HDR. HEADER
HWD. HARDWOOD

CODES

2016 CA FIRE CODE
2016 CA BUILDING CODE
2016 CA MECHANICAL CODE
2016 CA PLUMBING CODE
2016 CA ELECTRICAL CODE
2016 CA ENERGY CODE
2016 CA GREEN CODE
2016 CA RESIDENTIAL CODE

DRAWING LIST

A-0 VICINITY MAP, DRAWING LIST & GENERAL NOTES
A-1 PROPOSED SITE PLAN AND TABULATION FORM
A-1.1 EXISTING PLAN AND SITE PLAN
A-2 PROPOSED FLOOR PLAN-MAIN BLDG
A-2.1 PROPOSED FLOOR PLAN-ACCESSORY BLDG
A-3 PROPOSED ELEVATIONS
A-3.1 EXISTING ELEVATIONS
A-3.2 SHADOW STUDY
A-3.3 SHADOW STUDY
A-3.4 SHADOW STUDY

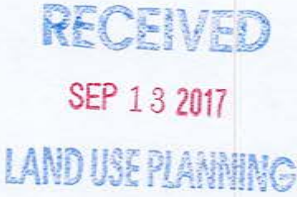
PROJECT SCOPE

RAISING OF (E) RESIDENCE TO CREATE A TWO STORY DUPLEX, NEW 2 STORY ACCESSORY BLDG. IN REAR, GARAGE ON THE GROUND FLOOR AND WORKSHOP ON TOP FLOOR.
PROJECT DATA
TITLE RESIDENTIAL ADDITION
2325 6TH STREET
BERKELEY, CALIFORNIA
ZONING: R1A
OCCUPANCY: R-3
CONSTRUCTION TYPE: V-BN
SPRINKLERS: NO
LOT SIZE: + 6000 SF
SETBACKS
FRONT = 20'
REAR = 20'
SIDE = 4'

AREA TABULATIONS

STRUCTURE INFORMATION (EXISTING)					
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES/OCCUPANCY UNITS	NO. OF DWELING UNITS	OFF STREET PARKING	
MAIN BLDG.					
1ST FL.	1348	V-B	1	R-3	1
TOTAL	1348				2
STRUCTURE INFORMATION (PROPOSED)					
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES/OCCUPANCY UNITS	NO. OF DWELING UNITS	OFF STREET PARKING	
MAIN BLDG.					
1ST FL.	1440	V-B	2	R-3	1
2ND FL.	1458	V-B		R-3	1
TOTAL	2898				2
ACCESSORY	344	V-B	2		0
TOTAL	3242				2
FOOTPRINTS					
MAIN BLDG.	1336				
ACCESS.	473				
TOTAL	1809				

VICINITY MAP



SYMBOLS LEGEND

- (A) DETAIL NUMBER
- (S) SHEET NUMBER
- (E) ELEVATION NUMBER
- (C) CHECK NUMBER
- (D) DRAWING NUMBER
- (P) SECTION NUMBER
- (T) SHEET NUMBER
- (F) CEILING HEIGHT
- (N) ROOM NUMBER - SEE A-2
- (W) WINDOW TAG - SEE A-2

CONTRACTOR TO REPORT ANY ERRORS OR OMISSIONS IN PERMIT DRAWINGS TO PROJECT ARCHITECT.

BACILIA MACIAS
 ARCHITECTURE
 732 6th Street Berkeley, CA 94710
 (510) 841-1919 p: bmacias@maciasarch.com

RESIDENTIAL ADDITION TO
 CREATE DUPLEX AND NEW GARAGE
 2325 6TH STREET
 BERKELEY, CA
 APN# 055-104-19

PROJECT DATA, VICINITY MAP & GENERAL NOTES

A-0

REVISIONS DATE
 DRAWN BY: BM
 DATE: 12.15.16

© COPYRIGHT 2015

GENERAL NOTES

All work shall comply with the CURRENT Edition of the CBC and all other codes and requirements, in their most recent edition.
California Title 24 Energy codes
NEC and City of PROJECT location Amendments of the California plumbing, mechanical and electrical codes.

Contractor is to obtain any required permits for this work.

Contractor shall be responsible for all electrical, plumbing and fire protection work required by the Bldg. Dept.

Contractor shall verify all dimensions and existing conditions prior to starting work. Any discrepancies shall be reported to the designer for review.

Do not scale drawings. Dimensions shall take precedence over scale.

Contractor shall visit site prior to submission of bid to review scope of work, demolition, etc.

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Contractor shall remove, cut, cap and repair as necessary any utilities, including but not limited to : electrical, mechanical plumbing and fire sprinkler, where partitions are scheduled for demolition or are no longer operational or in service. All other existing utilities are to remain fully operational.

Contractor is to provide all necessary dust protection and/or barricading required to protect adjacent spaces and existing finishes. Contractor is responsible to repair any damages caused by contractor or their subcontractors.

Patch and repair any damages to floor, walls, ceilings, hardware, fixtures, windows, etc. as a result of the construction process. Match existing adjacent finishes as closely as possible. Align and sand smooth.

In general, the Owner reserves the right to retain all material and equipment removed from the project. Any item or material not desired by the Owner are to be removed from the site by Contractor at Contractor's expense.

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Total thickness of new walls shall match that of adjacent walls. U.O.N.

Construction of new walls, ceilings utilities, etc. shall be modified with Architect's/Designer's approval, when in conflict with existing conditions.

Dimensions noted clear(clr) are not adjustable without approval by Architect/Designer.

The Contractor shall do all cutting, fitting or patching of work that may be required to make all parts fit together properly and shall not endanger any other work by cutting excavation or otherwise altering the total work or any part of it. All patching, repairing and replacing of materials and surfaced replaced will, upon completion, match surrounding similar surfaces.

Install backing at walls as required for all wall mounted items including plumbing fixtures, cabinet work, etc.

All exterior openings are to be weather-stripped.

Studs and furring shall provide plumb, true straight and rigid framing for support of collateral materials.

Install metal corner beads at all exposed outside gypsum board edges. All gypsum wallboard shall be 3-coat finished, taped, topped and sanded between coats. Finished surfaces shall be plumb, level and planes, applied vertically with joints on bearings. All gypsum wallboard shall be mill finished 48" by 5/8" thick, unless otherwise noted by maximum length to minimize horizontal joints and tapered edges.

Contractor is responsible for all construction clean up.

No wall telephone or electrical outlets shall be mounted back to back.

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ABBREVIATIONS

A.B.	ANCHOR BOLT	HORIZ	HORIZONTAL
ADJ.	ADJACENT	HT.	HEIGHT
A.F.F	ABOVE FINISHED FLOOR	HWH	HOT WATER HEATER
ALUM.	ALUMINUM	INSUL	INSULATION
&	AND	JST	JOIST
A.P.	ACCESS PANEL	LAV	LAVATORY
APPROX.	APPROXIMATELY	LT	LIGHT
@	AT	MAX	MAXIMUM
BD.	BOARD	MB	MACHINE BOLT
BLDG.	BUILDING	MEZZ	MEZZANINE
BLKG.	BLOCKING	MFR	MANUFACTURER
BM.	BEAM	MIN	MINIMUM
B.O.	BOTTOM OF	(N)	NEW
BTW.	BETWEEN	N.I.C.	NOT IN CONTRACT
C.B	CATCH BASIN	NTS	NOT TO SCALE
C.J.T.	CONTROL JOINT	#	NUMBER
CL.	CLOSET	O.C.	ON CENTER
CL	CENTER LINE	OPNG	OPENING
CLG	CEILING	OVHD	OVERHEAD
CLR	CLEAR	PL	PLATE
C.M.T	CERAMIC MOSAIC TILE	P	PROPERTY LINE
CNTR.	CONTRACTOR	+/-	PLUS OR MINUS
COL.	COLUMN	PLYWD	PLYWOOD
CONC.	CONCRETE	PNTD	PAINTED
CONN.	CONNECTION	RAD	RADIUS
CONST.	CONSTRUCTION	RC	REINFORCED CONCRETE
CONT.	CONTINUOUS	RD	ROOF DRAIN
C.O.S.	CHECK ON SITE	REQ	REQUIRED
C.T.	CERAMIC TILE	RM	ROOM
C.T.R.	CENTER	RWL	RAIN WATER LEADER
D.	DRAIN	SC	SOLID CORE
DBL.	DOUBLE	SFGL	SAFETY GLASS
DEMO	DEMOLISH OR DEMOLITION	SHT	SHEET
DET	DETAIL	SHWR	SHOWER
DF	DRINKING FOUNTAIN	SIM	SIMILAR
DIA	DIAMETER	SLDG	SLIDING
DIM	DIMENSION	S.F.	SQUARE FEET
DN	DOWN	SSTL.	SEE STRUCTURAL DWGS.
DR	DOOR	SSD	STAINLESS STEEL
D.S.	DOWNSPOUT	STL	STEEL
DWG.	DRAWING	STOR	STORAGE
(E)	EXISTING	THR	THRESHOLD
EA.	EACH	TO	TOP OF
ELEC	ELECTRICAL	TOS	TOP OF SLAB
EQ	EQUAL	TOW	TOP OF WALL
EXIST	EXISTING	TPD	TOILET PAPER DISPENSER
EXP	EXPOSED	TYP.	TYPICAL
EXT	EXTERIOR	UR	URINAL
F.D	FLOOR DRAIN	UON	UNLESS OTHERWISE NOTED
FFL	FINISH FLOOR LEVEL	VERT	VERTICAL
FIN	FINISH	VT	VINYL TILE
FLASH	FLASHING	W/	WITH
FLR	FLOOR	WC	WATER CLOSET
FND	FOUNDATION	WD	WOOD
F.O.F	FACE OF FINISH	WDW	WINDOW
F.O.S	FACE OF STUD	WPM	WATERPROOF MEMBRANE
FT	FOOT OR FEET	WSCT	WAINSCOT
FTG	FOOTING		
GA	GAGE, GAUGE		
GALV.	GALVANIZED		
GL.	GLASS		
GLB	GLU-LAM BEAM		
GND	GROUND		
GRD	GRADE		
GSM	GALVANIZED SHEET METAL		
GCT	GLAZED CERAMIC TILE		
GYP. BD.	GYPSPUM BD		
GVL.	GRAVEL		
H.B	HOSE BIB		
H.C	HOLLOW CORE		
HDR.	HEADER		
HDWD	HARDWOOD		

CODES

2016 CA FIRE CODE
2016 CA BUILDING CODE
2016 CA MECHANICAL CODE
2016 CA PLUMBING CODE
2016 CA ELECTRICAL CODE
2016 ENERGY CODE
2016 CA GREEN CODE
2016 CA RESIDENTIAL CODE

DRAWING LIST

A-0 VICINITY MAP, DRAWING LIST & GENERAL NOTES
A0.2 PROPOSED SITE PLAN AND TABULATION FORM
A1.1 EXISTING PLAN AND SITE PLAN
A2.0 PROPOSED FLOOR PLAN-MAIN BLDG
A2.1 PROPOSED FLOOR PLAN-ACCESSORY BLDG
A3.1 PROPOSED ELEVATIONS
A3.2 EXISTING ELEVATIONS
SS1.0 SHADOW STUDY
SS1.1 SHADOW STUDY
SS1.2 SHADOW STUDY
SS1.3 SHADOW STUDY

PROJECT SCOPE

RAISING OF (E) RESIDENCE TO CREATE A TWO STORY DUPLEX . NEW 2 STORY ACCESSORY BLDG. IN REAR, GARAGE ON THE GROUND FLOOR AND WORKSHOP ON TOP FLOOR.

PROJECT DATA

TITLE RESIDENTIAL ADDITION
2325 6TH STREET
BERKELEY, CALIFORNIA

ZONING: RI-A

OCCUPANCY: R-3

CONSTRUCTION TYPE: V-BN

SPRINKLERS: NO

LOT SIZE: = 6000 SF

SETBACKS

FRONT = 20'

REAR = 20'

SIDE = 4'

AREA TABULATIONS

STRUCTURE INFORMATION (EXISTING)

AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	NO. OF DWELING UNITS	OFF STREET PARKING
MAIN BLDG.					
1ST FL.	1348	V-B	1	R-3	1
TOTAL	1348				2

STRUCTURE INFORMATION (PROPOSED)

AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	NO. OF DWELING UNITS	OFF STREET PARKING
MAIN BLDG.					
1ST FL.	1443	V-B	2	R-3	1
2ND	1439	V-B		R-3	1
TOTAL	2882				2
ACCESSORY	944	V-B	2		0
TOTAL	3826				2

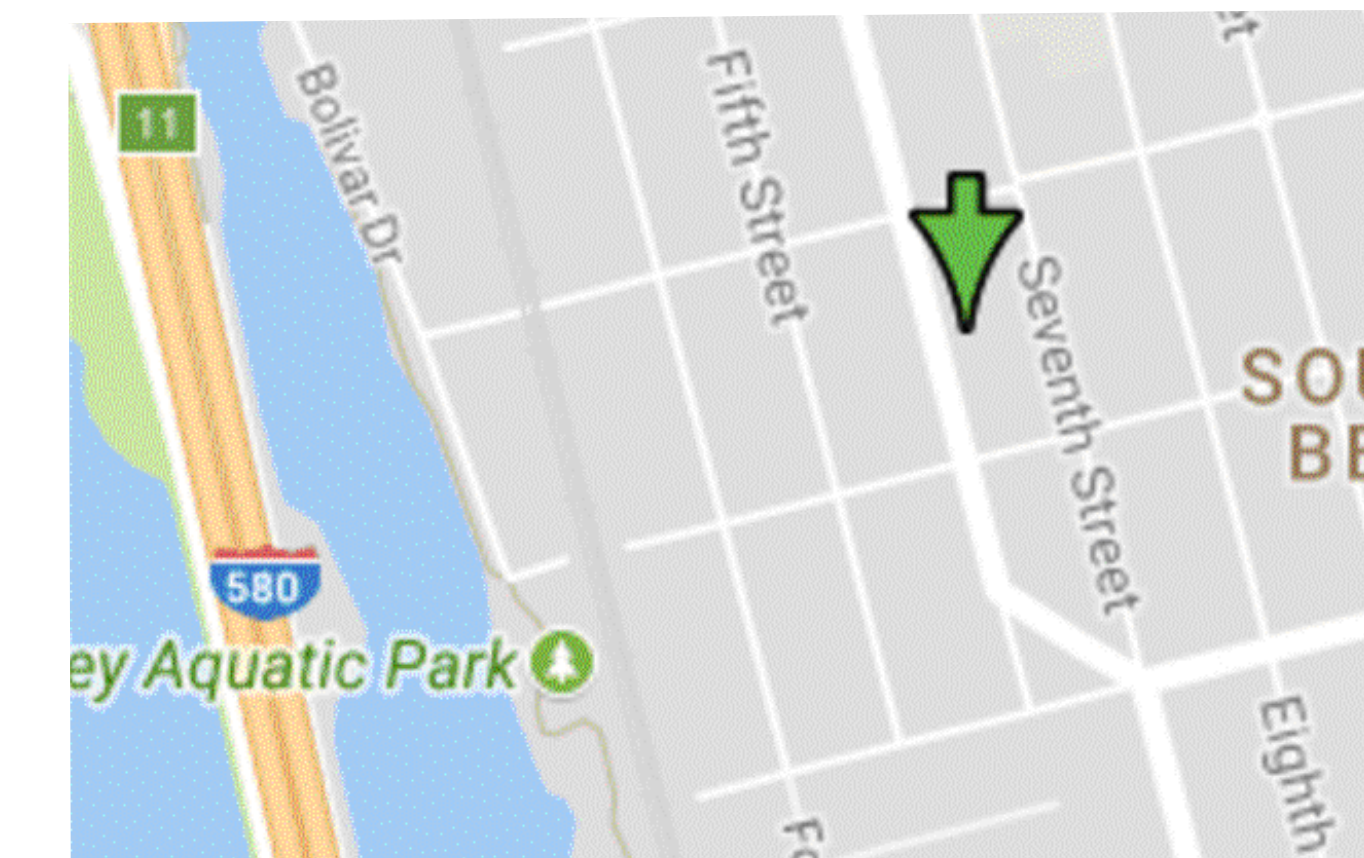
FOOTPRINTS

MAIN BLDG 1926

ACCESS. 473

TOTAL 2399

VICINITY MAP



SYMBOLS LEGEND

	DETAIL NUMBER		DOOR NUMBER - SEE A9.0
	SHEET NUMBER		WINDOW TAG - SEE A9.0
	ELEVATION NUMBER		SECTION NUMBER
	SHEET NUMBER		SHEET NUMBER
	CHANGE IN FLOOR FIN. ELEV.		CEILING HEIGHT

CONTRACTOR TO REPORT ANY ERRORS OR OMISSIONS IN PERMIT DRAWINGS TO PROJECT ARCHITECT.

BACILIA MACIAS
ARCHITECTURE



RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW GARAGE
2325 6TH STREET
BERKELEY, CA
APN# 056-194-19

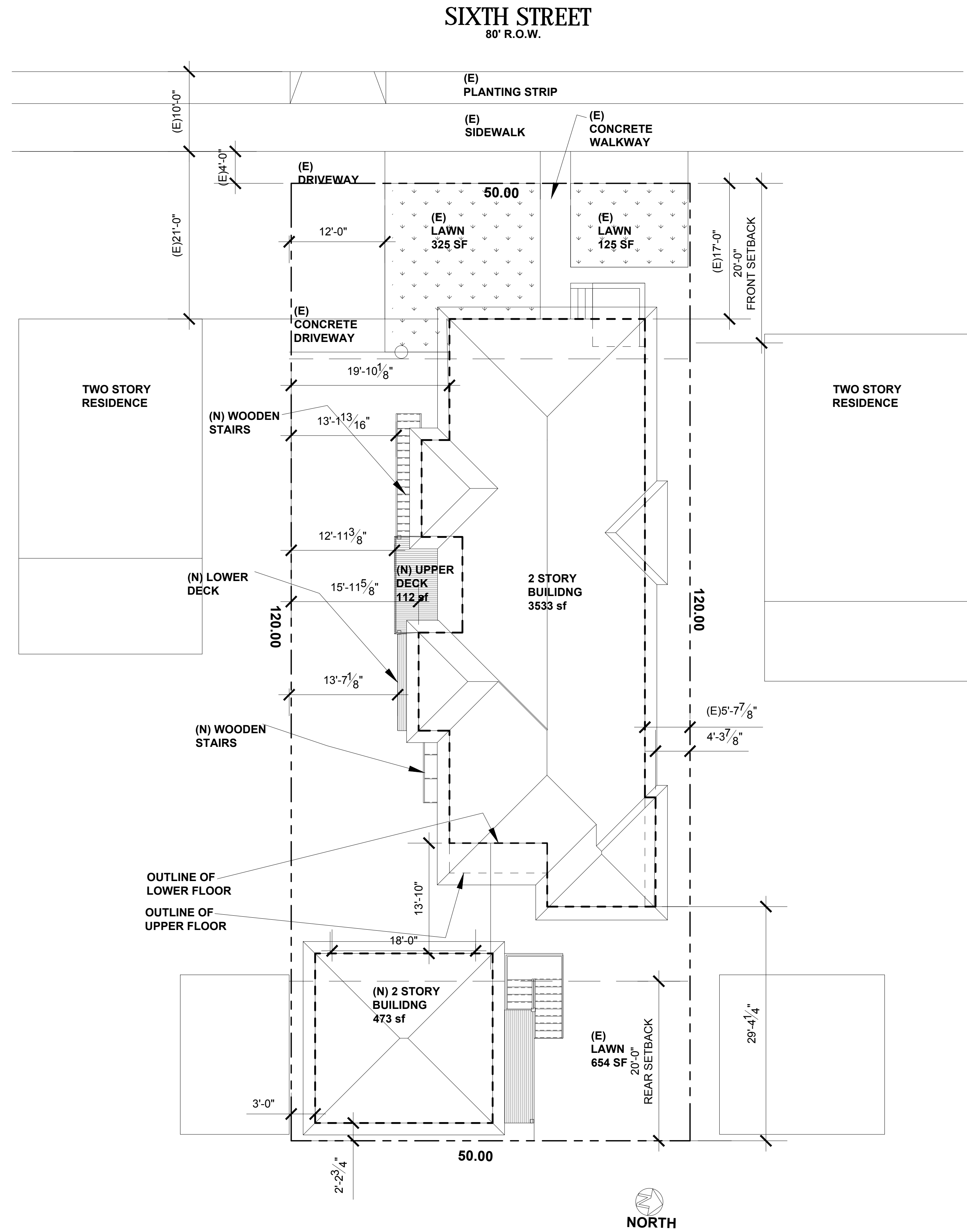
REVISIONS	DATE

DRAWN BY: BM

DATE: 12.15.16

PROJECT DATA,
VICINITY MAP
& GENERAL NOTES

A-0



1 PROPOSED SITE PLAN
1/8" = 1'-0"

TABULATION FORM

Project Address: 2325 6th St. Date: 8.22.17
 Applicant's Name: TALFA M. JENKINS & LASHAN M. JENKINS
 Zoning District: R1-A

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	Existing	Proposed	Permitted/ Required
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	1	2	2
Number of Parking Spaces (#)	1	2	2
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	3	7	5
Yards and Height			
Front Yard Setback (Feet)	15 ⁰	15 ⁰	20 ⁰
Side Yard Setbacks: (facing property)			
Left: (Feet)	5 ⁰	4 ⁰	4 ⁰
Right: (Feet)	10 ⁰	13 ⁰ / 3 ⁰	4 ⁰
Rear Yard Setback (Feet)	49 ⁰	31 ⁰ / 2 ⁰	20 ⁰
Building Height* (# Stories)	1	2	2
Average* (Feet)	15 ⁰	24 ⁰	28 ⁰ / 14 ⁰ additions
Maximum* (Feet)	15 ⁰	24 ⁰	
Areas			
Lot Area (Square-Feet)	6000	6000	-
Gross Floor Area* (Square-Feet)			
Total Area Covered by All Floors	1348	3576 / 944	
Building Footprint* (Square-Feet)			
Total of All Structures	1431	2399	2400
Lot Coverage* (%) (Footprint/Lot Area)	23%	37%	40%
Useable Open Space* (Square-Feet)	1899	963	100/unit = 800
Floor Area Ratio* Non-Residential only (Except ES-R)	-	-	-

*See Definitions - Zoning Ordinance Title 23F. Revised: 05/15
 g:\forms & instructions\land use planning\forms\tabulation_form_05-15.doc
 Land Use Planning, 2120 Milvia Street, Berkeley, CA 94704
 Tel: 510.861.7410 TDD: 510.981.6263 Fax: 510.861.7430 Email: Planning@cl.berkeley.ca.us

BACILIA MACIAS
ARCHITECTURE



RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW GARAGE
2325 6TH STREET
BERKELEY, CA
APNH 056-194-19

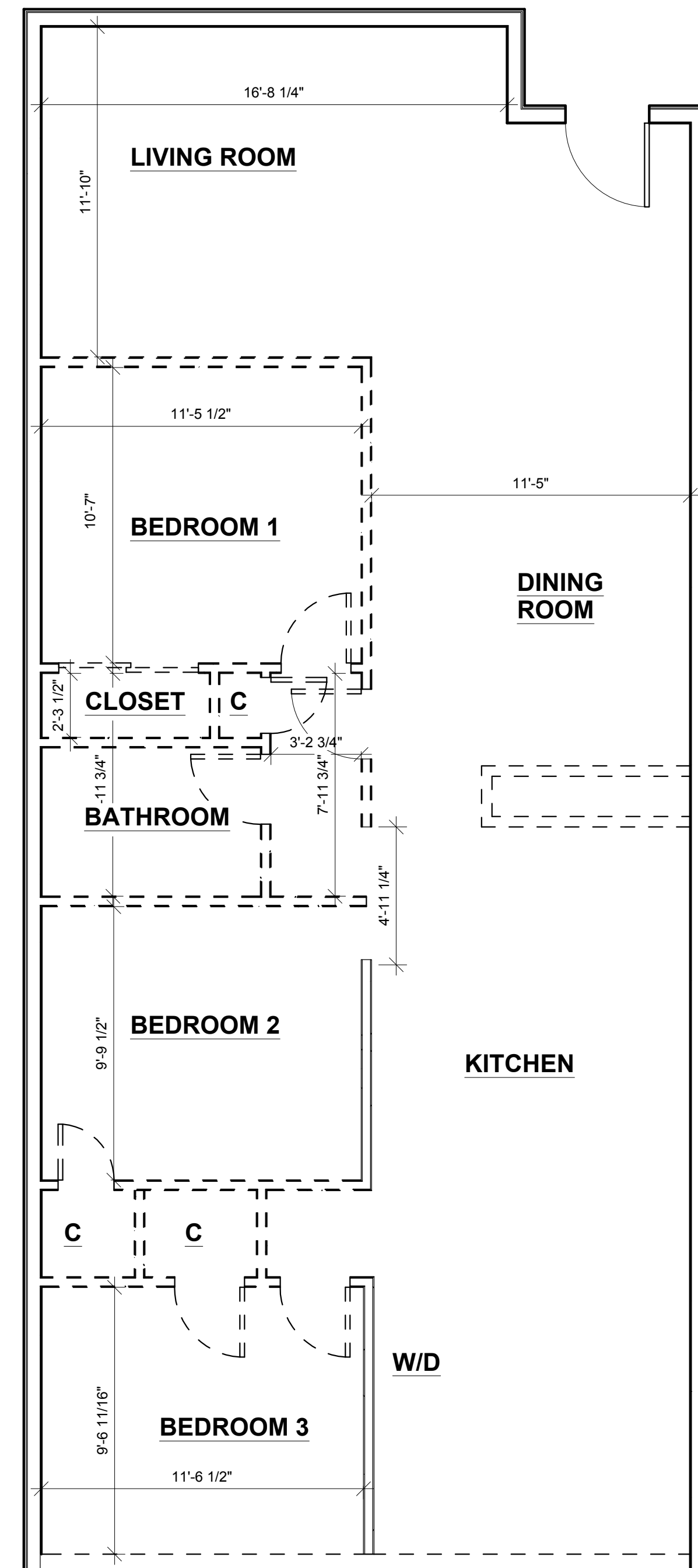
1	
REVISIONS	DATE
DRAWN BY: BM	
DATE: 12.15.16	

SITE PLAN

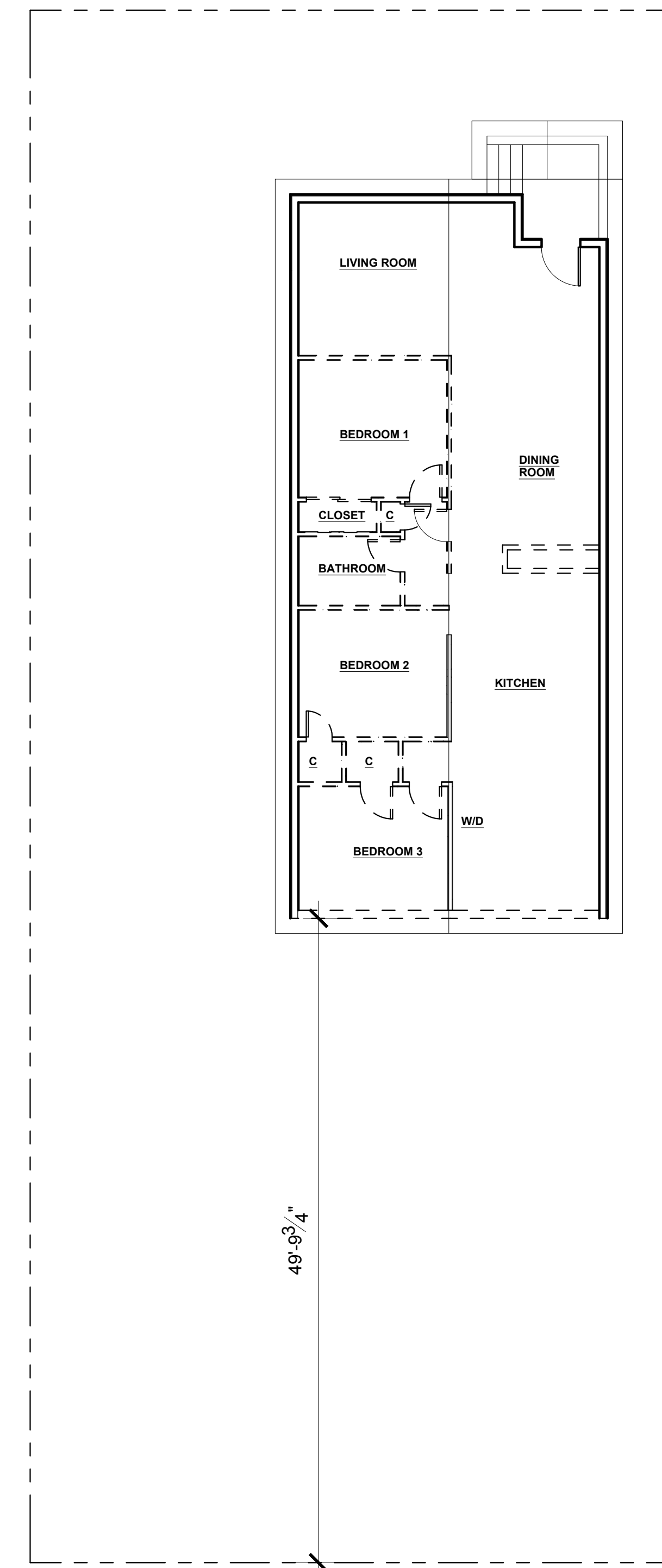
A0.2
COPYRIGHT 2015

SIXTH STREET

(E)
PLANTING STRIP



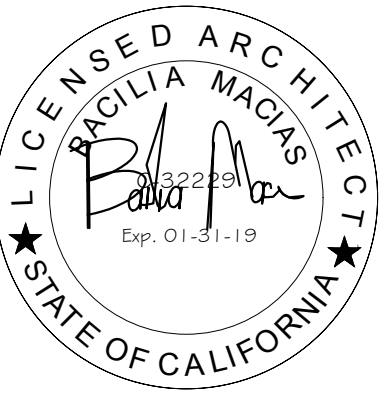
2 DEMOLITION FLOOR PLAN
1/4" = 1'-0"



1 EXISTING SITE PLAN
1/8" = 1'-0"

BACILIA MACIAS
ARCHITECTURE

732 gilmán street, berkeley CA 94710
510.891.7910 pin bacilia@bmacrch.net



RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW GARAGE
2325 6TH STREET
BERKELEY, CA
APN# 056-194-19

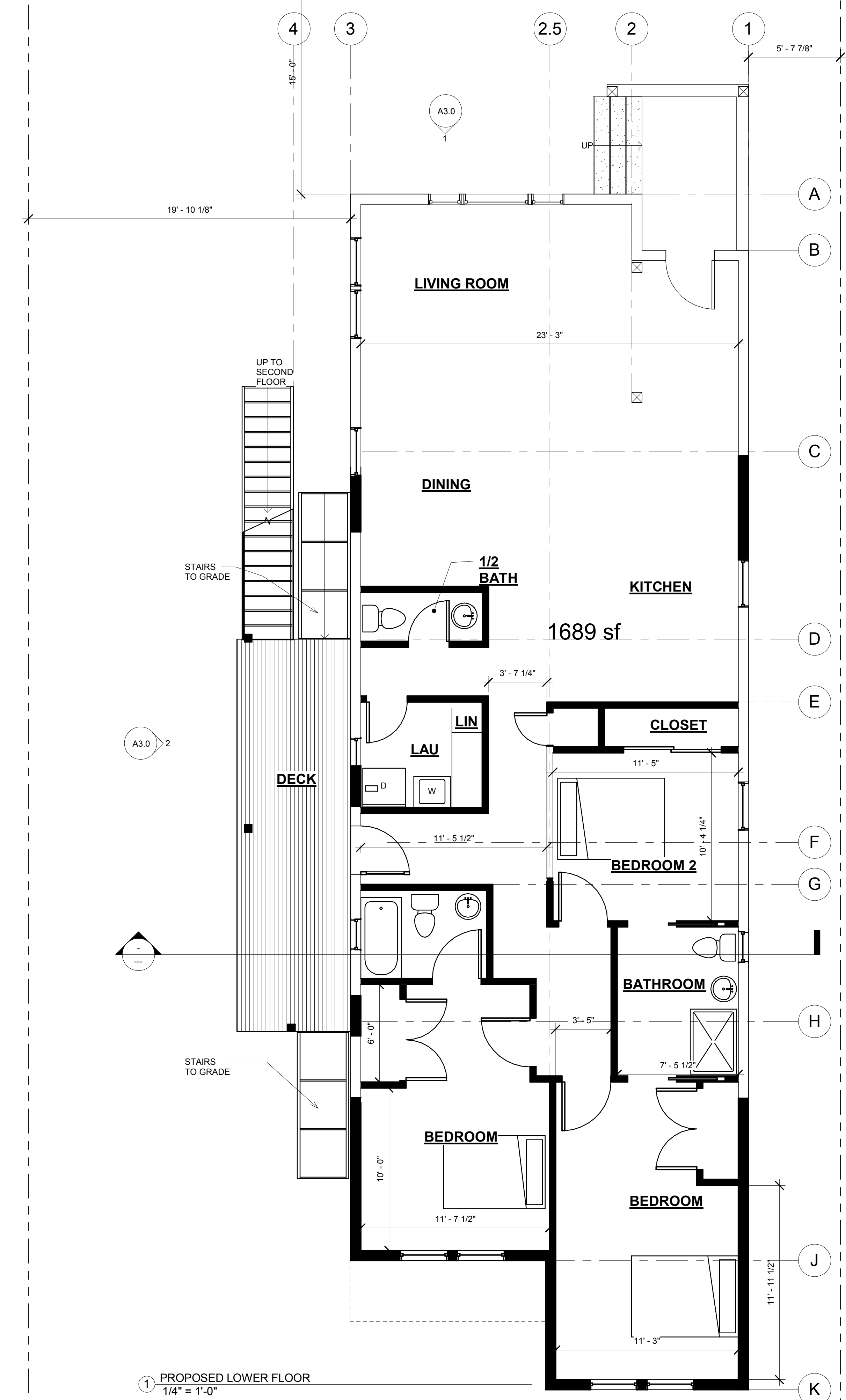
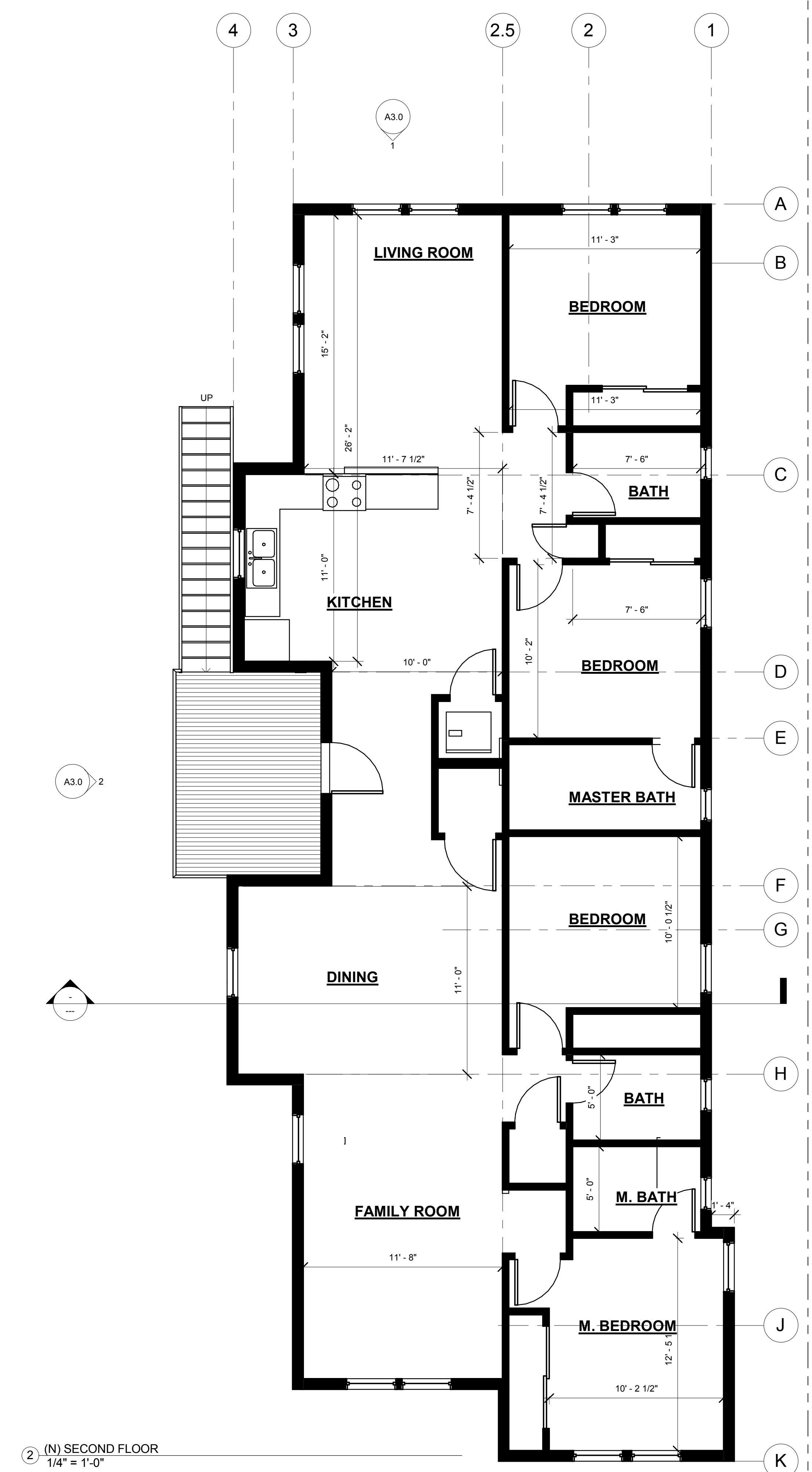
1	
2	
3	
4	
REVISIONS	DATE

DRAWN BY: BM

DATE: 12.15.16

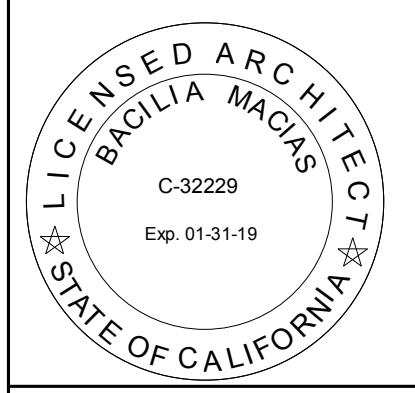
SITE PLAN

A1.1



BACILIA MACIAS
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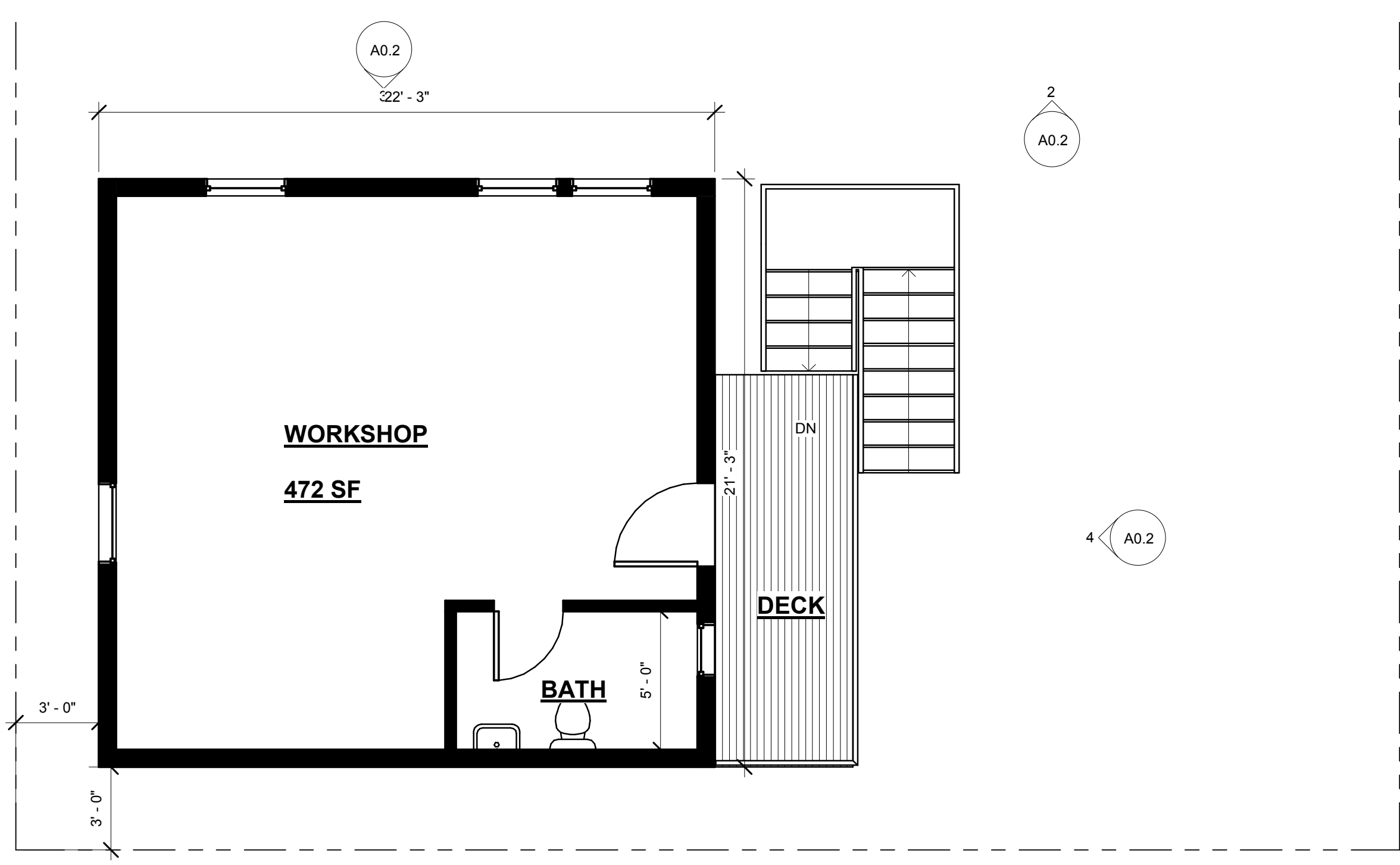
RESIDENTIAL ADDITION TO
CREATE DUPLEX

2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

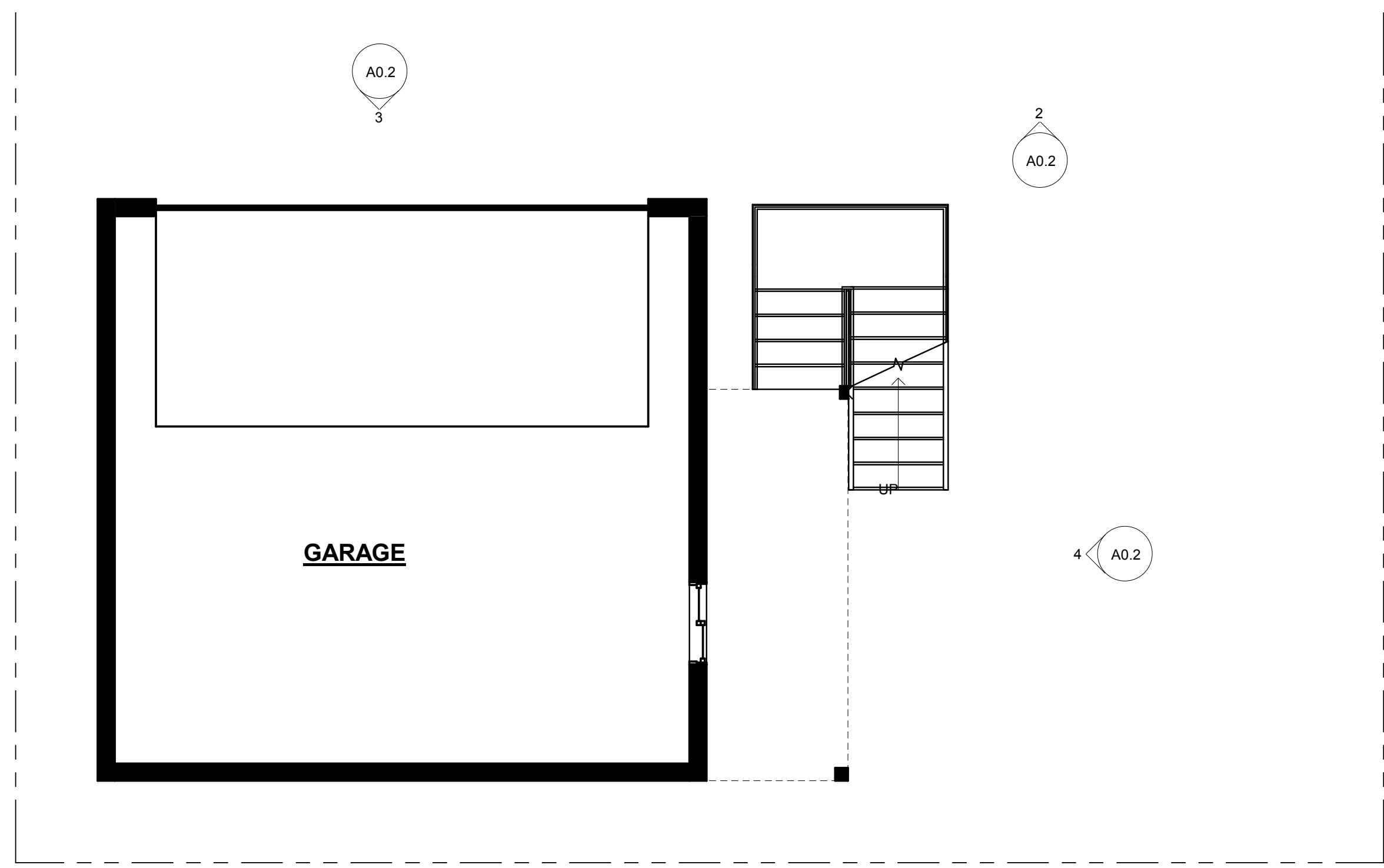
REVISIONS	DATE
DRAWN BY: BM	
DATE: 29 AUG. 2017	

PROPOSED
FLOOR PLANS

A2.0



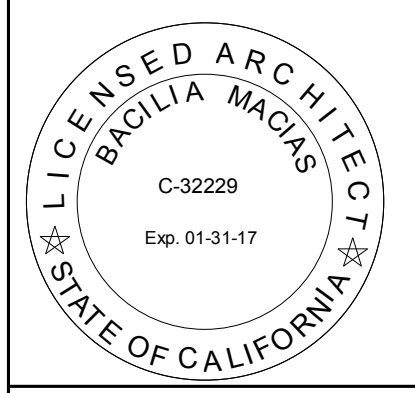
(N) SECOND FLOOR_NEW REAR
STRUCTURE
①
1/4" = 1'-0"



PROPOSED LOWER FLOOR_NEW REAR
STRUCTURE
②
1/4" = 1'-0"

PROGRESS SET-NOT FOR CONSTRUCTION

BACILIA MACIAS
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510.691.7910 ph bacilia@bmacarch.net



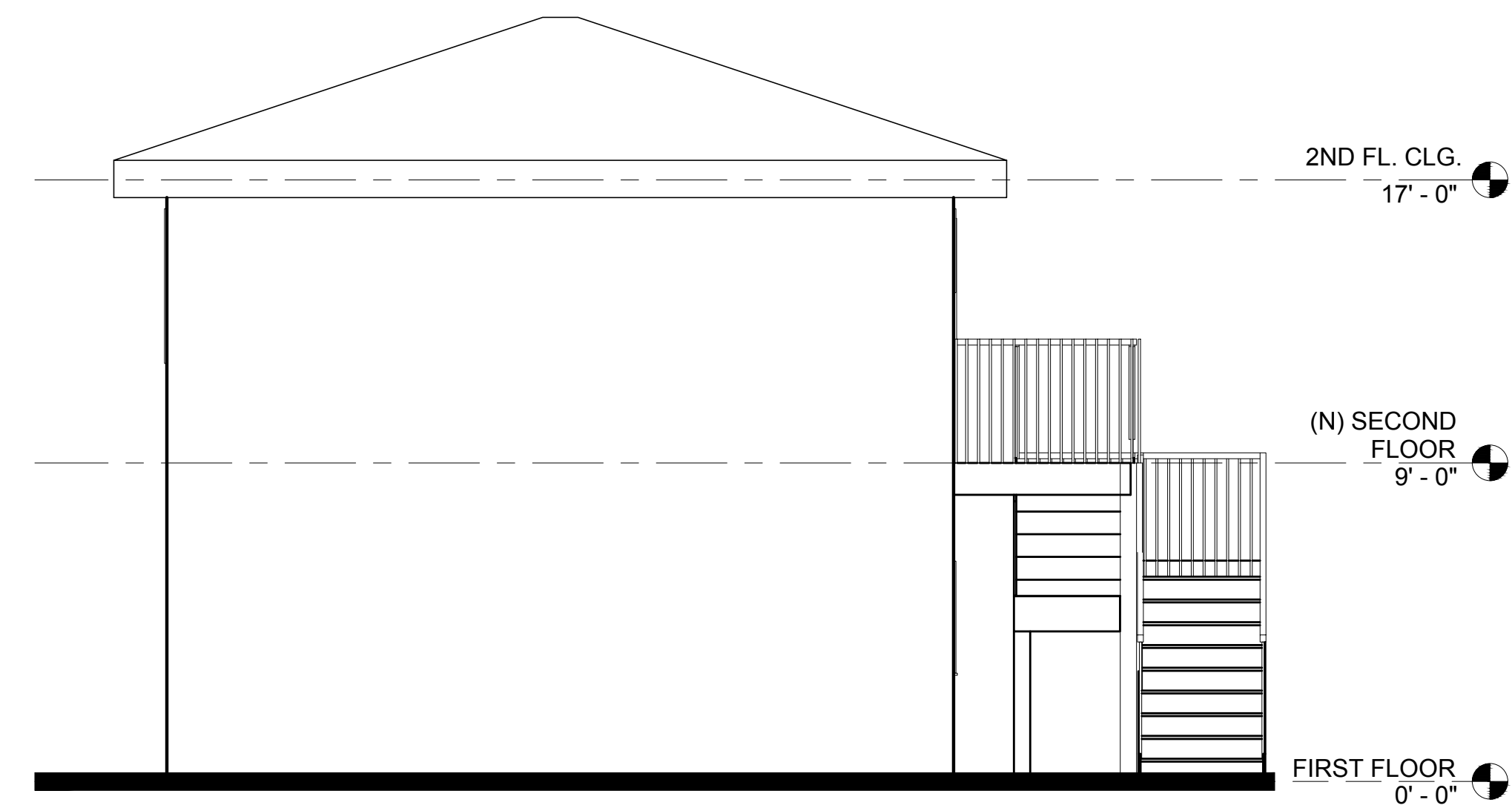
BERKELEY DUPLEX
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

REVISIONS	DATE

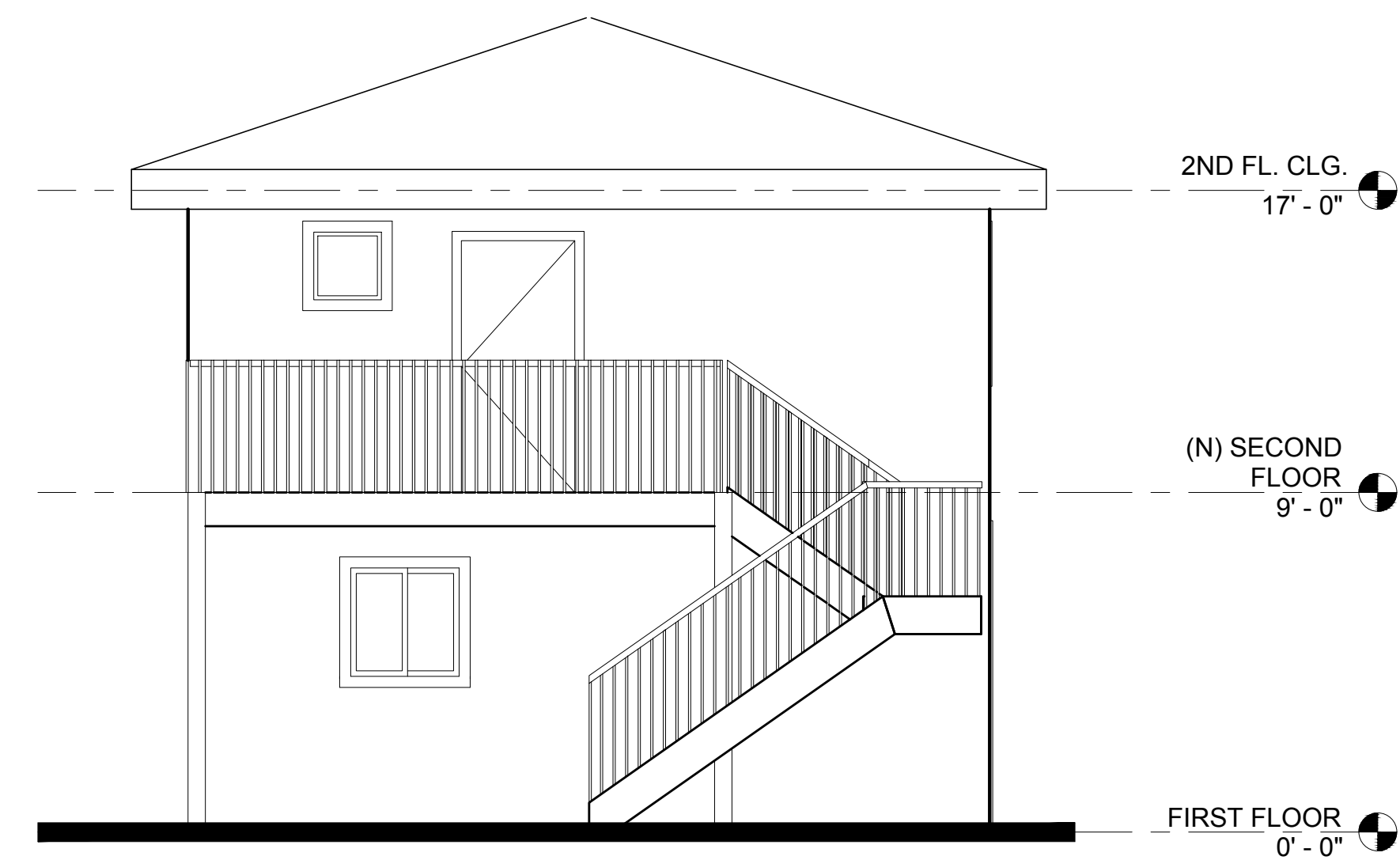
DRAWN BY: BM
DATE: SEPT. 8, 2016

GARAGE PLAN

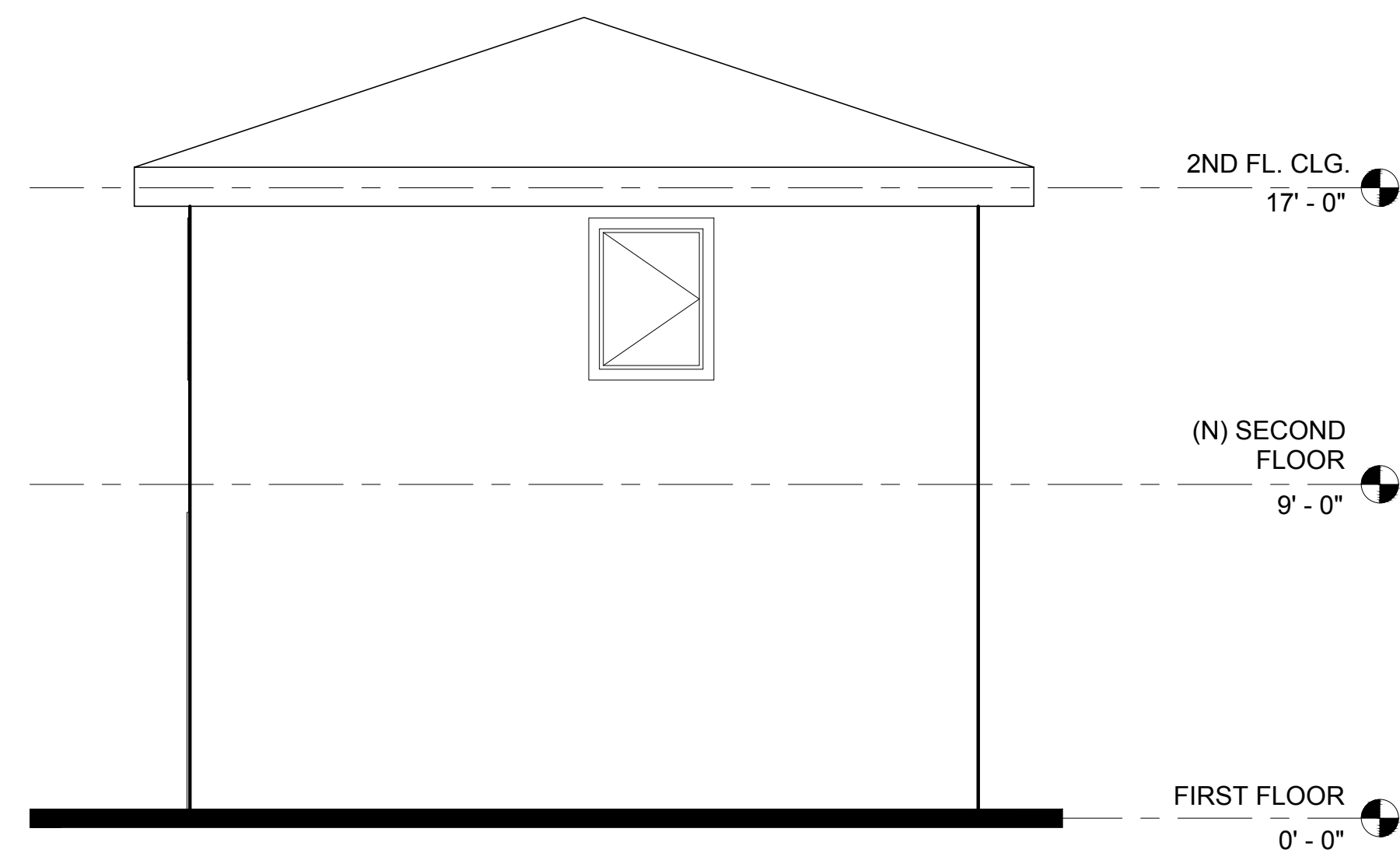
A2.1



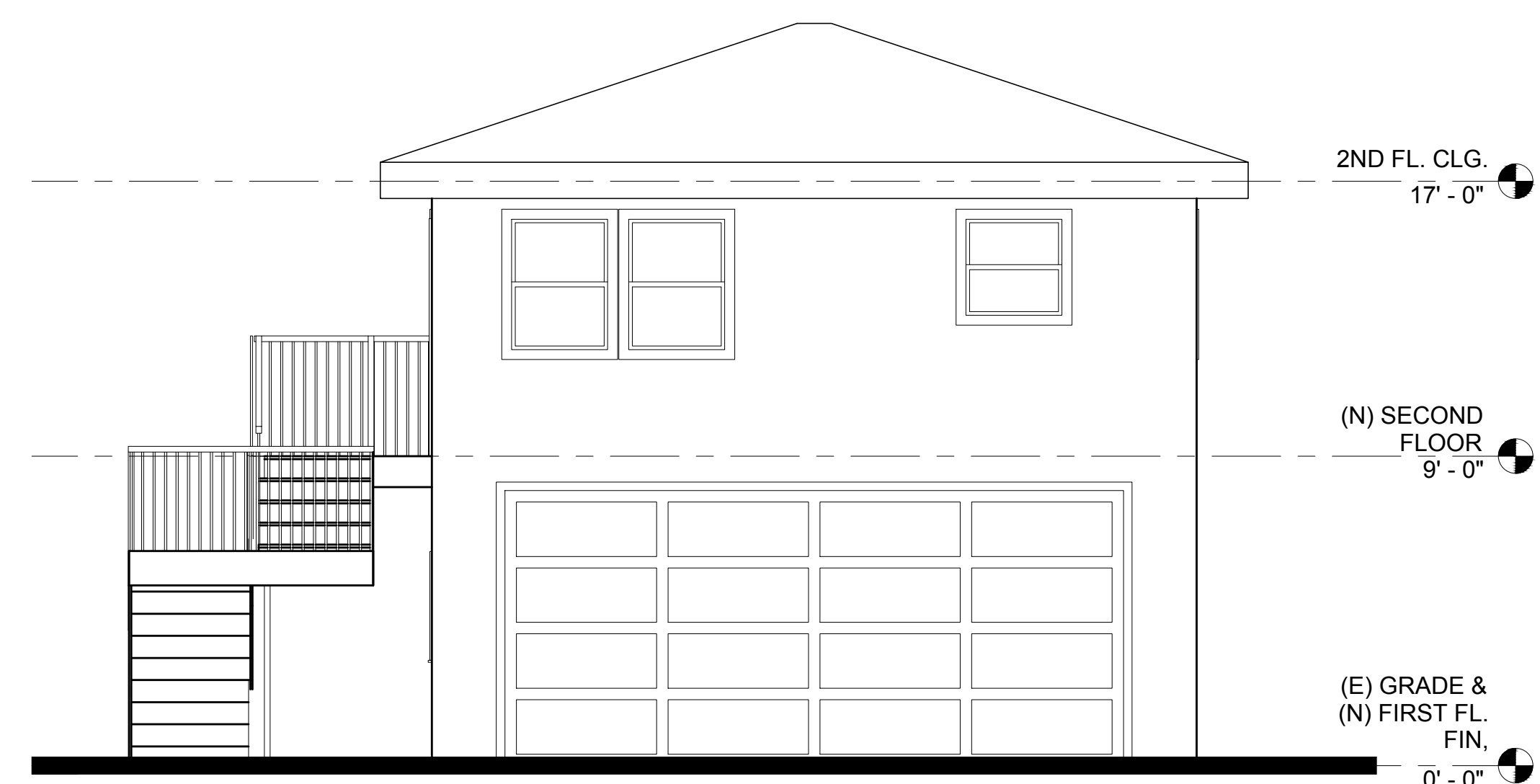
3 PROPOSED REAR ELEVATION
1/4" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



4 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW GARAGE
2325 6TH STREET
BERKELEY, CA
APN# 056-194-19

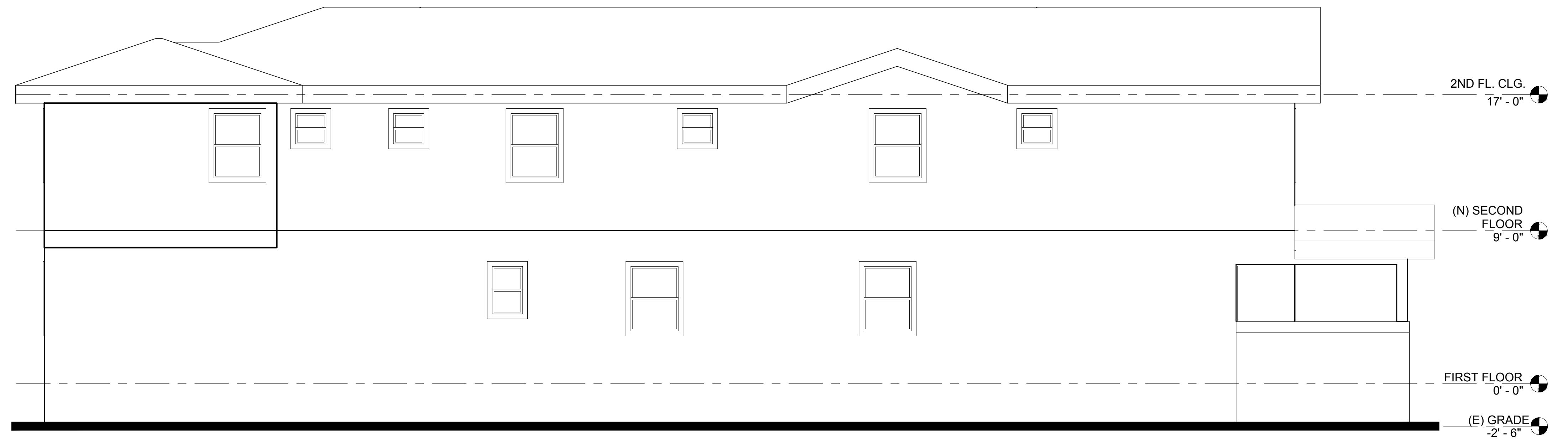
1	
2	
3	
4	
REVISIONS	DATE
DRAWN BY: BM	
DATE: 12.15.16	

PROPOSED
EXTERIOR
ELEVATIONS
NEW REAR
STRUCTURE

A3.2



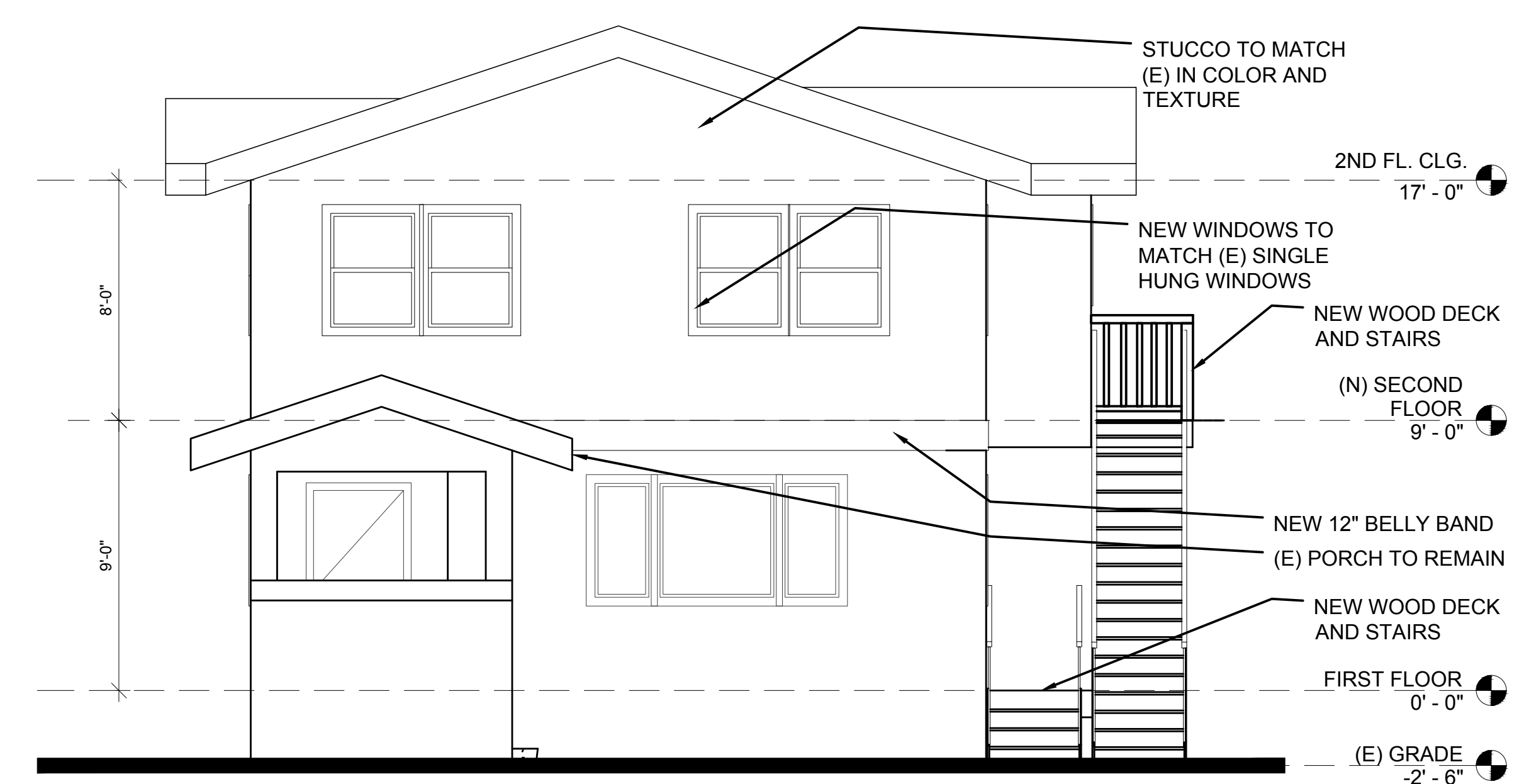
3 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



4 PROPOSED REAR ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

BACILIA MACIAS
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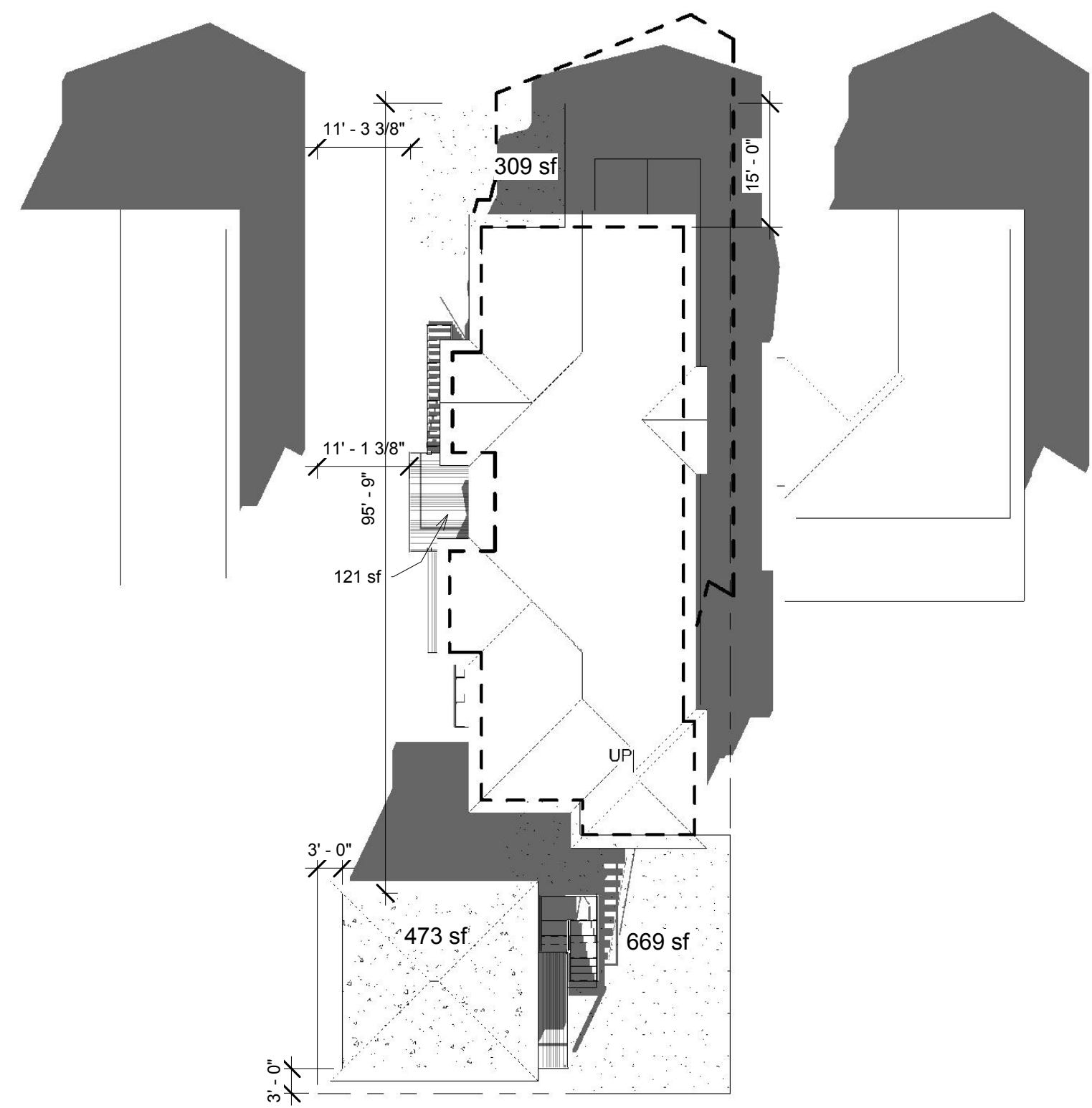
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW GARAGE
2325 6TH STREET
BERKELEY, CA
APN# 056-194-19

REVISIONS	DATE
1	
2	
3	

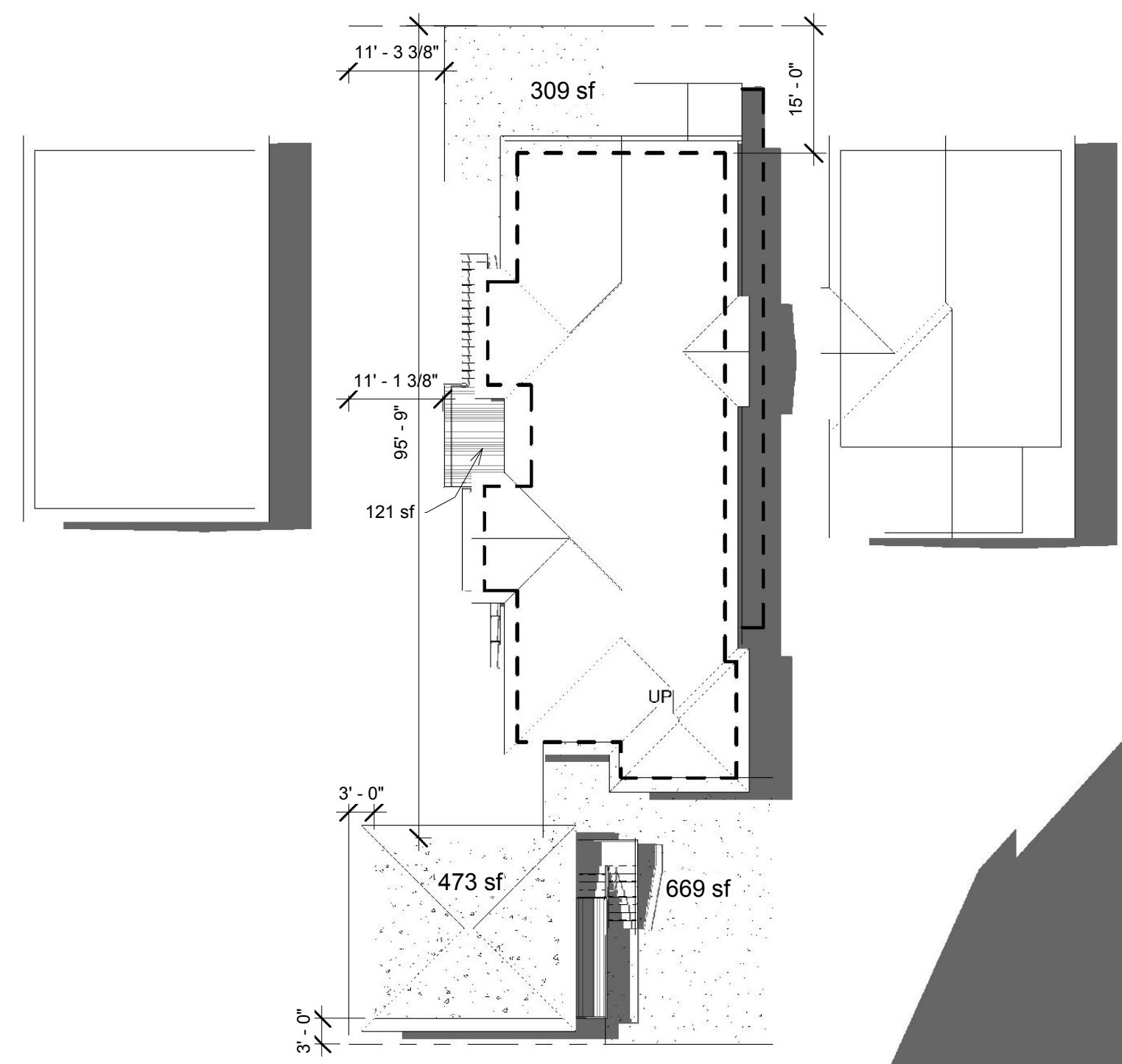
DRAWN BY: BM
DATE: 12.15.16

PROPOSED
EXTERIOR
ELEVATIONS

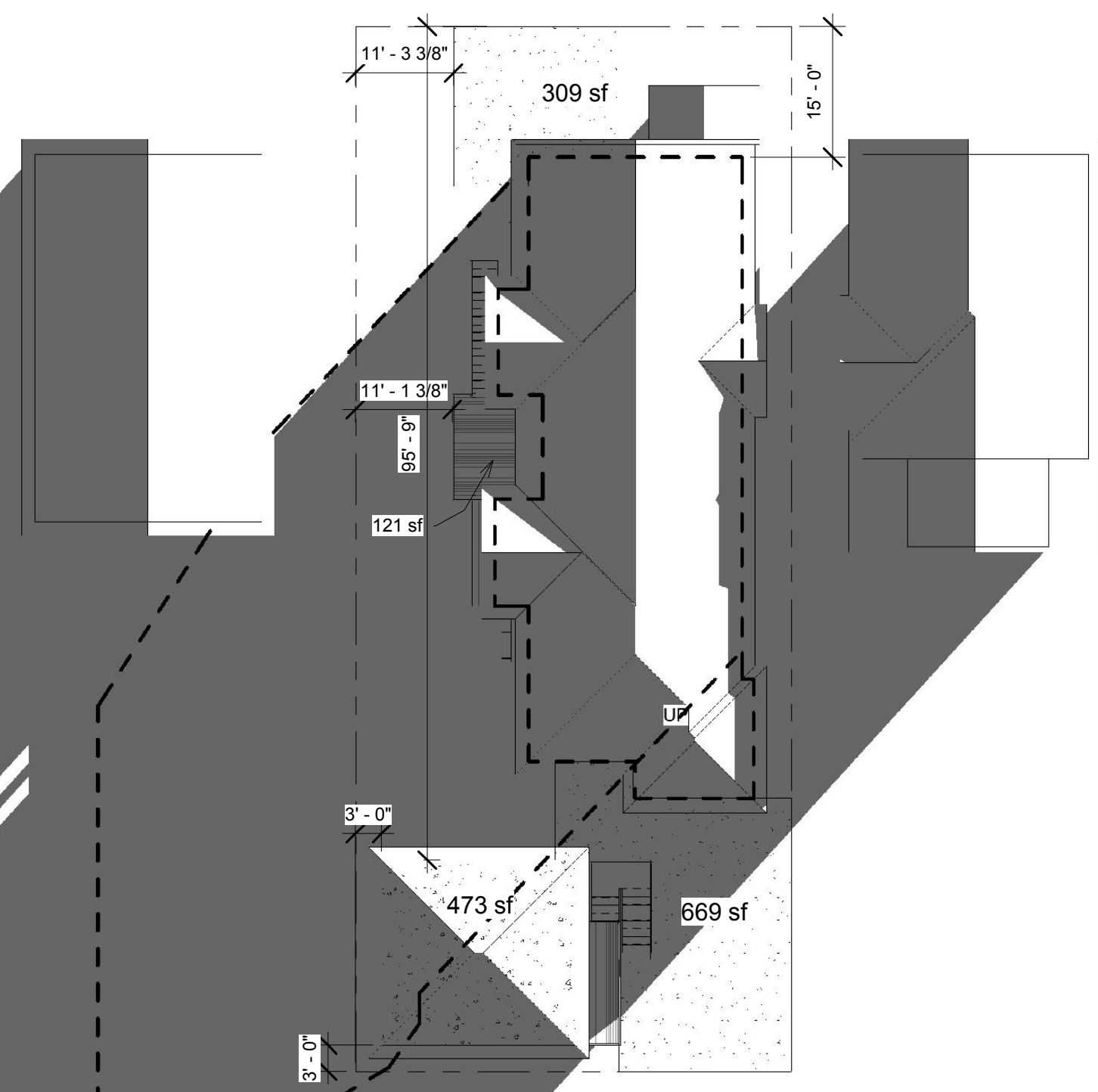
A3.1



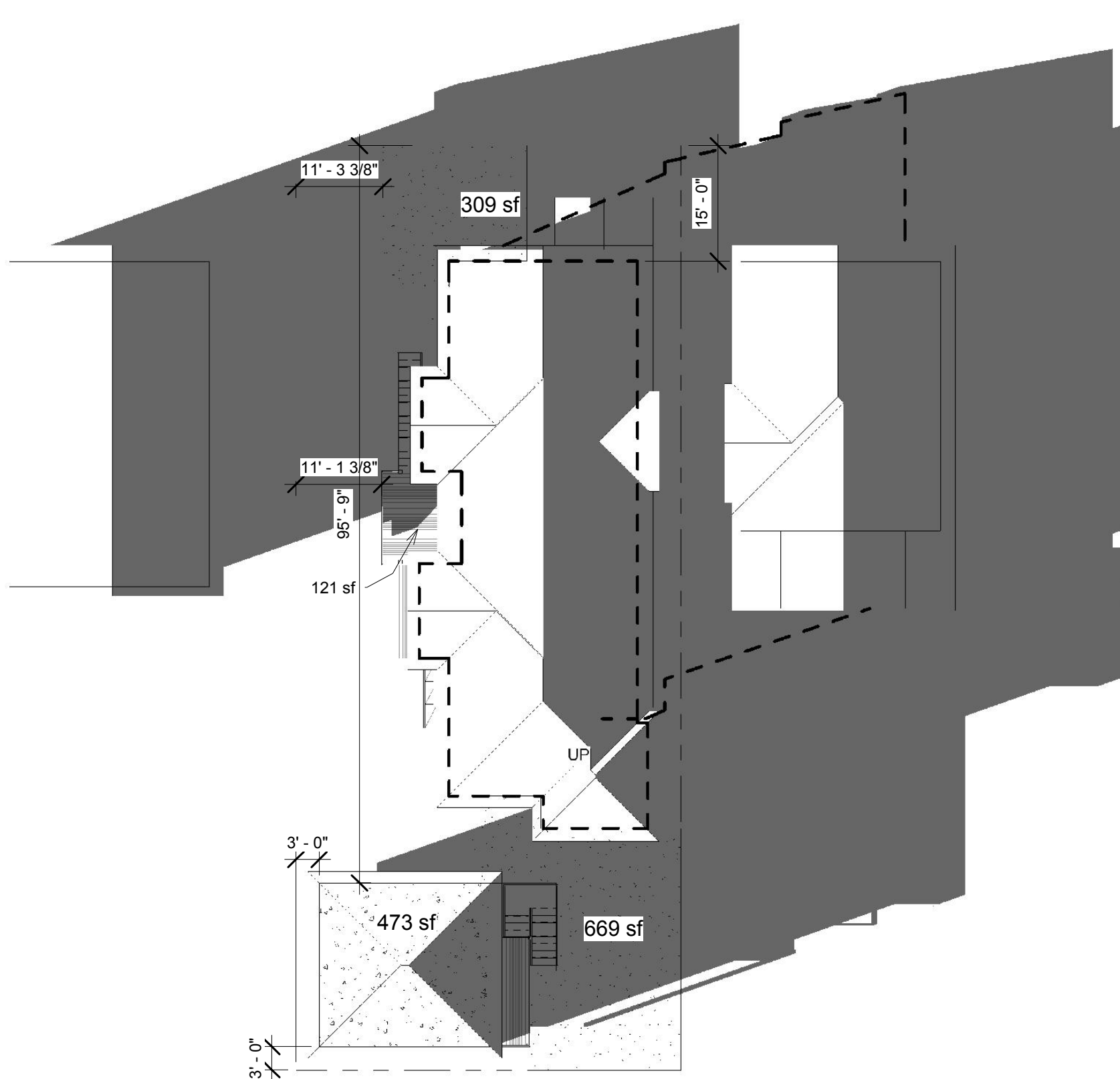
3 SUMMER Site Plan-SHADOW STUDY _9
AM
1/16" = 1'-0"



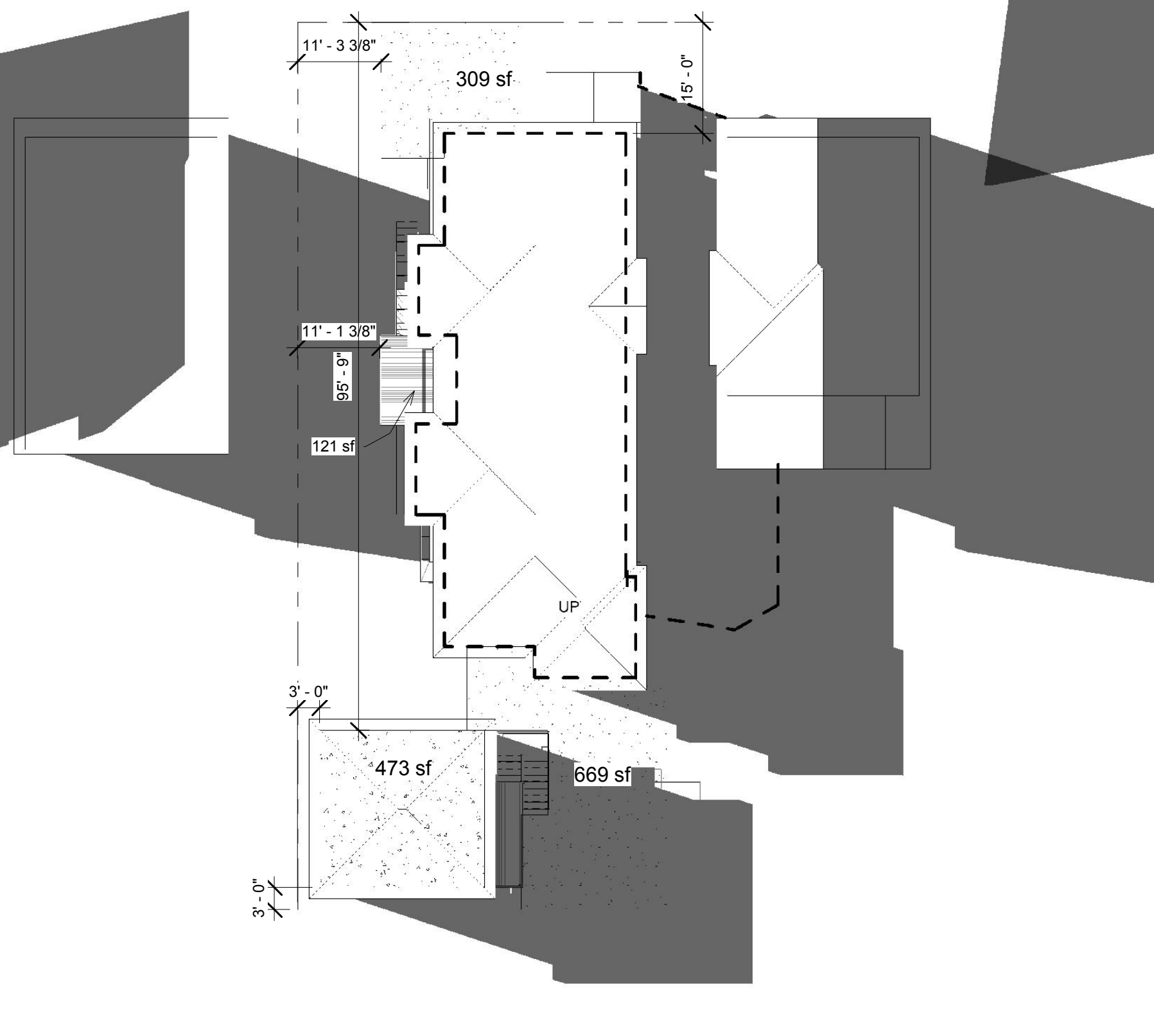
2 SUMMER Site Plan-SHADOW STUDY
NOON
1/16" = 1'-0"



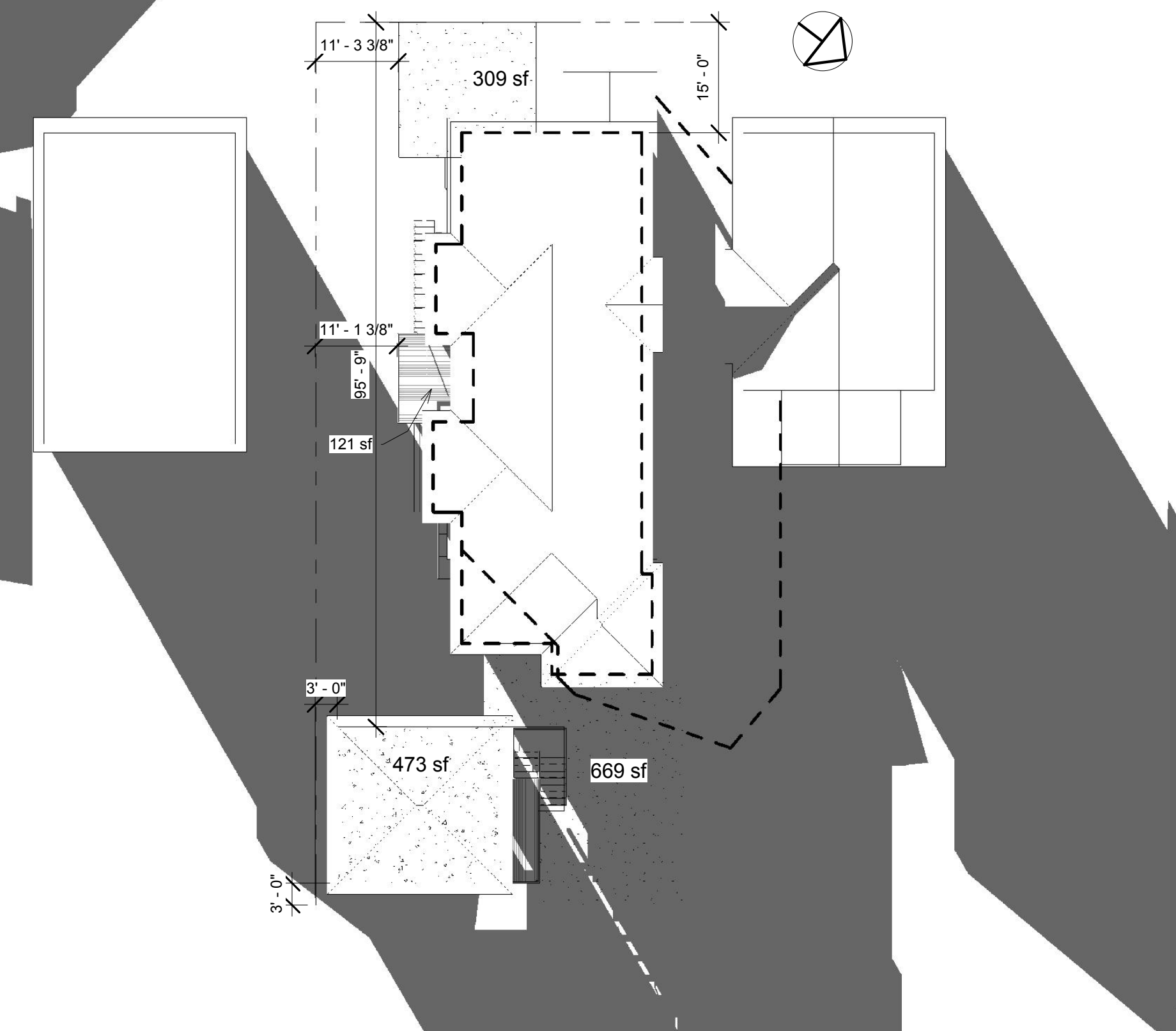
1 SUMMER Site Plan-SHADOW STUDY
3-43PM
1/16" = 1'-0"



6 WINTERR Site Plan-SHADOW STUDY
9-21 AM
1/16" = 1'-0"



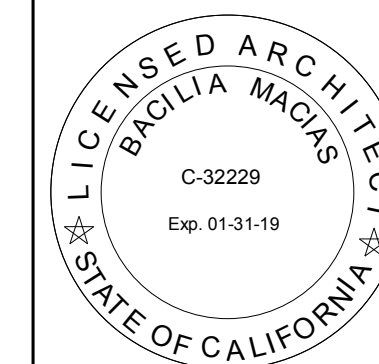
5 WINTERR Site Plan-SHADOW STUDY
NOON
1/16" = 1'-0"



4 WINTERR Site Plan-SHADOW STUDY
2-54PM
1/16" = 1'-0"

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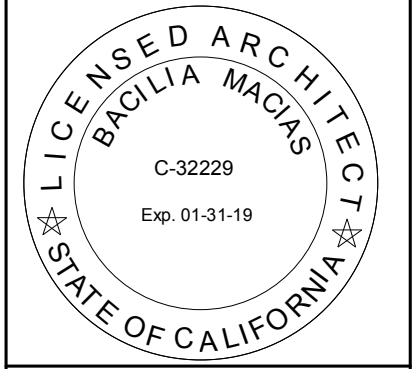
BERKELEY DUPLEX
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

REVISIONS	DATE

SHADOW STUDY OF
PROPOSED CONDITIONS

SS1.1

BACILIA MACIAS
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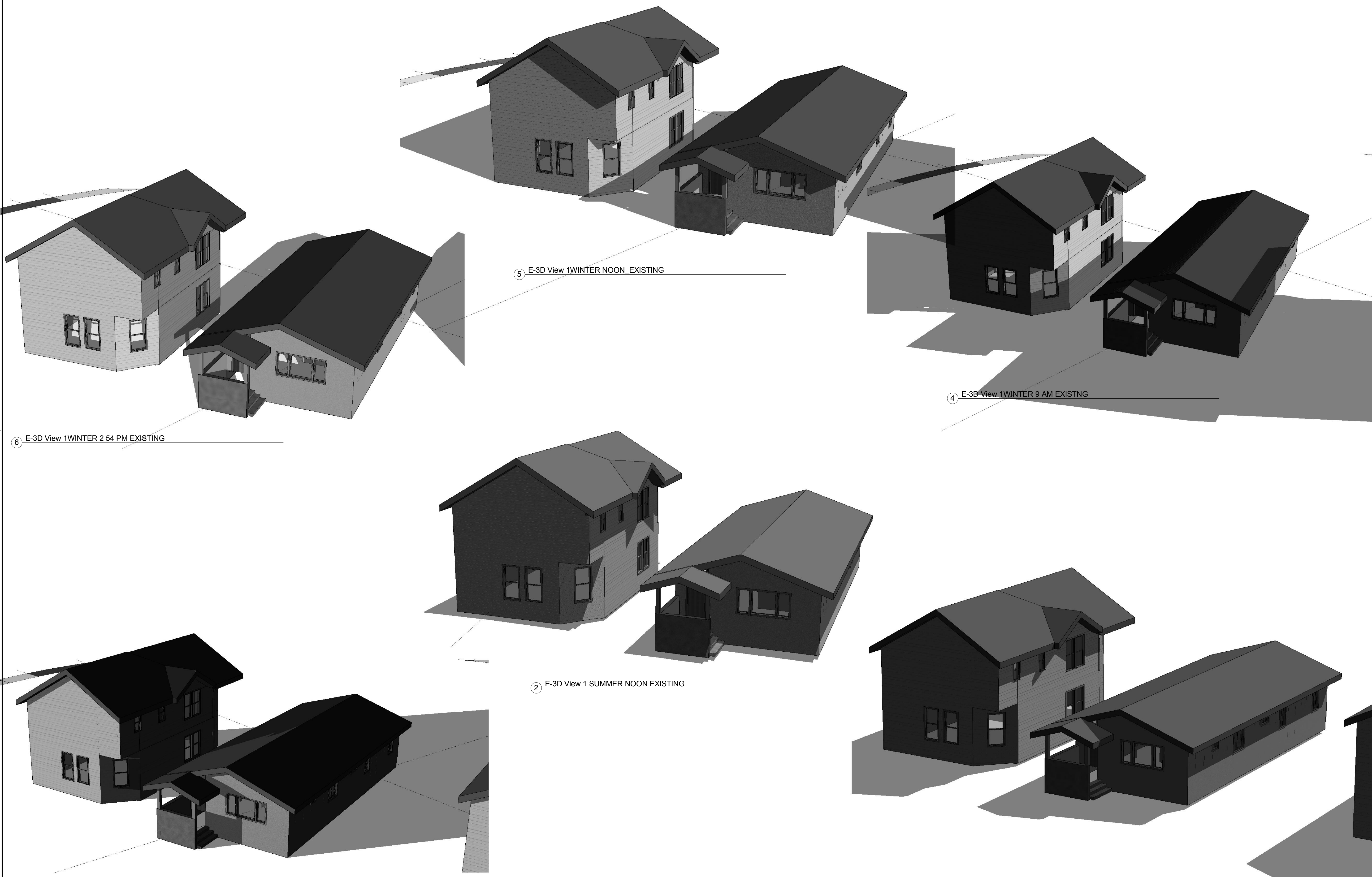
BERKELEY DUPLEX
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

REVISIONS	DATE

DRAWN BY: BM
DATE: 17 FEB. 2017

SHADOW STUDY
ELEVATIONS- EXISTING
CONDITIONS

SS1.2



5 E-3D View 1 WINTER NOON EXISTING

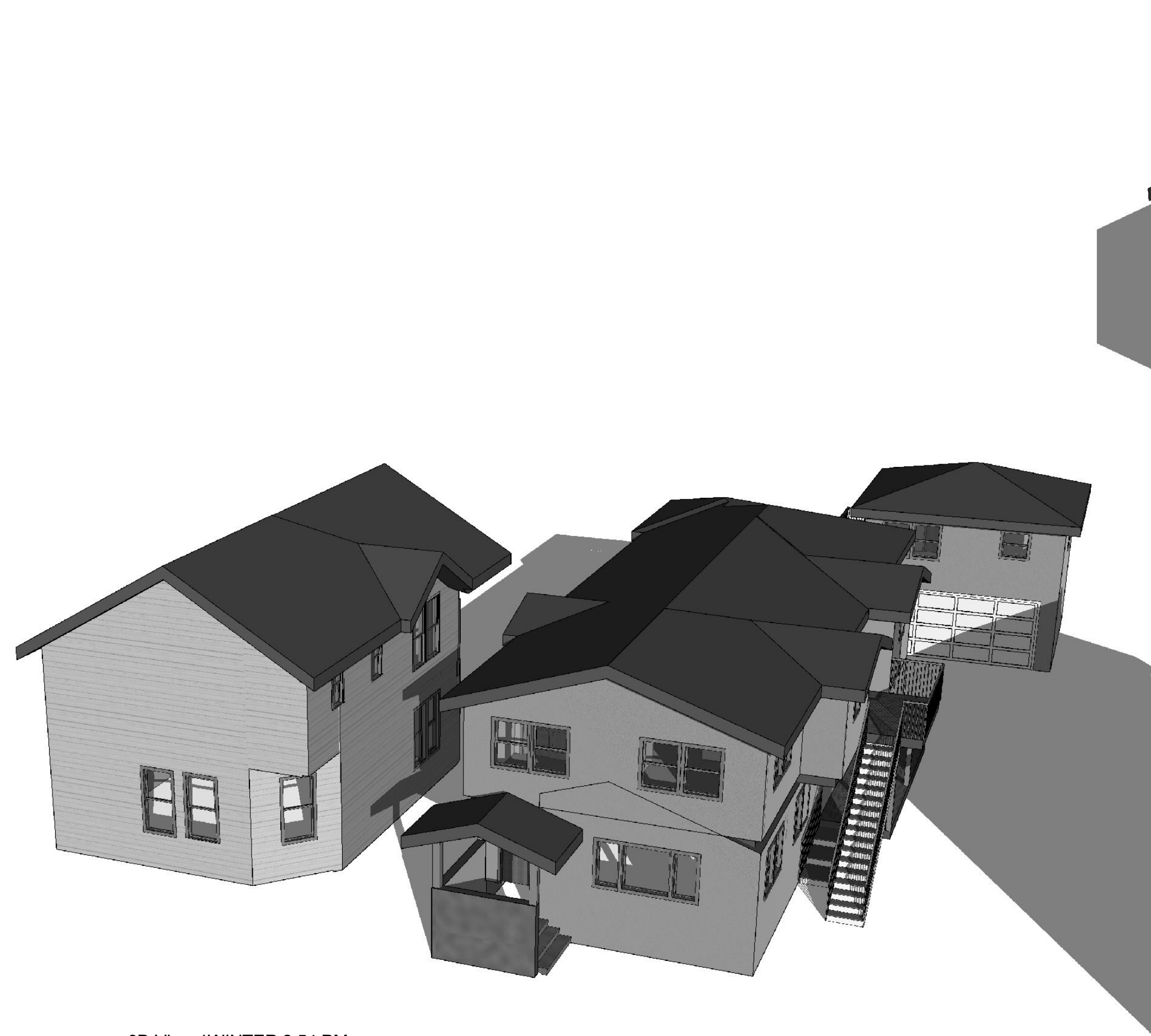
4 E-3D View 1 WINTER 9 AM EXISTING

6 E-3D View 1 WINTER 2 54 PM EXISTING

2 E-3D View 1 SUMMER NOON EXISTING

1 E-3D View 1 SUMMER 9 AM EXISTING

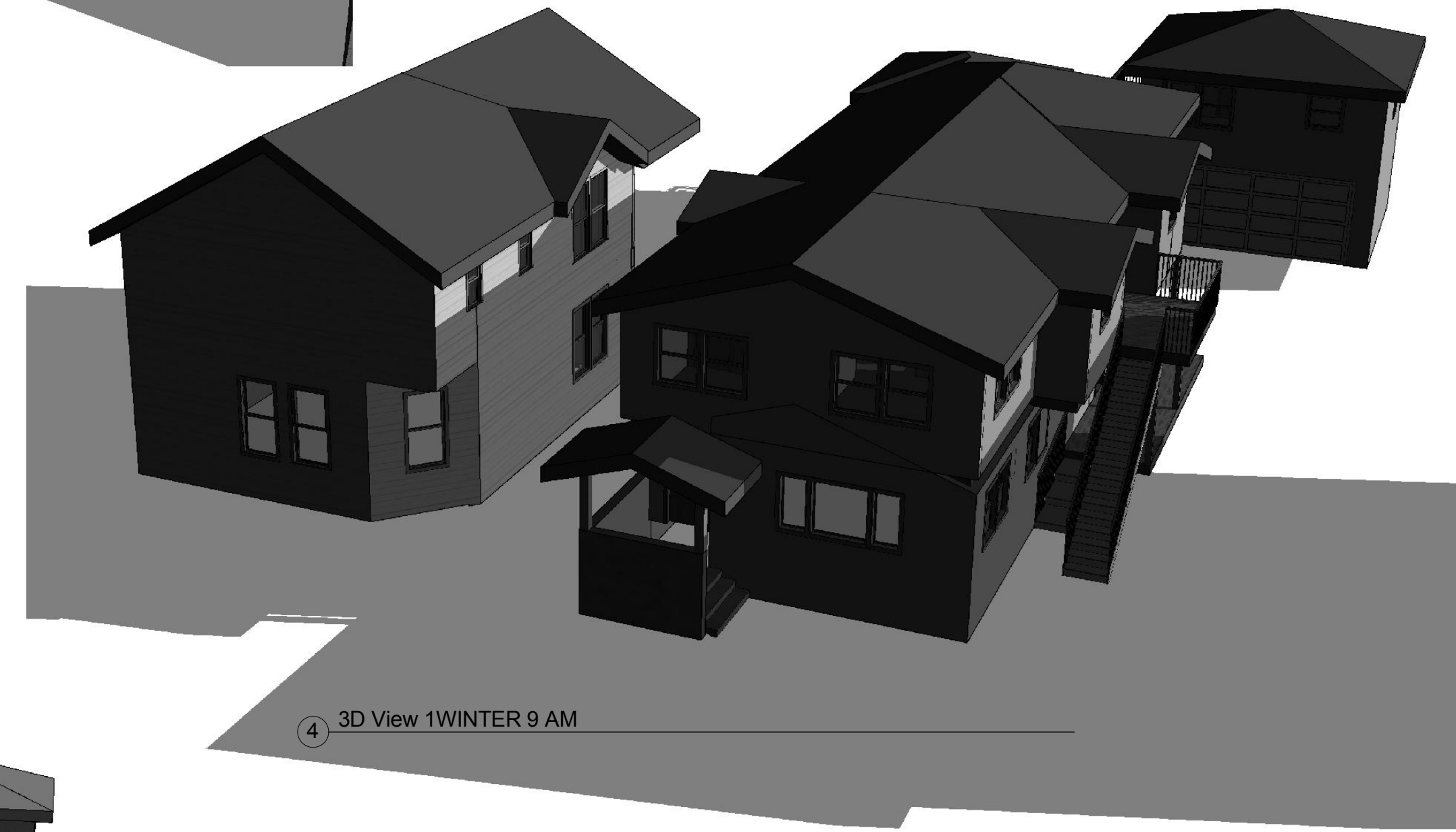
3 E-3D View 1 SUMMER 6 PM EXISTING



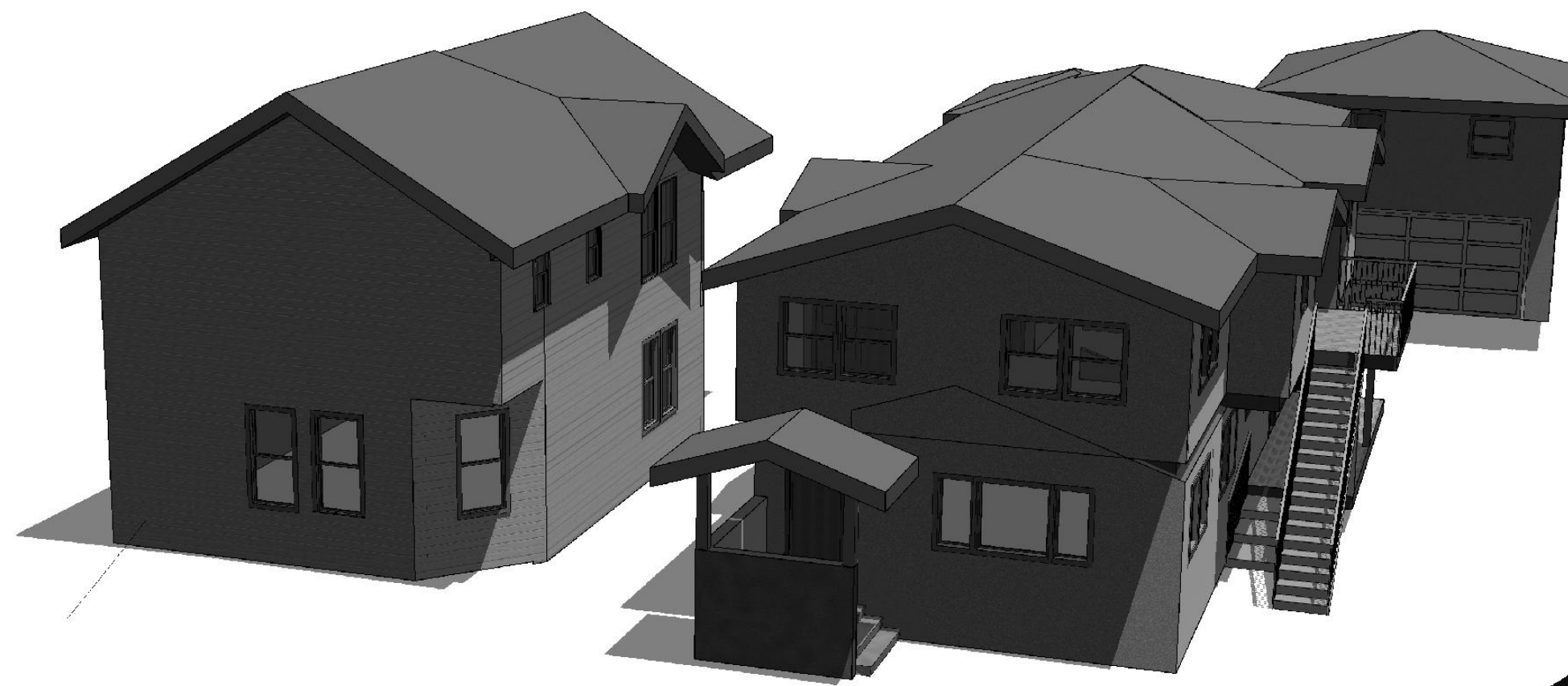
⑥ 3D View 1 WINTER 2 54 PM



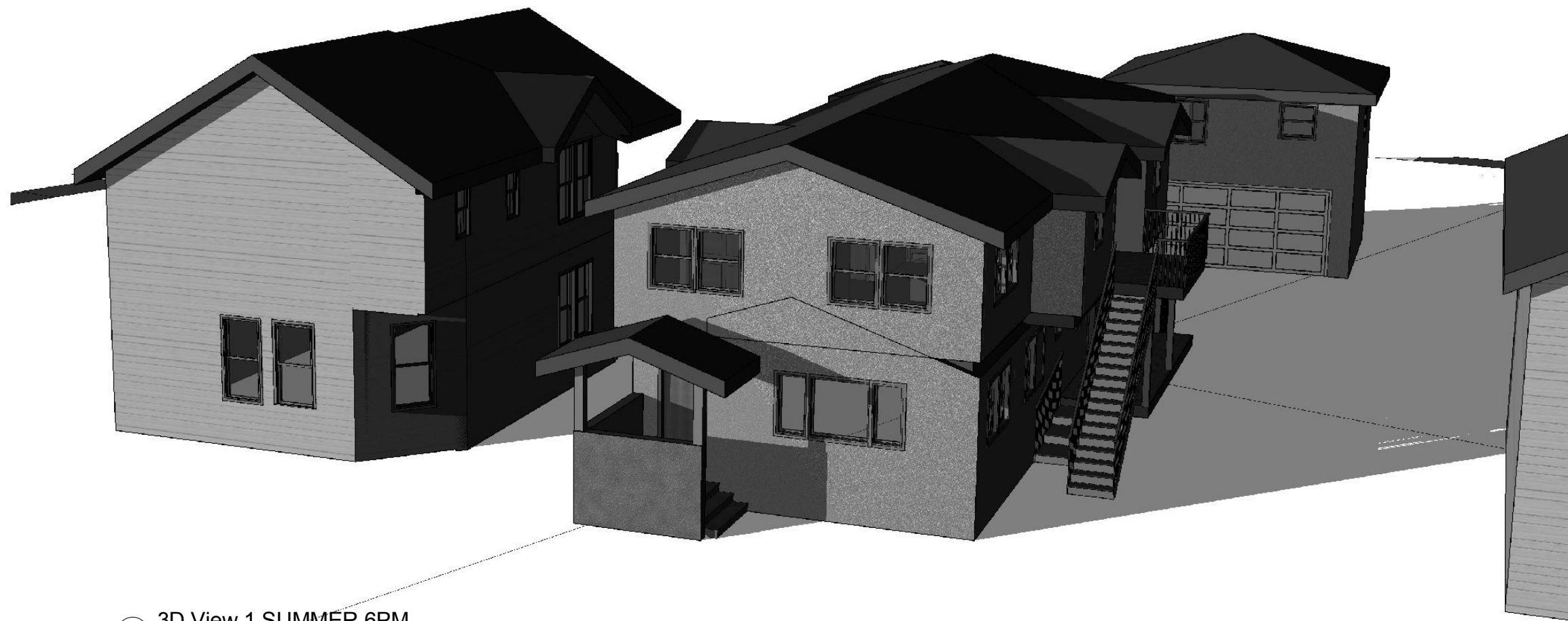
⑤ 3D View 1 WINTER NOON



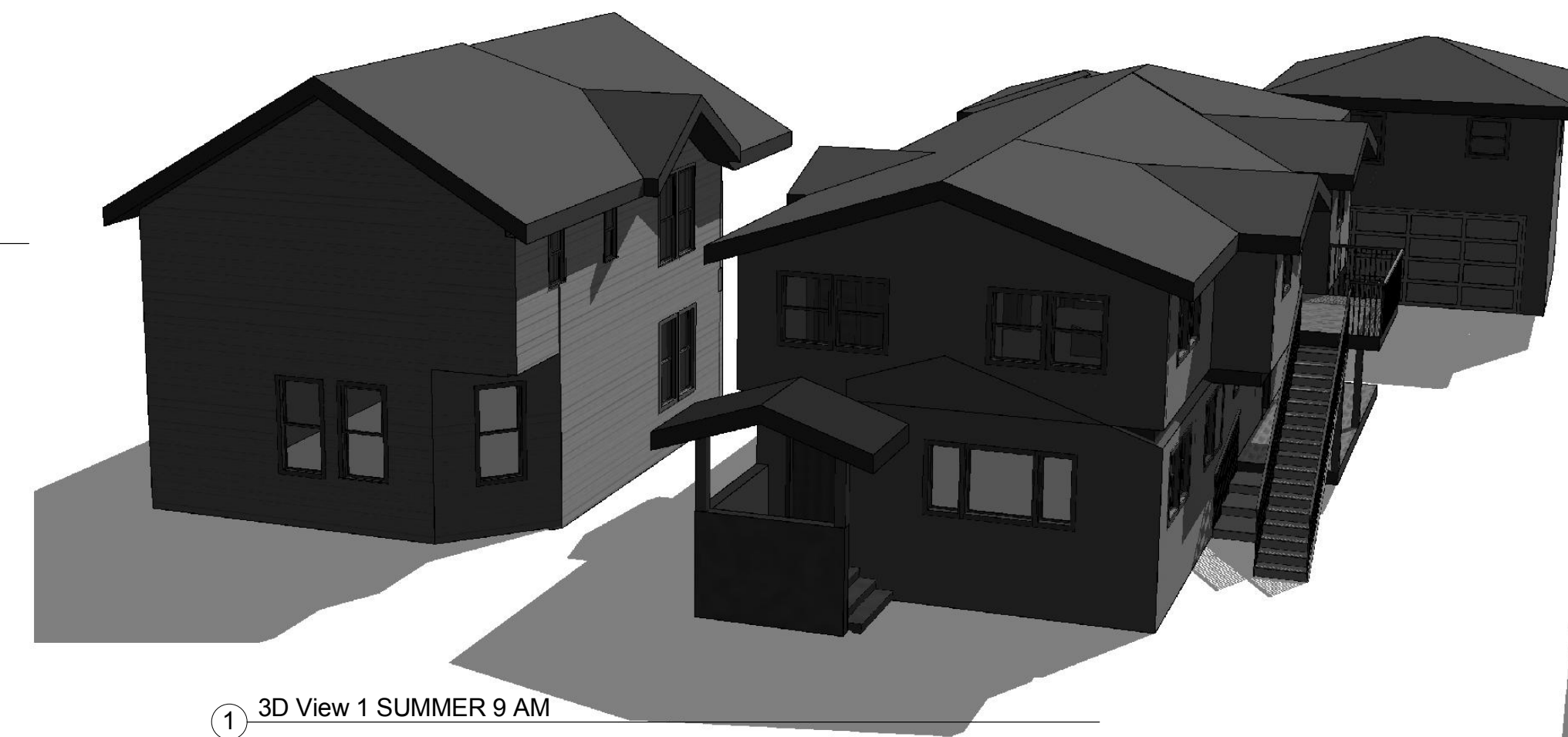
④ 3D View 1 WINTER 9 AM



② 3D View 1 SUMMER NOON



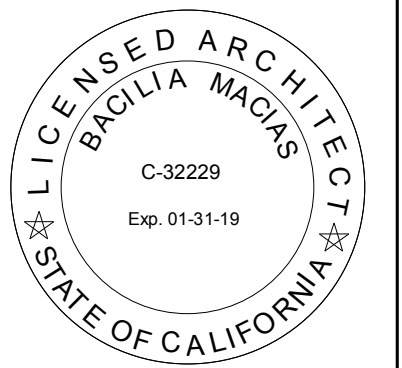
③ 3D View 1 SUMMER 6 PM



① 3D View 1 SUMMER 9 AM

BACILIA MACIAS
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510.691.7910 ph bacilia@bmaciarch.net



BERKELEY DUPLEX

2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

REVISIONS	DATE

DRAWN BY: BM
DATE: 17 FEB. 2017

SHADOW STUDY
ELEVATIONS-PROPOSED

SS1.3

#1

USPS Tracking® Results

FAQs > (<http://faq.usps.com/?articleId=220900>)

2328 7th St Apt E
Berkeley, CA 94710

Track Another Package +

RECEIVED

SEP 13 2017

Remove X

LAND USE PLANNING

Delivered

Tracking Number: 70161370000130834219

Product & Tracking Information

See Available Actions

Postal Product:
First-Class Mail®

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
May 24, 2017, 10:57 am	Delivered, Left with Individual	BERKELEY, CA 94710
Your item was delivered to an individual at the address at 10:57 am on May 24, 2017 in BERKELEY, CA 94710.		
May 23, 2017, 11:10 am	Receptacle Blocked	BERKELEY, CA 94710
May 20, 2017, 8:07 am	Out for Delivery	BERKELEY, CA 94710
May 20, 2017, 7:57 am	Sorting Complete	BERKELEY, CA 94710
May 20, 2017, 7:24 am	Arrived at Unit	BERKELEY, CA 94710
May 19, 2017, 10:13 pm	Arrived at USPS Facility	SAN JOSE, CA 95101
May 18, 2017, 9:16 pm	Arrived at USPS Facility	OAKLAND, CA 94615
May 18, 2017, 12:52 pm	Acceptance	CASTRO VALLEY, CA 94546

See Less ^

Available Actions

- Text Updates v
- Email Updates v

See Less ^

#2

USPS Tracking® Results

FAQs > (<http://faq.usps.com/?articleId=220900>)

2328 7th Street Apt B
Berkeley, CA 94710

Track Another Package +

Remove X

Tracking Number: 70161370000075037836



Delivered

Product & Tracking Information

See Available Actions

Postal Product:
First-Class Mail®

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
May 22, 2017, 12:13 pm	Delivered, Left with Individual ▲	BERKELEY, CA 94710
Your item was delivered to an individual at the address at 12:13 pm on May 22, 2017 in BERKELEY, CA 94710.		
May 20, 2017, 8:07 am	Out for Delivery	BERKELEY, CA 94710
May 20, 2017, 7:57 am	Sorting Complete	BERKELEY, CA 94710
May 20, 2017, 7:24 am	Arrived at Unit	BERKELEY, CA 94710
May 19, 2017, 10:13 pm	Arrived at USPS Facility	SAN JOSE, CA 95101
May 18, 2017, 9:16 pm	Arrived at USPS Facility	OAKLAND, CA 94615
May 18, 2017, 12:52 pm	Acceptance	CASTRO VALLEY, CA 94546

See Less ^

Available Actions

- Text Updates ▼
- Email Updates ▼

See Less ^

Can't find what you're looking for?

3

USPS Tracking® Results

2328 7th St, Apt D
Berkeley, CA 94710

FAQs > (<http://faq.usps.com/?articleId=220900>)

[Track Another Package](#) +

[Remove X](#)

Tracking Number: 70161370000075037843



Delivered

Product & Tracking Information

[See Available Actions](#)

Postal Product:
First-Class Mail®

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
May 24, 2017, 10:54 am	Delivered, Left with Individual ▲	BERKELEY, CA 94710
Your item was delivered to an individual at the address at 10:54 am on May 24, 2017 in BERKELEY, CA 94710.		
May 23, 2017, 11:10 am	Receptacle Blocked	BERKELEY, CA 94710
May 20, 2017, 8:07 am	Out for Delivery	BERKELEY, CA 94710
May 20, 2017, 7:57 am	Sorting Complete	BERKELEY, CA 94710
May 20, 2017, 7:24 am	Arrived at Unit	BERKELEY, CA 94710
May 19, 2017, 10:13 pm	Arrived at USPS Facility	SAN JOSE, CA 95101
May 18, 2017, 9:16 pm	Arrived at USPS Facility	OAKLAND, CA 94615
May 18, 2017, 12:52 pm	Acceptance	CASTRO VALLEY, CA 94546

[See Less](#) ^

Available Actions

Text Updates



Email Updates



[See Less](#) ^

#A
USPS Tracking® Results
2320 Linn Street Unit A
Berkeley, CA 94710

FAQs > (<http://faq.usps.com/?articleId=220900>)

[Track Another Package](#) +

[Remove X](#)

Tracking Number: 70161370000130834196



Delivered

Product & Tracking Information

[See Available Actions](#)

Postal Product:
First-Class Mail®

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
June 13, 2017, 1:49 pm	Delivered, Individual Picked Up at Post Office ▲	CASTRO VALLEY, CA 94546
Your item was picked up at the post office at 1:49 pm on June 13, 2017 in CASTRO VALLEY, CA 94546.		
June 2, 2017, 10:26 am	Available for Pickup	CASTRO VALLEY, CA 94546
June 1, 2017, 8:27 am	Arrived at Unit	CASTRO VALLEY, CA 94546
June 1, 2017, 2:59 am	Departed USPS Facility	OAKLAND, CA 94615
May 31, 2017, 8:27 am	Arrived at USPS Facility	OAKLAND, CA 94615
May 26, 2017, 9:49 am	Refused	BERKELEY, CA 94710
May 20, 2017, 8:07 am	Out for Delivery	BERKELEY, CA 94710
May 20, 2017, 7:57 am	Sorting Complete	BERKELEY, CA 94710
May 20, 2017, 7:24 am	Arrived at Unit	BERKELEY, CA 94710
May 19, 2017, 10:13 pm	Arrived at USPS Facility	SAN JOSE, CA 95101
May 18, 2017, 8:16 pm	Arrived at USPS Facility	OAKLAND, CA 94615
May 18, 2017, 12:52 pm	Acceptance	CASTRO VALLEY, CA 94546

[See Less](#) ^

Available Actions

#5

USPS Tracking Results

FAQs > (<http://faq.usps.com/?articleId=220900>)

2320 Lam Street Unit B
Berkeley, CA 94710

Track Another Package +

Remove X

Tracking Number: 70161370000130834110



Delivered

Product & Tracking Information

See Available Actions

Postal Product:
First-Class Mail®

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
May 23, 2017, 11:54 am	Delivered, Individual Picked Up at Post Office	BERKELEY, CA 94710
Your item was picked up at the post office at 11:54 am on May 23, 2017 in BERKELEY, CA 94710.		
May 22, 2017, 10:44 am	Notice Left (No Authorized Recipient Available)	BERKELEY, CA 94710
May 20, 2017, 8:07 am	Out for Delivery	BERKELEY, CA 94710
May 20, 2017, 7:57 am	Sorting Complete	BERKELEY, CA 94710
May 20, 2017, 7:24 am	Arrived at Unit	BERKELEY, CA 94710
May 19, 2017, 10:13 pm	Arrived at USPS Facility	SAN JOSE, CA 95101
May 18, 2017, 9:16 pm	Arrived at USPS Facility	OAKLAND, CA 94615
May 18, 2017, 12:52 pm	Acceptance	CASTRO VALLEY, CA 94546

See Less ^

Available Actions

- Text Updates v
- Email Updates v

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Alba

USPS Tracking® Results

FAQs > (<http://faq.usps.com/?articleId=220900>)

*K.S. Real Estate
1035 San Pablo Ave
Albany, CA 94706*

Track Another Package +

Remove X

Tracking Number: 70161370000130834202



Delivered

Product & Tracking Information

See Available Actions

Postal Product:
First-Class Mail®

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
May 22, 2017, 9:50 am	Delivered, Left with Individual ▲	ALBANY, CA 94706
Your item was delivered to an individual at the address at 9:50 am on May 22, 2017 in ALBANY, CA 94706.		
May 20, 2017, 8:07 am	Out for Delivery	ALBANY, CA 94706
May 20, 2017, 7:57 am	Sorting Complete	ALBANY, CA 94706
May 20, 2017, 7:33 am	Arrived at Unit	EMERSON, CA 94710
May 19, 2017, 10:13 pm	Arrived at USPS Facility	SAN JOSE, CA 95101
May 18, 2017, 9:16 pm	Arrived at USPS Facility	OAKLAND, CA 94615
May 18, 2017, 12:52 pm	Acceptance	CASTRO VALLEY, CA 94546

See Less ^

Available Actions

- Text Updates ▼
- Email Updates ▼

See Less ^

Can't find what you're looking for?

7/16/2017

Gmail - Occupancy At 2320 6th Street, Berkeley



D. A. Seymour <msseymourd@gmail.com>

Occupancy At 2320 6th Street, Berkeley

Gina Morris <gmorris@kands.com>
To: "msseymourd@gmail.com" <msseymourd@gmail.com>

Tue, May 23, 2017 at 5:01 PM

I have mailed the original paperwork you sent me, directly to the owner.

From: msseymourd@gmail.com [mailto:msseymourd@gmail.com]
Sent: Monday, May 08, 2017 8:10 AM
To: Gina Morris <gmorris@kands.com>
Subject: Occupancy At 2320 6th Street, Berkeley

Hello again Ms. Morris,

Please confirm occupancy for the downstairs units at **2320 6th Street, Berkeley**. Per my note below, we did not get an answer when we visited to request the tenant's signature as required by the City of Berkeley. See attached document for more information which explains the process.

So, we would either like to note the units as vacant or no answer based on your confirmation of occupancy status.

Thank You,

Denise Seymour
510-435-6641

----- Forwarded message -----

From: **msseymourd@gmail.com** <msseymourd@gmail.com>
Date: Tue, Apr 25, 2017 at 6:05 PM
Subject: Fwd: Property Owner Review Needed for Nearby Property Development Plans
To: gmorris@kands.com

Also, can you confirm if there are tenants residing in the two downstairs units. We did not get an answer when we visited, so we would either like to note the units as vacant or no answer.

Thank you!



Planning & Development Department
Land Use Planning Division

September 18, 2017

Bacilia Macias
732 Gilman St.
Berkeley, CA 94710

Sent via email:
bacilia@bmarch.net

RE: 2325 Sixth St., Application #ZP2017-0146
Use Permit to: Raising of (E) residence to create a two story duplex. New 2 story accessory bldg. In rear, garage on the ground floor and workshop on the top floor.

Dear applicant:

On behalf of the City of Berkeley, I would like to introduce myself as the project planner for the above referenced application. Staff from various City departments will be reviewing your application, including the Building and Safety, Land Use Planning and Transportation divisions, as well as other interested parties, to ensure that the project application is complete. If any questions arise, City staff will either contact you in writing or by phone at the number supplied on your application. Unless you inform us otherwise, you will be the primary contact during the application process

You can expect site visits by various staff members in the next couple of weeks. These visits will be from the public right-of-way, unless staff makes an appointment with you in advance. I will be contacting you within 30 days of your application date to follow-up with the status of the project and to request any additional information needed for your application to be deemed complete. Answers to frequently asked questions related to Use Permits, including "what is the process" and "how long does it take" can be found on the City's website at: <http://www.ci.berkeley.ca.us/contentdisplay.aspx?id=820>

Please note that due to staffing reductions and the level of permit activity, applicants should be prepared to expect longer processing times than in the past. The City has consultants available to expedite applications for an additional fee.

Please feel free to contact me if you are interested in using this service to expedite your application or if you have other questions or comments about your application. I can be reached by email at fcrane@cityofberkeley.info or by phone at (510) 981-7413.

I look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Fatema Crane".

Fatema Crane
Associate Planner



Planning and Development Department
Land Use Planning Division

October 12, 2017

Bacilia Macias
732 Gilman Street
Berkeley, CA 94710

Sent via email:
bacilia@bmarch.net

Re: Use Permit #ZP2017-0146 for 2325 Sixth Street

Dear Ms. Macias,

On September 13, 2017, you submitted an application for a Use Permit to raise an existing one-story single family residence with 3 bedrooms and an existing average height of approximately 15'8", to create a new ground floor dwelling unit, and to increase the average height to approximately 24'8", and the number of bedrooms on the parcel to seven. In addition, your application proposes to construct a new two-story accessory building located 3' from the side yard property line to the south, and 2'2" from the rear yard property line to the east. The proposed two-story accessory building would consist of a garage on the first floor and a workshop on the second floor. Based on my preliminary review, the following permits are needed for your project:

1. Use Permit with Public Hearing under [Berkeley Municipal Code](#) (BMC) Section 23D.20.030 to add a second dwelling unit;
2. Use Permit with Public Hearing under BMC Section 23D.20.050.A to add a seventh bedroom to the parcel;
3. Administrative Use Permit under BMC Section 23D.20.030 to construct a major residential addition;
4. Administrative Use Permit under BMC Section 23D.20.070.C to construct a residential addition greater than 14 ft. in average height;
5. Administrative Use Permit under BMC Section 23D.08.005.A.1 for the construction of a new accessory building; and
6. Administrative Use Permit under BMC 23D.08.010.B for an accessory building which does not comply with the height limits.

I have reviewed your submittal package and determined that your application is incomplete and the following items are needed to complete our review of your application:

1. Additional AUPs and Fees: At the time of project submittal, the intake planner charged you \$6,135 for 3 Use Permits with Public Hearing (UPPH). However, based on the application materials provided, you are proposing to construct a new, two-story accessory building. Under BMC Section 23D.08.005.A.1, an additional AUP fee of \$460 is required for the AUP to construct a new accessory building and under BMC Section 23D.08.010.B an additional \$460 is required to construct an accessory building which does not comply with the height limits. To facilitate payment of the required fees, please bring the attached invoice to the Permit Service Center when you submit the fee and the additional materials.
2. All Plans: The site plan, floor plans, and elevations will not only be viewed by me but also by the public. Per our [submittal requirement guidelines](#), please resize and rescale all plans at a minimum scale of 1/16" for the site plan and 1/8" for all other drawings, on 11"x17" or 12"x18"

paper, to ensure clarity and comprehension by the public. Please also revise the plans so that all drawings are oriented with north at the top of the sheet and revise all plans so that they are clearly labeled and reference cardinal directions.

In addition, please ensure that all objects depicted on the drawings and in the diagrams are clearly labeled. For example, it appears that there is a new deck and stairs along the side of the proposed accessory building facing the side yard property line to the north, however there is no label to indicate so.

3. Vicinity Map: Per our [submittal requirement guidelines](#), please prepare and submit an 8.5 x 11 in. Vicinity Map for this project in the style of a Sanborn Map using a scale of 1 in. = 50 ft. and black ink on white paper. Clean, line drawing is preferred; do not use photographic aerial imagery. Include all buildings and structures, represent the footprint of each, label their uses and indicate their story heights; note residential unit densities; include property lines, street names and address numbers that identify all parcels and buildings; include a north arrow; and add all other information relevant to this request.
4. Site Plan: Per our [submittal requirement guidelines](#), please provide separate, fully dimensioned existing and proposed site plans, and ensure that both plans include:
 - Any portions of neighboring buildings within 20 ft. of property lines (be sure to label each structure's use, story & height, and address);
 - All existing and proposed setbacks, as well as required setbacks for the main building and the proposed accessory building;
 - Full dimensions of all existing and proposed structures on the parcel, including all existing and proposed decks and stairs attached to the main building as well as those attached to the accessory building;
 - Distance measured from the edge of the accessory building to the front yard property line;
 - Distance from the edge of the deck and stairs along the north edge of proposed accessory building to the side yard property line; and
 - All existing and proposed paving, including the driveway and parking spaces with full dimensions.
5. Floor Plans: I noticed that the number of bedrooms are labeled (i.e. Bedroom #1 - #3) on the demolition floor plans, and one bedroom is labeled as Bedroom #2 on the proposed lower floor plans. However, no other floor plans include labels for the number of bedrooms.

In order to maintain consistency throughout all plans, please include labeled numbers for each existing and proposed bedroom.

Additionally, please provide fully dimensioned floor plans for the proposed accessory building, including full dimensions of the proposed new garage door as well as the two proposed off-street parking spaces. Please note, this accessory building will be subject to a Notice of Limitation.

6. Neighborhood Pre-Application Contact: Signatures are required for all abutting and confronting residential owners and occupants. Please provide a signature for the tenant of 2121 Sixth Street, the tenant of 2323 Sixth Street, the owner of 2328 Seventh Street, and the owner of 2320 Sixth Street. In the case that the tenant or owner cannot be reached in person, please send a certified letter explaining the project and include a copy of the plans. You should then submit to staff a copy of the certified receipt with the name and address of the neighbor it was sent to, and a copy of the information sent.

7. Elevations: Elevations are provided for the proposed main building and the proposed accessory building, however there are no elevations for the existing main building. Please provide separate existing and proposed elevations and be sure that all revised elevations for the main building and accessory building include:
- The property lines;
 - The existing and proposed setbacks measured from the edge of the building to the property lines. Please also be sure to note the dimension to the property line from any eave;
 - The existing and proposed average height of the main building and the proposed average height of the new accessory building, per the definition of "Average Height of Building" [BMC Section 23F.](#); and
 - The average height of all existing and proposed decks, measured from average existing grade at the portion of the lot covered by the addition (in this case the existing or new deck area), to the top of the deck's railing. Also, please note the railing height at its highest point above grade, on each elevation.
8. Shadow Studies: The shadow studies that were submitted are difficult to read. Please make sure each existing and proposed diagram included in the study is laid out in a manner that is organized and readable. Please also ensure that all diagrams are clearly separated from one another, and that all labels are legible and not obscured by other shadows on the page.

Please also provide a legend to clearly identify existing and proposed shadows, and to clarify the dashed lines shown on Sheet SS1.1.

Additionally, since you are proposing to construct a new two-story accessory building which exceeds the minimum height requirements, a shadow study is required in order to document the potential impacts of the proposed accessory building on adjacent residential neighboring properties. Please include diagrams for all proposed shadows created by the accessory building.

Please also ensure all diagrams are clearly labeled to note whether the shadow study diagram is for the existing or proposed main building, or the proposed accessory building.

I have attached our Shadow Study Guidelines to this letter. Please revise your shadow studies to be consistent with these guidelines, including:

- Provide the names of all streets in the project vicinity as well as the address for all structures/properties that will be affected by new shadows from the proposed project.
 - If a shadow (existing or future) hits the wall of an adjacent dwelling, provide elevations showing where the existing and proposed shadow hits the wall, and indicate locations of windows on walls affected.
 - If increased shadowing caused by the proposed project would affect any windows on an adjacent dwelling, then indicate the use of those windows (garage, bedroom, bathroom, living room, etc.)
9. Historic Resource Evaluation: Per our [submittal requirement guidelines](#), a historic resource evaluation is required for demolition or substantial change of a building over 40 years old. Since the proposed major residential addition will substantially alter the existing one-story, single-family residence, a historic resource evaluation is required. Please review the [historic resource evaluation guidelines](#) and submit a State of California Department of Parks and Recreation (DPR) 523 form.

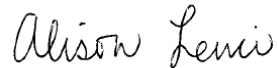
2325 Sixth Street
Incomplete Letter

October 12, 2017
Use Permit #ZP2017-0146

In your resubmittal, include a letter stating how you have addressed the incomplete items. Please deliver two sets of scaled plans (11 x 17 or 12 x 18) and an electronic version of all revised application materials (PDF) to the zoning counter during normal business hours (Monday thru Thursday 8:30 am – 4:00 pm).

If you take no action to address the above items within 60 days, the application may be deemed withdrawn and returned to you. Please contact me if you have any questions at (510) 981-7544.

Sincerely,



Alison Lenci, Assistant Planner
C: Greg Powell, Principal Planner



2180 Milvia St
Berkeley CA, 94704

INVOICE

Date: 10/12/2017 4:11:00 PM

Invoice #: 346980

Record #: ZP2017-0146

Bill to:

Address: 2325 SIXTH ST

Bacilia Macias
732 GILMAN ST
BERKELEY CA 94710-1325

Invoiced Fee Item	Fee
Community Planning Fee	\$120.00
AUP: Additional Administrative Use Permits	\$800.00
Total Fee:	\$920.00



PLANNING & DEVELOPMENT

Land Use Planning 2120 Milvia Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.7474 Fax: 510.981.7420
Email: Planning@ci.berkeley.ca.us

III.A.7 SHADOW STUDY – STEP-BY-STEP INSTRUCTIONS

Step 1: Depending on which day of the year is used for shadow study (June 21 or December 21) and time of day (2 hours after sunrise, noon, or 2 hours before sunset), determine the direction of shadow lines in degrees (i.e., on December 21, 2 hours after sunrise, the shadow line is 321.3 degrees from the North arrow). See Diagram 1 below to determine angles.

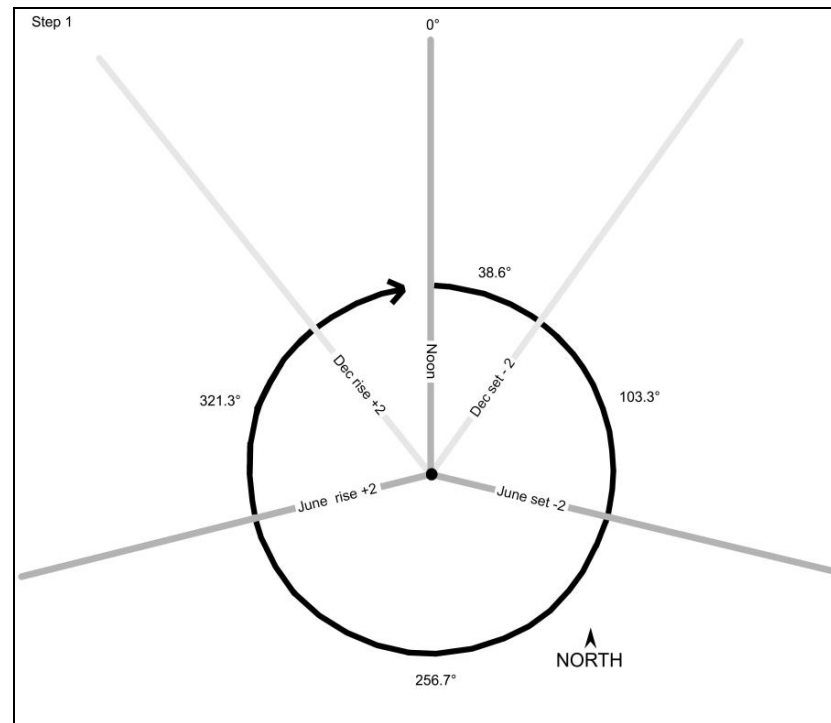


Diagram 1

III.A.7 Shadow Study Guidelines

Step 2: Draw building walls as posts and draw shadow lines using the degrees from North arrow in Step 1. The length of the shadow is determined by using the corresponding Multiplier from Chart 1 and the height of each wall post. Multiply the height of each post by the corresponding $1/\tan$ number according to the chart.

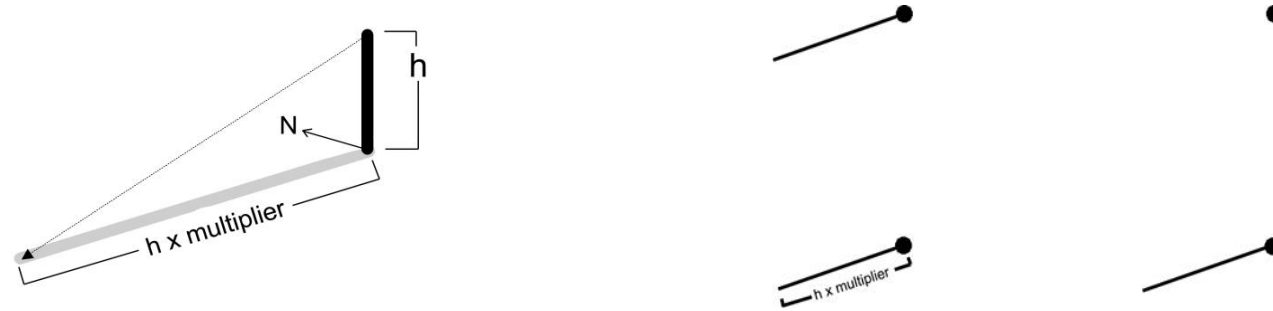
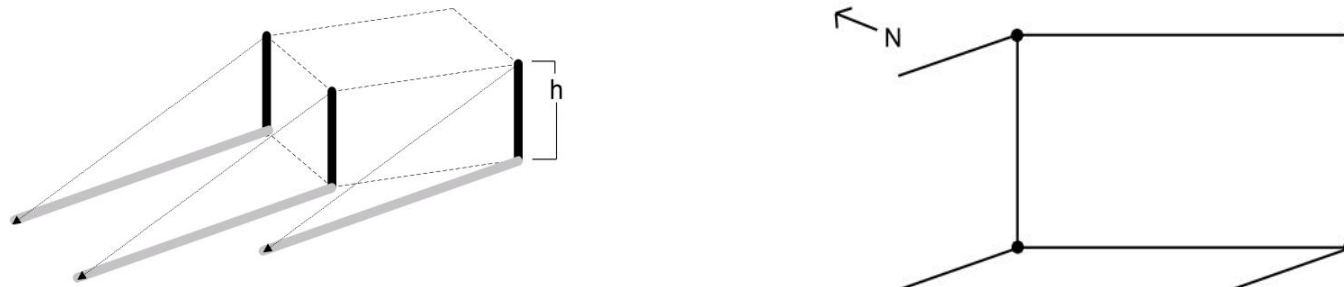


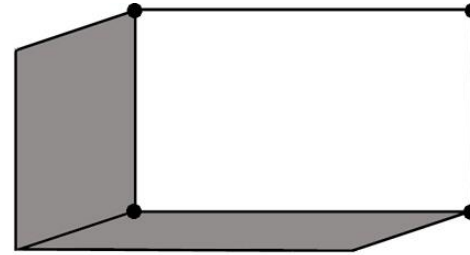
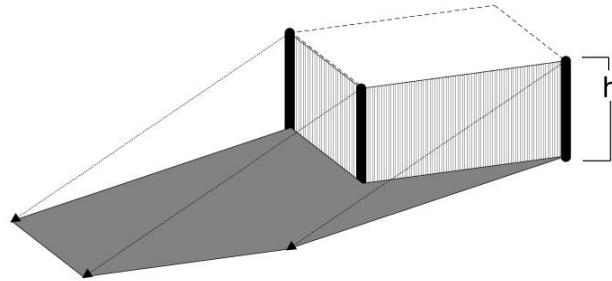
Chart 1	Multiplier	
	June 21	Dec. 21
2 hours after sunrise	2.49	3.10
Noon	0.26	1.83
2 hours before sunset	2.49	3.10

Step 3: Draw all building walls, using posts as guidelines. All shadow lines are parallel to one another, and each posts' length is determined by its height multiplied by the corresponding multiplier number.



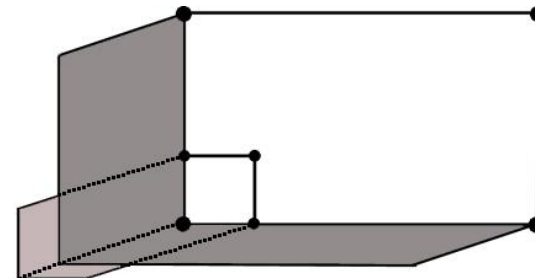
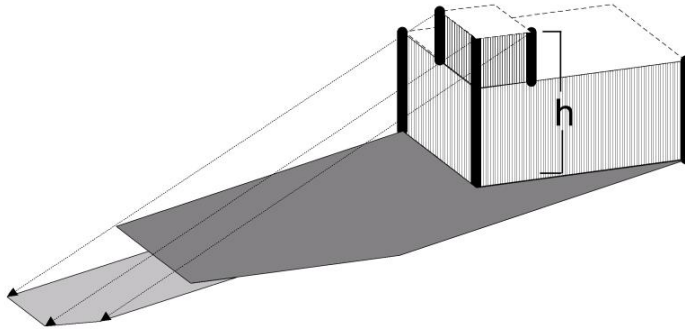
III.A.7 Shadow Study Guidelines

Step 4: Connect all shadows as shown to create a darkened shadow.



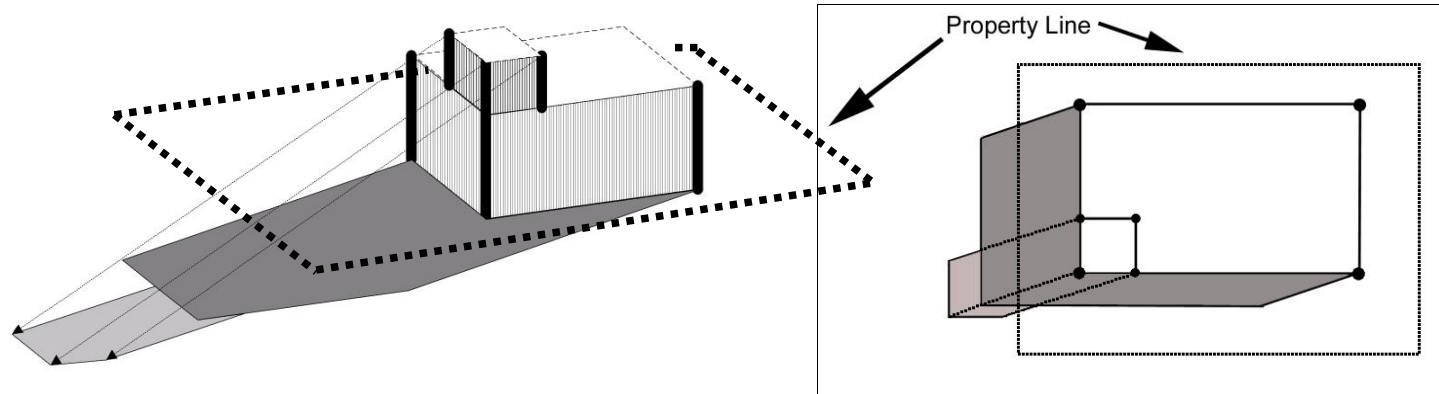
Step 5: All existing and new shadows should be drawn and differentiated in order to see a new project's impact on existing shading conditions.

Step 6: Varying heights are calculated similarly.

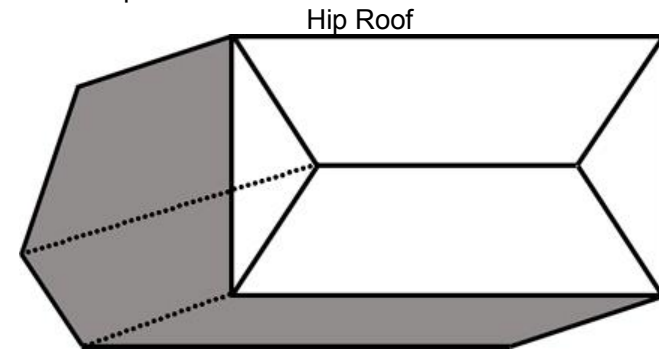
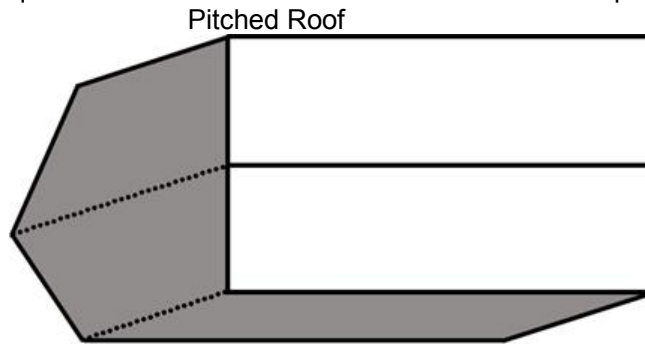


III.A.7 Shadow Study Guidelines

Step 7: Add building footprints on any surrounding properties that are affected by the existing and/or new shadows. If a shadow hits a habitable building, indicate where there are windows on the walls affected and if possible, the use of those rooms.



Step 8: Unique architectural features should follow the same procedures. Some examples are as follows:



III.A.7 Shadow Study Guidelines**Shadow Study Requirements –****Required for:**

1. New main buildings
2. Additions exceeding 14 feet in average height on sites adjacent a residential use
3. Other projects as determined necessary by the project planner.

For projects that are otherwise subject to this requirement, the project planner may waive the requirement if he or she determines that no significant view or bulk/massing impacts would occur.

Submit: A shadow study that meets the following requirements.

1. Provide diagrams showing shadows cast by the project prior to construction and after construction. Indicate shadows for each of three times of day (2 hours after sunrise, noon, and 2 hours before sunset). Calculate shadows for three times of year – the summer and winter solstices, and the application date (or +/- 1 week of submittal date).
2. Include a photo of the structures to be affected showing the existing shadows at the application date (or there about) to corroborate the accuracy of the shadow study
3. Overlay (in the same diagram) the existing shadows and those projected for the proposed structure, for each scenario required in #1 above, indicating clearly the incremental shadow due to the proposed project.
4. Show all structures that the shadows from the proposed project will hit. Indicate in writing that all buildings being shadowed are shown on the diagram.
5. If a shadow (existing or future) hits the wall of an adjacent structure, (1) show where existing shadow hits the wall, and (2) indicate locations of windows on walls affected.
6. If increased shadowing caused by the proposed project would affect any windows on residential buildings, then indicate the use of those windows (garage, bedroom, bathroom, living room, etc.).

October 30, 2017

City of Berkeley
Planning & Development Department
Land Use Planning Division
2120 Milvia Street
Berkeley, CA 94704

RECEIVED
OCT 30 2017
LAND USE PLANNING

Dear Project Manager,

I am writing in reference to the property development proposed by Taifa and Lashan Jenkins, through Bacilia Macias Architects, at 2325 Sixth Street, Berkeley, CA.

I live directly adjacent and to the north of this property, at 2321 Sixth Street. At its current size, scope, and character, this proposal will be extremely detrimental to me. Using your definitions of "detrimental" as consisting of "substantial loss of direct sunlight or privacy in a dwelling" and "construction that is incompatible with the scale and character of the neighborhood," this proposal is clearly objectionable on each of those counts. It will destroy much of what I love about my home.

I have lived here on Sixth Street for 32 years, since 1985, in a Victorian house that was built in 1895. I raised my children in this house; it is now a happy weekly destination for my three and five year old grandsons. As you probably know, Sixth Street is busy, dusty, and loud. I have been able to create an oasis for my family here by making the most of the warmth and light that streams in through my tall, south-facing windows and by cultivating a garden full of plants - perennials, vegetables, and fruit trees - and birds. We have an inviting outdoor space for BBQ's and play, as well as a sunny, quiet place for relaxation and escape.

A very, very large stucco box shoe-horned into the lot next door would drastically loom over my house and throw much of my property into shadow. To give you an idea of the scale of the problem, I'll give some specifics. The two-story portion of my house has a depth of approximately 30 feet; there's a one-story kitchen off the back. The two-story portion of April Shirmer's Victorian house at 2329 Sixth Street, adjacent and just to the south of the Jenkins' property, has a depth of approximately 25 feet; she also has a one-story extension at the back. The Jenkins' house currently has a depth of approximately 56 feet, almost twice as long as each of us near neighbors'.

Their proposal to not only add a second story of that same dimension, but also to add a rear two-story addition, approximately 20 feet deep and with an area of about 800 square feet, will dwarf my property and cast shade not only over my whole house but also over the entire length of my yard. These effects will be particularly strong, given that their setback is only four feet from our boundary fence. My apple and lemon trees, for example, would be casualties. (See documents A, B, and C.

Documents A and B show sketch up modeling of shading currently and as projected under the proposed plan. Document C shows the portion of my back yard directly to the north of what is currently open space in the Jenkins' back yard. It would be very significantly affected by extensive shadowing under the proposed addition.)

I am also attaching photographs of two of our south-facing rooms that would be significantly affected by being thrown into shadow. While I know that these pictures can't capture the warmth, beauty, or visual appeal of sunlight streaming in and certainly don't convey the pleasure I take in it, maybe you can fill in the gaps with experiences of your own. You have probably seen and felt the difference between a gray, cool, overcast day and a sunny one, when all the colors are suddenly bright and clear and the world is warm and inviting. While it may be hard, in the abstract, to visually imagine the equivalent dulling and dimming effect that shadowing would have here, I don't have any trouble picturing it - the shady, north side of my house is evidence enough. The thought of so much of my property having what is essentially a pall cast over it is tremendously devastating. (See documents D, E, F, and G.)

In addition, of course, the Jenkins' proposed second story and rear addition would also have many vantage points directly into my windows and garden. Such a loss of privacy would be invasive, disquieting, and very uncomfortable; it would rob us of a significant quality of life here. Ms. Shirmer's letter of April 13, 2017, underscores this point and elaborates on these issues; it is on file with you.

The converse of their direct view in will be my altered view out. The attached sketch ups of my current second-story view and what it would be under the proposal, along with a photograph taken facing out of an upstairs, south-facing room, give a jarring sense of the potential before-and-after situation, graphically showing a bleak and barren prospect. It will be like having a door slammed in your face. (See documents H, I, and J.)

To give you another frame of reference and point of comparison, I've included a Google Earth image of our immediate neighborhood. The proposed development if completed would be akin in size and nature to the apartment building at 2328 Seventh Street, in terms of its dimensions, mass, and negative aesthetic features. It seems obvious to me that this would in no way enhance any aspect of life here. (See document K for a Google Earth perspective; document L is included to give a street view of the apartment building in question, on Seventh Street.)

I know you are well aware of all Berkeley Municipal Code sections that are relevant to the proposal here. I want to reference them, nonetheless, just to illustrate the extent of the negative impacts this development would have, the lack of redeeming features, and the number of exceptions they are requesting.

This proposal is for a seven-bedroom structure, which requires review and an Administrative Use Permit (AUP), under section 23D.20.050, in regards to the

addition of a fifth bedroom or more. This project is clearly, by city code, considered to be exceptionally large and is shockingly out of character with the rest of the homes on this block. It is just too big, as well as being without any mitigating architectural features that would improve its compatibility with the many historic wood frame houses that are its neighbors.

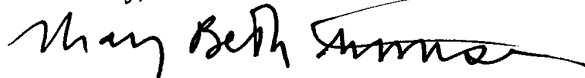
The proposed addition is over twenty feet high, and therefore exceeds the maximum district height limit, as per Section 23D.20.070. Further, at approximately 800 square feet, it exceeds the 600 square feet standard specified in Section 23D.20.030. It also appears that, commensurate with the increasing built square footage will be the shrinking of open square footage, and that more than 40% of their lot will be covered, in violation of Section 23D.20.070.E. Section 23D.20.090 does allow for the reduction of required rear yards in our district (west of San Pablo Avenue) but only if it does "not cause a detrimental impact . . . on the light, air, or privacy of neighboring properties," which this clearly does.

The size and situation of the proposed accessory building – a two-car garage and workshop – is also of concern. David and Althaea Greenstone, who own and live at 2324 Seventh Street, the property directly behind and adjacent to what would be entirely new construction (there is currently a ramshackle pre-fab shed in that back corner of the lot) have addressed their concerns specifically and in detail in a separate letter, dated April 6, 2017, and also on file with you. In addition to seconding their objections, I would just add my fear that, given the plumbing hook-ups in the plan, this structure is only masquerading as a workshop and would easily become a studio apartment and thus a third rental unit. This would seem to be in violation of the provisions of Section 23D.20.030.

Municipal Code Section 23D.20.090 is very clear that "unreasonably obstruct(ing) sunlight, air or views" is grounds for denying a Use Permit for a major residential addition. If you've read this far, you will have at least a rough sense of the extent of the detrimental obstruction that would ensue. (I say "rough sense" because words and even pictures cannot hope to adequately convey the lived experience of a place, especially when that place is home.) The extreme size of this proposal and its close proximity to me and to Ms. Shirmer and the Greenstones, and the profound negative affects on us all, require that these AUP's not be granted.

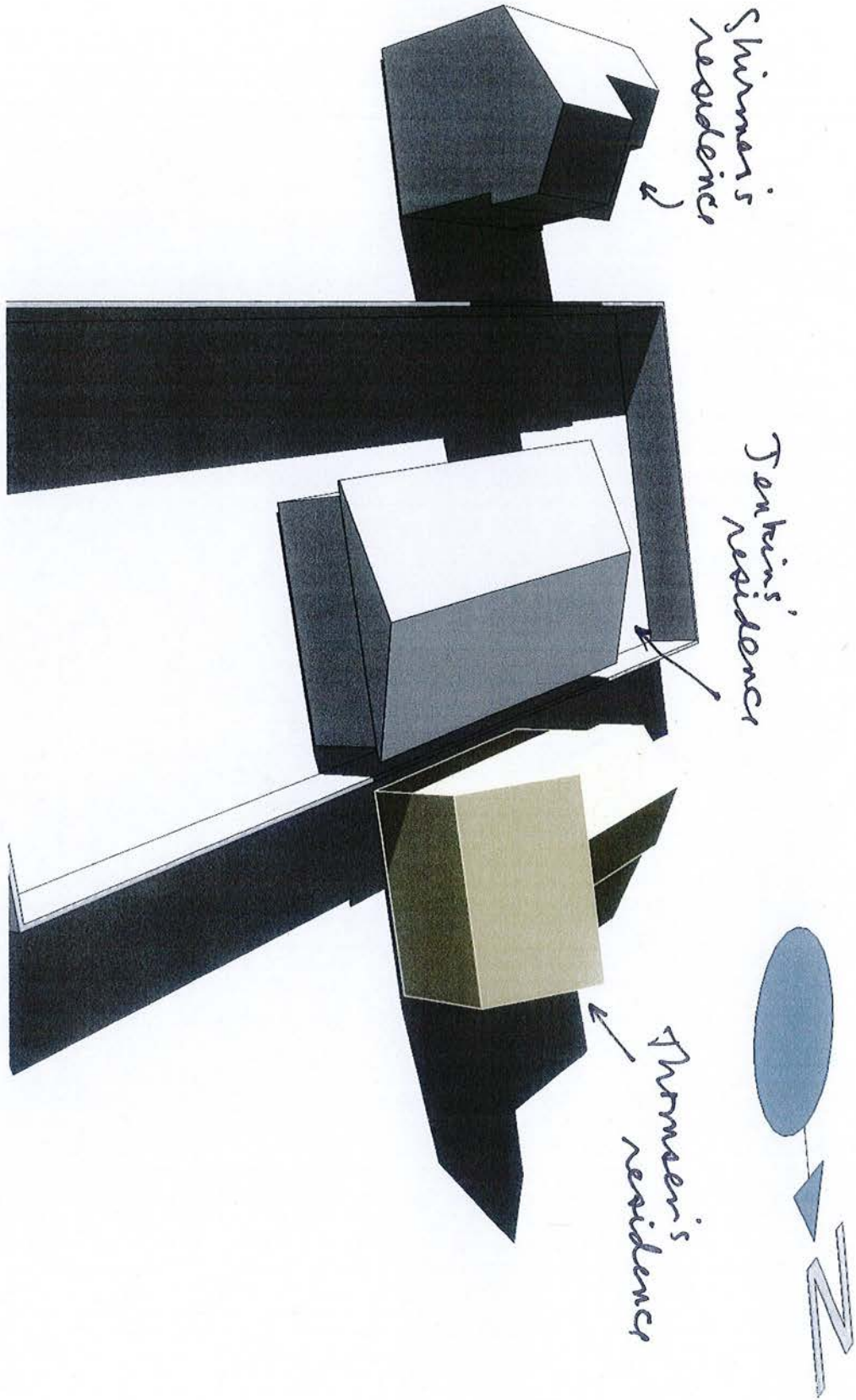
In addition to submitting this letter to your Planning Department for review, I am hand delivering it to Bacilia Macias Architects.

Sincerely,

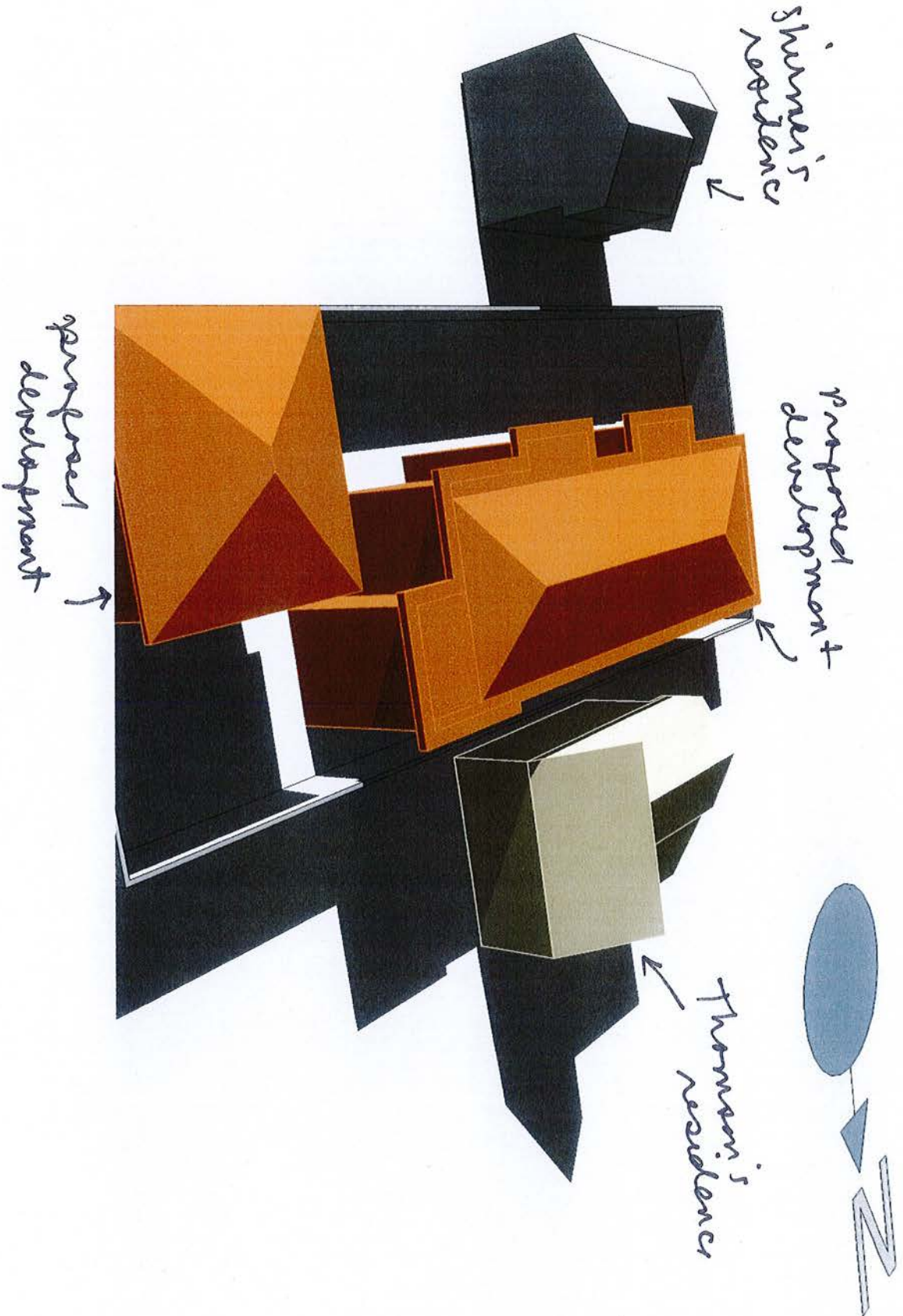


Mary Beth Thomsen
2321 Sixth Street
Berkeley, CA 94710
510-295-8491

Document A. Sketch up modeling & structure
analysis of existing structures
for December.



Document B. Sketch up modeling + signage
analysis for proposed development
for December.





Document C, photograph of my existing
backyard, April, 2017, taken facing north
from boundary fence with Tenkin's back yard.

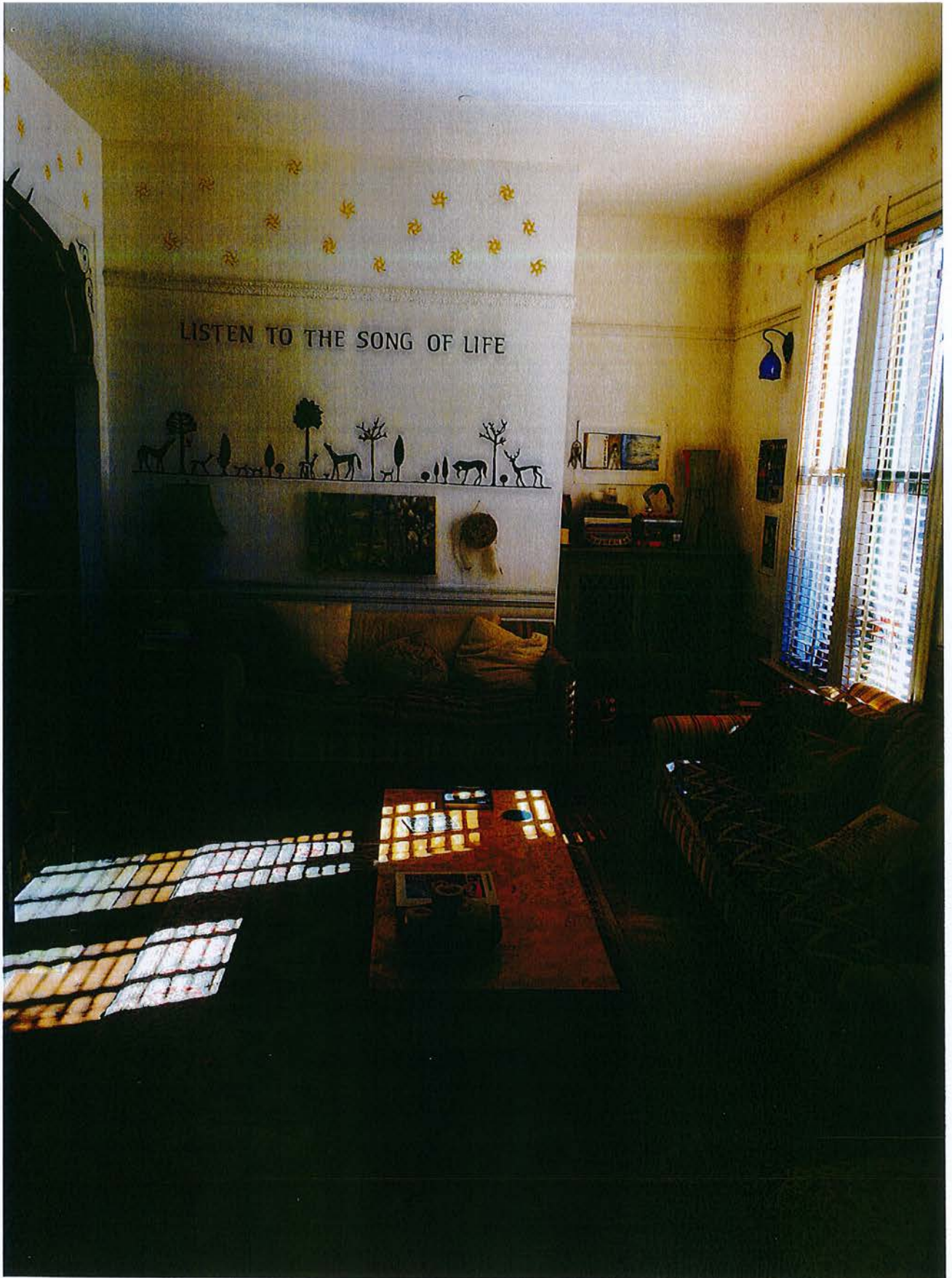
10/27/2017

IMG_1648.JPG



Document D. Ground floor living room
with south-facing windows, currently.

<https://mail.google.com/mail/u/0/#inbox/15f5f3a7258e83c7?projector=1>



Document E. Ground floor living room.
with south-facing windows, currently.



Document F. Upstairs bedroom with
south-facing windows, currently.

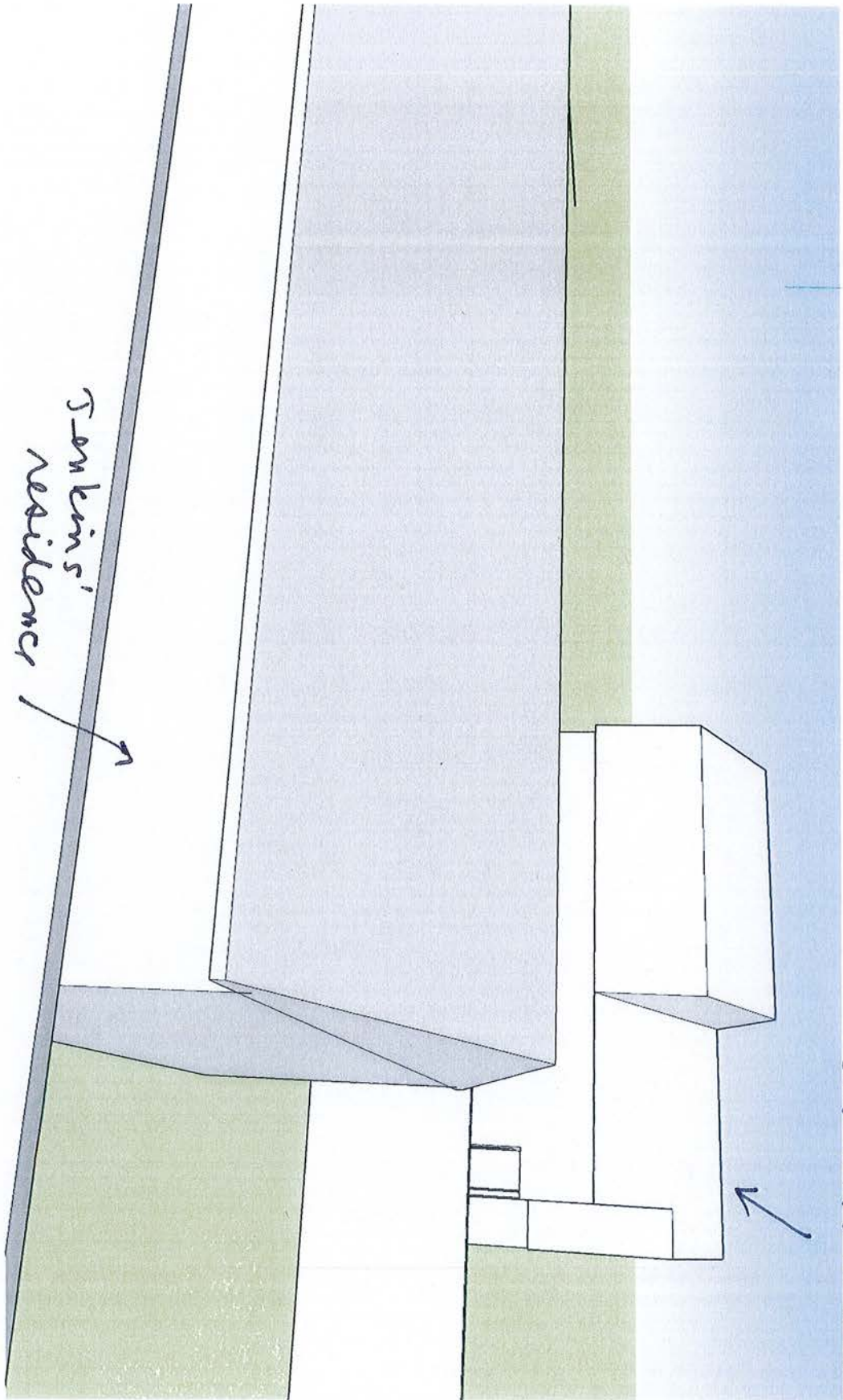
10/27/2017

IMG_1650.JPG



Document G. Upstairs bedroom with
south-facing windows, currently.

<https://mail.google.com/mail/u/0/#inbox/15f5f3a7258c85c7?projector=1>



Placement of Ft. Mableton of view east my upstairs windows, no being south, my accordingly.

Shimer's residence

Tonkin's residence

Document I. Meeting of new out my upstairs
windows, looking south, following
progress, development.

Sonkin's
residence
↓



Document J. Partial view out of second-story windows, currently.

10
existing situation (top) & proposed (bottom)



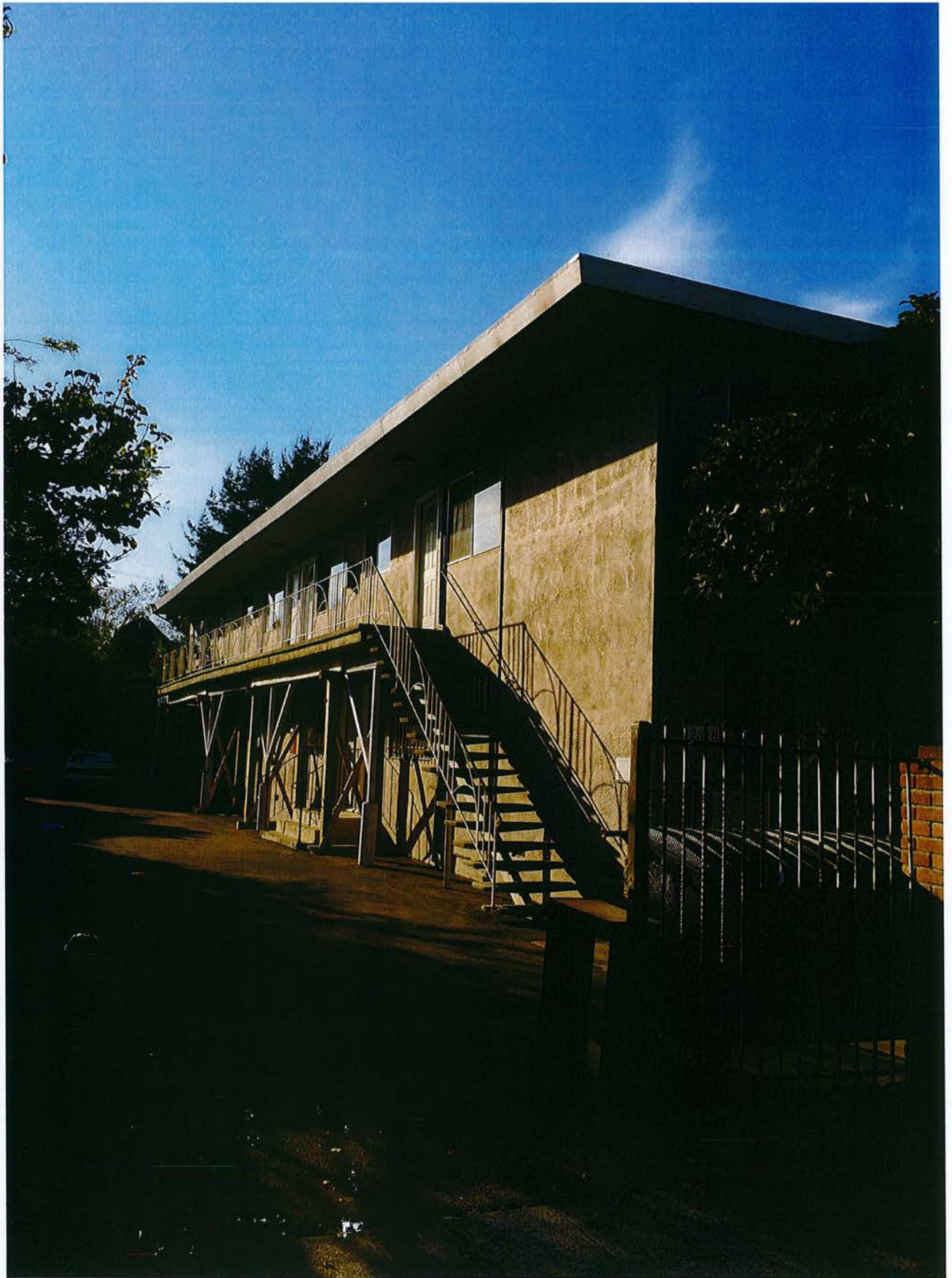
Greenstone 2328. 7 1/2 St



Thomson

proposed

Shinner



Document 4. Street view of apartment building at 2328. 7th Street.

Althaea & David Greenstone
2324 7th Street
Berkeley, CA 94710
(415) 336-7355

RECEIVED
FEB 26 2018
LANDUSE PLANNING

April 6th, 2017

RE: Proposed Development at 2325 6th Street, Berkeley, CA

To the Bacilia Macias Architects:

The owners of 2325 6th Street, hereafter referred to as "the property" have presented us, as adjacent neighbors, with your proposed plans for development of said property. This letter is written to object to the height and width of the proposed "garage/workshop," hereafter, the "accessory building" which are in clear violation of Berkeley Municipal Code, as well as to voice our objections to the effects of said proposed accessory building on the light, air, and view from our property. Finally, we object on the basis that the proposed accessory building, a two story stucco garage, is not in functional and aesthetic harmony with the adjacent buildings and areas, which are mainly free-standing wood frame Victorian houses build in the late 1800s. The proposed accessory building is disruptive to the historic character of this residential neighborhood, a neighborhood in which there are rarely accessory building that exceeds one story in height.

The proposed "garage/workshop" to be placed in the rear of the property is described in the plans at a two story structure, 17 feet in height at the second story eaves, with additional height in the form of a gable. The height of the gable is not dimensioned in the plans, but scaled from architectural drawings measures 22 feet at peak height. The plans indicate that the building is to be offset from our mutual property line by 2' 2 3/4". The building is described as a two car garage with a workshop on the second story.

This proposed structure is in violation of Berkeley municipal code section 23D.08.020, regarding "Height Limits for Accessory Buildings or Structures."

Specifically, the following sections:

"A. No accessory building or enclosed accessory structure may exceed 10 feet in average height when any portion of the building or structure is within four feet of a lot line.

B. No accessory building or enclosed accessory structure may exceed 12 feet in average height when any portion of the building or structure is between four and ten feet of a lot line."

In addition, we object to the proposed height of this building due to its detrimental effects on light, air, and view from our property. The zoning office may not issue an AUP variance on height limitations when the proposed building or structure

would have "detrimental effects on the light, air, privacy, and view of adjacent properties," per municipal code section 23D.08.010 section B.

In addition, we object to the width of the proposed structure, which is in violation of section 23D.08.050 "Maximum Building Length" which clearly states, "No accessory building or enclosed structure may be longer than 24 feet, running generally parallel with the side lot line." The footprint of the first floor is 22' 3" wide, however the addition of a deck and external stairs (scaled from architectural drawings) add 8 feet of width, clearly exceeding the 24 foot maximum width.

The location of the building on the southwest corner of our property lines creates significant shading effects which will be detrimental to the survival of the fruit trees and other plants on the lot, deprive us of the only sunny section of the yard, obstruct the view of light and open space from our kitchen window, and create a claustrophobic environment. Please see the attached shading studies and graphics to illustrate the impact of the proposed buildings on our property and surrounding homes. Because our property is already bordered along almost the entire southern edge by a two story apartment complex, the addition of another two story concrete building that extends for over half of the southwest lot line will "box" our property in, creating excessive shade, depriving us and our plants of sunlight, and obstructing our view of the sky.

Finally, due to its proximity to our mutual property line, the entire back wall of the structure is a concrete firewall, covered in stucco and devoid of architectural features. In a neighborhood full of historic wood frame Victorian homes, a two story featureless stucco wall extending along half of my back fence line is not aesthetically or functionally in harmony with the existing environment.

So, in summary, we will not accept any proposed accessory building on the property that exceeds 10 feet in height if located within four feet of the property line, or 12 feet in height, if located four to ten feet from the property line. In addition, we object to any structure (including deck and external stairs) that exceeds 24 feet in length.

We await your revised plans. Due to the significant detrimental effects the currently proposed accessory building would have on the light, air, and view from our property, you may be certain that we will not accept the proposed structure as it is and will be forced to seek legal recourse and file complaint with the city if changes are not made to make to structure compliant with Berkeley Municipal Code. We will also take legal action to fight any proposed variance to the code.

We submit this notification of objections to proposed development to you as well as to the Berkeley City Planning Department simultaneously.

Please review the included documentation for the initial impact study of the proposed apartment complex on the surrounding single-family homes:

Document A: Compilation of photos taken of architectural plans that were used to determine height, width, length, building footprints and site layout for the impact study.

Document B: Google Earth image showing existing house on the site for proposed apartments with surrounding houses, including 2324 Seventh Street Greenstone house.

Document C: Sketch-up model overlaid on Google satellite image showing overview of impact that proposed apartment complex will have on neighborhood homes.

Document D: Partial and preliminary Shadow Analysis showing the shading impact of proposed apartment complex on surrounding single family homes.

Document E: Sketch-up rendering of backyard view from kitchen windows showing existing condition compared with how the proposed apartment complex will light and obstruct views.

Document F: Photograph taken of backyard showing existing condition compared with how the proposed apartment complex will cut off light to fruit trees, overshadow yard and obstruct views.

Sincerely,

Two handwritten signatures in blue ink. The first signature is on the left and the second is on the right.

Althaea and David Greenstone

October 30, 2017

City of Berkeley
Planning & Development Department
Land Use Planning Division
2120 Milvia Street
Berkeley, CA 94704

Dear Project Manager,

I am writing in reference to the property development proposed by Taifa and Lashan Jenkins, through Bacilia Macias Architects, at 2325 Sixth Street, Berkeley, CA.

I live directly adjacent and to the north of this property, at 2321 Sixth Street. At its current size, scope, and character, this proposal will be extremely detrimental to me. Using your definitions of "detrimental" as consisting of "substantial loss of direct sunlight or privacy in a dwelling" and "construction that is incompatible with the scale and character of the neighborhood," this proposal is clearly objectionable on each of those counts. It will destroy much of what I love about my home.

I have lived here on Sixth Street for 32 years, since 1985, in a Victorian house that was built in 1895. I raised my children in this house; it is now a happy weekly destination for my three and five year old grandsons. As you probably know, Sixth Street is busy, dusty, and loud. I have been able to create an oasis for my family here by making the most of the warmth and light that streams in through my tall, south-facing windows and by cultivating a garden full of plants - perennials, vegetables, and fruit trees - and birds. We have an inviting outdoor space for BBQ's and play, as well as a sunny, quiet place for relaxation and escape.

A very, very large stucco box shoe-horned into the lot next door would drastically loom over my house and throw much of my property into shadow. To give you an idea of the scale of the problem, I'll give some specifics. The two-story portion of my house has a depth of approximately 30 feet; there's a one-story kitchen off the back. The two-story portion of April Shirmer's Victorian house at 2329 Sixth Street, adjacent and just to the south of the Jenkins' property, has a depth of approximately 25 feet; she also has a one-story extension at the back. The Jenkins' house currently has a depth of approximately 56 feet, almost twice as long as each of us near neighbors'.

Their proposal to not only add a second story of that same dimension, but also to add a rear two-story addition, approximately 20 feet deep and with an area of about 800 square feet, will dwarf my property and cast shade not only over my whole house but also over the entire length of my yard. These effects will be particularly strong, given that their setback is only four feet from our boundary fence. My apple and lemon trees, for example, would be casualties. (See documents A, B, and C.

Documents A and B show sketch up modeling of shading currently and as projected under the proposed plan. Document C shows the portion of my back yard directly to the north of what is currently open space in the Jenkins' back yard. It would be very significantly affected by extensive shadowing under the proposed addition.)

I am also attaching photographs of two of our south-facing rooms that would be significantly affected by being thrown into shadow. While I know that these pictures can't capture the warmth, beauty, or visual appeal of sunlight streaming in and certainly don't convey the pleasure I take in it, maybe you can fill in the gaps with experiences of your own. You have probably seen and felt the difference between a gray, cool, overcast day and a sunny one, when all the colors are suddenly bright and clear and the world is warm and inviting. While it may be hard, in the abstract, to visually imagine the equivalent dulling and dimming effect that shadowing would have here, I don't have any trouble picturing it - the shady, north side of my house is evidence enough. The thought of so much of my property having what is essentially a pall cast over it is tremendously devastating. (See documents D, E, F, and G.)

In addition, of course, the Jenkins' proposed second story and rear addition would also have many vantage points directly into my windows and garden. Such a loss of privacy would be invasive, disquieting, and very uncomfortable; it would rob us of a significant quality of life here. Ms. Shirmer's letter of April 13, 2017, underscores this point and elaborates on these issues; it is on file with you.

The converse of their direct view in will be my altered view out. The attached sketch ups of my current second-story view and what it would be under the proposal, along with a photograph taken facing out of an upstairs, south-facing room, give a jarring sense of the potential before-and-after situation, graphically showing a bleak and barren prospect. It will be like having a door slammed in your face. (See documents H, I, and J.)

To give you another frame of reference and point of comparison, I've included a Google Earth image of our immediate neighborhood. The proposed development if completed would be akin in size and nature to the apartment building at 2328 Seventh Street, in terms of its dimensions, mass, and negative aesthetic features. It seems obvious to me that this would in no way enhance any aspect of life here. (See document K for a Google Earth perspective; document L is included to give a street view of the apartment building in question, on Seventh Street.)

I know you are well aware of all Berkeley Municipal Code sections that are relevant to the proposal here. I want to reference them, nonetheless, just to illustrate the extent of the negative impacts this development would have, the lack of redeeming features, and the number of exceptions they are requesting.

This proposal is for a seven-bedroom structure, which requires review and an Administrative Use Permit (AUP), under section 23D.20.050, in regards to the

addition of a fifth bedroom or more. This project is clearly, by city code, considered to be exceptionally large and is shockingly out of character with the rest of the homes on this block. It is just too big, as well as being without any mitigating architectural features that would improve its compatibility with the many historic wood frame houses that are its neighbors.


The proposed addition is over twenty feet high, and therefore exceeds the maximum district height limit, as per Section 23D.20.070. Further, at approximately 800 square feet, it exceeds the 600 square feet standard specified in Section 230.20.030. It also appears that, commensurate with the increasing built square footage will be the shrinking of open square footage, and that more than 40% of their lot will be covered, in violation of Section 23D.20.070.E. Section 23D.20.090 does allow for the reduction of required rear yards in our district (west of San Pablo Avenue) but only if it does "not cause a detrimental impact . . . on the light, air, or privacy of neighboring properties," which this clearly does.

The size and situation of the proposed accessory building – a two-car garage and workshop – is also of concern. David and Althaea Greenstone, who own and live at 2324 Seventh Street, the property directly behind and adjacent to what would be entirely new construction (there is currently a ramshackle pre-fab shed in that back corner of the lot) have addressed their concerns specifically and in detail in a separate letter, dated April 6, 2017, and also on file with you. In addition to seconding their objections, I would just add my fear that, given the plumbing hook-ups in the plan, this structure is only masquerading as a workshop and would easily become a studio apartment and thus a third rental unit. This would seem to be in violation of the provisions of Section 23D.20.030.

Municipal Code Section 23D.20.090 is very clear that "unreasonably obstruct(ing) sunlight, air or views" is grounds for denying a Use Permit for a major residential addition. If you've read this far, you will have at least a rough sense of the extent of the detrimental obstruction that would ensue. (I say "rough sense" because words and even pictures cannot hope to adequately convey the lived experience of a place, especially when that place is home.) The extreme size of this proposal and its close proximity to me and to Ms. Shirmer and the Greenstones, and the profound negative affects on us all, require that these AUP's not be granted.

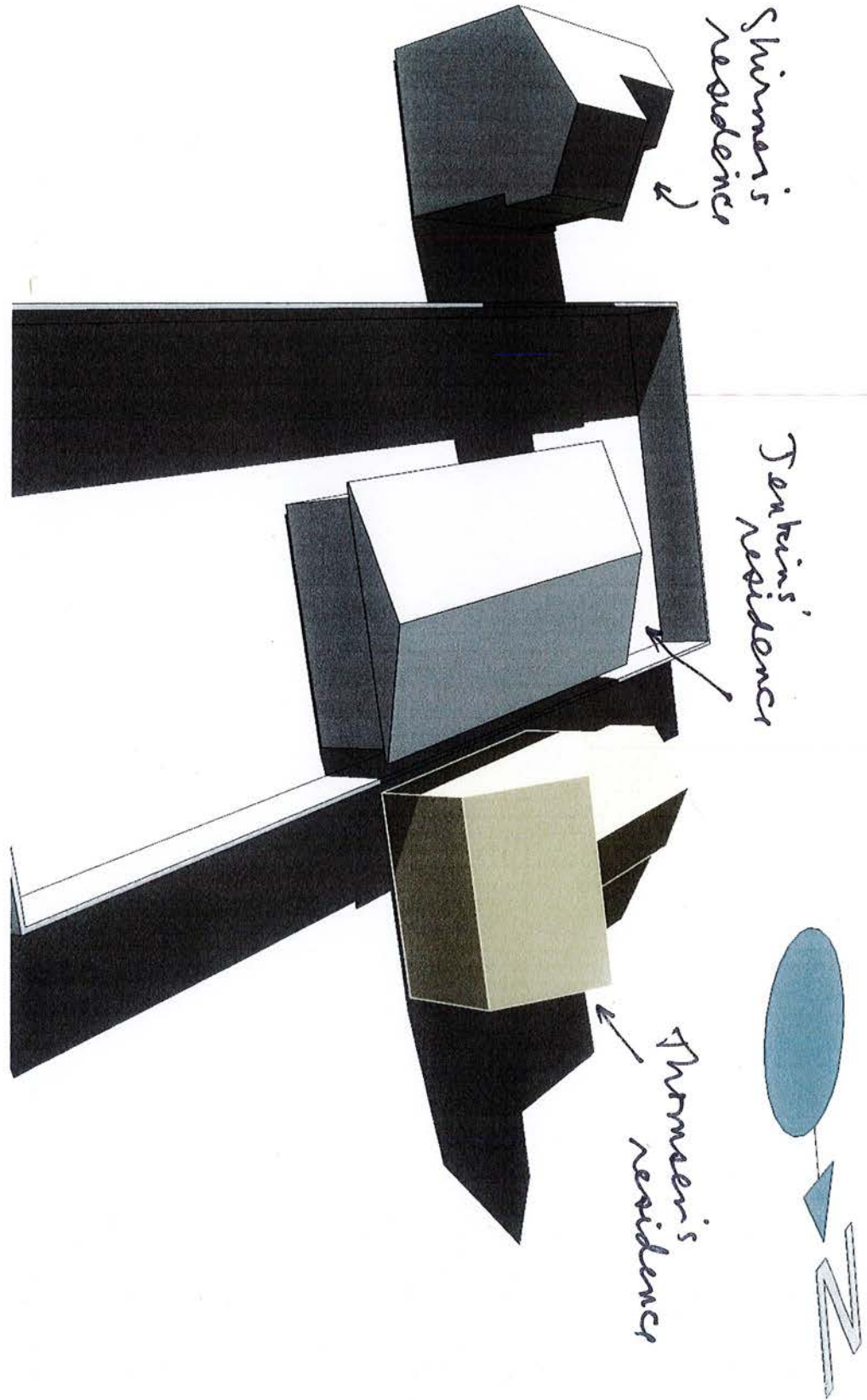
In addition to submitting this letter to your Planning Department for review, I am hand delivering it to Bacilia Macias Architects.

Sincerely,

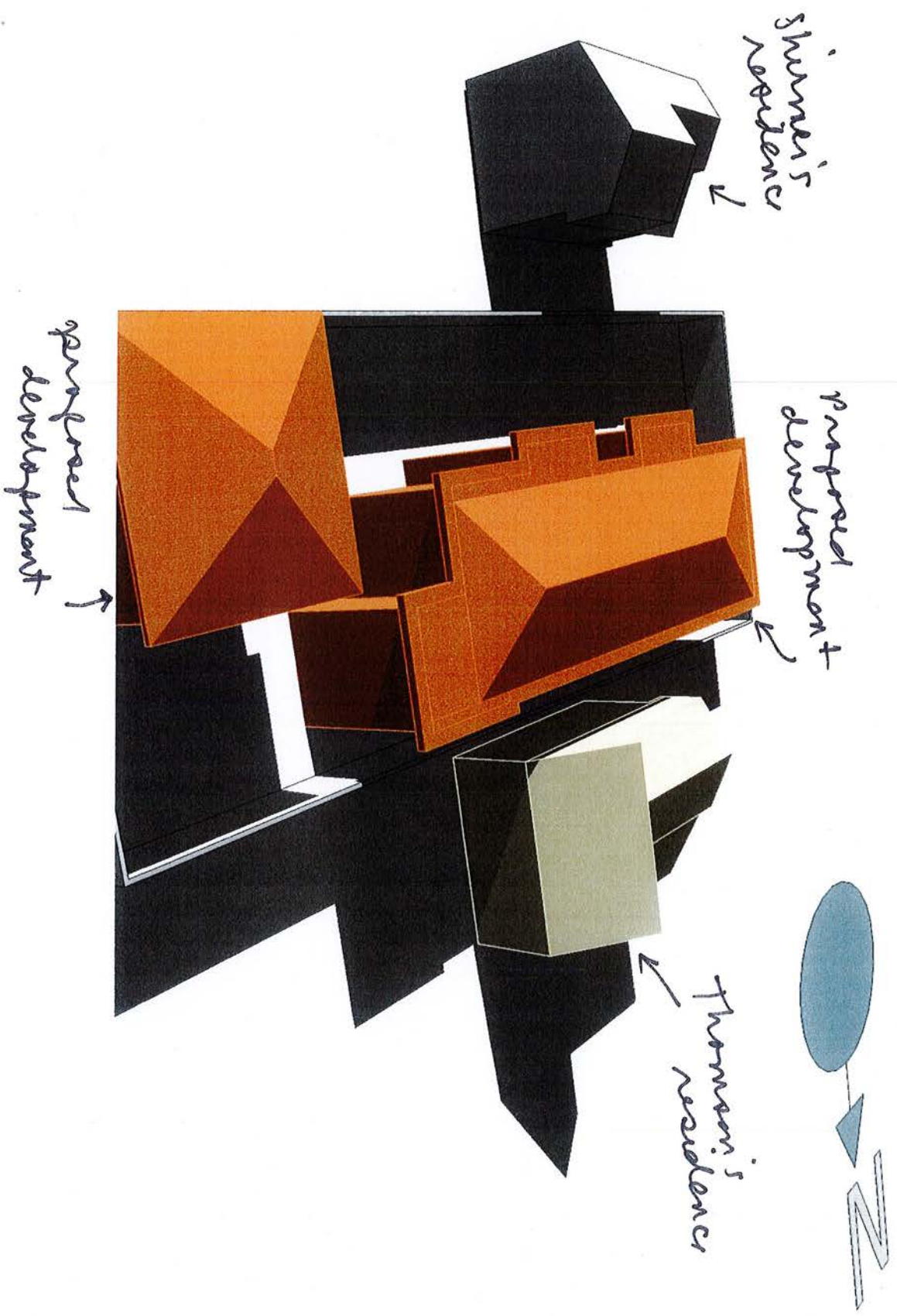


Mary Beth Thomsen
2321 Sixth Street
Berkeley, CA 94710
510-295-8491

Document A. Sketch up modeling of existing structures for December.



Document B: Aerial map showing + station
analysis for proposed development
for December.

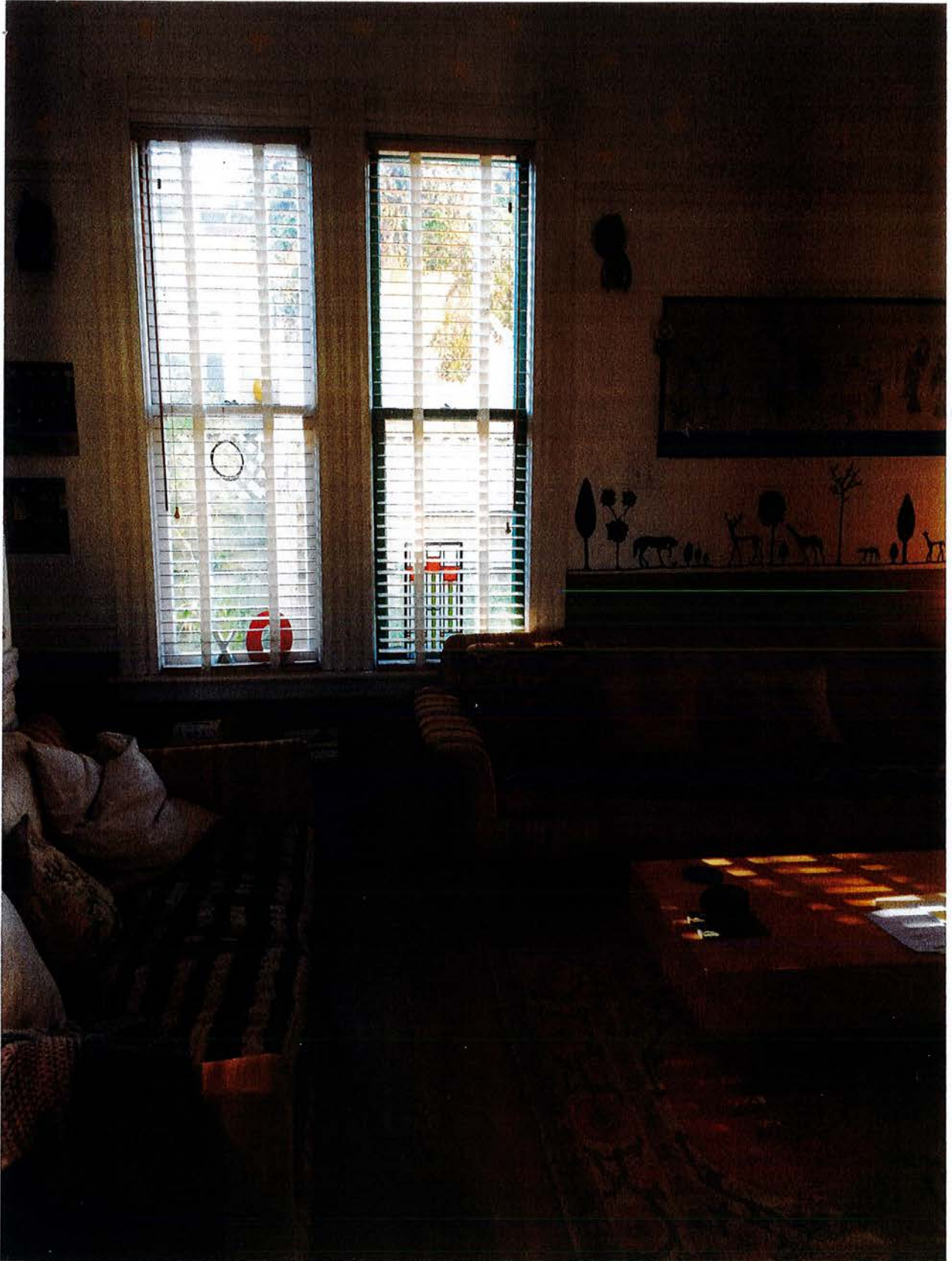




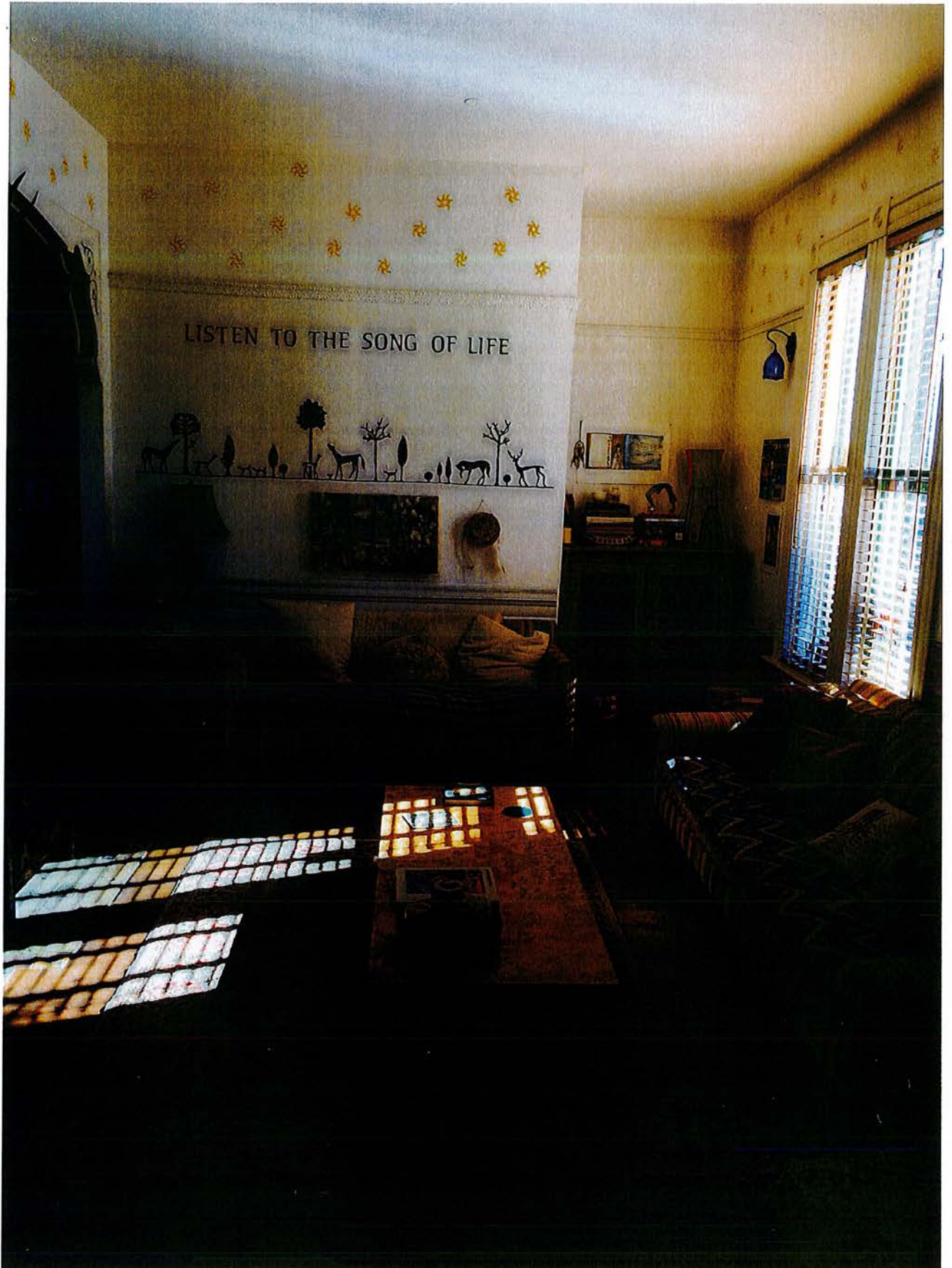
Document C. Photograph of my existing back yard, April, 2017, taken facing north from boundary fence with Jenkins' back yard.

10/27/2017

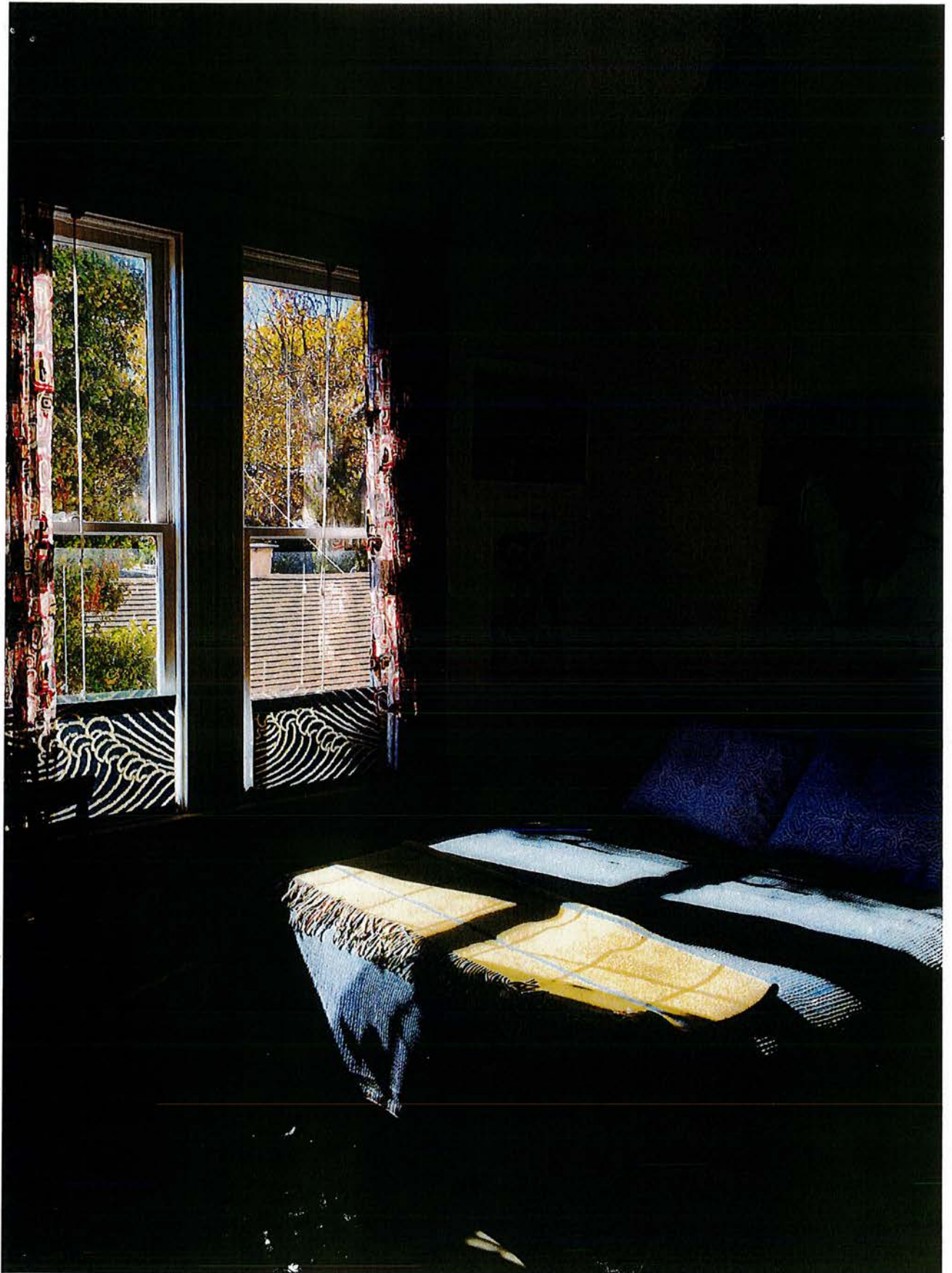
IMG_1648.JPG



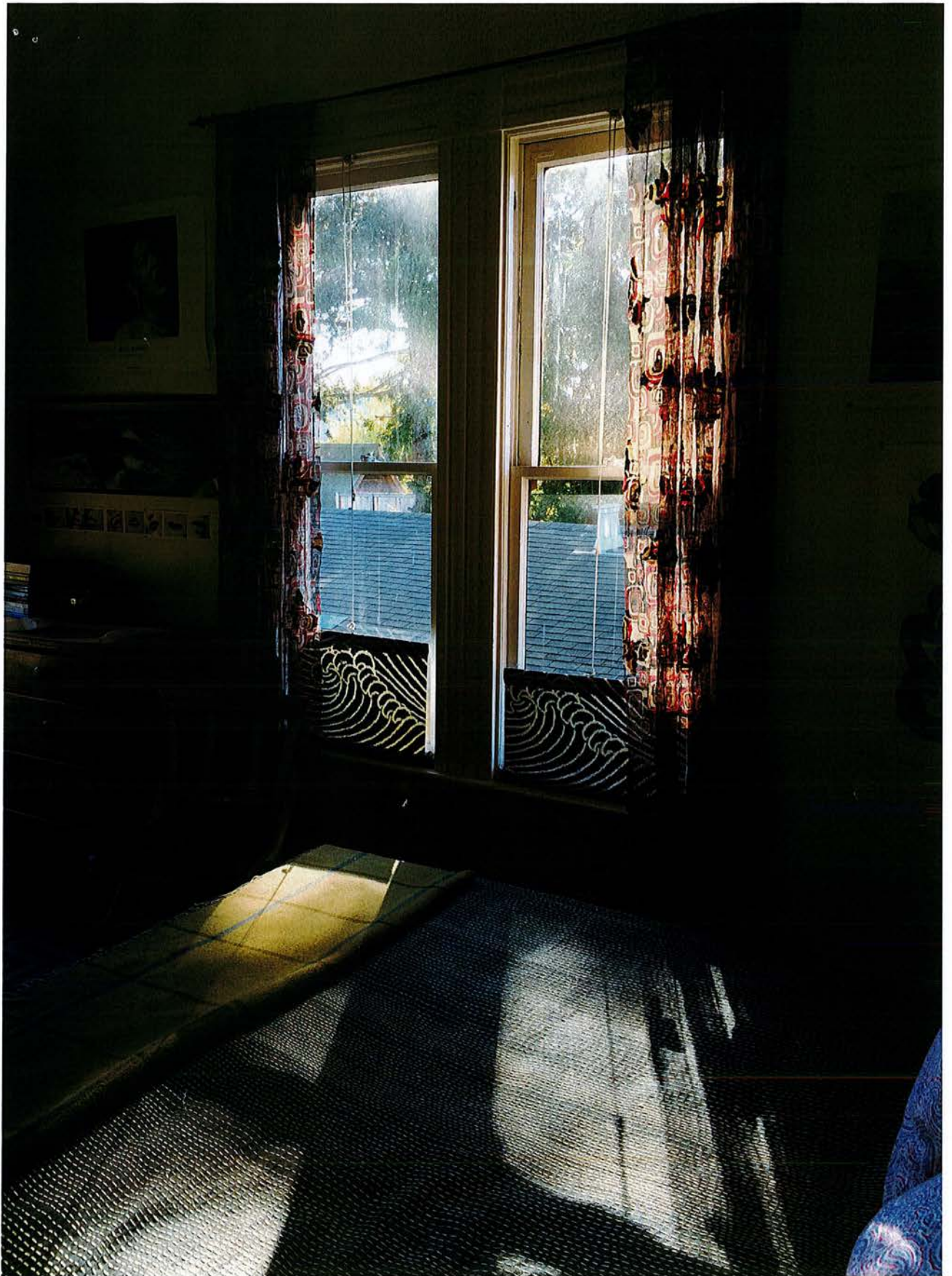
Document D. Downstairs living room
with south-facing windows, currently.



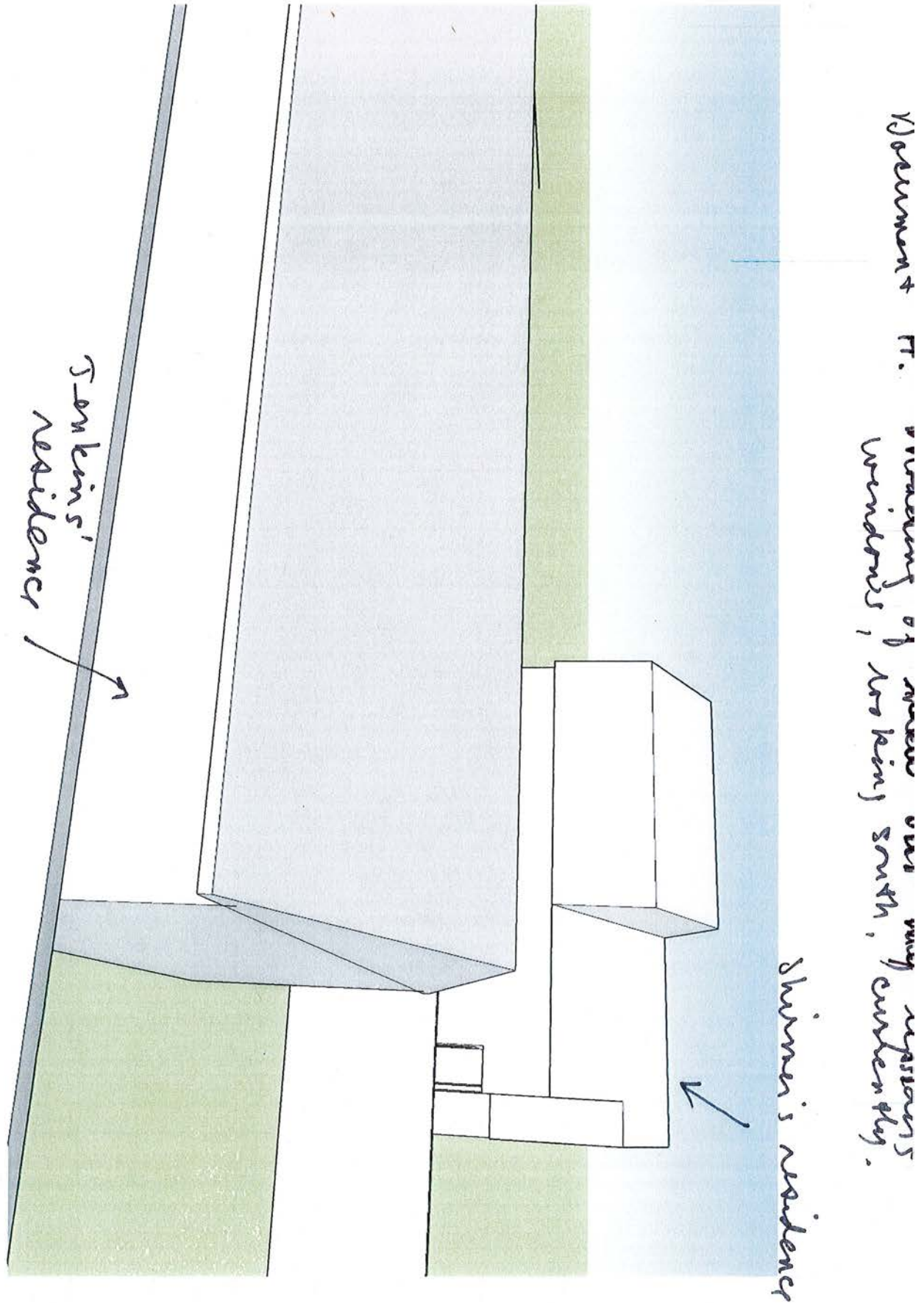
Document E. Downstairs living room
with south-facing windows, currently

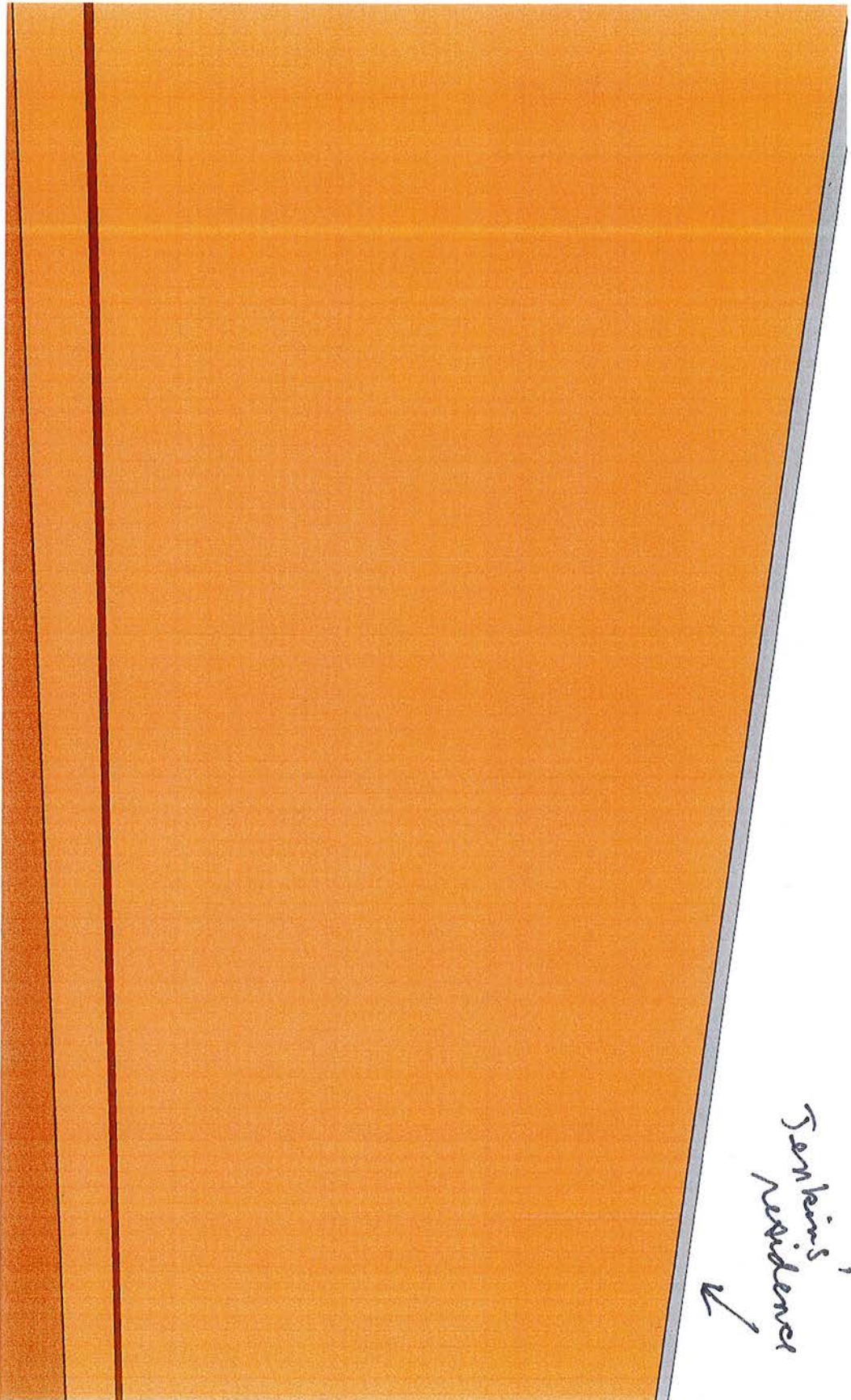


Document F. upstairs bedroom with
south-facing windows (10.17)



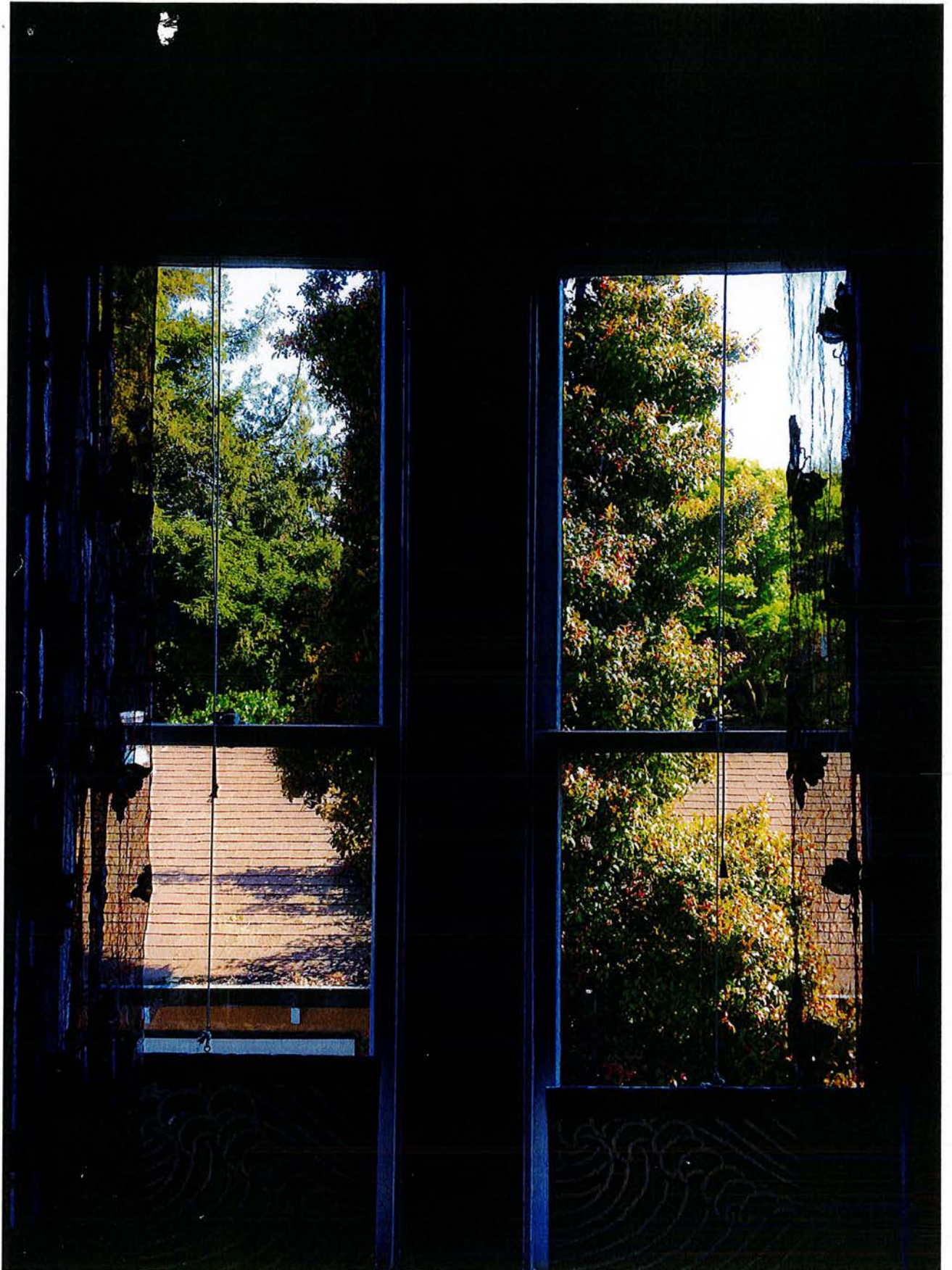
Document 6: Upstairs bedroom with
south-facing windows (10.17)





Document 1. Marketing of new out my supporting
wonders, looking south, following
progress, development.

Sanborn's
residence
↓

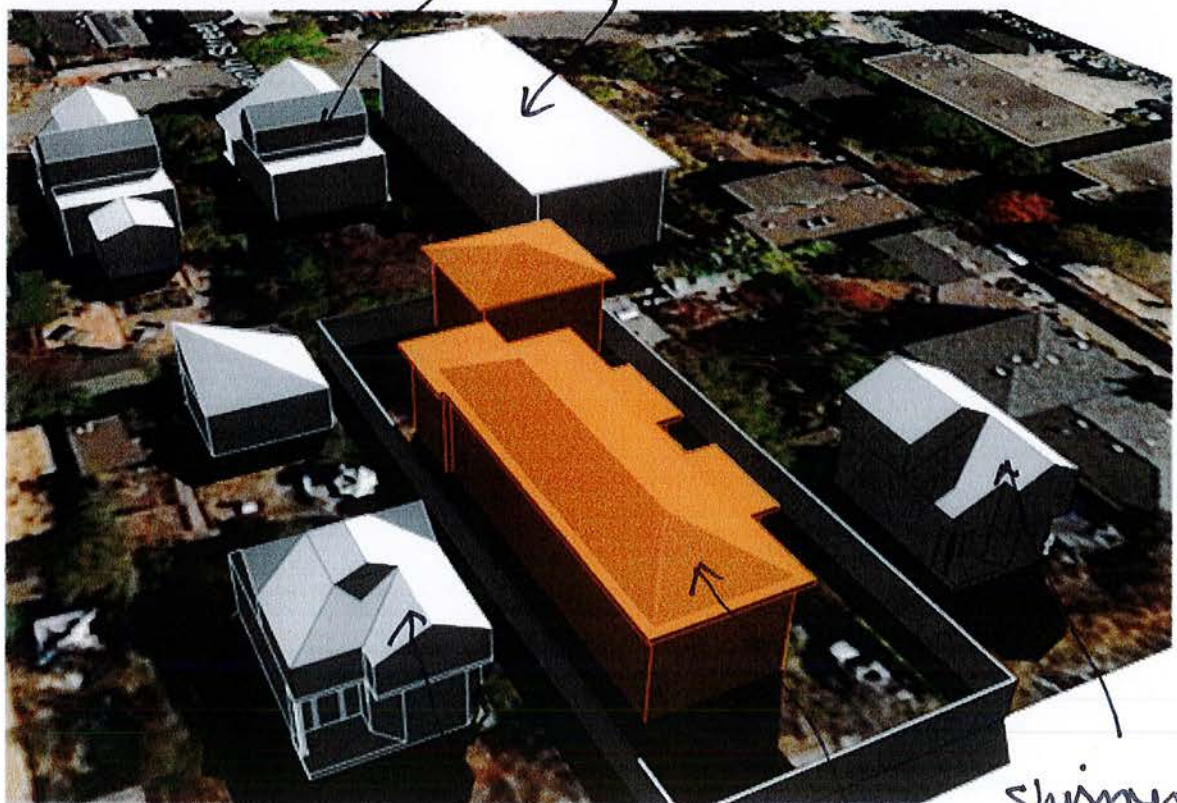


Document 3. South-facing view out of
 upstairs bedroom (10.17)

Document #. Google Earth images showing current existing situation (top) & proposed (bottom).



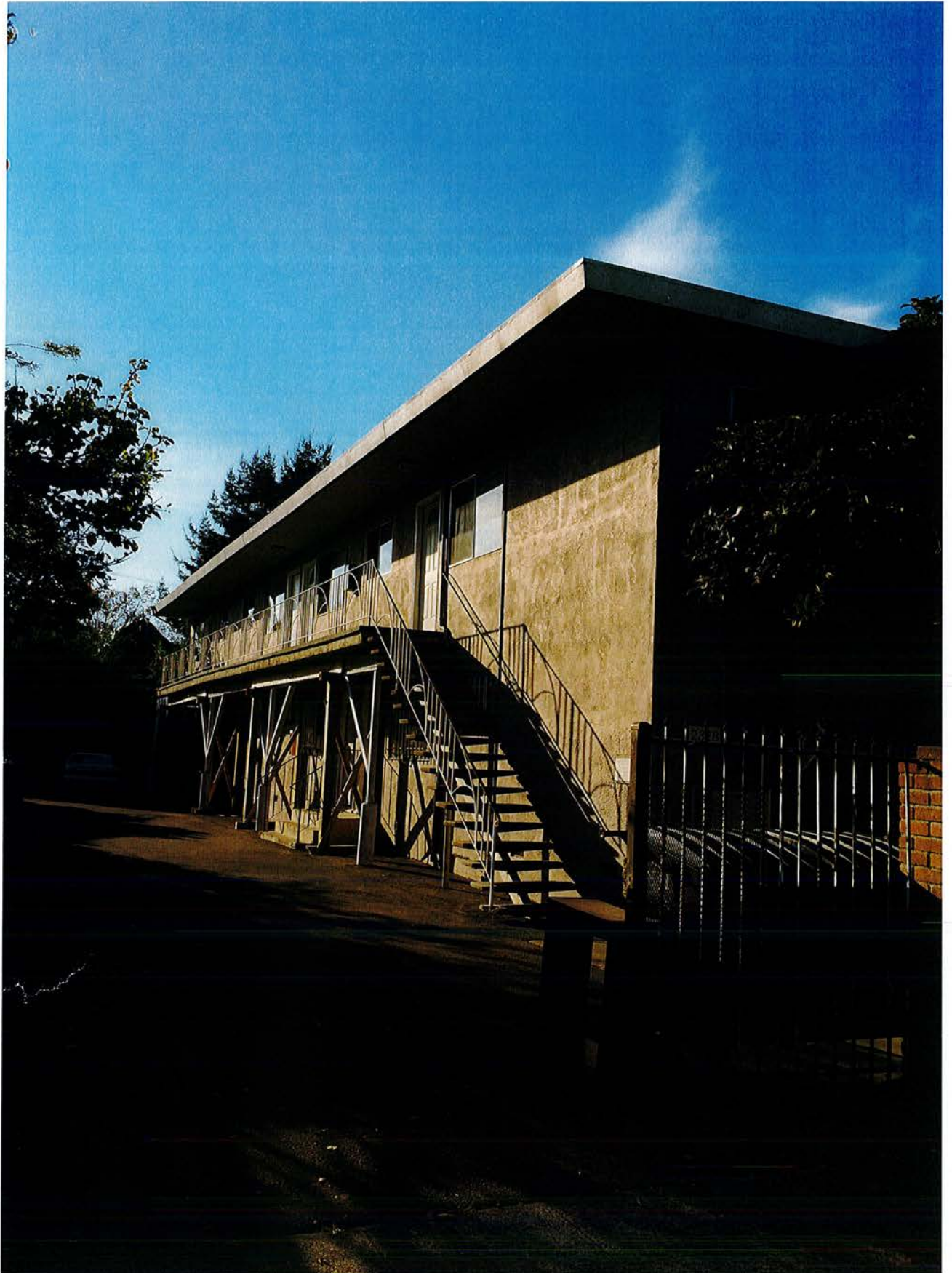
Greenstone 2328. 7th St



Thomson

proposed

Shinner



Document L. Street view of apartment building at 2328. 7th Street

copy

Althaea & David Greenstone
2324 7th Street
Berkeley, CA 94710
(415) 336-7355

April 6th, 2017

RE: Bacilia Macias Architects Proposed Development at 2325 6th Street,
Berkeley, CA

ATTN: City of Berkeley

The owners of 2325 6th Street, hereafter referred to as "the property" have presented us, as adjacent neighbors, with proposed Bacilia Macias architectural plans for development of said property. This letter is written to object to the height and width of the proposed "garage/workshop," hereafter, the "accessory building" which are in clear violation of Berkeley Municipal Code, as well as to voice our objections to the effects of said proposed accessory building on the light, air, and view from our property. Finally, we object on the basis that the proposed accessory building, a two story stucco garage, is not in functional and aesthetic harmony with the adjacent buildings and areas, which are mainly free-standing wood frame Victorian houses build in the late 1800s. The proposed accessory building is disruptive to the historic character of this residential neighborhood, a neighborhood in which there are rarely accessory building that exceeds one story in height.

The proposed "garage/workshop" to be placed in the rear of the property is described in the plans at a two story structure, 17 feet in height at the second story eaves, with additional height in the form of a gable. The height of the gable is not dimensioned in the plans, but scaled from architectural drawings measures 22 feet at peak height. The plans indicate that the building is to be offset from our mutual property line by 2' 2 3/4". The building is described as a two car garage with a workshop on the second story.

This proposed structure is in violation of Berkeley municipal code section 23D.08.020, regarding "Height Limits for Accessory Buildings or Structures."

Specifically, the following sections:

"A. No accessory building or enclosed accessory structure may exceed 10 feet in average height when any portion of the building or structure is within four feet of a lot line.

B. No accessory building or enclosed accessory structure may exceed 12 feet in average height when any portion of the building or structure is between four and ten feet of a lot line."

In addition, we object to the proposed height of this building due to its detrimental effects on light, air, and view from our property. The zoning office may not issue

an AUP variance on height limitations when the proposed building or structure would have "detrimental effects on the light, air, privacy, and view of adjacent properties," per municipal code section 23D.08.010 section B.

In addition, we object to the width of the proposed structure, which is in violation of section 23D.08.050 "Maximum Building Length" which clearly states, "No accessory building or enclosed structure may be longer than 24 feet, running generally parallel with the side lot line." The footprint of the first floor is 22' 3" wide, however the addition of a deck and external stairs (scaled from architectural drawings) add 8 feet of width, clearly exceeding the 24 foot maximum width.

The location of the building on the southwest corner of our property lines creates significant shading effects which will be detrimental to the survival of the fruit trees and other plants on the lot, deprive us of the only sunny section of the yard, obstruct the view of light and open space from our kitchen window, and create a claustrophobic environment. Please see the attached shading studies and graphics to illustrate the impact of the proposed buildings on our property and surrounding homes. Because our property is already bordered along almost the entire southern edge by a two story apartment complex, the addition of another two story concrete building that extends for over half of the southwest lot line will "box" our property in, creating excessive shade, depriving us and our plants of sunlight, and obstructing our view of the sky.

Finally, due to its proximity to our mutual property line, the entire back wall of the structure is a concrete firewall, covered in stucco and devoid of architectural features. In a neighborhood full of historic wood frame Victorian homes, a two story featureless stucco wall extending along half of my back fence line is not aesthetically or functionally in harmony with the existing environment.

So, in summary, we will not accept any proposed accessory building on the property that exceeds 10 feet in height if located within four feet of the property line, or 12 feet in height, if located four to ten feet from the property line. In addition, we object to any structure (including deck and external stairs) that exceeds 24 feet in length.

We have address a version of this letter to Bacilia Architects via email and await their revised plans. Due to the significant detrimental effects the currently proposed accessory building would have on the light, air, and view from our property, all parties may be certain that we will not accept the proposed structure as it is and will be forced to seek legal recourse and file additional complaints with the city of Berkeley if changes are not made to make to structure compliant with Berkeley Municipal Code. We will also take legal action to fight any proposed variance to the code.

We submit this notification of objections to proposed development to the Berkeley City Planning Department and Bacilia Architects simultaneously. The grandchildren of the owner showed us the plans, but did not provide a way for us to contact them directly otherwise we would have sent them a copy of this letter as well.

Please review the included documentation for the initial impact study of the proposed apartment complex on the surrounding single-family homes that is being conducted by the us and other adjacent property owners and expect further impact study documentation from us and other adjacent property owners:

Document A: Compilation of photos taken of architectural plans that were used to determine height, width, length, building footprints and site layout for the impact study.

Document B: Google Earth image showing existing house on the site for proposed apartments with surrounding houses, including 2324 Seventh Street Greenstone house.

Document C: Sketch-up model overlaid on Google satellite image showing overview of impact that proposed apartment complex will have on neighborhood homes.

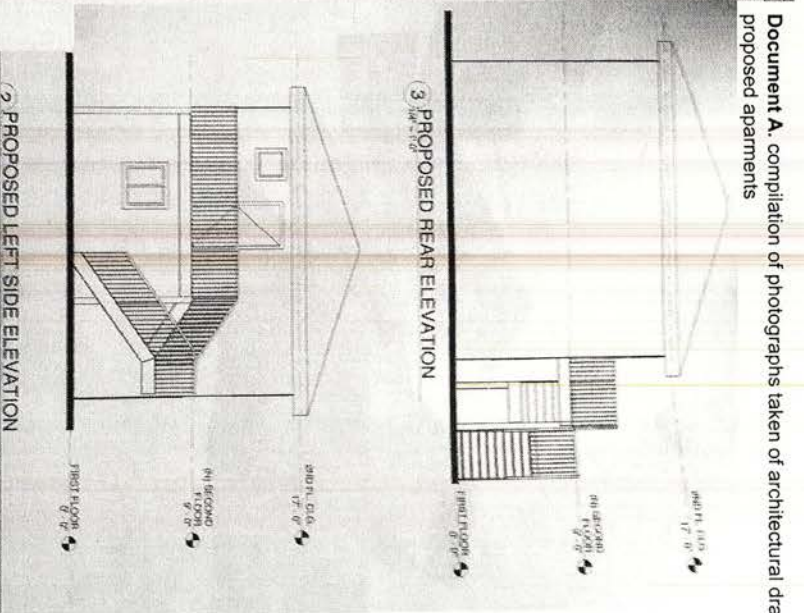
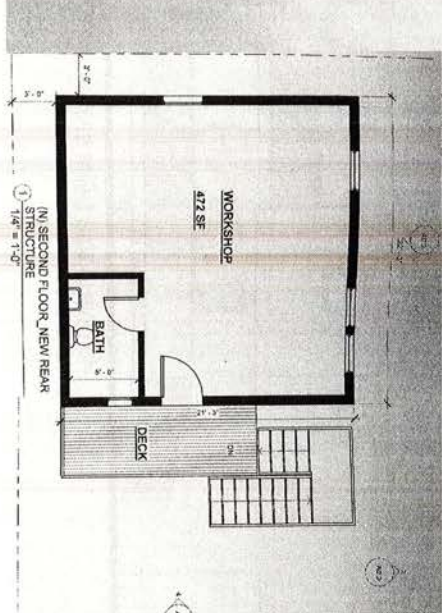
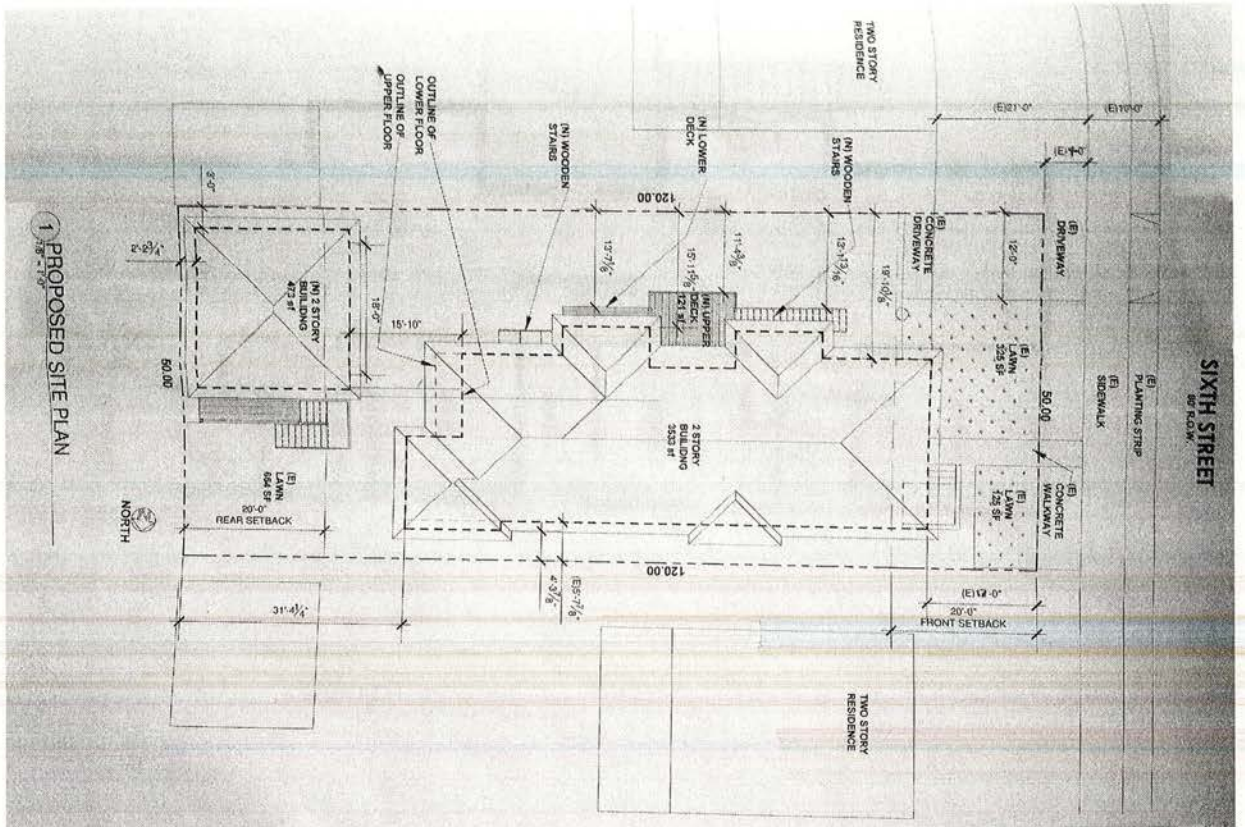
Document D: Partial and preliminary Shadow Analysis showing the shading impact of proposed apartment complex on surrounding single family homes.

Document E: Sketch-up rendering of backyard view from kitchen windows showing existing condition compared with how the proposed apartment complex will light and obstruct views.

Document F: Photograph taken of backyard showing existing condition compared with how the proposed apartment complex will cut off light to fruit trees, overshadow yard and obstruct views.

Sincerely,

Althaea and David Greenstone



BACILIA MACIAS
ARCHITECTURE

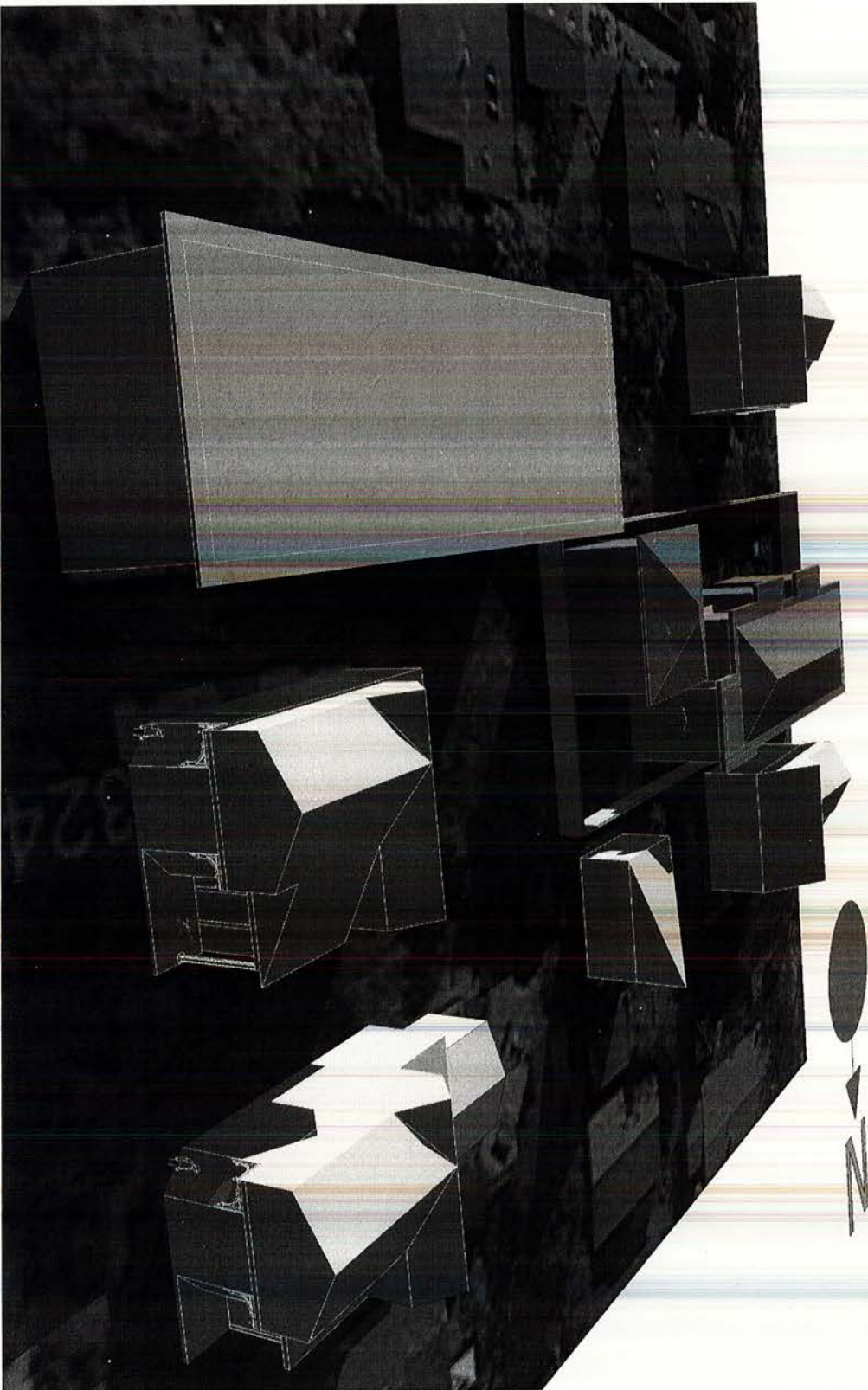
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarch.net

Document A. compilation of photographs taken of architectural drawing for proposed apartments

Document B. Google Earth Image showing (E) house on site for proposed construction with surrounding houses. 2324 Seventh Street Greenstone residence in center foreground.

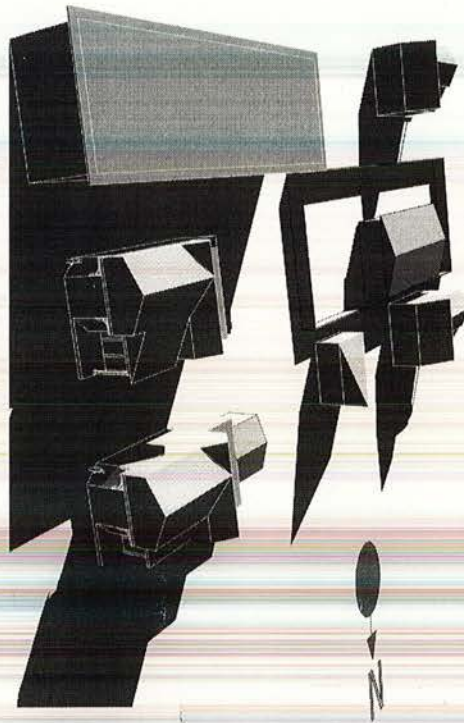


Document C. Sketch-up model overlaid on Google Earth satellite image showing overview of impact that proposed apartment complex will have on surrounding single family homes. Proposed apartment complex (in tan) was modeled from photographed architectural plans: height,width, length, building footprints and site layout were modeled precisely from architectural dimensions; architectural facade and roof top features are approximated: 2324 Seventh Street Greenstone residence (center foreground) is precisely modeled from direct home measurements; all other surrounding structures are modeled approximately.

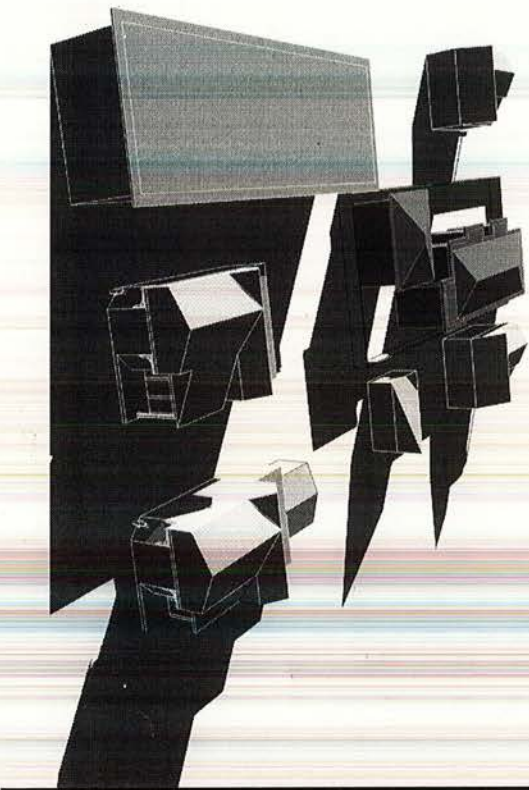


Document D. Shadow Analysis study illustrating shading impact of existing house (top) vs. proposed apartments (bottom) on surrounding single family homes. Shadow Analysis performed for January (left hand side) and March (right hand side) at 3:00pm. Perspective, date and time were selected to show how the "garage workshop"/"accessory building" overshadows the Greenstone property of 2324 Seventh Street cutting off light to the yard where fruit trees are located and blocking views of open space.

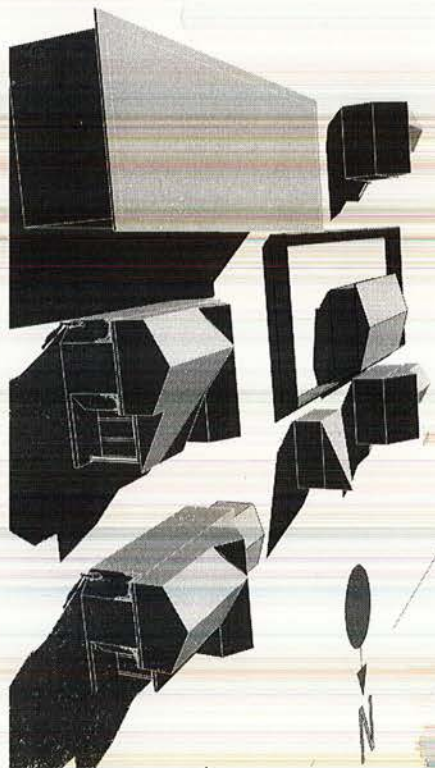
3:00pm mid-January (existing)



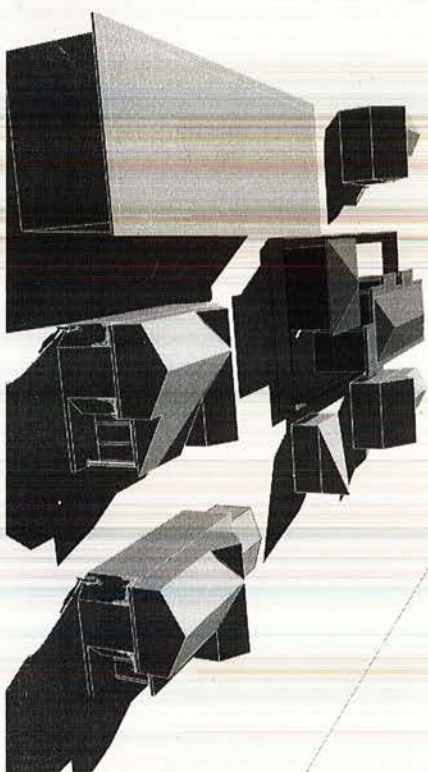
3:00pm mid-January (proposed)



3:00pm mid-March (existing)

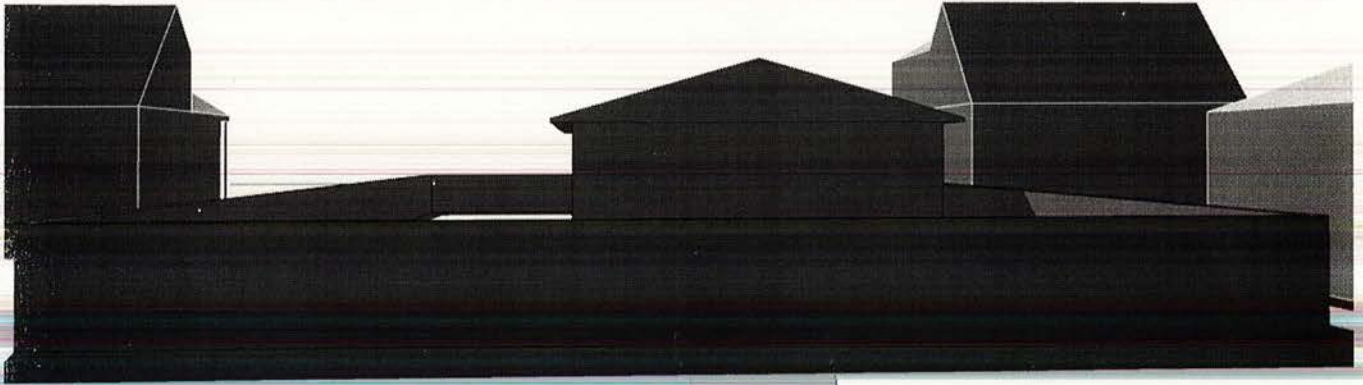


3:00pm mid-March (proposed)



Document E: Sketchup rendered view looking out kitchen windows illustrating existing view compared with the effects of proposed apartments and how they will block views, obstruct light & overshadow Greenstone yard.

Mid-April, 3:00pm existing view from kitchen.



Mid-April, 3:00pm obstructed view from kitchen windows that proposed apartments would have.



Document F: Photo of Greenstone yard showing how light and views are obstructed by proposed apts.

Photo taken of existing condition, April 5, 3pm Greenstone yard



Same photo with silhouettes of proposed apartments overlaid showing light and view obstruction



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code Other Review Code Reviewer Date Listings
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Page 1 of 11 *Resource Name or #: (Assigned by recorder) _____
 P1. Other Identifier: 2325 Sixth Street, Berkeley, CA 94710

- *P2. Location: Not for Publication Unrestricted
- *a. County Alameda and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad Richmond, CA Date 2015 T ; R ; of of Sec ; B.M.
- c. Address 2325 Sixth Street City Berkeley Zip 94710
- d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 561956 mE/ 4190810 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN# 056-194101900
- *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

2325 Sixth Street is a one-story, wood-framed, single-family dwelling, located on a 50 ft. wide by 120 ft. deep, 6,000 sq. ft. lot on the east side of Sixth Street between Bancroft Way and Channing Way in Berkeley, California. The 1,309 sq. ft. California Bungalow style dwelling is clad in dash stucco and capped with a low-pitch front gable roof. The dwelling is set back from the street approximately 12 ft. and is sited on the north side of a flat lot. A concrete paved driveway occupies the south side of the lot, while the front and rear yards are covered by a mix of vegetation (largely grass) and cement paving. The dwelling sits on a raised concrete foundation, and has no basement. All windows are fixed and sliding vinyl inserts unless otherwise noted. The primary (west) façade is organized into two asymmetrical visual bays (Figure 1). The primary entrance is a contemporary paneled wood door, recessed within an entry porch at the left bay (Figure 2). (see continuation sheet)



- *P3b. Resource Attributes: (List attributes and codes) HP2 – Single Family Residence
- *P4. Resources Present:
 Building Structure Object
 Site District Element of District
 Other
- P5b. Description of Photo: (view, date, accession #) 2325 Sixth Street, primary (west) facade view toward east, 01/25/2018, by Stacy Farr
- *P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1923 (City of Berkeley Permit #13798, new construction)
- *P7. Owner and Address:
Taifa and Lashan Jenkins
5310 Guerrero Court
Dublin, CA 94568
- *P8. Recorded by: (Name, affiliation, and address) Stacy Farr, 3823 Clarke St, Oakland, CA 94609
- *P9. Date Recorded: 02/19/2018
- *P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
none

- *Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

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***P3a. Description (Continued):**

The porch volume projects from the main plane of the primary façade and is capped by a low-pitch front gable roof, supported by square posts that sit atop solid half-walls and are connected by stepped arches. The porch is accessed via a short straight wood stair that rises from right to left. The right bay includes a tripartite window group (fixed and sliding) set within the original window opening with simple wood surrounds, lacking original moldings. There is a vented rectangular opening at the gable peak, and both the porch and the façade terminate with wide, unenclosed eave overhangs with extended rafter tails, supported by distinctive decorative braces composed of parallel beams connected by short vertical members (**Figure 3**).

The north façade faces onto a narrow paved pass-through and a shallow planted area. At the raised foundation, there are small, regularly-spaced rectangular vented openings. Fenestration includes, from right to left, a highly-placed horizontally-oriented sliding window; a tripartite window group (fixed and sliding); a sliding window; a window infilled with wood board; and, at the far left, a sliding window that is part of an enclosed porch at the northeast corner of the dwelling (**Figure 4**). All of the windows at the north façade appear to set within the original window openings, with simple wood surrounds, lacking original moldings. The north façade terminates with overhanging eaves with exposed rafters.

The rear (east) façade faces onto the rear yard. A nine-lite vinyl door is located right of center and opens onto a small porch of dimensional lumber, accessed from the rear yard via three steps (**Figure 5**). Additional fenestration includes a vertically-oriented sliding window at left, and a sliding window at far right, which is part of an enclosed porch at the northeast corner of the dwelling. A hinged and vented wood door is located at the gable peak, and the rear façade terminates with an unadorned rafter board (which has been trimmed to accommodate the arc of the wood door at the gable peak) supported by beams.

The south facade faces onto a shallow planted area and the concrete paved driveway. A chimney at far left includes modestly ornamented stucco, with an embossed stepped arch, notches, and coping (**Figure 6**). Fenestration at the south façade includes, from left to right, two small, square sliding windows that flank the chimney; a vertically-oriented sliding window; a small, highly-placed horizontally-oriented sliding window; and two vertically-oriented sliding windows (**Figure 7**). All windows at the south façade appear to be located within original window openings, with simple wood surrounds, lacking original moldings. The south façade terminates with overhanging eaves with exposed rafters.

Additional site features include an aluminum shed in the rear yard which sits atop a concrete pad which was historically the site of an auto garage (**Figure 8**). The rear yard includes a concrete path to the east lot line, edged by concrete curbing. The rear yard is divided from the front yard by a board fence at both sides of the dwelling, and the rear yard is enclosed by a variety of vertical board fencing types, topped in some areas by wood lattice.

The neighborhood setting is a mix of one- and two-story residential properties, light industrial buildings, and one- to three-story office buildings. Other residential properties on the block reflect a range of architectural styles, including Gothic Revival, Queen Anne, Classical Revival, Craftsman, and Minimal Traditional. The Edward F. Niehaus residence, at 839 Channing Way, is located on the same block as the subject property and is a Berkeley City Landmark. There are three California Bungalows on the same block as the subject property that were built by the same builder as the subject property (Charles A. Werner) and share a near-identical design, although less altered: 2317 Sixth Street, 2312 Seventh Street and 2316 Seventh Street (**Figure 9-11**).

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Figure 2. Primary entrance, view facing east.



Figure 3. Unenclosed eave overhang at the porch, showing distinctive decorative braces, view facing northeast.

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Figure 4. North façade, view facing east.

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Figure 5. Rear façade, view toward west.

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Figure 6. Chimney showing modest ornament at the stucco, view toward northwest.

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Figure 7. South façade, view toward northwest.

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Figure 8. Rear yard showing aluminum shed and concrete pad, path and curb, view toward northeast.

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Figure 9. 2317 Sixth Street, also constructed by Charles A. Werner with near-identical design as the subject property, view toward northeast.

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Figure 10: 2312 Seventh Street, also constructed by Charles A. Werner with near-identical design as the subject property, view toward northwest.

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Figure 11. 2306 Seventh Street, also constructed by Charles A. Werner with near-identical design as the subject property, view toward west.

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BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 2325 Sixth Street, Berkeley *NRHP Status Code 6Z
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B1. Historic Name: n/a
B2. Common Name: 2325 Sixth Street
B3. Original Use: residence B4. Present Use: residence

*B5. Architectural Style: California Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations)
Dwelling constructed, 1923 (Building Permit #13798); garage constructed, 1923 (Building Permit #14349); enlarge and enclose back porch, finish outside in stucco same as house, put concrete landing and steps in rear, 1948 (Building Permit #649078); interior sheetrock alterations, 1967 (Building Permit #109535); new roof, 1966 (Building Permit #107246); demolish garage, 1969 (Building Permit #115033); paint building, kitchen hood, dishwasher, exterior flood light, patch plaster in three interior rooms, 1980 (Building Permit #0610809736; install new ramp, stairs and porch, and interior dry-rot repair, 2002 (Building Permit # 02-01126).

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
Aluminum shed in the rear yard.

B9a. Architect: none b. Builder: Charles A. Warner

*B10. Significance: Theme none Area n/a
Period of Significance n/a Property Type single family dwelling Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Historic Context: Development of Berkeley

The area where the subject property is located was once a part of Rancho San Antonio, land granted by Spanish authorities to Luis Maria Peralta in 1820 as a reward for his military service. Peralta's nearly 45,000-acre Rancho contained all of the present-day cities of Albany, Berkeley, Emeryville, Oakland, and Piedmont, plus the northernmost portion of San Leandro. Peralta divided the land among his four sons in 1842, with Jose Domingo Peralta receiving the northernmost quarter of the original grant, roughly comprising present-day Berkeley and Albany. After the United States took possession of California from Mexico in 1848 and granted it statehood in 1850, the Spanish and Mexican land grant titles came under contest. By the time the Supreme Court ruled several years later that Domingo Peralta was in fact the legal owner of his land, he had sold much of it away, including large tracts to the early developers of what would become the city of Berkeley. (See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

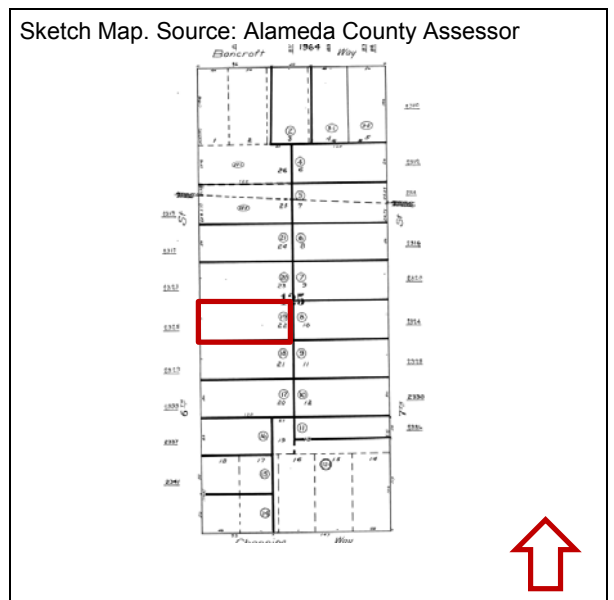
*B12. References:
See continuation sheet.

B13. Remarks:

*B14. Evaluator:
Stacy Farr, Stacy Farr Historic Resource Consulting
3823 Clarke St., Oakland, CA 94609

*Date of Evaluation: February 19, 2018

(This space reserved for official comments.)



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*B10. Significance (continued):

In 1852, Francis Kittredge Shattuck, his brother-in-law George Blake, and two partners, William Hillegass and James Leonard, filed claims to a square mile of land in the central section of what is now Berkeley (Dinklespiel Cerney, 64). Concurrently, the waterfront developed around a historic Ohlone shellmound: by the 1850s a wharf was constructed, and in the following decades, the area, known as Ocean View, grew to include a mixture of heavy industry, workers housing, commercial development, and even a school (Cohen, np). In 1860, the private College of California purchased a large tract of land on Strawberry Creek for a new campus. By 1868, the financially troubled college deeded the campus site to the State of California (Cohen, np).

In 1873, several local investors formed the Berkeley Land and Town Improvement Association (Cohen, np). This group organized land sales, built stores and wharves, and lobbied for a direct ferry connection to San Francisco. In 1874, the Berkeley Ferry and Railroad Company initiated regular service between San Francisco and Ocean View. During that same year, a horse-drawn transit line began operating along Telegraph Avenue between downtown what is now Berkeley and Oakland (Cohen, np). Berkeley incorporated in 1878, encompassing both the bayside manufacturing settlement of Ocean View and the small academic village surrounding the campus (Cohen, np).

Shattuck Avenue was the town's main street, as a result of Francis Kittredge Shattuck's efforts to convince the Central Pacific Railroad to run a spur line north from Oakland along Adeline Street, through his mile-long land holdings, terminating at Stanford Square (later renamed Shattuck Square). While Shattuck Avenue served as the main north-south transportation corridor in downtown Berkeley, University Avenue was the east-west horsecar route, connecting downtown and the campus with the industry and waterfront wharfs and ferries of West Berkeley. East of Shattuck Avenue, Berkeley remained in a quasi-rural state for several more decades, while the flat land south and west of Shattuck Avenue began to fill in with low-rise, wood-frame residential and commercial buildings.

Berkeley became home to an influx of 20,000 refugees following the massive 1906 San Francisco earthquake and fire. The construction of the Key System of streetcars and ferries improved transportation between Oakland, Berkeley, and San Francisco, and spurred residential development. Downtown Berkeley evolved into a substantial urban district, with numerous large masonry buildings and stately public facilities, inspired by the City Beautiful movement. And, the growth of the University of California encouraged the physical and cultural development of the city. This period saw Berkeley begin to develop its reputation for progressiveness, unconventionality, and bohemianism – traits that were reflected in its built environment, especially the new First Bay Region style houses built throughout the area, designed by innovative architects including Bernard Maybeck, Julia Morgan, and John Galen Howard.

The presence of the University insulated Berkeley from the full brunt of the Great Depression, although in both the university-centric neighborhoods and the waterfront areas, the Depression led to political activism and protest, further contributing to Berkeley's reputation for outspoken activism (Wollenberg, 78). World War II brought a tremendous population boom to the entire Bay Area, including Berkeley, where wartime workers housing projects were constructed, and facilities at the University itself were commandeered for military use (Wollenberg, 78). Civilian

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numbers also grew as people relocated to Berkeley for employment at local shipyards like the Moore Drydock on the Oakland Estuary and the Kaiser shipyards in Richmond. Transportation lines and other infrastructure in Berkeley expanded to make these workers' commutes easier. The influx of population led to a housing shortage, and many houses in Berkeley were subdivided into smaller rental units to accommodate multiple tenants.

After the war, Berkeley experienced the same out-migration as many other large cities in the country, as families moved to the suburbs to take advantage of G.I. home loans and the increased ease of commuting by automobile. This led to a shift in demographics in Berkeley, where a larger working class population developed. G.I. benefits also resulted in soaring enrollment at the University of California. In the decades following World War II, Berkeley's reputation as a liberal stronghold grew, particularly expressed by its Democratic-leaning academic community and African American and working-class populations (Wollenberg, 201). The Vietnam War also affected the city tremendously, as it was heavily populated by young, working-class people and students who were eligible for the draft, spurring protests and demonstrations. With foundations of political outspokenness, Berkeley became a ready harbor for counter-cultural movements that branched out from San Francisco in the form of the Beat Generation and the Hippie movement. From that time, Berkeley has remained a politically and culturally outspoken community with a reputation for progressive thinking. The University of California remains the centerpiece of the city, which is otherwise inhabited by a wide range of social, economic, and ethnic demographics.

Site History

Following Domingo Peralta, the first known owner of the site where the subject property is located ("subject site") was Charles A. Bailey. Bailey was one of the most active real estate developers in Berkeley during the last two decades of the nineteenth century, developing in part or in full over 15 tracts, some of which he purchased directly from the Berkeley Land and Town Improvement Association (Cohen, np). Although research has not uncovered the exact date of his purchase, Bailey filed a subdivision map for the Raymond Tract on August 25, 1887 (Figure 1). The Raymond Tract was bounded by Bancroft Way at the north, San Pablo Avenue at the east, a diagonal line south of the south line of Channing Street at the south, and Third Street at the west. Bailey described lots within the Raymond Tract in the press as being located in "a superior part of West Berkeley [...] trains pass every half hour; new station now being built where all trains will stop" (Oakland Tribune, September 19, 1887). The subject site is located on Block 125, Lot 22 of the Raymond Tract, although Assessor's maps describe the tract name as "Berkeley Land and Town Improvement Association Tract B Raymond Tract." There is no evidence that the subject site was improved or developed in any way during the period it was owned by Charles A. Bailey.

A search of published real estate sales records did not uncover the date the subject site was purchased by the next known owner, but a Berkeley Block Book updated to approximately 1920 shows the subject site owned by Matilde Niehaus (Figure 2). Matilde Niehaus was the wife of Edward F. Niehaus, a prominent West Berkeley businessman and capitalist who established a lumber planning mill in West Berkeley and served on Berkeley's Board of Trustees and Board of School Directors. In 1889 Niehaus constructed the Stick-Eastlake mansion at 839 Channing Way, a Berkeley City Landmark located on the same block as the subject site. Niehaus built seven additional speculative houses on the

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block containing the subject site, bound by Sixth and Seventh streets and Channing and Bancroft ways, including the two-story Queen Anne residences at 2321 and 2329 Sixth Street, located directly north and south of the subject property (Thompson). By approximately 1920, Matilde Niehaus owned the subject site and about a dozen other undeveloped lots on the same block: however, there is no evidence that the subject site was improved or developed in any way during her ownership.

On January 4, 1923, Matilde Niehaus sold the subject site to builder and real estate developer Charles A. Werner (Alameda County Assessor’s Office, Grantor/Grantee Index). Werner was listed as the owner of the subject site on the building permit for construction of the subject property, which was issued on April 3, 1923 (Berkeley Building Permit #13798, Issued April 3, 1923; further information about Charles A. Werner is included in a later section of this report).

The original building permit for construction of the subject property at 2325 Sixth Street describes a one-story, five-room single-family dwelling with a 24 ft. by 43 ft. rectangular footprint and a total height of 15 ft. The roof is gravel and the chimney brick. The foundation is of concrete and the exterior wall coverings were listed as rustic (horizontal wood siding), although it seems probable that the building was actually constructed with plaster cladding: the permit notes that the dwelling is the same as the one described in Building Permit #13280, at 1003 Channing Way, which is nearly identical to the subject property but is clad in rustic siding.

The subject property was constructed rapidly, and may not have been completed when Werner sold to first owner John A. and Dora M. Thompson on June 30, 1923 (Alameda County Assessor’s Office, Grantor/Grantee Index). Thompson was issued a building permit on June 23, 1923 for construction of a portable garage, at which time he was listed as owner of the subject property (Berkeley Building Permit #14349, issued June 23, 1923; further information about owners and occupants of 2325 Sixth Street is included in a later section of this report).

The first permitted alteration to the subject property was made in 1948, when owner Frank M. George enlarged and enclosed the back porch, installed a concrete landing and steps at the rear of the dwelling, and applied stucco to match the exiting stucco at the house (further suggesting that the building was originally constructed with stucco cladding rather than rustic as listed on the original building permit) (Berkeley Building Permit # 64078, issued October 7, 1948). Frank M. George was a builder by trade, and completed this work himself without assistance of a contractor.

The 1950 Sanborn Insurance Map is the earliest Sanborn Map to show the subject property (**Figure 3**). The map was not updated to reflect the alterations to the rear of the building completed in 1948, and thus gives us a sense of what the rear of the building looked like when it was constructed: the north half of the rear (east) façade was set back from the main plane of the façade, and a small porch sheltered the rear entrance. Other than this difference, the subject property reflects its current footprint and appearance. The 1950 map shows the auto garage that was constructed in 1923 located at the southeast corner of the site, in the rear yard. The 1950 Sanborn Map also indicates that the block on which the subject property is located was largely built-out by that year, reflecting the mix of one- and two-story dwellings and lite industrial buildings that are still present today.

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A photograph taken of the subject property in 1956 by the real estate firm Mason-McDuffie shows what are likely to be the building’s original windows (**Figure 4**). The windows at the primary (west) façade are in a tripartite grouping, with a large center window flanked by two narrower windows. These windows are double-hung wood with ogee lugs. The smaller upper panes are divided in a modified Prairie pattern, and the larger, lower panes are undivided. In the 1956 photograph, the windows are surrounded by thick wood moldings. The photograph also provides an oblique view of the windows on the south façade: the windows flanking the chimney appear to be divided casement, while windows further east are harder to discern but appear to be double-hung wood windows. The 1956 photograph also shows original design features at the porch that are no longer present, including two thick square modestly-embellished columns at the front of the porch, connected by a low cheek wall. The thick columns were removed at some point, and have been replaced by a higher half wall with a continuous coping, above which slim columns support the porch roof. Lastly, the photograph indicates that the building was clad in stucco, if not at its original construction in 1923, at least by 1956. The real estate listing for the property in 1956 indicates that there was a small rental cottage unit at the rear of the property being rented for \$65: presumably the “portable” garage constructed in 1923 had either been replaced with a more permanent garage (or potentially just altered to be more durable) and been converted to a rental unit, possibly during the housing crisis during World War II.

In 1962, a property inspection by the City of Berkeley Health and Safety Committee registered an extensive list of ordinance violations at the subject property, and ordered owner Gladys Jenkins to make improvements (City of Berkeley Health and Safety Committee Inspection, August 27, 1962). Ms. Jenkins slowly responded to these orders over the following several years: all of the required alterations were relegated to the interior of the property. In 1963 she requested and was granted permission by the City of Berkeley to use the building at the rear of the lot, which was constructed as a garage but used as a rental unit by the 1950s, as a wash (laundry) room. In 1969, Jenkins was issued a permit to demolish the garage building at the rear of the lot (Building Permit #115033, issued September 25, 1969).

The subject building was painted in 1980 (Building Permit #0610809736, issued June 10, 1980). The last permitted alterations were made in 2002, when two permits were issued, for internal repairs and for the installation of a ramp, new stairs, and a new porch (Buildings Permit #0200001126, issued March 28, 2002; Building Permit #0200001606, issued April 25, 2002). Although the building permit for the new ramp, stair and porch does not specify if the work pertains to the front or back of the house, this may have been when the alterations were made to the front porch.

Table 1 lists all building permits for 2325 Sixth Street that are on file with the City of Berkeley, as well as two additional action records that impacted the development of the building.

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Table 1: Building Permits for 2325 Sixth Street on file with the City of Berkeley.

Date	Permit	Work	Architect/Builder	Owner
04/03/1923	#13798	New construction of a one-story, five room single family dwelling.	Builder: Charles A. Werner	Charles A. Werner
06/23/1923	#14349	Construct portable garage.	Builder: Oakland Portable Garage	John A. Thompson
10/07/1948	#64078	Enlarge and enclose back porch, put concrete landing and steps in rear, stucco on the outside same as house.	Builder: Frank M. George	Frank M. George
08/27/1962	None	Extensive violations of Berkeley Health Ordinances noted at the property with instructions for required repairs, including replacement of bathroom floors and plaster; replacement of defective kitchen sink; better garbage containment; openings leading under the building must be rodent-proofed; garbage burning must cease; and plumbing fixtures and wood floors in the garage building must be removed.	None	L.V. and G. Jenkins
03/27/1963	None	Permission granted by the City of Berkeley to use the rear building as a wash room.	None	Gladys Jenkins
08/09/1967	#109535	Interior improvements in bedroom.	Contractor: Eugene Troupe Jr.	Gladys Jenkins
09/25/1969	#115033	Demolish garage.	None listed	Gladys Jenkins
06/10/1980	#0610809736	Paint building, interior improvements.	Contractor: Barron the People's Carpenter	Gladys Jenkins
03/28/2002	#0200001126	Remodel bathroom, dryrot repairs, replace fixtures	Contractor: Maurice Glass	Gladys Jenkins
04/25/2002	#0200001606	Install new ramp, new stairs, new porch.	Contractor: Christmas in April	Gladys Jenkins

Several significant alterations that were observed during a site visit to 2325 Sixth Street and are not reflected in the building permit record include the removal of all of the building's original windows and moldings and replacement in the existing openings with vinyl sliding inserts; the changes to the design details of the front porch, namely removal of original columns and low cheek wall and replacement with a higher half wall and slim columns; and the recladding of

State of California Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary# HRI # Trinomial
<h2 style="margin: 0;">CONTINUATION SHEET</h2>	
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the entire building with contemporary, dash stucco. These alterations appear, based on their material elements, to have occurred after 1985. These alterations reduce the building’s ability to convey its era of construction and give the building a generally contemporary appearance.

Owner and Occupant History

Owner and occupant research was conducted using the Grantor/Grantee Index of the Alameda County Assessor’s Office, Berkeley Building Permits, U. S. Federal Censuses, City Directories, public records available through Ancestry.com, and the archives of the *San Francisco Chronicle* and the *Oakland Tribune*. 2325 Sixth Street has been owned and occupied by a series of working-class persons and families, whose lives were largely unchronicled in available archival sources. The house has almost consistently been occupied by its owners, though it was briefly rented in the 1930s. **Table 2** includes an ownership chronology of the property, followed by all available biographical information for both owners and occupants of the property.

Table 2: 2325 Sixth Street Chain of Ownership

Date	Grantor	Grantee	Source
01/04/1923	Matilde Niehaus	Charles A. and Maggie Werner	Alameda County Assessor’s Office
06/30/1923	Charles A. and Maggie Werner	John A. and Dora M. Thompson	Alameda County Assessor’s Office
04/16/1928	John A. and Dora M. Thompson	Frank M. and Mary George	Alameda County Assessor’s Office
06/13/1951	Mary George	Jessie LaVirne George	Armsby Donogh Real Estate File
10/22/1953	Jessie LaVirne Ness	Jessie LaVirne Ness and Walter Ness	Armsby Donogh Real Estate File
04/11/1957	Jessie LaVirne Ness and Walter Ness	Lee V. and Gladys Jenkins	Armsby Donogh Real Estate File
06/01/1967	Lee V. and Gladys Jenkins	Gladys Jenkins	Alameda County Assessor’s Office
11/16/2005	Gladys Jenkins	Taifa M. and Jennifer L. Jenkins	Alameda County Assessor’s Office
07/22/2008	Taifa M. and Jennifer L. Jenkins	Taifa M. and Lashan M. Jenkins	Alameda County Assessor’s Office

John A. and Dora M. Thompson (owners, 1923-1928)

Builder Charles A. Werner sold 2325 Sixth Street to first owners John A. and Dora M. Thompson on June 30, 1923 (Alameda County Assessor’s Office, Grantor/Grantee Index). John A. Thompson was born in California around 1893, and by 1900 he lived on Haskell Street in Berkeley (1900 U. S. Federal Census for John A. Thompson). Thompson’s father was born in Finland and his mother in Sweden: toward the end of the 19th-century, a large Finnish immigrant community was located in West Berkeley (Berkeley Historical Plaque Project, Toverii Tuppa: Finnish Hall). John A. and Dora M. Thompson owned and lived at the subject property from 1923 through 1928, during which time John was

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listed in City Directories varyingly as a machinist and a carpenter. On April 16, 1928, the Thompsons sold 2325 Sixth Street to Frank M. and Mary George, and appear to have left the area, as they are not listed in any Bay Area City Directories after that year.

Jeane Kness and children (renters, 1930-1932)

Frank M. and Mary George (who were son and mother) purchased the property in 1928, and used the property for rental income for a few years. The 1930 U. S. Federal Census lists Mrs. Jeane Kness at 2325 Sixth Street. Kness, who rented the property, was the 42-year-old widow of John Kness. Kness was born in California to Scottish-born parents, and was not employed in 1930. Also in residence were Mrs. Kness's three children, all of whom were born in Colorado: daughter Edna E. Kness, 19, worked as a stenographer, while daughter Mae R., 17, and son James C., 14, did not work. By 1933, Jeane Kness and her daughter Mae lived in Oakland.

Frank M. and Jessie LaVirne George (owners, 1928-1951)

As previously introduced, Frank M. and Mary George (who were son and mother) purchased the subject property on April 16, 1928. Frank M. George was born in California in 1906 to Portuguese immigrants Mary and Joseph George (1930 U. S. Federal Census for Frank M. George). In 1930, the George family lived in what is now Hayward (then called Eden Township) and Frank M. George was a laborer.

Although research has not uncovered in exactly what year Frank M. George moved into the subject property, the 1940 U. S. Federal Census indicates that Frank was living at the property by 1935 (1940 U. S. Federal Census for Frank M. George). In 1936, Frank George married Jessie LaVirne Gumm in Oakland (Alameda County, Index to Marriage Licenses and Certificates, Vol. 42, 1935-1936). Jessie LaVirne Gumm was born around 1912, and lived in Lawrence, Kansas in the years directly before she married Frank M. George. The 1940 U. S. Federal Census lists the couple living at 2325 Sixth Street in Berkeley, along with their 11-year-old son, Arthur W. Gumm, presumably Jessie's child from a prior relationship (1940 U. S. Federal Census for Frank M. George). Frank worked as a carpenter in 1940. In 1948, Frank M. George was issued a building permit to enclose the rear porch of the house, work for which he was listed as the builder (Berkeley Building Permit #64078, issued October 7, 1948). Frank M. George died young, on January 18, 1950, at the age of 44 (Frank M George in the California, Death Index, 1940-1997).

Jessie L. George (owner, 1951-1953)

On June 13, 1951, Mary George sold the subject property to Jessie LaVirne George (Armsby Donogh Real Estate File).

Jessie LaVirne Ness (nee George) and Walter O. Ness (owner, 1953-1957)

Jessie LaVirne George appears to have remarried to Walter O. Ness, as ownership of the subject property transferred to the couple on October 22, 1953 (Armsby Donogh Real Estate File for 2325 Sixth Street). Jessie LaVirne Ness went by LaVirne while she was married to Walter O. Ness. Walter O. Ness was born in Oregon around 1909 to Norwegian immigrants (1930 U. S Federal Census for Walter O. Ness). By 1930 the family lived in Oakland and Walter O. Ness worked as a barge man. In 1938 Walter O. Ness was arrested in San Francisco on charges of negligent homicide after

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fatally injuring a pedestrian (*Oakland Tribune*, December 22, 1938). By 1940 Walter O. Ness had moved Astoria, Oregon with his parents, and worked as a deck hand on a tug boat (1940 U. S. Federal Census for Walter O. Ness). While it is not clear when Ness returned to the Bay Area and married Jessie LaVirne Ness, nee George, he is listed in City Directories at 2325 Sixth Avenue from 1954 through 1957, with no occupation listed. The couple placed the subject property up for sale with Mason McDuffie in 1956, because they were leaving the area (Armsby Donogh Real Estate File for 2325 Sixth Street).

Lee V. and Gladys Jenkins (owners, 1957-2005)

Lee V. and Gladys Jenkins purchased 2325 Sixth Avenue on April 11, 1957. Research has uncovered very little biographical information about the Jenkins', although Lee V. Jenkins appears to have been born in 1924, and was living in Oakland by 1949 (Lee Virdge Jenkins Sr. in the U.S., Find A Grave Index, 1600s-Current, and 1949 Oakland City Directory). Gladys Jenkins (maiden name unknown) was born in 1925 (Gladys Jenkins in the U.S. Public Records Index, 1950-1993, Volume 1). Ownership of the property transferred from the couple to Gladys Jenkins solely on June 1, 1967, as the couple appears to have divorced. Gladys Jenkins remarried in 1973 to Raymond Cook (Gladys Jenkins in the California, Marriage Index, 1960-1985). Gladys Jenkins owned the subject property through 2005.

Since 2005, the property has been owned by members of the Jenkins family, including Taifa M. Jenkins and Jennifer L. Jenkins from 2005 through 2008, and Taifa M. Jenkins and Lashan M. Jenkins from 2008 through to the present.

Architect/Builder: Charles A. Werner

2325 Sixth Street was constructed by builder and real estate developer Charles A. Werner.

Charles A. Werner was born in New York in 1882 to German parents (1910 U. S. Federal Census). He married Maggie (maiden name unknown), who was born in California to Scottish parents, circa 1906 and the couple had two children, Charles and Lucille. In 1912, Werner built his first house in Berkeley, at 2416 Tenth Street, where he lived with his family through 1928.

Between 1912 and 1926, Werner, who is described in city directories varyingly as a carpenter, a contractor, and a real estate man, is known to have built 103 houses in Berkeley (BAHA Building Permit Files). While Werner occasionally accepted commissions, the vast majority of his projects were built on speculation and sold upon completion. A review of Werner's houses indicates that he constructed small-scale, single-family houses, most likely drafted from pattern books and reflecting the popular architectural styles of the day.

Houses that he built in the first few years of his practice, including his own home on Tenth Street, reflected a Classical Revival style (Figure 5). After 1915, his houses shifted to reflect the Craftsman Bungalow style, and, by 1918, he was building California Bungalow style houses, using a prototype that he stuck with for most of his career (Figure 6). This prototype is characterized by its one-story height, rectangular massing, low-pitch roof, stucco or

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rustic cladding, asymmetrical façade, low-pitch gabled porch, tripartite window group at the primary façade, and unique decorative braces with parallel horizontal members connected by short vertical members.

Werner constructed this prototype primarily in West Berkeley, and occasionally in North Berkeley: examples can be seen at 1421 Hearst Street (built 1919), 1115 Oregon Street (built 1920), six consecutive houses at 1423-1435 Grant Street (built 1921 and 1922), and the subject property at 2325 Sixth Street (built 1923). Starting in 1924, Werner shifted his typical design slightly to incorporate a broad front porch, as can be seen at 2807 Park Street (built 1924), but he did continue to use his distinctive decorative brace in this new design (Figure 7, 8).

The last house that Werner built is a California Bungalow style house at 2226 Curtis Street (built 1926). Werner was presumably ill, as he was only 44 years old when halted his building career. After 1928, the family moved from West Berkeley to the Berkeley Hills, at 632 San Fernando Avenue (1930 Oakland and Berkeley City Directory). Charles A. Werner died in 1930, at the age of 48 (Charles A Werner in the California, Death Index, 1905-1939).

Architectural Context: California Bungalow Style

2325 Sixth Street is designed in the California Bungalow style. California Bungalow style dwellings were broadly constructed by speculative homebuilders in working- and middle-class neighborhoods in Berkeley, Oakland, and other California cities and towns between 1910 and 1925 (Oakland City Planning Department, 27-28). Commonly sourced from architectural plan books, California Bungalows benefitted from new materials and construction techniques, including standardized 16 inch stud placement, simplified concrete foundations, and stucco cladding. The style reflects a distillation of several elements from preceding architect-designed styles, including the small size, low-pitched roof and tripartite front window grouping of the Craftsman style; stucco cladding and horizontality of the Prairie School style; and the front porch and exposed rafters of the Brown Shingle style. The most unique exterior feature of the California Bungalow style is the large columns which support the gable over the front porch. The columns generally have a heavy base and taper towards their top where they meet the porch roof. Interior lay-out resembles the Craftsman Bungalow, with rooms flowing into one another, separated by pocket or sliding doors and ornament limited to moldings, baseboards, and wood floors. The popularity of the California Bungalow style coincided with a construction boom which followed the close of World War I: this, combined with its affordability and ease of construction, resulted in innumerable examples of the type built in Berkeley and Oakland. Character-defining features of California Bungalow style dwellings include one- or one-and-a-half story height over raised concrete foundation; low-pitched roof, usually front-gabled, with wide, unenclosed eaves; asymmetrical arrangement at the primary façade; projecting front porch, generally capped by a gabled roof supported by large tapered columns; large window at the primary façade, usually in a tripartite grouping; and decorative (false) beams, rafters and braces under the gable (McAlester, 567).

Evaluation of Significance

The California Register is the authoritative guide to significant architectural, archaeological, and historical resources in the State of California. The evaluation criteria used by the California Register are closely based on those developed by

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the National Park Service for the National Register. In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

Criterion 1 (Event): Research has determined that 2325 Sixth Street is not associated with any specific historically significant events. Regarding patterns of historically significant events, the property was built in 1923, and is not one of the older properties in its area, indicating that it did not play a role in the residential settlement of West Berkeley. Rather, the property is one of innumerable single-family dwellings that was constructed in Berkeley between 1906, when the Earthquake spurred a population influx, and 1929, when construction slowed due to the Great Depression. While this period was important in the context of the overall growth of Berkeley, 2325 Sixth Street is not individually able to convey the broad pattern of residential growth in Berkeley between 1906 and 1929. For these reasons, the property is not individually associated with any specific historically significant events or patterns of historically significant events, and is not eligible for the California Register under Criterion 1 (Event).

Criterion 2 (Person): 2325 Sixth Street is not associated with any historically significant persons. The property has been owned and occupied by a series of working-class persons, including a carpenter, machinist, and boat man. Research has determined that no person who lived at the subject property has made any significant contributions to local, state or national history. For these reasons, 2325 Sixth Street is not eligible for the California Register under Criterion 2 (Person).

Criterion 3 (Design/Construction): 2325 Sixth Street was constructed in 1923 by builder and real estate developer Charles A. Werner. It is designed in the California Bungalow style and the plans were likely sourced from a pattern book. The building includes some of the characteristics of the California Bungalow style, including its one-story height over raised concrete foundation; low-pitched front-gabled roof with wide, unenclosed eaves; asymmetrical arrangement at the primary façade; projecting front porch with gabled roof; large windows at the primary façade; and decorative braces. However, the building has undergone alterations that removed the most characteristic elements of the California Bungalow style, including removal of all of the building’s original windows and moldings, including the tripartite windows at the primary façade, which characterize the California Bungalow style, and changes to the design details of the front porch, namely removal of original large tapered columns and low cheek wall, which

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characterize the California Bungalow style. Additionally, the building has been reclad in contemporary, dash stucco. These alterations significantly change the building’s historic appearance and give the building a generally contemporary appearance. In order for a residential building which was constructed by a builder rather than an architect, and designed in a very common architectural style of which there are innumerable examples throughout the region, to be individually significant for its architecture or design, it would need to include all of the characteristic features of its style and retain all or nearly all of its original features. As constructed, 2325 Sixth Street was a modest example of the California Bungalow style, and in the years since it was constructed it has undergone a series of alterations that reduce its ability to accurately convey its modest historic appearance. For these reasons, the building does not embody the distinctive characteristics of the California Bungalow style and is not historically significant under Criterion 3 (Design/Construction).

2325 Sixth Street was constructed by Charles A. Werner, a builder and real estate developer who is known to have built 103 houses in Berkeley between 1912 and 1926. A review of Werner’s houses indicates that he constructed small-scale, single-family houses, most likely drafted from pattern books and reflecting the popular architectural styles of the day, and he built the vast majority of his projects on speculation. Although he was an active builder, Werner can not be considered a master architect for the city of Berkeley, as the houses he constructed were largely repetitive in form and detail and were likely drafted from pattern books. Nor does 2325 Sixth Street possess any design details that convey high artistic values. For these additional reasons, 2325 Sixth Street is not historically significant under Criterion 3 (Design/Construction).

Criterion 4 (Information Potential): Evaluation of 2325 Sixth Street under Criterion 4 (Information Potential) is beyond the scope of this report. This criterion is generally applied to sites of potential archeological importance.

In sum, this evaluation finds that 2325 Sixth Street is not historically significant under any of the four California Register criteria and is therefore ineligible for listing in the California Register.

Conclusion

2325 Sixth Street was constructed in 1923 by builder and real estate developer Charles A. Werner, and is designed in the California Bungalow style. The building has consistently been owned and occupied by working-class persons, none of whom have made any significant contributions to local, state or national history. The property has undergone a series of alterations and does not accurately convey its modest historic appearance. The property is not historically significant under any of the California Register criteria and is not eligible for listing on the California Register.

Preparer’s Qualifications

Stacy Farr is an architectural historian and cultural resources planner with 10 years’ experience evaluating historic resources in the Bay Area and Los Angeles. Farr holds a Master’s degree in the History of Architecture and Urbanism from the University of California, Berkeley, and meets the Secretary of the Interior's Professional Qualification Standards for Architectural History and History.

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Maps and Images

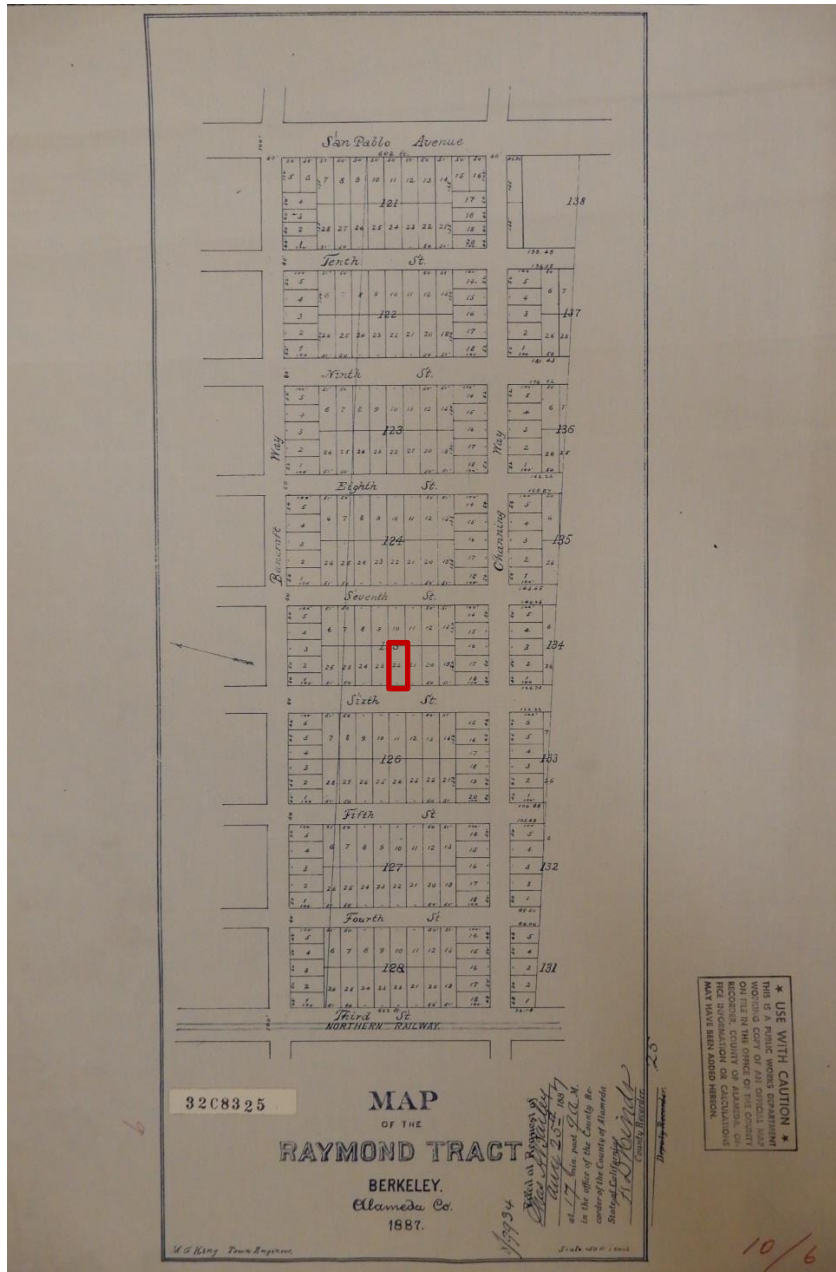


Figure 1. Map of the Raymond Tract, Berkeley, Alameda Co., 1887, subject site outlined in red. Source: Berkeley

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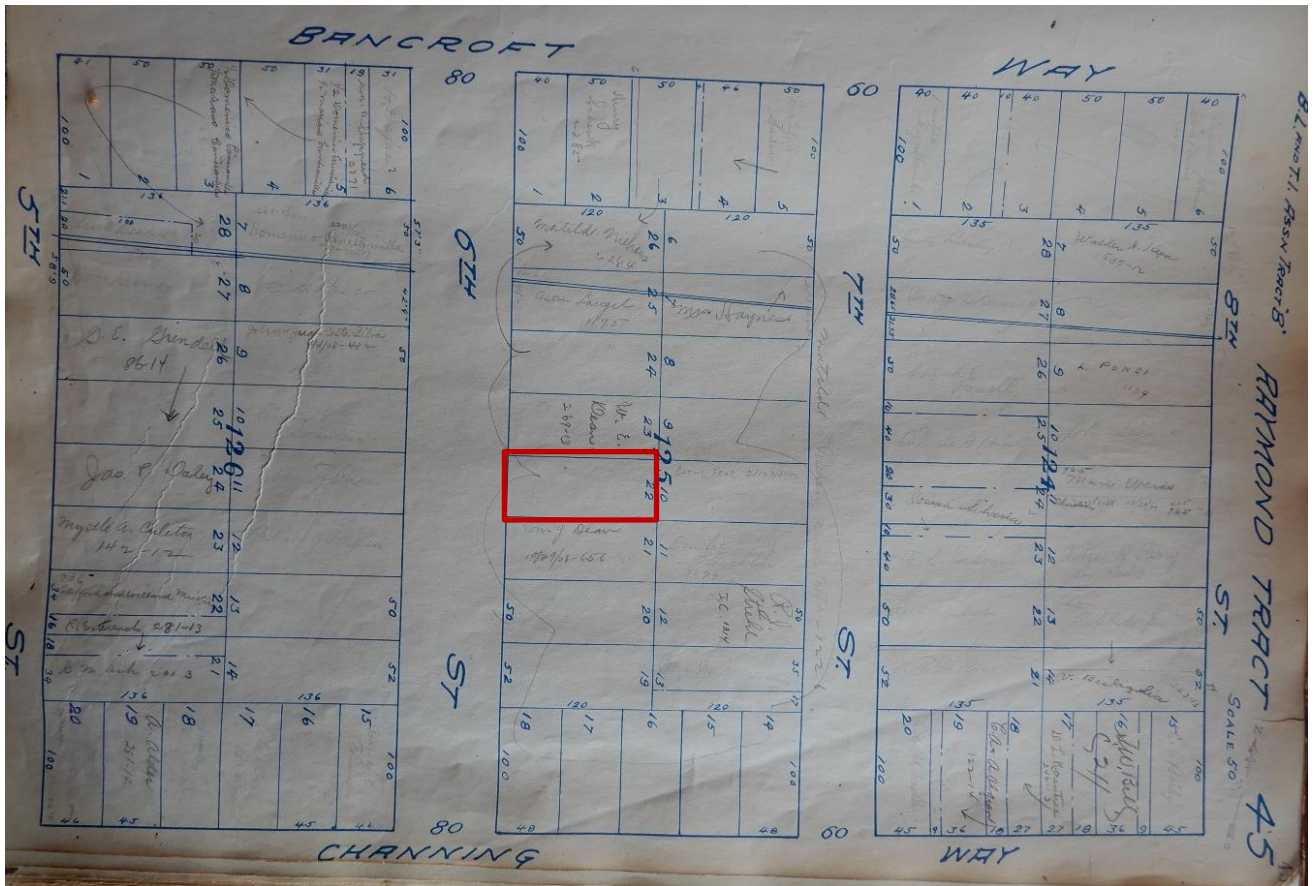


Figure 2. Berkeley Block Book updated to approximately 1920, subject site outlined in red. Source: Berkeley Architectural Heritage Association.

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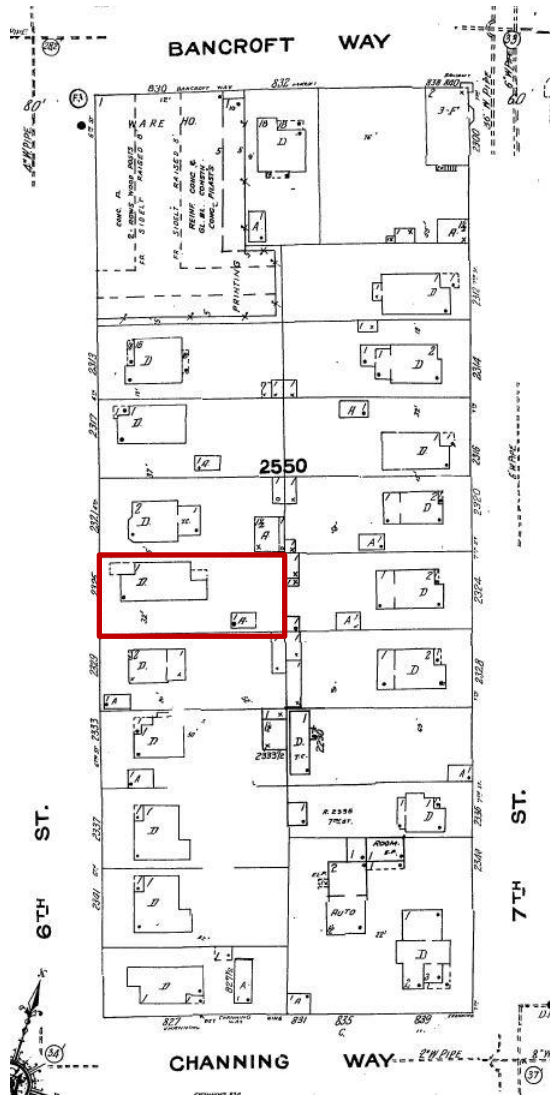


Figure 3. Sanborn Insurance Map, Volume 2, Sheet 122, edited by author, with the subject property outlined in red. Source: San Francisco Public Library.

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Figure 4. 2325 Sixth Street, 1956, photograph taken by real estate firm Mason-McDuffie. Source: Berkeley Architectural Heritage Association.

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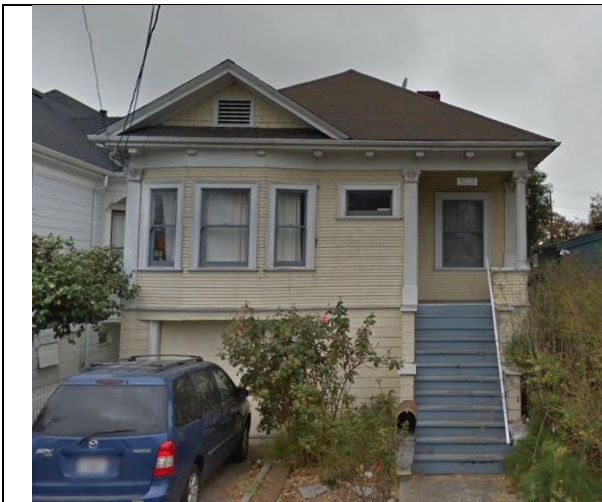


Figure 5. 2416 10th Street, Berkeley, first known home constructed by Charles A. Werner, which served as family home and office. Source: Google Maps.



Figure 6. 2317 Sixth Street, Berkeley, constructed by Charles A. Werner in 1922.



Figure 7. 2807 Park Street, Berkeley, constructed by Charles A. Werner in 1924. Source: Google Maps.



Figure 8. 1310 Dwight Street, constructed by Charles A. Werner in 1926. Source: Google Maps.



PLANNING & DEVELOPMENT

Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 2325 6TH STREET Date: 8.22.2017

Applicant's Name: TAIFA M. JENKINS AND LASHAN M. JENKINS

Zoning District R1-A

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	Existing	Proposed	Permitted/ Required
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	1	2	2
Number of Parking Spaces (#)	1	2	2
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	3	7	5
Yards and Height			
Front Yard Setback (Feet)	14'-2" FT	14'-2" FT	20 FT
Side Yard Setbacks: (facing property)			
Left: (Feet)	5'-8"	4'-4"	4'-0"
Right: (Feet)	19'10"	18'-0" / 3'-0"	4'-0"
Rear Yard Setback (Feet)	49'-0"	2 / 29'-4" / 3'-0"	20'-0"
Building Height* (# Stories)	1		2
Average* (Feet)	15'-8"	22'-0" / 19'-0"	28'-0" / 14'-0"
Maximum* (Feet)	15'-8"	22'-0"	28'-0" / 14'-0"
Areas			
Lot Area (Square-Feet)	6000	6000	
Gross Floor Area* (Square-Feet)	1348	3636 / 944	
Total Area Covered by All Floors			
Building Footprint* (Square-Feet)	1431	2399	2400
Total of All Structures			
Lot Coverage* (%) (Footprint/Lot Area)	23%	37 %	40%
Useable Open Space* (Square-Feet)	1899	963	400/UNIT =800
Floor Area Ratio* Non-Residential only (Except ES-R)			

*See Definitions – Zoning Ordinance Title 23F.

Revised: 05/15

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CODES

2016 CA FIRE CODE
2016 CA BUILDING CODE
2016 CA MECHANICAL CODE
2016 CA PLUMBING CODE
2016 CA ELECTRICAL CODE
2016 ENERGY CODE
2016 CA GREEN CODE
2016 CA RESIDENTIAL CODE

PROJECT SCOPE

RAISING OF (E) RESIDENCE TO CREATE A TWO STORY DUPLEX. NEW 2 STORY ACCESSORY BLDG. IN REAR, GARAGE ON THE GROUND FLOOR AND WORKSHOP ON TOP FLOOR.

PROJECT DATA

TITLE RESIDENTIAL ADDITION
2325 6TH STREET
BERKELEY, CALIFORNIA

ZONING: R1-A
OCCUPANCY: R-3
CONSTRUCTION TYPE: V-BN
SPRINKLERS: NO
LOT SIZE: = 6000 SF

SETBACKS
FRONT = 20'
REAR = 20'
SIDE = 4'

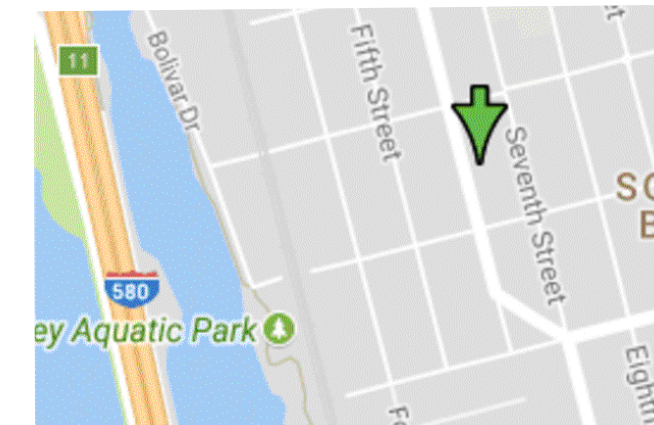
AREA TABULATIONS

STRUCTURE INFORMATION (EXISTING)					
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	NO. OF DWELING UNITS	OFF STREET PARKING
MAIN BLDG.					
1ST FL.	1348	V-B	1	R-3	1
TOTAL:	1348				2

STRUCTURE INFORMATION (PROPOSED)					
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	NO. OF DWELING UNITS	OFF STREET PARKING
MAIN BLDG.					
1ST FL.	1443	V-B		R-3	1
2ND	1439	V-B		R-3	1
TOTAL:	2882				2
ACCESSORY	944	V-B	2		0
TOTAL:	3826				2

FOOTPRINTS	
MAIN BLDG	1926
ACCESS.	473
TOTAL	2399

VICINITY MAP



RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

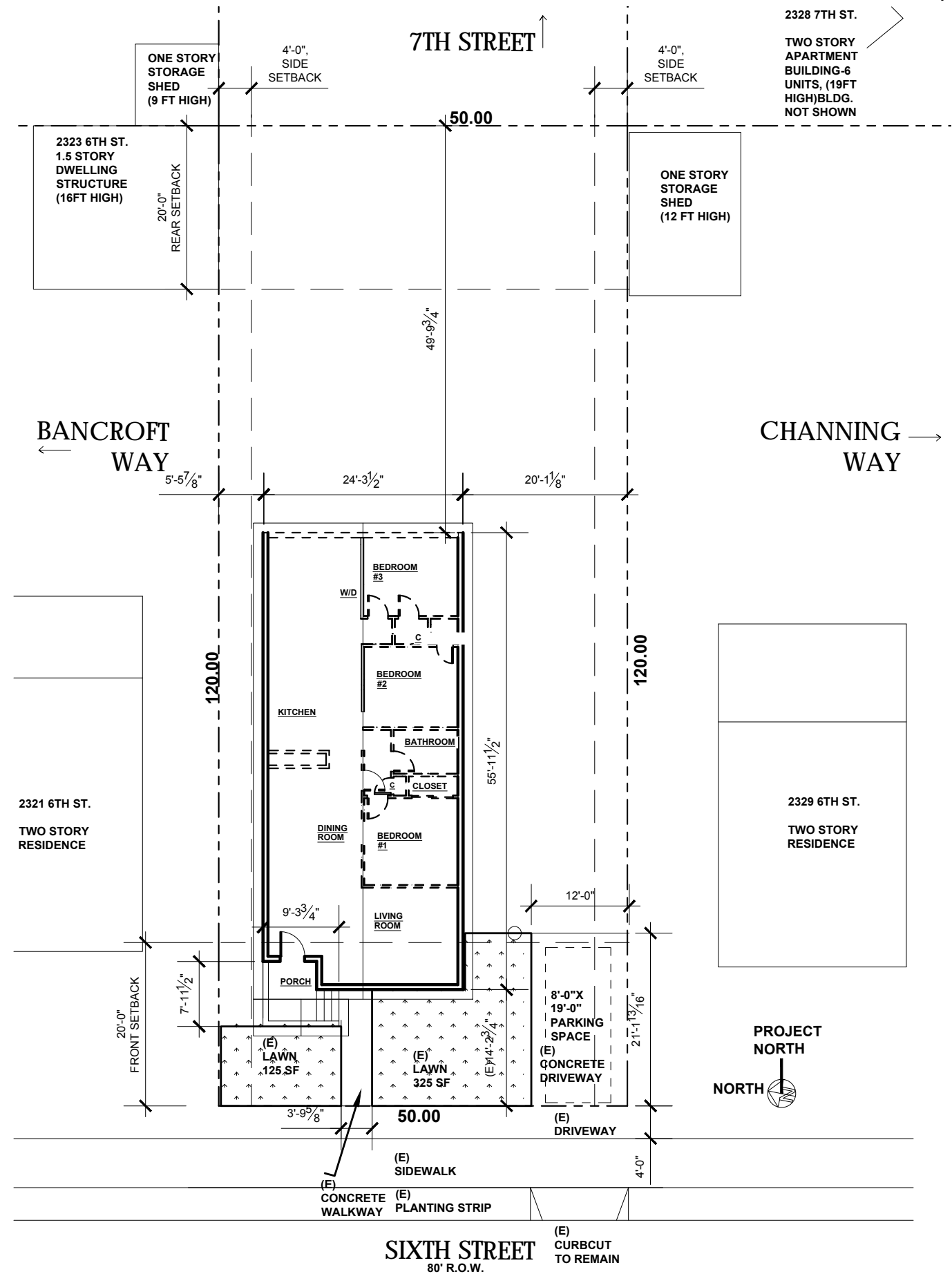
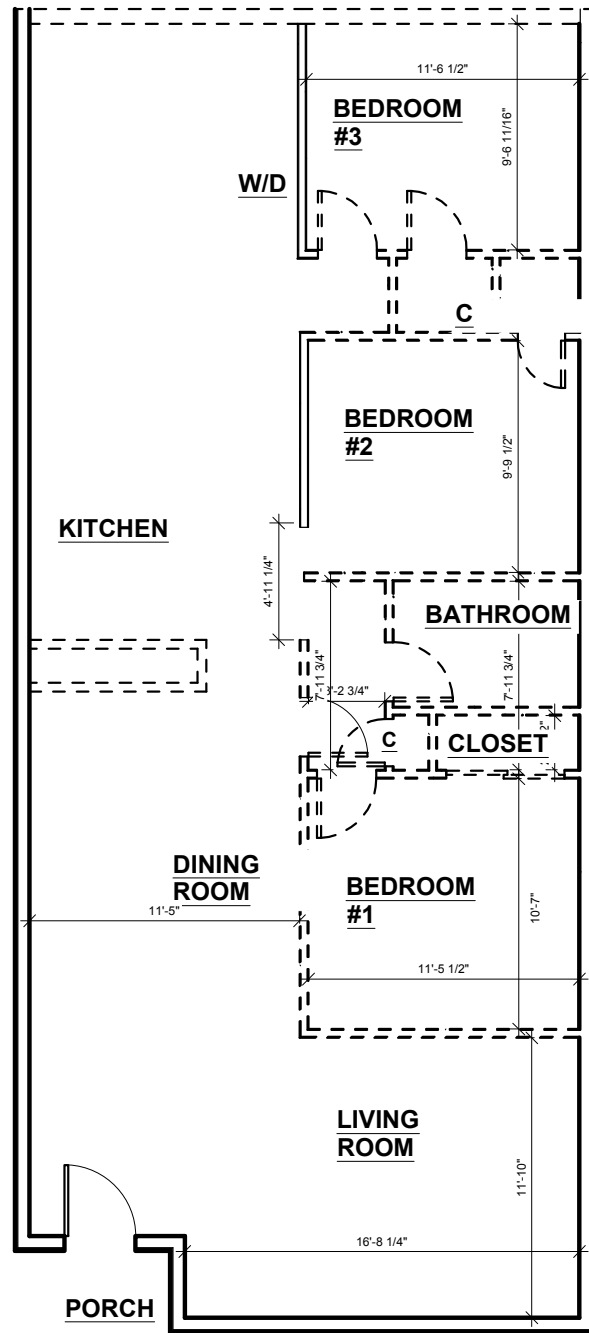
BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarc.h.ne

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date BM	
Drawn by	02-22-08
Scale	

TITLE SHEET

A0.0



**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

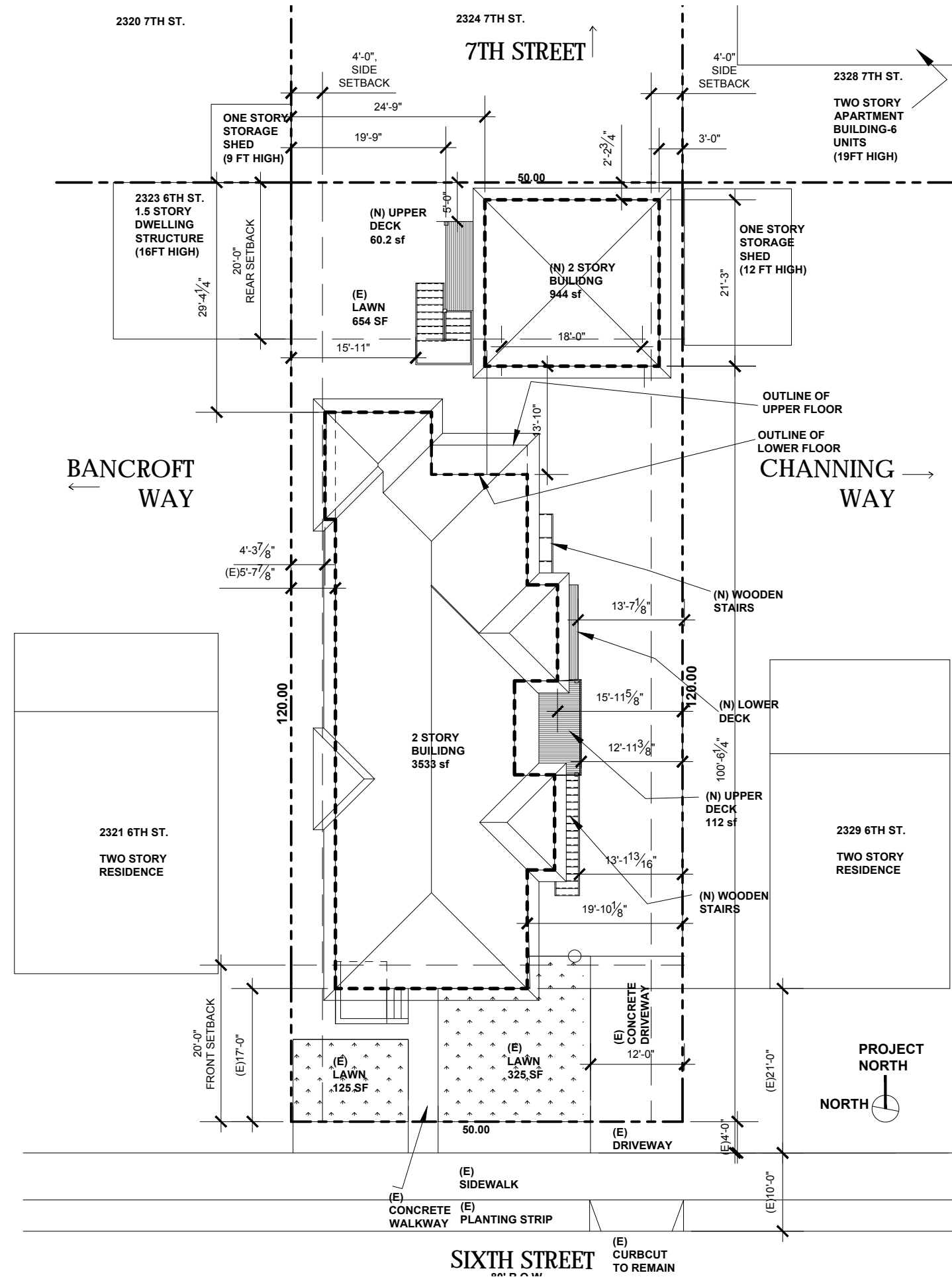
**BACILIA MACIAS
ARCHITECTURE**
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarcch.ne

Date	
Drawn by	
Scale	

**SITE PLAN
AND DEMOLITION
PLAN**

A1.1

BACILIA MACIAS
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510.691.7910 ph bacilia@bmarich.n



**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP**

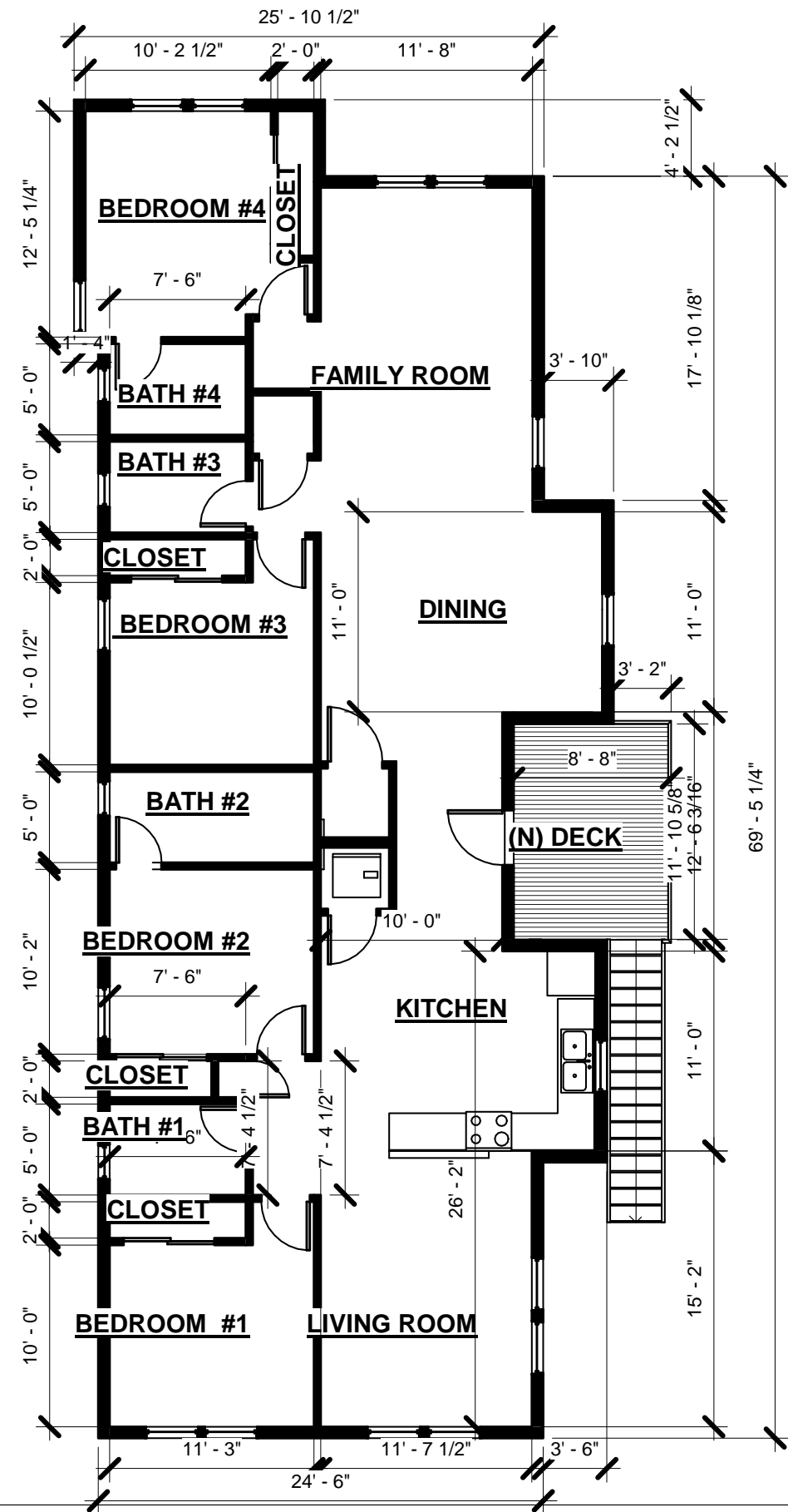
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date	2-22-2018
Drawn by	BM
Scale	AS NOTED

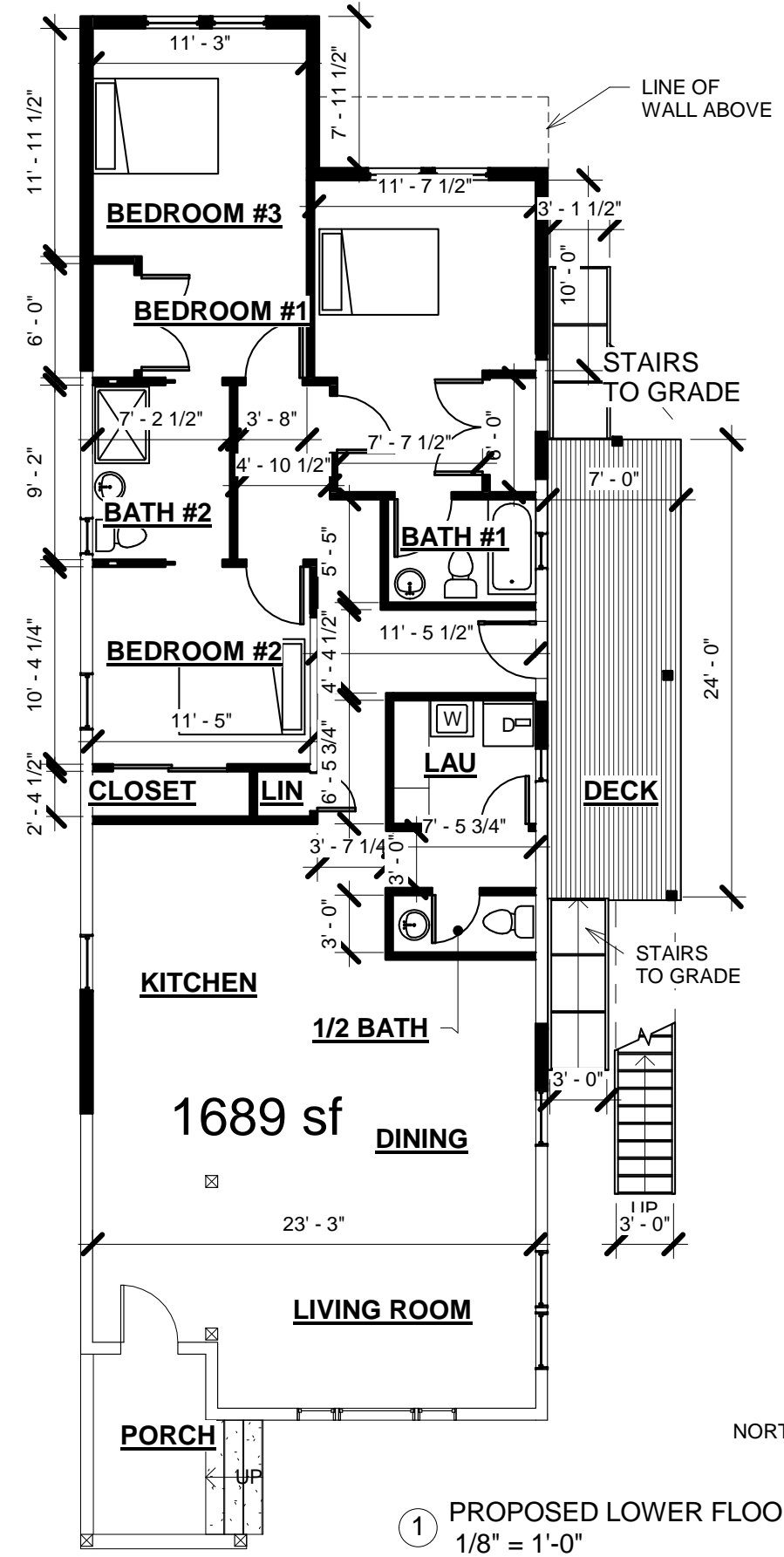
**PROPOSED
SITE PLAN**

1 PROPOSED SITE PLAN
1/16" = 1'-0"

A0.2



② (N) SECOND FLOOR
1/8" = 1'-0"



① PROPOSED LOWER FLOOR
1/8" = 1'-0"

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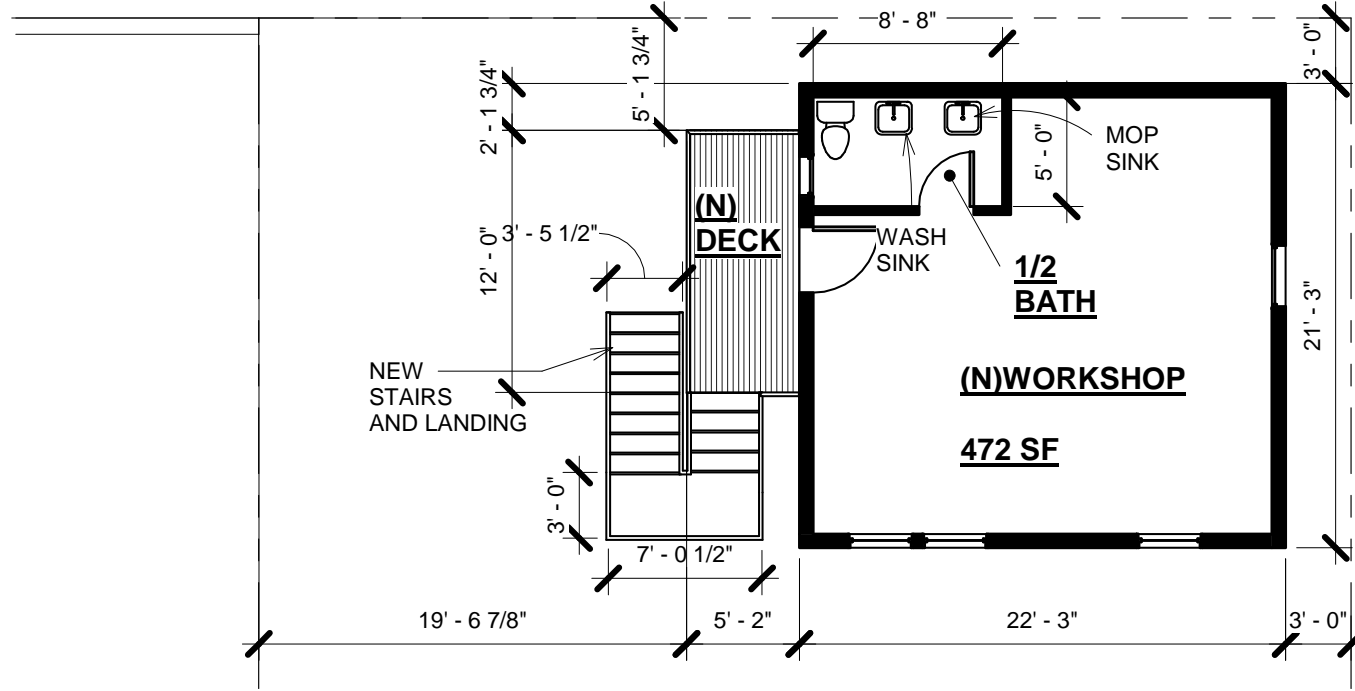
**RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date	2/22/2018
Drawn by	BM
Scale	1/8" = 1'-0"

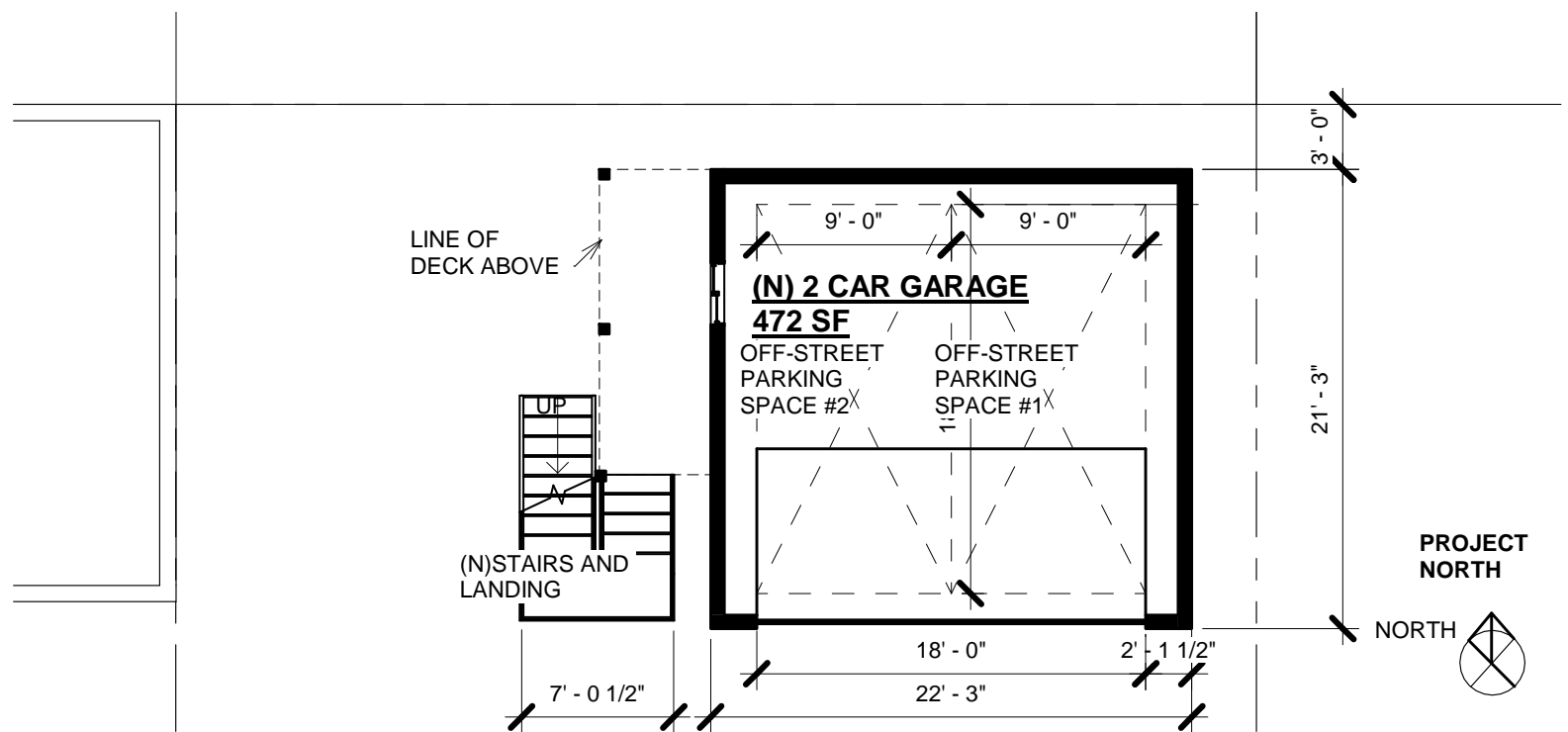
PROPOSED FLOOR
PLANS

A2.0

2/20/2018 2:17:12 PM



① PROPOSED SECOND FLOOR-NEW REAR STRUCTURE
1/8" = 1'-0"



② PROPOSED LOWER FLOOR -NEW REAR STRUCTURE
1/8" = 1'-0"

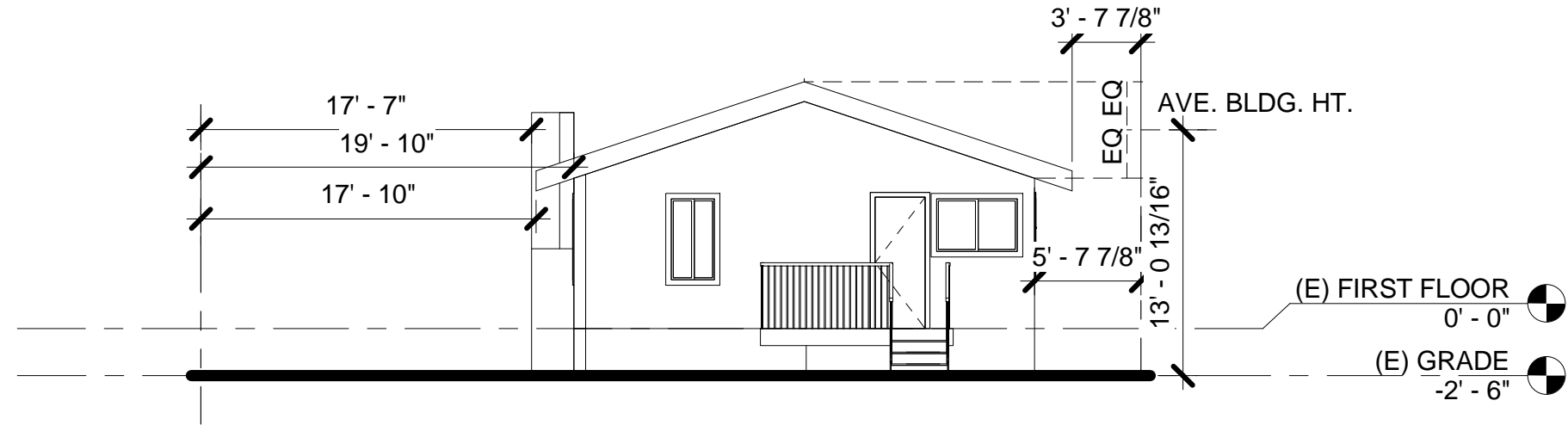
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2325 SIXTH ST
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APN # 056-194-10190

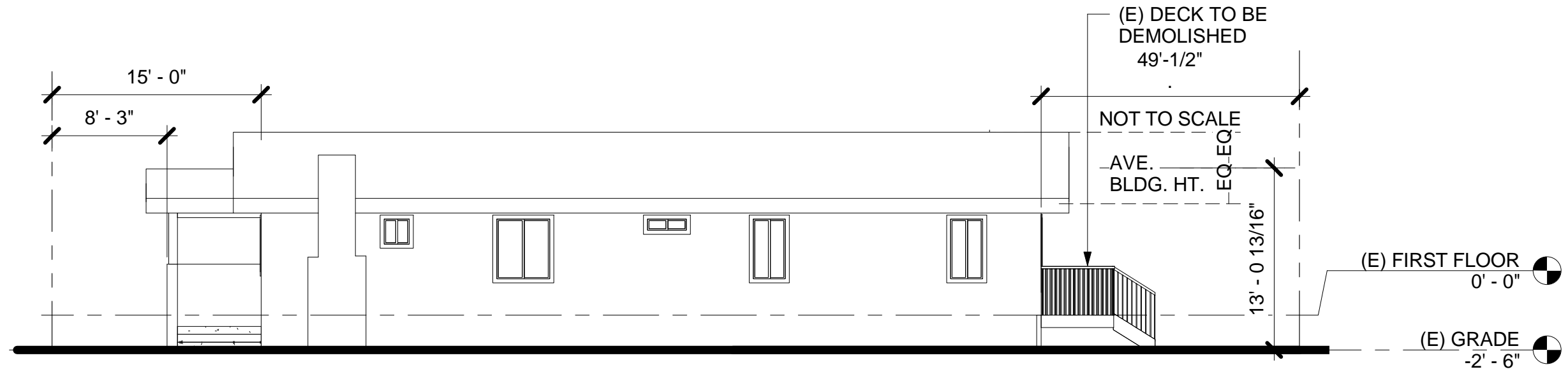
PROPOSED ACCESSORY STRUCTURE

Date	2/22/2018
Drawn by	Author
Scale	1/8" = 1'-0"

A2.1



② EXISTING NORTH (REAR) ELEVATION
1/8" = 1'-0"



① EXISTING WEST (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

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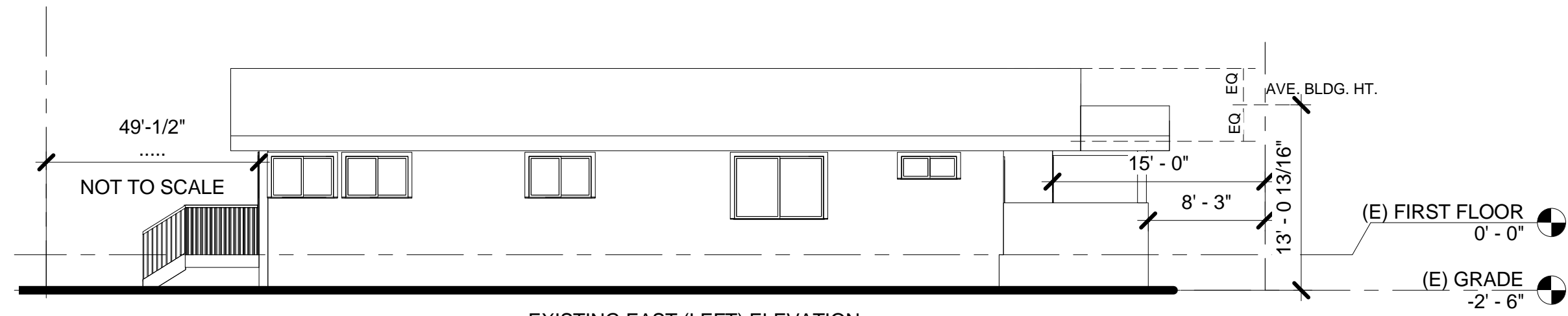
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net

EXISTING EXTERIOR ELEVATIONS

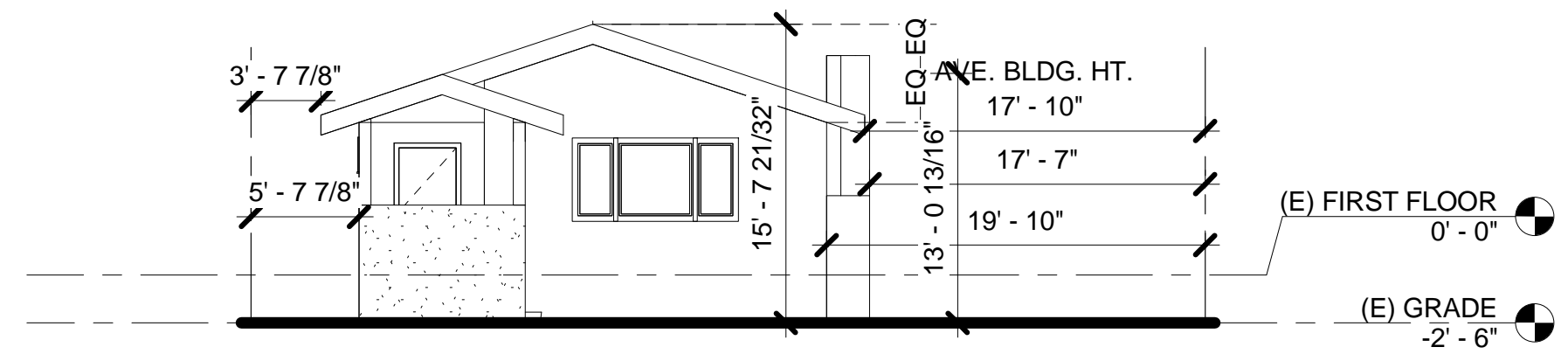
Date 1/24/2018
Drawn by BM
Scale 1/8" = 1'-0"

A3.0

2/20/2018 5:07:44 PM



② EXISTING EAST (LEFT) ELEVATION
1/8" = 1'-0"



① EXISTING SOUTH (FRONT) ELEVATION
1/8" = 1'-0"

EXISTING ELEVATIONS

Date	1/24/2018
Drawn by	Author
Scale	1/8" = 1'-0"

A3.1

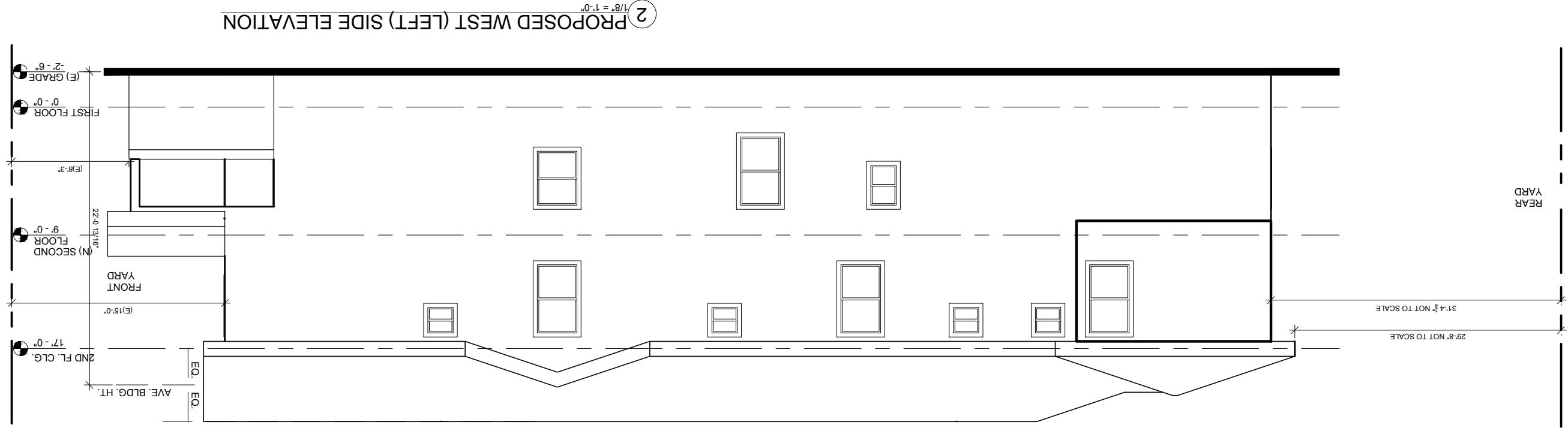
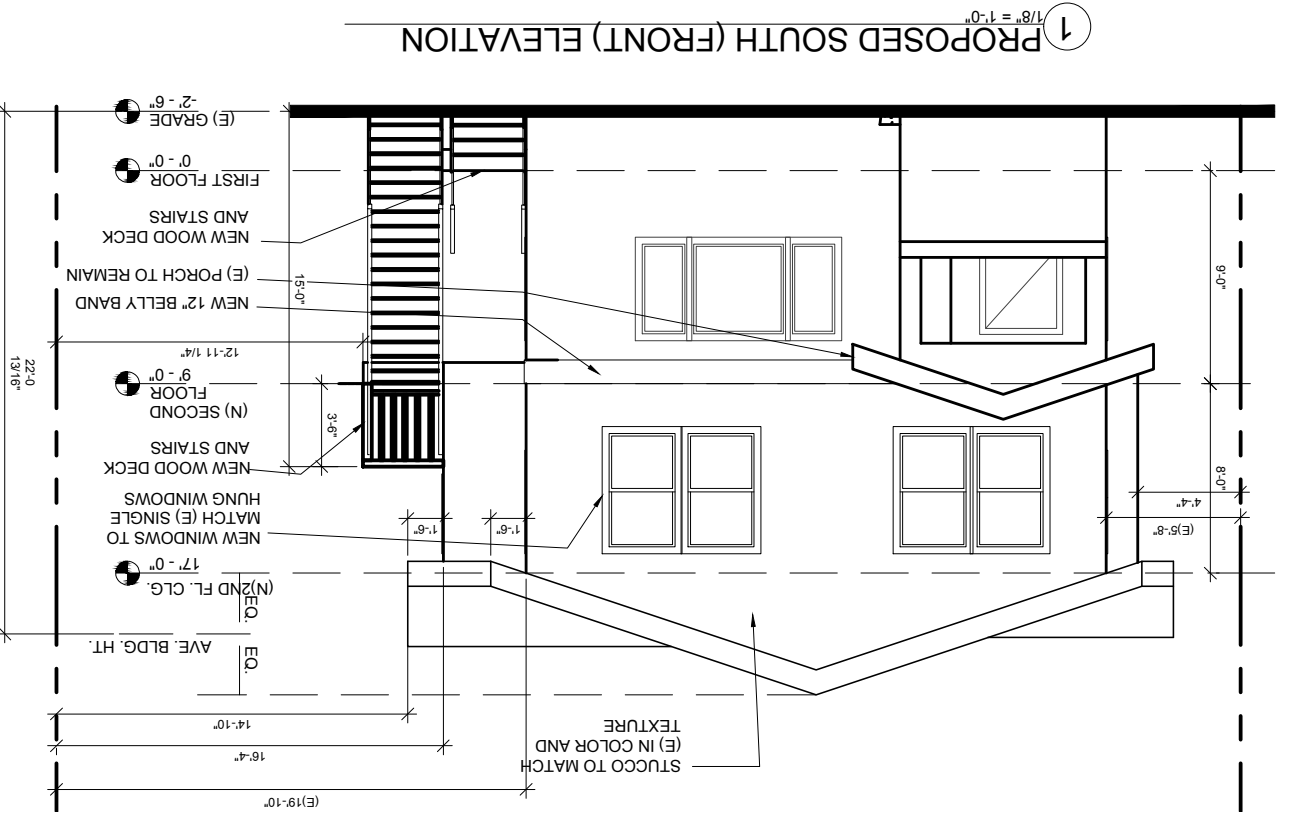
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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 SIXTH ST
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APN # 056-194-10190

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A3.2

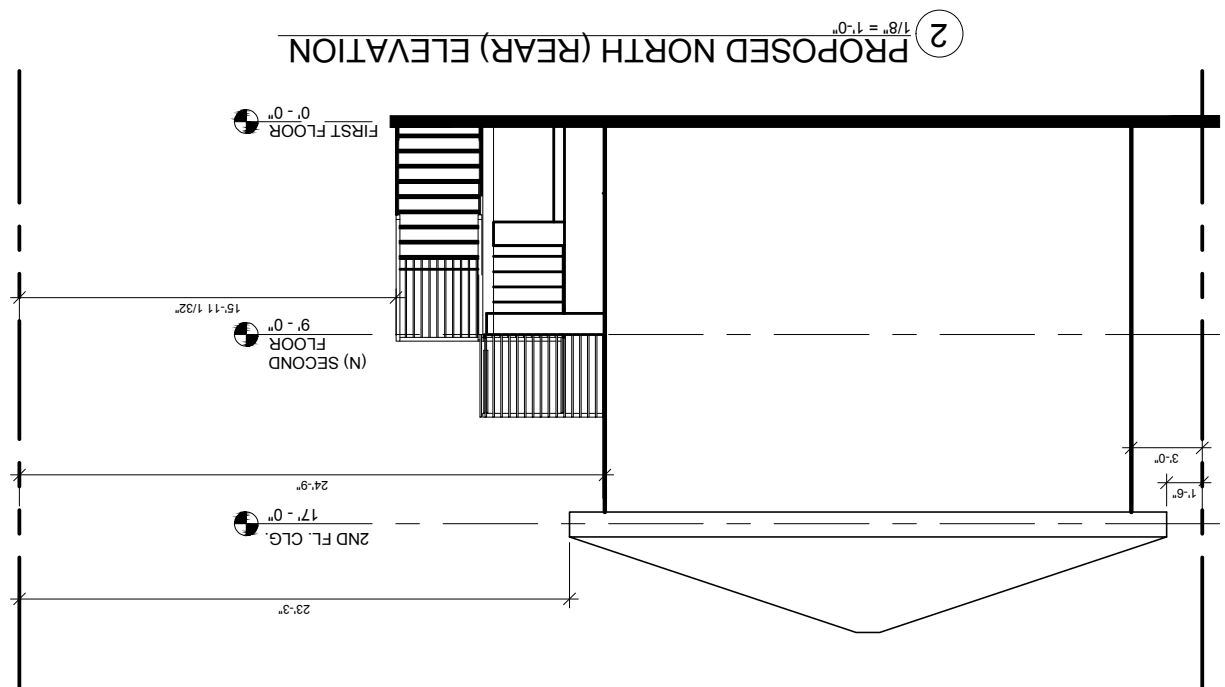
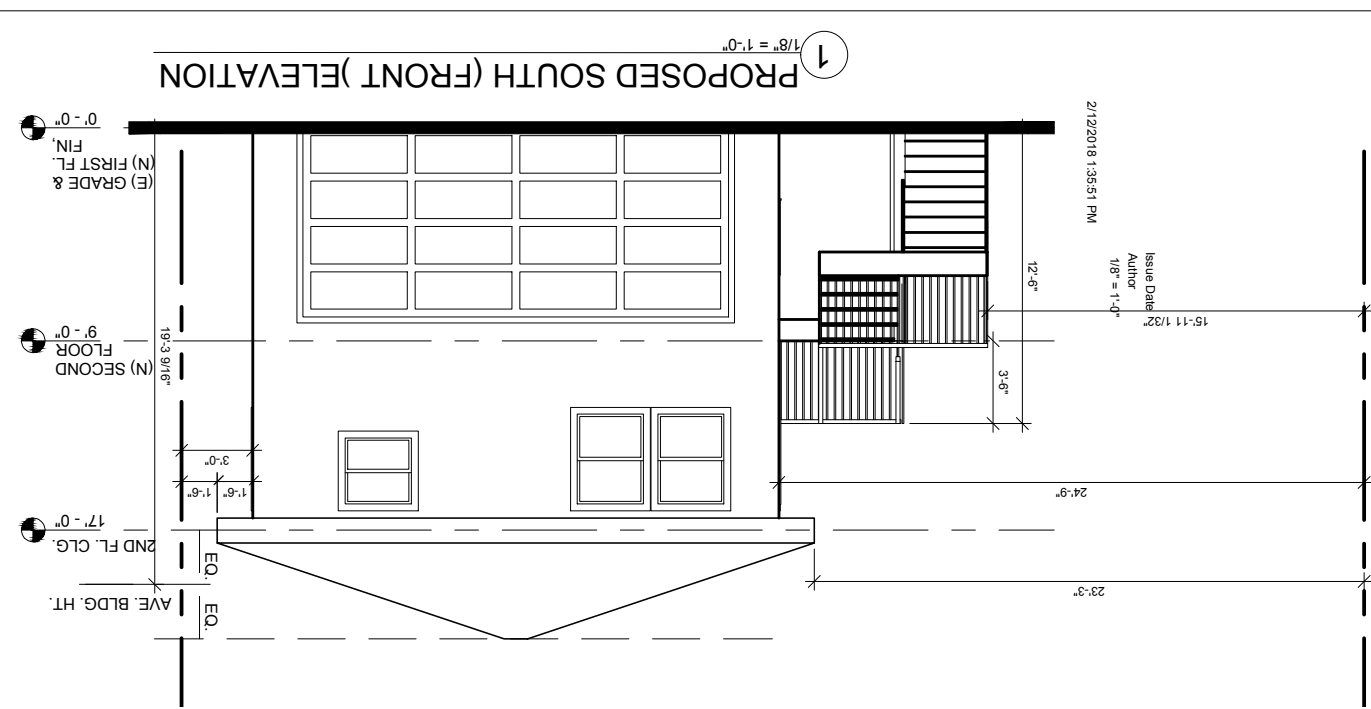
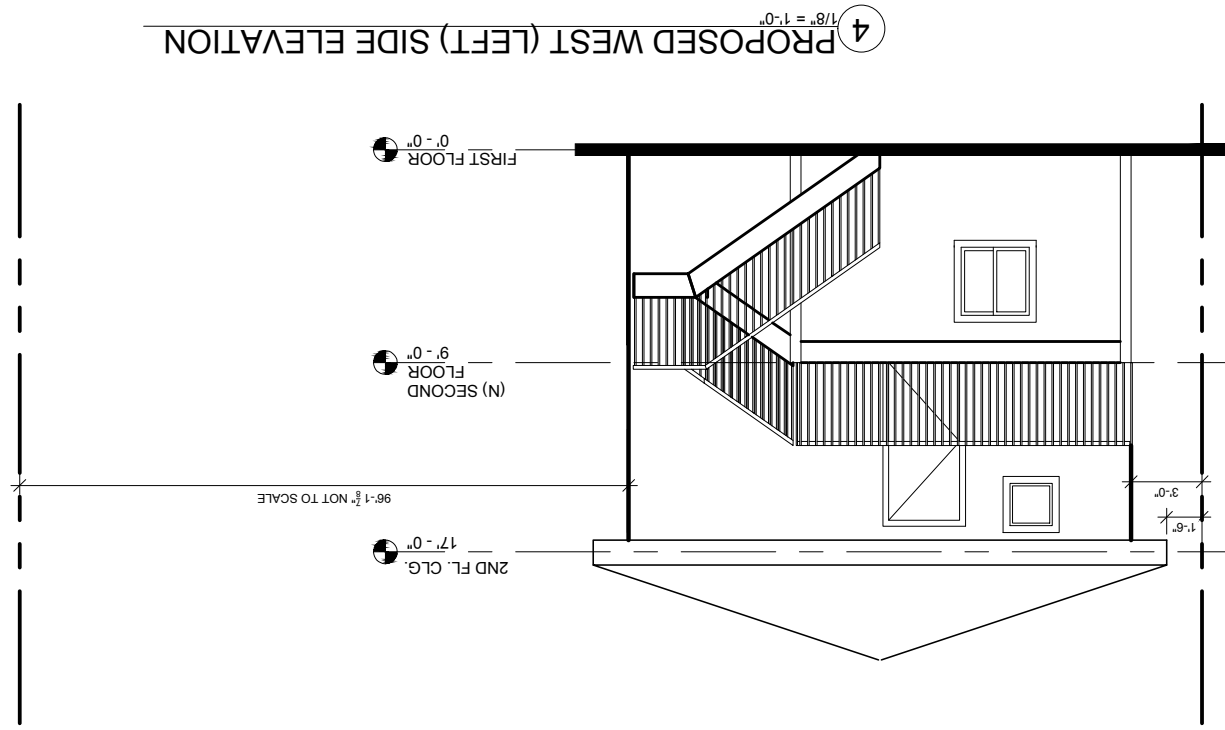
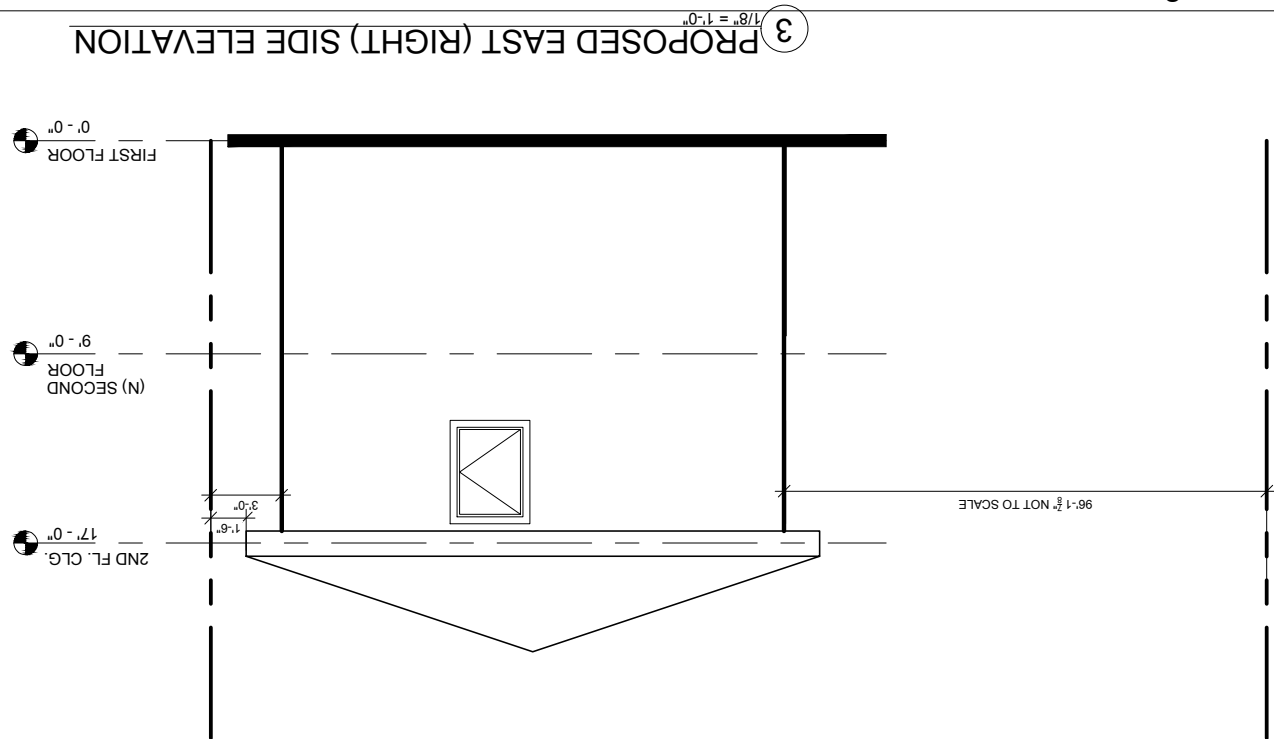
PROPOSED
EXTERIOR
ELEVATIONS

Date 2/22/2018
Drawn by BM
Scale AS NOTED

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

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A3.4
PROPOSED
EXTERIOR
ELEVATIONS
NEW REAR
STRUCTURE

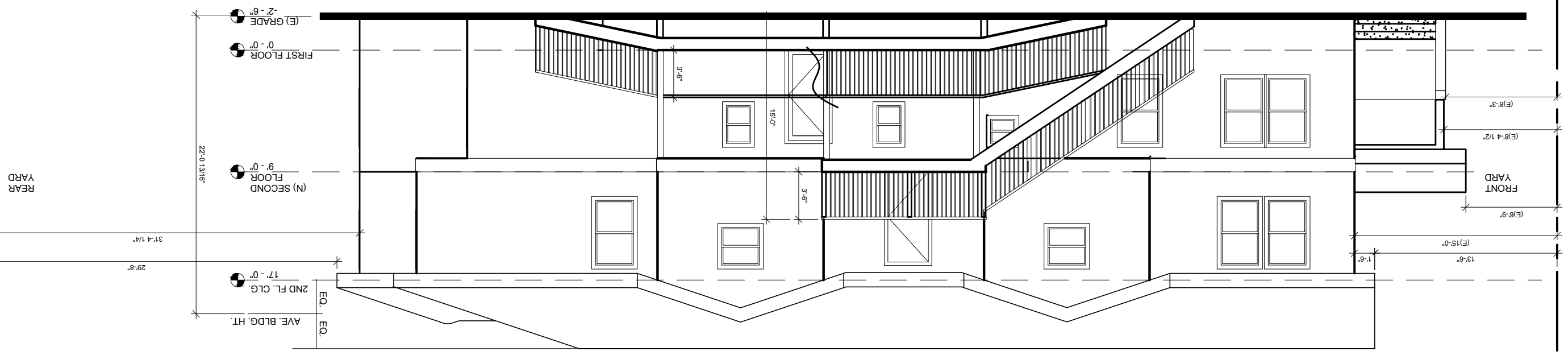
Date 2/22/2018
Drawn by BM
Scale AS NOTED

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**

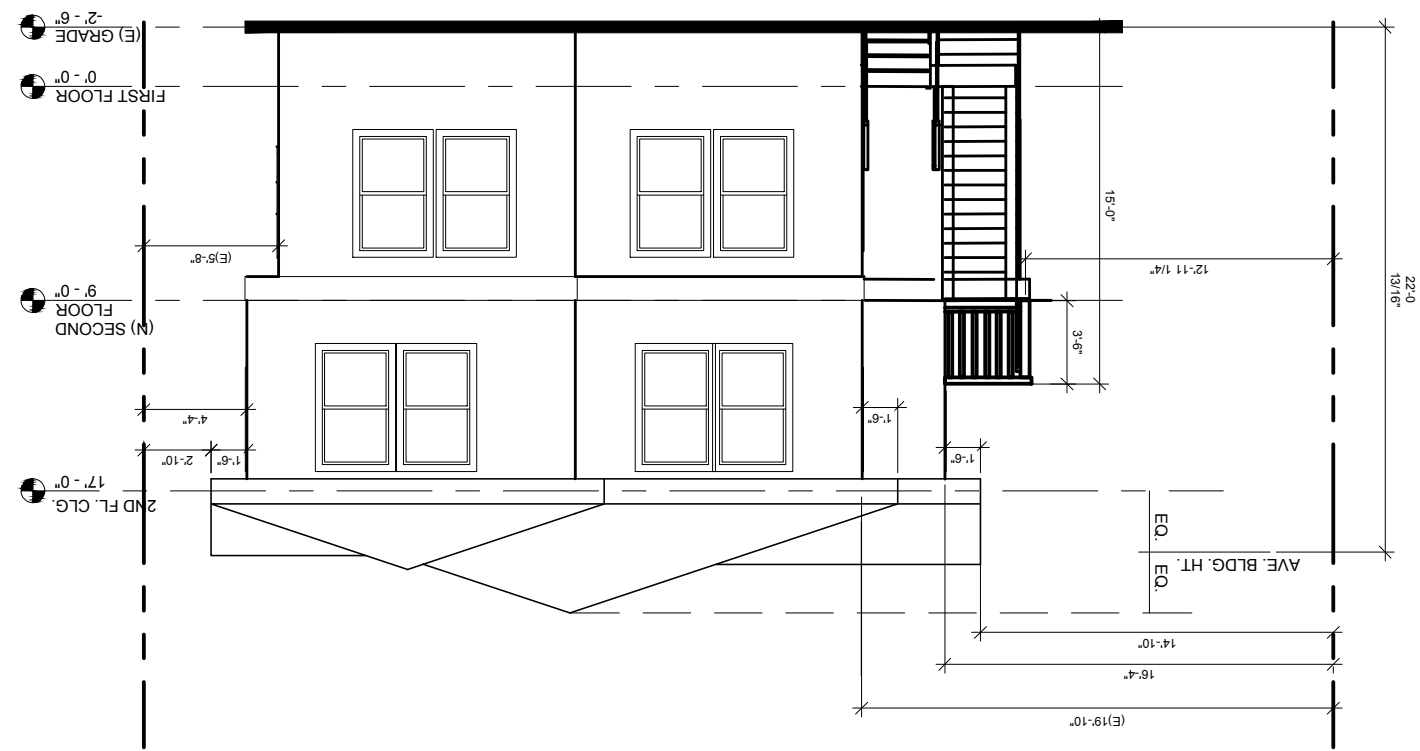
**BACILIA MACIAS
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510.691.7910 ph bacilia@bmararch.net

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

1 PROPOSED EAST (RIGHT) SIDE ELEVATION
1/8" = 1'-0"



2 PROPOSED NORTH (REAR) ELEVATION
1/8" = 1'-0"



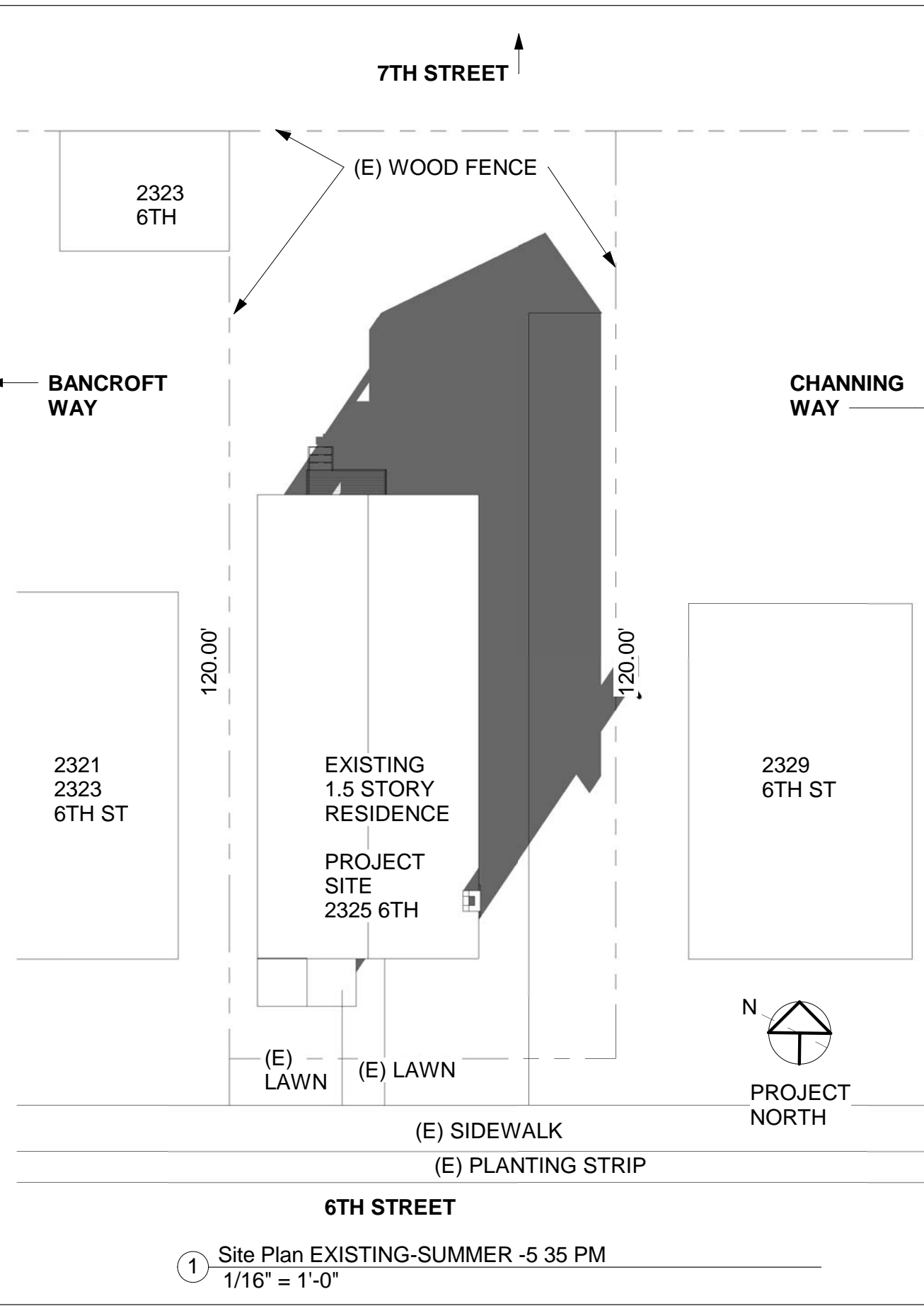
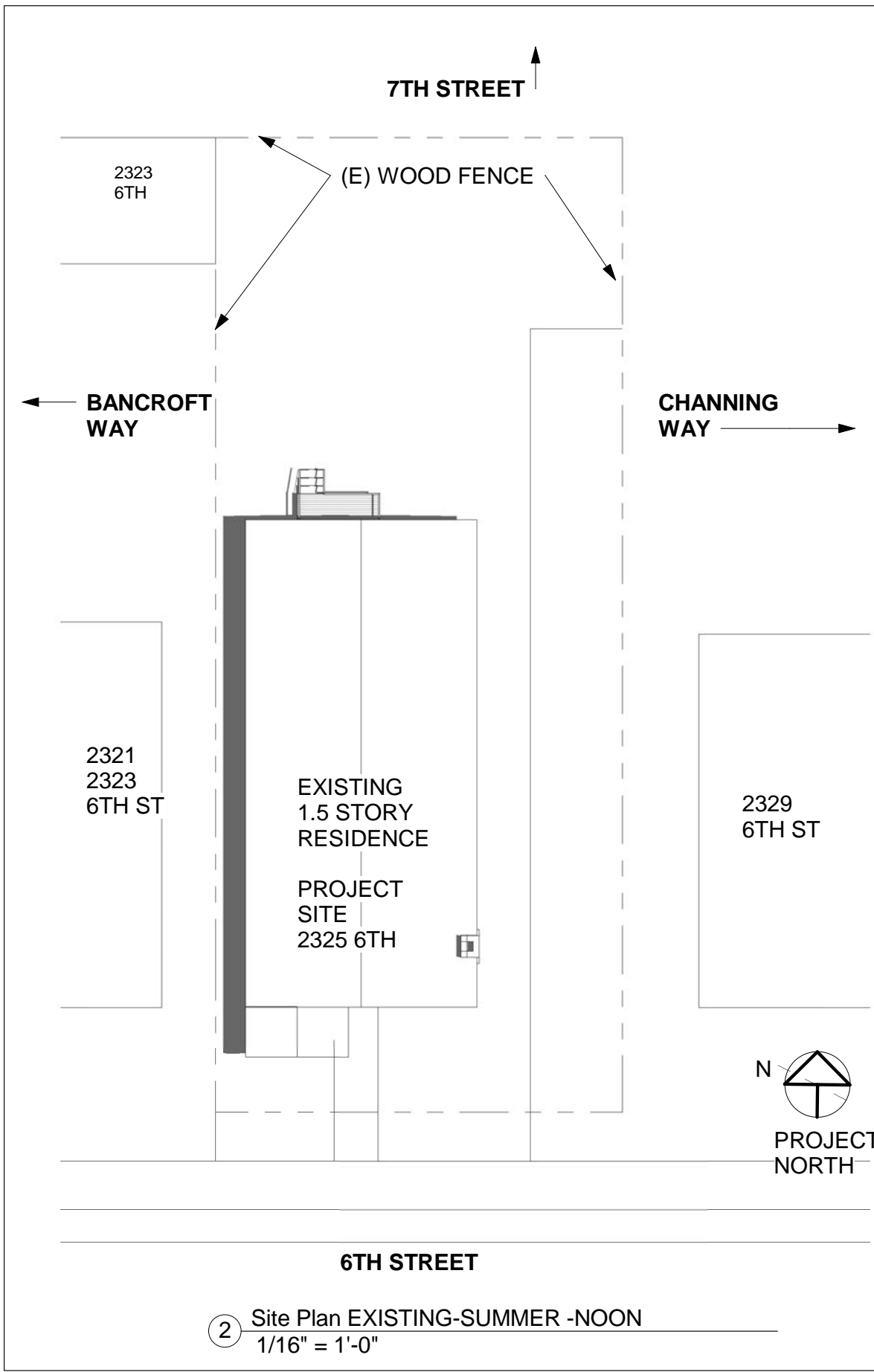
A3.3
PROPOSED
EXTERIOR
ELEVATIONS

Date 2/22/2018
Drawn by BM
Scale AS NOTED

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

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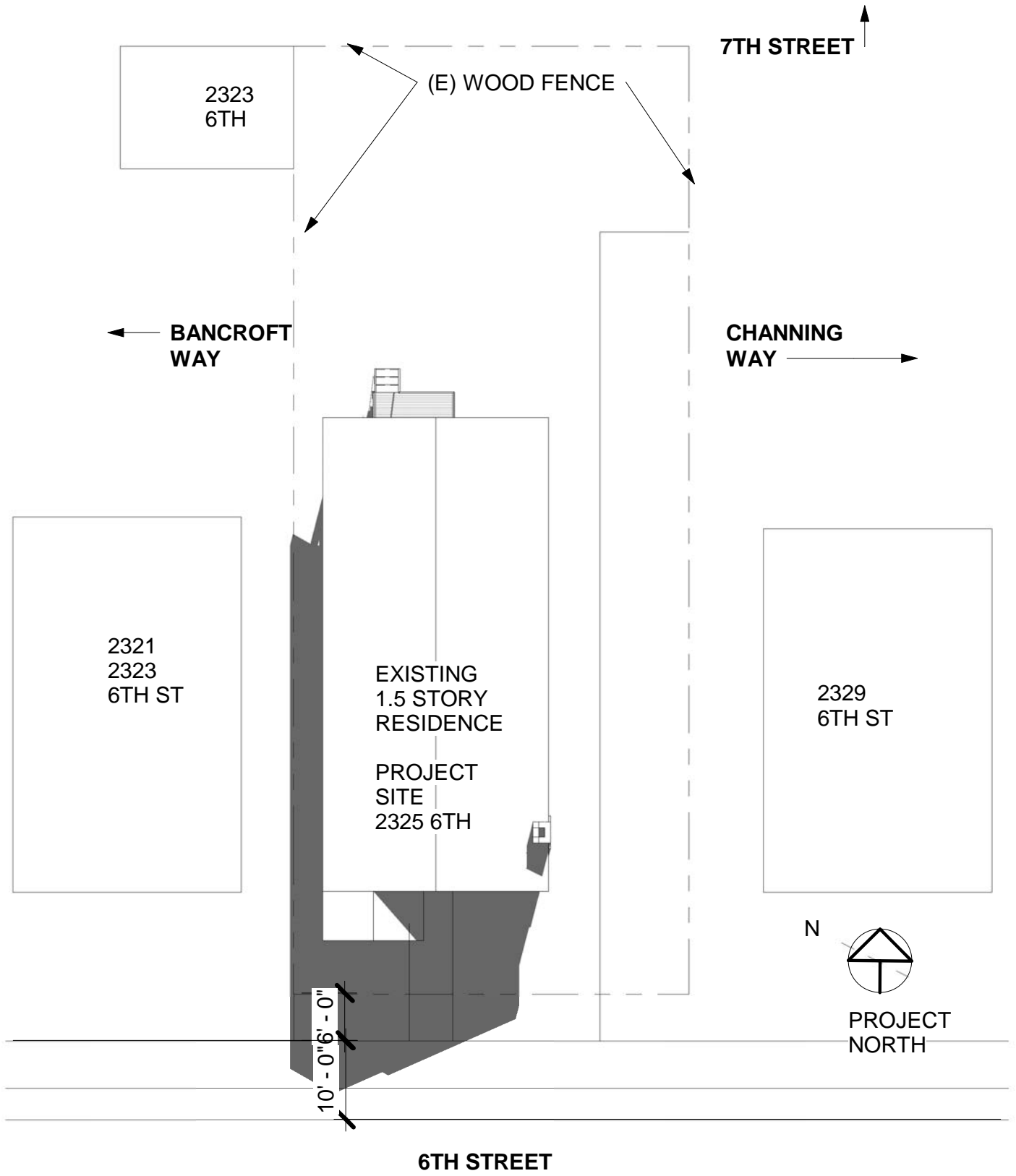
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

SHADOW STUDY OF
EXISTING CONDITIONS- SUMMER

Date	1/24/2018
Drawn by	BM
Scale	1/16" = 1'-0"

SS1.0

2/22/2018 5:04:38 PM



1 Site Plan EXISTING-SUMMER -7 48 AM
1/16" = 1'-0"

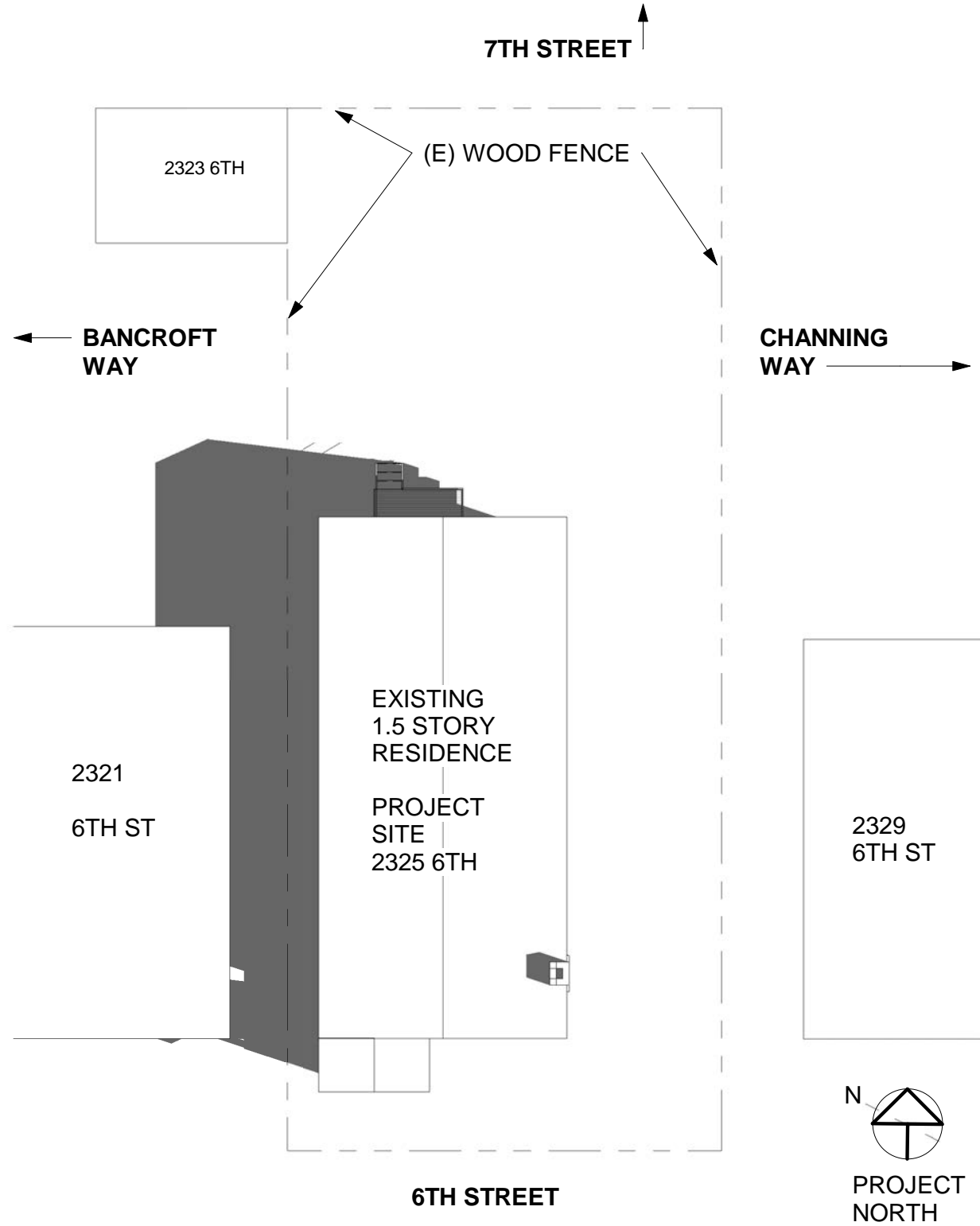
BACILIA MACIAS
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**RESIDENTIAL ADDITON TO
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2325 SIXTH ST
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APN # 056-194-10190

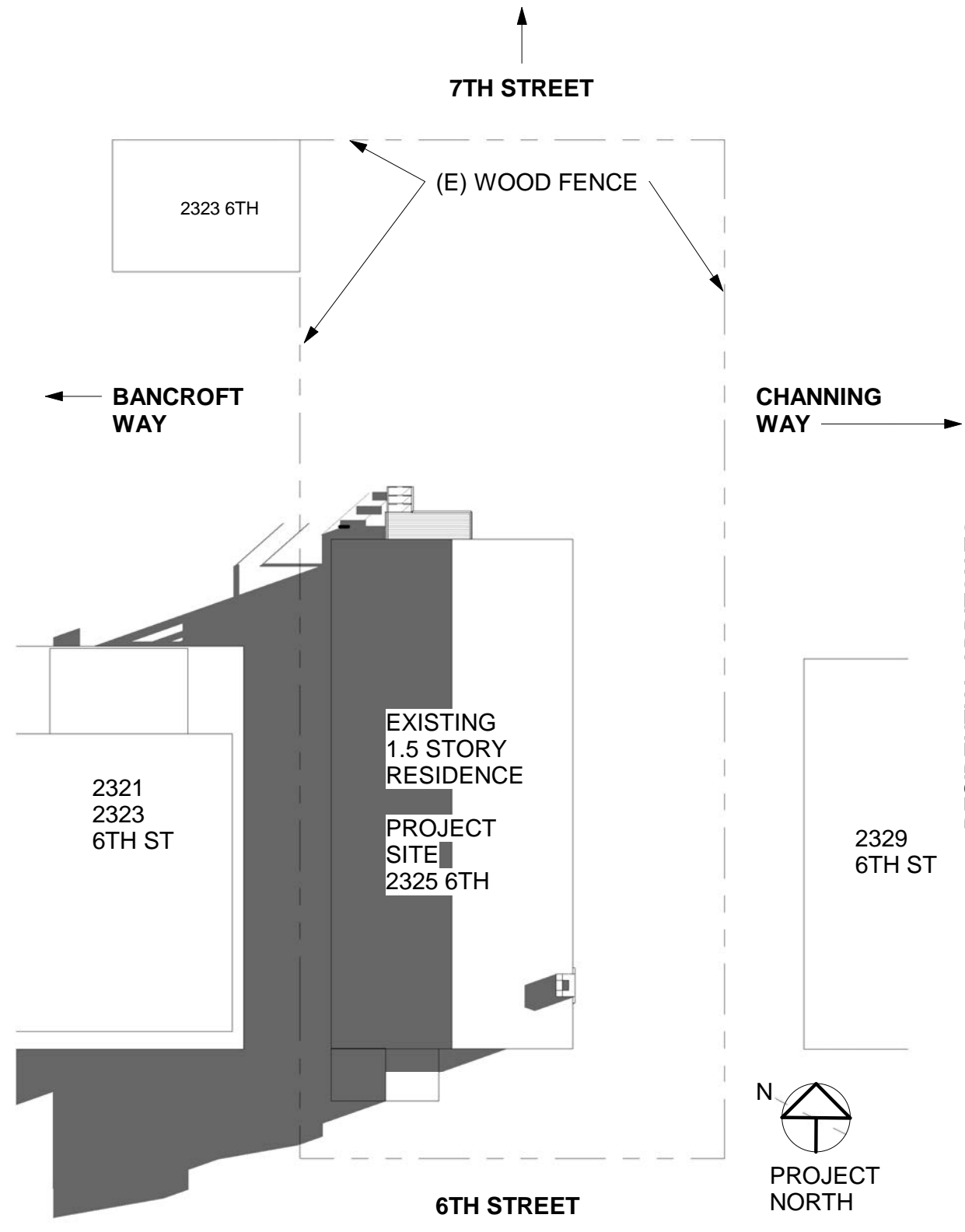
SHADOW STUDY OF
EXISTING CONDITIONS-SUMMER

Date	1/24/2018
Drawn by	BM
Scale	1/16" = 1'-0"

SS1.1



② Site Plan EXISTING-WINTER NOON
1/16" = 1'-0"



① Site Plan EXISTING-WINTER 9 21
1/16" = 1'-0"

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

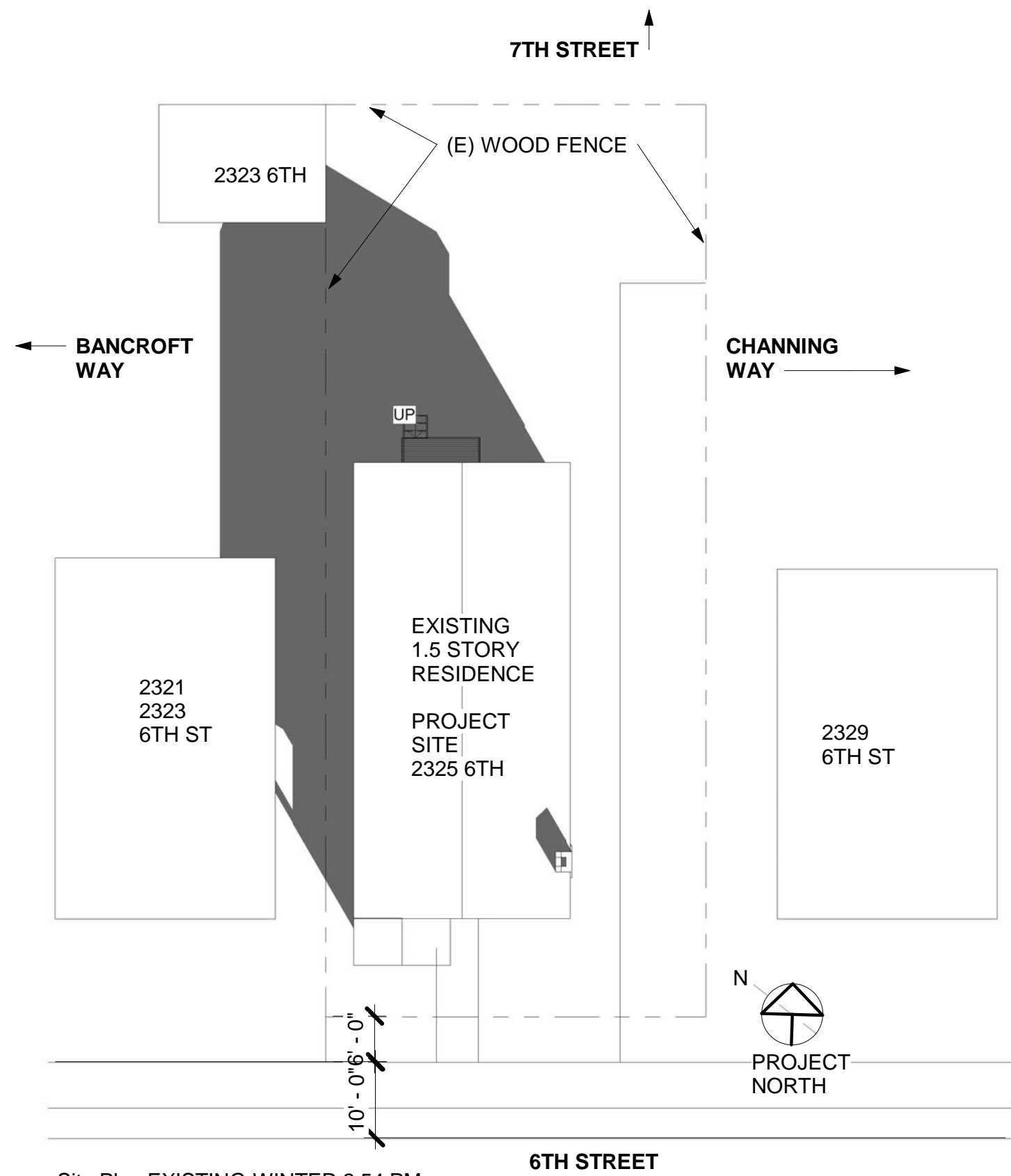
**BACILIA MACIAS
ARCHITECTURE**
732 qilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net

Date 1/24/2018
Drawn by Author
Scale 1/16" = 1'-0"

SHADOW STUDY OF
EXISTING CONDITIONS- WINTER

SS1-2

2/22/2018 5:04:39 PM



① Site Plan EXISTING-WINTER 2 54 PM
1/16" = 1'-0"

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net

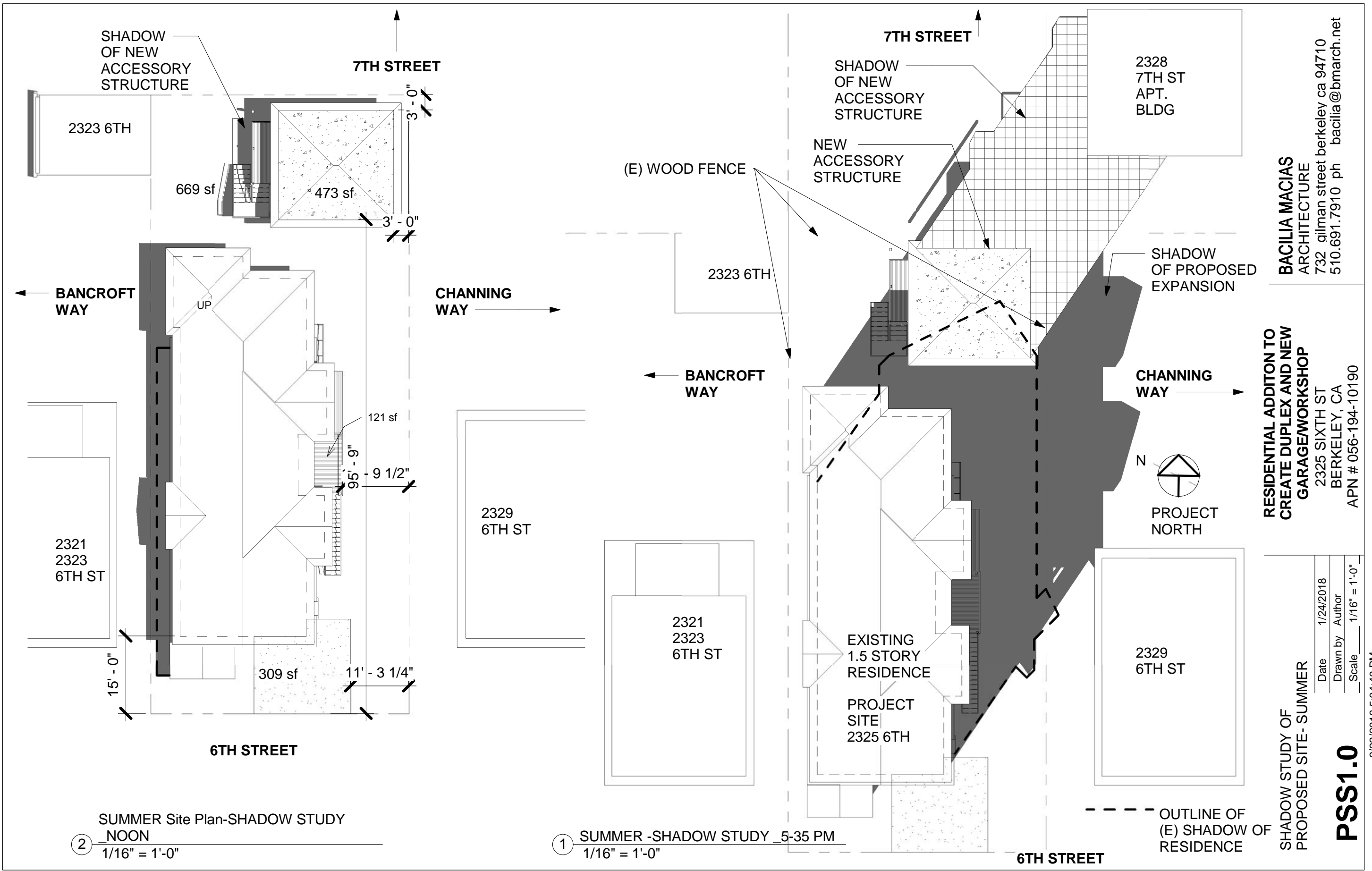
**RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date 1/24/2018
Drawn by Author
Scale 1/16" = 1'-0"

SHADOW STUDY OF
EXISTING CONDITIONS-WINTER

SS1.3

2/22/2018 5:04:39 PM



② SUMMER Site Plan-SHADOW STUDY
NOON
1/16" = 1'-0"

① SUMMER -SHADOW STUDY_5-35 PM
1/16" = 1'-0"

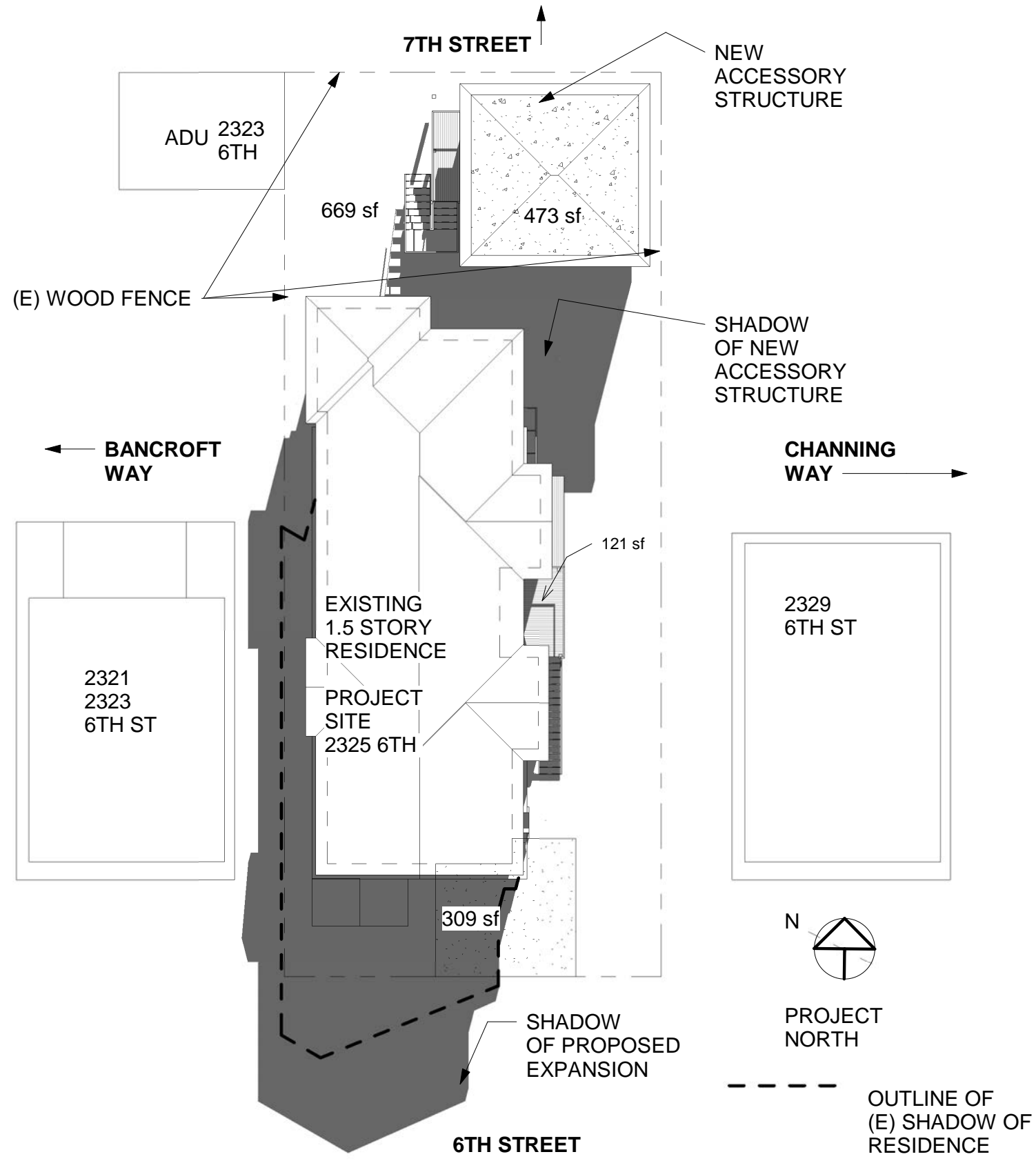
BACILIA MACIAS
ARCHITECTURE
732 qilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date 1/24/2018
Drawn by Author
Scale 1/16" = 1'-0"

SHADOW STUDY OF
PROPOSED SITE- SUMMER
PSS1.0

2/22/2018 5:04:40 PM



PROPOSED SHADOW STUDY-SUMMER
① 7 48 AM
1/16" = 1'-0"

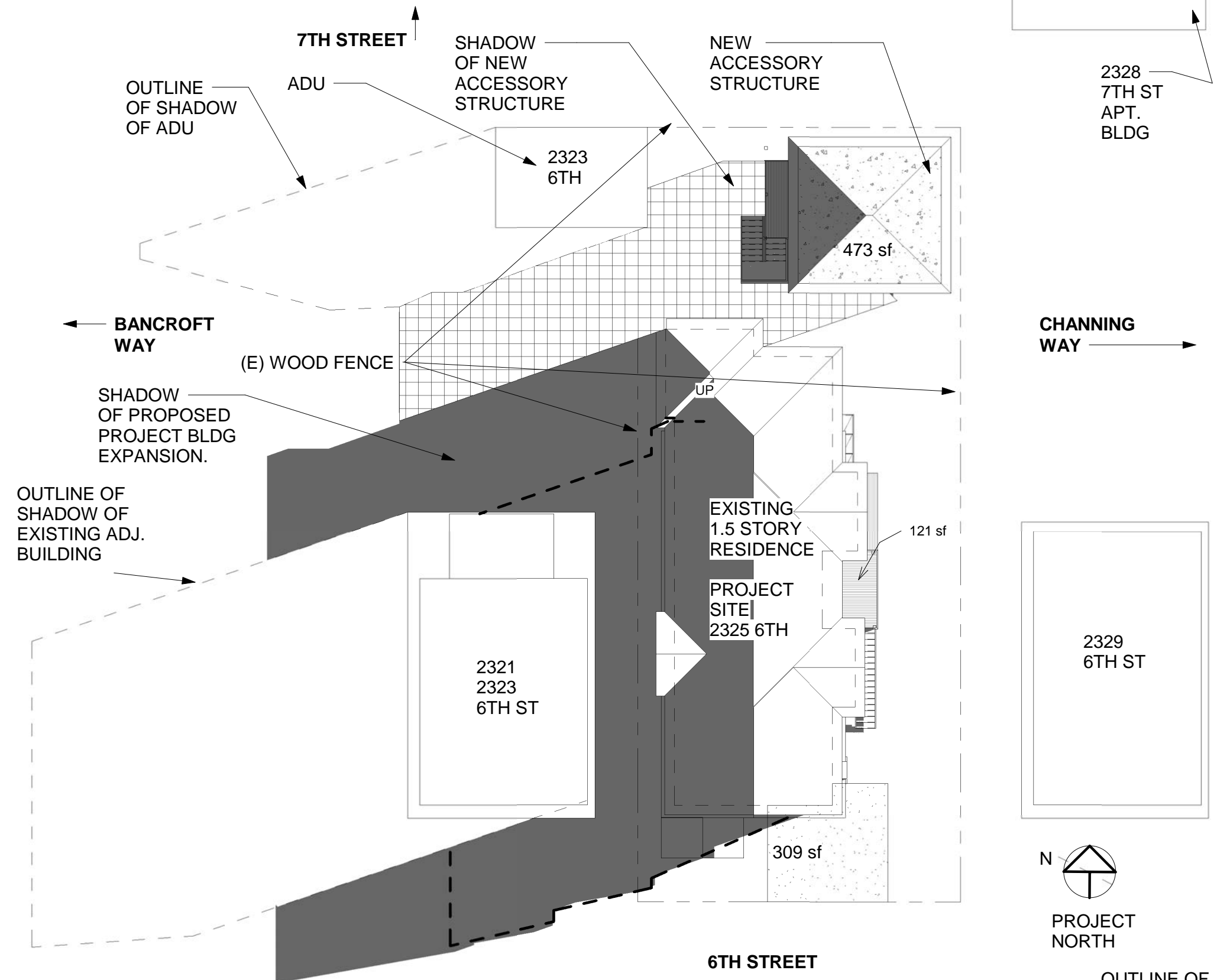
SHADOW STUDY OF
PROPOSED SITE-SUMMER

PSS1.1

Date	1/24/2018
Drawn by	BM
Scale	1/16" = 1'-0"

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

BACILIA MACIAS
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① WINTER -SHADOW STUDY _9-21 AM
1/16" = 1'-0"

2328
7TH ST
APT.
BLDG

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**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190



PROJECT
NORTH

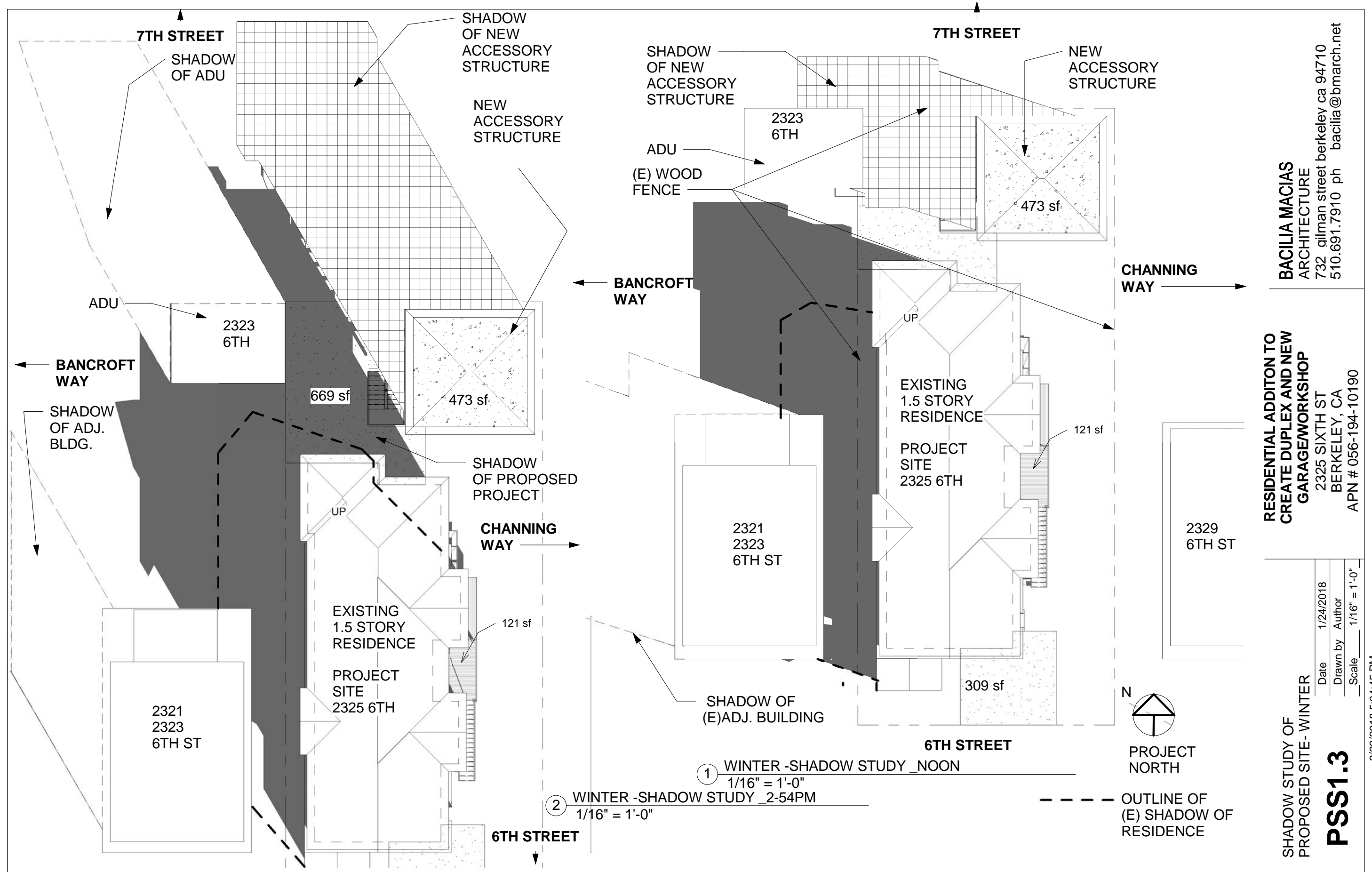
OUTLINE OF
(E) SHADOW OF
RESIDENCE

SHADOW STUDY OF
PROPOSED SITE- WINTER

Date	1/24/2018
Drawn by	BM
Scale	1/16" = 1'-0"

PSS1.2

2/22/2018 5:04:43 PM



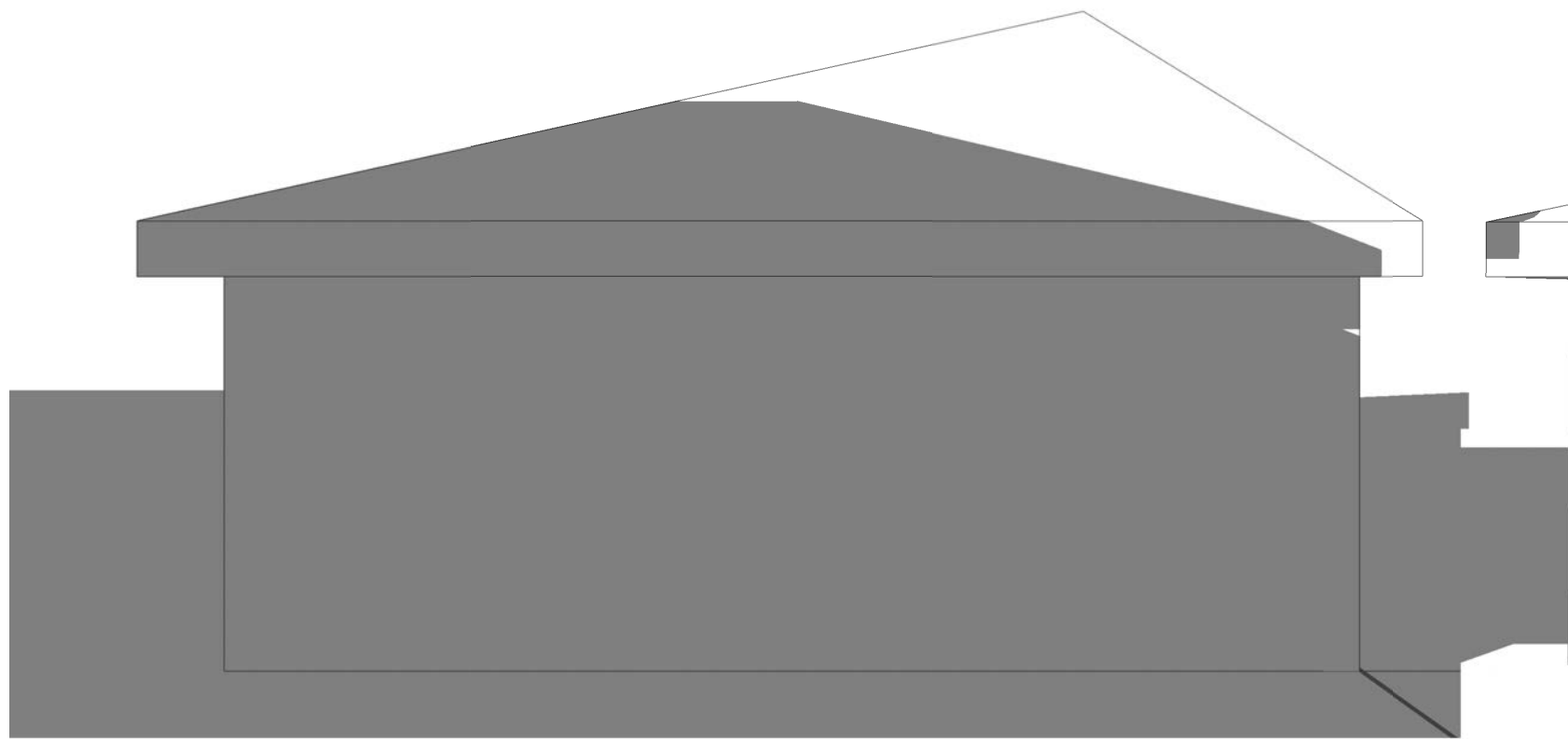
BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarch.net

**RESIDENTIAL ADDITION TO
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GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

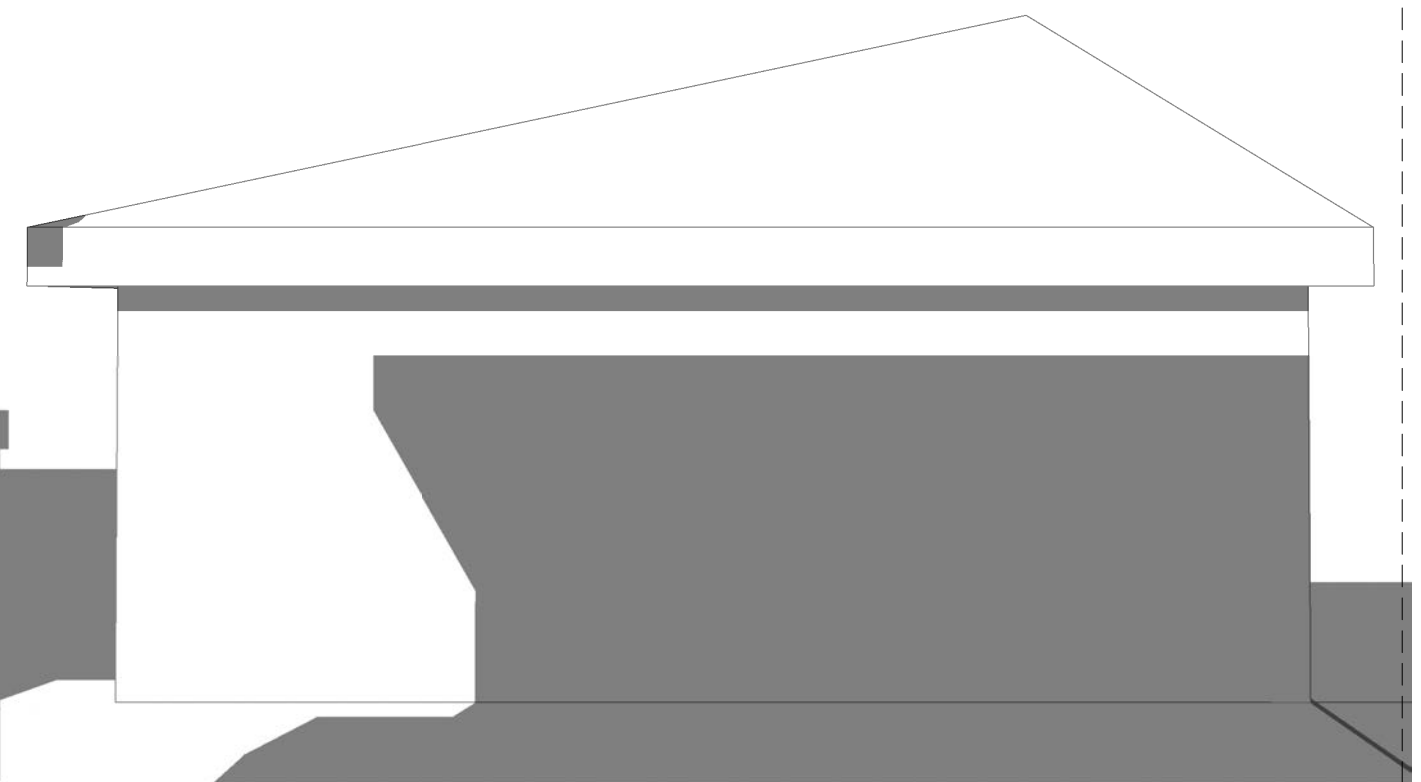
Date 1/24/2018
Drawn by Author
Scale 1/16" = 1'-0"

SHADOW STUDY OF
PROPOSED SITE - WINTER
PSS1.3

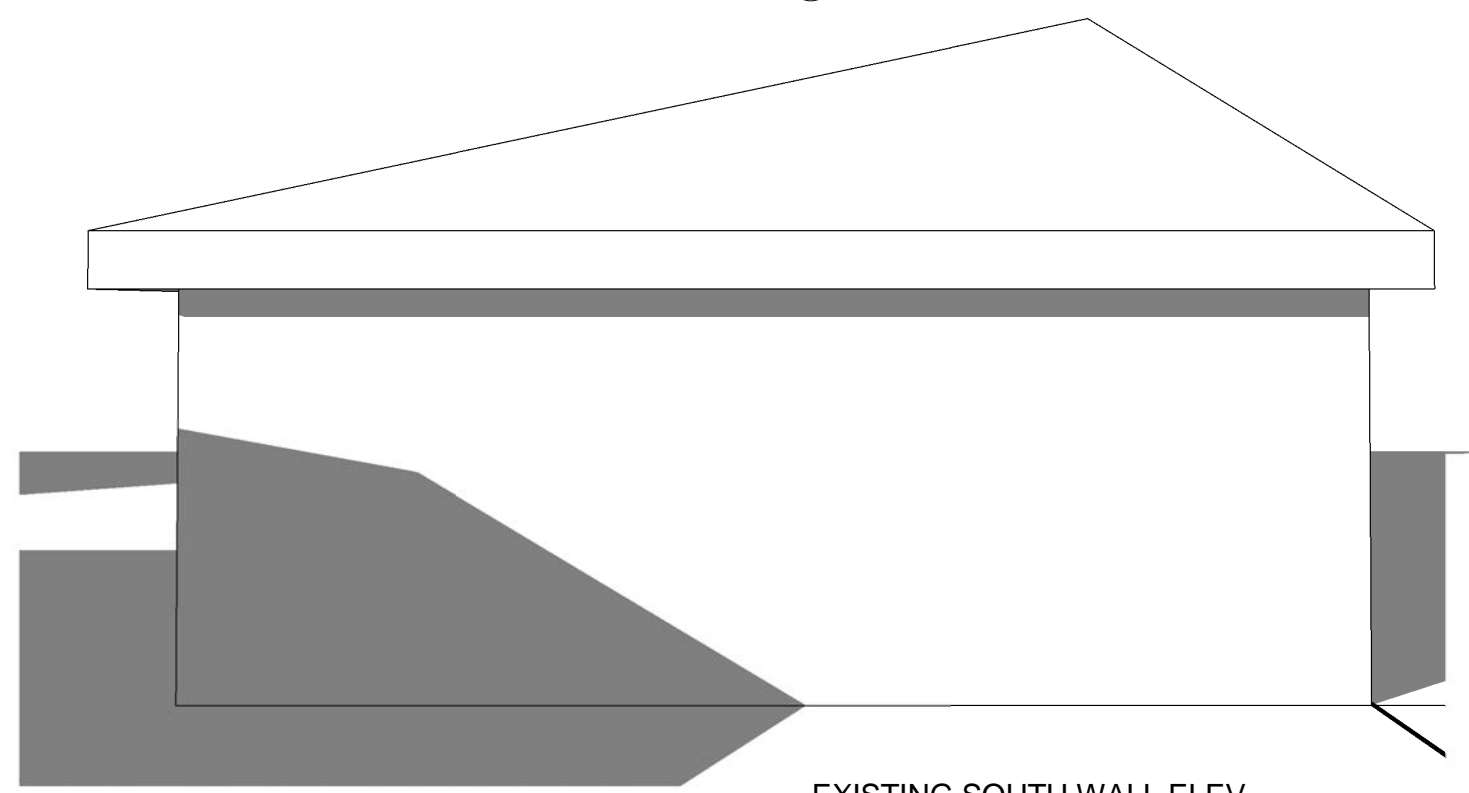
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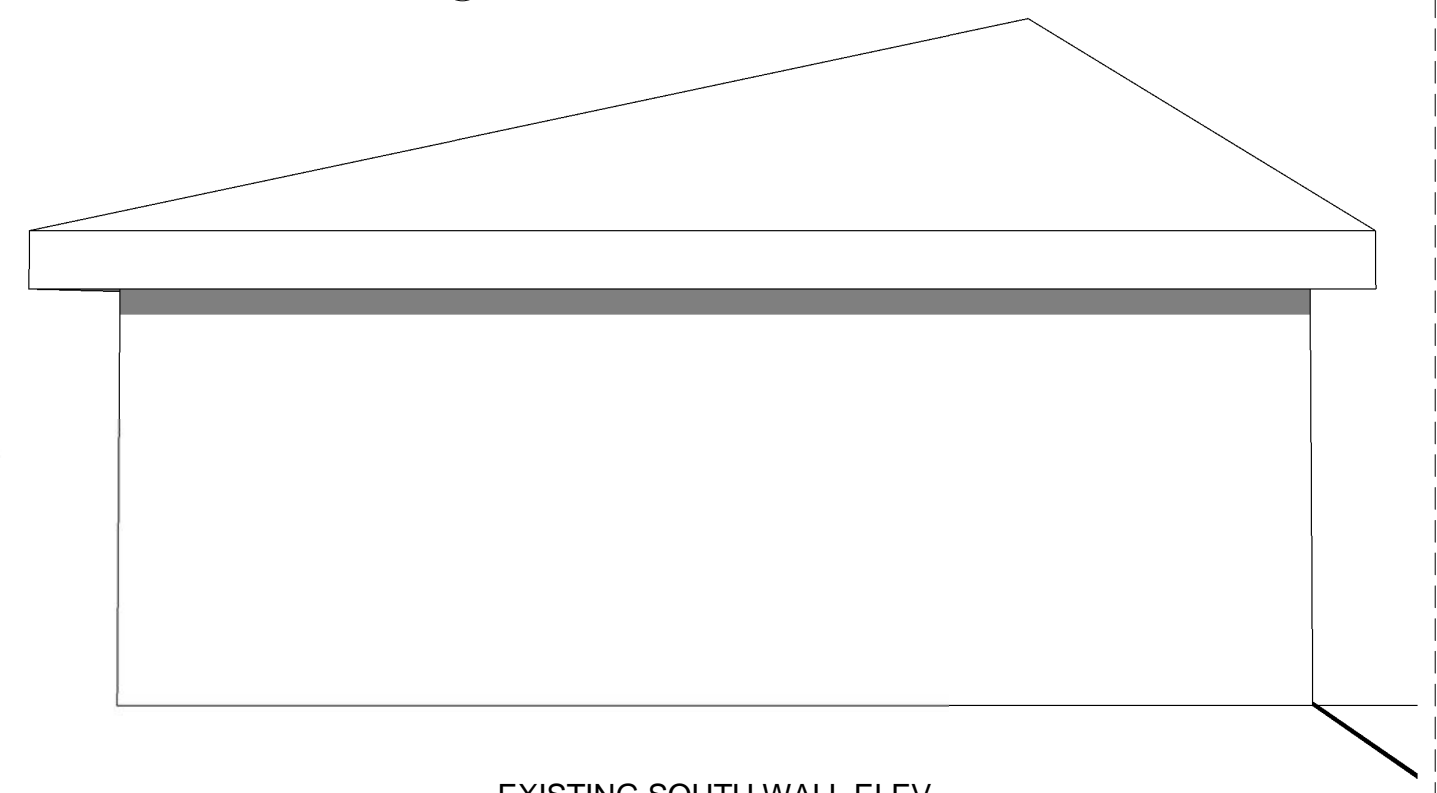
② PROPOSED SOUTH WALL ELEV.
WINTER 2 45-2323 6TH ST



④ PROPOSED SOUTH WALL ELEV.
WINTER NOON-2323 6TH ST



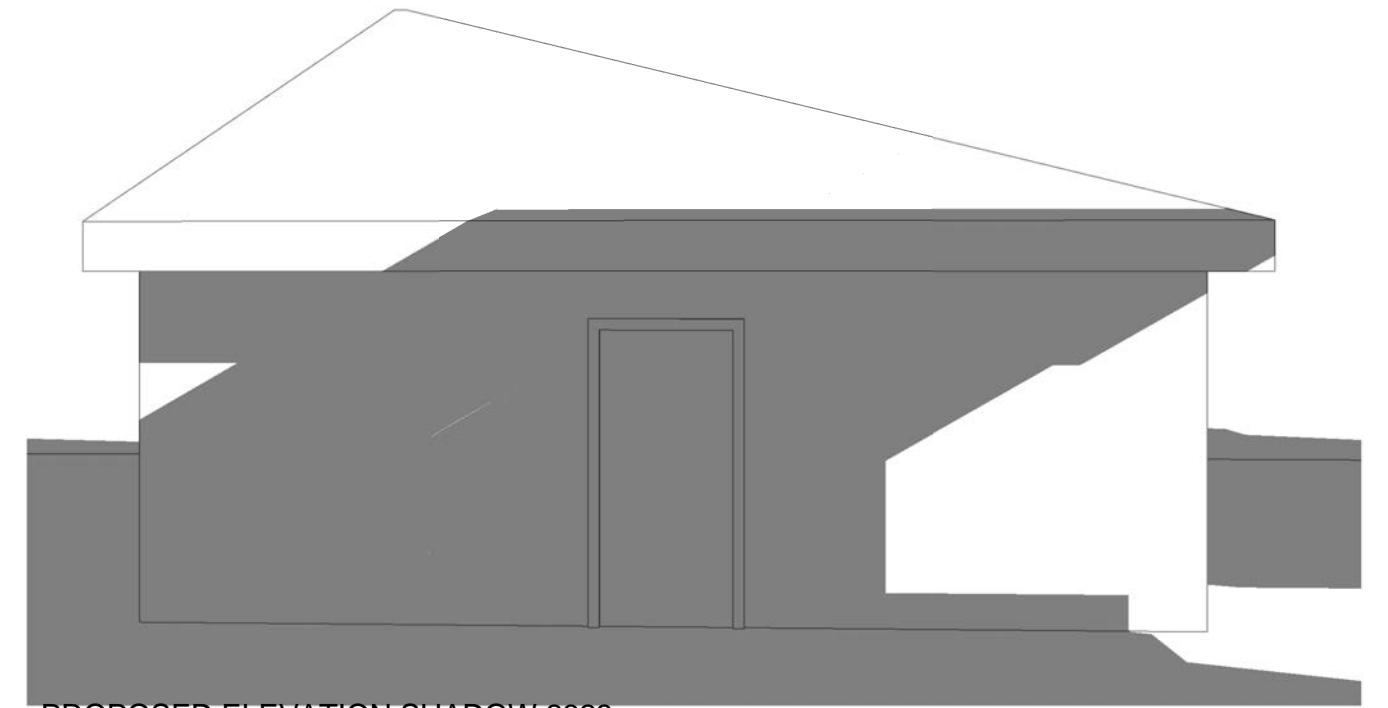
① EXISTING SOUTH WALL ELEV.
WINTER 2 45-2323 6TH ST



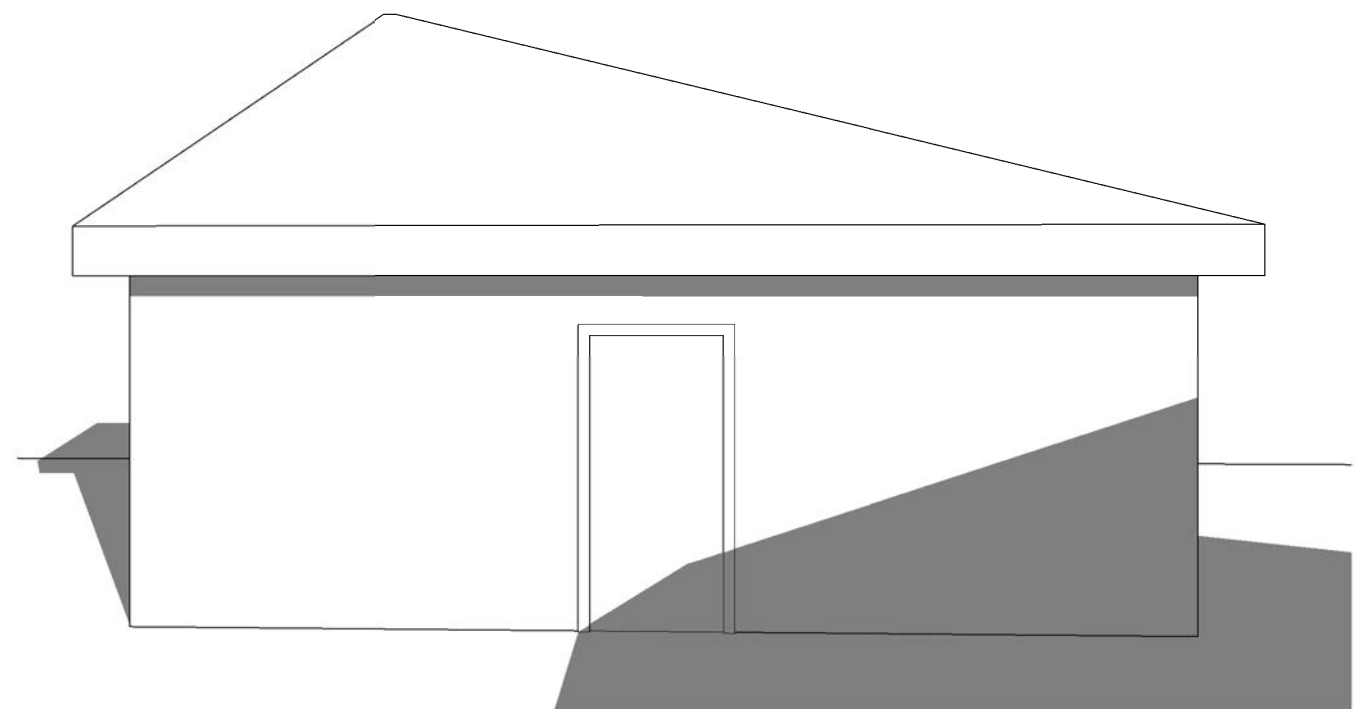
③ EXISTING SOUTH WALL ELEV.
WINTER NOON-2323 6TH ST



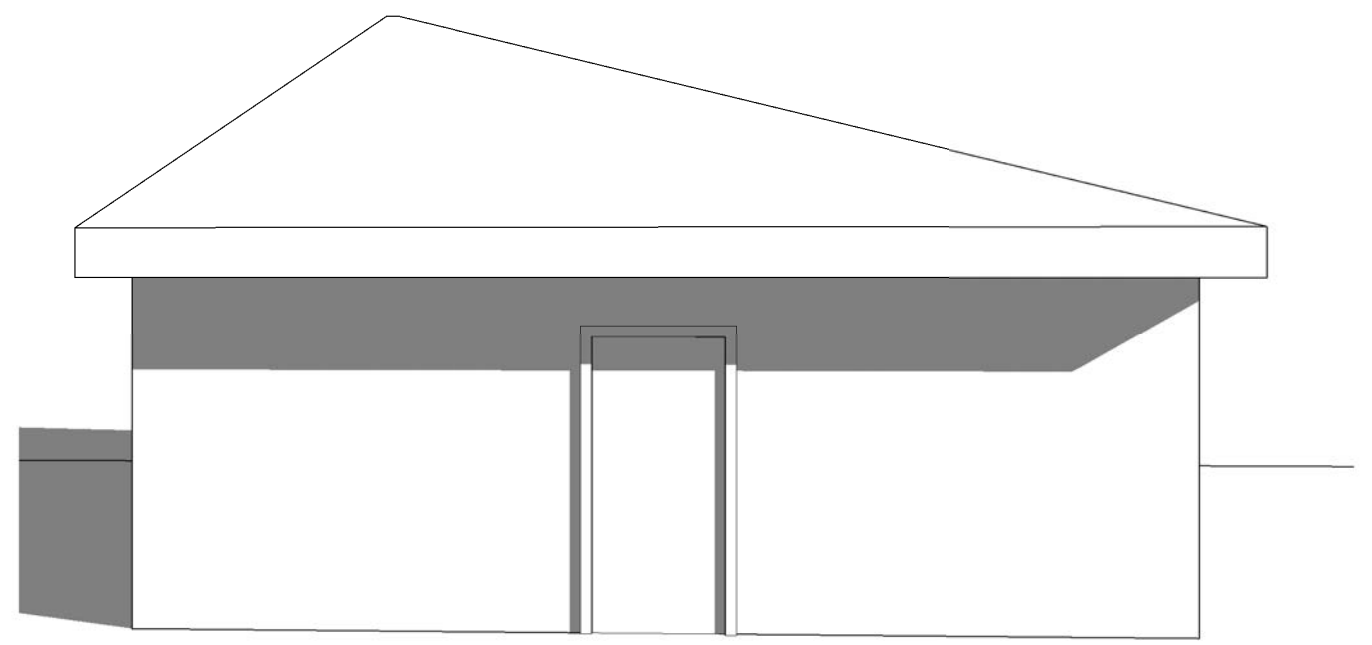
① ELEV SHADOW 2323 6TH
PROPOSED-WEST WALL WINTER 2 45 PM



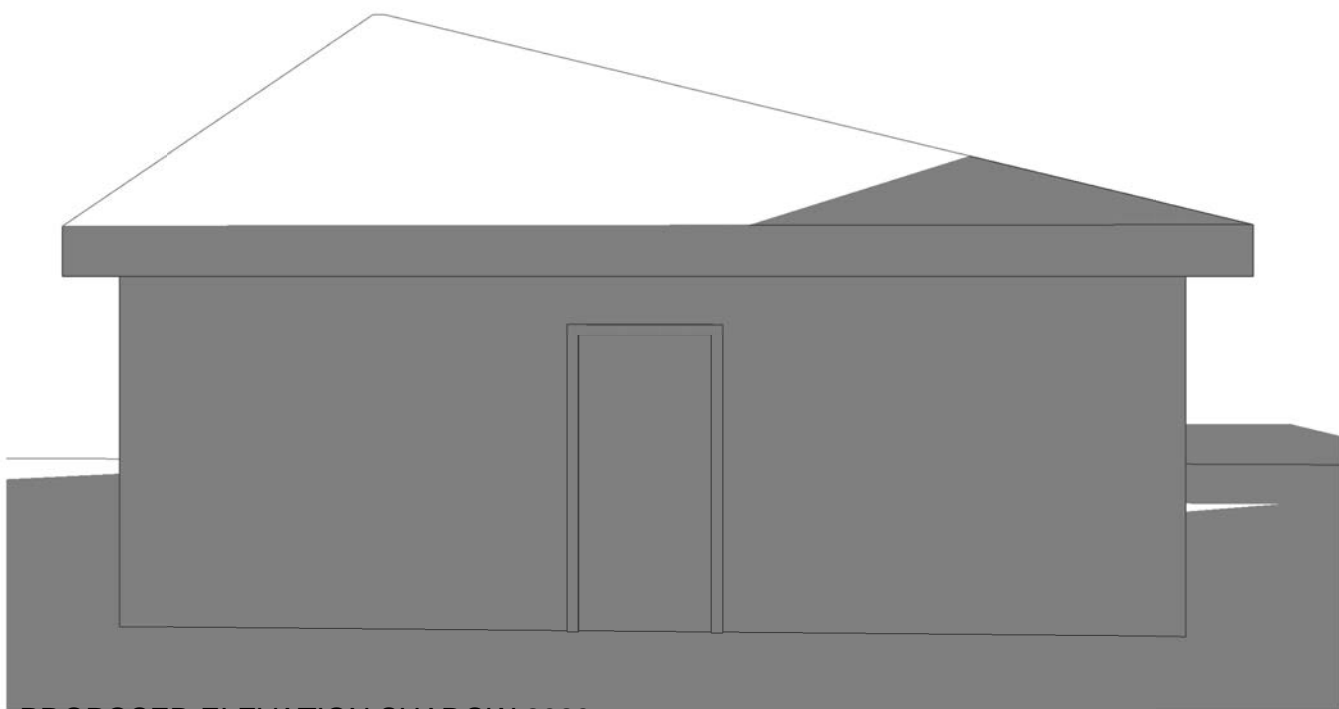
④ PROPOSED ELEVATION SHADOW 2323
6TH -WEST WALL WINTER NOON



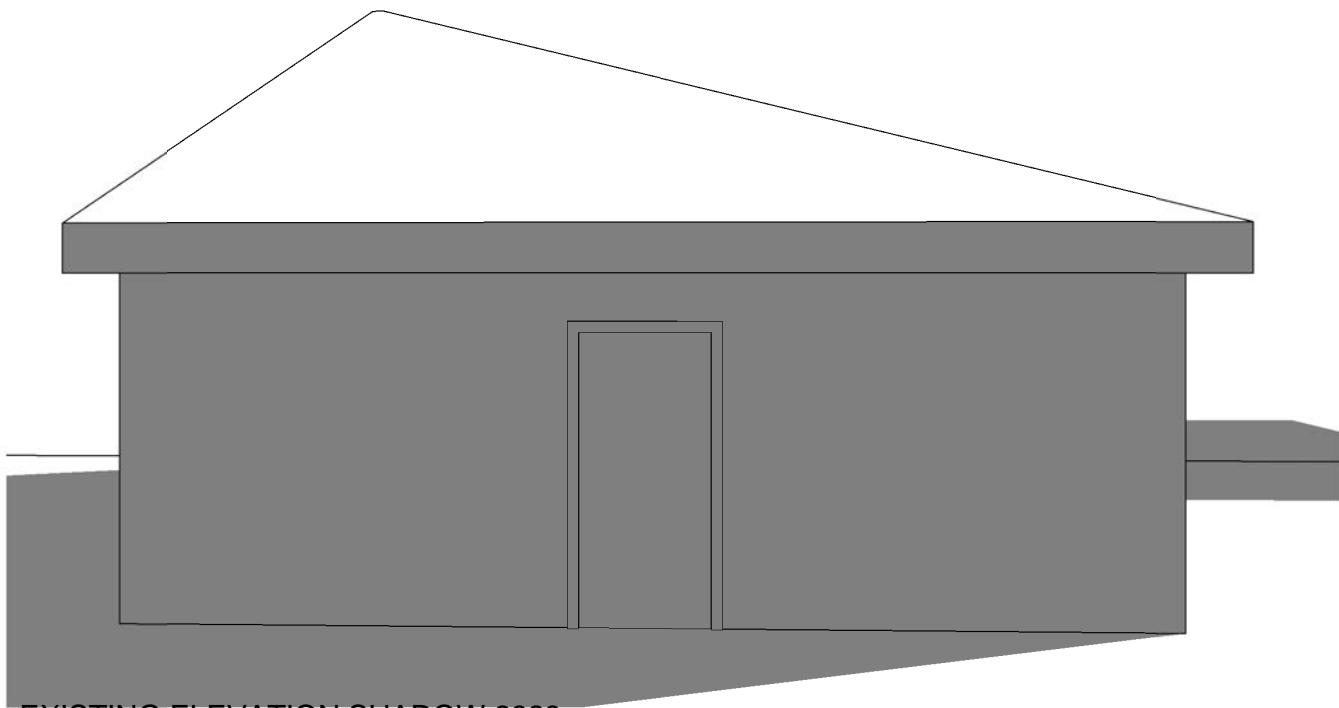
② ELEVATION SHADOW 2323 6TH
EXISTING-WEST WALL WINTER 2 45 PM



③ EXISTING ELEVATION SHADOW 2323
6TH -WEST WALL WINTER NOON



① PROPOSED ELEVATION SHADOW 2323
6TH -WEST WALL WINTER 9 21 AM



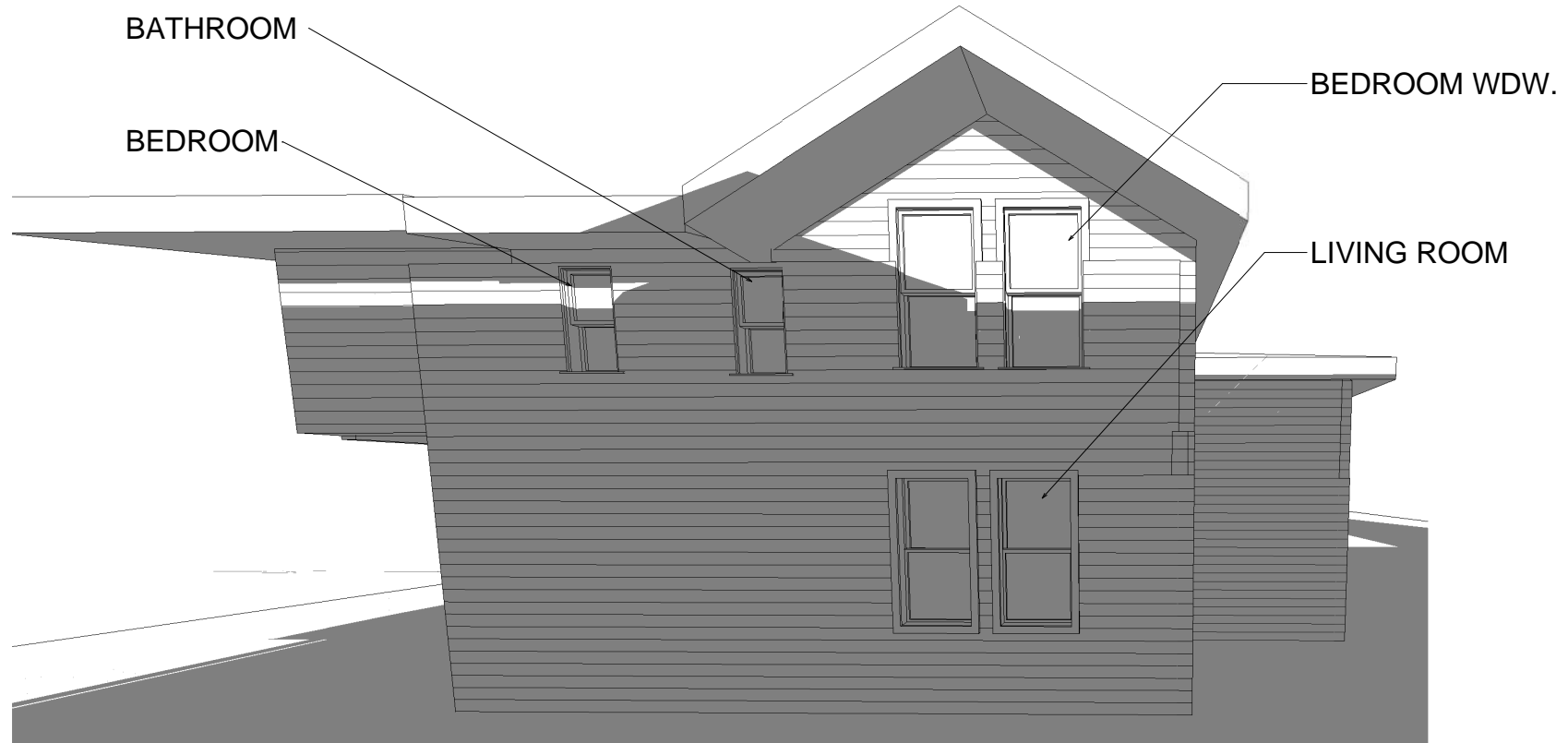
② EXISTING ELEVATION SHADOW 2323
6TH -WEST WALL WINTER 9 21 AM



② PROPOSED ELEV SHADOW 2321 6TH ST WEST WALL WINTER NOON

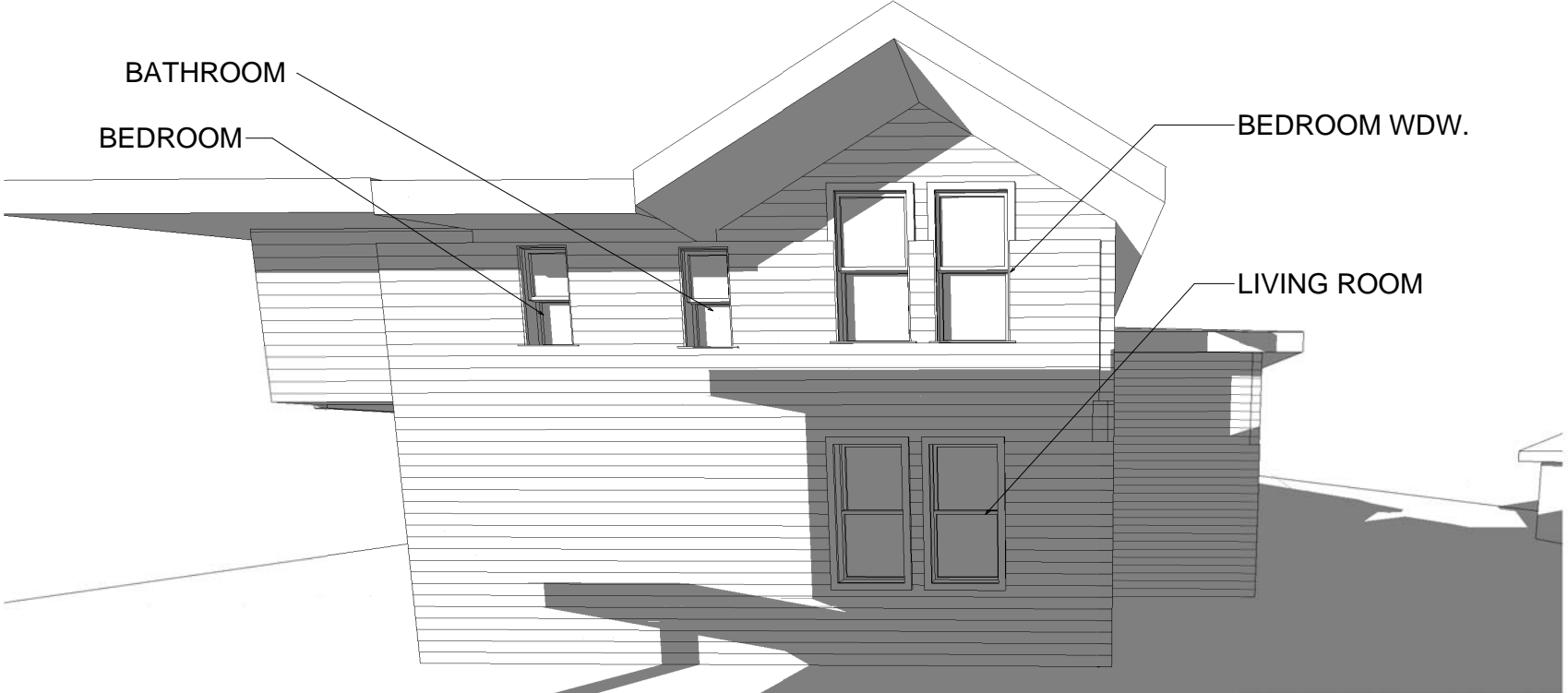


① EXISTING ELEV SHADOW 2321 6TH ST WEST WALL WINTER NOON

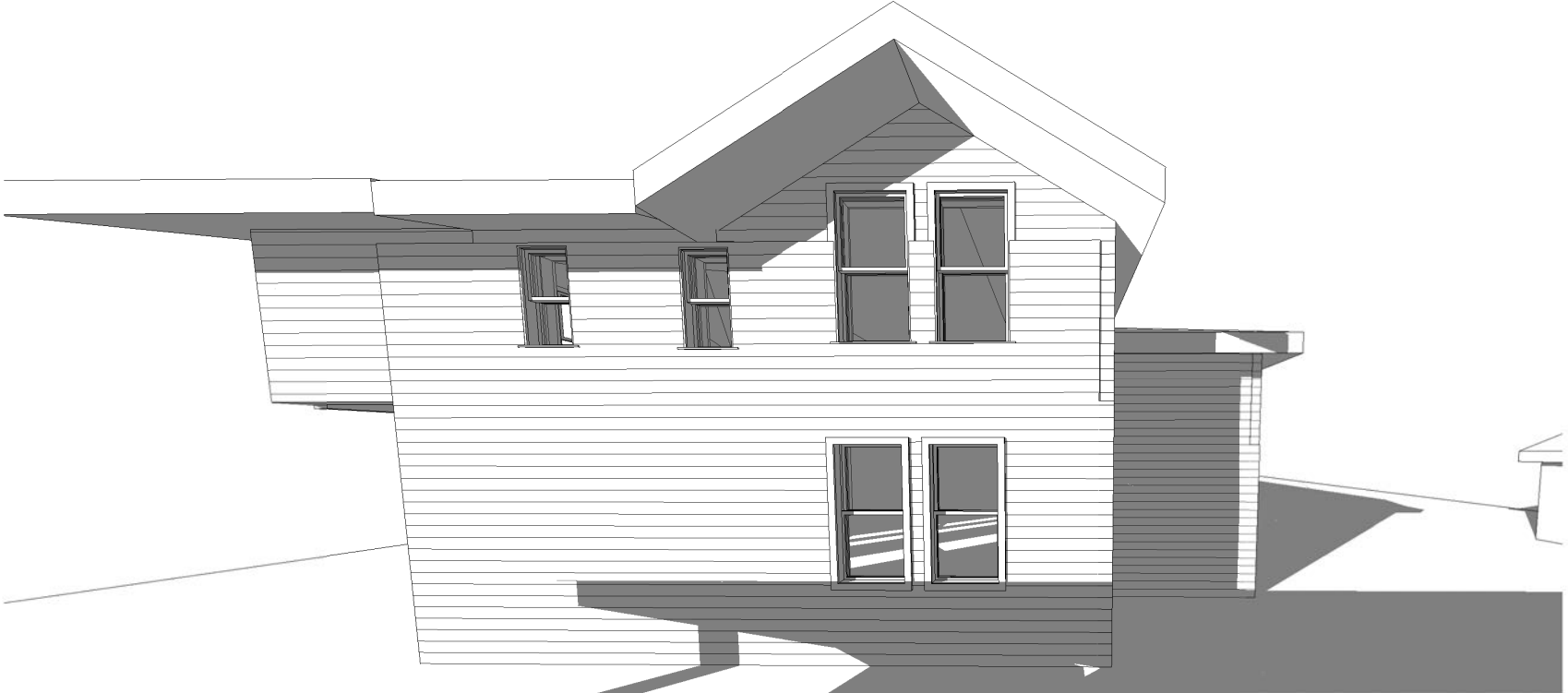


PROPOSED ELEVATION OF 2321 6TH SOUTH WALL WINTER 9:21 AM



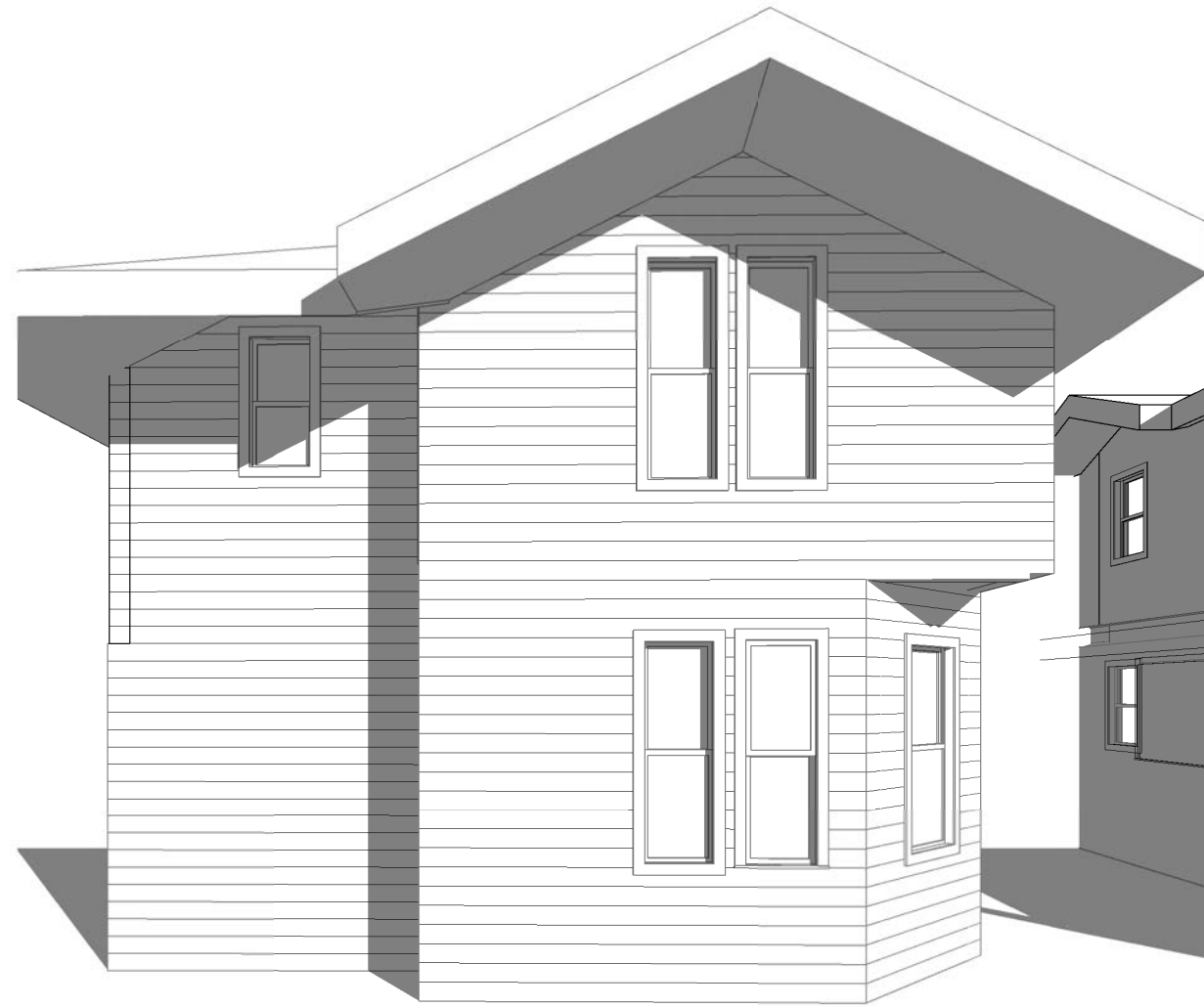


PROPOSED ELEVATION OF 2321 6TH SOUTH WALL WINTER 2:45 PM



EXISTING ELEVATION OF 2321 6TH SOUTH WALL WINTER 2:45 PM

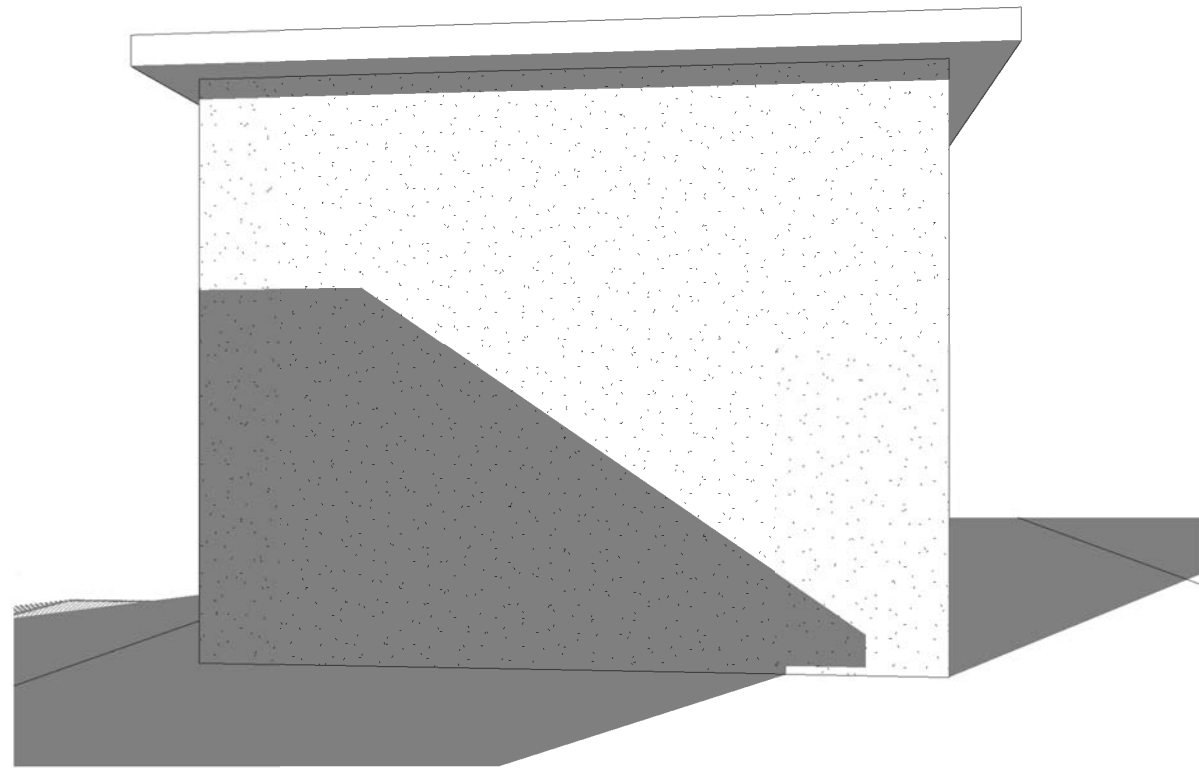




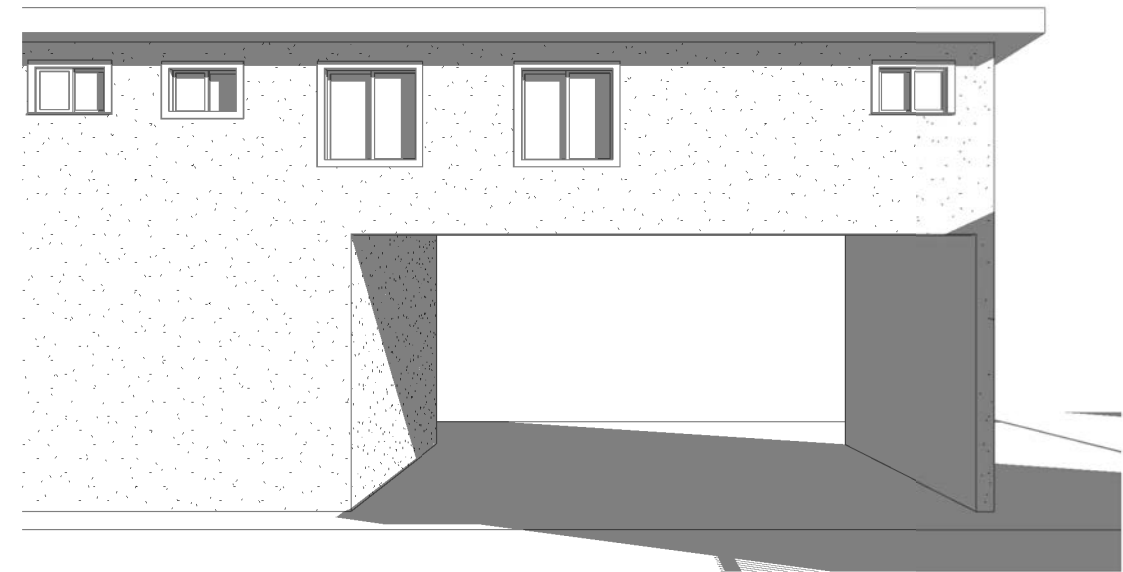
② PROPOSED ELEV SHADOW 2321 6TH
ST WEST WALL WINTER 2 45 PM



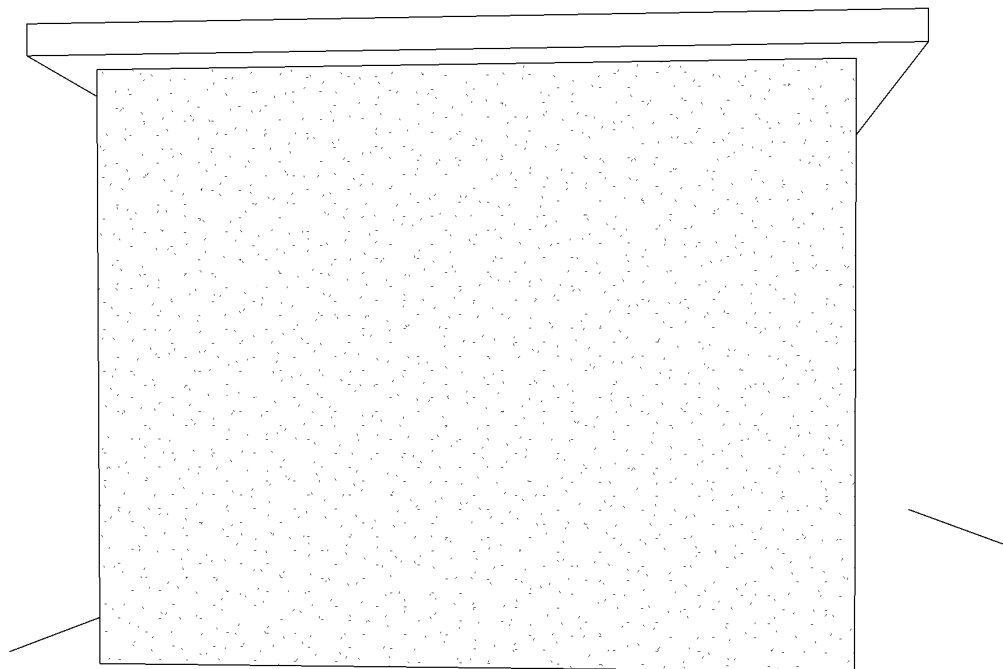
① EXISTING ELEV SHADOW 2321 6TH ST
WEST WALL WINTER 2 45 PM



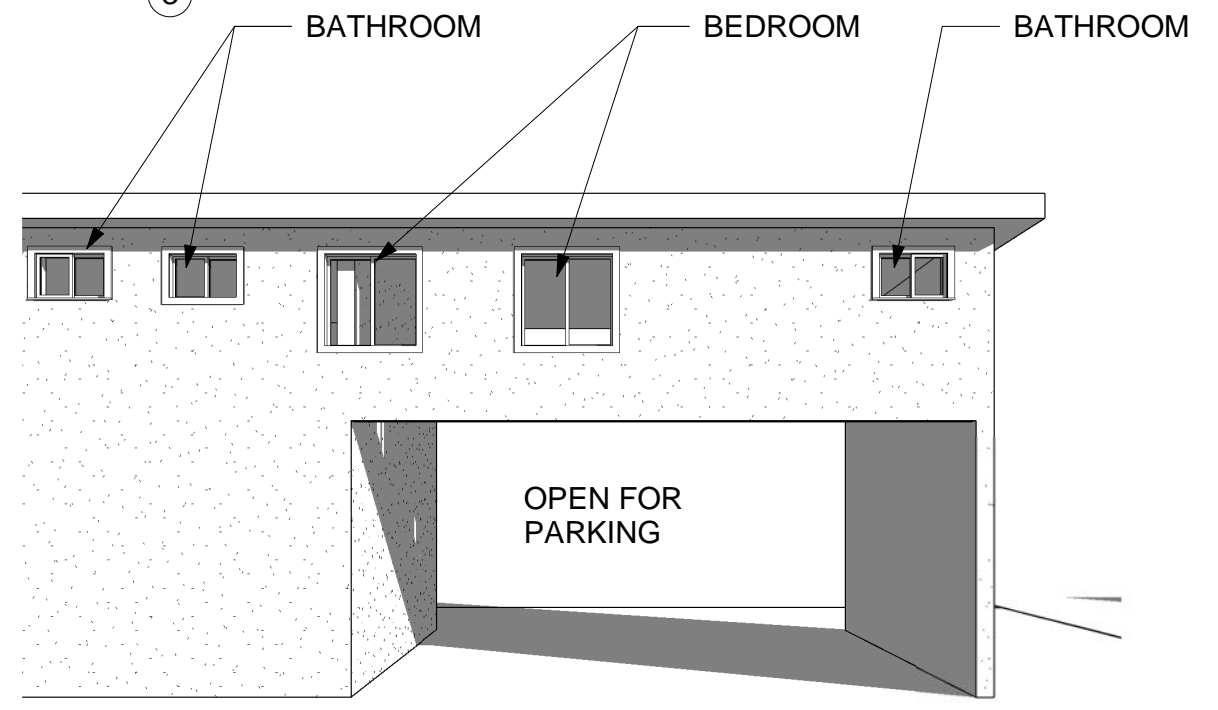
② PROPOSED ELEV SHADOW WEST 2328
7TH ST. SUMMER 5 35-WEST WALL



③ PROPOSED ELEV SHADOW 2328 7TH ST
SUMMER 5 35 PM-NORTH WALL



④ ELEV SHADOW WEST 2328 7 SUMMER
5 35 EXISTING- WEST WALL



① EXISTING ELEV SHADOW 2328 7TH ST
SUMMER 5 35 PM - NORTH WALL



② PROPOSED ELEV SHADOW 2321 6TH ST
WEST WALL WINTER 9 21 AM



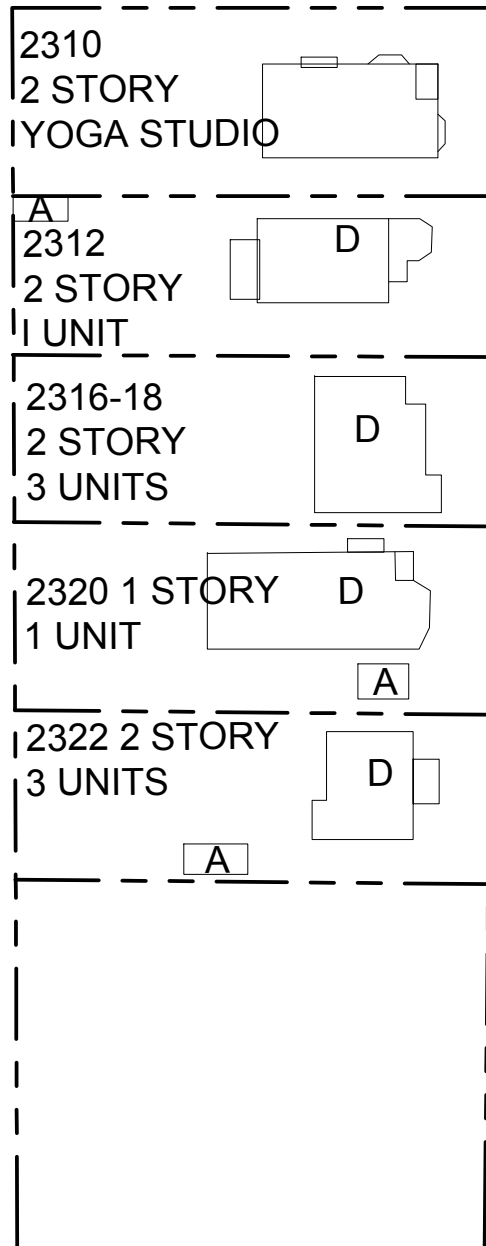
① EXISTING ELEV SHADOW 2321 6TH ST
WEST WALL WINTER 9 21 AM

"UNITS" = RESIDENTIAL UNITS UNLESS OTHERWISE

NOTED

"A" = ACCESSORY STRUCTURE

"D" = DWELLING

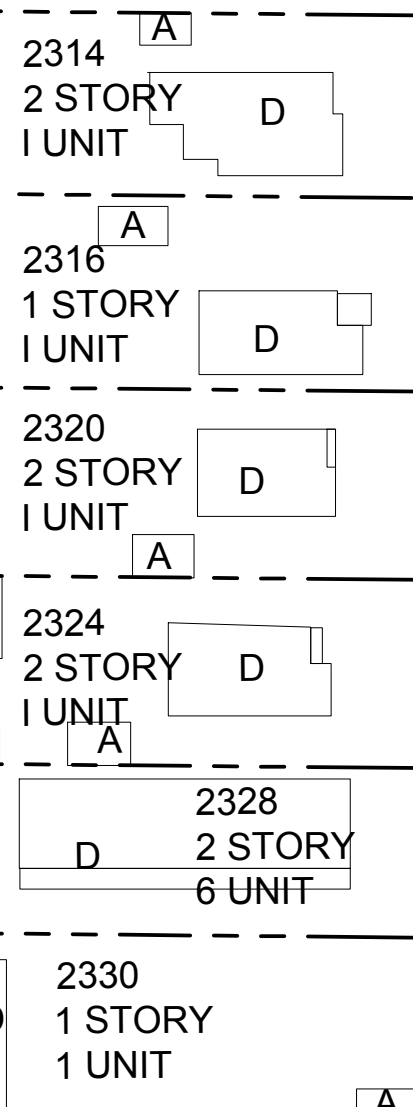
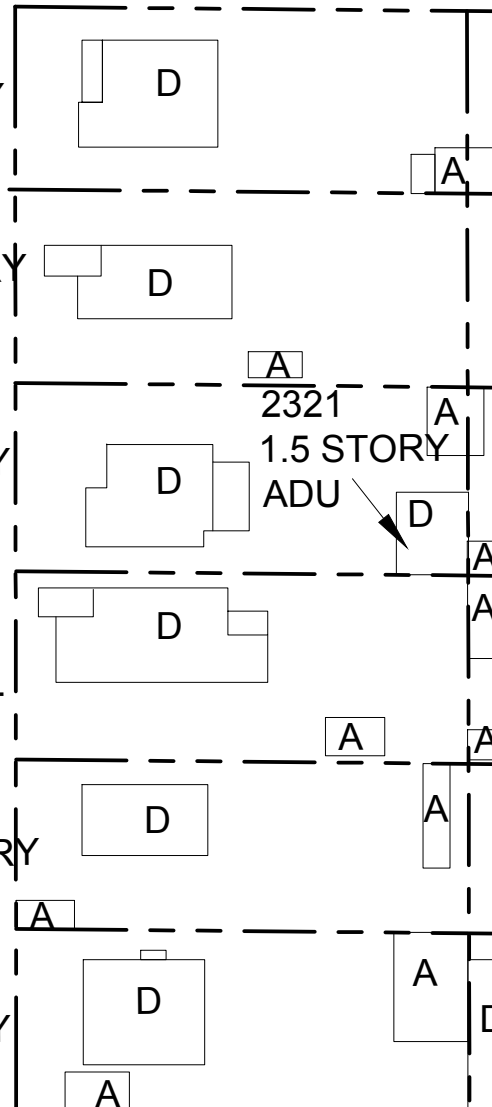


6TH STREET

2325
1 STORY
1 UNIT (PROJ.
LOCATION)

2329
2 STORY
1 UNIT

2333
1 STORY
1 UNIT



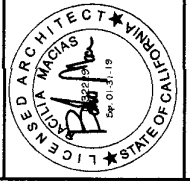
7TH STREET

1 VICINITY MAP
 1"=50'-0"

I have reviewed the plans for a 855 sf, 24 ft high addition to the rear of a single story residence that will be raised to create a duplex plus a new 944 sf, two story, structure in the rear that will include a 2-car garage and workshop upstairs of at 2325 6th Street							
Name	Signature	Address	Renter or Owner	Date	Have no objections	Have objections (Please state briefly)	Have no comment
Mary Beth Thomson	See Signature in next column →	OWNER TENANT 2321 6TH STREET, BERKELEY <i>Mary Beth Thomson</i>	owner	1.7.2018		Many many objections - See letter sent to City & Archu Dec 4	
Mary Beth Thomson	See Signature in next column →	TENANT 2323 6TH STREET, BERKELEY <i>Mary Beth Thomson</i>	owner	1.7.2018			
Bobby Jones	See comments	OWNER 2325 6TH STREET, BERKELEY See comments		1/16		page signatures attached	
Elaine Kaviskani	N/A	OWNER, 2320 6TH STREET BERKELEY		1/23/18		AS NOTED IN PREVIOUS SIGNATURE SHEET, WE CONTACT THE PROPERTY MANAGER AND ALSO SENT A CERTIFIED LETTER TO OWNER IN FUND. NO RESPONSE. See tracking log.	

732 glimmer street, berkeley, ca 94710
510.691.7910 ph bacilia@bacilia.com
#bacilia #california #architecture

BACILIA MACIAS
ARCHITECTURE



**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW GARAGE**
2325 6TH STREET
BERKELEY, CA
APN# 056-194-19

REVISIONS	DATE
DRAWN BY: BM	DATE: 12.15.16

SIGNATURE SHEET

A0.1

1 of 4

6229 7629 6305 0000 5560 4729

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

DAKLANDY CA 94411
0249
10

Certified Mail Fee \$3.35

Extra Services & Fees (check box, and fee if applicable)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$11.19

Total Postage and Fees \$14.54

Sent to **ELIANE KAWAYAMI**
Street and Apt. No. or PO Box No. **731 KAWAYAMI RD**
City, State, Zip+4® **DORLAND VA 24411**

JAN 18 2018
Postmark Here
JAN 18/2018

PS Form 3800, April 2015

2 of 4

USPS Tracking®

FAQs > (<http://faq.usps.com/?articleId=220900>)

Track Another Package +

Tracking Number: 70163560000063057629

Remove X

Expected Delivery on

TUESDAY

23 JANUARY 2018 ⓘ by **8:00pm** ⓘ

Delivery Attempt: Action Needed

January 23, 2018 at 12:25 pm
Notice Left (No Authorized Recipient Available)
OAKLAND, CA 94611

Text & Email Updates



Tracking History



January 23, 2018, 12:25 pm

Notice Left (No Authorized Recipient Available)
OAKLAND, CA 94611

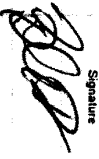
We attempted to deliver your item at 12:25 pm on January 23, 2018 in OAKLAND, CA 94611 and a notice was left because an authorized recipient was not available.

January 23, 2018, 9:37 am

Out for Delivery
OAKLAND, CA 94611

1 of 2

I have reviewed the plans for a 855 sf, 24 ft high addition to the rear of a single story residence that will be raised to create a duplex plus a new 944 sf, two story, structure in the rear that will include a 2-car garage and workshop upstairs of at 2325 6th Street

Name	Signature	Address	Relate of Owner	Date	Have no objections	Have objections (Please state briefly)	Have no comment
Bailey Jones		480 E. D St / 2328 Hawthorn Street.		1/15/16	<input checked="" type="checkbox"/>		

A0.1 <small>© COPYRIGHT 2011</small>	SIGNATURE SHEET	<small>REVISIONS</small> <table border="1"> <tr> <td>DATE</td> <td>BY</td> <td>DESCRIPTION</td> </tr> <tr> <td>12.15.16</td> <td></td> <td></td> </tr> </table>	DATE	BY	DESCRIPTION	12.15.16			RESIDENTIAL ADDITION TO CREATE DUPLEX AND NEW GARAGE <small>2325 6TH STREET BERKELEY, CA APN# 086-194-19</small>		BACILIA MACIAS <small>ARCHITECTURE</small> <small>732 olinos street berkeley CA 94710 510.691.7910 ph bacilia@bmacarch.net</small>
DATE	BY	DESCRIPTION									
12.15.16											



PLANNING & DEVELOPMENT

Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 2325 6TH Date: 8.22.201
Applicant's Name: TAIFA M. JENKINS AND LASHAN M.
Zoning District: R1-

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	<i>Existing</i>	<i>Proposed</i>	<i>Permitted/Required</i>
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	1	2	2
Number of Parking Spaces (#)	1	2	2
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	2	1	2
Yards and Height			
Front Yard Setback (Feet)	14'-2"	14'-2"	20
Side Yard Setbacks: (facing property)			
Left: (Feet)	5'-8"	4'-4"	4'-0"
Right: (Feet)	19'-10"	18'-0" /	4'-0"
Rear Yard Setback (Feet)	49'-0"	21' 2 29'-4"/3'-0"	20'-0"
Building Height* (# Stories)	1		2
Average* (Feet)	15'-8"	22'-0"/	28'-0" /
Maximum* (Feet)	15'-8"	22'-0"	28'-0" /
Areas			
Lot Area (Square-Feet)	600	600	
Gross Floor Area* (Square-Feet) Total Area Covered by All Floors	134	3636 /	
Building Footprint* (Square-Feet) Total of All Structures	143	239	240
Lot Coverage* (%) (Footprint/Lot Area)	23	37	40
Useable Open Space* (Square-Feet)	189	96	400/UNIT
Floor Area Ratio* Non-Residential only (Except ES-R)			

*See Definitions – Zoning Ordinance Title 23F.

Revised: 05/15



Planning and Development Department
Land Use Planning Division

March 26, 2018

Bacilia Macias
732 Gilman Street
Berkeley, CA 94710

Sent via email:
bacilia@bmarch.net

Re: Use Permit #ZP2017-0146 for 2325 Sixth Street – Submittal #2

Dear Ms. Macias,

This letter is in response to your February 26, 2018 submittal of revised application materials that was requested on October 12, 2017. Thank you for your response, however after reviewing your resubmittal, I have determined that your application is still incomplete and that the following items are needed to complete our review of your application:

1. All Plans: As mentioned in the previous incomplete letter, these plans will not only be viewed by the Land Use Planning Division but also by the public. The revised plans include some inconsistencies in labeling and extra notes that appear to be irrelevant to the scope of work.

For example, on Sheet A3.0 the existing west elevation is labeled as the right side, but on Sheet A3.2 the proposed west elevation is labeled as the left side.

On Sheets SS1.0 – PSS1.3, the existing subject building is labeled as 1.5 stories, but the existing site plan and the tabulation form call out the existing story height as 2 stories.

Also, on Sheet A3.4, to the left of the proposed south elevation, there are some date and time stamps that seem to be irrelevant to the scope of work. Please remove these notes from this sheet, and please be sure that all labeling is consistent throughout all application materials.

2. Site Plans: The existing front yard setback is labeled as 17' on the proposed site plan, but is labeled as 14' 2 3/4" on the existing site plan. Please be sure the existing and proposed site plans have the same existing setback. In addition, the distance from the front property line to the edge of the new two-story accessory building is dimensioned as 100' 6 1/4", the length of the two-story building is dimensioned as 21' 3" and the distance from the edge of the building to the rear property line is 2' 2 3/4", which totals to 124' in property length. However, the site plan and county records indicate that the subject property's length is 120'. Please be sure that all dimensions on the revised plans add up correctly.

While the proposed site plan includes a dimension from the south edge of the new accessory structure to the edge of the north, rear wall of the main building, this is not the closest distance between these two buildings. Please provide the dimension from the edge of the main building's eave at its closest distance to the edge of the accessory building's eave.

2325 Sixth Street
Incomplete Letter – Submittal #2

March 26, 2018
Use Permit #ZP2017-0146

Setbacks for accessory buildings are measured from the edge of the eave to the property lines, not from the edge of the building's wall. Please revise the site plan to include the setbacks for the accessory building measured from the edge of the eave to the rear and side yard property lines.

In addition, the existing site plan shows the main building in a floor plan layout, while the proposed site plan shows the roof layout of the building. Please revise the existing site plan so that it is shown in a roof layout and matches the layout of the proposed site plan.

3. Tabulation Form: Much of the information provided on the tabulation form is inconsistent with what is shown on the plans. For example, the existing and proposed front, rear, and side yard setbacks do not match what is shown on the existing and proposed site plans.

In addition, the existing average and maximum height is called out as 15'8" on the tabulation form and the proposed average and maximum height is called out as 22' on the tabulation form, but neither of these dimensions match the existing or proposed average height on the plans. Also, the tabulation form lists the proposed average height of the accessory building at 19', but the plans label it as 19'3^{9/16}".

In addition, the calculation for lot coverage is incorrect ($2,399/6,000 = 39.98\%$) and please note the proposed building height on the tabulation form.

Please submit a revised tabulation form that is complete and consistent with what is depicted on the plans.

4. Elevations: While the elevations include the distance measured from the edge of some eaves to the property line, not all distances are dimensioned on the elevations. Please submit revised elevations that include the dimension from *all* eaves to the property line.

Please also label all existing and proposed window openings on the existing and proposed elevations.

5. Shadow Studies: The elevations provided in the shadow studies do not match the affected walls as shown in the plan view diagrams. The only two plan view diagrams that have a corresponding elevation are new shadows on the south façade of the ADU at 2323 Sixth Street during winter evenings, and new shadows on the west façade of 2328 Seventh Street during summer evenings. All other elevations for existing and proposed shadows do not match what is shown in plan view.

In addition, not all diagrams use consistent labeling. For example, the plan view diagram on Sheet SS1.2 showing existing shadows during winter mornings is missing 'AM' after 9:21, elevation diagrams #1 and #2 showing existing and proposed shadows on the south elevation of 2323 Sixth Street during winter evenings, and elevation diagrams #2 and #4 showing existing and proposed shadows on the west elevation of 2328 Seventh Street during summer evenings are both missing 'PM'.

Please be sure that the plan view diagrams and elevations accurately depict existing and proposed shadows, are consistent with one another, and use consistent labeling.

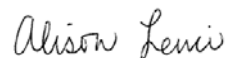
2325 Sixth Street
Incomplete Letter – Submittal #2

March 26, 2018
Use Permit #ZP2017-0146

In your resubmittal, include a letter stating how you have addressed the incomplete items, item by item. Please deliver two sets of scaled plans (11 x 17 or 12 x 18) and an electronic version of all revised application materials (PDF) to the zoning counter during normal business hours (Monday thru Thursday 8:30 am – 4:00 pm).

If you take no action to address the above items within 60 days, the application may be deemed withdrawn and returned to you. Please contact me if you have any questions at (510) 981-7544.

Sincerely,



Alison Lenci, Assistant Planner
C: Shannon Allen, Principal Planner



PLANNING & DEVELOPMENT

Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 2325 6TH STREET Date: 8.22.2017
Applicant's Name: TAIFA M. JENKINS AND LASHAN M. JENKINS
Zoning District: R1-A

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application: **DUP.=DUPEX**

	A.B.=ACCES. BLDG.	Existing	Proposed	Permitted/ Required
Units, Parking Spaces & Bedrooms				
Number of Dwelling Units (#)		1	2	2
Number of Parking Spaces (#)		1	2	2
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)		3	7	5
Yards and Height				
Front Yard Setback (Feet)		17'-0"	17'-0"	20'-0"
Side Yard Setbacks: (facing property)				
Left: (Feet)		5'-5 7/8"	DUP. 4'-1 7/8"/A.B.=24'-9"	4'-0"
Right: (Feet)		20'-1 1/8"	DUP. = 16'-2 1/8" DECK=13'-1 3/8"	4'-0"
Rear Yard Setback (Feet)		47'-0 1/2"	A.B. = 3'-0" DUP.=29'-4 1/4"	20'-0"
Building Height* (# Stories)		1	A.B. =3'-0" DUP.=2 / A.B.=2	2
Average* (Feet)		13'-0 1/4"	DUP. = 22'-0 7/8" A.B. = 21'-7 1/4"	28'-0" / 14'-0"
Maximum* (Feet)		15'-1 3/8"	DUPLEX = 24'-7 3/4" ACC.= 13'-9 9/16"	28'-0" / 14'-0"
Areas				
Lot Area (Square-Feet)		6000	6000	
Gross Floor Area* (Square-Feet)		1348	DUP.=3636 SF	
Total Area Covered by All Floors			A.B.= 944 SF	
Building Footprint* (Square-Feet)		1431	2399	2400
Total of All Structures				
Lot Coverage* (%) (Footprint/Lot Area)		23%	39.98 %	40%
Useable Open Space* (Square-Feet)		2807	963	400/UNIT =800
Floor Area Ratio* Non-Residential only (Except ES-R)				

*See Definitions – Zoning Ordinance Title 23F.

Revised: 05/15

g:\landuse\forms & instructions\land use planning forms\word files\forms_all\tabulation_form_05-15.doc

CODES

2016 CA FIRE CODE
2016 CA BUILDING CODE
2016 CA MECHANICAL CODE
2016 CA PLUMBING CODE
2016 CA ELECTRICAL CODE
2016 ENERGY CODE
2016 CA GREEN CODE
2016 CA RESIDENTIAL CODE

PROJECT SCOPE

RAISING OF (E) RESIDENCE TO CREATE A TWO STORY DUPLEX . NEW 2 STORY ACCESSORY BLDG. IN REAR, GARAGE ON THE GROUND FLOOR AND WORKSHOP ON TOP FLOOR.

PROJECT DATA

TITLE RESIDENTIAL ADDITION
2325 6TH STREET
BERKELEY, CALIFORNIA

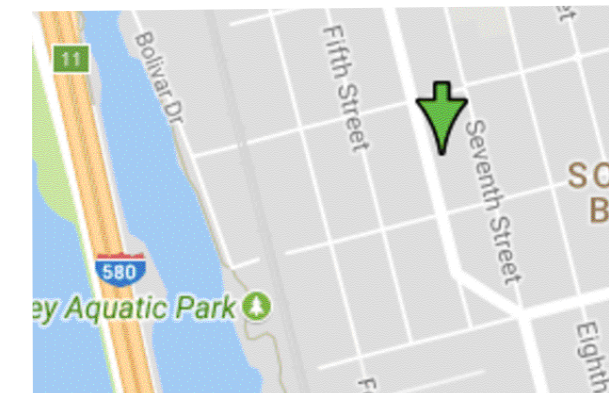
ZONING: RI-A
OCCUPANCY: R-3
CONSTRUCTION TYPE: V-BN
SPRINKLERS: NO
LOT SIZE: = 6000 SF

SETBACKS
FRONT = 20'
REAR = 20'
SIDE = 4'

AREA TABULATIONS

STRUCTURE INFORMATION: EXISTING						
AREA	TYPE OF CONSTRUCTION	N.O. OF STORIES	N.O. OF DWELLING UNITS	OFF STREET PARKING		
MAIN BLDG.						
IST FL	1348	V-3	1	3-3	1	
TOTAL	1348					2
STRUCTURE INFORMATION: PROPOSED						
AREA	TYPE OF CONSTRUCTION	N.O. OF STORIES	N.O. OF DWELLING UNITS	OFF STREET PARKING		
MAIN BLDG.						
IST FL	1443	V-3		3-3	1	
2ND	1439	V-3		3-3	1	
TOTAL	2882				2	2
ACCESSORY						
IST FL	944	V-3	2		0	2
TOTAL	944					
FOOTPRINTS						
MAIN BLDG	1325					
ACCESS	473					
TOTAL	2399					

VICINITY MAP



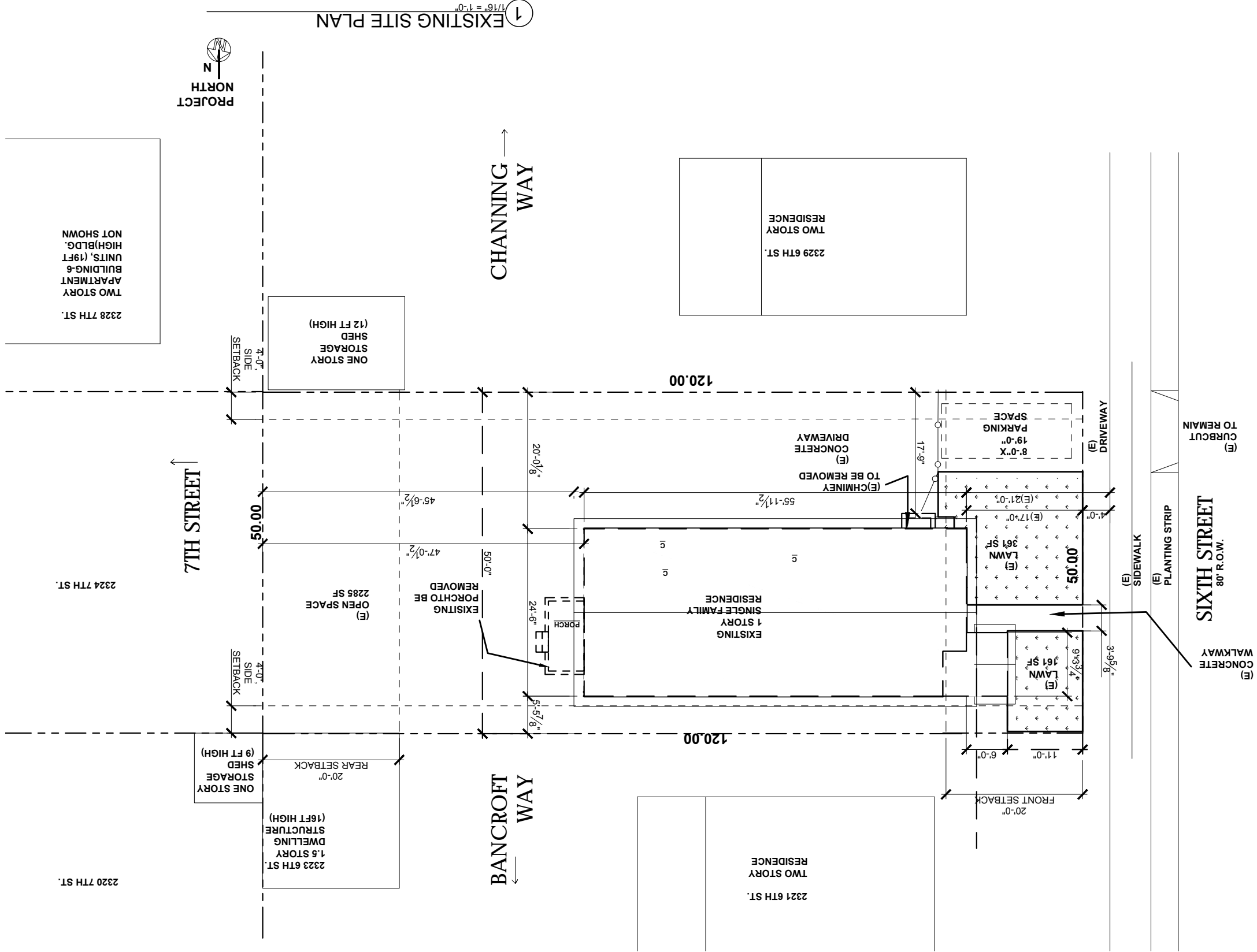
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarcch.net

Date BM
Drawn by 02-22-08
Scale

TITLE SHEET
A0.0



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



TWO STORY APARTMENT BUILDING-6 UNITS, (19FT HIGH)BLDG. NOT SHOWN
2328 7TH ST.

ONE STORY STORAGE SHED (12 FT HIGH)
4'-0" SIDE SETBACK

TWO STORY RESIDENCE
2329 6TH ST.

120.00

8'-0" X 19'-0" PARKING SPACE
(E)
DRIVEWAY
TO BE REMOVED
(E) CONCRETE DRIVEWAY
(E) CHIMNEY TO BE REMOVED
17'-9"

50'-0" X 55'-11 1/2" LAWN (E) 381 SF
(E) 17'-0" SIDE SETBACK
4'-0"

9'-3 3/4" X 16'-1" LAWN (E) 161 SF
3'-9 5/8" SIDE SETBACK

FRONT SETBACK 20'-0"
6'-0"
11'-0"
11'-0"

TWO STORY RESIDENCE
2321 6TH ST.

120.00

CHANNING WAY

BANCROFT WAY

(E) CURB CUT TO REMAIN

(E) SIDEWALK

(E) PLANTING STRIP

SIXTH STREET
80' R.O.W.
(E) CONCRETE WALKWAY

7TH STREET

4'-0" SIDE SETBACK

4'-0" SIDE SETBACK

2324 7TH ST.

ONE STORY STORAGE SHED (9 FT HIGH)
20'-0" REAR SETBACK

2323 6TH ST.
1.5 STORY DWELLING STRUCTURE (16 FT HIGH)

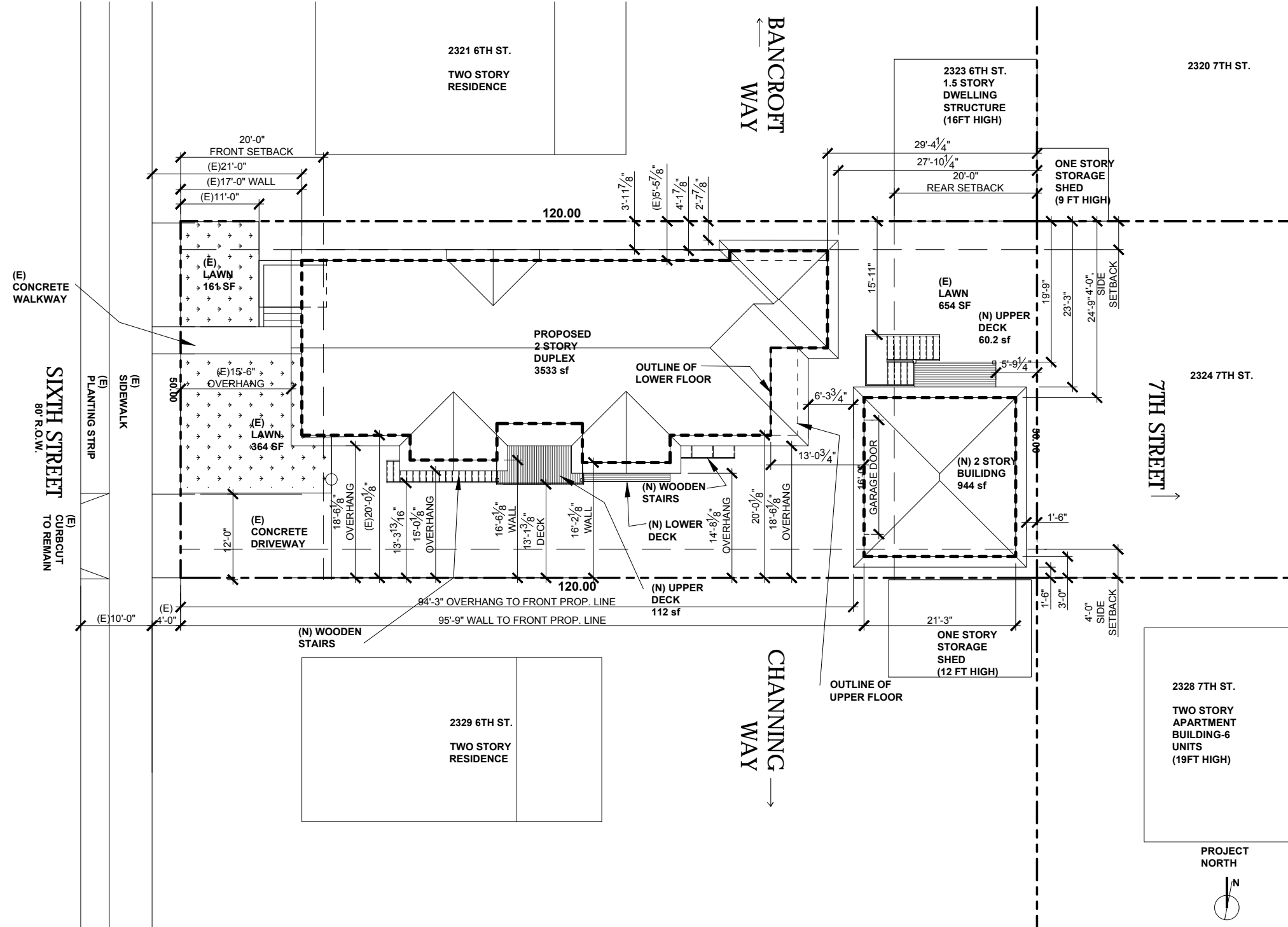
A0.1
SITE PLAN AND DEMOLITION PLAN

Date APRIL 30, 2018
Drawn by
Scale

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

BACILIA MACIAS
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732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net



**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP**

**BACILIA MACIAS
ARCHITECTURE**
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date APRIL 30, 2018
Drawn by BM
Scale AS NOTED

**PROPOSED
SITE PLAN**

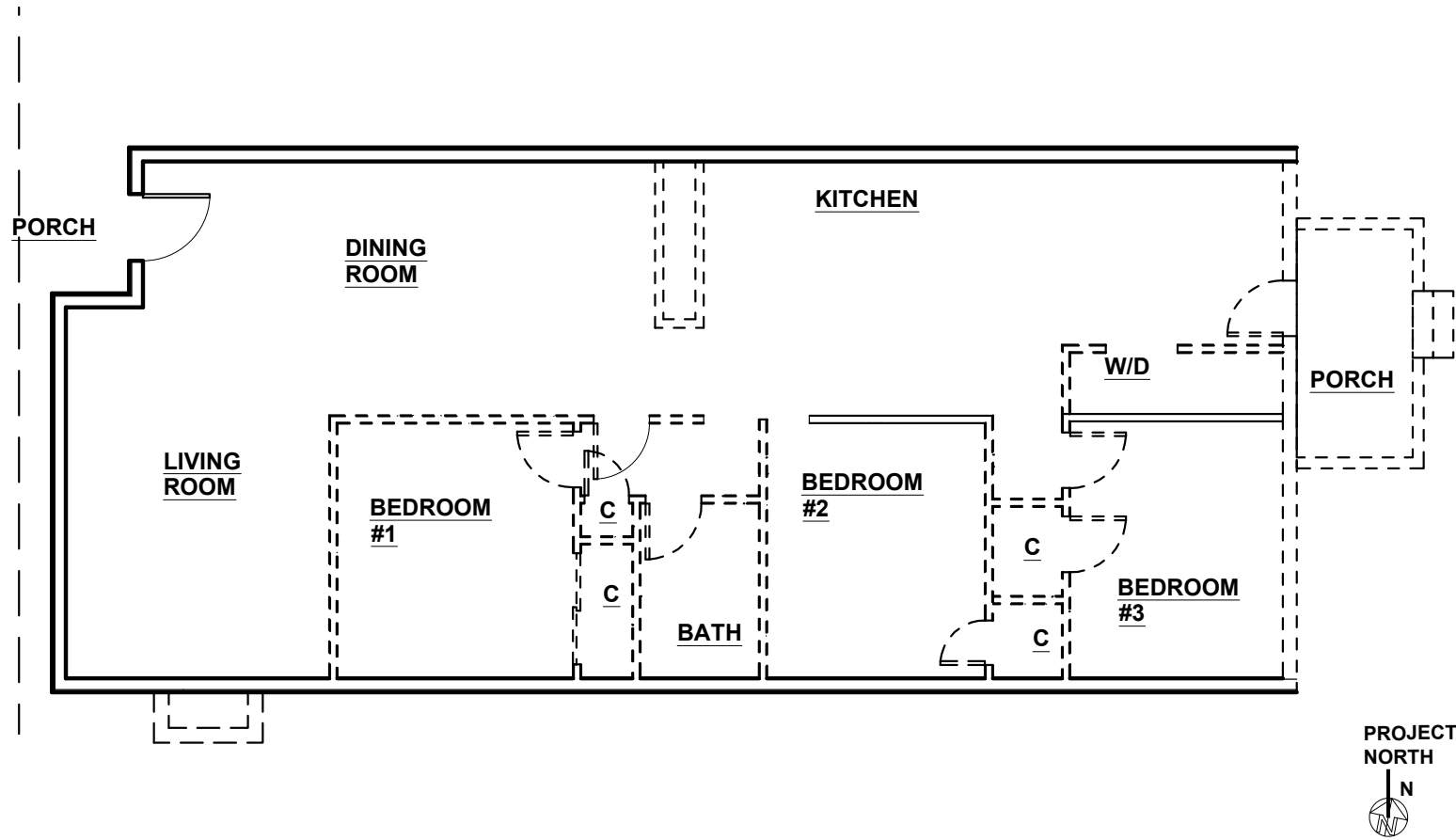
1 PROPOSED SITE PLAN
1/8" = 1'-0"

A0.2

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**

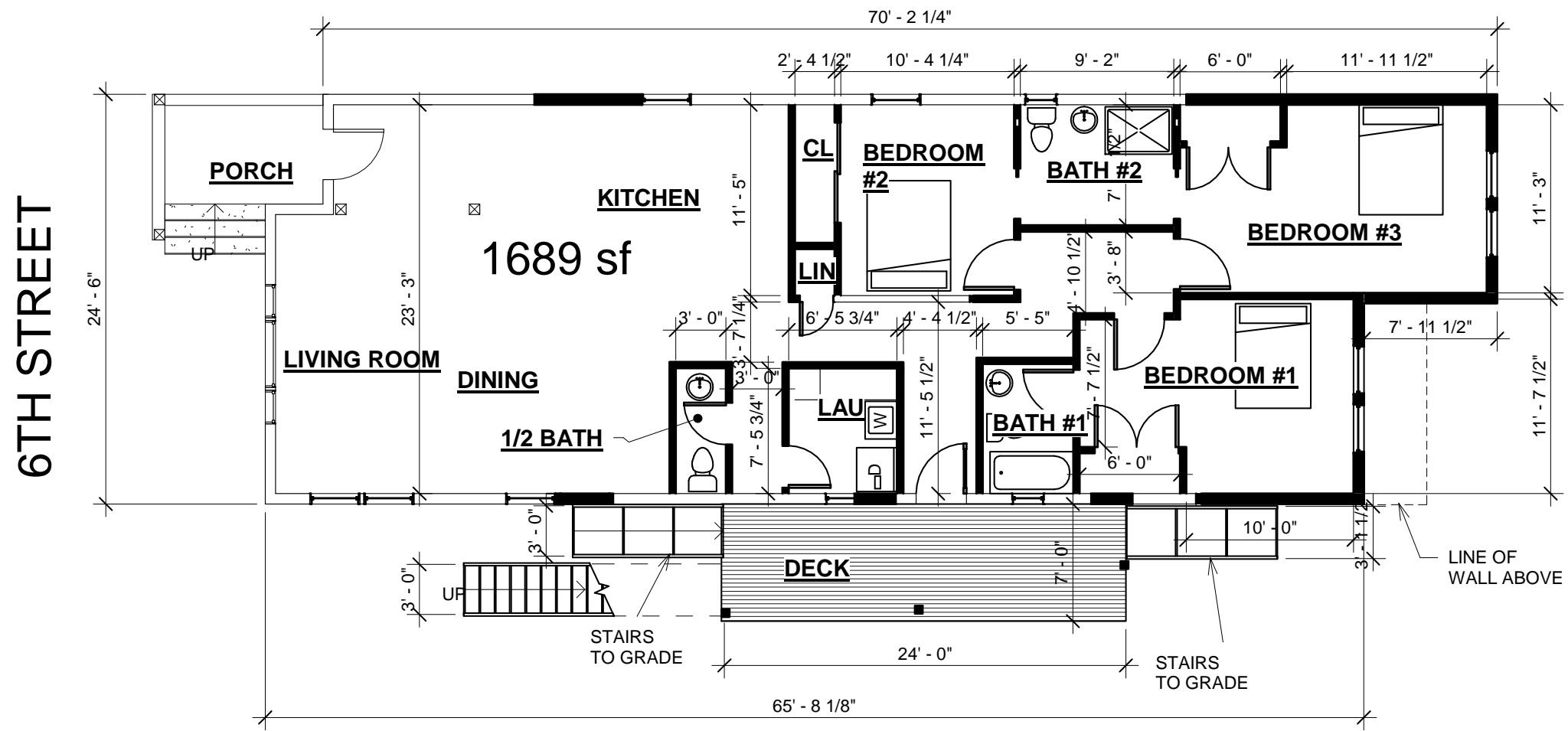
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19



1 DEMOLITION FLOOR PLAN
1/8" = 1'-0"

Date APRIL 30, 2018
Drawn by
Scale

**DEMOLITION
PLAN
A1.0**



6TH STREET

1689 sf

① PROPOSED LOWER FLOOR
1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

Date	2/22/2018
Drawn by	BM
Scale	1/8" = 1'-0"

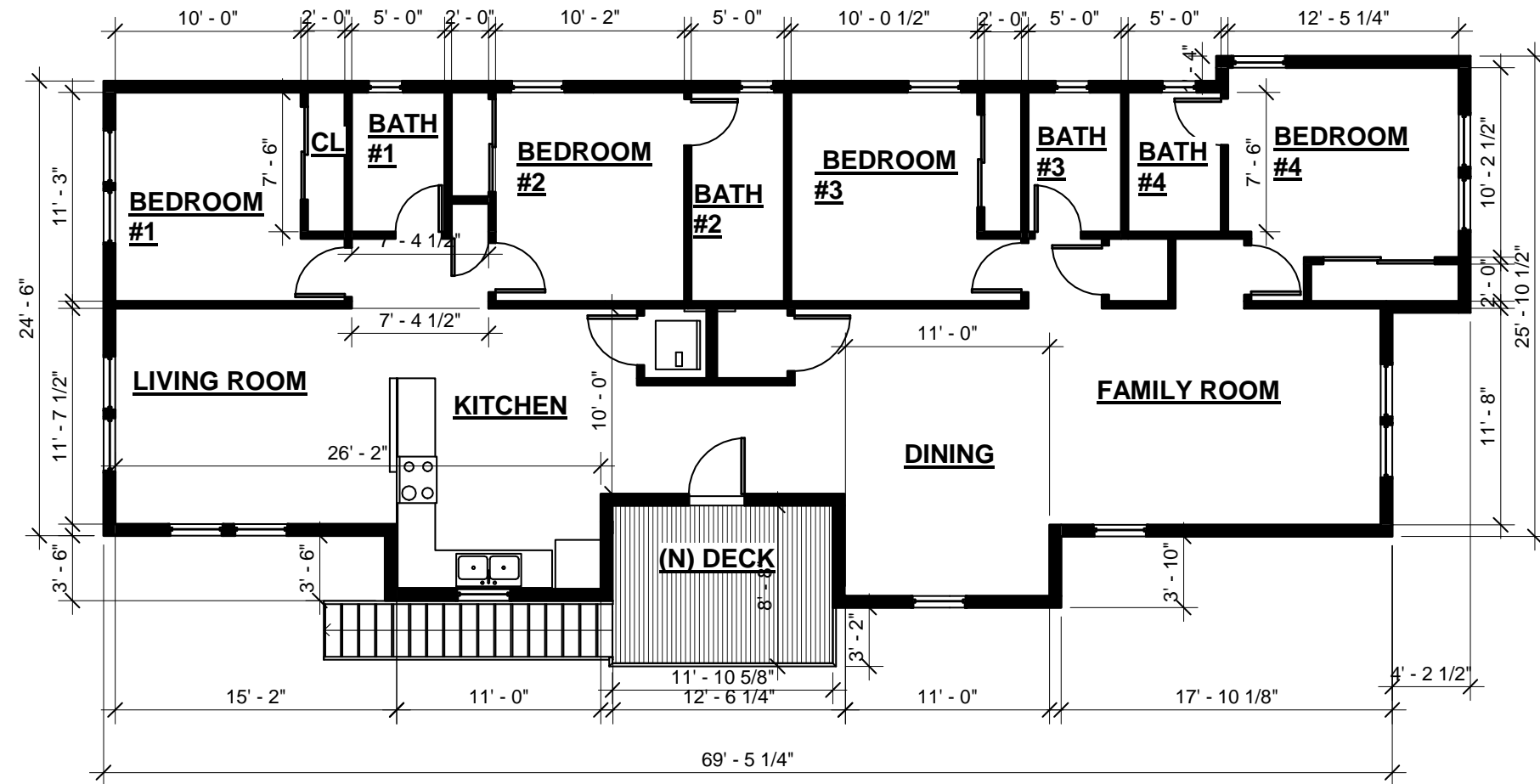
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP

2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

BACILIA MACIAS
ARCHITECTURE

732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net

A2.0



① (N) SECOND FLOOR
1/8" = 1'-0"



PROPOSED SECOND
FLOOR PLAN

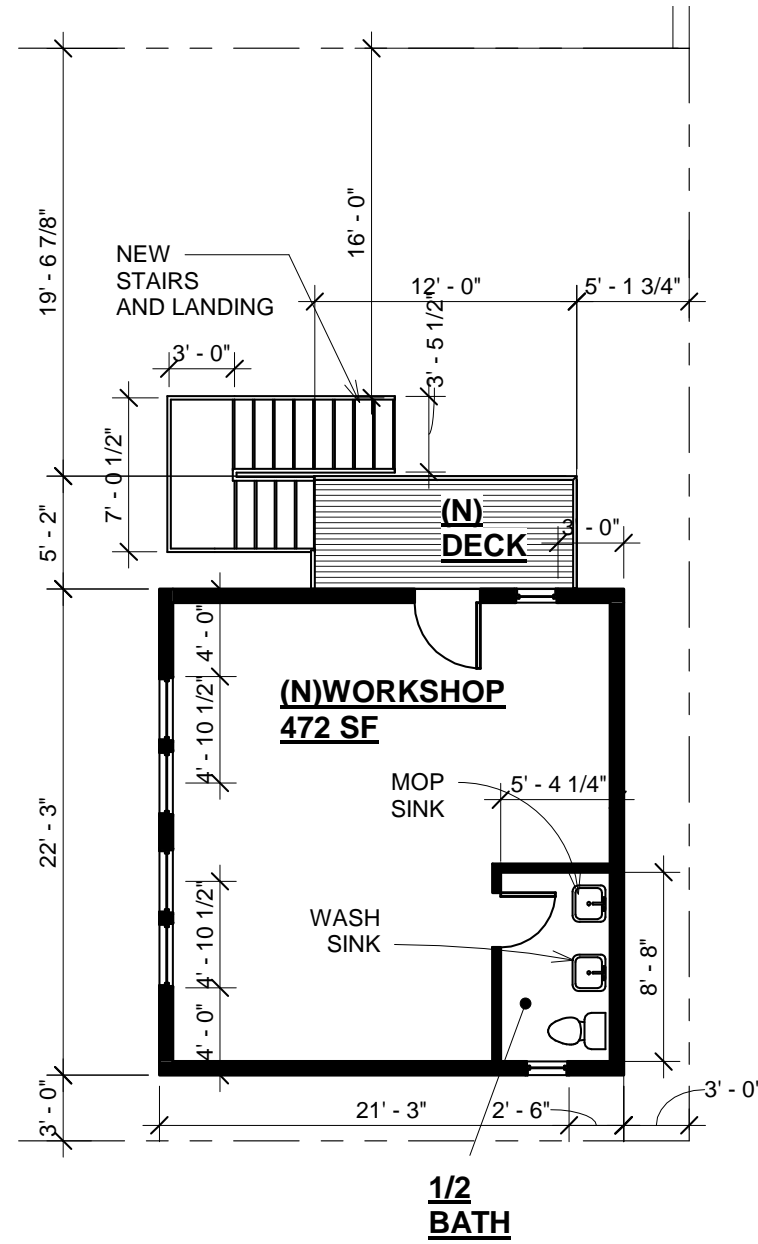
Date	2/22/2018
Drawn by	Author
Scale	1/8" = 1'-0"

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP

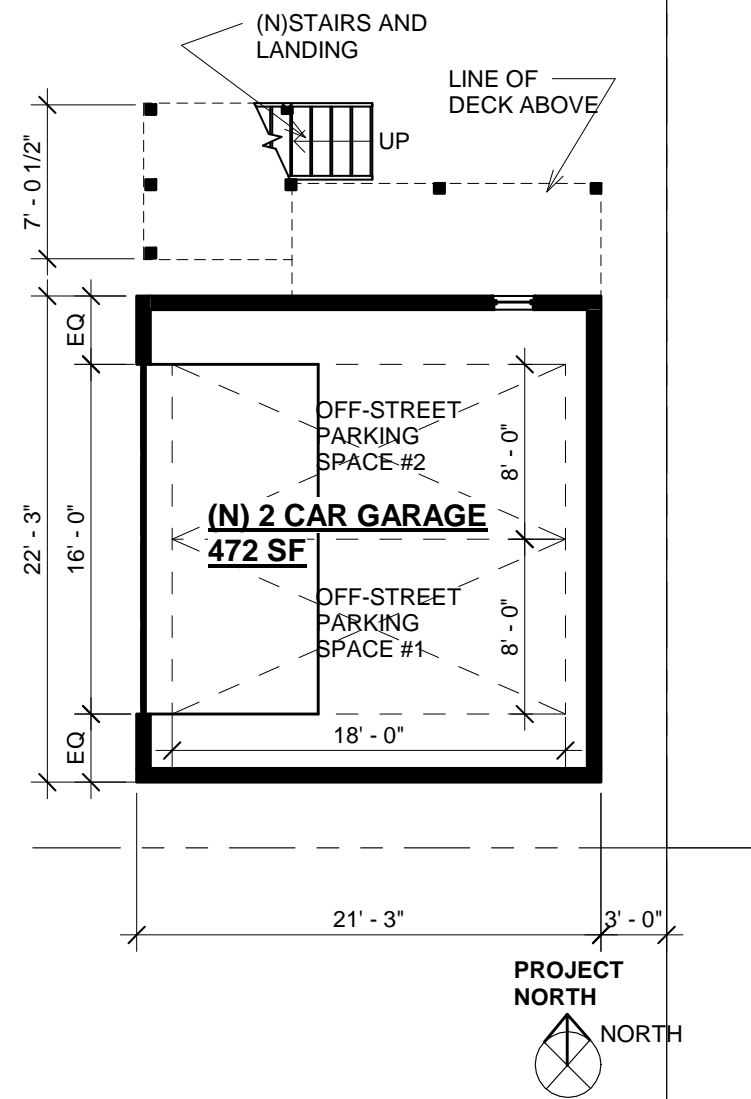
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarsh.net

A2.1



1 PROPOSED SECOND FLOOR-NEW REAR STRUCTURE
1/8" = 1'-0"



2 PROPOSED LOWER FLOOR -NEW REAR STRUCTURE
1/8" = 1'-0"

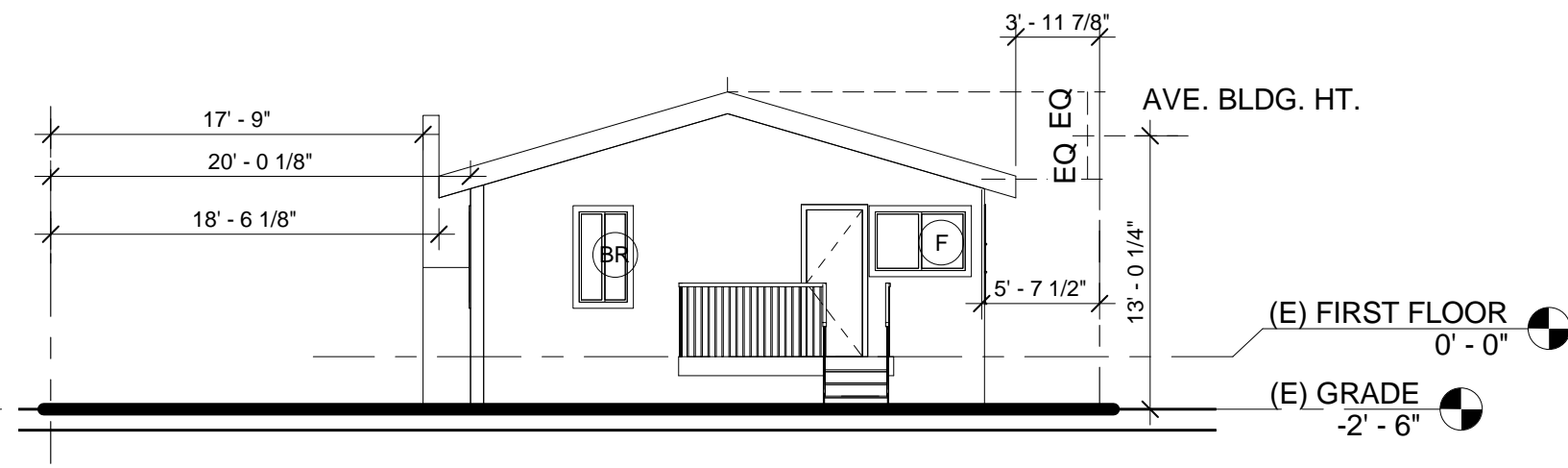
BACILIA MACIAS
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510.691.7910 ph bacilia@bmararch.net

**RESIDENTIAL ADDITON TO
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GARAGE / WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

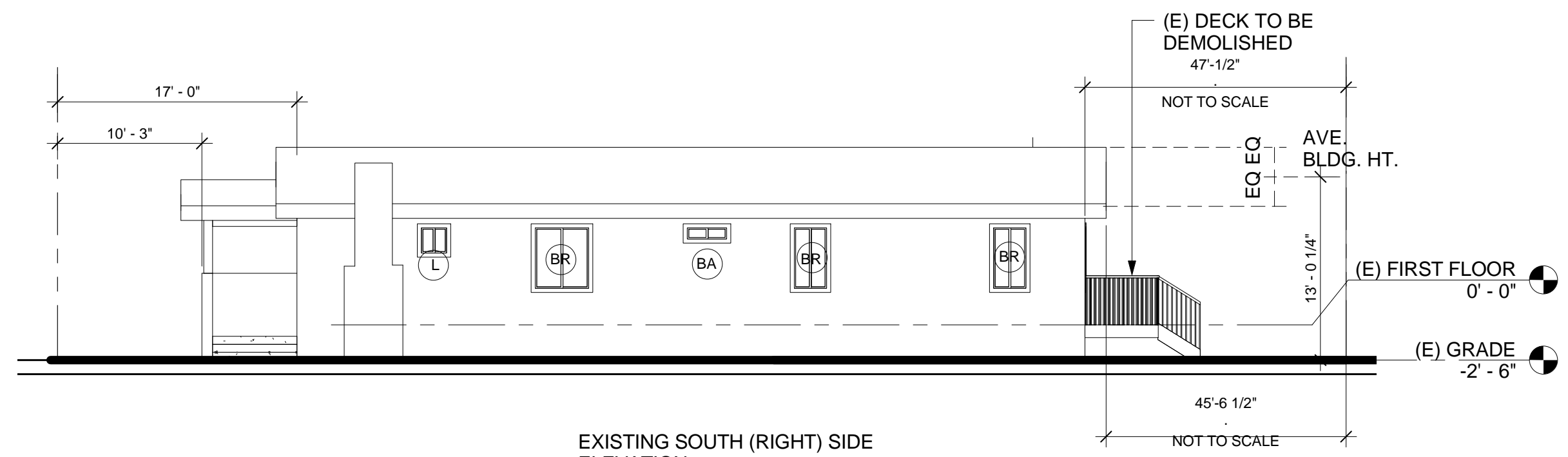
PROPOSED ACCESSORY STRUCTURE

Date	2/22/2018
Drawn by	Author
Scale	1/8" = 1'-0"

A2.2



② EXISTING EAST (REAR) ELEVATION
1/8" = 1'-0"



① EXISTING SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

OPENINGS LEGEND

- ⊙ BD BEDROOM
- ⊙ BA BATHROOM
- ⊙ L LIVING
- ⊙ K KITCHEN
- ⊙ D DINING
- ⊙ F FAMILY RM.

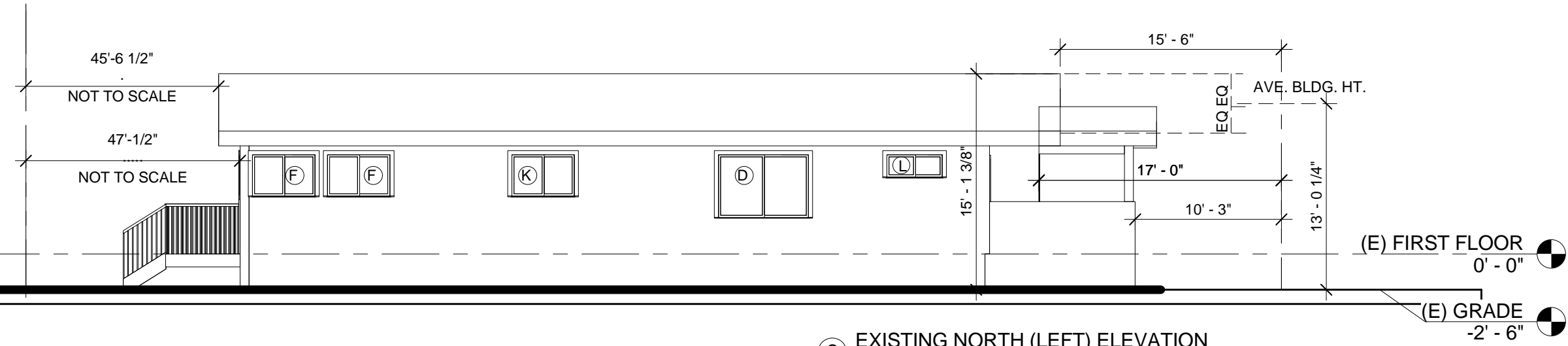
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2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

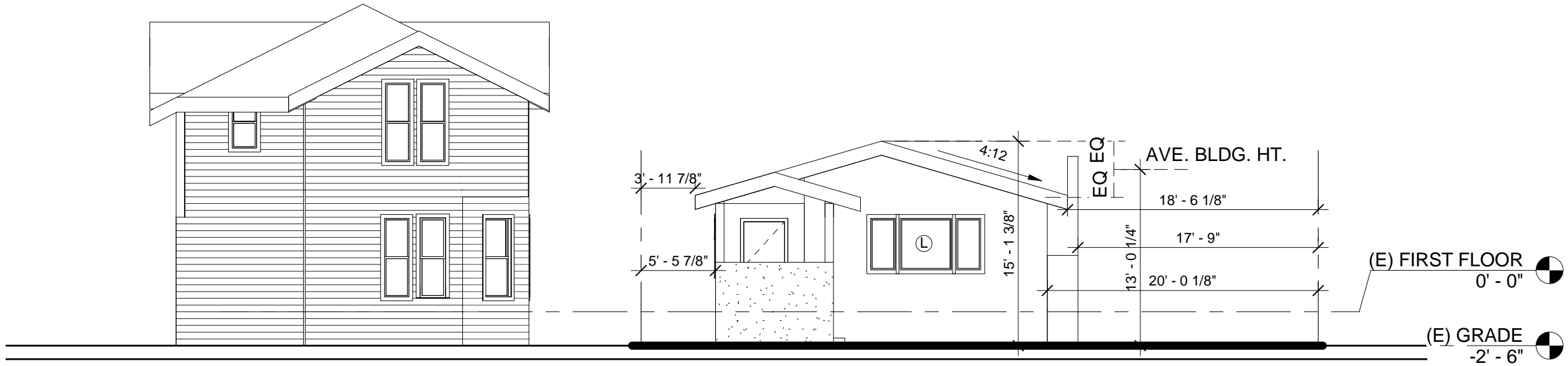
EXISTING EXTERIOR ELEVATIONS

Date	2/22/2018
Drawn by	Author
Scale	1/8" = 1'-0"

A3.0



② EXISTING NORTH (LEFT) ELEVATION
1/8" = 1'-0"



① EXISTING WEST (FRONT) ELEVATION
1/8" = 1'-0"

BACILIA MACIAS
ARCHITECTURE
732 qilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net

**RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

EXISTING EXTERIOR ELEVATIONS

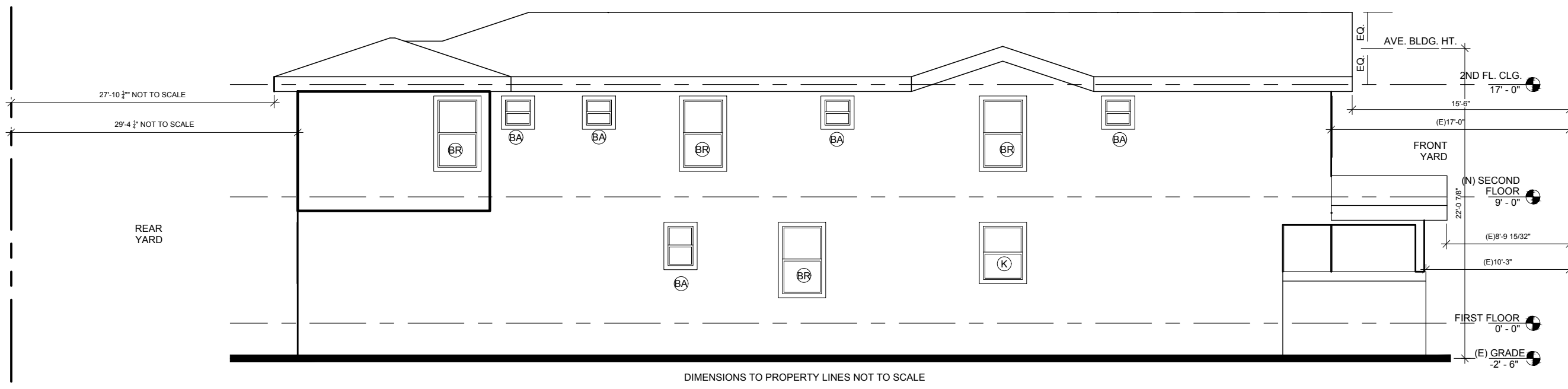
Date	2/22/2018
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Scale	1/8" = 1'-0"

A3.1

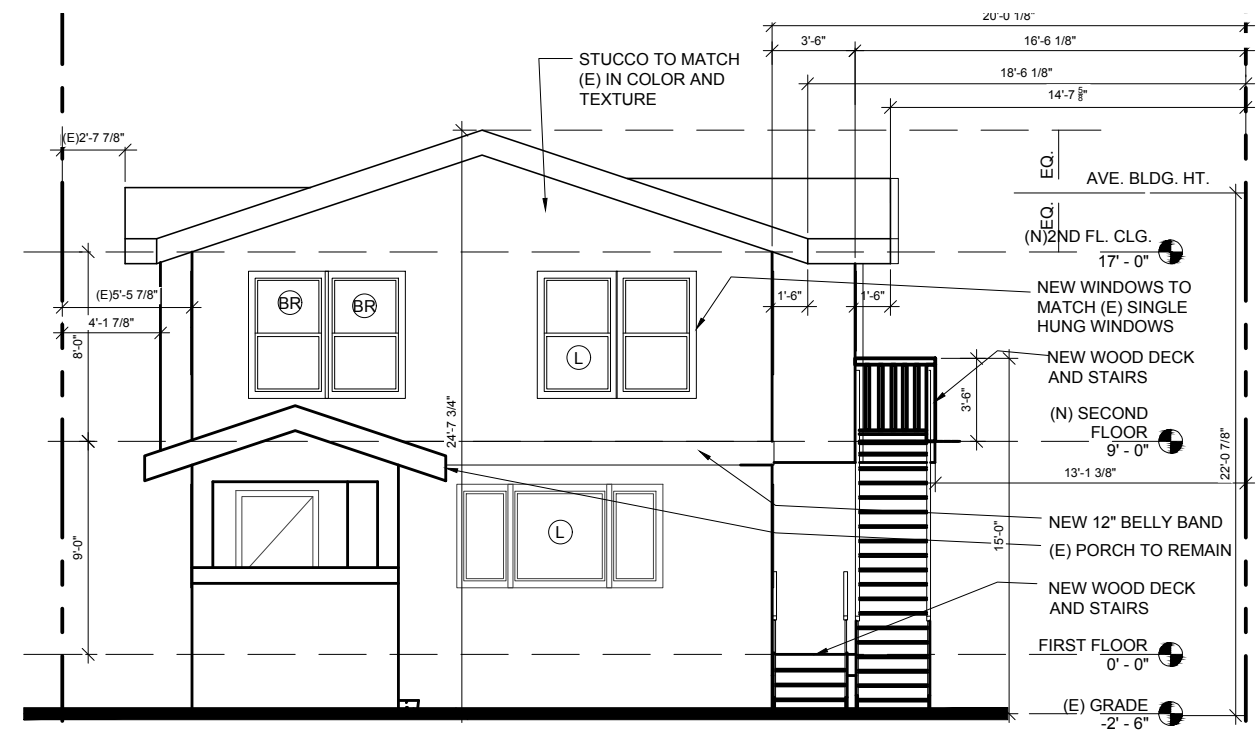
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**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19



2 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"

OPENINGS LEGEND

- BR BEDROOM
- BA BATHROOM
- L LIVING
- K KITCHEN
- D DINING
- F FAMILY RM.
- LY LAUNDRY
- W WORKSHOP
- G GARAGE

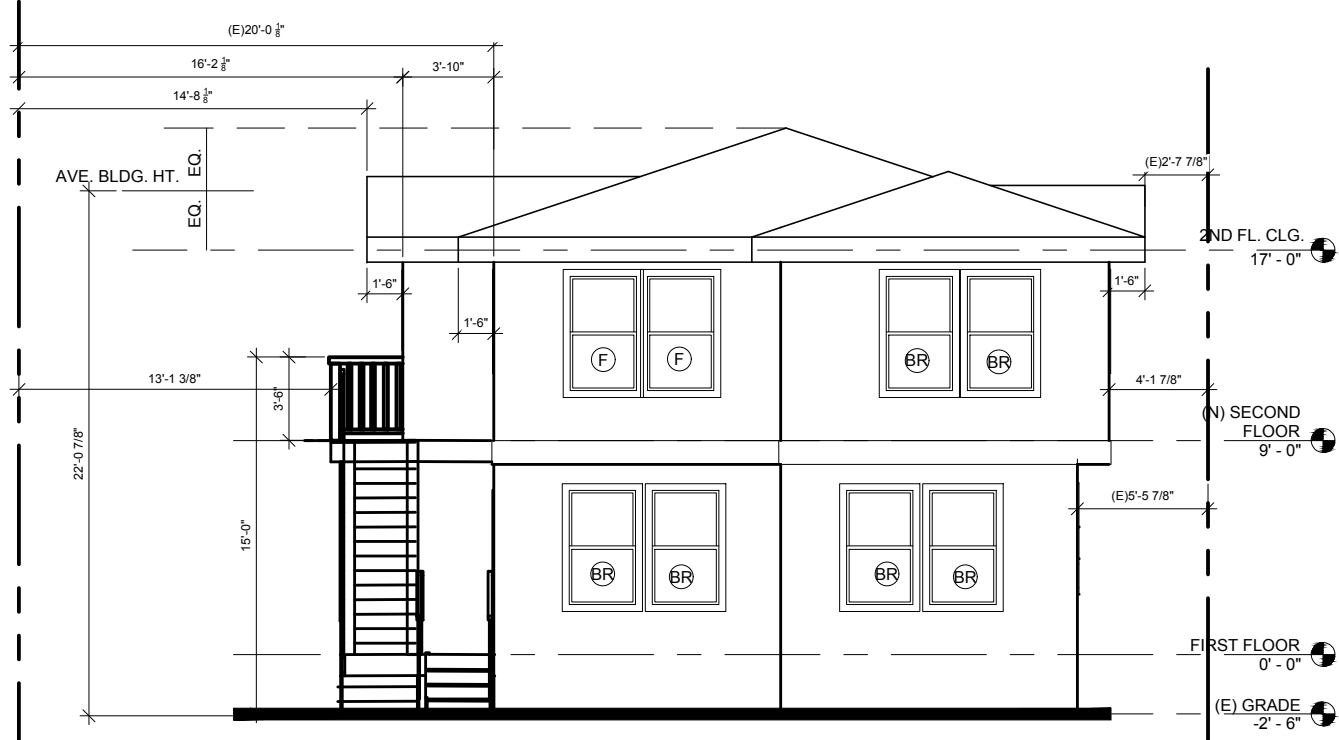
Date 2/22/2018
Drawn by BM
Scale AS NOTED

**PROPOSED
EXTERIOR
ELEVATIONS**

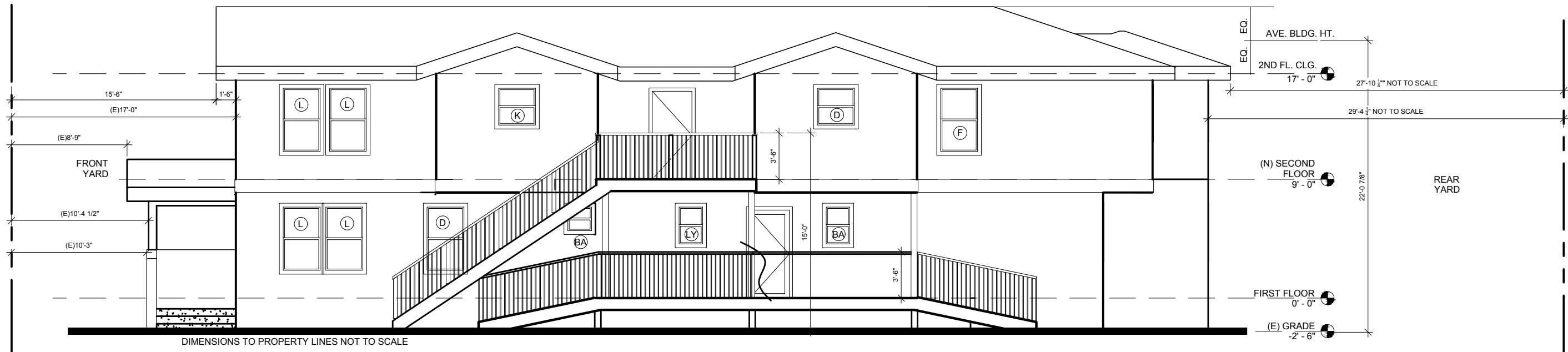
A3.2

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RESIDENTIAL ADDITION TO
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GARAGE/WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19



DIMENSIONS TO PROPERTY LINES NOT TO SCALE
2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



DIMENSIONS TO PROPERTY LINES NOT TO SCALE
1 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

Date	2/22/2018
Drawn by	BM
Scale	AS NOTED

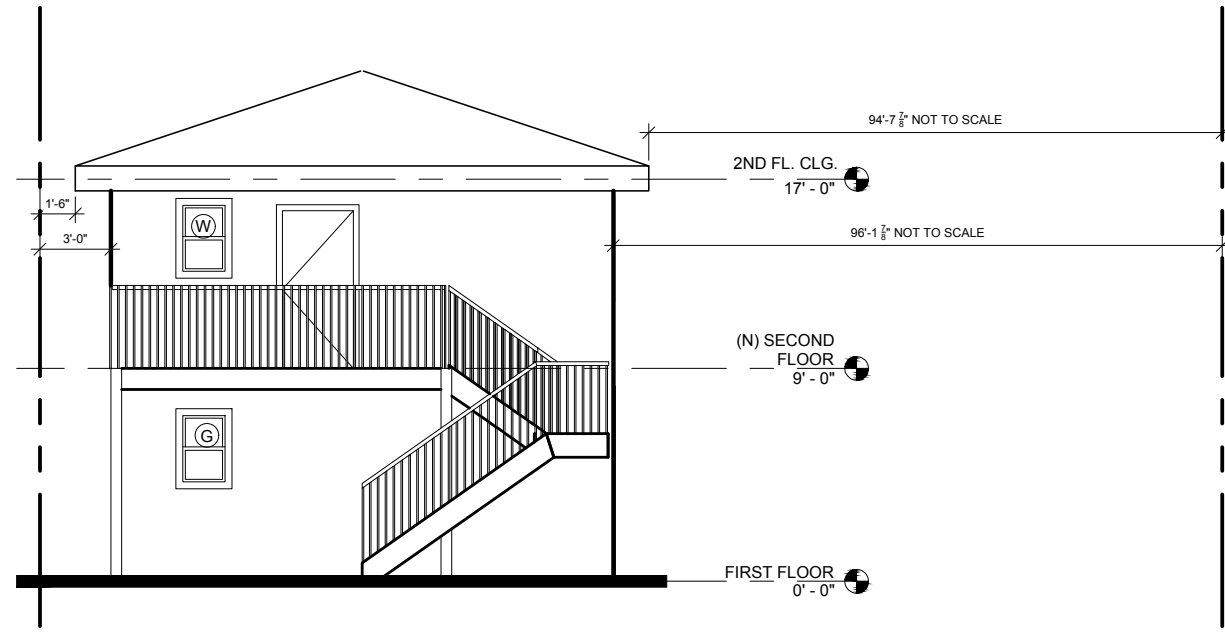
PROPOSED
EXTERIOR
ELEVATIONS
A3.3

BACILIA MACIAS
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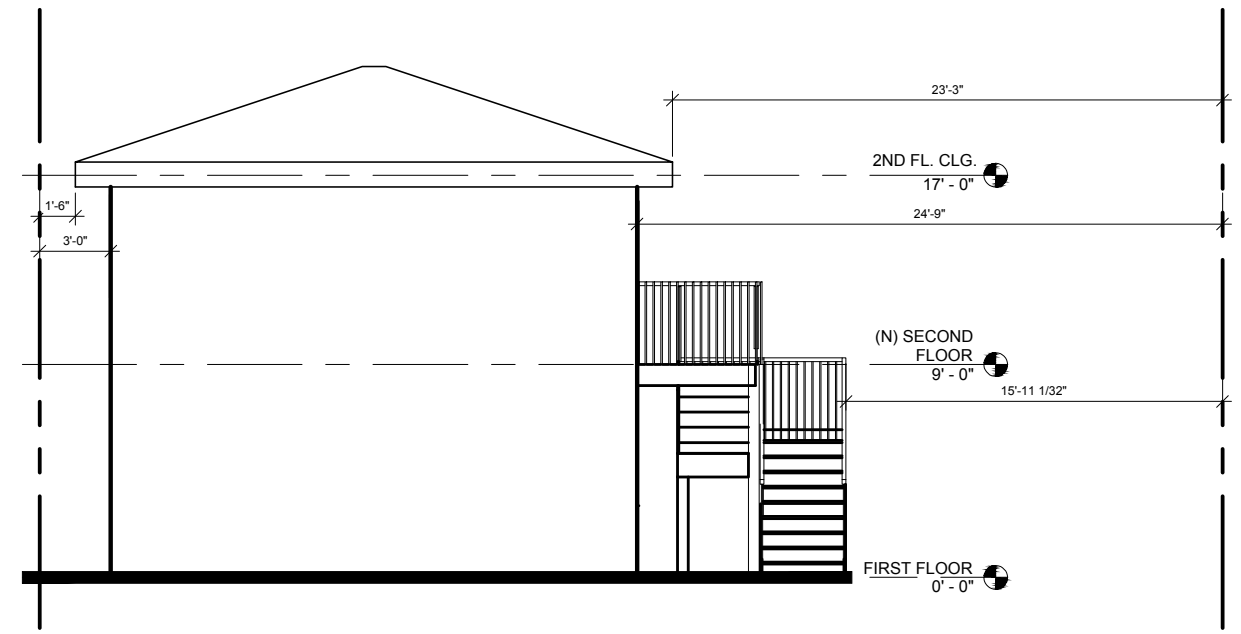
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

PROPOSED EXTERIOR ELEVATIONS NEW REAR STRUCTURE	Date 2/22/2018
	Drawn by BM
	Scale AS NOTED

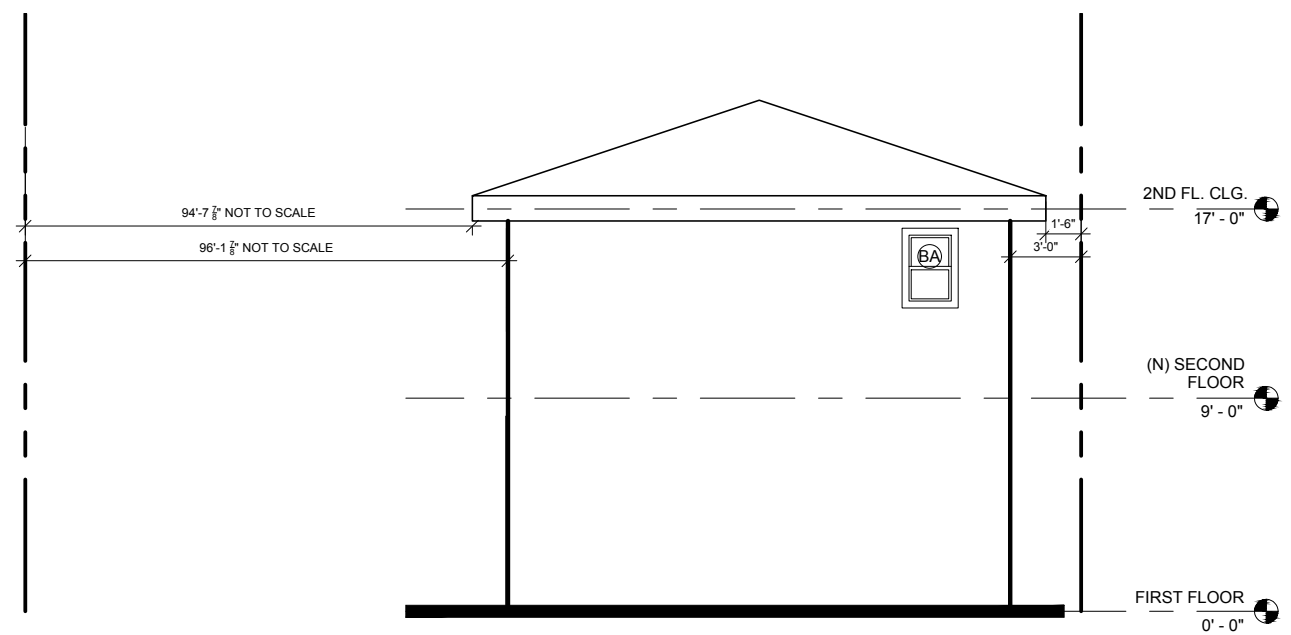
A3.4



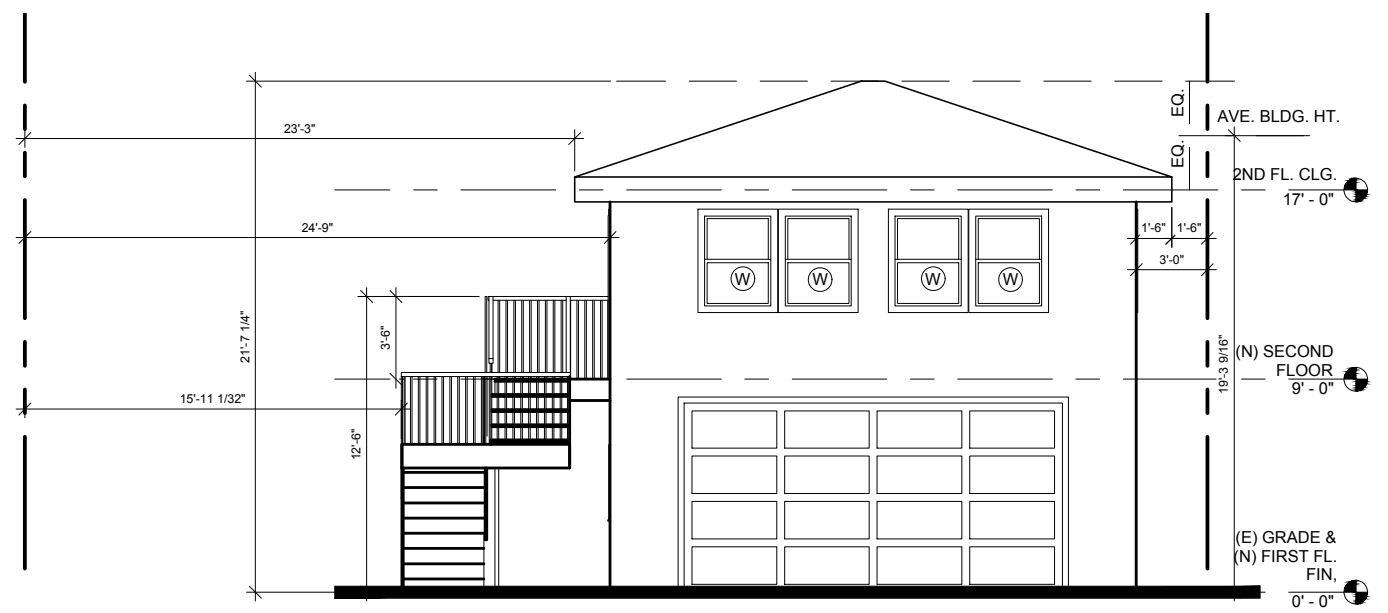
4 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



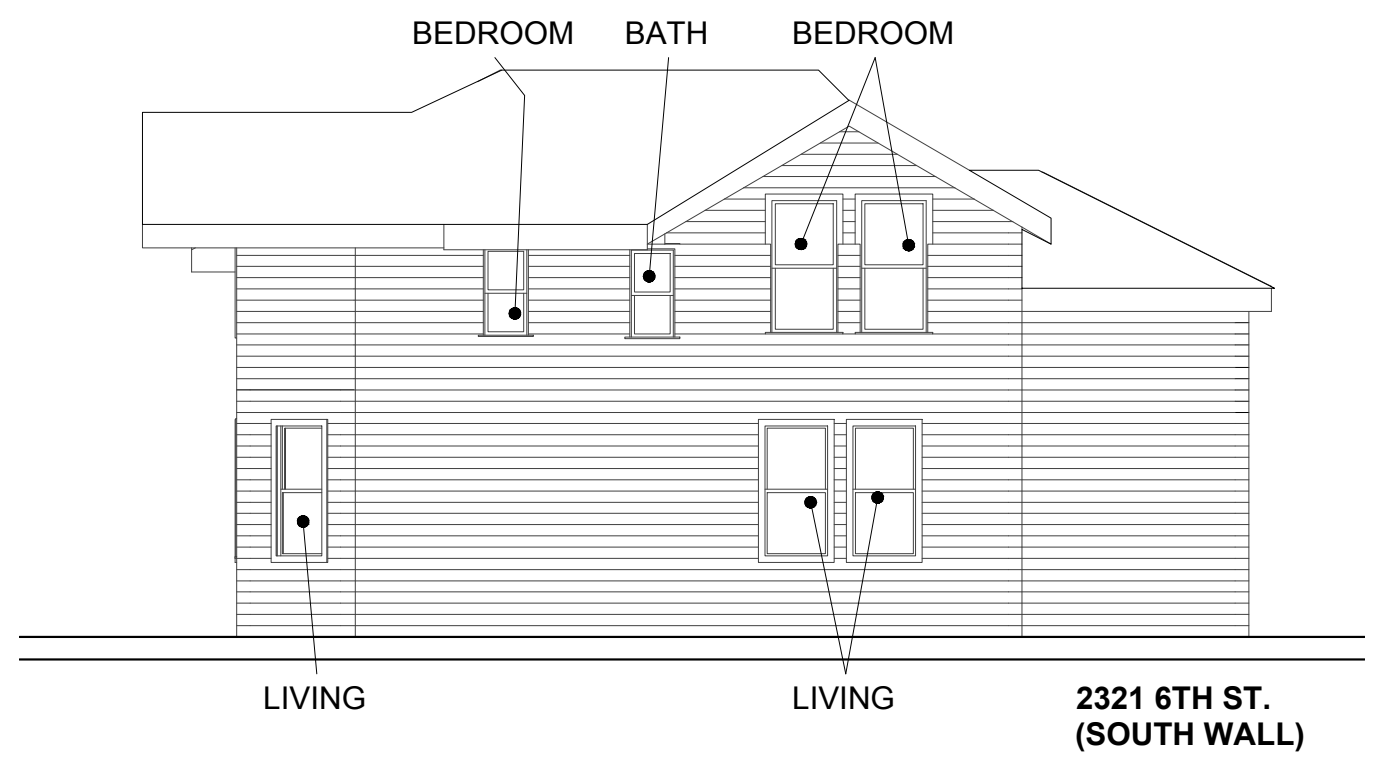
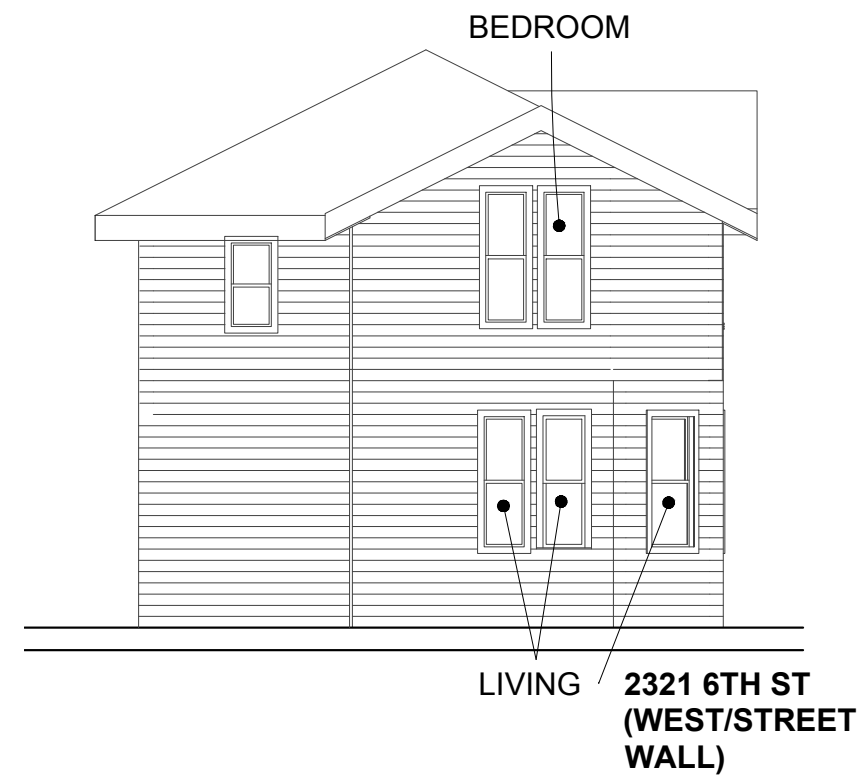
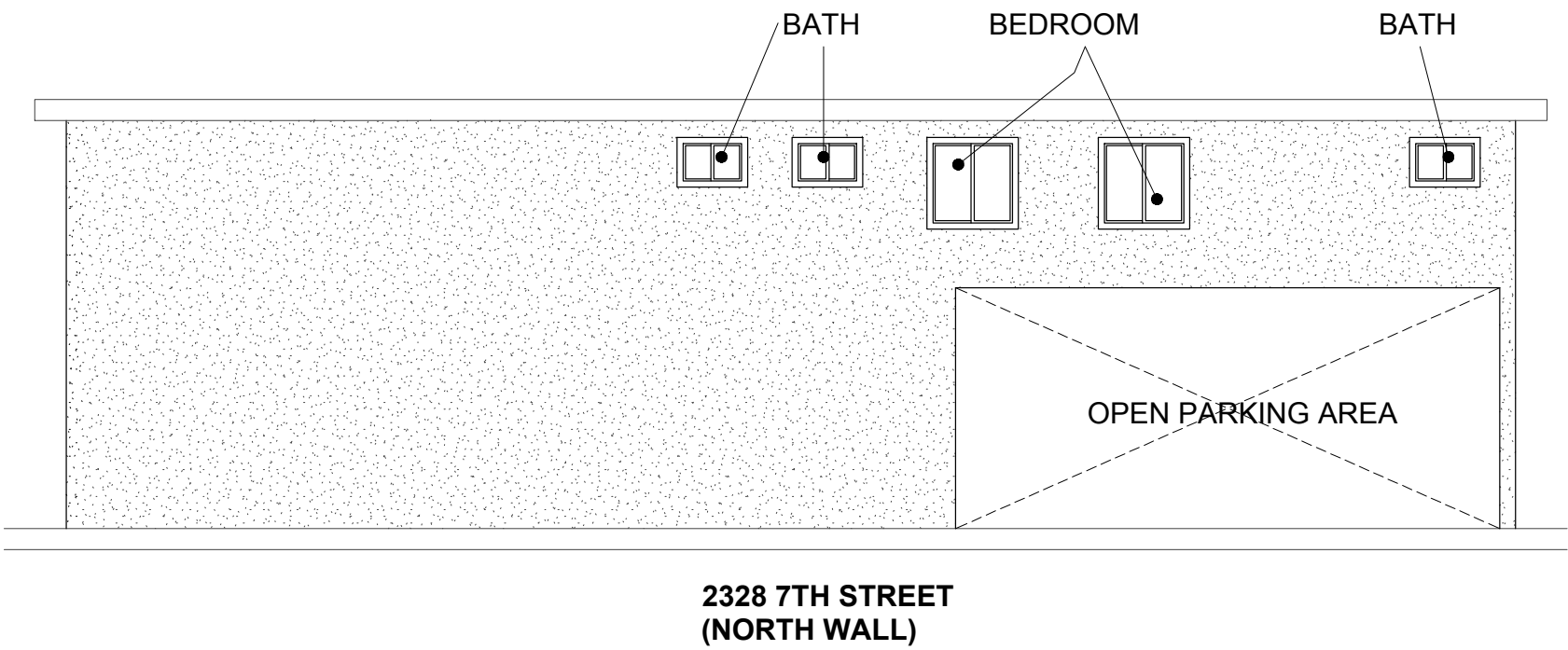
2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



3 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"



1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"



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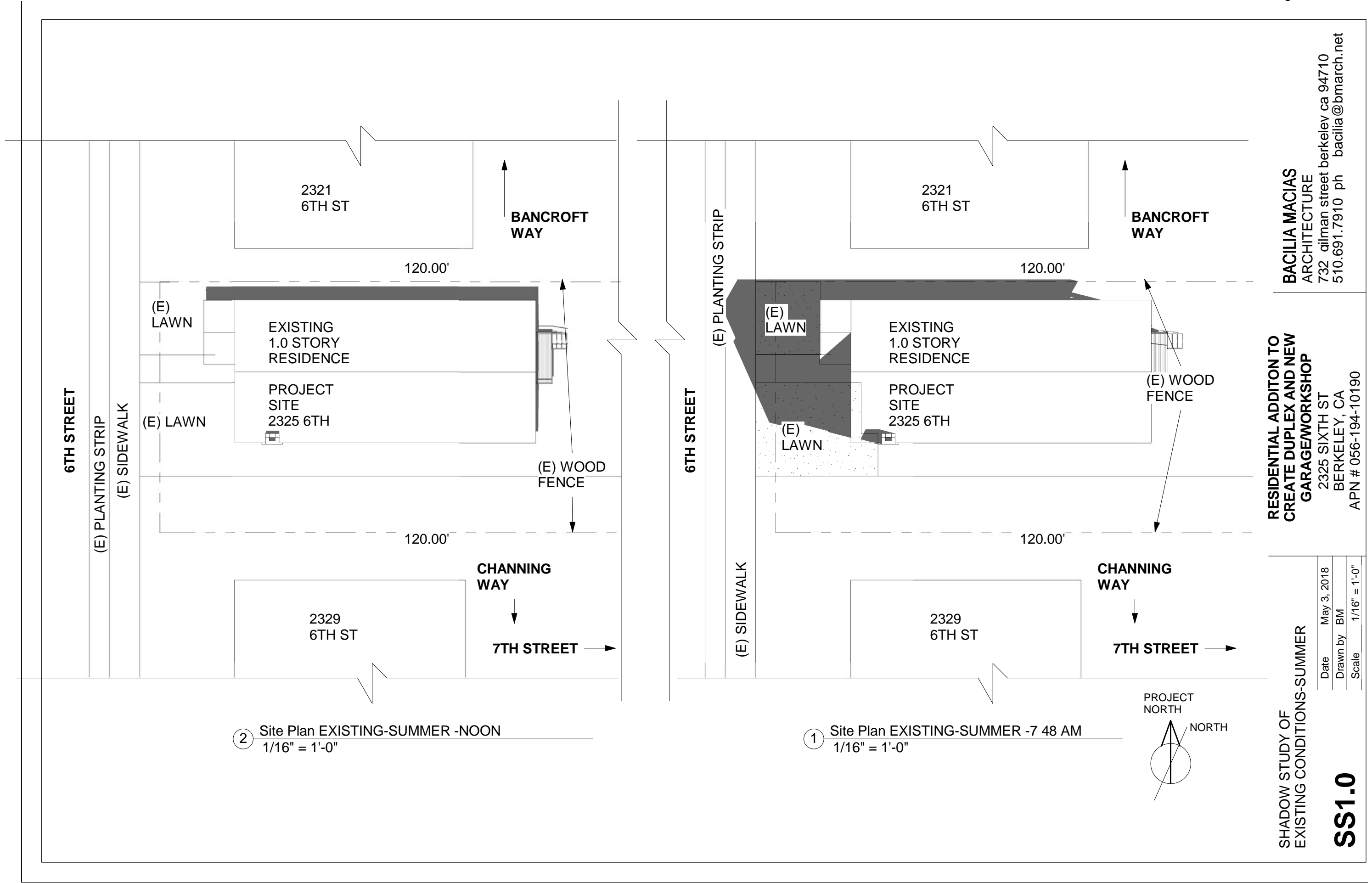
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date	APRIL 30, 2018
Drawn by	BM
Scale	AS NOTED

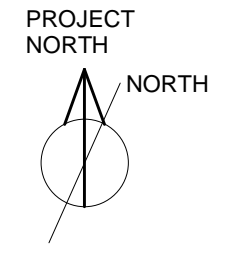
REFERENCE
ELEVATIONS
2321 6TH STREET
2328 7TH STREET

SSA0.0



② Site Plan EXISTING-SUMMER -NOON
1/16" = 1'-0"

① Site Plan EXISTING-SUMMER -7 48 AM
1/16" = 1'-0"



SHADOW STUDY OF
EXISTING CONDITIONS-SUMMER

Date	May 3, 2018
Drawn by	BM
Scale	1/16" = 1'-0"

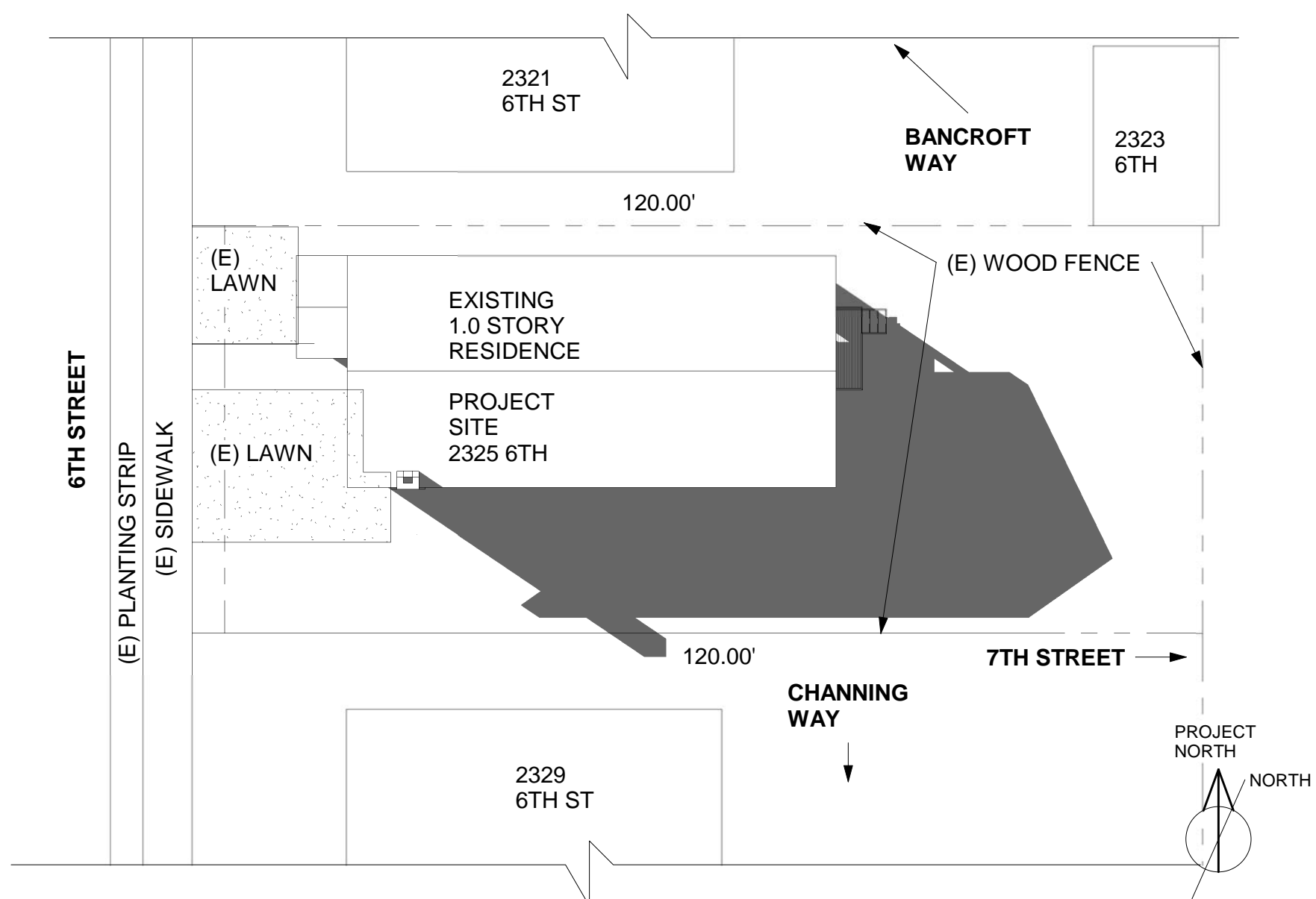
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

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SS1.0



1 Site Plan EXISTING-SUMMER -5 35 PM
1/16" = 1'-0"

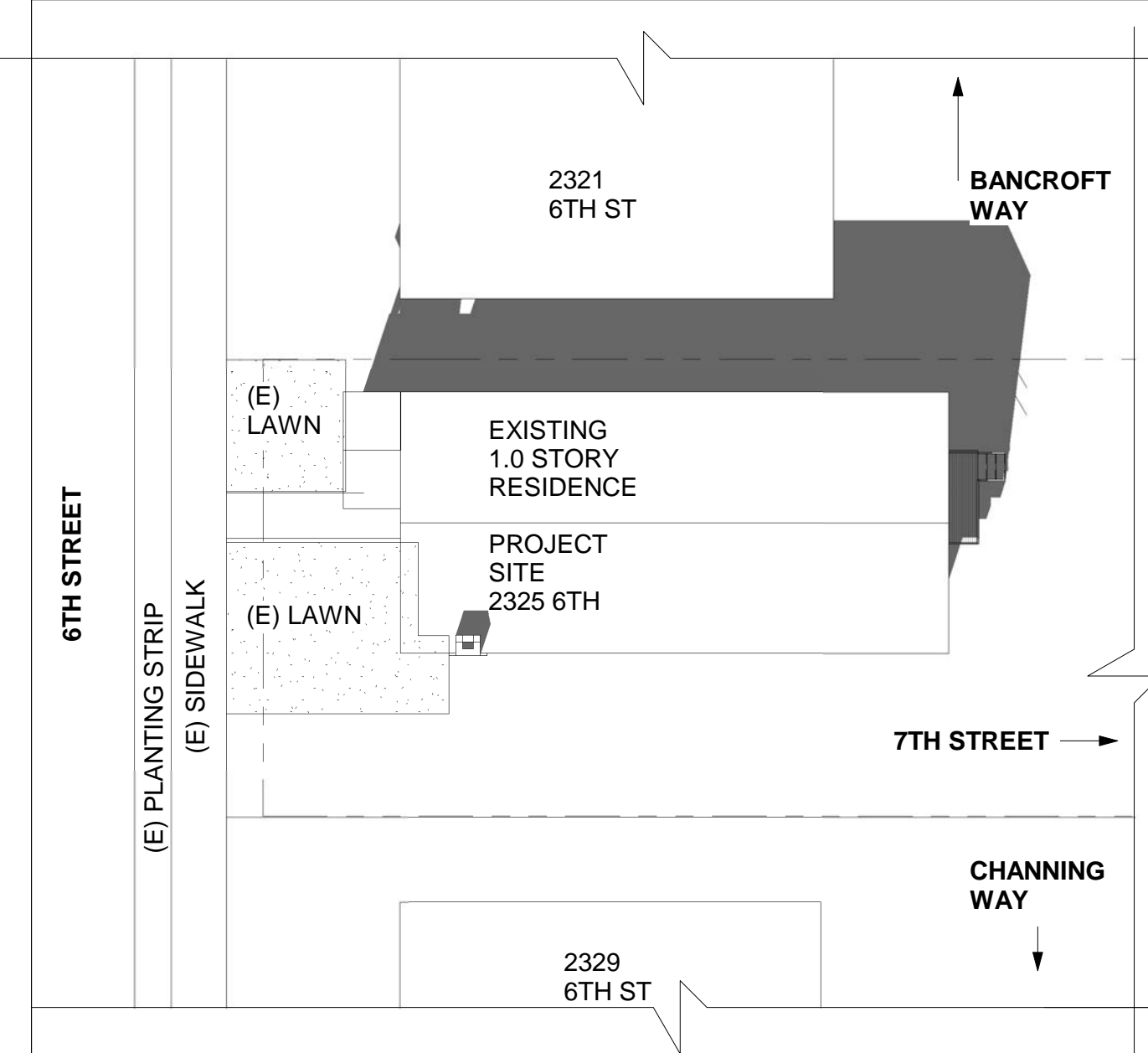
SHADOW STUDY OF EXISTING CONDITIONS- SUMMER

SS1.1

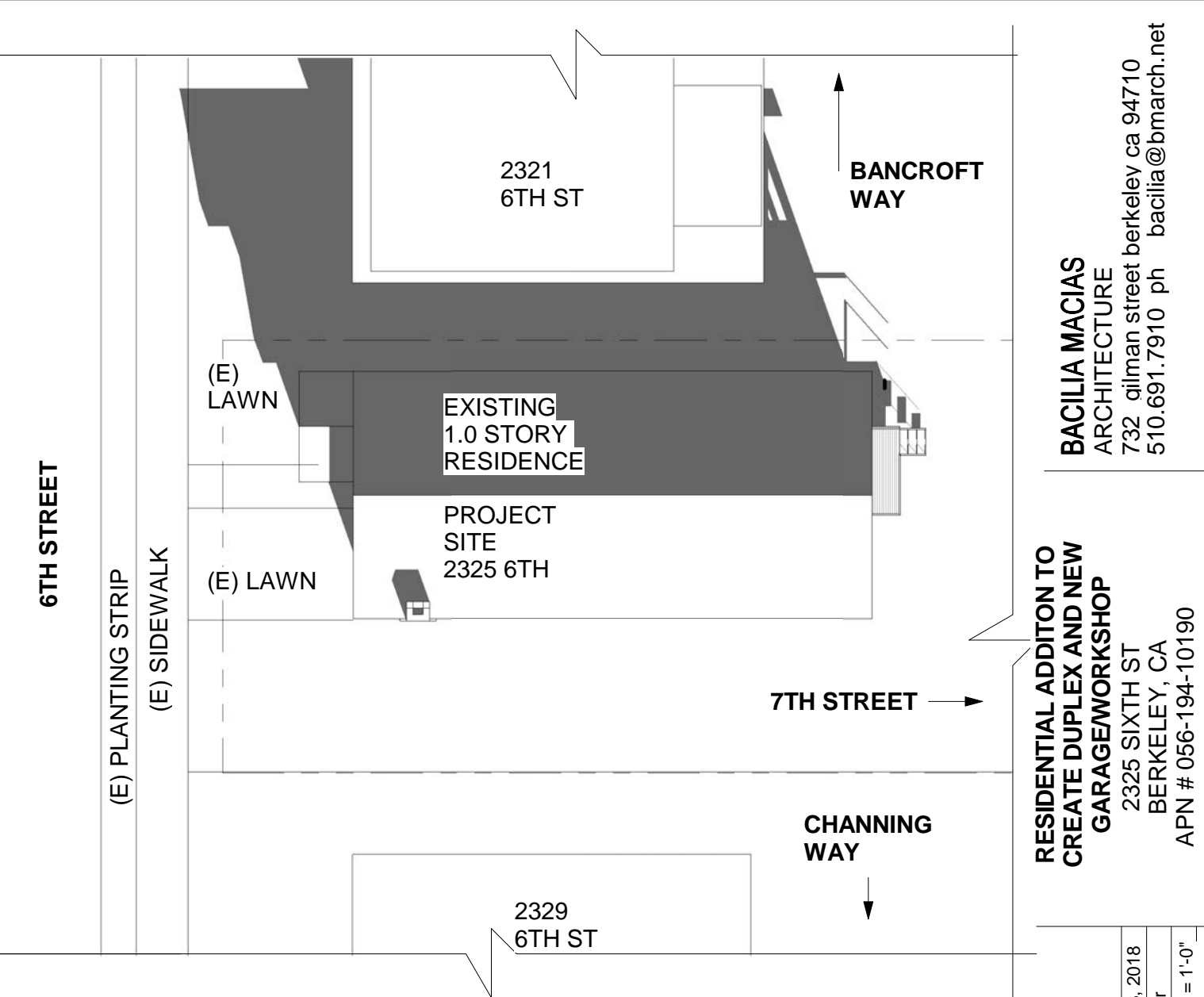
Date	May 3, 2018
Drawn by	BM
Scale	1/16" = 1'-0"

RESIDENTIAL ADDITION TO CREATE DUPLEX AND NEW GARAGE/WORKSHOP
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

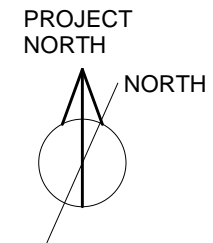
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2 Site Plan EXISTING-WINTER NOON
1/16" = 1'-0"



1 Site Plan EXISTING-WINTER 9 21 AM
1/16" = 1'-0"



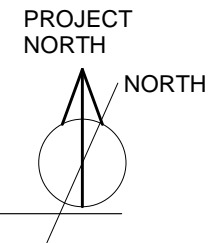
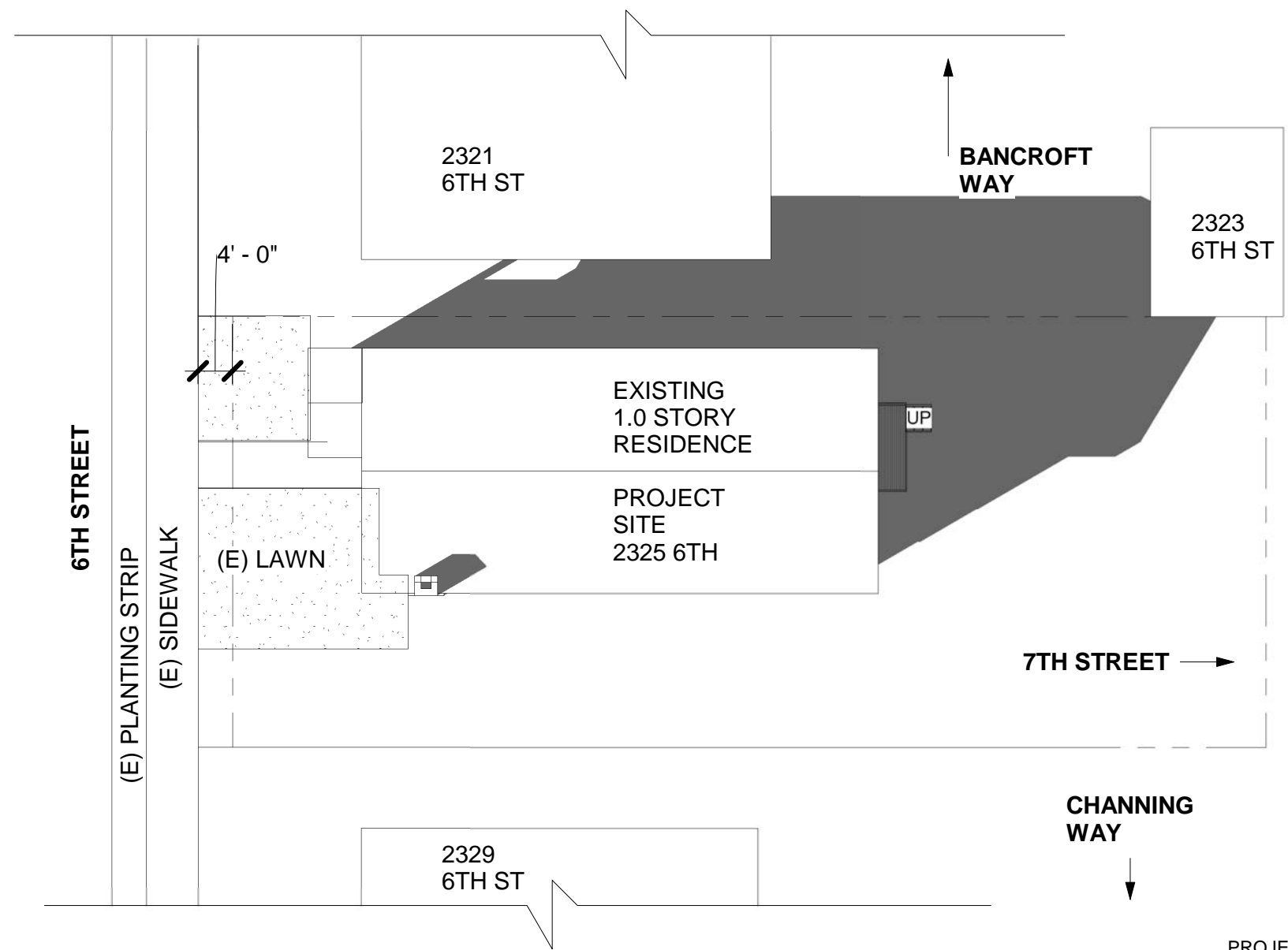
SHADOW STUDY OF
EXISTING CONDITIONS- WINTER

Date	May 3, 2018
Drawn by	Author
Scale	1/16" = 1'-0"

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP
2325 SIXTH ST
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APN # 056-194-10190

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SS1.2



① Site Plan EXISTING-WINTER 2 54 PM
1/16" = 1'-0"

SHADOW STUDY OF
EXISTING CONDITIONS-WINTER

SS1.3

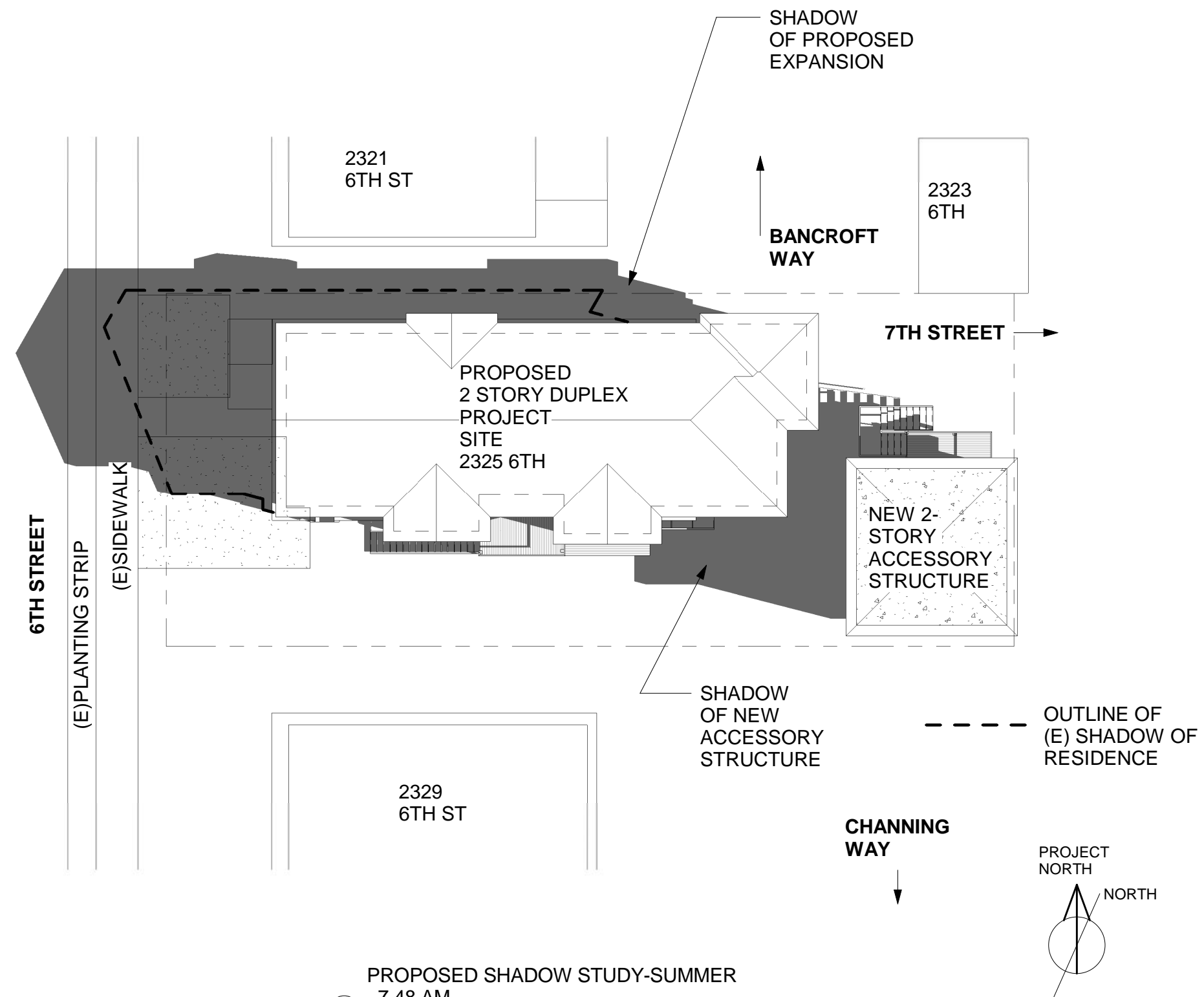
Date	May 3, 2018
Drawn by	Author
Scale	1/16" = 1'-0"

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

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1 PROPOSED SHADOW STUDY-SUMMER
7 48 AM
1/16" = 1'-0"

SHADOW STUDY OF
PROPOSED SITE-SUMMER

Date	May 3, 2018
Drawn by	BM
Scale	1/16" = 1'-0"

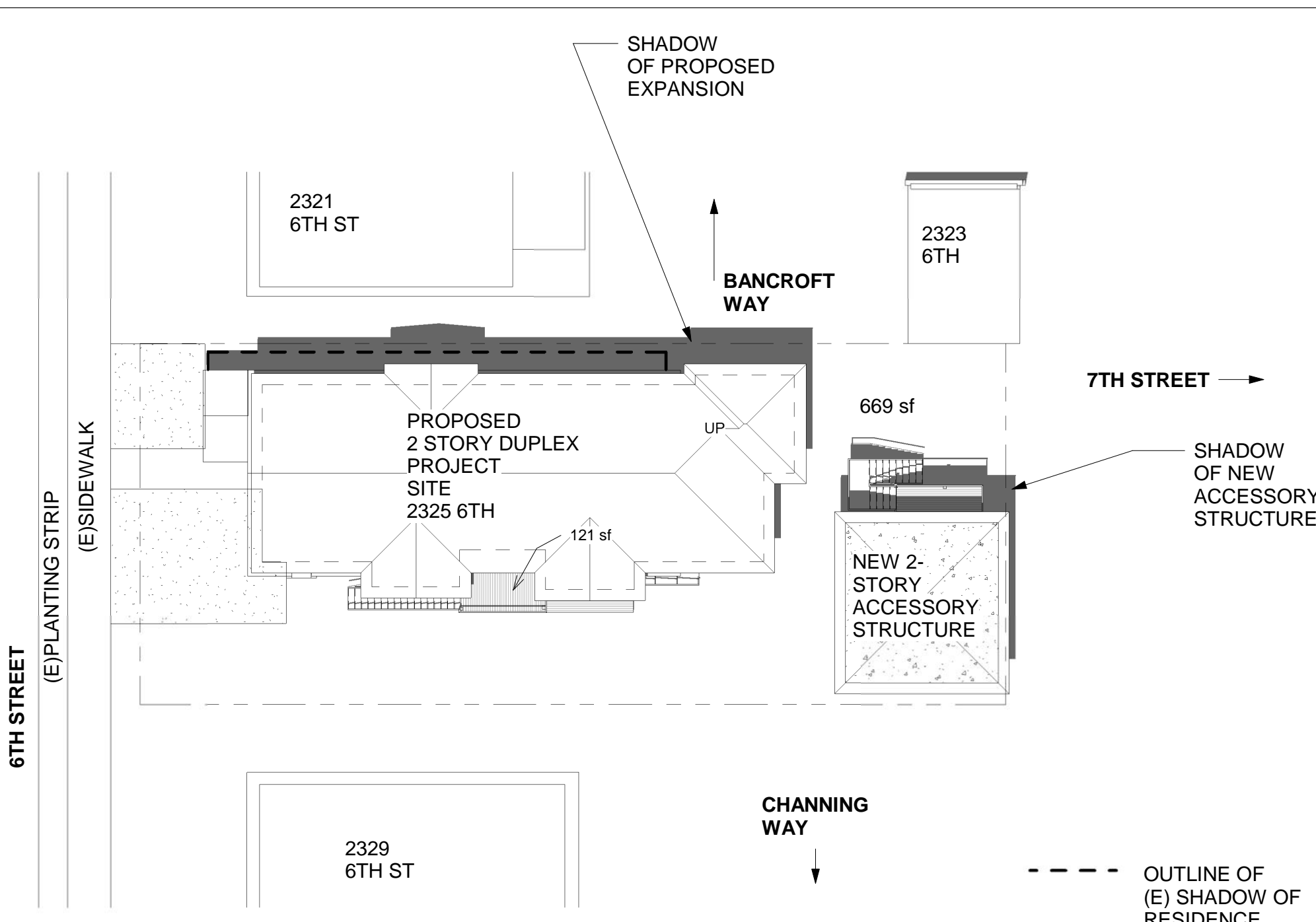
PSS1.0

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

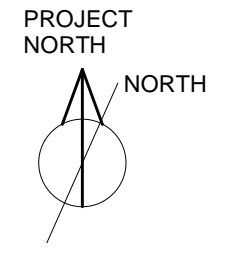
2325 SIXTH ST
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APN # 056-194-10190

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1 SUMMER Site Plan-SHADOW STUDY
NOON
1/16" = 1'-0"

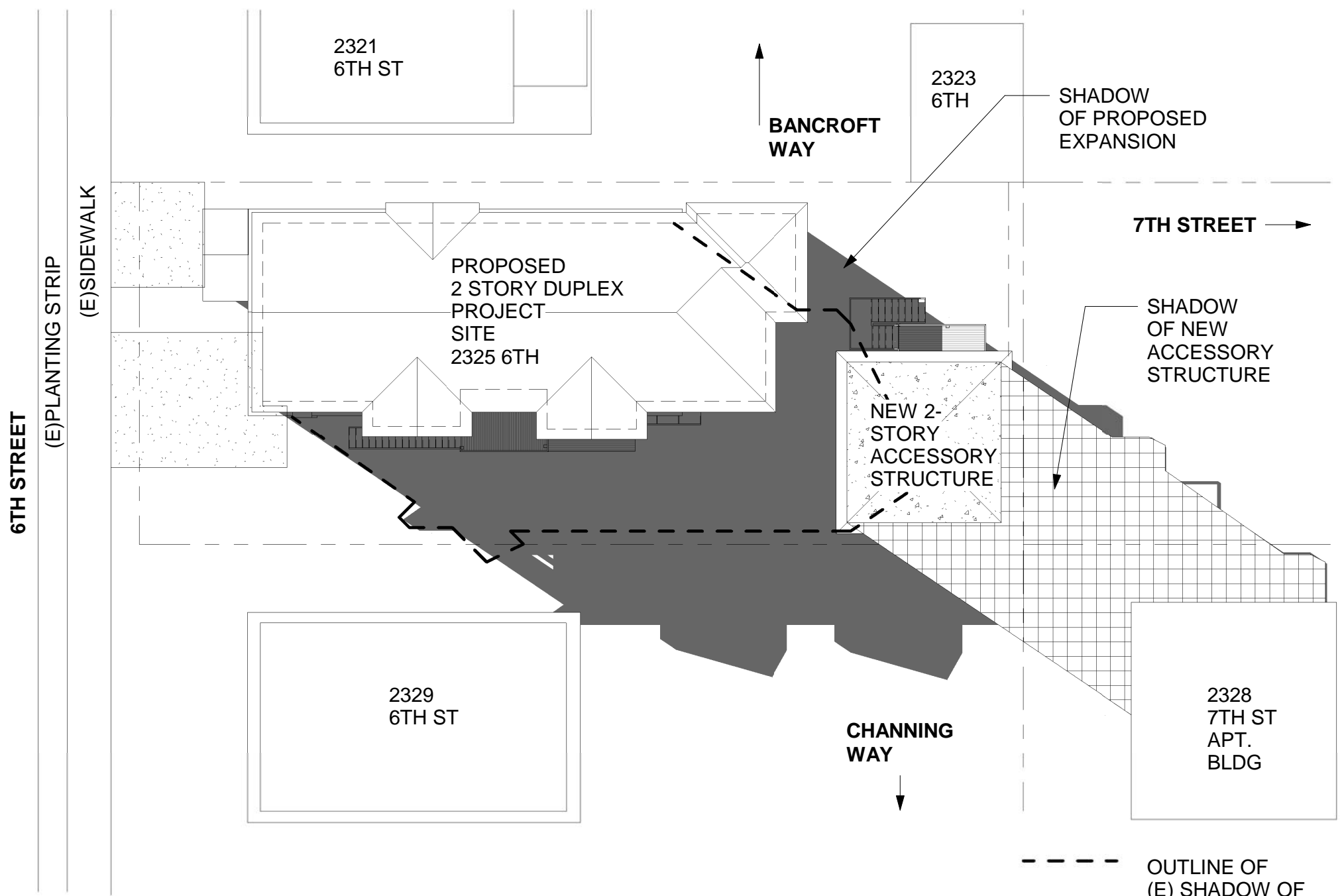


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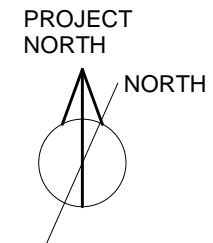
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date	May 3, 2018
Drawn by	Author
Scale	1/16" = 1'-0"

SHADOW STUDY OF
PROPOSED SITE- SUMMER-NOON
PSS1.1



1 SUMMER -SHADOW STUDY_ 5-35 PM
1/16" = 1'-0"



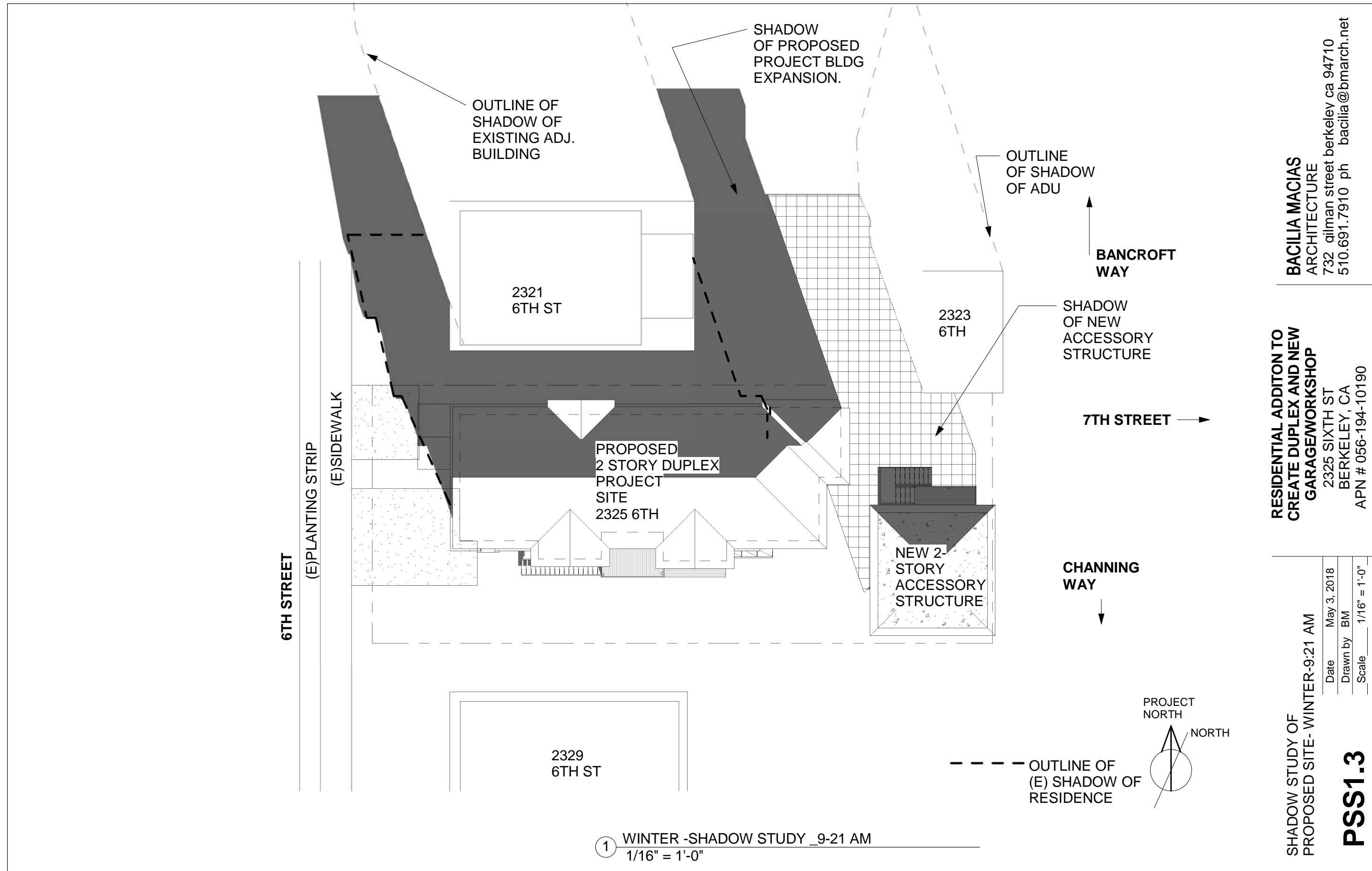
SHADOW STUDY OF
PROPOSED SITE- SUMMER-5:35 PM

Date	May 3, 2018
Drawn by	Author
Scale	1/16" = 1'-0"

PSS1.2

RESIDENTIAL ADDITION TO
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GARAGE/WORKSHOP
2325 SIXTH ST
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APN # 056-194-10190

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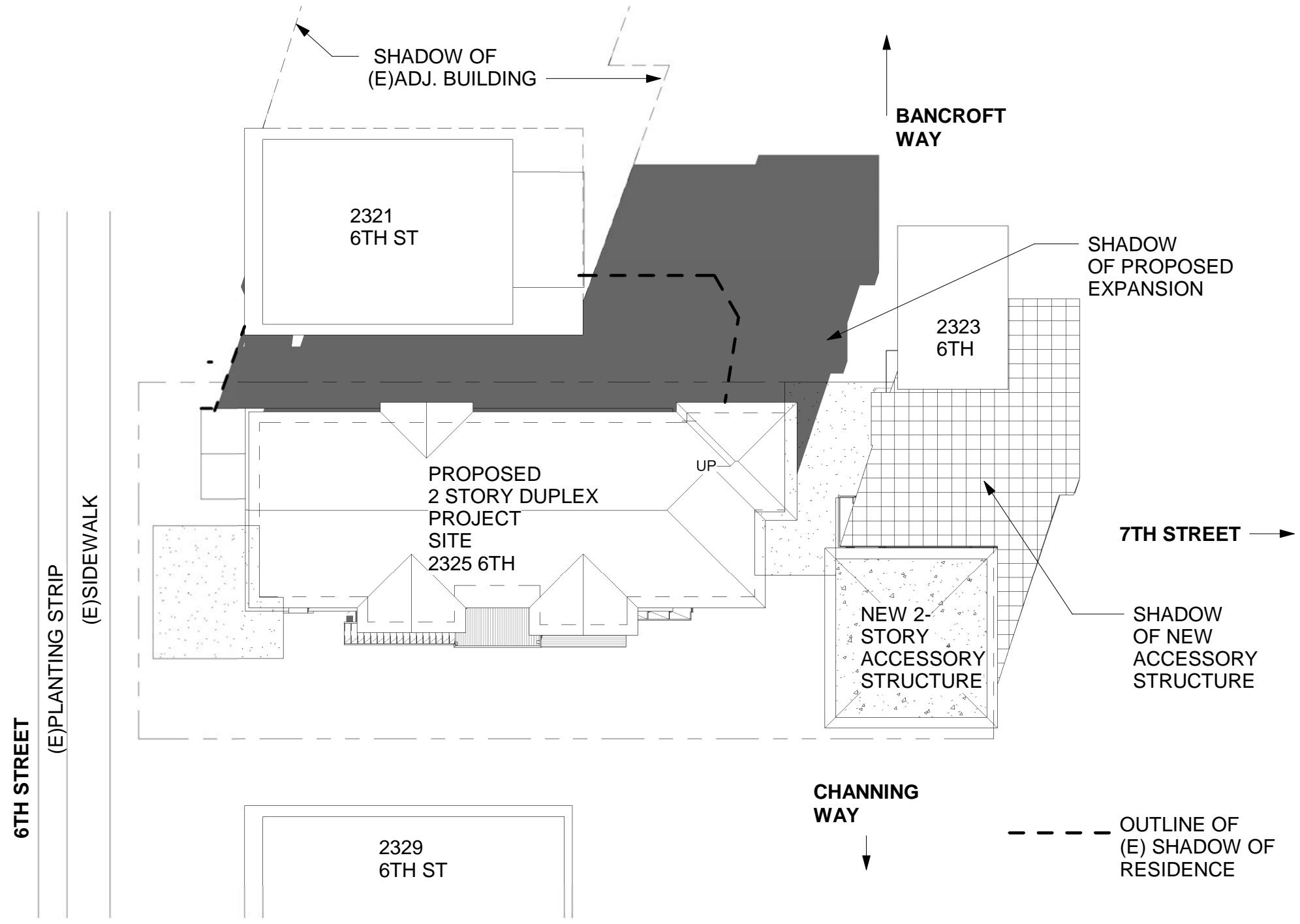
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**RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
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2325 SIXTH ST
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APN # 056-194-10190

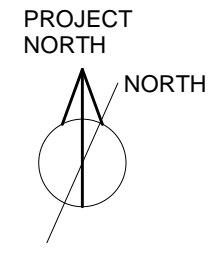
SHADOW STUDY OF
PROPOSED SITE- WINTER-9:21 AM

Date	May 3, 2018
Drawn by	BM
Scale	1/16" = 1'-0"

PSS1.3



① WINTER -SHADOW STUDY _NOON
1/16" = 1'-0"

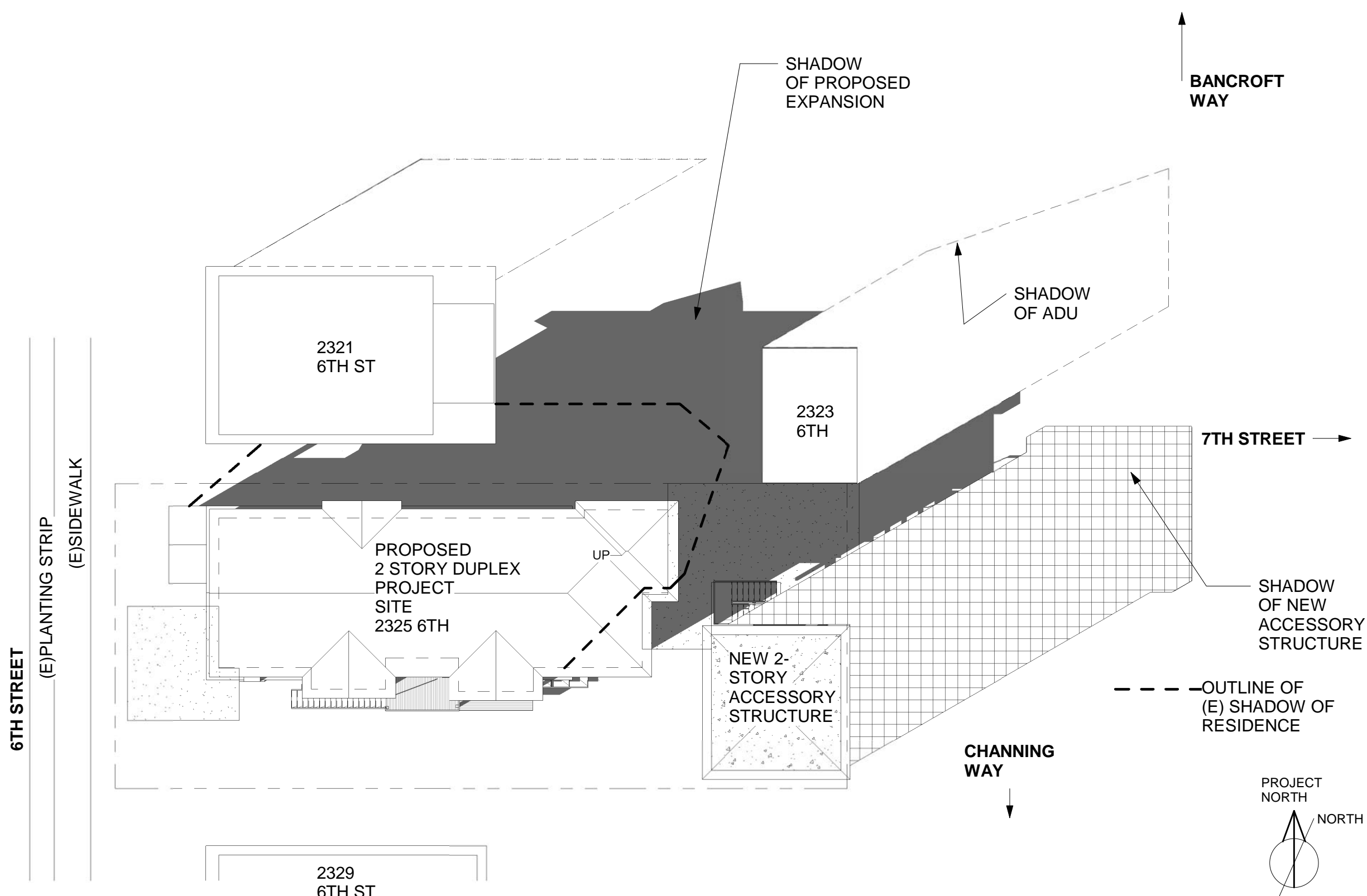


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**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date May 3, 2018
Drawn by Author
Scale 1/16" = 1'-0"

SHADOW STUDY OF
PROPOSED SITE- WINTER-NOON
PSS1.4



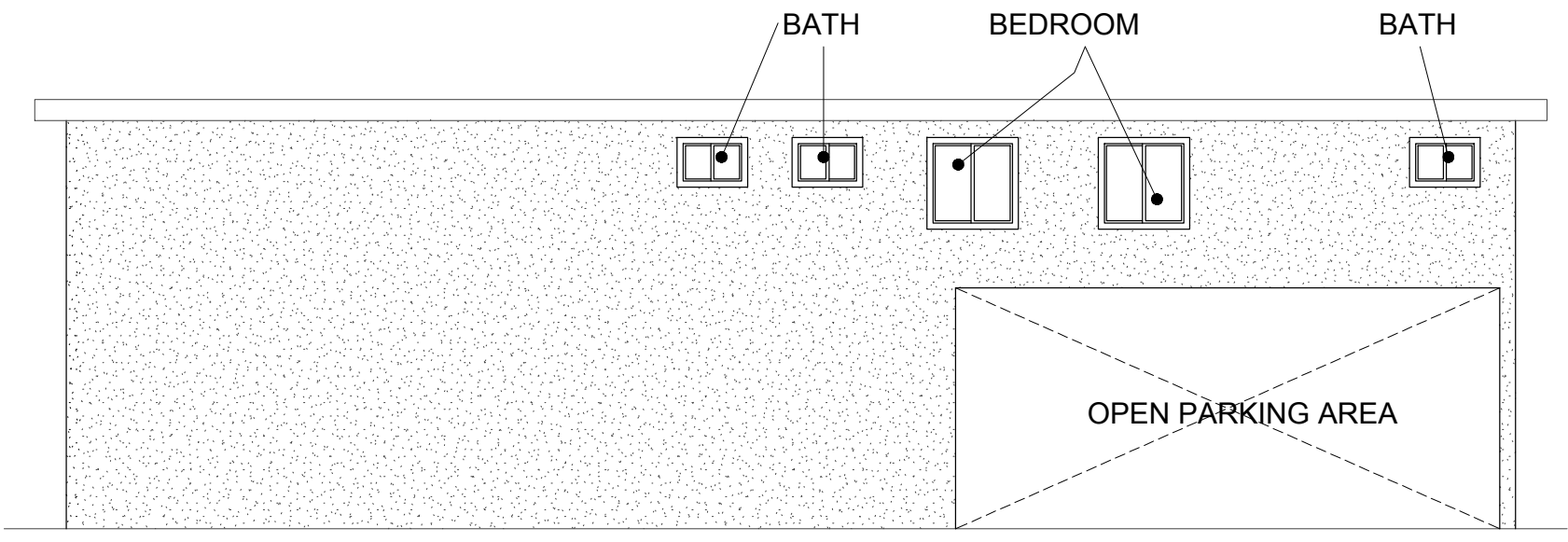
1 WINTER -SHADOW STUDY _2-54PM
1/16" = 1'-0"

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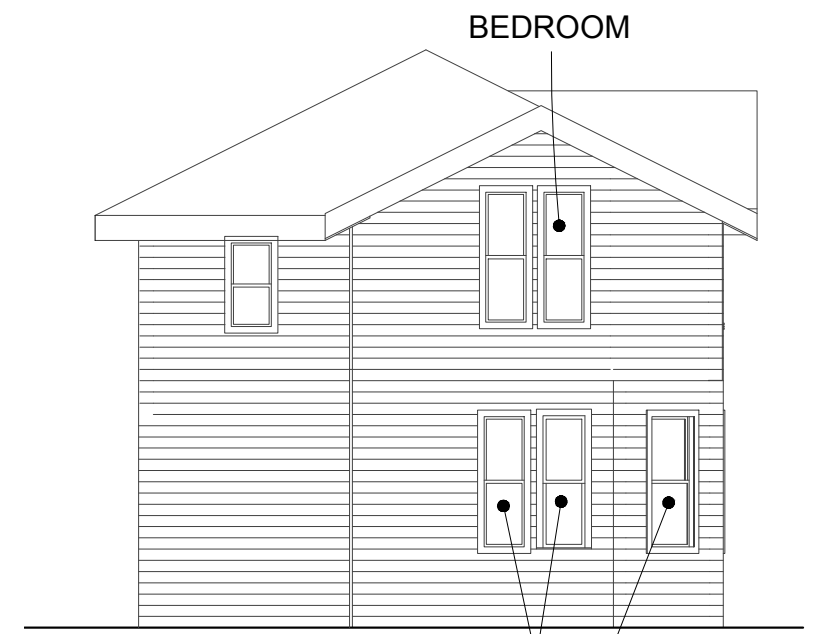
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date	May 3, 2018
Drawn by	Author
Scale	1/16" = 1'-0"

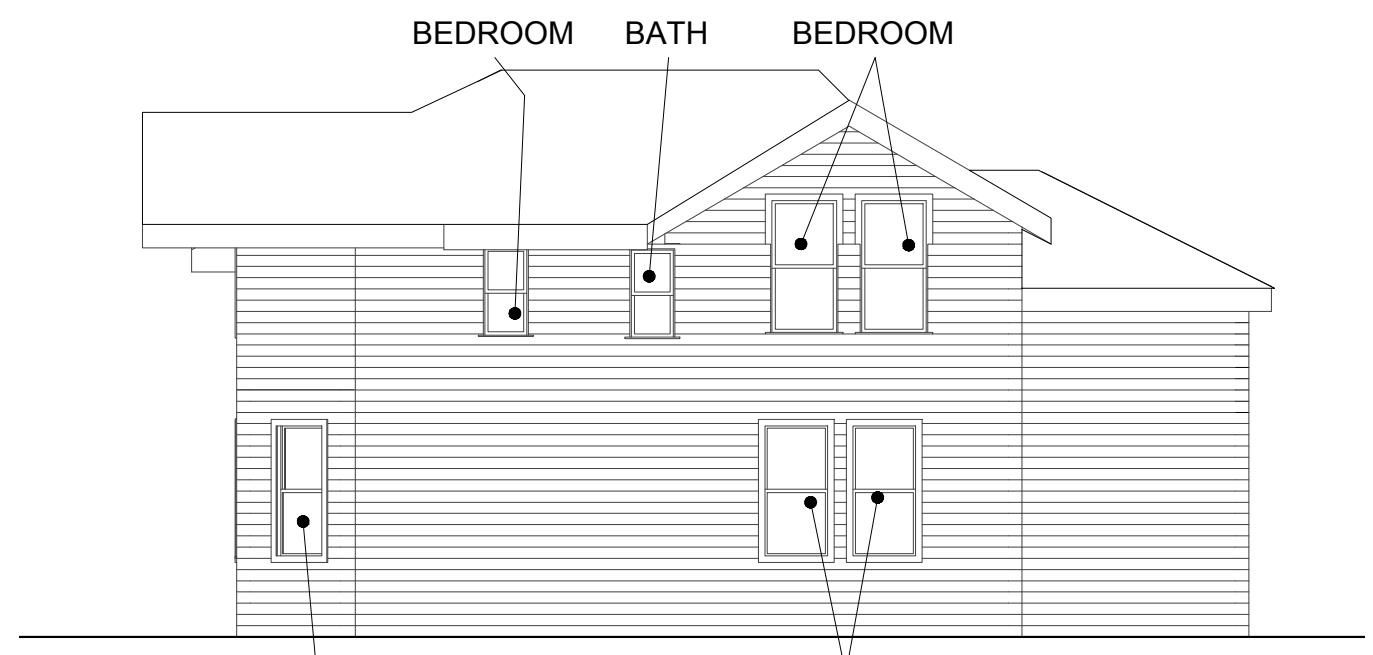
SHADOW STUDY OF
PROPOSED SITE- WINTER-2:54 PM
PSS1.5



2328 7TH STREET
(NORTH WALL)



2321 6TH ST
(WEST/STREET WALL)



2321 6TH ST.
(SOUTH WALL)

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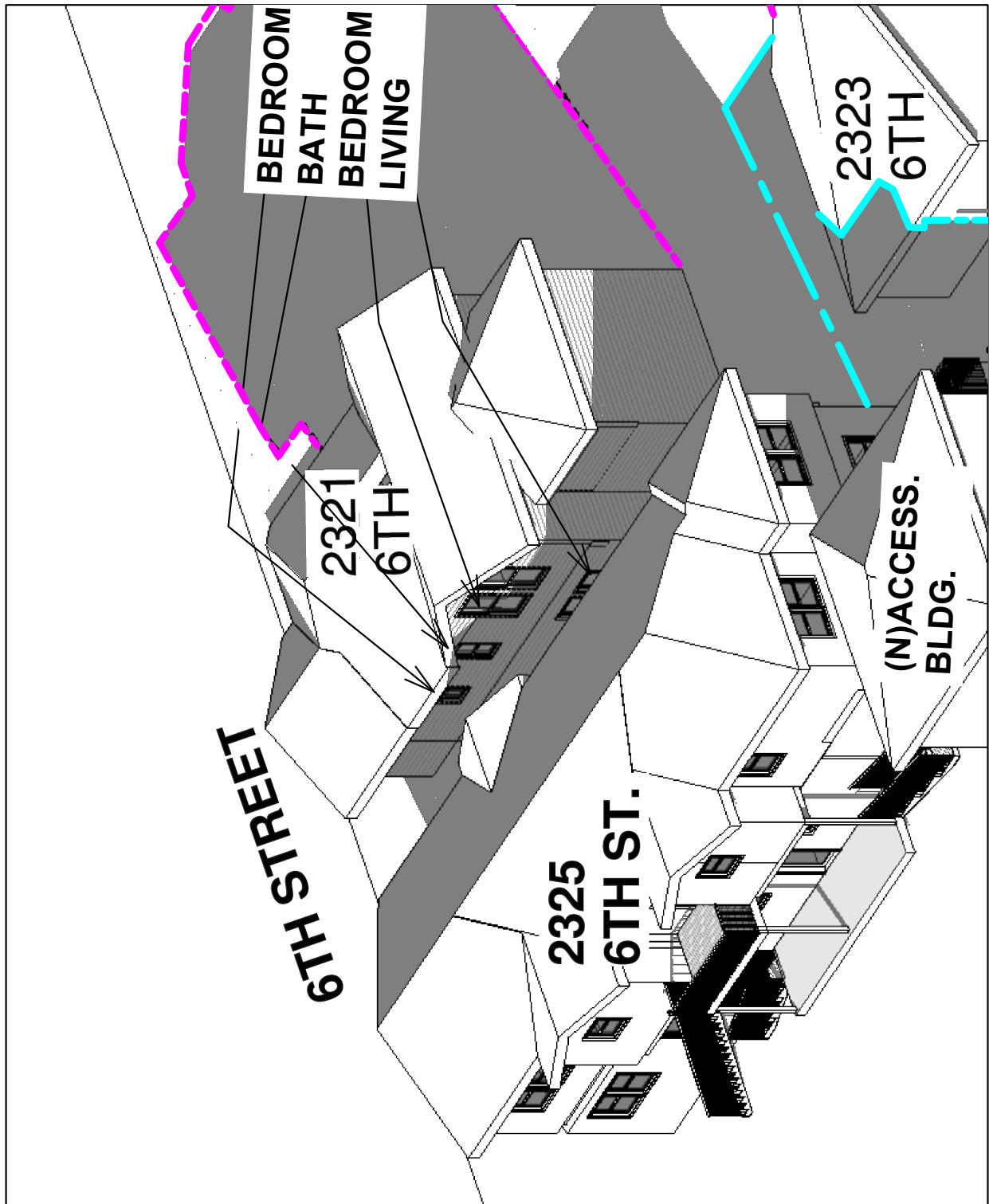
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

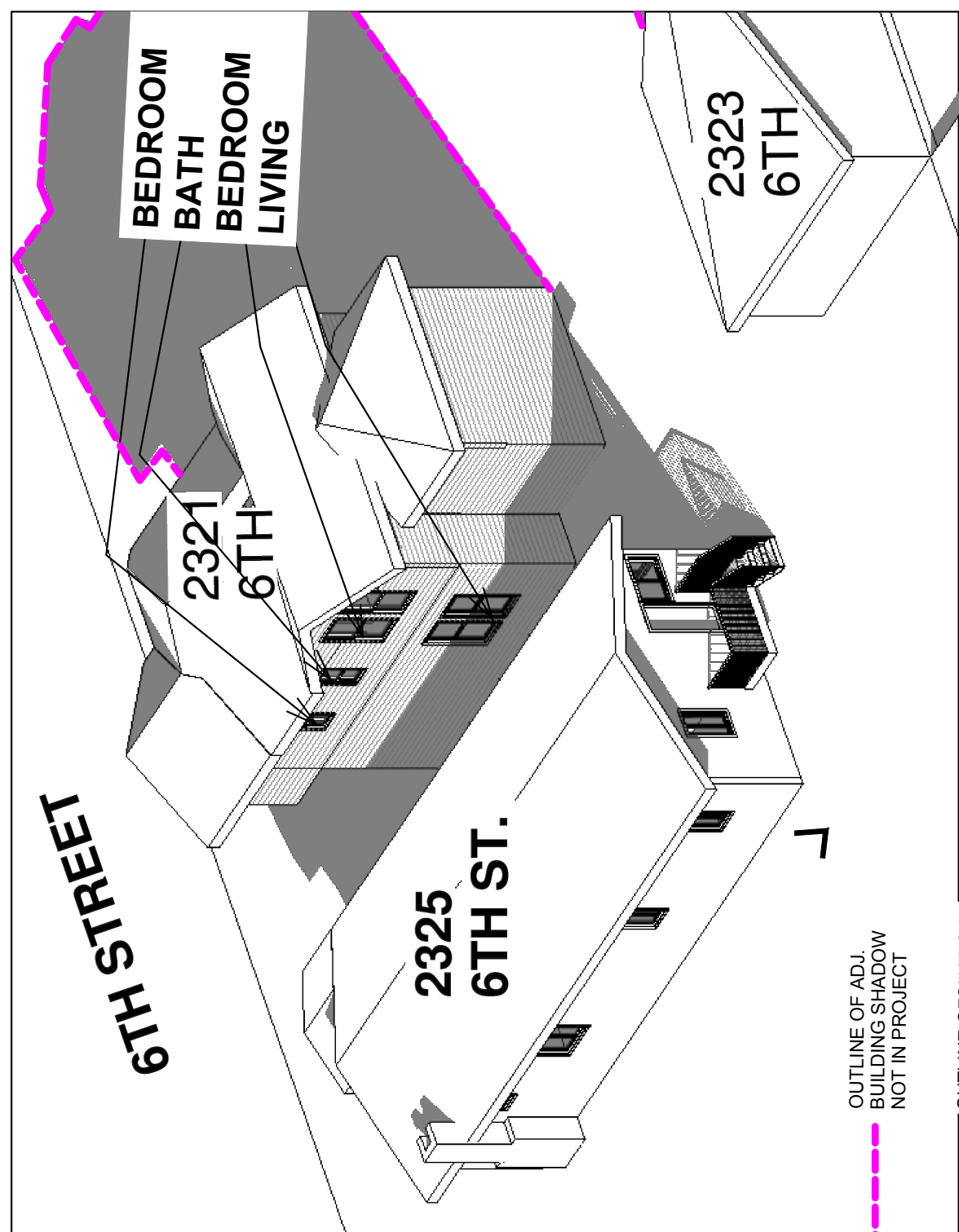
Date APRIL 30, 2018
Drawn by BM
Scale AS NOTED

REFERENCE
ELEVATIONS
2321 6TH STREET
2328 7TH STREET

SSA0.0



2 PROPOSED - WINTER 9:21 AM



1 EXISTING - WINTER 9:21 AM



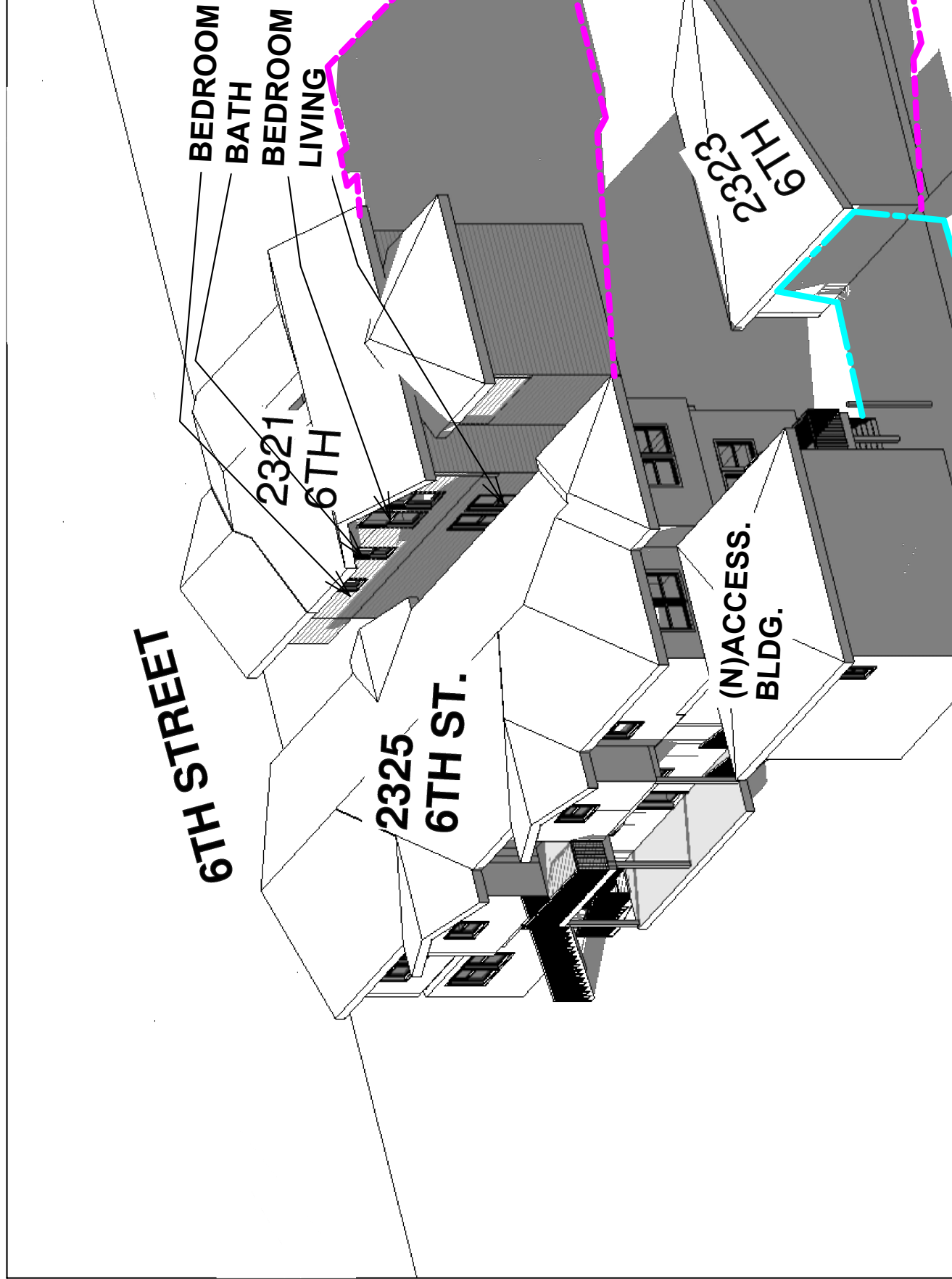
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

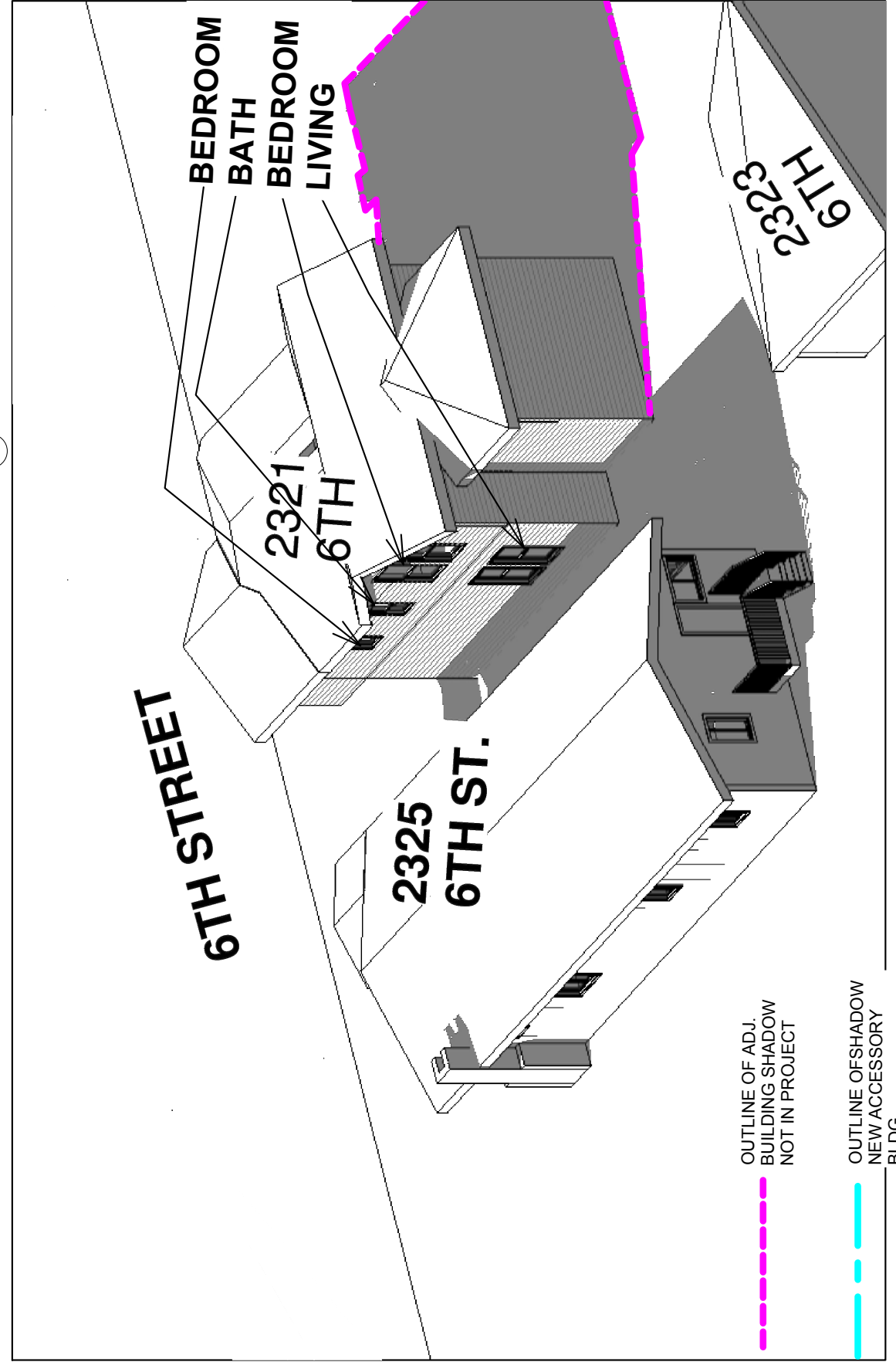
**BACILIA MACIAS
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Date APRIL 30, 2018
Drawn by BM
Scale AS NOTED

SSA1.0



② PROPOSED - WINTER NOON



① EXISTING - WINTER NOON



SSA1.1

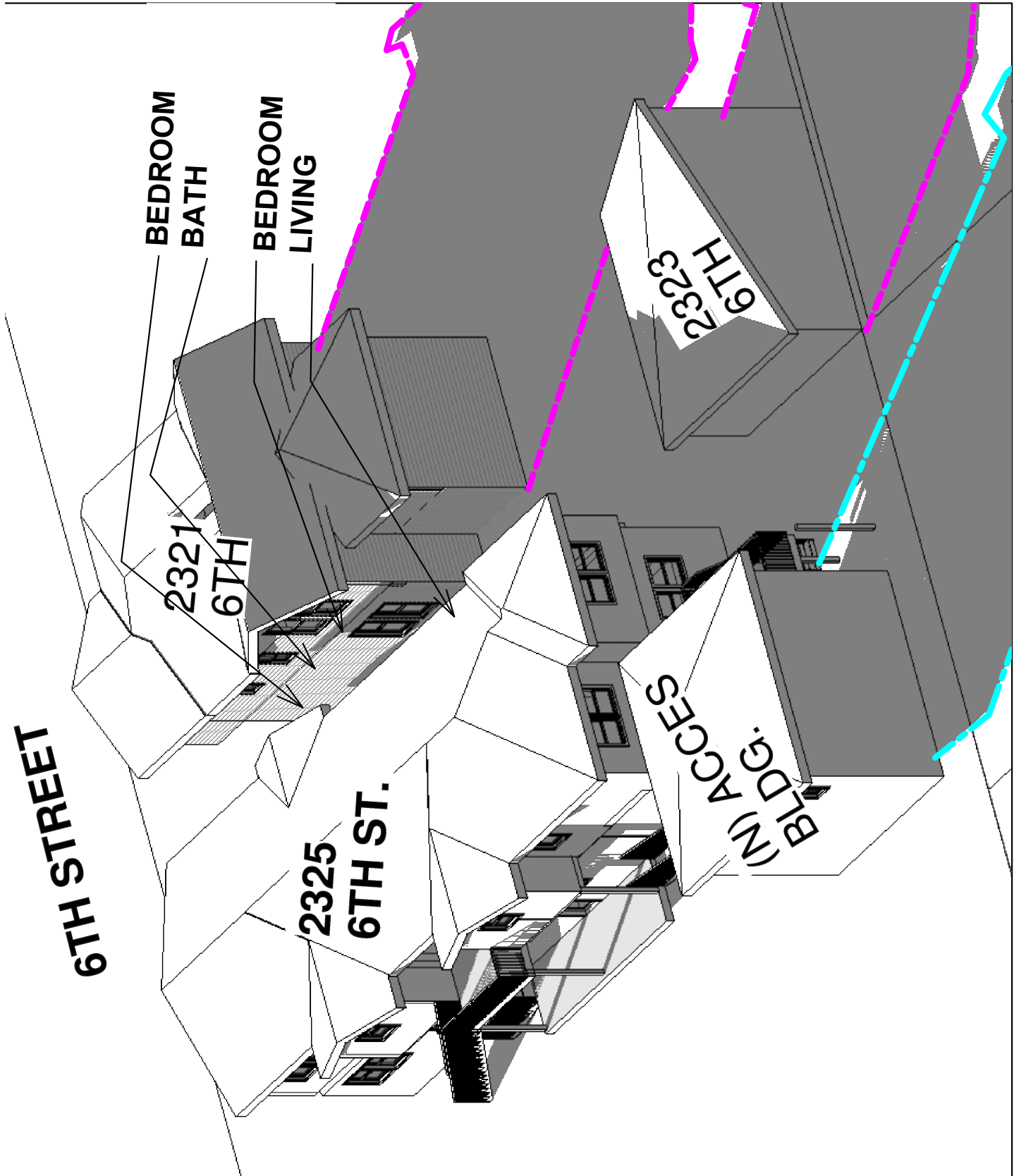
SHADOW STUDY
AXONOMETRICS
WINTER NOON

Date APRIL 30, 2018
Drawn by BM
Scale AS NOTED

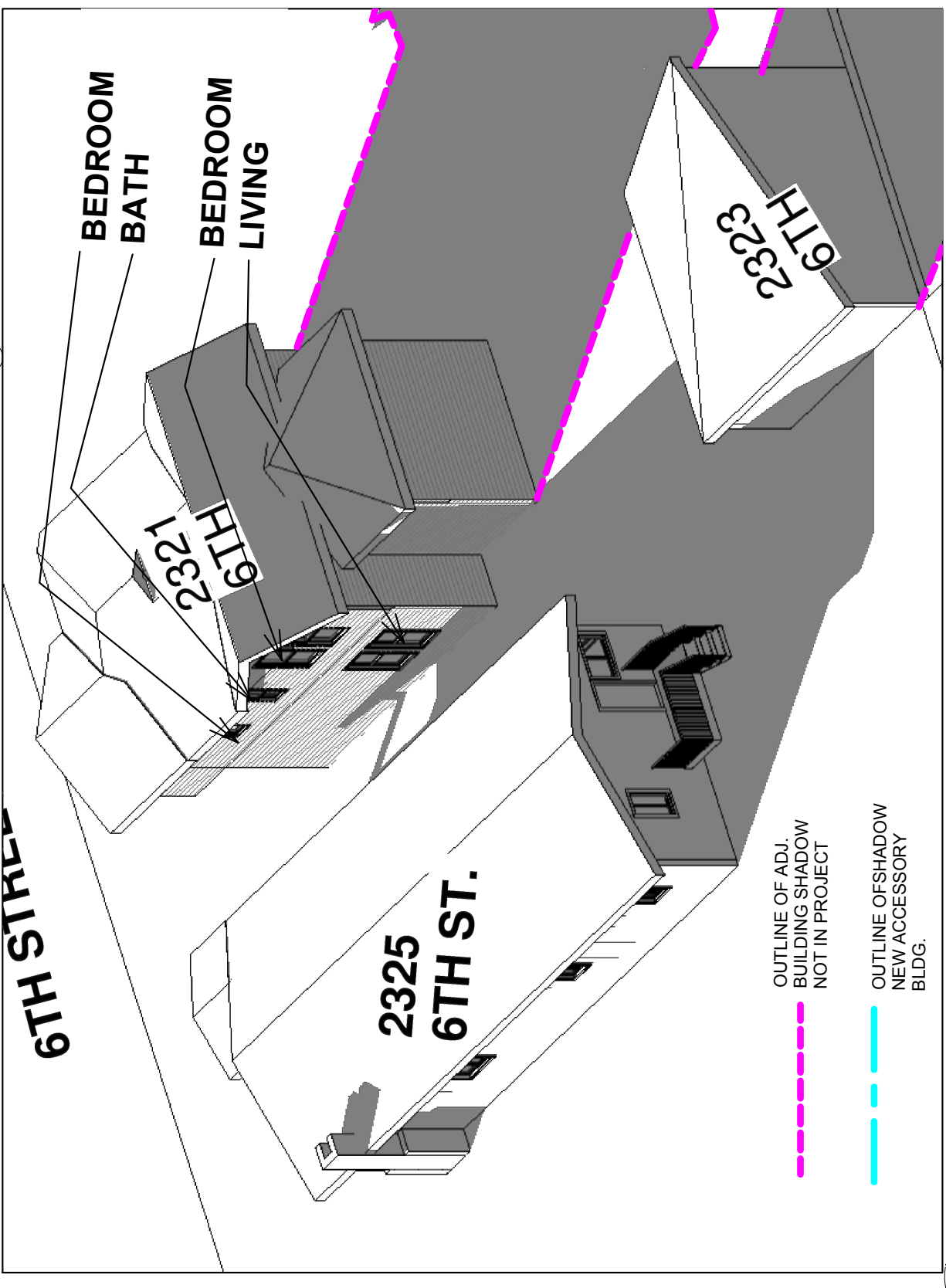
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

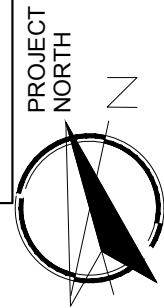
**BACILIA MACIAS
ARCHITECTURE**
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510.691.7910 ph bacilia@bmatch.net



2 PROPOSED - WINTER 2:54 PM



1 EXISTING - WINTER 2:54 PM



**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE**

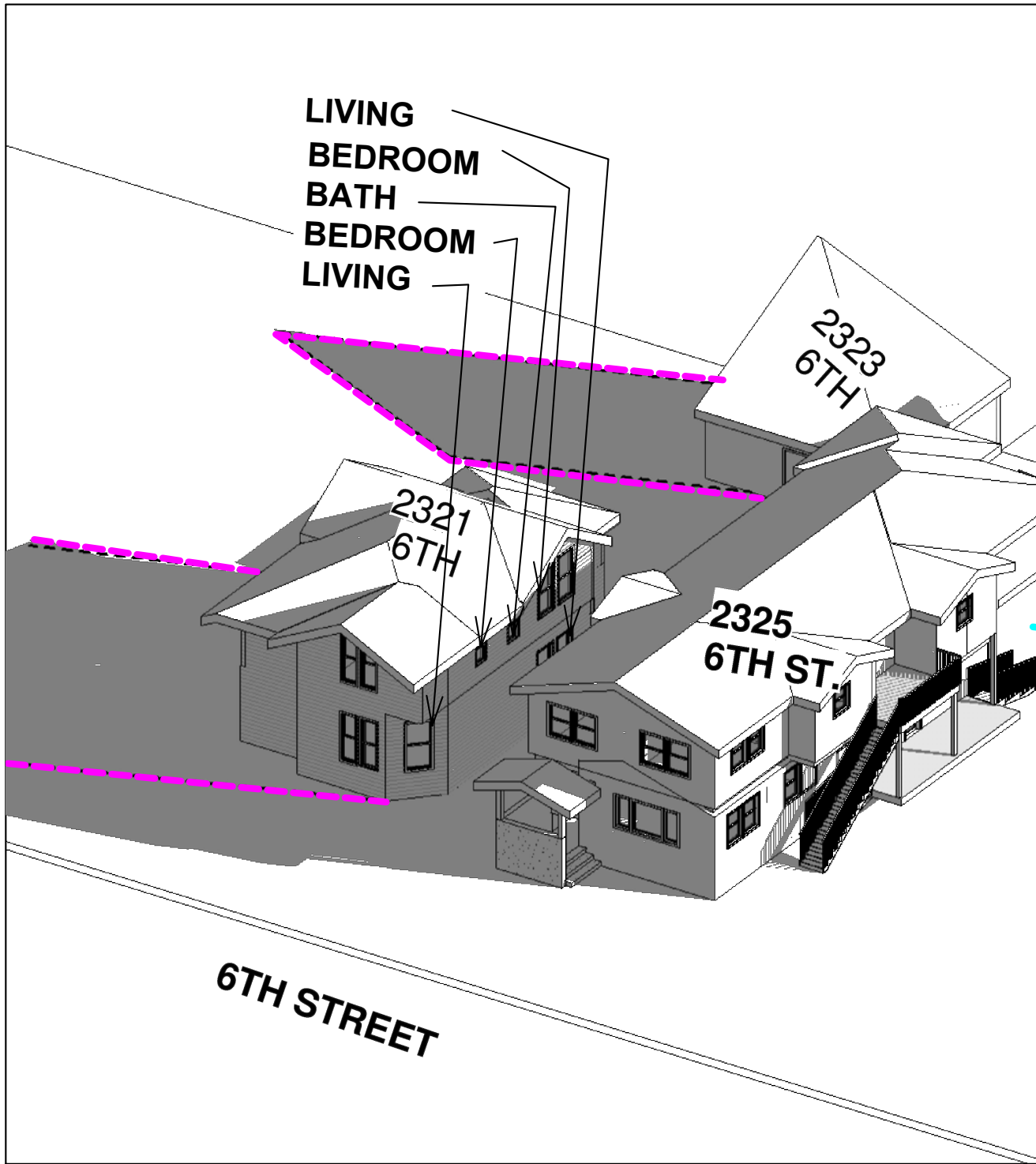
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date	APRIL 30, 2018
Drawn by	BM
Scale	AS NOTED

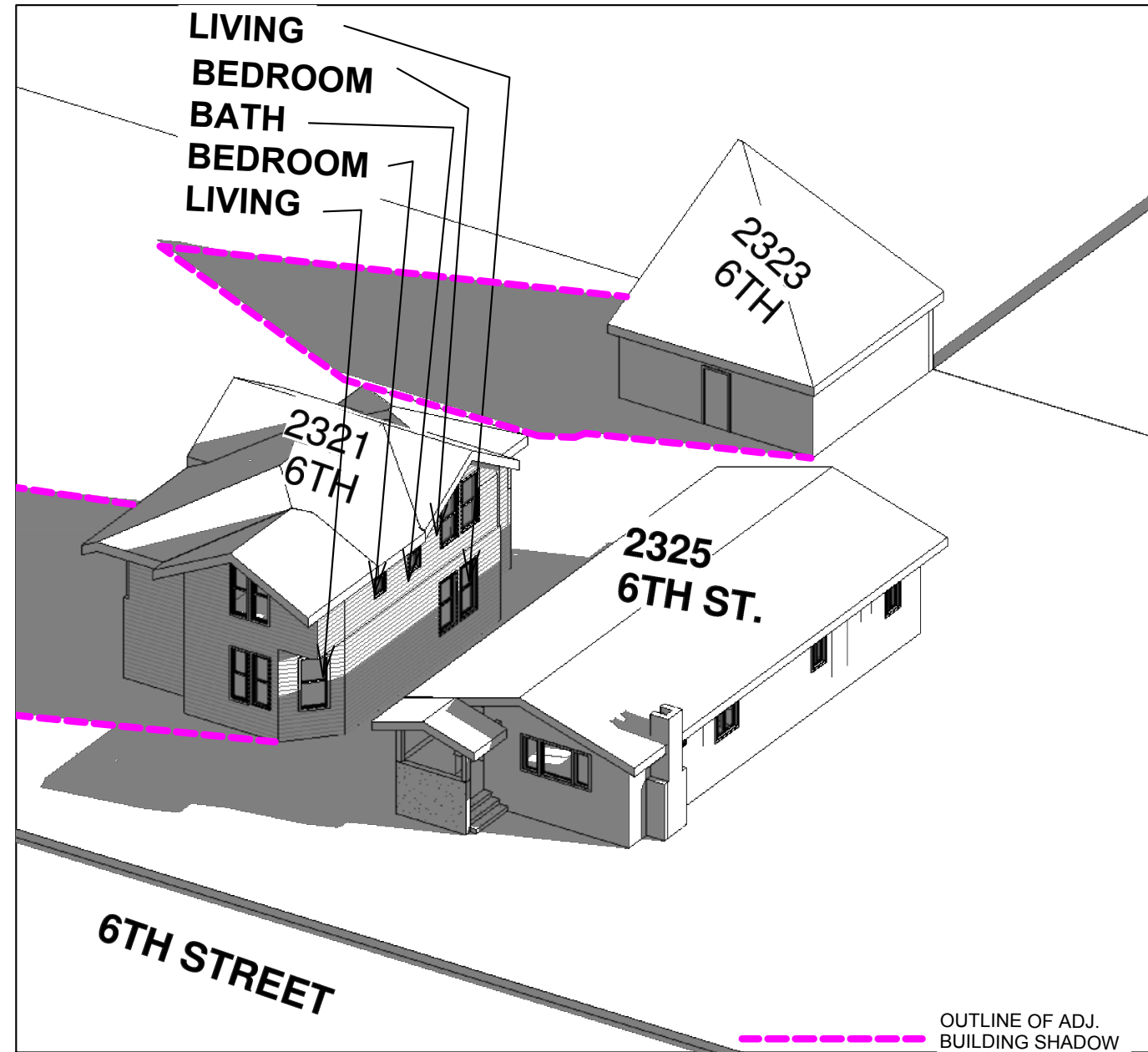
SHADOW STUDY
AXONOMETRICS
WINTER 2:54 PM

SSA1.2

BACILIA MACIAS
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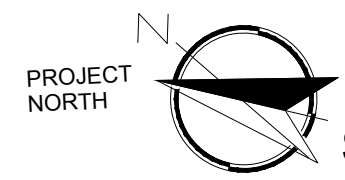
② PROPOSED - WINTER 9:21 AM



① EXISTING - WINTER 9:21 AM

OUTLINE OF ADJ.
BUILDING SHADOW
NOT IN PROJECT

OUTLINE OF SHADOW
NEW ACCESSORY
BLDG.



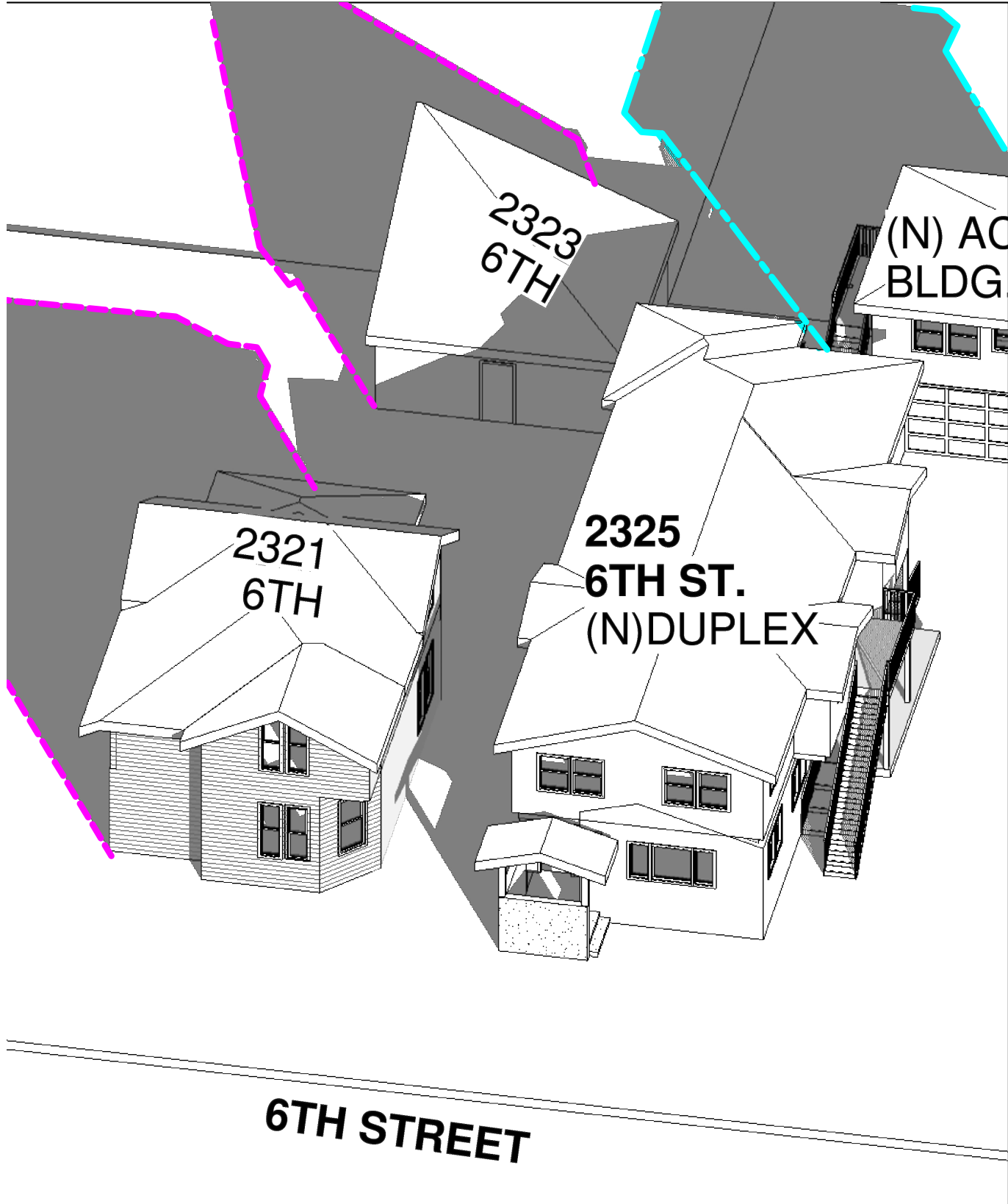
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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

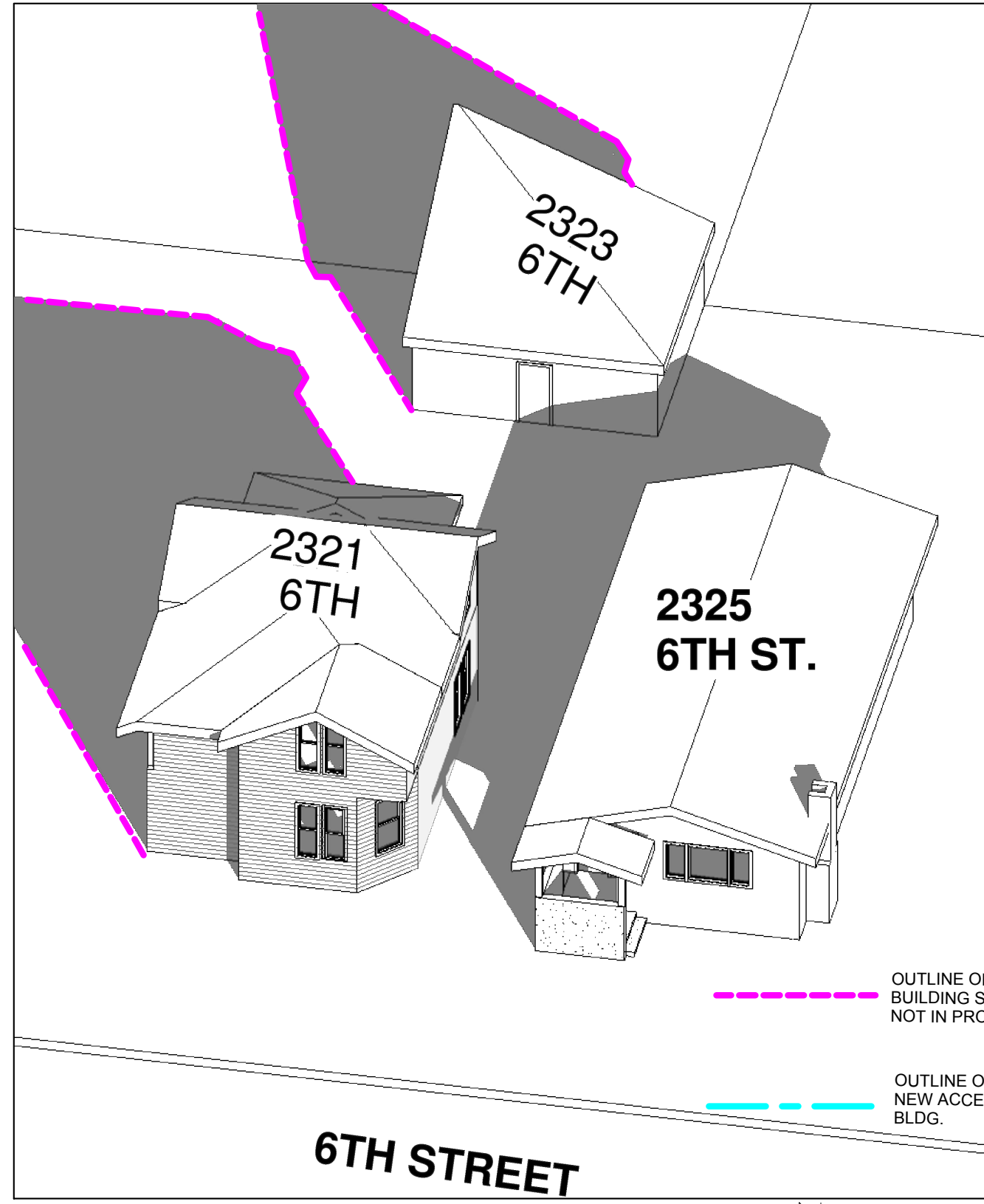
Date APRIL 30, 2018
Drawn by BM
Scale AS NOTED

SHADOW STUDY
AXONOMETRICS
FOR SHADOWS
ON 2321 6TH ST.
WINTER 9:21 AM

SSA1.3



② PROPOSED - WINTER 2:54 PM



① EXISTING - WINTER 2:54 PM

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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

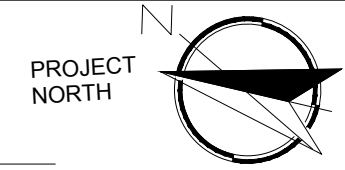
Date	APRIL 30, 2018
Drawn by	BM
Scale	AS NOTED

SHADOW STUDY
AXONOMETRICS
FOR SHADOWS
ON 2323 6TH ST.
WINTER 2:54 PM

SSA1.4

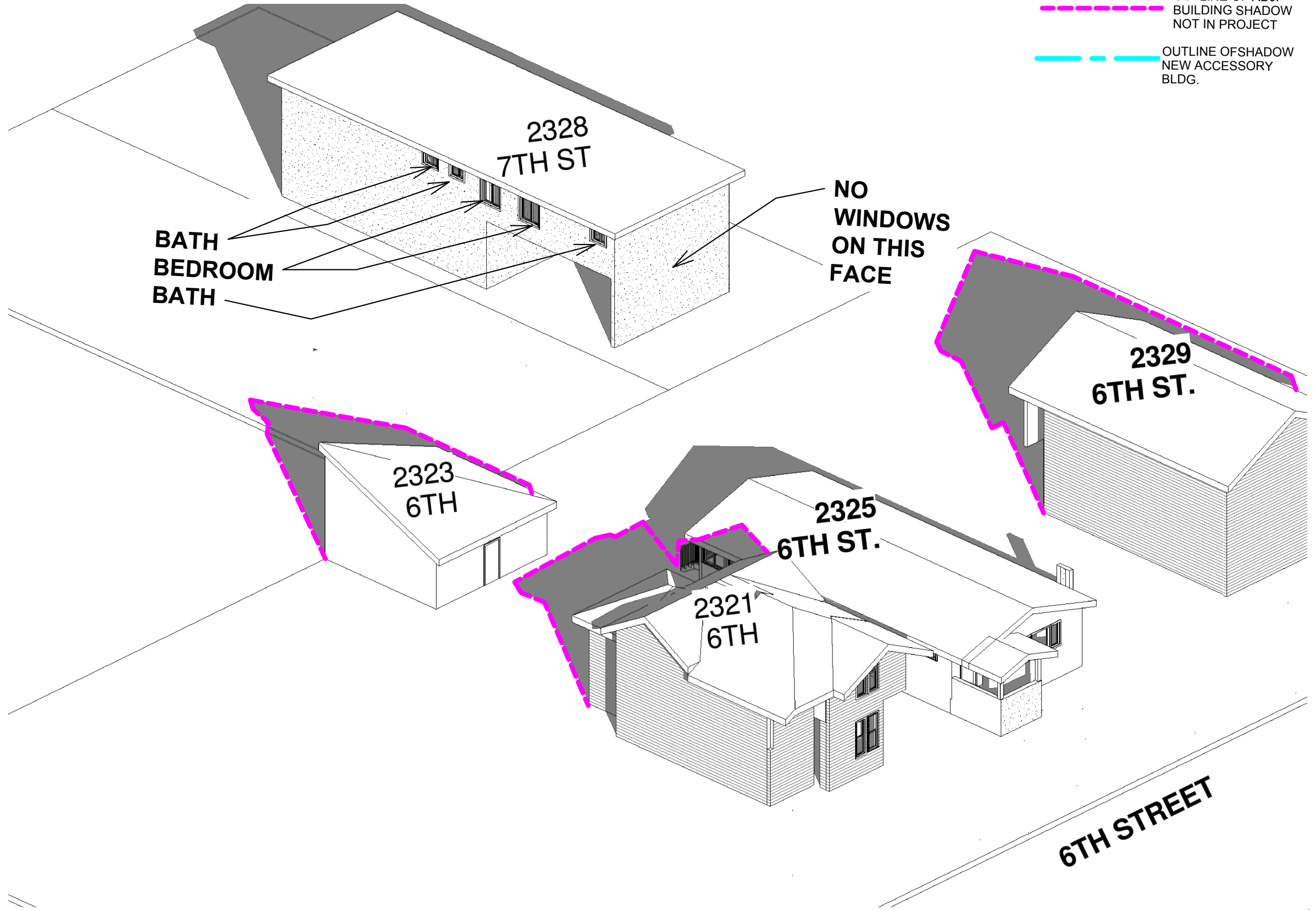
OUTLINE OF ADJ.
BUILDING SHADOW
NOT IN PROJECT

OUTLINE OF SHADOW
NEW ACCESSORY
BLDG.



OUTLINE OF ADJ.
BUILDING SHADOW
NOT IN PROJECT

OUTLINE OF SHADOW
NEW ACCESSORY
BLDG.



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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

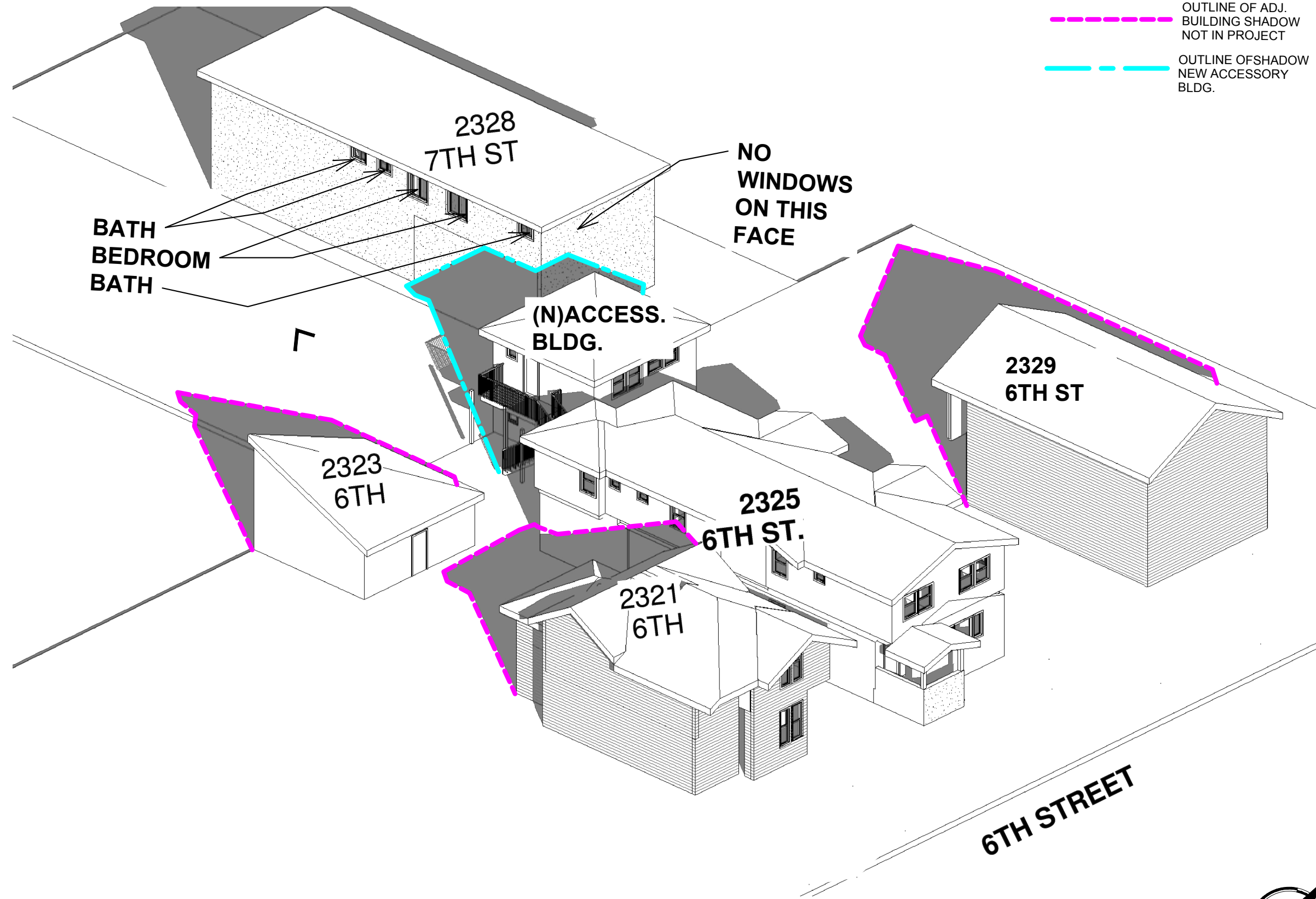
Date APRIL 30, 2018
Drawn by BM
Scale AS NOTED

SHADOW STUDY
AXONOMETRICS
FOR SHADOWS
ON 2328 7TH ST.
SUMMER 5:35 PM
EXISTING



SSA1.5

① EXISTING - SUMMER 5:35 PM



--- OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT
 --- OUTLINE OF SHADOW NEW ACCESSORY BLDG.

BATH
 BEDROOM
 BATH

NO
 WINDOWS
 ON THIS
 FACE

(N)ACCESS.
 BLDG.

2323
 6TH

2325
 6TH ST.

2321
 6TH

2329
 6TH ST

6TH STREET

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 ARCHITECTURE
 732 gilman street berkeley ca 94710
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RESIDENTIAL ADDITION TO
 CREATE DUPLEX AND NEW
 ACCESS. STRUCTURE

2325 6TH STREET
 BERKELEY, CA
 APN # 056-194-19

Date APRIL 30, 2018
 Drawn by BM
 Scale AS NOTED

SHADOW STUDY
 AXONOMETRICS
 FOR SHADOWS
 ON 2328 7TH ST.
 SUMMER 5:35 PM
 PROPOSED

SSA1.6

1 PROPOSED - SUMMER 5:35 PM





PLANNING & DEVELOPMENT

Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 2325 6TH Date: 8.22.201
 Applicant's Name: TAIFA M. JENKINS AND LASHAN M.
 Zoning District: R1-

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

DUP.=DUPLEX
A.B.=ACCES.

	<i>Existing</i>	<i>Proposed</i>	<i>Permitted/Required</i>
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	1	2	2
Number of Parking Spaces (#)	1	2	2
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	2	1	2
Yards and Height			
Front Yard Setback (Feet)	17'-0	17'-0	20'-0
Side Yard Setbacks: (facing property)			
Left: (Feet)	5'-5	DUP. 4'-1 7/8"	4'-0
Right: (Feet)	20'-1	DUP. = 16'-2 1/8" DECK = 13'-1 3/8" DUP. = 20'-4 1/4"	4'-0
Rear Yard Setback (Feet)	47'-0	1/4"	20'-0
Building Height* (# Stories)	1	DUP. = 2 /	2
Average* (Feet)	13'-0	DUP. = 22'-0 A.B. = 21'-7	28'-0" /
Maximum* (Feet)	15'-1	DUPLEX = 24'-7 ACC. = 13'-9	28'-0" /
Areas			
Lot Area (Square-Feet)	600	600	
Gross Floor Area* (Square-Feet) Total Area Covered by All Floors	134	DUP. = 3636 SF	
Building Footprint* (Square-Feet) Total of All Structures	143	239	240
Lot Coverage* (%) (Footprint/Lot Area)	23	39.98	40
Useable Open Space* (Square-Feet)	280	96	400/UNIT
Floor Area Ratio* Non-Residential only (Except ES-R)			

*See Definitions – Zoning Ordinance Title 23F.

Revised: 05/15

LAND USE PLANNING
RECEIVED May 22, 2018

City of Berkeley
Planning and Development Department
Land Use Planning Division
1947 Center Street
Berkeley, CA 94704

May 21, 2018

Ms. Alison Lenci
Assistant Planner

RE: Proposed Development at 2325 6th Street, Berkeley, CA

We are writing in reference to the use permit #ZP2017-0146 to address the complaints filed against the changes being proposed.

The house at 2325 Sixth St has been in the Jenkins family since 1957. Originally owned by Gladys and Lee Jenkins; my mother and father. Since owning the property, only minor structural work has been completed. However, my mother, who is now 90 years of age living in an independent senior center, is beginning to show normal signs of aging. As a disabled person myself, with multiple sclerosis affecting my mobility and bodily strength, I share part-time caretaking responsibilities with my siblings and together we are being proactive by planning and preparing to take fulltime care of our mother.

In place of paying a nursing home to care for our mother – father now deceased, my family and I intend to reside and care for her at the address she has called home for more than 50 plus years and where we can watch over her at all times with ease. Since the property structure has never under gone major renovations, our plans are to update and, more importantly, enlarge the living space, make the lower level handicap accessible, build a garage/workspace, hereafter referred to as accessory building, for hobbies and work-related activities and create covered and off-street parking to address the growing parking challenges on sixth street.

By increasing the living space and functional use of our property, my family and I will be able to pull our resources together more easily to care for our mother in the proper way that allows us to maintain a life style similar to the comfort many of our neighbors currently enjoy from the structural and/or esthetic changes they've made to their own properties over the years.

Since initiating the permit application process, we understand complaints have been filed by several neighbors to which we are addressing in writing:

- 1) David and Althaea Greenstone residing at 2324 Seventh Street – when speaking to the Greenstones about the property changes we are seeking to make and to request their signature, they expressed opposition. To address their concerns, we explained the structure would be slightly taller than their existing garage which sits alongside the neighboring apartment building on the southwest side of their lot and lines up with our proposed accessory building. We also explained the changes would minimally impact their view and exposure to sunlight and offered to work out an amenable solution by suggesting a few ideas:
 - a) We offered to create a backside wall on the accessory building to create character and to help the building blend in with the woodsy backyard they currently maintain. The Greenstones have a large tree in the general vicinity of the proposed building
 - b) Create a fence that offers greater privacy and separation
 - c) Plant trees next to our garage to further create a setting that mirrors their backyard

We are aware the proposed accessory building does meet current zoning of today. Although the Greenstone's are challenging this structure, their home is surrounded by trees and bushes that create

shade at various times throughout the day around their entire property - see pages 4 – 6 (or pictures 1-5). So, we question the validity of their argument. Especially since our building will likely be partially shaded by the existing trees and bushes that currently surround the property from our neighbors' yards.

In addition, it should be noted that our lot, once complete, will not differ from the varietal of structures in the surrounding neighborhood which is why we are applying for a UP permit. When minimally looking at the adjacent properties at 2321 and 2329 Sixth St, we're not asking for much more than what the residents currently have in place.

When reviewing the complaints on file, our concern is that The Greenstones took upon themselves to distribute shadow drawings with skewed information that stirred emotional reactions and responses by other neighbors as evidenced and supported by April Schirmer's and Mary Beth Thomsen's letters.

- 2) Mary Beth Thomsen at 2321 Sixth Street – Ms. Thomsen has been a long-time neighbor. Since living at her property, major work has been performed such that now the property includes a 2-story Victorian duplex, a single-story unit and a third structure when combined covers close to 95% of her back property line – see pictures 6 & 7.

In response to Ms. Thomsen's emotional letter, it is necessary that we address a few of her points that are misleading and inaccurate:

- o Property dwarfing and shadow casting – The shadow studies prepared by our architect demonstrates the actual shadows that will occur at specific times and in certain areas. The drawings should support that the resident will not lose all sunlight – see prepared drawings.

Although we have remained neighborly and have not complained to Ms. Thomsen, her home has had the same effect on our house since it was built. So, everything she describes, we have already experienced. Dwarfing and shadowing has been an ongoing negative effect we have dealt with and worked around for years. Although we do not get any direct sunlight on the Northside of our home and our privacy is compromised by the direct view Ms. Thomsen has into our living room from her upstairs bedroom windows, the brightness from the day is still able to come through and offer natural light into our home which is the same result we expect to happen in Ms. Thomsen's case.

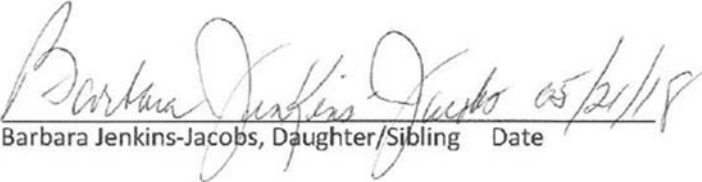
- o Accessory building - This building has no direct impact to her property.
 - o District height limit – Our proposed building height, once complete, will still not match the highest point of Ms. Thomsen's home at 2321 Sixth street. In addition, we've hired an experienced architect familiar with Berkeley zoning. So, we're confident we our structure will be within code.
- 3) April Schirmer & Dusan Supican at 2329 Sixth Street – Resident's primary concern is increased noise, building proximity and size, privacy and parking. The following addresses each point:
 - o Noise – as acknowledged in the letter from Mary Beth Thomsen, resident at 2321 Sixth St., the street is already a very busy, dusty and noisy street. So, we can only - and will - control what happens on our property and not what already exists.
 - o Building proximity and size – Similar to resident at 2321 Sixth Street, there are a number structures including a two-story detached structure that resides on the property line between our property and 2329 Sixth Street. We don't want to cause any trouble and have tried to stay focused on our own property and not our neighbors, but we have always questioned the legalities of all of the structures on this property. A few, of which, are mostly hidden by overgrown shrubs and trees.

- Privacy – Compared to all direct and surrounding neighbors, this property has the most privacy of them all – see picture 8-10. There are several trees that are over 20ft plus high and hang over the property line for which we have been forced to cut back at various times. Currently, one of the trees is noticeably pushing over a portion of the fence that divides our property; a matter that will have to be addressed.
- Parking – Our proposed two-car garage structure is to address the current parking situation, so we anticipate the impact will be negligible especially with the public parking that is available up and down and on both sides of sixth street. However, another alternative is for residents at 2329 Sixth Street to consider how they can maximize use of their property for parking reasons. See pictures 8-10.

We understand and realize change is difficult, but it is necessary that we upgrade the property to make arrangements for our family. Thus, to make the property more habitable, up to construction code and in alignment with green build, solar and energy saving codes, it is imperative we increase the functional use of our land to upgrade the property by using current construction standards and advance technology. This will also bring a greater benefit to our neighbors by raising their property values.

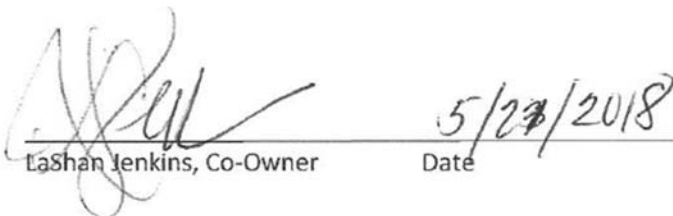
Please note: I work closely with my siblings on the business matters of the property and I, along with my daughter, Denise Seymour, can be contacted for any questions regarding the permit application. My daughter's husband, a general contractor for over 35 years, is assisting us with construction matters.

Sincerely,


Barbara Jenkins-Jacobs, Daughter/Sibling Date 05/21/18


Denise Seymour, Relative Date 5/21/18

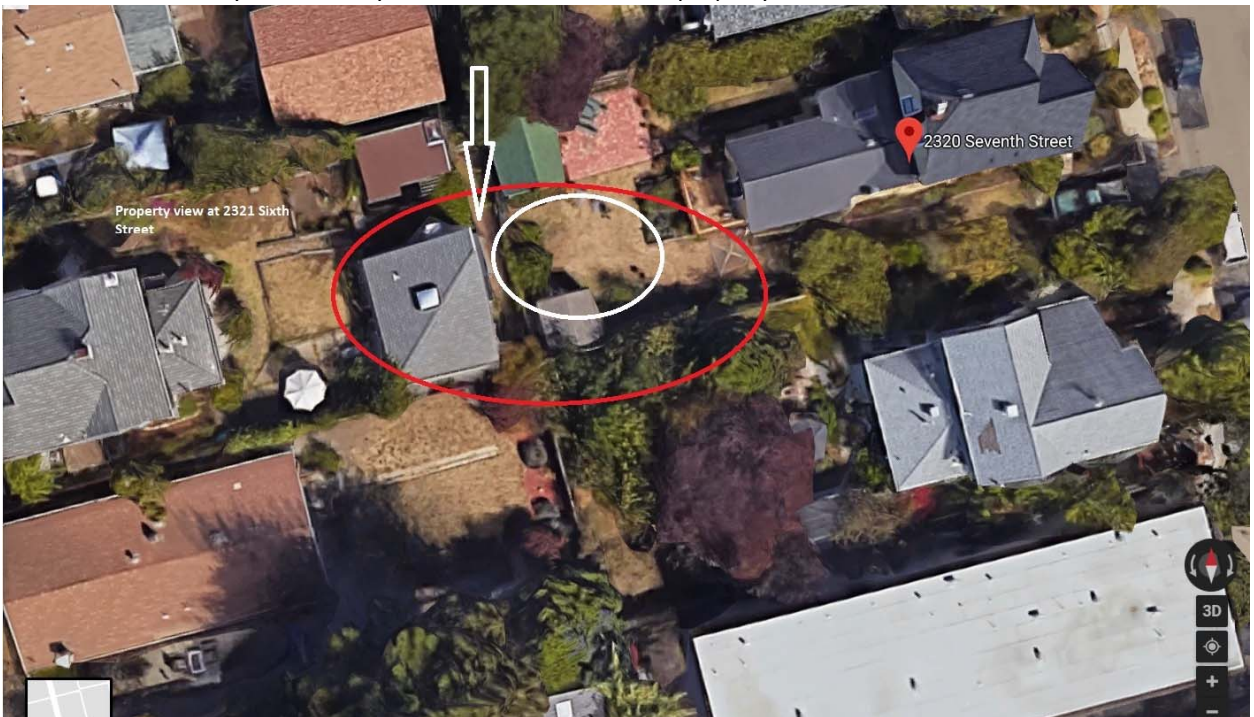

Taifa (Gladys) Jenkins, Co-Owner Date 5/21/2018


LaShan Jenkins, Co-Owner Date 5/23/2018

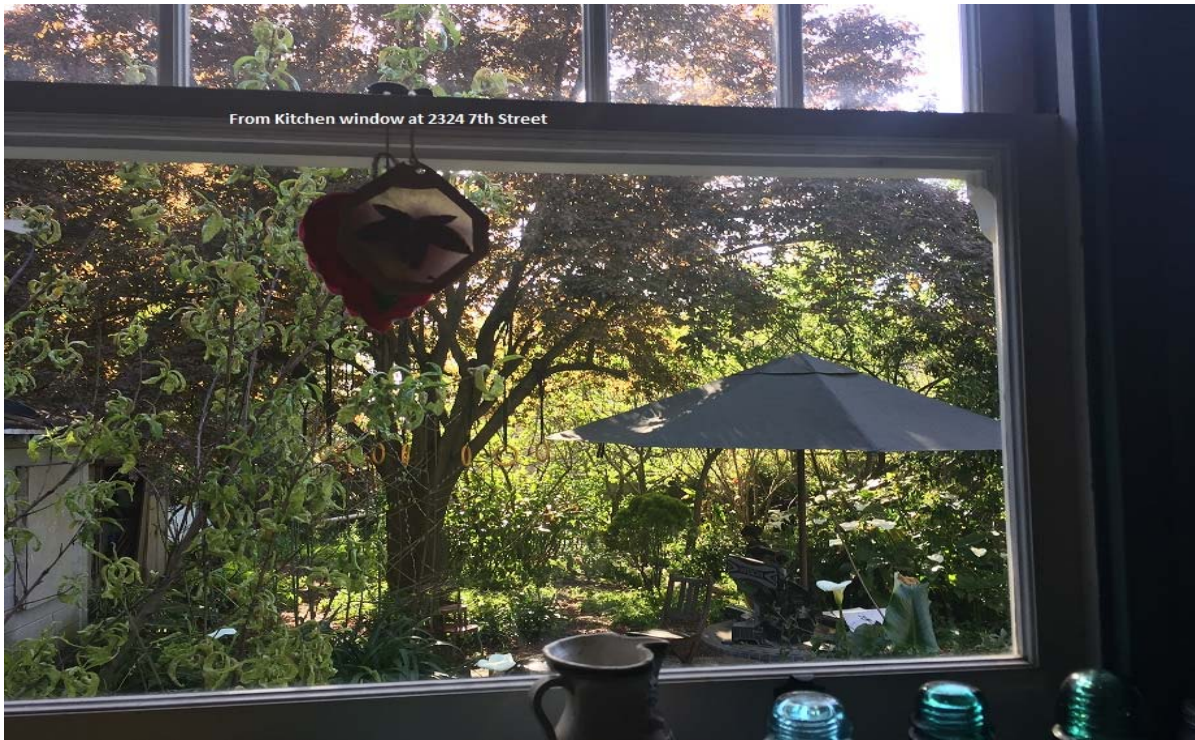
Picture 1: Shows how property 2324 7th Street is surrounded by tree and bushes that create shade at various times throughout the day.



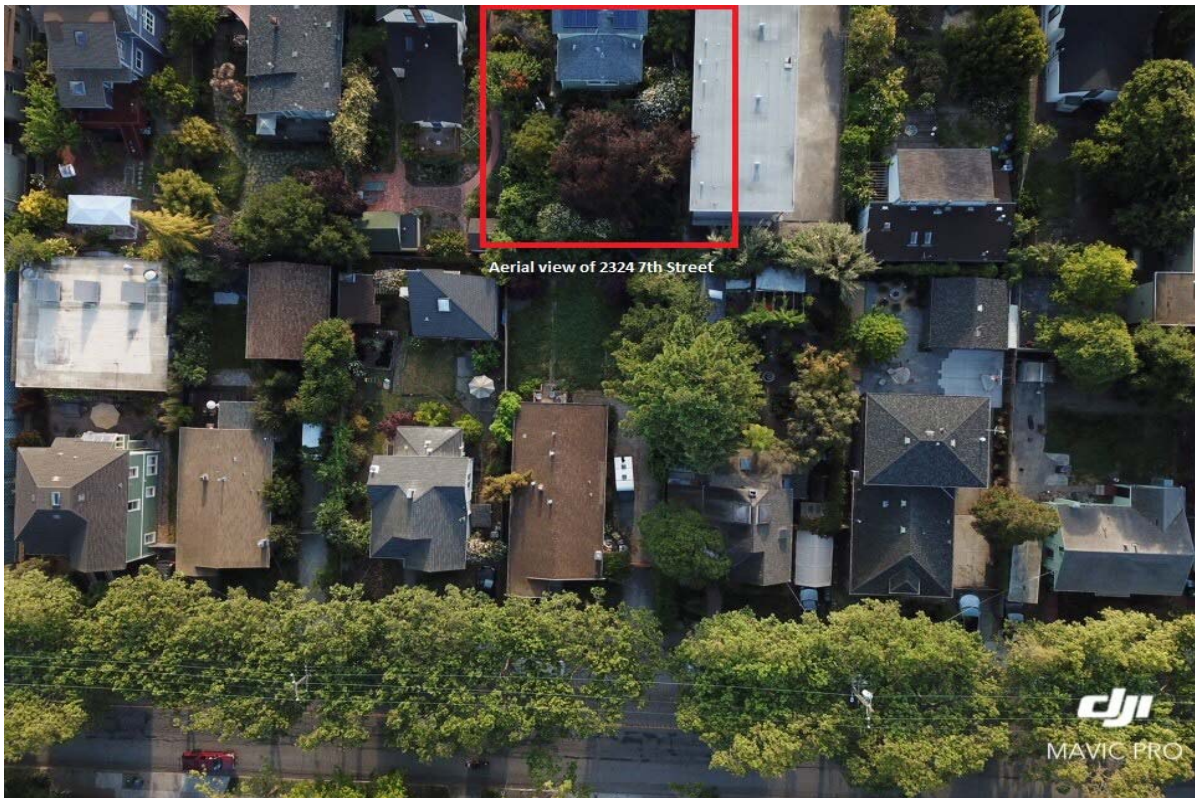
Picture 2: As demonstrated by a similar and neighboring structure shown below at 2321 Sixth Street, there is minimal to no impact to sunlight on lot 2320 Seventh Street. Also, there is no arguable view obstruction unless the view is to look directly in the back yard of 2321 Sixth from the property at 2320 Seventh Street and vice versa



Picture 3: View of backyard from inside the Greenstone's kitchen, which is located on the lower level. So, arguably, they should and will continue to have a better view from their upper level. Picture taken in April 2017. So, the tree and bushes are much fuller today.



Picture 4: Additional aerial view



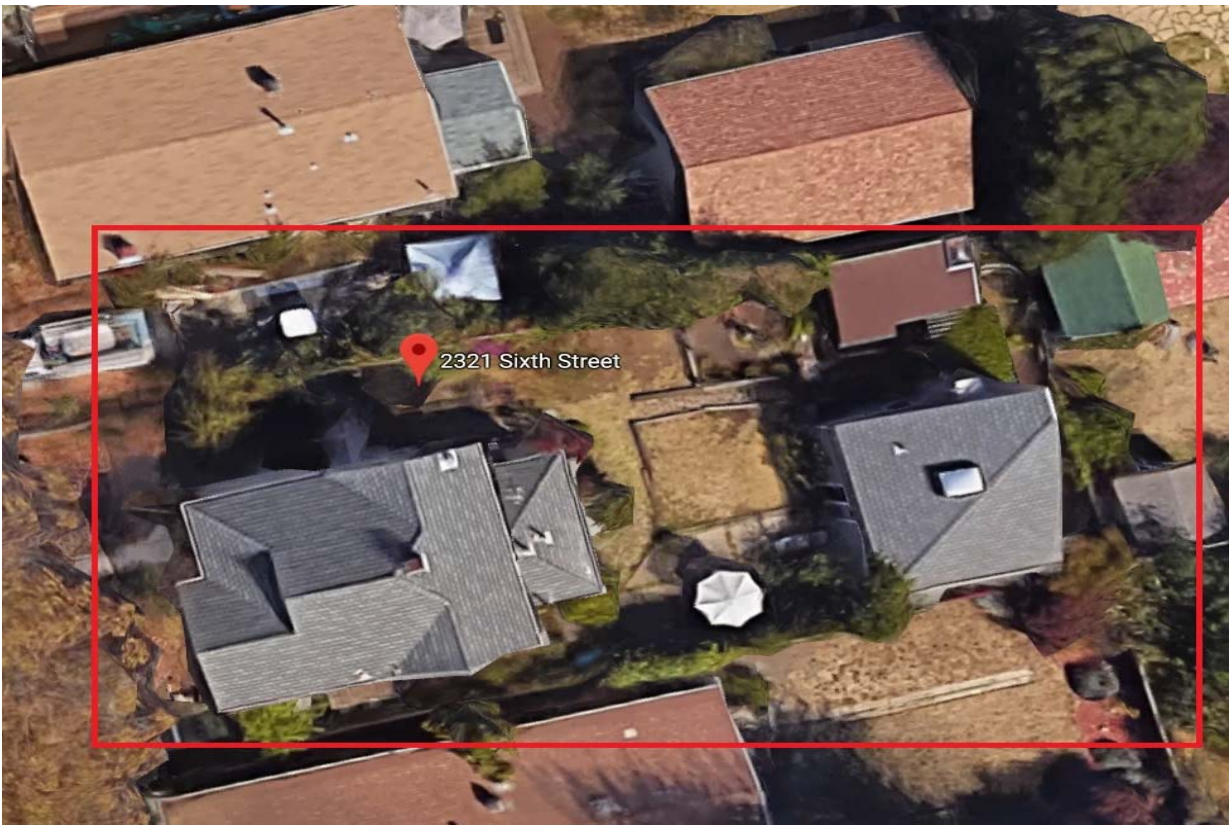
Picture 5: Ariel view of 2324 Seventh Street and how the proposed accessory building will likely not have any significant impact.



Picture 6: Aerial view of 2324 Sixth Street



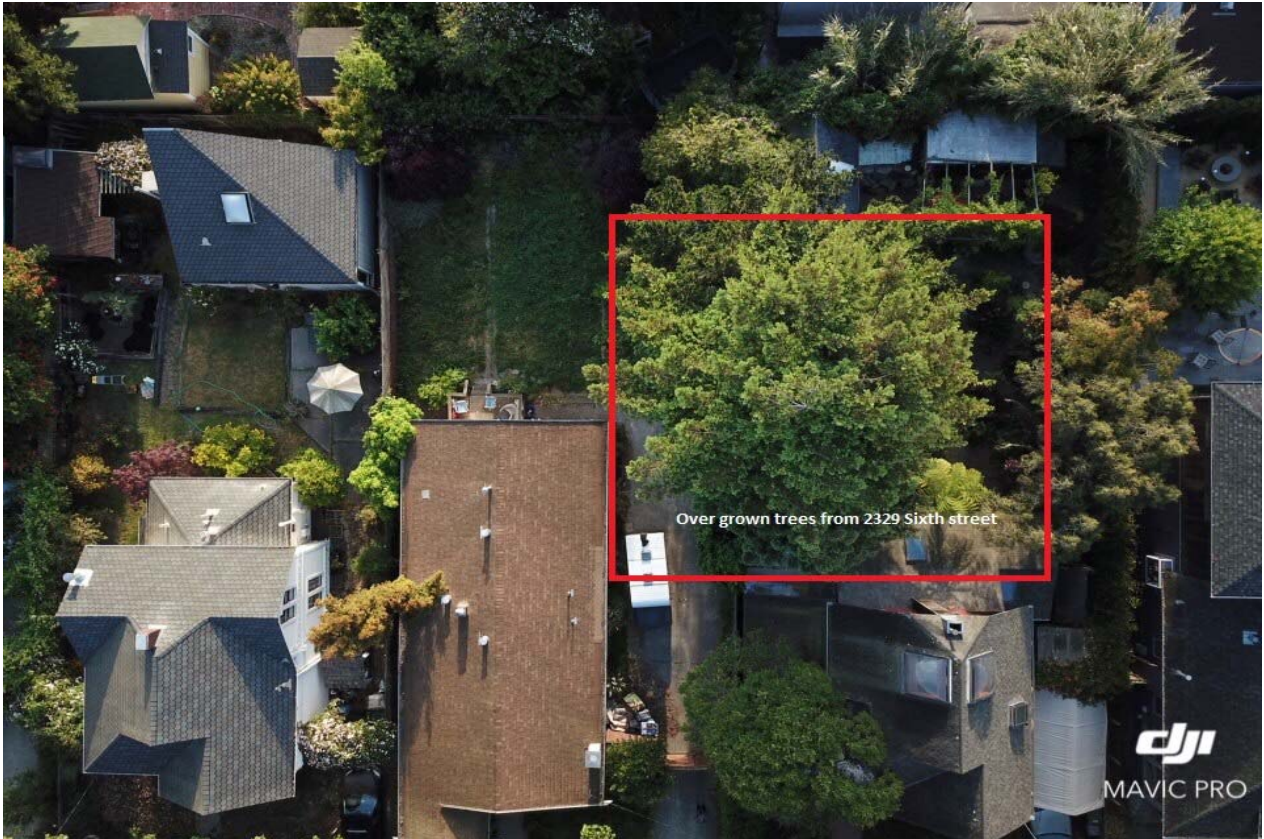
Picture 7: Aerial view of 2324 Sixth Street



Picture 8: Aerial view of 2329 Sixth Street



Picture 9: Picture of the extremely large and overgrown tree at 2329 Sixth Street that creates shade on the south/west side of our property.



Picture 10: This picture not only shows off-street parking opportunities for 2329 Sixth Street that is obstructed, but it also shows how our home is sandwiched in between (2) two-story homes.



Picture 11: Picture from our back that shows the location of the accessory building (where shed currently sits, and a single-story structure at 2321 Sixth street.





Planning and Development Department
Land Use Planning Division

May 25, 2018

Bacilia Macias
732 Gilman Street
Berkeley, CA 94710

Sent via email:
bacilia@bmarch.net

Re: Use Permit #ZP2017-0146 for 2325 Sixth Street – Submittal #3

Dear Ms. Macias,

This letter is in response to your May 14, 2018 submittal of revised application materials that was requested on March 26, 2018. Thank you for your response, however after reviewing your resubmittal, I have determined that your application is still incomplete and that the following items are needed to complete our review of your application:

1. Site Plans: Thank you for revising the site plan to include the setbacks for the accessory building measured from the edge of the eave to the rear and side yard property lines. However, the tabulation form still calls out the rear and side yard setback to the right as 3' for the proposed accessory building. Please revise the tabulation form to match what is shown on the plans.

In addition, the proposed side yard setback for the accessory building on the left (facing the subject property) is called out on the tabulation form as 24'9". Setbacks for accessory buildings are measured from the edge of any projection, which includes eaves and uncovered decks, porches, landings, and stairs exceeding 30 inches in height. Since the proposed accessory building has an attached deck and stairs along its north wall, the side yard setback to the north is measured from the closest edge of the deck and stairs to the side yard property line. Please revise the tabulation form to include the proposed 15'11" left side yard setback for the accessory building.

2. Floor Plans: The resubmittal does not include the existing floor plan and demolition plan, which was included in the last submittal. Please be sure these plans are included in your resubmittal.
3. Tabulation Form: While some of the information included on the revised tabulation form matches what is shown on the plans, there are still some inconsistencies.

Please address the following items:

- 1) The proposed average height of the accessory building is called out on the tabulation form as 21'7¹/₄", but the proposed maximum height is called out as 13'9⁹/₁₆", and the plans label the average height as 19'3⁹/₁₆". Please clarify the proposed average and maximum height and be sure that the tabulation form and the plans are consistent with one another.

- 2) The proposed side yard setback on the left (facing the subject property) is called out as 4'1^{7/8}" on the tabulation form, but on the proposed site plan there is a dimension of 3'11^{7/8}" and a dimension of 4'1^{7/8}" both measured from the edge of the wall to the side yard property line to the north. Please confirm the proposed side yard setback to the north, measured from the edge of the wall of the main building, and be sure that this information is consistent with what's provided on the tabulation form.
- 3) The side yard setback to the north is dimensioned as 5'7½" on Figure 2 of Sheet A3.0. This does not match what is called out on the tabulation form. Please revise the materials to be consistent with one another.
- 4) The abbreviations 'DUP' and 'AB' used on the tabulation form to distinguish between the information provided for the proposed duplex and the information for the proposed accessory building is very helpful. However, I noticed that under maximum height, the abbreviation used is 'ACC' instead of 'AB'. Please revise this abbreviation to be consistent with the rest of the tabulation form.

Please submit a revised tabulation form that is complete and consistent with what is depicted on the plans.

4. Elevations: The proposed south and east elevations are missing from the resubmittal. Please be sure all existing and proposed elevations are included in your resubmittal, and be sure that they include the dimension from all eaves to the property line.

Based on the elevation diagrams it appears that the average height is calculated by measuring the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the average height of the roof between the ridge and the new second floor ceiling height. Per [BMC 23F.04](#), the average height is measured using the average height of the roof between the ridge and *where the eave meets the plate*. Please be sure the average height is calculated correctly and that the diagrams and tabulation form reflect the correct calculations.

In addition, the dimension from the edge of the wall to the side yard property line to the south is cut off on the top in Figure 1 on Sheet A3.2. Please be sure all figures and dimensions are legible.

Please also remove the neighboring building's elevation from Figure 1 on Sheet A3.1.

5. Shadow Studies: Thank you for revising the shadow study diagrams, however there are still some elevations provided in the shadow studies that do not match the affected walls as shown in the plan view diagrams and still some information that is inconsistent.

Please address the following items:

- 1) Plan view diagrams show that new shadows will be cast on the south and west walls of 2323 Sixth Street during mornings on the winter solstice. The elevations provided on Sheet SSA1.0 reflects this, but does not show the west wall of 2323 Sixth Street, and Sheet SSA1.3 shows 2323 Sixth shading its own west wall entirely during mornings on the winter solstice. Please clarify if the project will create new shadows on the west wall of 2323 Sixth during this time, and revise the plan view and both elevation diagrams to be consistent with one another.

2325 Sixth Street
Incomplete Letter – Submittal #3

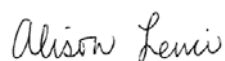
May 25, 2018
Use Permit #ZP2017-0146

- 2) Plan view diagrams show that new shadows will be cast on the east and south walls of 2323 Sixth Street during afternoons on the winter solstice, but elevations show that 2323 Sixth Street shades its own east wall and that new shadows will be cast on the west and south walls. Please clarify the existing and proposed shadows on 2323 Sixth Street during afternoons on the winter solstice.
- 3) Plan view diagrams show that portions of the east wall of 2323 Sixth Street are shaded by itself during evenings on the winter solstice, however the elevation diagram on Sheet SSA1.4 shows that the new duplex will shade a portion of the east wall during this time. Please include an elevation, similar to the ones provided on Sheet SSA0.0 to show the openings along this façade and the use of each room.
- 4) Please be sure that all shadow study diagrams are oriented in the same way on the page. For example Sheets SSA1.0 – 1.2 are oriented vertically and Sheets SSA1.3 – 1.6 are oriented horizontally.
- 5) Throughout the elevation diagrams, there are no openings shown on the south wall of 2323 Sixth Street as well as the east wall of 2321 Sixth Street. If there are no openings along these walls, please indicate this with a label, similar to the one provided with the diagram for the west wall of 2328 Seventh Street on Sheet SSA1.5.
- 6) The building footprint for 2321 Sixth Street is not drawn consistently throughout all diagrams. Please be sure diagrams accurately depict all building footprints, and that they're consistent throughout.
- 7) On Sheet SSA0.0 there is a window on the second story of 2321 Sixth Street that is missing a label. Please label the use of this window.

In your resubmittal, include a letter stating how you have addressed the incomplete items, item by item. Please deliver two sets of scaled plans (11 x 17 or 12 x 18) and an electronic version of all revised application materials (PDF) to the zoning counter during normal business hours (Monday thru Thursday 8:30 am – 4:00 pm).

If you take no action to address the above items within 60 days, the application may be deemed withdrawn and returned to you. Please contact me if you have any questions at (510) 981-7544.

Sincerely,



Alison Lenci, Assistant Planner
C: Shannon Allen, Principal Planner



Response Letter to Planning Comments

**LAND USE PLANNING
RECEIVED JUNE 15, 2018**

Date: June 11, 2018

Project Name: 2325 6th Street

Dear Alison,

This letter is a response to planning comments dated May 25, 2018

1. Tabulation form has been updated to show 1'-6" for rear and site setback for Accessory Building.

The tabulation form has been revised to match the site plan. It now indicates distance from stairs to property line.

2. Demolition plan A1.0 has been included in this submittal.
3. 1. The heights for the Accessory Building have been coordinated with the Tabulation form
2. The 4'-1" dimension is from the wall of the 2nd floor pop out, which would be the closest wall to the left side(north) property line. The 3'-11" dimension is the eave of the main wall roof. The site plan has been revised to clarify the information.
3. The dimensions for the existing setbacks have been coordinated.
4. Tabulation form has been revised for all abbreviations to be consistent
4. Elevations and tabulation form has been revised to indicate the Average and Maximum heights.

The dimension text has been revised to be clearly shown.

5. 1. & 2. Sheet SSA1.7 and SSA 1.8 have been added to set to show effects of proposed project on 2323 6th street.

3. Reference elevations for 2323 and 2321(East Wall) have been added to sheet SSA0.0
4. All sheets are now oriented in the same direction.
5. See Sheets SSA0.0, SSA1.7 and SSA 1.8 for revised information for 2321 and 2323
6. All site plans have been coordinated to show the footprints of all buildings consistently and as accurate as possible.
7. Sheet SSA0.0 has been revised to show all windows labeled.

Please feel free to contact me with any questions regarding this project.

Sincerely,

Bacilia Macias
Architect



PLANNING & DEVELOPMENT

Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 2325 6TH Date: 8.22.201

Applicant's Name: TAIFA M. JENKINS AND LASHAN M.

Zoning District R1-

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

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A.B.=ACCES.

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Right: (Feet)	20'-0	DUP. = 16'-2" / DECK=13'-0"	4'-0
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Useable Open Space* (Square-Feet)	280	96	400/UNIT
Floor Area Ratio* Non-Residential only (Except ES-R)			

*See Definitions – Zoning Ordinance Title 23F.

Revised: 05/15

CODES

2016 CA FIRE CODE
2016 CA BUILDING CODE
2016 CA MECHANICAL CODE
2016 CA PLUMBING CODE
2016 CA ELECTRICAL CODE
2016 ENERGY CODE
2016 CA GREEN CODE
2016 CA RESIDENTIAL CODE

PROJECT SCOPE

RAISING OF (E) RESIDENCE TO CREATE A TWO STORY DUPLEX . NEW 2 STORY ACCESSORY BLDG. IN REAR, GARAGE ON THE GROUND FLOOR AND WORKSHOP ON TOP FLOOR.

PROJECT DATA

TITLE RESIDENTIAL ADDITION
2325 6TH STREET
BERKELEY, CALIFORNIA

ZONING: RI-A
OCCUPANCY: R-3
CONSTRUCTION TYPE: V-BN
SPRINKLERS: NO
LOT SIZE: = 6000 SF

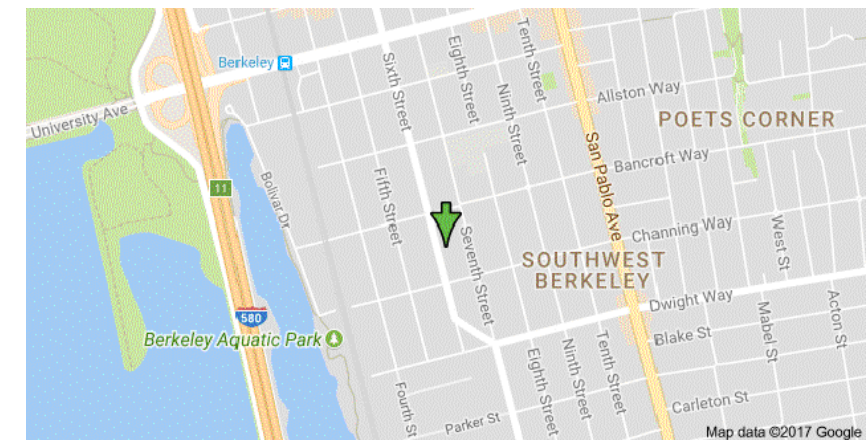
SETBACKS
FRONT = 20'
REAR = 20'
SIDE = 4'

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarcch.net

AREA TABULATIONS

STRUCTURE INFORMATION (EXISTING)						
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	N.O. OF DWELING UNITS	OFF STREET PARKING	
MAIN BLDG.						
1ST FL	1348	V-B	1	R-3	1	
TOTAL	1348					2
STRUCTURE INFORMATION (PROPOSED)						
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	N.O. OF DWELING UNITS	OFF STREET PARKING	
MAIN BLDG.						
1ST FL	1443	V-B		R-3	1	
2ND	1439	V-B		R-3	1	
TOTAL	2882				2	2
ACCESSORY						
TOTAL	944	V-B	2		0	2
FOOTPRINTS						
MAIN BLDG	1926					
ACCESS.	473					
TOTAL	2399					

VICINITY MAP



RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

LAND USE PLANNING
RECEIVED JUNE 15, 2018

Date 6/11/2018
Drawn by BM
Scale AS NOTED

TITLE SHEET

A0.0

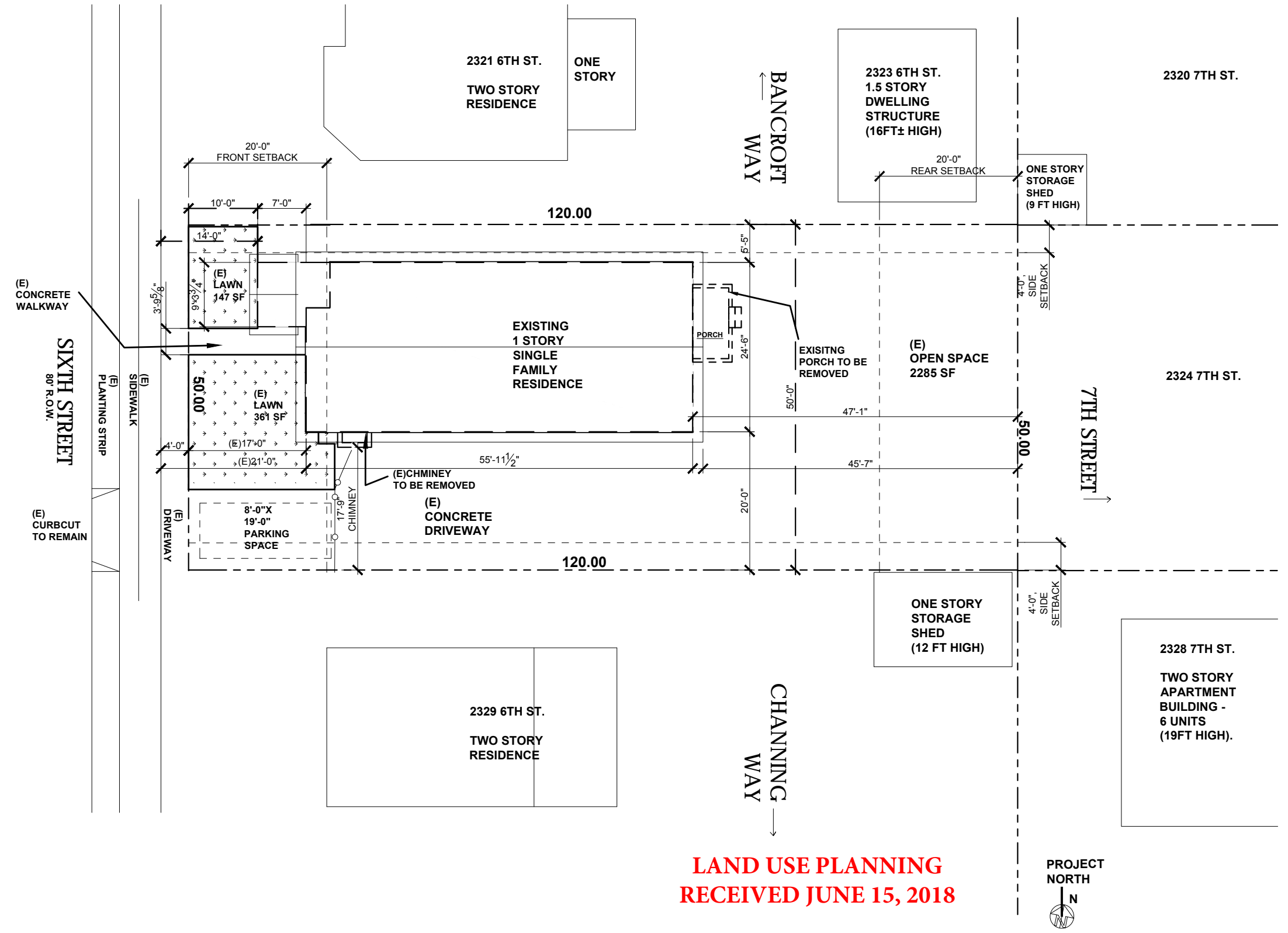
BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarsh.net

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date JUNE 11, 2018
Drawn by
Scale: AS NOTED

EXISTING
SITE PLAN
PLAN

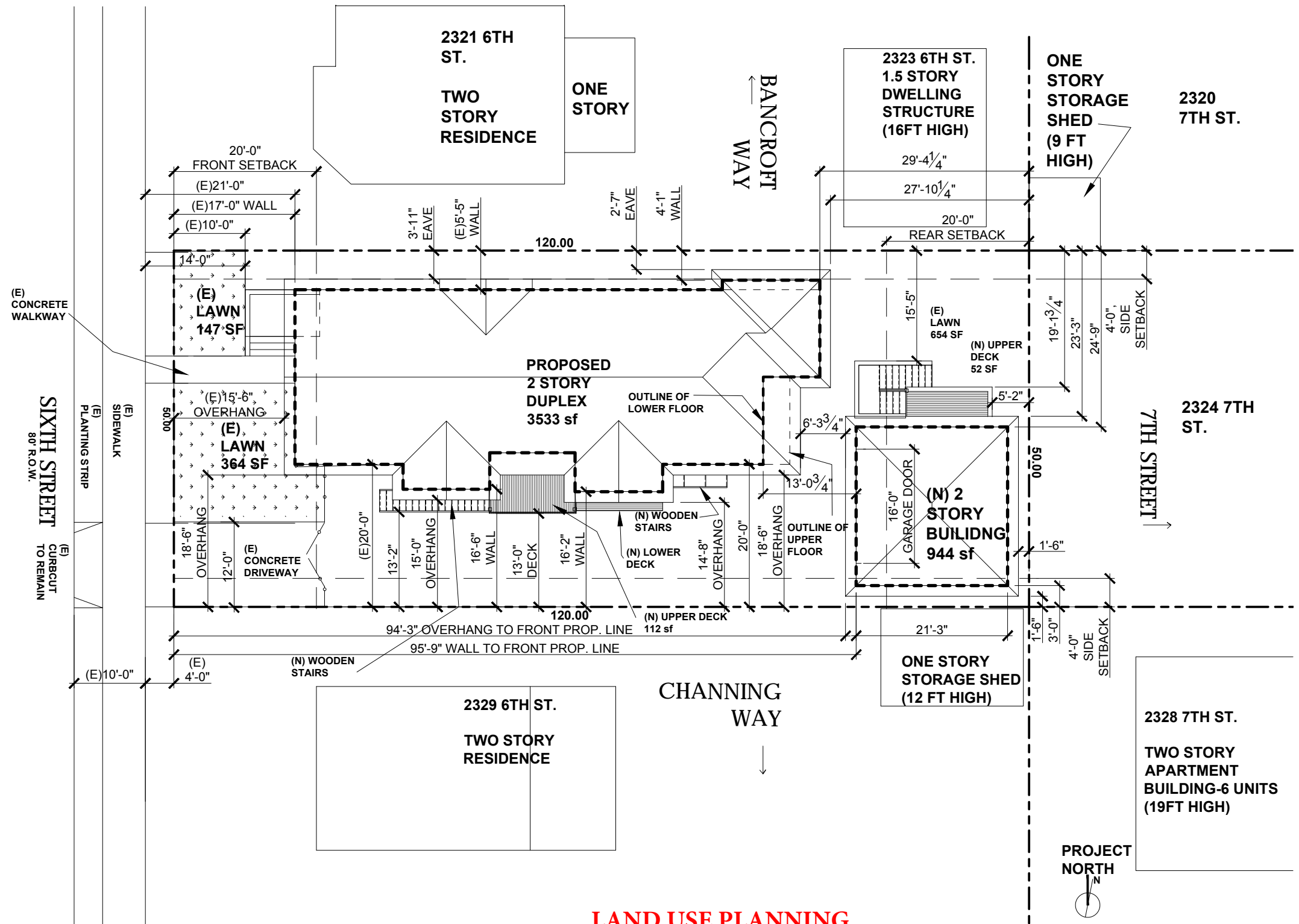
A0.1



**LAND USE PLANNING
RECEIVED JUNE 15, 2018**

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





**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP**

**BACILIA MACIAS
ARCHITECTURE**
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date JUNE 8, 2018
Drawn by BM
Scale AS NOTED

**PROPOSED
SITE PLAN**

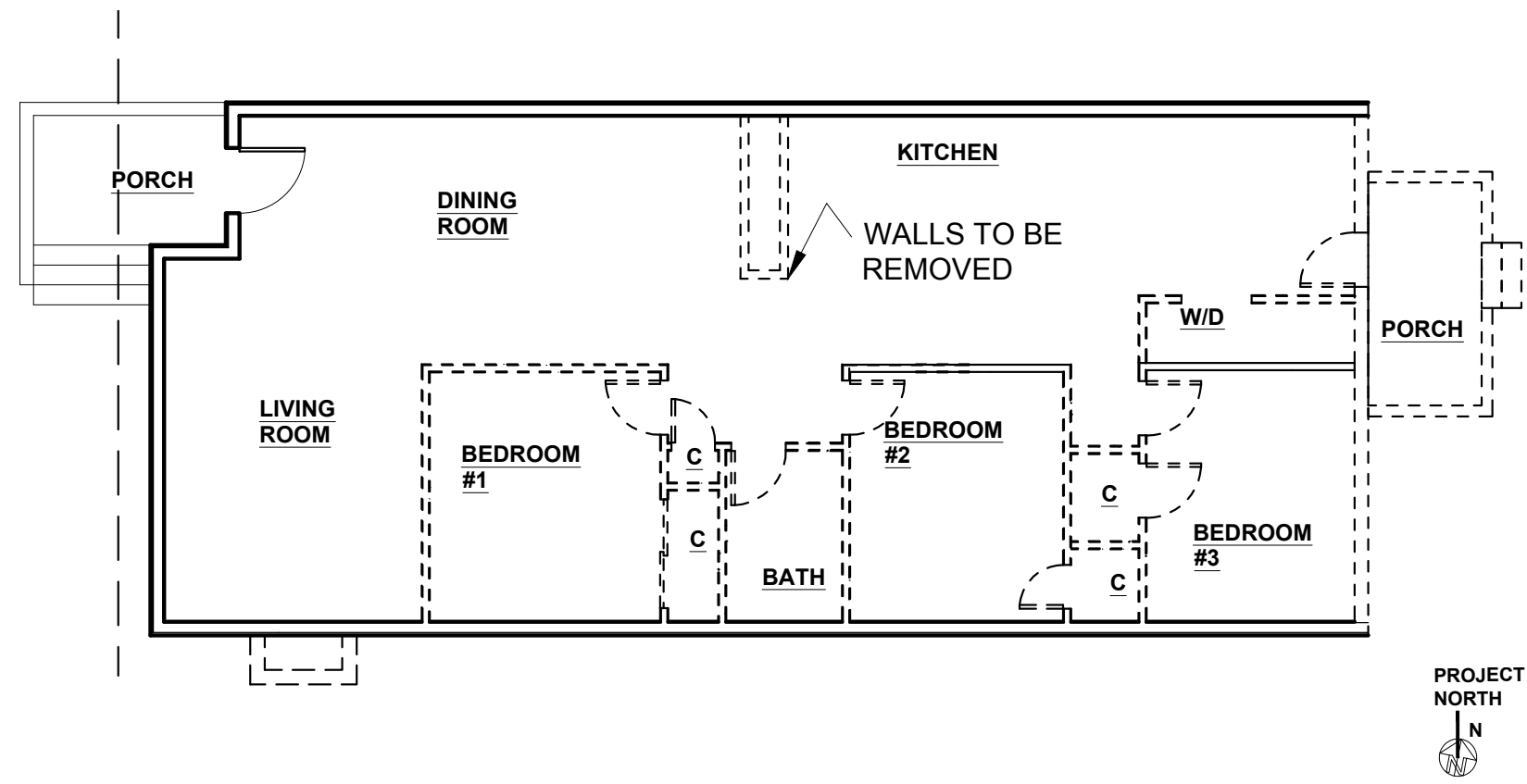
**LAND USE PLANNING
RECEIVED JUNE 15, 2018**

① **PROPOSED SITE PLAN**
1/16" = 1'-0"

A0.2

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarcch.net

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19



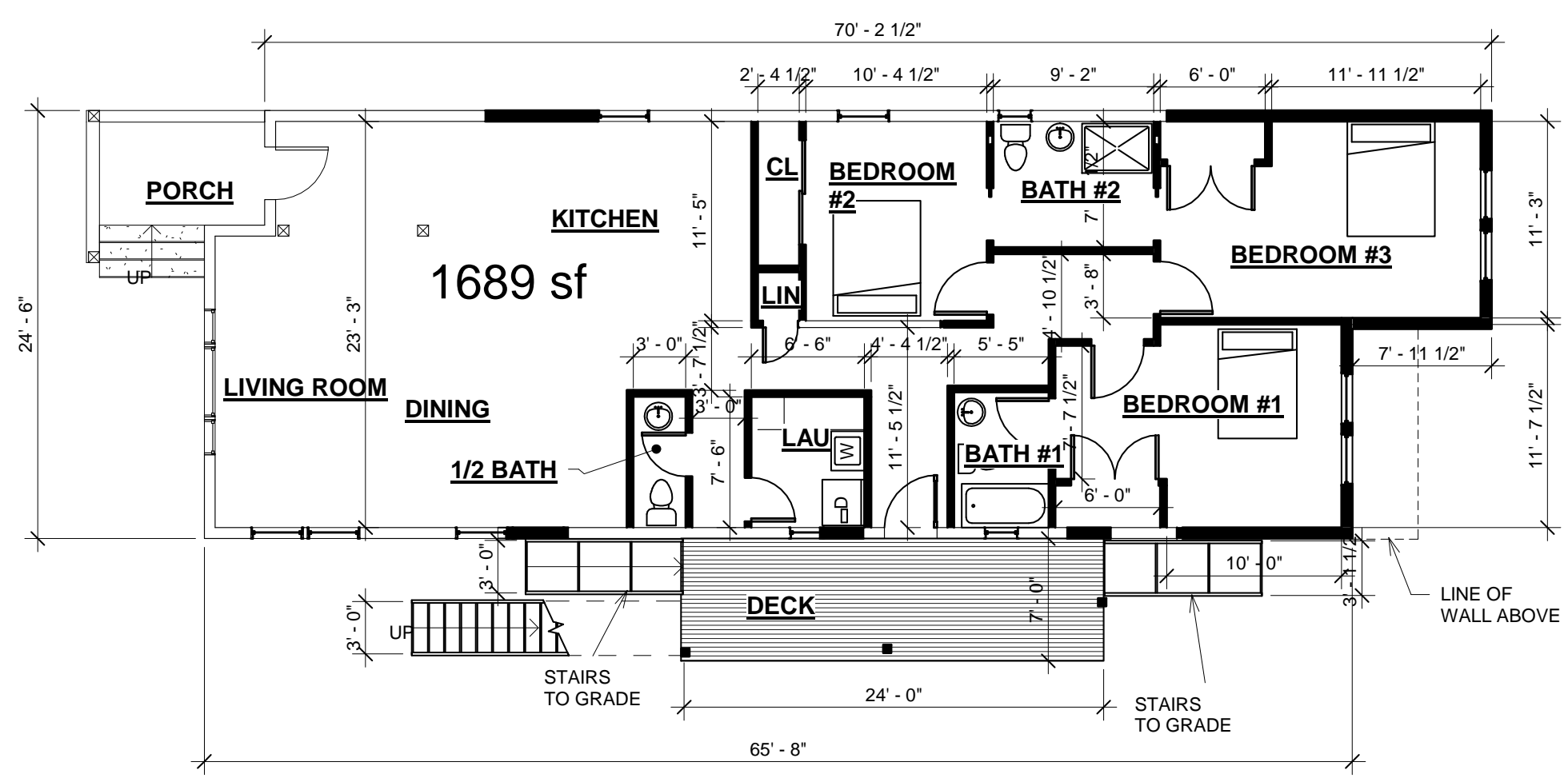
1 DEMOLITION FLOOR PLAN
1/8" = 1'-0"

LAND USE PLANNING
RECEIVED JUNE 15, 2018

Date	JUNE 11, 2018
Drawn by	
Scale:	AS NOTED

DEMOLITION
PLAN
A1.0

6TH STREET



1 PROPOSED LOWER FLOOR
1/8" = 1'-0"



LAND USE PLANNING
RECEIVED JUNE 15, 2018

PROPOSED FIRST
FLOOR PLAN

Date	6/11/2018
Drawn by	BM
Scale	1/8" = 1'-0"

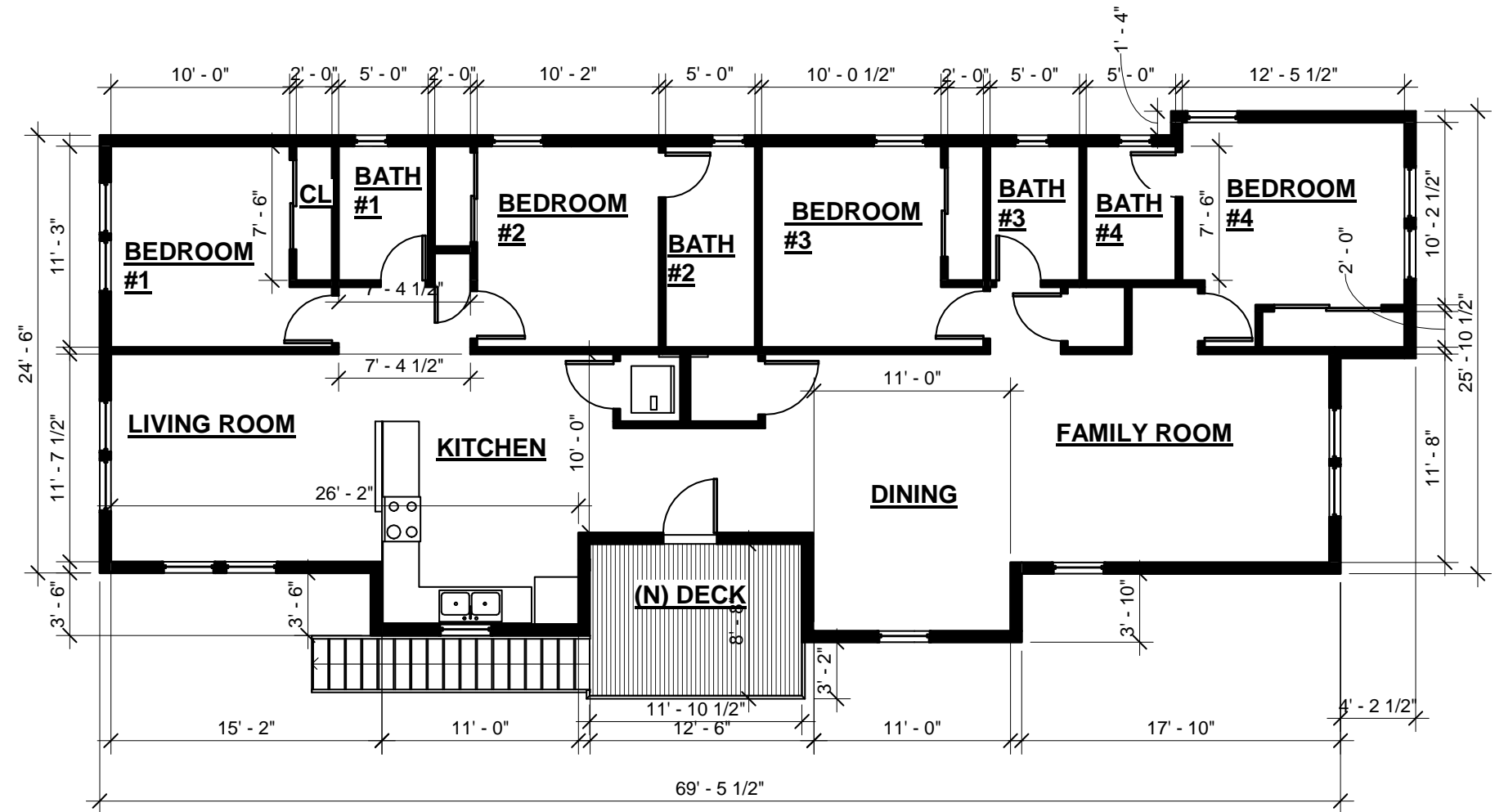
RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP

2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

BACILIA MACIAS
ARCHITECTURE

732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarcch.net

A2.0



① (N) SECOND FLOOR
1/8" = 1'-0"

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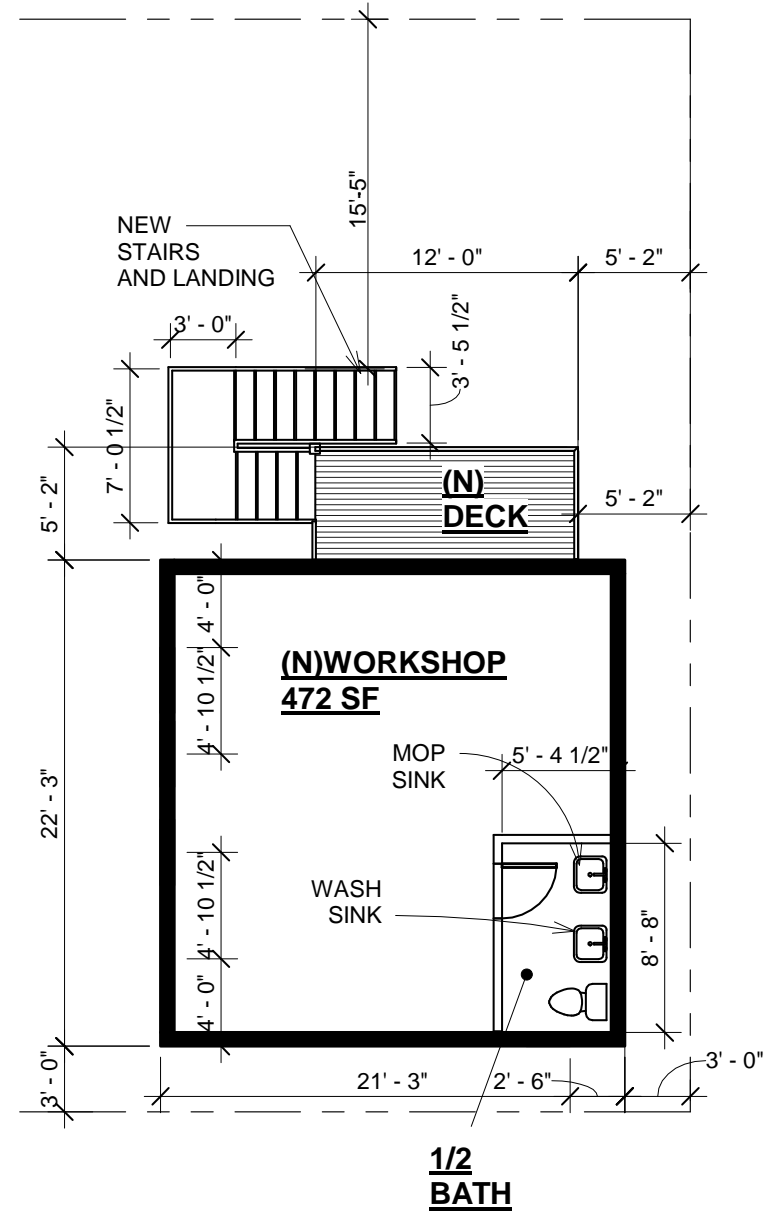
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date	6/11/2018
Drawn by	Author
Scale	1/8" = 1'-0"

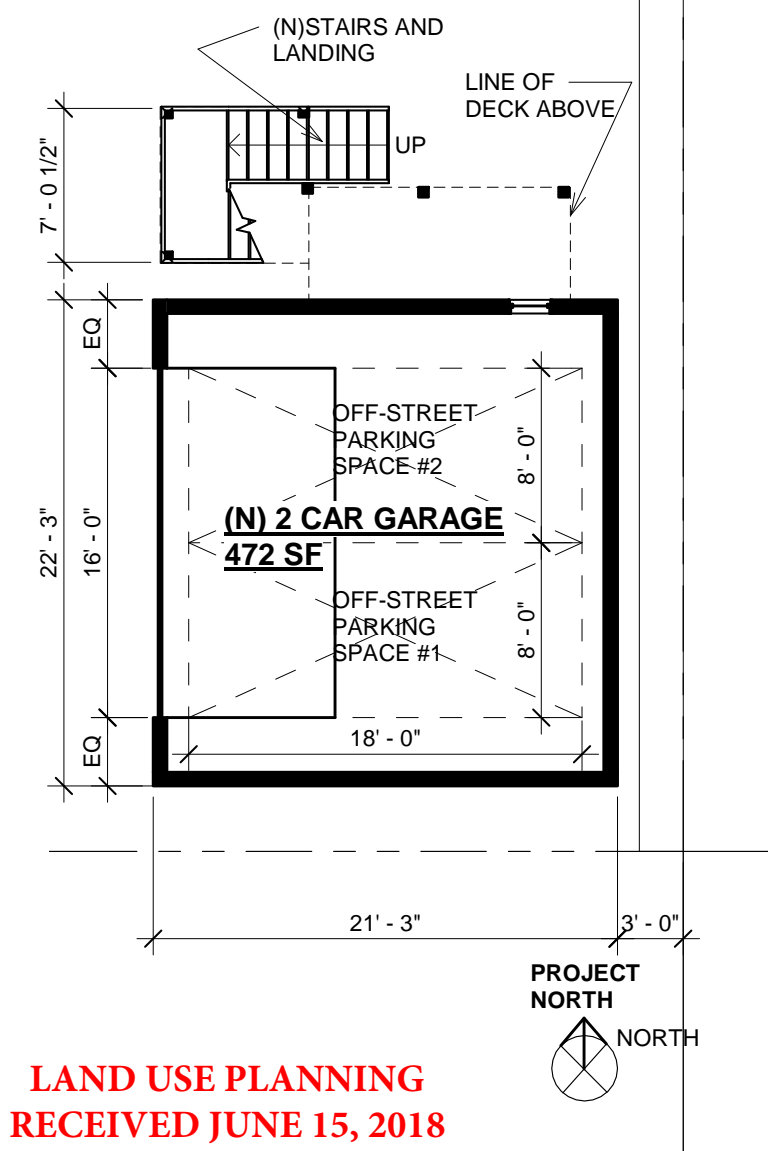
PROPOSED SECOND
FLOOR PLAN

LAND USE PLANNING
RECEIVED JUNE 15, 2018

A2.1



② PROPOSED SECOND FLOOR-NEW REAR STRUCTURE
1/8" = 1'-0"



LAND USE PLANNING
RECEIVED JUNE 15, 2018

① PROPOSED LOWER FLOOR -NEW REAR STRUCTURE
1/8" = 1'-0"

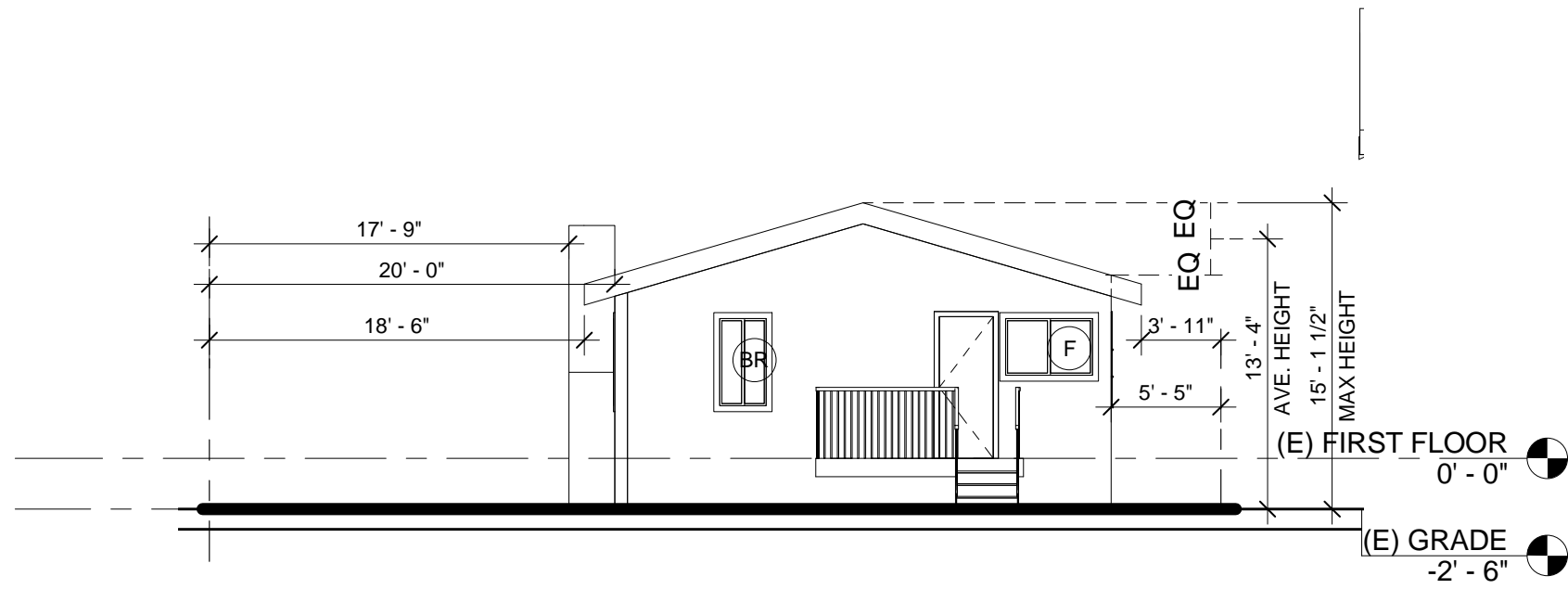
BACILIA MACIAS
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RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

PROPOSED ACCESSORY
STRUCTURE

Date	6/11/2018
Drawn by	Author
Scale	1/8" = 1'-0"

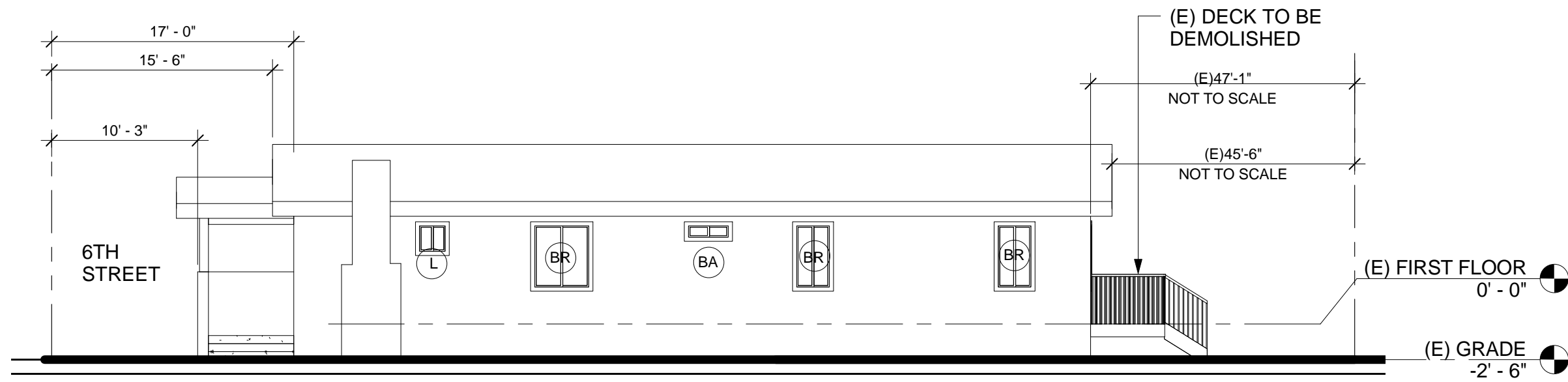
A2.2



② EXISTING EAST (REAR) ELEVATION
1/8" = 1'-0"

OPENINGS LEGEND

- ⊙ BD BEDROOM
- ⊙ BA BATHROOM
- ⊙ L LIVING
- ⊙ K KITCHEN
- ⊙ D DINING
- ⊙ F FAMILY RM.



① EXISTING SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

**LAND USE PLANNING
RECEIVED JUNE 15, 2018**

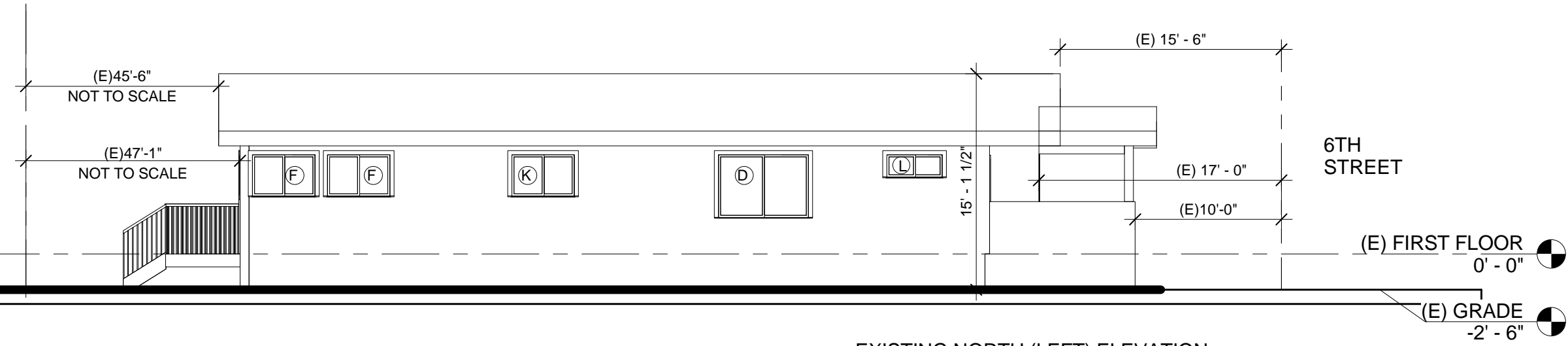
BACILIA MACIAS
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**RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

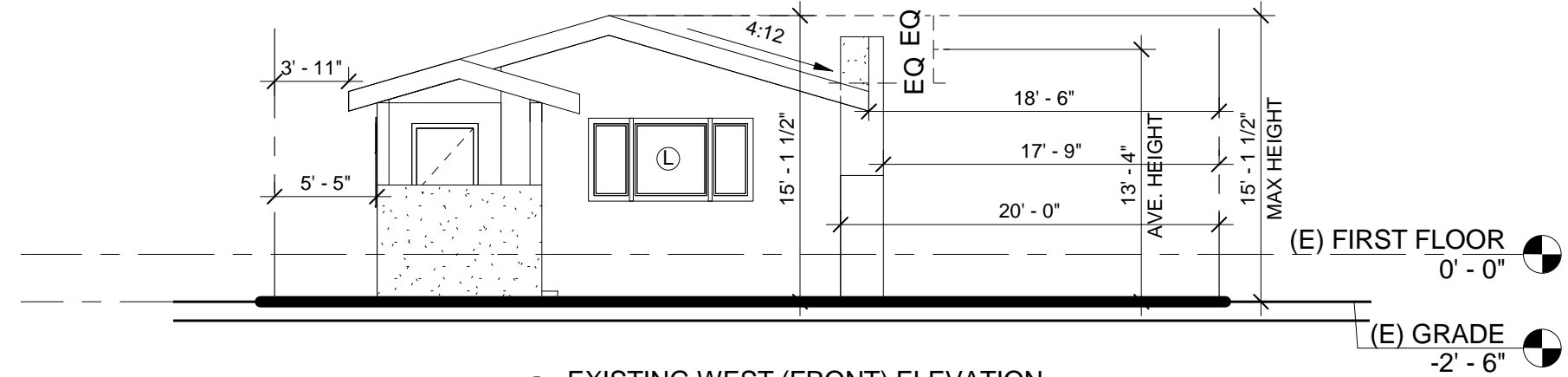
EXISTING EXTERIOR
ELEVATIONS

Date	6/11/2018
Drawn by	Author
Scale	1/8" = 1'-0"

A3.0



② EXISTING NORTH (LEFT) ELEVATION
1/8" = 1'-0"



① EXISTING WEST (FRONT) ELEVATION
1/8" = 1'-0"

LAND USE PLANNING
RECEIVED JUNE 15, 2018

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**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

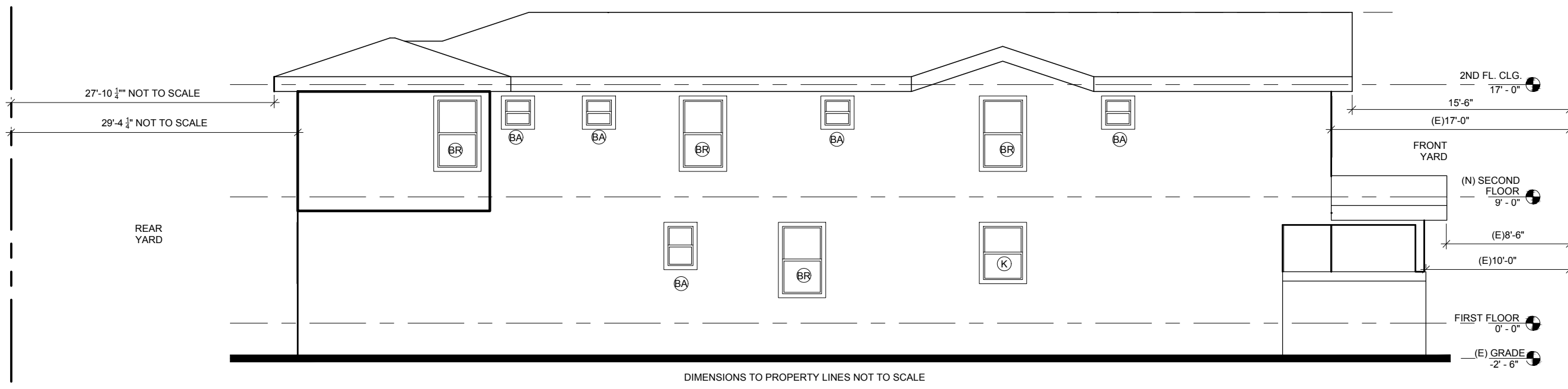
EXISTING EXTERIOR ELEVATIONS

Date	6/11/2018
Drawn by	Author
Scale	1/8" = 1'-0"

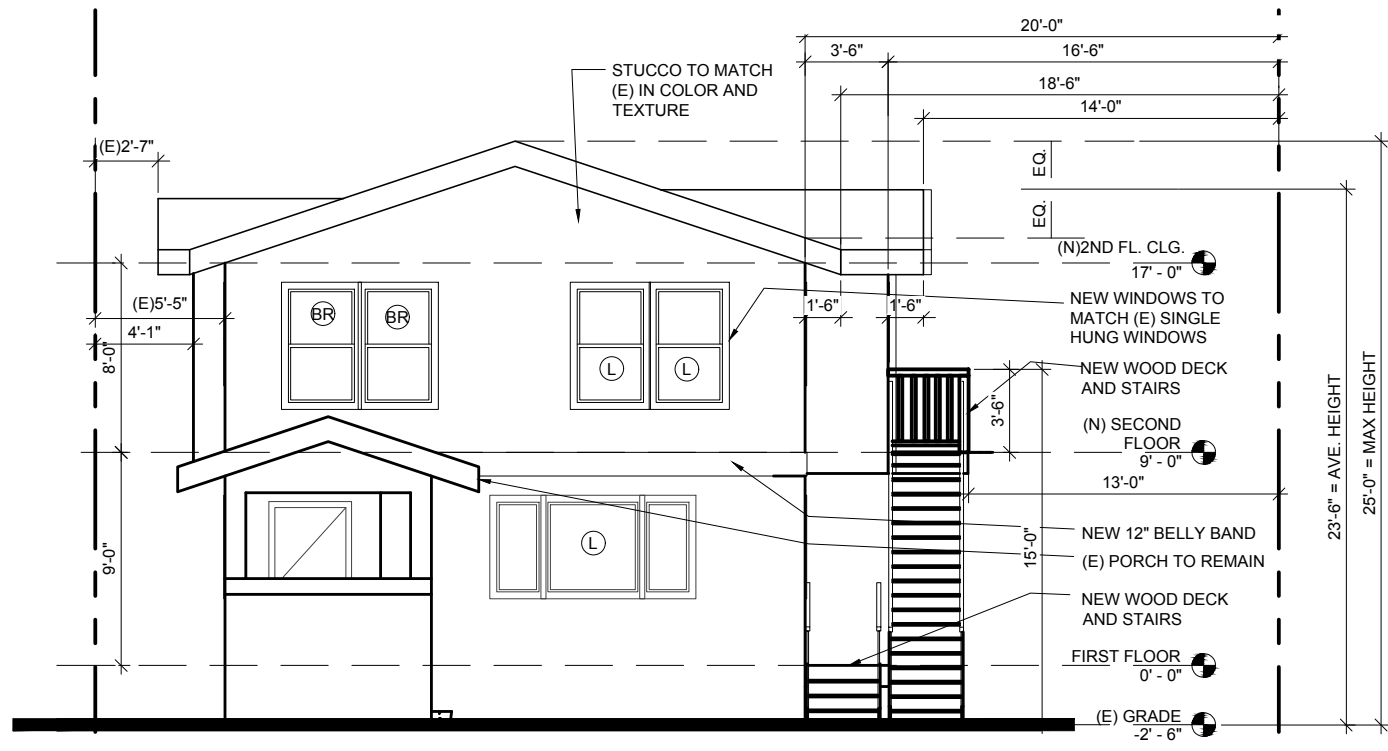
A3.1

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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19



2 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"

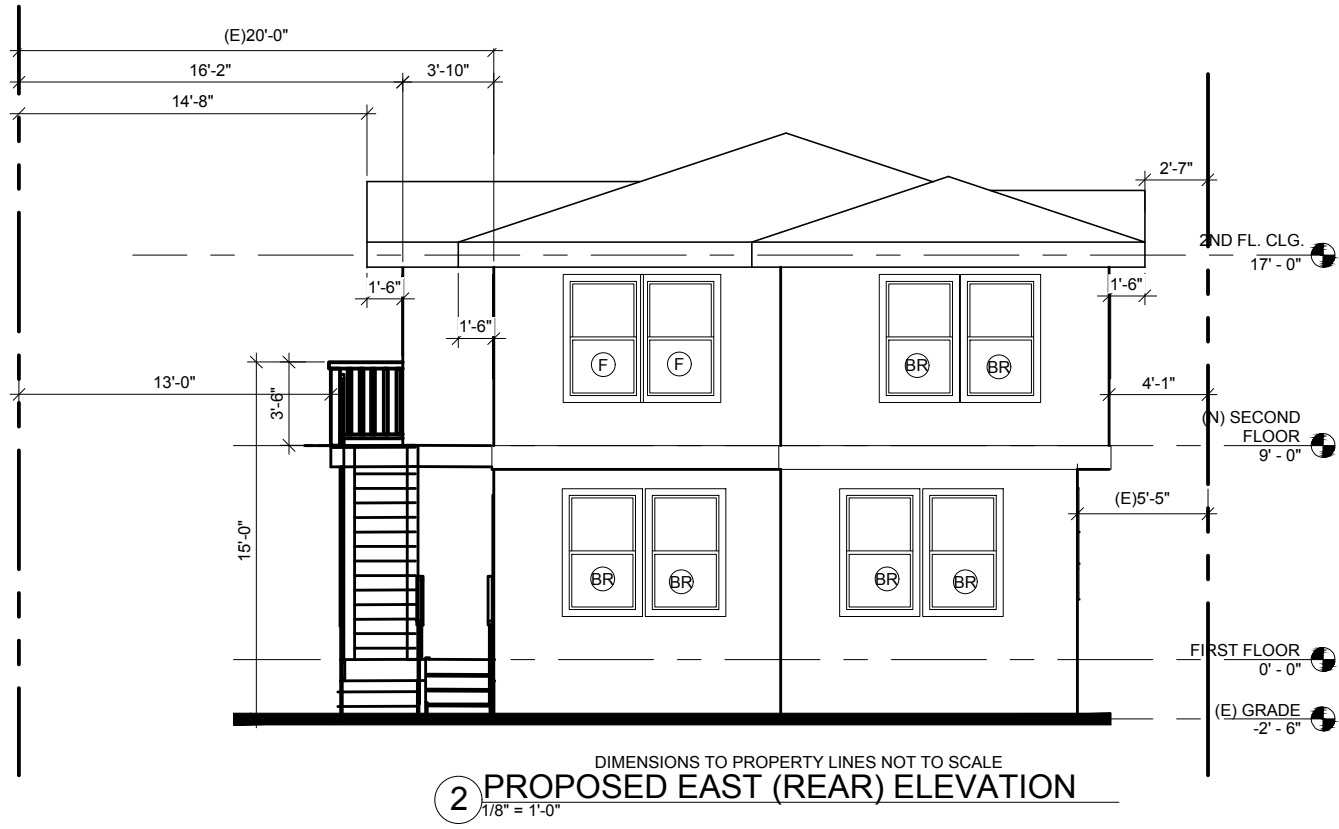
OPENINGS LEGEND

- BR BEDROOM
- BA BATHROOM
- L LIVING
- K KITCHEN
- D DINING
- F FAMILY RM.
- LY LAUNDRY
- W WORKSHOP
- G GARAGE

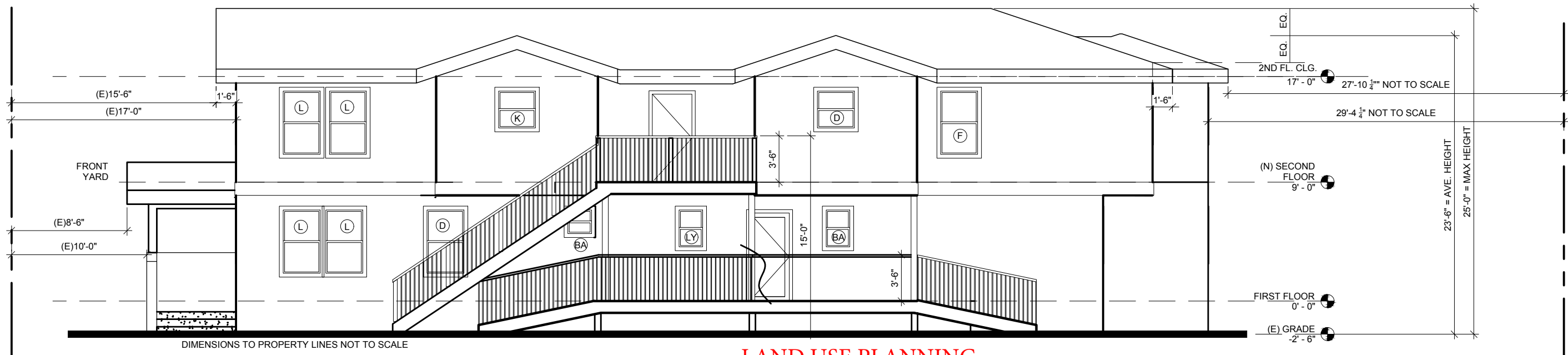
Date	6/11/2018
Drawn by	BM
Scale	AS NOTED

PROPOSED
EXTERIOR
ELEVATIONS

LAND USE PLANNING
RECEIVED JUNE 15, 2018 A3.2



2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



1 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

LAND USE PLANNING
RECEIVED JUNE 15, 2018

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

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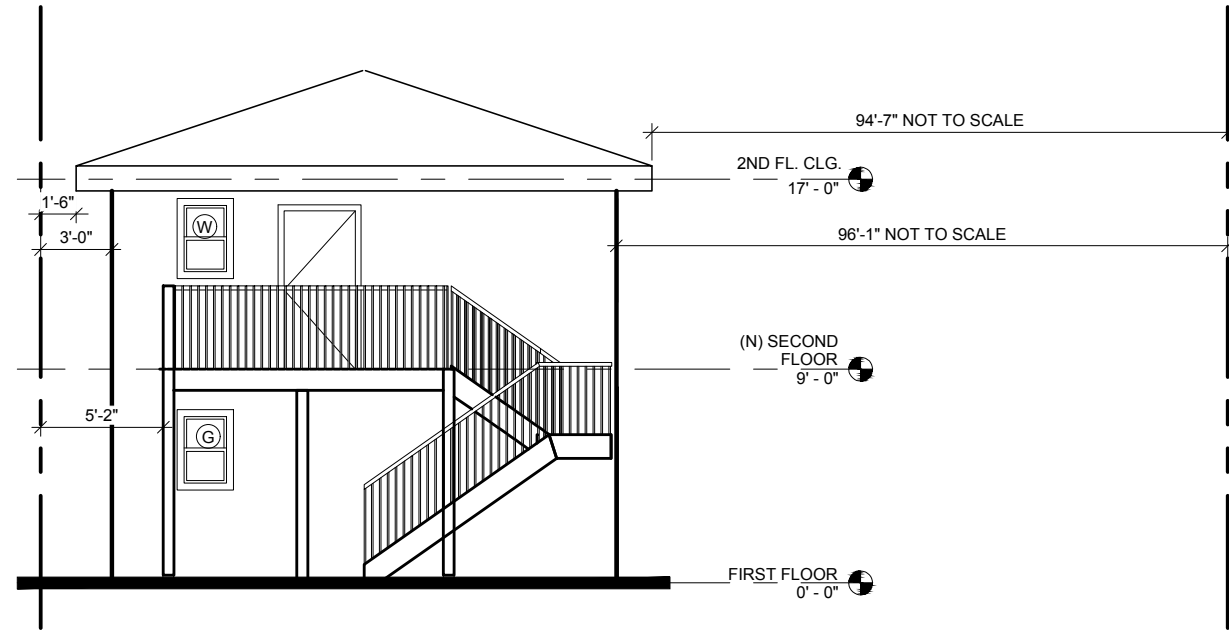
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date	6/11/2018
Drawn by	BM
Scale	AS NOTED

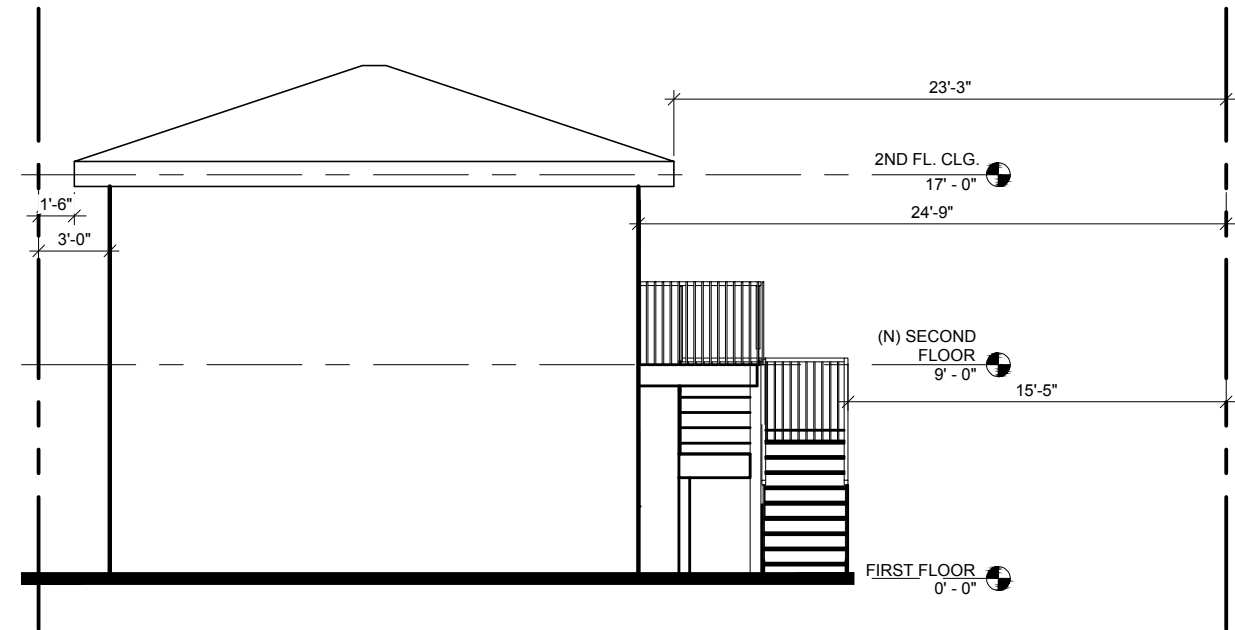
PROPOSED
EXTERIOR
ELEVATIONS

A3.3

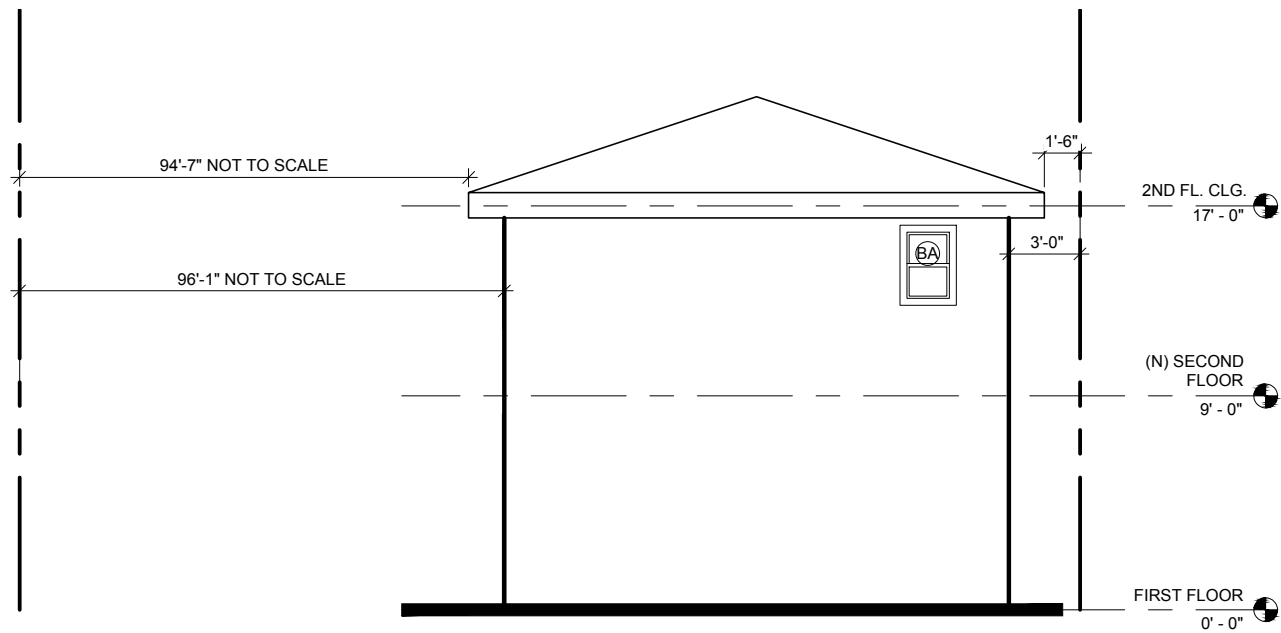
BACILIA MACIAS
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510.691.7910 ph bacilia@bmarcch.net



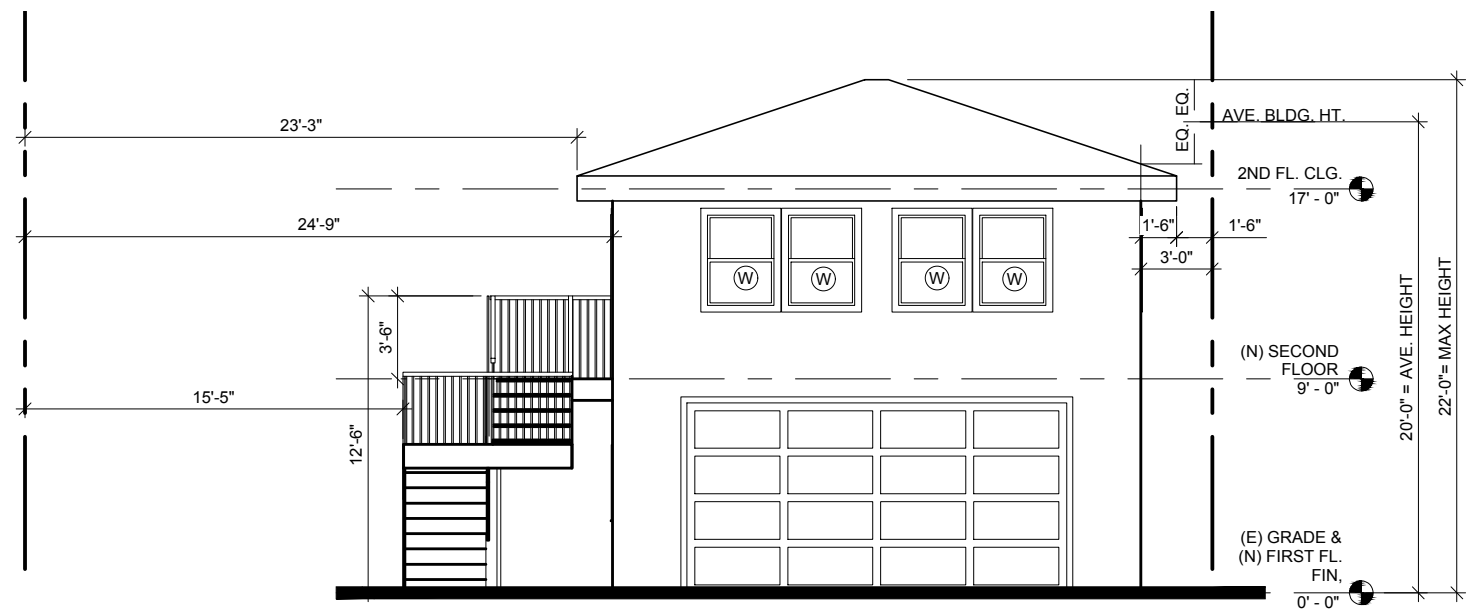
4 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



3 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"



1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

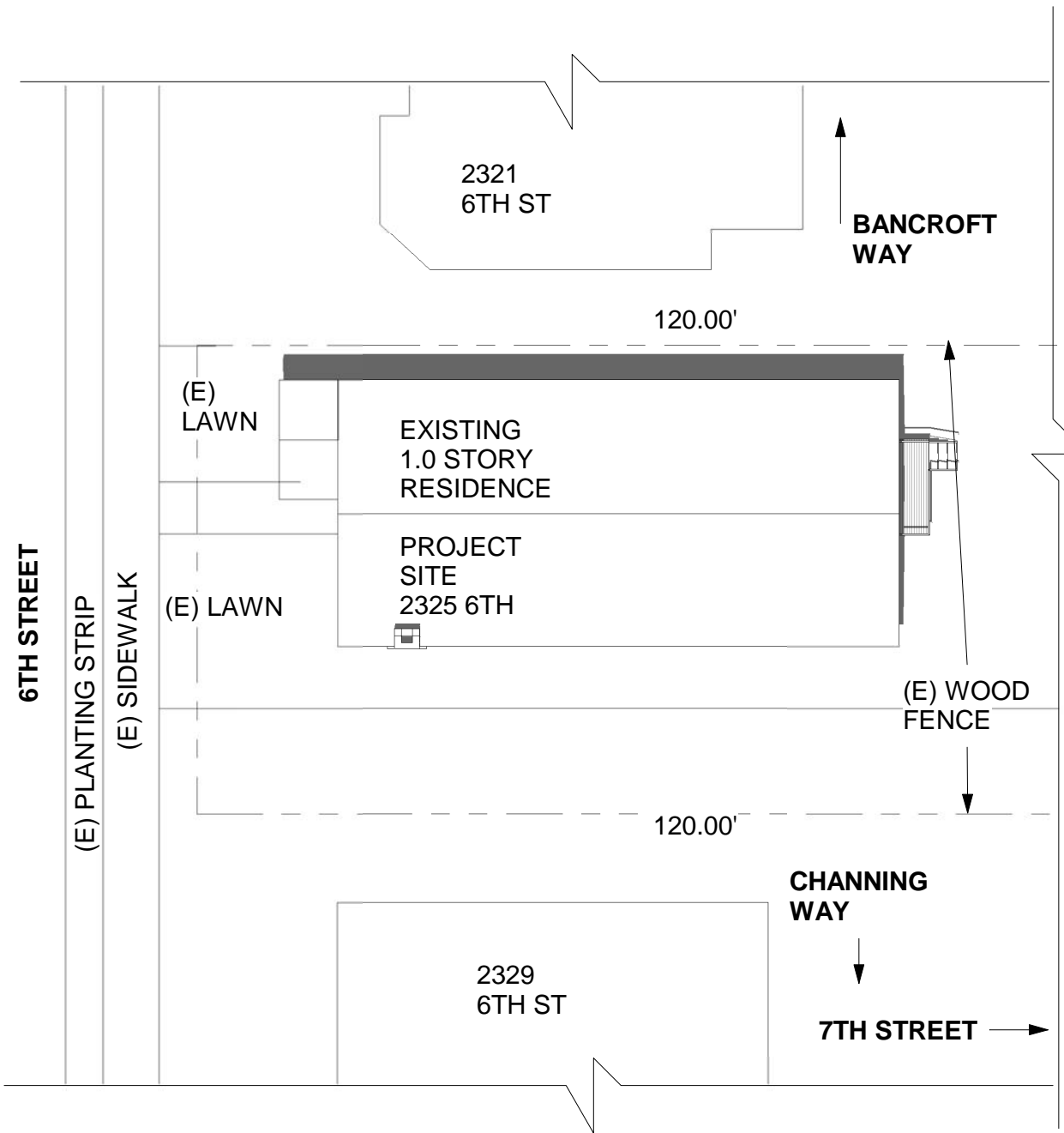
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date	6/11/2018
Drawn by	BM
Scale	AS NOTED

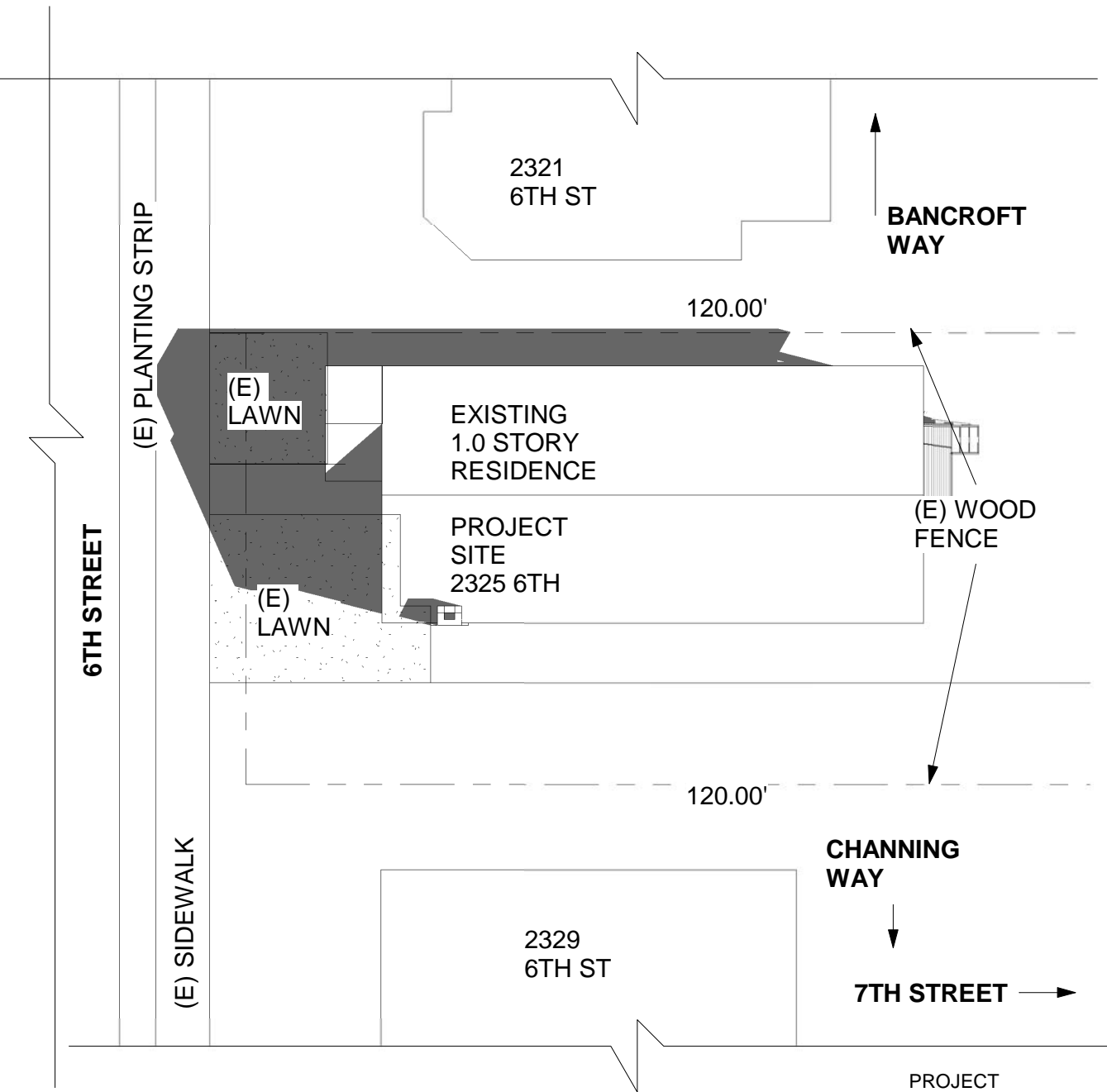
PROPOSED
EXTERIOR
ELEVATIONS
NEW REAR
STRUCTURE

A3.4

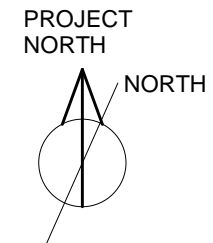
LAND USE PLANNING
RECEIVED JUNE 15, 2018



② EXISTING SUMMER NOON
1/16" = 1'-0"



① EXISTING SUMMER 7:48 AM
1/16" = 1'-0"



LAND USE PLANNING
RECEIVED JUNE 15, 2018

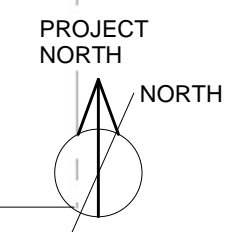
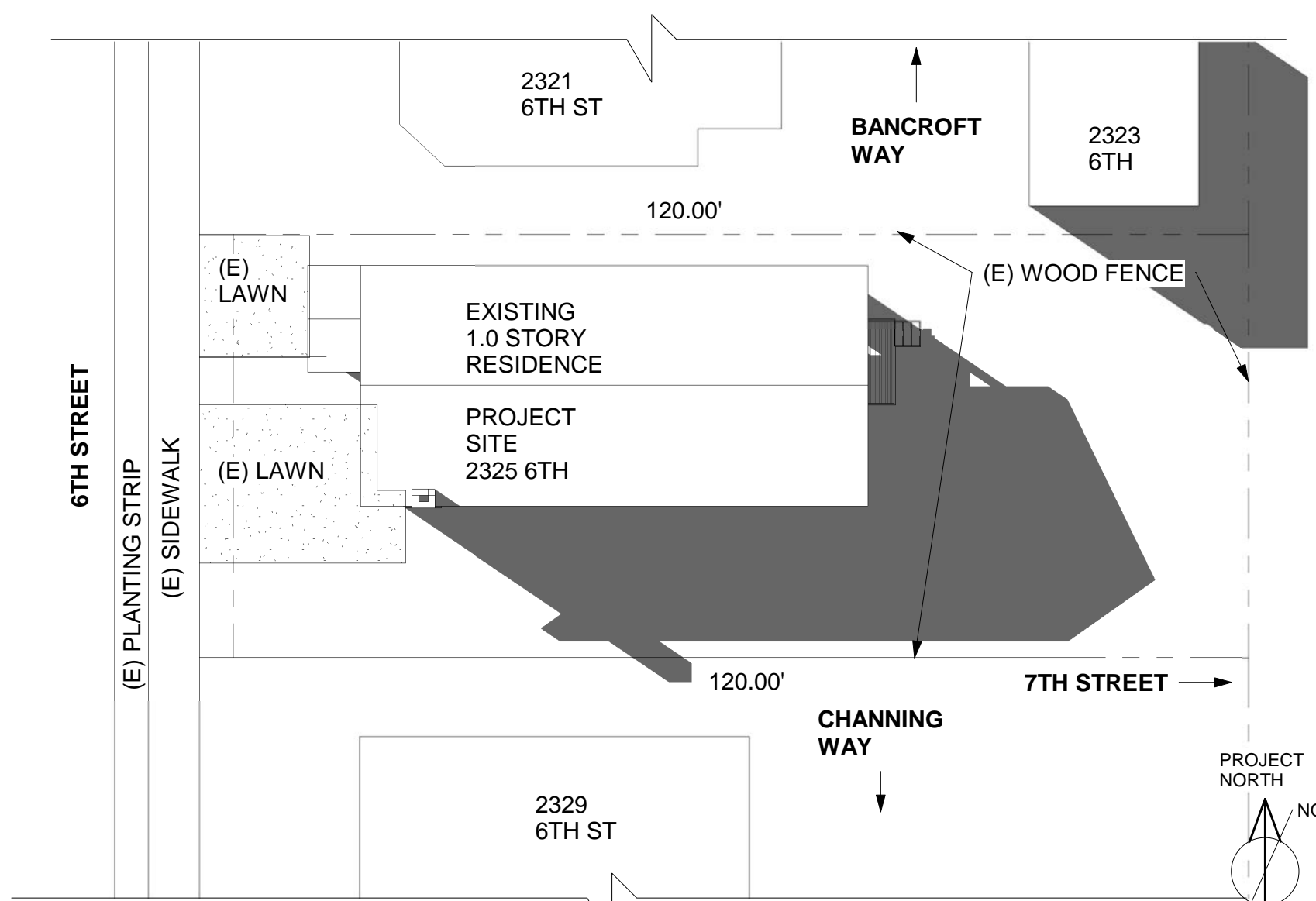
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**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date JUNE 11, 2018
Drawn by BM
Scale 1/16" = 1'-0"

SHADOW STUDY OF
EXISTING CONDITIONS-SUMMER

SS1.0



① EXISTING SUMMER 5:35 PM
1/16" = 1'-0"

LAND USE PLANNING
RECEIVED JUNE 15, 2018

SHADOW STUDY OF
EXISTING CONDITIONS- SUMMER

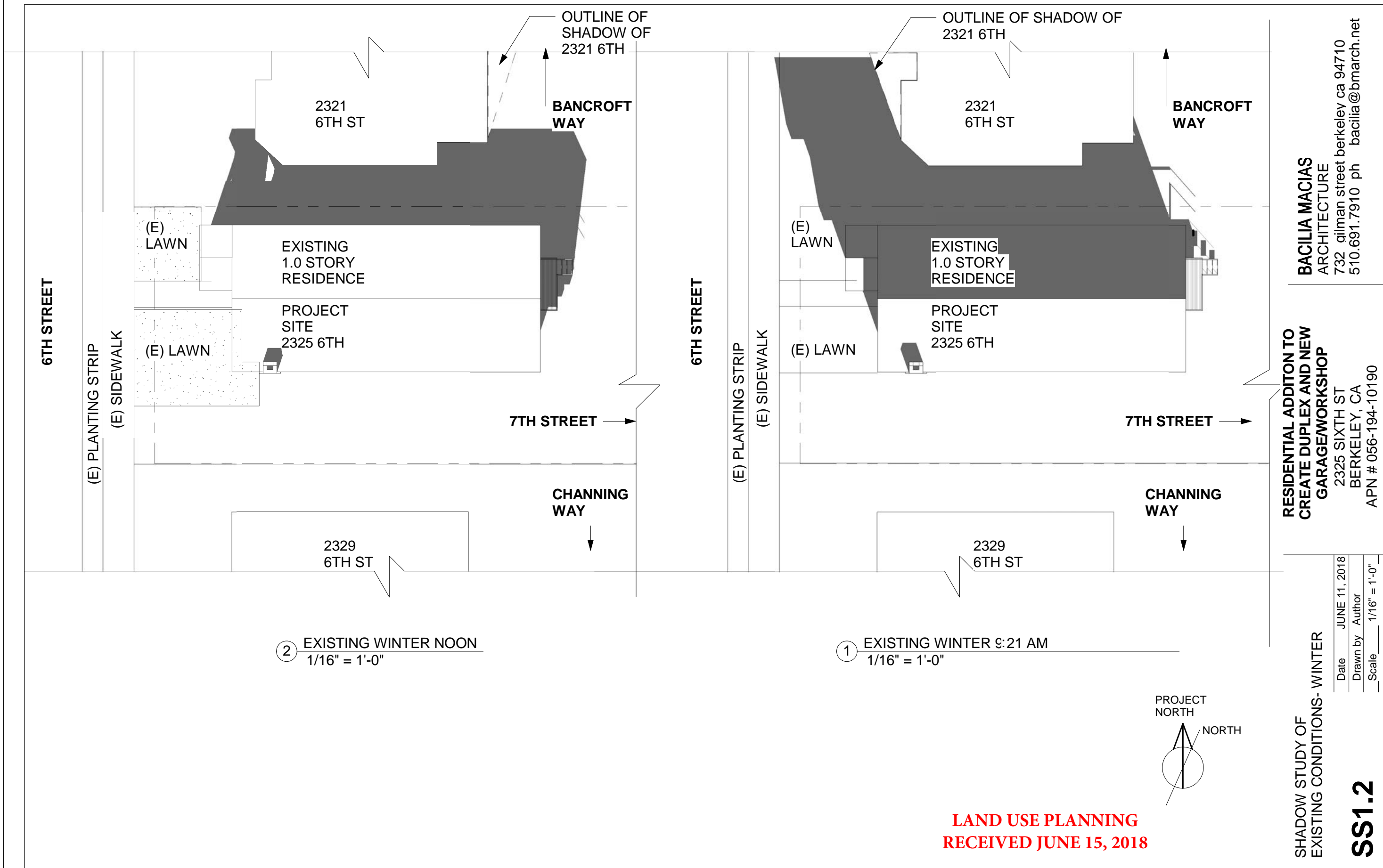
Date JUNE 11, 2018
Drawn by BM
Scale 1/16" = 1'-0"

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

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SS1.1



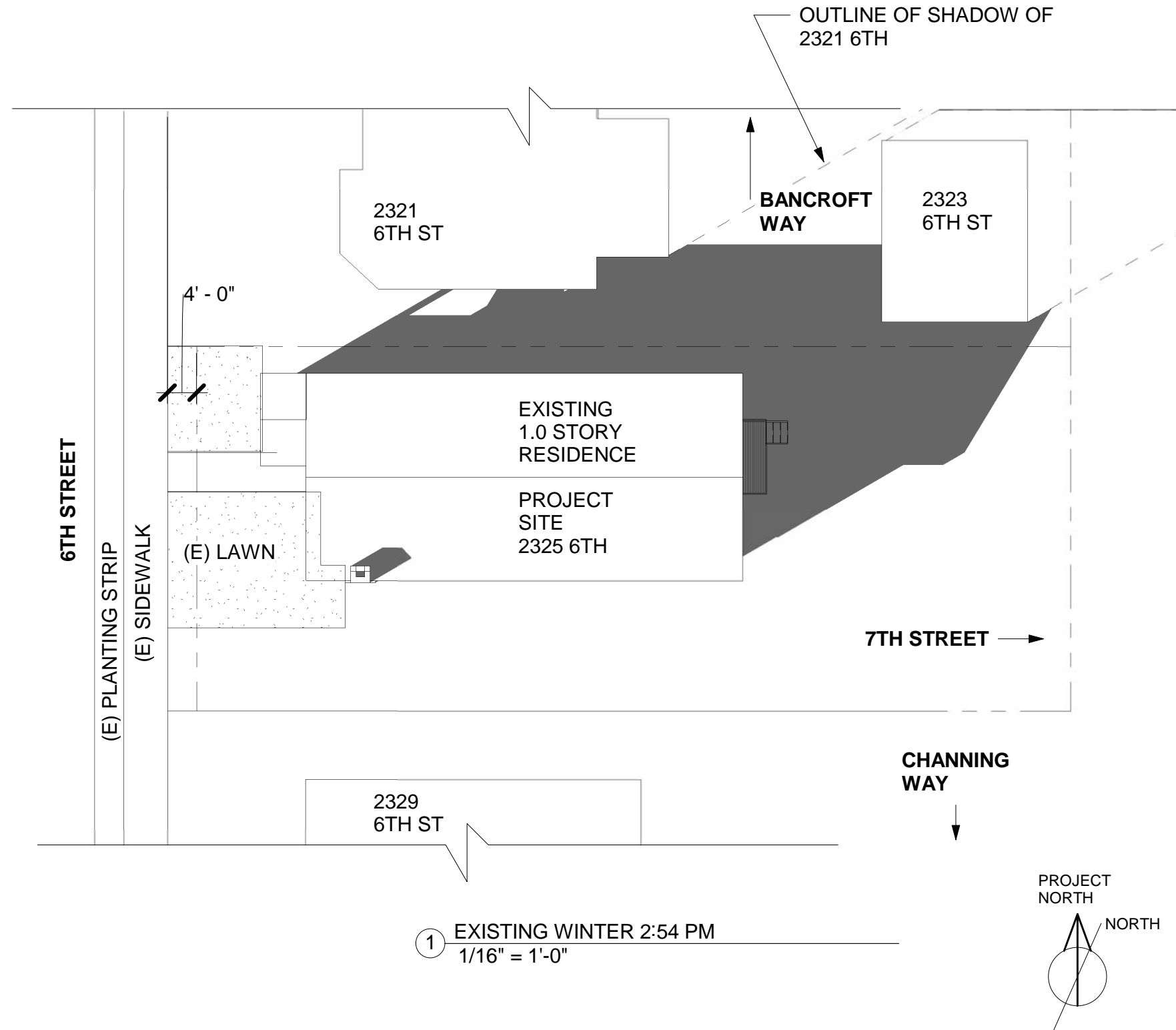
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**RESIDENTIAL ADDITION TO
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2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

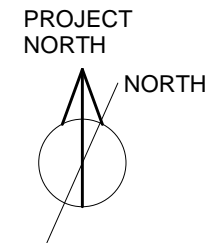
Date JUNE 11, 2018
Drawn by Author
Scale 1/16" = 1'-0"

SHADOW STUDY OF
EXISTING CONDITIONS- WINTER

SS1.2



① EXISTING WINTER 2:54 PM
1/16" = 1'-0"



**LAND USE PLANNING
RECEIVED JUNE 15, 2018**

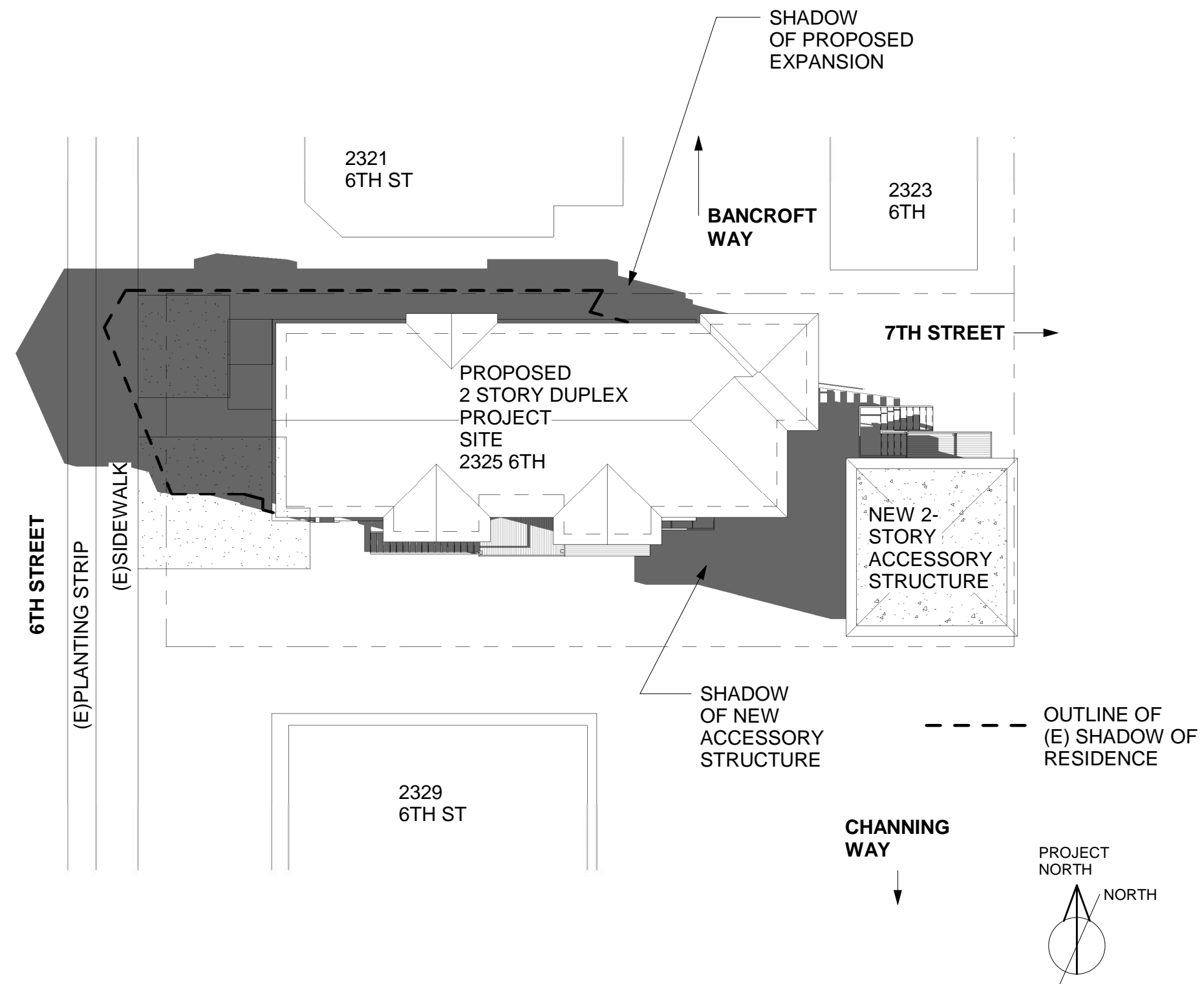
SHADOW STUDY OF
EXISTING CONDITIONS-WINTER

SS1.3

Date: JUNE 11, 2018
Drawn by: Author
Scale: 1/16" = 1'-0"

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

**BACILIA MACIAS
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510.691.7910 ph bacilia@bmararch.net



1 PROPOSED PROJECT SUMMER 7:48 AM
1/16" = 1'-0"

**LAND USE PLANNING
RECEIVED JUNE 15, 2018**

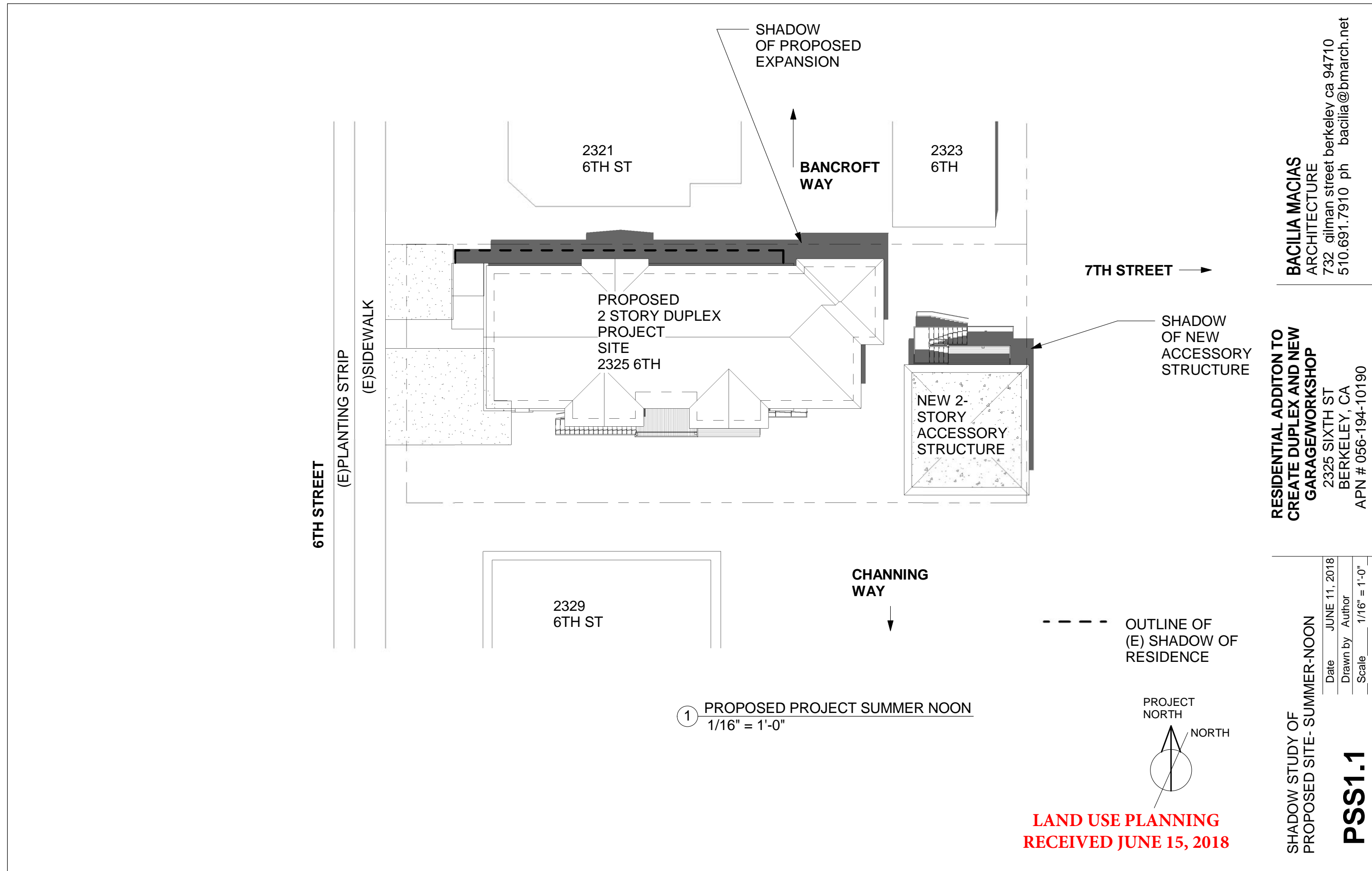
SHADOW STUDY OF
PROPOSED SITE- SUMMER

Date	JUNE 11, 2018
Drawn by	BM
Scale	1/16" = 1'-0"

PSS1.0

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

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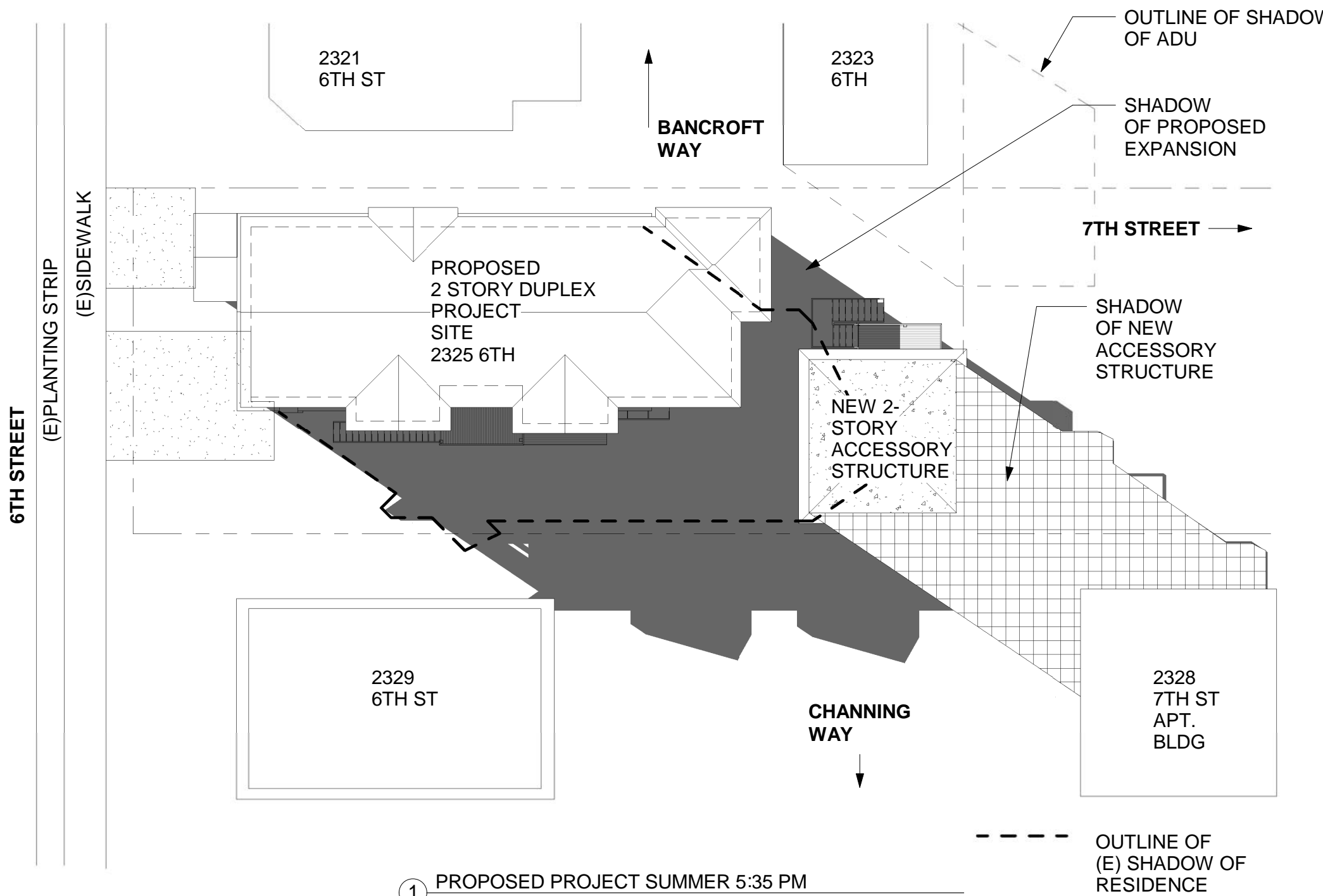
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date JUNE 11, 2018
Drawn by Author
Scale 1/16" = 1'-0"

SHADOW STUDY OF
PROPOSED SITE- SUMMER-NOON

PSS1.1

**LAND USE PLANNING
RECEIVED JUNE 15, 2018**



1 PROPOSED PROJECT SUMMER 5:35 PM
1/16" = 1'-0"

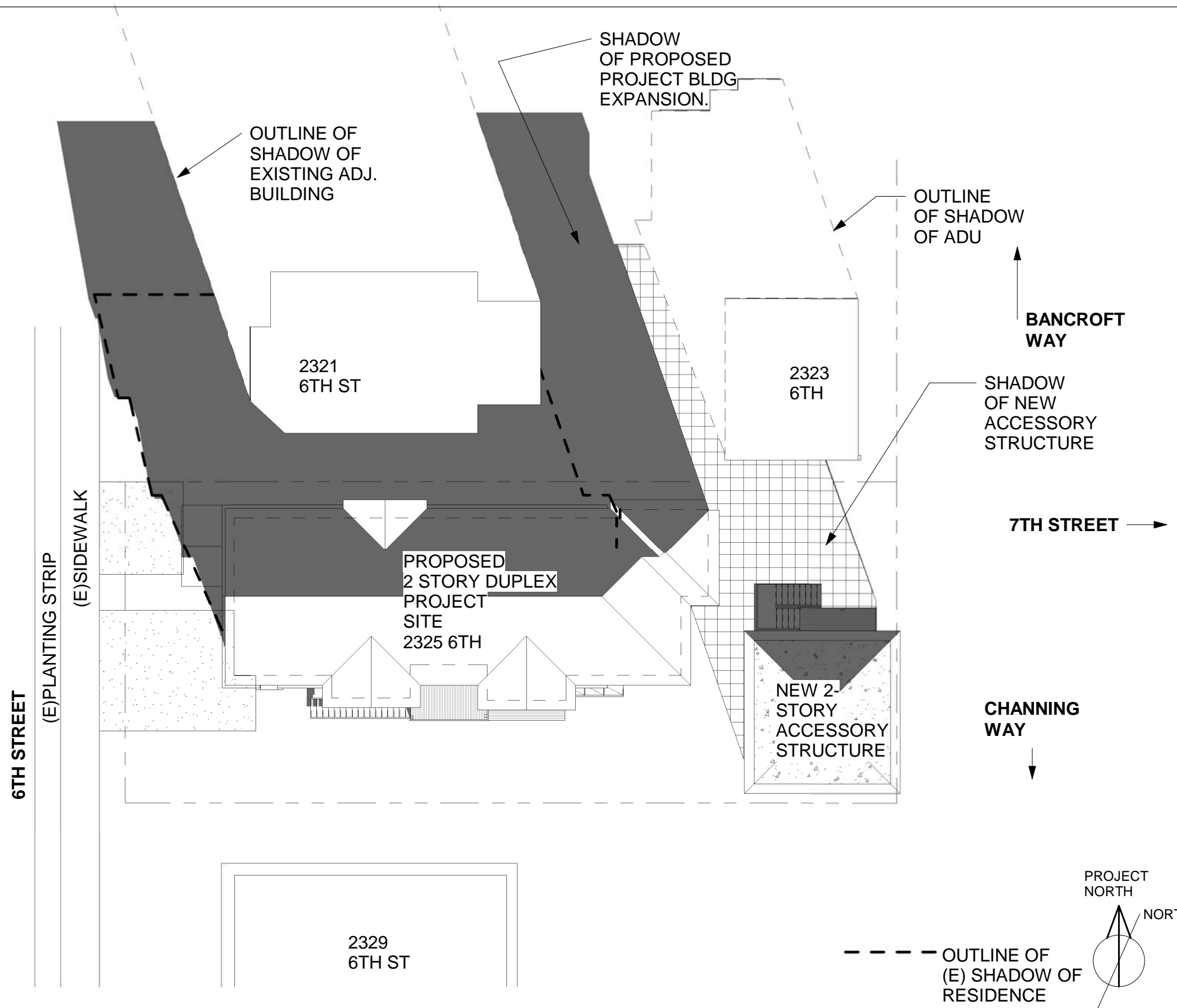
**LAND USE PLANNING
RECEIVED JUNE 15, 2018**

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**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

SHADOW STUDY OF
PROPOSED SITE- SUMMER-5:35 PM
Date JUNE 11, 2018
Drawn by Author
Scale 1/16" = 1'-0"

PSS1.2



1 PROPOSED PROJECT WINTER 9:21 AM
1/16" = 1'-0"

**LAND USE PLANNING
RECEIVED JUNE 15, 2018**

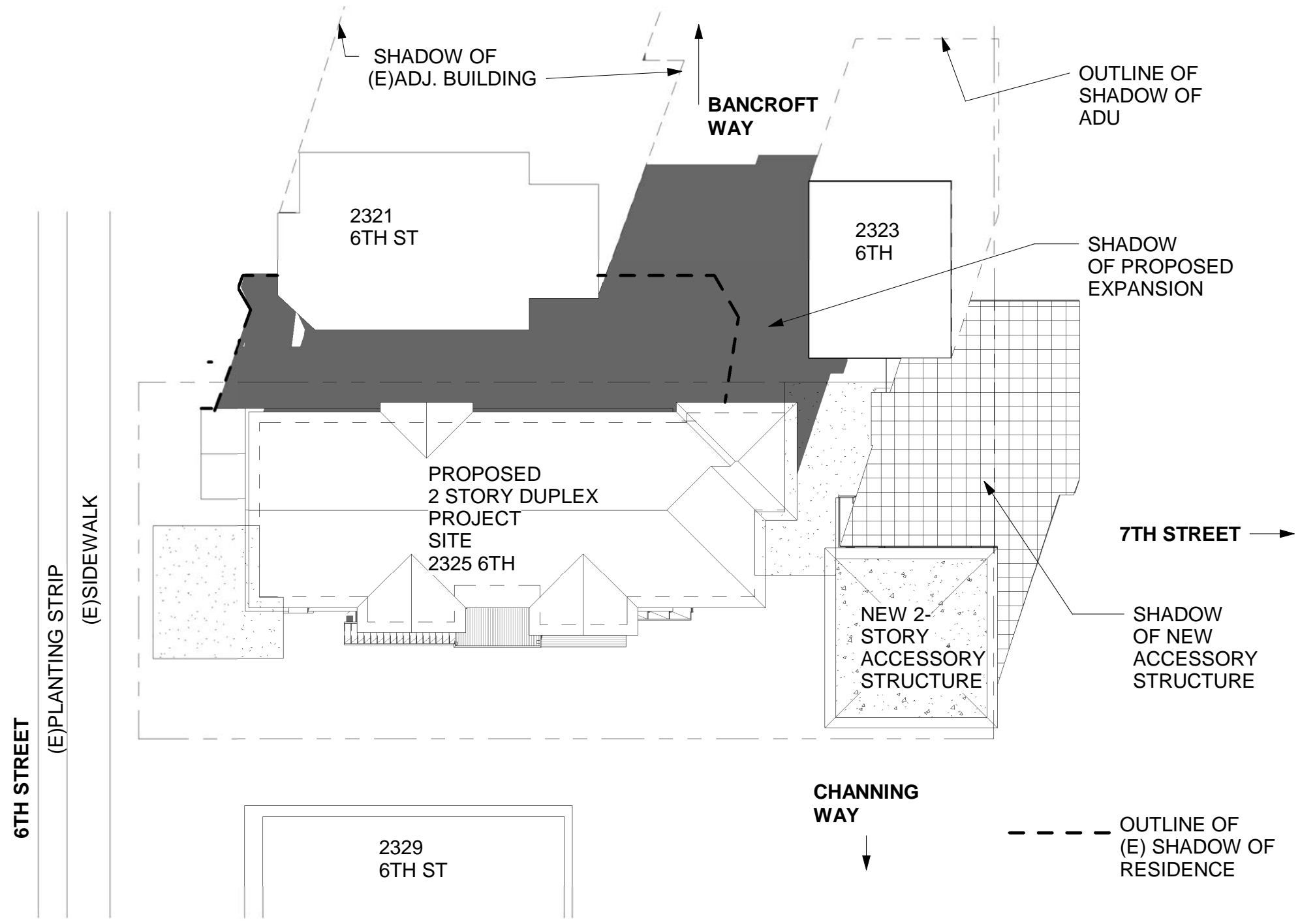
BACILIA MACIAS
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510.691.7910 ph bacilia@bmararch.net

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

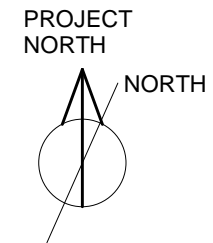
Date JUNE 11, 2018
Drawn by BM
Scale 1/16" = 1'-0"

SHADOW STUDY OF
PROPOSED SITE- WINTER-9:21 AM

PSS1.3



① PROPOSED PROJECT WINTER NOON
1/16" = 1'-0"



**LAND USE PLANNING
RECEIVED JUNE 15, 2018**

BACILIA MACIAS
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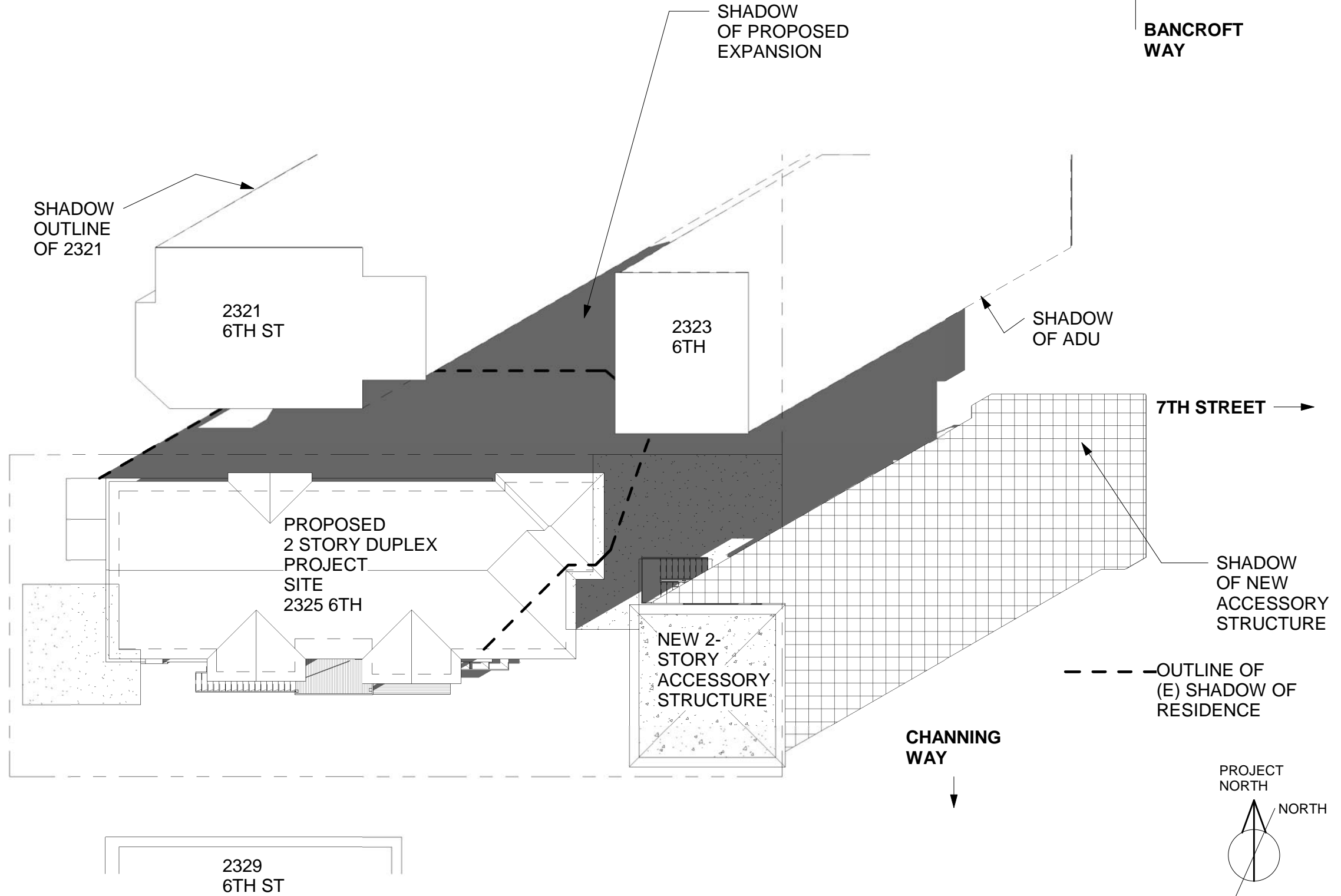
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date JUNE 11, 2018
Drawn by Author
Scale 1/16" = 1'-0"

SHADOW STUDY OF
PROPOSED SITE- WINTER-NOON
PSS1.4

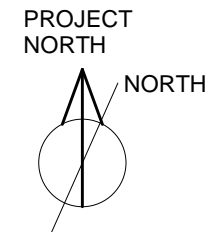
6TH STREET

(E)PLANTING STRIP
(E)SIDEWALK



① PROPOSED PROJECT WINTER 2:54 PM
1/16" = 1'-0"

**LAND USE PLANNING
RECEIVED JUNE 15, 2018**



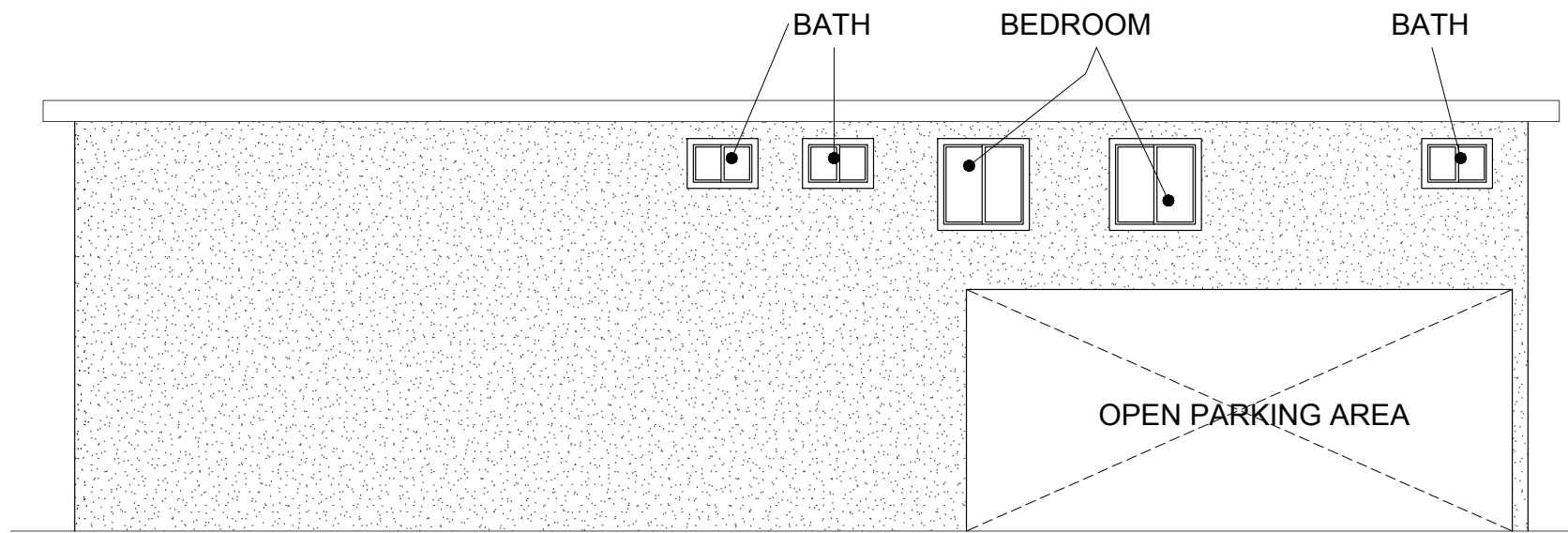
SHADOW STUDY OF
PROPOSED SITE- WINTER-2:54 PM

PSS1.5

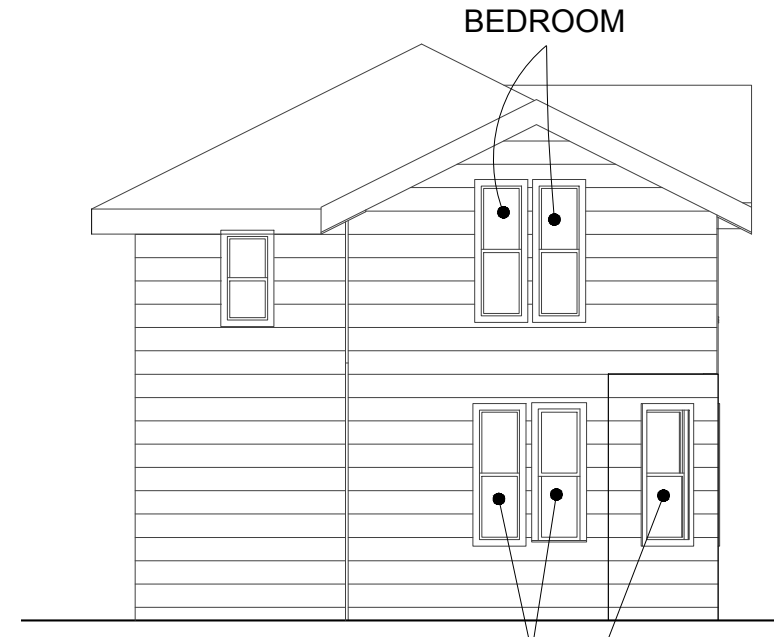
Date JUNE 11, 2018
Drawn by Author
Scale 1/16" = 1'-0"

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

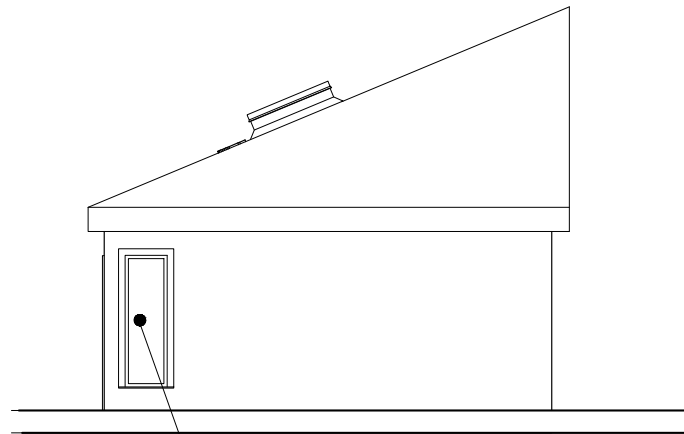
**BACILIA MACIAS
ARCHITECTURE**
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510.691.7910 ph bacilia@bmararch.net



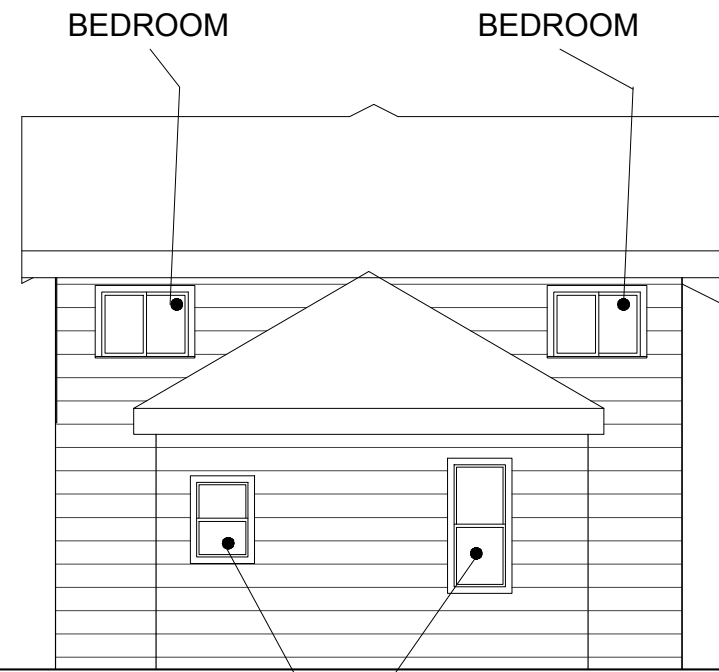
**2328 7TH STREET
(NORTH WALL)**
1/8" = 1'-0"



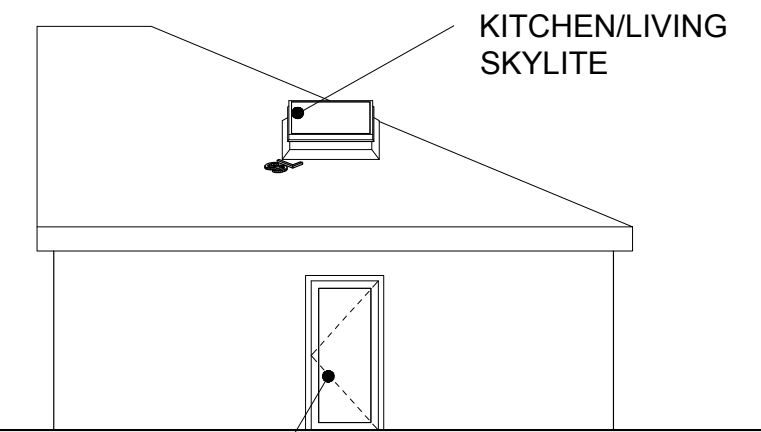
**2321 6TH ST
(WEST/STREET
WALL)**
1/8" = 1'-0"



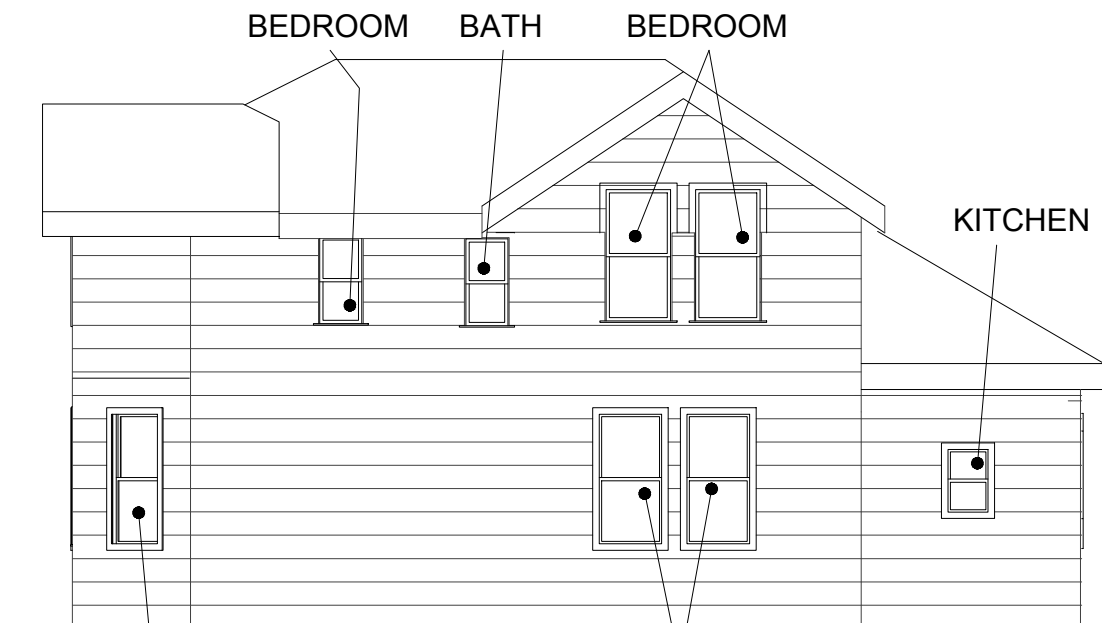
**2323 6TH ST.
(SOUTH WALL)**



**2321 6TH ST.
(EAST WALL)**
1/8" = 1'-0"



**2323 6TH ST.
(WEST WALL)**
1/8" = 1'-0"



**2321 6TH ST.
(SOUTH WALL)**
1/8" = 1'-0"

**BACILIA MACIAS
ARCHITECTURE**
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE**

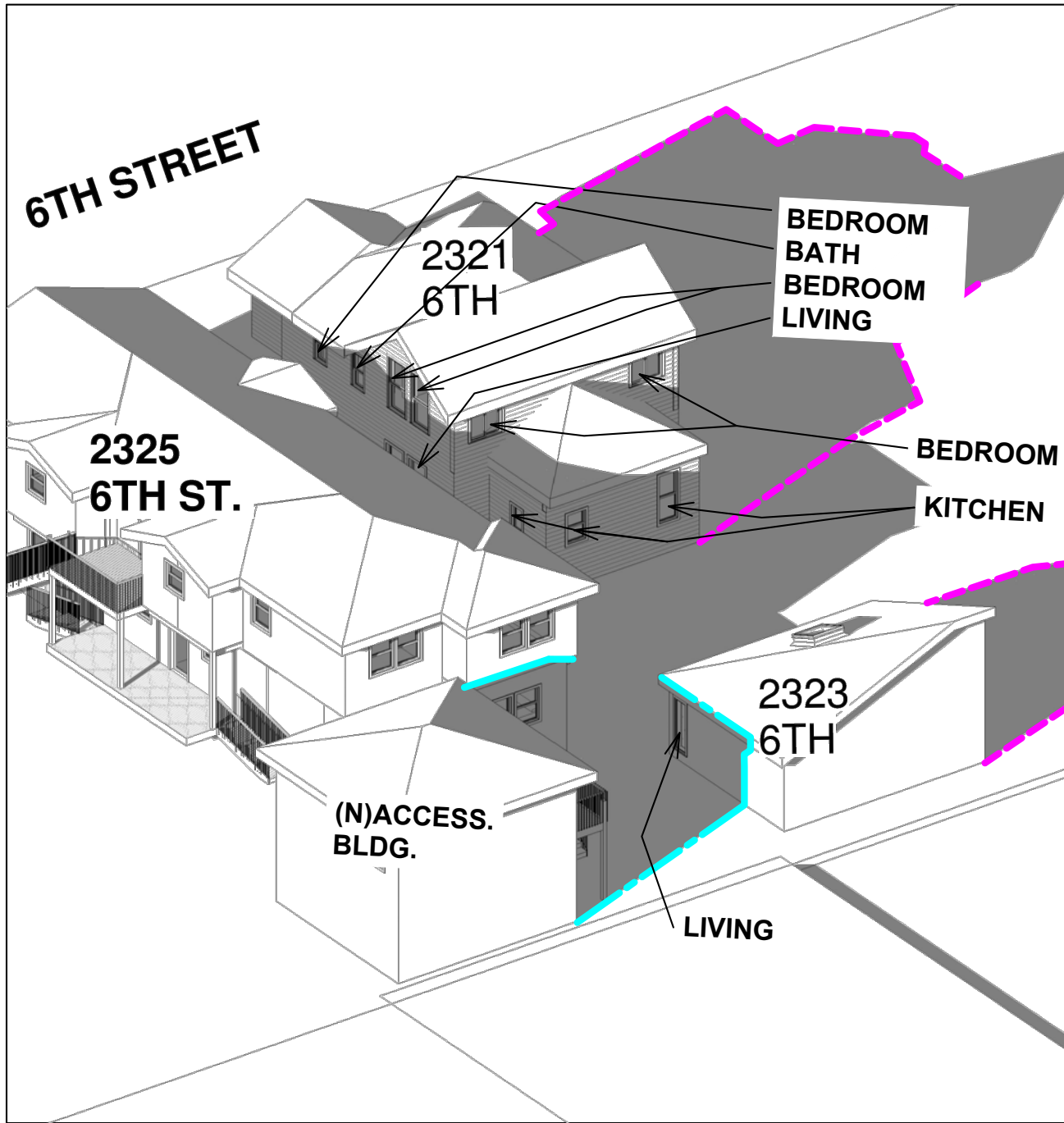
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date JUNE 8, 2018
Drawn by BM
Scale AS NOTED

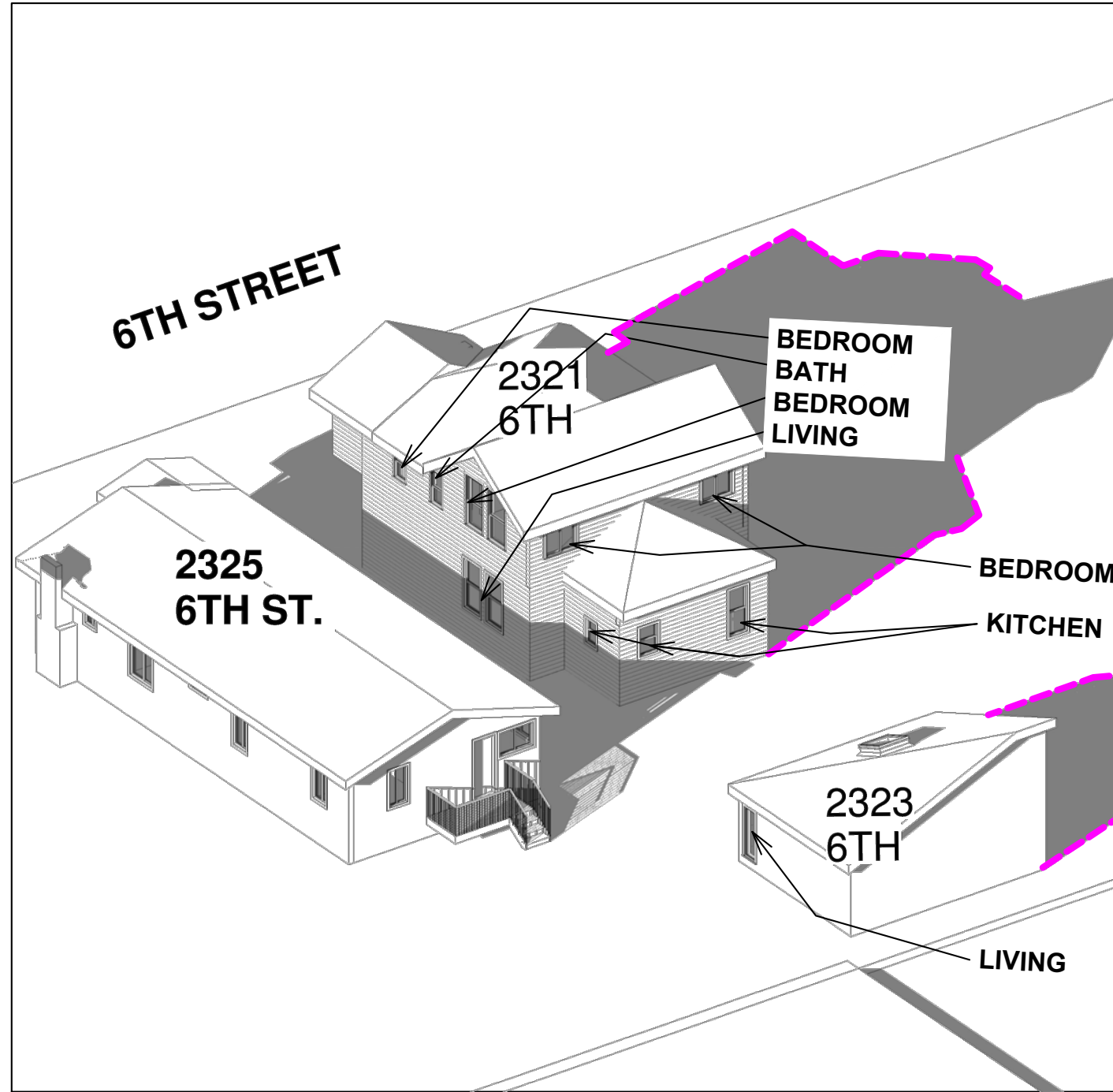
**REFERENCE
ELEVATIONS**
2321 6TH STREET
2323 6TH STREET
2328 7TH STREET

SSA0.0

**LAND USE PLANNING
RECEIVED JUNE 15, 2018**



② PROPOSED - WINTER 9:21 AM



① EXISTING - WINTER 9:21 AM

- - - - - OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT
- - - - - OUTLINE OF SHADOW NEW ACCESSORY BLDG.



LAND USE PLANNING
RECEIVED JUNE 15, 2018

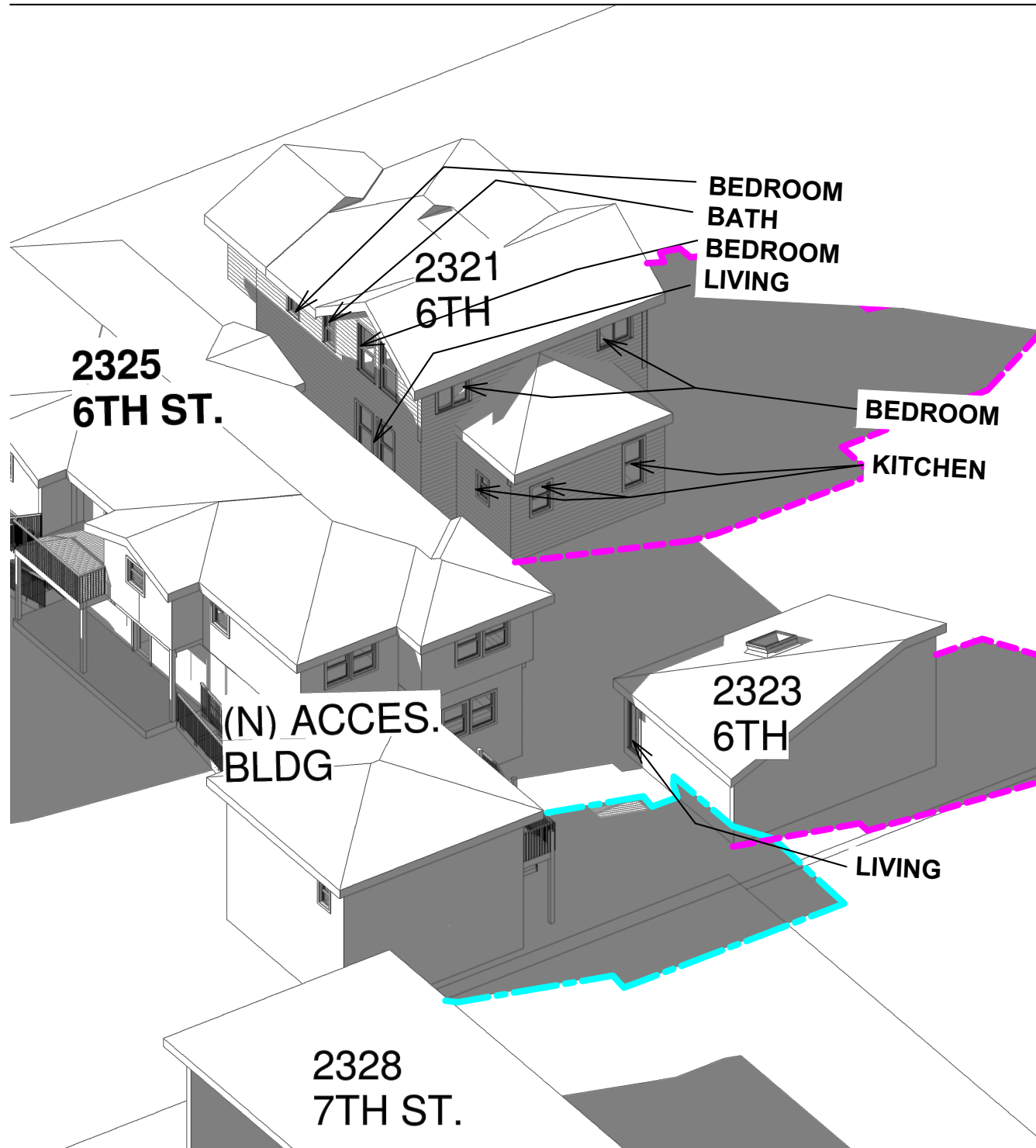
BACILIA MACIAS
 ARCHITECTURE
 732 gilman street berkeley ca 94710
 510.691.7910 ph bacilia@bmatch.net

RESIDENTIAL ADDITION TO
 CREATE DUPLEX AND NEW
 ACCESS. STRUCTURE
 2325 6TH STREET
 BERKELEY, CA
 APN # 056-194-19

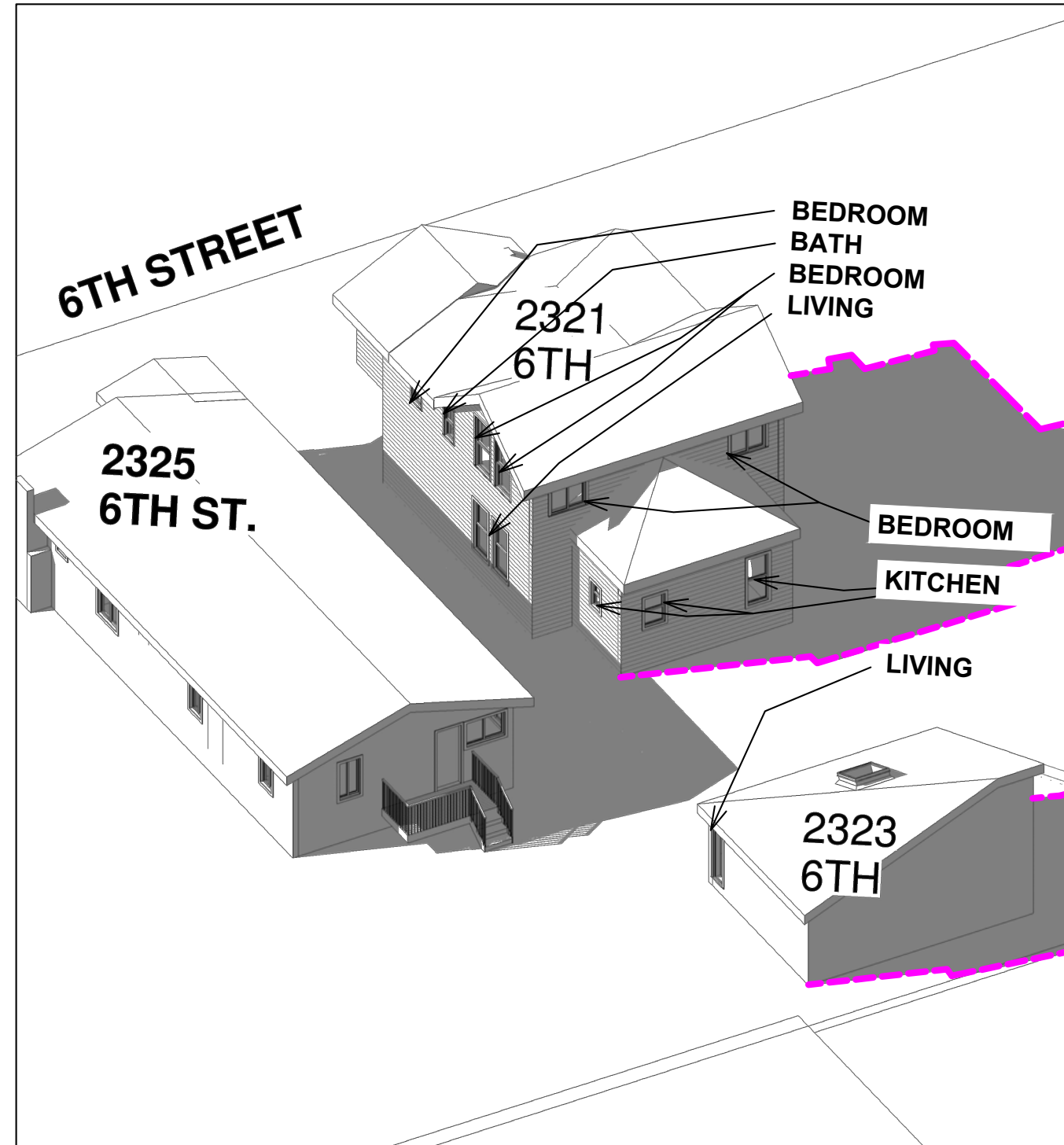
Date JUNE 8, 2018
 Drawn by BM
 Scale AS NOTED

SHADOW STUDY
 AXONOMETRICS
 WINTER 9:21 AM

SSA1.0



② PROPOSED - WINTER NOON



① EXISTING - WINTER NOON

LAND USE PLANNING
RECEIVED JUNE 15, 2018

--- MAGENTA --- OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT
--- CYAN --- OUTLINE OF SHADOW OF NEW ACCESSORY BLDG.



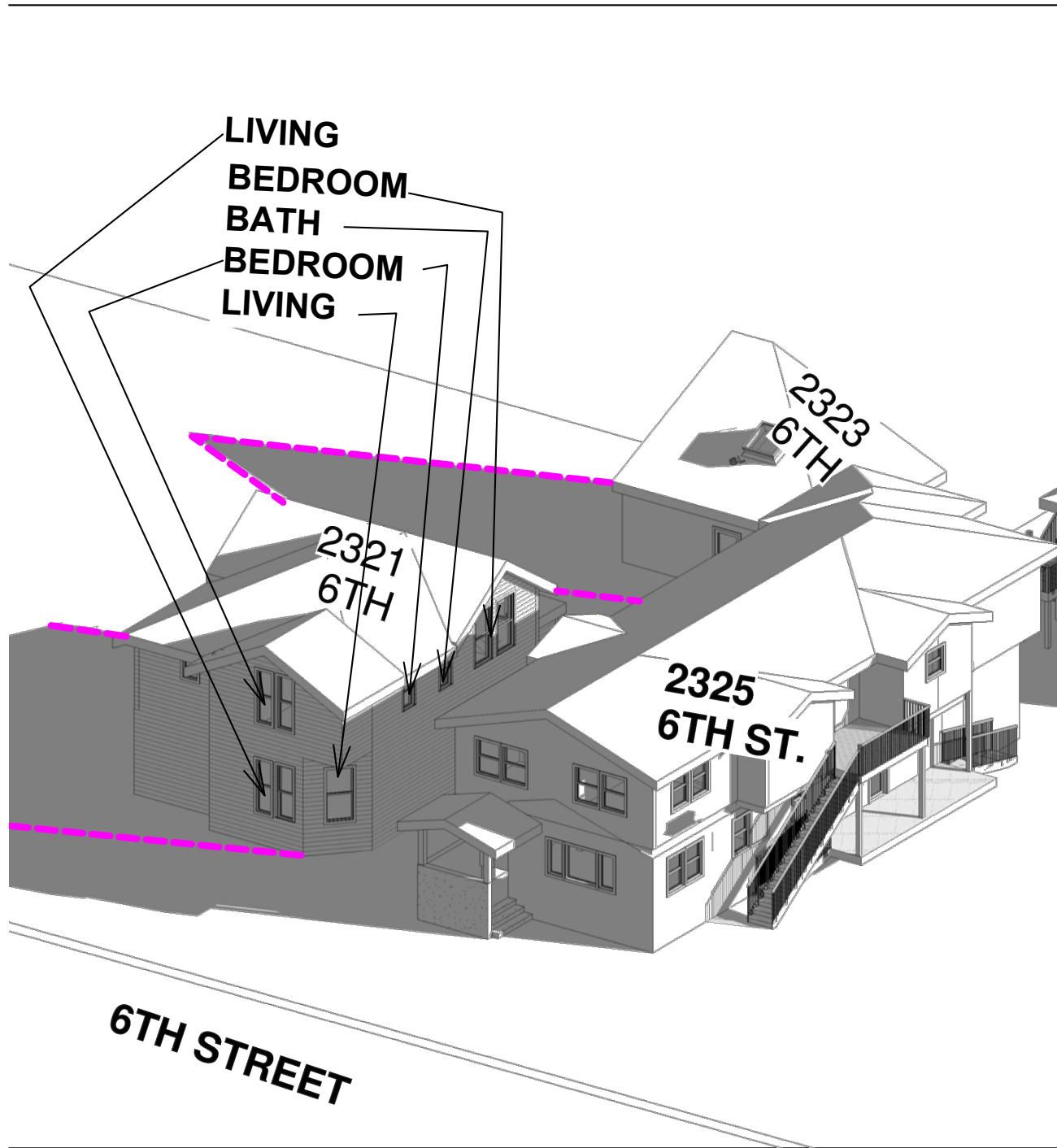
BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarcch.net

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

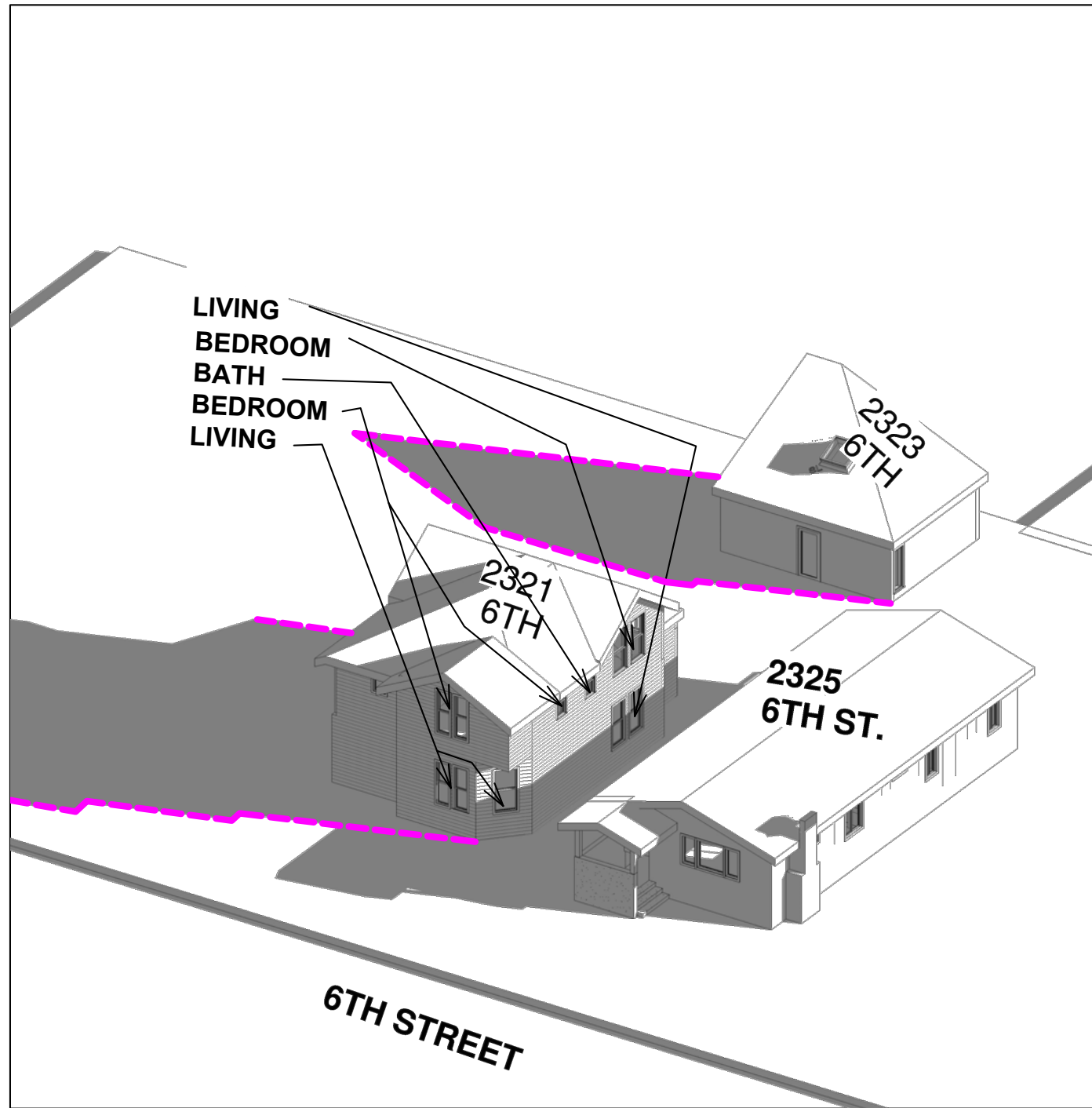
Date JUNE 8, 2018
Drawn by BM
Scale AS NOTED

SHADOW STUDY
AXONOMETRICS
WINTER NOON

SSA1.1



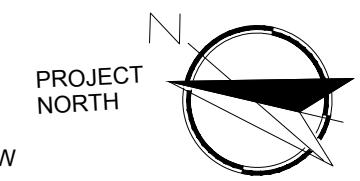
② PROPOSED - WINTER 9:21 AM



① EXISTING - WINTER 9:21 AM

LAND USE PLANNING
RECEIVED JUNE 15, 2018

--- OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT
--- OUTLINE OF SHADOW NEW ACCESSORY BLDG.



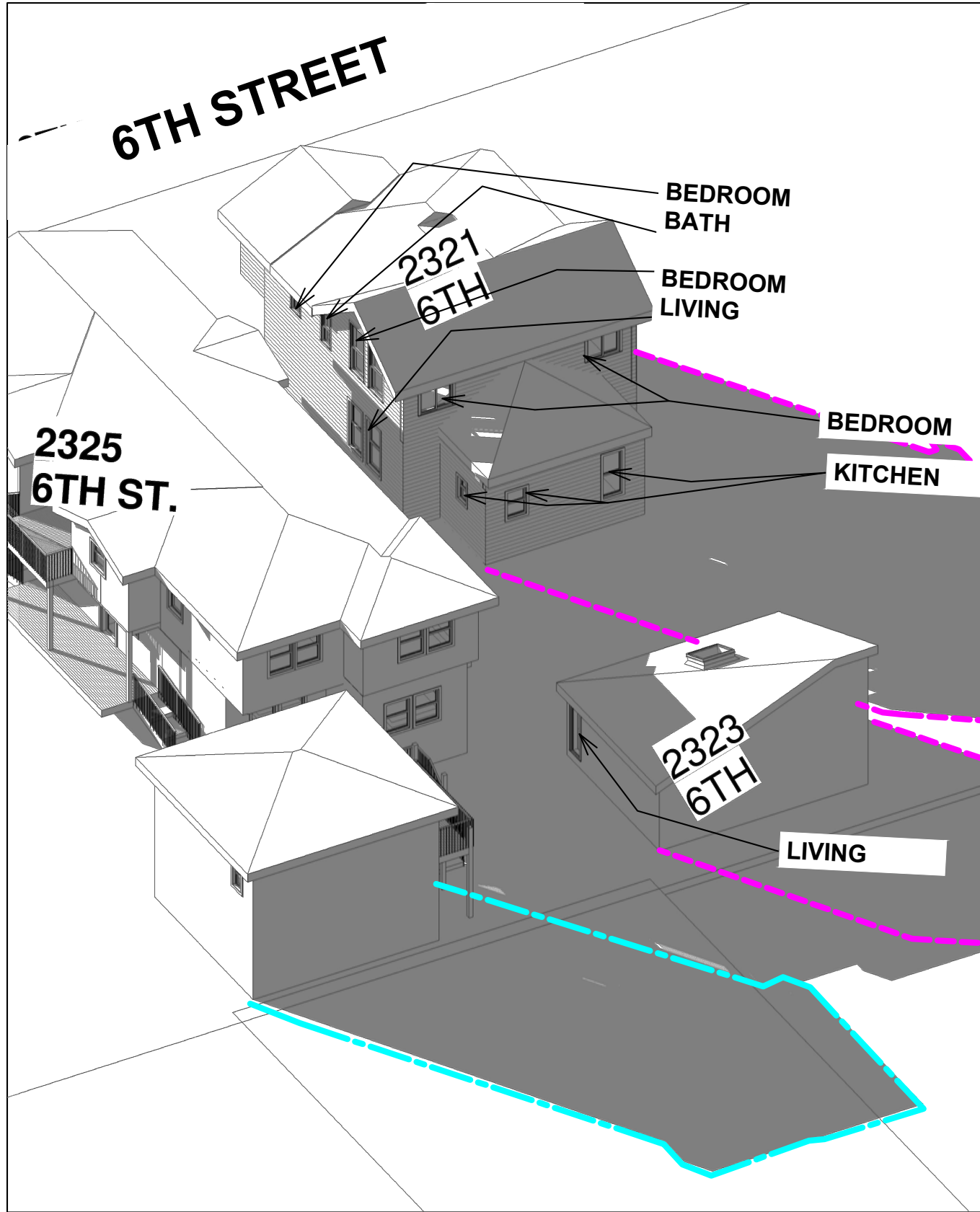
BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmatch.net

RESIDENTIAL ADDITION TO
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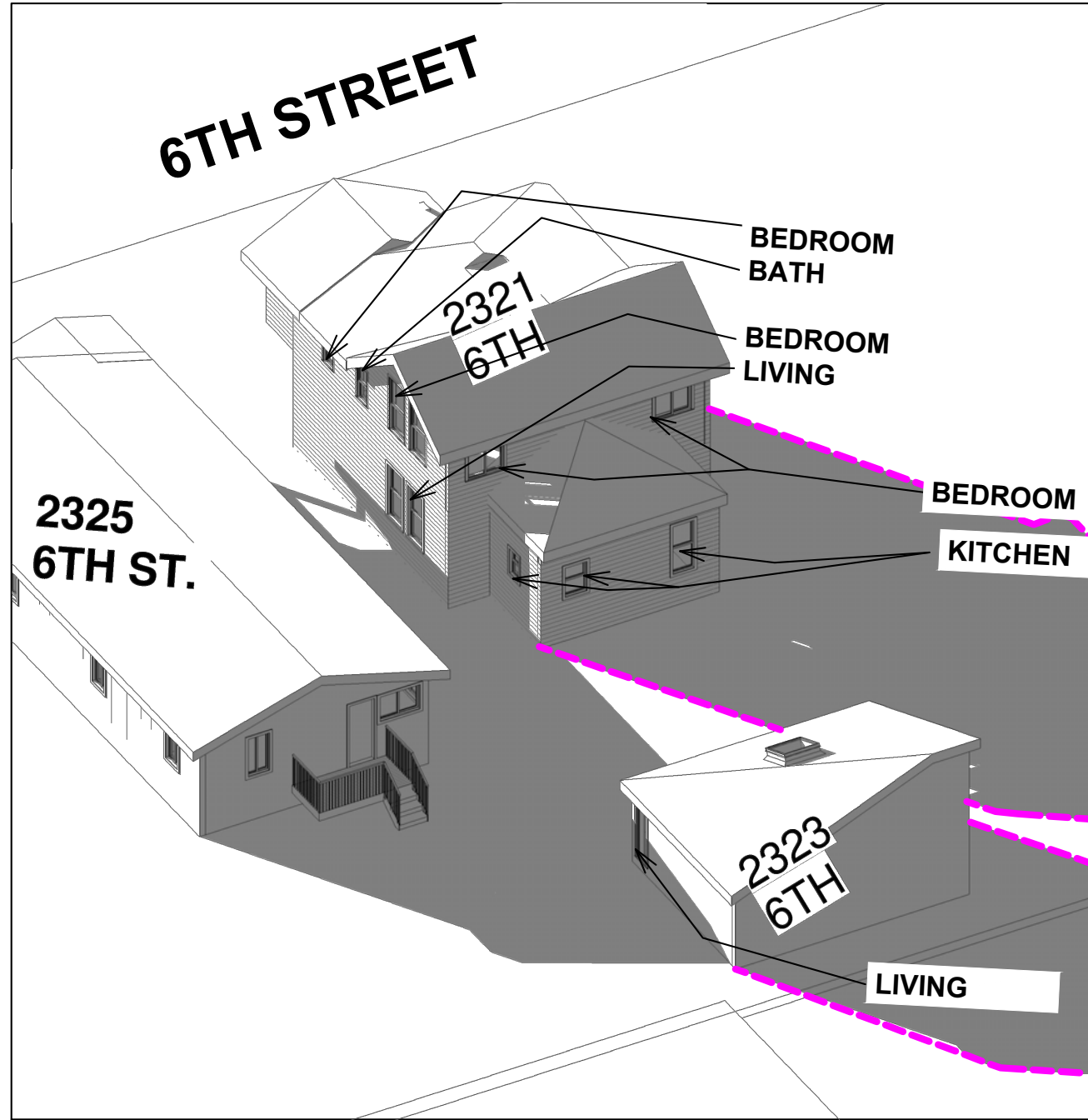
Date	JUNE 8, 2018
Drawn by	BM
Scale	AS NOTED

SHADOW STUDY
AXONOMETRICS
FOR SHADOWS
ON 2321 6TH ST.
WINTER 9:21 AM

SSA1.2



② PROPOSED - WINTER 2:54 PM



① EXISTING - WINTER 2:54 PM

--- OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT
--- OUTLINE OF SHADOW NEW ACCESSORY BLDG.



LAND USE PLANNING
RECEIVED JUNE 15, 2018

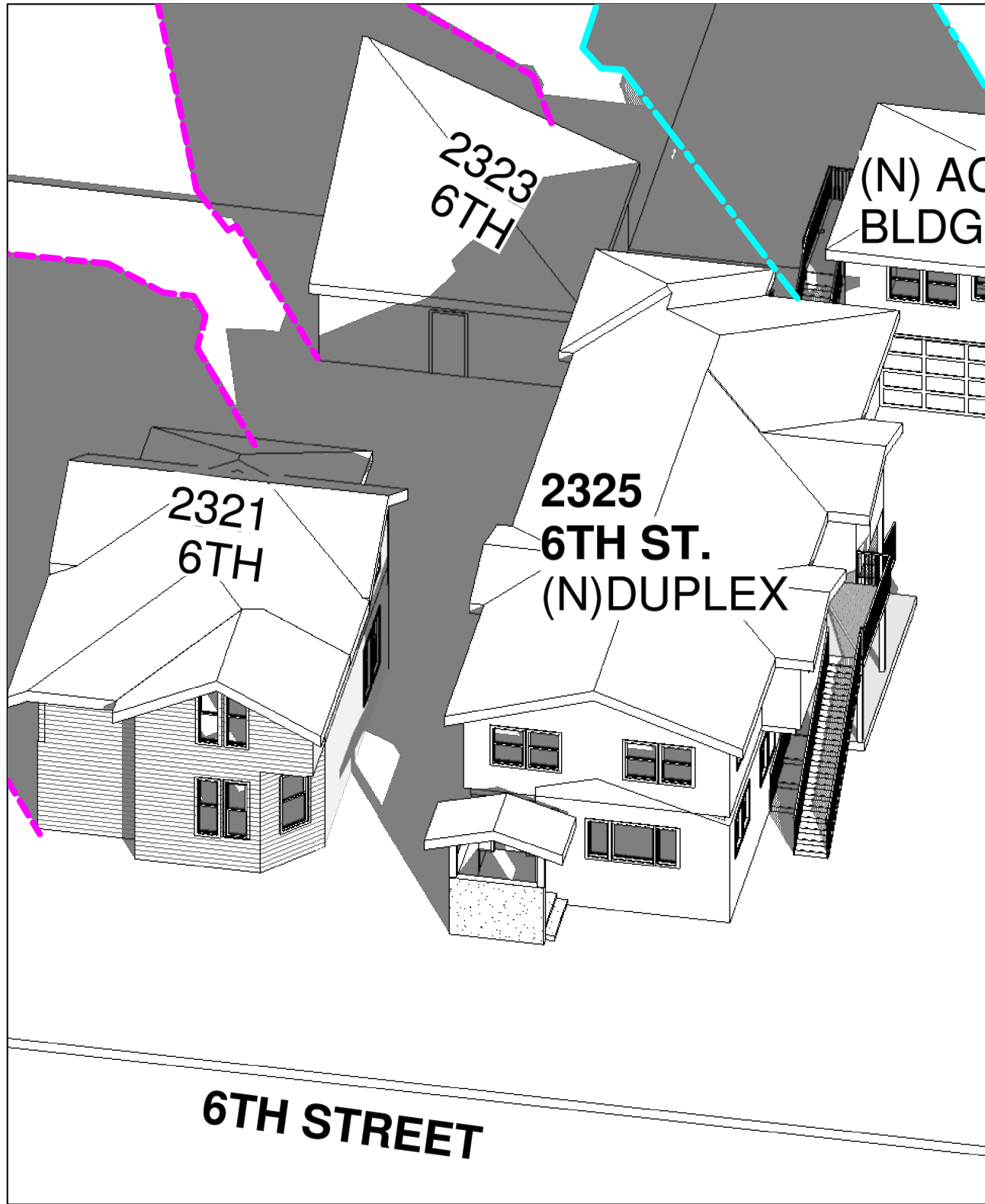
BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmatch.net

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE**
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

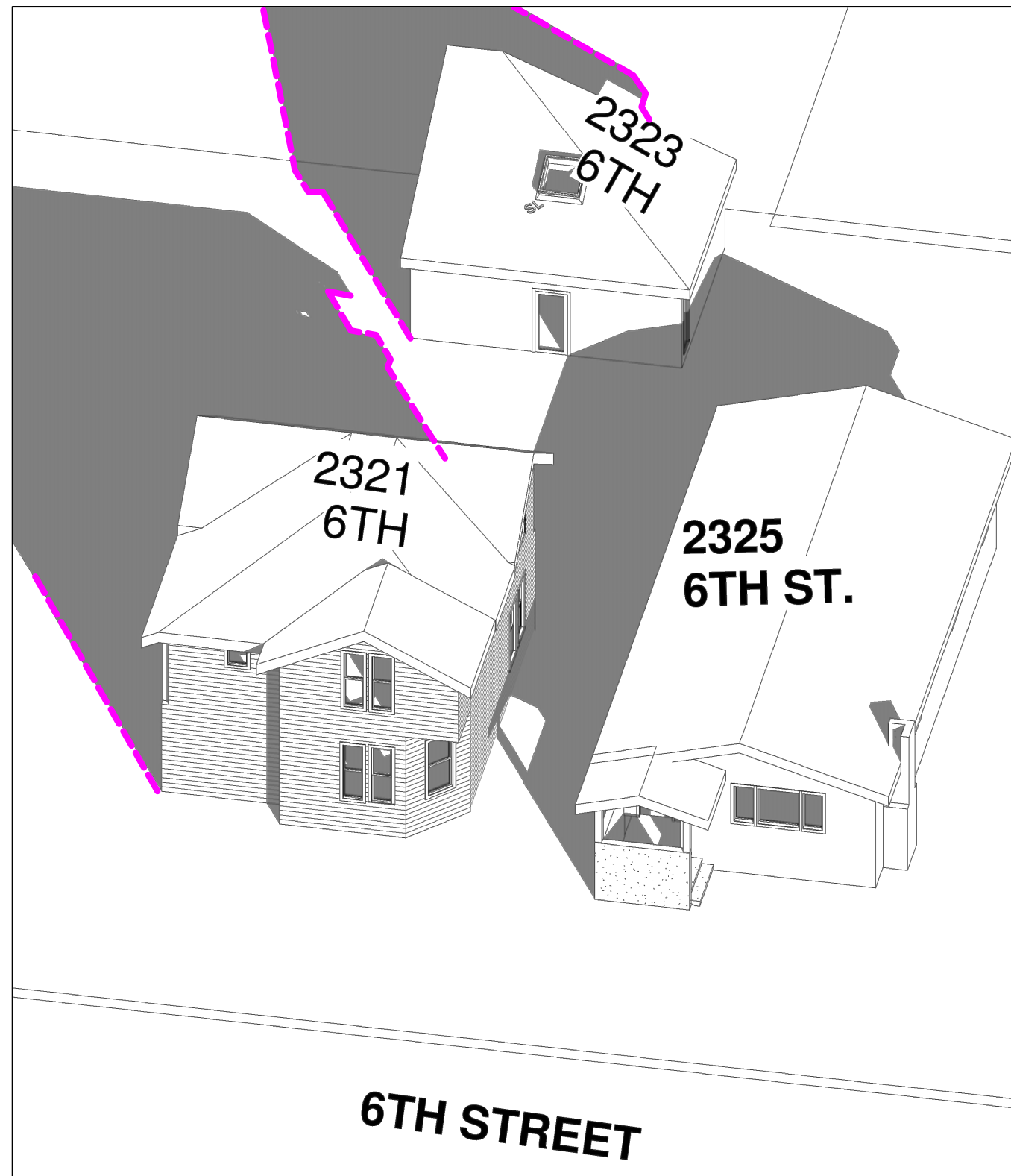
Date JUNE 8, 2018
Drawn by BM
Scale AS NOTED

SHADOW STUDY
AXONOMETRICS
WINTER 2:54 PM

SSA1.3

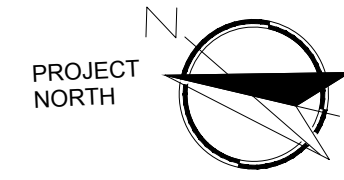


② PROPOSED - WINTER 2:54 PM



① EXISTING - WINTER 2:54 PM

- - - - - OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT
- - - - - OUTLINE OF SHADOW NEW ACCESSORY BLDG.



LAND USE PLANNING
RECEIVED JUNE 15, 2018

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

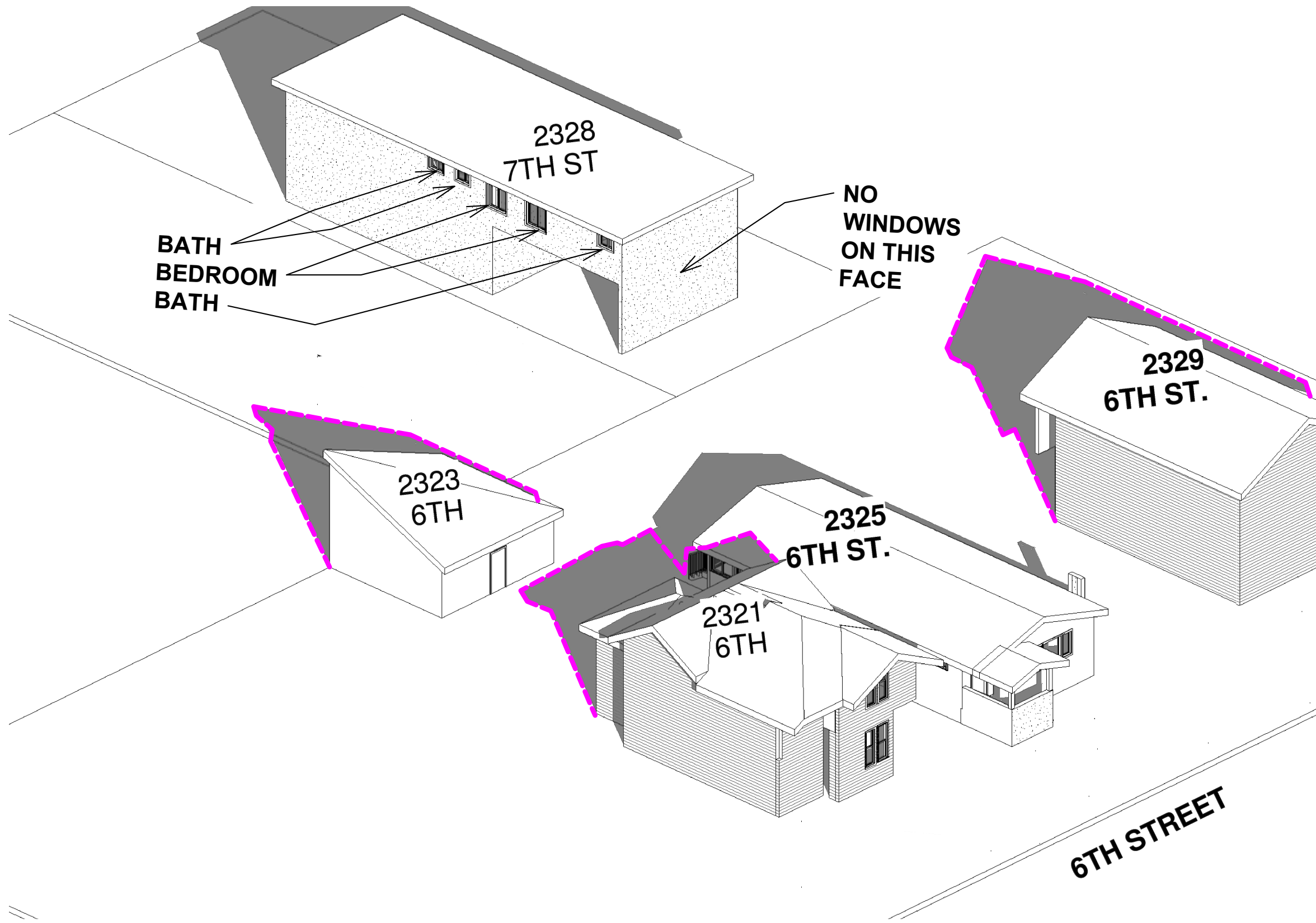
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date JUNE 8, 2018
Drawn by BM
Scale AS NOTED

SHADOW STUDY
AXONOMETRICS
FOR SHADOWS
ON 2323 6TH ST.
WINTER 2:54 PM

BACILIA MACIAS
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SSA1.4



BATH
BEDROOM
BATH

2328
7TH ST

NO
WINDOWS
ON THIS
FACE

2329
6TH ST.

2323
6TH

2325
6TH ST.

2321
6TH

6TH STREET

LAND USE PLANNING
RECEIVED JUNE 15, 2018

① EXISTING - SUMMER 5:35 PM

OUTLINE OF ADJ.
BUILDING SHADOW
NOT IN PROJECT

OUTLINE OF SHADOW
NEW ACCESSORY
BLDG.



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510.691.7910 ph bacilia@bmatch.net

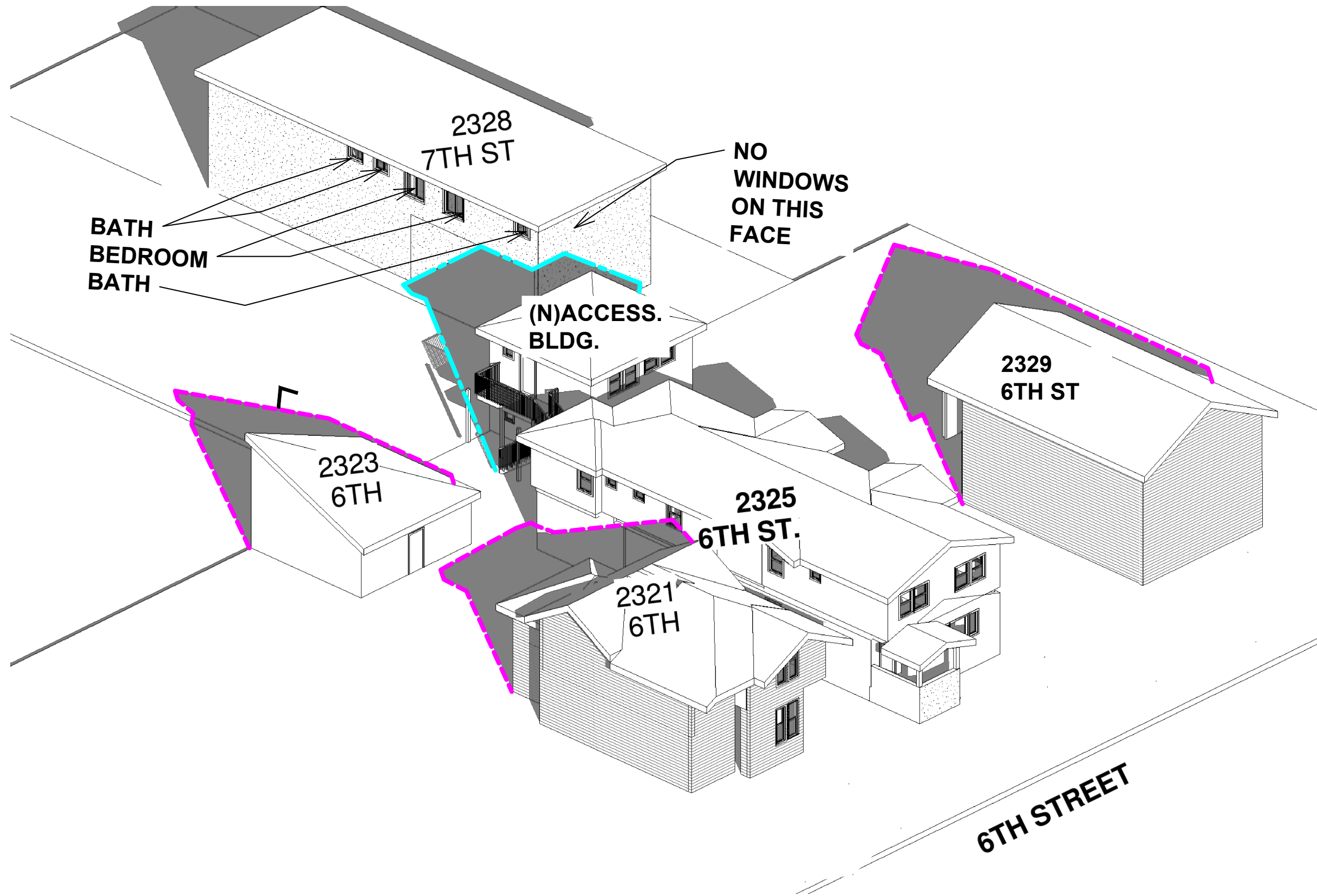
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date JUNE 8, 2018
Drawn by BM
Scale AS NOTED

SHADOW STUDY
AXONOMETRICS
FOR SHADOWS
ON 2328 7TH ST.
SUMMER 5:35 PM
EXISTING

SSA1.5



BATH
BEDROOM
BATH

2328
7TH ST

NO
WINDOWS
ON THIS
FACE

(N)ACCESS.
BLDG.

2329
6TH ST

2323
6TH

2325
6TH ST.

2321
6TH

6TH STREET

LAND USE PLANNING
RECEIVED JUNE 15, 2018

① PROPOSED - SUMMER 5:35 PM

OUTLINE OF ADJ.
BUILDING SHADOW
NOT IN PROJECT

OUTLINE OF SHADOW
NEW ACCESSORY
BLDG.



BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net

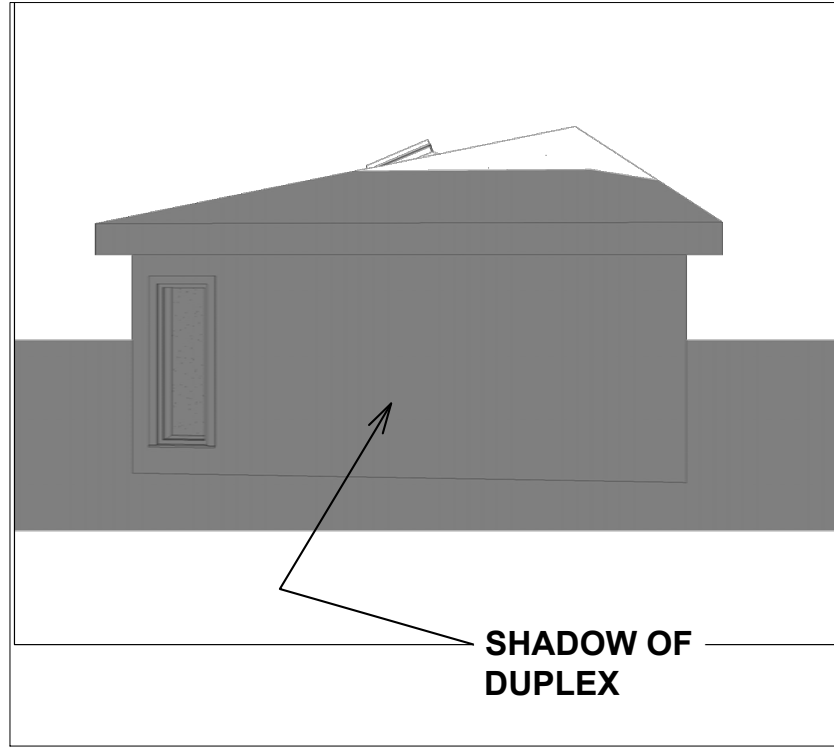
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

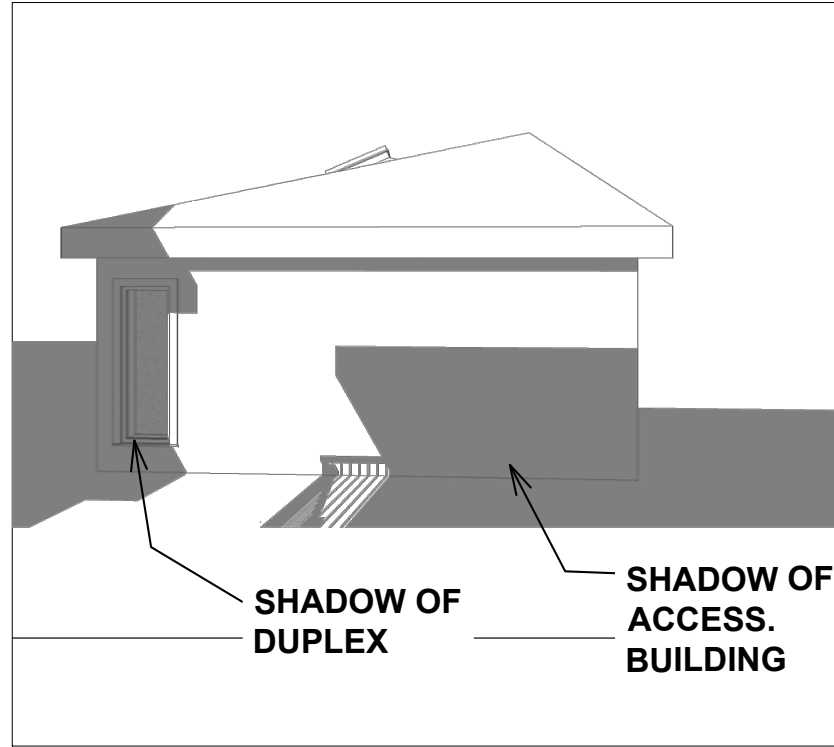
Date	JUNE 8, 2018
Drawn by	BM
Scale	AS NOTED

SHADOW STUDY
AXONOMETRICS
FOR SHADOWS
ON 2328 7TH ST.
SUMMER 5:35 PM
PROPOSED

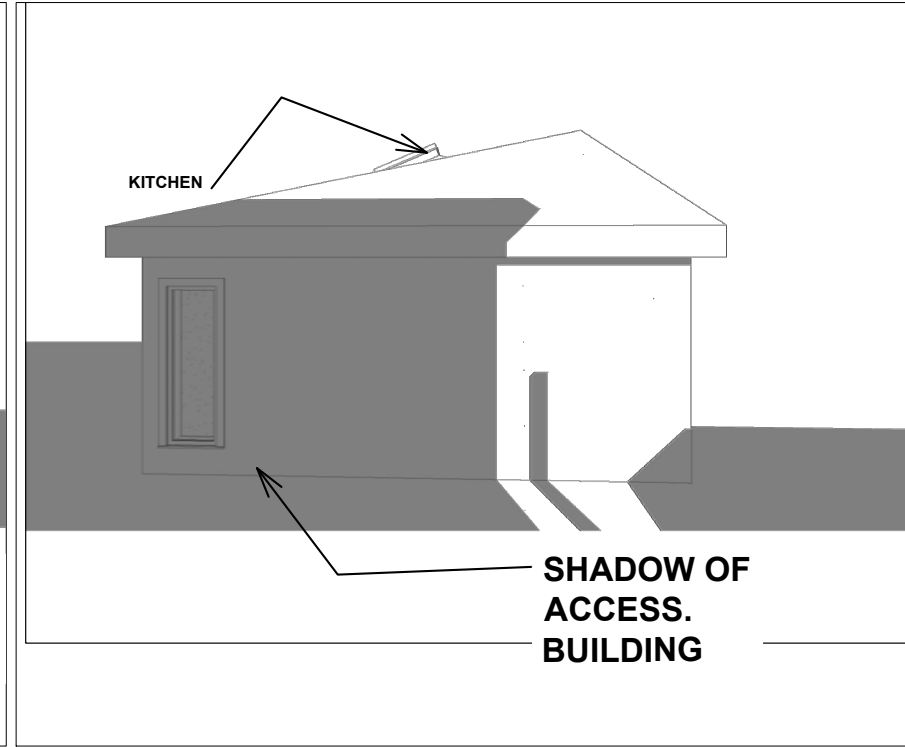
SSA1.6



6 PROPOSED - WINTER 2:54 PM

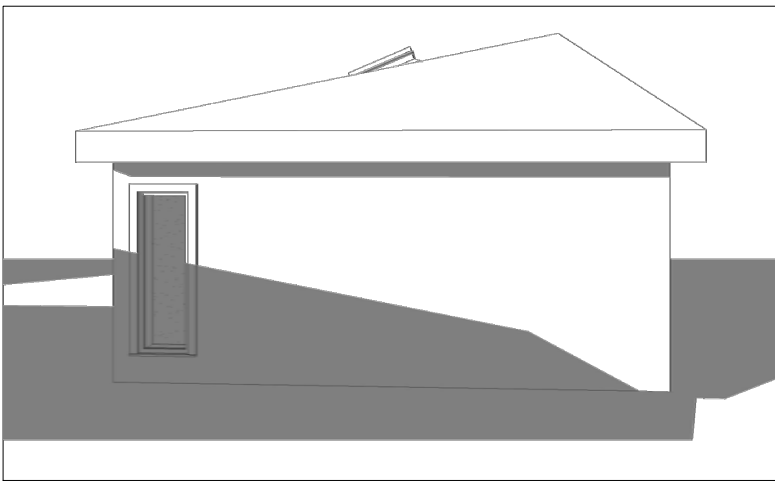


4 PROPOSED - WINTER NOON

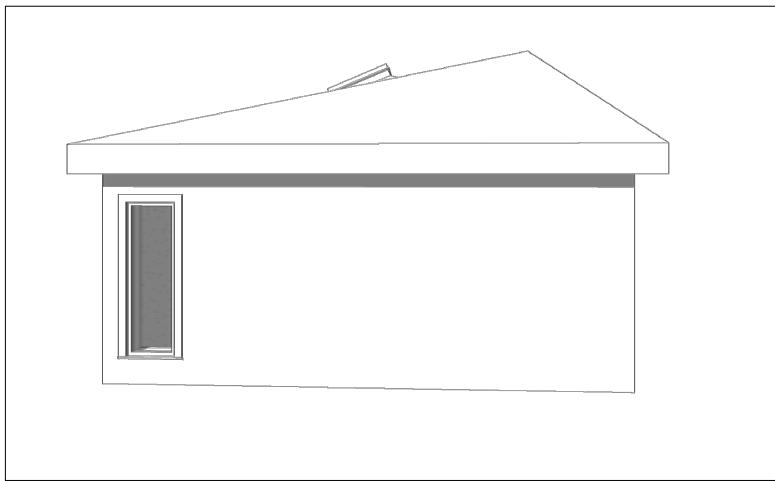


2 PROPOSED - WINTER 9:21 AM

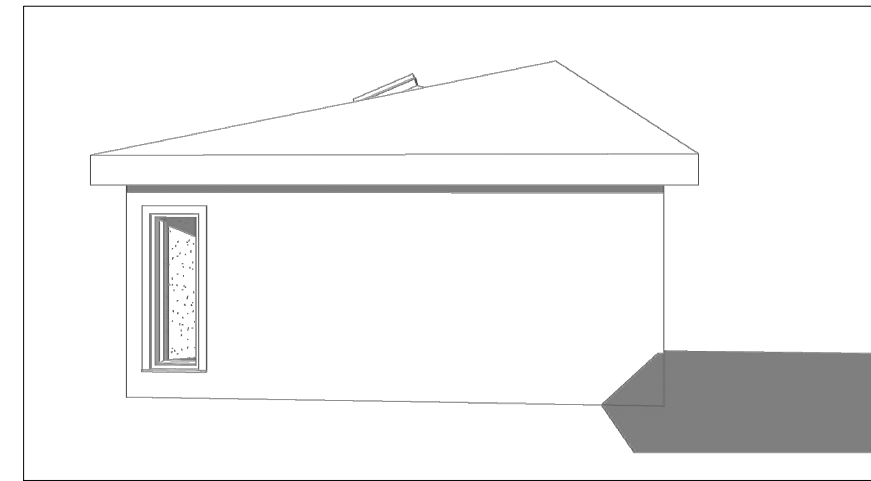
4 FOOT SOLID WOOD FENCE WITH LATTICE ABOVE NOT SHOWN



5 EXISTING - WINTER 2:54 PM



3 EXISTING - WINTER NOON



1 EXISTING - WINTER 9:21 AM

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

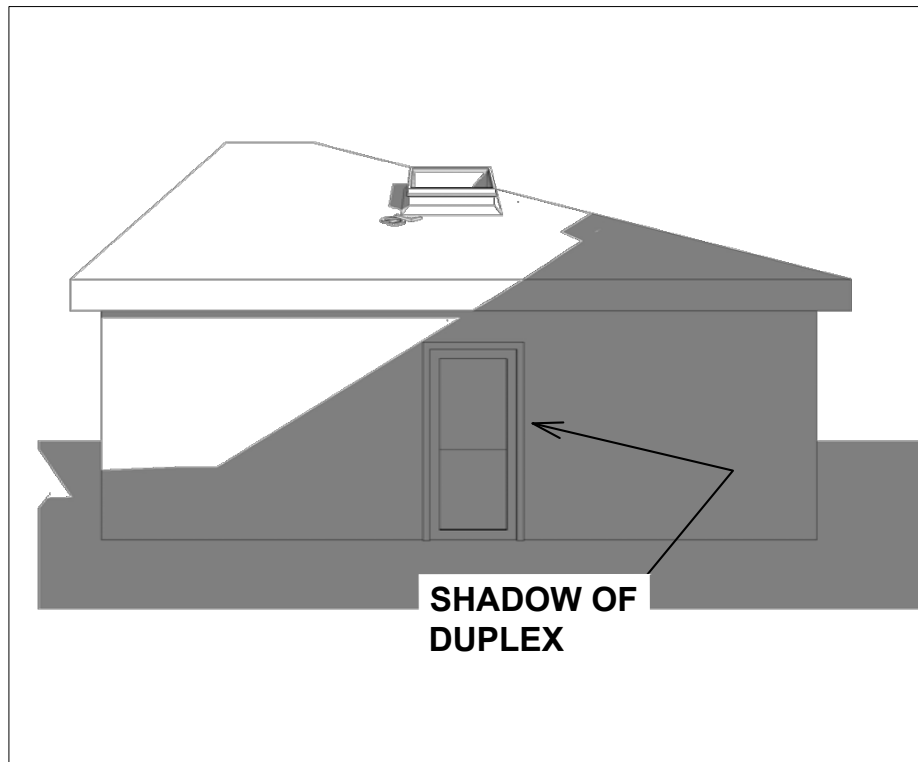
BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmatch.net

Date JUNE 8, 2018
Drawn by BM
Scale AS NOTED

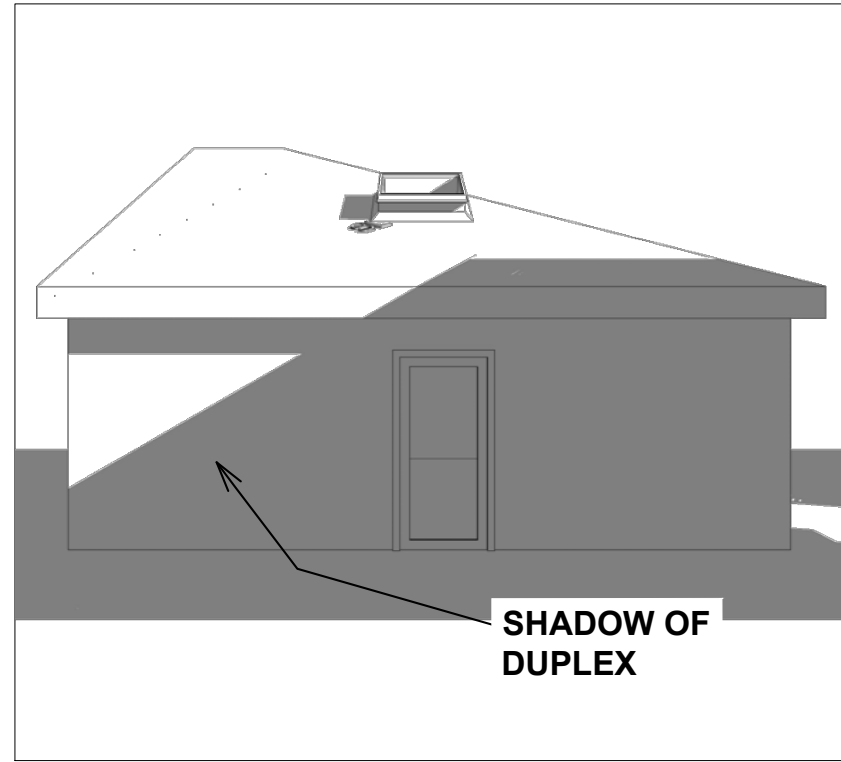
ELEVATION WITH
SHADOW
2323 6TH STREET -
SOUTH WALL

SSA1.7

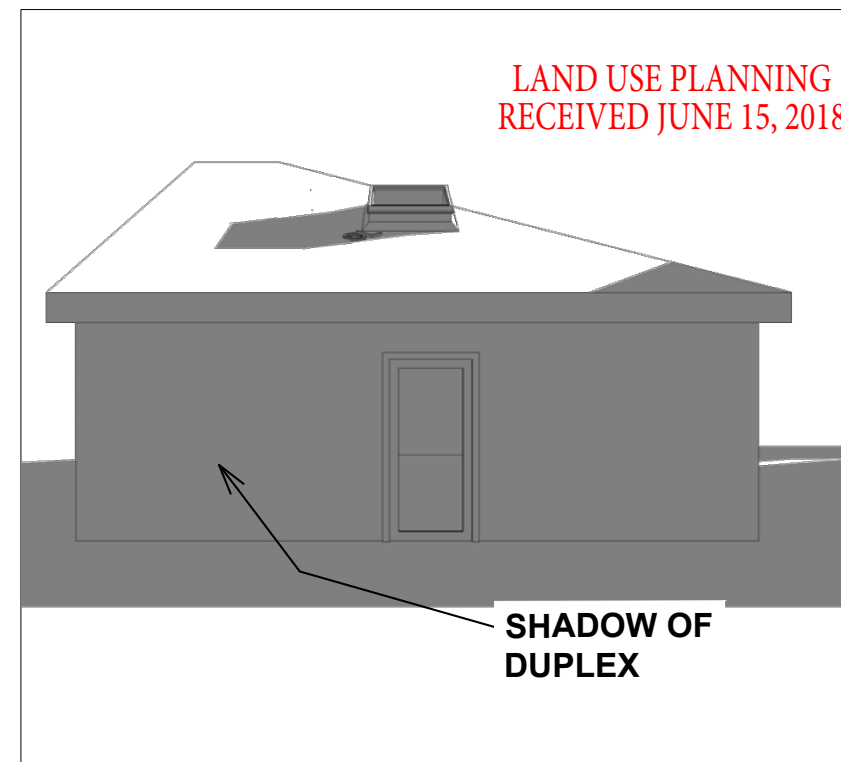
LAND USE PLANNING
RECEIVED JUNE 15, 2018



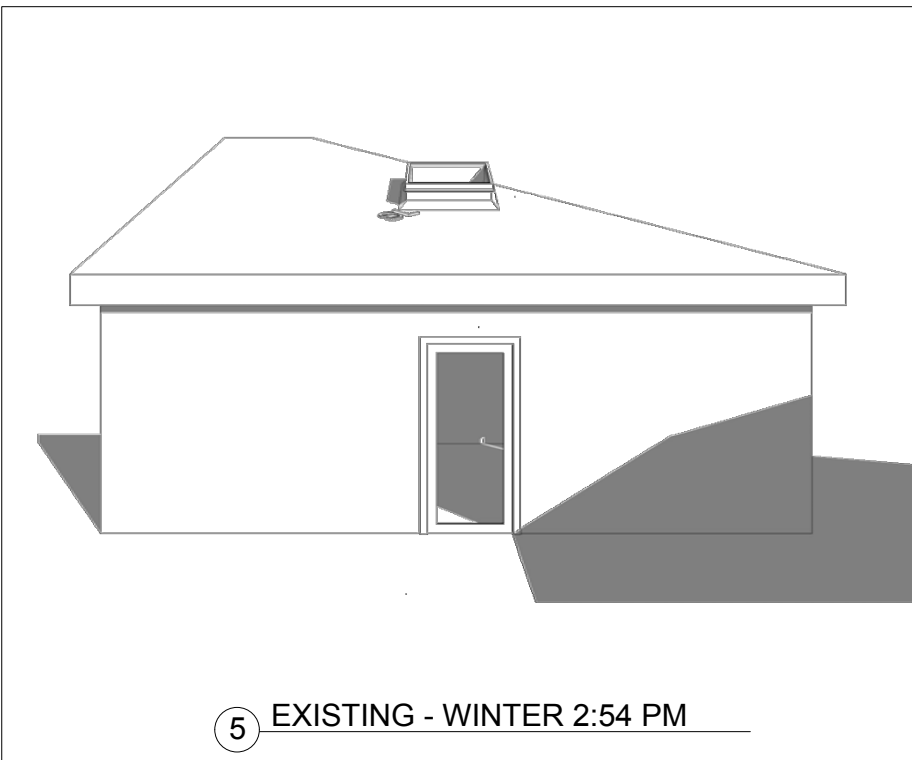
6 PROPOSED - WINTER 2:54 PM



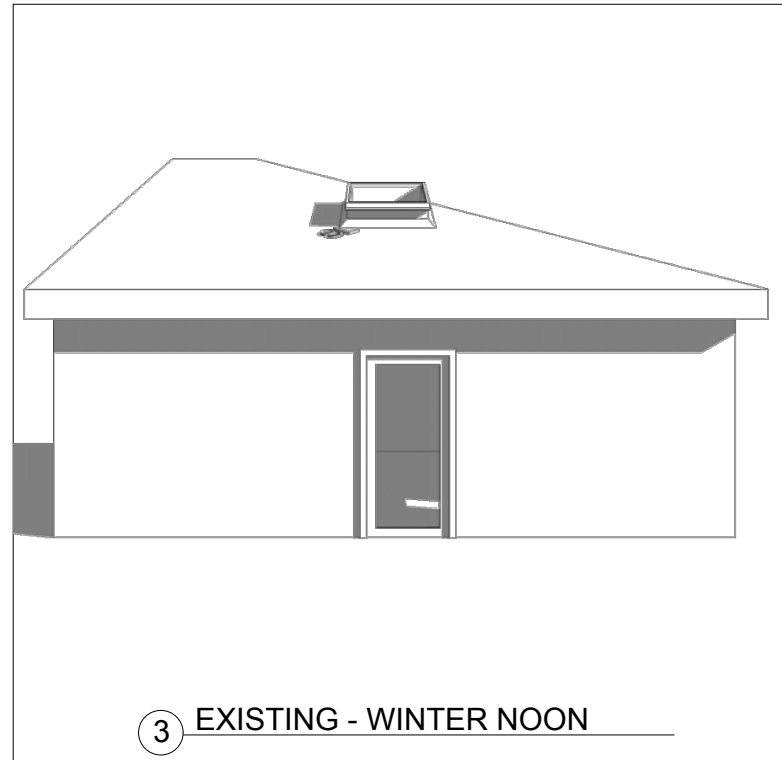
4 PROPOSED - WINTER NOON



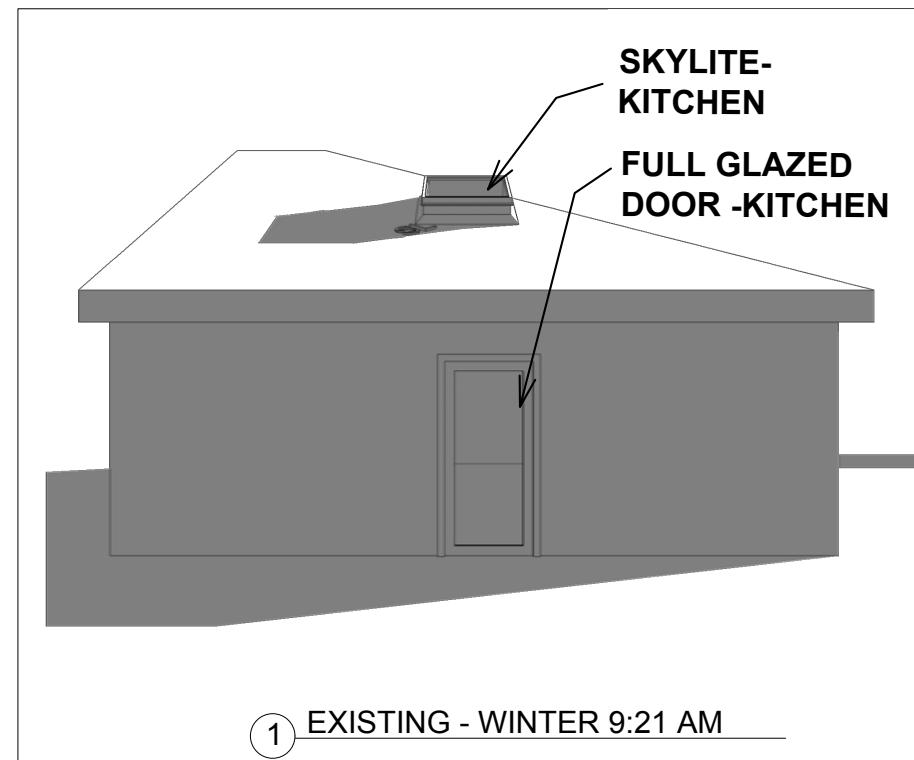
2 PROPOSED - WINTER 9:21 AM



5 EXISTING - WINTER 2:54 PM



3 EXISTING - WINTER NOON



1 EXISTING - WINTER 9:21 AM

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date JUNE 8, 2018
Drawn by BM
Scale AS NOTED

ELEVATION WITH
SHADOW
2323 6TH STREET -
WEST WALL

SSA1.8

RECEIVED
JUL 05 2018
LAND USE PLANNING

July 2, 2018

Alison Lenci
Planning & Development Department
Land Use Planning Division
2120 Milvia Street
Berkeley, CA 94704

Dear Ms. Lenci,

I am writing in response to the May 21, 2018 letter from Taifa and LaShan Jenkins (along with their co-signatories) regarding their proposed development at 2325 Sixth Street, Berkeley, CA. I am their next door neighbor at 2321 Sixth Street.

I was disappointed to see that they seemed to primarily focus on discounting, dismissing, and/or minimizing my previously stated objections to their proposal (see my letter dated October 30, 2017) rather than offering any modifications of their own. That being said, I would like to focus here on correcting some of their inaccuracies and misleading statements.

The Jenkins make the following assertion in reference to me on page 2 of their letter: "Since living at her property, major work has been performed such that now the property includes a 2-story Victorian duplex, a single-story unit and a third structure when combined covers close to 95% of her back property line." To take these points by order:

- All three of these structures (my house, cottage and shed) were here when we purchased this property. I have done no major work here at all, outside of maintenance (e.g., new roofs, interior and exterior paint, window replacement due to dry rot, fence repair) and improvements (e.g., up-graded lighting and plumbing fixtures).
- My house is not a duplex. It is a single-family home and always has been.
- Having just gone out with my measuring tape, I can state with certainty that the combined width of the back structures (cottage and shed) is approximately 33 feet and the total width of the lot is 50 feet, giving an approximate coverage of 66% - a figure far less than their 99%.

The Jenkins' subsequent statement, regarding my concern about their proposed development causing significant shadowing, states that ". . . her home has had the same effect on our house since it was built . . . shadowing has been an ongoing negative effect we have dealt with and worked around for years." Since I am on their north side, their sunlight is never blocked by my house. Their statement is obviously false and misleading in the implication that I have somehow been adversely affecting their light and quality of life all these years.

Finally, I am not aware of there being a sentimental mother-or-grandmother-bonus clause in the city's zoning code, although the Jenkins seem to be mainly appealing to it on behalf of Gladys Jenkins. However, if there were such a provision, I would claim equal merit.

Sincerely,

A handwritten signature in cursive script that reads "Mary Beth Thomsen". The signature is written in dark ink and is positioned above the typed name and contact information.

Mary Beth Thomsen
2321 Sixth Street
Berkeley, CA 94710
marybeth.thomsen@gmail.com
510-295-8491



Planning and Development Department
Land Use Planning Division

July 11, 2018

Bacilia Macias
732 Gilman Street
Berkeley, CA 94710

Sent via email:
bacilia@bmarch.net

Re: Use Permit #ZP2017-0146 for 2325 Sixth Street – Submittal #4

Dear Ms. Macias,

This letter is in response to your May 14, 2018 submittal of revised application materials that was requested on June 15, 2018. Thank you for your response, however after reviewing your resubmittal, I have determined that your application is still incomplete and that the following items are needed to complete our review of your application:

1. Floor Plans: While the resubmittal now includes the existing floor plan and demolition plan, they are no longer dimensioned as they were in previous submittals. Please be sure the resubmittal includes these plans and that they are fully dimensioned.
2. Elevations: While Figure 1 on Sheet A3.2 has been revised so that the dimension from the edge of the wall to the side yard property line to the south is no longer cut off from the top of the page, there are new places throughout the resubmittal where figures and dimensions are either cut off the page or not fully legible (see Sheets A0.2, SSA0.0, SSA1.6, SSA1.4). Please be sure all figures and dimensions are legible and completely on the page.

Thank you for revising the materials so that the existing and proposed average height of the main building and the accessory building on the elevations is consistent with the average height provided on the tabulation form. However, on both the main building and accessory building elevations, it appears that the proposed average height is dimensioned using the midpoint between the roof's ridge and a line drawn a little bit above the ceiling height, which is labeled as 17 ft. on both buildings. It's not clear from looking at the diagrams, if this line drawn above the ceiling height is where the eave meets the plate. Please clarify what this line is referencing and confirm that the average height is calculated using the midpoint between the roof's ridge and where the eave meets the plate. If you revise the existing and proposed average height on the elevations, please be sure that the tabulation form is revised accordingly as well.

3. Shadow Studies: Thank you for revising the shadow study diagrams, however there are still some items that need to be addressed.

Please address the following items:

- 1) While the plan view and elevations for proposed shadows on 2323 Sixth Street during afternoons on the winter solstice now both show new shadows on the south and west walls and are consistent with one another, the elevations no longer include an address label or a label to indicate which wall is being shaded in the diagram. Please be sure that the elevations are clearly labeled.

2325 Sixth Street
Incomplete Letter – Submittal #4

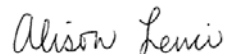
July 11, 2018
Use Permit #ZP2017-0146

- 2) As requested in the previous incomplete letter, on Sheet SSA0.0 there is a window on the second story of 2321 Sixth Street that is missing a label. Please label the use of this window.

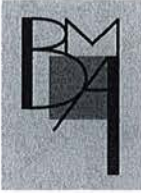
In your resubmittal, include a letter stating how you have addressed the incomplete items, item by item. Please deliver two sets of scaled plans (11 x 17 or 12 x 18) and an electronic version of all revised application materials (PDF) to the zoning counter during normal business hours (Monday thru Thursday 8:30 am – 4:00 pm).

If you take no action to address the above items within 60 days, the application may be deemed withdrawn and returned to you. Please contact me if you have any questions at (510) 981-7544.

Sincerely,



Alison Lenci, Assistant Planner
C: Shannon Allen, Principal Planner



BACILIA MACIAS ARCHITECTURE
bacilia@bmarch.net • 510.691.7910 T
732 Gilman Street, Berkeley, CA 94710
www.baciliamacias.com

Response Letter to Planning Comments

Date: August 6, 2018

Project Name: 2325 6th Street

Dear Alison,

This letter is a response to planning comments dated July 11, 2018

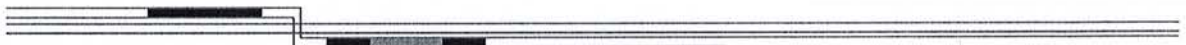
1. Demolition plan A1.0 has been included in this submittal.
2. Elevations and tabulation form has been revised to indicate the Average and Maximum height per your sketch.
3. See below.
 1. See sheet SSA1.7-SSA1.8 for revised labeling on each drawing
 2. The window on the west elevation facing the street has been labeled.

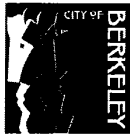
Please feel free to contact me with any questions regarding this project.

Sincerely,

Bacilia Macias
Architect

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AUG 06 2018
LAND USE PLANNING





PLANNING & DEVELOPMENT

Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420 Email: Planning@CityofBerkeley.info

TABULATION FORM

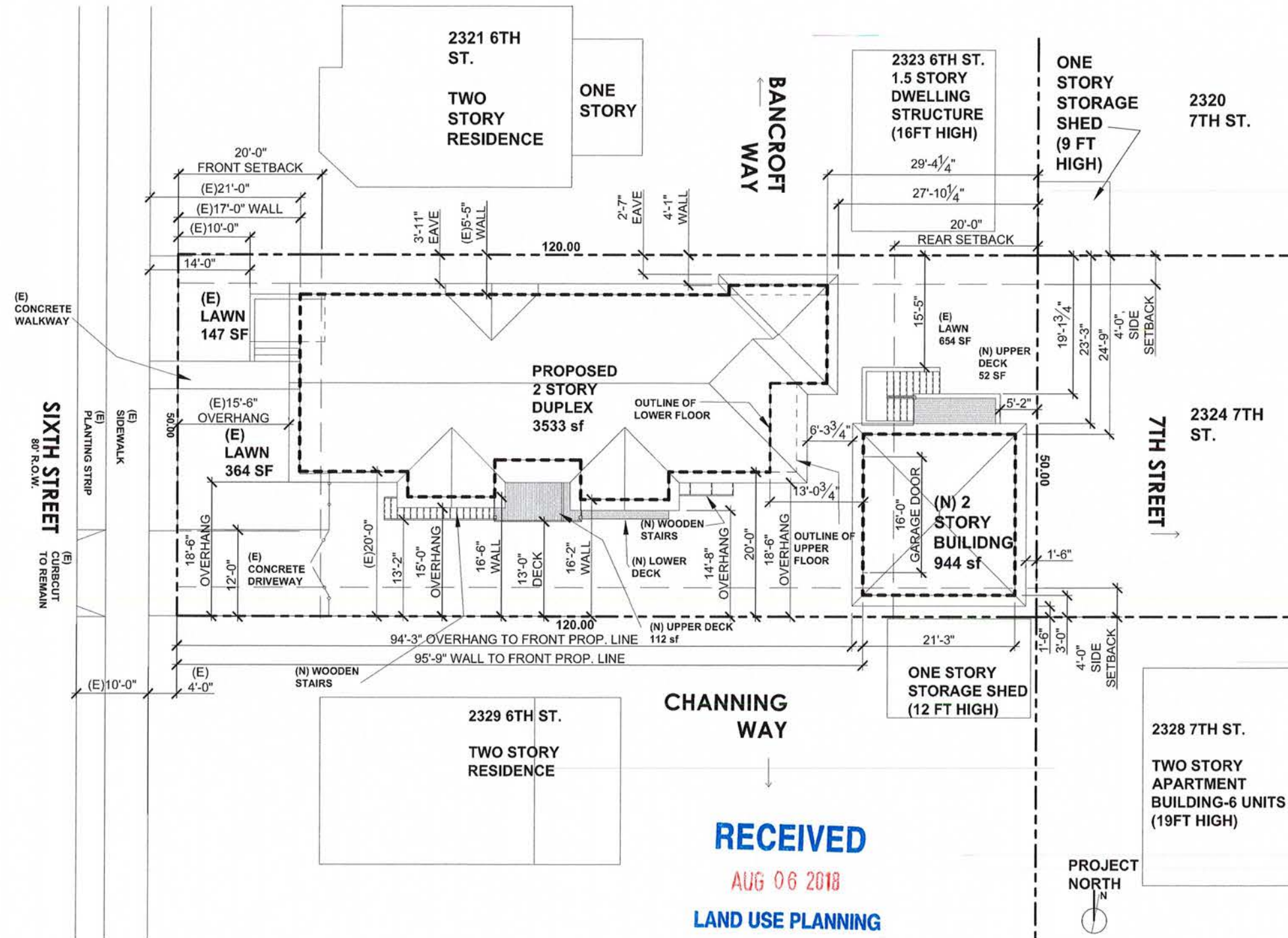
Project Address: 2325 6TH STREET Date: 8.22.2017
 Applicant's Name: TAIFA M. JENKINS AND LASHAN M. JENKINS
 Zoning District: R1-A

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application: **DUP.=DUPLEX**

		<i>Existing</i>	<i>Proposed</i>	<i>Permitted/Required</i>
A.B.=ACCES. BLDG.				
Units, Parking Spaces & Bedrooms				
Number of Dwelling Units (#)		1	2	2
Number of Parking Spaces (#)		1	2	2
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)		3	7	5
Yards and Height				
Front Yard Setback (Feet)		17'-0"	17'-0"	20'-0"
Side Yard Setbacks: (facing property)				
Left: (Feet)		5'-5"	DUP. 4'-1"/A.B.=15'-5"(STAIRS)	4'-0"
Right: (Feet)		20'-0"	DUP. = 16'-2" DECK=13'-0"	4'-0"
Rear Yard Setback (Feet)		47'-1"	A.B. = 1'-6" DUP.=29'-4 1/4"	20'-0"
Building Height* (# Stories)		1	A.B. =1'-6" DUP.=2 / A.B.=2	2
Average* (Feet)		12'-7"	DUP. = 22'-0" A.B.= 19'-3"	28'-0" / 14'-0"
Maximum* (Feet)		15'-1 1/2"	DUPLEX = 25'-0" A.B.= 22'-0"	28'-0" / 14'-0"
Areas				
Lot Area (Square-Feet)		6000	6000	
Gross Floor Area* (Square-Feet)		1348	DUP.=3636 SF	
Total Area Covered by All Floors			A.B.= 944 SF	
Building Footprint* (Square-Feet)		1431	2399	2400
Total of All Structures				
Lot Coverage* (%) (Footprint/Lot Area)		23%	39.98 %	40%
Useable Open Space* (Square-Feet)		2807	963	400/UNIT =800
Floor Area Ratio* Non-Residential only (Except ES-R)				

*See Definitions – Zoning Ordinance Title 23F.

Revised: 05/15



RECEIVED
AUG 06 2018
LAND USE PLANNING

1 PROPOSED SITE PLAN
1/16" = 1'-0"

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP**

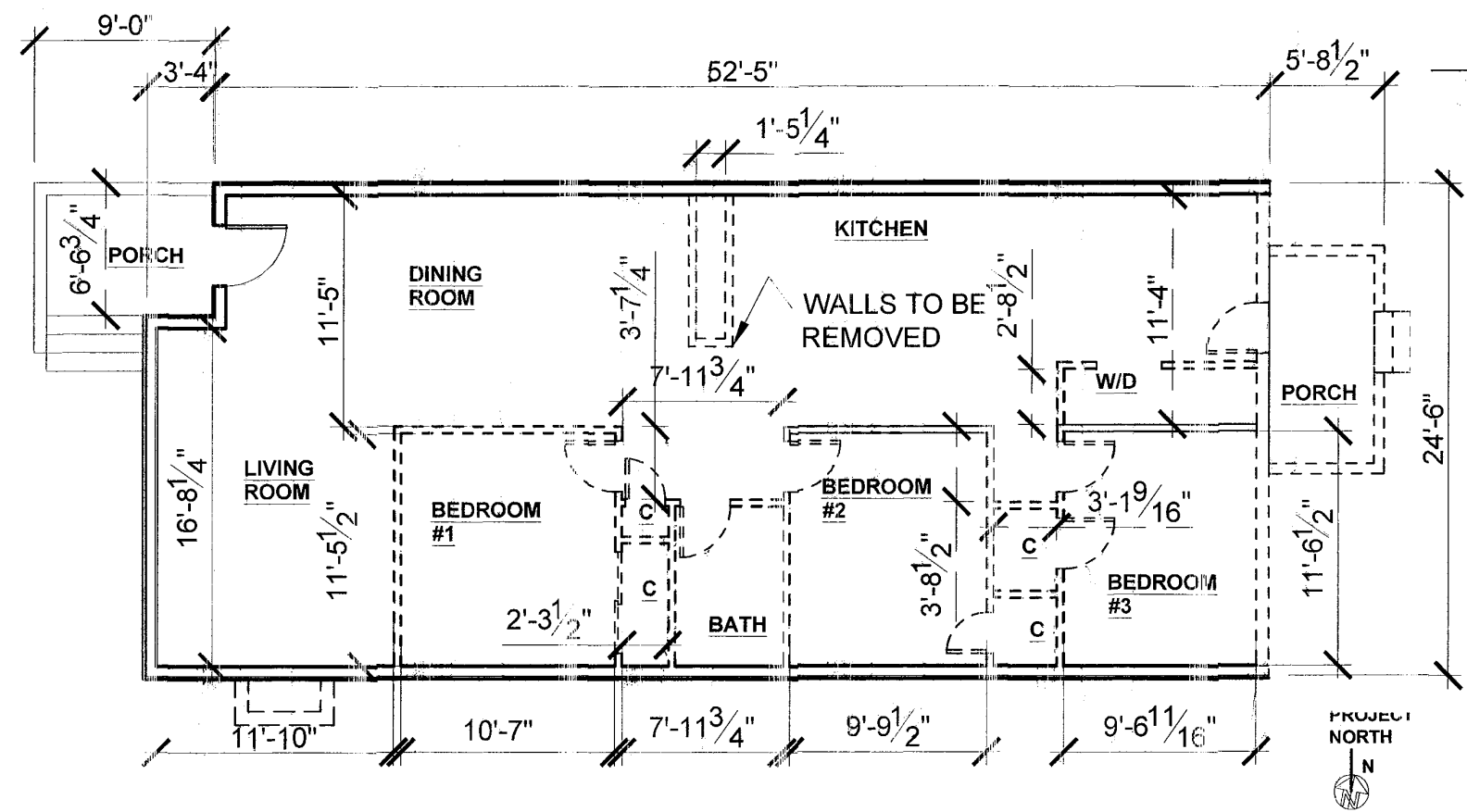
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date: JUNE 8, 2018
Drawn by: BM
Scale: AS NOTED

PROPOSED
SITE PLAN

**BACILIA MACIAS
ARCHITECTURE**
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarcch.net

A0.2



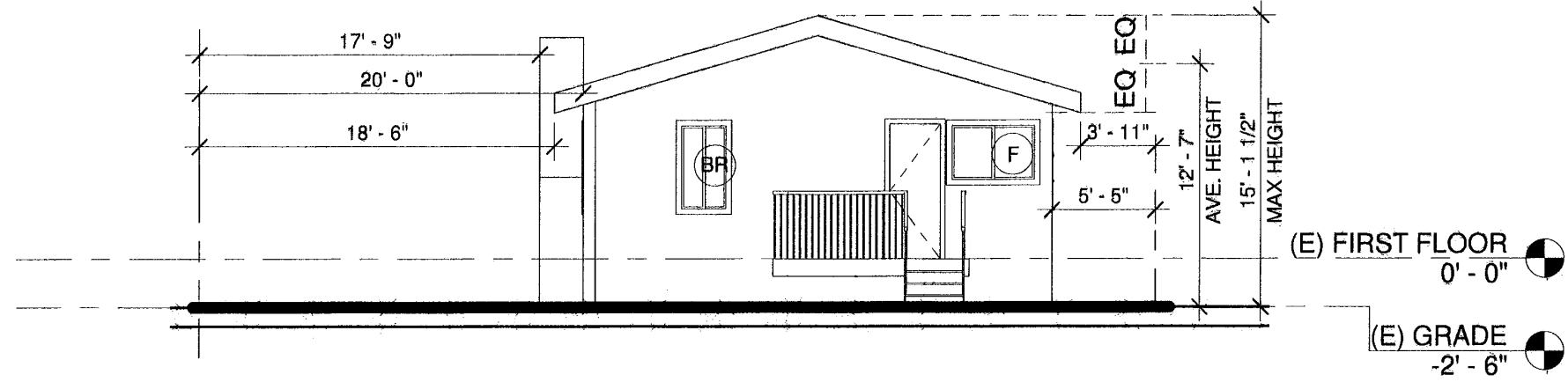
1 DEMOLITION FLOOR PLAN
 1/8" = 1'-0"

RESIDENTIAL ADDITION TO
 CREATE DUPLEX AND NEW
 GARAGE/WORKSHOP
 2325 6TH STREET
 BERKELEY, CA
 APN # 056-194-19

BACILIA MACIAS
 ARCHITECTURE
 732 gilman street berkeley ca 94710
 510.691.7910 ph bacilia@bmarcch.net

Date JUNE 11, 2018
 Drawn by
 Scale: AS NOTED

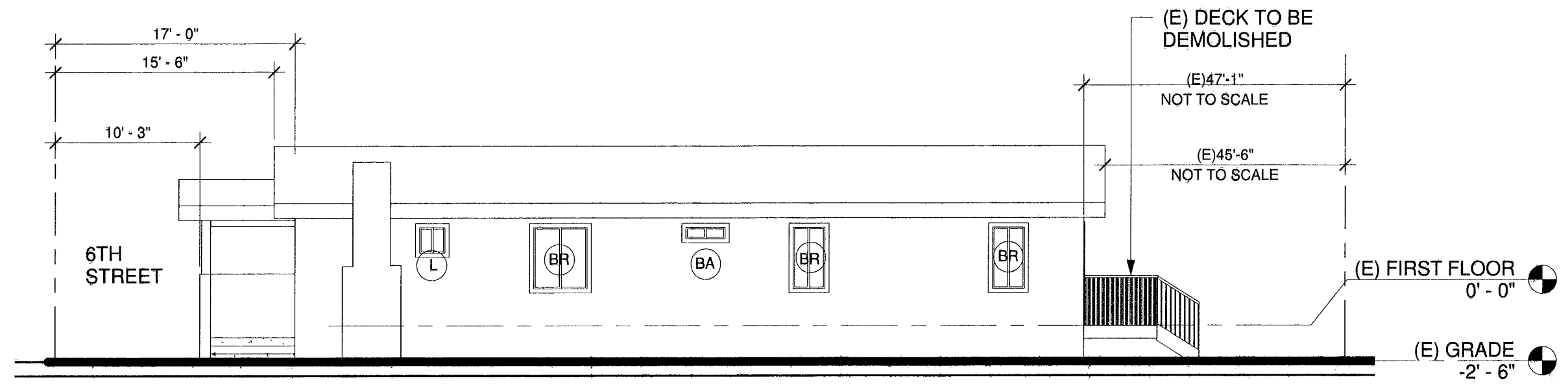
DEMOLITION
 PLAN
A1.0



② EXISTING EAST (REAR) ELEVATION
1/8" = 1'-0"

OPENINGS LEGEND

- ⊙ BD BEDROOM
- ⊙ BA BATHROOM
- ⊙ L LIVING
- ⊙ K KITCHEN
- ⊙ D DINING
- ⊙ F FAMILY RM.



① EXISTING SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

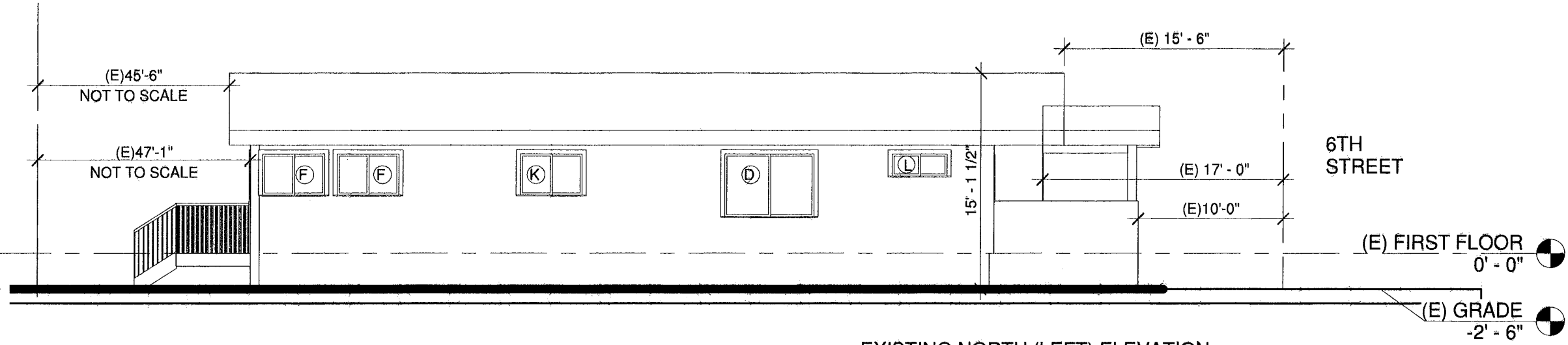
BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarcch.net

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

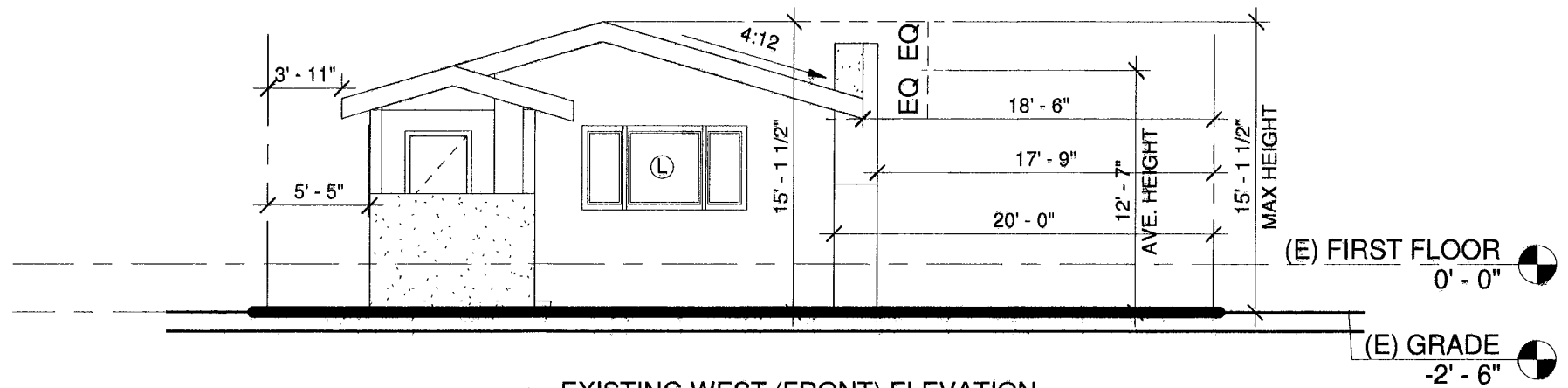
EXISTING EXTERIOR
ELEVATIONS

Date	6/11/2018
Drawn by	Author
Scale	1/8" = 1'-0"

A3.0



② EXISTING NORTH (LEFT) ELEVATION
1/8" = 1'-0"



① EXISTING WEST (FRONT) ELEVATION
1/8" = 1'-0"

BACILIA MACIAS
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732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarc.net

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

EXISTING EXTERIOR ELEVATIONS

Date	6/11/2018
Drawn by	Author
Scale	1/8" = 1'-0"

A3.1

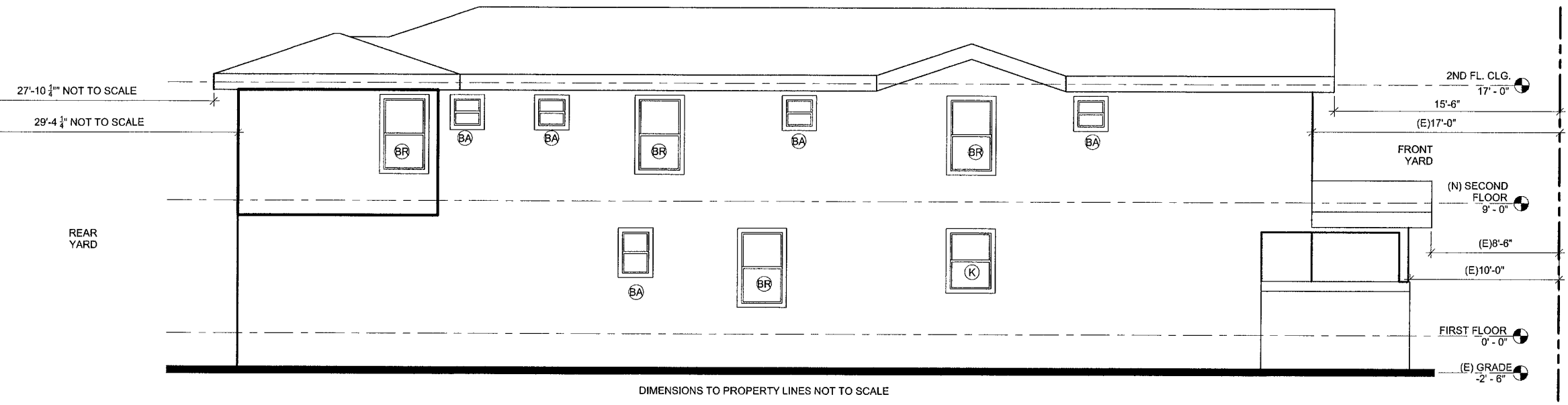
BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

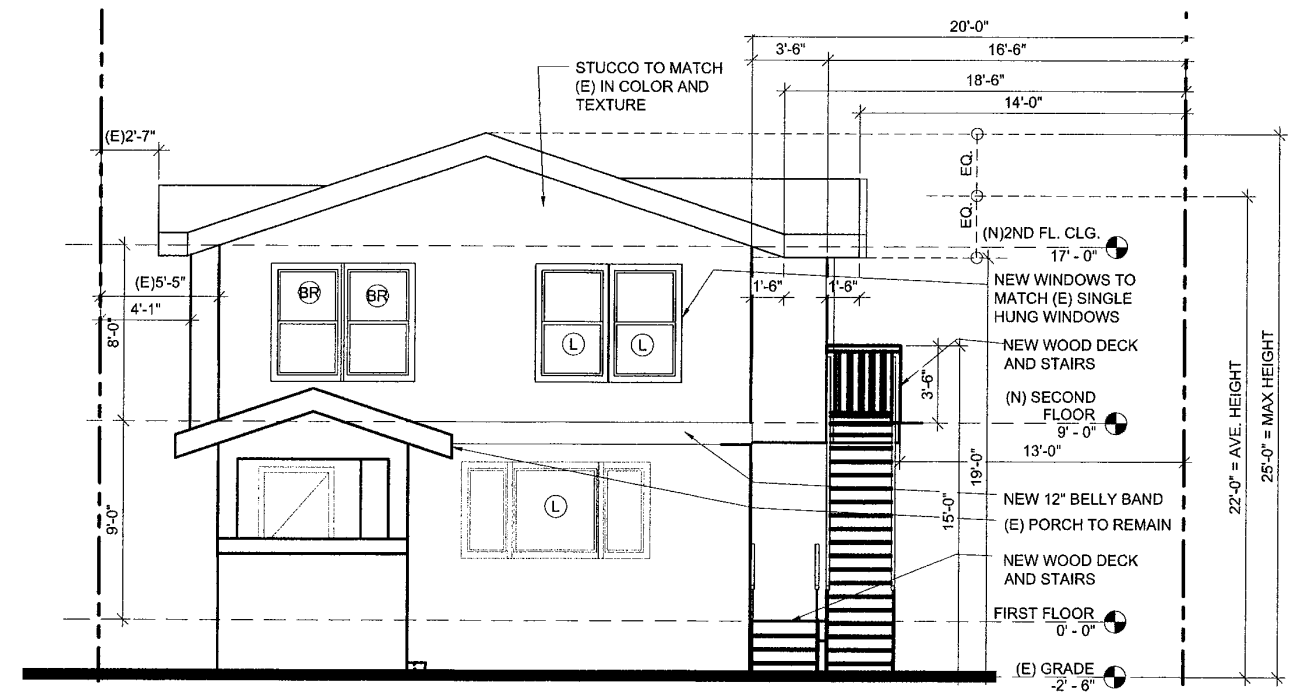
Date 6/11/2018
Drawn by BM
Scale AS NOTED

PROPOSED
EXTERIOR
ELEVATIONS

A3.2



2 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"

- OPENINGS LEGEND**
- BR BEDROOM
 - BA BATHROOM
 - L LIVING
 - K KITCHEN
 - D DINING
 - F FAMILY RM.
 - LY LAUNDRY
 - W WORKSHOP
 - G GARAGE

DIMENSIONS TO PROPERTY LINES NOT TO SCALE

DIMENSIONS TO PROPERTY LINES NOT TO SCALE

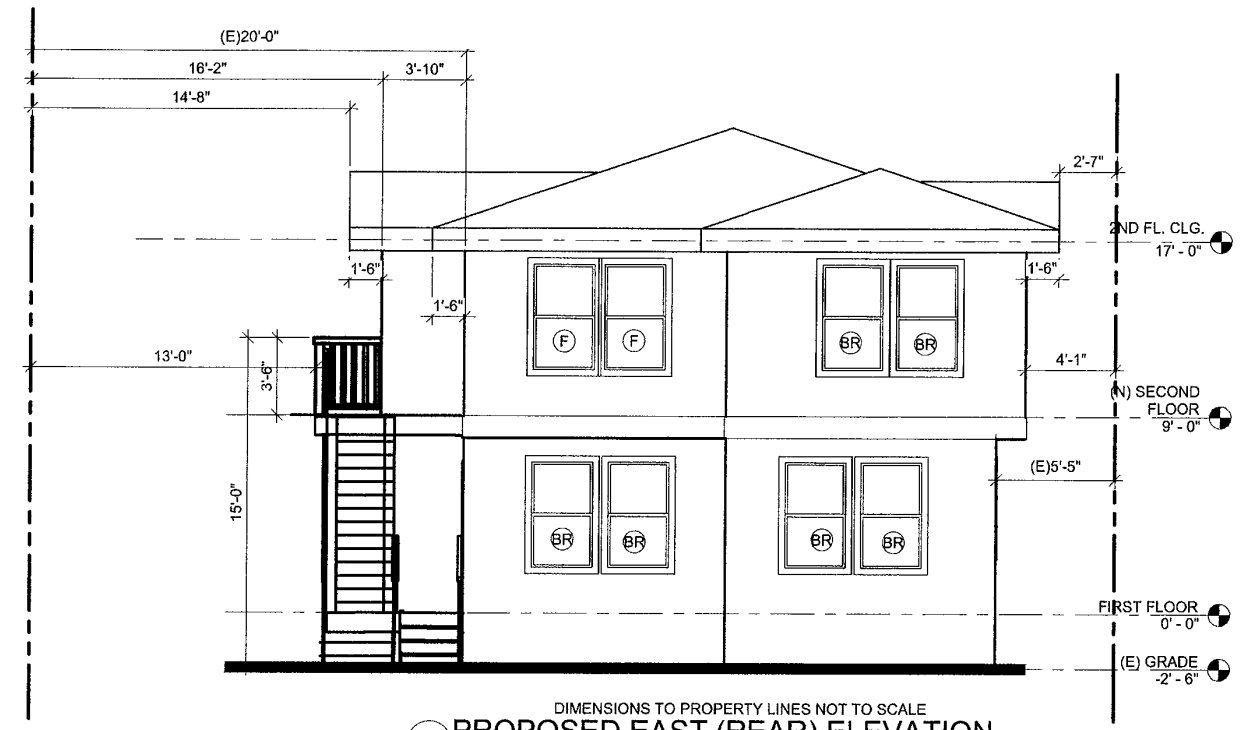
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RESIDENTIAL ADDITION TO
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2325 6TH STREET
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APN # 056-194-19

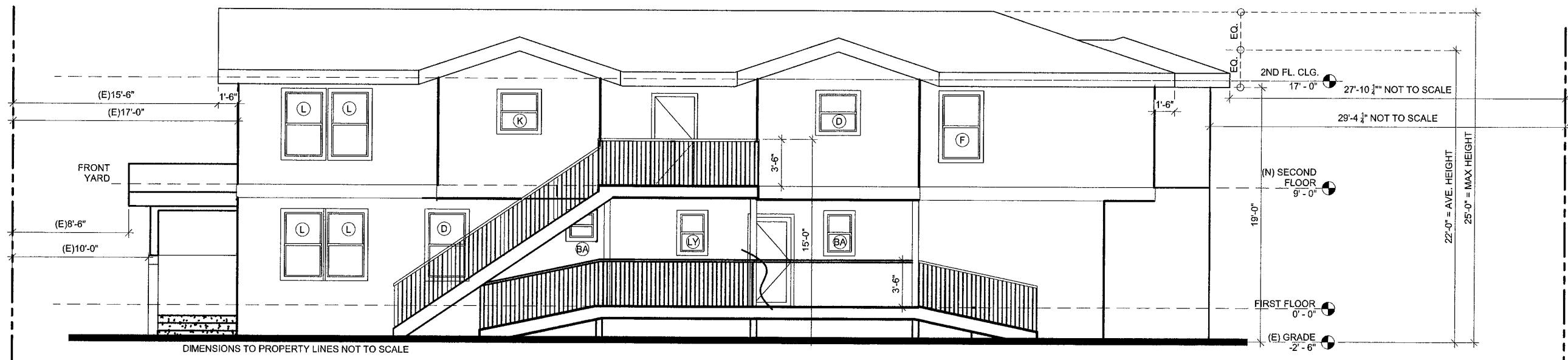
Date 6/11/2018
Drawn by BM
Scale AS NOTED

PROPOSED
EXTERIOR
ELEVATIONS

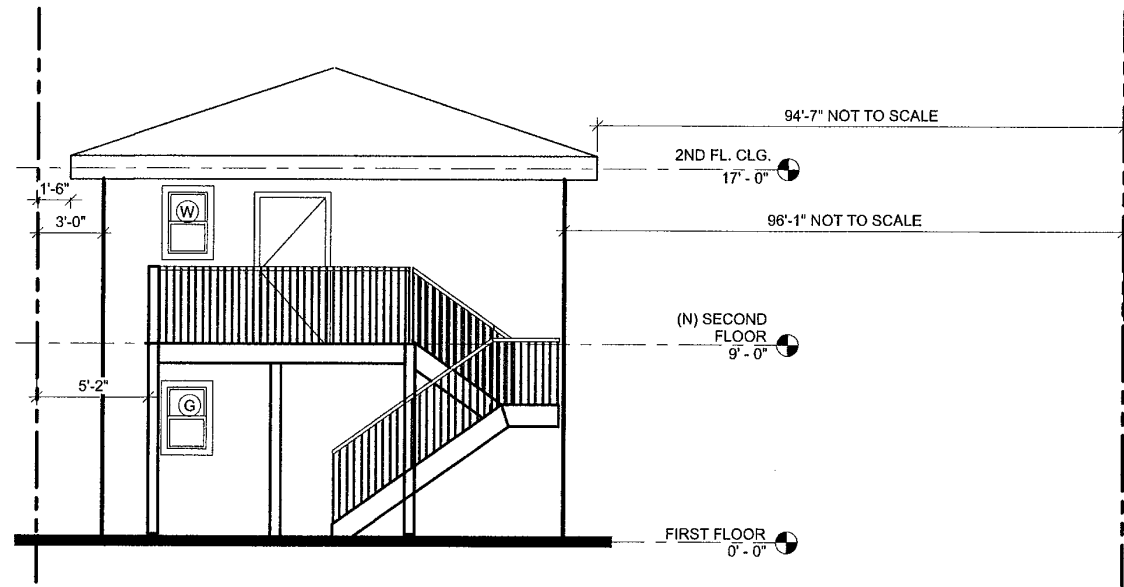
A3.3



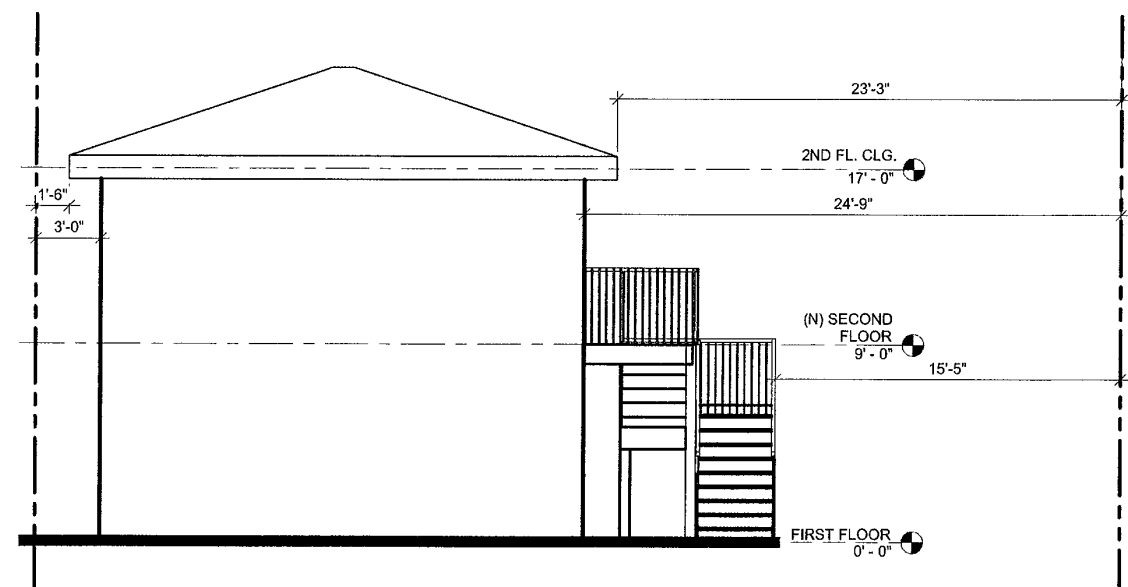
DIMENSIONS TO PROPERTY LINES NOT TO SCALE
2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



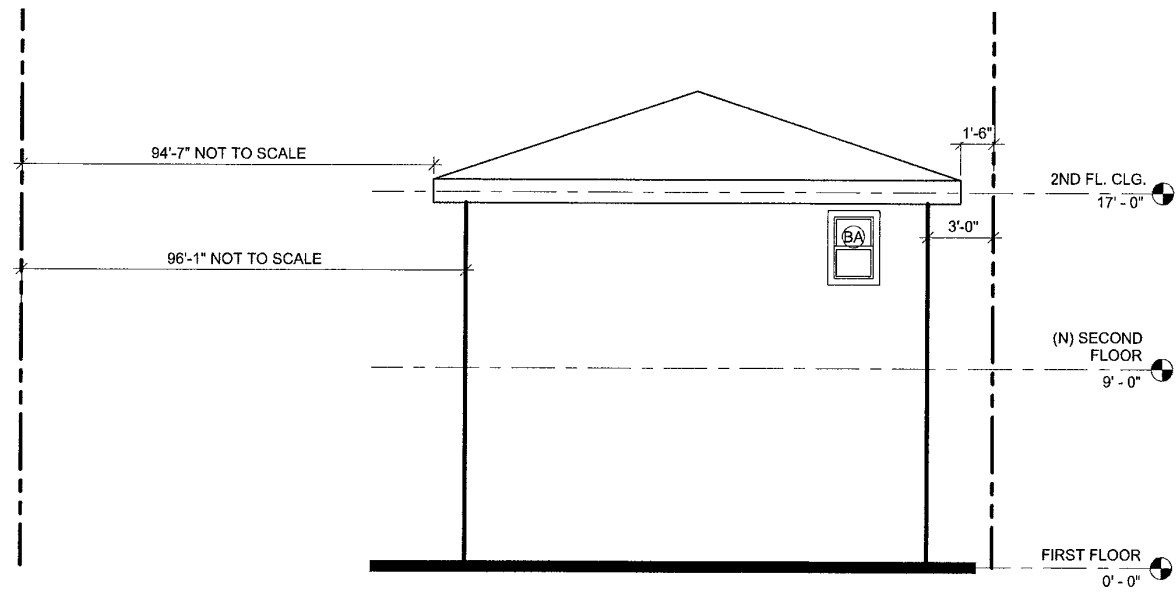
DIMENSIONS TO PROPERTY LINES NOT TO SCALE
1 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"



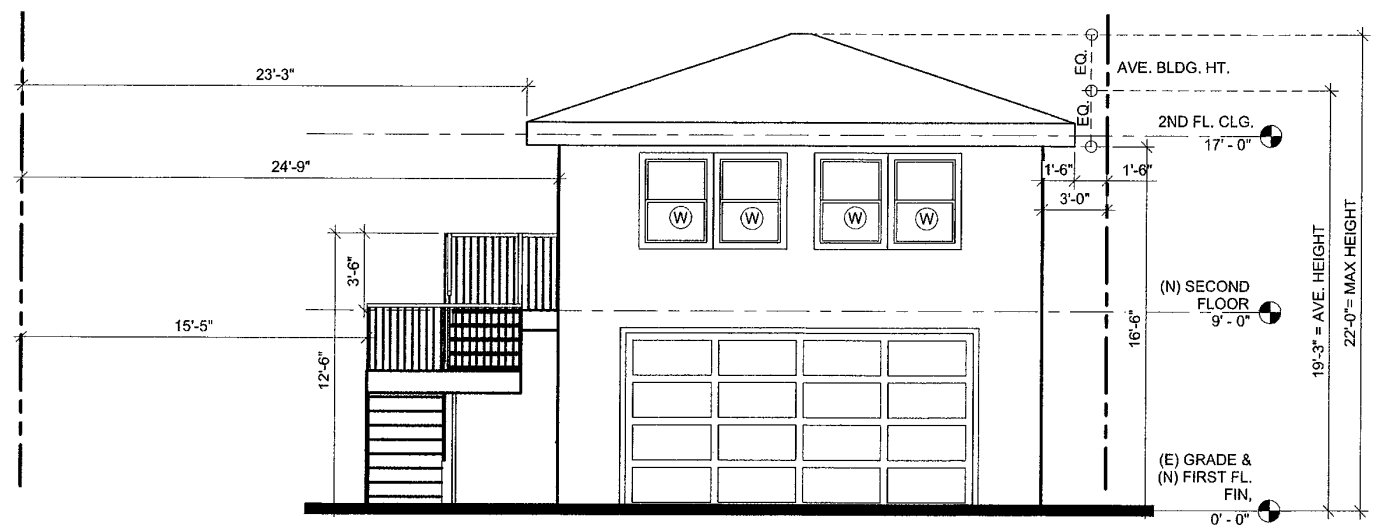
4 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



3 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"



1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"

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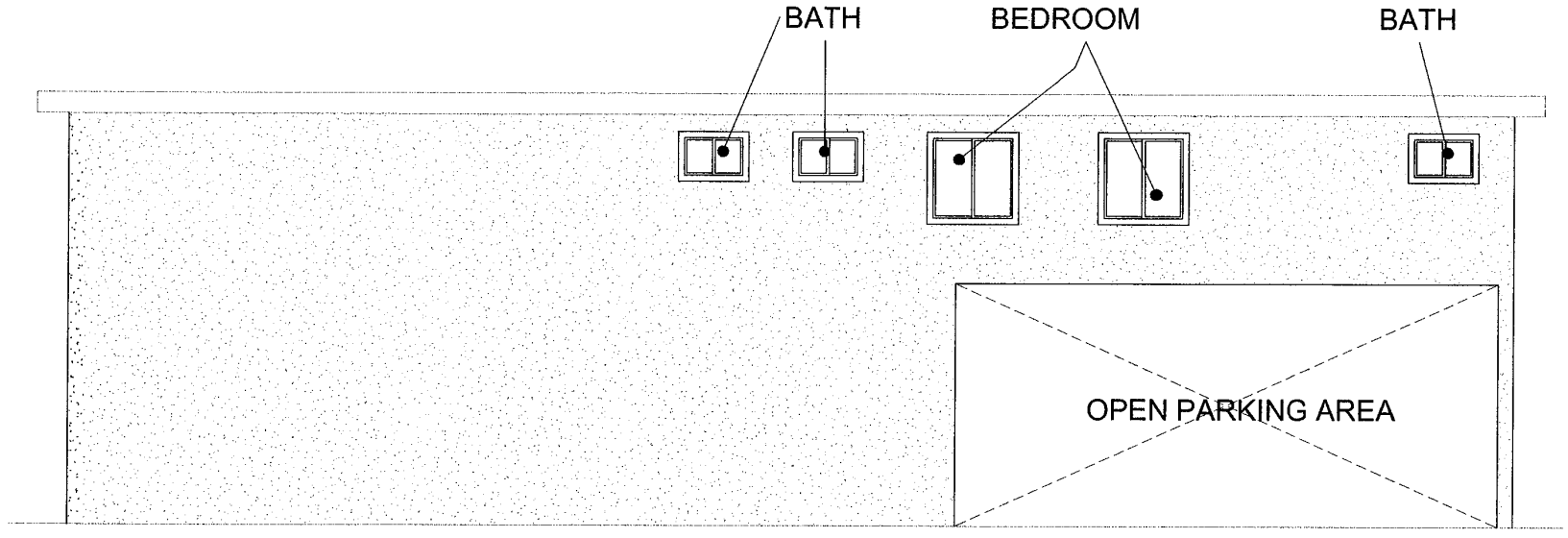
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

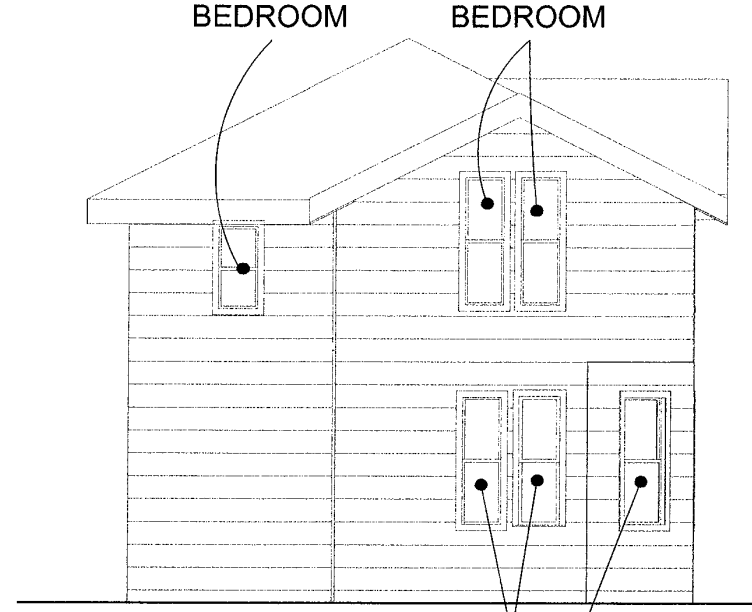
Date	6/11/2018
Drawn by	BM
Scale	AS NOTED

PROPOSED
EXTERIOR
ELEVATIONS
NEW REAR
STRUCTURE

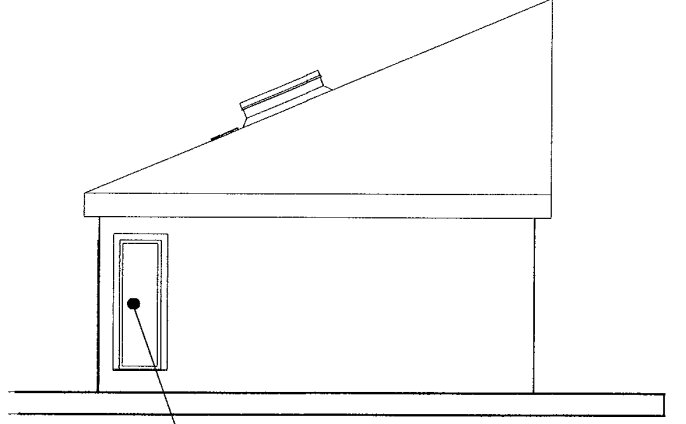
A3.4



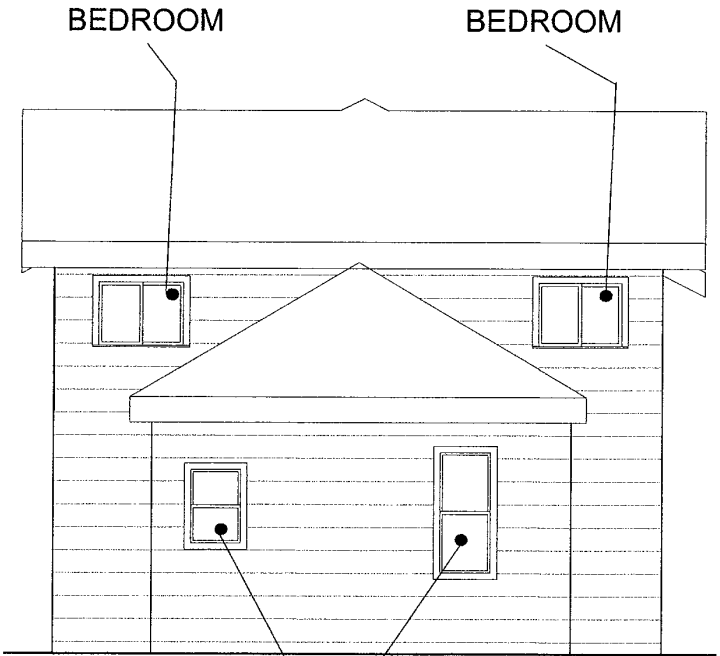
**2328 7TH STREET
(NORTH WALL)**
1/8" = 1'-0"



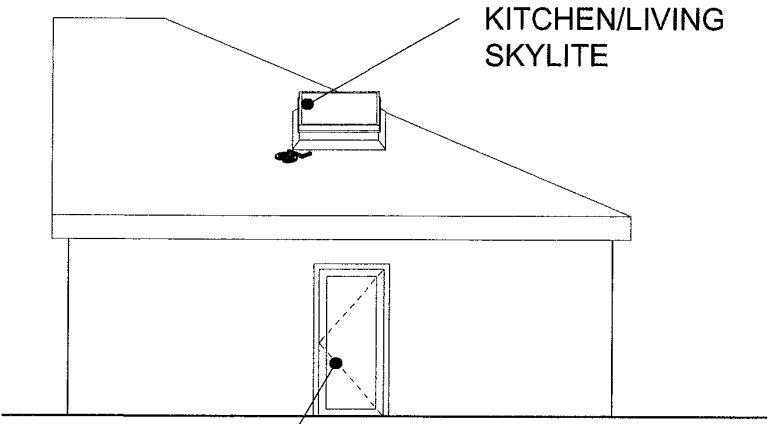
**2321 6TH ST
(WEST/STREET WALL)**
1/8" = 1'-0"



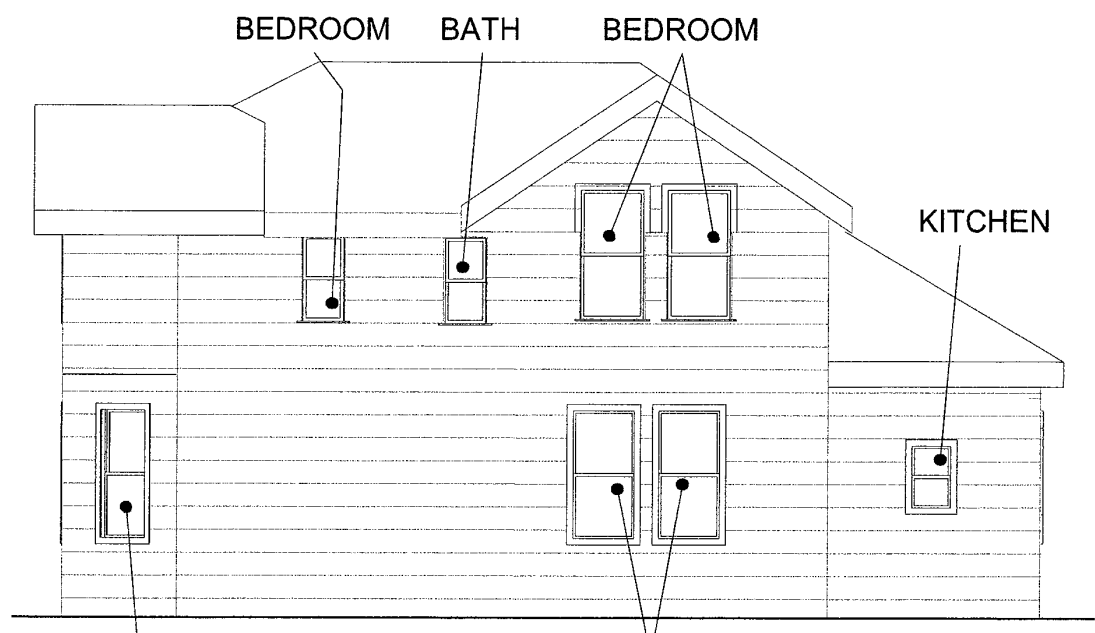
**2323 6TH ST.
(SOUTH WALL)**



**2321 6TH ST.
(EAST WALL)**
1/8" = 1'-0"



**2323 6TH ST.
(WEST WALL)**
1/8" = 1'-0"



**2321 6TH ST.
(SOUTH WALL)**
1/8" = 1'-0"

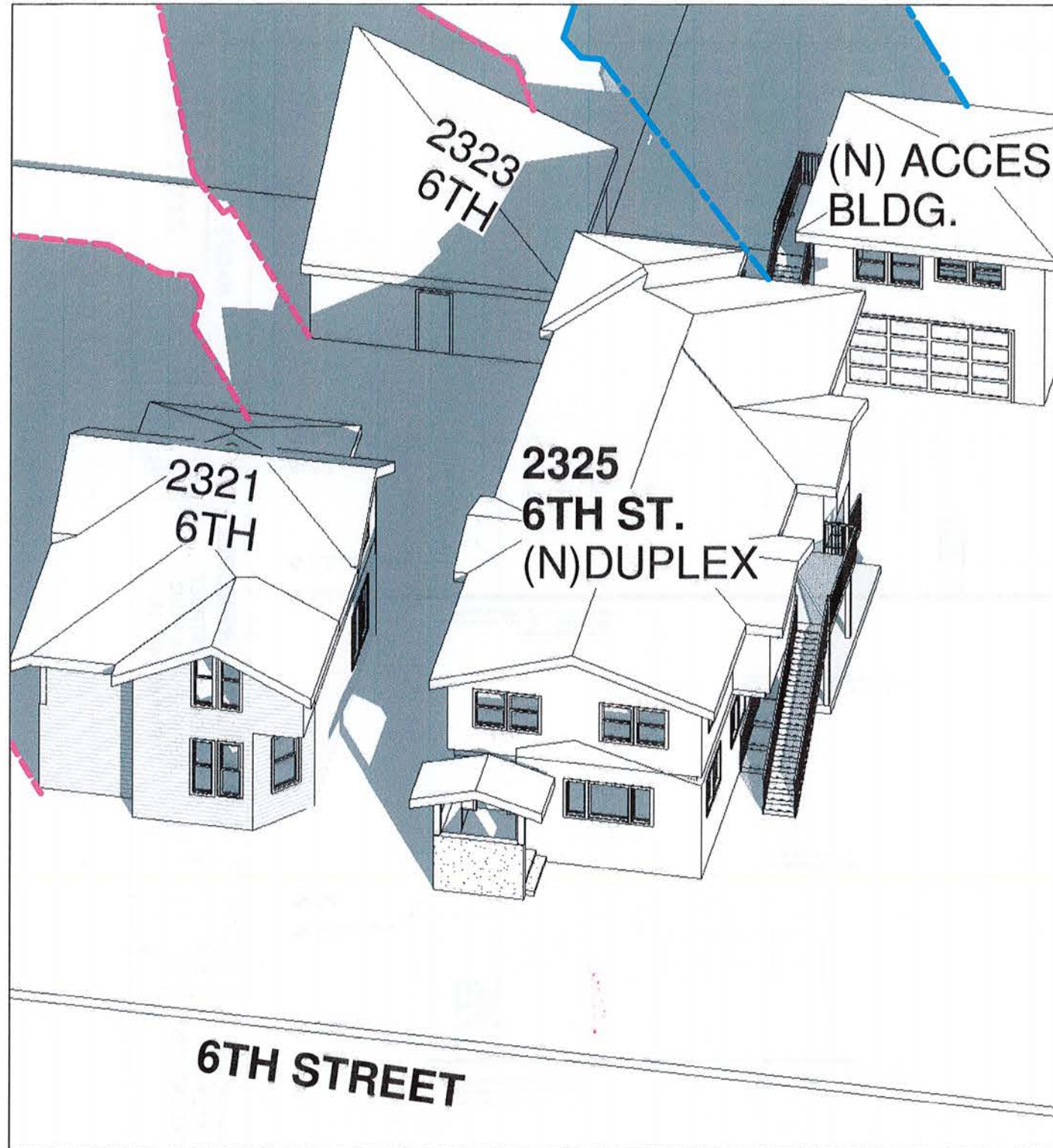
**BACILIA MACIAS
ARCHITECTURE**
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarcch.net

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE**
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

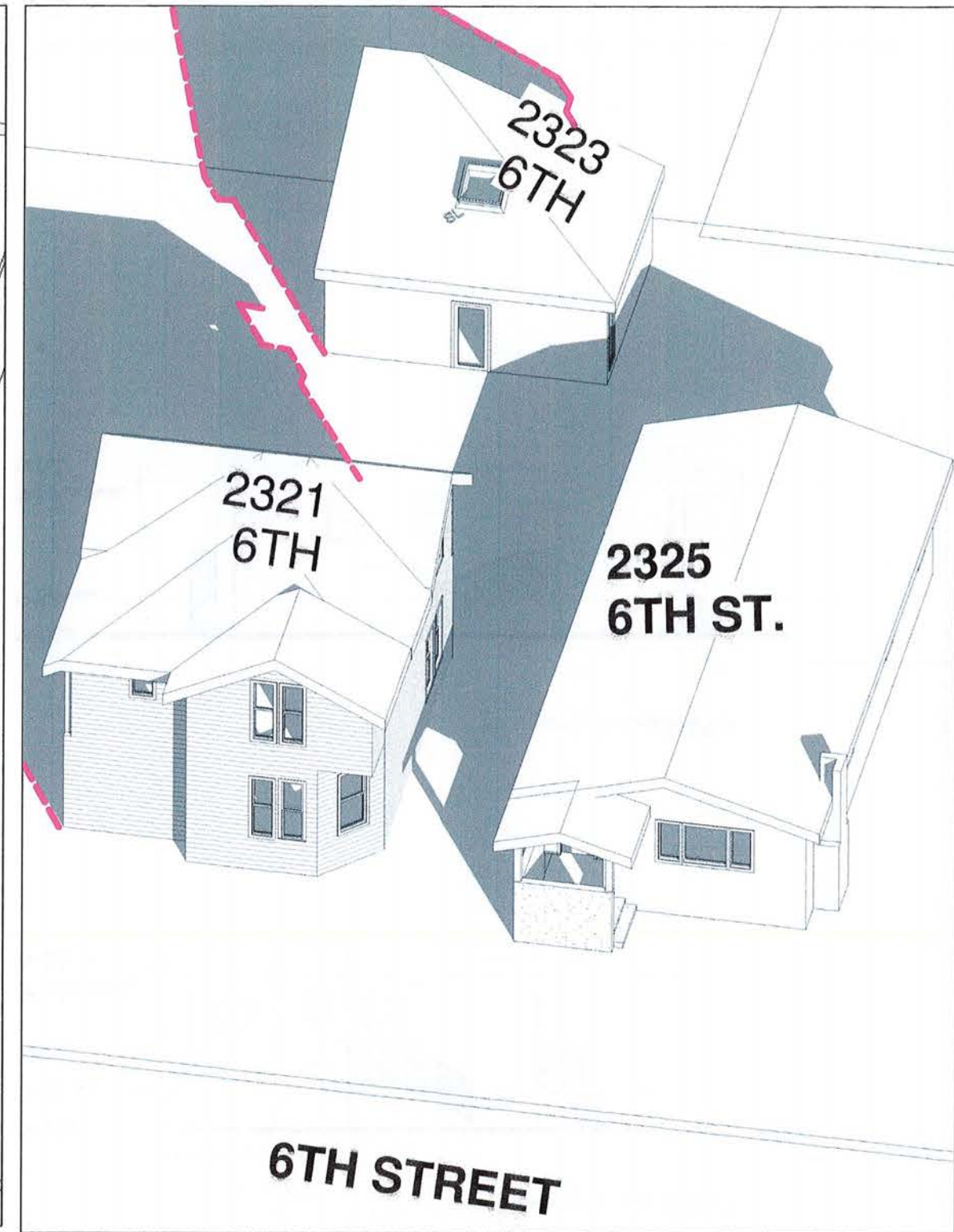
Date JUNE 8, 2018
Drawn by BM
Scale AS NOTED

**REFERENCE
ELEVATIONS**
2321 6TH STREET
2323 6TH STREET
2328 7TH STREET

SSA0.0

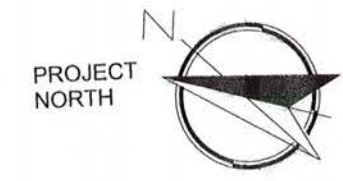


② PROPOSED - WINTER 2:54 PM



① EXISTING - WINTER 2:54 PM

- - - OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT
- - - OUTLINE OF SHADOW NEW ACCESSORY BLDG.



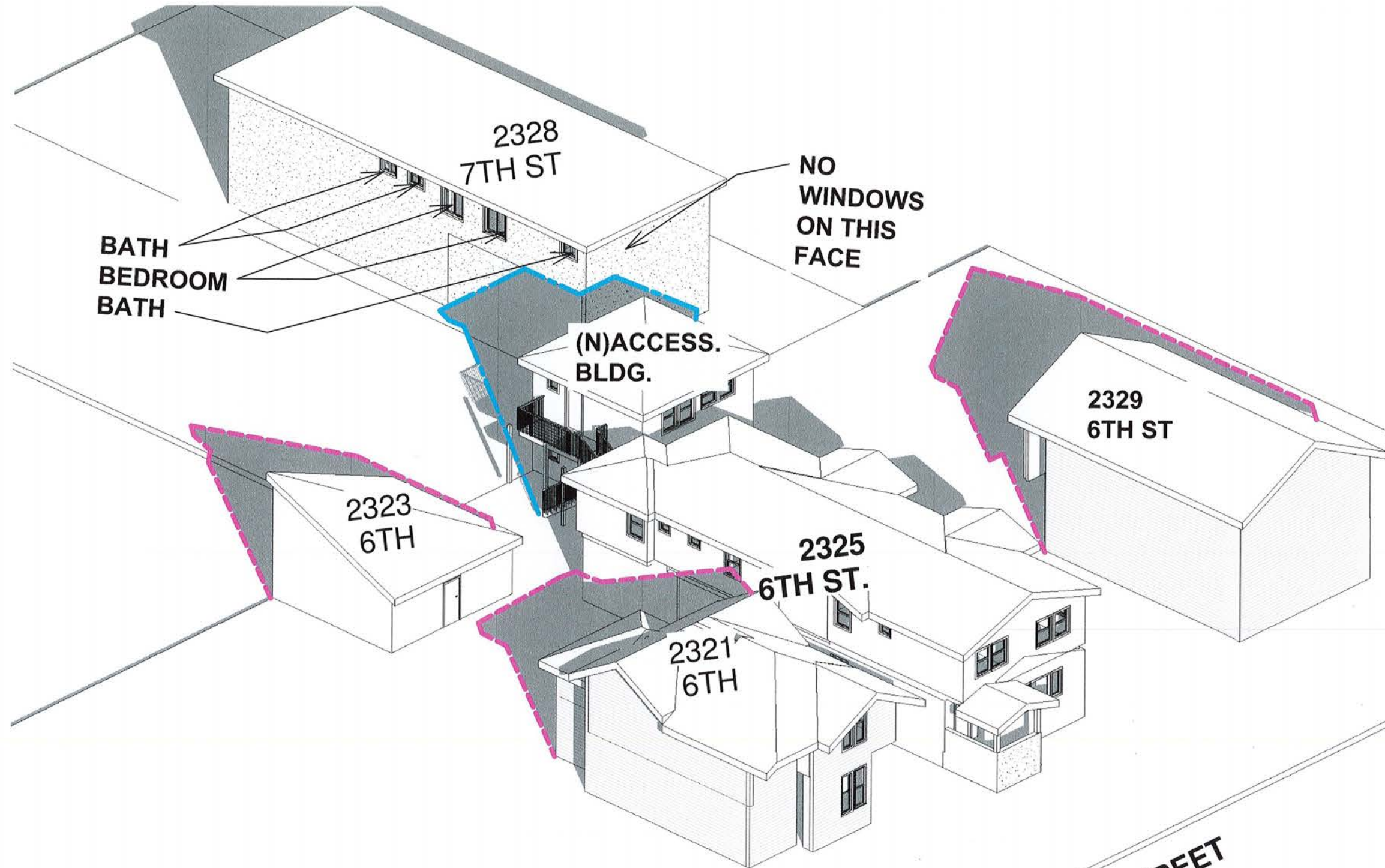
BACILIA MACIAS
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510.691.7910 ph bacilia@bmatch.net

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date	JUNE 8, 2018
Drawn by	BM
Scale	AS NOTED

SHADOW STUDY
AXONOMETRICS
FOR SHADOWS
ON 2323 6TH ST.
WINTER 2:54 PM

SSA1.4



BATH
BEDROOM
BATH

2328
7TH ST

NO
WINDOWS
ON THIS
FACE

(N)ACCESS.
BLDG.

2329
6TH ST

2323
6TH

2325
6TH ST.

2321
6TH

6TH STREET

① PROPOSED - SUMMER 5:35 PM

- — — — — OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT
- — — — — OUTLINE OF SHADOW NEW ACCESSORY BLDG.



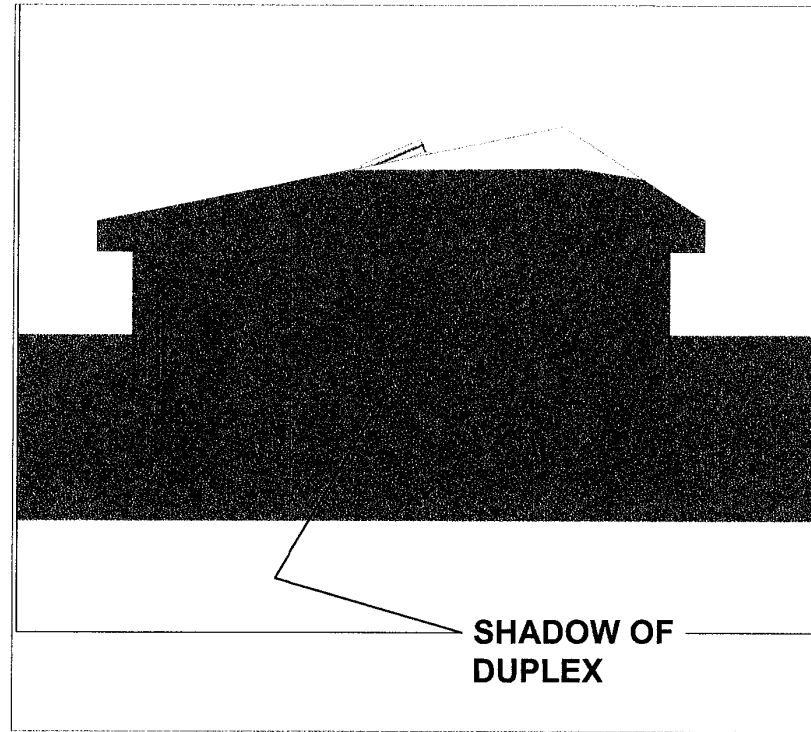
SHADOW STUDY
AXONOMETRICS
FOR SHADOWS
ON 2328 7TH ST.
SUMMER 5:35 PM
PROPOSED

SSA1.6

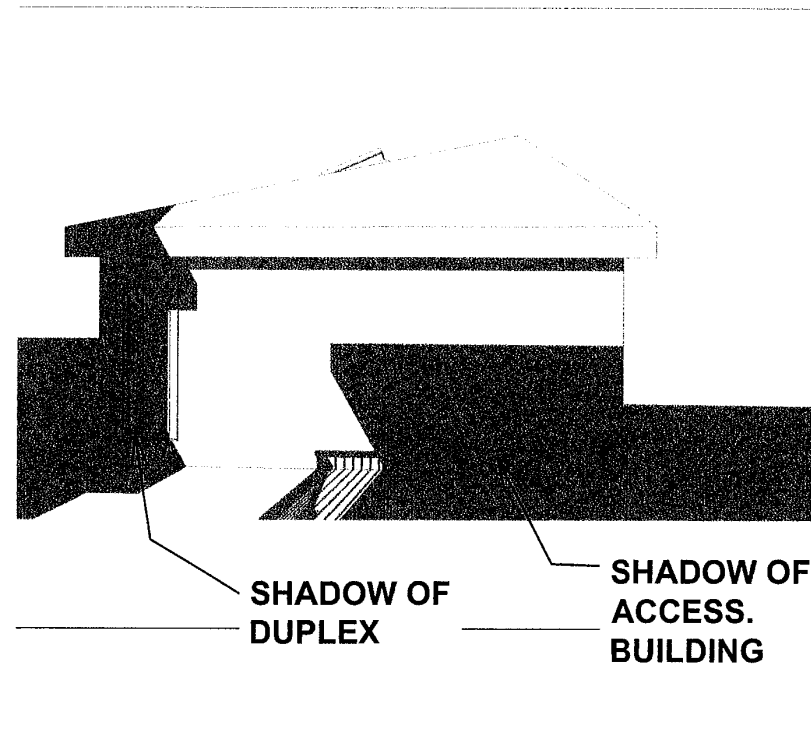
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarcch.net

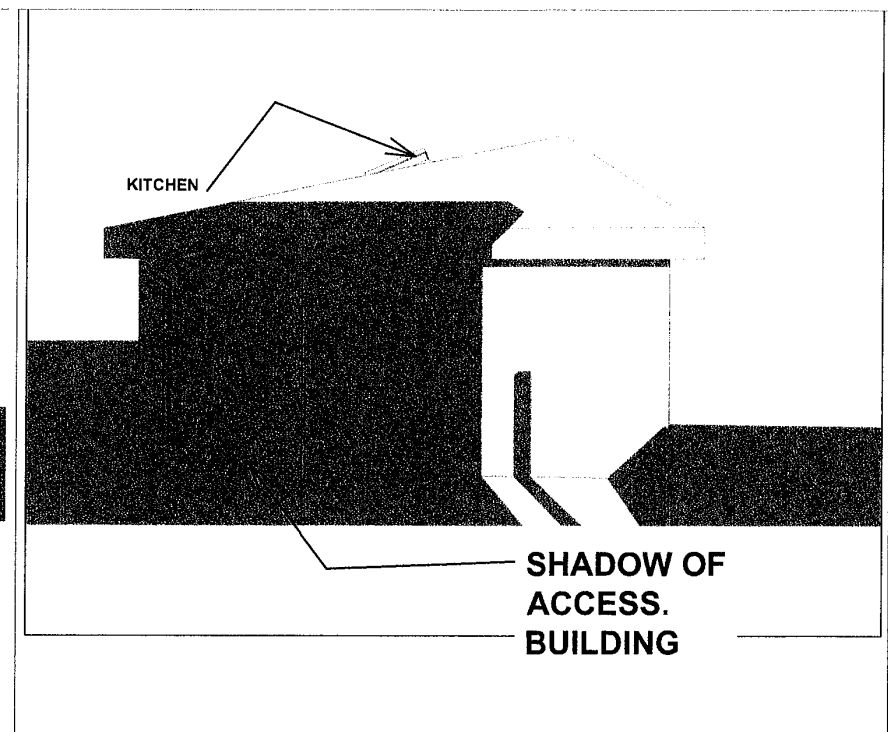
Date JUNE 8, 2018
Drawn by BM
Scale AS NOTED



⑥ PROPOSED - WINTER 2:54 PM
2323 6TH ST. SOUTH WALL

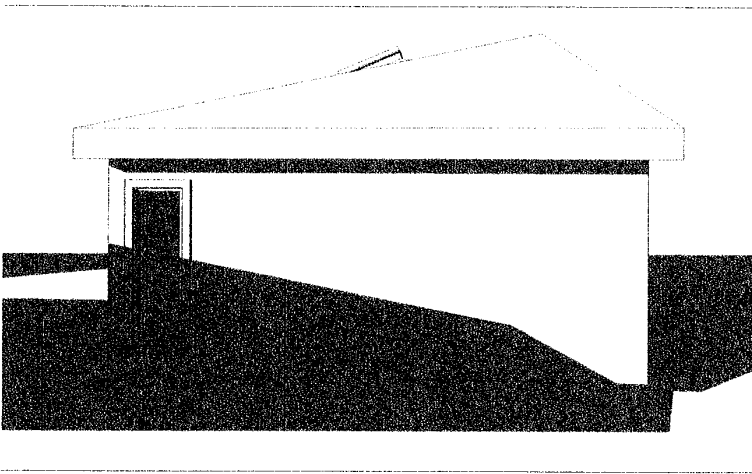


④ PROPOSED - WINTER NOON
2323 6TH ST. SOUTH WALL

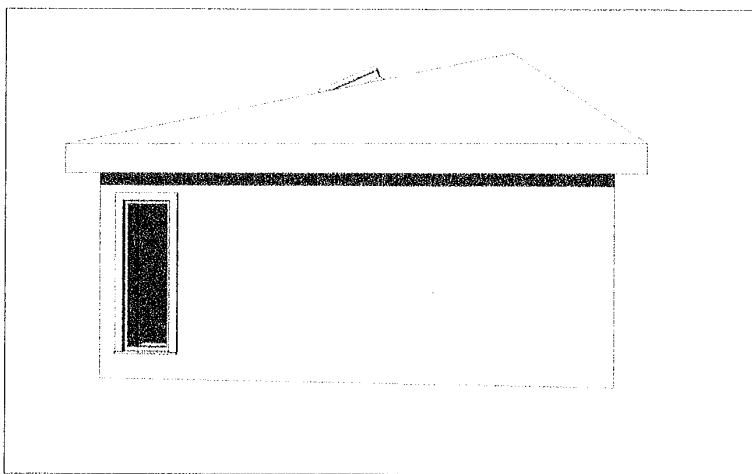


② PROPOSED - WINTER 9:21 AM
2323 6TH ST. SOUTH WALL

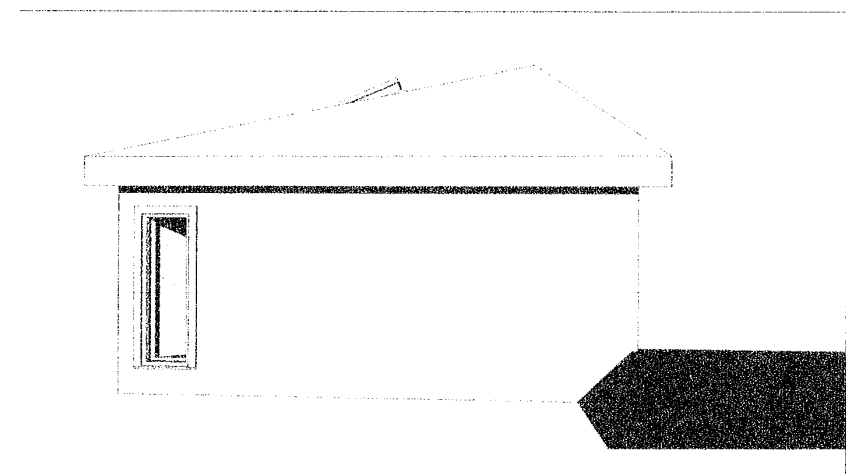
4 FOOT SOLID WOOD FENCE WITH
LATTICE ABOVE NOT SHOWN



⑤ EXISTING - WINTER 2:54 PM
2323 6TH ST. SOUTH WALL



③ EXISTING - WINTER NOON
2323 6TH ST. SOUTH WALL



① EXISTING - WINTER 9:21 AM
2323 6TH ST. SOUTH WALL

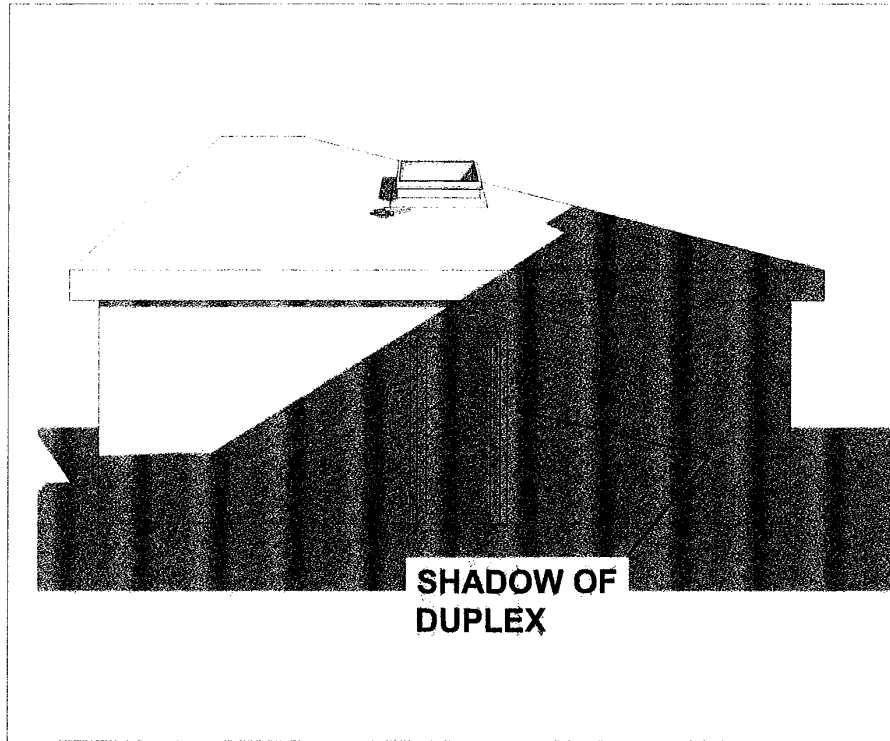
BACILIA MACIAS ARCHITECTURE
 732 gilman street berkeley ca 94710
 510.691.7910 ph bacilia@bmarcch.net

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE**
 2325 6TH STREET
 BERKELEY, CA
 APN # 056-194-19

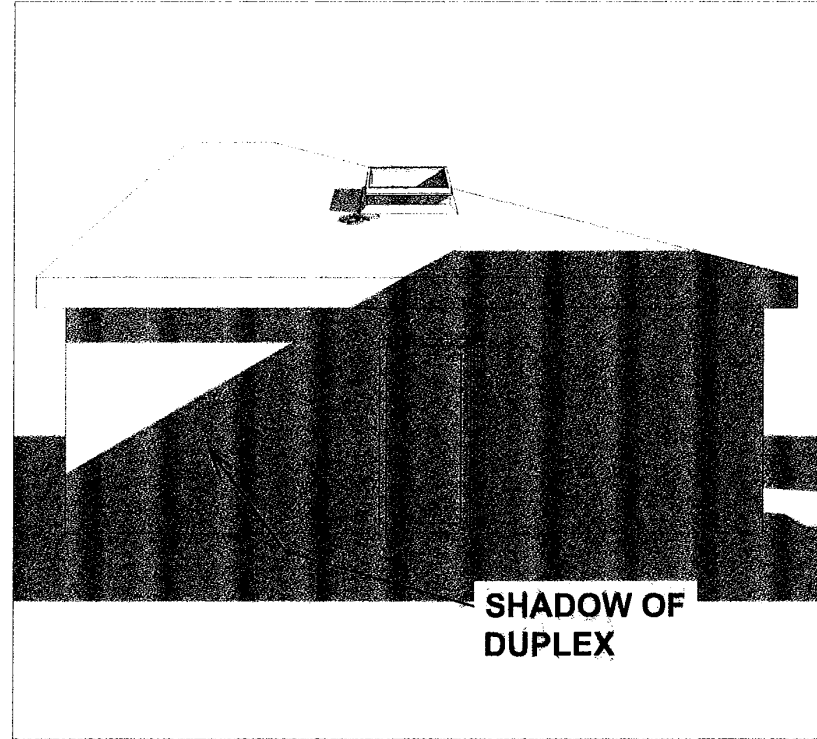
Date JUNE 8, 2018
 Drawn by BM
 Scale AS NOTED

ELEVATION WITH
 SHADOW
 2323 6TH STREET-
 SOUTH WALL

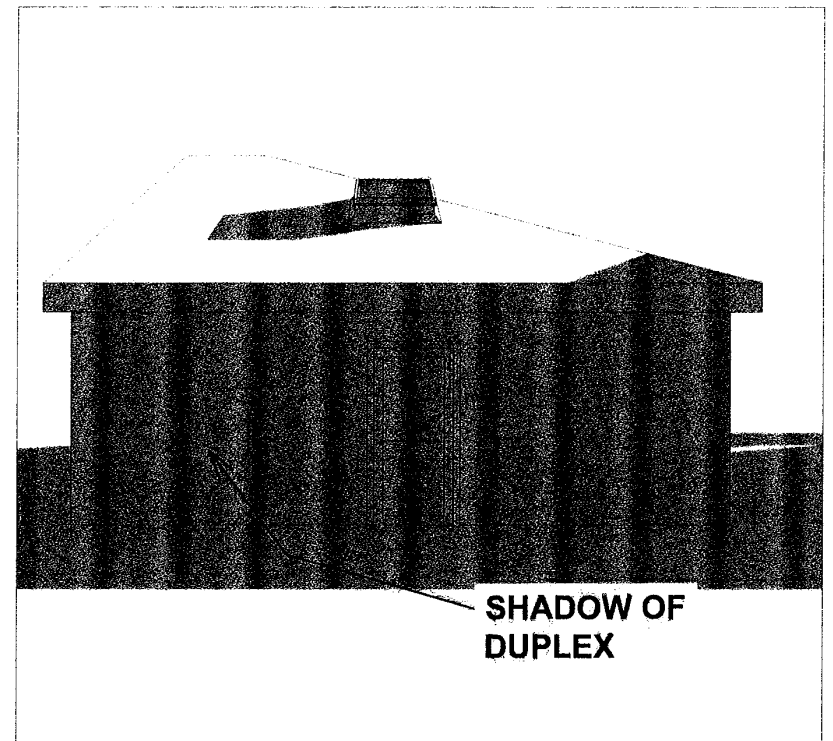
SSA1.7



⑥ PROPOSED - WINTER 2:54 PM
2323 6TH ST. WEST WALL



④ PROPOSED - WINTER NOON
2323 6TH ST. WEST WALL



② PROPOSED - WINTER 9:21 AM
2323 6TH ST. WEST WALL

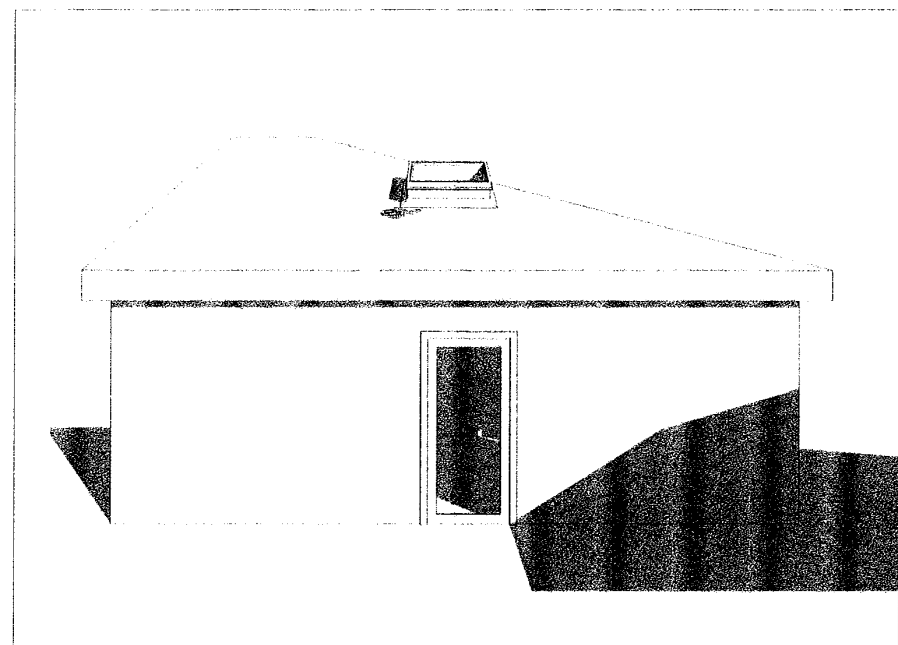
BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

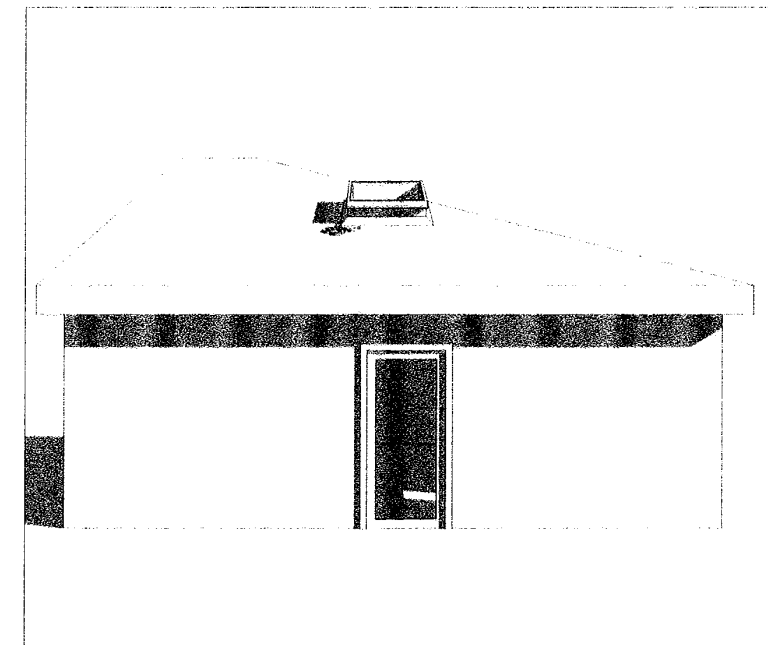
Date JUNE 8, 2018
Drawn by BM
Scale AS NOTED

ELEVATION WITH
SHADOW
2323 6TH STREET-
WEST WALL

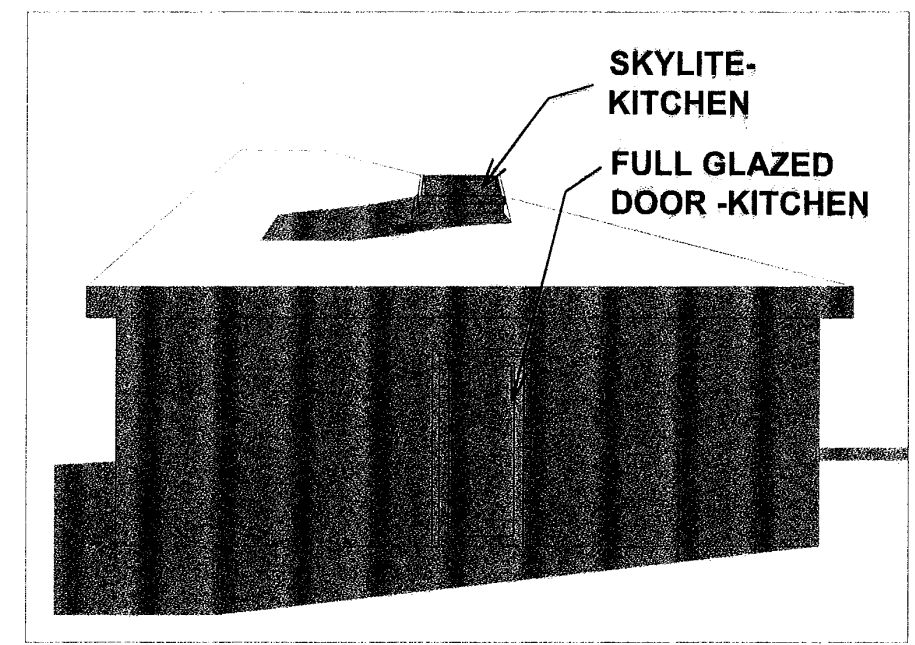
SSA1.8



⑤ EXISTING - WINTER 2:54 PM
2323 6TH ST. WEST WALL



③ EXISTING - WINTER NOON
2323 6TH ST. WEST WALL



① EXISTING - WINTER 9:21 AM
2323 6TH ST. WEST WALL



Planning and Development Department
Land Use Planning Division

September 6, 2018

Bacilia Macias
732 Gilman Street
Berkeley, CA 94710

Sent via email:
bacilia@bmarch.net

Re: Use Permit #ZP2017-0146 for 2325 Sixth Street – Submittal #5

Dear Ms. Macias,

This letter is in response to your August 6, 2018 submittal of revised application materials that was requested on July 11, 2018. Thank you for your response, however after reviewing your resubmittal, I have determined that your application is still incomplete and that the following items are needed to complete our review of your application:

1. **Floor Plans:** While the resubmittal now includes the existing floor plan and demolition plan, the dimensions do not match what's shown in previous submittals, and not all areas are dimensioned on the plans. For example, Sheet A1.0 in this most recent submittal (August 6, 2018) dimensions the length of the north elevation as 52'5", but the previous demolition floor plan (Sheet A1.0 included in the June 11, 2018 submittal) labels it as 56'. Similarly, Sheet A1.0 included in the August submittal labels the porch as extending 9' from the edge of the main building towards the front yard property line, but the previous version dimensions it as 8'. And, the dimensions provided on Sheet A2.1 of the June submittal add up to a length of 68'8", but the ground floor plan on Sheet A2.0 labels this wall as 70'2 1/2". Please clarify the difference between these dimensions. As mentioned previously, these plans need to be comprehensible, accurate, and consistent with one another in order for the Zoning Adjustments Board (ZAB) to understand the proposed project and consider taking action.

In addition, Sheet A2.0 from your June resubmittal is missing dimensions for the porch and proposed stairs, and Sheet A2.2 from the June submittal includes a dimension for the new second floor deck off the proposed accessory building, but is missing dimensions for the new stairs and landing.

Please note: I refer to the June submittal for these sheets, since they were not included in the August submittal, and therefore are the most recent version the City has received.

The tabulation form states that the calculation for existing lot coverage is 23% and proposed is 39.98%, however based on my calculations from the dimensions provided on the plans it appears the lot may exceed the maximum allowable lot coverage; 40% of the total lot area. It is imperative that the dimensions provided on the existing and proposed floor plans are complete, to scale, and consistent with one another so that we confirm existing and proposed lot coverage of the proposed project.

Please submit scaled, fully dimensioned existing and proposed plans that are consistent with one another and that depict the existing and proposed lot coverage (I have attached an example of a lot coverage diagram for reference). Please note, per [BMC 23D.04.040](#), the calculation of area for lot coverage includes all structures on the parcel, including accessory structures, bay windows and chimney projections, covered porches, decks, or stairs, and decks over an enclosed space of paved ground area.

2. **Shadow Studies:** Thank you for revising the shadow study diagrams, however there are still some items that need to be addressed.

2325 Sixth Street
Incomplete Letter – Submittal #5

September 6, 2018
Use Permit #ZP2017-0146

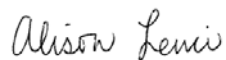
Please address the following items:

- 1) The opening on the south elevations for proposed shadows on 2323 Sixth Street is no longer labeled on Sheet SSA1.7. Please label the use of this opening.
- 2) Thank you for providing labels for the existing and proposed shadows on the south and west walls of 2323 Sixth Street. Diagrams 3 on Sheet SSA1.7 shows shading on the opening along the south wall during winter afternoons and diagrams 3 and 5 on Sheet SSA1.8 shows shading on the door opening on the west wall during winter afternoons. Can you confirm if the shading on these openings is referring to existing shadows cast only on these openings?

In your resubmittal, include a letter stating how you have addressed the incomplete items, item by item. Please deliver two sets of scaled plans (11 x 17 or 12 x 18) and an electronic version of all revised application materials (PDF) to the zoning counter during normal business hours (Monday thru Thursday 8:30 am – 4:00 pm).

If you take no action to address the above items within 60 days, the application may be deemed withdrawn and returned to you. Please contact me if you have any questions at (510) 981-7544.

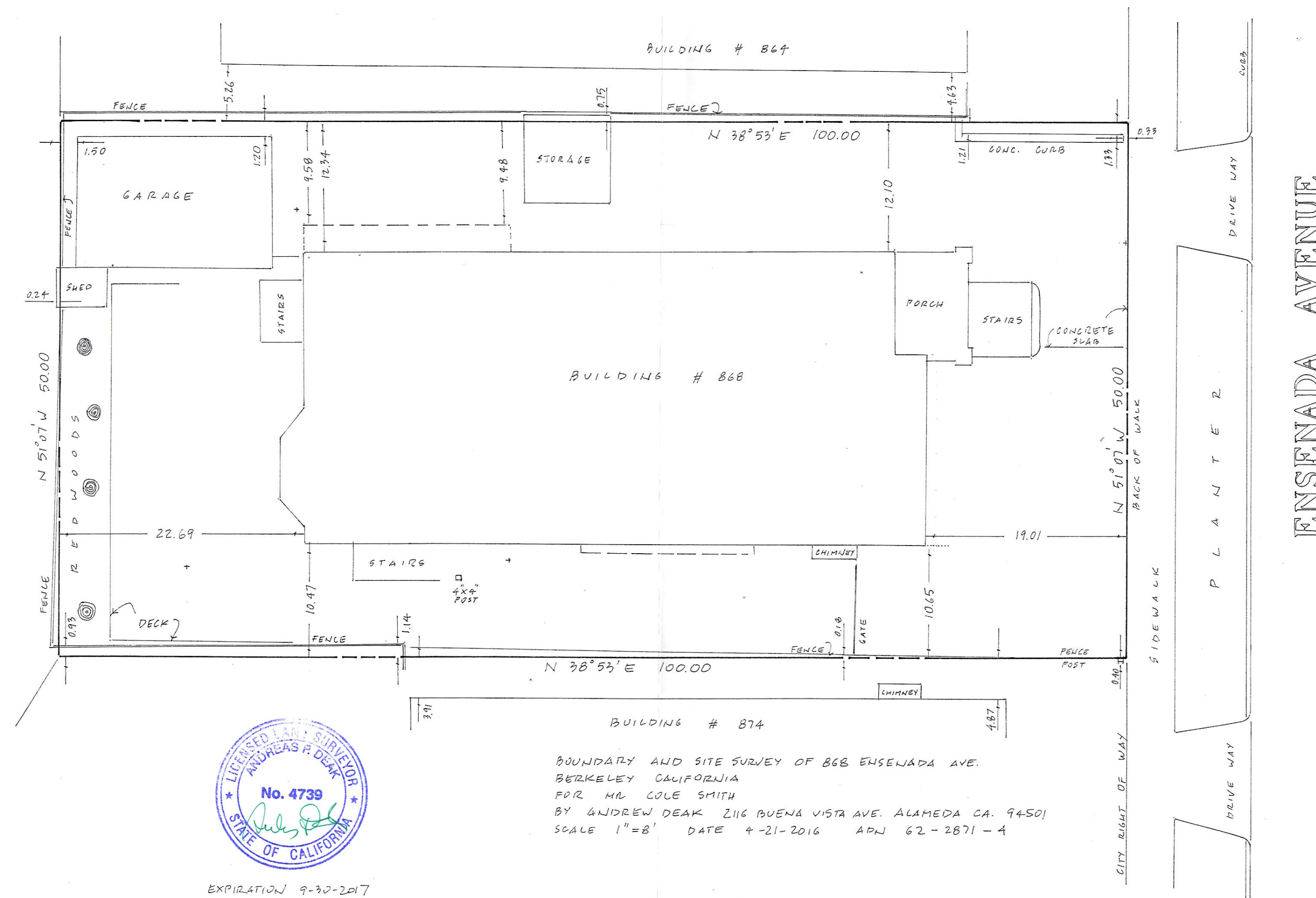
Sincerely,



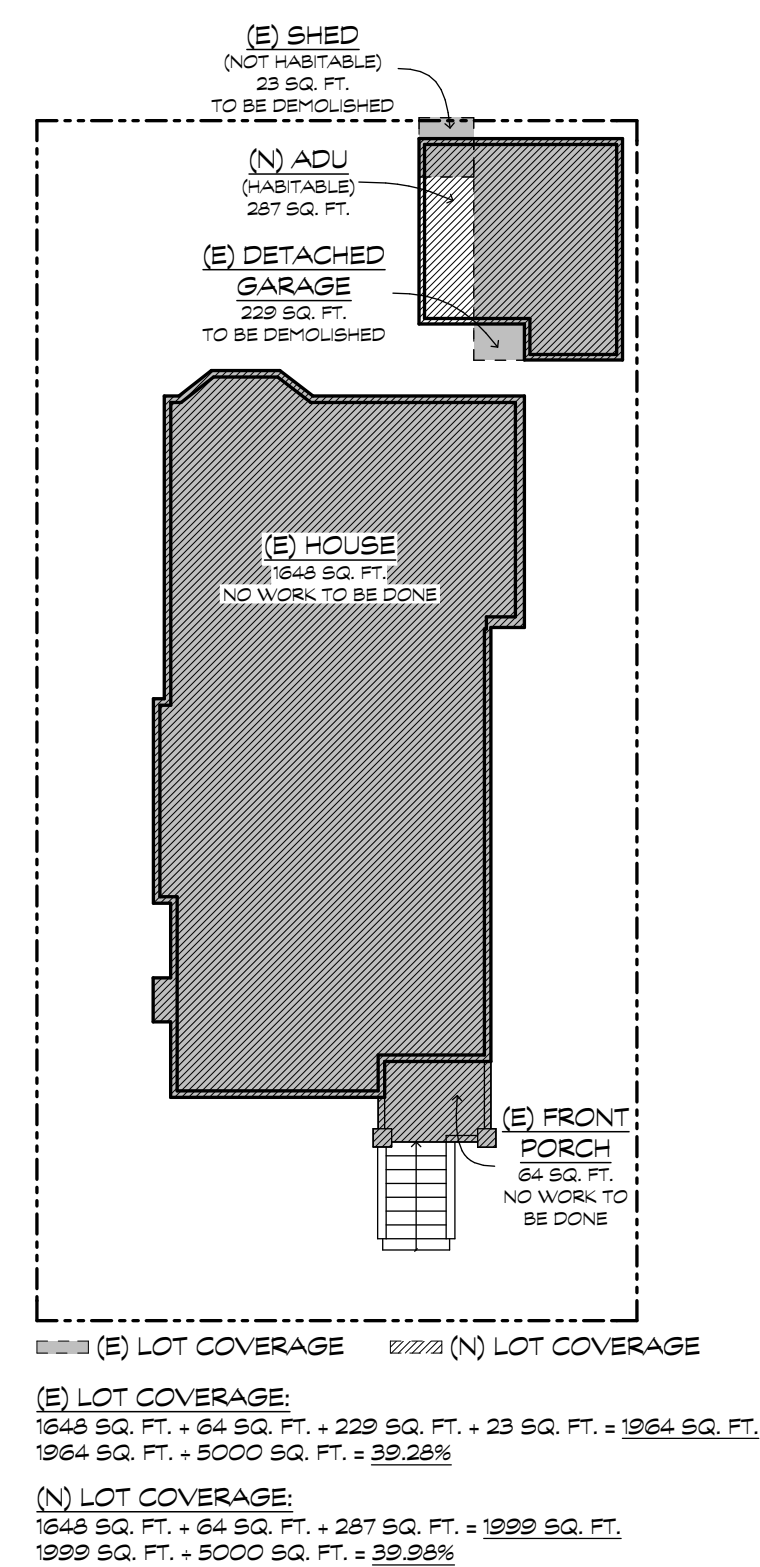
Alison Lenci, Assistant Planner
C: Shannon Allen, Principal Planner

GENERAL NOTES

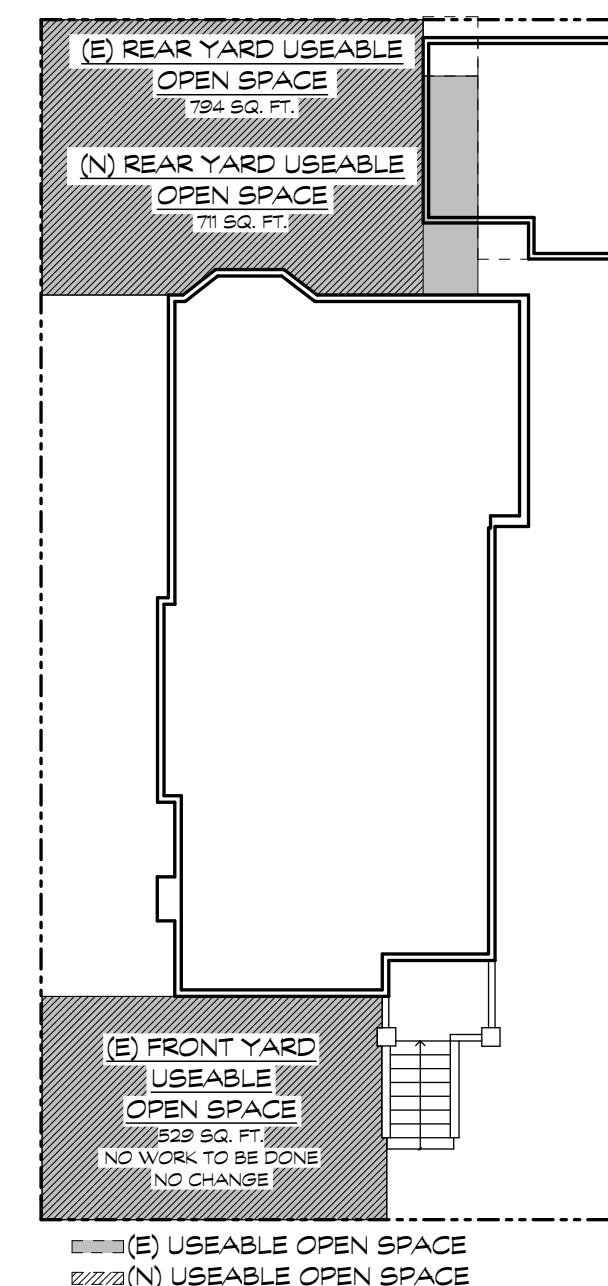
1. SITE CONDITIONS: BIDDERS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING LIMITATIONS. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER AS THAT SHOWN FOR SIMILAR CONDITIONS. FOR SPECIAL CONDITIONS OR DISCREPANCIES, NOTIFY THE ARCHITECT BEFORE BIDDING OR PROCEEDING WITH THE WORK.
2. PERMIT FEES AND INSURANCE: THE CONTRACT SHALL INCLUDE ALL PERMIT FEES UNLESS SPECIFICALLY NOTED IN THE BID AND CONTRACT. THE CONTRACTOR SHALL CARRY LIABILITY, PROPERTY DAMAGE, AND WORKERS COMPENSATION INSURANCE, AND PROVIDE OWNER CERTIFICATES FOR THESE POLICES. THE OWNER SHALL CARRY FIRE INSURANCE.
3. BUILDING CODES: ALL WORK SHALL CONFORM TO ALL APPLICABLE CURRENT CODES AND ORDINANCES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL MODIFICATIONS REQUESTED BY THE BUILDING DEPARTMENT, THE OWNER, CONSULTANTS, AND OTHER PARTIES.
4. TRADE STANDARDS: WORK SHALL BE COMPLETED SKILLFULLY AND IN ACCORDANCE WITH ACCEPTED TRADE STANDARDS. STANDARDS FOR CARE AND WORKMANSHIP SHALL BE AS DEFINED AND OUTLINED BY THE NATIONAL TRADE BODY SUCH AS SMACNA, TILE COUNCIL OF AMERICA, NAWCA, NRCA, LATHING AND PLASTER INSTITUTE OF NORTHERN CALIFORNIA, ETCETERA.
5. MANUFACTURERS' INSTRUCTIONS: FOLLOW THE MANUFACTURERS' INSTRUCTIONS CAREFULLY. INSTRUCTIONS AND WARRANTIES SHALL BE GIVEN TO THE OWNER UPON SUBSTANTIAL COMPLETION.
6. SUBSTITUTIONS: SUBSTITUTIONS WILL BE CONSIDERED, BUT THE CONTRACTOR SHALL NOT SUBSTITUTE EQUIPMENT, MATERIAL, OR METHODS WITHOUT SPECIFIC APPROVAL BY THE ARCHITECT.
7. SCHEDULE: THE CONTRACTOR SHALL INFORM THE OWNER AND ARCHITECT OF THE CONSTRUCTION SCHEDULE PRIOR TO STARTING WORK. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE DISRUPTION TO OCCUPANTS AND NEIGHBORS DURING CONSTRUCTION.
8. COORDINATION OF WORK: THE CONTRACTOR SHALL COORDINATE WORK BETWEEN SUBCONTRACTORS, TRADEPEOPLE, AND SUPPLIERS AS SHOWN IN THE DRAWINGS, SPECIFICATIONS, AND CONTRACT.
9. CHANGE ORDERS: ALL CHANGE ORDERS SHALL BE AGREED TO AND IN WRITING PRIOR TO EXECUTION OF WORK.
10. DIMENSIONS: CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE TO THE ROUGH FRAME UNLESS OTHERWISE NOTED. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.
11. NOTCHES, BORES AND CUTS TO THE STRUCTURE, DO NOT NOTCH, BORE OR CUT MEMBERS FOR PIPES, DUCTS OR OTHER REASONS EXCEPT AS SHOWN ON DRAWINGS WITHOUT THE SPECIFIC ADVANCE APPROVAL OF THE ARCHITECT.
12. DEMOLITION: THE CONTRACTOR SHALL EXECUTE DEMOLITION WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY FROM DAMAGE BY SETTLEMENT, FALLING DEBRIS, AND OTHER CAUSES IN CONNECTION WITH THIS WORK. WHERE EXISTING CONSTRUCTION IS CUT, DAMAGED, OR REMODELED, PATCH OR REPLACE WITH MATERIALS THAT MATCH THE KIND, QUALITY AND PERFORMANCE OF ADJACENT SURFACES.
13. ASBESTOS: IF THE CONTRACTOR ENCOUNTERS ASBESTOS, HE OR SHE SHALL WARN ALL EMPLOYEES, SUBCONTRACTORS, OWNER, OCCUPANTS, AND ARCHITECT PRIOR TO DEMOLITION AND CONSTRUCTION. ALSO, IF DURING DEMOLITION OR CONSTRUCTION, MATERIALS CONTAINING ASBESTOS BECOME DISTURBED OR AIRBORNE, THEY MUST BE REMOVED. REMOVAL AND DISPOSAL MUST CONFORM TO THE LATEST REQUIREMENTS OF THE EPA, OSHA, CALIFORNIA DEPARTMENT OF HEALTH SERVICE AND LOCAL AUTHORITIES. ASBESTOS REMOVAL IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
14. CLEANUP: THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AT THE END OF THE JOB AND DISPOSE OF IT LEGALLY. CLEAN ALL NEW WINDOWS AND LEAVE THE JOB BROOM CLEAN.
15. WARRANTY: CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR FROM THE COMMENCEMENT OF SPECIFIC WARRANTIES, AND MAKE CORRECTIONS TO THE WORK DURING THESE PERIODS.



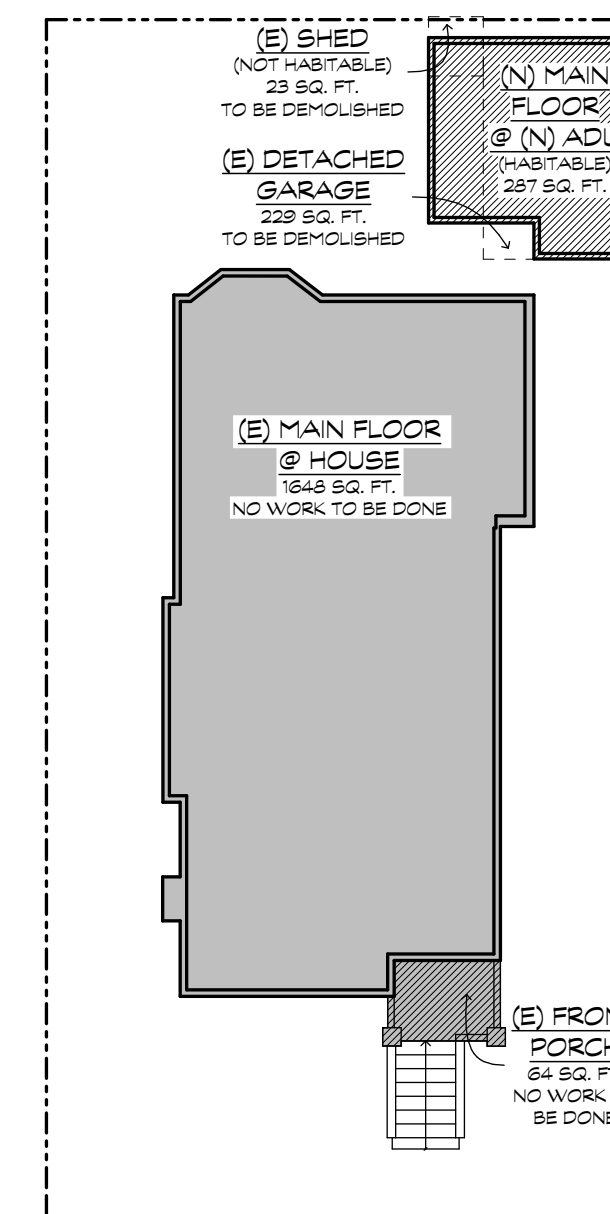
BOUNDARY & SITE SURVEY
SCALE: 1" = 8'-0"



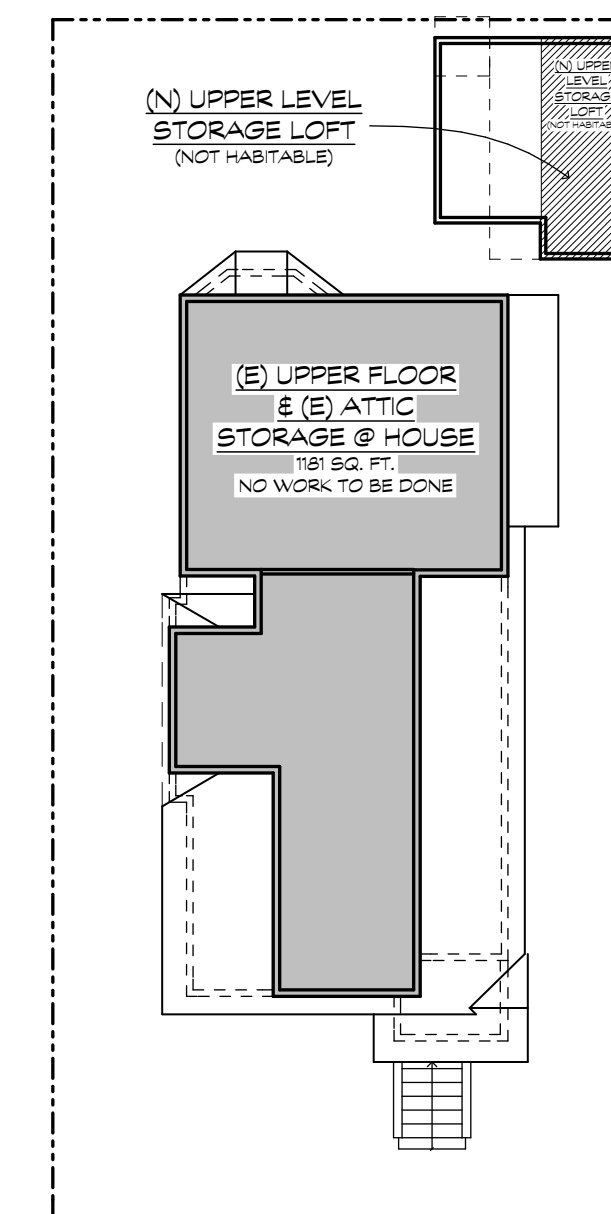
LOT COVERAGE
SPACE DIAGRAM
SCALE: 1/16" = 1'-0"



USEABLE OPEN
SPACE DIAGRAM
SCALE: 1/16" = 1'-0"



MAIN FL. FLOOR
AREA DIAGRAM
SCALE: 1/16" = 1'-0"



UPPER FL. FLOOR
AREA DIAGRAM
SCALE: 1/16" = 1'-0"

AUP APPLICATION SET 06.11.18

JOB ADDRESS ADU FOR COLE SMITH 866 ENSENADA AVE BERKELEY, CA 94702	DATE 06.11.18 DRAWN BY JY
JASON KALDIS ARCHITECT, INC. 1250 ADDISON STREET - STUDIO 210 BERKELEY, CA 94702 PH (510) 549-3584 FX (510) 549-3574 JASON@JKALDISARCHITECT.COM	
DRAWING TITLE BOUNDARY & SITE SURVEY (BY ANDREAS DEAK), USEABLE OPEN SPACE DIAGRAM, FLOOR AREA DIAGRAM, LOT COVERAGE DIAGRAM	
SHEET 1.1 OF TOTAL SHEETS 160161	

CODES

2016 CA FIRE CODE
2016 CA BUILDING CODE
2016 CA MECHANICAL CODE
2016 CA PLUMBING CODE
2016 CA ELECTRICAL CODE
2016 ENERGY CODE
2016 CA GREEN CODE
2016 CA RESIDENTIAL CODE

PROJECT SCOPE

RAISING OF (E) RESIDENCE TO CREATE A TWO STORY DUPLEX . NEW 2 STORY ACCESSORY BLDG. IN REAR, GARAGE ON THE GROUND FLOOR AND WORKSHOP ON TOP FLOOR.

PROJECT DATA

TITLE RESIDENTIAL ADDITION
2325 6TH STREET
BERKELEY, CALIFORNIA

ZONING: RI-A
OCCUPANCY: R-3
CONSTRUCTION TYPE: V-BN
SPRINKLERS: NO
LOT SIZE: = 6000 SF

SETBACKS
FRONT = 20'
REAR = 20'
SIDE = 4'

AREA TABULATIONS

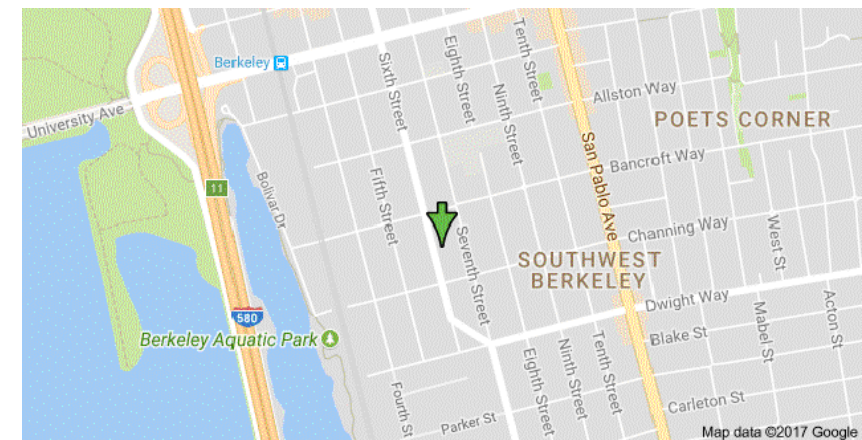
STRUCTURE INFORMATION (EXISTING)						
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	NO. OF DWELING UNITS	OFF STREET PARKING	
MAIN BLDG.						
1ST FL	1348	V-B	1	R-3	1	
TOTAL	1348					2
STRUCTURE INFORMATION (PROPOSED)						
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	NO. OF DWELING UNITS	OFF STREET PARKING	
MAIN BLDG.						
1ST FL	1443	V-B		R-3	1	
2ND	1439	V-B		R-3	1	
TOTAL	2882		2		2	2
ACCESSORY						
	944	V-B	2		0	2
TOTAL	3826					
FOOTPRINTS						
HOUSE	1701	SF				
COVERED DECKS	120	SF				
PORCH(FRONT)	93.4	SF				
ACCESS. STRUCTURE	473	SF				
TOTAL	2387.4	SF				
PERCENTAGE	39.8%					

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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

VICINITY MAP

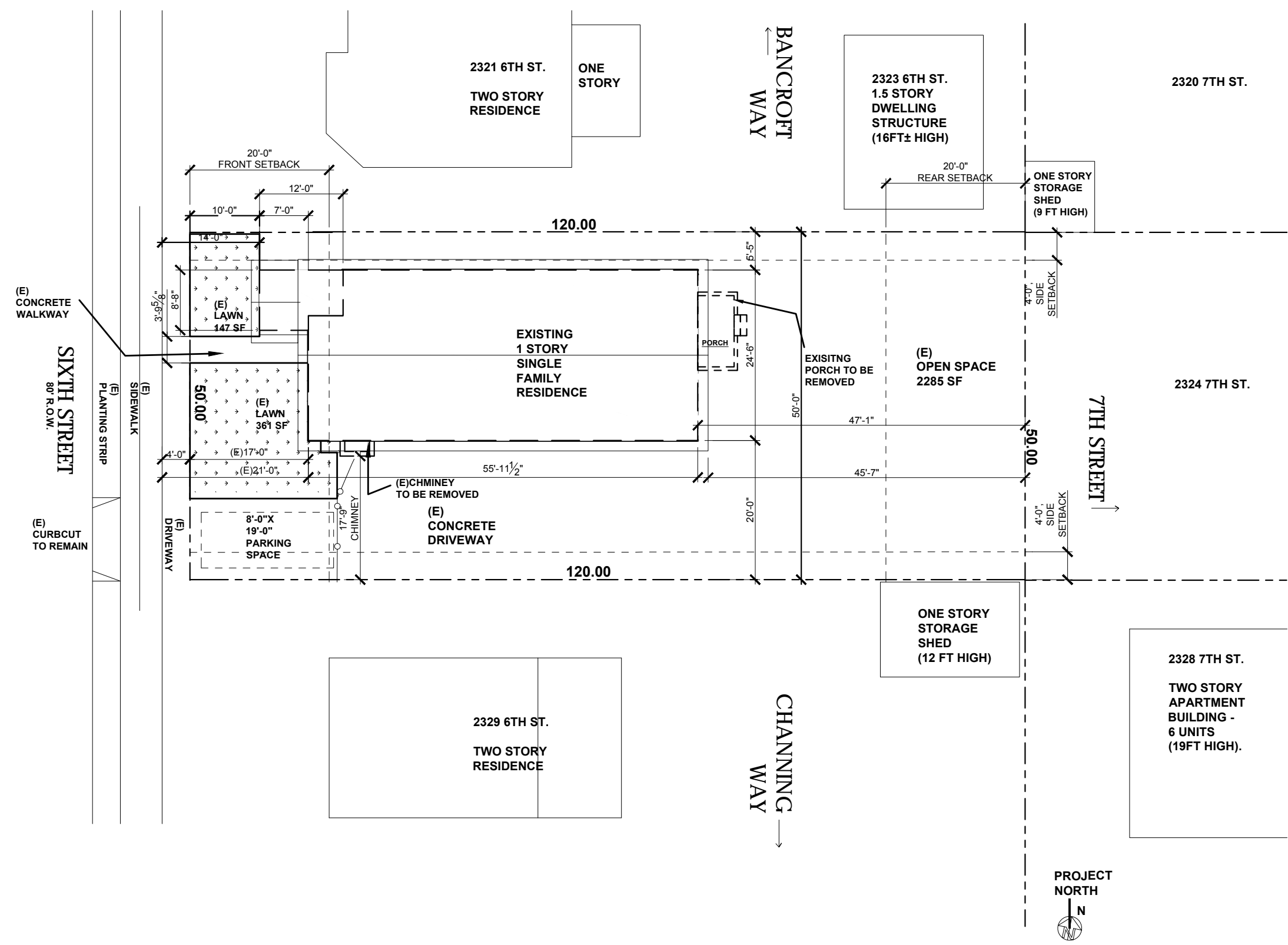


Date SEPT. 18, 2018
Drawn by BM
Scale AS NOTED

TITLE SHEET

A0.0

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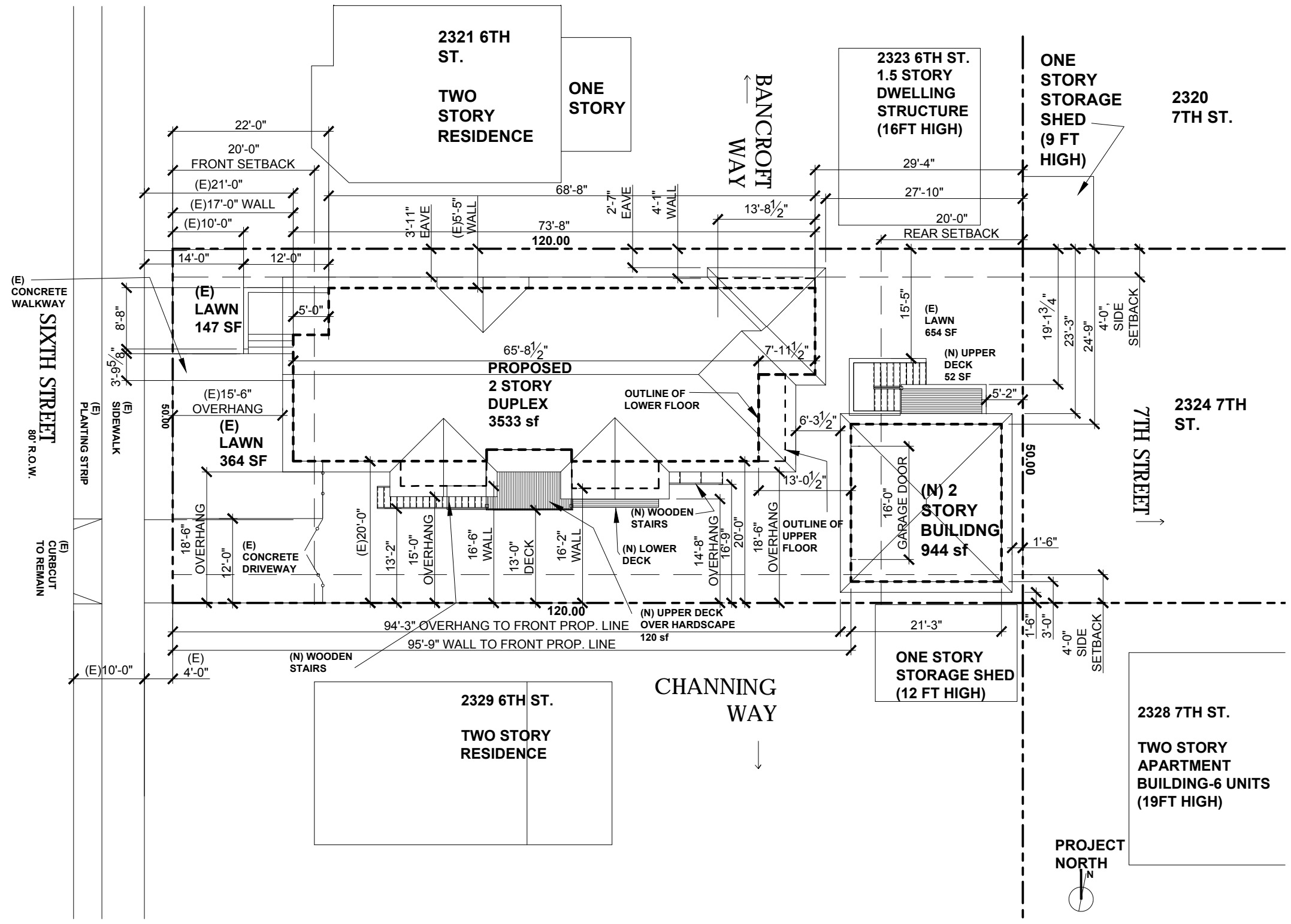
Date SEPT. 18, 2018
Drawn by
Scale: AS NOTED

EXISTING
SITE PLAN
PLAN

A0.1

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





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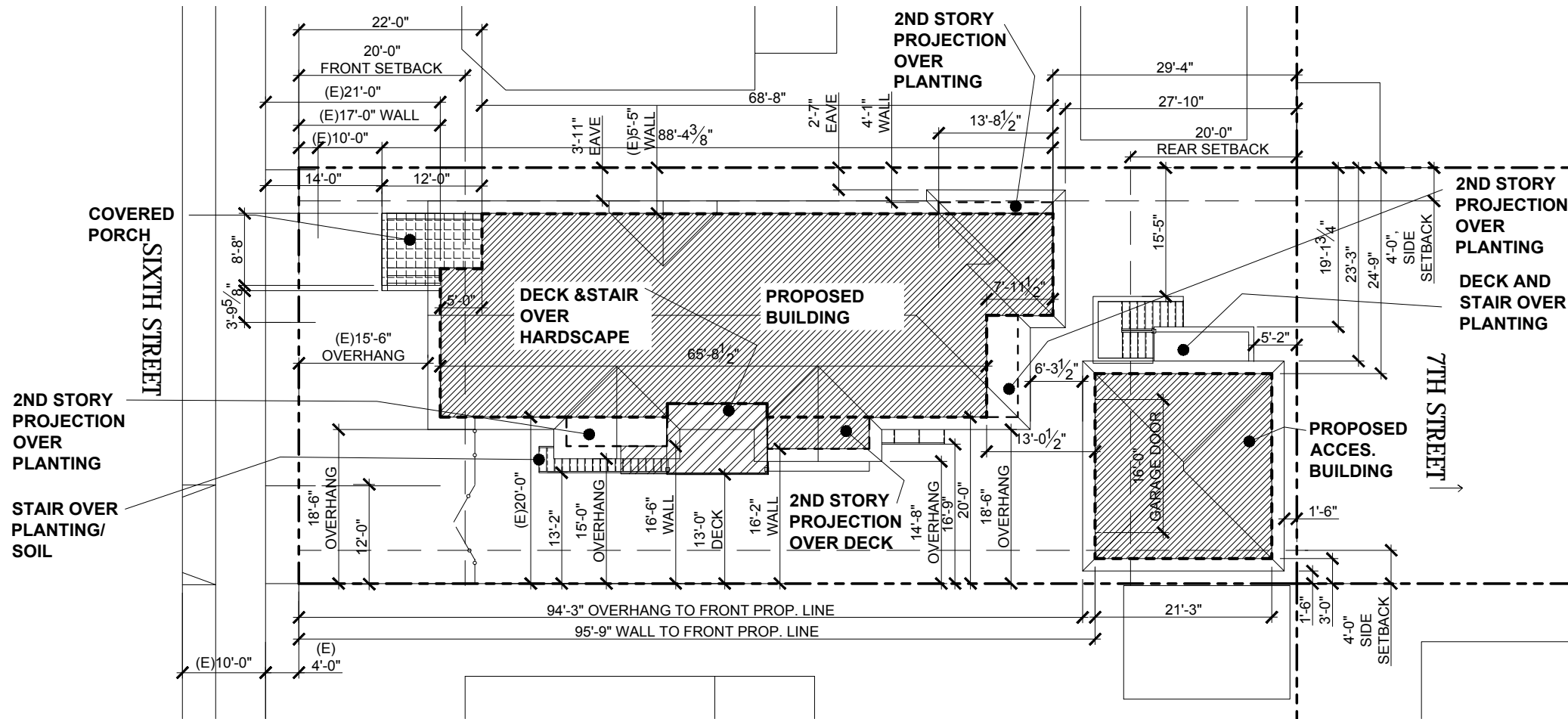
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

PROPOSED	Date	SEPT 13, 2018
SITE PLAN	Drawn by	BM
	Scale	AS NOTED

1 PROPOSED SITE PLAN
1/16" = 1'-0"

A0.2


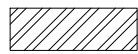

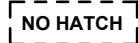



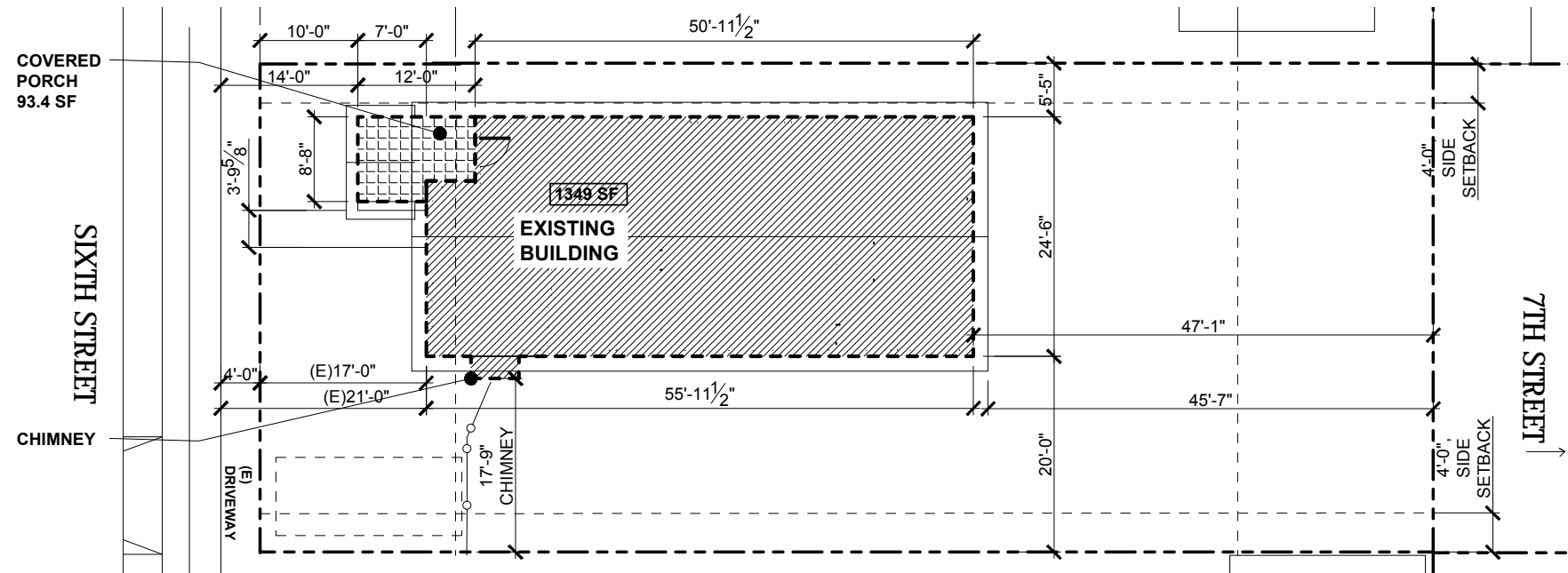
2 PROPOSED LOT COVERAGE
1/16" = 1'-0"

EXISTING		
HOUSE	1349	SF
PORCH(FRONT)	93.4	SF
TOTAL	1442.4	SF
PERCENTAGE	24.0%	

PROPOSED		
HOUSE	1701	SF
COVERED DECKS OR STAIRS	120	SF
PORCH(FRONT)	93.4	SF
ACCESS. STRUCTURE	473	SF
TOTAL	2387.4	SF
PERCENTAGE	39.8%	

HATCH LEGEND

-  AREA OF BUILDING -COUNTED IN LOT COVERAGE
-  AREA OF DECKS AND STAIRS OVER HARDSCAPE -COUNTED IN LOT COVERAGE
-  AREA OF COVERED PORCH -COUNTED IN LOT COVERAGE
-  AREA OF 2ND FLOOR PROJECTIONS OVER PLANTING - NOT COUNTED IN COVERAGE
-  AREA OF DECKS AND STAIRS OVER PLANTING OR SOIL- NOT COUNTED IN COVERAGE



1 EXISTING LOT COVERAGE
1/16" = 1'-0"

RESIDENTIAL ADDITION TO
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GARAG / WORKSHOP

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2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date SEPT 13, 2018
Drawn by BM
Scale AS NOTED

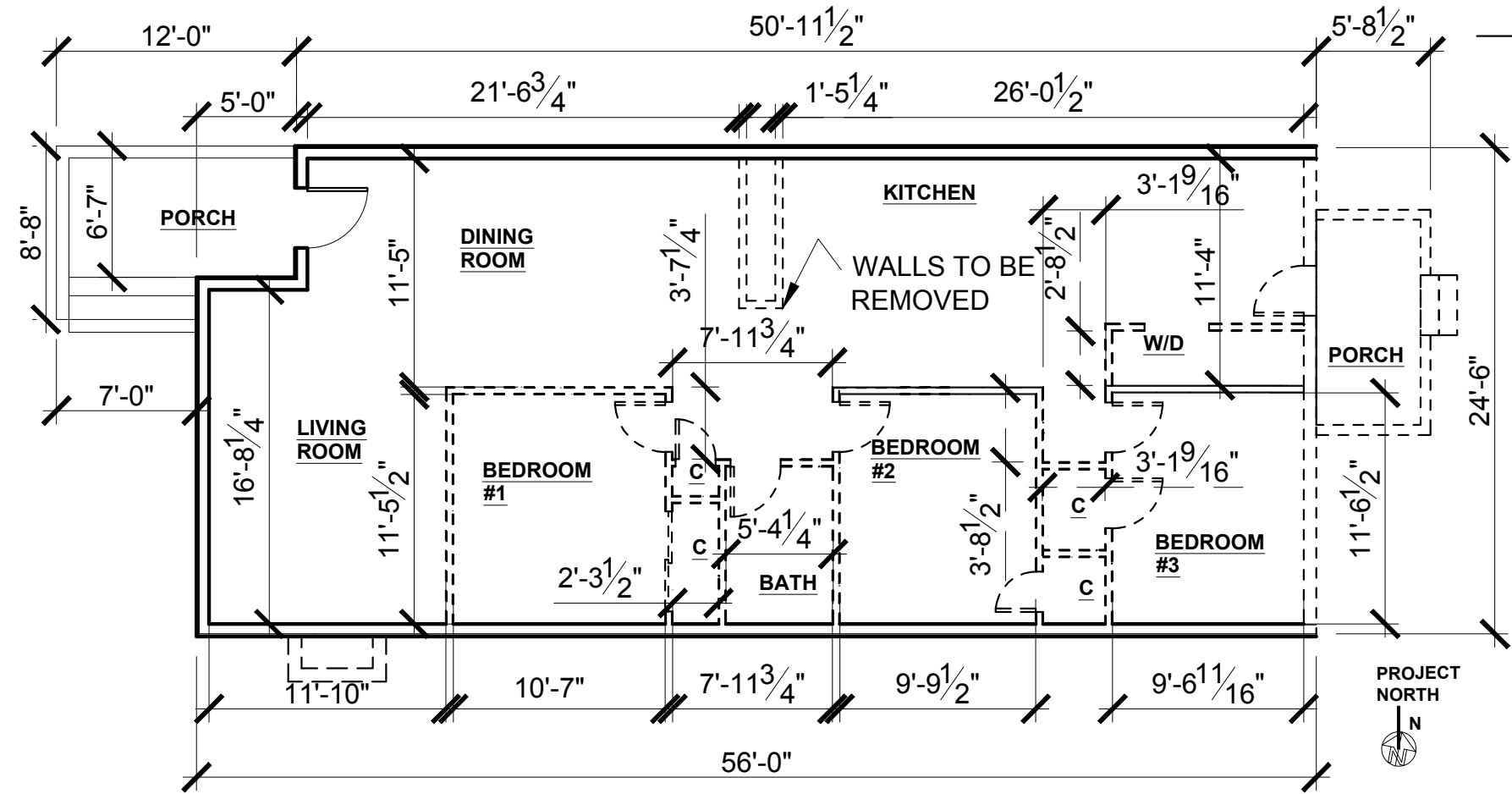
EXISTING AND
PROPOSED
LOT COVERAGE

A0.3

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**RESIDENTIAL ADDITION TO
 CREATE DUPLEX AND NEW
 GARAGE/WORKSHOP**

2325 6TH STREET
 BERKELEY, CA
 APN # 056-194-19



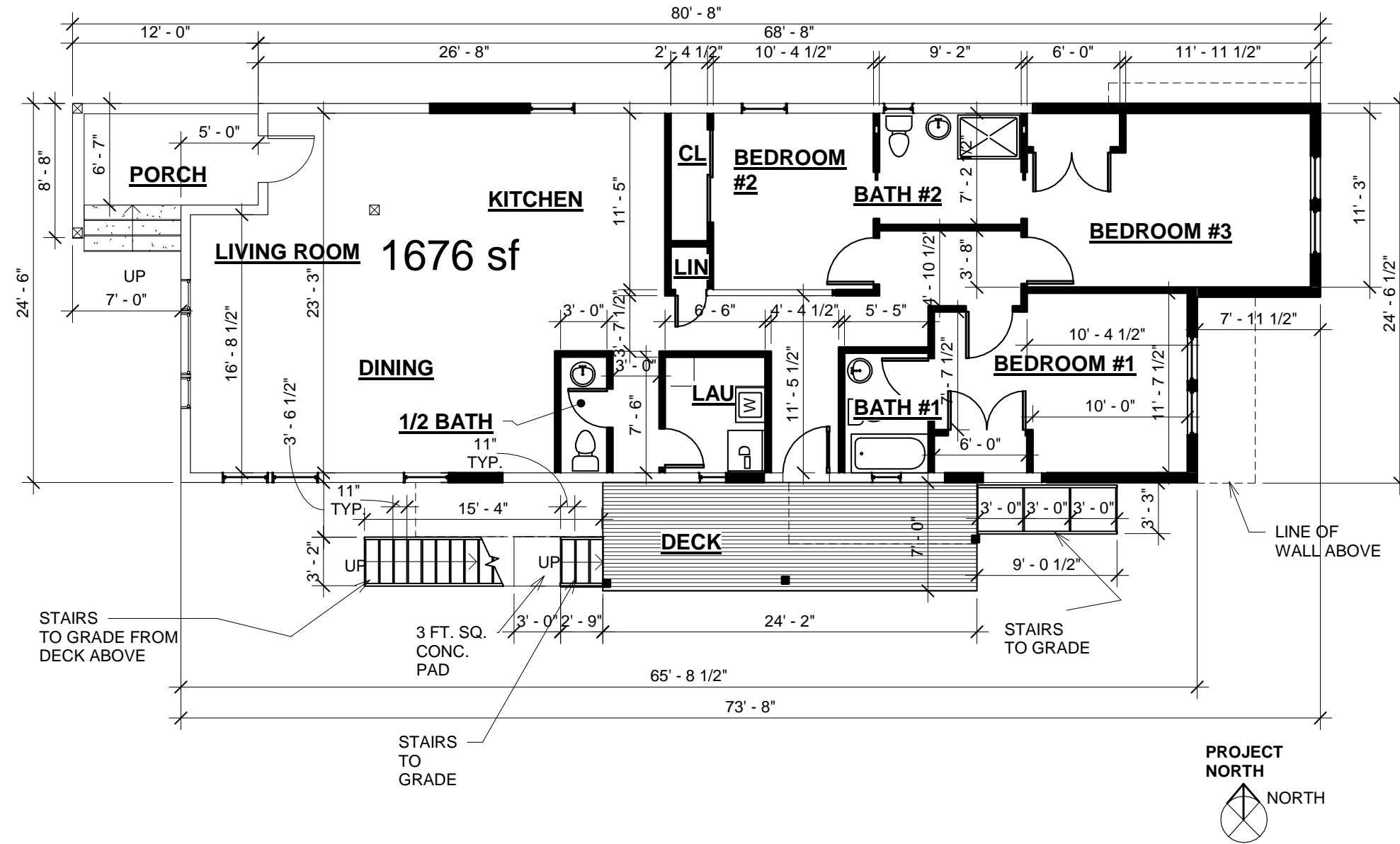
1 DEMOLITION FLOOR PLAN
 1/8" = 1'-0"

Date SEPT. 18, 2018
 Drawn by
 Scale: AS NOTED

DEMOLITION
 PLAN

A1.0

6TH STREET



1 PROPOSED LOWER FLOOR
1/8" = 1'-0"

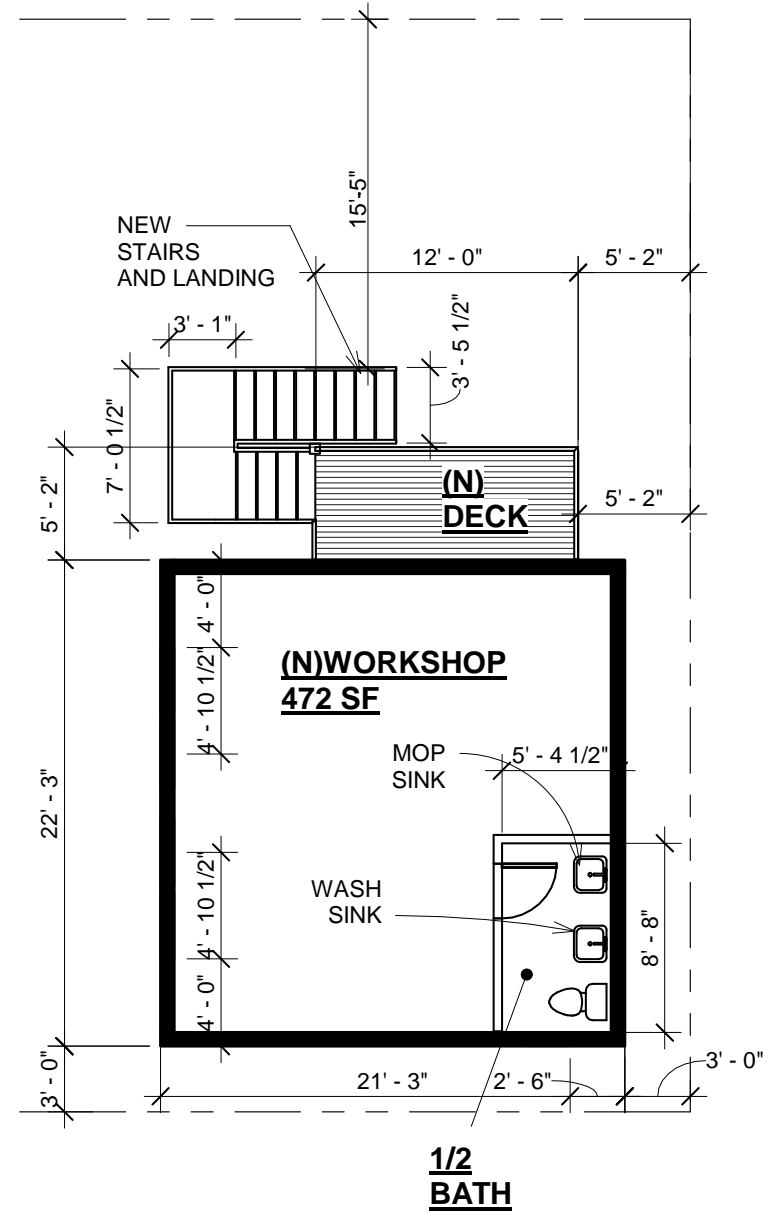
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**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

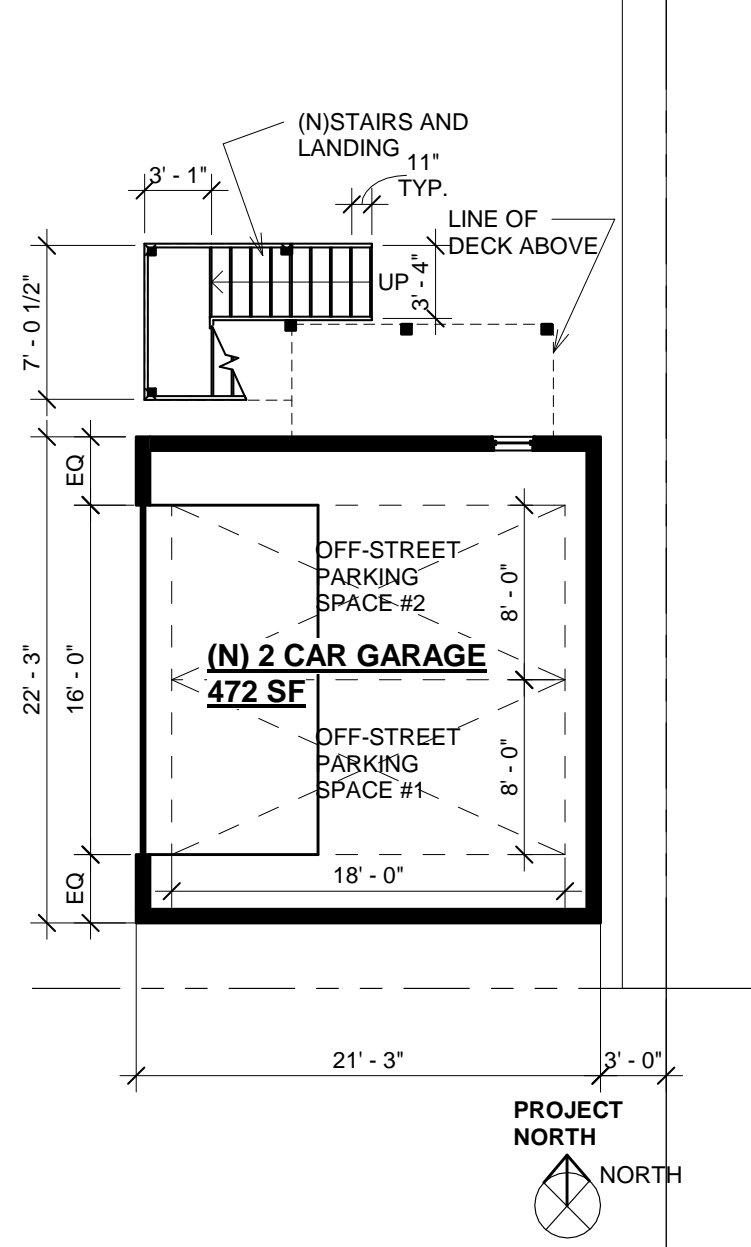
Date	SEPT. 18, 2018
Drawn by	BM
Scale	1/8" = 1'-0"

PROPOSED FIRST
FLOOR PLAN

A2.0



② PROPOSED SECOND FLOOR-NEW REAR STRUCTURE
1/8" = 1'-0"



① PROPOSED LOWER FLOOR -NEW REAR STRUCTURE
1/8" = 1'-0"

PROPOSED ACCESSORY
STRUCTURE

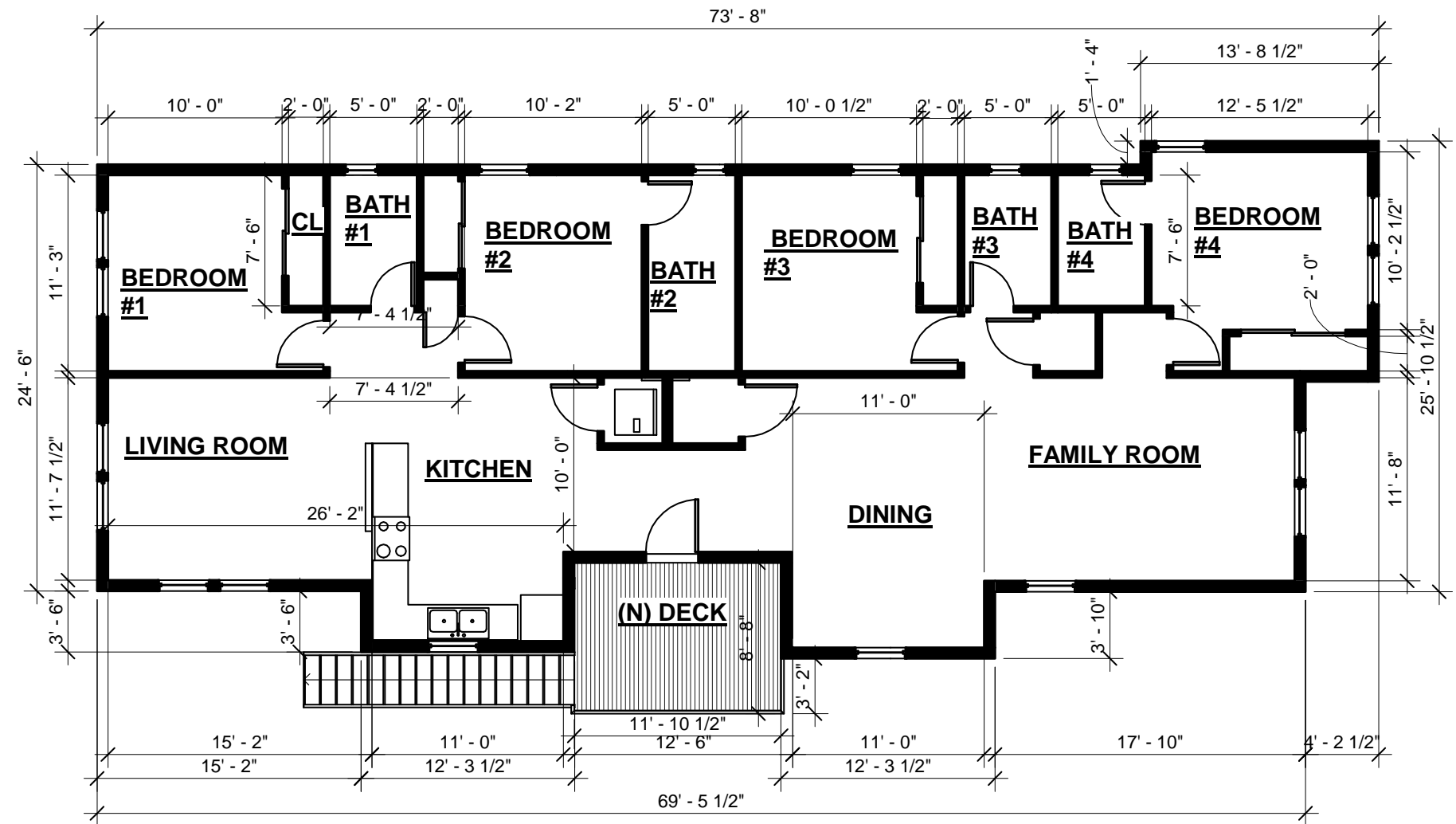
Date	SEPT. 18, 2018
Drawn by	Author
Scale	1/8" = 1'-0"

RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP

2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

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A2.2



① (N) SECOND FLOOR
1/8" = 1'-0"

PROPOSED SECOND
FLOOR PLAN

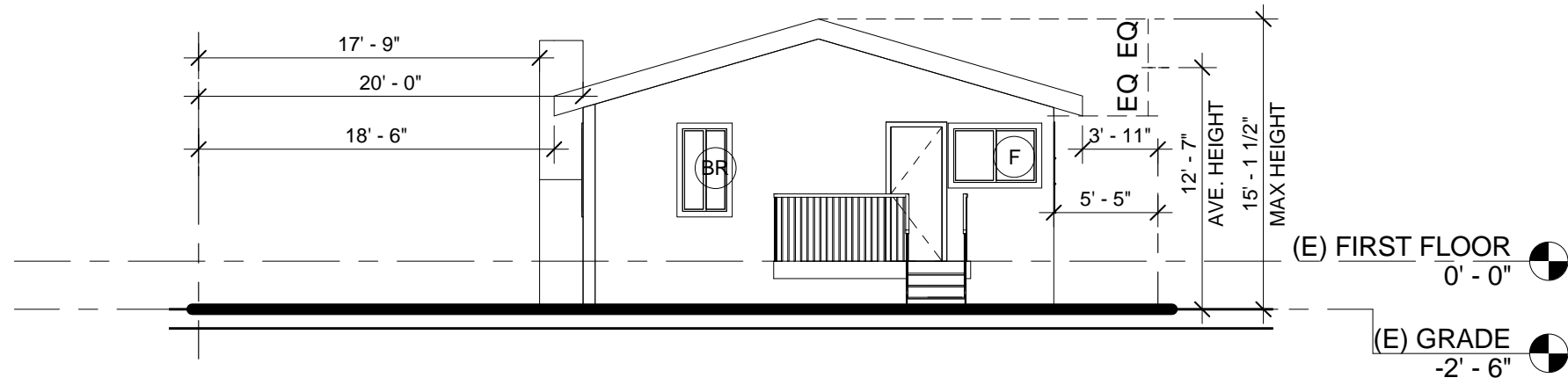
Date	SEPT. 18, 2018
Drawn by	Author
Scale	1/8" = 1'-0"

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP

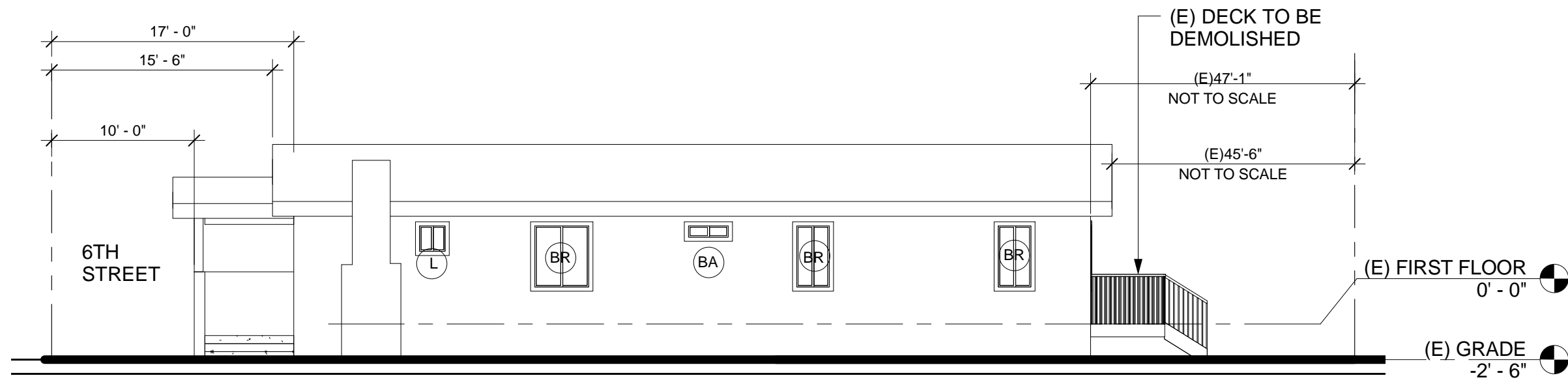
2325 SIXTH ST
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APN # 056-194-10190

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A2.1



② EXISTING EAST (REAR) ELEVATION
1/8" = 1'-0"



① EXISTING SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

OPENINGS LEGEND

- ⊙ BD BEDROOM
- ⊙ BA BATHROOM
- ⊙ L LIVING
- ⊙ K KITCHEN
- ⊙ D DINING
- ⊙ F FAMILY RM.

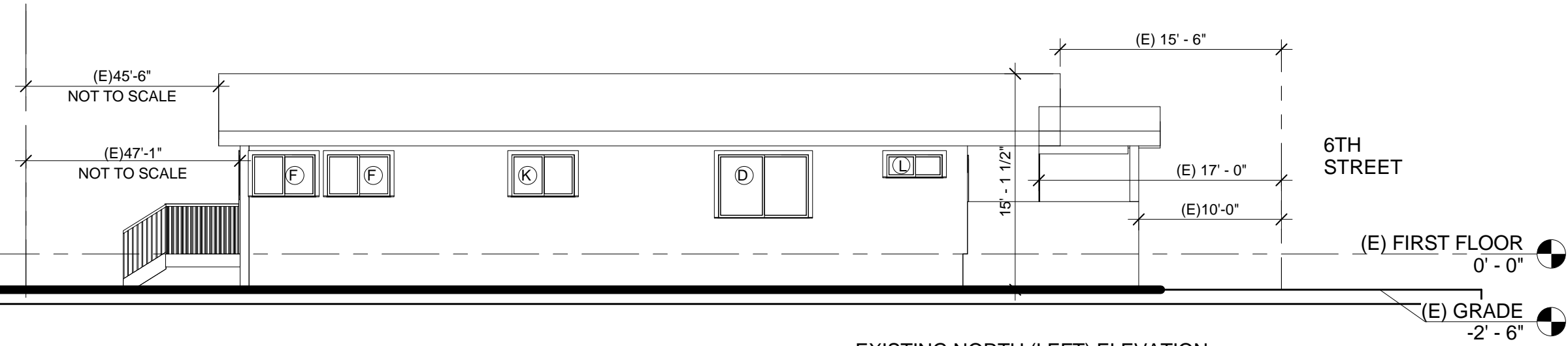
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**RESIDENTIAL ADDITION TO
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2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

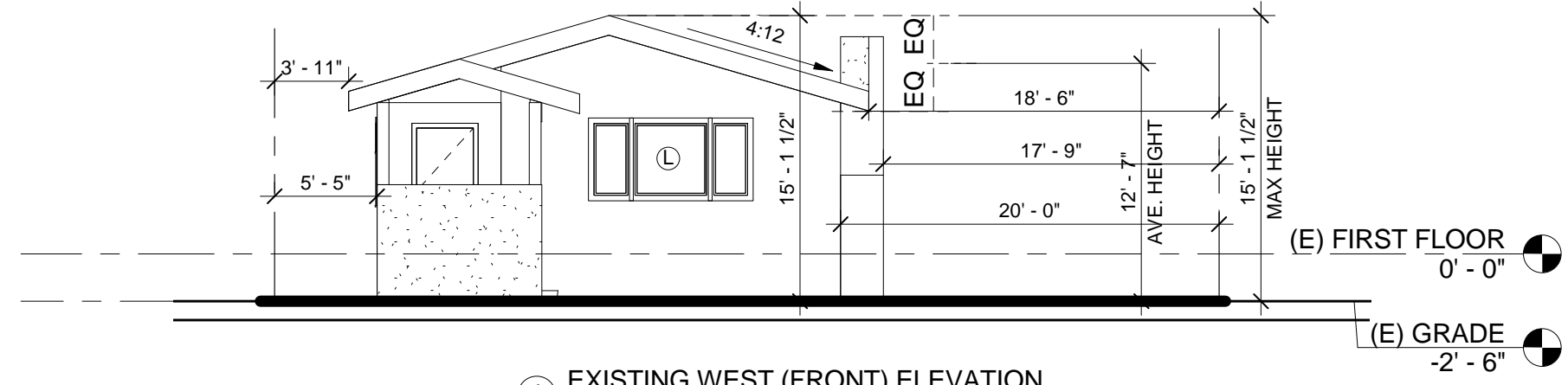
EXISTING EXTERIOR
ELEVATIONS

Date SEPT. 18, 2018
Drawn by Author
Scale 1/8" = 1'-0"

A3.0



② EXISTING NORTH (LEFT) ELEVATION
1/8" = 1'-0"



① EXISTING WEST (FRONT) ELEVATION
1/8" = 1'-0"

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**RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

EXISTING EXTERIOR
ELEVATIONS

Date SEPT. 18, 2018
Drawn by Author
Scale 1/8" = 1'-0"

A3.1

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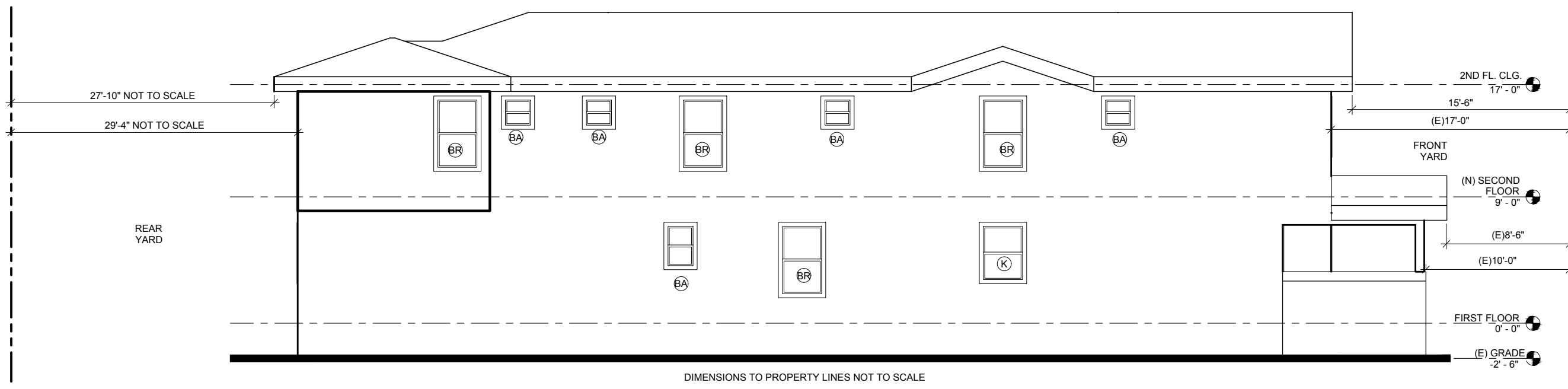
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

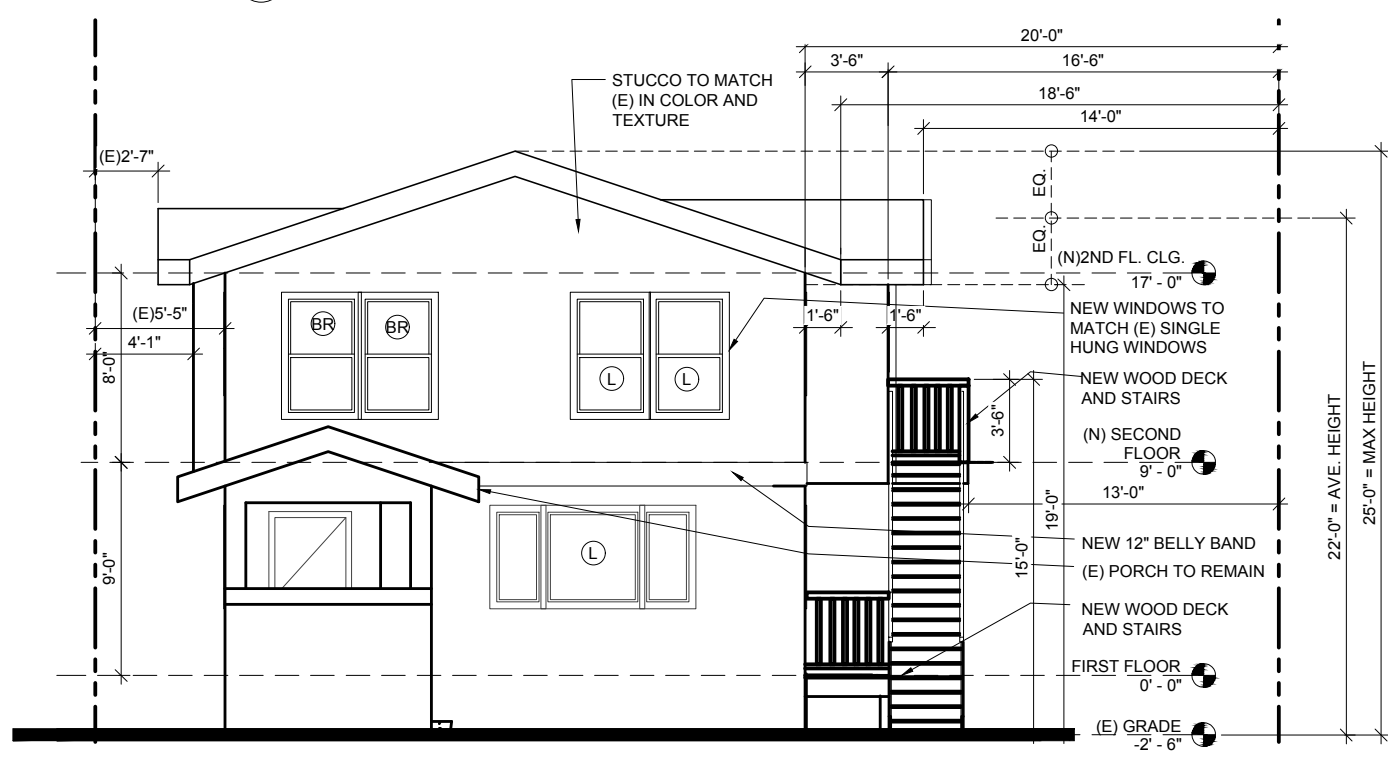
Date SEPT. 18, 2018
Drawn by BM
Scale AS NOTED

**PROPOSED
EXTERIOR
ELEVATIONS**

A3.2



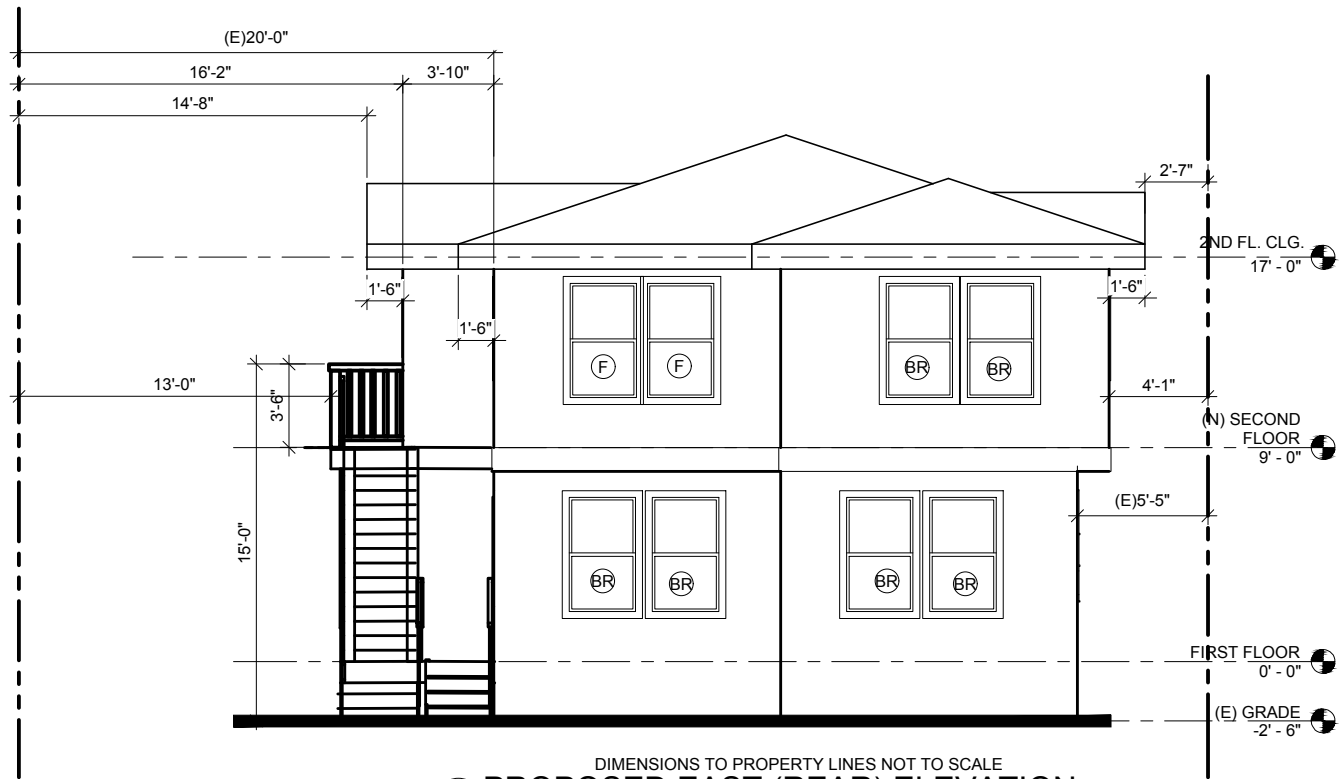
2 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



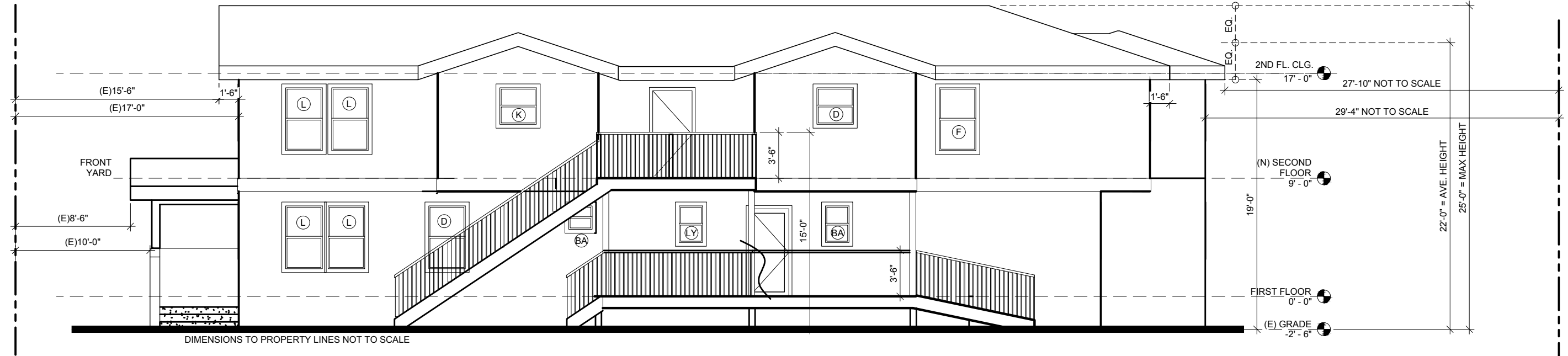
1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"

OPENINGS LEGEND

- BR BEDROOM
- BA BATHROOM
- L LIVING
- K KITCHEN
- D DINING
- F FAMILY RM.
- LY LAUNDRY
- W WORKSHOP
- G GARAGE



2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



1 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

RESIDENTIAL ADDITION TO
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GARAGE/WORKSHOP

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2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

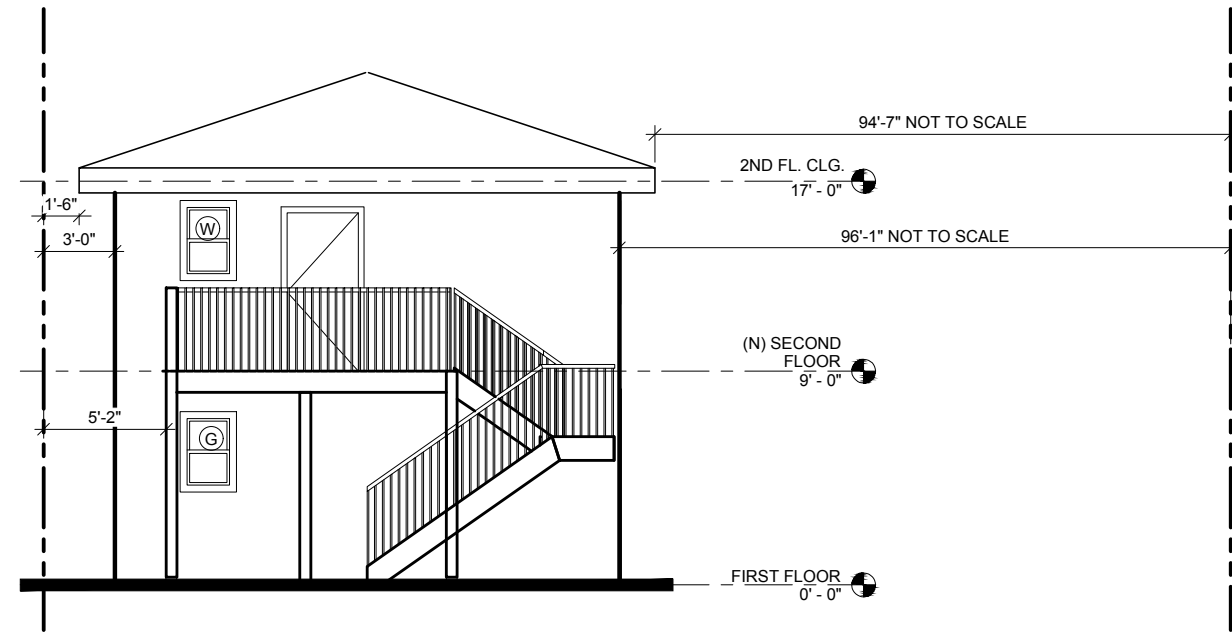
Date SEPT. 18, 2018
Drawn by BM
Scale AS NOTED

PROPOSED
EXTERIOR
ELEVATIONS

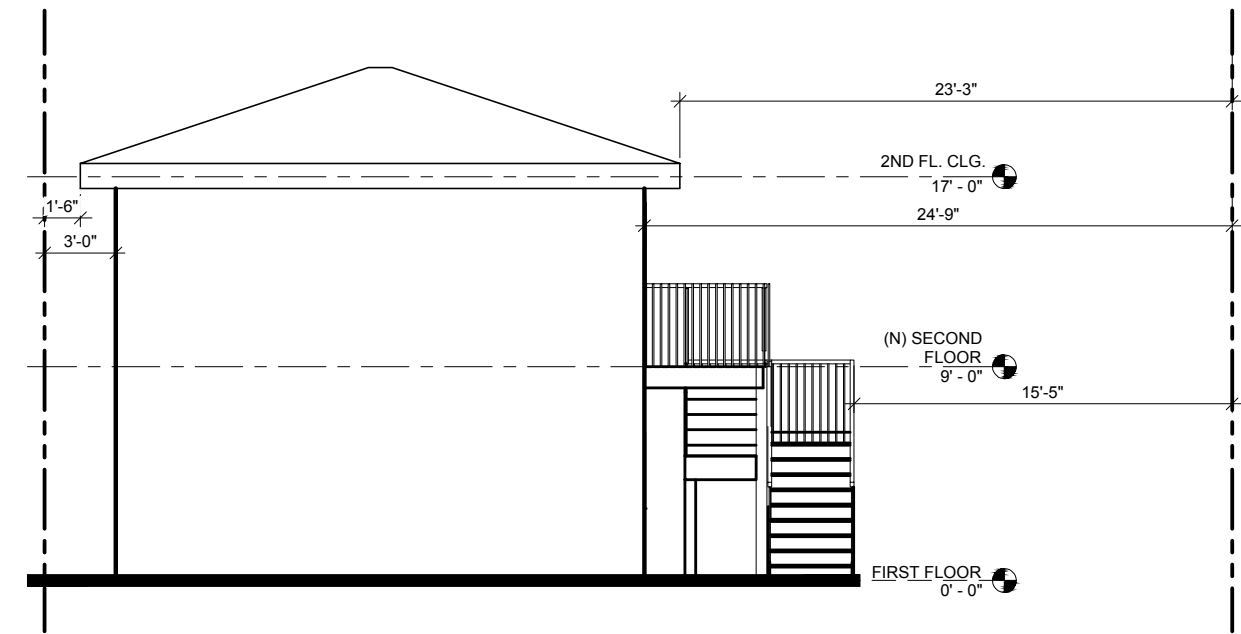
A3.3

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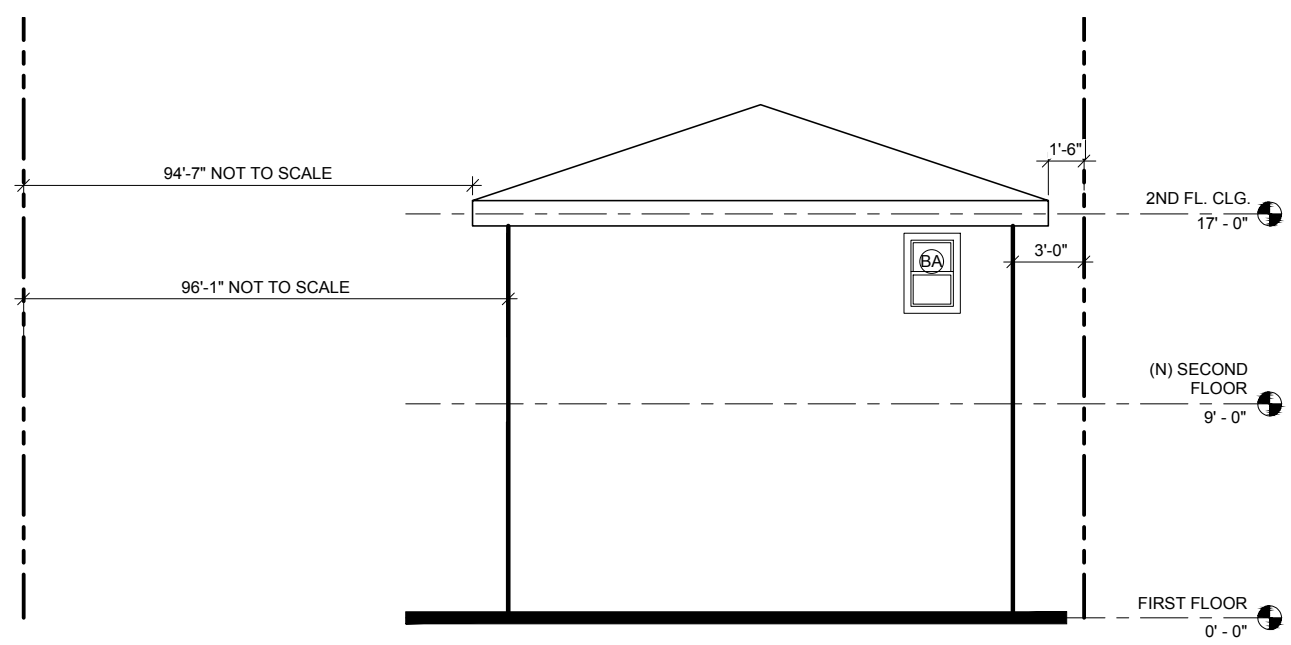
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19



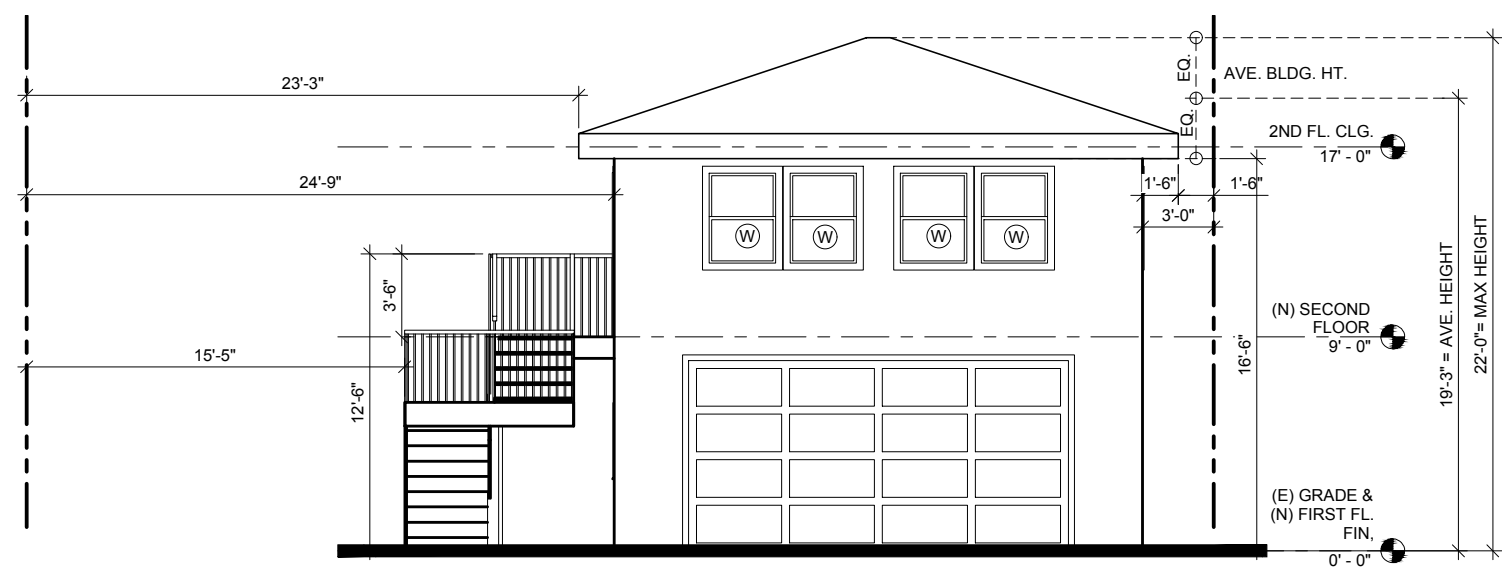
4 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



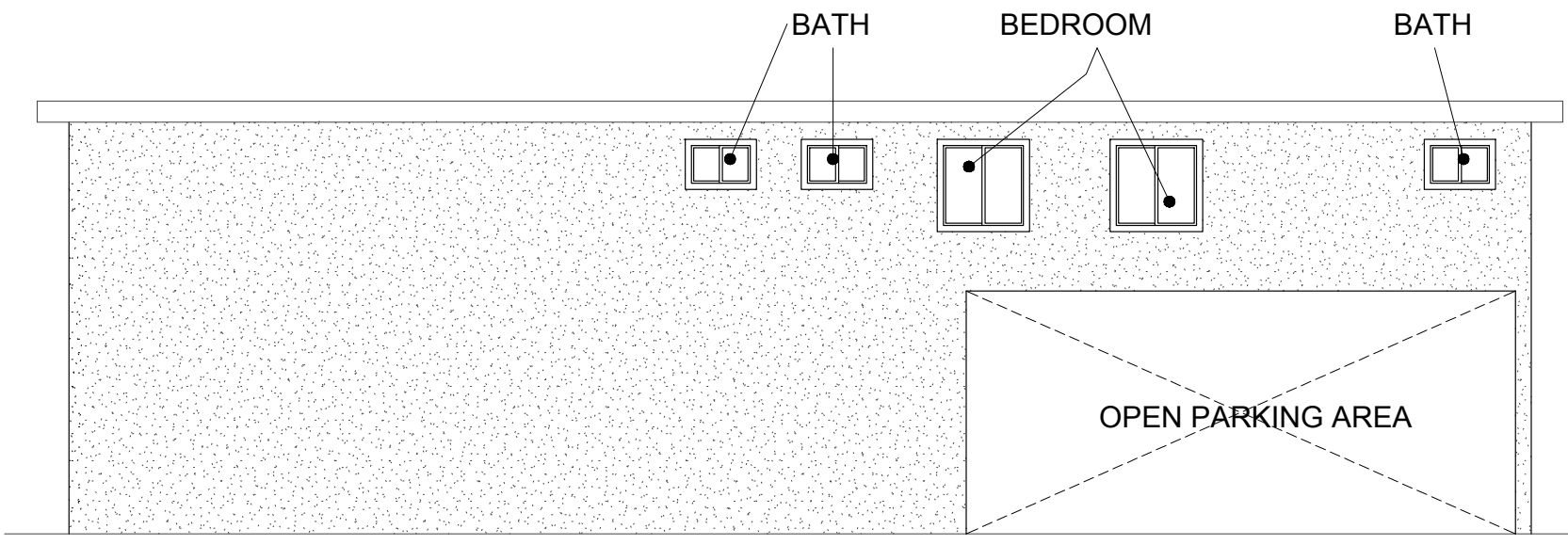
3 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"



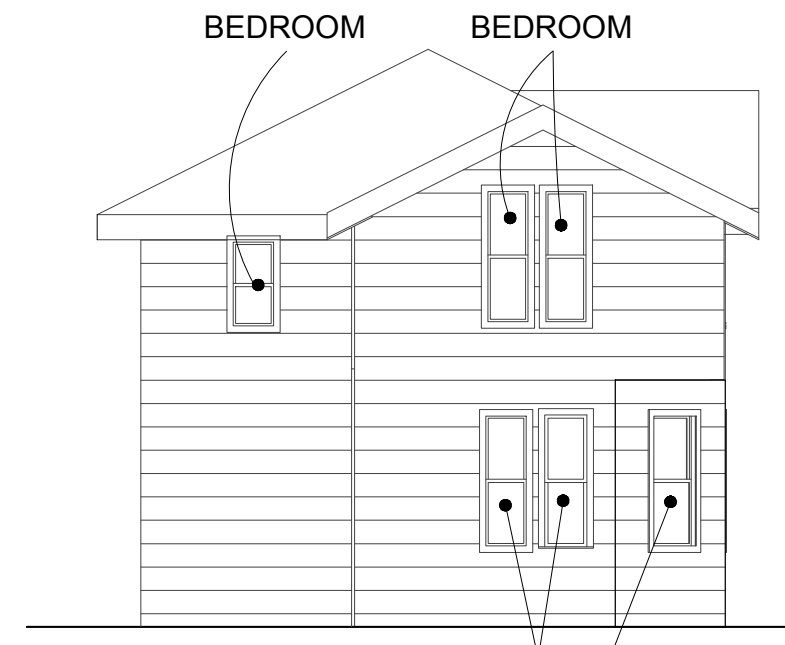
1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS NEW REAR STRUCTURE	Date SEPT. 18, 2018
	Drawn by BM
	Scale AS NOTED

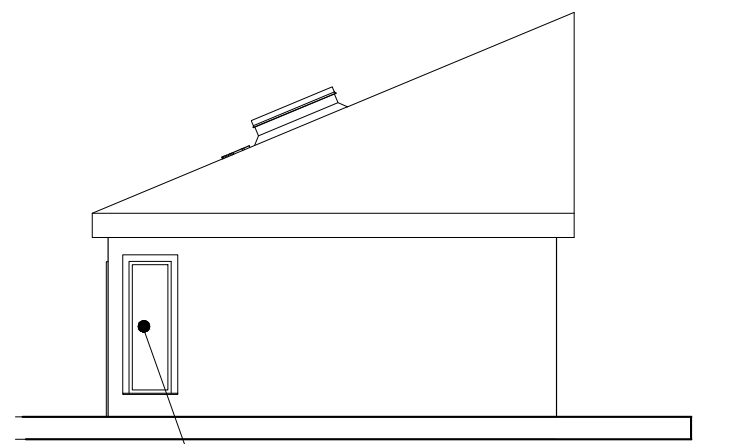
A3.4



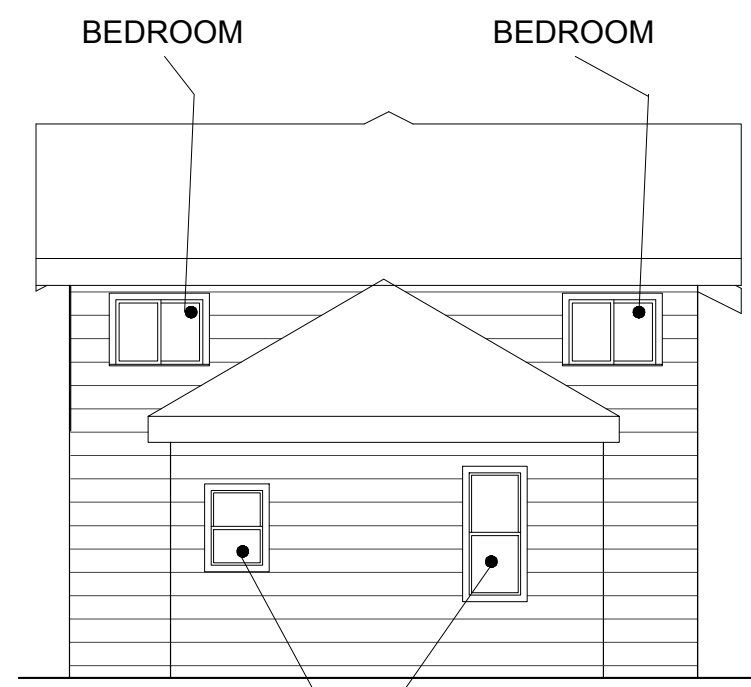
**2328 7TH STREET
(NORTH WALL)**
1/8" = 1'-0"



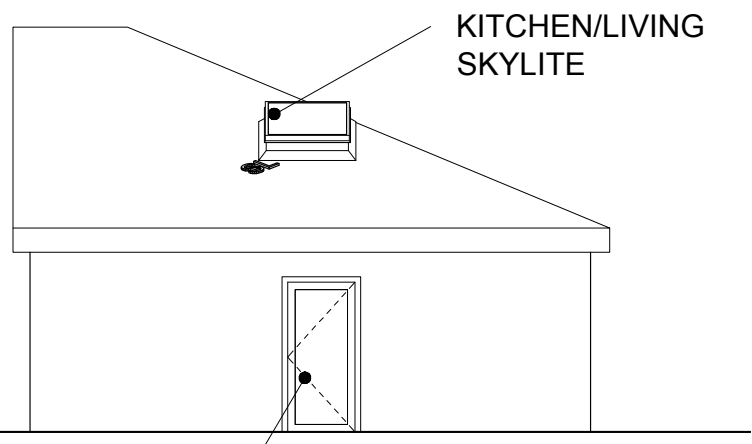
**2321 6TH ST
(WEST/STREET
WALL)**
1/8" = 1'-0"



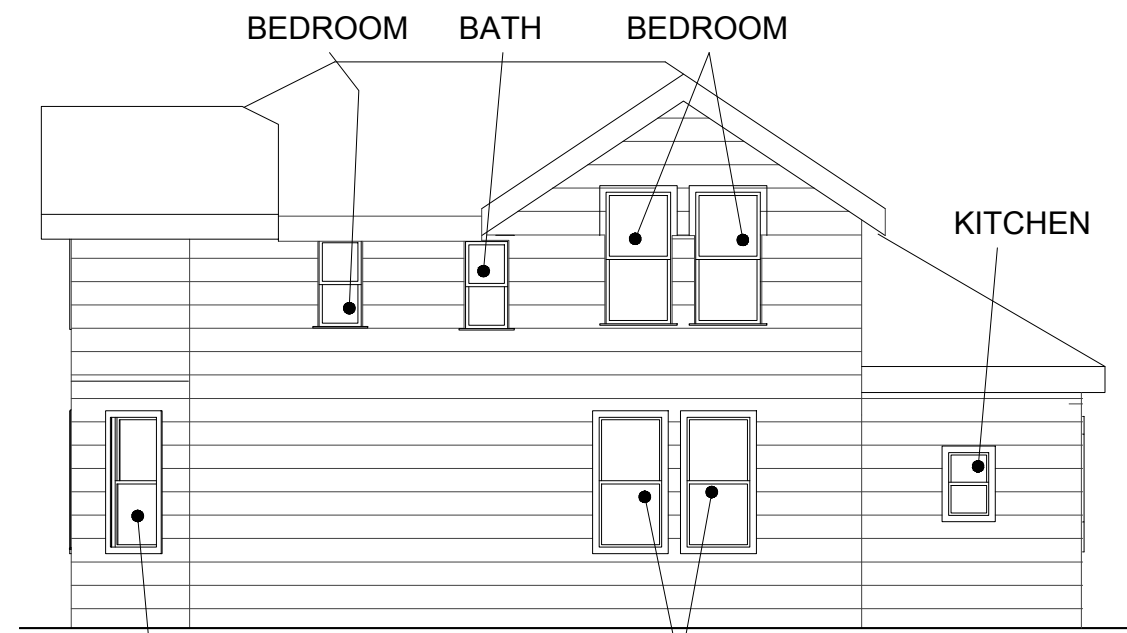
**2323 6TH ST.
(SOUTH WALL)**



**2321 6TH ST.
(EAST WALL)**
1/8" = 1'-0"



**2323 6TH ST.
(WEST WALL)**
1/8" = 1'-0"



**2321 6TH ST.
(SOUTH WALL)**
1/8" = 1'-0"

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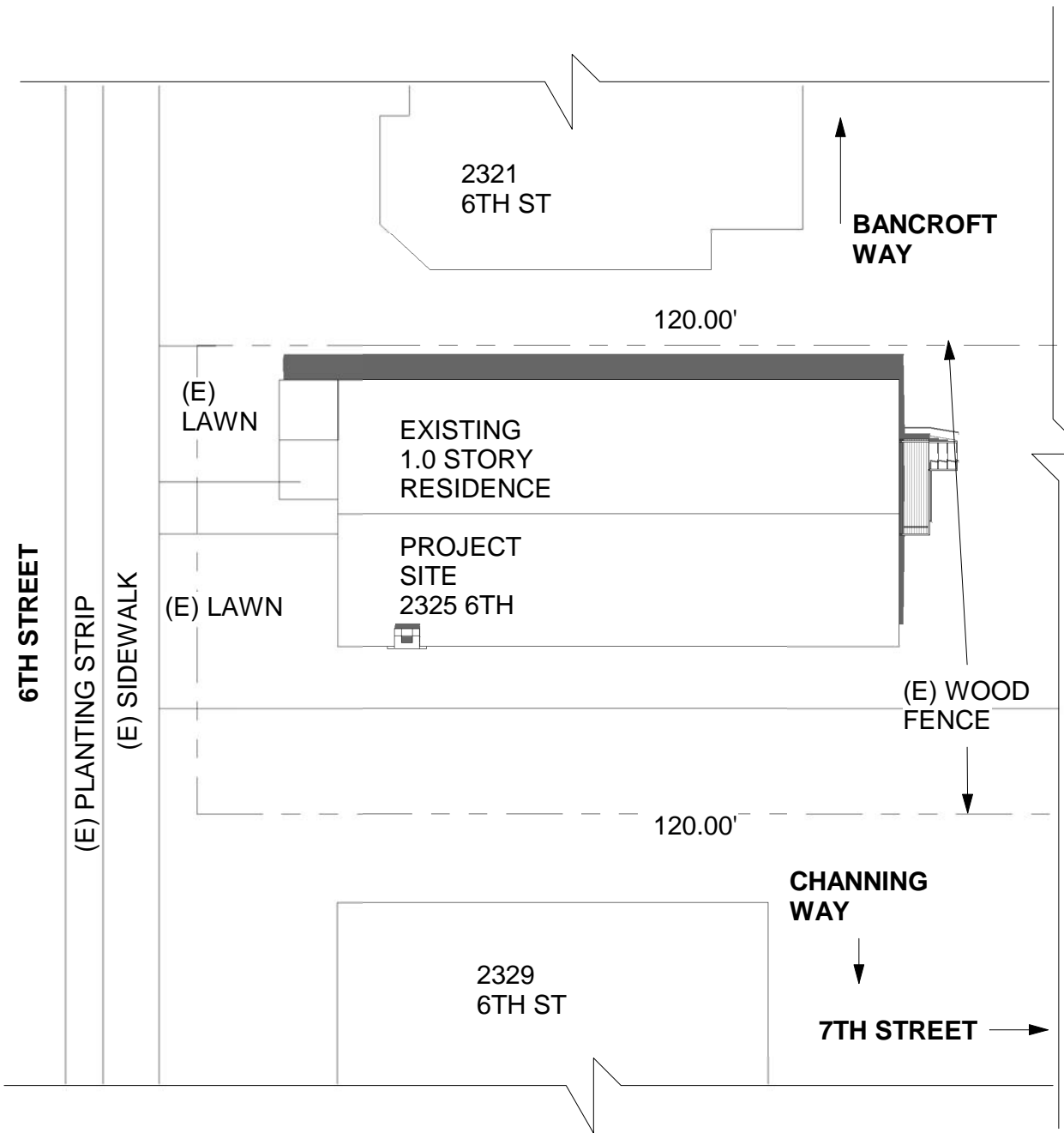
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

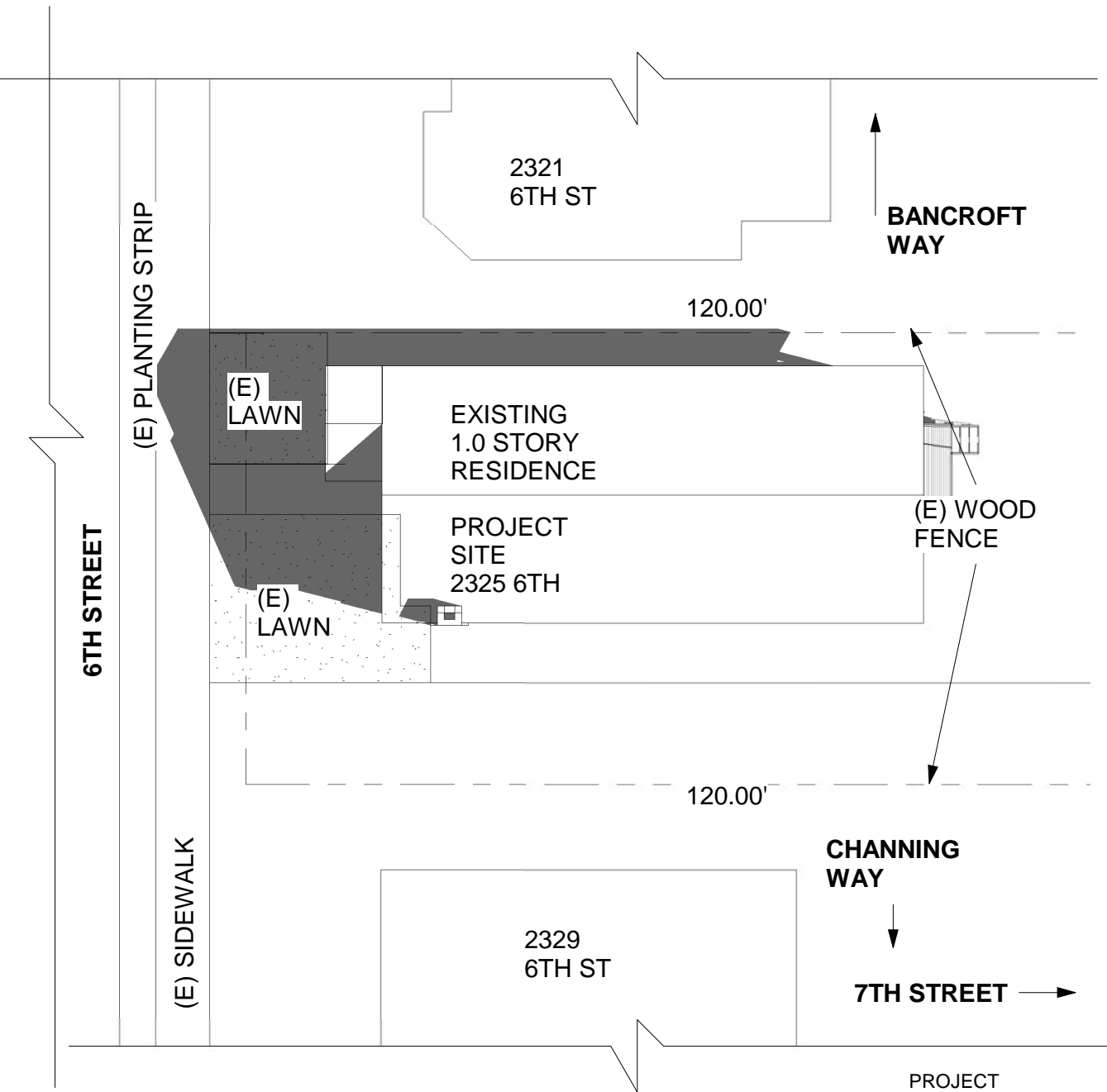
Date SEPT 13, 2018
Drawn by BM
Scale AS NOTED

**REFERENCE
ELEVATIONS**
2321 6TH STREET
2323 6TH STREET
2328 7TH STREET

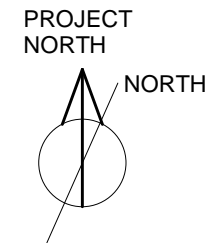
SSA0.0



② EXISTING SUMMER NOON
1/16" = 1'-0"



① EXISTING SUMMER 7:48 AM
1/16" = 1'-0"



SHADOW STUDY OF
EXISTING CONDITIONS-SUMMER

Date JUNE 11, 2018
Drawn by BM
Scale 1/16" = 1'-0"

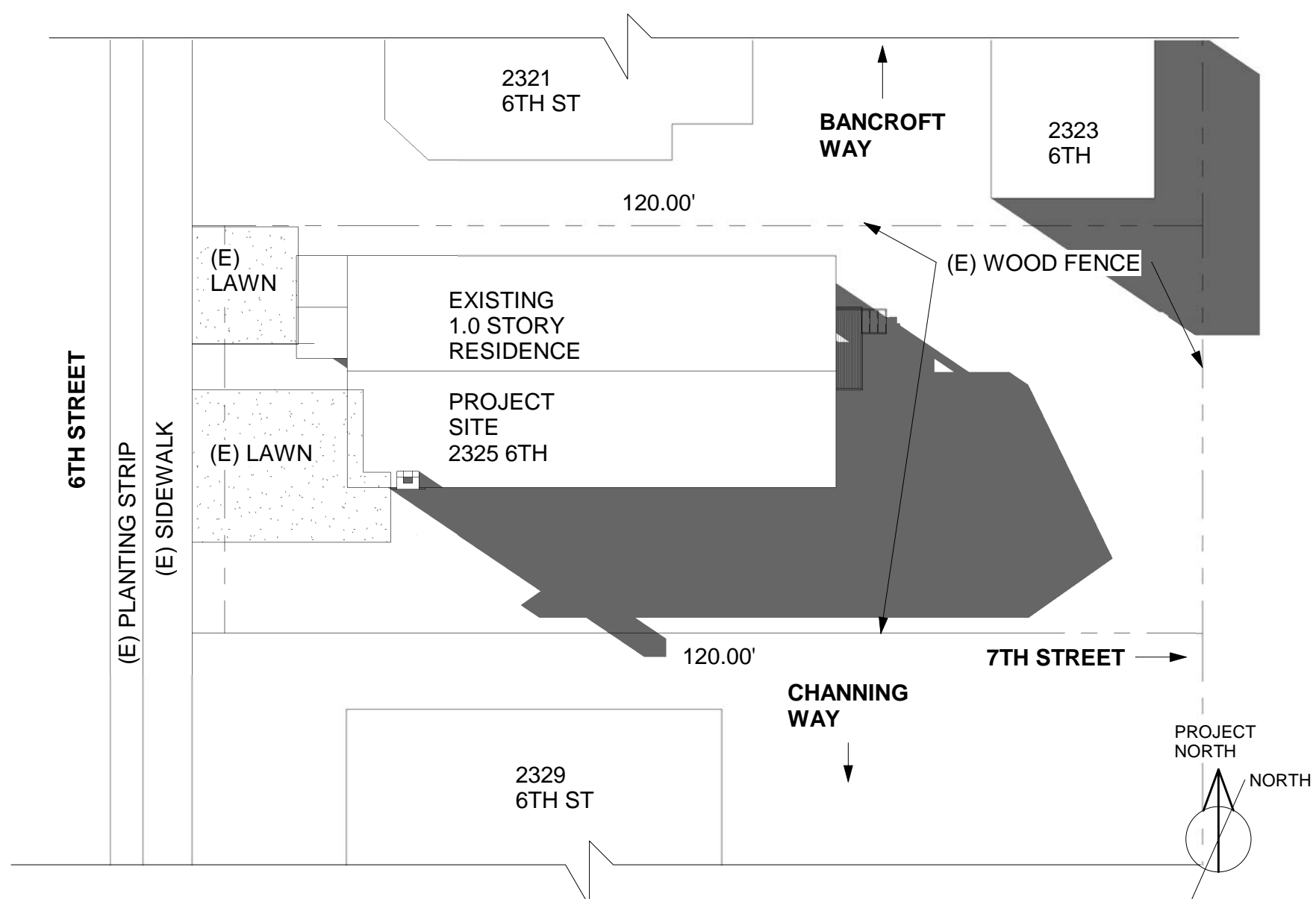
RESIDENTIAL ADDITION TO
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GARAGE/WORKSHOP

2325 SIXTH ST
BERKELEY, CA
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SS1.0



① EXISTING SUMMER 5:35 PM
1/16" = 1'-0"

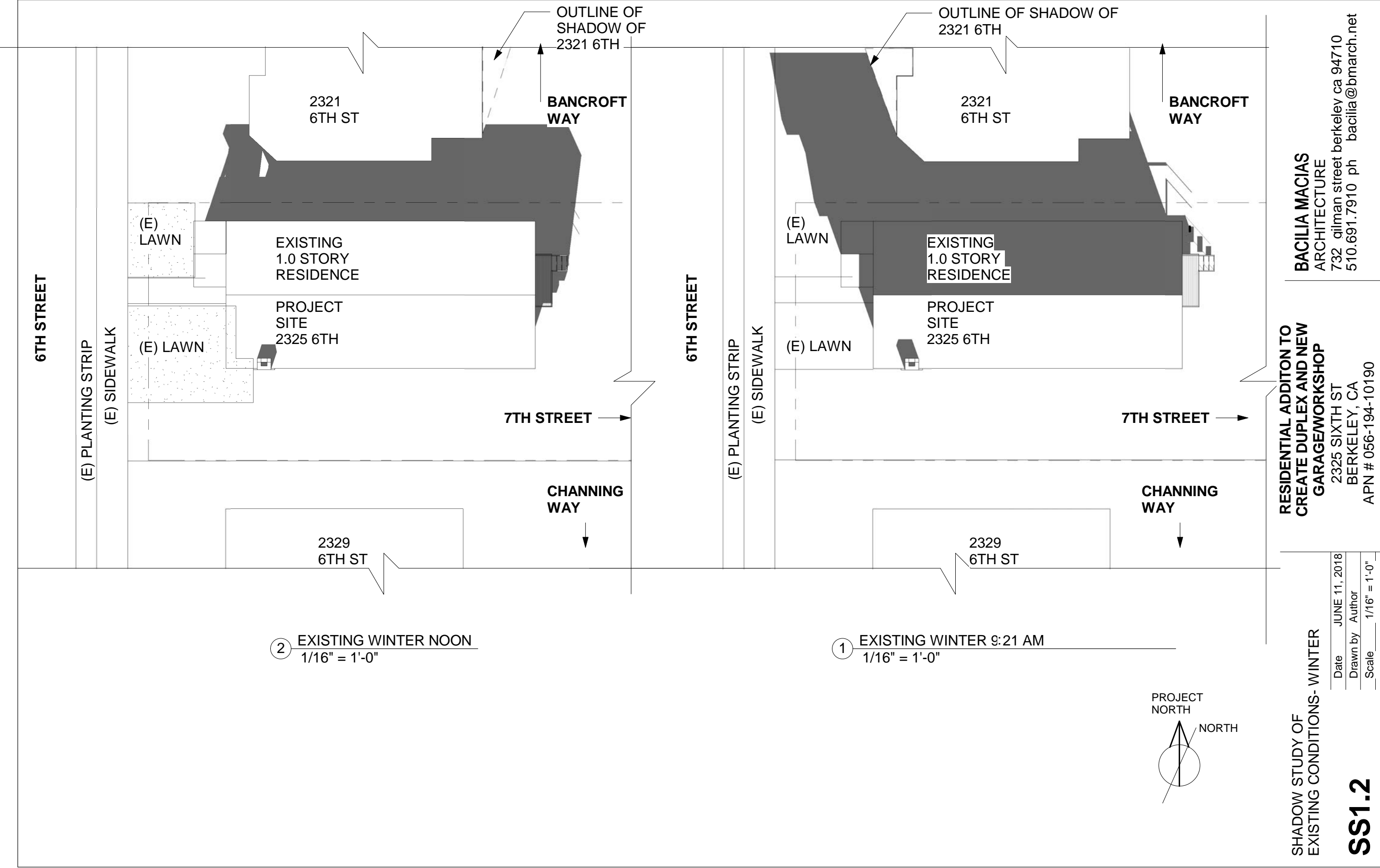
SHADOW STUDY OF EXISTING CONDITIONS- SUMMER

Date JUNE 11, 2018
Drawn by BM
Scale 1/16" = 1'-0"

RESIDENTIAL ADDITION TO CREATE DUPLEX AND NEW GARAGE/WORKSHOP
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

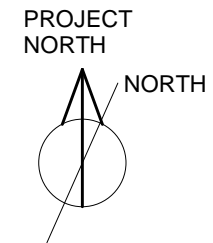
BACILIA MACIAS ARCHITECTURE
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SS1.1



② EXISTING WINTER NOON
1/16" = 1'-0"

① EXISTING WINTER 9:21 AM
1/16" = 1'-0"



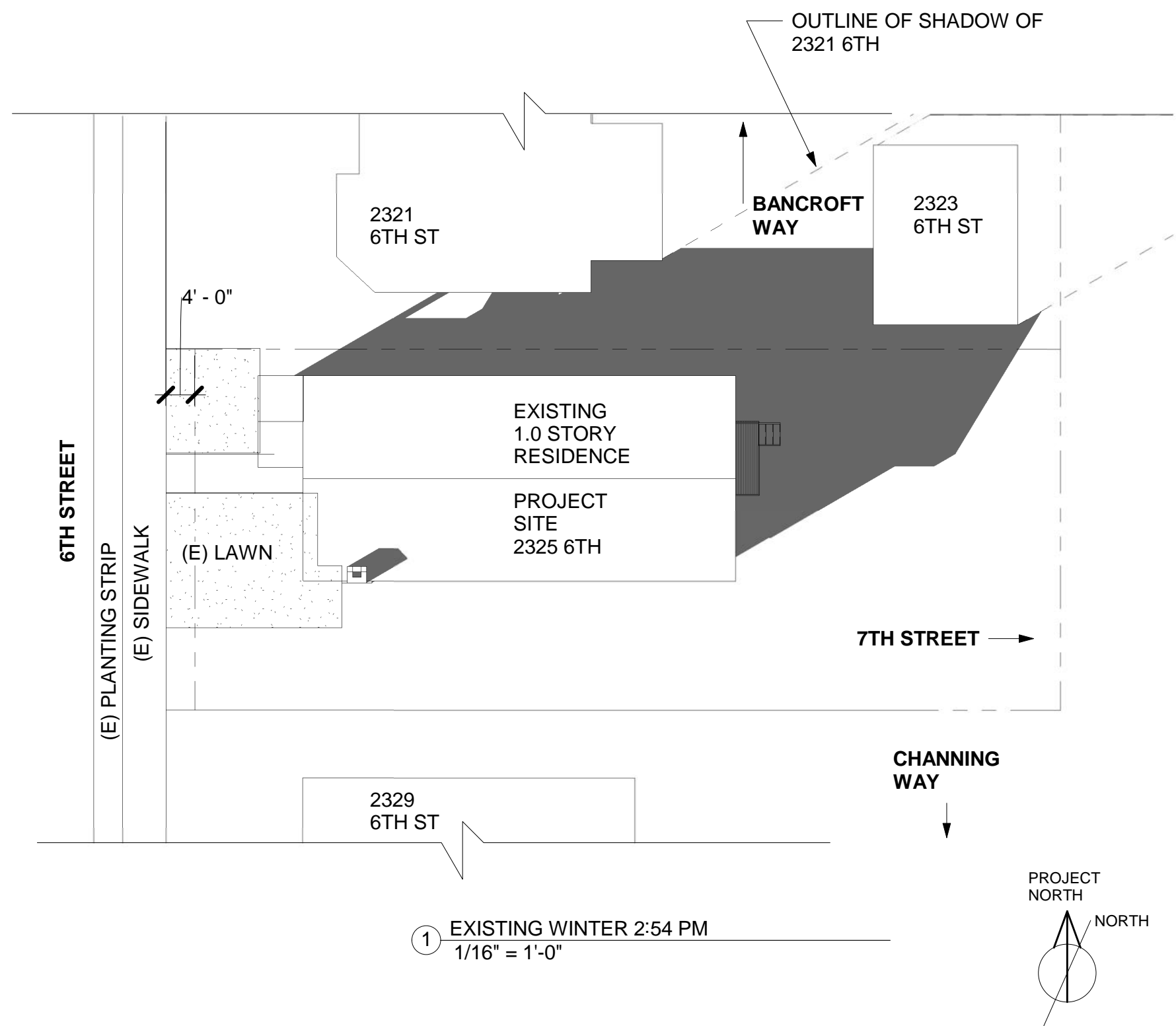
SHADOW STUDY OF
EXISTING CONDITIONS- WINTER

Date JUNE 11, 2018
Drawn by Author
Scale 1/16" = 1'-0"

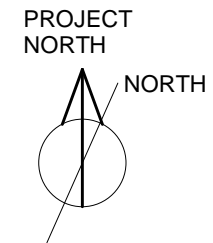
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

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SS1.2



① EXISTING WINTER 2:54 PM
1/16" = 1'-0"



SHADOW STUDY OF
EXISTING CONDITIONS-WINTER

Date JUNE 11, 2018
Drawn by Author
Scale 1/16" = 1'-0"

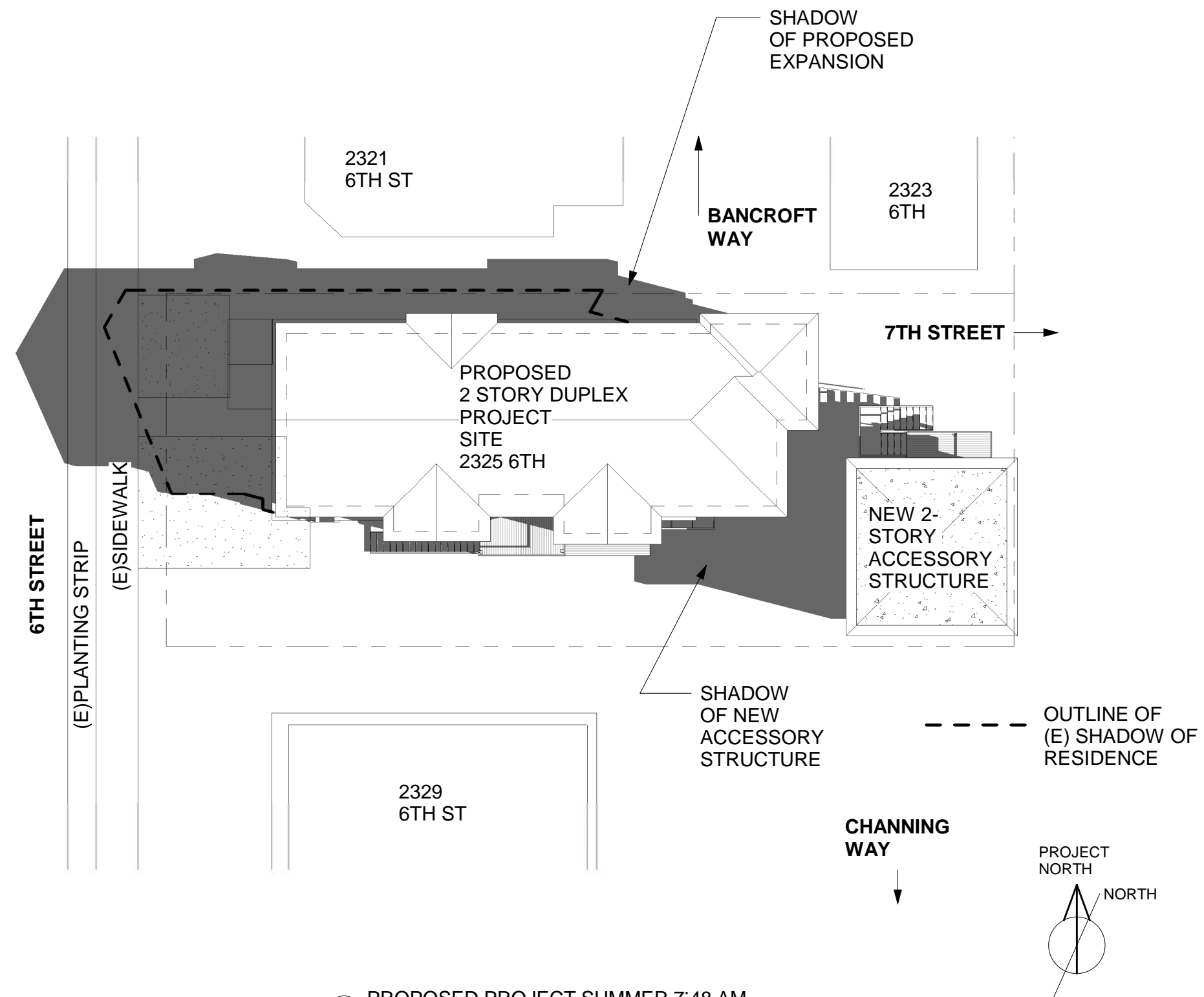
SS1.3

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

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1 PROPOSED PROJECT SUMMER 7:48 AM
1/16" = 1'-0"

SHADOW STUDY OF
PROPOSED SITE- SUMMER

Date	JUNE 11, 2018
Drawn by	BM
Scale	1/16" = 1'-0"

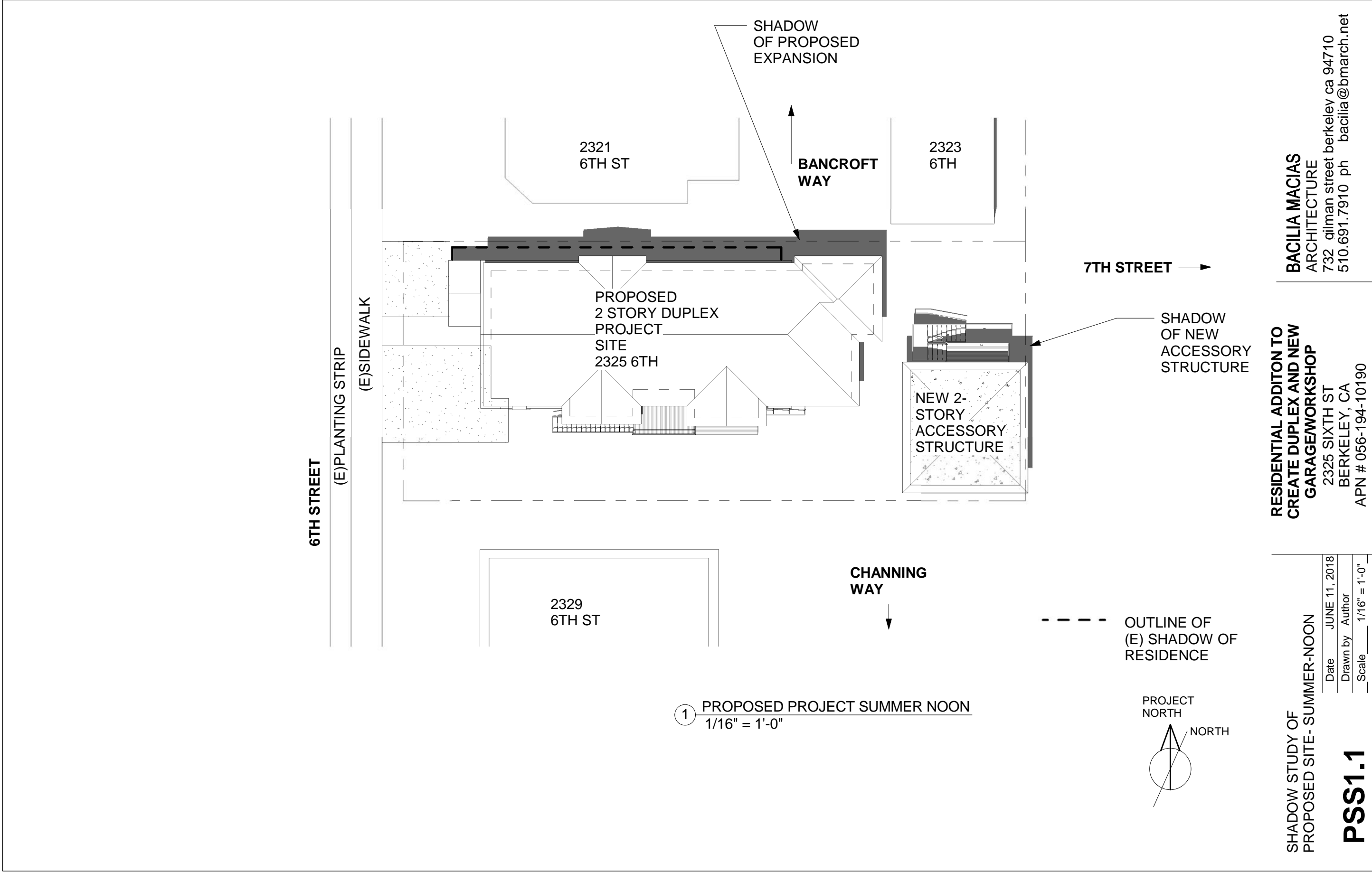
PSS1.0

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 SIXTH ST
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6TH STREET
(E)PLANTING STRIP
(E)SIDEWALK

2321
6TH ST

2323
6TH

SHADOW
OF PROPOSED
EXPANSION

BANCROFT
WAY

7TH STREET →

PROPOSED
2 STORY DUPLEX
PROJECT
SITE
2325 6TH

SHADOW
OF NEW
ACCESSORY
STRUCTURE

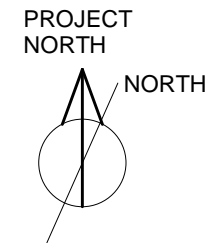
NEW 2-
STORY
ACCESSORY
STRUCTURE

2329
6TH ST

CHANNING
WAY

OUTLINE OF
(E) SHADOW OF
RESIDENCE

① PROPOSED PROJECT SUMMER NOON
1/16" = 1'-0"

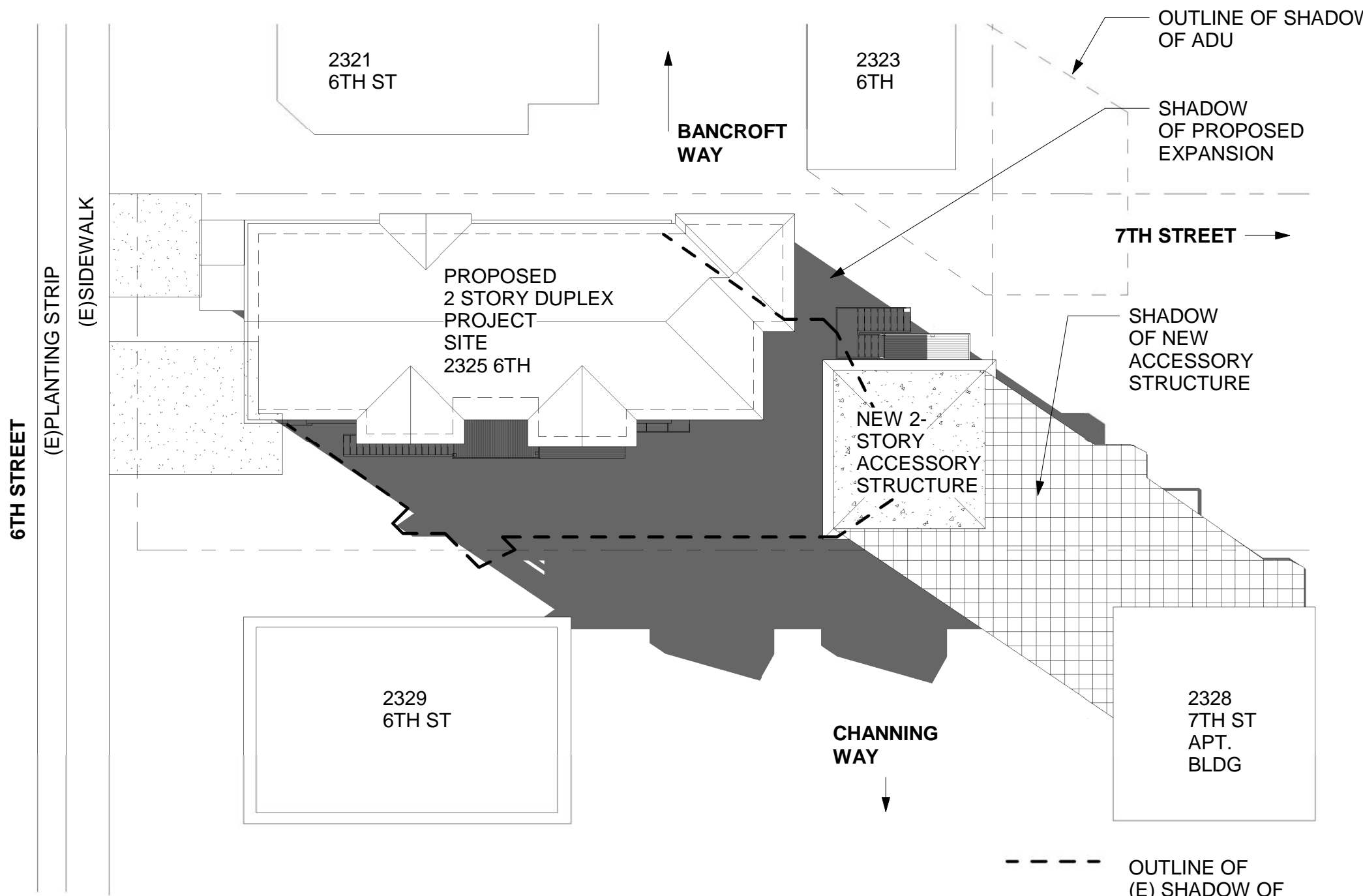


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ARCHITECTURE
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510.691.7910 ph bacilia@bmararch.net

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

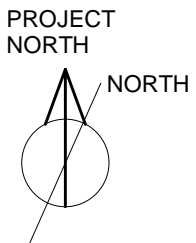
SHADOW STUDY OF
PROPOSED SITE- SUMMER-NOON
Date JUNE 11, 2018
Drawn by Author
Scale 1/16" = 1'-0"

PSS1.1



1 PROPOSED PROJECT SUMMER 5:35 PM
1/16" = 1'-0"

OUTLINE OF
(E) SHADOW OF
RESIDENCE

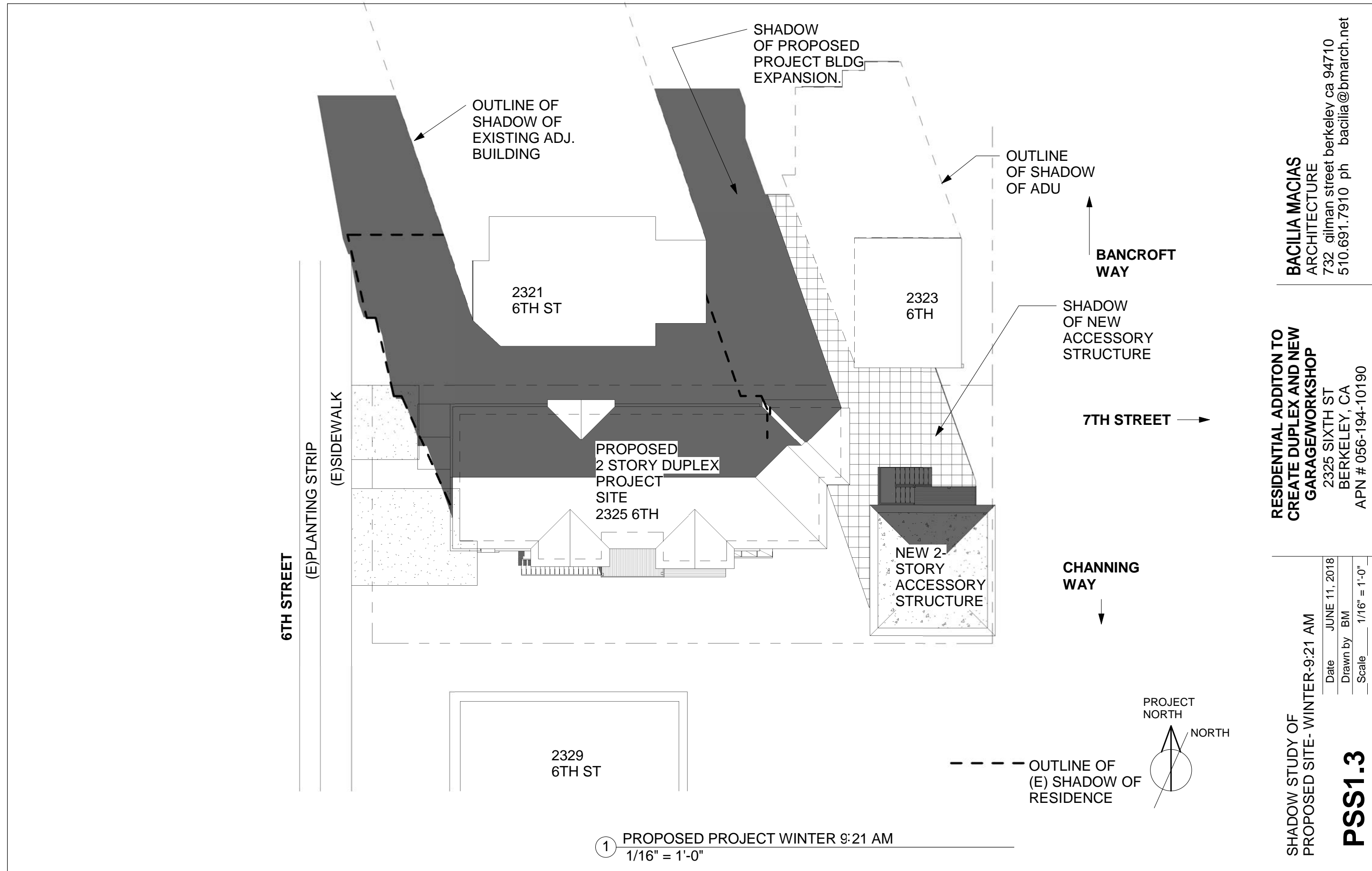


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**RESIDENTIAL ADDITION TO
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2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

SHADOW STUDY OF
PROPOSED SITE- SUMMER-5:35 PM
Date JUNE 11, 2018
Drawn by Author
Scale 1/16" = 1'-0"

PSS1.2



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**RESIDENTIAL ADDITION TO
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2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

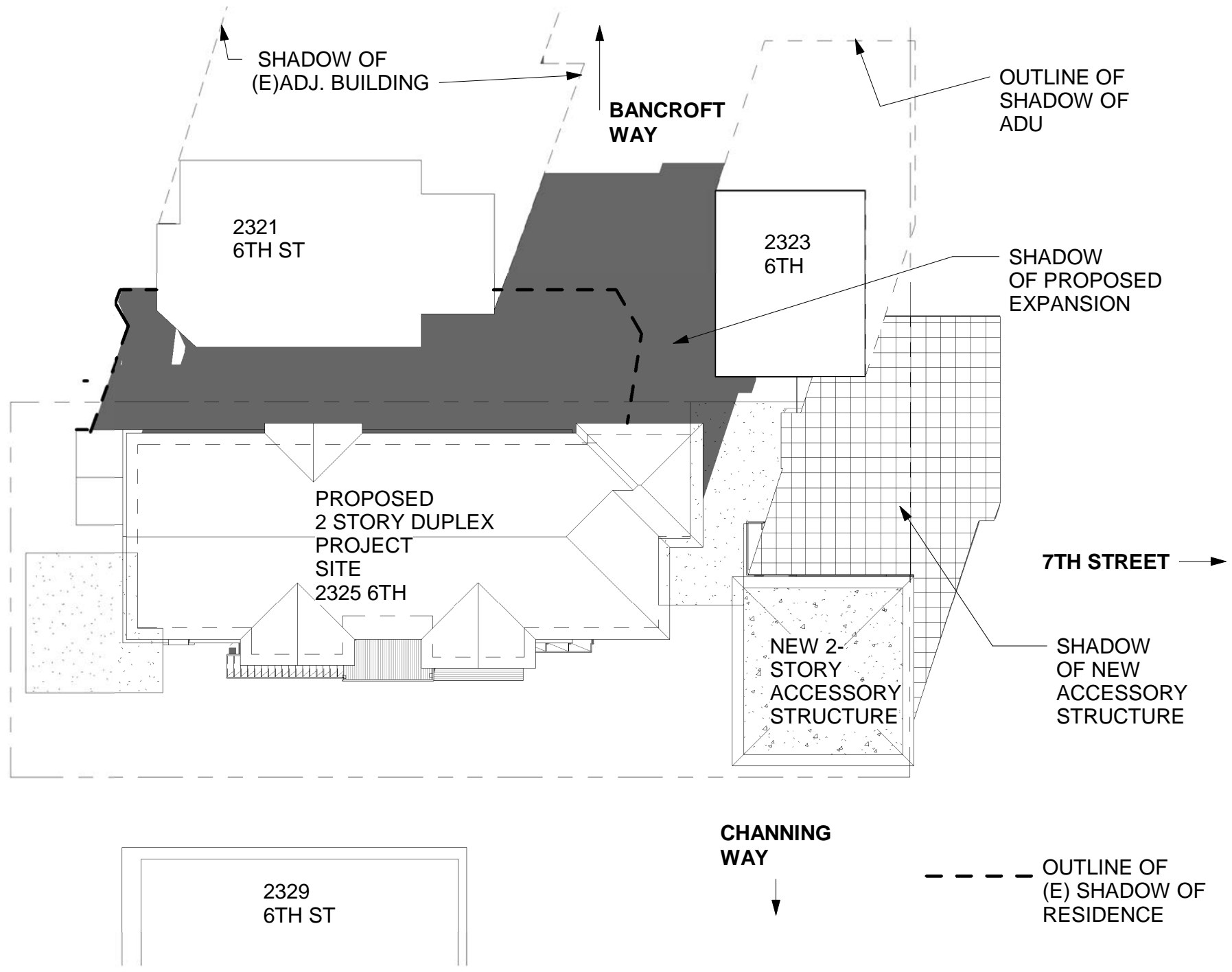
SHADOW STUDY OF
PROPOSED SITE- WINTER-9:21 AM

Date	JUNE 11, 2018
Drawn by	BM
Scale	1/16" = 1'-0"

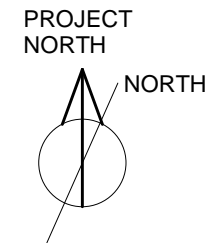
PSS1.3

6TH STREET

(E)PLANTING STRIP
(E)SIDEWALK



1 PROPOSED PROJECT WINTER NOON
1/16" = 1'-0"



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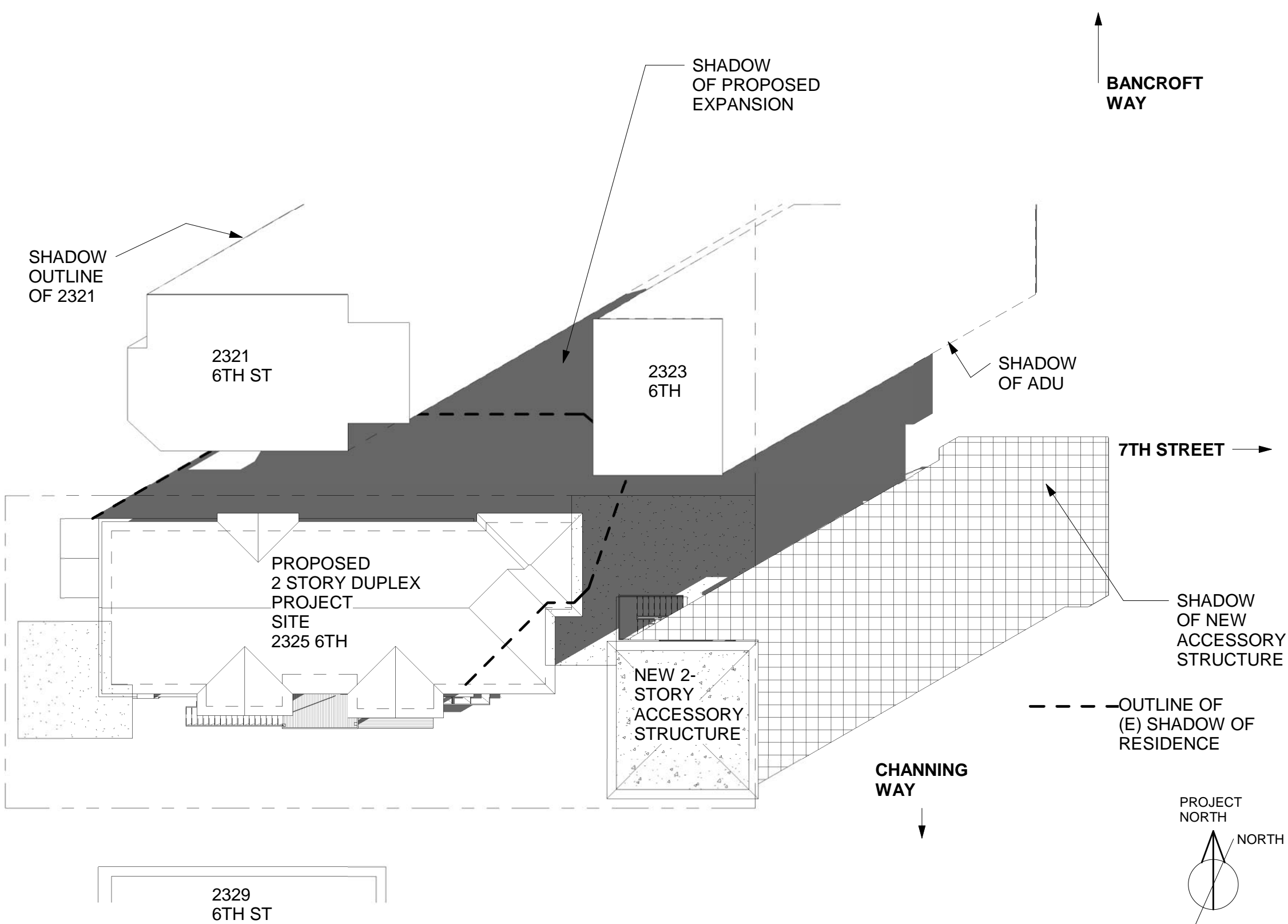
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date JUNE 11, 2018
Drawn by Author
Scale 1/16" = 1'-0"

SHADOW STUDY OF
PROPOSED SITE- WINTER-NOON
PSS1.4

6TH STREET

(E)PLANTING STRIP
(E)SIDEWALK



SHADOW
OUTLINE
OF 2321

2321
6TH ST

SHADOW
OF PROPOSED
EXPANSION

2323
6TH

SHADOW
OF ADU

7TH STREET

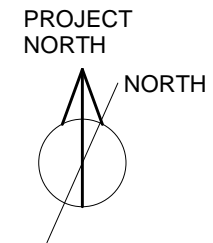
PROPOSED
2 STORY DUPLEX
PROJECT
SITE
2325 6TH

NEW 2-
STORY
ACCESSORY
STRUCTURE

SHADOW
OF NEW
ACCESSORY
STRUCTURE

OUTLINE OF
(E) SHADOW OF
RESIDENCE

CHANNING
WAY



BANCROFT
WAY

2329
6TH ST

1 PROPOSED PROJECT WINTER 2:54 PM
1/16" = 1'-0"

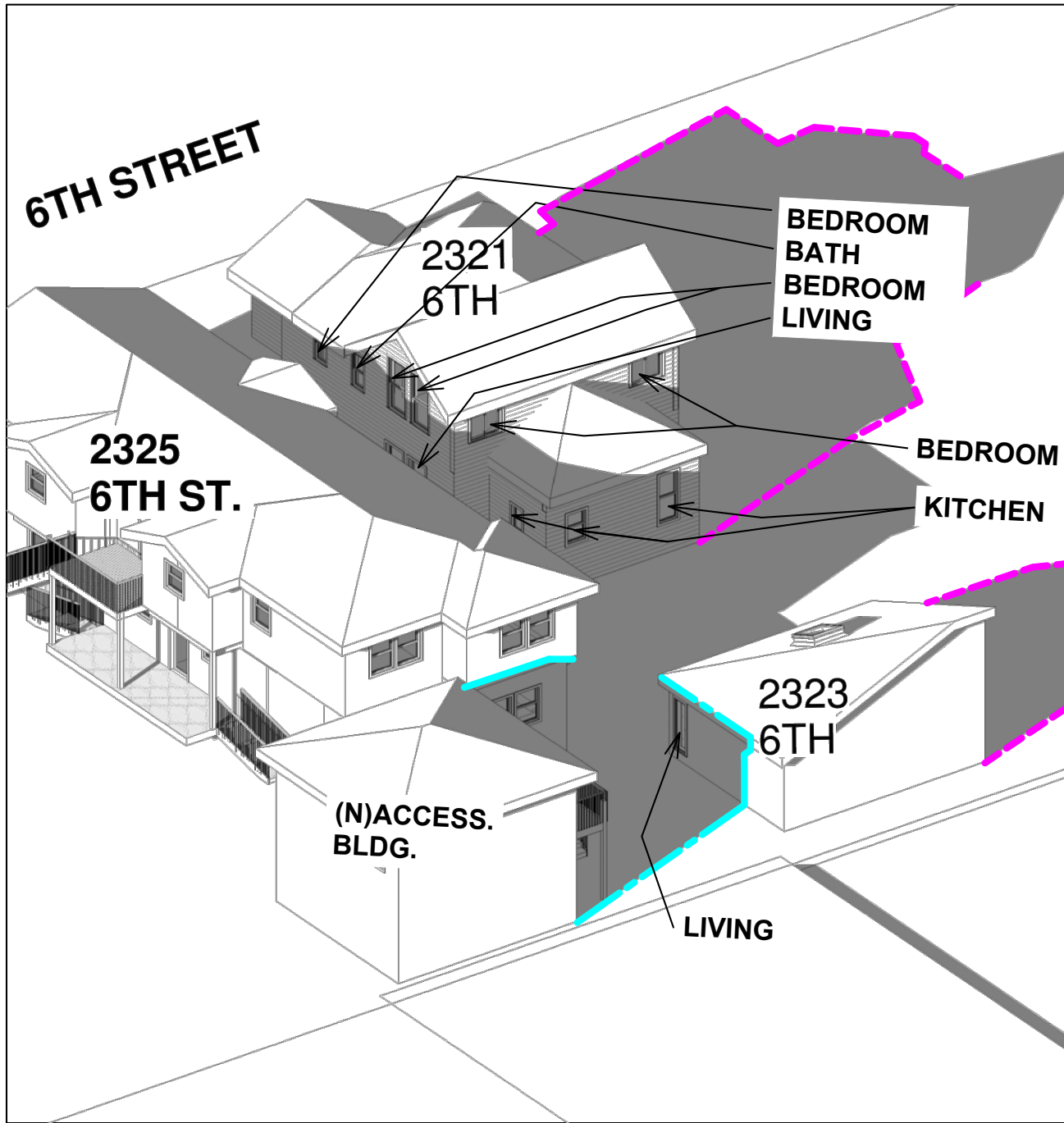
BACILIA MACIAS
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**RESIDENTIAL ADDITION TO
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GARAGE/WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

Date JUNE 11, 2018
Drawn by Author
Scale 1/16" = 1'-0"

SHADOW STUDY OF
PROPOSED SITE- WINTER-2:54 PM

PSS1.5



② PROPOSED - WINTER 9:21 AM



① EXISTING - WINTER 9:21 AM

- - - - - OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT
- - - - - OUTLINE OF SHADOW NEW ACCESSORY BLDG.



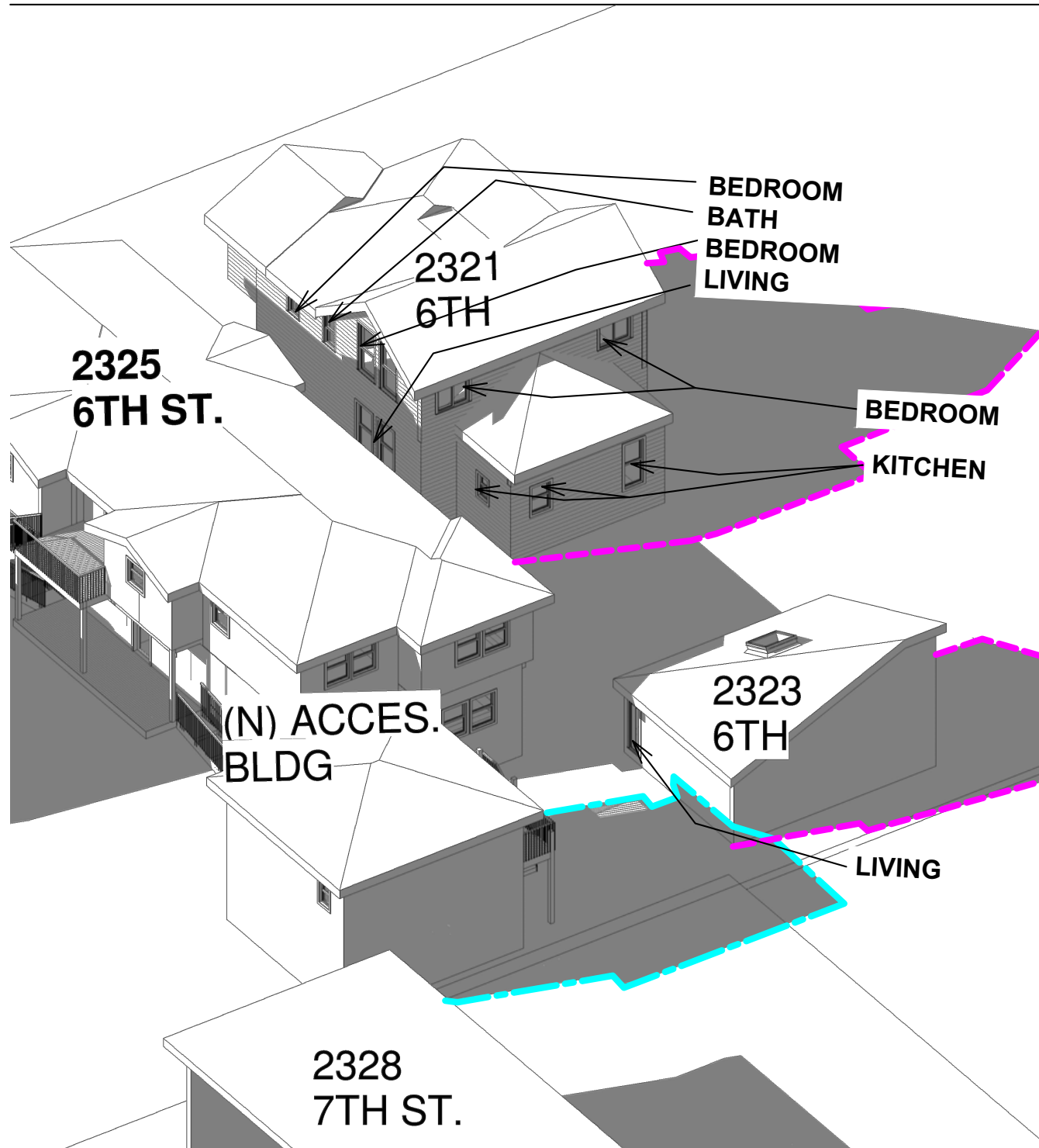
BACILIA MACIAS
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**RESIDENTIAL ADDITION TO
 CREATE DUPLEX AND NEW
 ACCESS. STRUCTURE**
 2325 6TH STREET
 BERKELEY, CA
 APN # 056-194-19

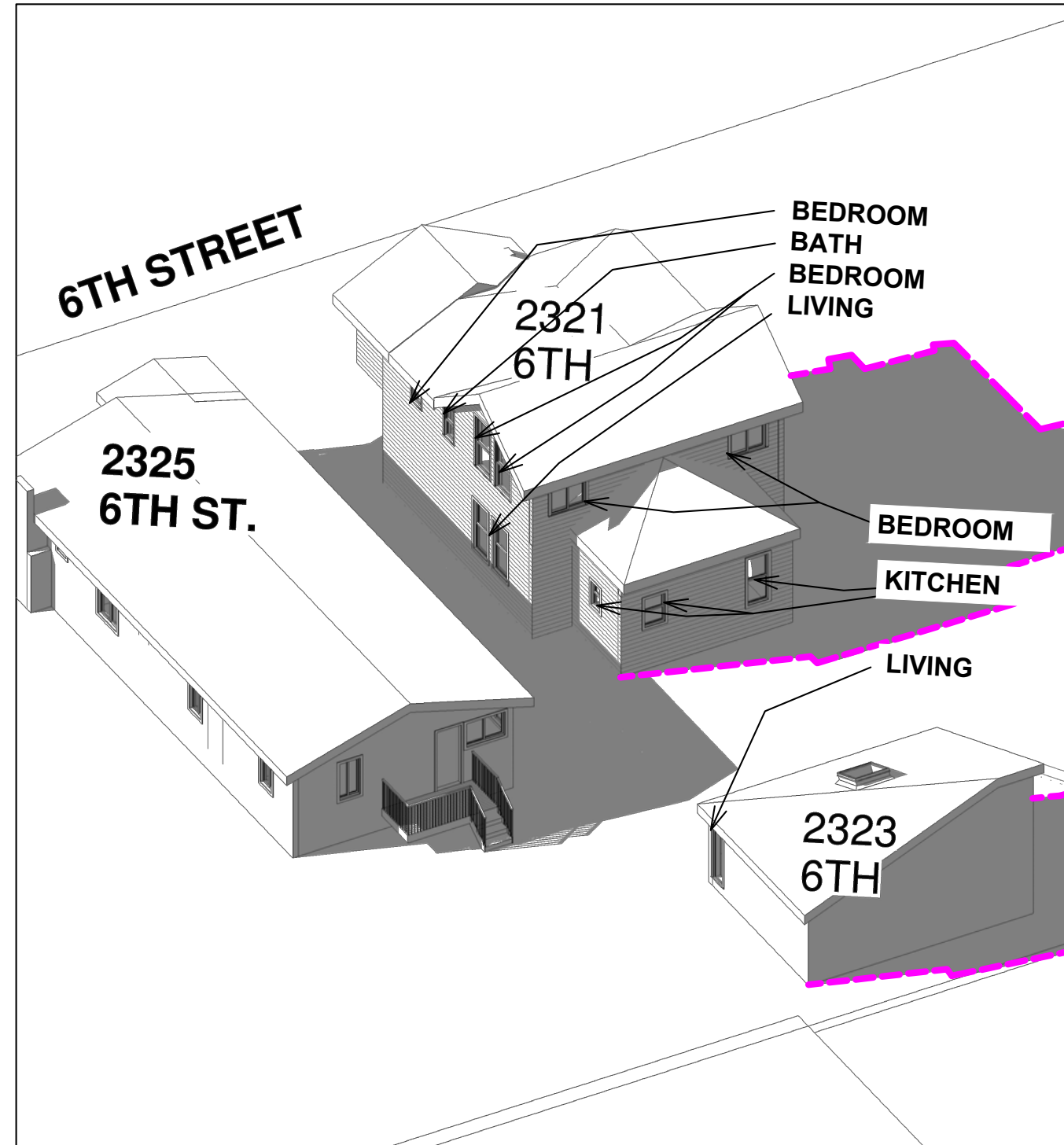
Date SEPT 13, 2018
 Drawn by BM
 Scale AS NOTED

SHADOW STUDY
 AXONOMETRICS
 WINTER 9:21 AM

SSA1.0



② PROPOSED - WINTER NOON



① EXISTING - WINTER NOON

--- (magenta) OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT

--- (cyan) OUTLINE OF SHADOW OF NEW ACCESSORY BLDG.



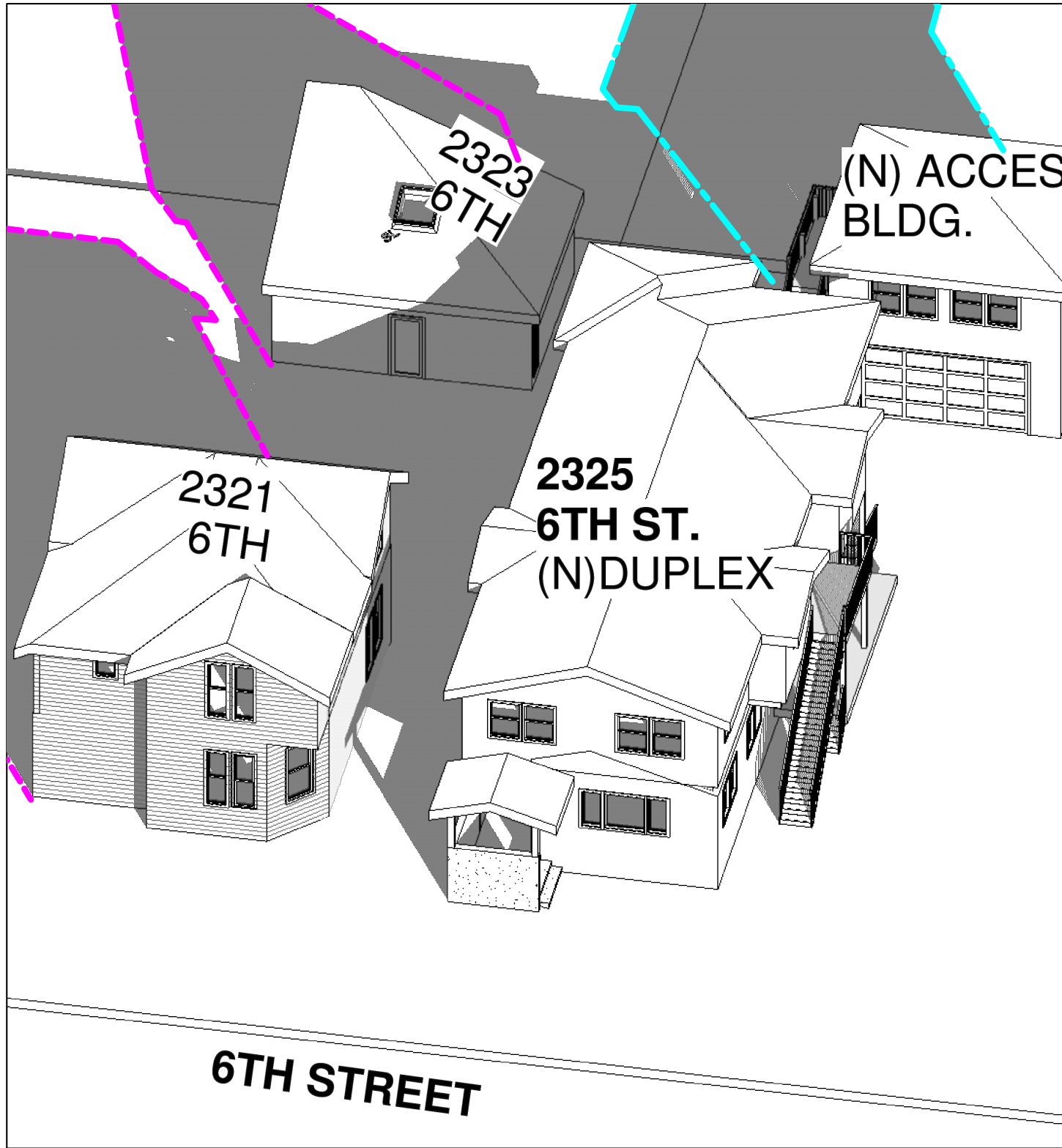
BACILIA MACIAS
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732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarcch.net

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

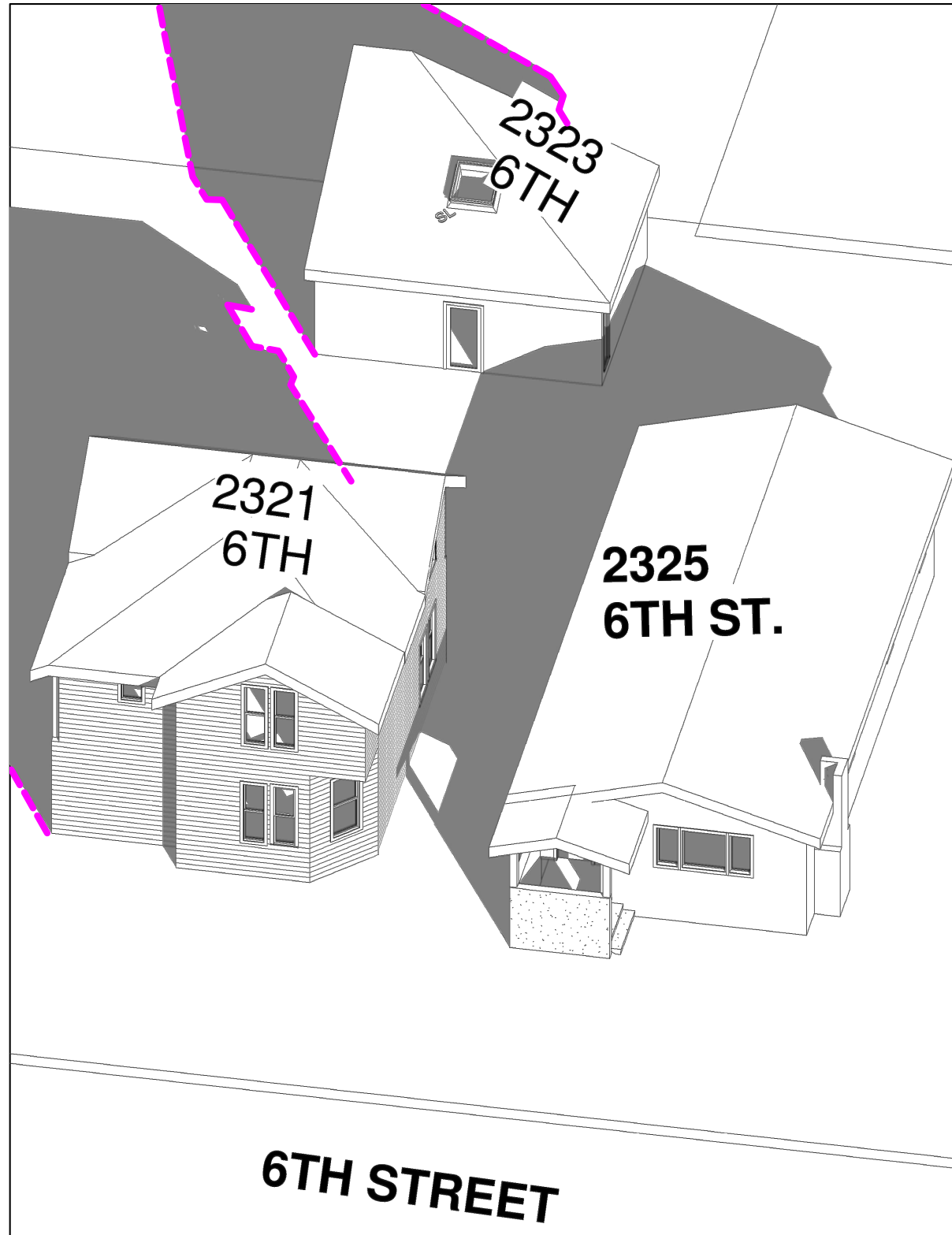
Date SEPT 13, 2018
Drawn by BM
Scale AS NOTED

SHADOW STUDY
AXONOMETRICS
WINTER NOON

SSA1.1

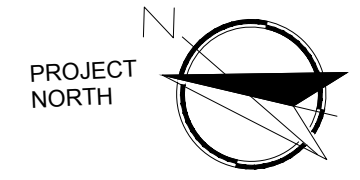


② PROPOSED - WINTER 2:54 PM



① EXISTING - WINTER 2:54 PM

- - - - - OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT
- - - - - OUTLINE OF SHADOW NEW ACCESSORY BLDG.



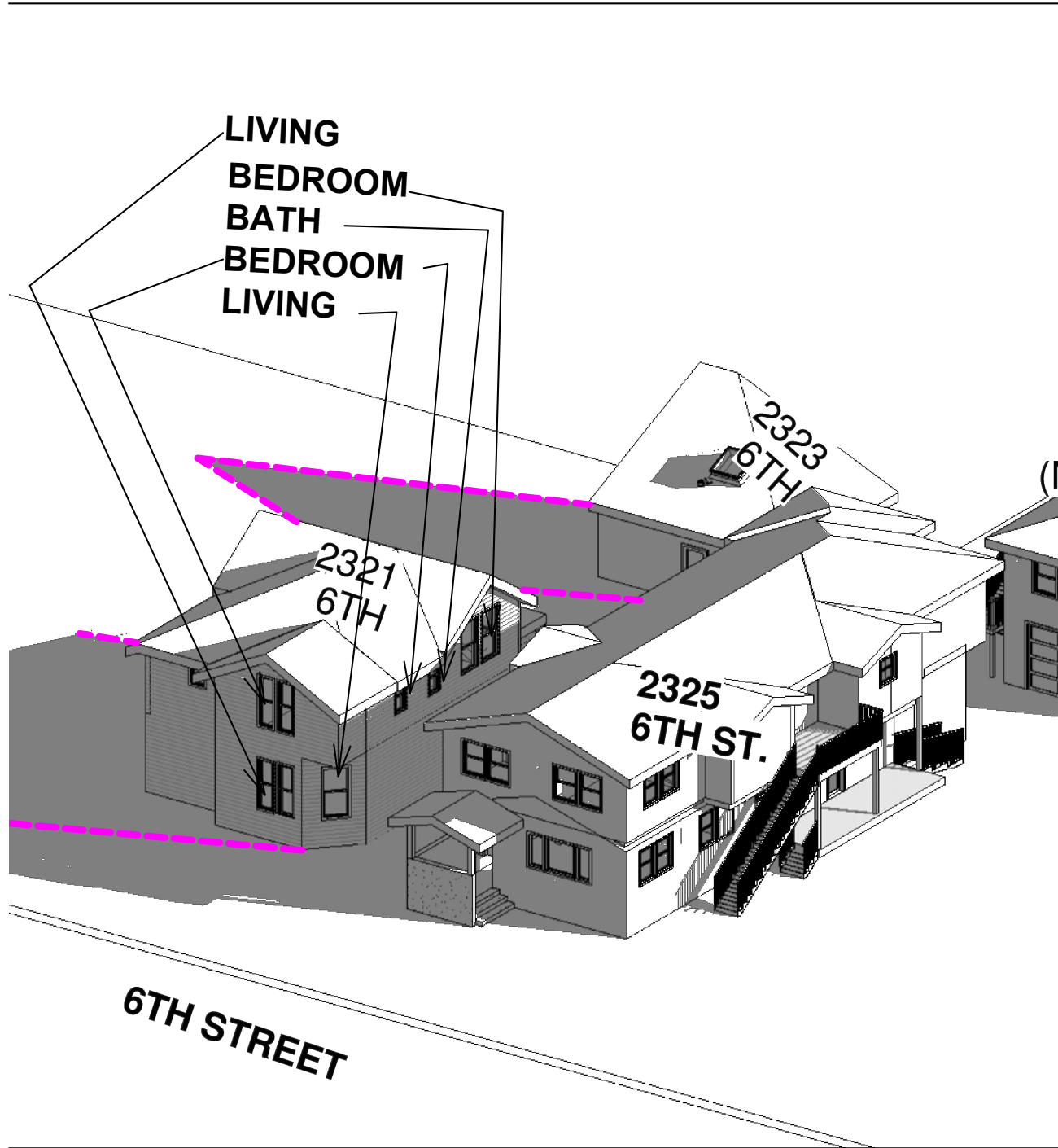
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RESIDENTIAL ADDITION TO
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2325 6TH STREET
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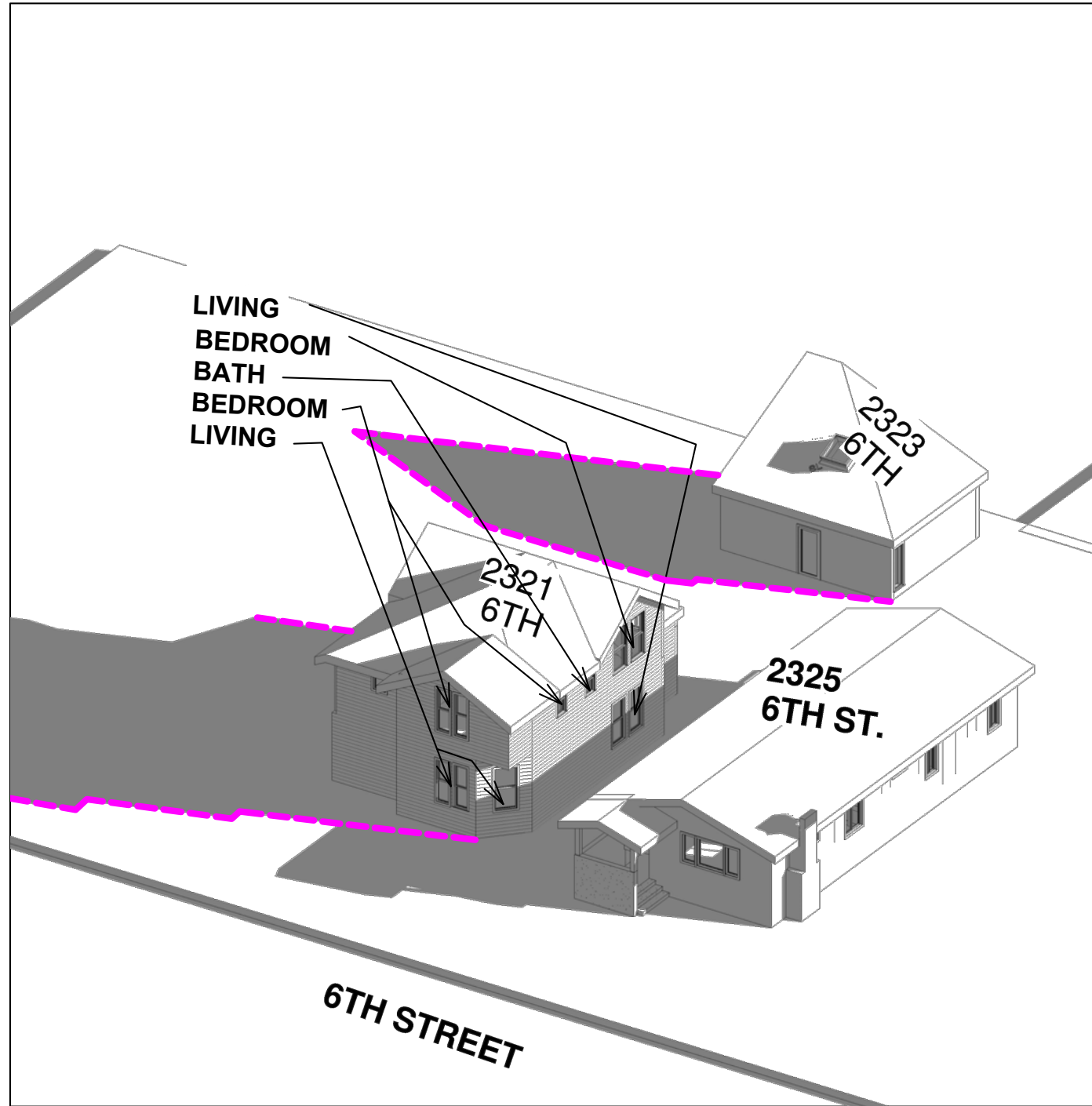
Date	SEPT 13, 2018
Drawn by	BM
Scale	AS NOTED

SHADOW STUDY
AXONOMETRICS
FOR SHADOWS
ON 2323 6TH ST.
WINTER 2:54 PM

SSA1.4

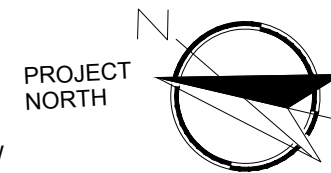


② PROPOSED - WINTER 9:21 AM



① EXISTING - WINTER 9:21 AM

- - - - - OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT
- - - - - OUTLINE OF SHADOW NEW ACCESSORY BLDG.



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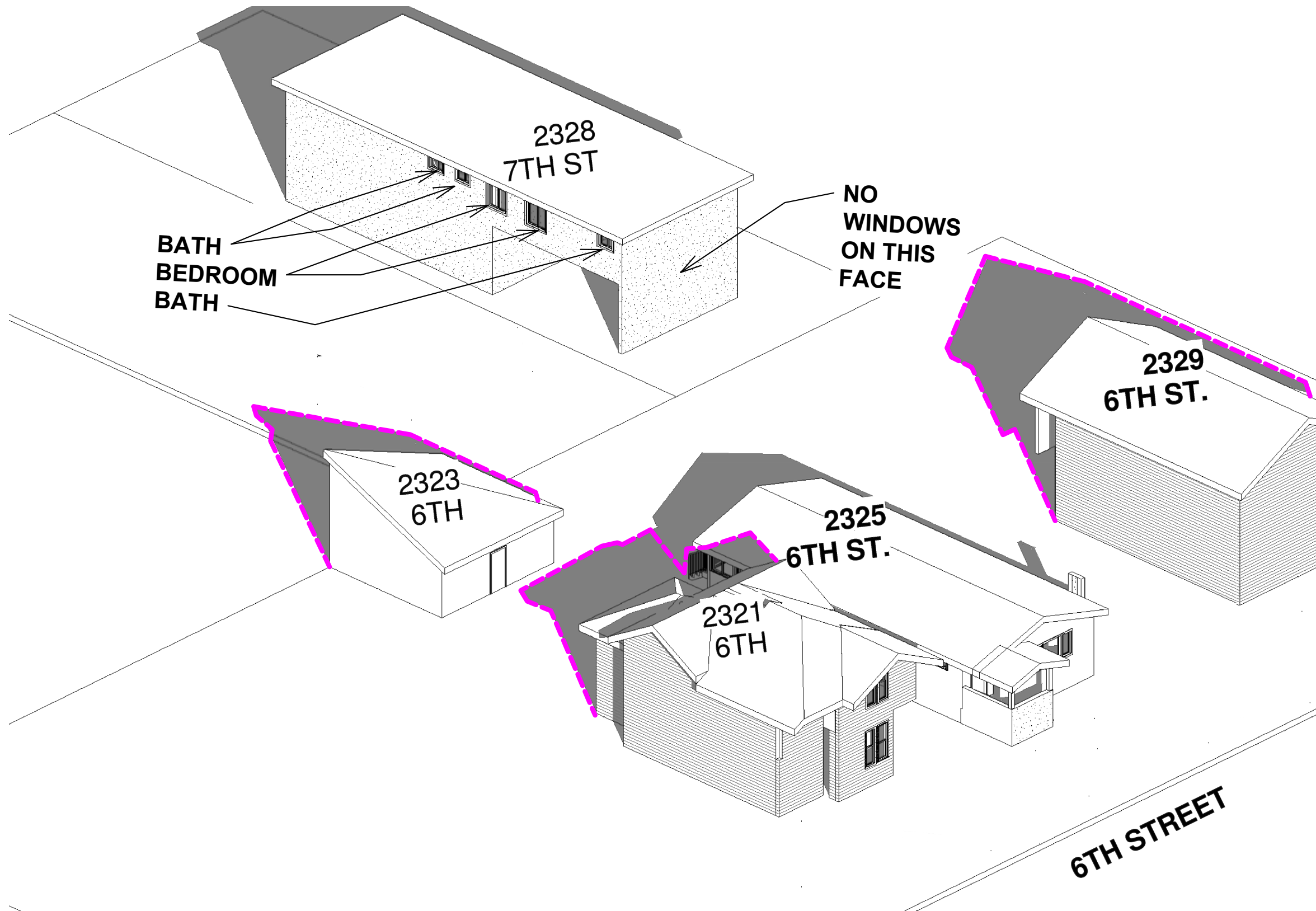
**RESIDENTIAL ADDITION TO
 CREATE DUPLEX AND NEW
 ACCESS. STRUCTURE**

2325 6TH STREET
 BERKELEY, CA
 APN # 056-194-19

Date	SEPT 13, 2018
Drawn by	BM
Scale	AS NOTED

SHADOW STUDY
 AXONOMETRICS
 FOR SHADOWS
 ON 2321 6TH ST.
 WINTER 9:21 AM

SSA1.2



BATH
BEDROOM
BATH

2328
7TH ST

NO
WINDOWS
ON THIS
FACE

2329
6TH ST.

2323
6TH

2325
6TH ST.

2321
6TH

6TH STREET

OUTLINE OF ADJ.
BUILDING SHADOW
NOT IN PROJECT

OUTLINE OF SHADOW
NEW ACCESSORY
BLDG.

① EXISTING - SUMMER 5:35 PM



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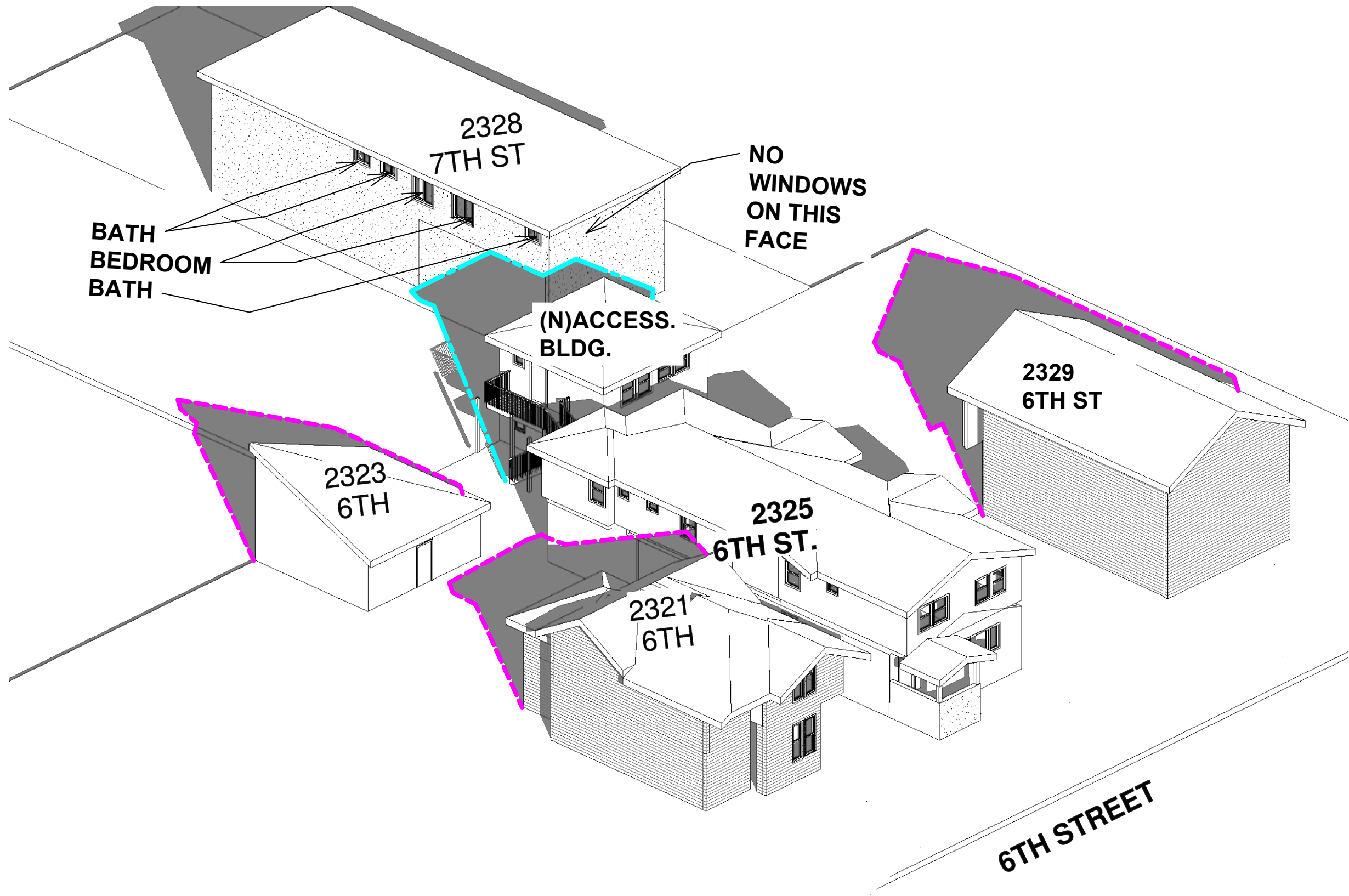
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date SEPT 13, 2018
Drawn by BM
Scale AS NOTED

SHADOW STUDY
AXONOMETRICS
FOR SHADOWS
ON 2328 7TH ST.
SUMMER 5:35 PM
EXISTING

SSA1.5



BACILIA MACIAS
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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date	SEPT 13, 2018
Drawn by	BM
Scale	AS NOTED

--- OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT

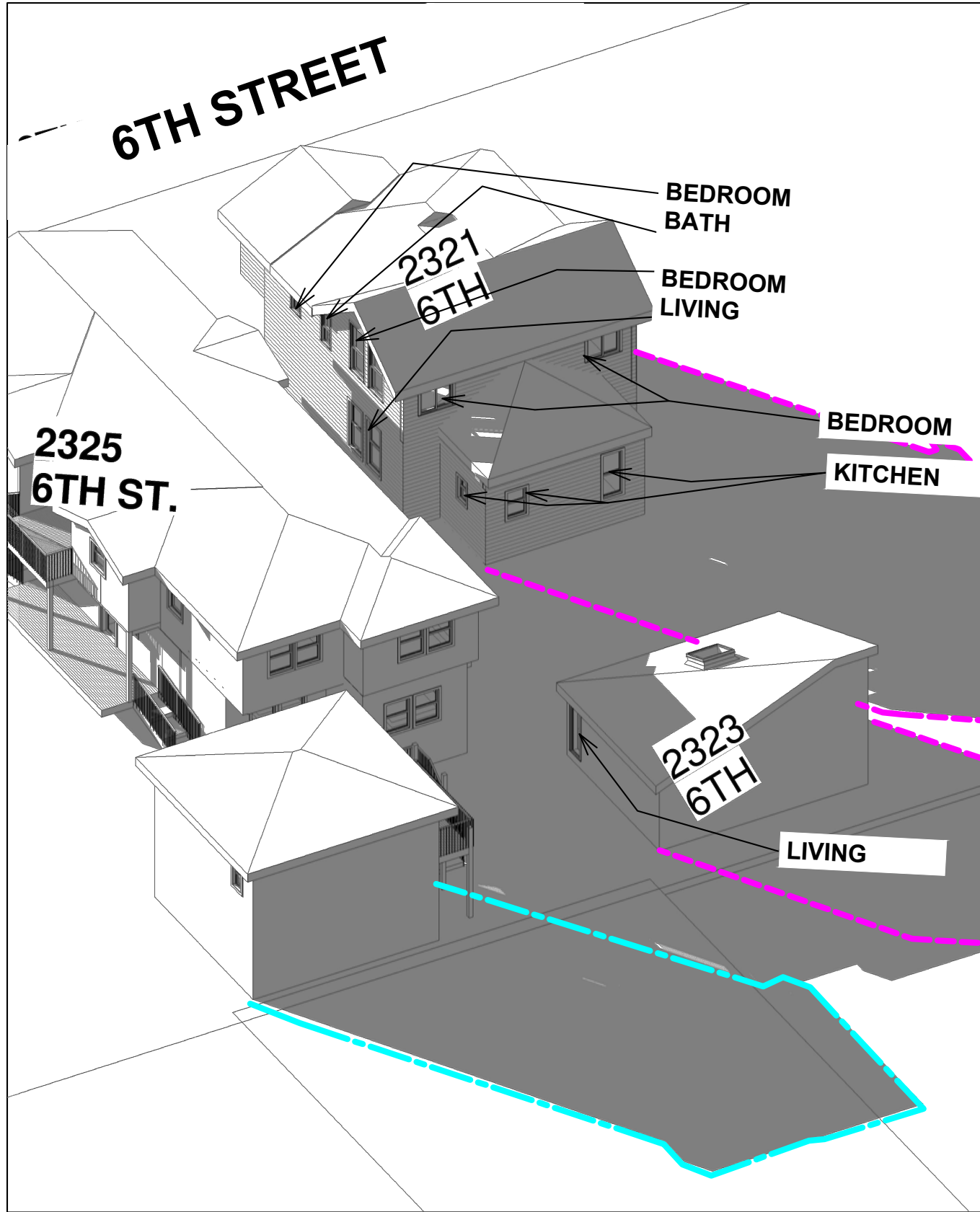
--- OUTLINE OF SHADOW NEW ACCESSORY BLDG.

① PROPOSED - SUMMER 5:35 PM

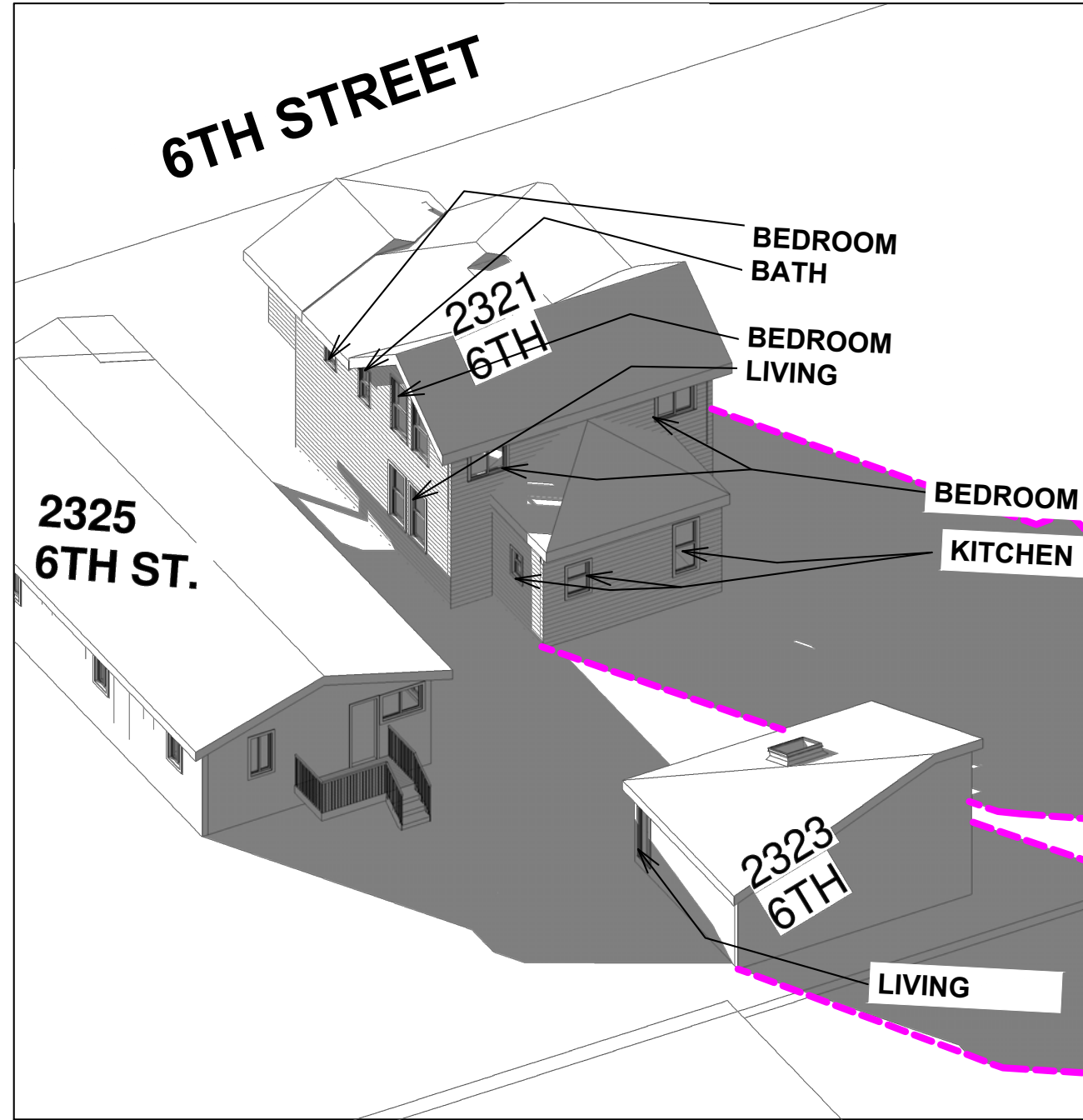


SHADOW STUDY
AXONOMETRICS
FOR SHADOWS
ON 2328 7TH ST.
SUMMER 5:35 PM
PROPOSED

SSA1.6



② PROPOSED - WINTER 2:54 PM



① EXISTING - WINTER 2:54 PM

- - - - - OUTLINE OF ADJ. BUILDING SHADOW NOT IN PROJECT
- - - - - OUTLINE OF SHADOW NEW ACCESSORY BLDG.



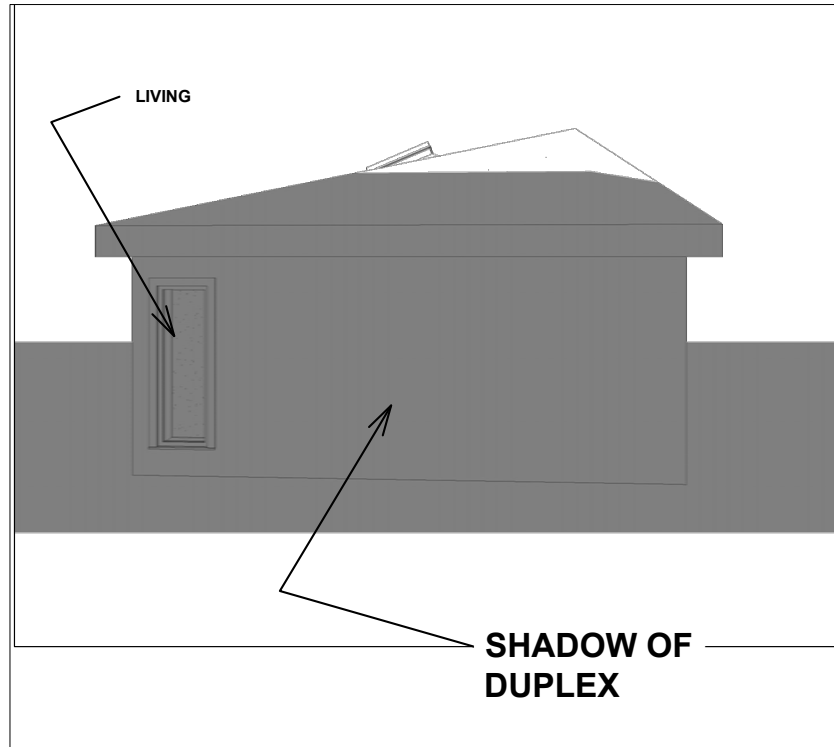
BACILIA MACIAS
 ARCHITECTURE
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 510.691.7910 ph bacilia@bmatch.net

**RESIDENTIAL ADDITION TO
 CREATE DUPLEX AND NEW
 ACCESS. STRUCTURE**
 2325 6TH STREET
 BERKELEY, CA
 APN # 056-194-19

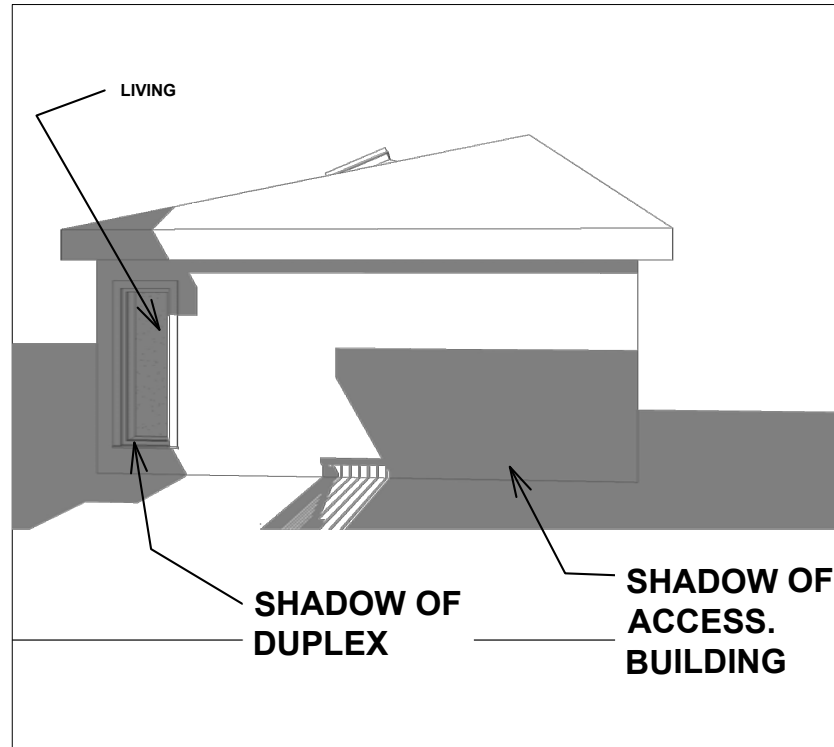
Date SEPT 13, 2018
 Drawn by BM
 Scale AS NOTED

SHADOW STUDY
 AXONOMETRICS
 WINTER 2:54 PM

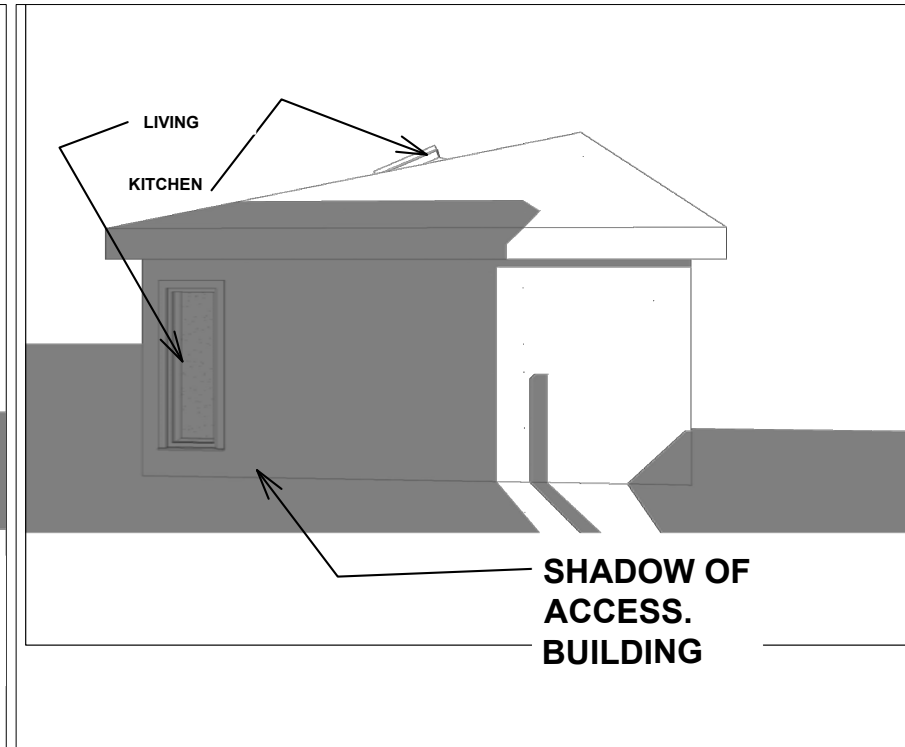
SSA1.3



⑥ PROPOSED - WINTER 2:54 PM
2323 6TH ST. SOUTH WALL

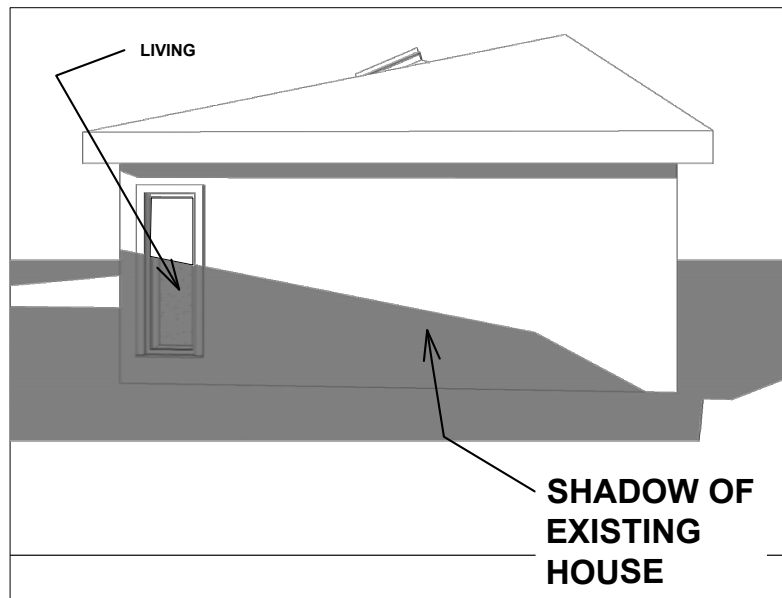


④ PROPOSED - WINTER NOON
2323 6TH ST. SOUTH WALL

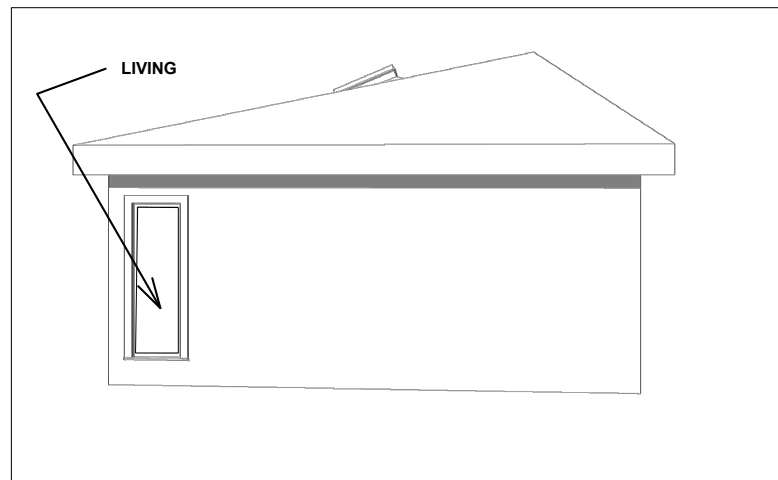


② PROPOSED - WINTER 9:21 AM
2323 6TH ST. SOUTH WALL

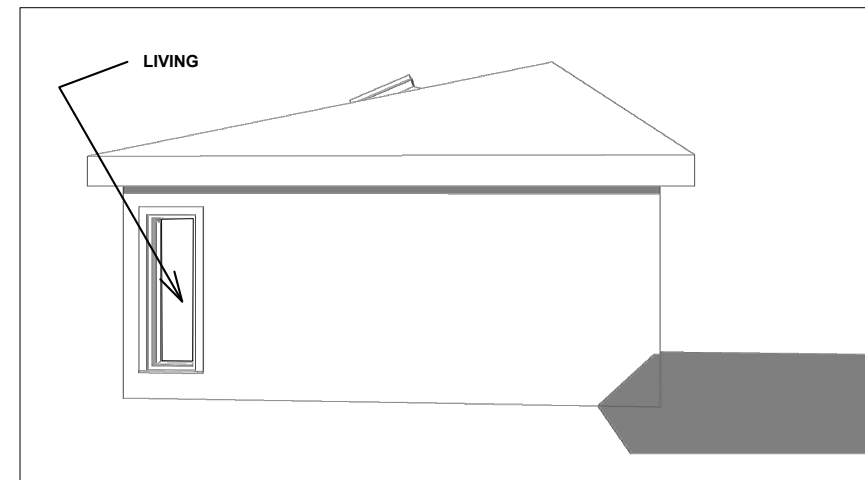
4 FOOT SOLID WOOD FENCE WITH
LATTICE ABOVE NOT SHOWN



⑤ EXISTING - WINTER 2:54 PM
2323 6TH ST. SOUTH WALL



③ EXISTING - WINTER NOON
2323 6TH ST. SOUTH WALL



① EXISTING - WINTER 9:21 AM
2323 6TH ST. SOUTH WALL

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

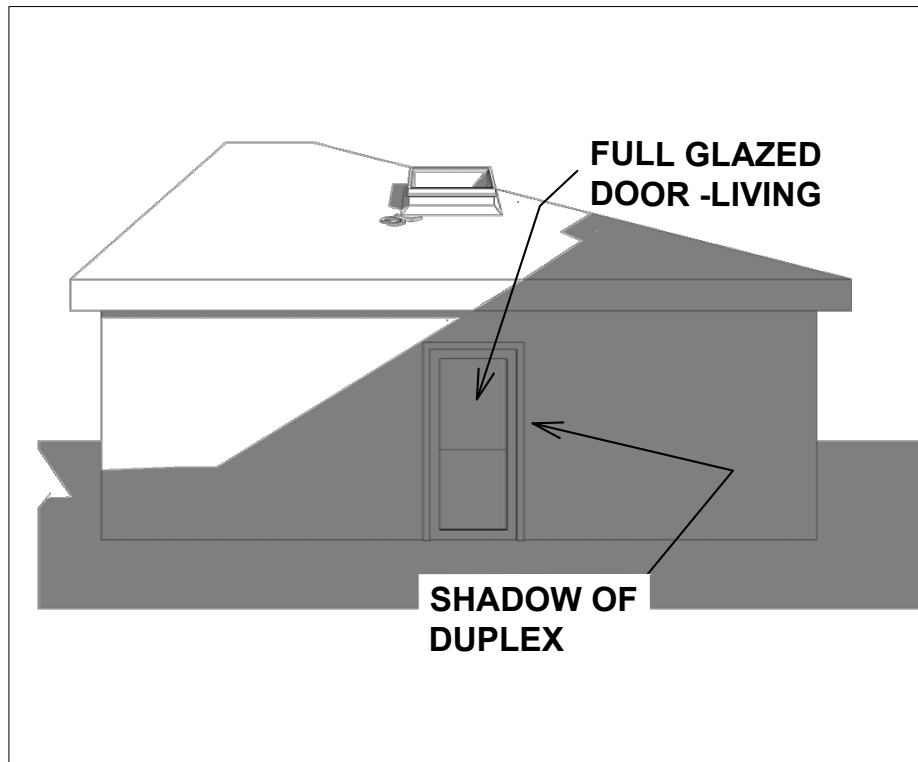
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

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510.691.7910 ph bacilia@bmatch.net

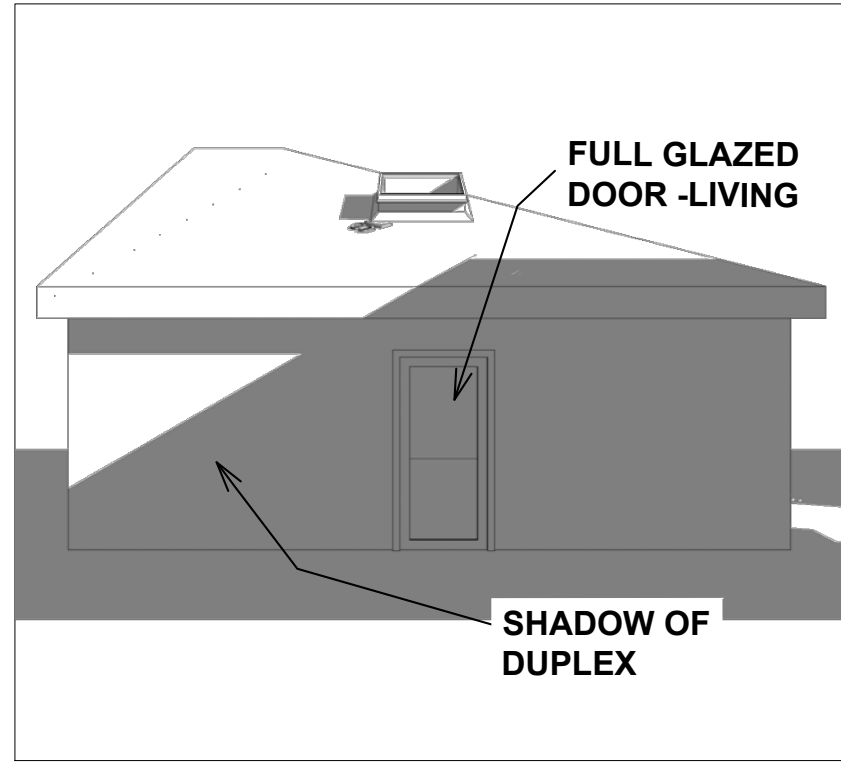
Date SEPT 13, 2018
Drawn by BM
Scale AS NOTED

ELEVATION WITH
SHADOW
2323 6TH STREET-
SOUTH WALL

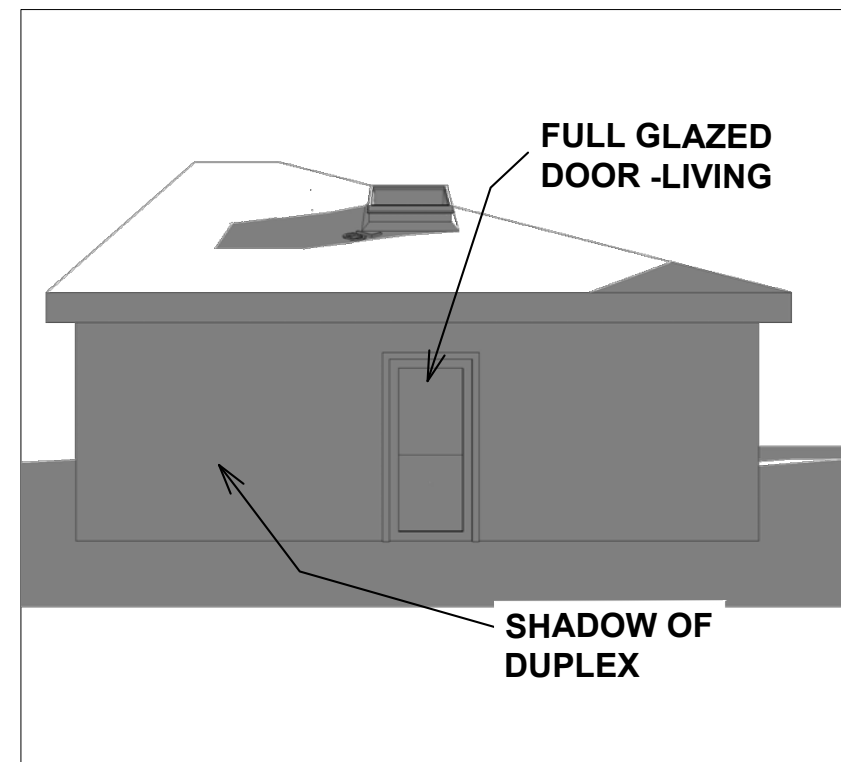
SSA1.7



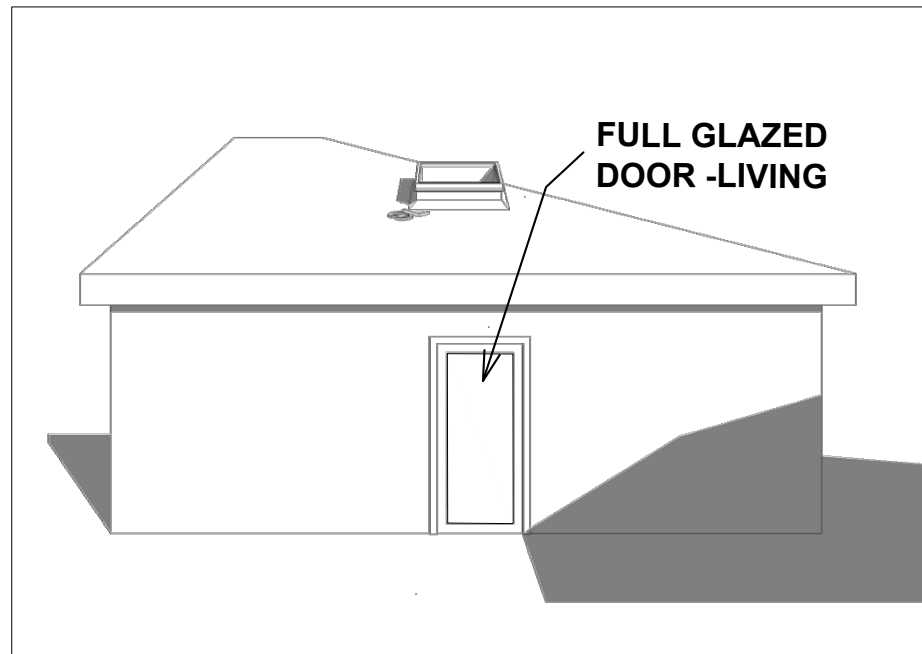
6 PROPOSED - WINTER 2:54 PM
2323 6TH ST. WEST WALL



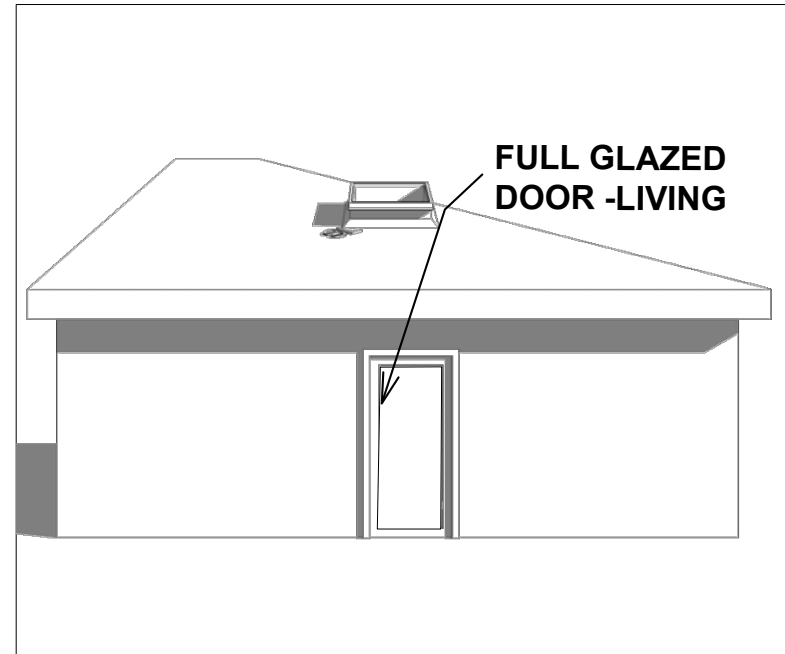
4 PROPOSED - WINTER NOON
2323 6TH ST. WEST WALL



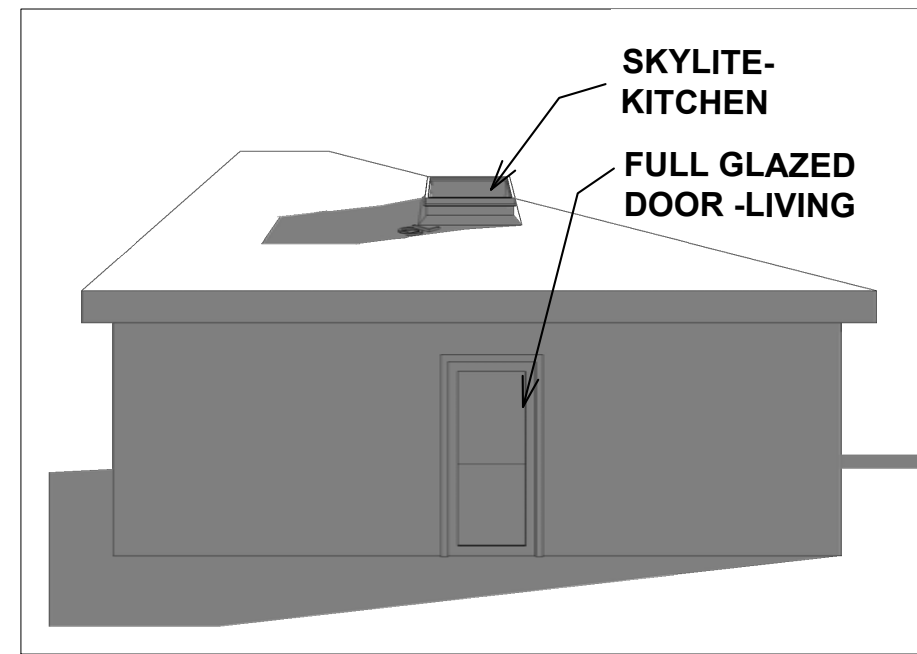
2 PROPOSED - WINTER 9:21 AM
2323 6TH ST. WEST WALL



SHADOW ON OPENING IS FROM
INTERIOR WALLS
5 EXISTING - WINTER 2:54 PM
2323 6TH ST. WEST WALL



3 EXISTING - WINTER NOON
2323 6TH ST. WEST WALL



1 EXISTING - WINTER 9:21 AM
2323 6TH ST. WEST WALL

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RESIDENTIAL ADDITION TO
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ACCESS. STRUCTURE

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date SEPT 13, 2018
Drawn by BM
Scale AS NOTED

ELEVATION WITH
SHADOW
2323 6TH STREET -
WEST WALL

SSA1.8



BACILIA MACIAS ARCHITECTURE
bacilia@bmatch.net • 510.691.7910 T
732 Gilman Street, Berkeley, CA 94710
www.baciliamacias.com

Response Letter to Planning Comments

Date: September 18, 2018

Project Name: 2325 6th Street

Dear Alison,

This letter is a response to planning comments dated September 6, 2018

1. The dimensions have been reviewed and further field measurements have been taken. The correct dimensions are now shown for the porch in the front which were not correct in the previous submittals. Also overall dimensions have been added to the plans and site plans to help clearly show that I have consistency in the dimensions of the structure. We apologize for the confusion this may have caused. I as that the latest submittal stand alone as the current and most accurate depiction of the project.
2. Dimensions of the porch has been added to A1.0 and A2.0. Also dimensions for the stairs and landing on rear structure have been added.
3. A table of the area coverage has been added on the new sheet A0.3 Lot Coverage. We have revised one of the stairs to be directly below the stairs from the upper deck. You were correct in indicating that we were over the lot coverage. We have not rectified this.
4. The shadow studies now include a label on sheet SSA1.7.
5. I have modified the graphics setting so that openings do not show interior shadows that could be misidentified as shadows cast from building.

Please feel free to contact me with any questions regarding this project.

Sincerely,

Bacilia Macias
Architect



PLANNING & DEVELOPMENT

Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 2325 6TH Date: 8.22.201
Applicant's Name: TAIFA M. JENKINS AND LASHAN M.
Zoning District: R1-

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

DUP.=DUPLEX
A.B.=ACCES.

	<i>Existing</i>	<i>Proposed</i>	<i>Permitted/Required</i>
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	1	2	2
Number of Parking Spaces (#)	1	2	2
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	2	1	2
Yards and Height			
Front Yard Setback (Feet)	17'-0	17'-0	20'-0
Side Yard Setbacks: (facing property)			
Left: (Feet)	5'-5	DUP. 4'-1"	4'-0
Right: (Feet)	20'-0	DUP. 16'-2" DECK=13'-0" DUP.=26'-2"	4'-0
Rear Yard Setback (Feet)	47'-1		20'-0
Building Height* (# Stories)	1	DUP.=2 /	2
Average* (Feet)	12'-7	DUP.= A.B.=	28'-0" /
Maximum* (Feet)	15'-1	DUPLEX = A.B.=	28'-0" /
Areas			
Lot Area (Square-Feet)	600	600	
Gross Floor Area* (Square-Feet) Total Area Covered by All Floors	134	DUP.=3636 SF	
Building Footprint* (Square-Feet) Total of All Structures	143	239	240
Lot Coverage* (%) (Footprint/Lot Area)	23	39.98	40
Useable Open Space* (Square-Feet)	280	96	400/UNIT
Floor Area Ratio* Non-Residential only (Except ES-R)			

*See Definitions – Zoning Ordinance Title 23F.

Revised: 05/15

Lenci, Alison

From: Lenci, Alison
Sent: Friday, October 19, 2018 5:20 PM
To: Bacilia Macias
Cc: 'msseymourd@gmail.com'
Subject: 2325 Sixth - 9/19/18 Resub

Hi Bacilia and Denise,

I had a chance to review the resubmittal (received 9/19/18). Thank you for providing a lot coverage diagram and revising the two items re: shadow studies. I just have a couple of questions/clarifications regarding the lot coverage diagrams:

- (1) The diagrams note a 'second story projection over planting' along the south elevation, however the site plans indicate that this area is the concrete driveway.
- (2) The area of projections over paved ground area or over decks or stairs counts towards lot coverage. Therefore, any portion of an eave that extends over paved ground area or that extends over a porch or stairs counts towards the calculation for lot coverage.

As mentioned in the previous incomplete letter, per [BMC 23D.04.040](#), the calculation of area for lot coverage includes all structures on the parcel, including accessory structures, bay windows and chimney projections, covered porches, decks, or stairs, and decks over an enclosed space of paved ground area.

Please revise the diagrams to include all areas of deck or stairs over paved ground area, and any eave over paved ground or a deck/stairs, and note that the lot may not exceed the maximum allowable lot coverage of 40%.

Since you only need to revise Sheet A0.3 you're welcome to resubmit just that sheet and not the whole plan set. Please let me know if you have questions.

Thanks,

Alison Lenci
Assistant Planner
City of Berkeley
Land Use Planning Division | (510) 981-7544
1947 Center Street, 2nd Floor | Berkeley, CA 94704

Lenci, Alison

From: B Macias <bacilia@bmarch.net>
Sent: Wednesday, October 31, 2018 6:19 PM
To: Lenci, Alison; missymound@gmail.com; Cha Jacobs; Lance Turner
Subject: 2325 6th street-pavement coverage
Attachments: 2325 6th street APPLICATIONS-traffic.pdf; 2325 6thStreet_DUPLEXFORCITY-PROPOSED SITE PLAN_recover-PAVEMENT COVERAGE.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Alison,

Here is a pavement diagram to show the proposed and existing pavement. I hope this clears things up. Regarding the transportation person's review. I am attaching the document given to me in 2017.

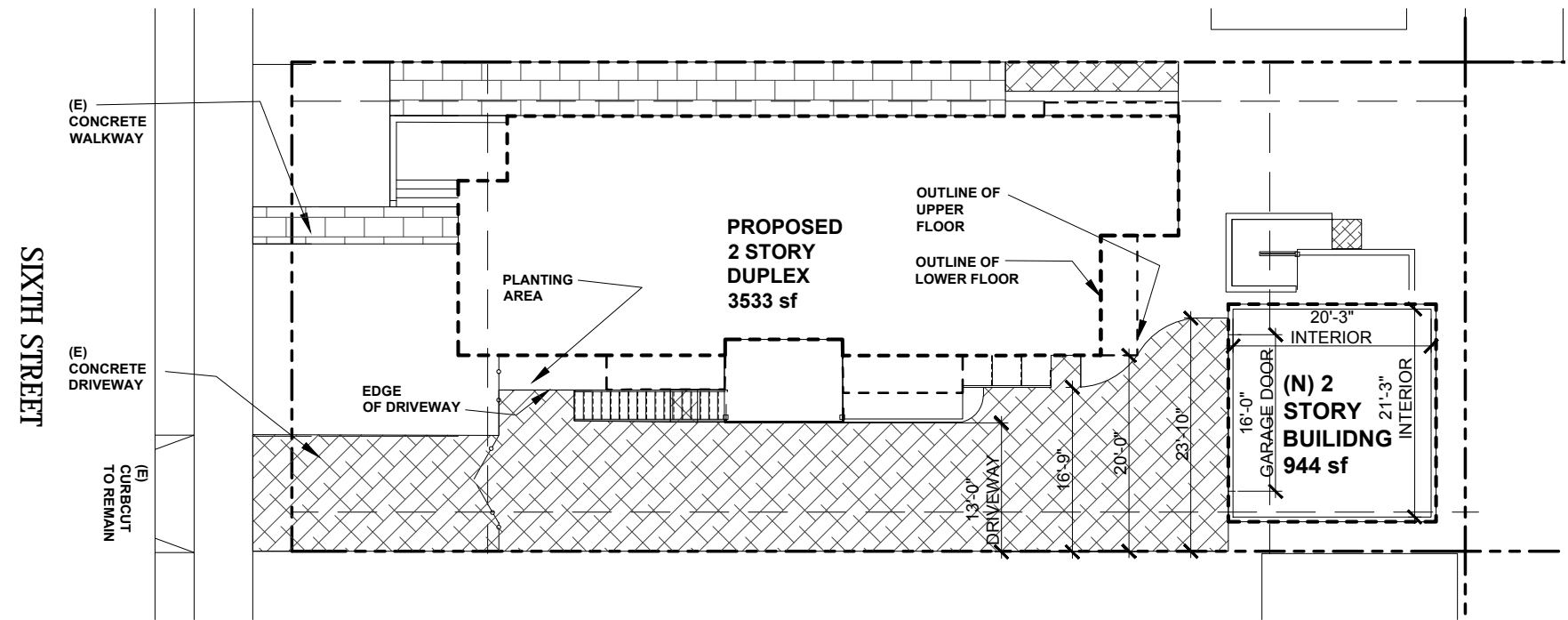
Let me know if you need anything else.

Thank you

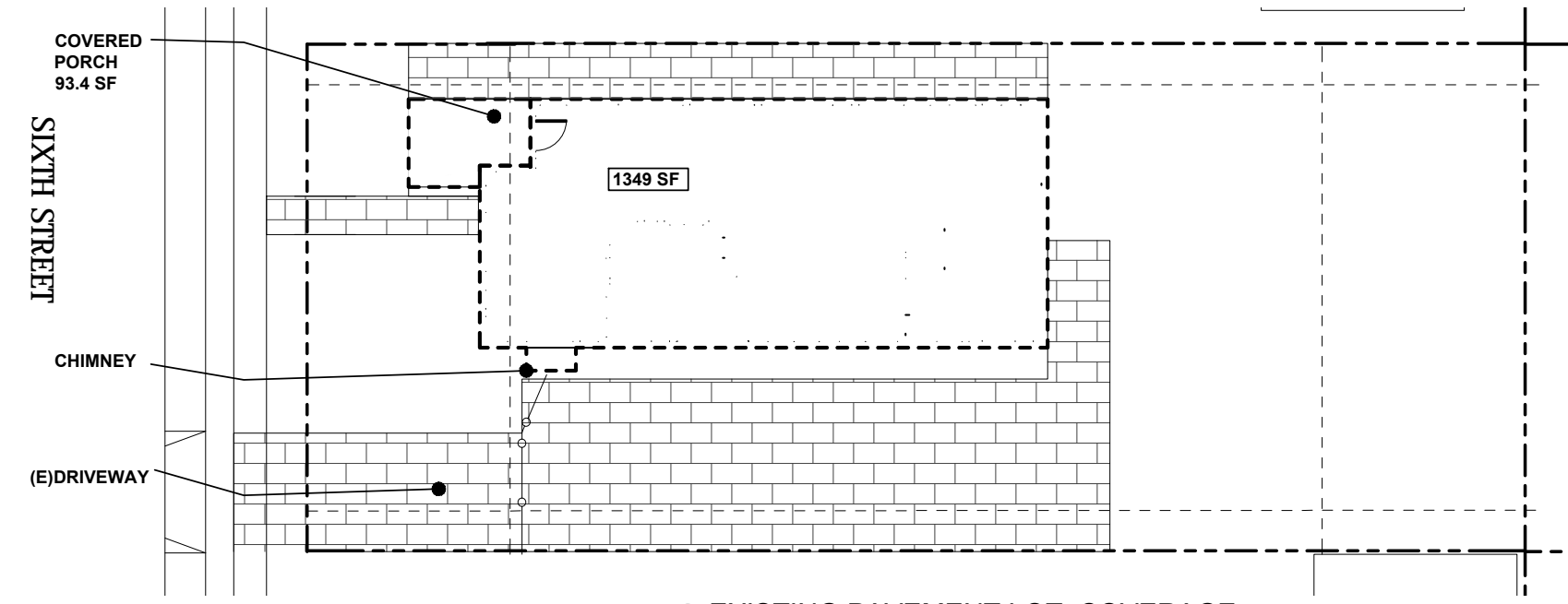
Best Regards,

Bacilia Macias Architecture

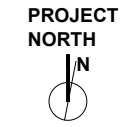
732 Gilman Street Berkeley CA 94710
510-691-7910
www.baciliamacias.com





② PROPOSED PAVEMENT LOT COVERAGE
1/16" = 1'-0"



① EXISTING PAVEMENT LOT COVERAGE
1/16" = 1'-0"



HATCH LEGEND

-  EXISTING CONCRETE PAVING
-  PROPOSED CONCRETE PAVING

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarcch.net

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date SEPT 13, 2018
Drawn by BM
Scale AS NOTED

EXISTING AND
PROPOSED
PAVEMENT
COVERAGE

A0.31



PUBLIC WORKS / TRANSPORTATION DIVISION

1947 Center Street, 4th Floor, Berkeley, CA 94704
Main Tel: 510.981.7010 Fax: 510.981.7505 TDD: 510.981.6345
Email:

20170214

Traffic Engineer Plan Review Services

Date _____ (Circle one) APP / AUP / Bldg Permit No. _____

Your Name /Company BACILIA MACIAS

Phone/email bacilia@bmarcb.net

Applicant Name, if different _____

Phone/email 510.691.7910

Project Address (required) 2325 6th St.

Office Use Only below this line:

Project Status/Type:

Pre-Application (Charges apply)* AUP/UP/Bldg Permit Traffic Control Plan RPP

Fees for Traffic Engineering services Eff. 8/1/2010 per Council Resolution 64,918 N.S.

	Service	Rate*	Qty	Amount	Method
1	Misc/Pre-application	\$160/hr	0.25	\$40	[Redacted]
2	Peer review TIS/EIR	\$160/hr			
3	Construction	\$160/hr			
4	Post-constr. Traffic monitoring	\$160/hr			
5	TE review of AUP (after 1 st 3 hrs)	\$160/hr			
6	TE review of UP (after 1 st 8 hrs)	\$160/hr			
7	Plan check in excess of 2 rounds	\$160/hr			
8	Review included in AUP/UP fees	No Chg			

TOTAL DUE: \$40 OK/CR

NOTES:

*Paid MC #0433
Jeffrey
2/14/17*

*Charged at \$40 per quarter hour or portion thereof

Review: Summary/Recommendations Review site plan for garage parking

Traffic Engineer *Dipen*

ORIGINAL

APPLICANT COPY

TREASURY COPY

CODES

2016 CA FIRE CODE
2016 CA BUILDING CODE
2016 CA MECHANICAL CODE
2016 CA PLUMBING CODE
2016 CA ELECTRICAL CODE
2016 ENERGY CODE
2016 CA GREEN CODE
2016 CA RESIDENTIAL CODE

PROJECT SCOPE

RAISING OF (E) RESIDENCE TO CREATE A TWO STORY DUPLEX . NEW 2 STORY ACCESSORY BLDG. IN REAR, GARAGE ON THE GROUND FLOOR AND WORKSHOP ON TOP FLOOR.

PROJECT DATA

TITLE RESIDENTIAL ADDITION
2325 6TH STREET
BERKELEY, CALIFORNIA

ZONING: RI-A
OCCUPANCY: R-3
CONSTRUCTION TYPE: V-BN
SPRINKLERS: NO
LOT SIZE: = 6000 SF

SETBACKS
FRONT = 20'
REAR = 20'
SIDE = 4'

AREA TABULATIONS

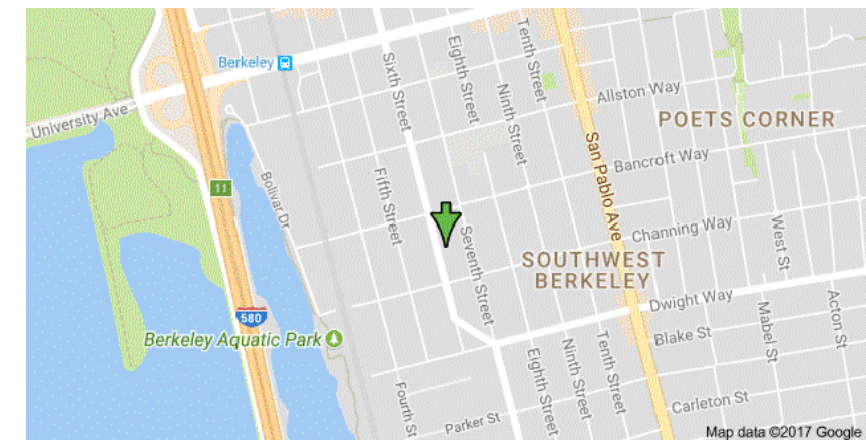
STRUCTURE INFORMATION (EXISTING)						
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	NO. OF DWELING UNITS	OFF STREET PARKING	
MAIN BLDG.						
1ST FL	1348	V-B	1	R-3	1	
TOTAL	1348					2
STRUCTURE INFORMATION (PROPOSED)						
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	NO. OF DWELING UNITS	OFF STREET PARKING	
MAIN BLDG.						
1ST FL	1443	V-B		R-3	1	
2ND	1439	V-B		R-3	1	
TOTAL	2882		2		2	2
ACCESSORY						
	944	V-B	2		0	2
TOTAL	3826					
FOOTPRINTS						
HOUSE	1807	SF				
COVERED DECKS OR PORCH (FRONT)	77	SF				
ACCESS. STRUCTURE	473	SF				
TOTAL	2390	SF				
PERCENTAGE	39.8%					

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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

VICINITY MAP



Date SEPT. 18, 2018
Drawn by BM
Scale AS NOTED

TITLE SHEET


A0.0

Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	B2. Radon-Resistant Construction	0			2		
Yes	B3. Foundation Drainage System	2				2	
Yes	B4. Moisture Controlled Crawlspace	1			1		
B5. Structural Pest Controls							
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1				1	
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1	
C. LANDSCAPE							
20.00%	Enter the landscape area percentage. Points capped at 3 for areas less than 15%.						
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1				1	
Yes	C2. Three Inches of Mulch in Planting Beds	1				1	
C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	1				1	
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3				3	
C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2				2	
No	C4.2 Turf on a Small Percentage of Landscaped Area	0				2	
No	C5. Trees to Moderate Building Temperature (at least 50% of West Facing Glazing and Walls Shaded)	0	1	1		1	
Yes	C6. High-Efficiency Irrigation System	2				2	
No	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil (with Soil Testing)	0				2	
No	C8. Rainwater Harvesting System	0				3	
No	C9. Recycled Wastewater Irrigation System	0				1	
No	C10. Submeter or Dedicated Meter for Landscape Irrigation	0				2	
TBD	C11. Landscape Meets Water Budget	0				1	
C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1	
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0				1	
Yes	C13. Reduced Light Pollution (Exterior lighting fixtures shielded and directed downward)	1	1				
No	C14. Large Stature Tree(s)	0	1				
No	C15. Third Party Landscape Program Certification	0				1	
No	C16. Maintenance Contract with Certified Professional (Bay-Friendly Qualified Professional or Equiv.)	0				1	
No	C17. Community Garden	0	2				

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Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	E2. Flashing Installation Third-Party Verified					2	
TBD	E3. Rain Screen Wall System					2	
TBD	E4. Durable and Non-Combustible Cladding Materials					1	
E5. Durable Roofing Materials							
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly					1	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
TBD	E6. Vegetated Roof		2	2			
F. INSULATION							
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	1				1	
Yes	F1.2 Ceilings	1				1	
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
TBD	F2.1 Walls and Floors				1		
TBD	F2.2 Ceilings				1		
F3. Insulation That Does Not Contain Fire Retardants							
Yes	F3.1 Cavity Walls and Floors	1			1		
Yes	F3.2 Ceilings	1			1		
Yes	F3.3 Interior and Exterior Insulation	1			1		
G. PLUMBING							
G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1			
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution					1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution					2	
G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2				2	
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1				1	
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1				2	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush					1	
TBD	G3. Pre-Plumbing for Graywater System					1	
TBD	G4. Operational Graywater System					3	
TBD	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout					1	
Yes	G6. Submeter Water for Tenants	2				2	
H. HEATING, VENTILATION, AND AIR CONDITIONING							

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NEW HOME RATING SYSTEM, VERSION 7.0

MULTIFAMILY CHECKLIST

Total Points Targeted: **77**

Certification Level: **---**

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

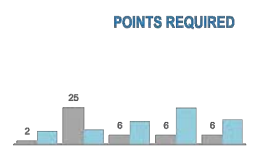
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2, H6.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit www.builditgreen.org/greenpointrated. Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and certified by Build It Green.

POINTS REQUIRED



Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Measures								
CALGreen								
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1	
A. SITE								
No	A1. Construction Footprint (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed)	0				1		
A2. Job Site Construction Waste Diversion								
No	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	0				2		
Yes	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	2				2		
No	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	0				1		
Yes	A3. Recycled Content Base Material (Minimum 25% Post-Consumer Content)	1				1		
No	A4. Heat Island Effect Reduction (Non-Roof)	0		1				
No	A5. Construction Environmental Quality Management Plan Including Flush-Out	0			1			
A6. Stormwater Control: Prescriptive Path								
No	A6.1 Permeable Paving Material	0				1		
No	A6.2 Filtration and/or Bio-Retention Features	0				1		
No	A6.3 Non-Leaching Roofing Materials	0				1		
No	A6.4 Smart Stormwater Street Design	0	1					
No	A7. Stormwater Control: Performance Path (Capture and Treat 85% of Annual Runoff Onsite)	0				3		
B. FOUNDATION								
Yes	B1. Fly Ash and/or Slag in Concrete (Minimum of 30%)	1				1		

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Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1		2	
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1	
No	D1.3 Advanced Framing Measures	0				2	
No	D2. Construction Material Efficiencies (Pre-assembled wall and roof framing for at least 80% of project)	0				1	
D3. Engineered Lumber							
Yes	D3.1 Engineered Beams and Headers	1				1	
No	D3.2 Wood I-Joists or Web Trusses for Floors	0				1	
TBD	D3.3 Engineered Lumber for Roof Rafters					1	
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
Yes	D3.5 OSB for Subfloor	0.5				0.5	
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5	
TBD	D4. Insulated Headers			1			
D5. FSC-Certified Wood							
≥65%	D5.1 Dimensional Lumber, Studs, and Timber	4				6	
No	D5.2 Panel Products	0				3	
D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1	
TBD	D6.2 At Least 90% of Exterior Walls			1		1	
TBD	D6.3 At Least 90% of Roofs			1		1	
No	D7. Energy Heels on Roof Trusses	0		1			
16 inches	D8. Overhangs and Gutters	1		1		1	
D9. Reduced Pollution Entering the Home from the Garage							
Yes	D9.1 Detached Garage	2			2		
No	D9.2 Mitigation Strategies for Attached Garage	0			1		
D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1	
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1	
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2		1		1	
E. EXTERIOR							
TBD	E1. Environmentally Preferable Decking					1	

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BACILIA MACIAS
 ARCHITECTURE
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 510.691.7910 ph bacilia@bmarc.net

**RESIDENTIAL ADDITION TO
 CREATE DUPLEX AND NEW
 ACCESS. STRUCTURE**
 2325 6TH STREET
 BERKELEY, CA
 APN # 056-194-19

Date APRIL 19, 2019
 Drawn by BM
 Scale AS NOTED

GREEN CHECKLIST

GC1

Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Yes	J3. Mechanical Ventilation Testing	1			1		
TBD	J4. Combustion Appliance Safety Testing				1		
J5. Building Energy Performance							
0.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	0		25+			
0.00%	J5.2 Non-Residential Spaces Outperform Title 24	0		15			
TBD	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst			1			
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1			
TBD	J8. ENERGY STAR for Homes			1			
No	J9. EPA Indoor airPlus Certification				1		
TBD	J10. Blower Door Testing				3		
TBD	J11. Compartmentalization of Units (Minimize uncontrolled pathways for indoor air pollutants between units)			1	1		
K. FINISHES							
K1. Entryways Designed to Reduce Tracked-In Contaminants							
Yes	K1.1 Entryways to Individual Units (Deliberate hard surface at entrances and permanent assembly for shoe storage)	1			1		
Yes	K1.2 Entryways to Buildings (Deliberate hard surface at entrances and built-in, permanent walk-off mat or grill)	1			1		
TBD	K2. Zero-VOC Interior Wall and Ceiling Paints				1		
TBD	K3. Low-VOC Caulks and Adhesives				1		
K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets				2		
TBD	K4.2 Interior Trim				2		
TBD	K4.3 Shelving				2		
TBD	K4.4 Doors				2		
TBD	K4.5 Countertops				1		
K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors				1		
TBD	K5.2 Cabinets and Countertops				2		
TBD	K5.3 Interior Trim and Shelving				2		
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2		
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2		
No	K8. Comprehensive Inclusion of Low Emitting Finishes				1		
Yes	K9. Durable Cabinets (Plywood for casework and doors, ball bearing drawer slides, dovetail joints, two directional metal hinges)	2				2	
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes					1	
L. FLOORING							

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Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services			2				
Enter the number of Tier 1 services							
Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1	1				
TBD	N3.3 Traffic Calming Strategies		2				
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide		1				
TBD	N3.5 Bicycle Storage for Residents		1				
TBD	N3.6 Bicycle Storage for Non-Residents		1				
1 space per unit	N3.7 Reduced Parking Capacity	2	2				
N4. Outdoor Gathering Places							
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1				
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1				
N5. Social Interaction							
TBD	N5.1 Residence Entries with Views to Callers		1				
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1				
TBD	N5.3 Porches Oriented to Street and Public Space		1				
N6. Passive Solar Design							
TBD	N6.1 Heating Load			2			
TBD	N6.2 Cooling Load			2			
N7. Adaptable Building							
Yes	N7.1 Universal Design Principles in Units	2	1		1		
Yes	N7.2 Full-Function Independent Rental Unit	1	1				
N8. Resiliency							
TBD	N8.1 Vulnerability Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation)		1		1	1	
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1	
N9. Social Equity							
Yes	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)	2	1			1	
TBD	N9.2 Community Location (Disadvantaged Community)		1		1		
N10. Affordability							
TBD	N10.1 Dedicated Units for Households Making 80% of AMI or Less		2				
TBD	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less		1				
TBD	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale		1				
N11. Mixed-Use Developments							

Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
H1. Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace				1		
TBD	H1.2 Sealed Combustion Water Heater				2		
TBD	H2. High Performing Zoned Hydronic Radiant Heating System			1	1		
H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1			
Yes	H3.2 Pressure Balance the Ductwork System	1		1			
TBD	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified				1		
H5. Advanced Practices for Cooling							
Yes	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1		1			
Yes	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	1		1			
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
TBD	H6.2 Advanced Ventilation Standards				2		
TBD	H6.3 Outdoor Air is Filtered and Tempered				1		
H7. Effective Range Design and Installation							
Yes	H7.1 Effective Range Hood Ducting and Design	1			1		
TBD	H7.2 Automatic Range Hood Control				1		
TBD	H8. High Efficiency HVAC Filter (MERV 13+)				1		
TBD	H9. Advanced Refrigerants (low global warming potential refrigerants)				1		
I. RENEWABLE ENERGY							
TBD	I1. Pre-Plumbing for Solar Water Heating			1			
TBD	I2. Preparation for Future Photovoltaic Installation			1			
0.00%	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25			
I4. Net Zero Energy Home							
TBD	I4.1 Near Zero Energy Home (offset at least 80% of annual site energy use)			2			
TBD	I4.2 Net Zero Electric (offset 100% of annual site energy use. All electric home required)			4			
TBD	I5. Energy Storage System				1		
TBD	I6. Solar Hot Water Systems to Preheat Domestic Hot Water				4		
TBD	I7. Photovoltaic System for Multifamily Projects				8		
J. BUILDING PERFORMANCE AND TESTING							
TBD	J1. Third-Party Verification of Quality of Insulation Installation					1	
Yes	J2. Supply and Return Air Flow Testing	2		1	1		

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Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	L1. Environmentally Preferable Flooring					3	
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential				3		
TBD	L3. Durable Flooring (All flooring is hard surface)				1		
TBD	L4. Thermal Mass Flooring			1			
M. APPLIANCES AND LIGHTING							
Yes	M1. ENERGY STAR® Dishwasher	1				1	
M2. Efficient Clothes Washing and Drying							
TBD	M2.1 CEE-Rated Clothes Washer			1		2	
Yes	M2.2 Energy Star Dryer	1		1			
TBD	M2.3 Solar Dryer/ Laundry Lines			0.5			
TBD	M3. Size-Efficient ENERGY STAR Refrigerator			2			
M4. Permanent Centers for Waste Reduction Strategies							
TBD	M4.1 Built-In Recycling Center					1	
TBD	M4.2 Built-In Composting Center					1	
M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2			
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2			
Tier 1	M6. Electric Vehicle Charging Stations and Infrastructure	1		2			
TBD	M7. Central Laundry					1	
TBD	M8. Gearless Elevator			1			
N. COMMUNITY							
N1. Smart Development							
TBD	N1.1 Infill Site		1			1	
TBD	N1.2 Designated Brownfield Site		1			1	
TBD	N1.3 Conserve Resources by Increasing Density			2		2	
TBD	N1.4 Cluster Homes for Land Preservation		1			1	
	N1.5 Home Size Efficiency					9	
Enter the area of the home, in square feet							
Enter the number of bedrooms							
N2. Home(s)/Development Located Near Major Transit Stop							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1				
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2				
N3. Pedestrian and Bicycle Access							

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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date APRIL 19, 2019
Drawn by BM
Scale AS NOTED

GREEN CHECKLIST

GC2

Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	P4. Building Enclosure Testing			1	1	1	
Summary							
Total Available Points in Specific Categories		374	46	111	69	94	54
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Achieved		77.0	9.0	10.0	16.0	25.0	17.0

Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	1					
TBD	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	1					
G. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5
O5. Home System Monitors							
TBD	O5.1 Energy Home System Monitors			1			
TBD	O5.2. Water Home System Monitors						1
O6. Green Building Education							
TBD	O6.1 Marketing Green Building			2			
TBD	O6.2 Green Building Signage			0.5			0.5
TBD	O7. Green Appraisal Addendum		R	R	R	R	R
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1	
TBD	O9. Residents Are Offered Free or Discounted Transit Passes			2			
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan					1	
Yes	O11. Smokefree Buildings	2			2		
TBD	O12. Integrated Pest Management Plan					1	
F. DESIGN CONSIDERATIONS							
P1. Acoustics: Noise and Vibration Control							
	Enter the number of Tier 1 practices	1			1		
	Enter the number of Tier 2 practices						
P2. Mixed-Use Design Strategies							
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1
TBD	P2.2 Commercial Loading Area Separated for Residential Area				1		
TBD	P2.3 Separate Mechanical and Plumbing Systems				1		
P3. Commissioning							
TBD	P3.1 Design Phase			1	1		
TBD	P3.2 Construction Phase			2	1		
TBD	P3.3 Post-Construction Phase			2	1		

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GreenPoint Rated New Home Multifamily Checklist Version 7.0

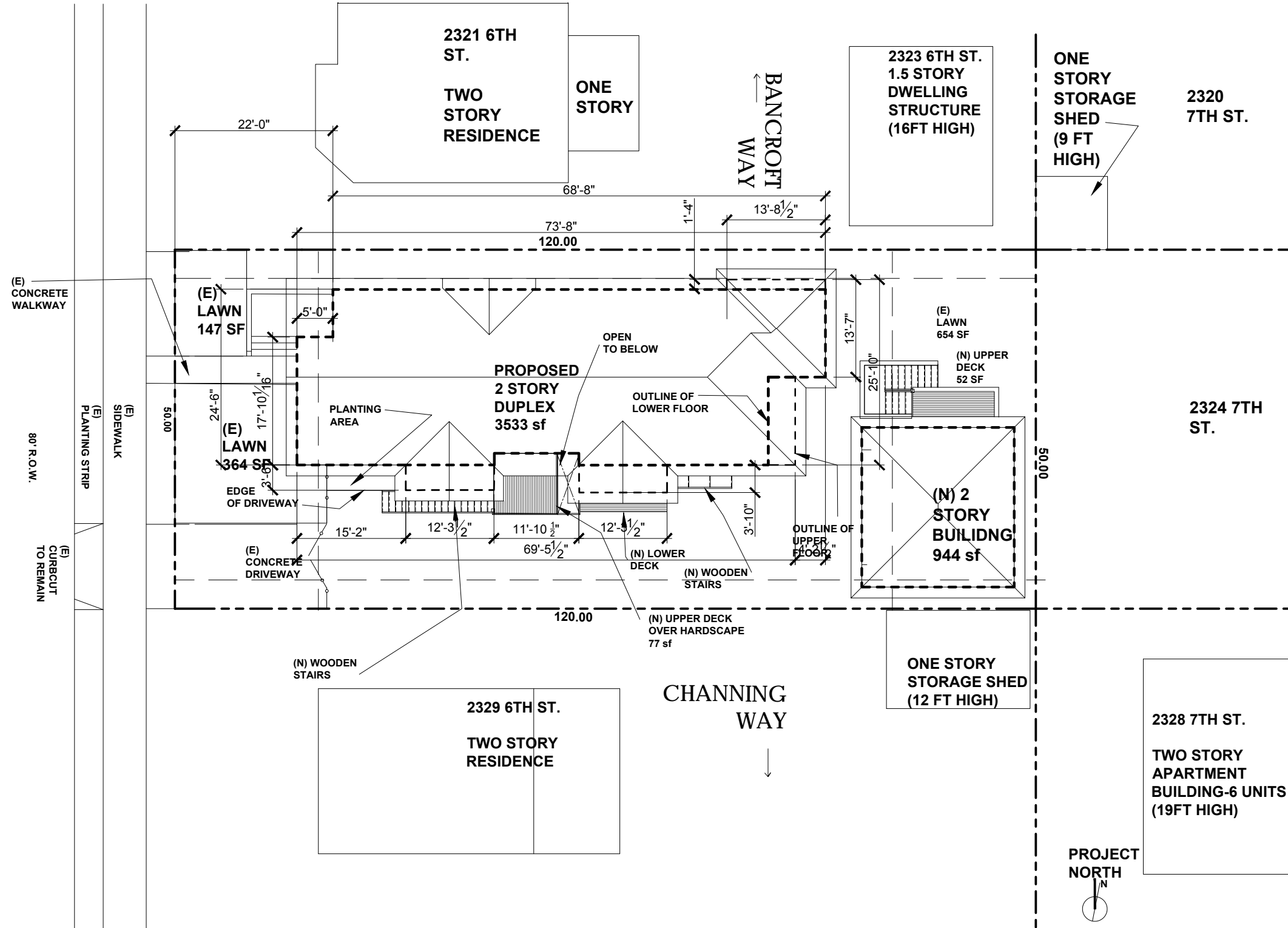
BACILIA MACIAS
ARCHITECTURE
 732 gilman street berkeley ca 94710
 510.691.7910 ph bacilia@bmarc.net

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE
 2325 6TH STREET
 BERKELEY, CA
 APN # 056-194-19

Date APRIL 19, 2019
 Drawn by BM
 Scale AS NOTED

GREEN
CHECKLIST

GC3



BACILIA MACIAS
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732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net

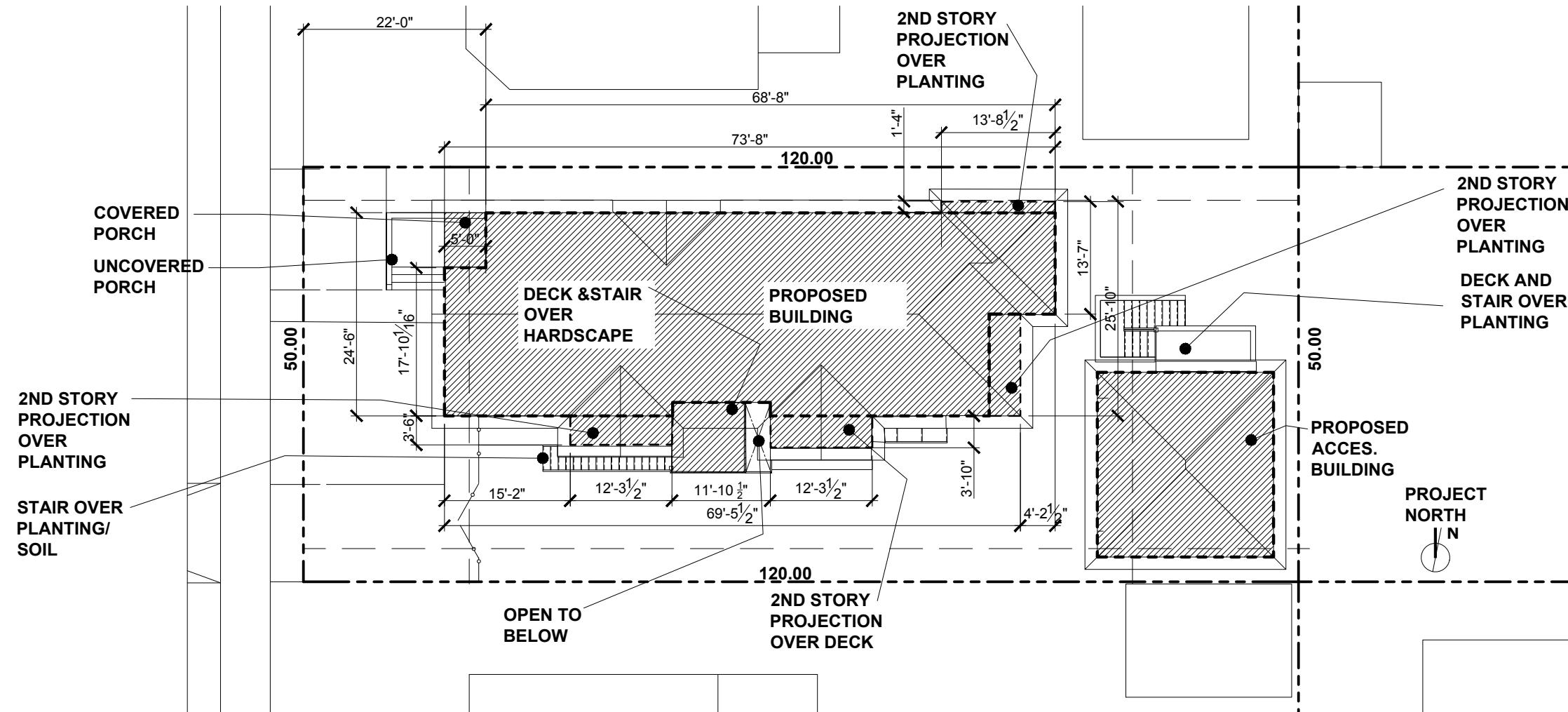
**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP**
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

PROPOSED SITE PLAN	Date	APRIL 19, 2019
	Drawn by	BM
	Scale	AS NOTED

1 PROPOSED SITE PLAN
1/16" = 1'-0"

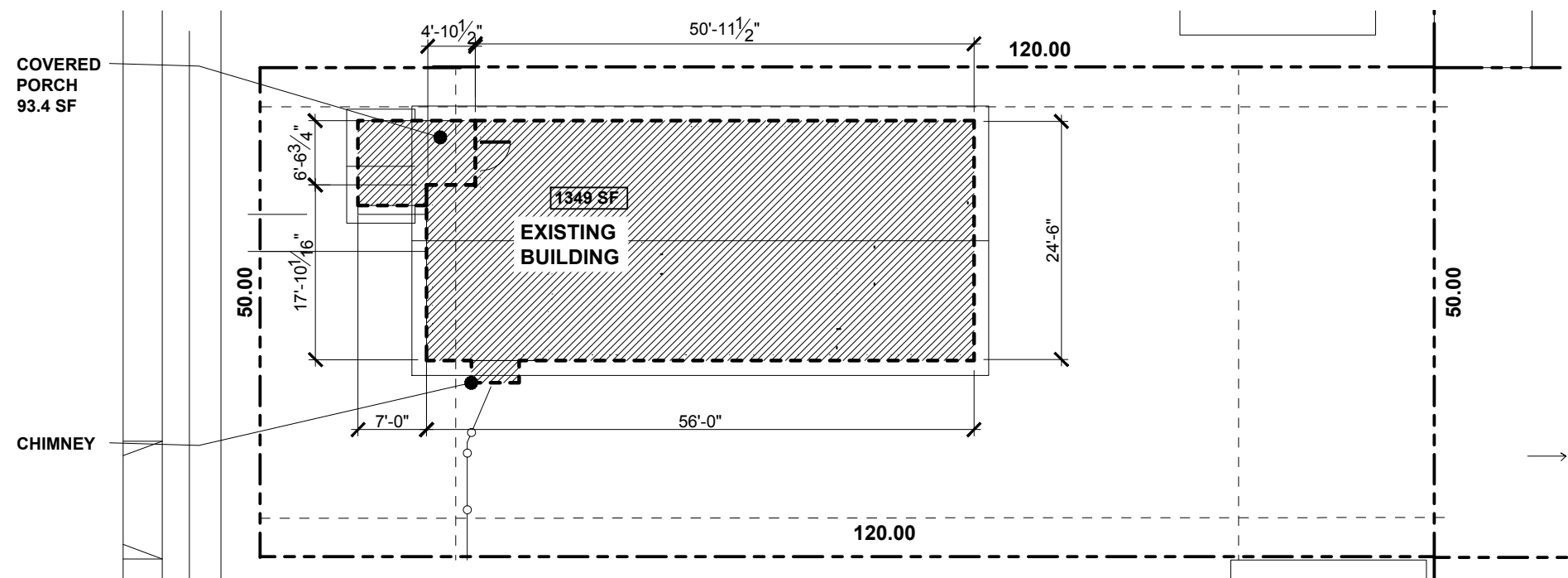
A0.2

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmararch.net



LOT COVERAGE		
EXISTING	HOUSE	1349 SF
	PORCH(FRONT)	93.4 SF
TOTAL		1442.4 SF
PERCENTAGE		24.0%
PROPOSED		
HOUSE		1807 SF
COVERED DECKS OR STAIRS		77 SF
PORCH(FRONT)		33 SF
ACCESS STRUCTURE		473 SF
TOTAL		2390 SF
PERCENTAGE		39.8%

② PROPOSED LOT COVERAGE
1/16" = 1'-0"



① EXISTING LOT COVERAGE
1/16" = 1'-0"

HATCH LEGEND



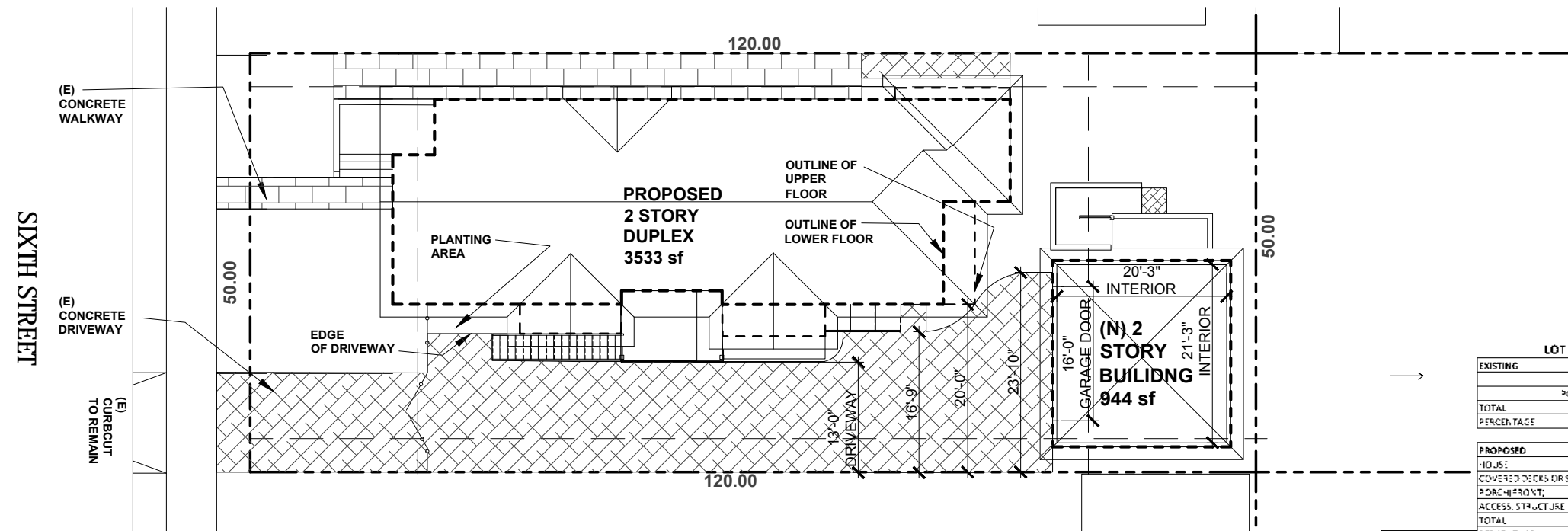
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date APRIL 19, 2019
Drawn by BM
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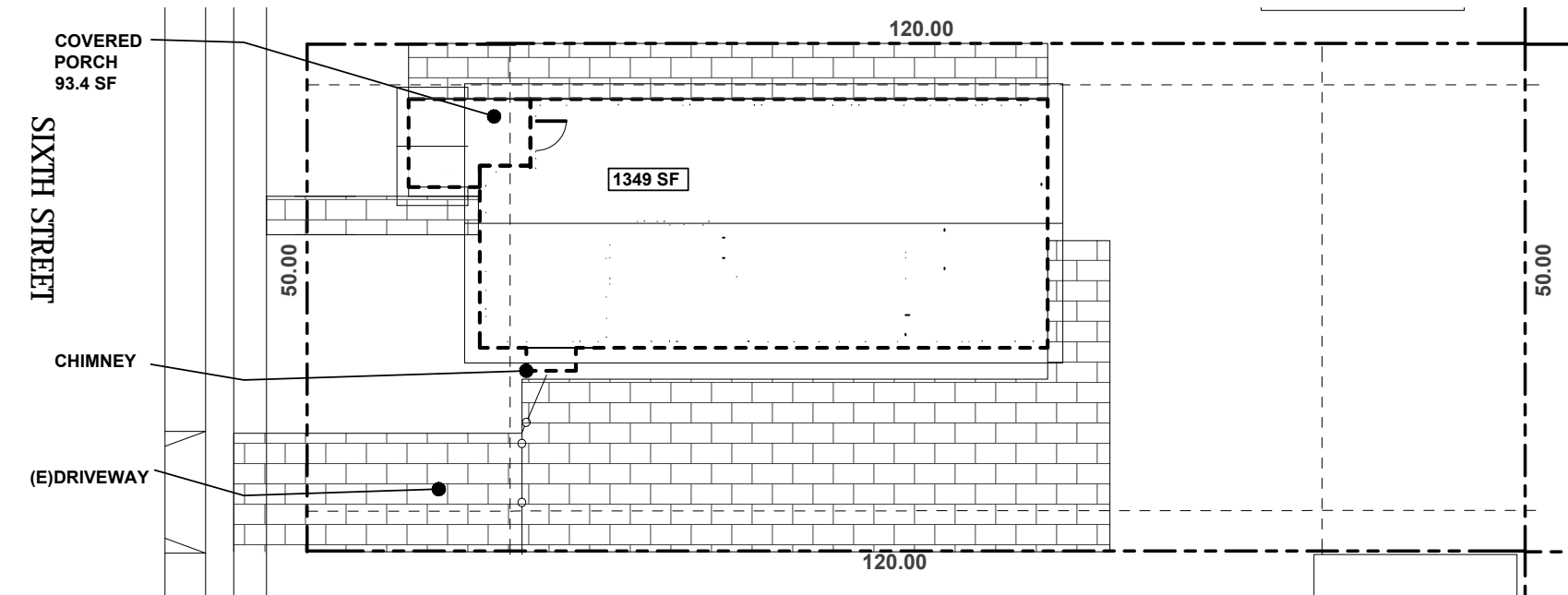
EXISTING AND
PROPOSED
LOT COVERAGE

A0.3

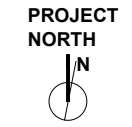


② PROPOSED PAVEMENT LOT COVERAGE
1/16" = 1'-0"



LOT COVERAGE	
EXISTING	
H.C. USE	1349 SF
PORCH(FRONT)	93.4 SF
TOTAL	1442.4 SF
PERCENTAGE	24.0%
PROPOSED	
HOUSE	1827 SF
COVERED DECKS OR STAIRS	77 SF
PORCH(FRONT)	33 SF
ACCESS STRUCTURE	473 SF
TOTAL	2390 SF
PERCENTAGE	39.8%



① EXISTING PAVEMENT LOT COVERAGE
1/16" = 1'-0"



HATCH LEGEND

-  EXISTING CONCRETE PAVING
-  PROPOSED CONCRETE PAVING

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP

BACILIA MACIAS
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732 gilman street berkeley ca 94710
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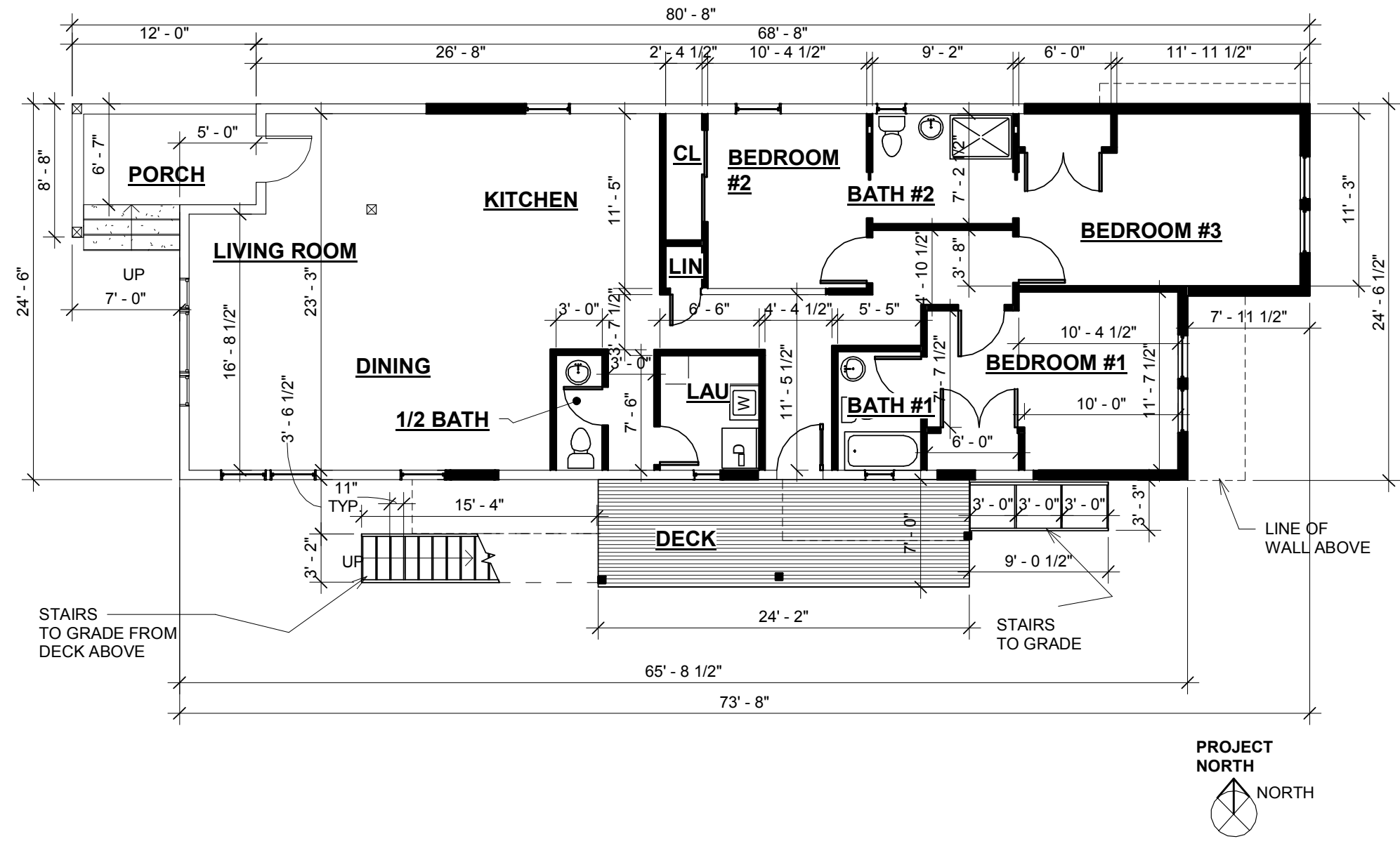
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date APRIL 19, 2019
Drawn by BM
Scale AS NOTED

EXISTING AND
PROPOSED
PAVEMENT
COVERAGE

A0.31

6TH STREET



1 PROPOSED LOWER FLOOR
1/8" = 1'-0"

PROPOSED FIRST FLOOR PLAN

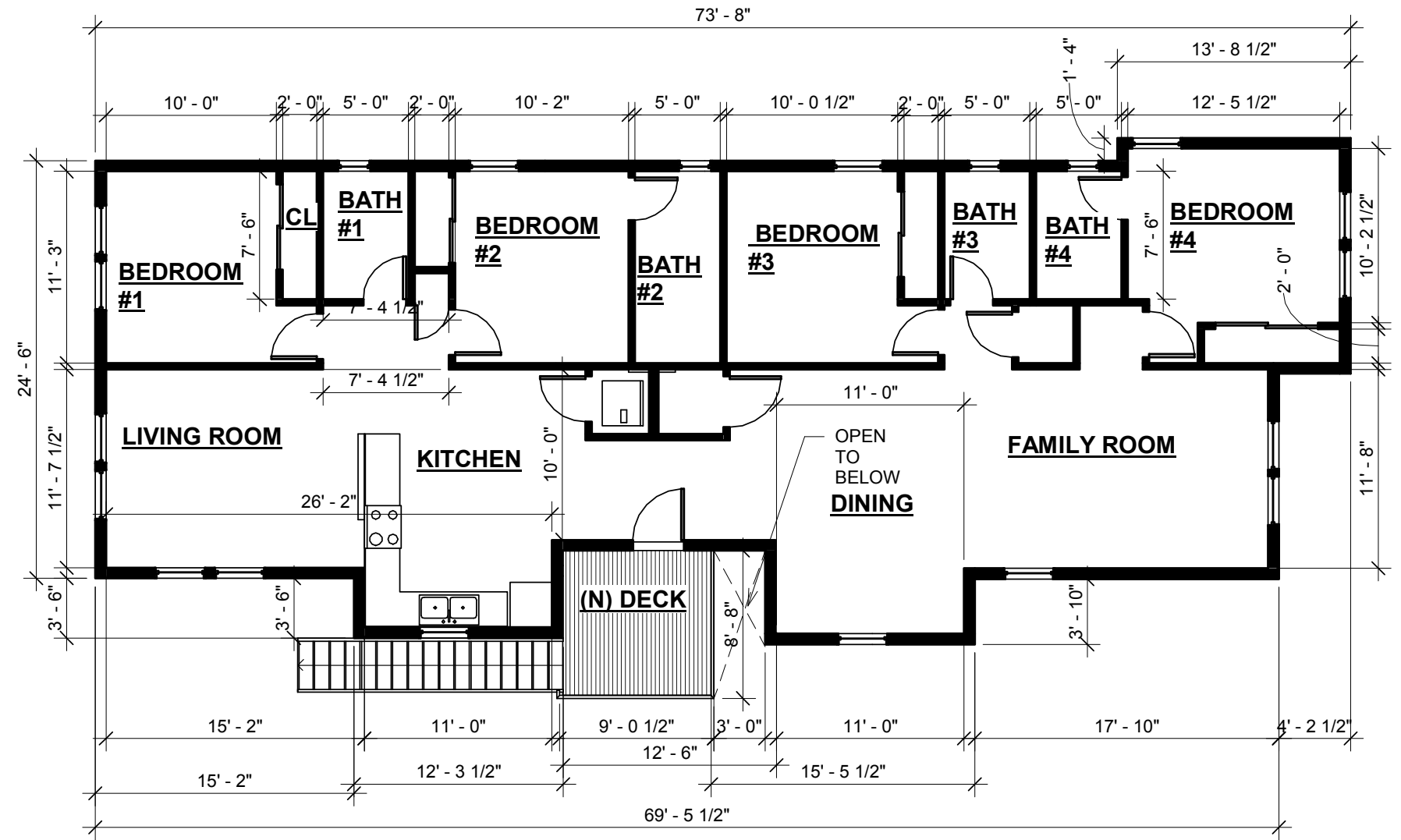
Date	SEPT. 18, 2018
Drawn by	BM
Scale	1/8" = 1'-0"

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP

2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

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A2.0



① (N) SECOND FLOOR
1/8" = 1'-0"

BACILIA MACIAS
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**RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

PROPOSED SECOND
FLOOR PLAN

Date SEPT. 18, 2018
Drawn by Author
Scale 1/8" = 1'-0"

A2.1

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarc.net

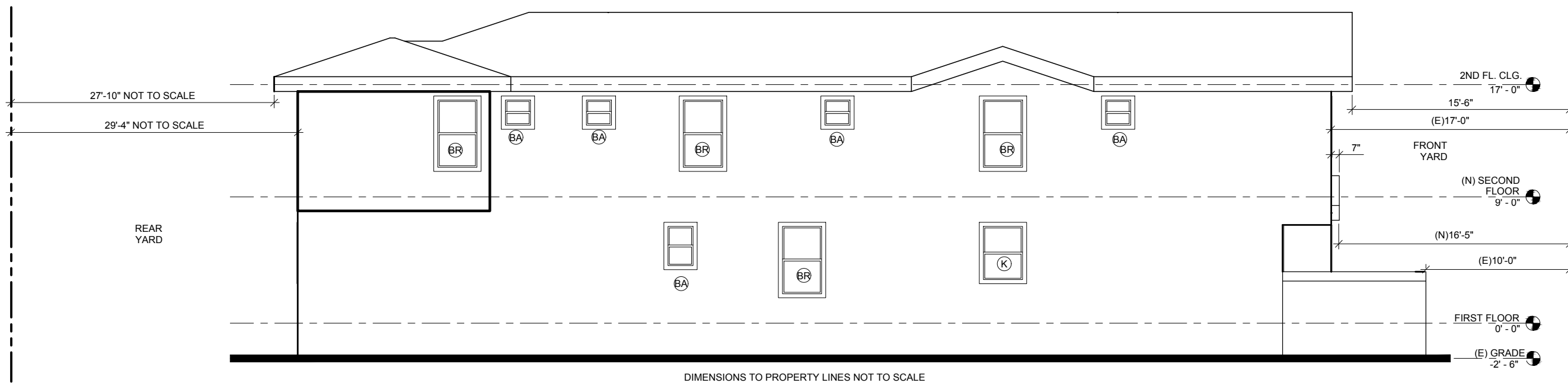
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

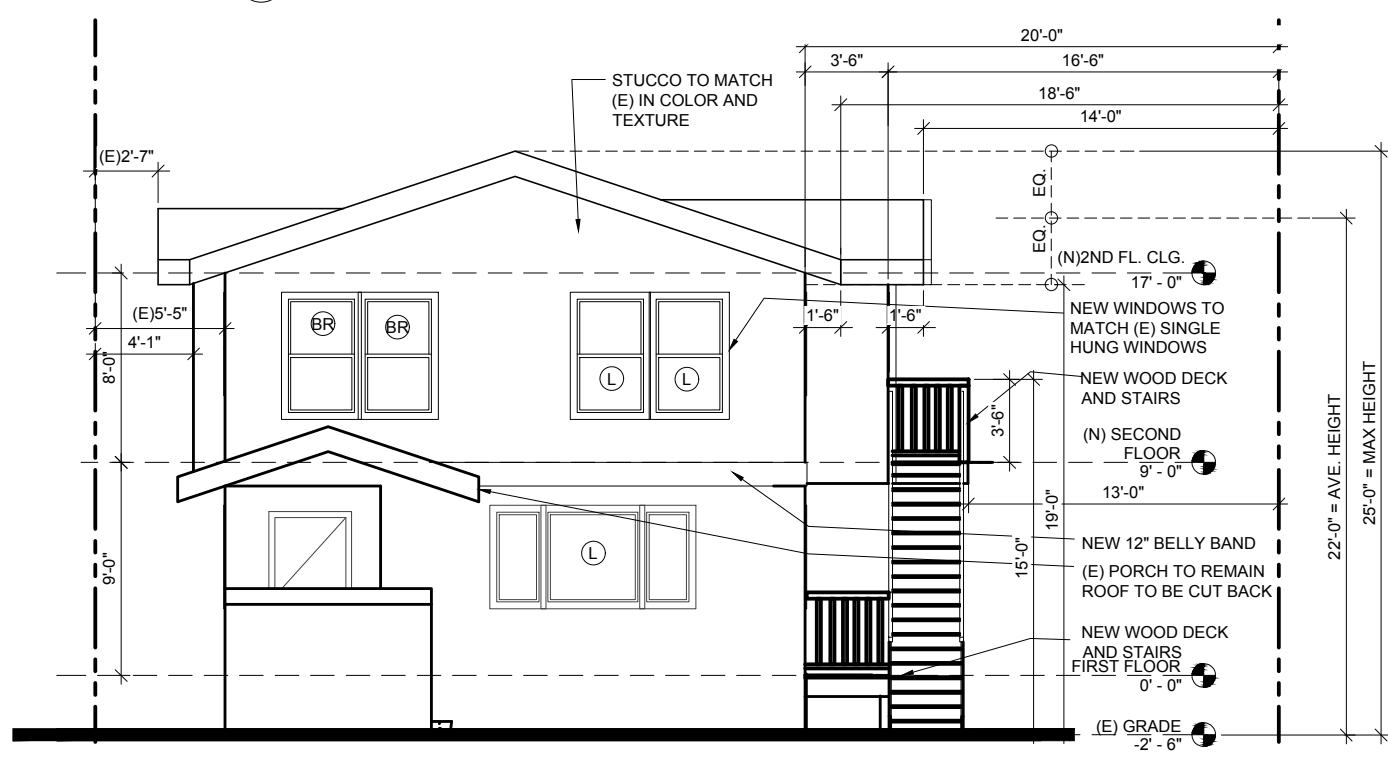
Date SEPT. 18, 2018
Drawn by BM
Scale AS NOTED

PROPOSED
EXTERIOR
ELEVATIONS

A3.2



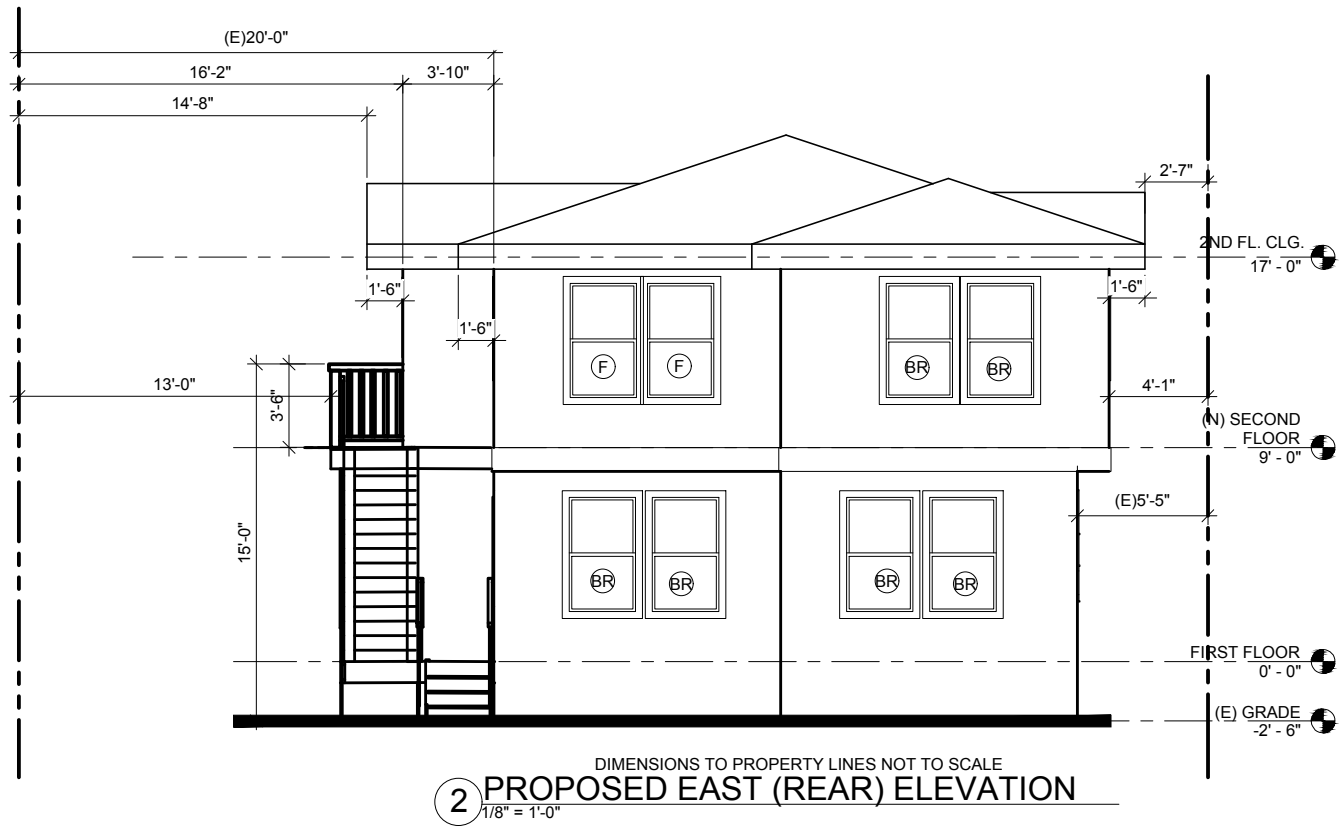
2 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



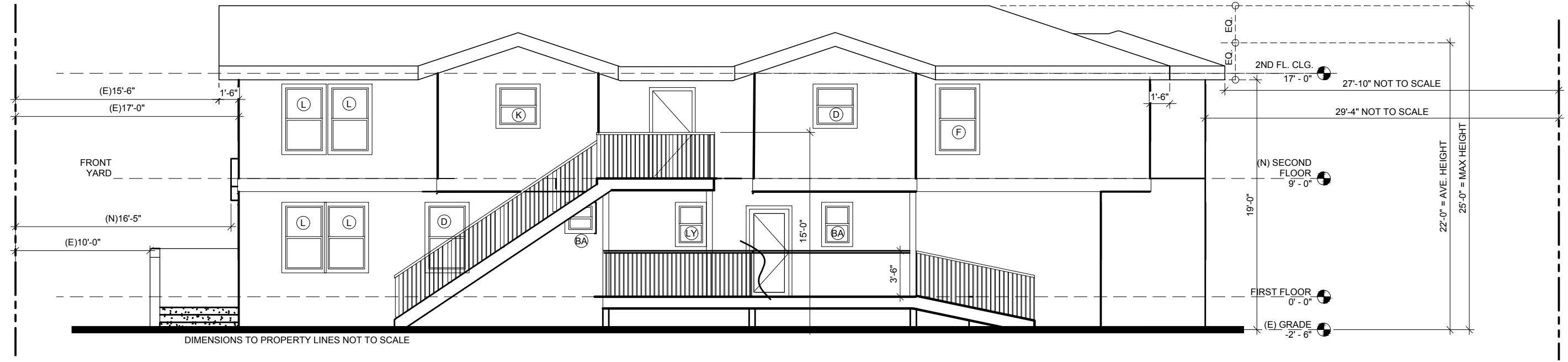
1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"

OPENINGS LEGEND

- BR BEDROOM
- BA BATHROOM
- L LIVING
- K KITCHEN
- D DINING
- F FAMILY RM.
- LY LAUNDRY
- W WORKSHOP
- G GARAGE



2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



1 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

RESIDENTIAL ADDITION TO
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GARAGE/WORKSHOP

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2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date SEPT. 18, 2018
Drawn by BM
Scale AS NOTED

PROPOSED
EXTERIOR
ELEVATIONS

A3.3



Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

ZONING ADJUSTMENTS BOARD NOTICE OF PUBLIC HEARING

SUBJECT: 2325 Sixth Street
Use Permit #ZP2017-0146

WHEN: Thursday, May 9, 2019.
Meeting starts at 7:00 pm.

WHERE: Berkeley Unified School District Board Room
1231 Addison Street
Wheelchair accessible.

«NAME1»

«NAME2»

«ADDRESS1», «ADDRESS2»

	<p>SUBJECT: 2325 Sixth Street Use Permit #2P2011-0146 to expand an existing one-story, 1,348 sq. ft. single-family residence and alter an existing 6,000 sq. ft. parcel by: 1) raising the existing one-story dwelling 9'2" to create a new 1,676 sq. ft. sq. ft. ground floor dwelling, 2) increasing the total number of bedrooms on the parcel from three to eight, and 3) constructing a two-story, 472 sq. ft. accessory building with an average height of 19'3", located 1'8" from the rear and side yard property line to the south. CEQA Guidelines: Categoricaly exempt pursuant to Section 15301 and 15303 of the CEQA Guidelines ("Existing Facilities" and "New Construction or Conversion of Small Structures").</p>
<p>NOTICE CONCERNING YOUR LEGAL RIGHTS: If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the Board at, or prior to, the public hearing.</p>	<p>All persons are welcome to attend the hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.</p> <p>Send written comments to: Zoning Adjustments Board, 1947 Center Street, Berkeley, CA 94704, or e-mail to: ZAB@CityofBerkeley.info. To ensure inclusion in the packet, submit correspondence seven (7) days before the hearing. For any correspondence submitted less than seven days before the meeting, submit 15 copies for staff to deliver to the Board at its meeting. For more information, call the Land Use Planning division (510) 981-7410.</p> <p>This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6418(V) or 981-6347(TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.</p>
<p>Post and Mail Date: April 25, 2019</p>	<p>PLEASE NOTE: If your contact information is included in any communication to the Board, it will become part of the public record, and will be accessible on the City Website.</p>
<p>The Zoning Application for this project is available at the Permit Service Center, 1947 Center Street, Berkeley, and at our website: http://www.cityofberkeley.info/zoningapplications</p>	
<p>The agenda and staff report for this meeting will be available 3 to 5 days prior to this meeting at the Permit Service Center, 1947 Center Street, Berkeley, and at our website: http://www.cityofberkeley.info/zoningadjustmentsboard</p>	

2325 Sixth Street

199 notices

mailed out 04-25-19

NAME1	NAME2	ADDRESS1	ADDRESS2
Citizens Opposing Polluted Environment	1908 TENTH ST	BERKELEY CA	94710
Daughters for Social / Economic Change	PO BOX 2203	BERKELEY CA	94701
Fifth-University-Dwight Neighborhood Group	2107 FIFTH ST	BERKELEY CA	94710
Friends of Aquatic Park	1846 PARKER ST	BERKELEY CA	94703
Oceanview Residents Committee	917 HEARST AVE	BERKELEY CA	94710
Potter Creek-West Berkeley Group	2810 EIGHTH ST	BERKELEY CA	94710
University of California, Facilities Services	A&E Building, Room 300 University of California Berkeley	BERKELEY CA	94720-1382
Urban Creeks Council	861 REGAL RD	BERKELEY CA	94708
Bananas Inc.	5232 CLAREMONT AVE	OAKLAND CA	94618
Heinz Avenue Arts Group	800 HEINZ AVE #3	BERKELEY CA	94710
West Berkeley Association of Industrial Companies	PO BOX 2307	BERKELEY CA	94702
Berkeley Central Library	2090 KITTREDGE STREET	BERKELEY CA	94704
Adams Broadwell Joseph & Cardoza	601 GATEWAY BLVD. Su 1000	SO SAN FRANCISCO CA	94080
Public Notice Journal	PO Box 330356	SAN FRANCISCO CA	94133
DELCO PROPERTIES ETAL	1035 SAN PABLO AVE, #12	ALBANY CA	94706
JOSHCO LABS INC	1093 KEITH AVE	BERKELEY CA	94708
SCHALET JILL	1342 DERBY ST	BERKELEY CA	94702
JENKINS TAIFA M & LASHAN M	1569 SOLANO AVE, #655	BERKELEY CA	94707
WYLANDKASNITZ DEVVA & WYLAND EARL E JR	1614 D ST	EUREKA CA	95501
JONES BAILEY A & BUNNY Y TRS	1700 MADERA ST	BERKELEY CA	94707
KAWAKAMI ELAINE F TR & ELAINE F (INDV)	1731 GOULDIN RD	OAKLAND CA	94611
DAVIS TRACY & HANCOCK MARA TRS	1831 PARKER ST	BERKELEY CA	94703
832 BANCROFT WAY	2018 MARIN AVE	BERKELEY CA	94707
COMMON AREA OF PM 1012	2311 7TH ST	BERKELEY CA	94710
FURLONG MICHAEL & PACI MYRA	2311 7TH ST, B	BERKELEY CA	94710
MARK JOEL J	2312 6TH ST	BERKELEY CA	94710
BOTHA ROSANNE & GRAYBER DANIEL	2313 6TH ST	BERKELEY CA	94710
ROHDE MARGARET C TR	2314 7TH ST	BERKELEY CA	94710
FURLONG MICHAEL G & PACI MYRA	2315 7TH ST, A	BERKELEY CA	94710
BALLARD ROBERT D	2316 6TH ST	BERKELEY CA	94710
HOFFMAN CHRISTOPHER & FORREST KATHRYN	2316 7TH ST	BERKELEY CA	94710
AGRIN NATHAN & PAPPONE LAUREN	2317 6TH ST	BERKELEY CA	94710
MOUKTABIS AHMED	2319 7TH ST	BERKELEY CA	94710
ALBULUSHI MUSSA M & HORSLEY KATHRYN J	2320 7TH ST	BERKELEY CA	94710
THOMSEN MARY E	2321 6TH ST	BERKELEY CA	94710
TDR DEVELOPMENT COMPANY LLC	2322 6TH ST	BERKELEY CA	94710
SPENCER DON TR & CLINES PATRICK	2323 7TH ST	BERKELEY CA	94710
GREENSTONE DAVID & ALTHAEA Z	2324 7TH ST	BERKELEY CA	94710
WHITE MARY B TR	2327 5TH ST	BERKELEY CA	94710
MAXON MATTHEW G & ALEISHALL G	2327 7TH ST	BERKELEY CA	94710
SCHIRMER APRIL D	2329 6TH STREET	BERKELEY CA	94710
LEVINE AYALA Y TR	2329 7TH ST	BERKELEY CA	94710
SHAGAM DAVID & EHRMANN A TRS	2330 7TH ST	BERKELEY CA	94710
ETTLINGER ERIC F & PIZER REBECCA	2331 7TH ST	BERKELEY CA	94710
BRAMWELL JUSTIN & ANDREA L TRS	2333 6TH ST	BERKELEY CA	94710
ELLIOTT KIRSTEN	2335 5TH ST	BERKELEY CA	94710
ELLIOTT ABRAM & LEAGE AMBER	2337 5TH ST	BERKELEY CA	94710
ANGELO LUCINDA	2337 6TH ST	BERKELEY CA	94710
NEWMAN HELEN P	2337 7TH ST	BERKELEY CA	94710
WACHTEL SETH L & ALEXIS M	2341 5TH ST	BERKELEY CA	94710
GUERRERO VICTOR & LAURA	2341 7TH ST	BERKELEY CA	94710
LIFELONG MEDICAL CARE	2344 SIXTH ST	BERKELEY CA	94710
C & S ENTERPRISES INC	2424 4TH ST	BERKELEY CA	94710
834 BANCROFT LLC	2530 HILGARD AVE	BERKELEY CA	94709
LASHER CURTIS C TR	27 BUCKTHORN WAY	MENLO PARK CA	94025
WONG KWANLAM & JONES ALICE A TRS	492 SPRUCE ST	BERKELEY CA	94708
WAYFER GEORGE C & MARIAN C TRS	7525 POTRERO AVE	EL CERRITO CA	94530
LOGAN DONN & WONG MARCY TRS	800 BANCROFT WAY, #200	BERKELEY CA	94710
REECE CRAIG & BUSH ANNE C	811 CHANNING WAY	BERKELEY CA	94710
JOHNSON BROOK & LEE MISOOK	813 CHANNING WAY	BERKELEY CA	94710
JONES AVIS J	827 CHANNING WAY	BERKELEY CA	94710
SACRED SPACE LAND CORPORATION	830 BANCROFT WAY, #101	BERKELEY CA	94710
CELLUCCI ROBERT & LITTLE ELIZABETH K	838 BANCROFT WAY	BERKELEY CA	94710
RIVERA JAMES T	907 CHANNING WAY	BERKELEY CA	94710
NICKEL MARY E & PAPANIKOLAS SUZY Y TR	PO BOX 161	PAPAIOU HI	96781
FORTIER DOROTHY F	PO BOX 1613	EL CERRITO CA	94530
OCCUPANT	2300 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2304 SIXTH ST	BERKELEY CA	94710
OCCUPANT	2304 SIXTH ST 1	BERKELEY CA	94710
OCCUPANT	2304 SIXTH ST 2	BERKELEY CA	94710
OCCUPANT	2304 SIXTH ST 3	BERKELEY CA	94710

2325 Sixth Street

199 notices

mailed out 04-25-19

OCCUPANT	2305 1/2 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2305 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2308 SIXTH ST	BERKELEY CA	94710
OCCUPANT	2309 SIXTH ST	BERKELEY CA	94710
OCCUPANT	2310 SIXTH ST	BERKELEY CA	94710
OCCUPANT	2311 FIFTH ST	BERKELEY CA	94710
OCCUPANT	2311 SEVENTH ST A	BERKELEY CA	94710
OCCUPANT	2311 SEVENTH ST B	BERKELEY CA	94710
OCCUPANT	2311 SEVENTH ST COM	BERKELEY CA	94710
OCCUPANT	2312 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2312 SIXTH ST	BERKELEY CA	94710
OCCUPANT	2313 SIXTH ST	BERKELEY CA	94710
OCCUPANT	2314 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2315 1/2 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2315 FIFTH ST	BERKELEY CA	94710
OCCUPANT	2315 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2315 SEVENTH ST A	BERKELEY CA	94710
OCCUPANT	2315 SEVENTH ST B	BERKELEY CA	94710
OCCUPANT	2315 SIXTH ST	BERKELEY CA	94710
OCCUPANT	2316 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2316 SIXTH ST	BERKELEY CA	94710
OCCUPANT	2317 SEVENTH ST	BERKELEY CA	94710
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OCCUPANT	2320 SIXTH ST A	BERKELEY CA	94710
OCCUPANT	2320 SIXTH ST B	BERKELEY CA	94710
OCCUPANT	2320 SIXTH ST C	BERKELEY CA	94710
OCCUPANT	2321 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2321 SIXTH ST	BERKELEY CA	94710
OCCUPANT	2322 SIXTH ST 100	BERKELEY CA	94710
OCCUPANT	2322 SIXTH ST 101	BERKELEY CA	94710
OCCUPANT	2322 SIXTH ST 102	BERKELEY CA	94710
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OCCUPANT	2322 SIXTH ST 105	BERKELEY CA	94710
OCCUPANT	2322 SIXTH ST 106	BERKELEY CA	94710
OCCUPANT	2322 SIXTH ST 107	BERKELEY CA	94710
OCCUPANT	2322 SIXTH ST 200	BERKELEY CA	94710
OCCUPANT	2323 FIFTH ST	BERKELEY CA	94710
OCCUPANT	2323 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2323 SIXTH ST	BERKELEY CA	94710
OCCUPANT	2324 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2325 SIXTH ST	BERKELEY CA	94710
OCCUPANT	2327 FIFTH ST	BERKELEY CA	94710
OCCUPANT	2327 FIFTH ST A	BERKELEY CA	94710
OCCUPANT	2327 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2328 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2328 SEVENTH ST A	BERKELEY CA	94710
OCCUPANT	2328 SEVENTH ST B	BERKELEY CA	94710
OCCUPANT	2328 SEVENTH ST C	BERKELEY CA	94710
OCCUPANT	2328 SEVENTH ST D	BERKELEY CA	94710
OCCUPANT	2328 SEVENTH ST E	BERKELEY CA	94710
OCCUPANT	2328 SEVENTH ST F	BERKELEY CA	94710
OCCUPANT	2329 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2329 SIXTH ST	BERKELEY CA	94710
OCCUPANT	2330 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2331 FIFTH ST	BERKELEY CA	94710
OCCUPANT	2331 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2333 SIXTH ST	BERKELEY CA	94710
OCCUPANT	2335 FIFTH ST	BERKELEY CA	94710
OCCUPANT	2335 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2335 SEVENTH ST 1	BERKELEY CA	94710
OCCUPANT	2335 SEVENTH ST 2	BERKELEY CA	94710
OCCUPANT	2335 SEVENTH ST 3	BERKELEY CA	94710
OCCUPANT	2335 SEVENTH ST 4	BERKELEY CA	94710
OCCUPANT	2335 SEVENTH ST A	BERKELEY CA	94710
OCCUPANT	2335 SEVENTH ST B	BERKELEY CA	94710
OCCUPANT	2335 SEVENTH ST C	BERKELEY CA	94710
OCCUPANT	2335 SEVENTH ST D	BERKELEY CA	94710
OCCUPANT	2336 SEVENTH ST	BERKELEY CA	94710

2325 Sixth Street

199 notices

mailed out 04-25-19

OCCUPANT	2337 FIFTH ST	BERKELEY CA	94710
OCCUPANT	2337 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2337 SEVENTH ST A	BERKELEY CA	94710
OCCUPANT	2337 SEVENTH ST B	BERKELEY CA	94710
OCCUPANT	2337 SIXTH ST	BERKELEY CA	94710
OCCUPANT	2341 FIFTH ST	BERKELEY CA	94710
OCCUPANT	2341 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2341 SIXTH ST	BERKELEY CA	94710
OCCUPANT	2344 SIXTH ST	BERKELEY CA	94710
OCCUPANT	2344 SIXTH ST HHS	BERKELEY CA	94710
OCCUPANT	2345 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	2348 SEVENTH ST	BERKELEY CA	94710
OCCUPANT	800 BANCROFT WAY	BERKELEY CA	94710
OCCUPANT	800 BANCROFT WAY 101	BERKELEY CA	94710
OCCUPANT	800 BANCROFT WAY 102	BERKELEY CA	94710
OCCUPANT	800 BANCROFT WAY 103	BERKELEY CA	94710
OCCUPANT	800 BANCROFT WAY 104	BERKELEY CA	94710
OCCUPANT	800 BANCROFT WAY 105	BERKELEY CA	94710
OCCUPANT	800 BANCROFT WAY 200	BERKELEY CA	94710
OCCUPANT	800 BANCROFT WAY 201	BERKELEY CA	94710
OCCUPANT	800 BANCROFT WAY 202	BERKELEY CA	94710
OCCUPANT	800 BANCROFT WAY 203	BERKELEY CA	94710
OCCUPANT	808 BANCROFT WAY	BERKELEY CA	94710
OCCUPANT	809 CHANNING WAY	BERKELEY CA	94710
OCCUPANT	811 CHANNING WAY	BERKELEY CA	94710
OCCUPANT	813 CHANNING WAY	BERKELEY CA	94710
OCCUPANT	816 BANCROFT WAY	BERKELEY CA	94710
OCCUPANT	818 BANCROFT WAY	BERKELEY CA	94710
OCCUPANT	818 BANCROFT WAY 4	BERKELEY CA	94710
OCCUPANT	818 BANCROFT WAY 5	BERKELEY CA	94710
OCCUPANT	827 CHANNING WAY	BERKELEY CA	94710
OCCUPANT	830 BANCROFT WAY	BERKELEY CA	94710
OCCUPANT	832 BANCROFT WAY	BERKELEY CA	94710
OCCUPANT	834 BANCROFT WAY	BERKELEY CA	94710
OCCUPANT	834 BANCROFT WAY 1	BERKELEY CA	94710
OCCUPANT	834 BANCROFT WAY 2	BERKELEY CA	94710
OCCUPANT	834 BANCROFT WAY 3	BERKELEY CA	94710
OCCUPANT	834 BANCROFT WAY 4	BERKELEY CA	94710
OCCUPANT	835 CHANNING WAY	BERKELEY CA	94710
OCCUPANT	835 CHANNING WAY A	BERKELEY CA	94710
OCCUPANT	835 CHANNING WAY B	BERKELEY CA	94710
OCCUPANT	835 CHANNING WAY C	BERKELEY CA	94710
OCCUPANT	835 CHANNING WAY D	BERKELEY CA	94710
OCCUPANT	835 CHANNING WAY E	BERKELEY CA	94710
OCCUPANT	838 BANCROFT WAY	BERKELEY CA	94710
OCCUPANT	839 CHANNING WAY	BERKELEY CA	94710
OCCUPANT	839 CHANNING WAY 1	BERKELEY CA	94710
OCCUPANT	839 CHANNING WAY 2	BERKELEY CA	94710
OCCUPANT	839 CHANNING WAY 3	BERKELEY CA	94710
OCCUPANT	840 BANCROFT WAY	BERKELEY CA	94710
OCCUPANT	900 BANCROFT WAY	BERKELEY CA	94710
OCCUPANT	904 BANCROFT WAY	BERKELEY CA	94710
OCCUPANT	904 BANCROFT WAY A	BERKELEY CA	94710
OCCUPANT	904 BANCROFT WAY B	BERKELEY CA	94710
OCCUPANT	906 BANCROFT WAY A	BERKELEY CA	94710
OCCUPANT	906 BANCROFT WAY B	BERKELEY CA	94710
OCCUPANT	907 CHANNING WAY	BERKELEY CA	94710
OCCUPANT	907 CHANNING WAY A	BERKELEY CA	94710
OCCUPANT	907 CHANNING WAY BACK	BERKELEY CA	94710
OCCUPANT	907 CHANNING WAY FRNT	BERKELEY CA	94710
Bacilia Macias	732 Gilman Street	BERKELEY CA	94710
Tafia M. Jenkins	3722 Norhtridge Drive	Richmond CA	94806

Lenci, Alison

From: David Greenstone <djgreenstone@gmail.com>
Sent: Wednesday, May 01, 2019 4:44 PM
To: Lenci, Alison
Subject: Proposed Development at 2325 6th Street, Berkeley, CA

City of Berkeley
Planning and Development Department
Land Use Planning Division
1947 Center Street Berkeley, CA 94704

April 30, 2019

Ms. Alison Lenci
Assistant Planner
RE: Proposed Development at 2325 6th Street, Berkeley, CA

We are writing in reference to the use permit #ZP2017-0146 to address the Jenkins' response to our complaints that we filed against the their proposed [changes.to](#) the 2325 6th street lot.

Among the misrepresentation present in their letter there is one which stands out; their contention that their architectural plans once enacted will "not differ from the varietal of structures in the surrounding neighborhood". I concede that their architectural designs are consistent with one structure immediately next door to us and one across the street. However, both these structures are not houses; they are soft story apartment structures. The plans the Jenkins' are proposing profess to be designs for a house, but the architecture they most resemble are those of the surrounding apartments. Their plans include a two story garage with a bathroom, a two story monolithic duplex structure with an external stairwell, large external balconies, and a driveway that spans almost the entire length of the lot. These features are all consistent with apartment plans and not typical of family homes. Additionally, once constructed, their floor plans are well configured to be divided up into multiple units with a single partitions right down the center of the building.

They also specifically argue against our contention that their designs block too much light to our yard (their proposed two story garage is almost 18 inches from our property line). They contend that our,"home is surrounded by trees and bushes that create shade at various times throughout the day around their entire property" and so they "question the validity of (our) argument. Trees are not opaque structures and are not treated as such in any photometric or shading study I've ever undertaken as a Sustainable Design Engineer and Consultant. Trees and vegetation change the quality of the light, reducing glare and provide a dappling effect, and whatever shade they provide is not year around; rather they shade the yard in the summer when it is hot and lose their foliage in winter to reduce shading when its cold. Furthermore, the point is that their structures will in fact block the light to our lot killing off a fair variety of the vegetation, which is our chief complaint.

The Jenkins' also state that "When reviewing the complaints on file, our concern is that when, "the Greenstones took upon themselves to distribute shadow drawings with skewed information that stirred emotional reactions and responses by other neighbors as evidenced and supported by April Schirmer's and Mary Beth Thomsen's letters.

We skewed no data. The geometry was accurately drafted in sketchup and is available for public scrutiny and any daylight study software will show what my shadow studies reveal.

Sincerely,

Althaea and David Greenstone
415-596-1479
djgreenstone@gmail.com



Planning and Development Department
Land Use Planning Division

PROOF OF SERVICE

DATE: May 22, 2019
TO: Whom It May Concern
FROM: Melinda Jacob, OSII
SUBJECT: **USE PERMIT #ZP2017-0145 – 2325 SIXTH STREET**

I, the undersigned, certify that I am employed in the City of Berkeley, County of Alameda, California; that I am over eighteen years of age; that I am not a party to the within action; and that my business address is 2120 Milvia Street, Berkeley, California 94704. On this date, I served the following documents:

**DECISION OF ZONING ADJUSTMENTS BOARD FOR
USE PERMIT #ZP2017-0145 – 2325 SIXTH STREET**

On the parties stated below by placing true copies thereof in sealed envelope(s) addressed as shown below by the following means of service:

Bacilia Macoas
732 Gilman Street
Berkeley, CA 94710

Tafia M. Jenkins
3722 Northridge Drive
Richmond, CA 94806

Lashan M. Jenkins
1569 Solano Ave., #655
Berkeley, CA 94707

- By First Class Mail - I am readily familiar with the City's practice for collecting and processing of correspondence for mailing. Under the practice, the correspondence is deposited with the U.S. Postal Service on the same day as collected, with First Class postage thereon fully prepaid, in Berkeley, California, for mailing to the addressee following ordinary business practices.
- By Personal Service - I caused each such envelope to be given to the City of Berkeley mail service person to personally deliver to the office of the addressee.

I declare under penalty of perjury that the foregoing is true and correct. Executed on May 22, 2019 at Berkeley, California.

Melinda A. Jacob

Melinda Jacob, OSII



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

N O T I C E O F D E C I S I O N

DATE OF BOARD DECISION: May 9, 2019
DATE NOTICE MAILED: May 22, 2019
APPEAL PERIOD EXPIRATION: June 5, 2019¹
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification)²: June 6, 2019

2325 Sixth Street

Use Permit #ZP2017-0146 to expand an existing one-story, 1,348 sq. ft. single-family residence and alter an existing 6,000 sq. ft. parcel by: 1) raising the existing one-story dwelling 9'2" to create a new 1,676 sq. ft. sq. ft. ground floor dwelling, 2) increasing the total number of bedrooms on the parcel from three to eight, and 3) constructing a two-story, 472 sq. ft. accessory building with an average height of 19'3", located 1'6" from the rear and side yard property line to the south.

The Zoning Adjustments Board of the City of Berkeley, after conducting a public hearing, **APPROVED** the following permits:

- Use Permit, under BMC Section 23D.20.030, to add a second dwelling unit;
- Use Permit, under BMC Section 23D.20.050.A, for the addition of any bedroom beyond a fifth to the parcel;
- Administrative Use Permit, under BMC Section 23D.20.070.C, to construct a residential addition over 14 ft. in average height;

¹ Pursuant to BMC Section 23A.08.030, the appeal period begins on the first business day following the date the Notice of Decision is mailed. Pursuant to BMC Section 1.04.080, any deadline that falls on a non-business day is extended until the next business day.

² Pursuant to BMC Section 23B.32.090, the City Council may certify any ZAB decision for review during the 14-day appeal period after the notice of the ZAB's decision is issued. Certification has the same effect as an appeal. However, BMC Section 1.04.070 suspends or "tolls" the Council's deadline to certify when the Council is on recess. Thus, in cases where the 14-day appeal period is scheduled to *end* during a Council recess, the certification deadline is extended past the end of the recess for the remainder of the appeal period. In cases where the appeal period *begins* during a Council recess, the certification deadline is extended until 14 days after the first Council meeting after the recess. *Extension of the certification deadline has no effect on the appeal deadline.*

ZONING ADJUSTMENTS BOARD
NOTICE OF DECISION
Use Permit #ZP2017-0145
2325 Sixth Street
May 22, 2019
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- Administrative Use Permit, under BMC Section 23D.20.030, to construct a major (>600 sq. ft.) residential addition;
- Administrative Use Permit, under BMC Section 23C.04.070.B to vertically extend the non-conforming front yard;
- Administrative Use Permit, under BMC Section 23D.08.005.A.1, to construct a new accessory building; and
- Administrative Use Permit, under BMC Section 23D.08.010.B, to construct an accessory building which does not comply with the height limits.

APPLICANT: Bacilia Macias, 732 Gilman Street, Berkeley, CA 94710

ZONING DISTRICT: R-1A - Limited Two-Family Residential District

ENVIRONMENTAL REVIEW STATUS: Categorically exempt pursuant to Section 15301 and 15303 of the CEQA Guidelines (“Existing Facilities” and “New Construction or Conversion of Small Structures”).

The Zoning Application and application materials for this project is available online at:
<http://www.cityofberkeley.info/zoningapplications>

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

BOARD VOTE: 6-3-0-0

YES: CLARKE, KAHN, KIM, O’KEEFE, PINKSTON, TREGUB

NO: OLSON, SELAWSKY, SHEAHAN

ABSTAIN:

ABSENT:

TO APPEAL THIS DECISION (see Section 23B.32.050 of the Berkeley Municipal Code):

To appeal a decision of the Zoning Adjustments Board 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, 1st Floor, Berkeley; or by facsimile to (510) 981-6901. The City Clerk’s telephone number is (510) 981-6900.

ZONING ADJUSTMENTS BOARD
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2. Submit the required appeal fee (checks and money orders payable to "City of Berkeley"):
 - a. The fee for persons other than the applicant is \$500. This fee may be reduced to \$100 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.
 - b. The fee for all appeals by Applicants is \$2500.
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 permit will be issued on the first business day following expiration of the appeal period, and the project may proceed at that time.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

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 Zoning Adjustments Board at, or prior to, the public hearing.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than 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 including the following information:

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May 22, 2019
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- A. That this belief is a basis of your appeal.
- B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
- C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

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

PUBLIC COMMENT:

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:

Questions about the project should be directed to the project planner, Alison Lenci, at (510) 981-7410 or alenci@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Land Use Planning Division, 1947 Center Street, 2nd floor, Monday through Friday from 8:30 a.m. to 4 p.m. (except on holidays and reduced service days; check City's website for details).

ATTACHMENTS:

- 1. Findings and Conditions
- 2. Project Plans, received **APRIL 23, 2019**

ZONING ADJUSTMENTS BOARD
NOTICE OF DECISION
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2325 Sixth Street
May 22, 2019
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ATTEST:

Greg Powell, Secretary
Zoning Adjustments Board

cc: City Clerk
Building and Safety Division
Central Library - Reference Desk
Public Works Engineering Division
ZAB Members
First Source
Amy Davidson, Housing Department
Applicant:

Bacilia Macias
732 Gilman Street
Berkeley, CA 94710

Property Owner:

Tafia M. Jenkins
3722 Northridge Drive
Richmond, CA 94806

Lashan M. Jenkins
1569 Solano Avenue, #655
Berkeley, CA 94707

ATTACHMENT 1

FINDINGS AND CONDITIONS

MAY 9, 2019

2325 Sixth Street

Use Permit #ZP2017-0146 to alter a 6,000 sq. ft. parcel by 1) raising the existing one-story, 1,348 sq. ft. single-family residence with an average height of 12'7", to create a new, 3,330sq. ft. two-story duplex, with an average height of 22', 3) increasing the total number of bedrooms on the parcel from three to eight, and 4) constructing a two-story, 944 sq. ft. accessory building with an average height of 19'3", located 1'6" from the rear and side yard property line to the south, that would consist of a two-car garage on the ground floor and a workshop on the second floor.

PERMITS REQUIRED

- Use Permit, under BMC Section 23D.20.030, to add a second dwelling unit;
- Use Permit, under BMC Section 23D.20.050.A, for the addition of any bedroom beyond a fifth to the parcel;
- Administrative Use Permit, under BMC Section 23D.20.070.C, to construct a residential addition over 14 ft. in average height;
- Administrative Use Permit, under BMC Section 23D.20.030, to construct a major (>600 sq. ft.) residential addition;
- Administrative Use Permit, under BMC Section 23C.04.070.B to vertically extend the non-conforming front yard;
- Administrative Use Permit, under BMC Section 23D.08.005.A.1, to construct a new accessory building; and
- Administrative Use Permit, under BMC Section 23D.08.010.B, to construct an accessory building which does not comply with the height limits.

I. CEQA FINDINGS

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15301 and 15303 of the CEQA Guidelines ("Existing Facilities" and "New Construction or Conversion of Small Structures").
2. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource.

II. FINDINGS FOR APPROVAL

1. As required by Section 23B.32.040.A of the Zoning Ordinance, the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons

residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:

- A. The project has been designed to conform with the applicable zoning requirements and development standards that apply to the R-1A Zoning District.
 - B. The project is consistent with, and supports implementation of, relevant policies set out in the adopted Berkeley General Plan and West Berkeley Plan in that it, a) will provide infill development that is compatible with neighboring land uses in terms of use and scale and b) it will add a residential dwelling unit to an existing single-family residence.
 - C. The project will not be detrimental to the general welfare of persons residing or working in the area, or neighborhood, nor be detrimental to or injurious to the property and improvements of the adjacent properties or existing properties on the site because the project will raise the existing one-story single family residence to create a new, two-story duplex, and construct a detached two-story accessory building. The project is consistent with zoning standards and would retain the location and general footprint of the existing single-family residence, thereby minimizing the potential impacts on adjacent buildings.
2. Pursuant to Berkeley Municipal Code Section 23D.20.030, the Zoning Adjustments Board finds that the construction of a new dwelling unit on the site would not be detrimental to the general welfare of persons residing or working in the area, or neighborhood. The proposed design would result in a project that would meet the R-1A development standards with respect to the height, number of stories, lot coverage, useable open space, and parking, and therefore would not be detrimental to or injurious to the property and improvements of the adjacent properties or existing properties on the site.
 3. Pursuant to Berkeley Municipal Code Section 23D.20.090.B, the Zoning Adjustments Board finds that the proposed major residential addition would not unreasonably obstruct sunlight, air, or views for the following reasons:
 - A. Sunlight: shadow studies submitted by the applicant document the addition's projected shadow angles and lengths at three times throughout the day during the summer and winter solstice. The studies show that the addition will create an incremental increase to shadows on one neighboring property to the north at 2321-2323 Sixth Street, that is occupied by two dwellings (one single-family residence and one ADU), as follows:
 - During morning hours on the winter solstice, two living room windows and one kitchen window on the south façade of 2321 Sixth Street that are partially shaded by the existing one-story building and will be completely shaded by the addition during winter mornings. Two bedroom windows on the south façade that are unshaded will be partially shaded by the addition and one bedroom and one bathroom window on the south façade that are unshaded, will be fully shaded by the addition. In addition, two kitchen windows on the east façade that are unshaded, will be fully shaded by the addition.
 - During afternoon hours on the winter solstice, two living room windows and one kitchen window that are unshaded will be fully shaded, and two bedroom windows will be partially shaded by the addition. In addition, one living room door on the ADU at 2323 Sixth Street will be fully shaded by the addition.

- During evening hours on the winter solstice, one living room door on the ADU at 2323 Sixth Street that is partially shaded, will be fully shaded by the addition.

Because the impacts to neighboring dwellings would occur on limited areas, and would be limited to one property with two dwellings, for a limited time during the year, and only for a few hours of the day, the major residential addition would not result in a significant loss of direct sunlight on abutting residences, and these shading impacts are not deemed detrimental.

- B. Air: The addition is found to be consistent with the existing development and building-to-building separation pattern – or air – in this R-1A neighborhood because the addition would retain two stories, where as many as three are allowed, would be less than the average height allowed in this district (22', where up to 35' is allowed with a Use Permit), would not further reduce the non-conforming front yard, and would exceed all other minimum required yards.
- C. Views: Significant views as defined in BMC Chapter 23F.04 (Definitions) are not available to neighboring dwellings because the area is flat, at a low elevation (in relation to sea level) and has mature trees. Therefore, the addition would not result in additional obstruction of significant views in the neighborhood.
4. Pursuant to BMC Section 23C.04.070.B, the Zoning Adjustments Board finds that the vertical extension of the non-conforming yard is permissible because the use of the property is conforming the extension would not further reduce the existing non-conforming front yard, and would not exceed the maximum height limits of this district.
5. Pursuant to BMC Section 23D.08.010.B, the Zoning Adjustments Board finds that the new accessory building that would exceed the height requirement as set forth in BMC Section 23D.08.020.A, would not unreasonably obstruct sunlight, air, privacy, or views for the following reasons:
- A. Sunlight: shadow studies submitted by the applicant document the accessory building's projected shadow angles and lengths at three times throughout the day during the summer and winter solstice. The studies show that the accessory building would create an incremental increase in shadows on neighboring dwellings, as follows:
- During evening hours on the summer solstice, portions of the north and west façades of the multi-unit apartment building at 2328 Seventh Street would be partially shaded, but no window openings would be affected.
 - During morning hours on the winter solstice one living room door on the south façade of the ADU at 2323 Sixth Street would be fully shaded by the accessory building.
 - During afternoon hours on the winter solstice, a portion of the south façade of the ADU at 2323 Sixth Street would be partially shaded by the accessory building, but no openings would be affected.

Because the impacts to neighboring dwellings would occur on limited areas, and would only partially shade neighboring dwellings for a limited time during the year, and only for a few hours of the day, the accessory building would not result in a significant loss of direct sunlight on abutting residences, and these shading impacts are not deemed detrimental.

- B. Air: While the accessory building would be two-stories, and would be 19'3" in average height, the accessory building is found to be consistent with the existing development and building-to-building separation pattern – or air – in this R-1A neighborhood because the new building would be more than 20' from the edge of the neighboring ADU to the north, at 2321 Sixth Street, more than 95' from the front yard property line, and more than 30' from one of the neighboring buildings to the east, at 2324 Seventh Street. The new accessory building would be closest to the neighboring building to the southeast at 2328 Seventh Street, a 6-unit apartment building, however the wall of the 6-unit apartment building that the accessory building would face has no openings, and no windows are proposed along the rear of the new accessory building facing east.
- C. Privacy: The project proposes new openings on the side and front façades of the second floor of the accessory building and a new second story deck on the north façade, however these openings and deck area are not expected to be detrimental to the privacy of abutting neighbors for the following reasons:
- Four windows are proposed on the front (west) façade of the accessory building would face the rear of the main building on the subject property and therefore would not face directly into any neighboring dwellings;
 - One window, one door, and a 62 sq. ft. deck (with an average height of 12'6" measured to the top of the deck's railing) are proposed on the left (north) façade. The distance measured from the edge of the accessory building to the side yard property line to the north (shared with 2321-2323 Sixth Street) is approximately 23' and the edge of the deck, stairs and landing is approximately 15'5" from this side yard property line.
 - One small bathroom window is proposed along the right (south) façade of the accessory building. While the distance measured from the edge of the accessory building to the side yard property line to the south (shared with 2329 Sixth Street) is 1'6", the new opening is relatively small and located high up on the building's wall, thereby minimizing potential impacts to privacy of neighboring dwellings.
 - No windows are proposed on the rear of the accessory building, facing east, and therefore there will be no impacts to privacy of the abutting neighbors to the rear, at 2324 Seventh Street.
- D. Views: As described in Section V.D.3 above, significant views as defined in BMC Chapter 23F.04 (Definitions) are not available to neighboring dwellings because the area is flat, at a low elevation (in relation to sea level) and has mature trees. Therefore, the accessory building would not result in additional obstruction of significant views in the neighborhood.
-

III. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

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

1. Conditions Shall be Printed on Plans

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

2. Applicant Responsible for Compliance with Conditions

The applicant shall ensure compliance with all of the following conditions, including submittal to the project planner of required approval signatures at the times specified. Failure to comply with any condition may result in construction being stopped, issuance of a citation, and/or modification or revocation of the Use Permit.

3. Uses Approved Deemed to Exclude Other Uses (Section 23B.56.010)

- A. This Permit authorizes only those uses and activities actually proposed in the application, and excludes other uses and activities.
- B. Except as expressly specified herein, this Permit terminates all other uses at the location subject to it.

4. Modification of Permits (Section 23B.56.020)

No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board, except that the Zoning Officer may approve changes that do not expand, intensify, or substantially change the use or building.

Changes in the plans for the construction of a building or structure, may be modified prior to the completion of construction, in accordance with Section 23B.56.030.D. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

5. Plans and Representations Become Conditions (Section 23B.56.030)

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.

6. Subject to All Applicable Laws and Regulations (Section 23B.56.040)

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 Building and Safety Division, Public Works Department and other affected City divisions and departments.

7. Exercised Permit for Use Survives Vacancy of Property (Section 23B.56.080)

Once a Permit for a use is exercised and the use is established, that use is legally recognized, even if the property becomes vacant, except as set forth in Standard Condition #8, below.

Prior to Issuance of Any Building Permit:

12. Geotechnical Plan Review. The applicant's geotechnical consultant shall review and approve all geotechnical aspects of the project building and grading plans (i.e. site preparation and grading, site drainage improvements and design parameters for foundations and hardscape) to ensure that their recommendations have been properly incorporated. The results of the plan review shall be summarized by the geotechnical consultant in a letter and submitted to the City Engineer for review and approval prior to issuance of any building permit.
13. Accessory Building. All owners of record of the subject property shall sign and record with the Alameda County Clerk-Recorder a "Notice of Limitation on Use of Property" (available from Land Use Planning Division) and provide a recorded copy thereof to the project planner. This Notice of Limitation shall stipulate that no part of this accessory building shall be used or converted to use as a dwelling unit unless and until permission is requested of the City of Berkeley and authorized a Use Permit, Administrative Use Permit, or Zoning Certificate, whichever is applicable. This limitation shall include the explicit acknowledgment that a full bathroom and cooking facilities may be installed, as long as the cooking facilities do not constitute a Kitchen per BMC 23F.04. This limitation may not be revised or removed from this property without the prior written permission of the Zoning Officer of the City of Berkeley.
14. Bedroom and Bathroom #4 on Second Floor of Main Building. Plans submitted for building permit shall show that the 203 sq. ft. area at the northeast corner of the second story of the main building, where bedroom and bathroom #4 was proposed, has been removed from the project.
15. Bedroom Windows. Plans submitted for building permit shall show clerestory windows for all second story bedroom windows along the north façade of the main building.
16. Bedroom and Bathroom Windows. Plans submitted for building permit shall show that the lower panes of all second story bedroom and bathroom windows along the north façade of the main building are obscured at all times.
17. Address Assignment. The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned and entered into the City's database prior issuance of a building permit.
18. Construction and Demolition. Applicant shall submit a Waste Diversion Form and Waste Diversion Plan that meet the diversion requirements of BMC Chapters 19.24 and 19.37.
19. Public Works ADA. Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.
20. Toxics. The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:
 - A. Environmental Site Assessments:
 - 1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 6 months old*) shall be submitted to TMD for developments for:

- All new commercial, industrial and mixed use developments and all large improvement projects.
 - All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).
 - EMA is available online at:
http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf
- 2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.
- 3) If the Phase I is over 6 months old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.
- B. Soil and Groundwater Management Plan:
- 1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.
- 2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.
- 3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.
- C. Building Materials Survey:
- 1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center.
- D. Hazardous Materials Business Plan:
- 1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at <http://cers.calepa.ca.gov/> within 30 days if on-site hazardous materials exceed BMC 15.20.040. HMBP requirement can be found at <http://ci.berkeley.ca.us/hmr/>

During Construction:

- 21. Construction Hours.** Construction activity shall be limited to between the hours of 8:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and Noon on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.
- 22. Transportation Construction Plan.** The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) is required for all phases of construction, particularly for the following activities:
- Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);
 - Storage of building materials, dumpsters, debris anywhere in the public ROW;
 - Provision of exclusive contractor parking on-street; or
 - Significant truck activity.

The applicant shall secure the City Traffic Engineer's approval of a TCP. Please contact the Office of Transportation at 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be consistent with any other requirements of the construction phase.

Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

- 23. Halt Work/Unanticipated Discovery of Tribal Cultural Resources.** In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.
- 24. Avoid Disturbance of Nesting Birds.** Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer

(typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.

- 25. 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.
- 26. Human Remains (Ongoing throughout demolition, grading, and/or construction).** In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.
- 27. 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.

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

- J. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.
- 29. Public Works - Implement BAAQMD-Recommended Measures during Construction.** For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:
- A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- 30. Public Works.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.
- 31. Public Works.** The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.
- 32. Public Works.** The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.
- 33. Public Works.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.
- 34. Public Works.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.

- 35. Public Works.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.


Prior to Final Inspection or Issuance of Occupancy Permit:

- 36. Compliance with Conditions.** The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit.
- 37. Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings received **September 19, 2018 and April 23, 2019**, except as modified by conditions of approval.
- 38. Construction and Demolition Diversion.** A Waste Diversion Report, with receipts or weigh slips documenting debris disposal or recycling during all phases of the project, must be completed and submitted for approval to the City's Building and Safety Division. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement. A copy of the Waste Diversion Plan shall be available at all times at the construction site for review by City Staff.

At All Times:

- 39. Exterior Lighting.** All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
- 40. Drainage Patterns.** The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.
- 41. Electrical Meter.** Only one electrical meter fixture may be installed per dwelling unit.
- 42. Bedroom and Bathroom Windows.** The lower panes of all second story bedroom and bathroom windows along the north façade of the main building shall contain obscured glass at all times.

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD


May 9, 2019

SIGNATURE DATE

* Findings and Conditions Attached

CODES

2016 CA FIRE CODE
2016 CA BUILDING CODE
2016 CA MECHANICAL CODE
2016 CA PLUMBING CODE
2016 CA ELECTRICAL CODE
2016 ENERGY CODE
2016 CA GREEN CODE
2016 CA RESIDENTIAL CODE

PROJECT SCOPE

RAISING OF (E) RESIDENCE TO CREATE A TWO STORY DUPLEX . NEW 2 STORY ACCESSORY BLDG. IN REAR, GARAGE ON THE GROUND FLOOR AND WORKSHOP ON TOP FLOOR.

PROJECT DATA

TITLE RESIDENTIAL ADDITION
2325 6TH STREET
BERKELEY, CALIFORNIA

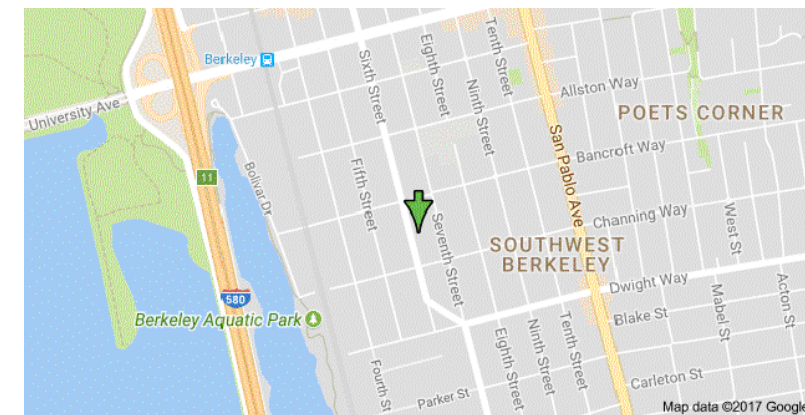
ZONING: R-1A
OCCUPANCY: R-3
CONSTRUCTION TYPE: V-BN
SPRINKLERS: NO
LOT SIZE: = 6000 SF

SETBACKS
FRONT = 20'
REAR = 20'
SIDE = 4'

AREA TABULATIONS

STRUCTURE INFORMATION (EXISTING)					
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	NO. OF DWELING UNITS	OFF STREET PARKING
MAIN BLDG.					
1ST FL	1348	V-B	1	R-3	1
TOTAL	1348				2
STRUCTURE INFORMATION (PROPOSED)					
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	NO. OF DWELING UNITS	OFF STREET PARKING
MAIN BLDG.					
1ST FL	1443	V-B		R-3	1
2ND	1439	V-B		R-3	1
TOTAL	2882				2
ACCESSORY					
	944	V-B	2		0
TOTAL	3826				2
FOOTPRINTS					
HOUSE	1807	SF			
COVERED DECKS	77	SF			
PORCH(FRONT)	33	SF			
ACCESS. STRUCTURE	473	SF			
TOTAL	2390	SF			
PERCENTAGE	39.8%				

VICINITY MAP



RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmatch.net

Date SEPT. 18, 2018
Drawn by BM
Scale AS NOTED

TITLE SHEET

A0.0

Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710						
No			2			
Yes				2		
Yes			1			
B5. Structural Pest Controls						
Yes				1		
Yes				1		
C. LANDSCAPE						
Enter the landscape area percentage. Points capped at 3 for areas less than 15%.						
20.00%						
Yes				1		
Yes				1		
C3. Resource Efficient Landscapes						
Yes				1		
Yes				1		
Yes				3		
C4. Minimal Turf in Landscape						
Yes				2		
No				2		
No		1	1	1		
Yes				2		
No				2		
No				3		
No				1		
No				2		
TBD				1		
C12. Environmentally Preferable Materials for Site						
No				1		
No				1		
Yes	1	1				
No	0	1				
No				1		
No				1		
No	0	2				

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Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710						
TBD				2		
TBD				2		
TBD				1		
TBD				1		
Yes	R	R	R	R	R	
TBD	2	2				
F. INSULATION						
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
Yes	1			1		
Yes	1			1		
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
TBD				1		
TBD				1		
F3. Insulation That Does Not Contain Fire Retardants						
Yes	1			1		
Yes	1			1		
Yes	1			1		
G. PLUMBING						
G1. Efficient Distribution of Domestic Hot Water						
Yes	1	1				
TBD				1		
TBD				2		
G2. Install Water-Efficient Fixtures						
Yes	2			2		
Yes	1			1		
≤1.28 gpf	1			2		
TBD				1		
TBD				1		
TBD				3		
TBD				1		
Yes	2			2		
H. HEATING, VENTILATION, AND AIR CONDITIONING						

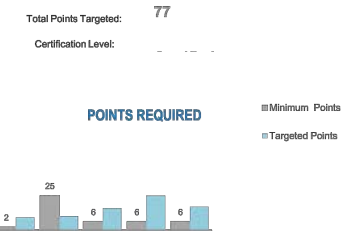
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Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710						
CALGreen Res (REQUIRED)						
Yes	4	1	1	1	1	
A. SITE						
No				1		
No				2		
Yes	2			2		
No				1		
Yes	1			1		
No		1				
No				1		
No				1		
No	1					
No				3		
B. FOUNDATION						
Yes	1			1		

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Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710						
D. STRUCTURAL FRAME AND BUILDING ENVELOPE						
D1. Optimal Value Engineering						
TBD			1	2		
Yes	1			1		
No				2		
No				1		
D2. Construction Material Efficiencies (Pre-assembled wall and roof framing for at least 80% of project)						
No				1		
D3. Engineered Lumber						
Yes	1			1		
No				1		
TBD				1		
No				1		
Yes	0.5			0.5		
Yes	0.5			0.5		
TBD		1				
D4. Insulated Headers						
D5. FSC-Certified Wood						
≥65%	4			6		
No	0			3		
D6. Solid Wall Systems						
TBD				1		
TBD			1	1		
TBD			1	1		
No			1			
16 inches	1		1	1		
D7. Energy Heels on Roof Trusses						
D8. Overhangs and Gutters						
D9. Reduced Pollution Entering the Home from the Garage						
Yes	2			2		
No	0			1		
D10. Structural Pest and Rot Controls						
TBD				1		
No				1		
Yes	2			1	1	
E. EXTERIOR						
TBD				1		

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RESIDENTIAL ADDITION TO
 CREATE DUPLEX AND NEW
 ACCESS. STRUCTURE
 BACILIA MACIAS
 ARCHITECTURE
 732 gilman street berkeley ca 94710
 510.691.7910 ph bacilia@bmarc.net

GREEN CHECKLIST
 Date APRIL 19, 2019
 Drawn by BM
 Scale AS NOTED

2325 6TH STREET
 BERKELEY, CA
 APN # 056-194-19

GC1

Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Yes	J3. Mechanical Ventilation Testing	1			1		
TBD	J4. Combustion Appliance Safety Testing				1		
	J5. Building Energy Performance						
0.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	0	25+				
0.00%	J5.2 Non-Residential Spaces Outperform Title 24	0	15				
TBD	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst			1			
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1			
TBD	J8. ENERGY STAR for Homes			1			
No	J9. EPA Indoor airPlus Certification				1		
TBD	J10. Blower Door Testing				3		
TBD	J11. Compartmentalization of Units (Minimize uncontrolled pathways for indoor air pollutants between units)			1	1		
K. FINISHES							
	K1. Entryways Designed to Reduce Tracked-In Contaminants						
Yes	K1.1 Entryways to Individual Units (Deliberate hard surface at entrances and permanent assembly for shoe storage)	1			1		
Yes	K1.2 Entryways to Buildings (Deliberate hard surface at entrances and built-in, permanent walk-off mat or grill)	1			1		
TBD	K2. Zero-VOC Interior Wall and Ceiling Paints				2		
TBD	K3. Low-VOC Caulks and Adhesives				1		
	K4. Environmentally Preferable Materials for Interior Finish						
TBD	K4.1 Cabinets				2		
TBD	K4.2 Interior Trim				2		
TBD	K4.3 Shelving				2		
TBD	K4.4 Doors				2		
TBD	K4.5 Countertops				1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
TBD	K5.1 Doors				1		
TBD	K5.2 Cabinets and Countertops				2		
TBD	K5.3 Interior Trim and Shelving				2		
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2		
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2		
No	K8. Comprehensive Inclusion of Low Emitting Finishes				1		
Yes	K9. Durable Cabinets (Plywood for casework and doors, ball bearing drawer slides, dovetail joints, two directional metal hinges)	2				2	
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes					1	
L. FLOORING							

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Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2				
	Enter the number of Tier 1 services						
	Enter the number of Tier 2 services						
Yes	N3.2 Connection to Pedestrian Pathways	1	1				
TBD	N3.3 Traffic Calming Strategies		2				
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide		1				
TBD	N3.5 Bicycle Storage for Residents		1				
TBD	N3.6 Bicycle Storage for Non-Residents		1				
1 space per unit	N3.7 Reduced Parking Capacity	2	2				
	N4. Outdoor Gathering Places						
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1				
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1				
	N5. Social Interaction						
TBD	N5.1 Residence Entries with Views to Callers		1				
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1				
TBD	N5.3 Porches Oriented to Street and Public Space		1				
	N6. Passive Solar Design						
TBD	N6.1 Heating Load			2			
TBD	N6.2 Cooling Load			2			
	N7. Adaptable Building						
Yes	N7.1 Universal Design Principles in Units	2	1		1		
Yes	N7.2 Full-Function Independent Rental Unit	1	1				
	N8. Resiliency						
TBD	N8.1 Vulnerability Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation)		1		1	1	
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1	
	N9. Social Equity						
Yes	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)	2	1			1	
TBD	N9.2 Community Location (Disadvantaged Community)		1		1		
	N10. Affordability						
TBD	N10.1 Dedicated Units for Households Making 80% of AMI or Less		2				
TBD	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less		1				
TBD	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale		1				
	N11. Mixed-Use Developments						

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Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	H1. Sealed Combustion Units						
TBD	H1.1 Sealed Combustion Furnace				1		
TBD	H1.2 Sealed Combustion Water Heater				2		
TBD	H2. High Performing Zoned Hydronic Radiant Heating System			1	1		
	H3. Effective Ductwork						
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1			
Yes	H3.2 Pressure Balance the Ductwork System	1		1			
TBD	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified				1		
	H5. Advanced Practices for Cooling						
Yes	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1		1			
Yes	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	1		1			
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
TBD	H6.2 Advanced Ventilation Standards				2		
TBD	H6.3 Outdoor Air is Filtered and Tempered				1		
	H7. Effective Range Design and Installation						
Yes	H7.1 Effective Range Hood Ducting and Design	1			1		
TBD	H7.2 Automatic Range Hood Control				1		
TBD	H8. High Efficiency HVAC Filter (MERV 13+)				1		
TBD	H9. Advanced Refrigerants (low global warming potential refrigerants)				1		
I. RENEWABLE ENERGY							
TBD	I1. Pre-Plumbing for Solar Water Heating				1		
TBD	I2. Preparation for Future Photovoltaic Installation				1		
0.00%	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25			
	I4. Net Zero Energy Home						
TBD	I4.1 Near Zero Energy Home (offset at least 80% of annual site energy use)				2		
TBD	I4.2 Net Zero Electric (offset 100% of annual site energy use. All electric home required)				4		
TBD	I5. Energy Storage System				1		
TBD	I6. Solar Hot Water Systems to Preheat Domestic Hot Water				4		
TBD	I7. Photovoltaic System for Multifamily Projects				8		
J. BUILDING PERFORMANCE AND TESTING							
TBD	J1. Third-Party Verification of Quality of Insulation Installation					1	
Yes	J2. Supply and Return Air Flow Testing	2		1	1		

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Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	L1. Environmentally Preferable Flooring					3	
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential					3	
TBD	L3. Durable Flooring (All flooring is hard surface)					1	
TBD	L4. Thermal Mass Flooring			1			
M. APPLIANCES AND LIGHTING							
Yes	M1. ENERGY STAR® Dishwasher	1					1
	M2. Efficient Clothes Washing and Drying						
TBD	M2.1 CEE-Rated Clothes Washer			1			2
Yes	M2.2 Energy Star Dryer	1		1			
TBD	M2.3 Solar Dryer/ Laundry Lines			0.5			
TBD	M3. Size-Efficient ENERGY STAR Refrigerator			2			
	M4. Permanent Centers for Waste Reduction Strategies						
TBD	M4.1 Built-In Recycling Center					1	
TBD	M4.2 Built-In Composting Center					1	
	M5. Lighting Efficiency						
Yes	M5.1 High-Efficacy Lighting	2		2			
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2			
Tier 1	M6. Electric Vehicle Charging Stations and Infrastructure	1		2			
TBD	M7. Central Laundry						1
TBD	M8. Gearless Elevator			1			
N. COMMUNITY							
	N1. Smart Development						
TBD	N1.1 Infill Site		1			1	
TBD	N1.2 Designated Brownfield Site		1			1	
TBD	N1.3 Conserve Resources by Increasing Density			2		2	
TBD	N1.4 Cluster Homes for Land Preservation		1			1	
	N1.5 Home Size Efficiency					9	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
	N2. Home(s)/Development Located Near Major Transit Stop						
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1				
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2				
	N3. Pedestrian and Bicycle Access						

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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date APRIL 19, 2019
Drawn by BM
Scale AS NOTED

GREEN
CHECKLIST

GC2

Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	P4. Building Enclosure Testing			1	1	1	
Summary							
Total Available Points in Specific Categories		374	46	111	69	94	54
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Achieved		77.0	9.0	10.0	16.0	25.0	17.0

Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	1					
TBD	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	1					
Q. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5
O5. Home System Monitors							
TBD	O5.1 Energy Home System Monitors			1			
TBD	O5.2 Water Home System Monitors						1
O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2				
TBD	O6.2 Green Building Signage			0.5			0.5
TBD	O7. Green Appraisal Addendum		R	R	R	R	R
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1	
TBD	O9. Residents Are Offered Free or Discounted Transit Passes		2				
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan					1	
Yes	O11. Smokefree Buildings	2			2		
TBD	O12. Integrated Pest Management Plan					1	
P. DESIGN CONSIDERATIONS							
P1. Acoustics: Noise and Vibration Control							
	Enter the number of Tier 1 practices		1		1		
	Enter the number of Tier 2 practices						
P2. Mixed-Use Design Strategies							
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1
TBD	P2.2 Commercial Loading Area Separated for Residential Area				1		
TBD	P2.3 Separate Mechanical and Plumbing Systems				1		
P3. Commissioning							
TBD	P3.1 Design Phase			1	1		
TBD	P3.2 Construction Phase			2	1		
TBD	P3.3 Post-Construction Phase			2	1		

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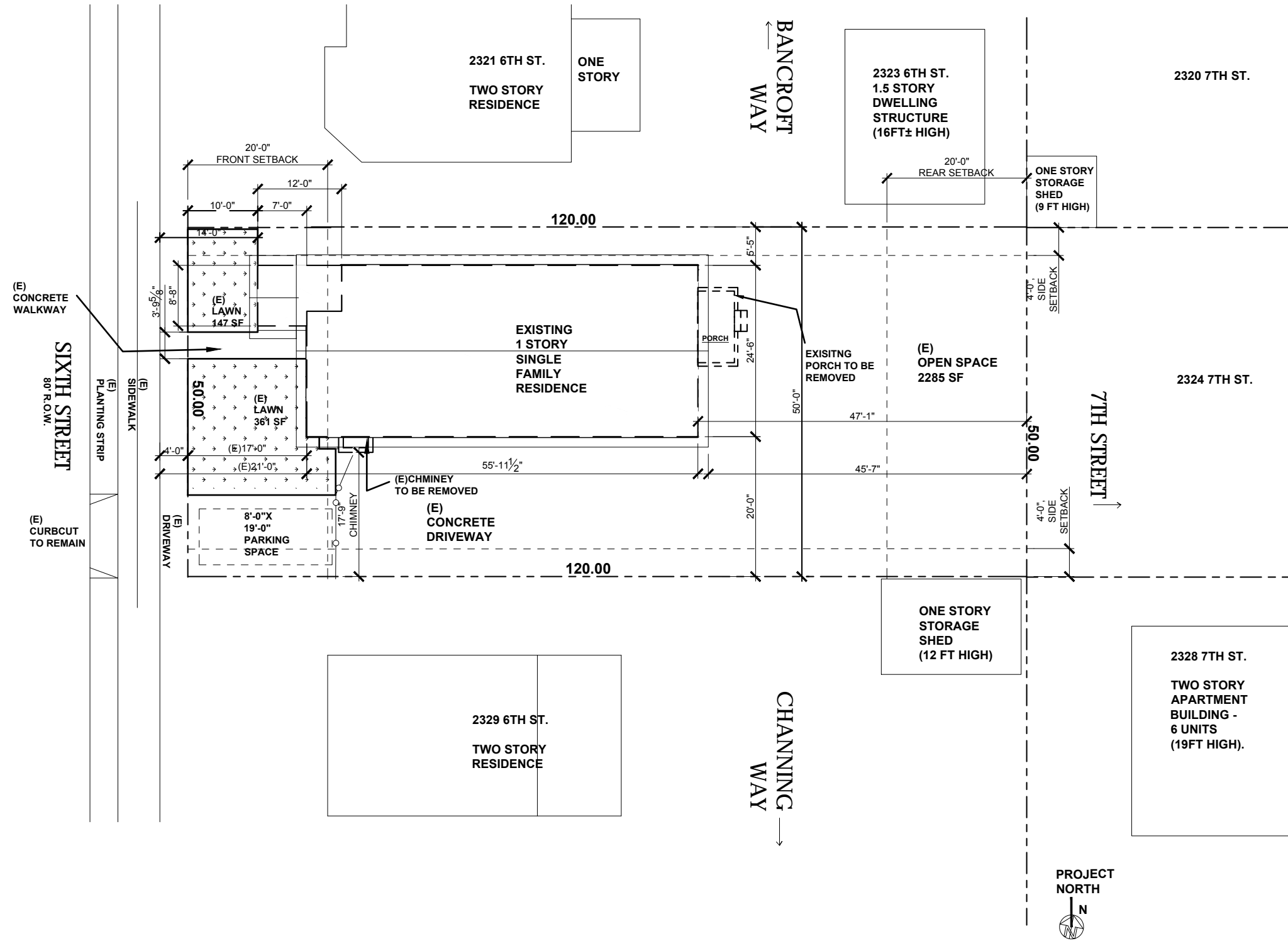
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RESIDENTIAL ADDITION TO
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ACCESS. STRUCTURE
 2325 6TH STREET
 BERKELEY, CA
 APN # 056-194-19

Date APRIL 19, 2019
 Drawn by BM
 Scale AS NOTED

GREEN CHECKLIST

GC3



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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

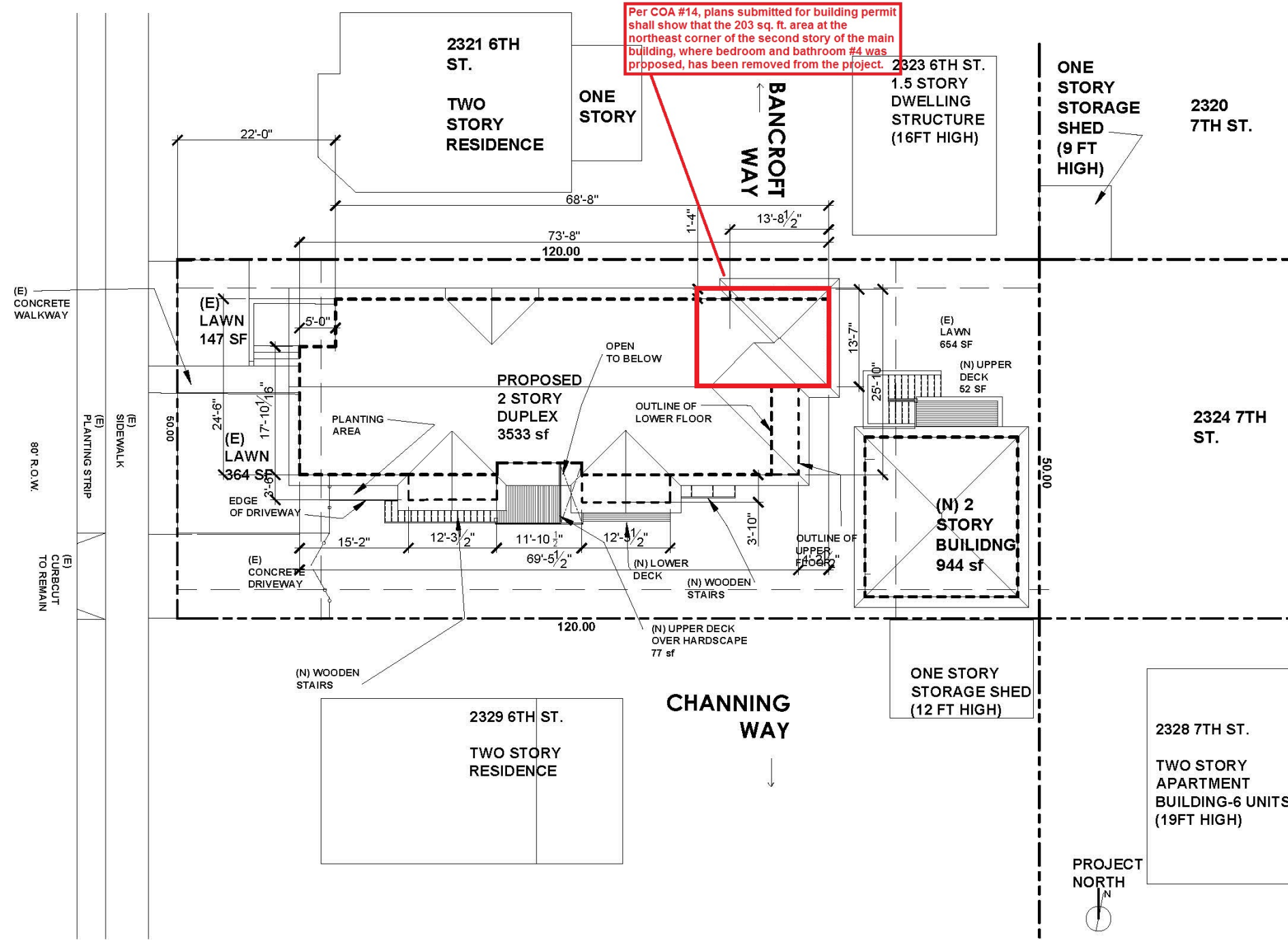
Date SEPT. 18, 2018
Drawn by
Scale: AS NOTED

EXISTING
SITE PLAN
PLAN

A0.1

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





Per COA #14, plans submitted for building permit shall show that the 203 sq. ft. area at the northeast corner of the second story of the main building, where bedroom and bathroom #4 was proposed, has been removed from the project.

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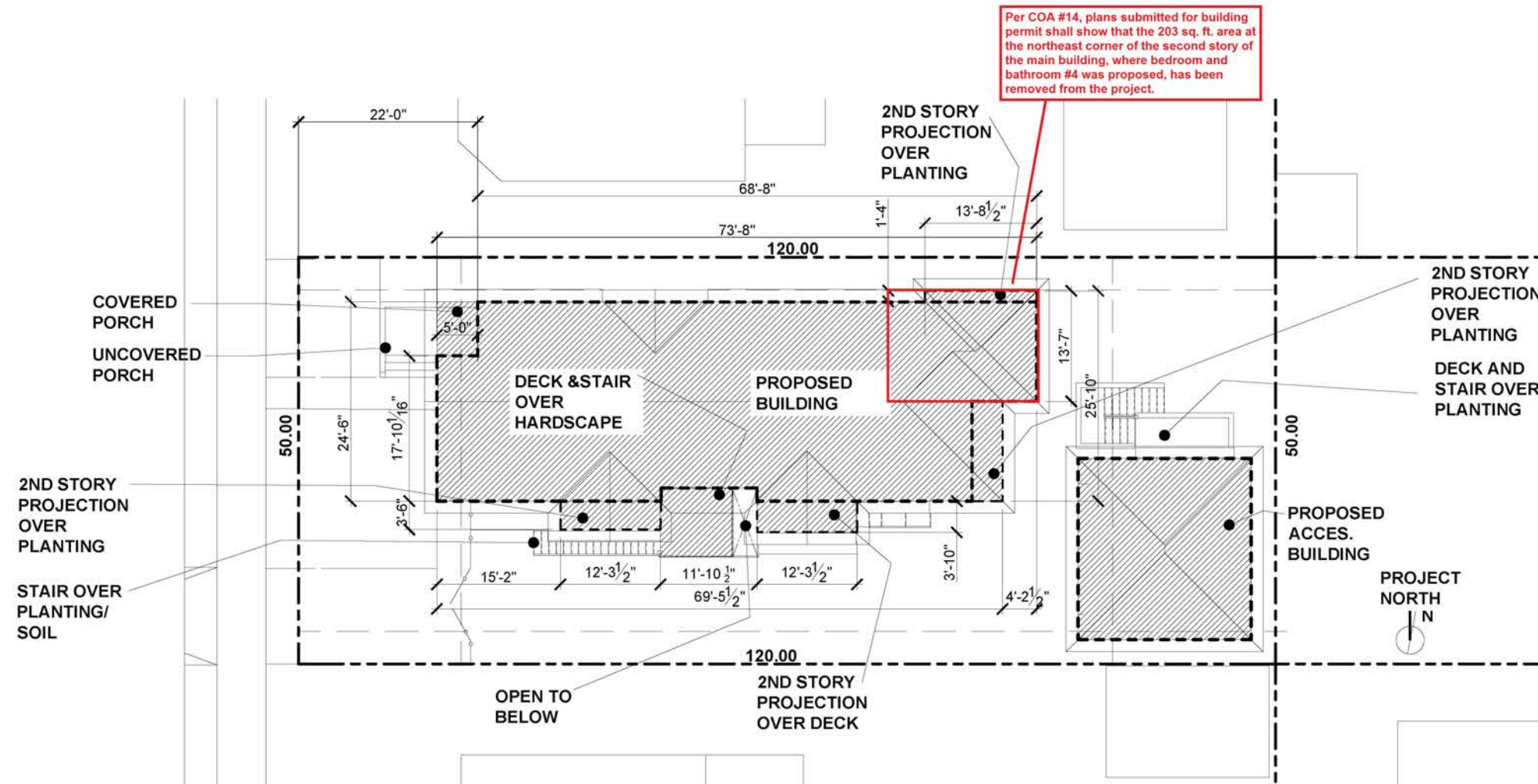
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

PROPOSED SITE PLAN	Date	APRIL 19, 2019
	Drawn by	BM
	Scale	AS NOTED

1 PROPOSED SITE PLAN
1/16" = 1'-0"

A0.2

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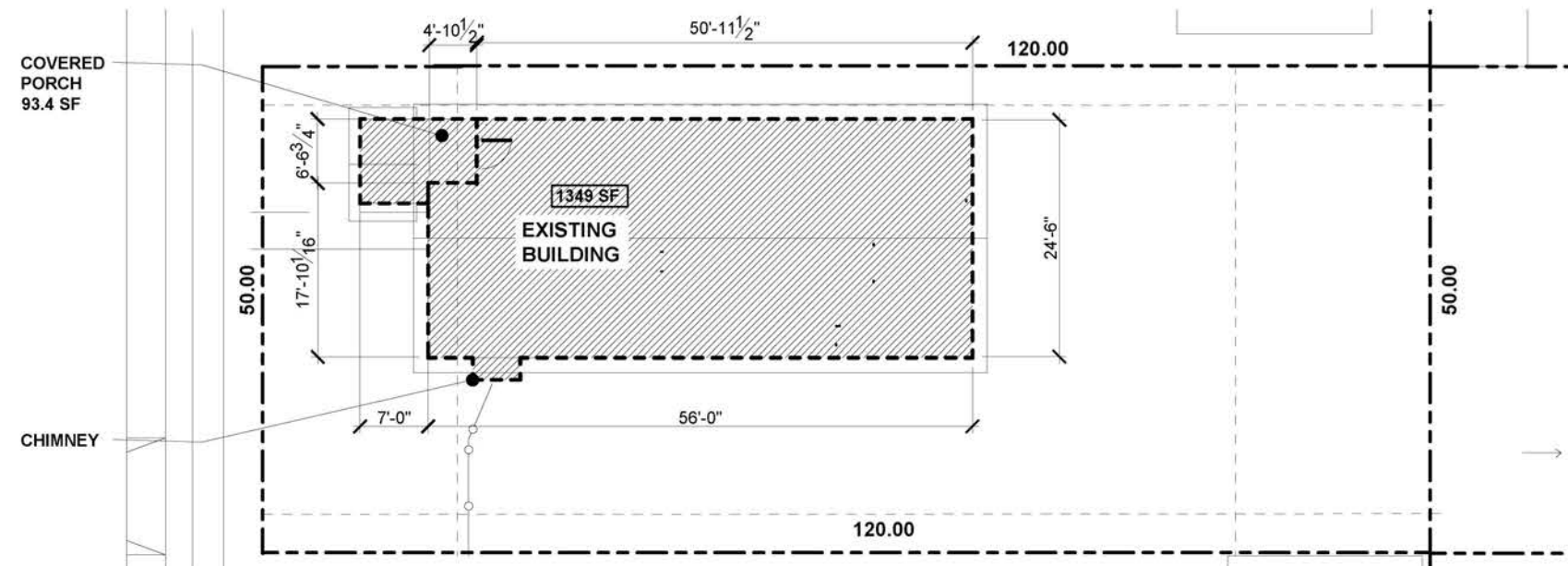
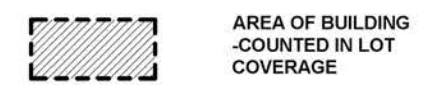


2 PROPOSED LOT COVERAGE
1/16" = 1'-0"

EXISTING	
HOUSE	1349 SF
PORCH(FRONT)	93.4 SF
TOTAL	1442.4 SF
PERCENTAGE	24.0%

PROPOSED	
HOUSE	1807 SF
COVERED DECKS OR STAIRS	77 SF
PORCH(FRONT)	33 SF
ACCESS. STRUCTURE	473 SF
TOTAL	2390 SF
PERCENTAGE	39.8%

HATCH LEGEND

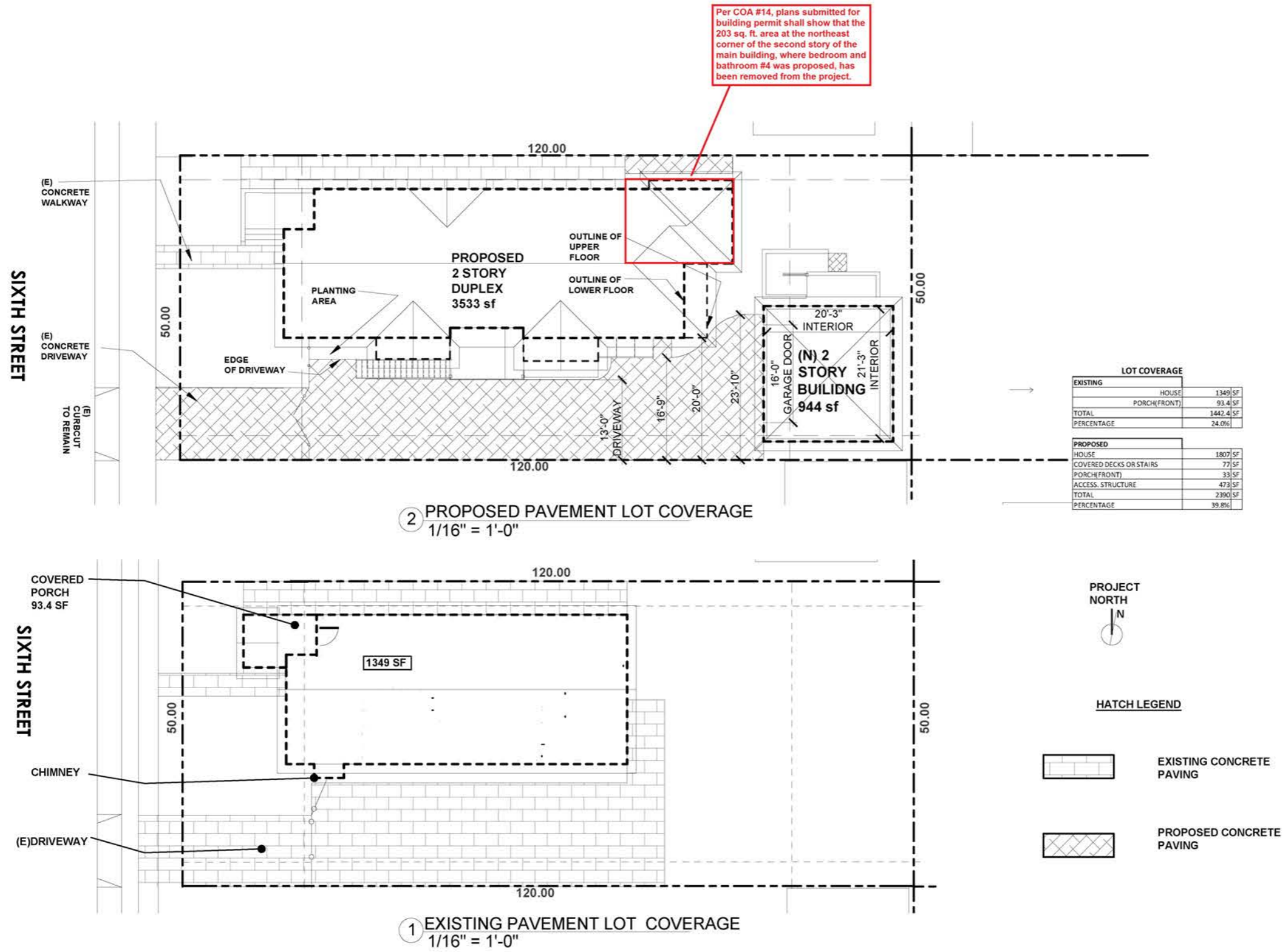


1 EXISTING LOT COVERAGE
1/16" = 1'-0"

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date APRIL 19, 2019
Drawn by BM
Scale AS NOTED

EXISTING AND
PROPOSED
LOT COVERAGE



**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

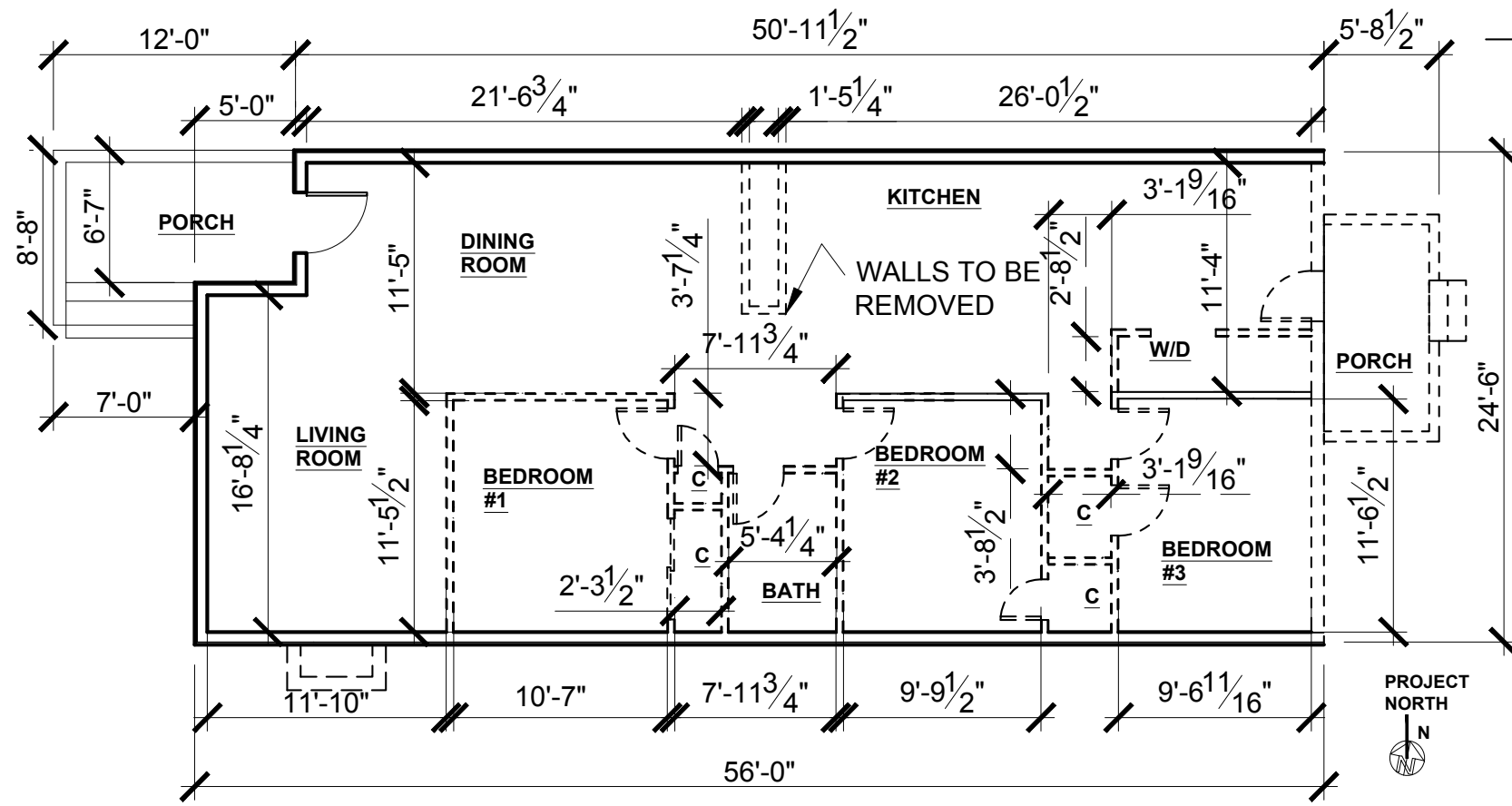
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Date APRIL 19, 2019
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EXISTING AND
PROPOSED
PAVEMENT
COVERAGE

A0.31

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1 DEMOLITION FLOOR PLAN
1/8" = 1'-0"

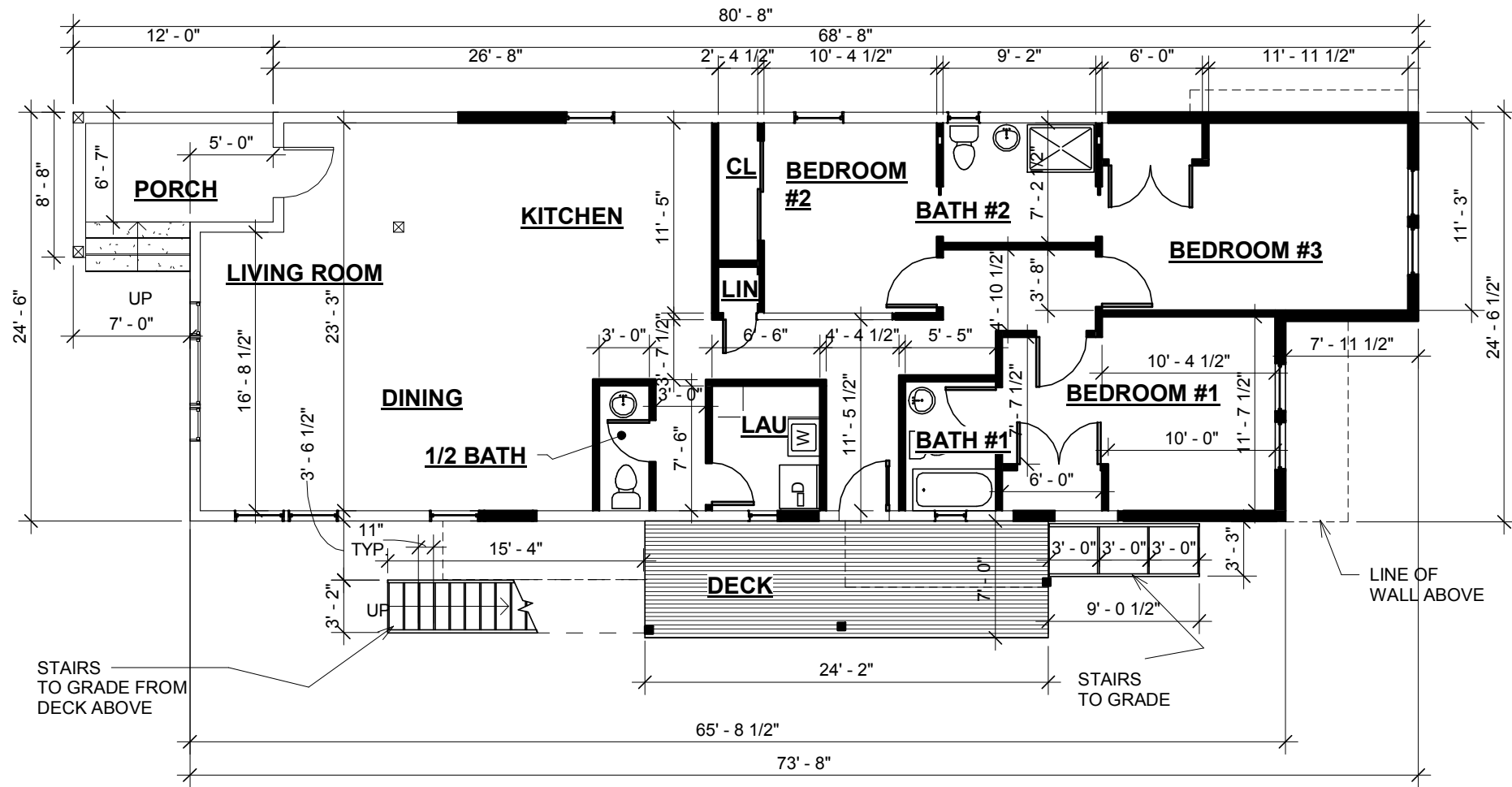
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
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2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date	SEPT. 18, 2018
Drawn by	
Scale:	AS NOTED

DEMOLITION
PLAN
A1.0

6TH STREET



1 PROPOSED LOWER FLOOR
1/8" = 1'-0"

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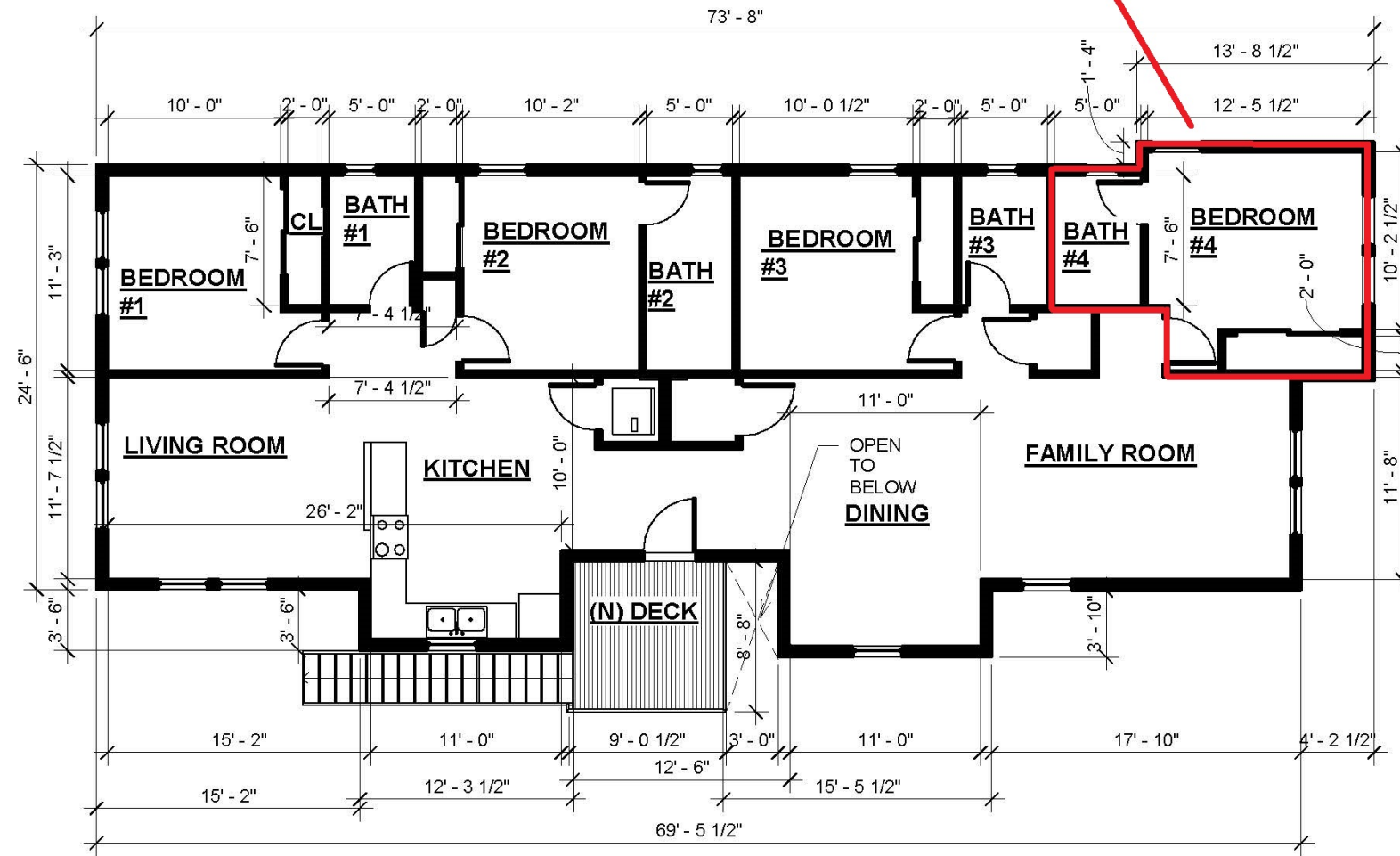
RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

PROPOSED FIRST
FLOOR PLAN

Date	SEPT. 18, 2018
Drawn by	BM
Scale	1/8" = 1'-0"

A2.0

Per COA #14, plans submitted for building permit shall show that this 203 sq. ft. area at the northeast corner of the second story of the main building, where bedroom and bathroom #4 was proposed, has been removed from the project.



1 (N) SECOND FLOOR
1/8" = 1'-0"

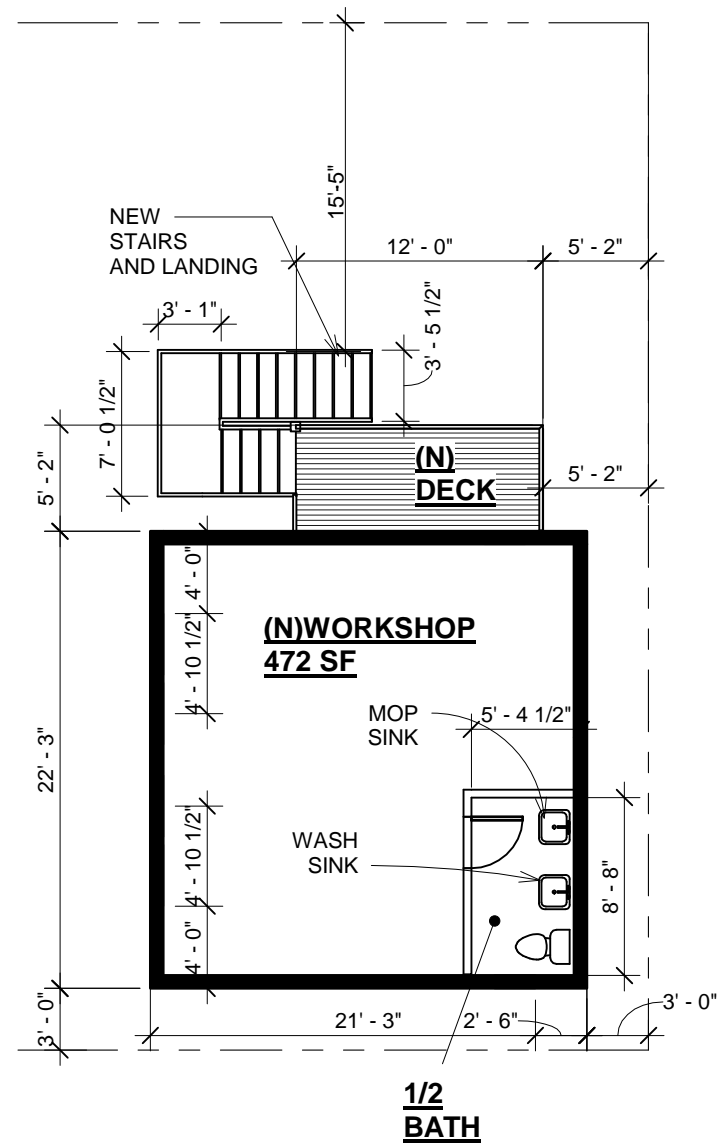
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RESIDENTIAL ADDITION TO
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2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

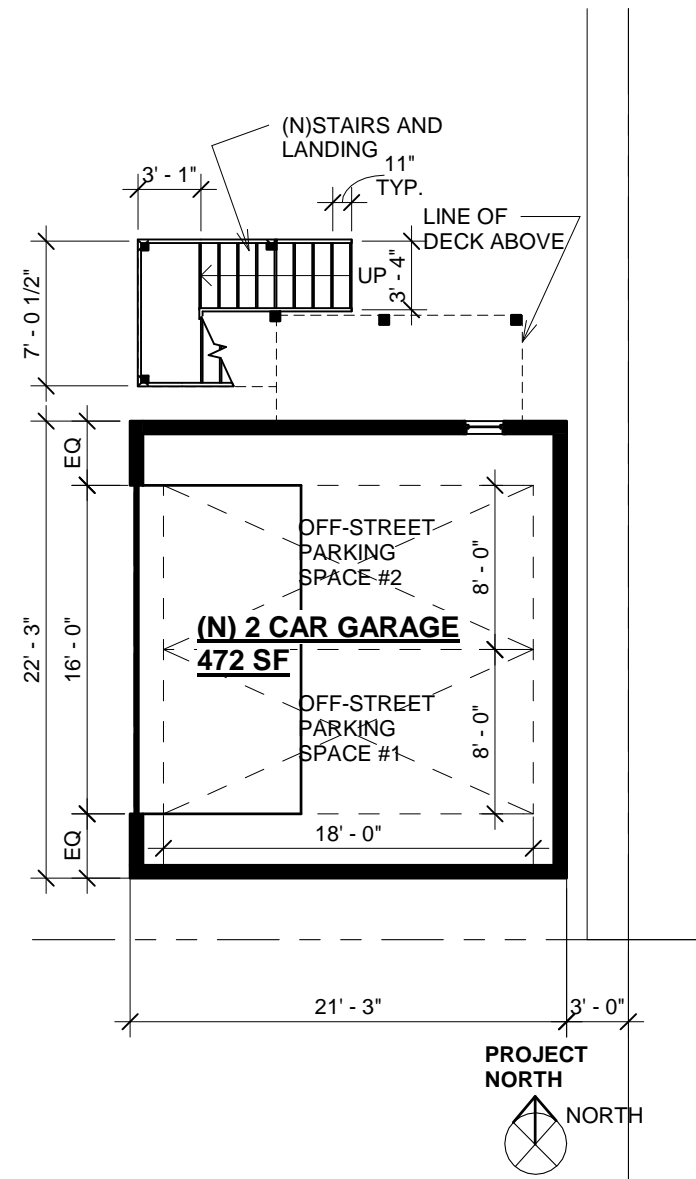
PROPOSED SECOND
FLOOR PLAN

Date SEPT. 18, 2018
Drawn by Author
Scale 1/8" = 1'-0"

A2.1



2 PROPOSED SECOND FLOOR-NEW REAR STRUCTURE
1/8" = 1'-0"



1 PROPOSED LOWER FLOOR -NEW REAR STRUCTURE
1/8" = 1'-0"

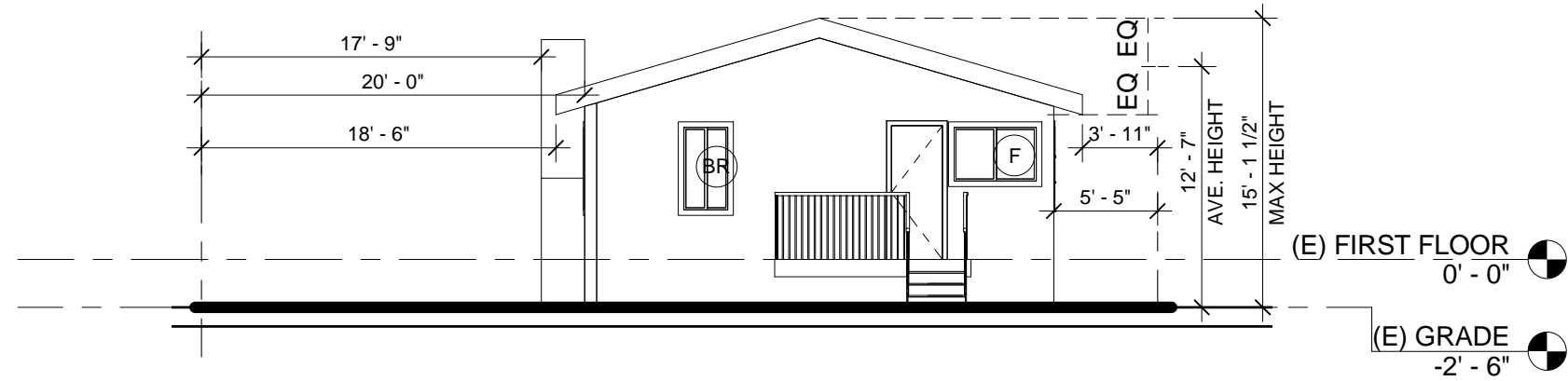


RESIDENTIAL ADDITION TO
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2325 SIXTH ST
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APN # 056-194-10190

PROPOSED ACCESSORY
STRUCTURE
Date SEPT. 18, 2018
Drawn by Author
Scale 1/8" = 1'-0"

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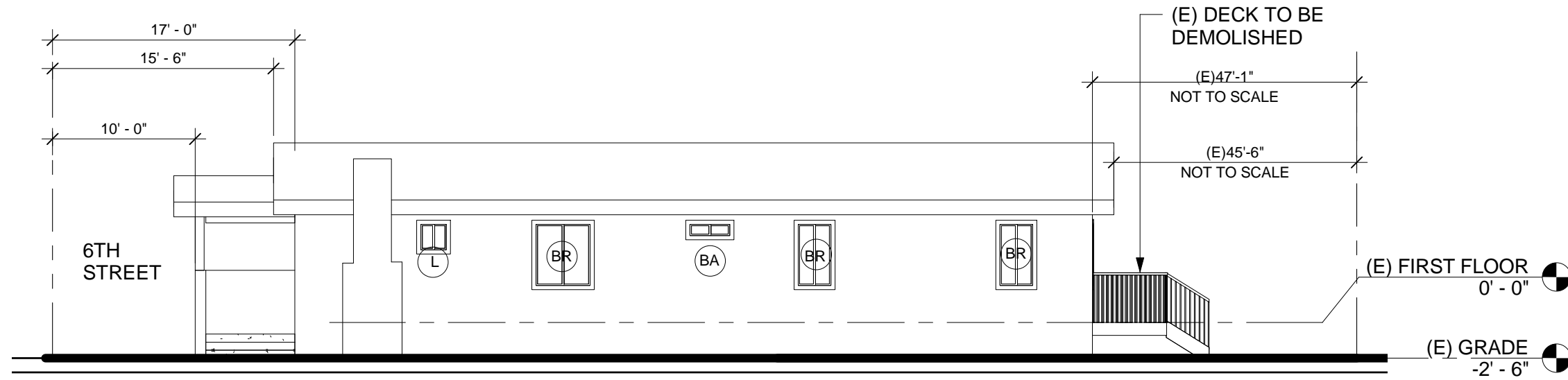
A2.2



② EXISTING EAST (REAR) ELEVATION
1/8" = 1'-0"

OPENINGS LEGEND

- Ⓛ BD BEDROOM
- Ⓛ BA BATHROOM
- Ⓛ L LIVING
- Ⓛ K KITCHEN
- Ⓛ D DINING
- Ⓛ F FAMILY RM.



① EXISTING SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

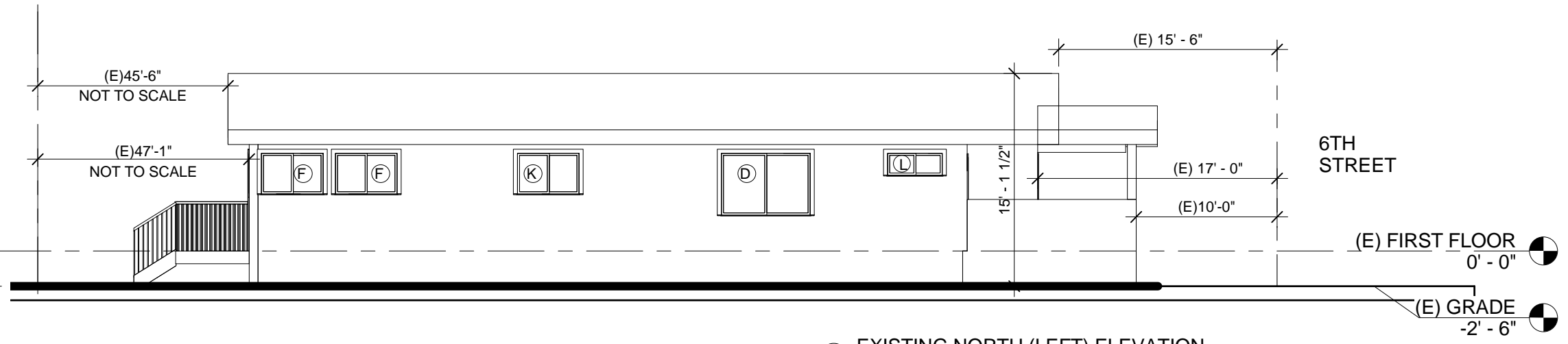
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**RESIDENTIAL ADDITION TO
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2325 SIXTH ST
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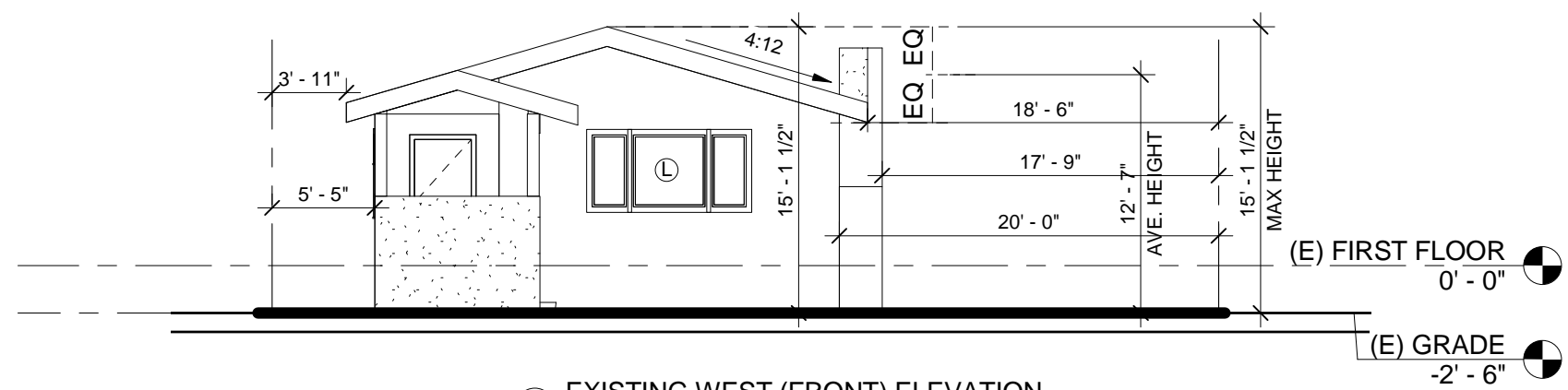
EXISTING EXTERIOR
ELEVATIONS

Date SEPT. 18, 2018
Drawn by Author
Scale 1/8" = 1'-0"

A3.0



② EXISTING NORTH (LEFT) ELEVATION
1/8" = 1'-0"



① EXISTING WEST (FRONT) ELEVATION
1/8" = 1'-0"

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**RESIDENTIAL ADDITON TO
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GARAGE / WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

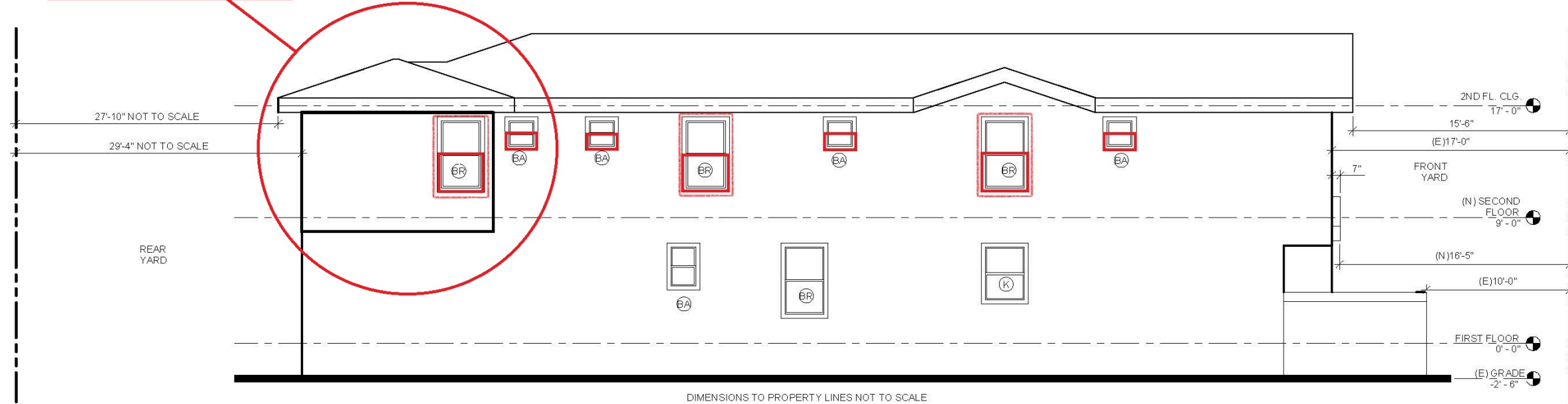
**EXISTING EXTERIOR
ELEVATIONS**
Date SEPT. 18, 2018
Drawn by Author
Scale 1/8" = 1'-0"

A3.1

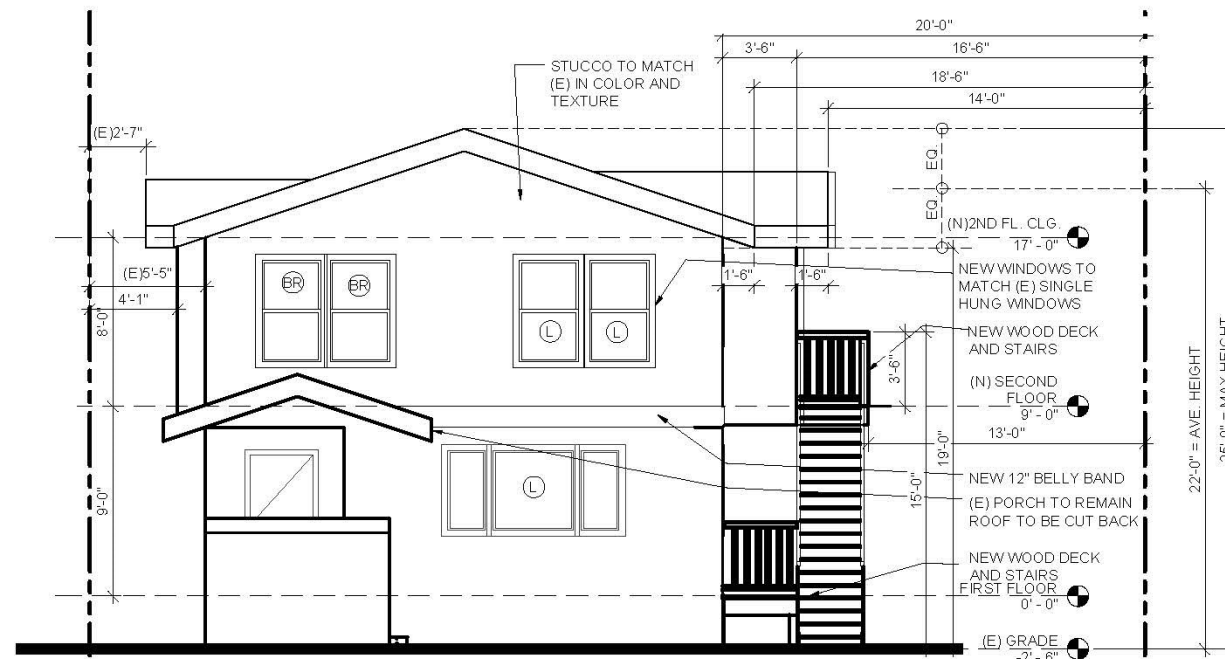
Per COA #14, plans submitted for building permit shall show that this northeast corner, where bedroom and bathroom #4 was proposed, has been removed from the project.

Per COA #15, plans submitted for building permit shall show clerestory windows for all second story bedroom windows along the north façade of the main building.

Per COA #16 and #42, plans submitted for building permit shall show that the lower panes of all second story bedroom and bathroom windows along the north façade of the main building are obscured at all times.



2 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"

OPENINGS LEGEND

- BR BEDROOM
- BA BATHROOM
- L LIVING
- K KITCHEN
- D DINING
- F FAMILY RM.
- LY LAUNDRY
- W WORKSHOP
- G GARAGE

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RESIDENTIAL ADDITION TO
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GARAGE/WORKSHOP

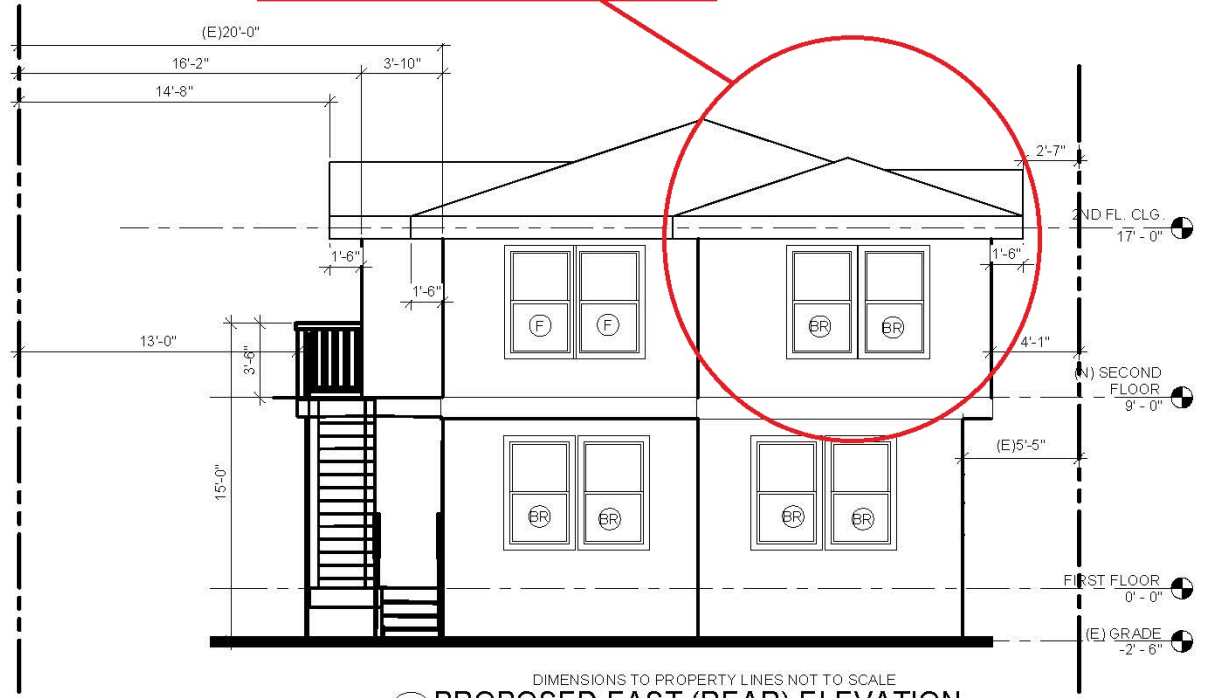
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date SEPT. 18, 2018
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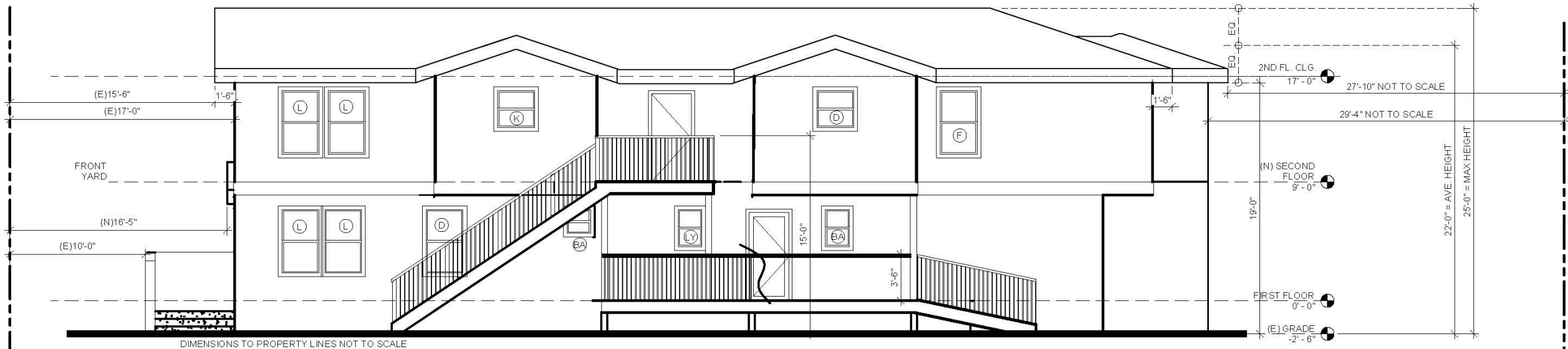
PROPOSED
EXTERIOR
ELEVATIONS

A3.2

Per COA #14, plans submitted for building permit shall show that this northeast corner, where bedroom and bathroom #4 was proposed, has been removed from the project.



2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



1 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

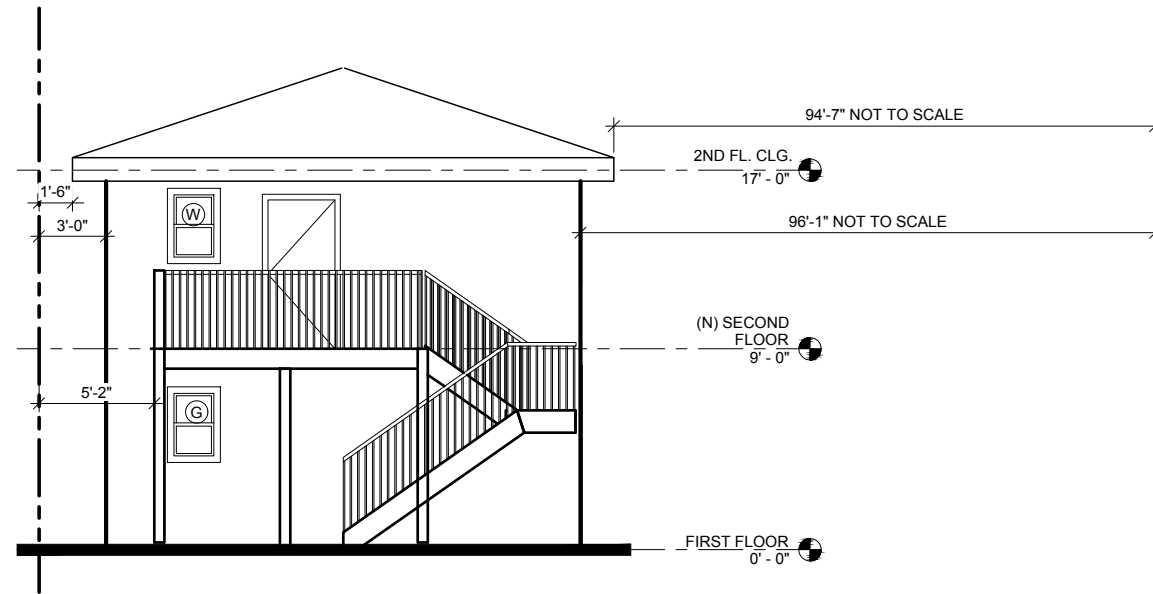
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RESIDENTIAL ADDITION TO
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GARAGE/WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

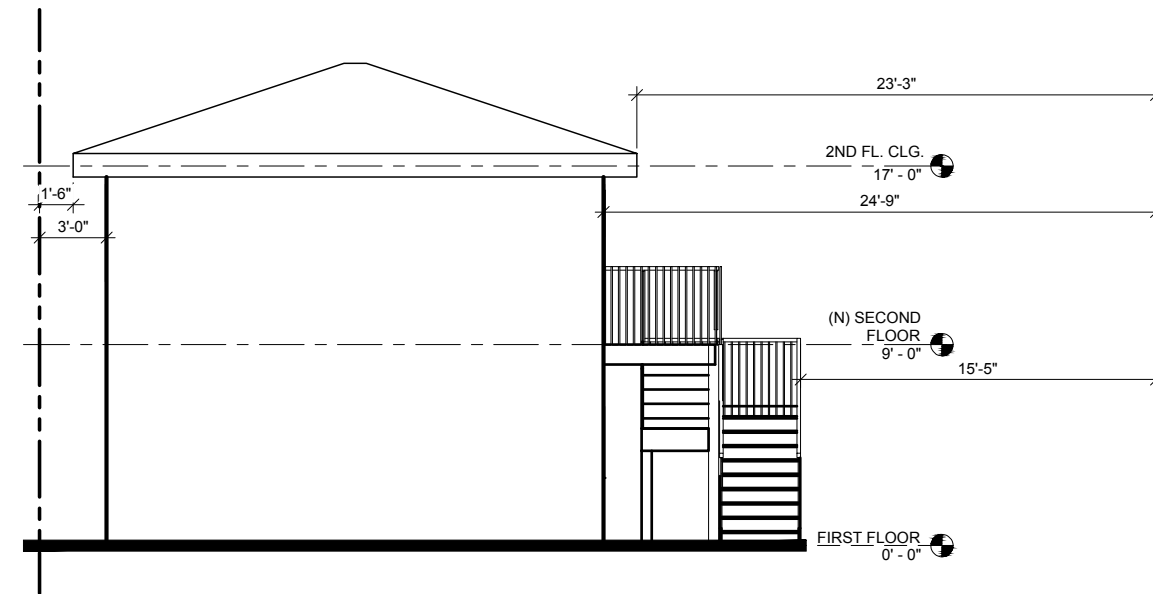
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PROPOSED
EXTERIOR
ELEVATIONS

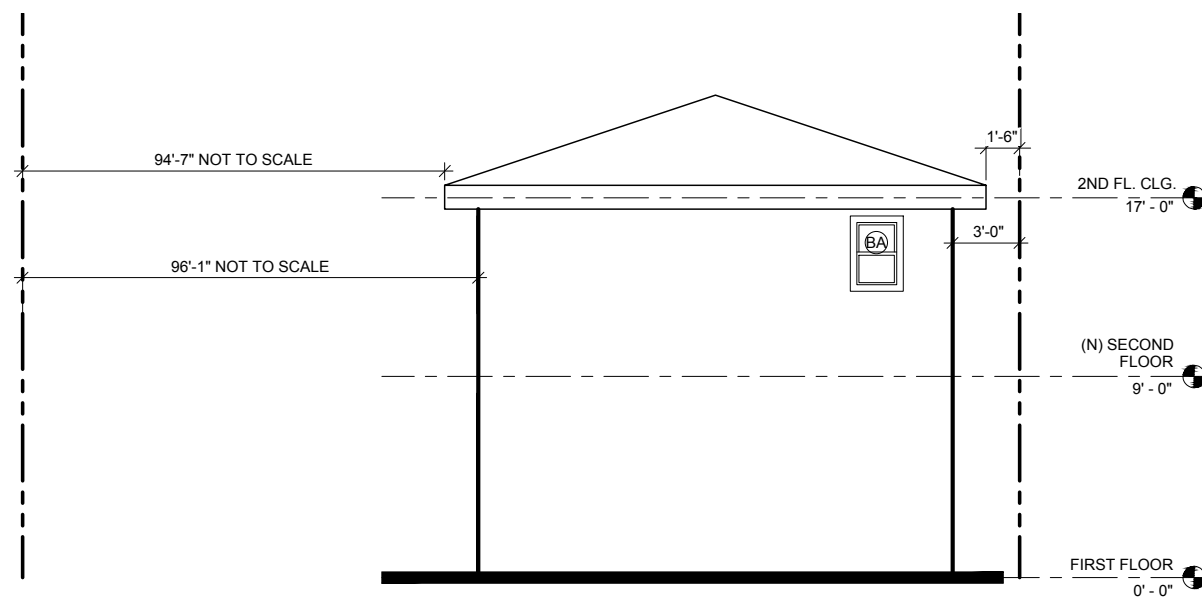
A3.3



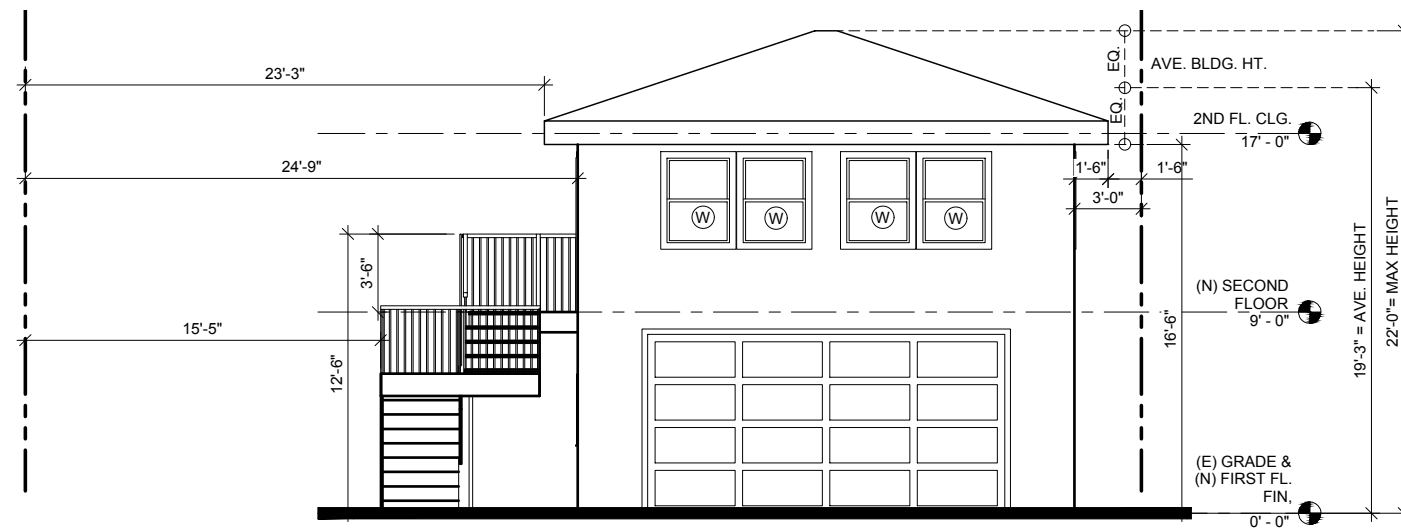
4 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



3 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"



1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmatch.net

PROPOSED EXTERIOR ELEVATIONS NEW REAR STRUCTURE	Date SEPT. 18, 2018
	Drawn by BM
	Scale AS NOTED

A3.4



Planning and Development Department
Land Use Planning Division

PROOF OF SERVICE

DATE: June 3, 2019
TO: Whom It May Concern
FROM: Melinda Jacob, OSII
SUBJECT: **USE PERMIT #ZP2017-0145 – 2325 SIXTH STREET**

I, the undersigned, certify that I am employed in the City of Berkeley, County of Alameda, California; that I am over eighteen years of age; that I am not a party to the within action; and that my business address is 2120 Milvia Street, Berkeley, California 94704. On this date, I served the following documents:

**DECISION OF ZONING ADJUSTMENTS BOARD FOR
USE PERMIT #ZP2017-0145 – 2325 SIXTH STREET**

On the parties stated below by placing true copies thereof in sealed envelope(s) addressed as shown below by the following means of service:

Bacilia Macoas
732 Gilman Street
Berkeley, CA 94710

Tafia M. Jenkins
3722 Northridge Drive
Richmond, CA 94806

Lashan M. Jenkins
1569 Solano Ave., #655
Berkeley, CA 94707

Mary Beth Thomsen
2321 Sixth Street
Berkeley, CA 94710

- By First Class Mail - I am readily familiar with the City's practice for collecting and processing of correspondence for mailing. Under the practice, the correspondence is deposited with the U.S. Postal Service on the same day as collected, with First Class postage thereon fully prepaid, in Berkeley, California, for mailing to the addressee following ordinary business practices.
- By Personal Service - I caused each such envelope to be given to the City of Berkeley mail service person to personally deliver to the office of the addressee.

I declare under penalty of perjury that the foregoing is true and correct. Executed on June 3, 2019 at Berkeley, California.

Melinda A. Jacob

Melinda Jacob, OSII



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

R E V I S E D N O T I C E O F
D E C I S I O N

DATE OF BOARD DECISION: May 9, 2019
DATE NOTICE MAILED: June 3, 2019
APPEAL PERIOD EXPIRATION: June 17, 2019¹
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification)²: June 18, 2019

2325 Sixth Street

Use Permit #ZP2017-0146 to alter a 6,000 sq. ft. parcel by 1) raising the existing one-story, 1,348 sq. ft. single-family residence with an average height of 12'7", to create a new, 3,330sq. ft. two-story duplex, with an average height of 22', 3) increasing the total number of bedrooms on the parcel from three to eight, and 4) constructing a two-story, 944 sq. ft. accessory building with an average height of 19'3", located 1'6" from the rear and side yard property line to the south, that would consist of a two-car garage on the ground floor and a workshop on the second floor.

The Zoning Adjustments Board of the City of Berkeley, after conducting a public hearing, **APPROVED** the following permits:

- Use Permit, under BMC Section 23D.20.030, to add a second dwelling unit;
- Use Permit, under BMC Section 23D.20.050.A, for the addition of any bedroom beyond a fifth to the parcel;

¹ Pursuant to BMC Section 23A.08.030, the appeal period begins on the first business day following the date the Notice of Decision is mailed. Pursuant to BMC Section 1.04.080, any deadline that falls on a non-business day is extended until the next business day.

² Pursuant to BMC Section 23B.32.090, the City Council may certify any ZAB decision for review during the 14-day appeal period after the notice of the ZAB's decision is issued. Certification has the same effect as an appeal. However, BMC Section 1.04.070 suspends or "tolls" the Council's deadline to certify when the Council is on recess. Thus, in cases where the 14-day appeal period is scheduled to *end* during a Council recess, the certification deadline is extended past the end of the recess for the remainder of the appeal period. In cases where the appeal period *begins* during a Council recess, the certification deadline is extended until 14 days after the first Council meeting after the recess. *Extension of the certification deadline has no effect on the appeal deadline.*

ZONING ADJUSTMENTS BOARD
NOTICE OF DECISION
Use Permit #ZP2017-0145
2325 Sixth Street
June 3, 2019
Page 2 of 5

- Administrative Use Permit, under BMC Section 23D.20.070.C, to construct a residential addition over 14 ft. in average height;
- Administrative Use Permit, under BMC Section 23D.20.030, to construct a major (>600 sq. ft.) residential addition;
- Administrative Use Permit, under BMC Section 23C.04.070.B to vertically extend the non-conforming front yard;
- Administrative Use Permit, under BMC Section 23D.08.005.A.1, to construct a new accessory building; and
- Administrative Use Permit, under BMC Section 23D.08.010.B, to construct an accessory building which does not comply with the height limits.

APPLICANT: Bacilia Macias, 732 Gilman Street, Berkeley, CA 94710

ZONING DISTRICT: R-1A - Limited Two-Family Residential District

ENVIRONMENTAL REVIEW STATUS: Categorically exempt pursuant to Section 15301 and 15303 of the CEQA Guidelines (“Existing Facilities” and “New Construction or Conversion of Small Structures”).

The Zoning Application and application materials for this project is available online at:
<http://www.cityofberkeley.info/zoningapplications>

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

BOARD VOTE: 6-3-0-0

YES: CLARKE, KAHN, KIM, O’KEEFE, PINKSTON, TREGUB

NO: OLSON, SELAWSKY, SHEAHAN

ABSTAIN:

ABSENT:

TO APPEAL THIS DECISION (see Section 23B.32.050 of the Berkeley Municipal Code):

To appeal a decision of the Zoning Adjustments Board 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, 1st Floor, Berkeley; or by facsimile to (510) 981-6901.

ZONING ADJUSTMENTS BOARD
NOTICE OF DECISION
Use Permit #ZP2017-0145
2325 Sixth Street
June 3, 2019
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The City Clerk's telephone number is (510) 981-6900.

2. Submit the required appeal fee (checks and money orders payable to "City of Berkeley"):
 - a. The fee for persons other than the applicant is \$500. This fee may be reduced to \$100 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.
 - b. The fee for all appeals by Applicants is \$2500.
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 permit will be issued on the first business day following expiration of the appeal period, and the project may proceed at that time.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

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 Zoning Adjustments Board at, or prior to, the public hearing.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than 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 including the

ZONING ADJUSTMENTS BOARD
NOTICE OF DECISION
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June 3, 2019
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following information:

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

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

PUBLIC COMMENT:

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:

Questions about the project should be directed to the project planner, Alison Lenci, at (510) 981-7410 or alenci@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Land Use Planning Division, 1947 Center Street, 2nd floor, Monday through Friday from 8:30 a.m. to 4 p.m. (except on holidays and reduced service days; check City's website for details).

ATTACHMENTS:

1. Findings and Conditions
2. Project Plans, received **APRIL 23, 2019**

ZONING ADJUSTMENTS BOARD
NOTICE OF DECISION
Use Permit #ZP2017-0145
2325 Sixth Street
June 3, 2019
Page 5 of 5



ATTEST:

Greg Powell, Secretary
Zoning Adjustments Board

cc: City Clerk
Building and Safety Division
Central Library - Reference Desk
Public Works Engineering Division
ZAB Members
First Source
Amy Davidson, Housing Department
Applicant:

Bacilia Macias
732 Gilman Street
Berkeley, CA 94710

Property Owner:

Tafia M. Jenkins
3722 Northridge Drive
Richmond, CA 94806

Lashan M. Jenkins
1569 Solano Avenue, #655
Berkeley, CA 94707

Interested Party:

Mary Beth Thomsen
2321 Sixth Street
Berkeley, CA 94710

ATTACHMENT 1

FINDINGS AND CONDITIONS

MAY 9, 2019

2325 Sixth Street

Use Permit #ZP2017-0146 to alter a 6,000 sq. ft. parcel by 1) raising the existing one-story, 1,348 sq. ft. single-family residence with an average height of 12'7", to create a new, 3,330sq. ft. two-story duplex, with an average height of 22', 3) increasing the total number of bedrooms on the parcel from three to eight, and 4) constructing a two-story, 944 sq. ft. accessory building with an average height of 19'3", located 1'6" from the rear and side yard property line to the south, that would consist of a two-car garage on the ground floor and a workshop on the second floor.

PERMITS REQUIRED

- Use Permit, under BMC Section 23D.20.030, to add a second dwelling unit;
- Use Permit, under BMC Section 23D.20.050.A, for the addition of any bedroom beyond a fifth to the parcel;
- Administrative Use Permit, under BMC Section 23D.20.070.C, to construct a residential addition over 14 ft. in average height;
- Administrative Use Permit, under BMC Section 23D.20.030, to construct a major (>600 sq. ft.) residential addition;
- Administrative Use Permit, under BMC Section 23C.04.070.B to vertically extend the non-conforming front yard;
- Administrative Use Permit, under BMC Section 23D.08.005.A.1, to construct a new accessory building; and
- Administrative Use Permit, under BMC Section 23D.08.010.B, to construct an accessory building which does not comply with the height limits.

I. CEQA FINDINGS

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15301 and 15303 of the CEQA Guidelines ("Existing Facilities" and "New Construction or Conversion of Small Structures").
2. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource.

II. FINDINGS FOR APPROVAL

1. As required by Section 23B.32.040.A of the Zoning Ordinance, the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons

residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:

- A. The project has been designed to conform with the applicable zoning requirements and development standards that apply to the R-1A Zoning District.
 - B. The project is consistent with, and supports implementation of, relevant policies set out in the adopted Berkeley General Plan and West Berkeley Plan in that it, a) will provide infill development that is compatible with neighboring land uses in terms of use and scale and b) it will add a residential dwelling unit to an existing single-family residence.
 - C. The project will not be detrimental to the general welfare of persons residing or working in the area, or neighborhood, nor be detrimental to or injurious to the property and improvements of the adjacent properties or existing properties on the site because the project will raise the existing one-story single family residence to create a new, two-story duplex, and construct a detached two-story accessory building. The project is consistent with zoning standards and would retain the location and general footprint of the existing single-family residence, thereby minimizing the potential impacts on adjacent buildings.
2. Pursuant to Berkeley Municipal Code Section 23D.20.030, the Zoning Adjustments Board finds that the construction of a new dwelling unit on the site would not be detrimental to the general welfare of persons residing or working in the area, or neighborhood. The proposed design would result in a project that would meet the R-1A development standards with respect to the height, number of stories, lot coverage, useable open space, and parking, and therefore would not be detrimental to or injurious to the property and improvements of the adjacent properties or existing properties on the site.
 3. Pursuant to Berkeley Municipal Code Section 23D.20.090.B, the Zoning Adjustments Board finds that the proposed major residential addition would not unreasonably obstruct sunlight, air, or views for the following reasons:
 - A. Sunlight: shadow studies submitted by the applicant document the addition's projected shadow angles and lengths at three times throughout the day during the summer and winter solstice. The studies show that the addition will create an incremental increase to shadows on one neighboring property to the north at 2321-2323 Sixth Street, that is occupied by two dwellings (one single-family residence and one ADU), as follows:
 - During morning hours on the winter solstice, two living room windows and one kitchen window on the south façade of 2321 Sixth Street that are partially shaded by the existing one-story building and will be completely shaded by the addition during winter mornings. Two bedroom windows on the south façade that are unshaded will be partially shaded by the addition and one bedroom and one bathroom window on the south façade that are unshaded, will be fully shaded by the addition. In addition, two kitchen windows on the east façade that are unshaded, will be fully shaded by the addition.
 - During afternoon hours on the winter solstice, two living room windows and one kitchen window that are unshaded will be fully shaded, and two bedroom windows will be partially shaded by the addition. In addition, one living room door on the ADU at 2323 Sixth Street will be fully shaded by the addition.

- During evening hours on the winter solstice, one living room door on the ADU at 2323 Sixth Street that is partially shaded, will be fully shaded by the addition.

Because the impacts to neighboring dwellings would occur on limited areas, and would be limited to one property with two dwellings, for a limited time during the year, and only for a few hours of the day, the major residential addition would not result in a significant loss of direct sunlight on abutting residences, and these shading impacts are not deemed detrimental.

- B. Air: The addition is found to be consistent with the existing development and building-to-building separation pattern – or air – in this R-1A neighborhood because the addition would retain two stories, where as many as three are allowed, would be less than the average height allowed in this district (22', where up to 35' is allowed with a Use Permit), would not further reduce the non-conforming front yard, and would exceed all other minimum required yards.
- C. Views: Significant views as defined in BMC Chapter 23F.04 (Definitions) are not available to neighboring dwellings because the area is flat, at a low elevation (in relation to sea level) and has mature trees. Therefore, the addition would not result in additional obstruction of significant views in the neighborhood.
4. Pursuant to BMC Section 23C.04.070.B, the Zoning Adjustments Board finds that the vertical extension of the non-conforming yard is permissible because the use of the property is conforming the extension would not further reduce the existing non-conforming front yard, and would not exceed the maximum height limits of this district.
5. Pursuant to BMC Section 23D.08.010.B, the Zoning Adjustments Board finds that the new accessory building that would exceed the height requirement as set forth in BMC Section 23D.08.020.A, would not unreasonably obstruct sunlight, air, privacy, or views for the following reasons:
- A. Sunlight: shadow studies submitted by the applicant document the accessory building's projected shadow angles and lengths at three times throughout the day during the summer and winter solstice. The studies show that the accessory building would create an incremental increase in shadows on neighboring dwellings, as follows:
- During evening hours on the summer solstice, portions of the north and west façades of the multi-unit apartment building at 2328 Seventh Street would be partially shaded, but no window openings would be affected.
 - During morning hours on the winter solstice one living room door on the south façade of the ADU at 2323 Sixth Street would be fully shaded by the accessory building.
 - During afternoon hours on the winter solstice, a portion of the south façade of the ADU at 2323 Sixth Street would be partially shaded by the accessory building, but no openings would be affected.

Because the impacts to neighboring dwellings would occur on limited areas, and would only partially shade neighboring dwellings for a limited time during the year, and only for a few hours of the day, the accessory building would not result in a significant loss of direct sunlight on abutting residences, and these shading impacts are not deemed detrimental.

- B. Air: While the accessory building would be two-stories, and would be 19'3" in average height, the accessory building is found to be consistent with the existing development and building-to-building separation pattern – or air – in this R-1A neighborhood because the new building would be more than 20' from the edge of the neighboring ADU to the north, at 2321 Sixth Street, more than 95' from the front yard property line, and more than 30' from one of the neighboring buildings to the east, at 2324 Seventh Street. The new accessory building would be closest to the neighboring building to the southeast at 2328 Seventh Street, a 6-unit apartment building, however the wall of the 6-unit apartment building that the accessory building would face has no openings, and no windows are proposed along the rear of the new accessory building facing east.
- C. Privacy: The project proposes new openings on the side and front façades of the second floor of the accessory building and a new second story deck on the north façade, however these openings and deck area are not expected to be detrimental to the privacy of abutting neighbors for the following reasons:
- Four windows are proposed on the front (west) façade of the accessory building would face the rear of the main building on the subject property and therefore would not face directly into any neighboring dwellings;
 - One window, one door, and a 62 sq. ft. deck (with an average height of 12'6" measured to the top of the deck's railing) are proposed on the left (north) façade. The distance measured from the edge of the accessory building to the side yard property line to the north (shared with 2321-2323 Sixth Street) is approximately 23' and the edge of the deck, stairs and landing is approximately 15'5" from this side yard property line.
 - One small bathroom window is proposed along the right (south) façade of the accessory building. While the distance measured from the edge of the accessory building to the side yard property line to the south (shared with 2329 Sixth Street) is 1'6", the new opening is relatively small and located high up on the building's wall, thereby minimizing potential impacts to privacy of neighboring dwellings.
 - No windows are proposed on the rear of the accessory building, facing east, and therefore there will be no impacts to privacy of the abutting neighbors to the rear, at 2324 Seventh Street.
- D. Views: As described in Section V.D.3 above, significant views as defined in BMC Chapter 23F.04 (Definitions) are not available to neighboring dwellings because the area is flat, at a low elevation (in relation to sea level) and has mature trees. Therefore, the accessory building would not result in additional obstruction of significant views in the neighborhood.
-

III. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

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

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

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

2. **Applicant Responsible for Compliance with Conditions**

The applicant shall ensure compliance with all of the following conditions, including submittal to the project planner of required approval signatures at the times specified. Failure to comply with any condition may result in construction being stopped, issuance of a citation, and/or modification or revocation of the Use Permit.

3. **Uses Approved Deemed to Exclude Other Uses (Section 23B.56.010)**

- A. This Permit authorizes only those uses and activities actually proposed in the application, and excludes other uses and activities.
- B. Except as expressly specified herein, this Permit terminates all other uses at the location subject to it.

4. **Modification of Permits (Section 23B.56.020)**

No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board, except that the Zoning Officer may approve changes that do not expand, intensify, or substantially change the use or building.

Changes in the plans for the construction of a building or structure, may be modified prior to the completion of construction, in accordance with Section 23B.56.030.D. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

5. **Plans and Representations Become Conditions (Section 23B.56.030)**

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.

6. **Subject to All Applicable Laws and Regulations (Section 23B.56.040)**

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 Building and Safety Division, Public Works Department and other affected City divisions and departments.

7. **Exercised Permit for Use Survives Vacancy of Property (Section 23B.56.080)**

Once a Permit for a use is exercised and the use is established, that use is legally recognized, even if the property becomes vacant, except as set forth in Standard Condition #8, below.

Prior to Issuance of Any Building Permit:

12. Geotechnical Plan Review. The applicant's geotechnical consultant shall review and approve all geotechnical aspects of the project building and grading plans (i.e. site preparation and grading, site drainage improvements and design parameters for foundations and hardscape) to ensure that their recommendations have been properly incorporated. The results of the plan review shall be summarized by the geotechnical consultant in a letter and submitted to the City Engineer for review and approval prior to issuance of any building permit.
13. Accessory Building. All owners of record of the subject property shall sign and record with the Alameda County Clerk-Recorder a "Notice of Limitation on Use of Property" (available from Land Use Planning Division) and provide a recorded copy thereof to the project planner. This Notice of Limitation shall stipulate that no part of this accessory building shall be used or converted to use as a dwelling unit unless and until permission is requested of the City of Berkeley and authorized a Use Permit, Administrative Use Permit, or Zoning Certificate, whichever is applicable. This limitation shall include the explicit acknowledgment that a full bathroom and cooking facilities may be installed, as long as the cooking facilities do not constitute a Kitchen per BMC 23F.04. This limitation may not be revised or removed from this property without the prior written permission of the Zoning Officer of the City of Berkeley.
14. Bedroom and Bathroom #4 on Second Floor of Main Building. Plans submitted for building permit shall show that the 203 sq. ft. area at the northeast corner of the second story of the main building, where bedroom and bathroom #4 was proposed, has been removed from the project.
15. Bedroom Windows. Plans submitted for building permit shall show clerestory windows for all second story bedroom windows along the north façade of the main building.
16. Bedroom and Bathroom Windows. Plans submitted for building permit shall show that the lower panes of all second story bedroom and bathroom windows along the north façade of the main building are obscured at all times.
17. Address Assignment. The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned and entered into the City's database prior issuance of a building permit.
18. Construction and Demolition. Applicant shall submit a Waste Diversion Form and Waste Diversion Plan that meet the diversion requirements of BMC Chapters 19.24 and 19.37.
19. Public Works ADA. Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.
20. Toxics. The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:
 - A. Environmental Site Assessments:
 - 1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 6 months old*) shall be submitted to TMD for developments for:

- All new commercial, industrial and mixed use developments and all large improvement projects.
 - All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).
 - EMA is available online at:
http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf
- 2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.
- 3) If the Phase I is over 6 months old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.
- B. Soil and Groundwater Management Plan:
- 1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.
- 2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.
- 3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.
- C. Building Materials Survey:
- 1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center.
- D. Hazardous Materials Business Plan:
- 1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at <http://cers.calepa.ca.gov/> within 30 days if on-site hazardous materials exceed BMC 15.20.040. HMBP requirement can be found at <http://ci.berkeley.ca.us/hmr/>

During Construction:

- 21. Construction Hours.** Construction activity shall be limited to between the hours of 8:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and Noon on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.
- 22. Transportation Construction Plan.** The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) is required for all phases of construction, particularly for the following activities:
- Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);
 - Storage of building materials, dumpsters, debris anywhere in the public ROW;
 - Provision of exclusive contractor parking on-street; or
 - Significant truck activity.

The applicant shall secure the City Traffic Engineer's approval of a TCP. Please contact the Office of Transportation at 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be consistent with any other requirements of the construction phase.

Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

- 23. Halt Work/Unanticipated Discovery of Tribal Cultural Resources.** In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.
- 24. Avoid Disturbance of Nesting Birds.** Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer

(typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.

- 25. 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.
- 26. Human Remains (Ongoing throughout demolition, grading, and/or construction).** In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.
- 27. 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.

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

- J. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.
- 29. Public Works - Implement BAAQMD-Recommended Measures during Construction.** For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:
- A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- 30. Public Works.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.
- 31. Public Works.** The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.
- 32. Public Works.** The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.
- 33. Public Works.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.
- 34. Public Works.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.

- 35. Public Works.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.


Prior to Final Inspection or Issuance of Occupancy Permit:

- 36. Compliance with Conditions.** The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit.
- 37. Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings received **September 19, 2018 and April 23, 2019**, except as modified by conditions of approval.
- 38. Construction and Demolition Diversion.** A Waste Diversion Report, with receipts or weigh slips documenting debris disposal or recycling during all phases of the project, must be completed and submitted for approval to the City's Building and Safety Division. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement. A copy of the Waste Diversion Plan shall be available at all times at the construction site for review by City Staff.

At All Times:

- 39. Exterior Lighting.** All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
- 40. Drainage Patterns.** The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.
- 41. Electrical Meter.** Only one electrical meter fixture may be installed per dwelling unit.
- 42. Bedroom and Bathroom Windows.** The lower panes of all second story bedroom and bathroom windows along the north façade of the main building shall contain obscured glass at all times.

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD



May 9, 2019

SIGNATUREDATE

* Findings and Conditions Attached

CODES

2016 CA FIRE CODE
2016 CA BUILDING CODE
2016 CA MECHANICAL CODE
2016 CA PLUMBING CODE
2016 CA ELECTRICAL CODE
2016 ENERGY CODE
2016 CA GREEN CODE
2016 CA RESIDENTIAL CODE

PROJECT SCOPE

RAISING OF (E) RESIDENCE TO CREATE A TWO STORY DUPLEX . NEW 2 STORY ACCESSORY BLDG. IN REAR, GARAGE ON THE GROUND FLOOR AND WORKSHOP ON TOP FLOOR.

PROJECT DATA

TITLE RESIDENTIAL ADDITION
2325 6TH STREET
BERKELEY, CALIFORNIA

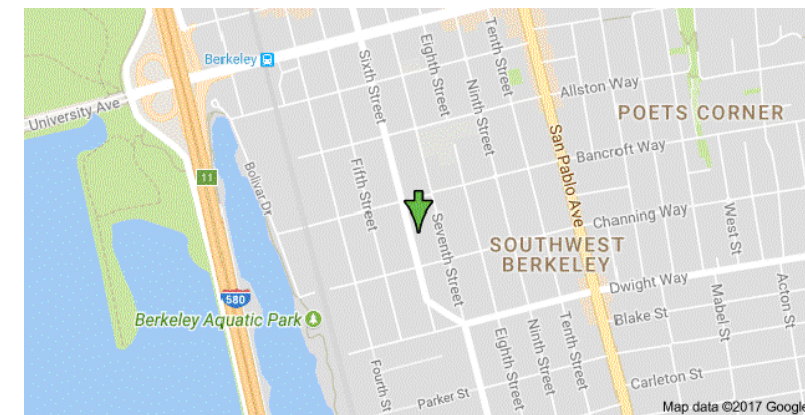
ZONING: R-1A
OCCUPANCY: R-3
CONSTRUCTION TYPE: V-BN
SPRINKLERS: NO
LOT SIZE: = 6000 SF

SETBACKS
FRONT = 20'
REAR = 20'
SIDE = 4'

AREA TABULATIONS

STRUCTURE INFORMATION (EXISTING)					
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	NO. OF DWELING UNITS	OFF STREET PARKING
MAIN BLDG.					
1ST FL	1348	V-B	1	R-3	1
TOTAL	1348				2
STRUCTURE INFORMATION (PROPOSED)					
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	NO. OF DWELING UNITS	OFF STREET PARKING
MAIN BLDG.					
1ST FL	1443	V-B		R-3	1
2ND	1439	V-B		R-3	1
TOTAL	2882				2
ACCESSORY					
	944	V-B	2		0
TOTAL	3826				2
FOOTPRINTS					
HOUSE	1807	SF			
COVERED DECKS	77	SF			
PORCH(FRONT)	33	SF			
ACCESS. STRUCTURE	473	SF			
TOTAL	2390	SF			
PERCENTAGE	39.8%				

VICINITY MAP



**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmatch.net

Date SEPT. 18, 2018
Drawn by BM
Scale AS NOTED

TITLE SHEET

A0.0

Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	B2. Radon-Resistant Construction	0			2		
Yes	B3. Foundation Drainage System	2				2	
Yes	B4. Moisture Controlled Crawlspace	1			1		
B5. Structural Pest Controls							
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1				1	
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1	
C. LANDSCAPE							
Enter the landscape area percentage. Points capped at 3 for areas less than 15%.							
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1				1	
Yes	C2. Three Inches of Mulch in Planting Beds	1				1	
C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	1				1	
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3				3	
C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2				2	
No	C4.2 Turf on a Small Percentage of Landscaped Area	0				2	
No	C5. Trees to Moderate Building Temperature (at least 50% of West Facing Glazing and Walls Shaded)	0	1	1	1	1	
Yes	C6. High-Efficiency Irrigation System	2				2	
No	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil (with Soil Testing)	0				2	
No	C8. Rainwater Harvesting System	0				3	
No	C9. Recycled Wastewater Irrigation System	0				1	
No	C10. Submeter or Dedicated Meter for Landscape Irrigation	0				2	
TBD	C11. Landscape Meets Water Budget	0				1	
C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1	
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0				1	
Yes	C13. Reduced Light Pollution (Exterior lighting fixtures shielded and directed downward)	1	1				
No	C14. Large Stature Tree(s)	0	1				
No	C15. Third Party Landscape Program Certification	0				1	
No	C16. Maintenance Contract with Certified Professional (Bay-Friendly Qualified Professional or Equiv.)	0				1	
No	C17. Community Garden	0	2				

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Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	E2. Flashing Installation Third-Party Verified					2	
TBD	E3. Rain Screen Wall System					2	
TBD	E4. Durable and Non-Combustible Cladding Materials					1	
E5. Durable Roofing Materials							
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly					1	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
TBD	E6. Vegetated Roof		2	2			
F. INSULATION							
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	1				1	
Yes	F1.2 Ceilings	1				1	
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
TBD	F2.1 Walls and Floors				1		
TBD	F2.2 Ceilings				1		
F3. Insulation That Does Not Contain Fire Retardants							
Yes	F3.1 Cavity Walls and Floors	1			1		
Yes	F3.2 Ceilings	1			1		
Yes	F3.3 Interior and Exterior Insulation	1			1		
G. PLUMBING							
G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1			
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution					1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution					2	
G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2				2	
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1				1	
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1				2	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush					1	
TBD	G3. Pre-Plumbing for Graywater System					1	
TBD	G4. Operational Graywater System					3	
TBD	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout					1	
Yes	G6. Submeter Water for Tenants	2				2	
H. HEATING, VENTILATION, AND AIR CONDITIONING							

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Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
MEASURES							
CALGreen Res (REQUIRED)		4	1	1	1	1	1
A. SITE							
No	A1. Construction Footprint (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed)	0				1	
A2. Job Site Construction Waste Diversion							
No	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	0				2	
Yes	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	2				2	
No	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	0				1	
Yes	A3. Recycled Content Base Material (Minimum 25% Post-Consumer Content)	1				1	
No	A4. Heat Island Effect Reduction (Non-Roof)	0	1				
No	A5. Construction Environmental Quality Management Plan Including Flush-Out	0			1		
A6. Stormwater Control: Prescriptive Path							
No	A6.1 Permeable Paving Material	0				1	
No	A6.2 Filtration and/or Bio-Retention Features	0				1	
No	A6.3 Non-Leaching Roofing Materials	0				1	
No	A6.4 Smart Stormwater Street Design	0	1				
No	A7. Stormwater Control: Performance Path (Capture and Treat 85% of Annual Runoff Onsite)	0				3	
B. FOUNDATION							
Yes	B1. Fly Ash and/or Slag in Concrete (Minimum of 30%)	1				1	

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Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1		2	
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1	
No	D1.3 Advanced Framing Measures	0				2	
No	D2. Construction Material Efficiencies (Pre-assembled wall and roof framing for at least 80% of project)	0				1	
D3. Engineered Lumber							
Yes	D3.1 Engineered Beams and Headers	1				1	
No	D3.2 Wood I-Joists or Web Trusses for Floors	0				1	
TBD	D3.3 Engineered Lumber for Roof Rafters					1	
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
Yes	D3.5 OSB for Subfloor	0.5				0.5	
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5	
TBD	D4. Insulated Headers		1				
D5. FSC-Certified Wood							
≥65%	D5.1 Dimensional Lumber, Studs, and Timber	4				6	
No	D5.2 Panel Products	0				3	
D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1	
TBD	D6.2 At Least 90% of Exterior Walls			1		1	
TBD	D6.3 At Least 90% of Roofs			1		1	
No	D7. Energy Heels on Roof Trusses	0		1			
16 inches	D8. Overhangs and Gutters	1		1		1	
D9. Reduced Pollution Entering the Home from the Garage							
Yes	D9.1 Detached Garage	2			2		
No	D9.2 Mitigation Strategies for Attached Garage	0			1		
D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1	
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1	
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2		1	1		
E. EXTERIOR							
TBD	E1. Environmentally Preferable Decking					1	

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NEW HOME RATING SYSTEM, VERSION 7.0
MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2, H6.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit www.builditgreen.org/greenpointrated
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and certified by Build It Green.

New Home Multifamily Version 7

Total Points Targeted: 77
Certification Level: _____

POINTS REQUIRED

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarc.net

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date APRIL 19, 2019
Drawn by BM
Scale AS NOTED

GREEN CHECKLIST

GC1

Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Yes			1		
TBD			1		
0.00%		25+			
0.00%		15			
TBD		1			
TBD		1			
TBD		1			
No			1		
TBD			3		
TBD		1	1		
K. FINISHES					
K1. Entryways Designed to Reduce Tracked-In Contaminants					
Yes			1		
Yes			1		
TBD			2		
TBD			1		
K4. Environmentally Preferable Materials for Interior Finish					
TBD				2	
TBD				2	
TBD				2	
TBD				2	
TBD				1	
K5. Formaldehyde Emissions in Interior Finish Exceed CARB					
TBD			1		
TBD			2		
TBD			2		
TBD			2		
TBD			2		
No			1		
Yes				2	
TBD				1	
L. FLOORING					

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Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	2				
Yes	1	1			
TBD		2			
TBD		1			
TBD		1			
TBD		1			
1 space per unit	2	2			
N4. Outdoor Gathering Places					
TBD		1			
TBD		1			
N5. Social Interaction					
TBD		1			
TBD		1			
TBD		1			
N6. Passive Solar Design					
TBD			2		
TBD			2		
N7. Adaptable Building					
Yes	2	1	1		
Yes	1	1			
N8. Resiliency					
TBD		1	1	1	
TBD		1	1	1	
N9. Social Equity					
Yes	2	1		1	
TBD		1	1		
N10. Affordability					
TBD		2			
TBD		1			
TBD		1			
N11. Mixed-Use Developments					

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Points Achieved	Community	Energy	IAQ/Health	Resources	Water
H1. Sealed Combustion Units					
TBD			1		
TBD			2		
TBD		1	1		
H3. Effective Ductwork					
Yes		1			
Yes		1			
TBD			1		
H5. Advanced Practices for Cooling					
Yes		1			
Yes		1			
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality					
Yes	Y	R	R	R	R
TBD			2		
TBD			1		
H7. Effective Range Design and Installation					
Yes			1		
TBD			1		
TBD			1		
TBD			1		
J. RENEWABLE ENERGY					
TBD			1		
TBD			1		
0.00%		25			
I4. Net Zero Energy Home					
TBD			2		
TBD			4		
TBD			1		
TBD			4		
TBD			8		
J. BUILDING PERFORMANCE AND TESTING					
TBD				1	
Yes	2	1	1		

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Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD				3	
TBD			3		
TBD			1		
M. APPLIANCES AND LIGHTING					
Yes	1				1
M2. Efficient Clothes Washing and Drying					
TBD		1			2
Yes	1	1			
TBD		0.5			
TBD		2			
M4. Permanent Centers for Waste Reduction Strategies					
TBD				1	
TBD				1	
M5. Lighting Efficiency					
Yes	2	2			
TBD		2			
Tier 1	1	2			
TBD					1
TBD		1			
N. COMMUNITY					
N1. Smart Development					
TBD		1			1
TBD		1			1
TBD		2			2
TBD		1			1
TBD					9
N2. Home(s)/Development Located Near Major Transit Stop					
Yes	1	1			
Yes	0	2			
N3. Pedestrian and Bicycle Access					

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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date APRIL 19, 2019
Drawn by BM
Scale AS NOTED

GREEN
CHECKLIST

GC2

Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	P4. Building Enclosure Testing			1	1	1	
Summary							
Total Available Points in Specific Categories		374	46	111	69	94	54
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Achieved		77.0	9.0	10.0	16.0	25.0	17.0

Project Name: 2325 6TH STREET Project Street: 6TH STREET Project City: BERKELEY Project Zip: 94710		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	1					
TBD	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	1					
Q. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5
O5. Home System Monitors							
TBD	O5.1 Energy Home System Monitors			1			
TBD	O5.2 Water Home System Monitors						1
O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2				
TBD	O6.2 Green Building Signage			0.5			0.5
TBD	O7. Green Appraisal Addendum		R	R	R	R	R
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1	
TBD	O9. Residents Are Offered Free or Discounted Transit Passes		2				
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan					1	
Yes	O11. Smokefree Buildings	2			2		
TBD	O12. Integrated Pest Management Plan					1	
P. DESIGN CONSIDERATIONS							
P1. Acoustics: Noise and Vibration Control							
	Enter the number of Tier 1 practices		1		1		
	Enter the number of Tier 2 practices						
P2. Mixed-Use Design Strategies							
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1
TBD	P2.2 Commercial Loading Area Separated for Residential Area				1		
TBD	P2.3 Separate Mechanical and Plumbing Systems				1		
P3. Commissioning							
TBD	P3.1 Design Phase			1	1		
TBD	P3.2 Construction Phase			2	1		
TBD	P3.3 Post-Construction Phase			2	1		

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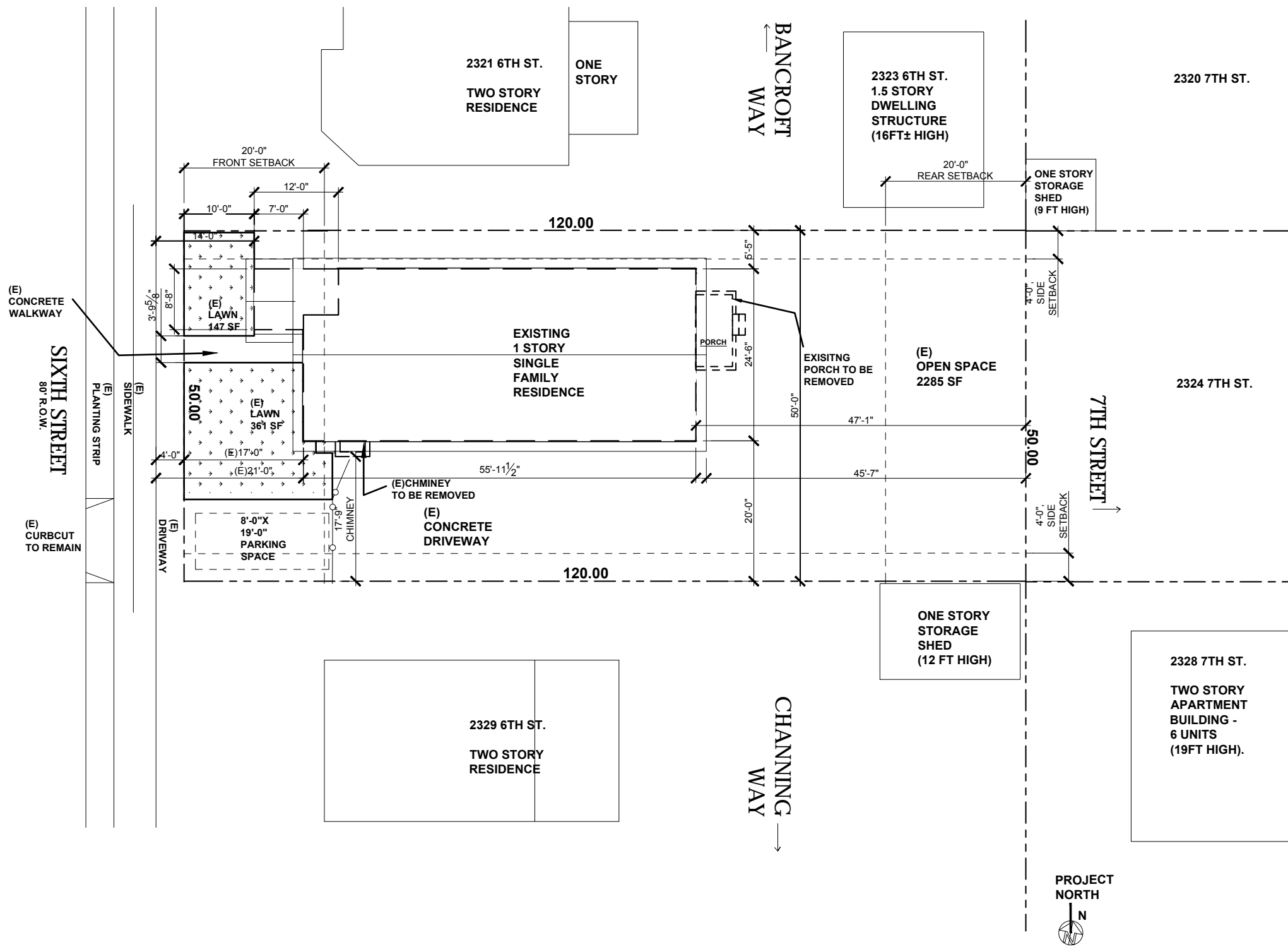
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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
ACCESS. STRUCTURE
 2325 6TH STREET
 BERKELEY, CA
 APN # 056-194-19

Date	APRIL 19, 2019
Drawn by	BM
Scale	AS NOTED

GREEN CHECKLIST

GC3



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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

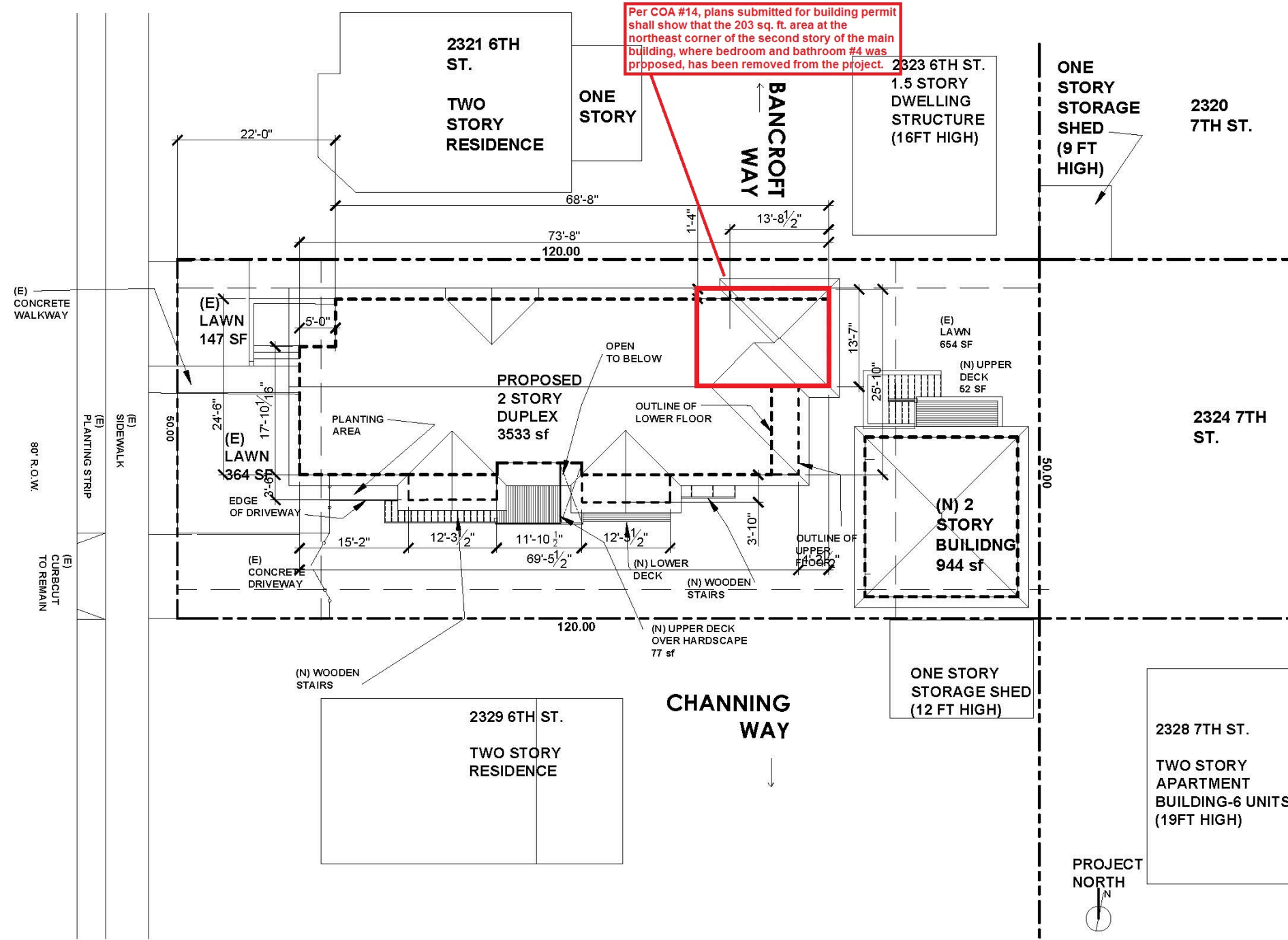
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date SEPT. 18, 2018
Drawn by
Scale: AS NOTED

EXISTING
SITE PLAN
PLAN

A0.1

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



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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP

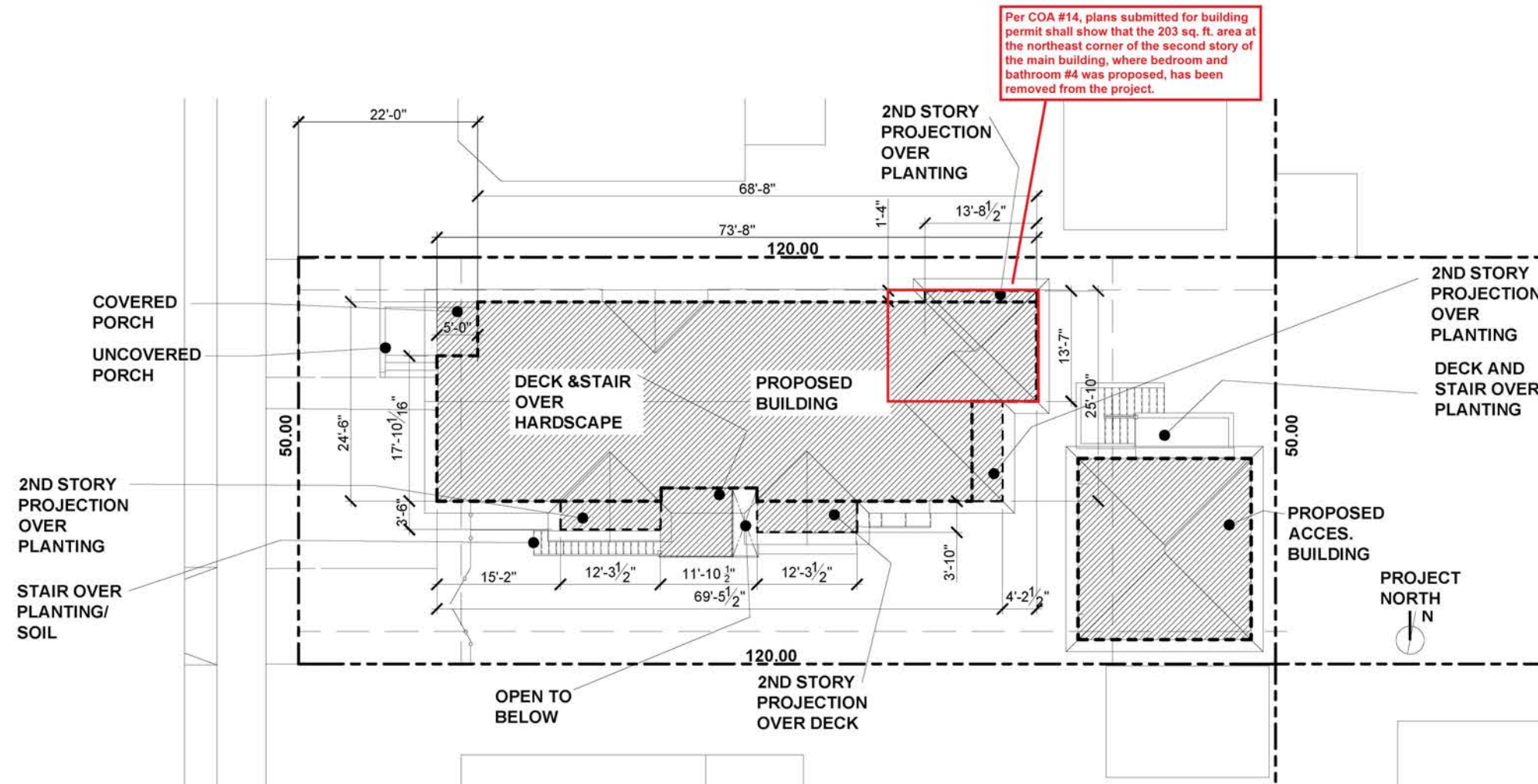
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

PROPOSED SITE PLAN	Date	APRIL 19, 2019
	Drawn by	BM
	Scale	AS NOTED

1 PROPOSED SITE PLAN
1/16" = 1'-0"

A0.2

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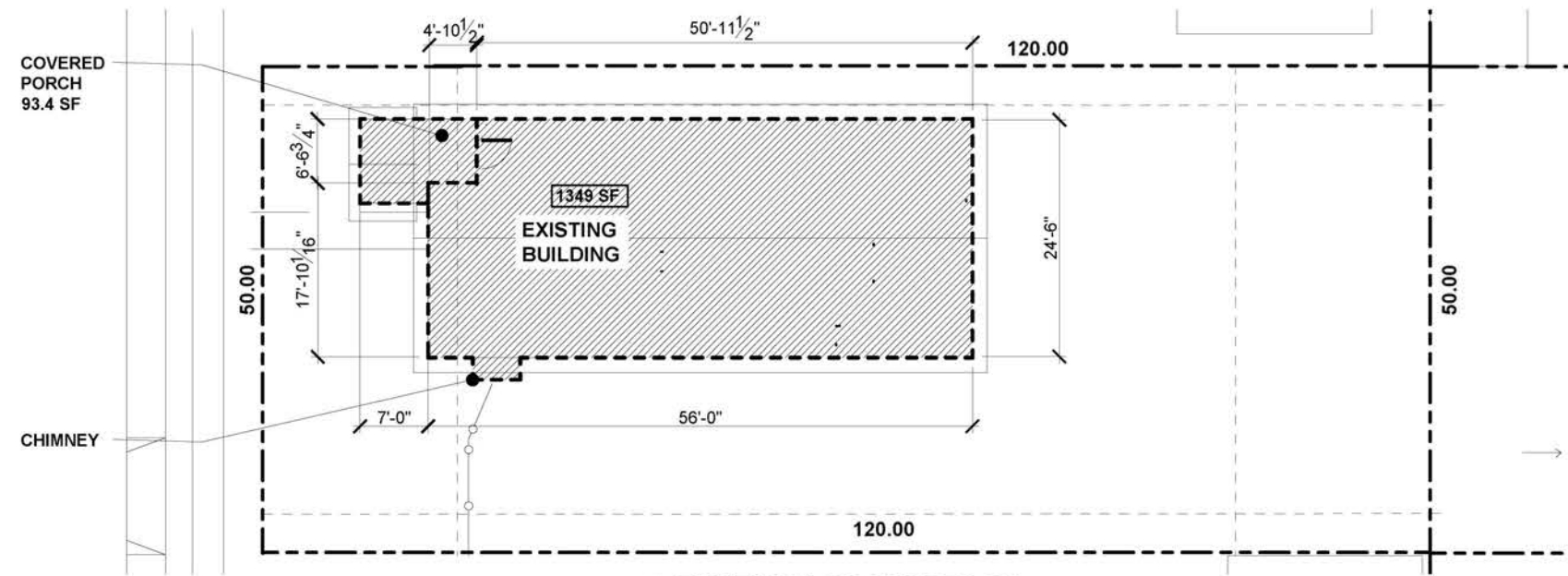
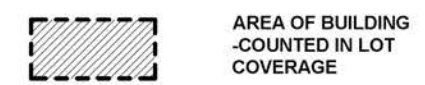
2 PROPOSED LOT COVERAGE
1/16" = 1'-0"

LOT COVERAGE

EXISTING	
HOUSE	1349 SF
PORCH(FRONT)	93.4 SF
TOTAL	1442.4 SF
PERCENTAGE	24.0%

PROPOSED	
HOUSE	1807 SF
COVERED DECKS OR STAIRS	77 SF
PORCH(FRONT)	33 SF
ACCESS. STRUCTURE	473 SF
TOTAL	2390 SF
PERCENTAGE	39.8%

HATCH LEGEND

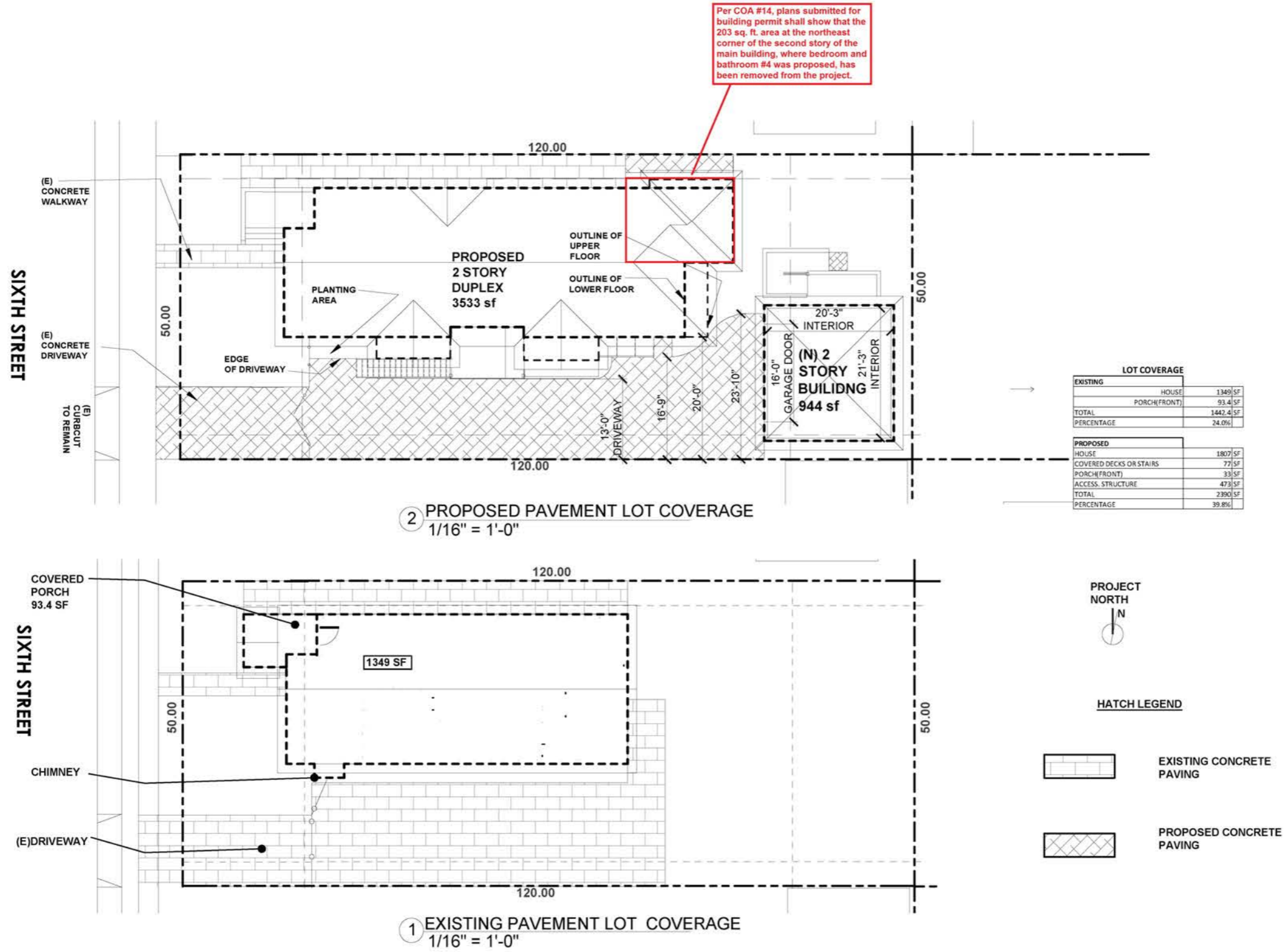


1 EXISTING LOT COVERAGE
1/16" = 1'-0"

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date APRIL 19, 2019
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EXISTING AND
PROPOSED
LOT COVERAGE



**RESIDENTIAL ADDITION TO
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GARAG / WORKSHOP**
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

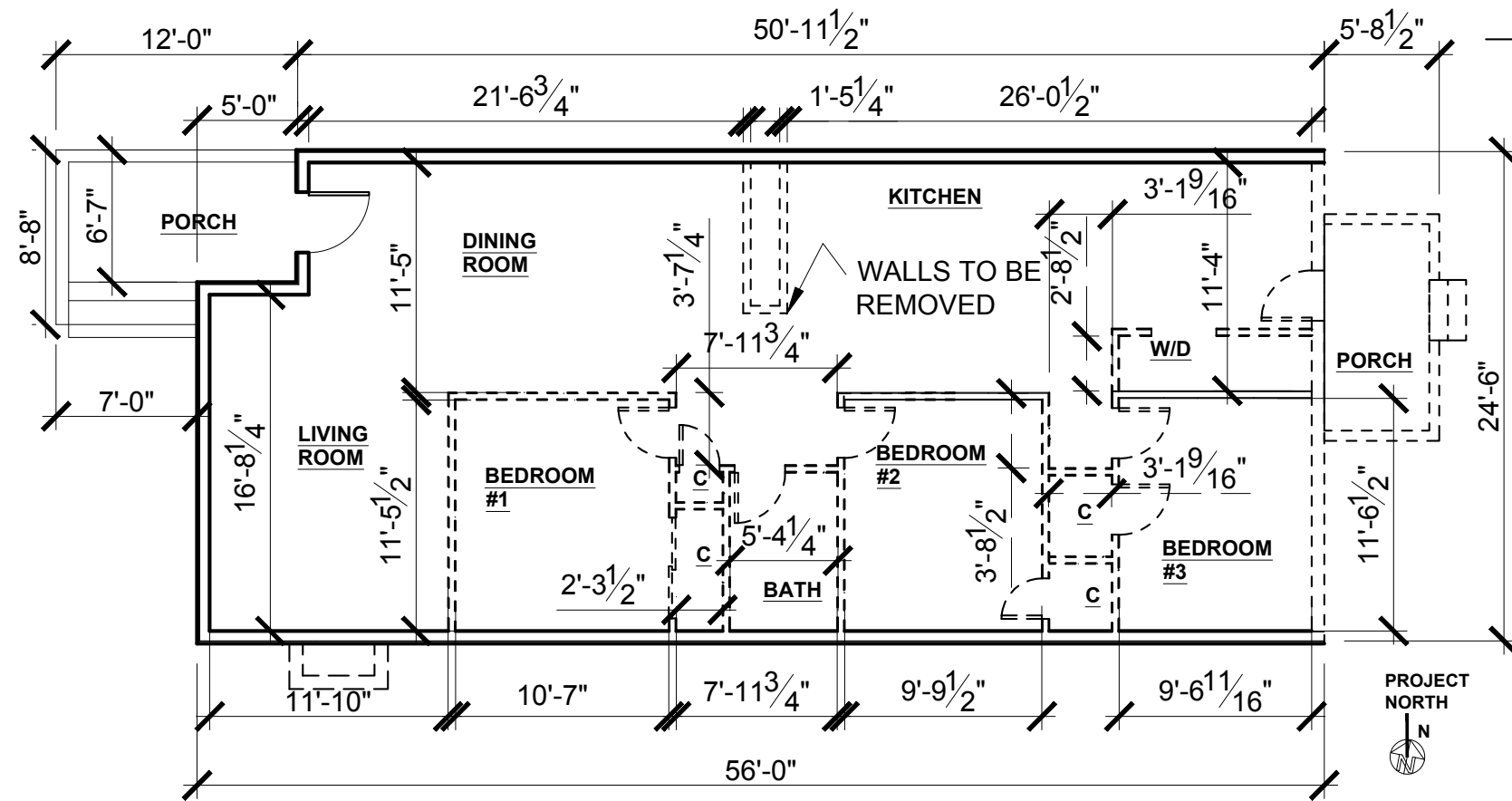
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Date APRIL 19, 2019
Drawn by BM
Scale AS NOTED

EXISTING AND
PROPOSED
PAVEMENT
COVERAGE

A0.31

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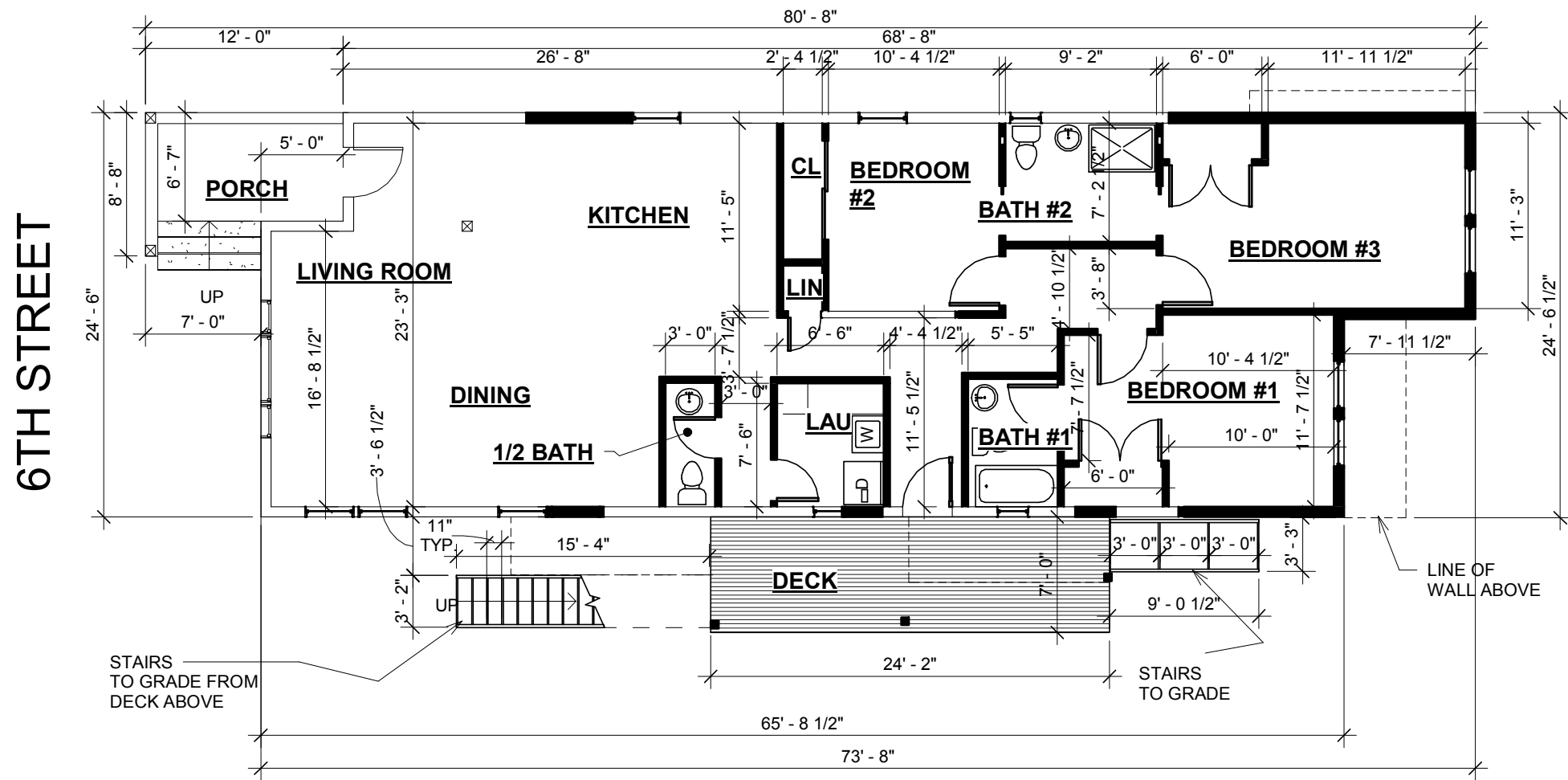


1 DEMOLITION FLOOR PLAN
1/8" = 1'-0"

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date	SEPT. 18, 2018
Drawn by	
Scale:	AS NOTED

DEMOLITION
PLAN
A1.0



6TH STREET

1 PROPOSED LOWER FLOOR
1/8" = 1'-0"



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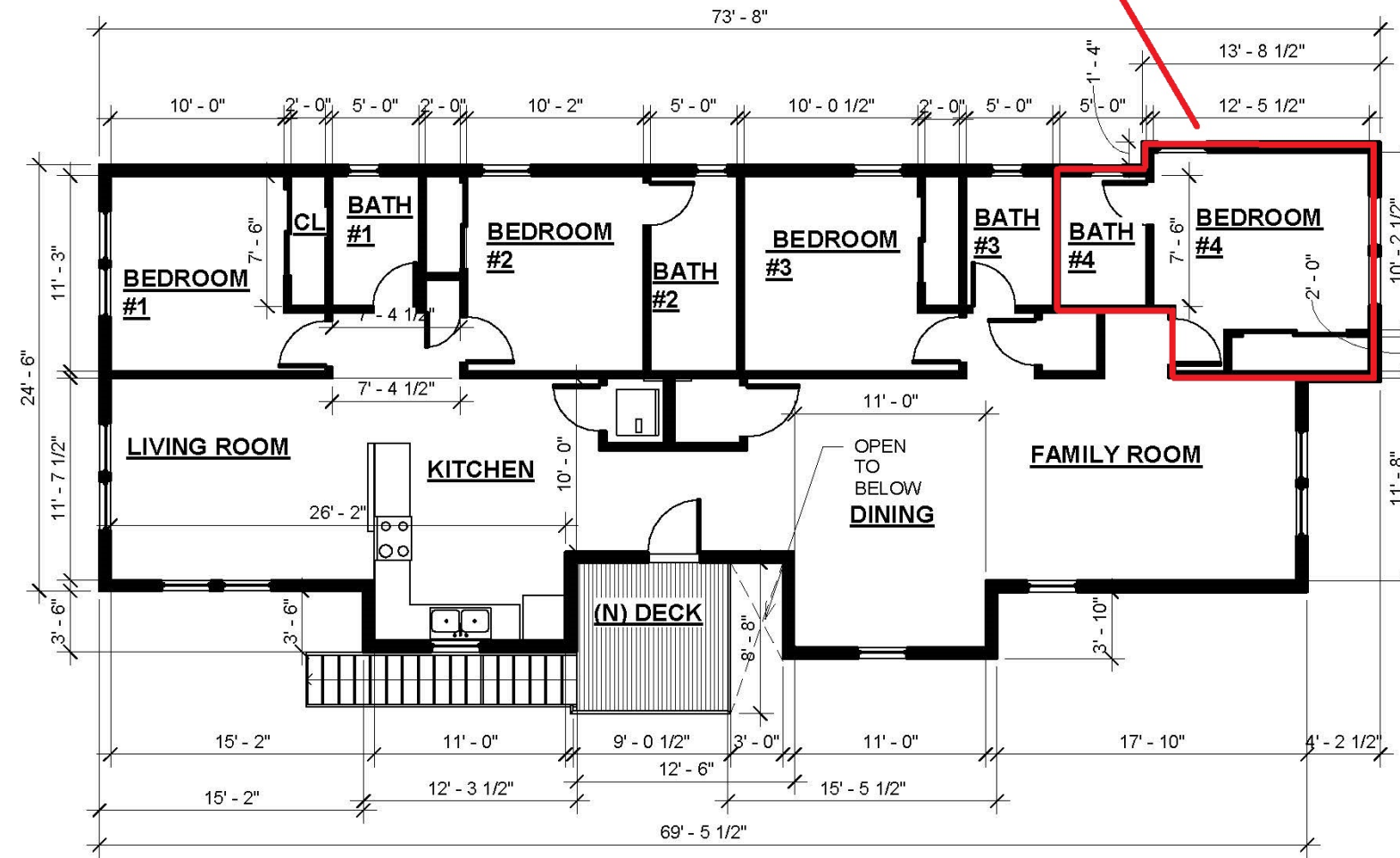
RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

PROPOSED FIRST
FLOOR PLAN

Date	SEPT. 18, 2018
Drawn by	BM
Scale	1/8" = 1'-0"

A2.0

Per COA #14, plans submitted for building permit shall show that this 203 sq. ft. area at the northeast corner of the second story of the main building, where bedroom and bathroom #4 was proposed, has been removed from the project.



1 (N) SECOND FLOOR
1/8" = 1'-0"



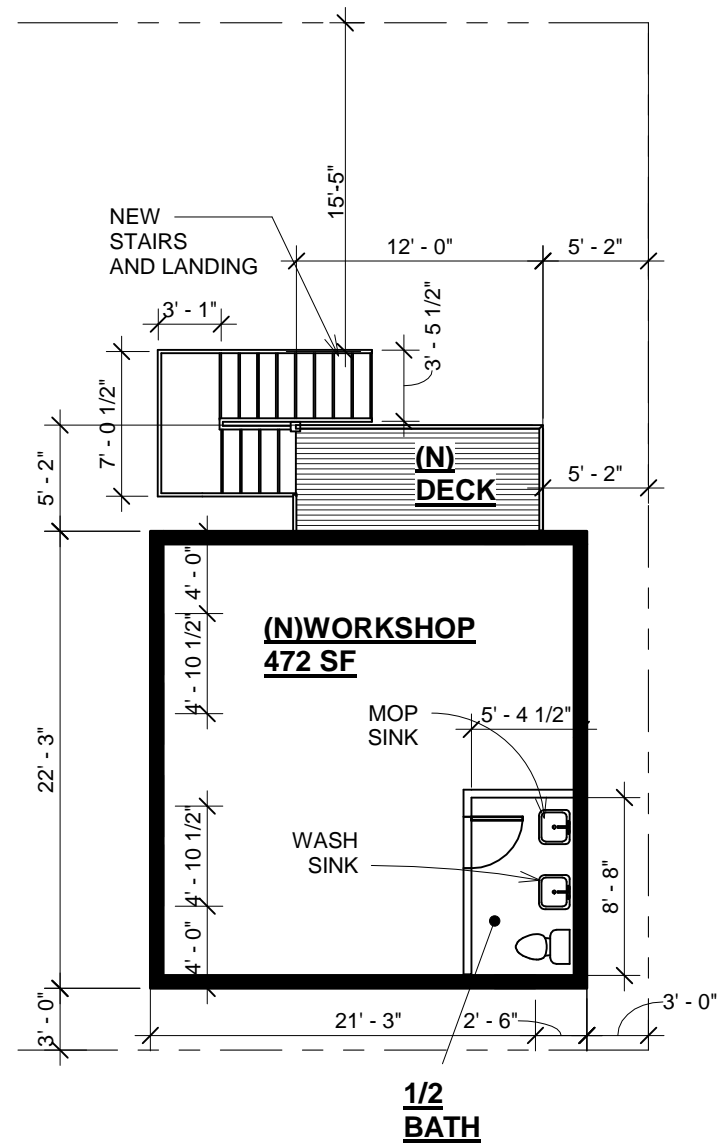
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RESIDENTIAL ADDITION TO
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GARAGE / WORKSHOP
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

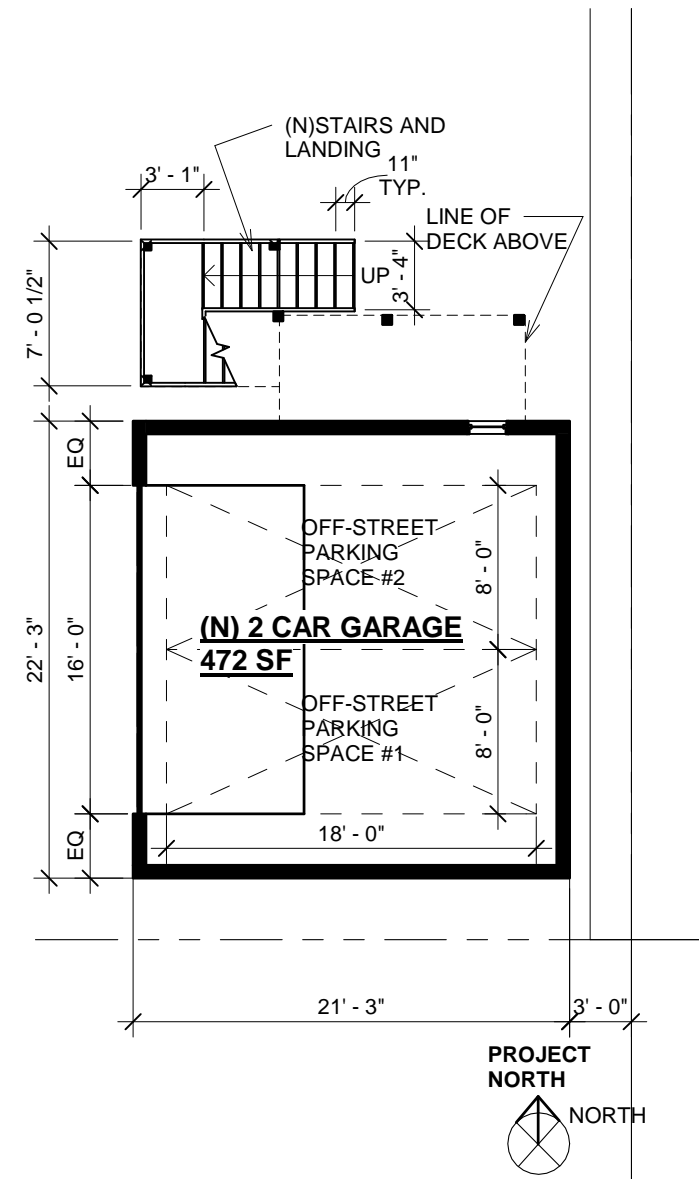
PROPOSED SECOND
FLOOR PLAN

Date SEPT. 18, 2018
Drawn by Author
Scale 1/8" = 1'-0"

A2.1



2 PROPOSED SECOND FLOOR-NEW REAR STRUCTURE
1/8" = 1'-0"



1 PROPOSED LOWER FLOOR -NEW REAR STRUCTURE
1/8" = 1'-0"

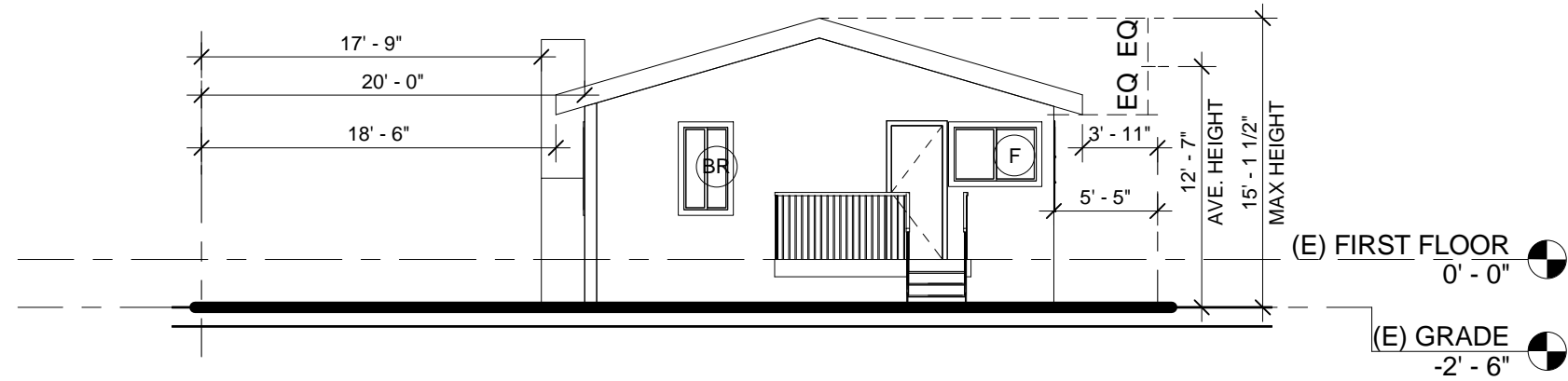
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**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

PROPOSED ACCESSORY
STRUCTURE

Date SEPT. 18, 2018
Drawn by Author
Scale 1/8" = 1'-0"

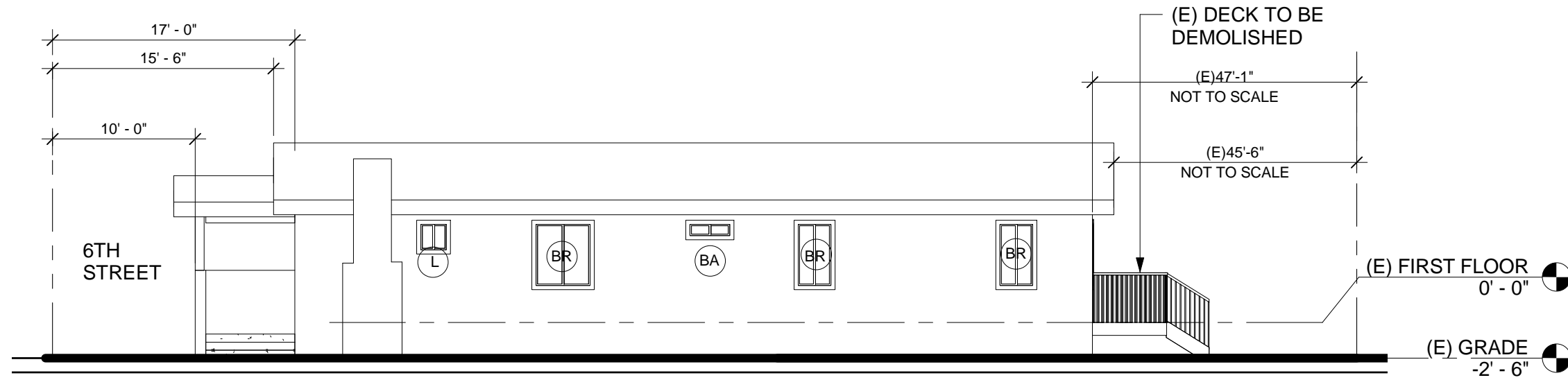
A2.2



② EXISTING EAST (REAR) ELEVATION
1/8" = 1'-0"

OPENINGS LEGEND

- (BD) BEDROOM
- (BA) BATHROOM
- (L) LIVING
- (K) KITCHEN
- (D) DINING
- (F) FAMILY RM.



① EXISTING SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

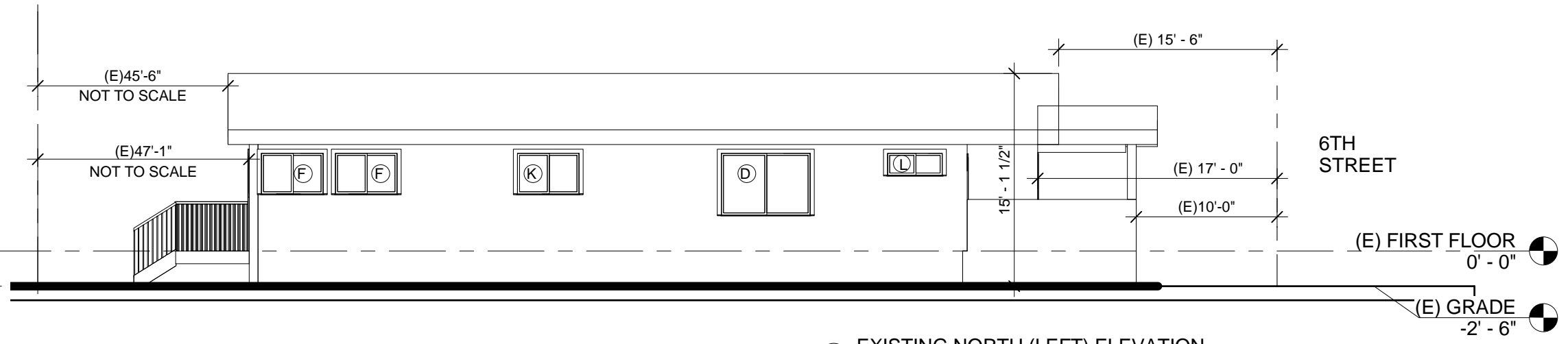
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**RESIDENTIAL ADDITION TO
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2325 SIXTH ST
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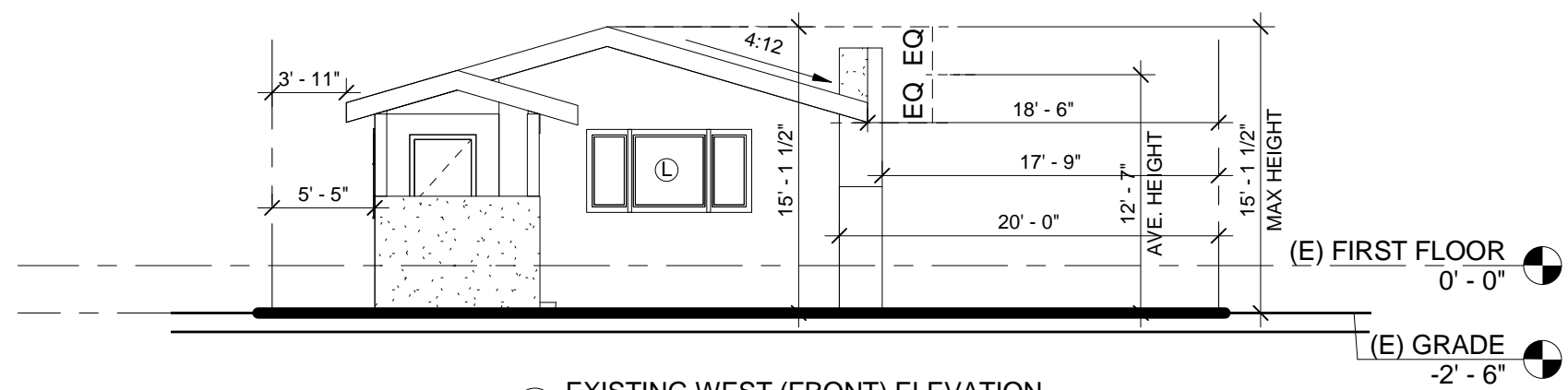
EXISTING EXTERIOR
ELEVATIONS

Date SEPT. 18, 2018
Drawn by Author
Scale 1/8" = 1'-0"

A3.0



② EXISTING NORTH (LEFT) ELEVATION
1/8" = 1'-0"



① EXISTING WEST (FRONT) ELEVATION
1/8" = 1'-0"

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**RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

EXISTING EXTERIOR
ELEVATIONS

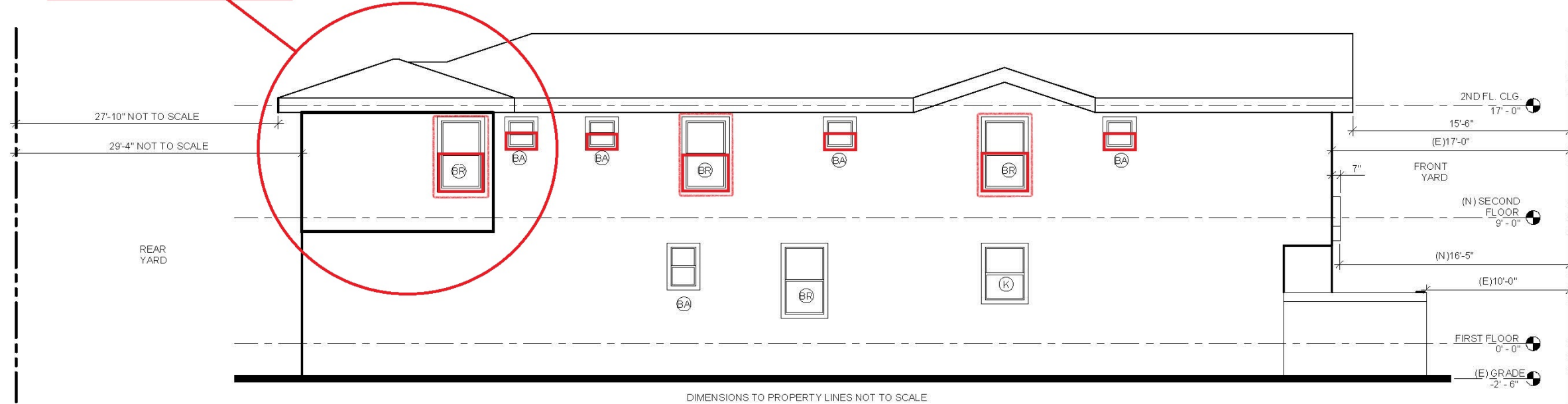
Date	SEPT. 18, 2018
Drawn by	Author
Scale	1/8" = 1'-0"

A3.1

Per COA #14, plans submitted for building permit shall show that this northeast corner, where bedroom and bathroom #4 was proposed, has been removed from the project.

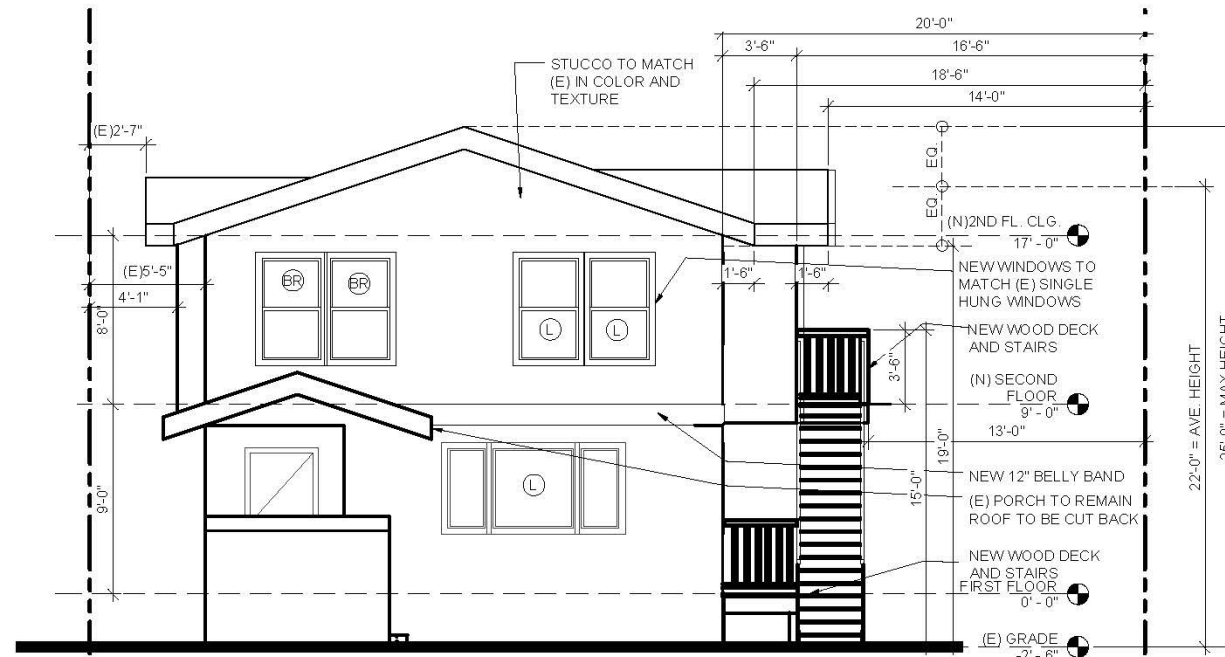
Per COA #15, plans submitted for building permit shall show clerestory windows for all second story bedroom windows along the north façade of the main building.

Per COA #16 and #42, plans submitted for building permit shall show that the lower panes of all second story bedroom and bathroom windows along the north façade of the main building are obscured at all times.



DIMENSIONS TO PROPERTY LINES NOT TO SCALE

2 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



DIMENSIONS TO PROPERTY LINES NOT TO SCALE

1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"

OPENINGS LEGEND

- BR BEDROOM
- BA BATHROOM
- L LIVING
- K KITCHEN
- D DINING
- F FAMILY RM.
- LY LAUNDRY
- W WORKSHOP
- G GARAGE

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RESIDENTIAL ADDITION TO
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GARAGE/WORKSHOP

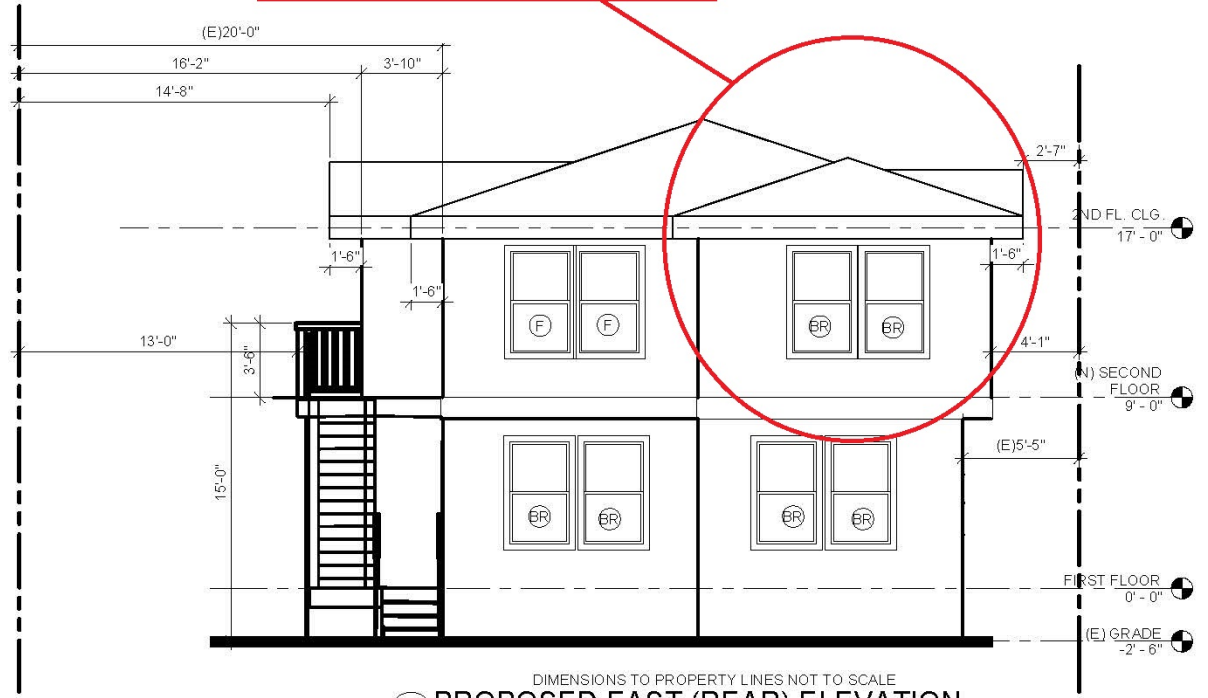
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date SEPT. 18, 2018
Drawn by BIM
Scale AS NOTED

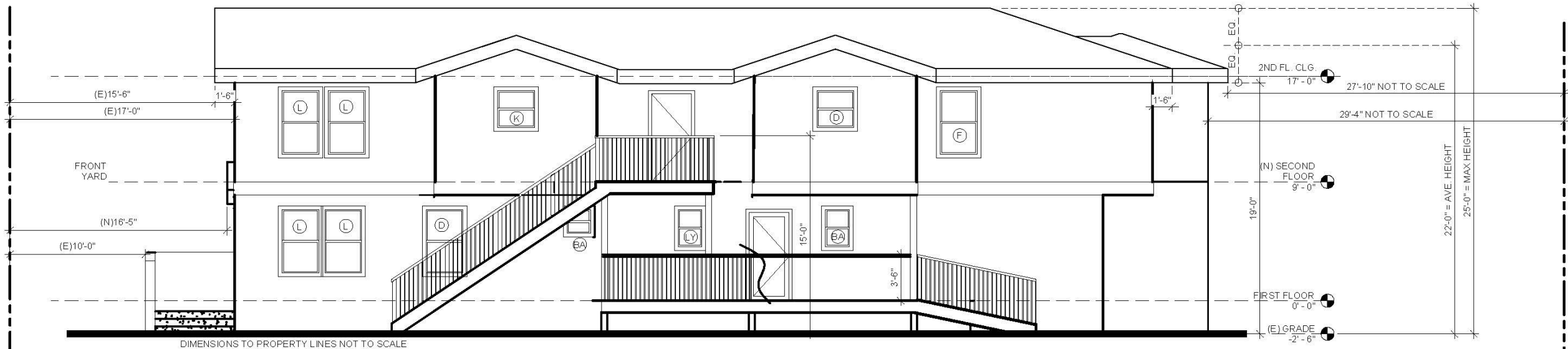
PROPOSED
EXTERIOR
ELEVATIONS

A3.2

Per COA #14, plans submitted for building permit shall show that this northeast corner, where bedroom and bathroom #4 was proposed, has been removed from the project.



2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



1 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

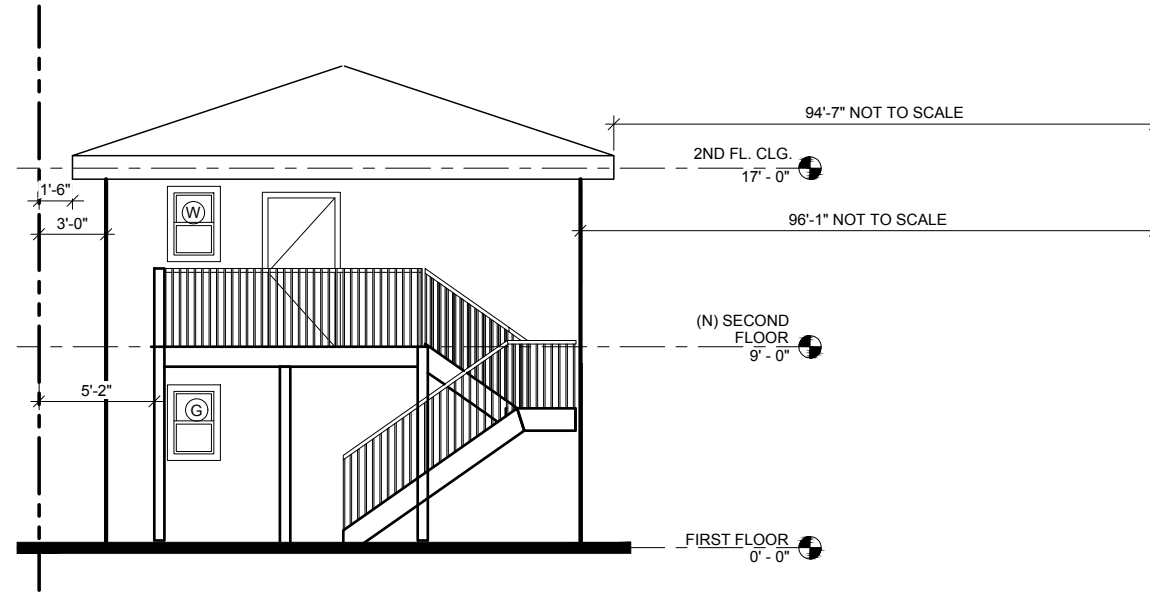
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RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

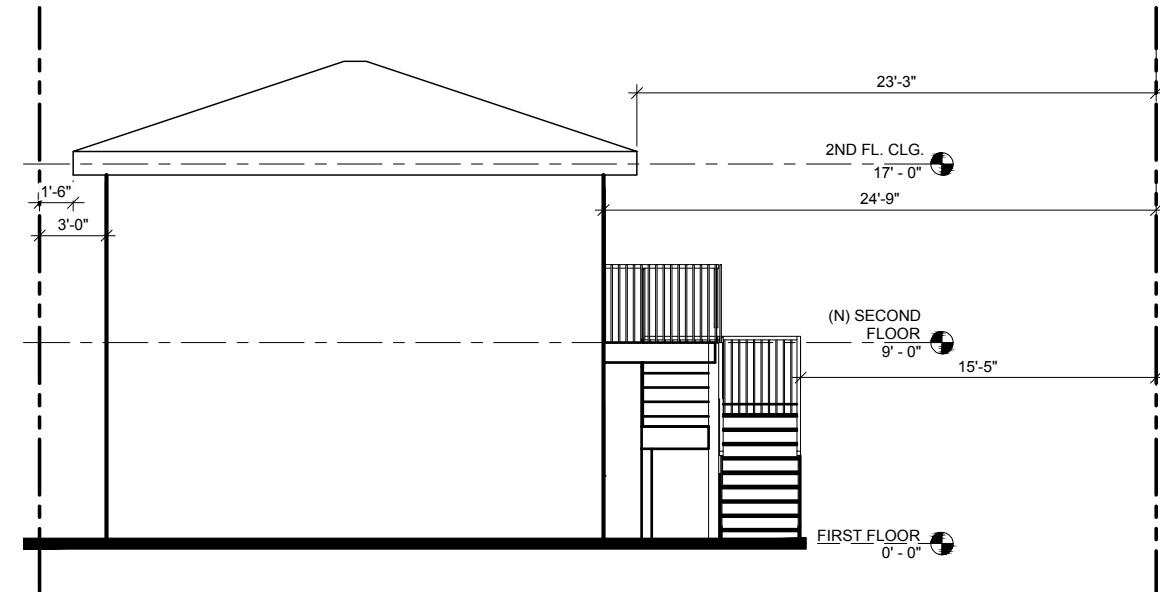
Date SEPT. 18, 2018
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Scale AS NOTED

PROPOSED
EXTERIOR
ELEVATIONS

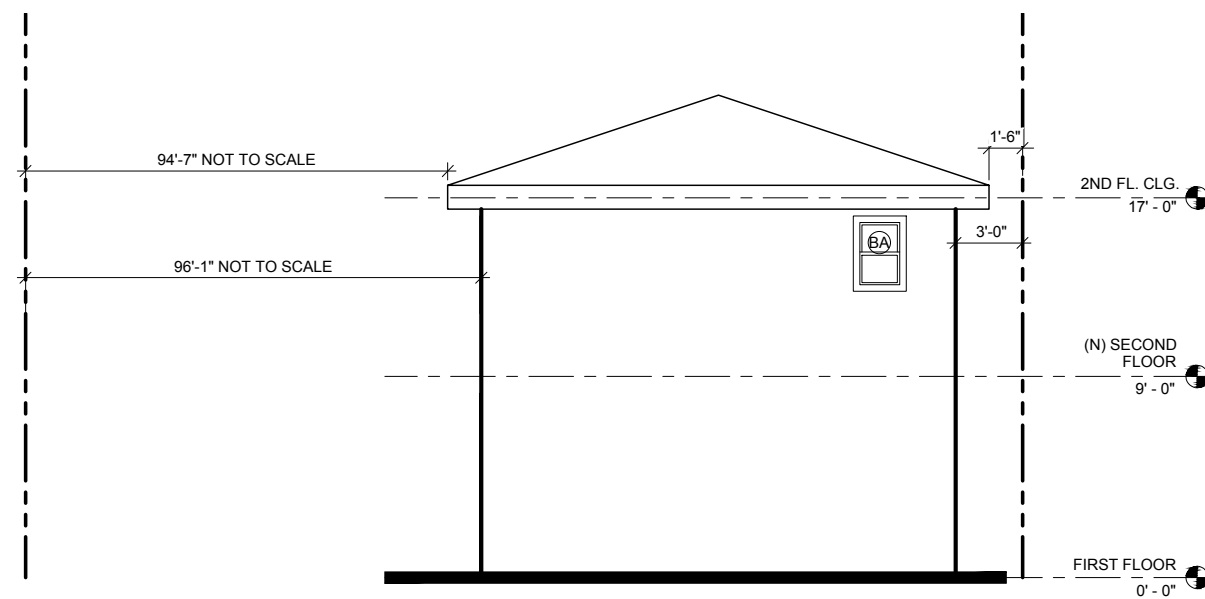
A3.3



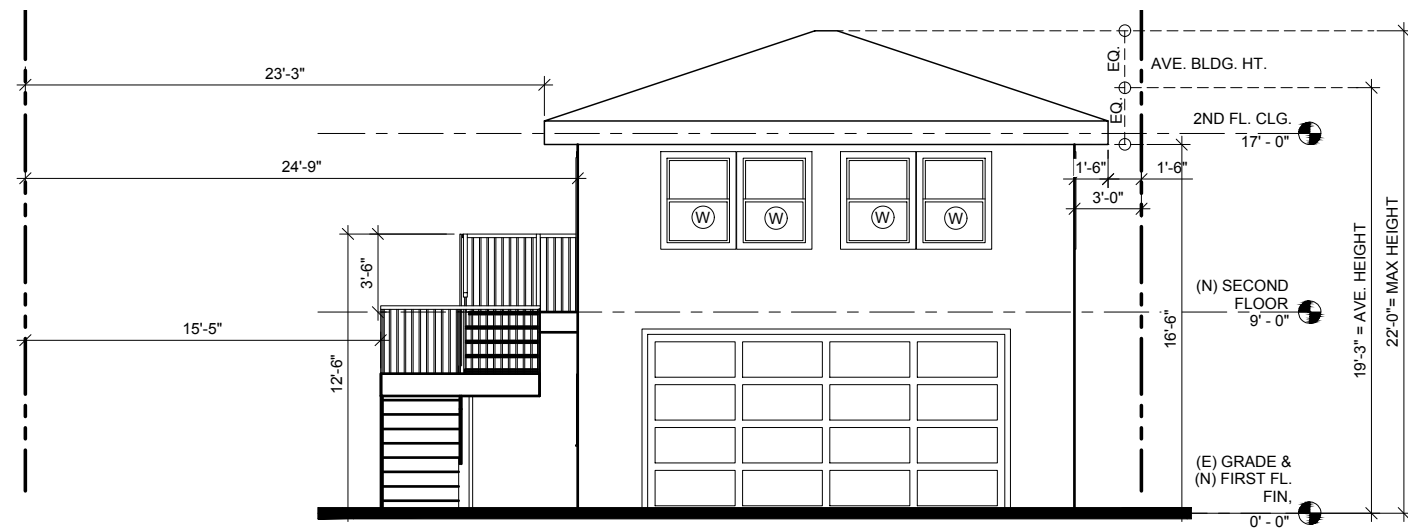
4 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



3 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"



1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"

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RESIDENTIAL ADDITION TO
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GARAGE/WORKSHOP
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

PROPOSED EXTERIOR ELEVATIONS NEW REAR STRUCTURE	Date SEPT. 18, 2018
	Drawn by BM
	Scale AS NOTED

A3.4

CITY OF BERKELEY
CITY CLERK DEPT

2019 JUN 17 AM 8:45

June 14, 2019

Berkeley City Council
City Clerk Department
City Hall
2180 Milvia Street, 1st floor
Berkeley, CA 94704

Dear Council Members,

I am writing on behalf of myself and the under-signed neighbors to appeal the Zoning Adjustments Board's decision of May 9, 2019, to approve the proposed project at 2325 Sixth Street, Berkeley, Use Permit #ZP2017-0145.

This development is strikingly more massive than, and out of keeping with, anything else on our block. Its excessive scope and scale are reflected in the fact that two Use Permits and five Administrative Use Permits are required. This reality was highlighted at the ZAB hearing by Patrick Sheahan, for example, (1:15; time stamps are taken from video of the ZAB meeting, as posted on the City of Berkeley's web site) who stated that the project was, in his professional opinion, "excessive considering the pattern of the neighborhood . . . this is pushing it too far," and later (1:39) added that it was "overbuilt (and) extremely crowded." He went on to say that there was "a lot that could be improved in this design . . . it (will) take rework . . . to end up with a better project that better suits the neighborhood."

All of us near neighbors are opposed to this project as currently designed, as we've expressed in our many letters and public comments (see our collective 12 letters, which have all been uploaded as part of the official record). Its impact would be extremely destructive to our quality of life, in terms of severe shadowing and the accompanying loss of light, air, warmth, and open views; invasion of privacy; major elimination of green space; significant overcrowding and concomitant noise and parking issues; the introduction of an apartment-like structure into a block of family homes; design incompatibility with a neighborhood of historical wooden Victorians and Craftsman-like bungalows; and callous disregard for all of us already living in this established neighborhood.

During this project's nearly two years in the permitting process, the applicants have been unwilling to consider the detrimental effects on us, their neighbors, and have refused any mediation or mitigation. The Planning Department staff recommended early on (September 2017), that the applicants pursue mediation, given our significant opposition; they elected not to. In mid-2018, the Planning staff again encouraged them to meet with neighbors (Alison Lenci, 0:18.) An informal meeting did occur on July 7, 2018, between four members of the applicants' extended family, along with their architect, and David Greenstone (backyard neighbor at 2324 7th Street), April Schirmer (south-side neighbor at 2329 6th Street) and me (north-side neighbor at 2321 6th Street). This get-together was strikingly unproductive. In my view, the applicants seemed offended by the idea that we opposed their goals and ambitions, totally dismissive of and antagonistic towards all of our concerns, dishonest in their

characterization of facts, and not open to any sort of mitigation. (See, for example, our respective letters – theirs dated May 21, 2018, and, in response, mine of July 2, 2018, and David and Althaea Greenstone’s of April 30, 2019 – as illustrative of these dynamics and our Impasse.) No members of the applicants’ family have lived at this residence for many years; their disconnection from and lack of regard for the community is apparent.

As a result, there had been no compromises considered by applicants by the time of the ZAB meeting on May 9, 2019. Happily, the central purpose and task of the ZAB, as articulated at that meeting, is to balance the needs of the applicant and the needs and concerns of the neighbors and community (Igor Tregub, 0:52; Charles Kahn, 0:55 and 0:58; Mr. Sheahan, 1:34) and to be “fair to everybody” (Denise Pinkston, 1:04).

Mr. Tregub raised this issue early on in the meeting (0:26), asking the applicants whether there had been “any attempts to mitigate”? Speaking for the applicants, and in contradiction of clear physical facts, Denise Seymour explained that this project was “not bringing anything different” in terms of square footage, shading, or privacy, and therefore warranted no modifications (0:27). A little later on, Lance Turner, Ms. Seymour’s husband and the project contractor, reiterated this point of view when he was asked if they had addressed neighbors’ concerns, promptly stating that my property to the north had been shadowing theirs “all the time” (0:50). Although the realities of solar orientation make such shadowing impossible, the implication seemed to be that I had harmed them and thus deserved no consideration.

In spite of these protestations by the applicants, there was broad agreement among Board members that mitigation was needed. For example, Charles Kahn (0:55) focused on the mass of both the main and accessory buildings; Ms. Pinkston (1:04) on how to reduce the height of the accessory building and how to preserve sunlight; Carrie Olson (1:08) wished to increase the setback of the accessory building, ensure privacy by strategic placement of windows, and increase sunlight; Mr. Selawsky (1:12) was concerned about light, massing, and setback; Mr. Sheahan (1:13, 1:15) emphasized the need to reduce the buildings’ height and bulk and the fact that the garage was “too tight;” Teresa Clarke (1:18, 1:23) underlined the need to create more sunlight; Mr. Tregub (1:28) felt strongly about finding workable compromises and achieving a more finished project; Shoshana O’Keefe (1:42) wanted the impact on neighbors to be acknowledged and for mitigation to occur.

The ZAB was divided as to how to achieve the compromise and mitigation they desired, and eventually entertained two competing motions, one to continue the matter with required mediation and one to approve the measure as it ultimately prevailed. Four council members supported a continuance (Ms. Olson, Mr. Selawsky, Mr. Sheahan, and Mr. Tregub). Their reasoning was as follows: Mr. Tregub (1:28), “I feel uncomfortable re-designing projects on the floor of ZAB at almost 9:00pm when we have another really important project coming up right after this.” He wanted to have a continuance, to require a “forced mediation, to engage dialogue,” so that when it “comes back before us it will look like a more finished project.” Mr. Sheahan (1:34) stated that he “supports a continuance because the design problems are too complex for us to solve on the fly,” and because he believed that it is “important to the

applicant and to neighbors to give it the time and effort (needed) to make it the best project we can." Mr. Tregub (1:40) reiterated, "When doing major design changes at this late hour (there's the) possibility that we're missing something, and I don't feel comfortable doing that." And he returned, again, to the ZAB "goal of trying to move towards consensus" between applicants and neighbors.

For Chairperson O'Keefe (1:42), who cast the deciding vote and who stated that both the motion to continue and the motion to revise were "within the spirit" of what she wanted (i.e., "to approve this with some acknowledgement of the impact on neighbors and mitigation"), the "deciding factor (was) what the applicant thinks." When the vote to continue was called, she voted (1:47), "No, as per the applicants' wishes." The motion to continue thus failed, 4 to 5.

I have to say, this was a profoundly surreal and upsetting moment for me. A decision was being made that would affect me and my family and all of our neighbors for many, many years to come, and we were essentially being reduced to bystanders and spectators. Where was the Chairperson's equal concern for "what the neighbors think"? Absent, apparently. No one asked that question. There was no reciprocal platform from which we could speak.

So, although the ZAB recognized that neighbors' concerns were legitimate and rather valiantly tried to provide the missing mediation themselves, this was an inherently flawed and impossible task, given time constraints and the lack of any opportunity for all parties to really work together. The revisions they were able to make, to reduce the height of the proposed addition to the main structure and to require that second-story windows be obscured, were a significant and welcomed start and also demonstrated that applicants would agree to mitigations if the issuance of the use permits was at stake.

Our appeal now is that you re-open and continue this matter with required mediation, so that adequate time and thought can be devoted to truly achieving a project that all of us can live with.

While you are considering the matter, I would like to remind you, as we were cautioned and reminded during the ZAB meeting, that building projects must be assessed and evaluated not just in terms of applicants' immediate stated plans, but in terms of other eventual longer-term potential uses and consequences. This project has been marketed and, I fear, sold to staff planners and the ZAB as the heart-warming story of an extended family reuniting to enhance their property and create a welcoming, nurturing home environment. This vision is strikingly contradicted by several realities. Mr. Turner is the COO of Turner Group Construction, a large construction company in Oakland. He joined the applicants' family in late 2017, when he and Denise Seymour were married. Prior to that time, the applicants were planning to sell 2325 6th Street to their then-tenants, a young family with an infant daughter. I believe that it has been under his auspices that the applicants, in Ms. Seymour's words (0:23), decided to "leverage the land." The couple currently lives in a 4-bedroom home in Dublin; it is ludicrous to imagine they will move as alleged into this over-crowded and unappealing project, in close quarters with enough other family members to populate 6 more bedrooms, who, except for Gladys Jenkins

and her daughter Barbara Jenkins-Jacobs, haven't been seen or heard from during these proceedings.

I feel that staff planners and the ZAB may have suffered from failures of imagination in regards to picturing what approving this project as it is would actually mean. Luckily (and also, sadly), I don't need imagination to know what could go wrong with this plan; I have already experienced versions of it. Last year the applicants rented this home to a group of four to six young people; between them they had five cars (including a pick-up truck for one person's gardening business) which were almost always parked on the street. If a 3-bedroom residence can house that many people and vehicles, think of how many an 8-bedroom could accommodate.

After standing empty for some months, just this week the house has been rented again, this time to a group of six to eight young people. While they mainly don't have cars (they are a group of international students), they do have night life. Although Ms. Seymour (0:27) assured us that it is "not in our interest to create a party house," they seem to have done just that. During the first three nights of the current residency, I was awoken each night at around 11:00pm and again at 2:00am by loud, boisterous and extensive shouting, seemingly leading up to and then returning from a night out. With this level of disturbance occurring within the relatively narrow confines of a 3-bedroom structure, the prospect of adding five more bedrooms is appalling; given this track record, and city guidelines for short-term rentals, that could mean 16 tenants living there.

So, please, when considering this project, don't be swayed by a sentimental desire to give applicants "the bedrooms they desire," as Mr. Kahn (1:31) put it. These bedrooms, once built, don't have anyone's name permanently on the door.

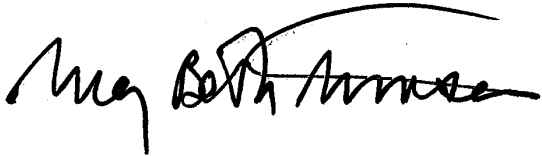
I do want to also add a personal note. My son and his wife and their two small boys are currently in the process of moving into my house at 2321 6th Street, while I move into the rear cottage. Should the quality of their lives be degraded and our futures here pawned to the applicants' ambitions? Surely our respective needs and desires can be better reconciled than would be possible with this current development.

In ending, I want to make it very clear that we do not blindly oppose the applicants' wishes to create more value and utility for their property. Most of us own our properties here and treasure the space and opportunity to create home lives that nourish and support us. However, given the magnitude of this project and the importance of its impact on us, we respectfully request the opportunity to engage in an honest, comprehensive mediation process. We believe that we all deserve a chance to set aside any potentially emotion-driven us vs them tensions and collaboratively develop a plan we can all live with. On May 9th, a significant portion of the ZAB agreed that this project shouldn't continue until some actual time and conversation had been dedicated to mediation and mitigation, beyond the bare two minutes allowed to each neighbor and the three-plus minutes allowed to applicants. Now that the pressure and rush of the ZAB meeting is behind us, and there's time to more broadly and carefully reflect, we are hoping that you, too, will appreciate the importance of making sure

that adequate time for mediation is established, to ensure that the covenants of our communal civic processes are maintained with integrity, accountability, and fairness. We are asking for a chance to be heard and to work together with the applicants on a matter of great importance to us.

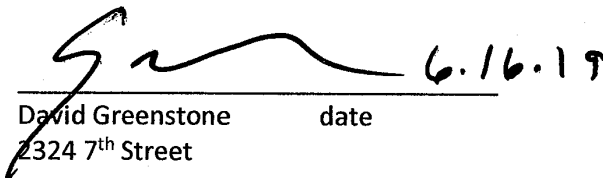
Thank you for your time and attention.

Sincerely,

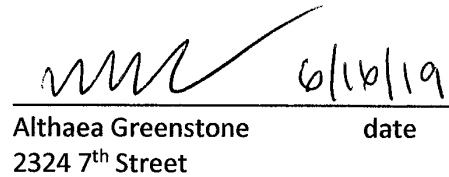


6.17.2019

Mary Beth Thomsen
2321 6th Street
510-295-8491
marybeth.thomsen@gmail.com



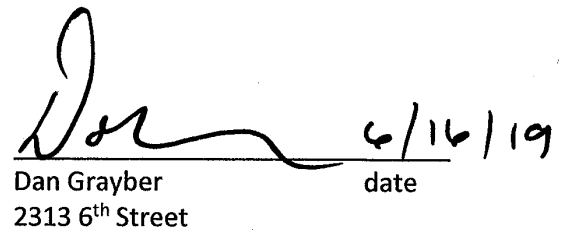
6.16.19
date
David Greenstone
2324 7th Street



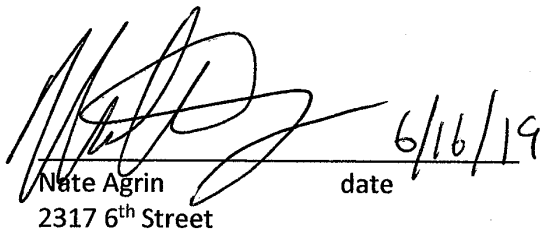
6/16/19
date
Althaea Greenstone
2324 7th Street



6.16.19
date
Roseanne Botha
2313 6th Street



6/16/19
date
Dan Grayber
2313 6th Street



6/16/19
date
Nate Agrin
2317 6th Street



6/16/19
date
Lauren Pappone
2317 6th Street

April Schirmer 6/17/19
April Schirmer date
2339 6th Street

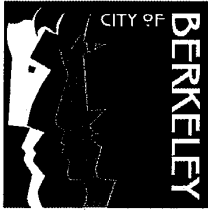
Dusan Supica 6-17-19
Dusan Supica date
2339 6th Street

Joel Mark 6/16/19
Joel Mark date
2312 6th Street

Robert Ballard 6/16/19
Robert Ballard date
2316 6th Street

Marc Gantz 6/16/19
Marc Gantz date
2320 6th Street

(Away on vacation;
member consent)
Andrea Bramwell date
2333 6th Street 6.15.2019



City Clerk Department

July 3, 2019

Mary Beth Thomsen
2321 6th St
Berkeley, CA 94710

RE: 2325 Sixth Street – Appeal ZAB Decision Use Permit #ZP2017-0146

Dear Ms. Thomsen:

This will acknowledge receipt of your appeal of the Zoning Adjustments Board decision of May 9, 2019, approving the following permits:

- Use Permit, under BMC Section 23D.20.030, to add a second dwelling unit;
- Use Permit, under BMC Section 23D.20.050.A, for the addition of any bedroom beyond a fifth to the parcel;
- Administrative Use Permit, under BMC Section 23D.20.070.C, to construct a residential addition over 14 ft. in average height;
- Administrative Use Permit, under BMC Section 23D.20.030, to construct a major (>600 sq. ft.) residential addition;
- Administrative Use Permit, under BMC Section 23C.04.070.B to vertically extend the nonconforming front yard;
- Administrative Use Permit, under BMC Section 23D.08.005.A.1, to construct a new accessory building; and
- Administrative Use Permit, under BMC Section 23D.08.010.B, to construct an accessory building which does not comply with the height limits.

Your appeal has been referred to the Planning Department.

The Planning Department will transmit to Council a statement setting forth the reasons for the Zoning Adjustments Board decision. This report, as well as a copy of the appeal, will appear on the Council agenda of **September 24, 2019**.

This meeting of the Council will commence at 6:00 p.m. and will be held in the School District Board Room located at 1231 Addison Street. Pursuant to the City Council Rules of Procedure, this appeal will appear on the City Council's agenda as a public hearing. Time shall be provided for five-minute presentations each by the appellant and applicant. Where the appellant is not the applicant, the appellants collectively shall have five minutes to comment and the applicant shall have five minutes to comment. Where the appellant is the applicant, the applicant/appellant shall have five minutes to comment and the persons supporting the action of the board or commission on appeal shall have five minutes to comment.

RE: 2325 Sixth Street – Appeal ZAB Decision Use Permit #ZP2017-0146

Page 2

After the conclusion of the five-minute comment periods, members of the public may comment on the appeal. Up to ten (10) speakers may speak for two minutes. If there are more than ten persons interested in speaking, the Presiding Officer may limit the public comment for all speakers to one minute per speaker. Speakers are permitted to yield their time to one other speaker, however no one speaker shall have more than four minutes.

The Council will then deliberate and determine to do one of three things: 1) continue the public hearing; 2) based on the record of the Council's consideration and hearing, reverse or affirm, wholly or partly, or modify any decision, determination, condition or requirement of the Board's original action; or 3) remand the matter to the Board to reconsider the application, or any revisions thereto submitted after the Board's action.

Communications to the City Council that are received by the City Clerk pursuant to the following deadlines will be accepted and distributed as follows:

Submission Deadline	Distributed	Packet
September 9, 2019, by 5:00 p.m. (Monday)	Twelve days before the meeting (Thursday)	Agenda Packet
September 17, 2019, by 5:00 p.m. (Tuesday)	Five days before the meeting (Thursday)	Supplemental 1
September 23, 2019, 12:00 p.m. (Monday)	By 5:00 pm the day before the meeting (Monday)	Supplemental 2

If the communication includes maps or photos or any other material not reproducible on a copy machine, fifteen copies should be provided to the City Clerk. Communications should be submitted directly to the City Clerk to ensure receipt by all Councilmembers.

If you have any additional questions regarding this matter, please do not hesitate to contact me at (510) 981-6908.

A copy of the staff report and a City Council agenda will be available in this office after 4:00 p.m. on Thursday, September 12, 2019 or can be viewed on our website at: www.CityofBerkeley.info/CityCouncil.

Sincerely,



Mark Numainville
City Clerk

cc: Timothy Burroughs, Director of Planning
Steven Buckley, Land Use Planning Manager
Alison Lenci, Staff Planner
Farimah Brown, City Attorney
Bacilia Macias (Applicant)
Tafia M. Jenkins (Owner)
Lashan M. Jenkins (Owner)

RE: 2325 Sixth Street – Appeal ZAB Decision Use Permit #ZP2017-0146

Page 3

NOTICE CONCERNING YOUR LEGAL RIGHTS: If you object to a decision by the City Council to approve or deny an appeal, the following requirements and restrictions apply: 1) Pursuant to Code of Civil Procedure Section 1094.6 and Government Code Section 65009(c)(1)(E), no lawsuit challenging a City decision to deny or approve a Zoning Adjustments Board decision may be filed and served on the City more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) Pursuant to Government Code Section 66020(d)(1), 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. 3) In any lawsuit that may be filed against a City Council decision to approve or deny a Zoning Adjustments Board decision, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.

CODES

2016 CA FIRE CODE
2016 CA BUILDING CODE
2016 CA MECHANICAL CODE
2016 CA PLUMBING CODE
2016 CA ELECTRICAL CODE
2016 ENERGY CODE
2016 CA GREEN CODE
2016 CA RESIDENTIAL CODE

PROJECT SCOPE

RAISING OF (E) RESIDENCE TO CREATE A TWO STORY DUPLEX . NEW 2 STORY ACCESSORY BLDG. IN REAR, GARAGE ON THE GROUND FLOOR AND WORKSHOP ON TOP FLOOR.

PROJECT DATA

TITLE RESIDENTIAL ADDITION
2325 6TH STREET
BERKELEY, CALIFORNIA

ZONING: RI-A
OCCUPANCY: R-3
CONSTRUCTION TYPE: V-BN
SPRINKLERS: NO
LOT SIZE: = 6000 SF

SETBACKS
FRONT = 20'
REAR = 20'
SIDE = 4'

AREA TABULATIONS

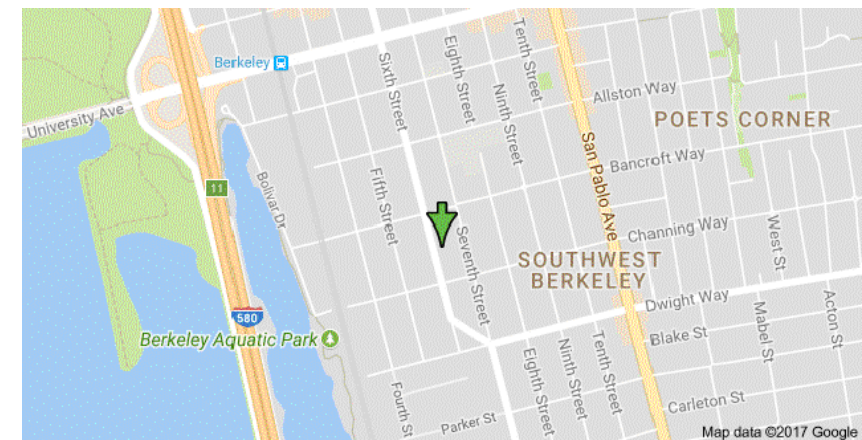
STRUCTURE INFORMATION (EXISTING)						
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	NO. OF DWELING UNITS	OFF STREET PARKING	
MAIN BLDG.						
1ST FL	1348	V-B	1	R-3	1	
TOTAL	1348					2
STRUCTURE INFORMATION (PROPOSED)						
AREA	TYPE OF CONSTRUCTION	NO. OF STORIES	OCCUPANCY	NO. OF DWELING UNITS	OFF STREET PARKING	
MAIN BLDG.						
1ST FL	1443	V-B		R-3	1	
2ND	1439	V-B		R-3	1	
TOTAL	2882		2		2	2
ACCESSORY						
	944	V-B	2		0	2
TOTAL	3826					
FOOTPRINTS						
HOUSE	1807	SF				
COVERED DECKS	77	SF				
PORCH(FRONT)	33	SF				
ACCESS. STRUCTURE	473	SF				
TOTAL	2390	SF				
PERCENTAGE	39.8%					

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarsh.net

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

VICINITY MAP

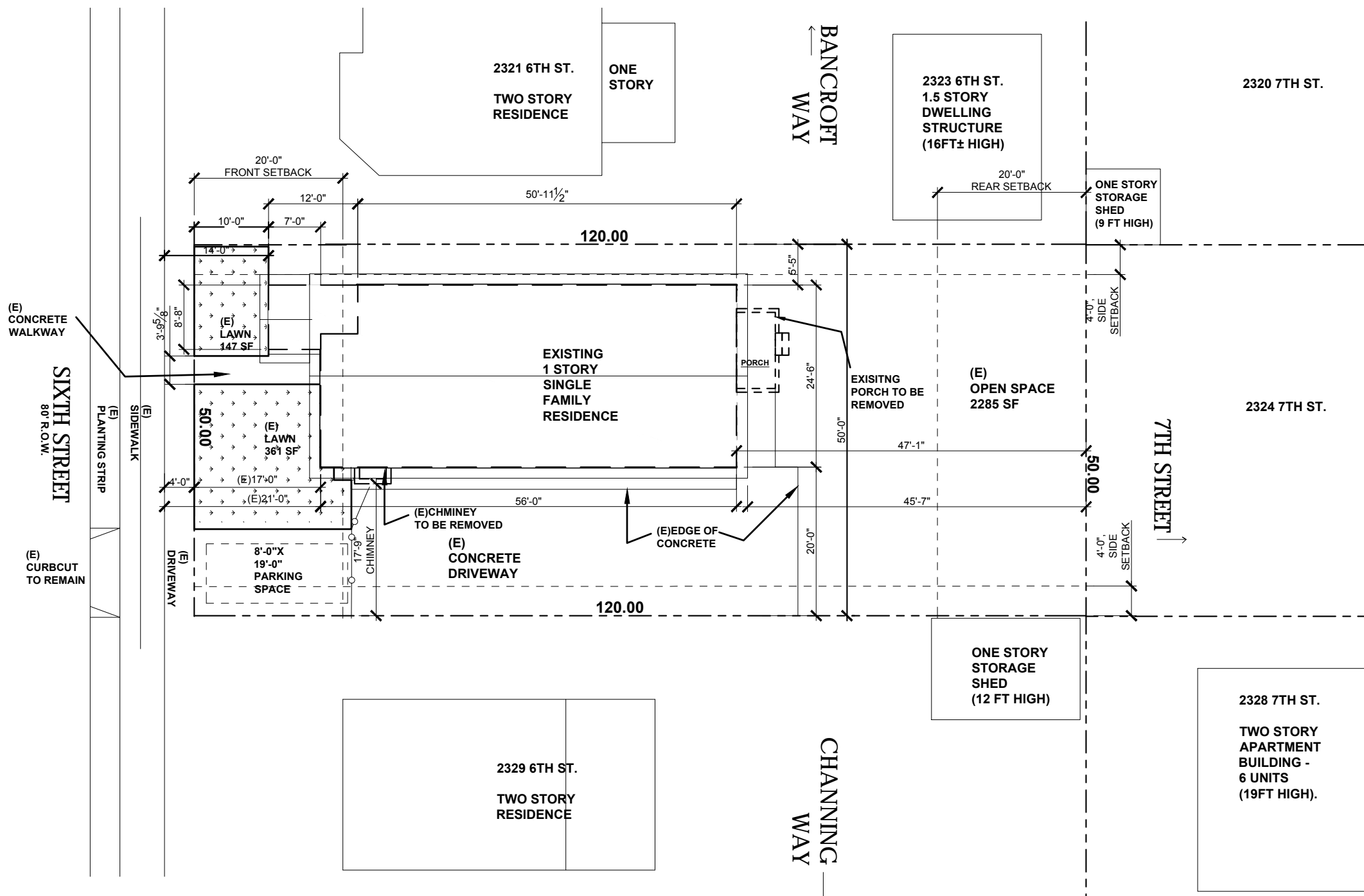


**LAND USE PLANNING
RECEIVED AUGUST 21, 2019**

REVISED AUG. 22, 2019
Date SEPT. 18, 2018
Drawn by BM
Scale AS NOTED

TITLE SHEET

A0.0



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**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

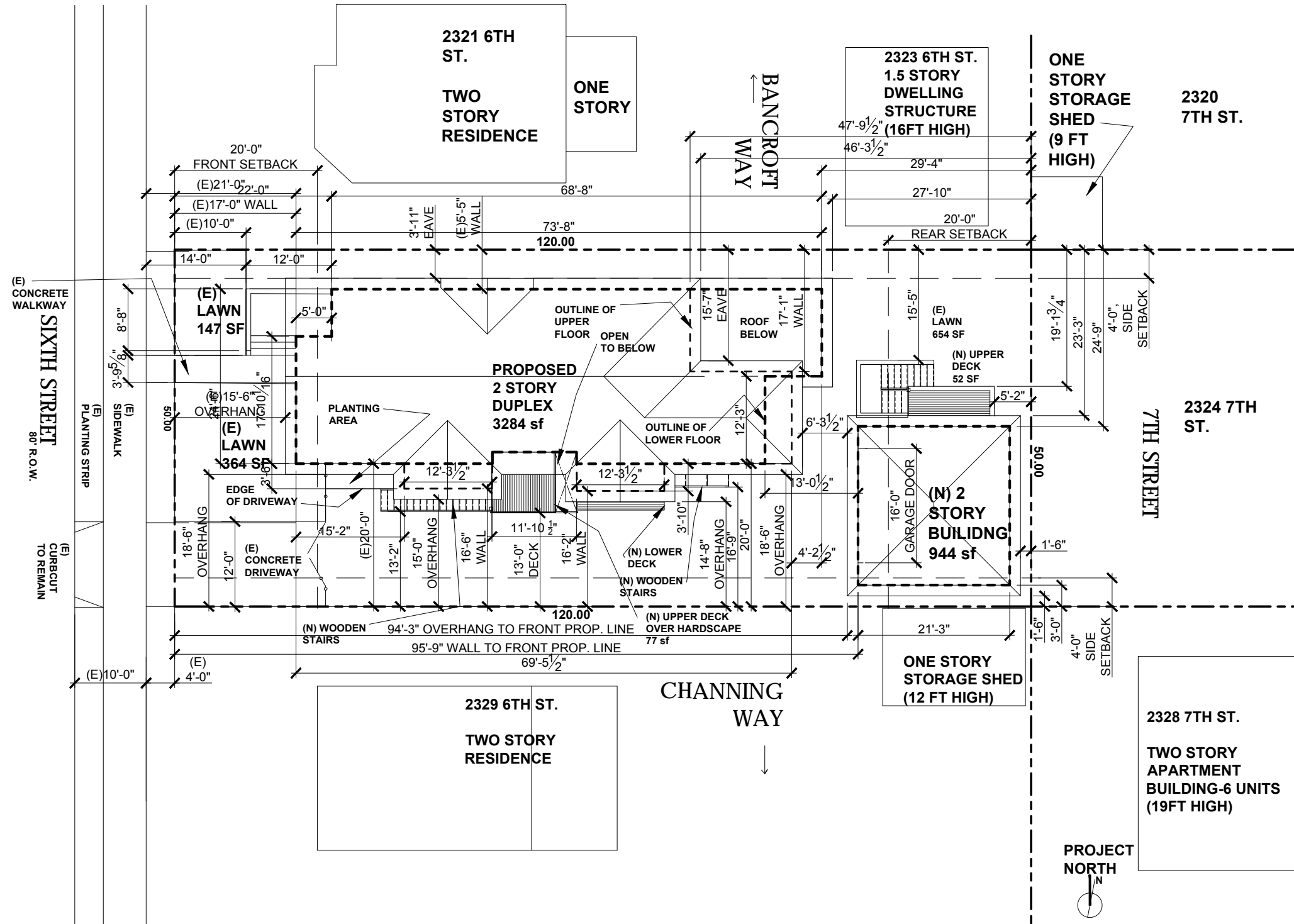
Date SEPT. 18, 2018
Drawn by
Scale: AS NOTED

EXISTING
SITE PLAN
PLAN

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

LAND USE PLANNING
RECEIVED AUGUST 21, 2019
A0.1





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**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

REVISED: AUG. 22, 2019
Date APRIL 19, 2019
Drawn by BM
Scale AS NOTED

**PROPOSED
SITE PLAN**

1 PROPOSED SITE PLAN
1/16" = 1'-0"

LAND USE PLANNING
RECEIVED AUGUST 21, 2019

A0.2

BACILIA MACIAS
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732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarcch.net

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP**

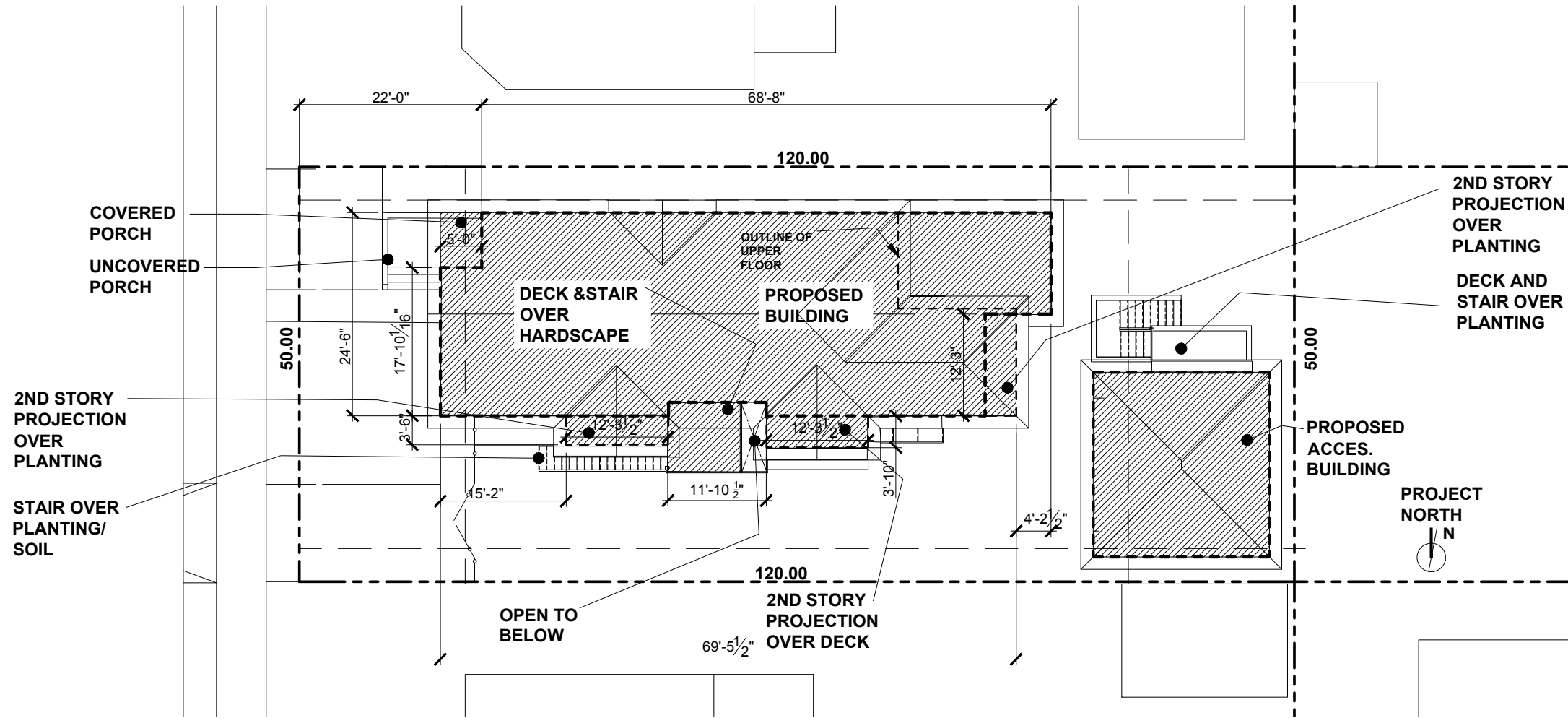
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

REVISED: AUG. 22, 2019
Date APRIL 19, 2019
Drawn by BM
Scale AS NOTED

EXISTING AND
PROPOSED
LOT COVERAGE

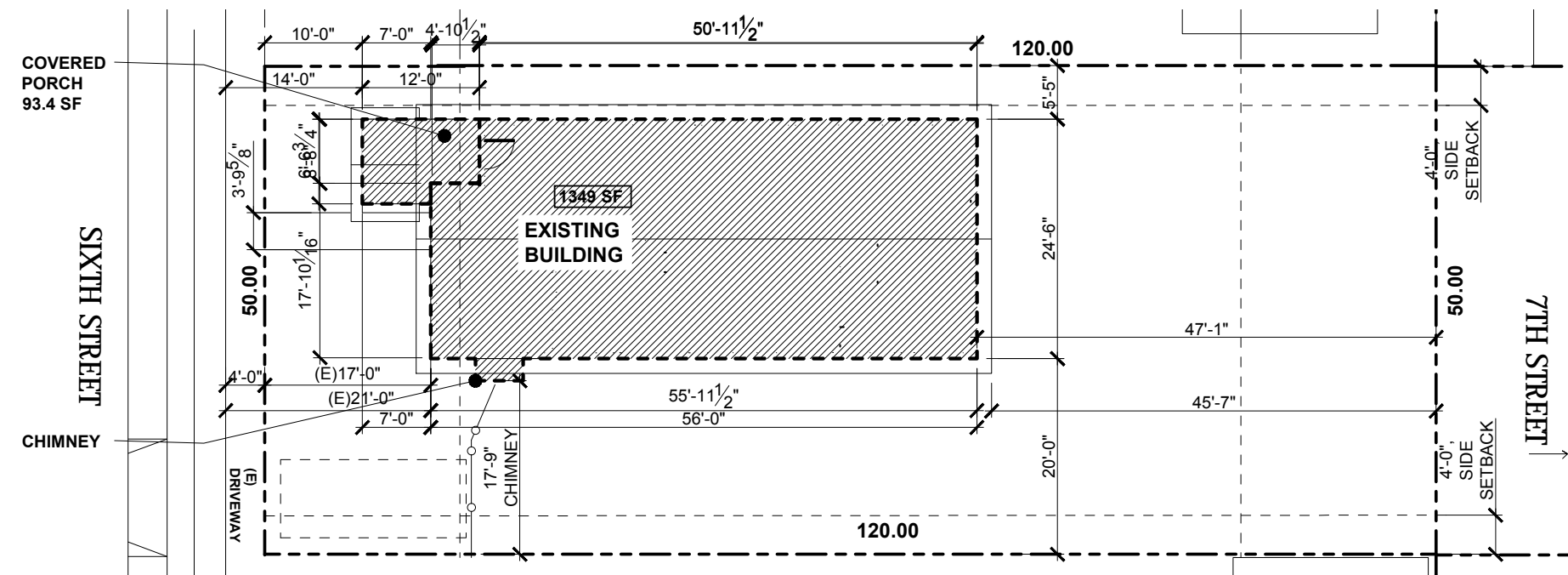
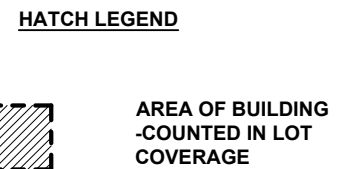
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**LAND USE PLANNING
RECEIVED AUGUST 21, 2019**

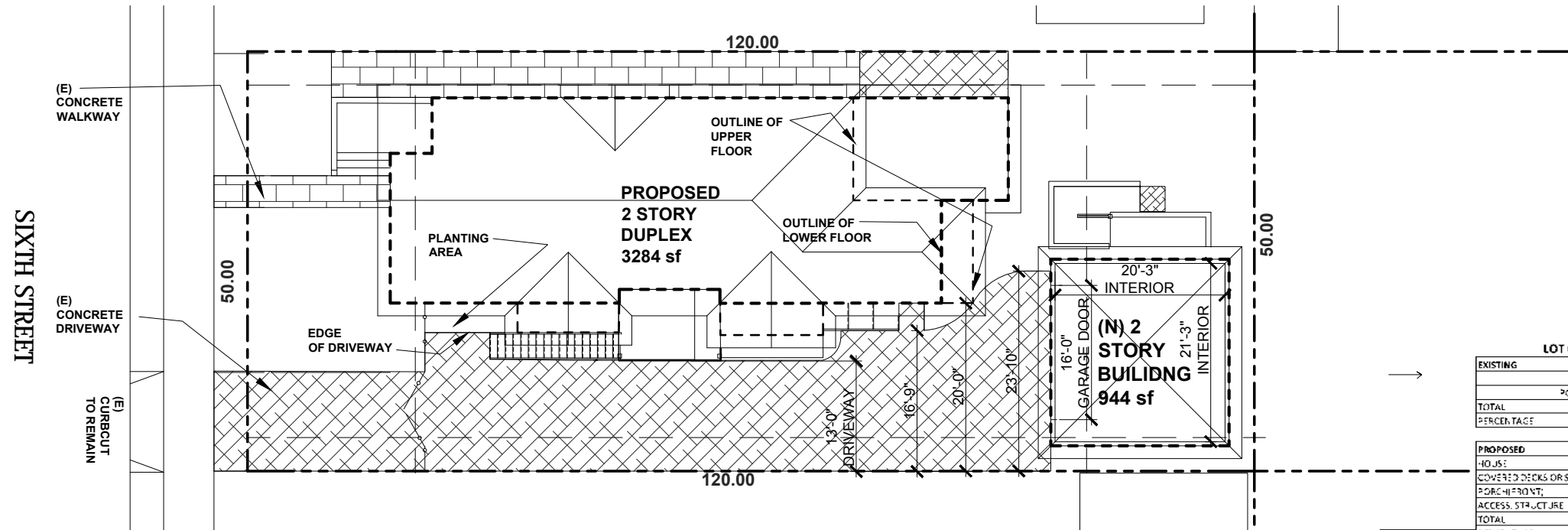


2 PROPOSED LOT COVERAGE
1/16" = 1'-0"

LOT COVERAGE		
EXISTING		
HOUSE	1349	SF
PORCH(FRONT)	93.4	SF
TOTAL	1442.4	SF
PERCENTAGE	24.0%	
PROPOSED		
HOUSE	1789	SF
COVERED DECKS OR STAIRS	77	SF
PORCH(FRONT)	33	SF
ACCESS. STRUCTURE	473	SF
TOTAL	2372	SF
PERCENTAGE	39.5%	

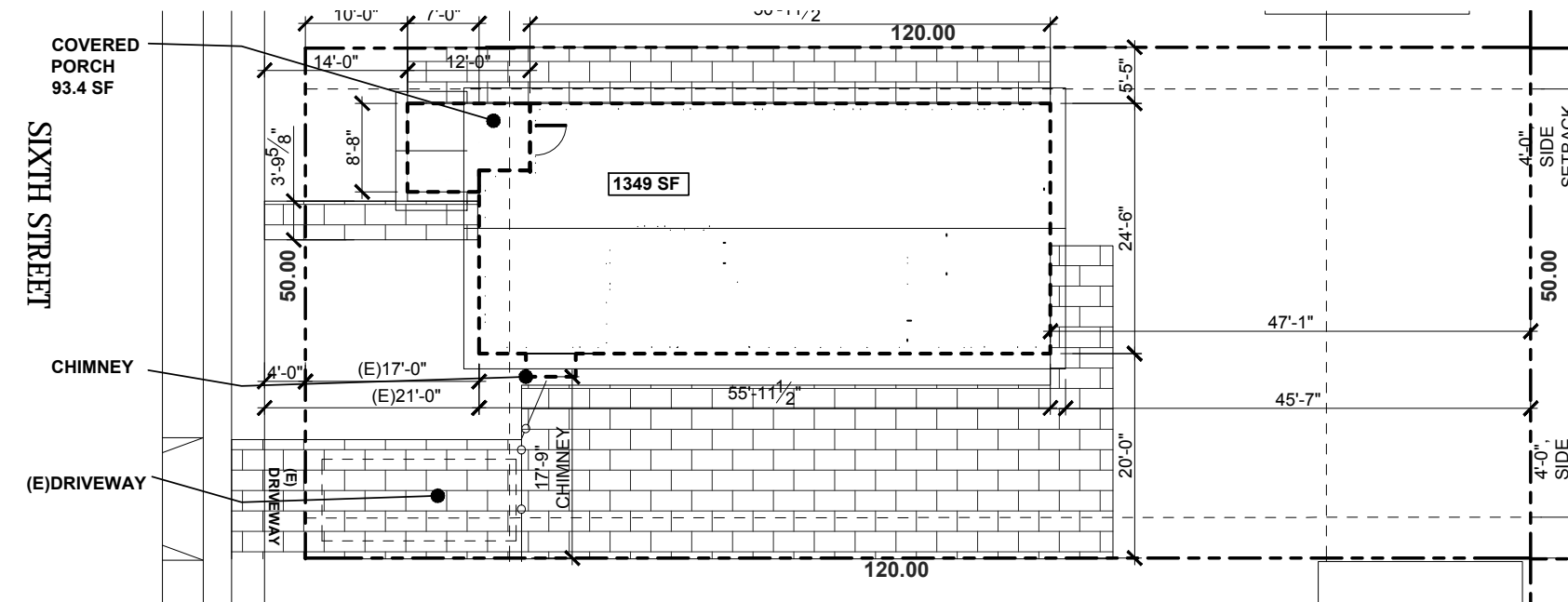


1 EXISTING LOT COVERAGE
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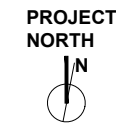


② PROPOSED PAVEMENT LOT COVERAGE
1/16" = 1'-0"

LOT COVERAGE	
EXISTING HOUSE	1349 SF
EXISTING PORCH/FRONT	93.4 SF
TOTAL	1442.4 SF
PERCENTAGE	24.0%
PROPOSED	
HOUSE	1807 SF
COVERED DECKS OR STAIRS	77 SF
PORCH/FRONT	33 SF
ACCESS STRUCTURE	473 SF
TOTAL	2390 SF
PERCENTAGE	39.8%



① EXISTING PAVEMENT LOT COVERAGE
1/16" = 1'-0"



HATCH LEGEND

	EXISTING CONCRETE PAVING
	PROPOSED CONCRETE PAVING

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAG / WORKSHOP

BACILIA MACIAS
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732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarcch.net

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

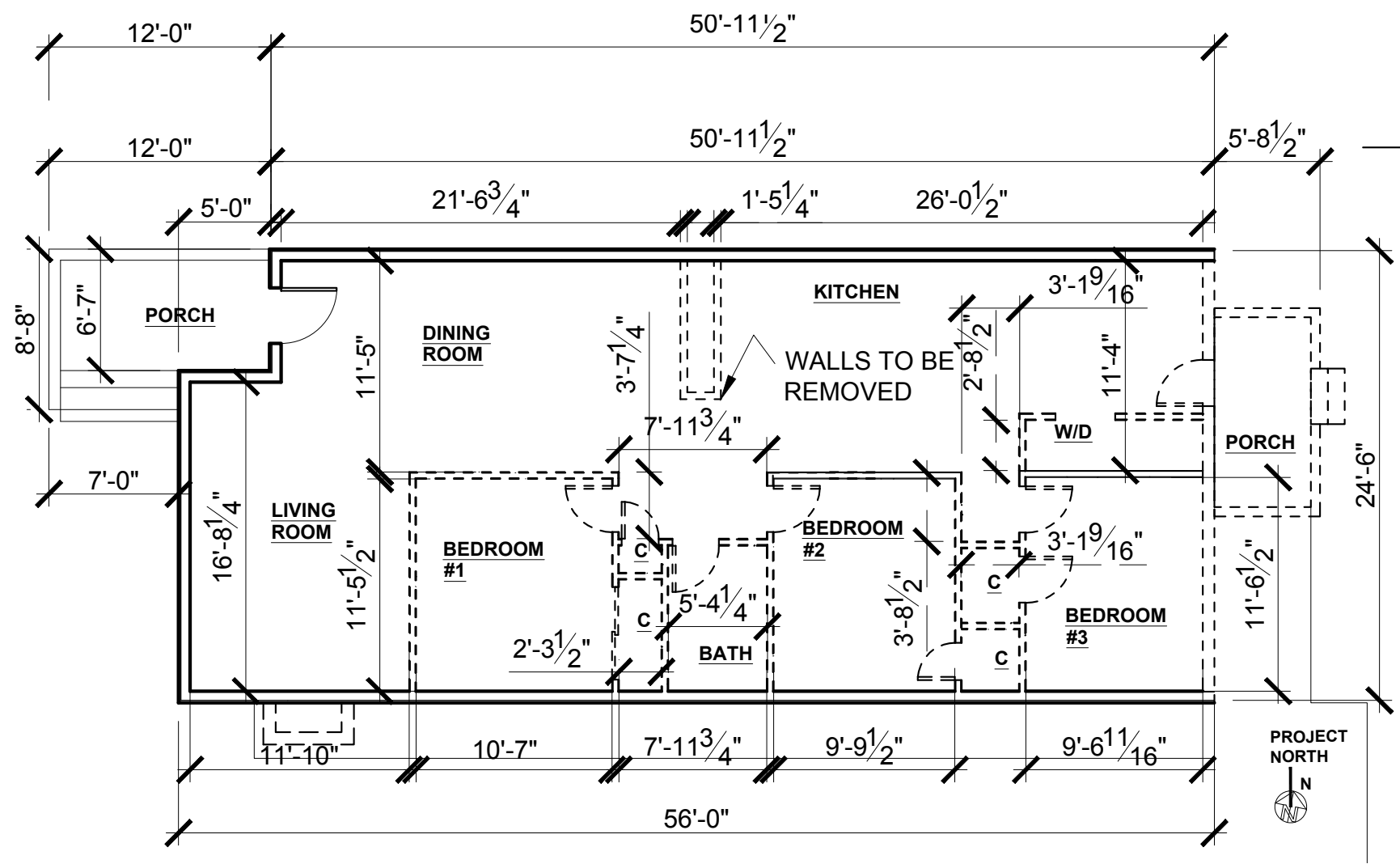
REVISED: AUG. 22, 2019
Date APRIL 19, 2019
Drawn by BM
Scale AS NOTED

EXISTING AND
PROPOSED
PAVEMENT
COVERAGE

LAND USE PLANNING
RECEIVED AUGUST 21, 2019

A0.31

BACILIA MACIAS
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510.691.7910 ph bacilia@bmarcch.net



1 DEMOLITION FLOOR PLAN
1/8" = 1'-0"

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP

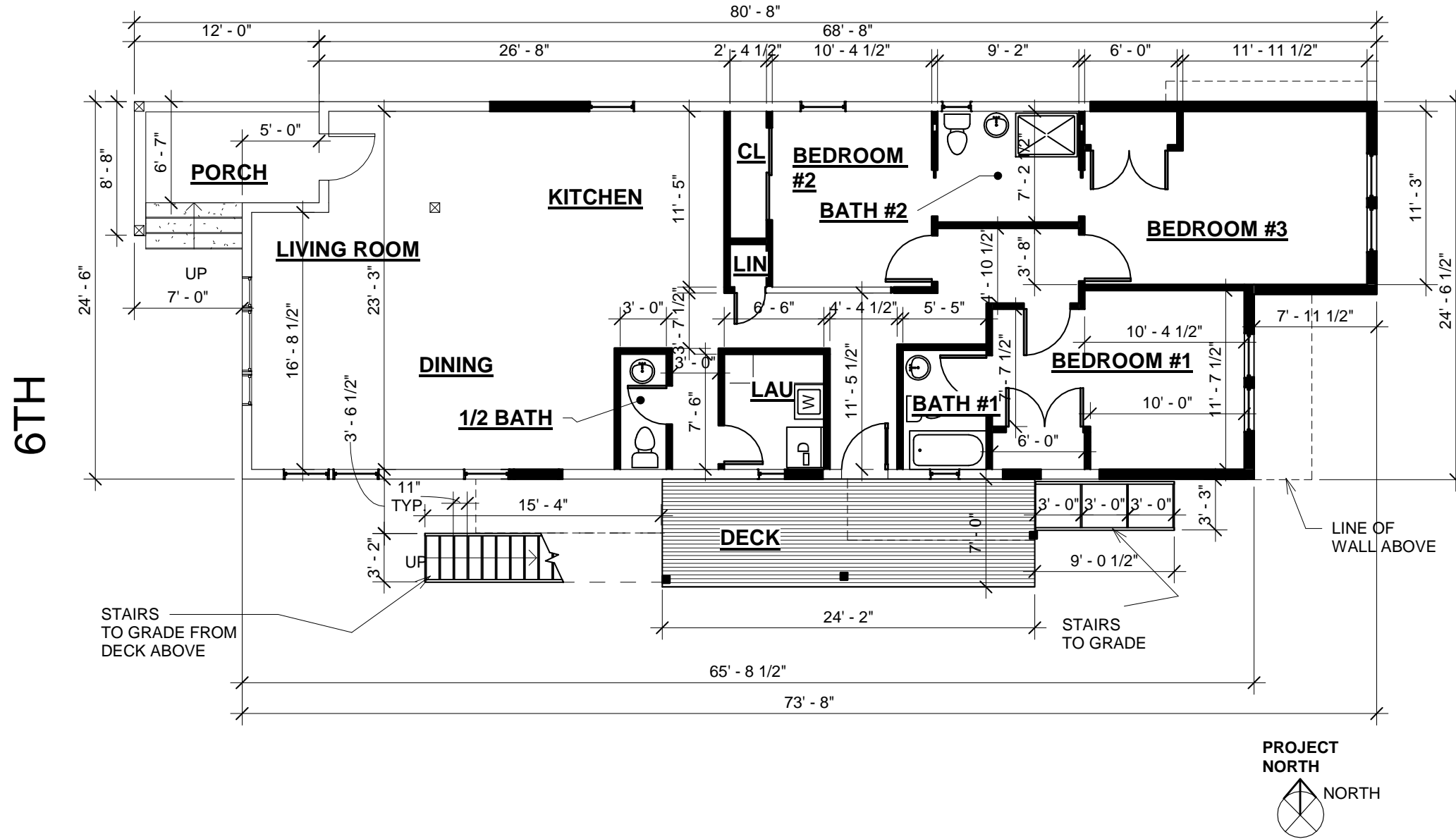
2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

Date SEPT. 18, 2018
Drawn by
Scale: AS NOTED

DEMOLITION
PLAN

A1.0

LAND USE PLANNING
RECEIVED AUGUST 21, 2019



6TH

① PROPOSED LOWER FLOOR
1/8" = 1'-0"

LAND USE PLANNING
RECEIVED AUGUST 21, 2019

PROPOSED FIRST
FLOOR PLAN

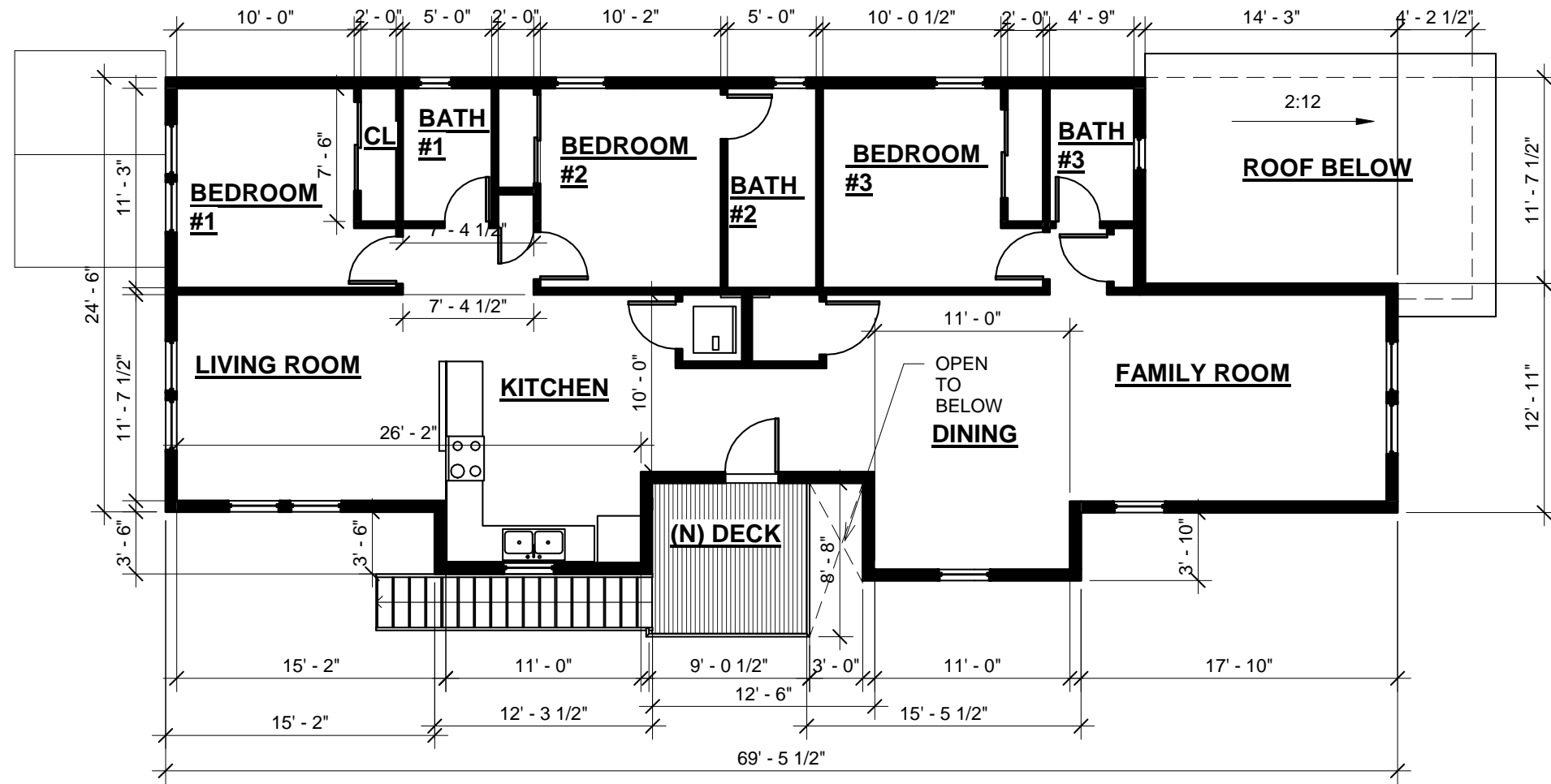
REVISION: AUG. 22, 2019
Date SEPT. 18, 2018
Drawn by BM
Scale 1/8" = 1'-0"

RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP

2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarsh.net

A2.0



① (N) SECOND FLOOR
1/8" = 1'-0"

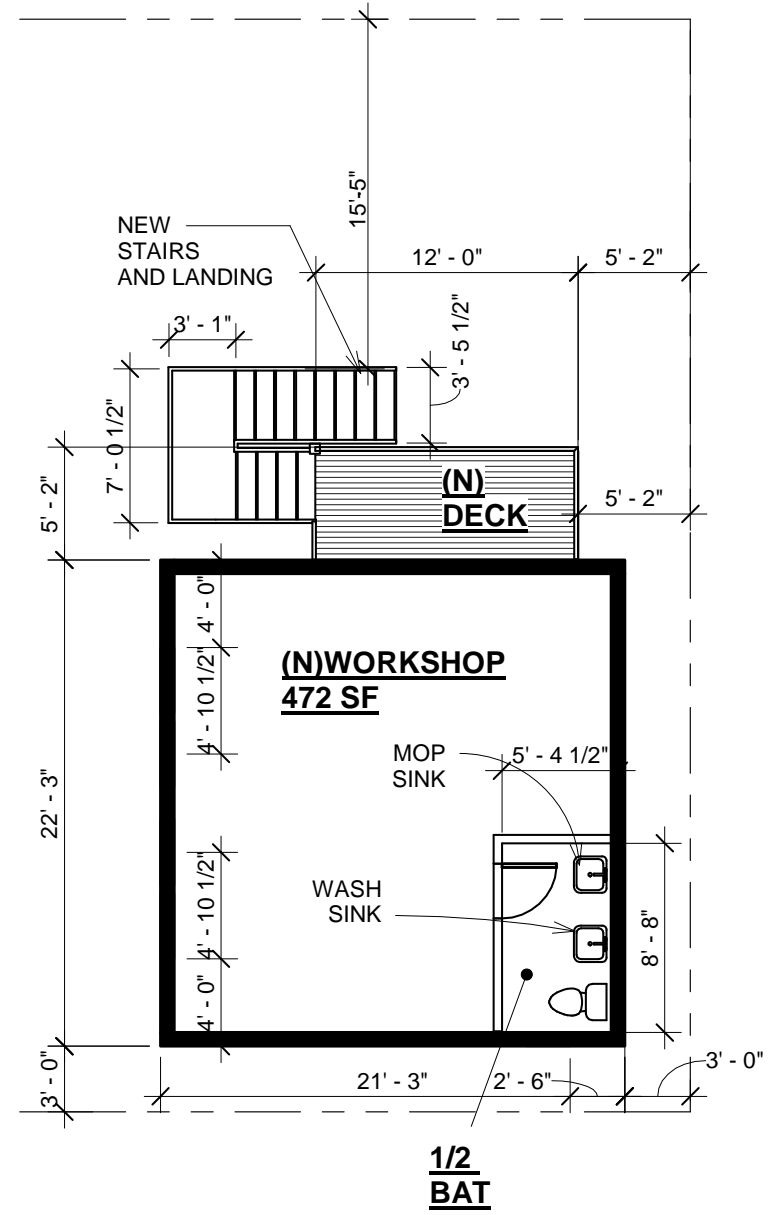
BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarsh.net

**RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP**
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

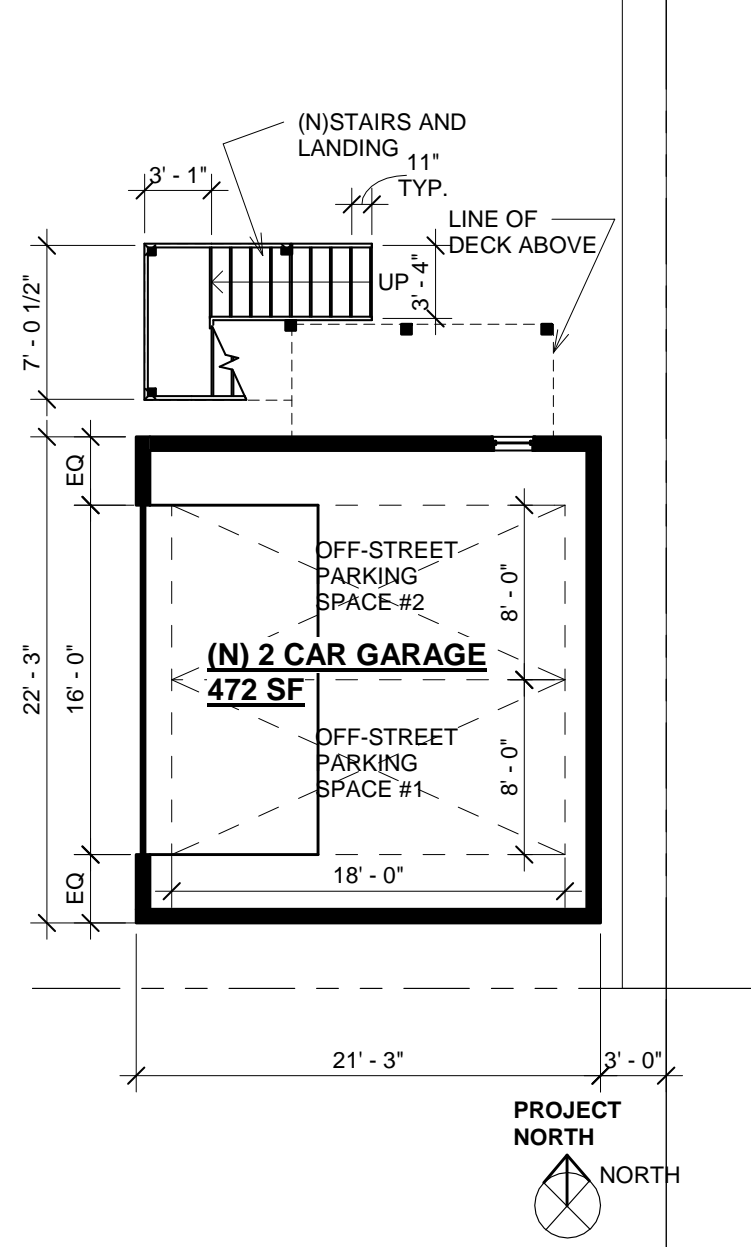
PROPOSED SECOND FLOOR PLAN	REVISION: AUG. 22, 2019
	Date SEPT. 18, 2018
	Drawn by Author
	Scale 1/8" = 1'-0"

**LAND USE PLANNING
RECEIVED AUGUST 21, 2019**

A2.1



② PROPOSED SECOND FLOOR-NEW REAR STRUCTURE
1/8" = 1'-0"



① PROPOSED LOWER FLOOR -NEW REAR STRUCTURE
1/8" = 1'-0"



**LAND USE PLANNING
RECEIVED AUGUST 21, 2019**

PROPOSED ACCESSORY
STRUCTURE

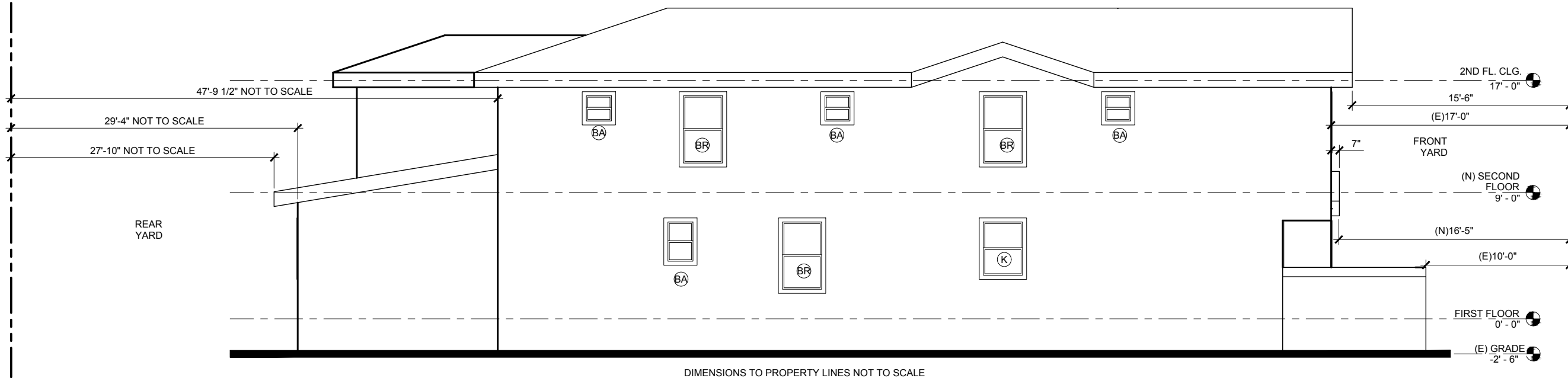
REVISION:	AUG. 22, 2019
Date	SEPT. 18, 2018
Drawn by	Author
Scale	1/8" = 1'-0"

RESIDENTIAL ADDITON TO
CREATE DUPLEX AND NEW
GARAGE / WORKSHOP

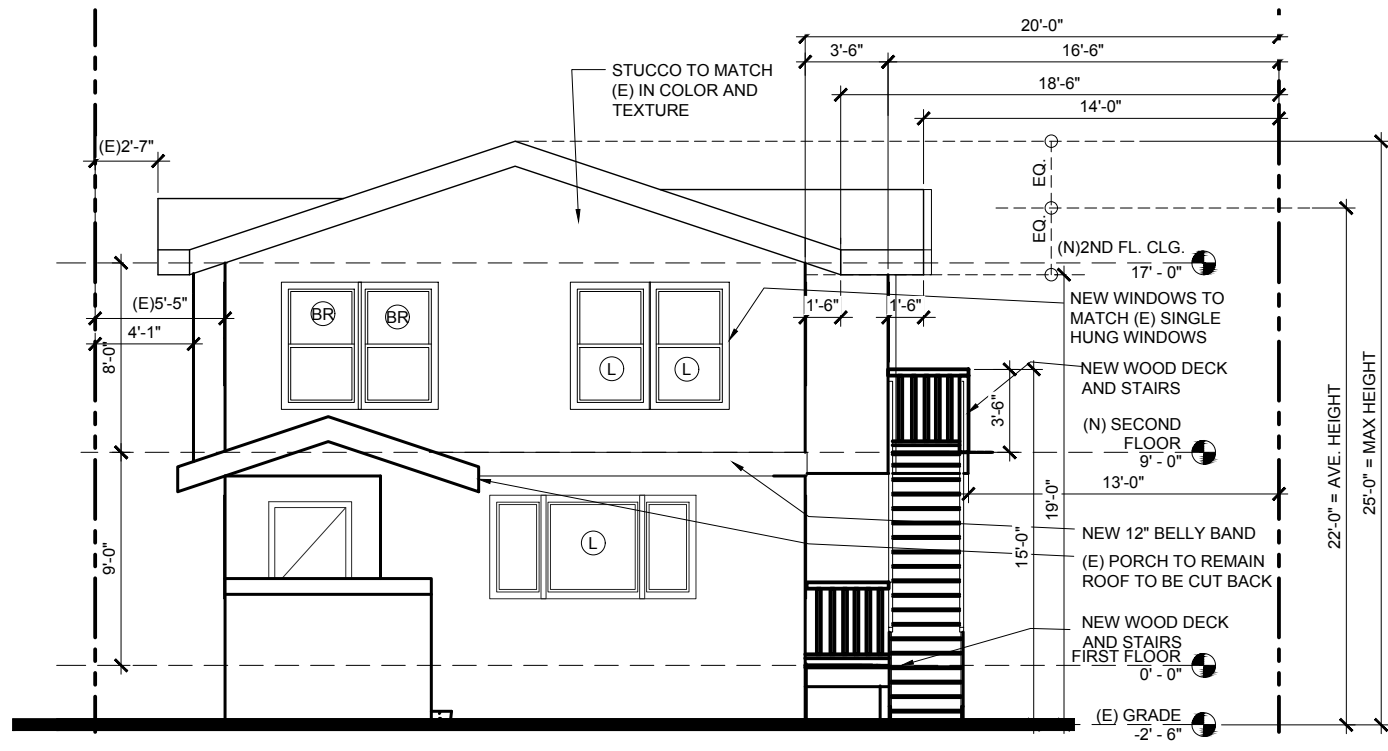
2325 SIXTH ST
BERKELEY, CA
APN # 056-194-10190

BACILIA MACIAS
ARCHITECTURE
732 gilman street berkeley ca 94710
510.691.7910 ph bacilia@bmarcch.net

A2.2



2 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



OPENINGS LEGEND

- BR BEDROOM
- BA BATHROOM
- L LIVING
- K KITCHEN
- D DINING
- F FAMILY RM.
- LY LAUNDRY
- W WORKSHOP
- G GARAGE

1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"

**RESIDENTIAL ADDITION TO
CREATE DUPLEX AND NEW
GARAGE/WORKSHOP**

2325 6TH STREET
BERKELEY, CA
APN # 056-194-19

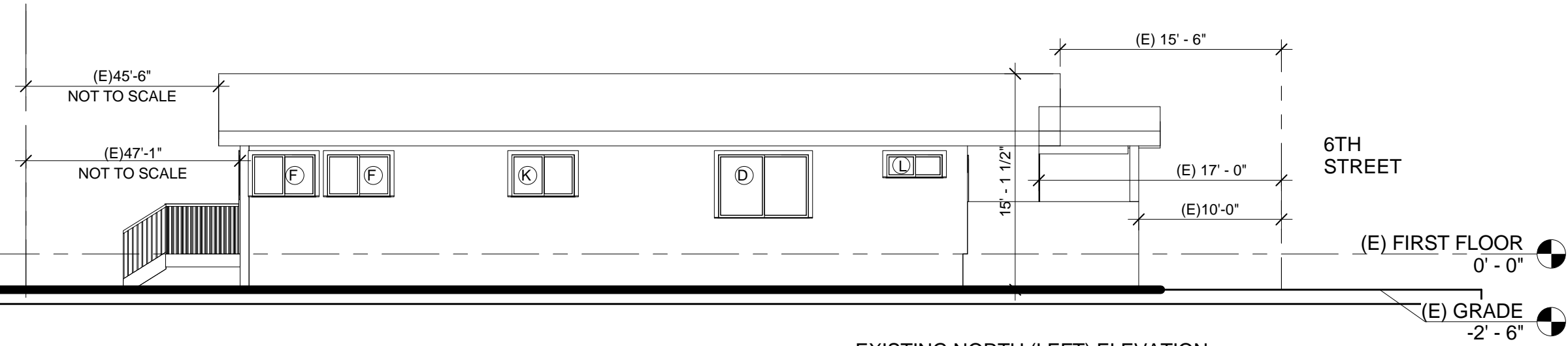
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Date SEPT. 18, 2018
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Scale AS NOTED

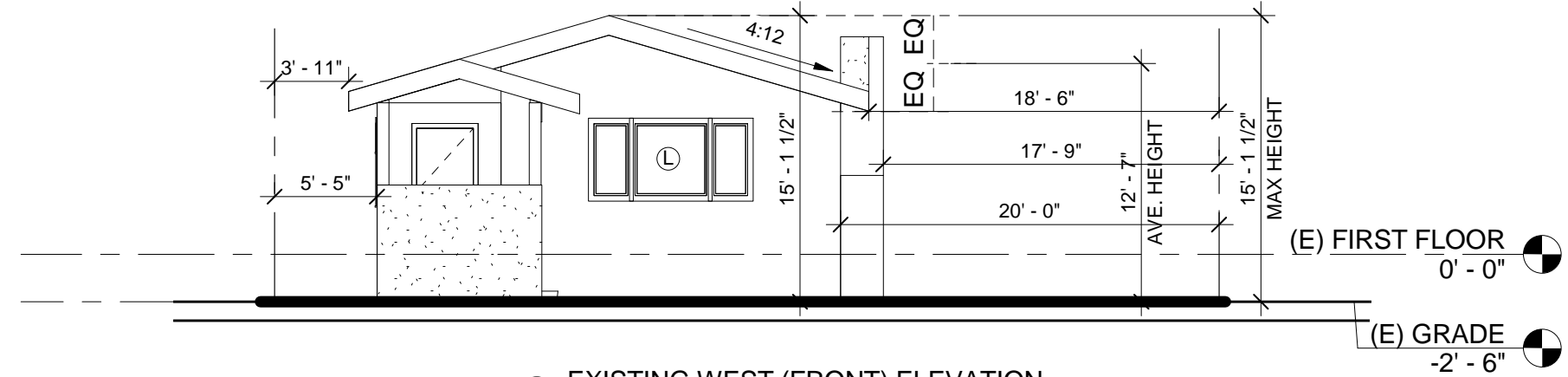
**PROPOSED
EXTERIOR
ELEVATIONS**

**LAND USE PLANNING
RECEIVED AUGUST 21, 2019**

A3.2



② EXISTING NORTH (LEFT) ELEVATION
1/8" = 1'-0"



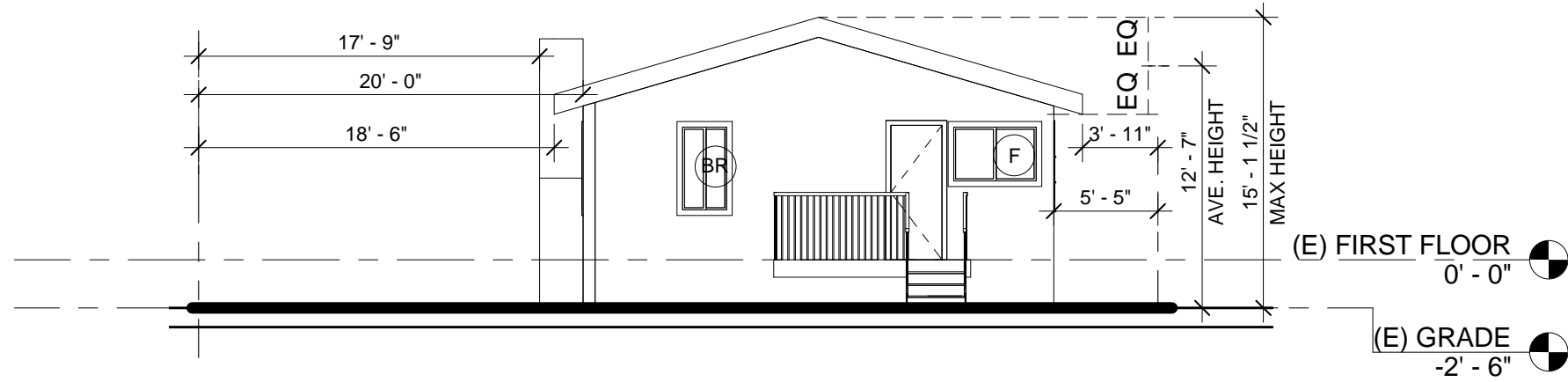
① EXISTING WEST (FRONT) ELEVATION
1/8" = 1'-0"

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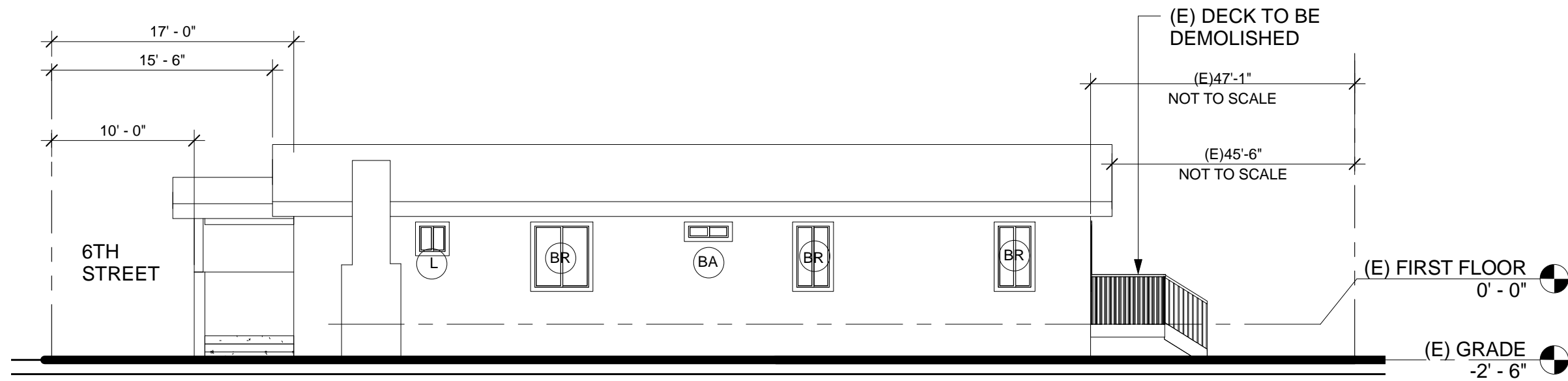
**RESIDENTIAL ADDITION TO
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2325 SIXTH ST
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APN # 056-194-10190

**EXISTING EXTERIOR
ELEVATIONS**
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Date SEPT. 18, 2018
Drawn by Author
Scale 1/8" = 1'-0"

LAND USE PLANNING **A3.1**
RECEIVED AUGUST 21, 2019



② EXISTING EAST (REAR) ELEVATION
1/8" = 1'-0"



① EXISTING SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

OPENINGS LEGEND

- ⊙ BD BEDROOM
- ⊙ BA BATHROOM
- ⊙ L LIVING
- ⊙ K KITCHEN
- ⊙ D DINING
- ⊙ F FAMILY RM.

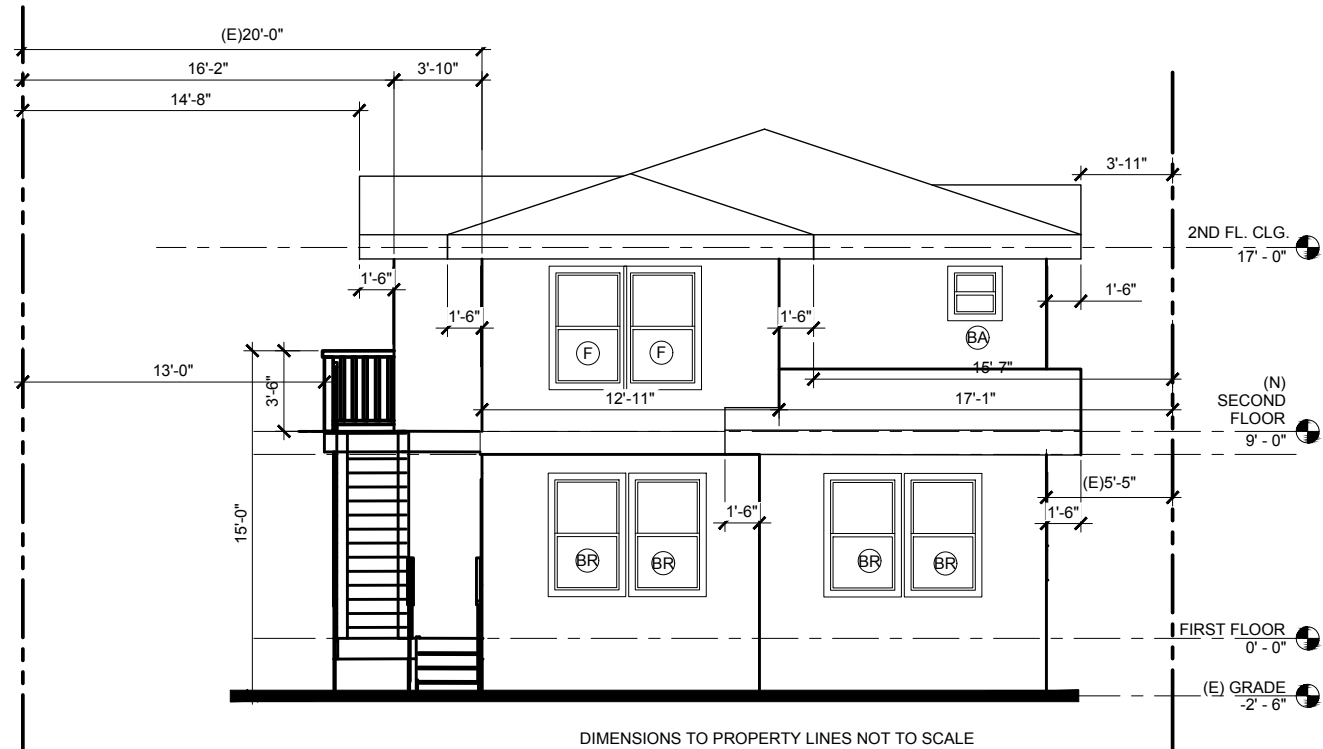
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**RESIDENTIAL ADDITION TO
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GARAGE / WORKSHOP**
2325 SIXTH ST
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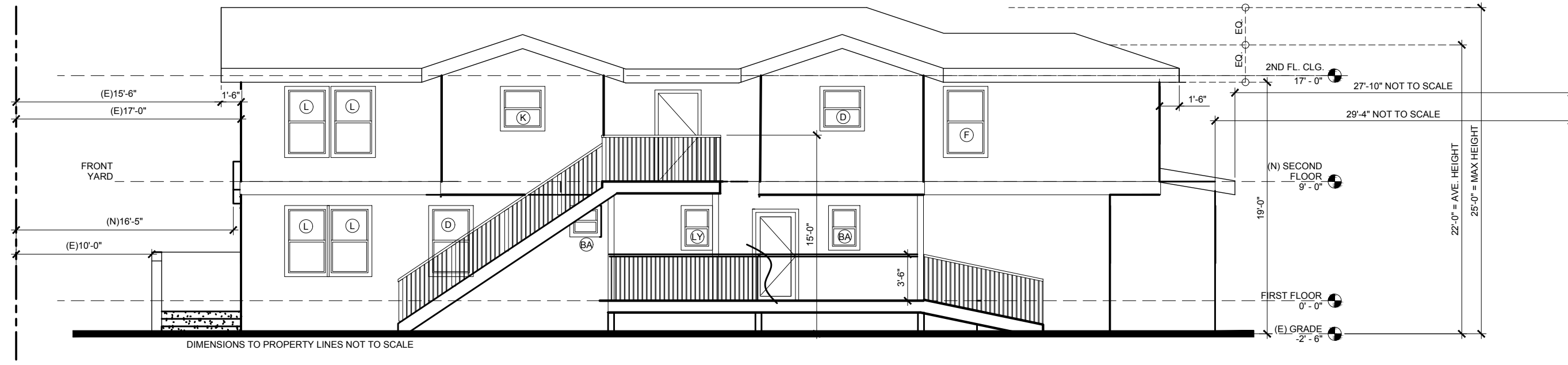
EXISTING EXTERIOR
ELEVATIONS
REVISION: AUG. 22, 2019
Date SEPT. 18, 2018
Drawn by Author
Scale 1/8" = 1'-0"

**LAND USE PLANNING
RECEIVED AUGUST 21, 2019**

A3.0



2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



1 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"

RESIDENTIAL ADDITION TO
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GARAGE/WORKSHOP

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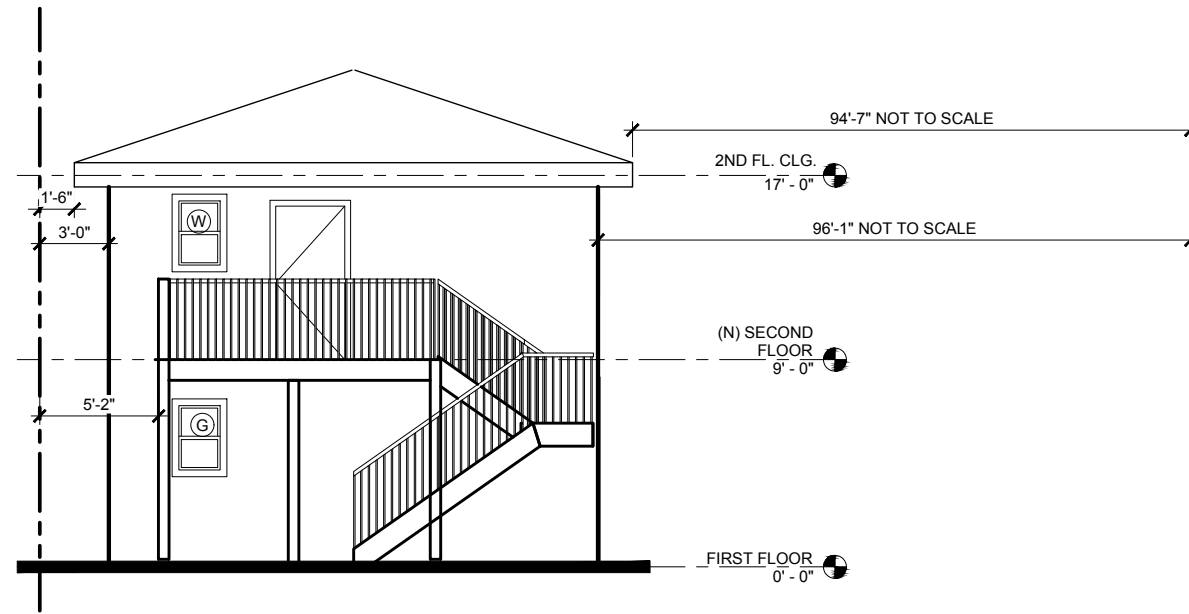
2325 6TH STREET
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Date SEPT. 18, 2018
Drawn by BM
Scale AS NOTED

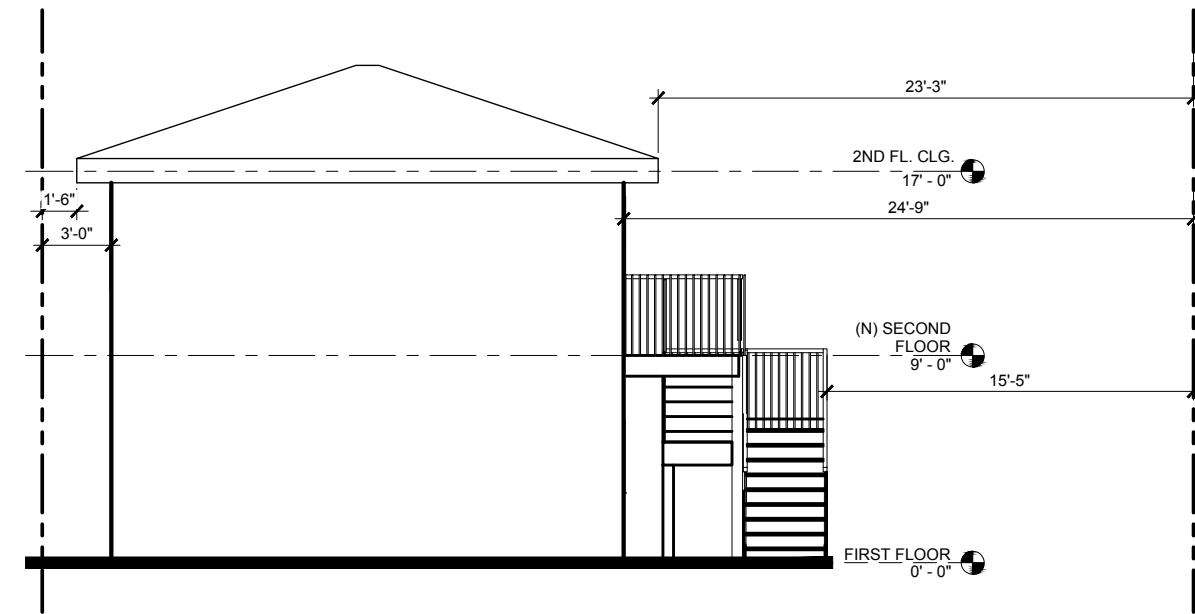
PROPOSED
EXTERIOR
ELEVATIONS

A3.3

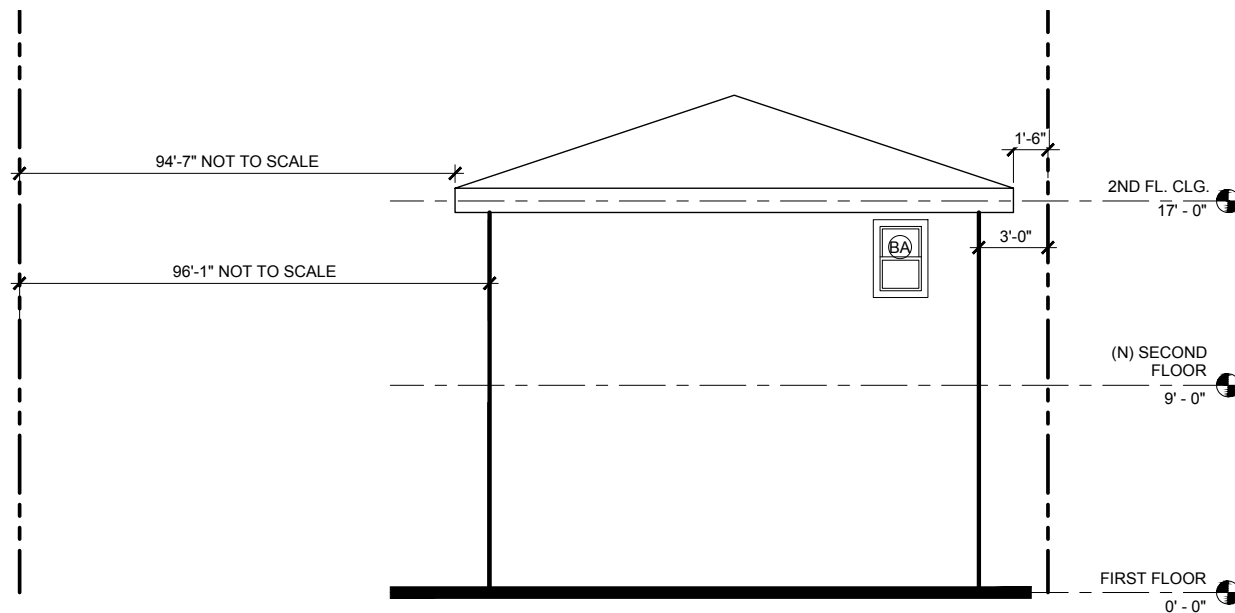
LAND USE PLANNING
RECEIVED AUGUST 21, 2019



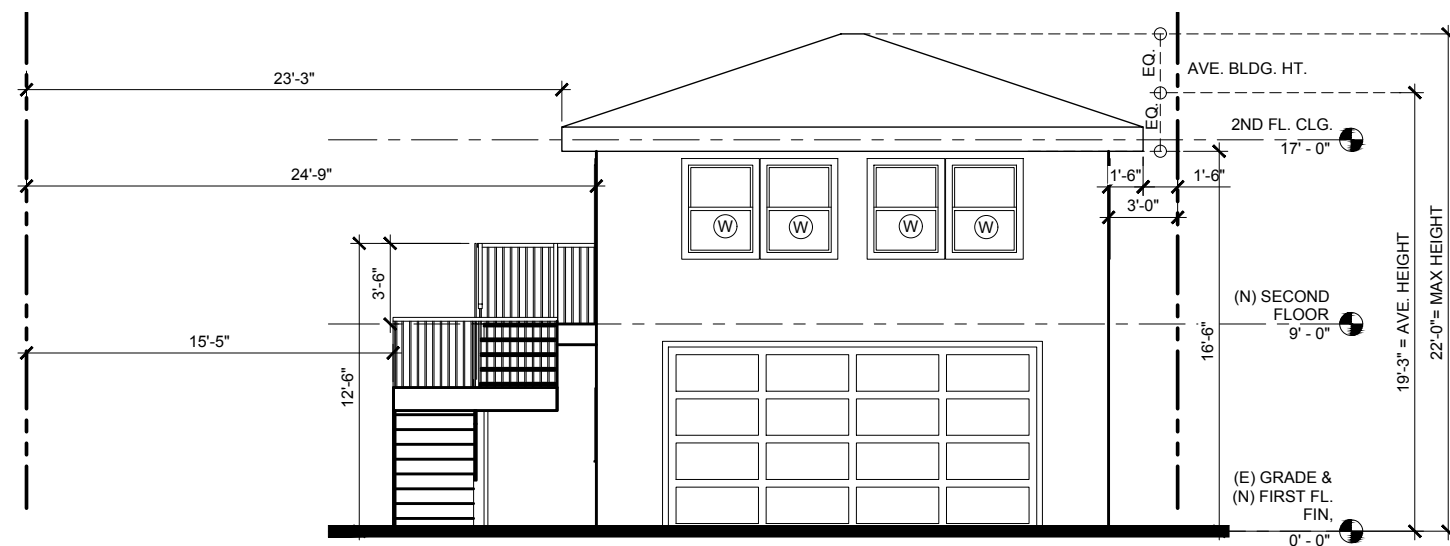
4 PROPOSED NORTH (LEFT) SIDE ELEVATION
1/8" = 1'-0"



2 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



3 PROPOSED SOUTH (RIGHT) SIDE ELEVATION
1/8" = 1'-0"



1 PROPOSED WEST (FRONT) ELEVATION
1/8" = 1'-0"

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RESIDENTIAL ADDITION TO
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Scale AS NOTED

PROPOSED
EXTERIOR
ELEVATIONS
NEW REAR
STRUCTURE

A3.4

LAND USE PLANNING
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