



Office of the City Manager

INFORMATION CALENDAR  
February 22, 2022

To: Honorable Mayor and Members of the City Council  
From: Dee Williams-Ridley, City Manager  
Submitted by: Jordan Klein, Director, Planning and Development Department  
Subject: LPO NOD: 1325 Arch Street – Application LMSAP2021-0003

INTRODUCTION

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

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC) has approved a Structural Alteration Permit (SAP) to complete limited exterior changes for the subject landmark building. This action is subject to a 15-day appeal period, which began when the Notice of Decision (NOD) was mailed on February 7, 2022.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the LPC in granting or denying a SAP. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, this Information Item must be taken up as an Action Item and then set for a public hearing at a later date. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by February 22, 2022. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

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

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

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

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

POSSIBLE FUTURE ACTION

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

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Fatema Crane, Landmarks Preservation Commission Secretary, Planning and Development Department, 510-981-7410

Attachments:

1: Notice of Decision – #LMSAP2021-0003 for 1325 Arch Street



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

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N O T I C E O F D E C I S I O N

**DATE OF BOARD DECISION: January 6, 2022**  
**DATE NOTICE MAILED: February 7, 2022**  
**APPEAL PERIOD EXPIRATION: February 22, 2022**  
**EFFECTIVE DATE OF PERMIT (Barring Appeal): February 23, 2022<sup>1</sup>**

## 1325 Arch Street

**Structural Alteration Permit (#LMSAP2021-0003) to complete limited exterior alterations to a City Landmark Building – Schneider/Kroeber House.**

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following permit:

**PERMITS REQUIRED:**

- Structural Alteration Permit

**APPLICANT:** Sidell Pakravan Architects, 2445 6<sup>th</sup> Street, Berkeley, CA

**ZONING DISTRICT:** Single Family Residential, Hillside Overlay (R-1/H)

**ENVIRONMENTAL REVIEW STATUS:** Categorically exempt pursuant to Section 15331 of the CEQA Guidelines (Historical Resource Restoration and Rehabilitation).

**The Application materials for this project are available online at:**

<http://www.cityofberkeley.info/zoningapplications>

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**FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE**

<sup>1</sup> Pursuant to BMC Section 1.04.070, if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day. Pursuant to BMC Section 3.24.190, the City Council may “certify” any decision of the LPC for review, within fifteen days from the mailing of the NOD. Such certification shall stay all proceedings in the same manner as the filing of a notice of appeal.

LANDMARKS PRESERVATION COMMISSION  
NOTICE OF DECISION  
#LMSAP2021-0003  
1325 Arch Street  
February 7, 2022  
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**COMMISSION VOTE: 8-1-0-0**

**YES:** ADAMS, CRANDALL, ENCHILL, JOHNSON, LEUSCHNER, MONTGOMERY,  
SCHWARTZ, TWU

**NO:** FINACOM

**ABSTAIN:** [NONE]

**ABSENT:** [NONE]

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

An appeal may be taken to the City Council by the City Council on its own motion, by motion of the Planning Commission, by motion of the Civic Art Commission, by the verified application of the owners of the property or their authorized agents, or by the verified application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of this chapter.

Such appeal shall be taken by filing a written notice of appeal with the City Clerk within fifteen days after the mailing of the notice of the decision of the commission. The notice of appeal shall clearly and concisely set forth the grounds upon which the appeal is based. If the appeal is taken by an owner of the property affected, or an authorized agent, the notice of appeal shall be filed in duplicate and the City Clerk shall immediately forward one copy to the secretary of the commission. If the appeal is taken by someone other than an owner of affected property or an authorized agent, the notice of appeal shall be filed in triplicate and the City Clerk shall immediately forward one copy to the owner or authorized agent of the affected property and one copy to the secretary of the commission. Within ten days after the filing of a notice of appeal, the secretary of the commission shall transmit to the City Council a copy of the application, a copy of the notice of appeal and a written statement setting forth the reasons for the commission's decision, and shall make available to the council, at the time the matter is considered by the council, all other papers constituting the record upon which the action appealed from was taken.

The City Clerk is located at 2180 Milvia Street, 1<sup>st</sup> Floor, Berkeley. The City Clerk's facsimile number is (510) 981-6901. The City Clerk's telephone number is (510) 981-6900.

An 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).

The required fee is as follows (checks and money orders must be payable to "City of Berkeley"):

- a. The basic fee for persons other than the applicant is \$500. This fee may be

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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 appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.

c. The fee for all appeals by Applicants is \$2,500.

### **STRUCTURAL ALTERATION PERMIT ISSUANCE:**

If no appeal is received, the Structural Alteration Permit will be issued on the first business day following expiration of the appeal period, and the project may proceed at that time. Information about the Building Permit process can be found at the following link:

<http://www.ci.berkeley.ca.us/permitservicecenter/>.

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

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

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised in a public hearing and/or written correspondence during the proceedings related to this permit.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed.
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 permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must include the following information:
  - A. That this belief is a basis of your appeal.

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

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

**PUBLIC COMMENT:**

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

**FURTHER INFORMATION:**

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Questions about the project should be directed to the project planner, Fatema Crane, at (510) 981-7413 or [fcrane@cityofberkeley.edu](mailto:fcrane@cityofberkeley.edu). All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, between 8 a.m. and 4 p.m., Monday through Thursday.

**ATTACHMENTS:**

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- 1. Findings and Conditions
  - 2. Project Plans, revised **OCTOBER 29, 2021**

ATTEST:



Fatema Crane, Senior Planner  
Secretary to the Landmarks Preservation Commission

cc: City Clerk  
Applicant: Kristen Sidell  
Sidell Pakravan Architects  
2445 6<sup>th</sup> Street  
Berkeley, CA 94710

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Property Owner: Golden Bear, LLC #166  
1400 Shattuck Avenue, Suite 12  
Berkeley, CA 94709

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DRAFT FINDINGS AND CONDITIONS

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## **1325 Arch Street – The Schneider/Kroeber House**

### **Structural Alteration Permit #LMSAP2021-0003**

**To complete limited exterior alteration to a designated City Landmark building that is pending City Council Certification.**

#### **CEQA FINDINGS**

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1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 153331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation”). Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

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

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

1. The subject property features a single-family residence designed by Bernard Maybeck. The use of the property would continue, unchanged, with this project.
2. The historic character of the property will be retained and preserved where the proposed alterations are limited in scope so as to avoid changes to its overall design character.
3. This property will continue to be recognized as a physical record of its time, place, and use as a result of the approved project. None of the proposed alterations are found to create a false sense of historical development.
4. No changes to this property that have acquired historic significance in their own right, such as the 1933 rear addition, would be undertaken in a manner that would impair their significance.
5. This project would not negatively affect distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize this property.
6. No deteriorated historic features of this property will be affected by this proposal.



7. Chemical or physical treatments are not anticipated; however, if they are appropriate, they will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials are prohibited by the Conditions herein.
8. Any archeological resources at this site would be unaffected by the proposed work which includes no excavation.
9. Exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property in a significant or detrimental way. The new work, such as new porch stone pavers and rear stair railing, will be differentiated from the old, historic work and materials.
10. The proposed work could be removed and the new window openings could be infilled with matching materials in the future, thereby retaining the essential form and integrity of the historic building design.

#### **LANDMARK PRESERVATION ORDINANCE FINDINGS**

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1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve and enhance the characteristics and features specified in the designation for this property, because:
  - A. The proposed set of building alterations is limited in scope, and would result in modest and discreet changes that would preserve the overall character of the building's historic design and features.
  - B. The proposed changes would not adversely affect the special character of this Maybeck-design residence, or its special aesthetic value as viewed from within the site and from its setting.

## STANDARD CONDITIONS

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

### 1. Conditions Shall be Printed on Plans

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

### 2. Plans and Representations Become Conditions

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

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

The approved construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to installation, the applicant shall obtain Use Permit approval in accordance with BMC Section 23C.17 (Wireless Telecommunication). 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.

### 4. Exercise and Lapse of Permits (Section 23B.56.100)

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

### 5. Indemnification Agreement

The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn,

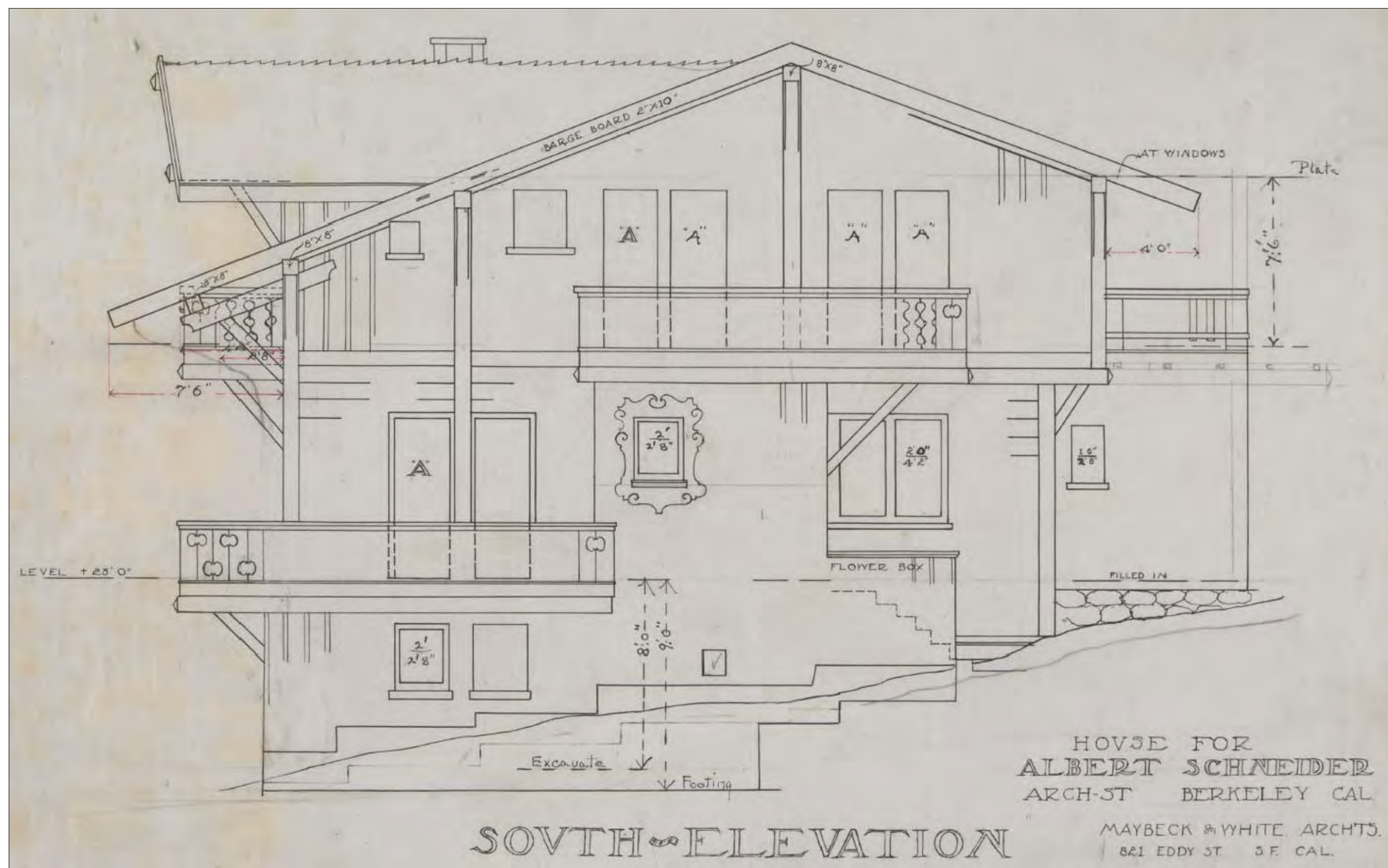
set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

### **ADDITIONAL CONDITIONS**

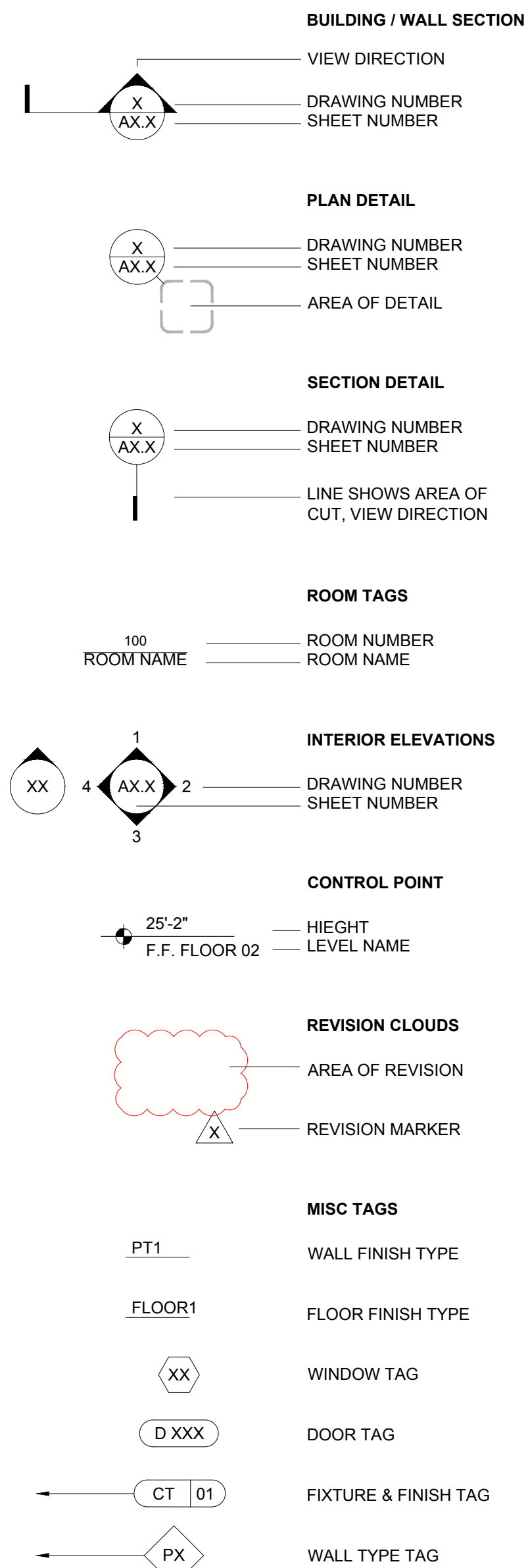
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The following additional conditions are attached to this Permit:

6. **City Council Certification.** This Structural Alteration Permit approval is contingent upon City Council Certification of the City Landmark designation for this property, in accordance with BMC Section 3.24.190.
7. **Repair and replacement of character-defining features.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
8. **Stair Railing Replacement – *if applicable.*** Prior to building permit submittal, the project plans shall be revised to include a replacement stair railing design that is simple and differentiated from the historic building design and shall avoid conjecture and false historicism; the railing materials, colors and finishes shall be complimentary and compatible with the historic building design. The final design shall be considered and approved by ministerial review in coordination with the Commission Chairperson.
9. **Chemical Treatments.** With respect to historic resources located on this site or within the propose project area, any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.
10. All glass is assumed to be clear glass. Any proposed glass that is not clear glass, shall be indicated on all drawings, and shall be reviewed for approval by staff.
11. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.



## SYMBOLS



## PROJECT DATA

<b>BUILDING ADDRESS</b>	1325 ARCH ST BERKELEY, CA 94708
<b>PROJECT DESCRIPTION</b>	ADD HALF BATH; ADD FULL BATH; REMODEL 3 (E) BATHROOMS; MODIFY 4 WINDOWS
<b>PARCEL NUMBER</b>	060 246502700
<b>ZONING</b>	R-1H
<b>SETBACKS</b>	FRONT: 20'-0" REAR: 20'-0"
<b>SIDES:</b>	4'-0"
<b>LOT AREA</b>	6600 SF
<b>BLDG FOOTPRINT</b>	(E) PRIMARY: 1580 SF (E) GARAGE: 185 SF (NO CHANGE)
<b>FLOOR AREA</b>	(E) ATTIC (NOT DRAWN) 395 SF (E) SECOND LEVEL 1579 SF (E) FIRST LEVEL 1463 SF (E) BASEMENT LEVEL 1566 SF (E) TOTAL 5003 SF (NO CHANGE)
<b>LOT COVERAGE</b>	MAX ALLOWABLE: 40% EXISTING: 37.3% (NO CHANGE)
<b>MAX HEIGHT</b>	MAX ALLOWABLE: 35'-0" EXISTING: 31'-4" (NO CHANGE)
<b>OCCUPANCY</b>	SINGLE FAMILY RESIDENTIAL
<b>CONSTRUCTION TYPE</b>	V-B, UNSPRINKLERED
<b>FIRE ZONE</b>	2, VERY HIGH

## SIDELL PAKRAVAN ARCHITECTS

sidellpakravan.com  
info@sidellpakravan.com

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## ABBREVIATIONS

ADJ. ADJUSTABLE	MFG. MANUFACTURING
A.F.F. ABOVE FINISHED FLOOR	MFR. MANUFACTURER
ALT. ALTERNATE	MIN. MINIMUM
APPROX. APPROXIMATE	MISC. MISCELLANEOUS
ARCH. ARCHITECTURAL	MTD. MOUNTED
	MTL. METAL
BLDG. BUILDING	(N) NEW
BLDG. STD. BUILDING STANDARD	N.I.C. NOT IN CONTRACT
B.O. BOTTOM OF	N.T.S. NOT TO SCALE
BTM. BOTTOM	
BTWN. BETWEEN	
	O.A. OVERALL
CLG. CEILING	O.C. ON CENTER
CLG. HT. CEILING HEIGHT	OPNG. OPENING
CLR. CLEAR	OPP. OPPOSITE
COL. COLUMN	
CONC. CONCRETE	PART. PARTITION
CONST. CONSTRUCTION	PLYWD. PLYWOOD
CONT. CONTINUOUS	POL. POLISHED
	P.P. POWER POLE
	PTD. PAINTED
DET. DETAIL	R. RADIUS
DIA. DIAMETER	RD. ROUND
DIAG. DIAGONAL	RECT. RECTANGULAR
DIM. DIMENSION	REF. REFERENCE
DWG. DRAWING	REINF. REINFORCED
(E) EXISTING	RELOC. RELOCATE OR RELOCATED
EA. EACH	REQ. REQUIRED
ELEV. ELEVATION	REV. REVISION
ELEC. ELECTRICAL	R.O. ROUGH OPENING
ENGR. ENGINEER	
EQ. EQUAL	SECT. SECTION
EXT. EXTERIOR	SIM. SIMILAR
	SPECS. SPECIFICATIONS
FIN. FINISH	S.S. STAINLESS STEEL
FLR. FLOOR	S.S.D. SEE STRUCTURAL DRAWINGS
F.O. FIELD OPENING	STD. STANDARD
F.V. FIELD VERIFY	STL. STEEL
	STRUCT. STRUCTURAL
GA. GAUGE	SUSP. SUSPENDED
	T.&G. TONGUE & GROOVE
H.B. HOSE BIBB	T.O. TOP OF
HDW. HARDWARE	TYP. TYPICAL
HP. HIGH POINT	
HORIZ. HORIZONTAL	U.N.O. UNLESS NOTED OTHERWISE
HR. HOUR	
HT. HEIGHT	VERT. VERTICAL
	V.I.F. VERIFY IN FIELD
INSUL. INSULATION	
INT. INTERIOR	WD. WOOD
	W.P. WATERPROOF
J.B. JUNCTION BOX	
MATL. MATERIAL	
MAX. MAXIMUM	
MECH. MECHANICAL	

## VICINITY MAP



## PROJECT DIRECTORY

**OWNER**  
Golden Bear LLC  
1325 Arch St  
Berkeley, CA 94708

**ARCHITECT**  
Kristen Sidell  
Sidell Pakravan Architects  
2445 Sixth Street  
Berkeley, CA 94710  
510 984 0904  
info@sidellpakravan.com

**INTERIOR DESIGNER**  
Laura Martin Bovard  
LMB Interiors  
339 15th Street, Suite 301  
Oakland, CA 94612  
510 531 8438

**CONTRACTOR**  
Jetton Construction  
Contact: Kevin Wuertz  
kevin@jettonconstruction.com

**STRUCTURAL ENGINEER**  
-

**ENERGY CONSULTANT**  
-

## DRAWING INDEX

<b>ARCHITECTURAL</b>	
A0.01	COVER SHEET AND PROJECT INFORMATION
A0.02	TABULATION SHEET
A1.00	(E) SITE + ROOF PLAN
A1.01	N/A
A1.02	(E) + DEMO BASEMENT PLAN
A1.03	(E) + DEMO FIRST LEVEL PLAN
A1.04	(E) + DEMO FIRST LEVEL PLAN
A1.05	PROPOSED BASEMENT PLAN
A1.06	PROPOSED FIRST LEVEL PLAN
A1.07	PROPOSED SECOND LEVEL PLAN
A2.00	(E) ELEVATIONS
A2.01	(E) ELEVATIONS
A2.02	(E) ELEVATIONS
A2.03	PROPOSED ELEVATIONS
A2.04	PROPOSED ELEVATIONS
A2.05	PROPOSED ELEVATIONS
A5.00	SITE PHOTOS
A5.01	SITE PHOTOS

DATE	ISSUE
08.09.2021	LPC
10.29.2021	LPC REVISION

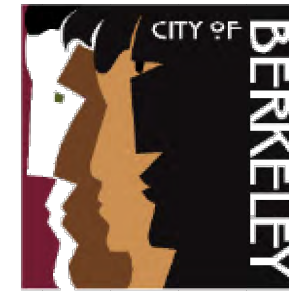
## ARCH ST

1325 ARCH STREET  
BERKELEY, CA, 94708

SHEET TITLE  
**COVER SHEET AND PROJECT INFORMATION**

# A0.01

SHEET NO.



# 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](mailto:Planning@CityofBerkeley.info)

**SIDELL PAKRAVAN  
ARCHITECTS**

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## TABULATION FORM

Project Address: 1325 ARCH ST, BERKELEY, CA 94708 Date: 08.09.2021

Applicant's Name: Sidell Pakravan Architects

Zoning District R1-H

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>
<b>Units, Parking Spaces &amp; Bedrooms</b>			
Number of Dwelling Units (#)	1	1	1
Number of Parking Spaces (#)	1	1	1
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)			
<b>Yards and Height</b>			
Front Yard Setback (Feet)	20'	20'	20'
Side Yard Setbacks: (facing property)	Left: (Feet)	4'	4'
	Right: (Feet)	4'	4'
Rear Yard Setback (Feet)	20'	20'	20'
Building Height* (# Stories)	3	3	3
	Average* (Feet)	27'	28'
	Maximum* (Feet)	34'	35'
<b>Areas</b>			
Lot Area (Square-Feet)	6600	6600	
Gross Floor Area* (Square-Feet)			
Total Area Covered by All Floors	5003	5003	
Building Footprint* (Square-Feet)			
Total of All Structures	1765	1765	
Lot Coverage* (%) (Footprint/Lot Area)	37.3%	37.3%	40%
Useable Open Space* (Square-Feet)	3740	3740	400
Floor Area Ratio* Non-Residential only (Except ES-R)			

\*See Definitions – Zoning Ordinance Title 23F.

Revised: 05/15

DATE	ISSUE
08.09.2021	LPC

PROJECT NO.	DRAWN	CHECKED
21020	EVK	KMS

**ARCH ST**

1325 ARCH STREET  
BERKELEY, CA, 94708

SHEET TITLE  
**TABULATION SHEET**

**A0.02**  
SHEET NO.

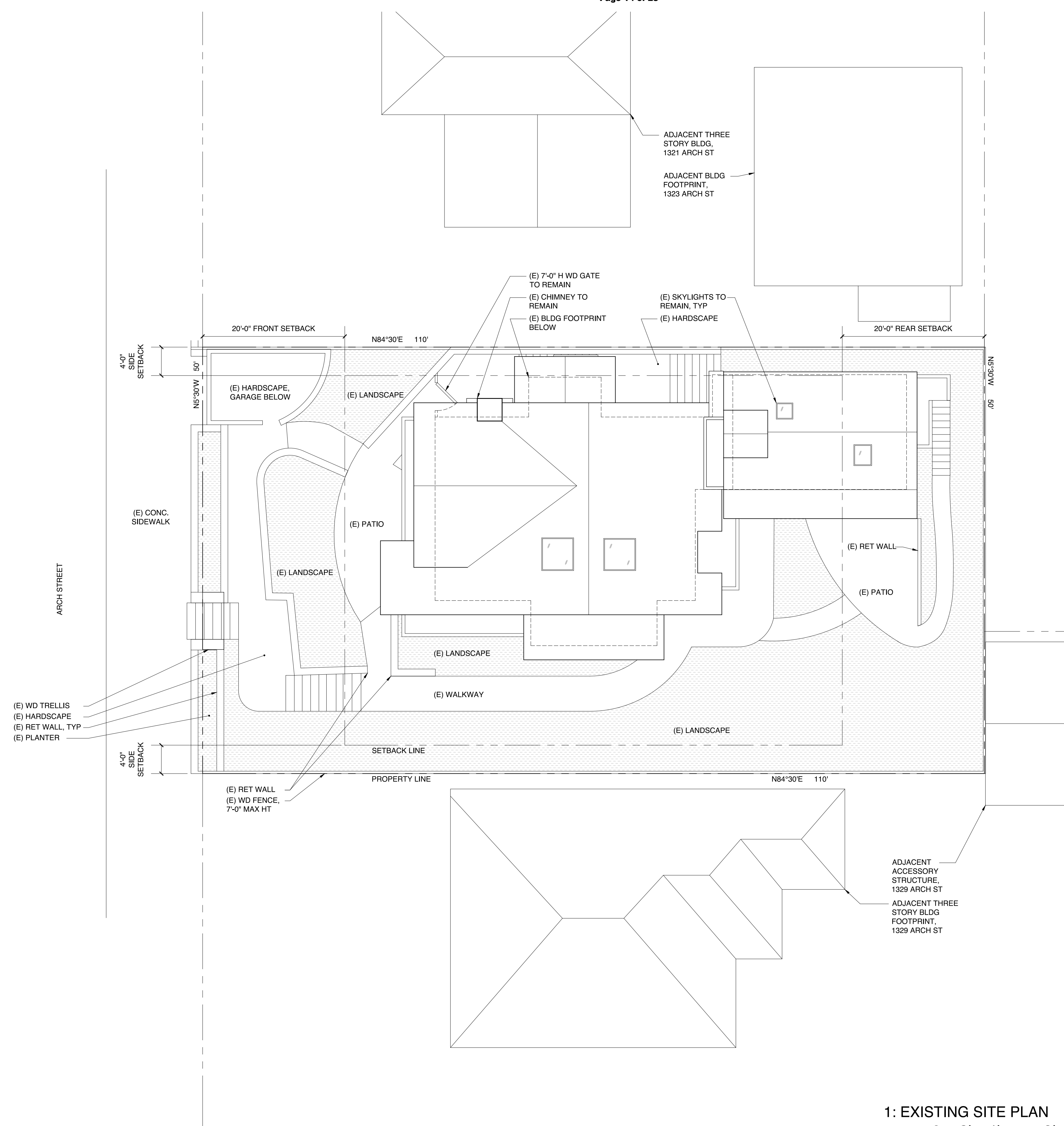
SITE PLAN NOTES

1. NO SITE WORK IN SCOPE

SIDELL PAKRAVAN ARCHITECTS

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info@sidellpakravan.com

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DATE	ISSUE
08.09.2021	LPC

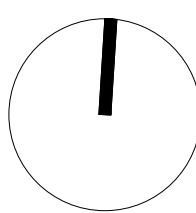
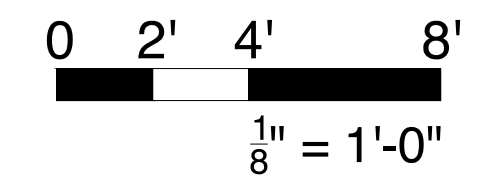
PROJECT NO.	DRAWN	CHECKED
21020	EVK	KMS

ARCH ST

1325 ARCH STREET  
BERKELEY, CA, 94708

SHEET TITLE  
EXISTING SITE AND  
LANDSCAPE PLAN

1: EXISTING SITE PLAN



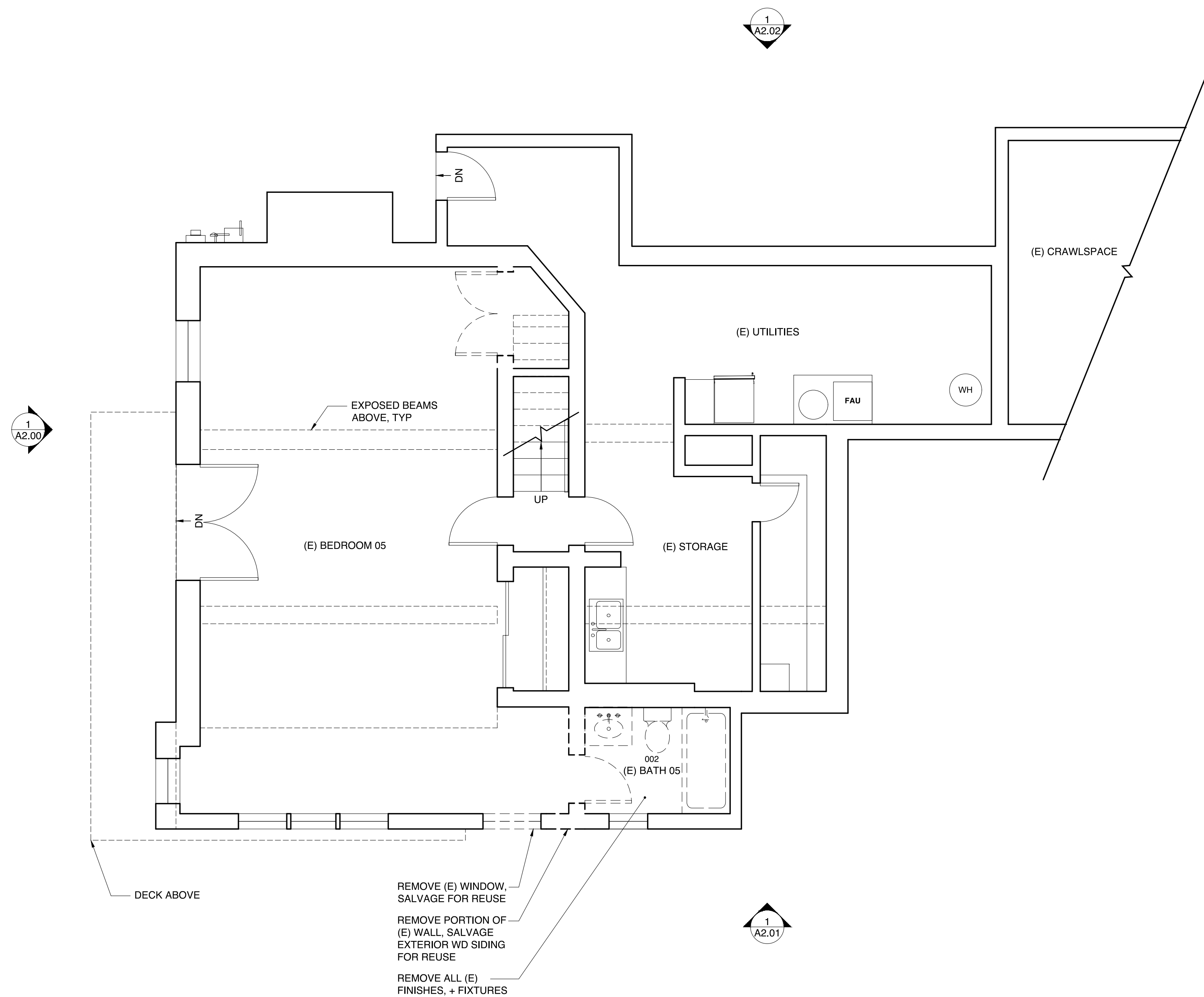
A1.00

SHEET NO.

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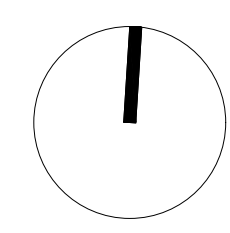
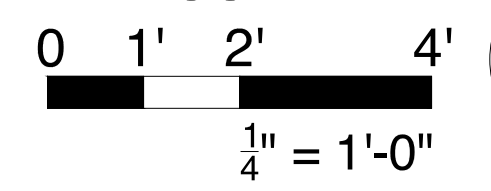


REMOVE (E) WINDOW,  
SALVAGE FOR REUSE

REMOVE PORTION OF  
(E) WALL, SALVAGE  
EXTERIOR WD SIDING  
FOR REUSE

REMOVE ALL (E)  
FINISHES, + FIXTURES

1: (E) BASEMENT FLOOR PLAN



**LEGEND**

SYMBOL	TYPE
	(E) TO DEMO
	(E) WALLS 2X4 @ 16" O.C.
	1 HR. WALL

DATE	ISSUE
08.09.2021	LPC

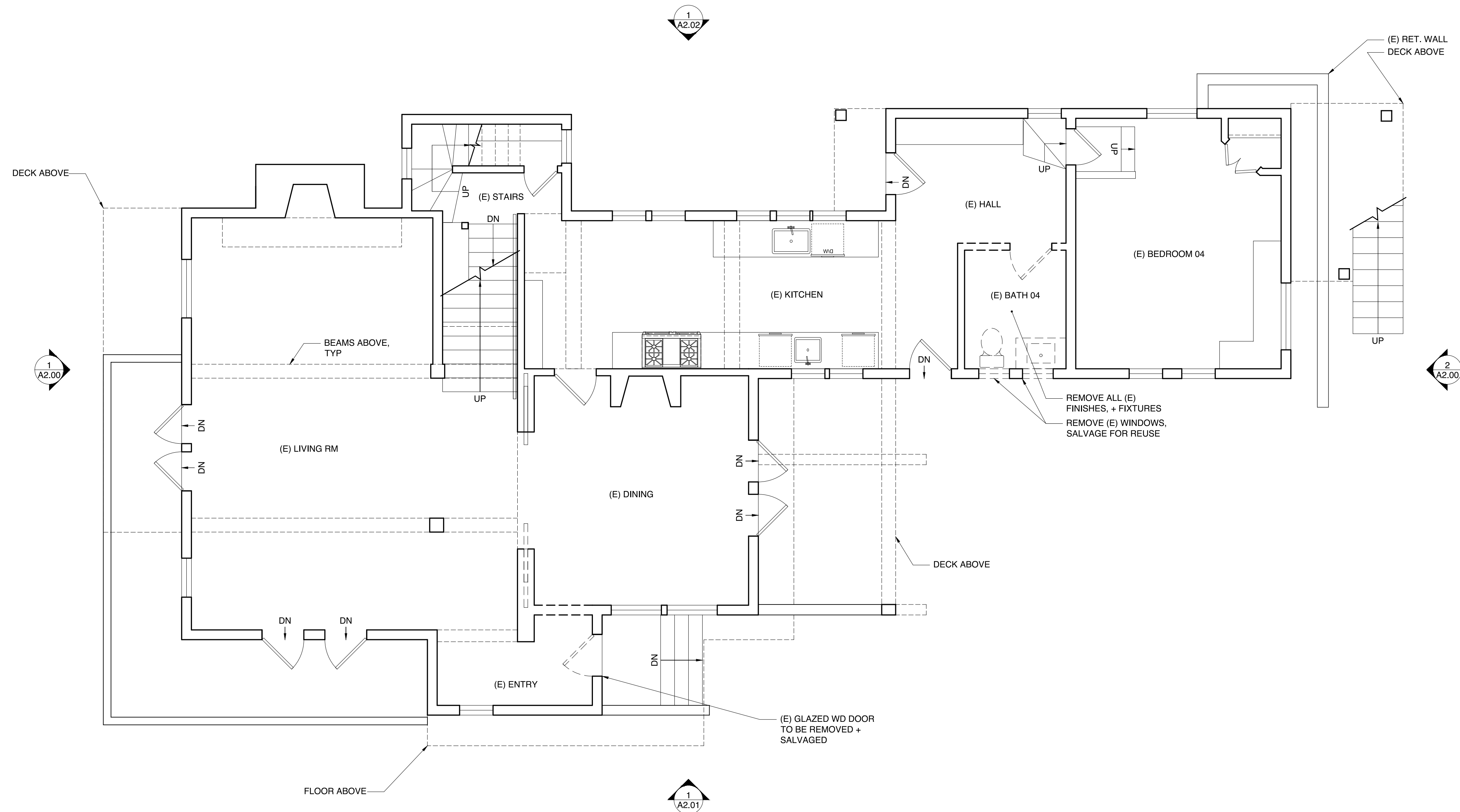
PROJECT NO.	DRAWN	CHECKED
21020	EVK	KMS

**ARCH ST**

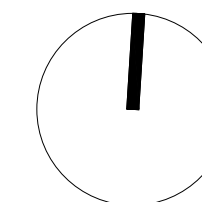
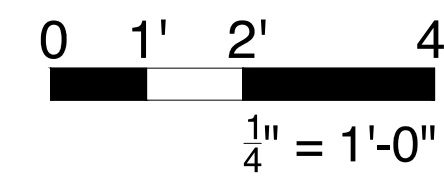
1325 ARCH STREET  
BERKELEY, CA, 94708

SHEET TITLE  
**BASEMENT FLOOR  
EXISTING + DEMO  
PLANS**

**A1.02**  
SHEET NO.



1: (E) FIRST FLOOR PLAN



**LEGEND**

SYMBOL	TYPE
	(E) TO DEMO
	(E) WALLS 2X4 @ 16" O.C.
	1 HR. WALL

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PROJECT NO.	DRAWN	CHECKED
21020	EVK	KMS

**ARCH ST**

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SHEET TITLE  
**FIRST FLOOR  
EXISTING + DEMO  
PLANS**

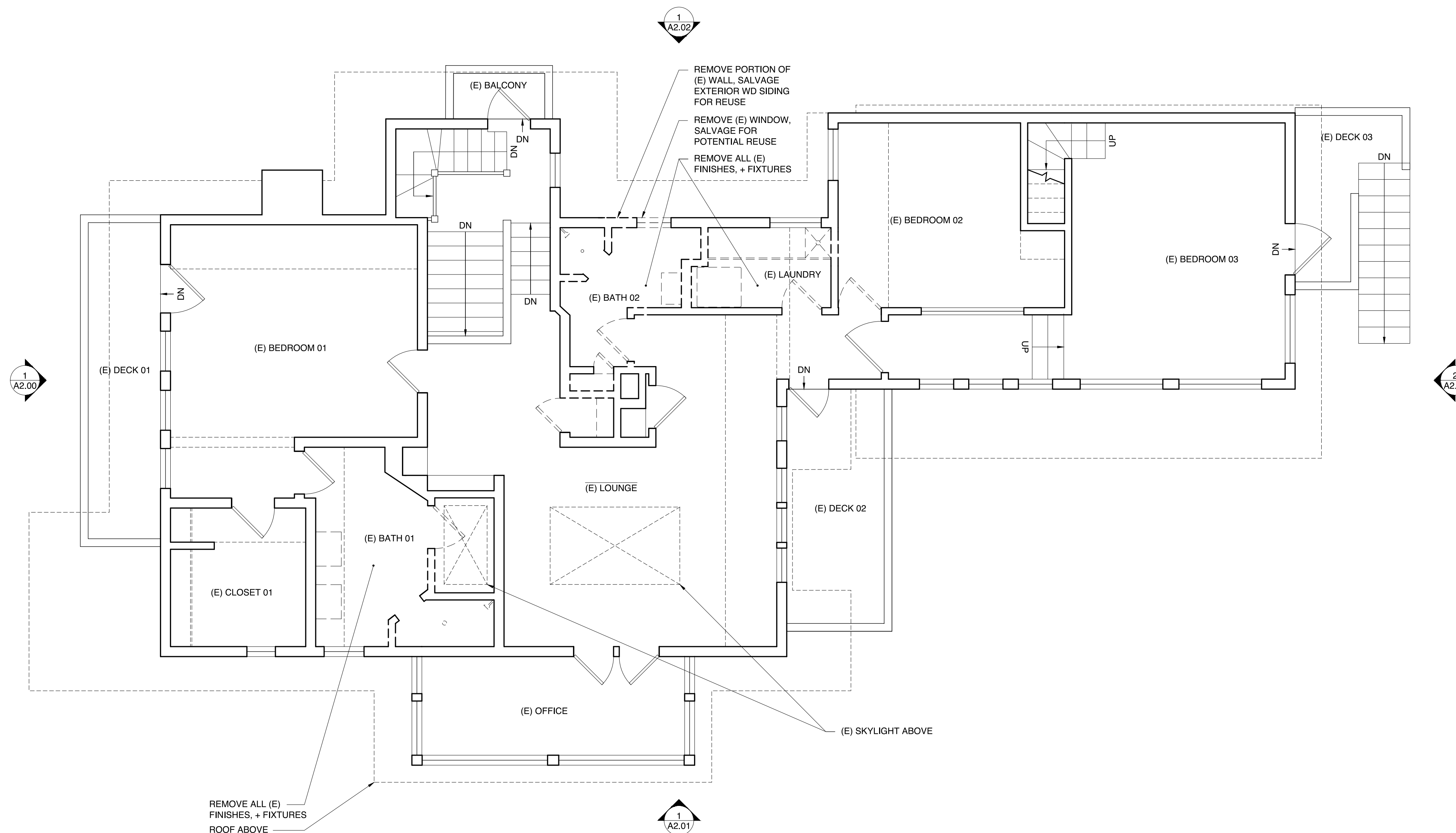
**A1.03**  
SHEET NO.



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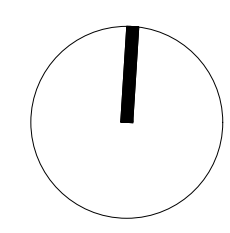
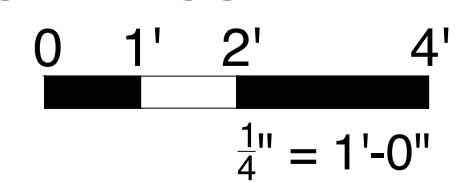
REMOVE ALL (E)  
FINISHES, + FIXTURES  
ROOF ABOVE

REMOVE PORTION OF  
(E) WALL, SALVAGE  
EXTERIOR WD SIDING  
FOR REUSE

REMOVE (E) WINDOW,  
SALVAGE FOR  
POTENTIAL REUSE

REMOVE ALL (E)  
FINISHES, + FIXTURES

1: SECOND FLOOR PLAN



**LEGEND**

SYMBOL	TYPE
	(E) TO DEMO
	(E) WALLS 2X4 @ 16" O.C.
	1 HR. WALL

DATE	ISSUE
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PROJECT NO.	DRAWN	CHECKED
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**ARCH ST**

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SHEET TITLE  
**SECOND FLOOR  
EXISTING + DEMO  
PLANS**

**A1.04**  
SHEET NO.

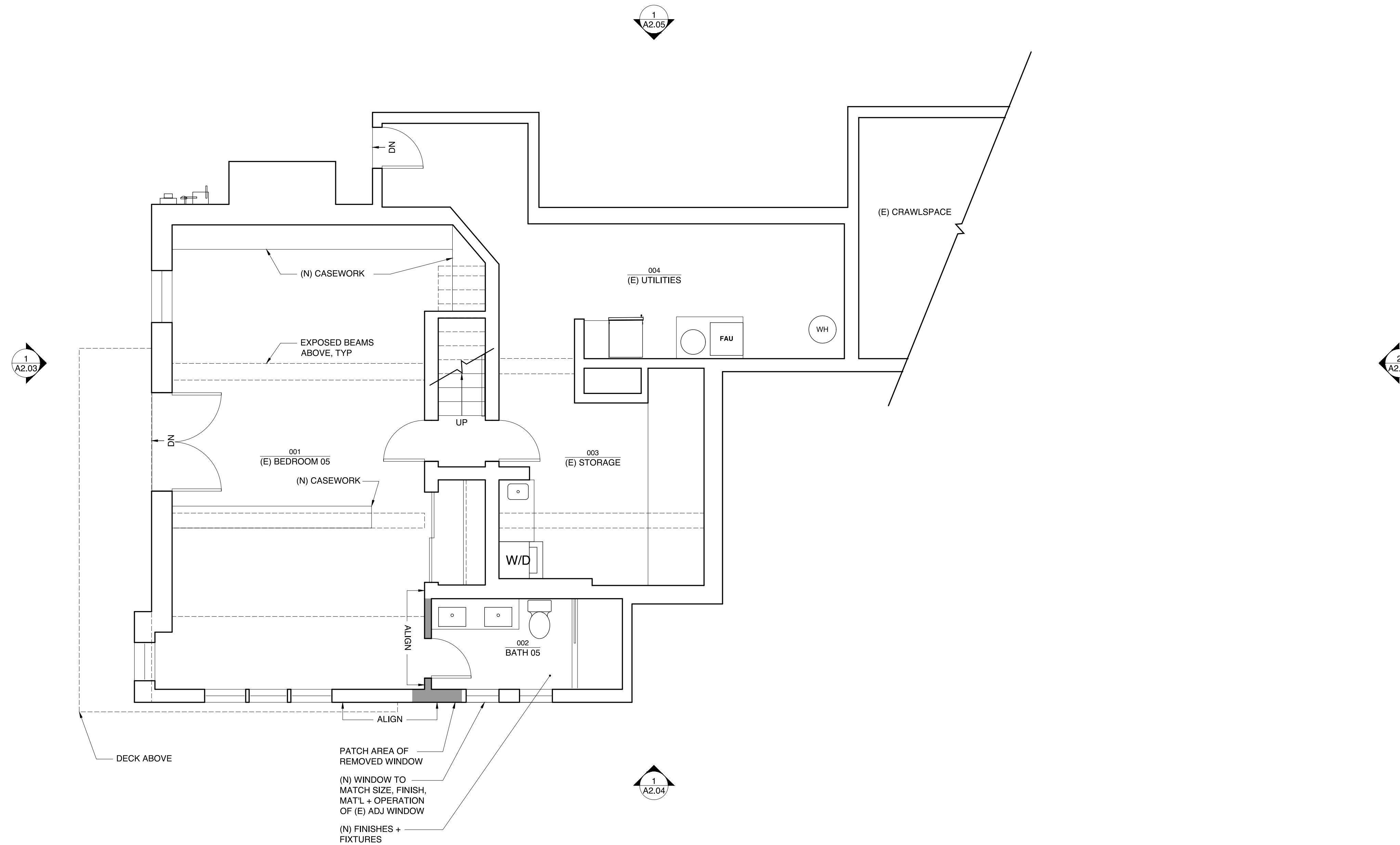
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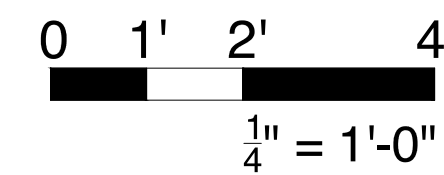
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**NOTES**

1. ALL (N) INT. WALLS SHALL MATCH (E) WD. PANELING
2. BATHROOMS SHALL HAVE TILE FINISH AT AREAS EXPOSED TO WATER



1: BASEMENT FLOOR PLAN



**LEGEND**

SYMBOL	TYPE
[White box]	(E) WALLS 2X4 @ 16" O.C.
[Grey box]	(N) WALLS 2X4 @ 16" O.C. W/ FULL BATT INSUL.
[Hatched box]	1 HR. WALL

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PROJECT NO.	DRAWN	CHECKED
21020	EVK	KMS

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SHEET TITLE  
**(N) BASEMENT  
FLOOR PLAN**

**A1.05**  
SHEET NO.

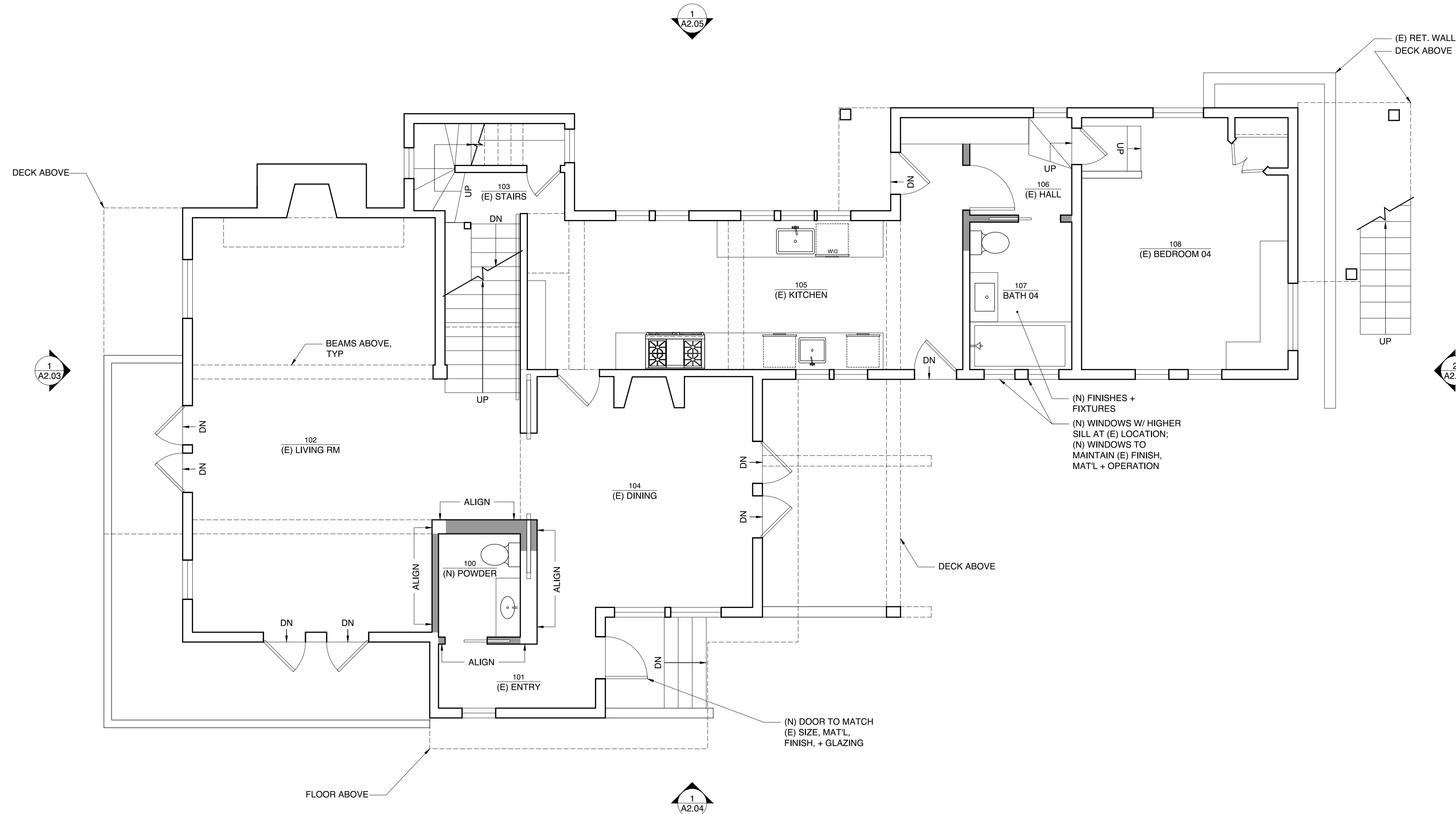
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**NOTES**

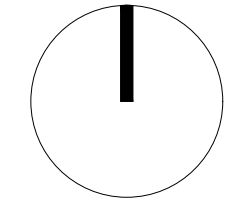
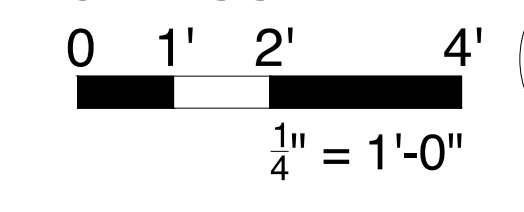
1. ALL (N) INT. WALLS SHALL MATCH (E) WD. PANELING
2. BATHROOMS SHALL HAVE TILE FINISH AT AREAS EXPOSED TO WATER



(N) FINISHES + FIXTURES  
(N) WINDOWS W/ HIGHER SILL AT (E) LOCATION;  
(N) WINDOWS TO MAINTAIN (E) FINISH, MAT'L + OPERATION

(N) DOOR TO MATCH (E) SIZE, MAT'L, FINISH, + GLAZING

1: FIRST FLOOR PLAN



**LEGEND**

SYMBOL	TYPE
[White Box]	(E) WALLS 2X4 @ 16" O.C.
[Grey Box]	(N) WALLS 2X4 @ 16" O.C. W/ FULL BATT INSUL.
[Dotted Box]	1 HR. WALL

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PROJECT NO.	DRAWN	CHECKED
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SHEET TITLE  
**(N) FIRST FLOOR  
PLAN**

**A1.06**  
SHEET NO.

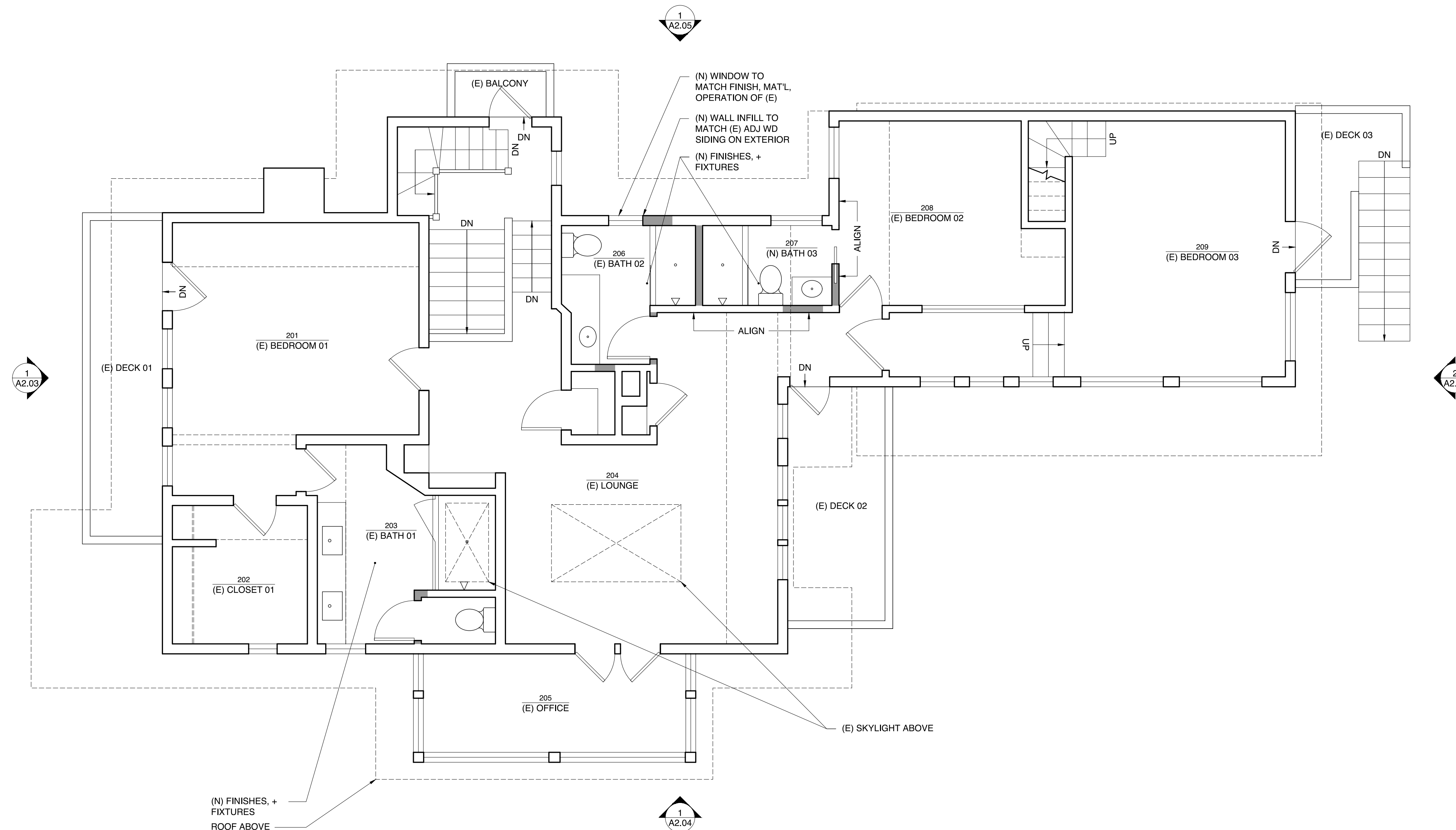
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**NOTES**

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2. BATHROOMS SHALL HAVE TILE FINISH AT AREAS EXPOSED TO WATER



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PROJECT NO.	DRAWN	CHECKED
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## ARCH ST

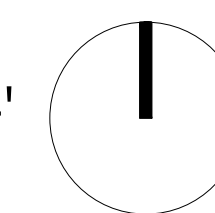
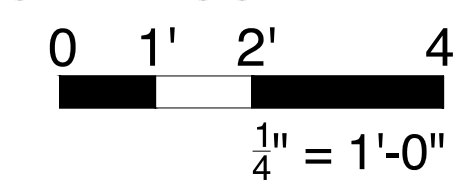
1325 ARCH STREET  
BERKELEY, CA, 94708

SHEET TITLE  
**(N) SECOND FLOOR PLAN**

**LEGEND**

SYMBOL	TYPE
[Symbol]	(E) WALLS 2X4 @ 16" O.C.
[Symbol]	(N) WALLS 2X4 @ 16" O.C. W/ FULL BATT INSUL.
[Symbol]	1 HR. WALL

1: SECOND FLOOR PLAN



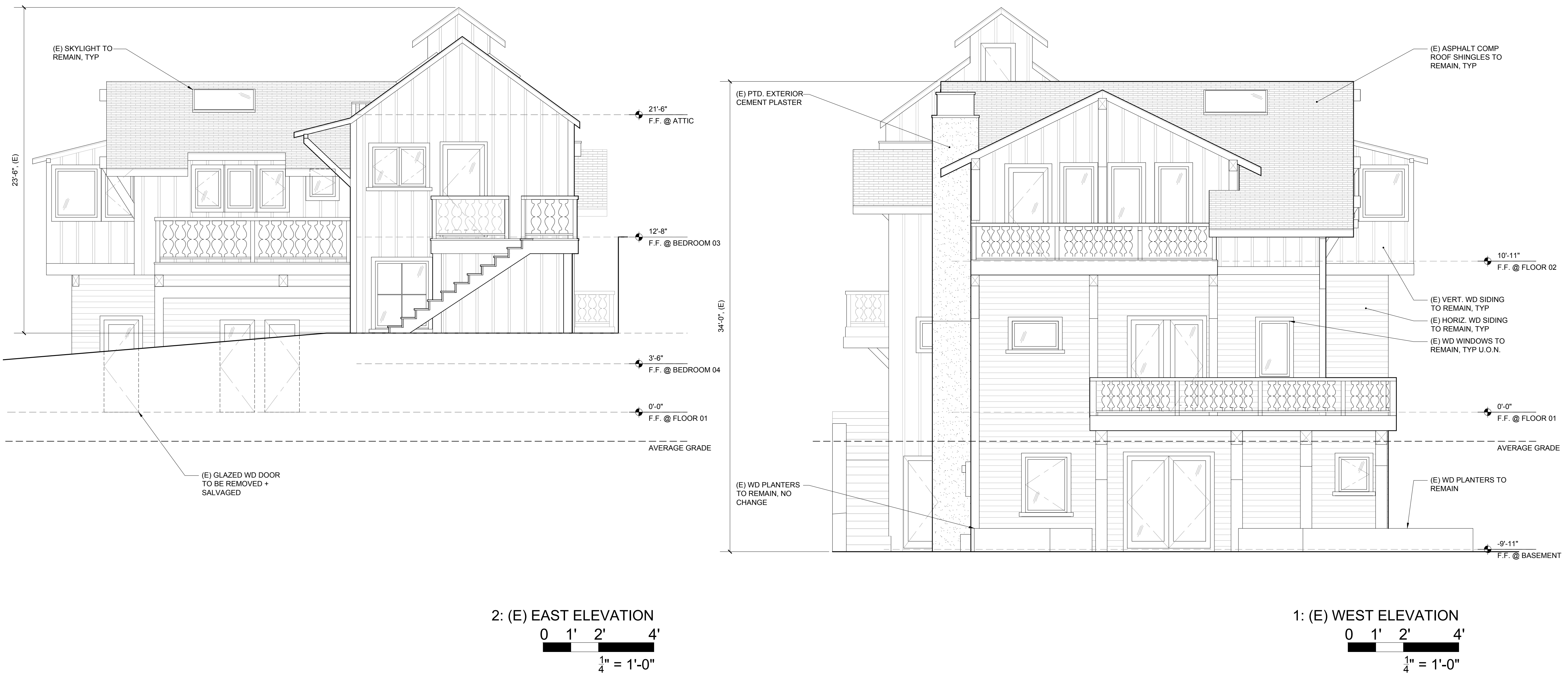
# A1.07

SHEET NO.

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**ARCH ST**

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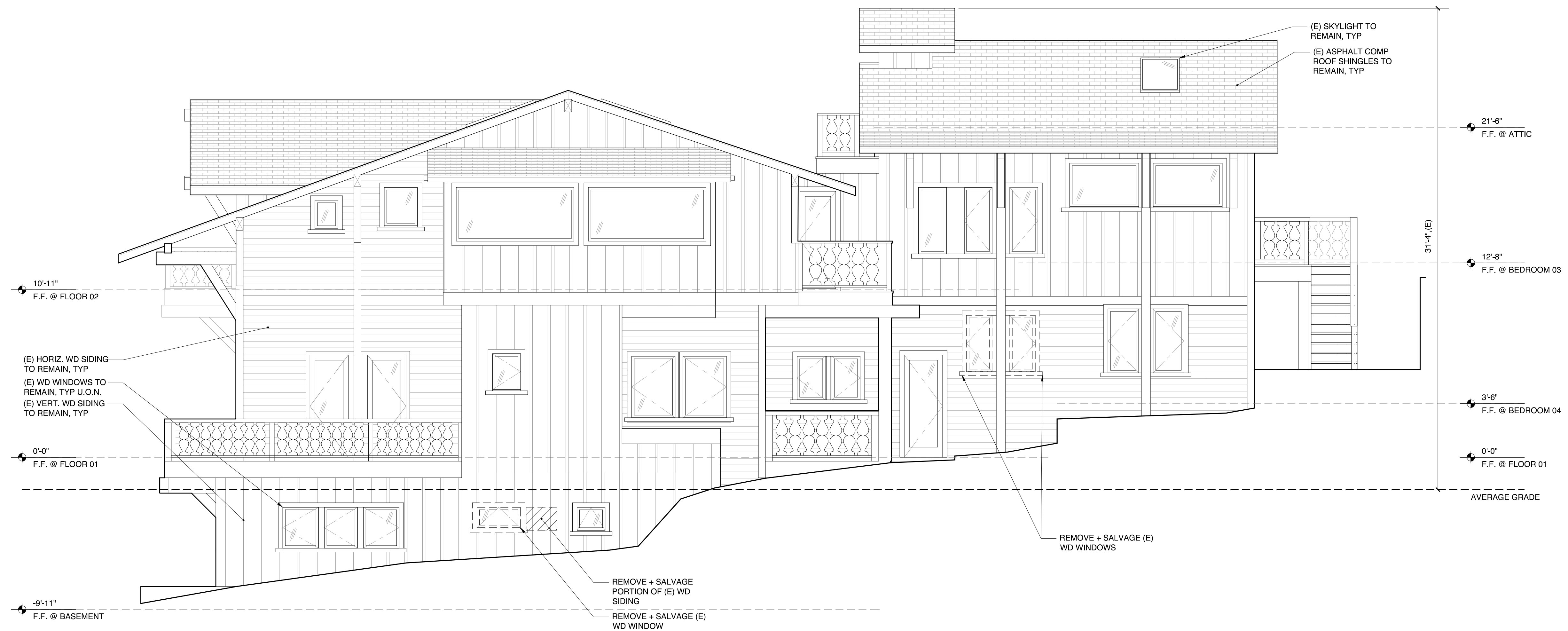
SHEET TITLE  
**(E) ELEVATIONS**

**A2.00**  
SHEET NO.

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PROJECT NO.	DRAWN	CHECKED
21020	EVK	KMS

**ARCH ST**

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SHEET TITLE  
**(E) ELEVATIONS**

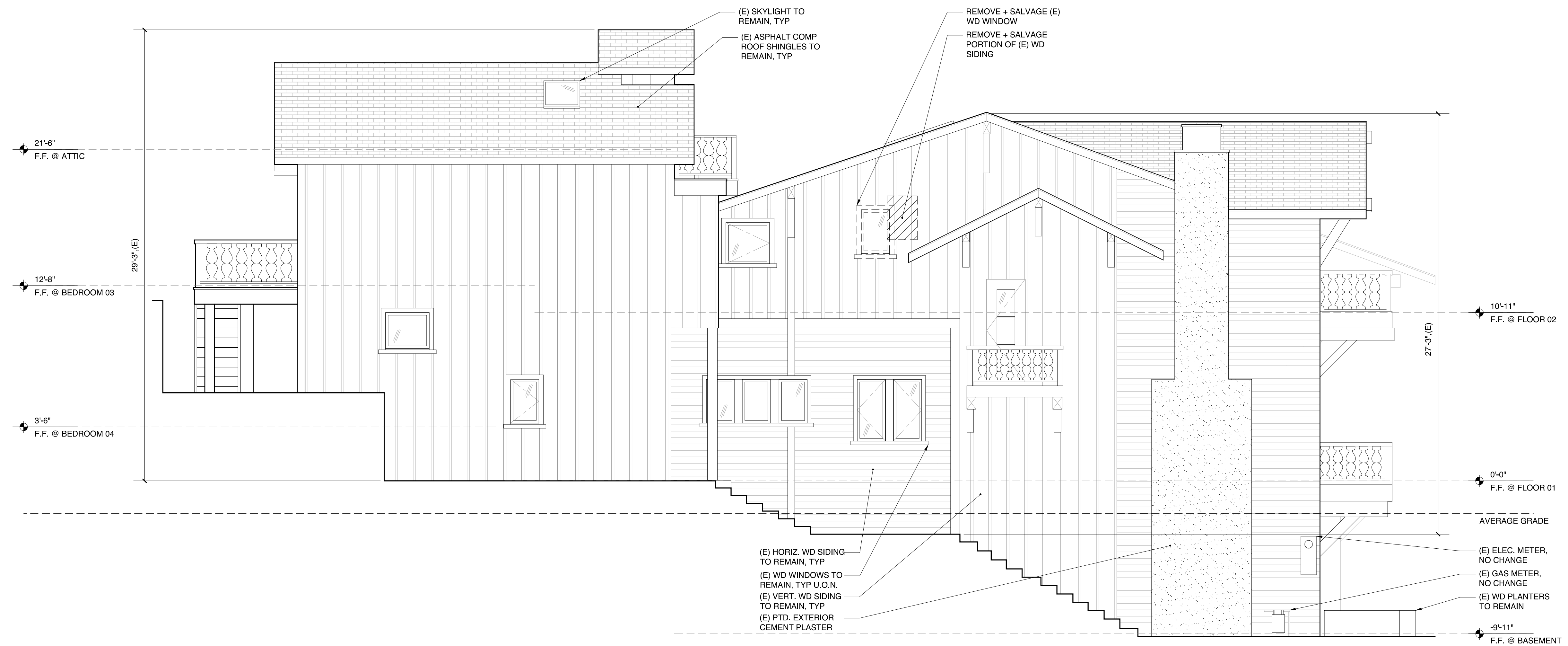
1. (E) SOUTH ELEVATION  
 0 1' 2' 4'  
 1/4" = 1'-0"

**A2.01**  
SHEET NO.

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SHEET TITLE  
**(E) ELEVATIONS**

1. (E) NORTH ELEVATION  
0 1' 2' 4'  
1/4" = 1'-0"

**A2.02**  
SHEET NO.

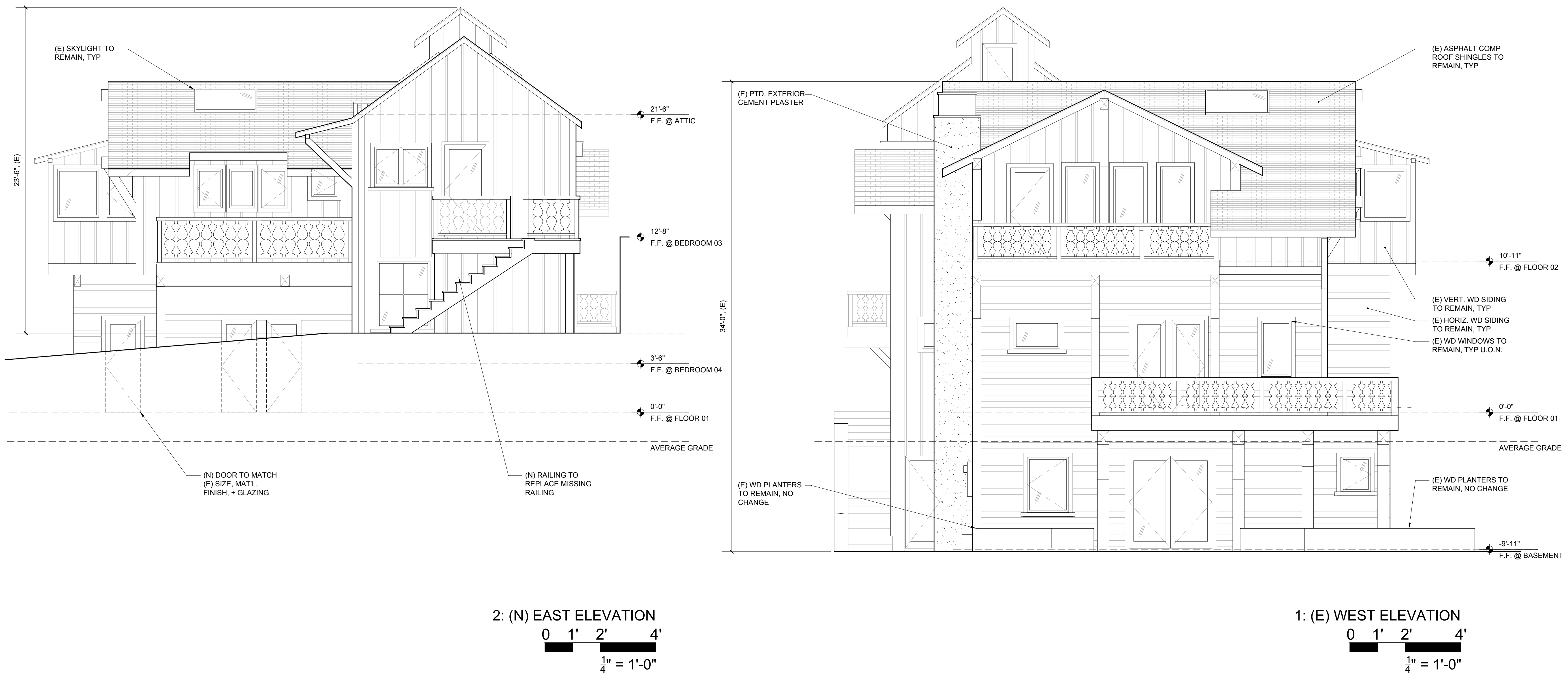
NOTES

1. NO CHANGES TO WEST ELEVATION
2. NO CHANGES TO EAST ELEVATION

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SHEET TITLE  
**(N) ELEVATIONS**

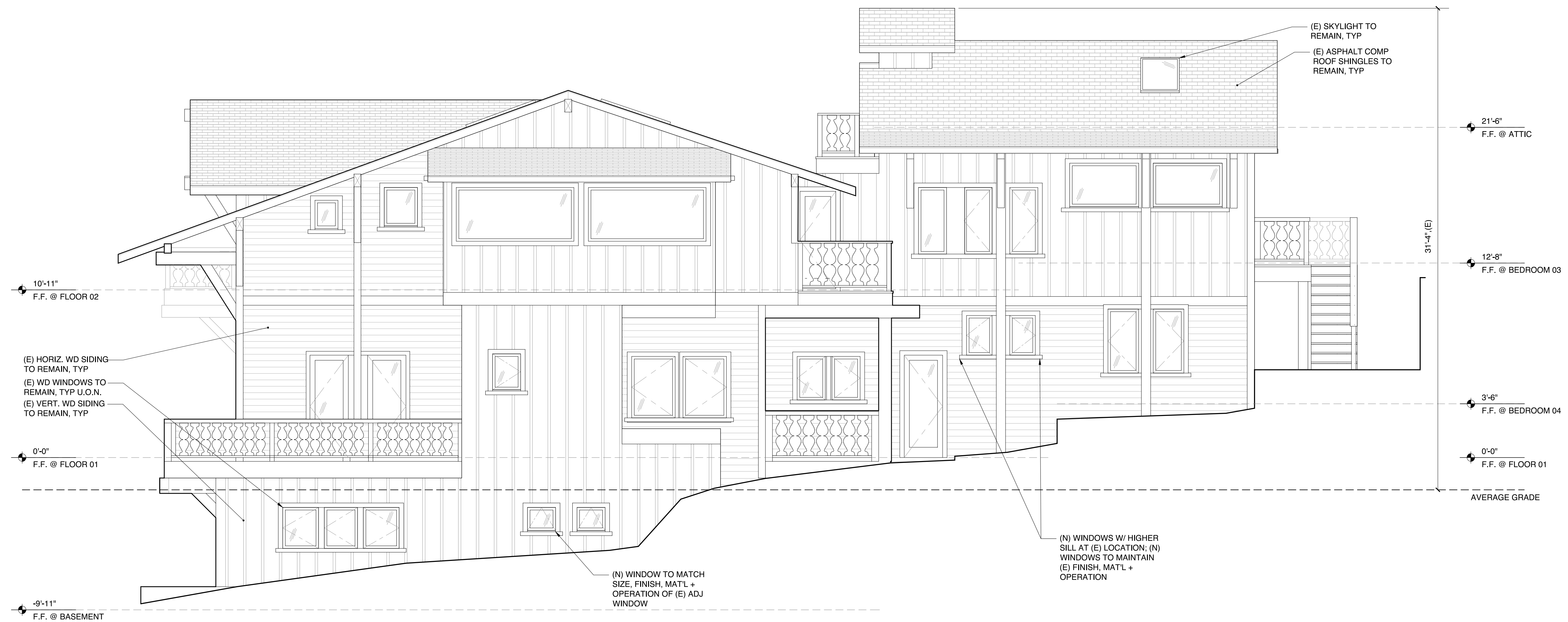
**A2.03**  
SHEET NO.



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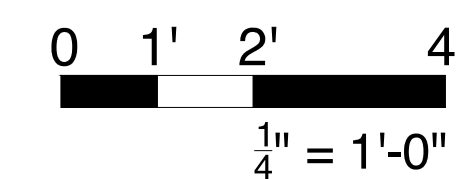
PROJECT NO.	DRAWN	CHECKED
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SHEET TITLE  
**(N) ELEVATIONS**

1. (N) SOUTH ELEVATION



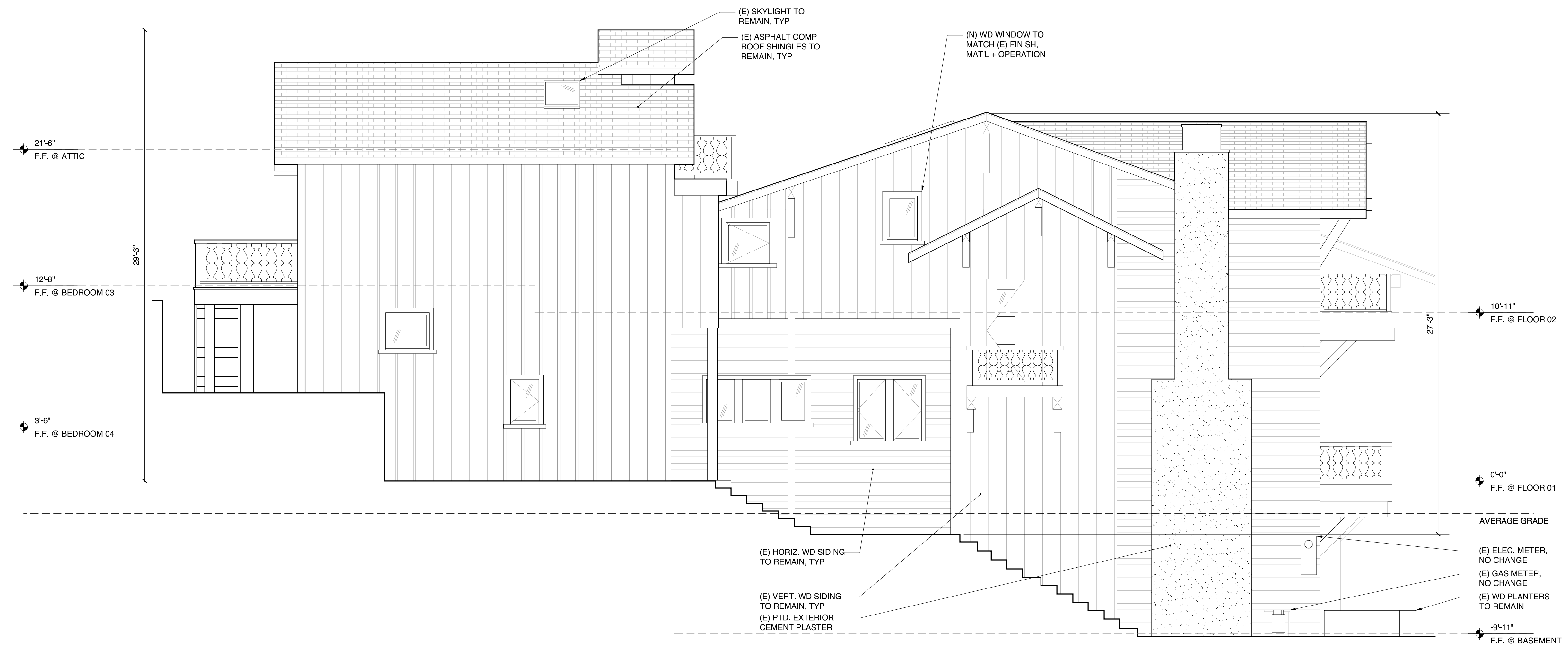
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SHEET NO.

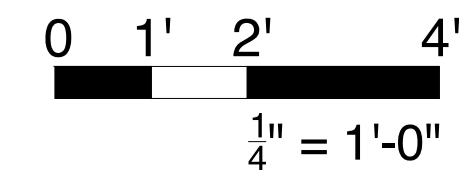
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1. (N) NORTH ELEVATION



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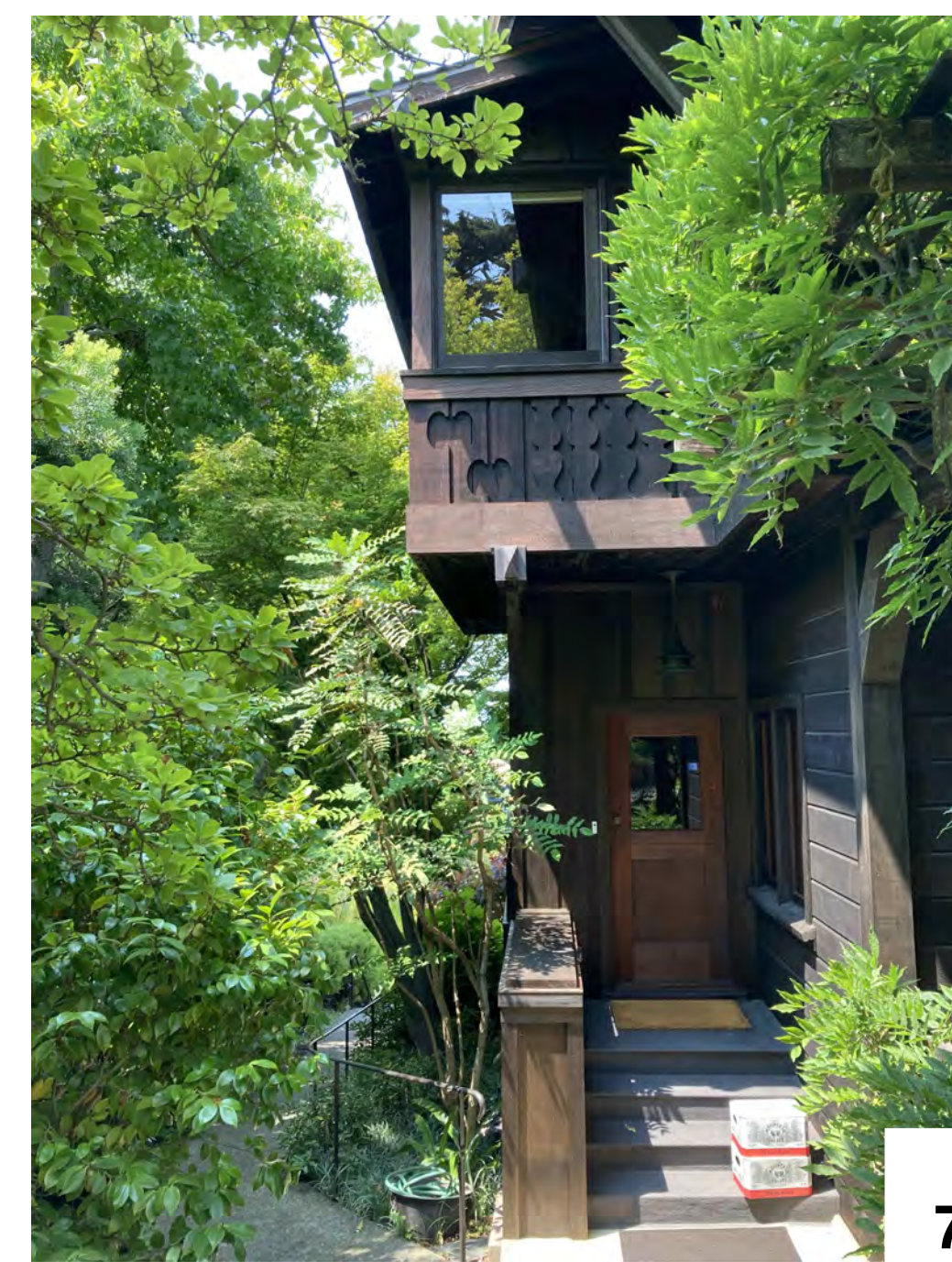
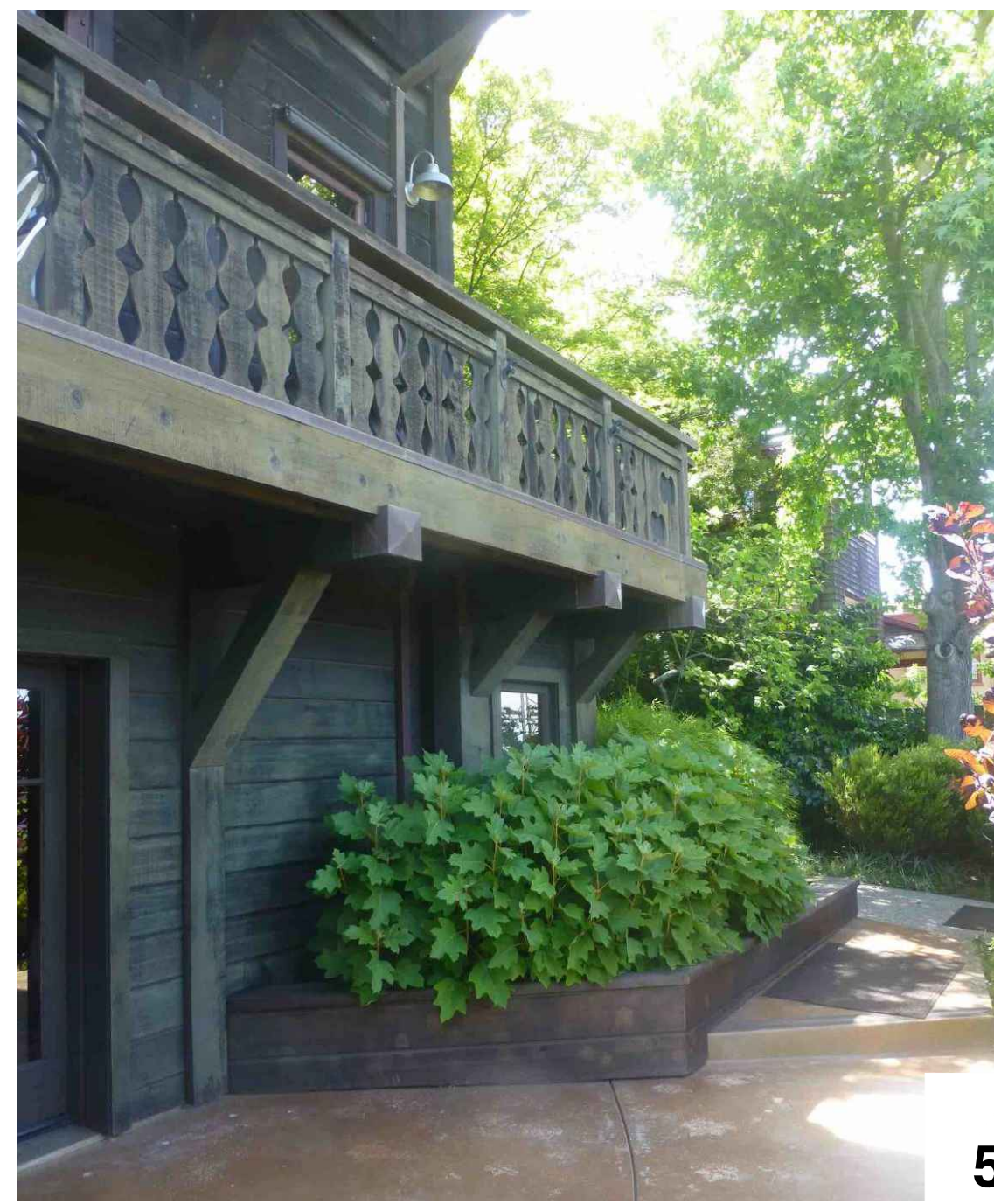
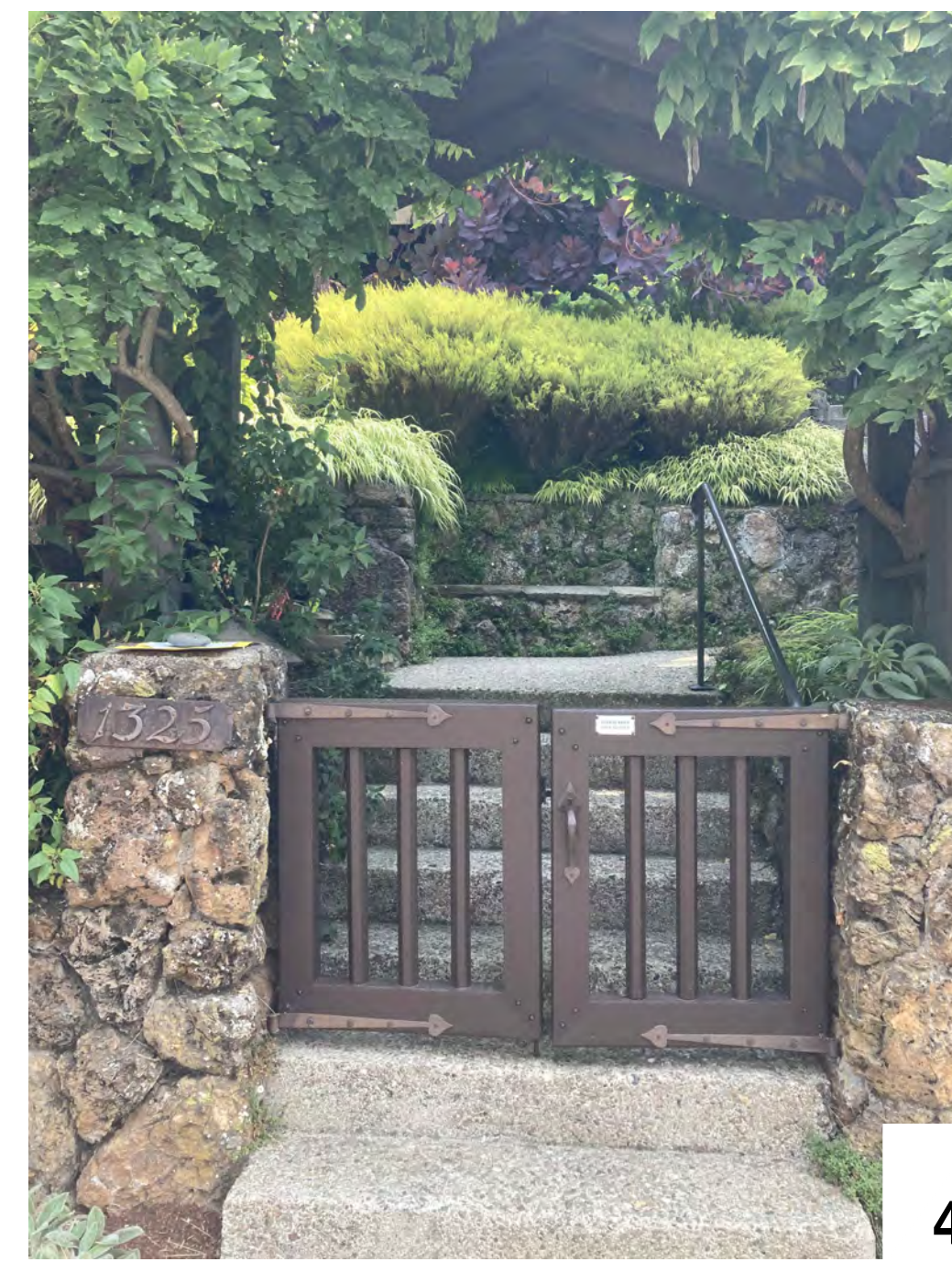
PROJECT NO.	DRAWN	CHECKED
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SHEET TITLE  
**(N) ELEVATIONS**

**A2.05**  
SHEET NO.



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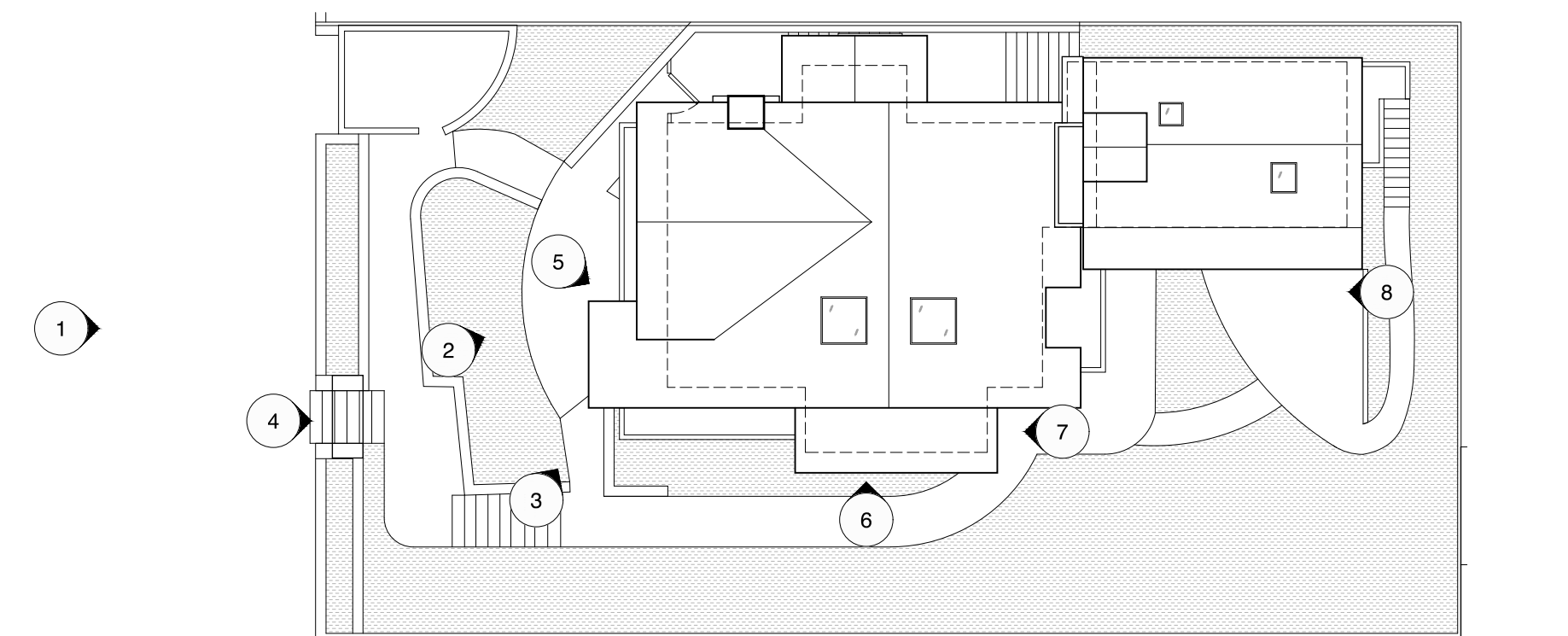
DATE	ISSUE
08.09.2021	LPC

PROJECT NO.	DRAWN	CHECKED
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## ARCH ST

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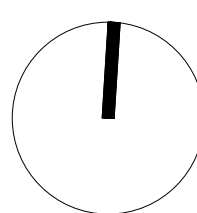
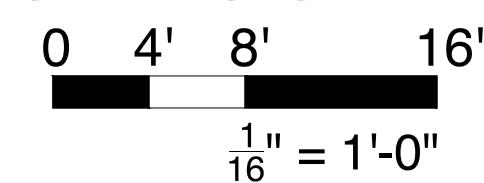
SHEET TITLE  
**EXISTING SITE PHOTOS**



SITE PLAN PHOTO NOTES

- PHOTOS TAKEN DURING SUMMER 2021

1: SITE PHOTO KEY



# A5.00

SHEET NO.

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1



2



3



4



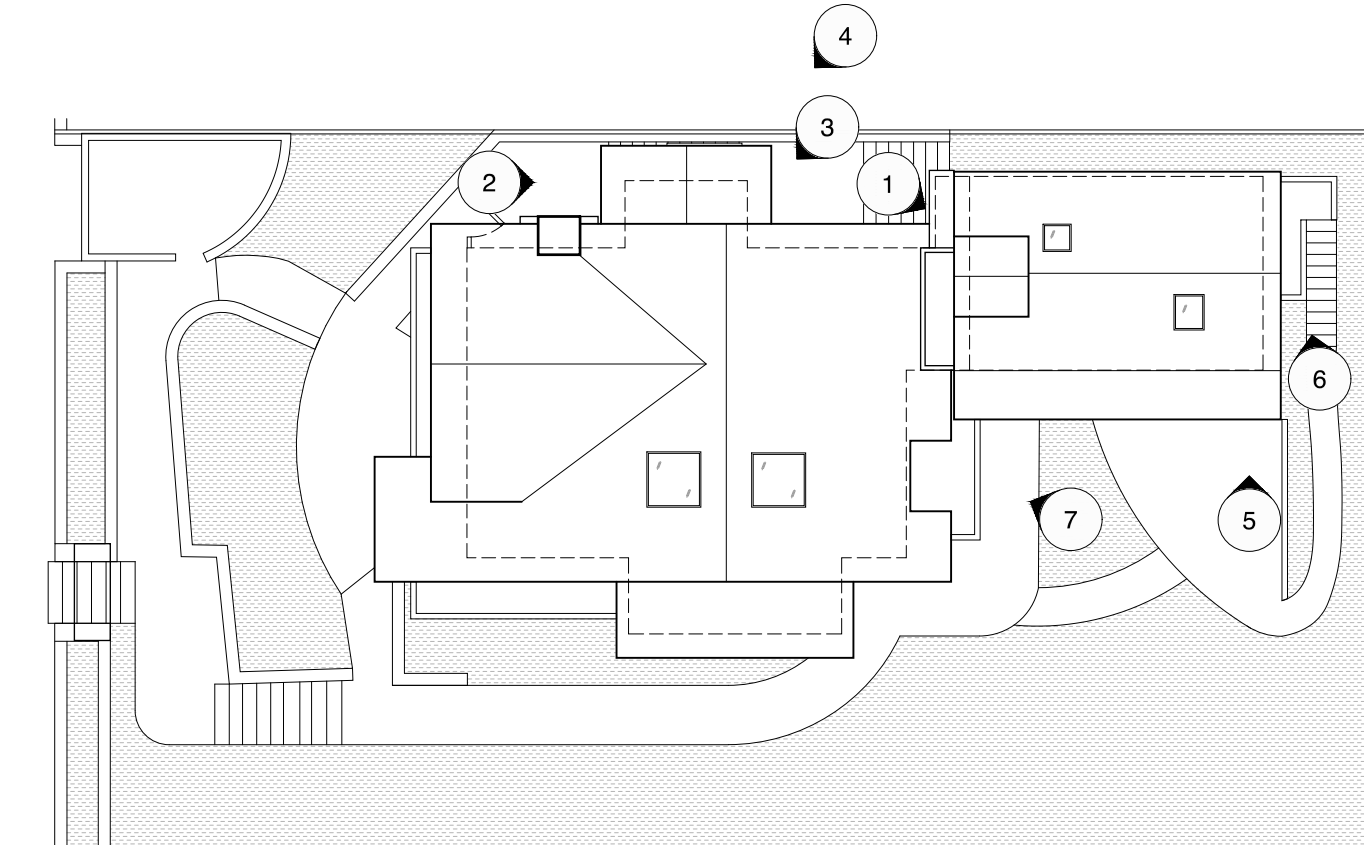
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6



7



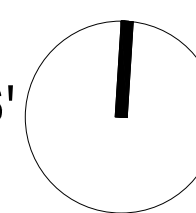
### SITE PLAN PHOTO NOTES

1. PHOTOS TAKEN DURING SUMMER 2021

1: SITE PHOTO KEY

0 4' 8' 16'

$\frac{1}{16}'' = 1'-0''$



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PROJECT NO.	DRAWN	CHECKED
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## ARCH ST

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SHEET TITLE  
EXISTING SITE  
PHOTOS

# A5.01

SHEET NO.