

Land Use / Zoning

Planning and Development

All new uses, structures, and modifications to structures in the City of Berkeley are required to be in conformance with the Zoning Ordinance.

Information on different types of permits can be found at the links below.

Overview of the Permitting Process

https://www.cityofberkeleyinfo.net/Planning_and_Development/Permit_Service_Center/Permitting_Process.aspx

Types of Permits

https://www.cityofberkeleyinfo.net/Planning_and_Development/Home/Types_of_Land_Use_Permits.aspx

Zoning Project Submittal Requirements
<https://tinyurl.com/rahe8ld>

Land Use / Zoning
1947 Center Street
2nd Floor
Berkeley, CA 94704
Phone: 510-981-7410
TDD: 510-981-7450
planning@cityofberkeley.info

Zoning Project Application

(This box for staff use only.)

ZP20 - _____

- Administrative Use Permit Variance
 Use Permit Modification of any of the Above

Zoning District(s): _____

Intake Planner: _____

DATE STAMP HERE

Project Information:

Project Address: 1915 Berryman Street Unit/Suite #: _____

Assessor Parcel Number: 060-2449-01300

Project Description: Construction of new (10) unit Multi-Family Building.

Existing triplex to be demolished.

Note: We would appreciate the opportunity to work with Annelise Dohrer again on this project.

Expedited Services Requested? Yes / No

Property Owner's Name: Alon Danino

Owner's Mailing Address: 1493 Firebird Way, Sunnyvale, CA 94087

Phone #: 415-608-2693

Email: alondn@gmail.com

Applicant's Name (or enter "same"): Brad Gunkel- Gunkel Architecture

Applicant's Mailing Address: 2295 San Pablo Avenue, Berkeley, CA 94702

Phone #: 510-984-1112

Email: brad@gunkelarchitecture.com

Under penalty of perjury, I certify that:

- (1) the application materials are true and complete to the best of my knowledge;**
(2) the attached paper and electronic copies of this application are the same; and
(3) I agree to pay all expenses associated with this application.

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

Applicant Signature:

Printed Name:

Brad Gunkel

Date: 4-6-2020

Owner Signature:

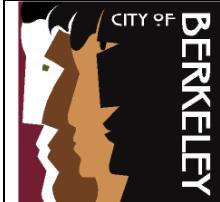
Printed Name:

Alon Danino

Date: 4-10-2020

(This page is for staff use only)

Zoning District(s):	
Zoning Section	Description
1. 23_____._____	UP/AUP to
2. 23_____._____	UP/AUP to
3. 23_____._____	UP/AUP to
4. 23_____._____	UP/AUP to
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



Zoning Project Application Submittal Requirements

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(This box for staff use only.)

ZP202 - _____

Administrative Use Permit
 Use Permit

Variance
 Modification to any of the Above

DATE STAMP HERE

Intake Planner: _____

The Zoning Project Submittal Requirements packet describes all of the materials required to submit a complete Zoning Project Application to the Planning and Development Department, Land Use Division. Section 1 is a checklist of materials required for all projects; Sections 2-7 comprise a list of materials that may be required based on the project type or location. Other information not included on this checklist may be requested to address unique situations. All documents, reports and plans must be provided in hard copy and digital format.

Each submittal requirement on the checklist is described further in this packet, starting on page 3. Each description: 1) identifies whether an item is required, and 2) indicates how to prepare each document, drawing, material, and/or report.

Pages 1 and 2 of this packet must be completed and submitted with the Application. Staff will verify that the minimum submittal requirements have been included with your package during the application submittal appointment. Applications that are missing the materials in this checklist will not be accepted for review.

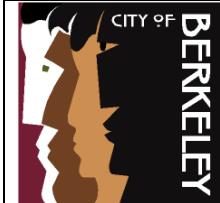
Section 1 – Required for all Projects

- A. Completed Zoning Project Application Packet comprised of the following individual sections:
 - 1. Zoning Project Application Form
 - 2. Completed copy of this Zoning Project Submittal Requirements Checklist (Pages 1-2)
- B. Applicant Statement / Waiver Request
- C. Payment of Application Fees (Please Refer to Current Fee Schedule)
- D. Hazardous Waste and Substances Statement
- E. Tabulation Form
- F. Zoning Use Questionnaire
- G. Pre-Application Yellow Poster
- H. Pre-Application Neighborhood Contact

Section 2 – Required for All Development Projects

(Involving New Structures, Additions, Demolitions, or Exterior Alterations)

- A. Site Plan
- B. Lot Coverage/Usable Open Space Plan
- C. Floor Plans
- D. Building Elevations
- E. Street Strip Elevation
- F. Section Drawings
- G. Boundary and/or Topographic Survey
- H. Grading Plan



Zoning Project Application Submittal Requirements

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Section 3 – Supporting Documents, Studies, Graphics, and Depictions for All Development Projects

- A. Site Photographs
- B. Shadow Study
- C. Story Pole Plan
- D. Arborist Report
- E. Structural Evaluation
- F. Parking Survey
- G. Traffic Impact Analysis Memorandum
- H. Photo Simulations
- I. Public Art Declaration

Section 4 –Environmental Review

- A. Creek Protection Documentation
- B. Historic Resource Evaluation
- C. Phase I or Phase II Site Assessment
- D. Seismic Hazard Investigation
- E. State General Construction Permit
- F. Stormwater Requirements Checklist

Section 5 – Required for Projects Subject to Affordable Housing Requirements

- A. Housing Affordability Statement
- B. Anti-Discrimination Housing Policies
- C. Density Bonus Eligibility Statement
- D. Area of Potential Effects (APE) Statement

Section 6 – Landscape and Green Building Requirements

- A. Landscape Requirements
- B. Natural Gas Prohibition, Berkeley Energy Code and Berkeley Green Code
- C. Green Building Requirements

Section 7 – Related Land Use Planning Division Applications

- A. Design Review
- B. Structural Alteration Permit

PLANNING & DEVELOPMENT

Land Use Planning Division, 1947 Center Street, 2nd Floor, Berkeley, CA 94704

Tel: 510.981.7410 TDD: 510.981.6903

Fax: 510.981.7420 Email: Planning@CityofBerkeley.info



GUNKEL ARCHITECTURE

2295 SAN PABLO AVENUE BERKELEY CALIFORNIA 94702 (510) 984 - 1112
GUNKEL ARCHITECTURE.COM

City of Berkeley Planning and Development Department,

Thank you very much for your consideration of our proposed design for a six-unit residential development at 1915 Berryman Street in North Berkeley. I would like to provide some background regarding the design to help place our submittal package in context.

The owner of the property reached out to us to help him create ten much-needed family-friendly residential units (including one very low income unit) on a lot currently occupied by a non-historic building in poor condition. With a combination of larger mid-century modern apartment buildings and more moderately sized traditional multi-family developments surrounding the site, our goal was to create housing that provides the brightness and textural honesty of contemporary design while referencing more traditional forms. The units are designed as ground-floor units with direct street access and townhouses above accessed from a rear balcony to provide a feeling of individual homes for the residents.

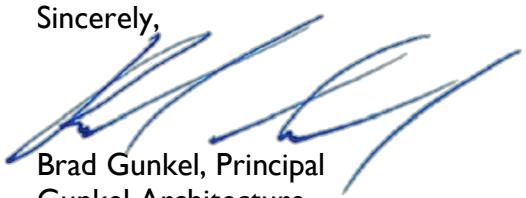
We coordinated with Annelise Dohrer in Planning to discuss the site layout and with Sharon Gong regarding the density bonus.

The buildings are situated in a way that minimizes shadow and privacy impacts on neighbors. Parking is hidden behind the units allowing the ground-floor units direct pedestrian access from the street. We split the upper floors into two separate volumes to help reduce the mass and to provide a pedestrian path from Bonita to the upper townhouses. Abundant yard space and balconies provide opportunities for outdoor activities.

We are excited to present a proposed design that fits well within the existing neighborhood, takes impacts on neighboring properties into careful consideration and will provide homes that families can be proud of.

We thank you for your time and are happy to answer any questions you might have or provide any additional information or documentation that will assist you in your review of our proposal.

Sincerely,



Brad Gunkel, Principal
Gunkel Architecture



PLANNING & DEVELOPMENT

Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.7474 Fax: 510.981.7420
Email: Planning@cityofberkeley.info

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 website (check multiple lists and categories):

<http://www.calepa.ca.gov/SiteCleanup/CorteseList/>

Applicant's Information:

Name: Brad Gunkel- Gunkel Architecture

Street Address: 2295 San Pablo Avenue

City, State, Zip Code: Berkeley, CA 94702

Phone Number: 510-984-1112 Email: brad@gunkelarchitecture.com

Project Information:

Address: 1915 Berryman Street

City, State, Zip Code: Berkeley, CA 94709

Assessor's book, page, and parcel number: 060-2449-01300

Specify any list that the site appears on:

Regulatory identification number: _____

Date of list: _____

Site Use (if known):

Past: _____ Present: _____

Proposed: _____

Submittals (check all that are available):

Phase I Report Phase II Report Closure Letter Other: _____

Applicant's verification:

Signature: _____ Date: 4/6/2020



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: 1915 Berryman Street, Berkeley, CA 94709 Date: _____

Applicant's Name: Brad Gunkel

Zoning District R-2A

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	(#)	3	10	10 w/ affordable housing density bonus
Number of Parking Spaces	(#)	6	5*	10
Number of Bedrooms (R-1, R-1A, R-2, R-2A, and R-3 only)	(#)	5	21	30
Yards and Height				
Front Yard Setback	(Feet)	53'-5"	15'-0" except stair*	15'-0"
Side Yard Setbacks: (facing property)	Left: (Feet)	21'-10"	22'-0"	6'-0"
	Right: (Feet)	15'-6"	10'-0"	10'-0"
Rear Yard Setback	(Feet)	27'-5"	10'-0"**	15'-0"
Building Height	(# Stories)	2	3	3
Average	(Feet)	25'±	34'-3"**	35' w/ AUP
Maximum	(Feet)	N/A	N/A	N/A
Areas				
Lot Area	(Square-Feet)	10,406 sf	10,406 sf	10,406 sf
Gross Floor Area	(Square-Feet)	1,972 sf	11,716 sf	N/A
Total Area Covered by All Floors				
Building Footprint	(Square-Feet)	1,714 sf	4,621 sf*	4,162 sf
Total of All Structures				
Lot Coverage (Footprint/Lot Area)	(%)	16%	44.4%*	40%
Useable Open Space	(Square-Feet)	7,890 sf	2,287 sf*	3,000 sf
Floor Area Ratio Non-Residential only	(Except ES-R)	N/A	N/A	N/A

*AFFORDABLE HOUSING DENSITY BONUS WAIVER REQUESTED



Tree Survey for 1915 Berryman Street Berkeley, CA

Prepared for:
1915 Berryman Project
1915 Berryman Street,
Berkeley, CA 94607

Submitted by: Tony Wayne Wolcott
Registered Consulting Arborist #685
BCMA – WE 3284B ISA
959 Cheyenne Drive,
Walnut Creek, CA, 94709

May 21, 2020

Introduction

This assignment came from discussions and emails with Alon Danino. The initial contact was in April of 2020. This report addresses the information required by the City of Berkeley for the successful retention of coast live oak trees (*Quercus agrifolia*) during the proposed construction.

The scope of work includes a map (not to scale) with tree numbers and tree locations. Tree assessment included each tree's health, form, and structure. Some photographs are provided for illustration. Each oak tree has a number. Only the coast live oak trees with a circumference of at least 18 inches were surveyed (measured at four feet above grade). Diameter at 4.0 feet above the ground was used instead of the circumference.

Site Description

The project location is on the northwest corner of Berryman Street and Bonita Avenue in Berkeley. The proposed work area contains an existing residential house and separate garage. There are six coast live oaks on the property. Tree #1 (16-inch diameter), the best specimen oak, sits on the southeast corner of Berryman and Bonita. Trees #2 (14-inch diameter) and #3 (8-inch diameter) are multi-trunk trees. The location of these oaks is between Bonita and the property, halfway down the eastern property line. Trees #4 (27-inch diameter) and #5 (33-inch diameter) are located near the northwest corner. Tree #5 sits on the western fence line. Oak #6 (16-inch diameter) sits at the midpoint along the western boundary. Live oak #7A is located on the neighbor's property but extends into 1915 Berryman. See Tree Sketch.

Assignment

Address the retention of these oak trees. Sustainability of the oak trees is a major goal for this development. The analysis will look at the necessary steps to retain the trees.

Limits of Assignment

Evaluating tree health is limited because there is no access to the root system. Visual inspection from the ground may miss defects in the canopy. No background or history of the site was available.

Observations and Discussion

The six coast live oak trees are California native trees. The Berkeley native habitat provides excellent growing conditions for this species. The oak trees dominate the open ground and the home. Trees grew haphazardly, were not regularly pruned, and had no tree care. Trees #2 and #3 are multi-stemmed. Tree #5 grows out of a fence. The oak trees grew despite human activities – fences, driveway, and roads were all constructed over time.

The tree health of all six oaks is surprisingly good. Tree #1 is still young and growing. This tree has an excellent position in the northeast corner. See the photos below. Trees #2 and #3 are multi-trunk trees, still young. Their structure is poor, the form is poor, but the health is good. Trees #4, and #6, are both excellent size oaks with large canopies. Their health is good. Due to extended growth, these live oaks need some reduction pruning. Tree #5 is in good health, but co-dominant stems are a structural defect. Tree 7A was not available for close inspection due to its location on the neighboring property. This adjacent tree appears to be in good health with an acceptable form.

Retaining trees during construction activities require planning and implementation for the trees' retention. Part of my role as the consulting arborist is to work with the contractors and workers to ensure BMP and industry standards. There are several key tree issues:

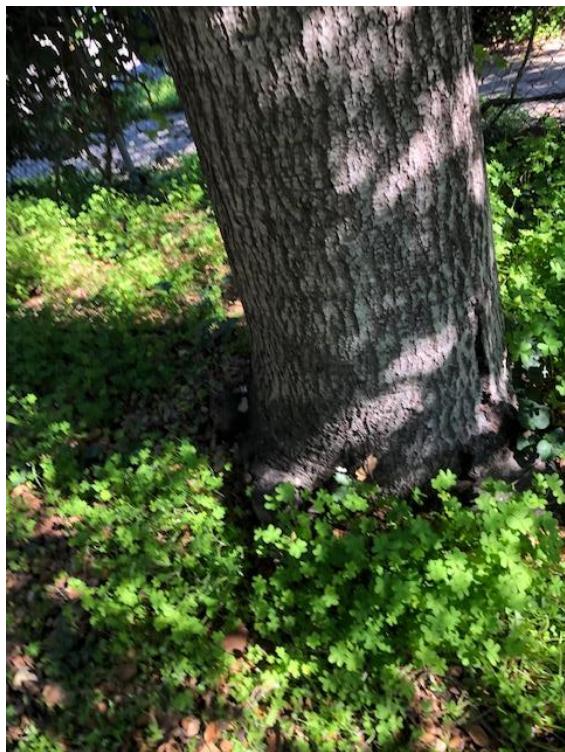
1. Before the start of construction activities, trees should be lightly pruned for adequate clearances. Areas for material and debris must be identified. I will oversee these activities.
2. A Tree Protection Zone (TPZ) and Tree Root Protection Zone (TRPZ) requires fences around trees, mulch applied to tree root areas, caution tape, or signs for safe machinery operation.
3. As consulting arborist on site my job is to ensure sustainability of the oak trees. Construction monitoring is necessary to ensure tree retention.

Conclusions

Retention of the six coast live oaks (*Q. agrifolia*) is the desired outcome and quite possible. The oaks give this site an appealing charm—greenery, shade, natural architecture, and all the benefits we all enjoy (and require) from trees. These oaks are emblematic of California's beauty and appeal. Retention is a worthwhile goal.

The project management and I are responsible for the project completion with the oak trees intact. Even though these oak trees are native to the area, deep watering once a month will assist with the trees' viability. The construction project is a worthwhile endeavor. Retaining the six property oaks should be a collaboration for everyone involved. Native oak trees are part and parcel of the successful completion of this project.

Appendix A Photographs



Tree #1 above, note the young, healthy bark.



Tree #2 Above, multi-trunk trees have poor structures.



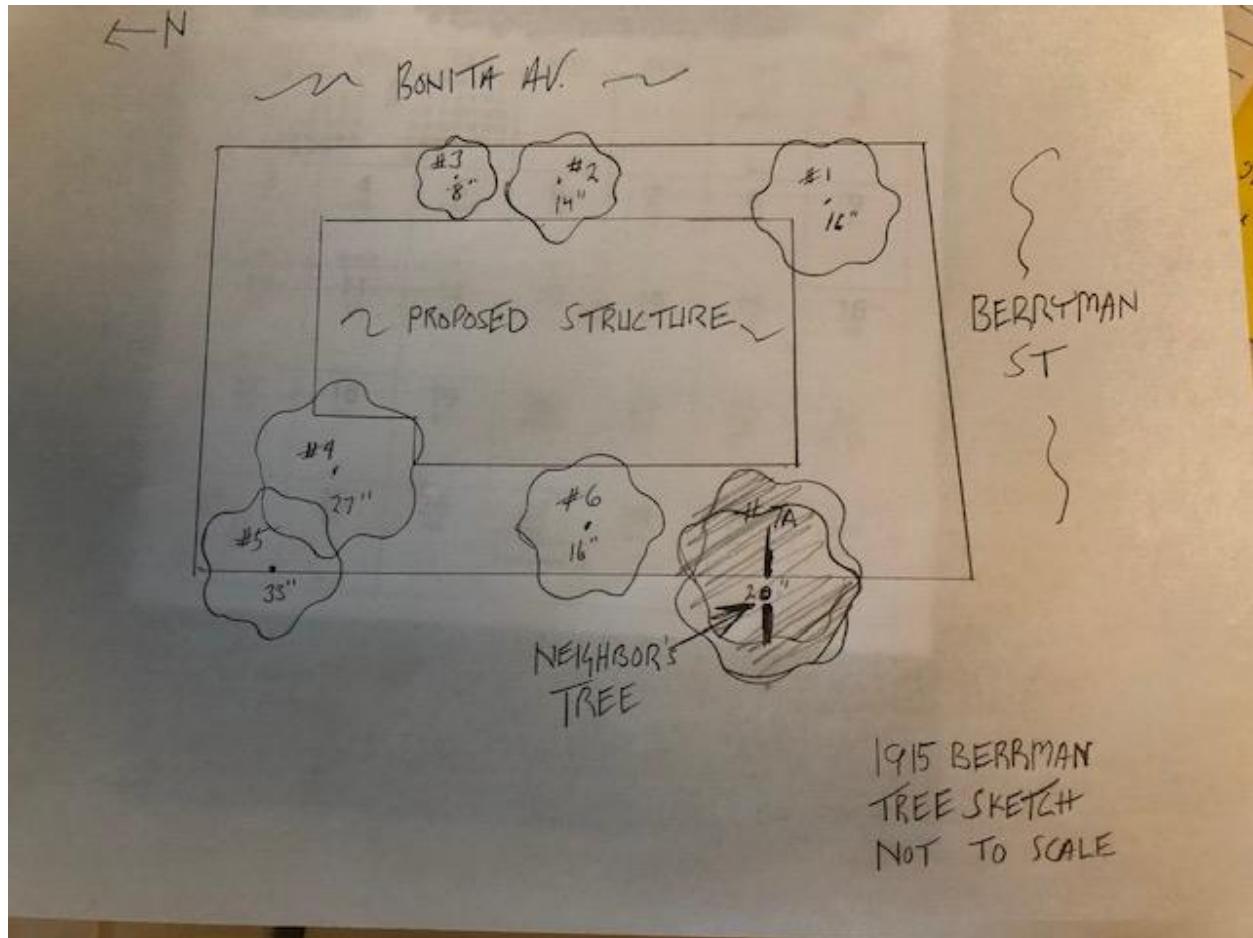
Tree #4 Above, this tree has a good structure.



Tree #5 Above, this oak has two co-dominant stems.



Tree #6 Above, this tree has a fair structure with overhanging branches.



Tree Location Sketch

Appendix B

Assumptions and Limiting Conditions

1. Any Legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership, and competent management.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant/appraiser shall not be required to give testimony or attend court because of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
4. The loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply the right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior, expressed written or verbal consent of the consultant/appraiser.
6. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.
7. This report and values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
9. Unless expressed otherwise: (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems and deficiencies of the plants or property in question may not arise in the future.

Appendix C

Certificate of Performance

I, Tony Wayne Wolcott, certify that:

- I have personally inspected the subject trees, and the area on the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the Terms of Assignment.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions, and conclusions have been developed, and this report has been prepared to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member of good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Arboriculture and the care and study of trees for over 33 years.

Signed: *Tony Wayne Wolcott*

Date: May 21, 2020

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other

Review Code

Reviewer

Listings

Date

Page 1 of 10 *Resource Name or #: (Assigned by recorder) 1915 Berryman St., Berkeley, CAP1. Other Identifier: None*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 Oakland West Date 1993 Township & Range --c. Address 1915 Berryman St. City Berkeley Zip 94709d. UTM: (Give more than one for large and/or linear resources) Zone —, — mE/ — mNe. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Parcel Number 60-2449-13

*P3a. Description:

This residential building is set on the northwest street-corner of Berryman St. and Bonita Ave. on a 75 foot wide by 136 (easterly) to 141.5 foot deep (westerly) lot (its front property slightly skewed). Fronting southward towards Berryman with its east side on Bonita, the building is located towards the rear of the lot and is roughly centered side-to-side (east-west). A small garage outbuilding stands near the site's northwest corner with a driveway from Bonita Avenue. Another driveway enters into the front of the parcel from Berryman St. and which extends into parking areas in front of and alongside the residences. Despite its street-corner setting, as the building is set back, it is largely obscured from the public ways by fencing, trees and vegetation. (cont.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

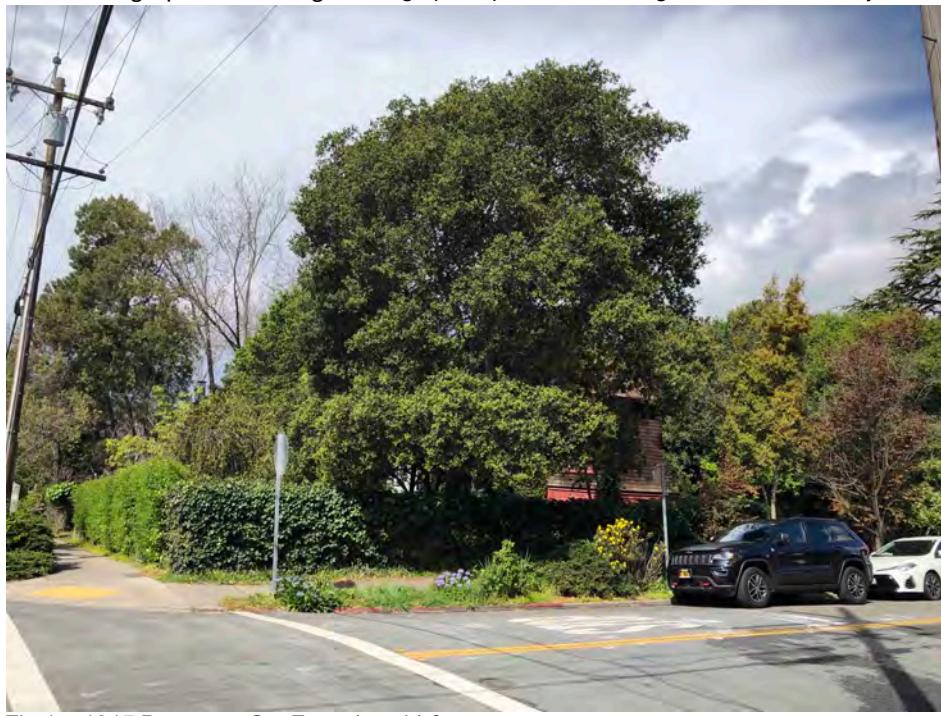


Fig.1 – 1915 Berryman St., Front (south) from street

*P3b. Resource Attributes: (List attributes and codes) HP3: multi-family property*P4.Resources Present: Building
 Structure Object Site District
 Element of District Other

P5b. Description of Photo: (view, date, accession #)

figs.1,4,5)AD,2020;2)c1980 Sanborn;3,6,7)MH,2020

*P6. Date Constructed/Age and

Source: Historic Prehistoric Both1889 (hist.records);1925 addition (permit)

*P7. Owner and Address:

Alon Donino1493 Firebird WaySunnyvale, CA 94087

*P8. Recorded by:

Mark Hulbert446 17th St. #302Oakland, CA 94612

*P9. Date Recorded:

May 22, 2020*P10. Survey Type: Intensive*P11. Report Citation: 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1915 Berryman St., Berkeley *NRHP Status Code _____
Page 2 of 10

- B1. Historic Name: --
B2. Common Name: 1915 Berryman St.
B3. Original Use: Single-family residence B4. Present Use: Multi-family (4 units)
*B5. Architectural Style: Shingle
*B6. Construction History:

The 1915 Berryman Street property houses a residential building, 1-1/2 stories (single story over tall crawl space/cellar) at its front and back and 2-1/2 stories at its mid-section. The front and back appear to be what remain of an original, 1889 house; the mid-section a 1925 addition when the house was first converted to two units. Since, additional alterations have further expanded the residential use to, most recently, four residential units with at least six different entry doors. (cont.)

- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
*B8. Related Features: None
B9a. Architect: unknown b. Builder: unknown
*B10. Significance: Theme -- Area --
Period of Significance -- Property Type -- Applicable Criteria --

In sum, per an 1889 deed and an 1889-1890 directory listing, the existing building was constructed in 1889-1890 as a single-family house and with a 1925 permitted addition, which latter work included a detached garage. The existing building is, thus, visibly configured in three distinct parts: front, middle and rear. It may be presumed but is not a given – as at this juncture there is no original or early visual documentation – that the character of the original house remains at its front and rear segments, at least in part. (cont.)

B11. Additional Resource Attributes: (List attributes and codes) none

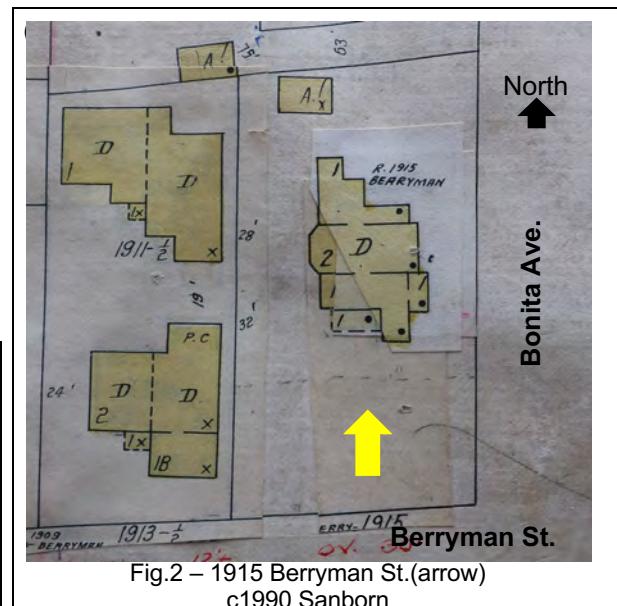
*B12. References:

Sanborn Fire Insurance Maps for Berkeley, CA; 1911-c1980.
City of Berkeley permit records and County of Alameda Assessor's records: 1915 Berryman St.
United States census records, 1890-1940.
Historic newspapers (@CDNC.org) and Alameda County directories (@SFPL.org).
Berkeley Architectural Heritage Association archives.

B13. Remarks:

*B14. Evaluator: Mark Hulbert Preservation Architect
*Date of Evaluation: May 22, 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1915 Berryman St., Berkeley
Page 3 of 10

Description (continued):

There are essentially no views of the building from Berryman while there are glimpses of a wood shingled building from Bonita. Even on-site views of the building are limited. (cont.)



Fig.3 – 1915 Berryman St., view of house from Bonita Ave.



Fig.4 – 1915 Berryman St., front (south) from front driveway

CONTINUATION SHEET

Property Name: 1915 Berryman St., Berkeley
Page 4 of 10

Description (continued):

Overall, the existing building exterior is unpainted, dark wood shingled over painted horizontal board-sided (v-groove) crawl space walls separated by a continuous water table, over which the bottom course of shingling laps. A front wing projects forward under a front gabled roof. Otherwise, the roofs are hipped or shedded, including atop the 2-1/2 story mid-section, which has a low-sloped roof that sheds to the east and west from a central ridgeline. A small gabled dormer is partly visible atop the front hip roof.

The windows are mostly wood double-hung with several miscellaneous wood casements and a few metal replacements. There are three windows that have divided lites – a pair of upper sashes at the front wing and a lower sash unit at the front west side. The exterior doors are a variety of wood styles. As noted, there exist at least six different entry doors – three at the front porch, two at the east side porch and another at the rear porch. Also at the rear, covered exterior steps lead down to a cellar door. Window and door casings are flat wood boards with projecting window sills with molded apron trim. The only other molded trimwork is at the lower roof eaves, where there is a broad ogee trim (except where it has been replaced with gutters), whereas the projecting eave at the upper roof is a wood box atop the flat board fascia with a transitional molding. There are also a variety of wood doors and windows at the crawl space/cellar walls. One of which, at the projecting west side bay, has a sill with more pronounced wood trim and trim blocks below, yet which occur nowhere else on this building. (cont.)

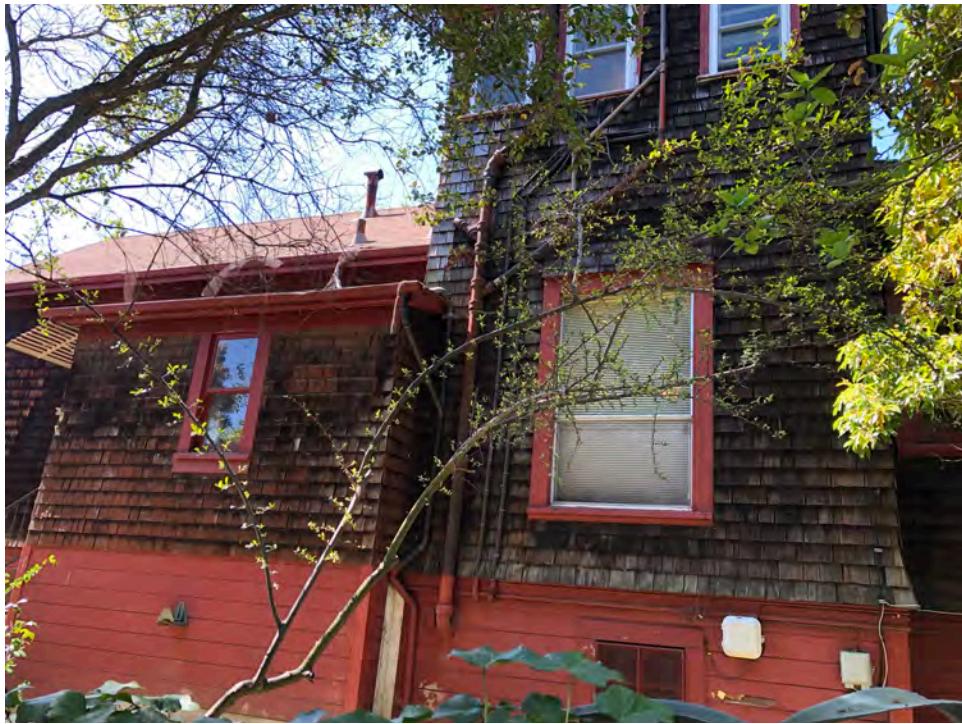


Fig.5 – 1915 Berryman St., part east side

CONTINUATION SHEET

Property Name: 1915 Berryman St., Berkeley
Page 5 of 10



Fig.6 – 1915 Berryman St., west side



Fig.7 – 1915 Berryman St., rear (north) from rear driveway

CONTINUATION SHEET

Property Name: 1915 Berryman St., Berkeley
Page 6 of 10

Description (continued):

The overall character of this residential building is curiously segmented, with the front and rear segments separated by the tall box-like mid-section, which physically bisects the former house. And the front, gabled wing is its only formal aspect. The entry stairs climb along the western side of this projecting wing to a recessed entry way under a shed roof shared with what is evidently an enclosed front porch, which has an aluminum sliding window at the front and a multi-lite fixed window at its western side wall.

It is very unlikely that the existing wood shingles are original to the 1889 building. Rather, it is more likely that they were added in the 1920s, or later, and there are also evident areas where the shingles are recent. That shingles stand proud of wood casings suggests that there are multiple layers of siding, at least at the oldest parts of the house.

Construction History (continued):

A portion of block 16 of the 1875 Map of the Berkeley Villa Association, the property was acquired and its original house constructed in 1889, by and for Etta Payson, at which time the lot was twice as wide and more than twice as deep as the current parcel, as the original rear boundary was the line of Codornices Creek. Pre-1900, Berryman was named Gilman Street and Bonita was Louisa Street. In that period, the Key Route streetcar line ran along Henry Street directly east of this neighborhood, with a stop at what was called Berryman Station, though it was a street-corner stop without an accompanying station building. Thus, the commuter streetcar is an historic context of this vicinity and which, evidently, provided a measure of convenience to the turn-of-the-century commuters of this neighborhood, including the husband of Etta, William H. Payson, an attorney with offices in San Francisco.

No deeds have been found for subsequent lot splits but, in 1919, when Etta Payson deeded her property to its next owner, Katherine O. Easton, it was still a double wide lot yet without its rearward half.

The existing adjacent parcel to the west was split off prior to 1925 by Easton, based on the evidence that Easton acquired a mortgage for just the subject lot in 1925.

As mentioned, other than deed records, no original documentation has at this juncture been located, so there is no information about an original builder or an architect. The plan of the building was first depicted in the 1911 Sanborn map, when it was identified as a 1 story dwelling. May 1925 permit records follow (attached), which are the first permit records available and that cryptically listed the work as "raise the roof on east and west; windows [on east and west]; shower bath toilet basin; steps front rear; hardwood flg. on main floor;" the owner listed as Mrs. K.O. Easton, the builder J.P. Wood. A second 1925 permit was taken for a 10x18 garage to be occupied by "1 machine" and, again, for Easton and by Wood. No architect is identified.

The 1929 Sanborn map recorded the bisected building with its 2 story mid-section and rearward garage. Most of the surrounding parcels were by then built upon with the exception of the parcel immediately to the west.

Thereafter, there was 1945 and 1946 building permit activity, the former for the "back outside stair to be fix[ed] up" and interior stair changed, the latter to change the porch window and close in a 6' x 8' porch. Each of those permits listed the owner as Harry Miller and identified the property as 2 family.

Real estate records further identify a 1942 owner as Hattie G. Parlett, who was listed in the 1935-1941 directories and in the 1940 census at 1915 Berryman; and the 1961 transfer of the property from Ruth E. Miller to Betty Ruth Geritz, Helen Marie Petrash and Edward Ernest Miller. (cont.)

CONTINUATION SHEET

Property Name: 1915 Berryman St., Berkeley
Page 7 of 10

Construction History (continued):

Ownership chronology:

Payson – 1889-1919

Easton – 1919-c1935 (occupied 1915 Berryman c1922-c1925)

Parlett – c1935-c1942

Miller – c1942-1961

Miller/Pettrash – 1961-c1994(?)

Beginning in 1955, miscellaneous permit and housing inspection records identify the building use as apartments. The last permit record under the Miller/Pettrash family ownership was in 1994, when the use was then listed as a home plus three living units. Through most of this duration, the building was not owner-occupied.

Significance (continued):

Although it was, originally, a Victorian era house, there is little architectural evidence of its period of origins as there is practically no period ornamentation. Which raises the question of whether it was originally a relatively plain house design for its period or whether original elements and materials were altered and removed as the former house was converted to multiple residences.

There are other contemporaneous houses in the direct vicinity and which, in addition to retaining single-family use as well as having direct street presence, are far more characteristic of their period (figs.8-10). Two properties westward on Berryman (#1905) is a late-Victorian Shingle style house with a distinctive range of materials and elements; directly behind the subject property is another modest yet dignified turn-of-the-20th century Shingle style house (#1234); and further down and across Bonita is a large and highly distinctive Shingle style residence (#1231). And there exist other surviving period houses in the direct vicinity in comparison to which 1915 Berryman is not equal aside from its generous corner site.

The neighborhood and its context are otherwise a mix of residential types and periods, several relatively sizable apartment buildings included, a couple of which are direct neighbors to 1915 Berryman. Such a mix is also actually embodied in the subject multi-unit building.

Associated Persons

As summarized above, the persons associated with the original and early residential uses included:

Etta L. and William H. Payson, he a S.F. attorney (per 1900 and 1910 censuses, 1889-1913 directories) and, also, briefly though perhaps erroneously identified in a 1907 news account as the president of Northwestern Pacific Railroad (NWP, SF Call, 30 July 1907; whereas an A. H. Payson appears to have been the railroad's president in that period, nor does W. H. Payson's name arise in the NWP historical information).

Kimball G. Easton, an Oakland street construction engineer and treasurer (per 1920 census, 1925 directory), who passed away in the year that the addition was made to the house.

Katherine O. Easton, author (per 1922 directory); about whom no other specific information has been found, who resided here from c1922 until c1925 then appears to have moved away (listed in 1930 census in Tuolumne County).

Harry V. and Ruth E. Miller, for whom no specific information has been located. (cont.)

CONTINUATION SHEET

Property Name: 1915 Berryman St., Berkeley
Page 8 of 10

Associated Persons (continued):

During each of these individual ownership periods, the property was owner-occupied for periods thereof, so has for relatively long periods been a rental property, including in the last years of its existence as a single-family house.

Evaluation

Based on the above information and as per California Register of Historical Resources evaluation criteria:

Criterion 1 – There is no evidence of any specific events of any historic importance associated with this property or building. It is a private, residential property first developed in the late 19th century then further developed as a multi-unit residential building in the 1920s. Though associated with the turn of the 20th century suburban streetcar line, that general association applies to all of the numerous properties served by the streetcar system, including all of its contemporaneous neighbors.

Criterion 2 – Persons associated with construction of the 1889 residence, Etta and William Payson, have no identifiable historic importance. Neither do the subsequent owners, Katherine and Kimball Easton, who were responsible for the 1925 multi-residential additions and alterations. Thus, based on generally available information, there is no evidence of any historically important persons associated with the residence.

Criterion 3 – In terms of potential design and construction importance, the existing residential building is a mix of parts without distinctive architectural origins. While portions of the original house appear to remain, the use and design of that former house has been severed into parts as well as from its origins, to the extent that whatever the design character of the original house was, relative to its period, is uncharacteristically basic and has been partially lost. Nor is the existing building identifiably distinctive of its turn-of-the-20th century architectural period whereas, in its historical context, potential significance would be on that basis – as a range of nearby homes demonstrably are. Neither is the mid-1920s addition of any potential design or construction distinction, in fact it is clumsily bisecting and assertive. So it is evident that the existing building lacks distinction as well as integrity relative to its original/early design and construction.

There are also no identifiable architects or, relative to the original residence, builders. The 1920s add was constructed by J. P. Wood, whose work does not otherwise arise in historical records. Additionally, the extant property and building are without any artistic associations. Therefore, there is no identifiable significance under criterion 3.

Criterion 4 – Relative to potential historic architectural resources, the subject property has not yielded and at this juncture, beyond the contents of this report, does not appear to have any potential to yield additional information of any historical importance.

Conclusion

In conclusion, the existing residential building at 1915 Berryman St. in Berkeley lacks any potential historical significance per the California Register criteria.

CONTINUATION SHEET

Property Name: 1915 Berryman St., Berkeley
Page 9 of 10



Fig.8 – 1905 Berryman St.



Fig.9 – 1234 Bonita St.

CONTINUATION SHEET

Property Name: 1915 Berryman St., Berkeley
Page 10 of 10



Fig.9 – 1231 Bonita St.

Application for Building Permit

ALTERATION AND REPAIRS

Application is hereby made to the Department of Buildings and Inspections of the City of Berkeley for permission to Build, Alter or Add to a 2 story, 8 room frame apx. Located at the corner Argusian and Bonita St

All provisions of the Building Law will be complied with in the erection, alteration or repairing of said building whether specified herein or not.

Value \$ 1000.00

Building to be occupied as Rentunit by (No.) 1 families.

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE.

Paint roof on east & west wings
windows in "
Shower bath Toilet basin
all materials to fit user: size and grade
Steps front over
Hardwood floor on main floor

Name of Owner John F. C. Easter Residence Address 1731 Alvarado St

Name of Builder J P and Business Address 1731 Alvarado St

I hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs
We
and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the
use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply
with the conditions of this permit and Ordinances of the City of Berkeley.

I do solemnly swear that the above is a true and full statement of all work to be done and of the cost therefor.

John F. C. Easter
Signature of Owner, Architect or Builder.

Date 5-23-1915 Address 1731 Alvarado St

This permit expires one year from date unless sooner revoked by the City Council.

Permit No. 20766

Date 5-23-1915

Application for Building Permit

ALTERATION AND REPAIRS

Application is hereby made to the Department of Buildings and Inspections of the City of Berkeley for permission to build, ~~alteration and repair~~ a 1 story 1 room frame Garage.

Located at 1114 corner Burdman & Bennett at
1915 Perry, m.s.

All provisions of the Building Law will be complied with in the erection, ~~alteration and repair~~ of said building whether specified herein or not.

Value \$ 3000

Building to be occupied as Garage by (No.) 1 Machines 0

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE.

Size: 10 X 18

Roof: Consp

Floor: Cement

Outside covering: Rustic $\frac{9}{4}$ Size of studding: 2 X 4 in. o.c.

Distance from farthest projection of dwelling: 14 ft

Distance from side lot line: 2 "

Distance from rear lot line: 39'

Fireproof wall to be constructed of:

(Note: Fire-proof wall required where closer than 2 feet to lot line)

Name of Owner Mrs. K.O. Easton Residence Address

Name of Builder J. Wood Business Address 1731 Melina st

I hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

I do solemnly swear that the above is a true and full statement of all work to be done and of the cost thereof.

S-23 1015 Perry, m.s.

J. Wood

Signature of Owner, Architect or Builder.

Address

1731 Melina st

This permit expires one year from date unless sooner revoked by the City Council.

Date

Permit No.

2076 i

ZONING PROJECT SUBMITTAL

Housing Affordability Statement RE. 1915 Berryman Street, Berkeley.

The project proposed 6 units plus 4 density bonus units, a total of 10 Multi-Family units development at 1915 Berryman Street.

A housing affordability statement is required for any project proposing five or more dwelling units.

A written statement describing the following:

1. How the project complies with the affordable housing mitigation fee ordinance (rental project) or the Berkeley Inclusionary ordinance (condo or live/work projects).

The Project will be subject to affordable housing per Section 23C.12.030. The Development project subject to this Section provides 20% of the units as Very Low-Income housing units and shall be subject to the in-lieu fee as provisions in Section 23C.12.040.

2. Level of affordability that will be provided and/or amount of in-lieu fee that will be paid.

The project will provide a Very Low-Income housing unit and shall be subject to the in-lieu fee as provisions in Section 23C.12.040.

3. Number and location of any affordable units.

One unit, Number 2 in the project, will be provided as an affordable unit.

4. Size and amenities (bedrooms, bathrooms, parking facilities) of affordable units.

The size of the affordable unit will be 1,090 SF, 2 bedrooms, and 2 bathrooms with no parking.

1915 Berryman Street: Multi-Family

Applicant Anti-Discriminatory Housing Statement: Apr 14, 2020

Required for any project that creates five or more dwelling units, submit a written statement answering

the following questions and provide the requested documentation, if applicable:

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in states or jurisdictions outside of California? **No.**
2. If the answer to (1) is yes, in which states?
3. If the answer to (1) is yes, does the applicant or sponsor, as defined in (1), have policies in individual states that prohibit discrimination based on sexual orientation, gender identity, and/or gender expression in the sale, lease, or financing of any dwelling units enforced on every property in the state or states where the applicant or sponsor has an ownership or financial interest?
4. If the answer to (1) is yes, does the applicant or sponsor, as defined in (1), have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property?
5. If the answer to (3) or (4) is yes, please provide a copy of that policy or policies as part of the application to the Planning Department.

Alon Danino

Owner

Alon Danino



GUNKEL ARCHITECTURE

5514 DOYLE STREET #4 EMERYVILLE CA 94608 (510) 984 - 1112
GUNKEL ARCHITECTURE. COM

Density Bonus Eligibility Statement

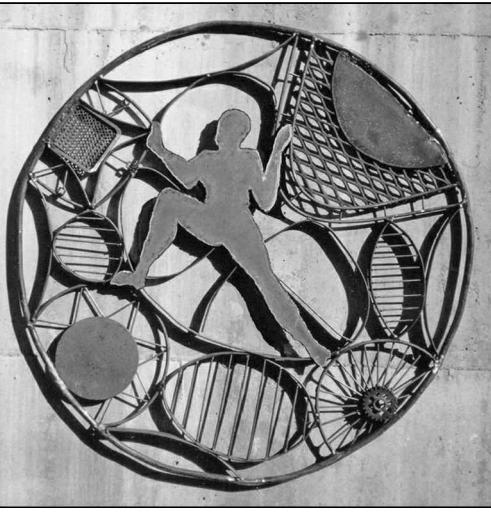
1915 Berryman Street, Berkeley, CA

The calculations below were confirmed by Sharon Gong, Senior Planner:

- Number of “base project” units: 6 (6.3 rounded to 7 for density bonus)
- Number of affordable units and level of affordability: 1-Unit (14% of base project units) affordable to Very Low-Income Households as defined in Section 50105 of the Health and Safety Code.
- Percent density bonus requested and allowed under Section 65915: 35%.
- Number of total units with density bonus: 10 ($7 \times 1.35 = 9.45$ which is rounded up to 10)

Waivers or modifications of developments standards necessary to accommodate density bonus:

- Increase the maximum building height to 35'-0" (also allowed via an AUP) to accommodate the density bonus units.
- Reduce the parking requirement from 10 spaces to 5 spaces to accommodate the density bonus units.
- Increase the maximum lot coverage to 44.4% to accommodate the density bonus units.
- Reduce the rear yard setback to 10' (also allowed via an AUP) to accommodate the density bonus units.
- Reduce the 2' landscape buffer between parking/driveways and property lines to 1'-6" to accommodate the density bonus units.
- Allow frosted glass at lower portions of unit windows facing parking in lieu of a landscape buffer to accommodate the density bonus units.
- Reduce the combined private and usable open space to 2,287 to accommodate the density bonus units.
- Allow stair in front setback at Berryman to accommodate parallel parking that in turn accommodates density bonus units.



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BONITA ROW

1915 BERRYMAN
BERKELEY, CA 94709

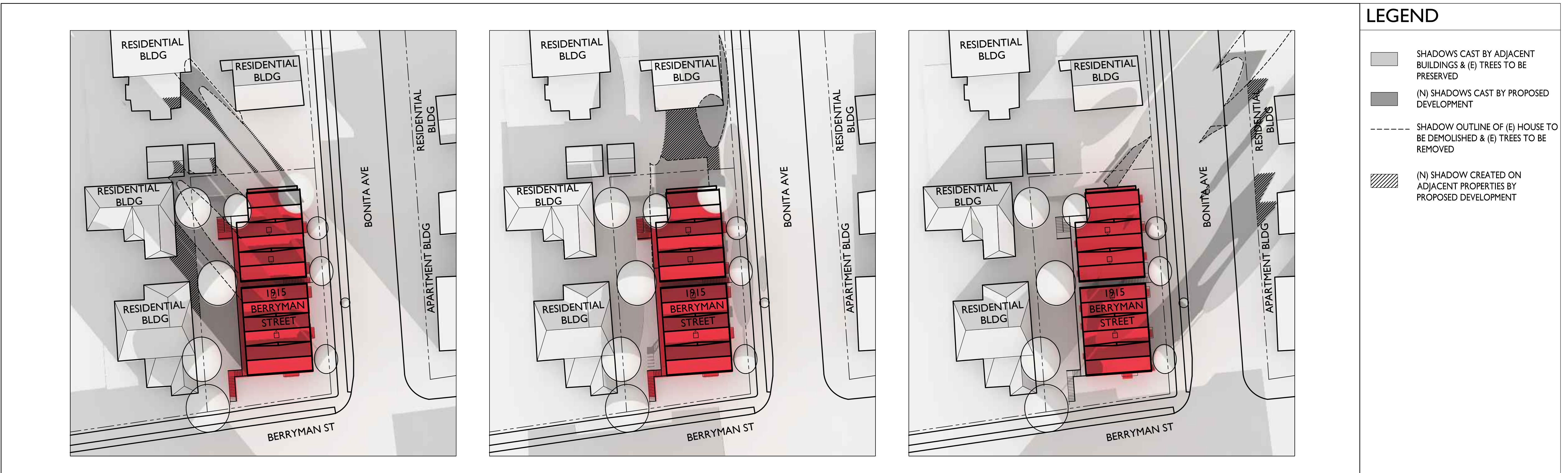
BONITA ROW		PROJECT TEAM	ASSESSOR'S MAP	SHEET INDEX																																																			
1915 BERRYMAN STREET, BERKELEY, CA 94709		OWNER		ARCHITECTURAL <table border="1"> <thead> <tr> <th>SHEET NUMBER</th> <th>SHEET NAME</th> <th>DESIGN REVIEW</th> </tr> </thead> <tbody> <tr> <td>T0.1</td><td>TITLE SHEET</td><td>●</td></tr> <tr> <td>T0.2</td><td>SHADOW STUDY</td><td>●</td></tr> <tr> <td>T0.3</td><td>SHADOW STUDY</td><td>●</td></tr> <tr> <td>T0.4</td><td>STREET STRIP ELEVATION</td><td>●</td></tr> <tr> <td>T0.5</td><td>NEIGHBORHOOD NOTIFICATION MAP</td><td>●</td></tr> <tr> <td>T0.6</td><td>LOT COVERAGE AND OPEN SPACE DIAGRAM</td><td>●</td></tr> <tr> <td colspan="2">SURVEY</td><td>●</td></tr> <tr> <td>A0.1</td><td>SITE PLAN</td><td>●</td></tr> <tr> <td>A1.0</td><td>FIRST FLOOR PLAN</td><td>●</td></tr> <tr> <td>A1.1</td><td>SECOND FLOOR PLAN</td><td>●</td></tr> <tr> <td>A1.2</td><td>THIRD FLOOR PLAN</td><td>●</td></tr> <tr> <td>A1.3</td><td>ROOF PLAN</td><td>●</td></tr> <tr> <td>A2.0</td><td>ELEVATIONS</td><td>●</td></tr> <tr> <td>A2.1</td><td>ELEVATIONS</td><td>●</td></tr> <tr> <td>A3.0</td><td>SECTION</td><td>●</td></tr> <tr> <td>A4.0</td><td>WINDOW SCHEDULE</td><td>●</td></tr> </tbody> </table>	SHEET NUMBER	SHEET NAME	DESIGN REVIEW	T0.1	TITLE SHEET	●	T0.2	SHADOW STUDY	●	T0.3	SHADOW STUDY	●	T0.4	STREET STRIP ELEVATION	●	T0.5	NEIGHBORHOOD NOTIFICATION MAP	●	T0.6	LOT COVERAGE AND OPEN SPACE DIAGRAM	●	SURVEY		●	A0.1	SITE PLAN	●	A1.0	FIRST FLOOR PLAN	●	A1.1	SECOND FLOOR PLAN	●	A1.2	THIRD FLOOR PLAN	●	A1.3	ROOF PLAN	●	A2.0	ELEVATIONS	●	A2.1	ELEVATIONS	●	A3.0	SECTION	●	A4.0	WINDOW SCHEDULE	●
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NEW CONSTRUCTION OF 10-UNIT MULTI-FAMILY BUILDING. EXISTING BUILDING TO BE DEMOLISHED.		GUNKEL ARCHITECTURE 2295 SAN PABLO AVENUE BERKELEY, CA 94702 (510) 984-1112 rob@gunkelarchitecture.com																																																					
PROJECT INFORMATION		CODE COMPLIANCE																																																					
APN: 060-2449-01300 ZONING: R-2A LOT SIZE: 10,405 SF (SEE A0.1 SITE PLAN FOR TABULATION FORM)		<p>2019 CALIFORNIA BUILDING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, ICC)</p> <p>2019 CALIFORNIA RESIDENTIAL CODE - APPLIES TO ONE AND TWO FAMILY HOUSES AND TOWNHOMES LESS THAN 3 STORIES IN HEIGHT. (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 INTERNATIONAL RESIDENTIAL CODE.)</p> <p>2019 CALIFORNIA ENERGY CODE - CHECK THE CALIFORNIA ENERGY COMMISSION'S WEBSITE AT HTTP://WWW.ENERGY.CA.GOV FOR A DOWNLOADABLE VERSION. (PUBLISHED BY ICC).</p> <p>2019 CALIFORNIA ELECTRICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2017 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE NATIONAL FIRE PROTECTION AGENCY, NFPA)</p> <p>2019 CALIFORNIA PLUMBING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 UNIFORM PLUMBING CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)</p> <p>2019 CALIFORNIA MECHANICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 UNIFORM MECHANICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)</p> <p>2019 CALIFORNIA FIRE CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 INTERNATIONAL FIRE CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY ICC)</p> <p>2019 CALGREEN CODE - APPLIES TO CERTAIN NEW BUILDINGS ONLY - ALL NEW RESIDENTIAL BUILDINGS 3 STORIES OR LESS AND ALL NEW NON-RESIDENTIAL BUILDINGS. HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT.</p>																																																					
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ROOM TAG		IMPROVEMENT NOTE																																																					
WALL TAG		WINDOW TAG																																																					
		DOOR TAG																																																					

TITLE SHEET

DESIGN REVIEW

DATE 5/21/20

TO. 1



DECEMBER 21TH 2 HR AFTER SUNRISE

DECEMBER 21TH NOON

DECEMBER 21TH 2 HR BEFORE SUNSET

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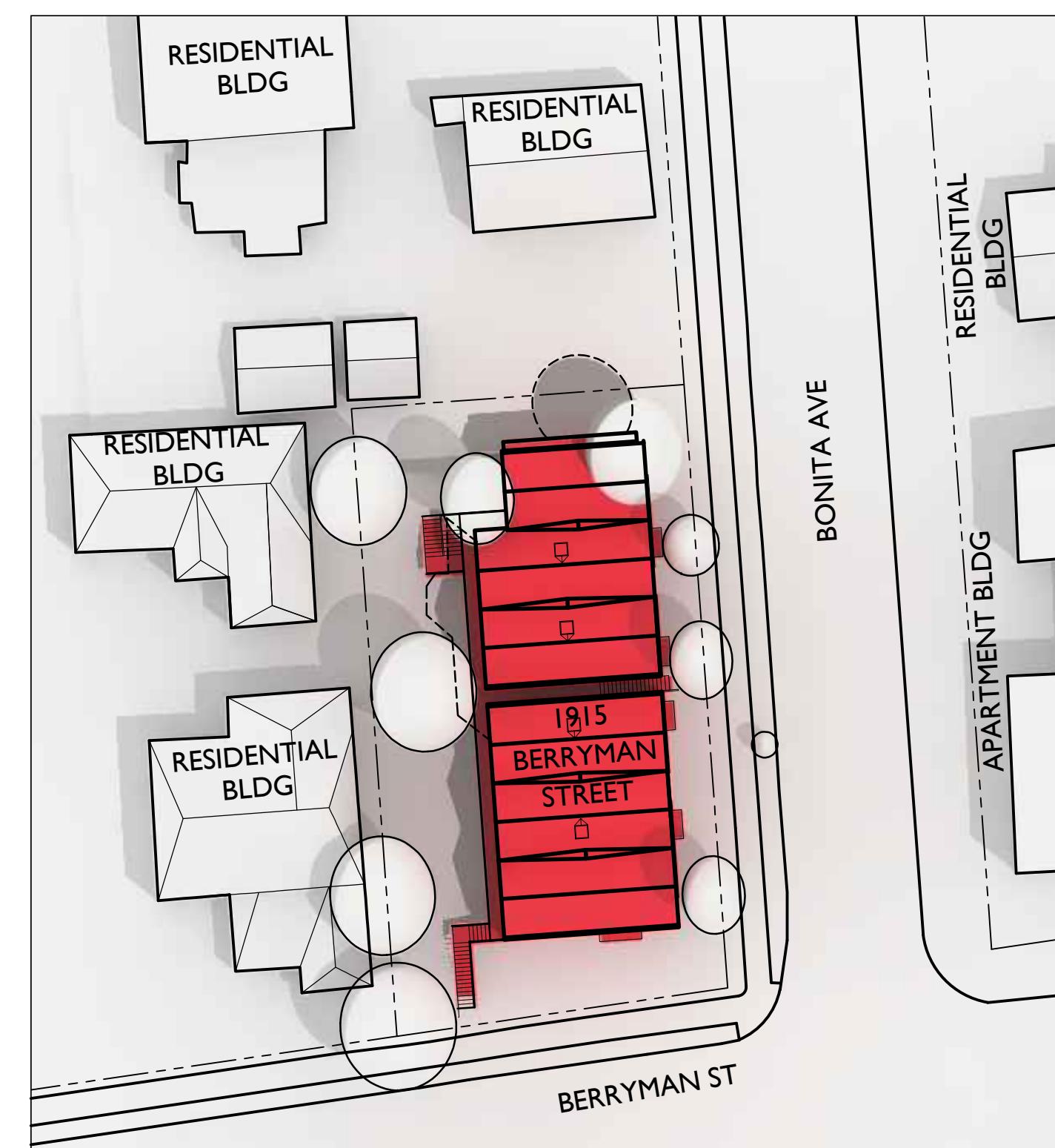
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WINTER SOLSTICE

2



JUNE 20TH 2 HR AFTER SUNRISE



JUNE 20TH NOON



JUNE 20TH 2 HR BEFORE SUNSET

SUMMER SOLSTICE

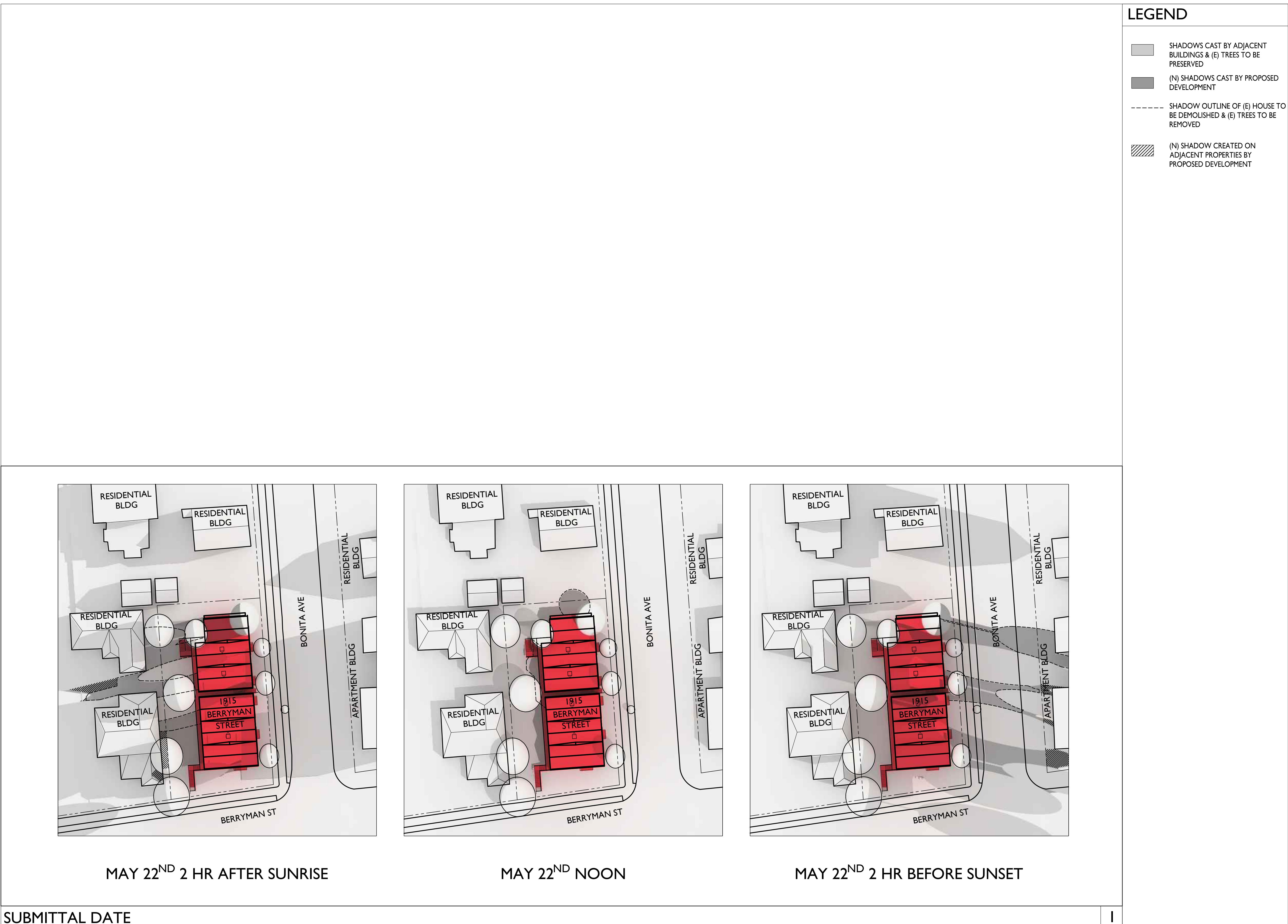
BONITA ROW
1915 BERRYMAN
BERKELEY, CA 94709

SHADOW STUDY

DESIGN REVIEW

DATE 5/21/20

TO.2



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2295 SAN PABLO AVENUE
BERKELEY CA 94702
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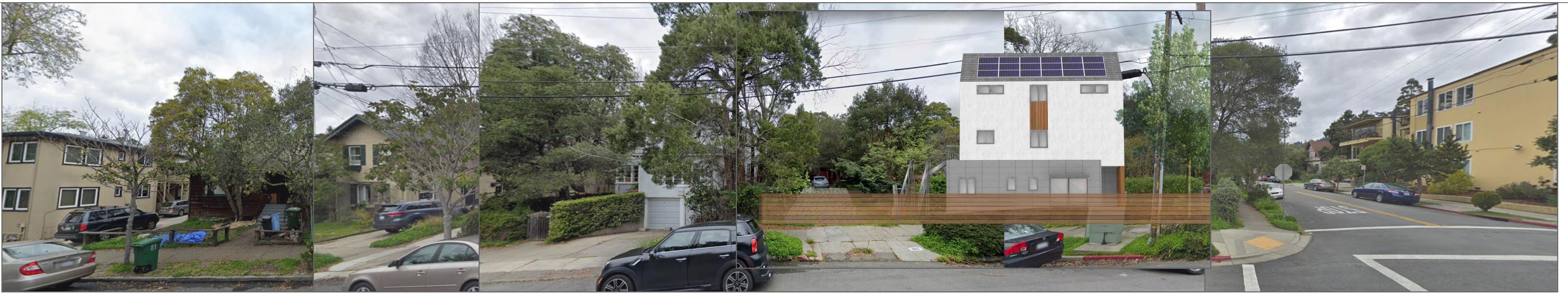
BONITA ROW
1915 BERRYMAN
BERKELEY, CA 94709

SHADOW STUDY

DESIGN REVIEW

DATE 5/21/20

TO.B



1909 BERRYMAN ST

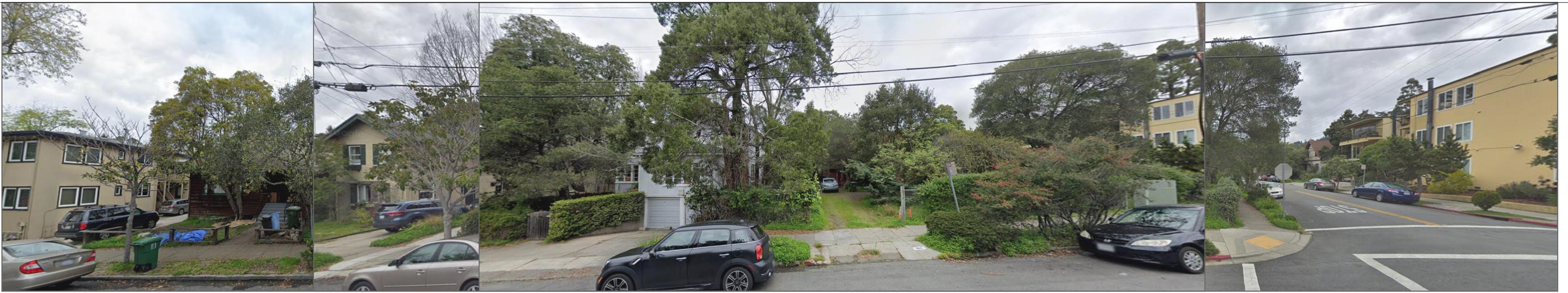
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1915 BERRYMAN ST

BONITA AVE

PROPOSED STREET STRIP BERRYMAN

4



1909 BERRYMAN ST

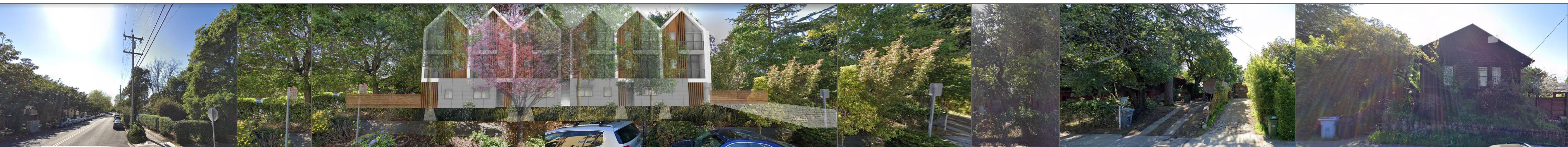
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1915 BERRYMAN ST

BONITA AVE

EXISTING STREET STRIP BERRYMAN

3



BERRYMAN STREET

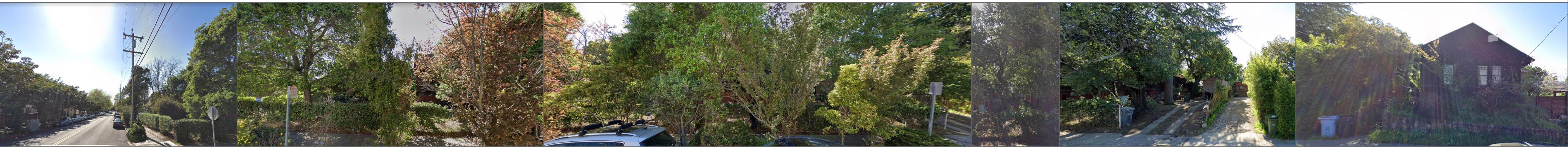
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1236 BONITA AVE

1234 BONITA AVE

PROPOSED STREET STRIP BONITA

2



BERRYMAN STREET

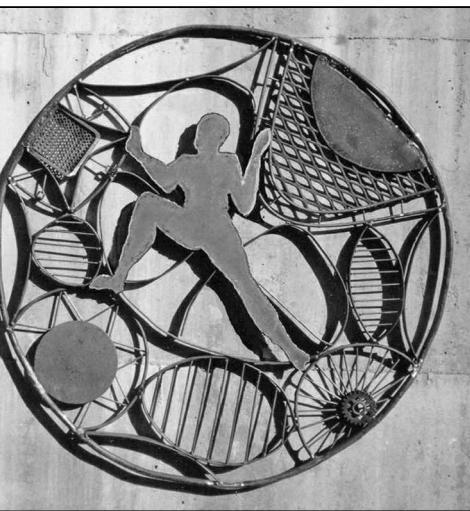
1915 BERRYMAN STREET

1236 BONITA AVE

1234 BONITA AVE

EXISTING STREET STRIP BONITA

1



GUNKEL ARCHITECTURE

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PHONE: (510) 984 - 1112

NOT FOR
CONSTRUCTION

BONITA ROW
1915 BERRYMAN
BERKELEY, CA 94709

STREET STRIP
ELEVATION

DESIGN REVIEW

DATE 5/21/20

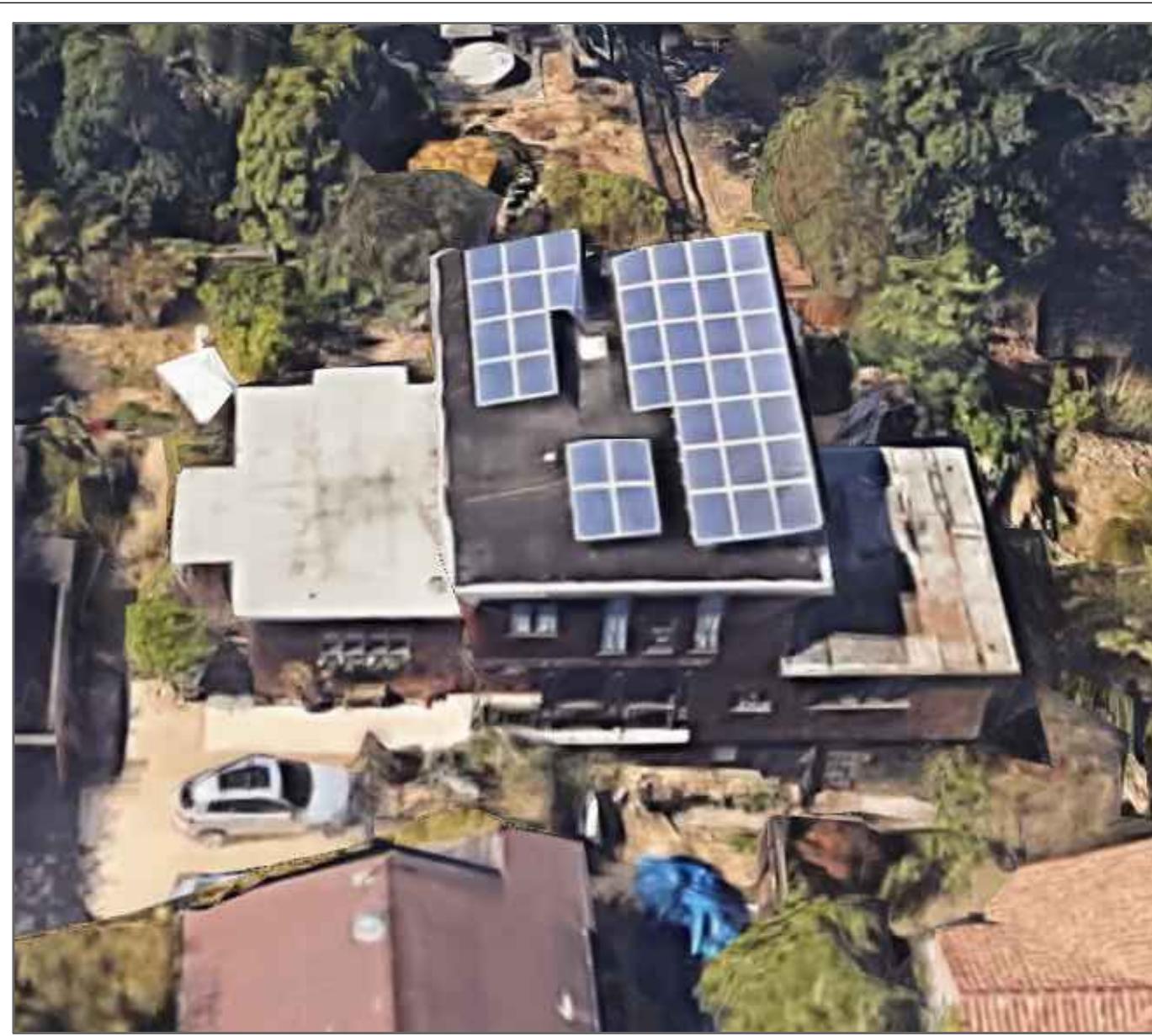
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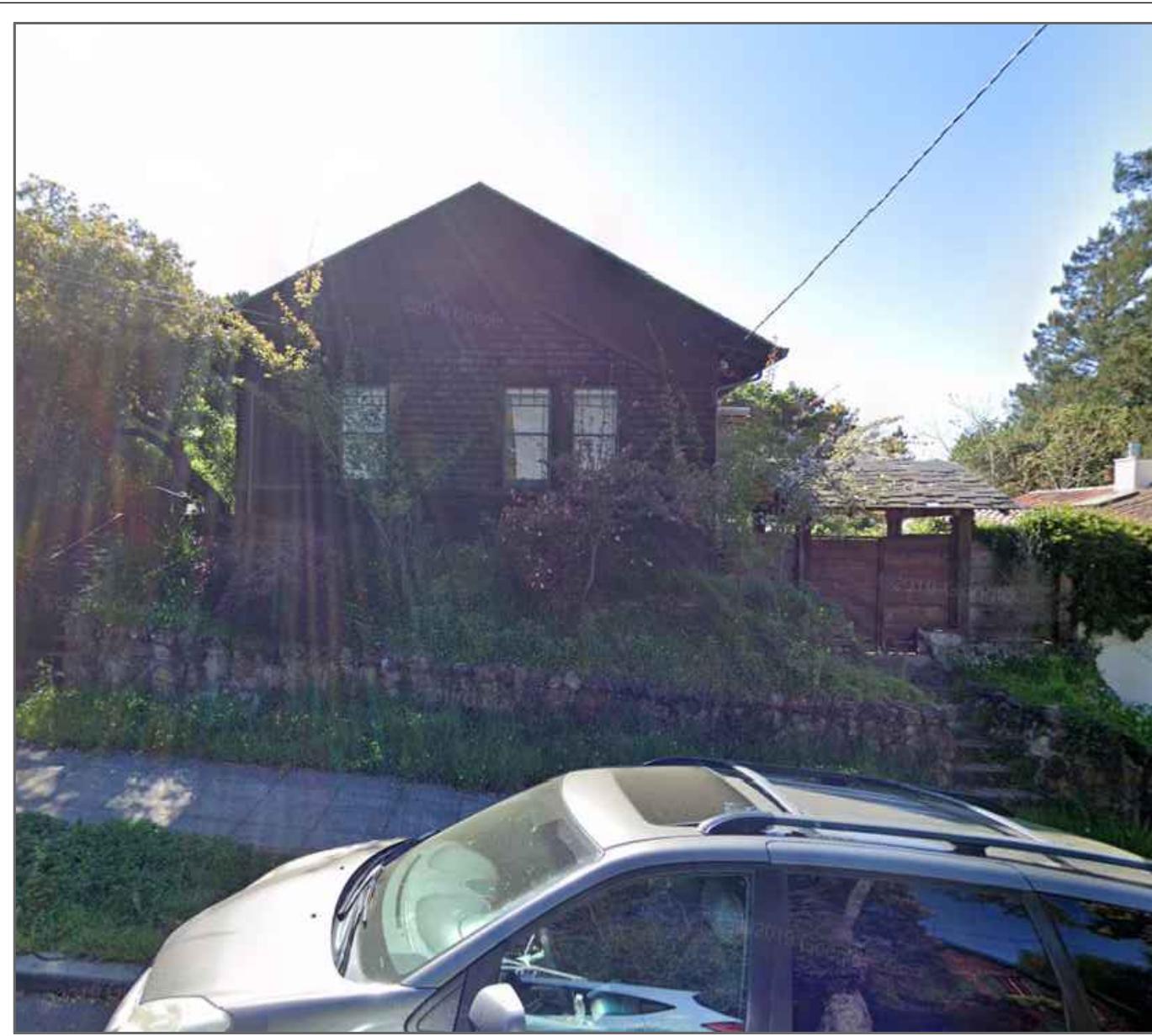
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1911 BERRYMAN AVE



1236 BONITA AVE



1234 BONITA AVE



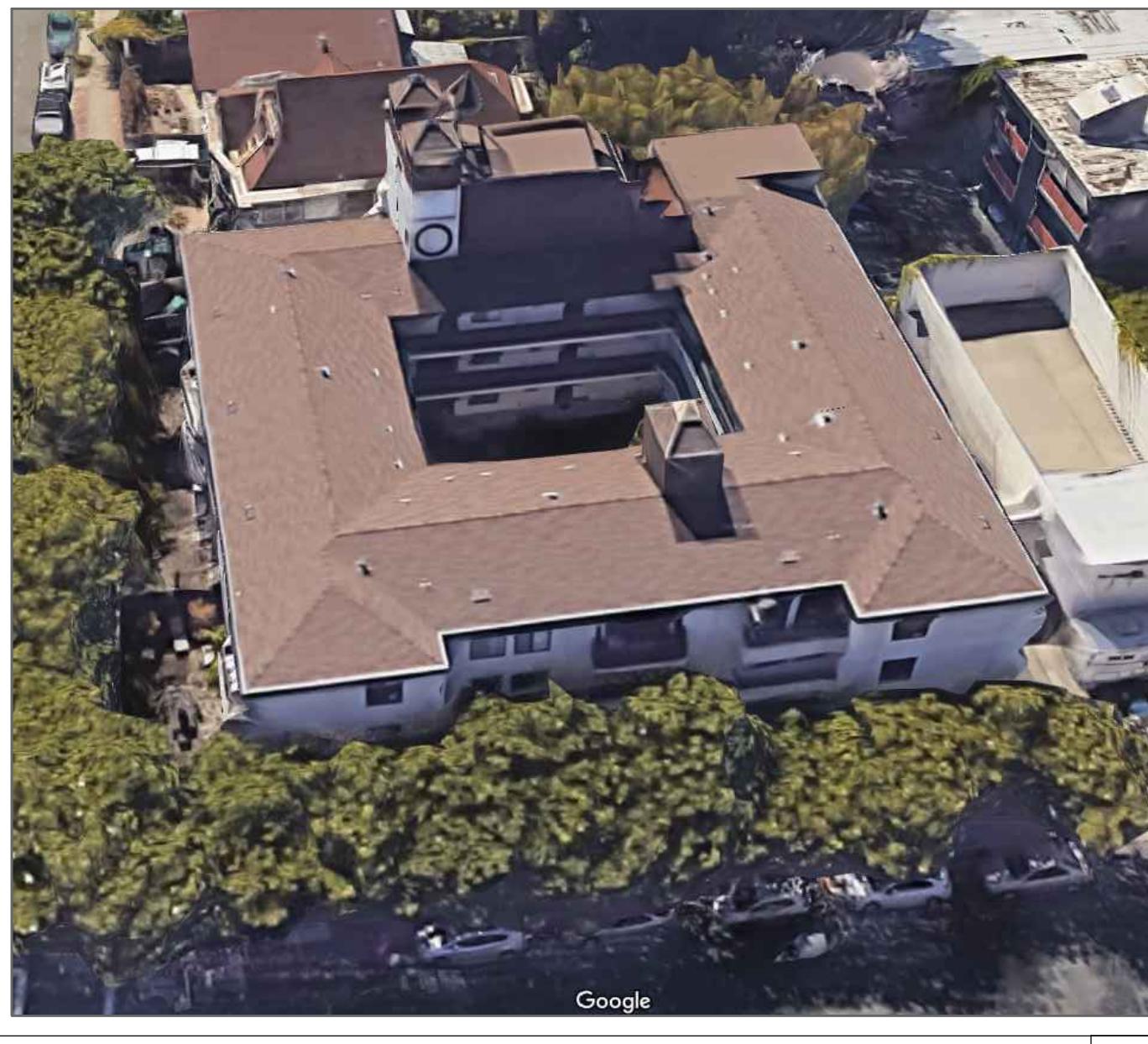
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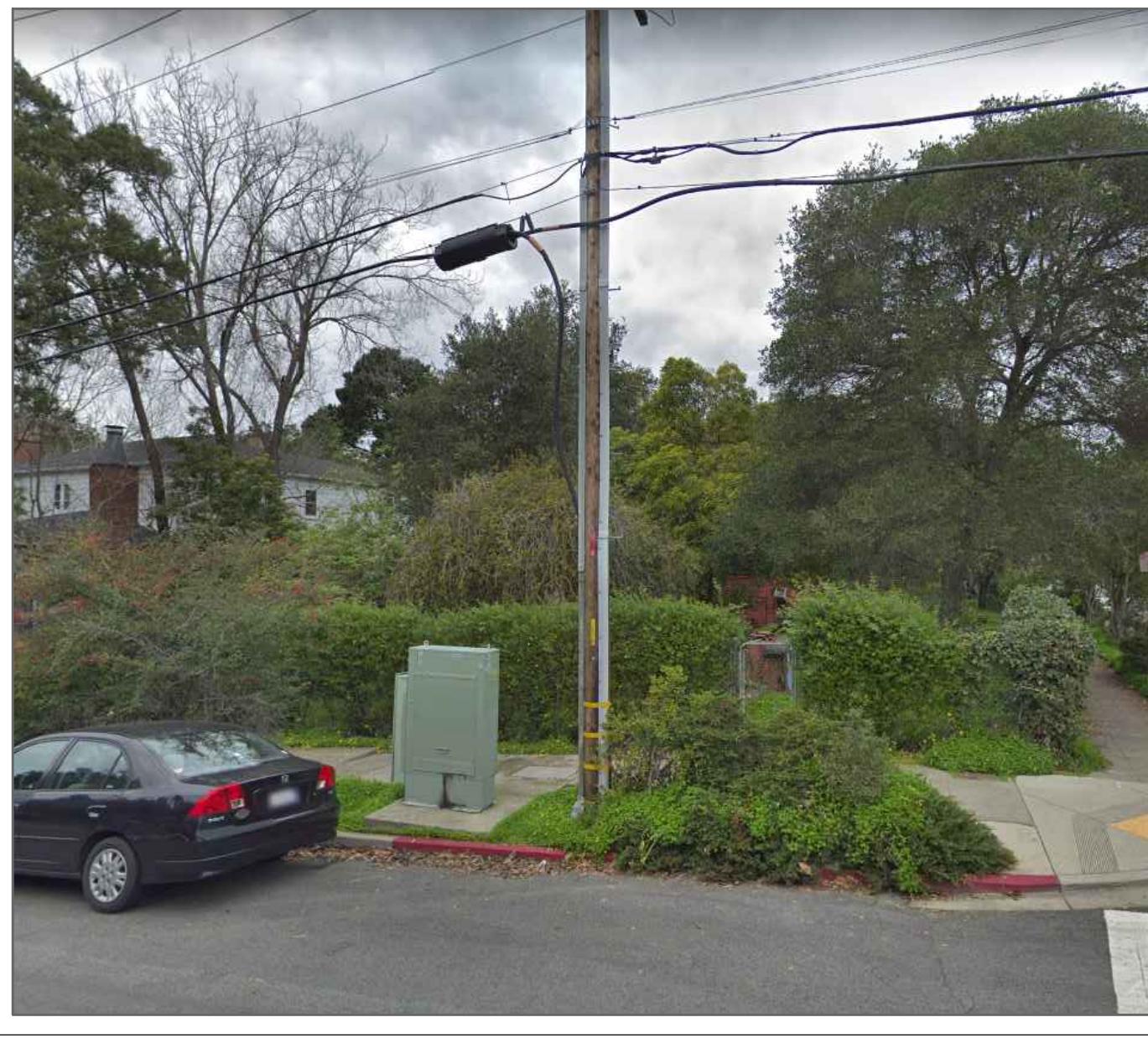
1931 BERRYMAN ST



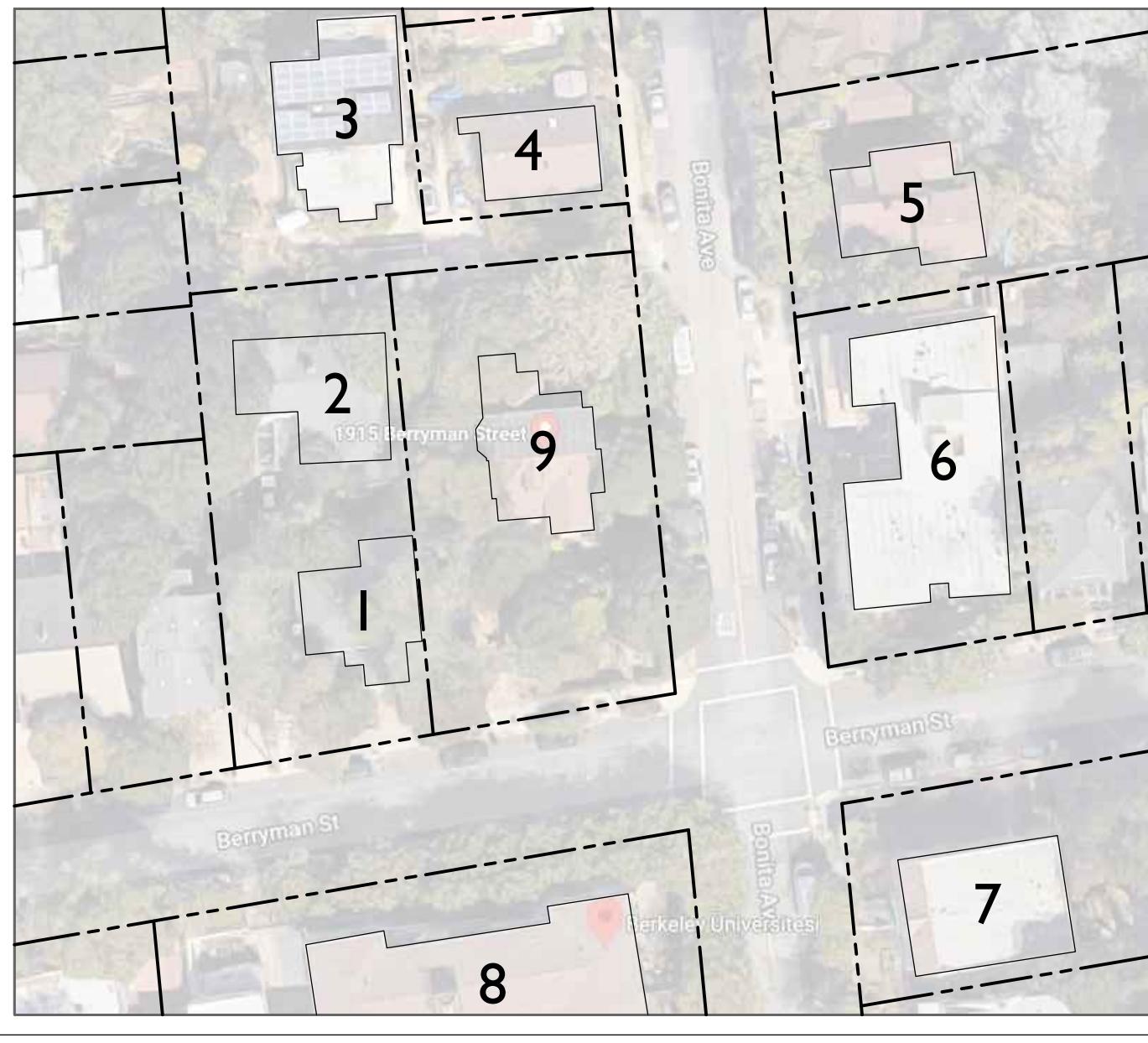
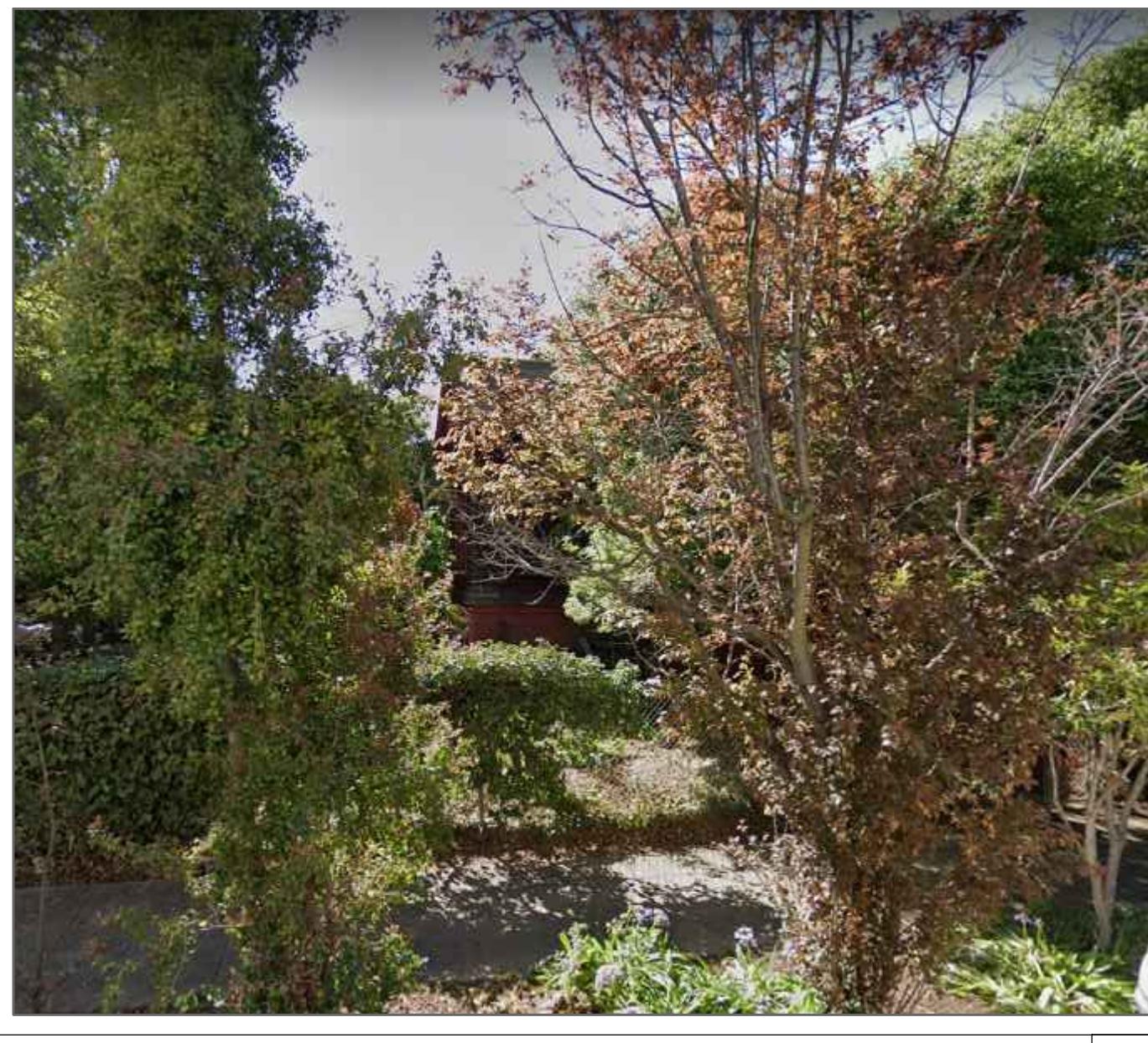
1301 BONITA AVE



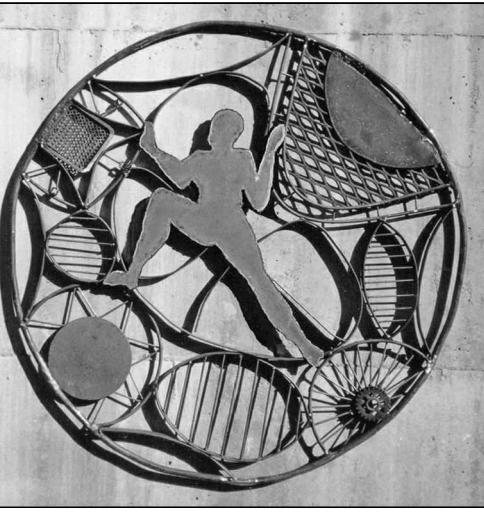
1910 BERRYMAN ST



1915 BERRYMAN ST, TO BE DEMOLISHED



KEY MAP

**GUNKEL ARCHITECTURE**

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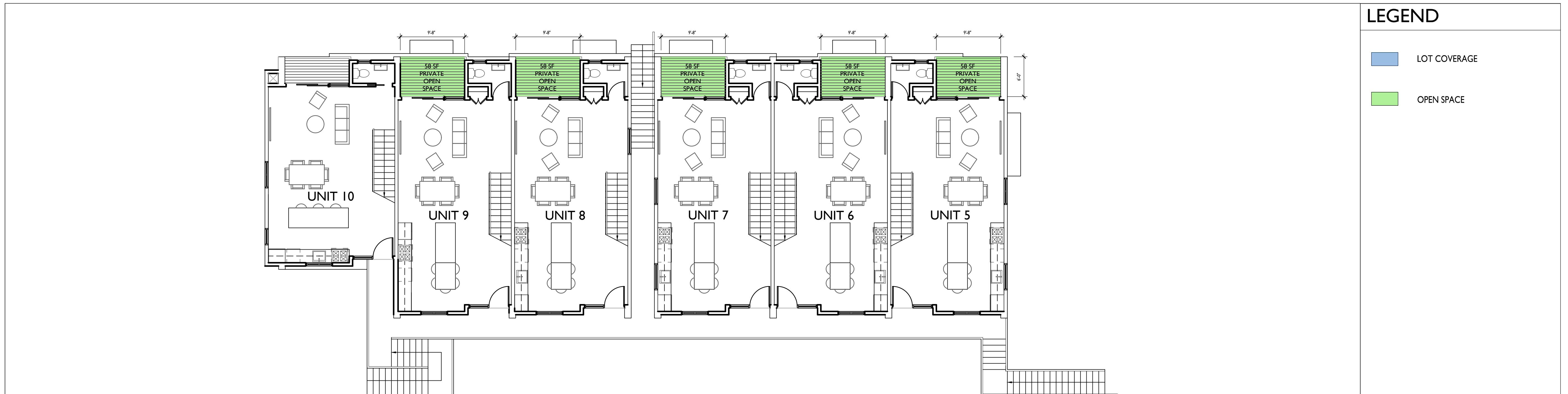
BONITA ROW
1915 BERRYMAN
BERKELEY, CA 94709

NEIGHBORHOOD NOTIFICATION MAP

DESIGN REVIEW

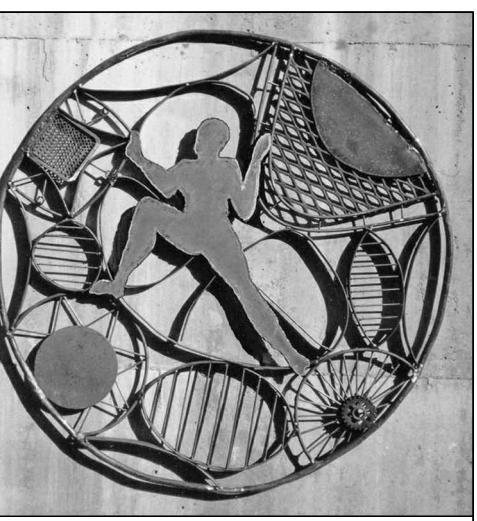
DATE 5/21/20

TO.5



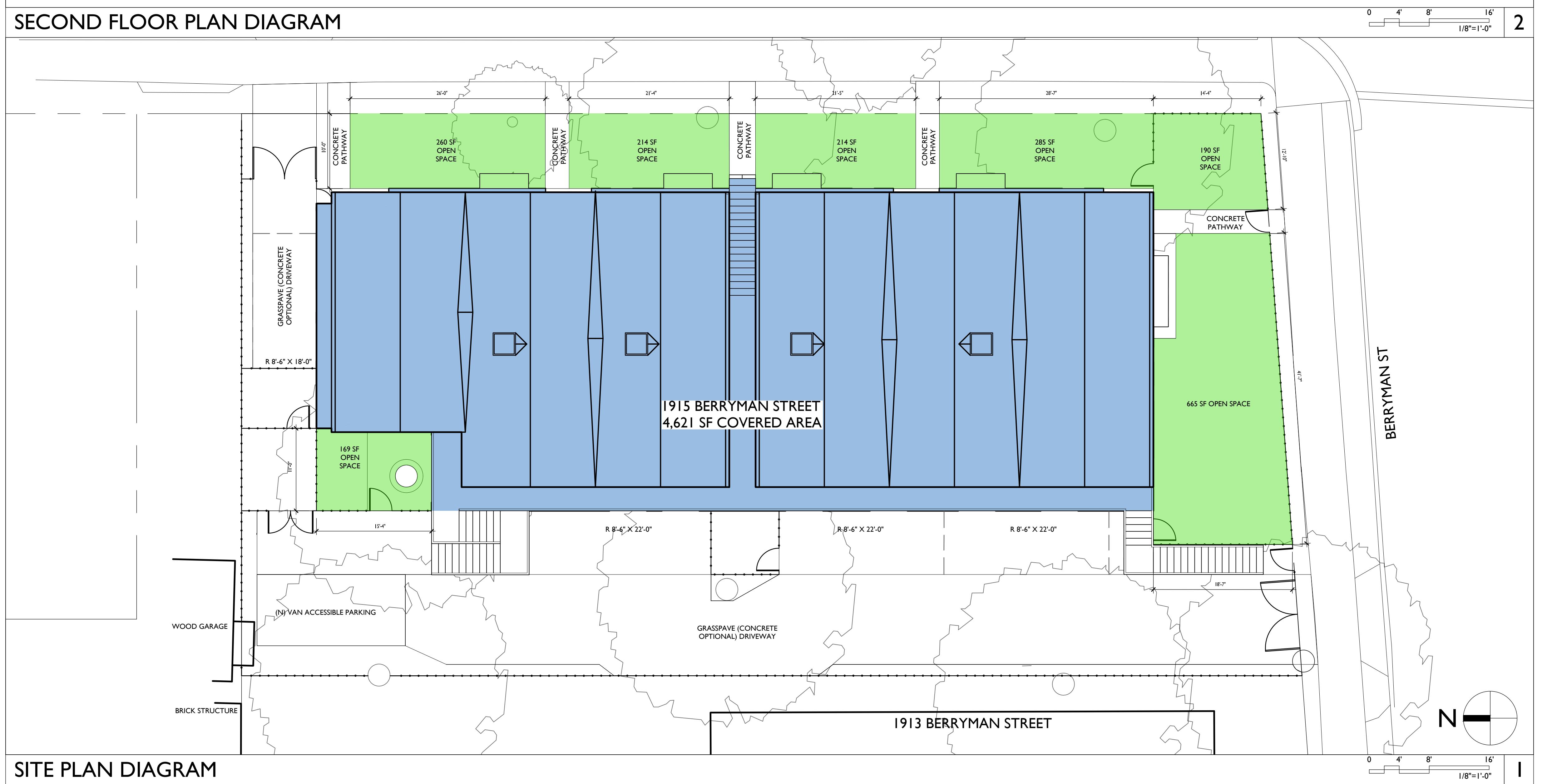
LEGEND

- LOT COVERAGE
- OPEN SPACE



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WELO CALCULATIONS

TOTAL LANDSCAPE AREA: 2,532 SF, 24%
4 YD³ / 1000 SF LANDSCAPE:
10.1 YD³ COMPOST REQ'D

LANDSCAPE PLAN SCHEDULE

SHRUB: SALVIA LEUCANTHA (MEXICAN BUSH SAGE) (PF: LOW)
SHRUB: CEANOTHUS JULIA PHELPS (JULIA PHELPS) (PF: LOW)
SHRUB: ABUTILON PALMERI (INDIAN MALLOW) (PF: LOW)
SHRUB: CEANOTHUS 'BLUE JEANS' (PF: LOW)

MIX INTERSTITIAL SPACES BETWEEN SHRUBS W/ PLANTINGS
OF GROUND COVER:
CONVOLVULUS MAURITANICUS (GROUND MORNING
GLORY) (PF: LOW)
DICHOANDRA SERICEA (SILVERLEAF PONYFOOT) (PF: LOW)

WELO REQUIREMENTS

1. COMPLY WITH ALL MEASURES OF WELO PRESCRIPTIVE CHECKLIST
2. DRIP IRRIGATION SYSTEM TO BE INSTALLED TO PROVIDE WATER FOR (N) TREES & SHRUBS AS INDICATED ON SITE PLAN. AIRBORNE ACCEPTABLE ONLY AT TURF AREAS 10' WIDE
3. PRESSURE REGULATORS ARE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE COMPONENTS ARE WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE
4. MANUAL SHUTOFF VALVES (SUCH AS GATE, BALL, OR BUTTERFLY VALVES) ARE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY
5. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQ'S SET IN THE ANSI STANDARD ASABE/ICC 802-2014 LANDSCAPE IRRIGATION SPRINKLER AND Emitter Standard.* ALL SPRINKLER HEADS INSTALLED MUST HAVE A DROPPING DURATION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PRESCRIBED DROPPING TEST IN ASABE/ICC 802-2014
6. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE DATA AND UTILIZE A RAIN SENSOR
7. (4) YD³ COMPOST PER 1,000 SF LANDSCAPE AREA TO DEPTH OF 6". ALL OTHER LANDSCAPE AREA EXCEPT TURF TO RECEIVE MIN 1" LAYER OF RECYCLED MULCH
8. ANY PLANT SUBSTITUTION MUST MEET WUCOL LOW (PF=3) STANDARD. NO INVASIVE SPECIES MAY BE USED. SEE CALIFORNIA INVASIVE PLANTS COUNCIL "DON'T PLANT A PEST" BROCHURE FOR ST BAY AREA
9. INCORPORATE COMPOST AT A RATE OF AT LEAST 4 YD³ PER 1,000 FT² TO A DEPTH OF 6" INTO THE LANDSCAPE AREA (UNLESS CONTRA-INDICATED IN A SOIL TEST). THIS PROJECT WILL APPLY MIN 8.2 YD³ OF COMPOST.
10. A MIN LAYER OF RECYCLED MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDED
11. TURF, HIGH WATER USE PLANTS, AND WATER FEATURES SHALL COMBINED NOT EXCEED 25% OF THE LANDSCAPE AREA. TURF MAY NOT BE PLANTED ON SLOPES WHICH EXCEED A SLOPE OF 1' VERTICAL FOR 12' HORIZONTAL. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10' WIDE. EXCEPTION: TURF IS ADJACENT TO A PARKING STRIP AND USED TO EXIT AND ENTER VEHICLES AND TURF IS IRRIGATED W/ SUBSURFACE IRRIGATION.

NUMBER	ADDRESS	UNIT	OWNER OR RENTER	HAVE NO OBJECTIONS	HAVE OBJECTIONS (PLEASE STATE BRIEFLY)	NAME (PRINTED)	SIGNATURE	DATE
1	1913 BERRYMAN ST	A						
1	1913 BERRYMAN ST	B						
2	1911 BERRYMAN ST	A						
2	1911 BERRYMAN ST	B						
3	1236 BONITA AVE							
4	1234 BONITA AVE							
5	1235 BONITA AVE							
6	1931 BERRYMAN ST	101						
6	1931 BERRYMAN ST	102						
6	1931 BERRYMAN ST	103						
6	1931 BERRYMAN ST	201						
6	1931 BERRYMAN ST	202						
6	1931 BERRYMAN ST	203						
6	1931 BERRYMAN ST	301						
6	1931 BERRYMAN ST	302						
6	1931 BERRYMAN ST	303						
7	1301 BONITA AVE	1						
7	1301 BONITA AVE	2						
7	1301 BONITA AVE	3						
7	1301 BONITA AVE	4						
8	1910 BERRYMAN ST	N/A	COMMERCIAL*	N/A	N/A	N/A	N/A	N/A
9	1915 BERRYMAN ST	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*ONLY ABUTTING RESIDENTIAL OCCUPANTS ARE REQUIRED TO BE NOTIFIED

PLANNING & DEVELOPMENT

Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.801.7410 TDD: 510.801.6903 Fax: 510.801.7420 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 1915 Berryman Street, Berkeley, CA 94709 Date:

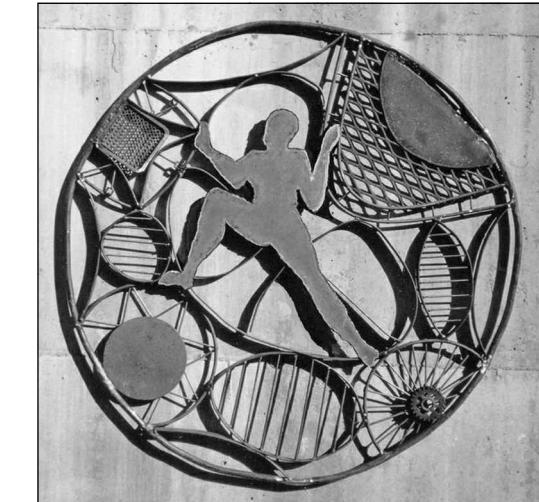
Applicant's Name: Brad Gunkel

Zoning District: R-2A

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 (#)	3	10
Number of Parking Spaces (#)	6	5*
Number of Bedrooms (#)	5	21
Yards and Height		
Front Yard Setback (Feet)	53'-5"	15'-0" except stair*
Side Yard Setbacks: (facing property)	Left: (Feet) 21'-10"	22'-0"
	Right: (Feet) 15'-6"	6'-0"
Rear Yard Setback (Feet)	27'-5"	10'-0**
Building Height (# Stories)	2	3
Average (Feet)	25±	34'-3**
Maximum (Feet)	N/A	35' w/ AUP
Areas		
Lot Area (Square-Foot)	10,406 sf	10,406 sf
Gross Floor Area (Square-Foot)	1,972 sf	11,716 sf
Total Area Covered by All Floors		N/A
Building Footprint (Square-Foot)	1,714 sf	4,621 sf*
Total of All Structures		4,162 sf
Lot Coverage (Footprint/Lot Area) (%)	16%	44.4%*
Usable Open Space (Square-Foot)	7,890 sf	2,287 sf*
Floor Area Ratio Non-Residential only (Except ES-R)	N/A	3,000 sf

*AFFORDABLE HOUSING DENSITY BONUS WAIVER REQUESTED



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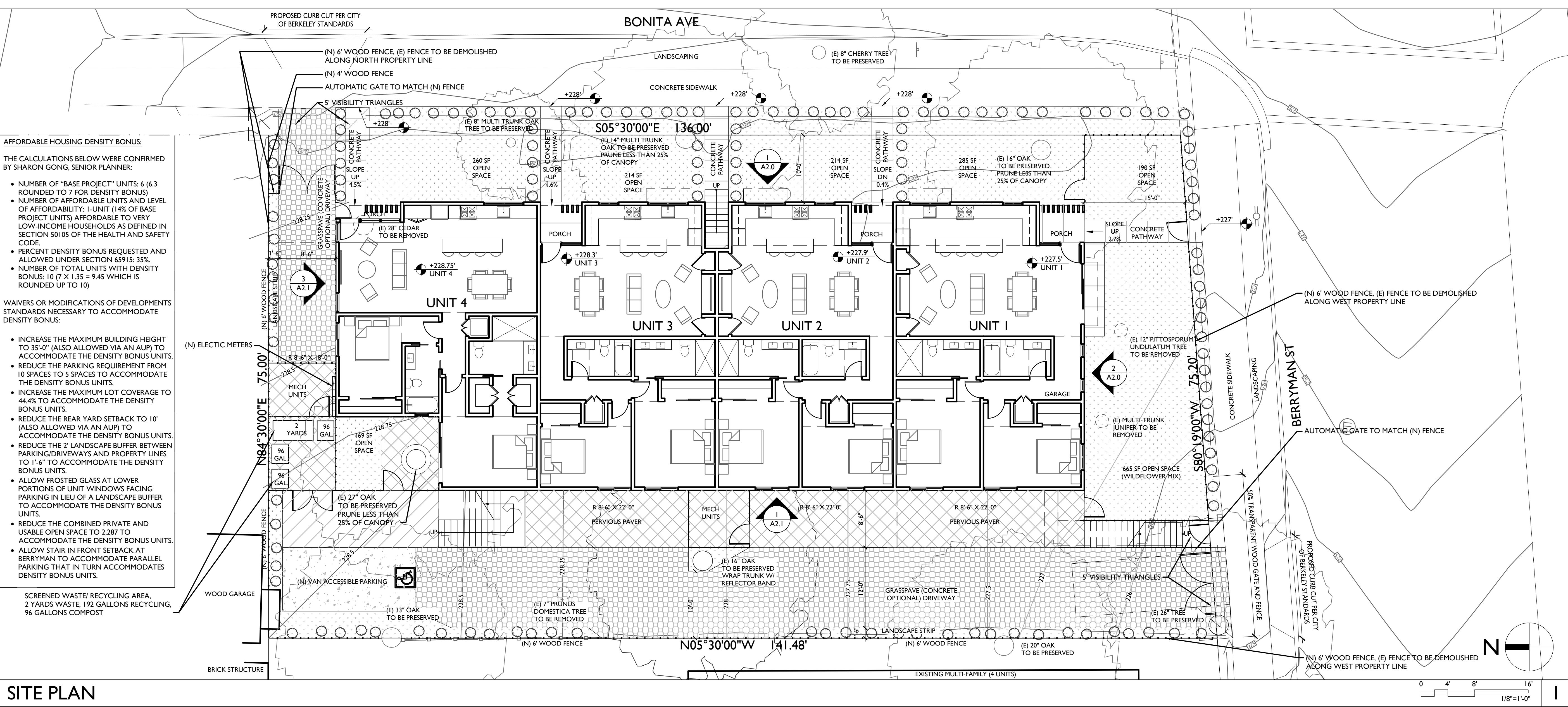
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BERKELEY, CA 94709

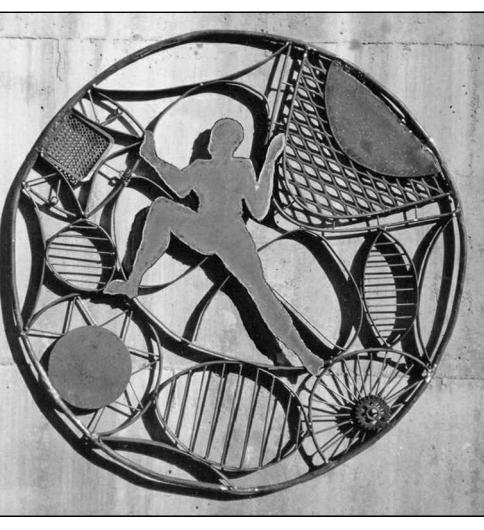
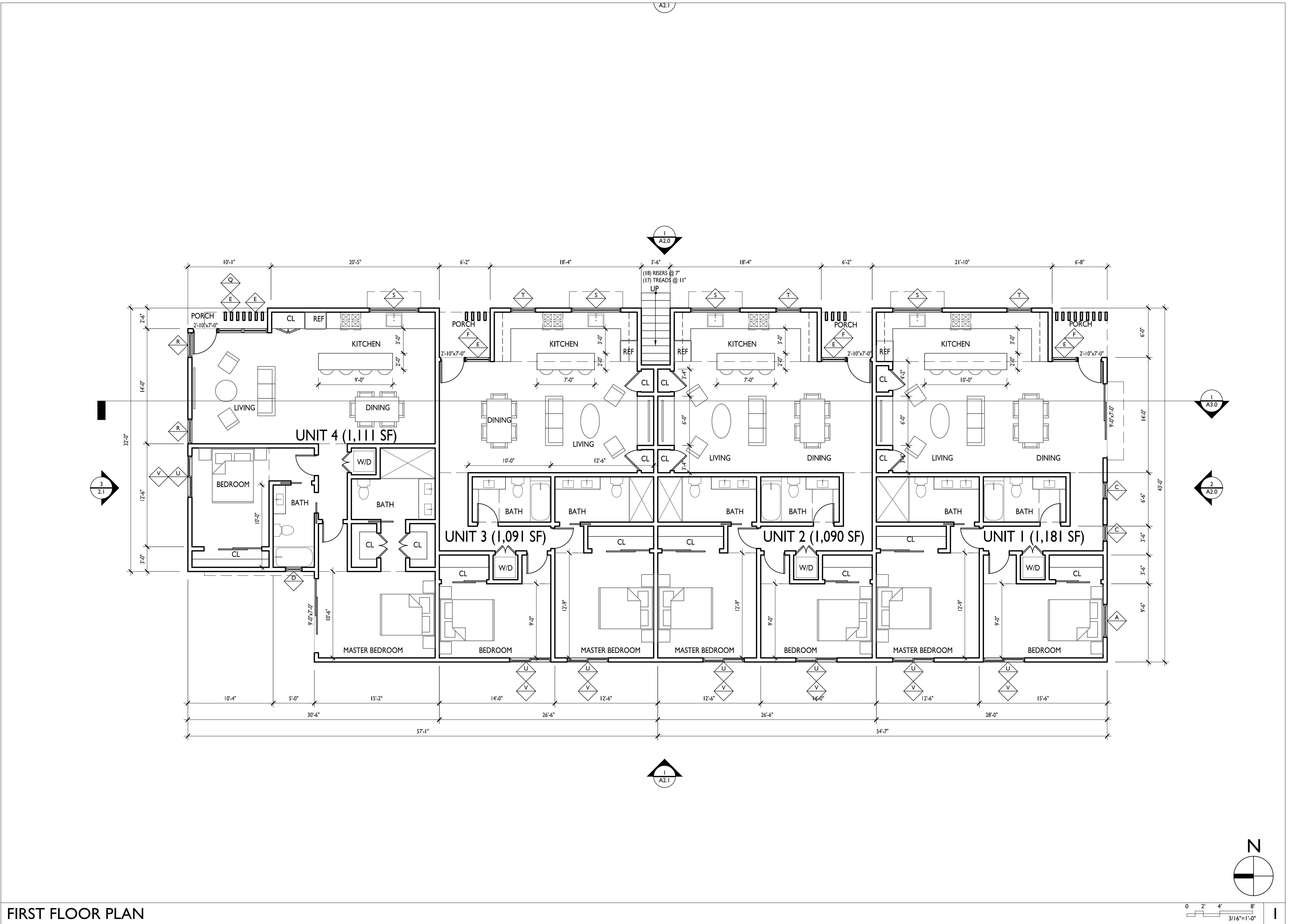
SITE PLAN

DESIGN REVIEW

DATE 5/21/20

AO.1





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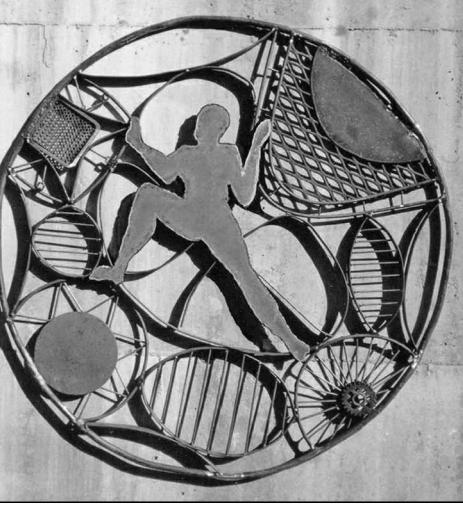
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FIRST FLOOR
PLAN

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DATE 5/21/20



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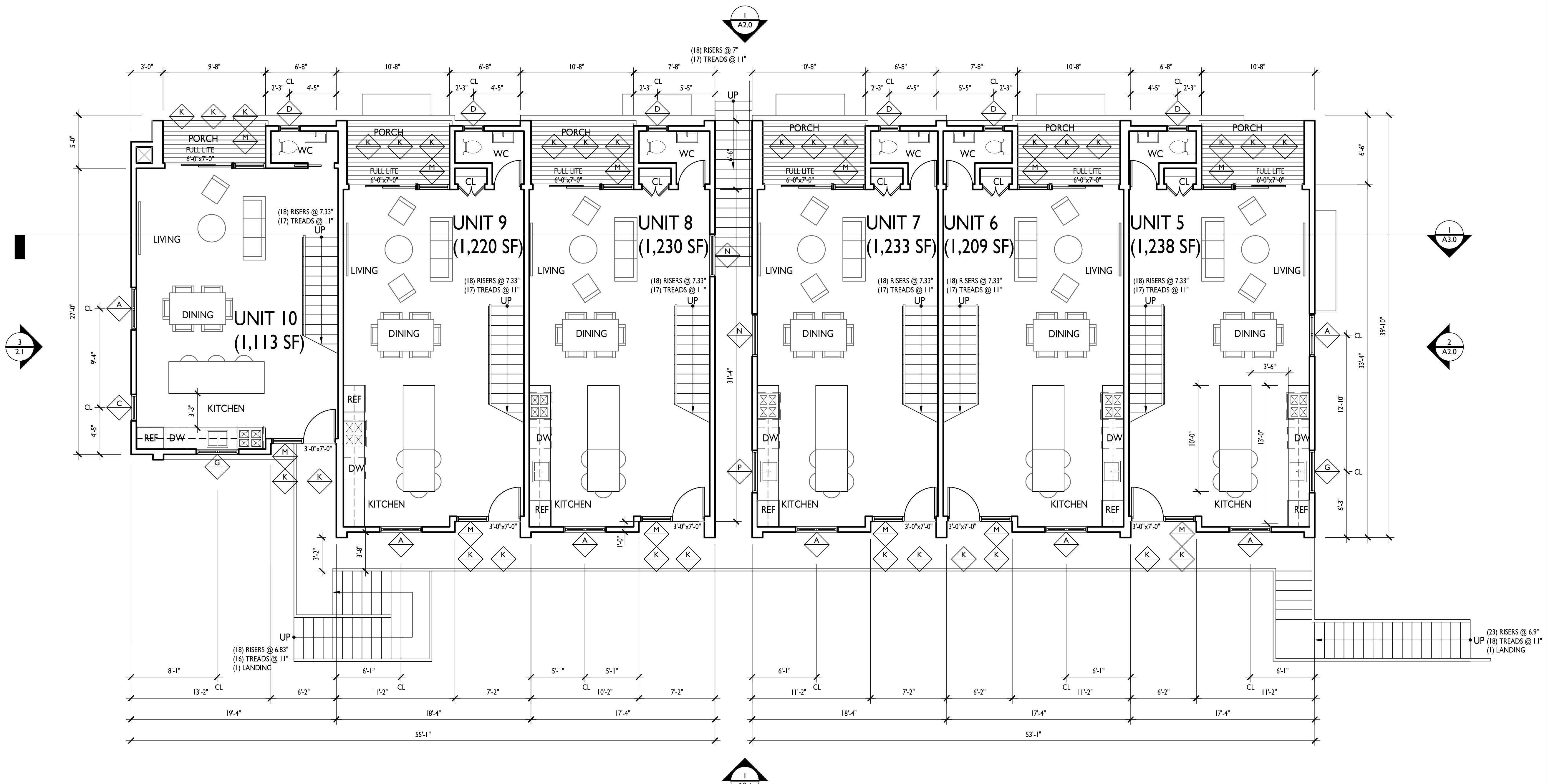
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SECOND FLOOR PLAN

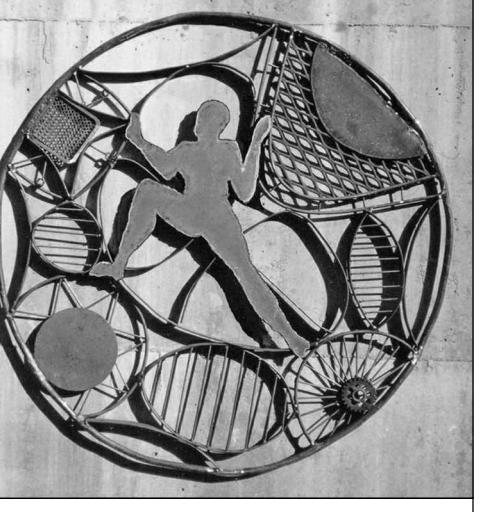
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DATE 5/21/20

A1.1



0 2' 4' 8'
3/16"-1'0"



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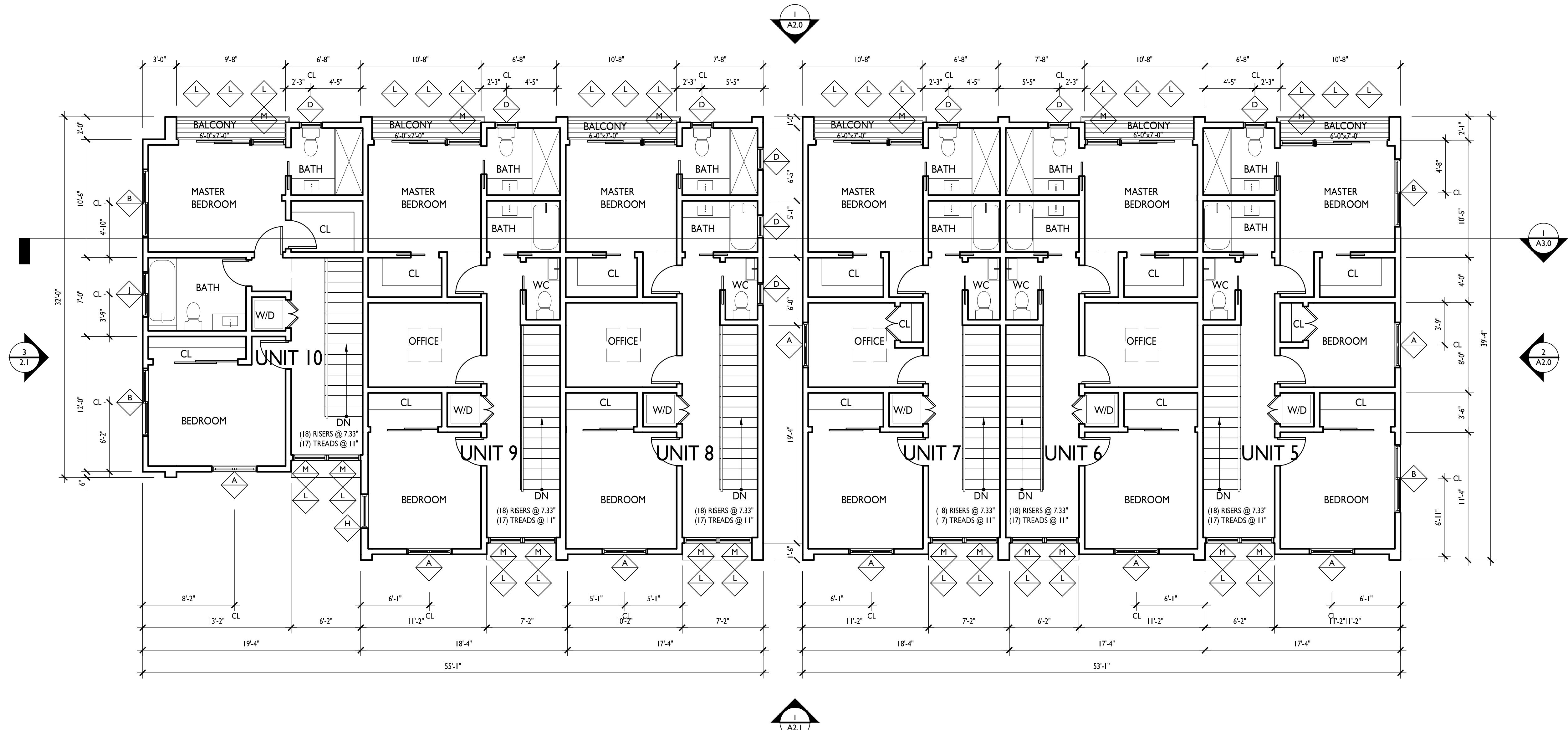
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THIRD FLOOR
PLAN

DESIGN REVIEW

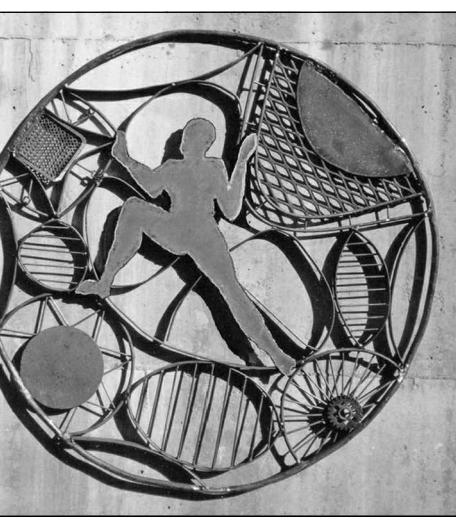
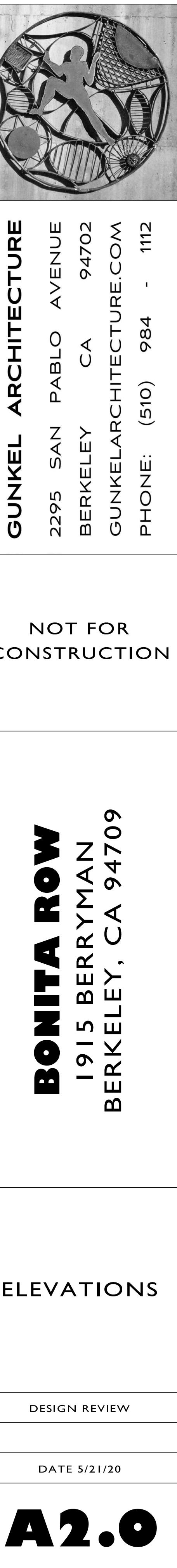
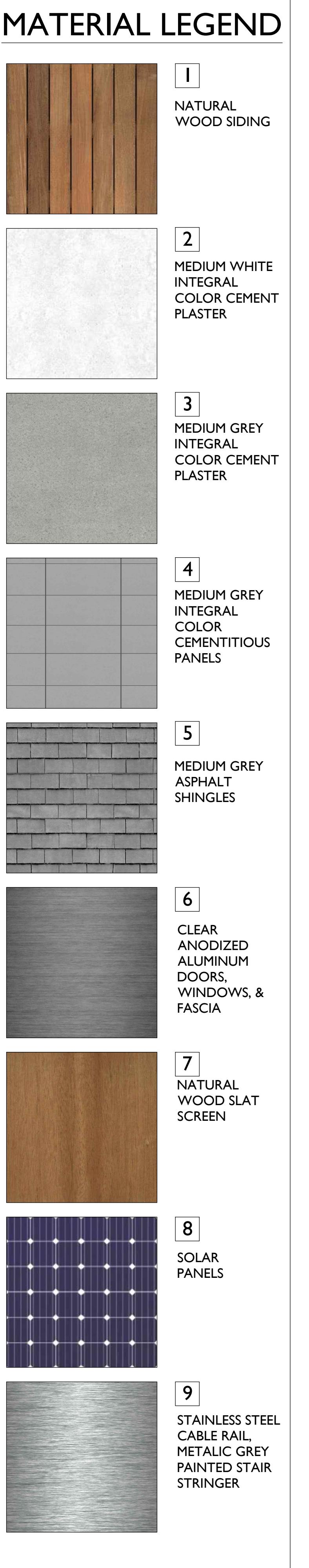
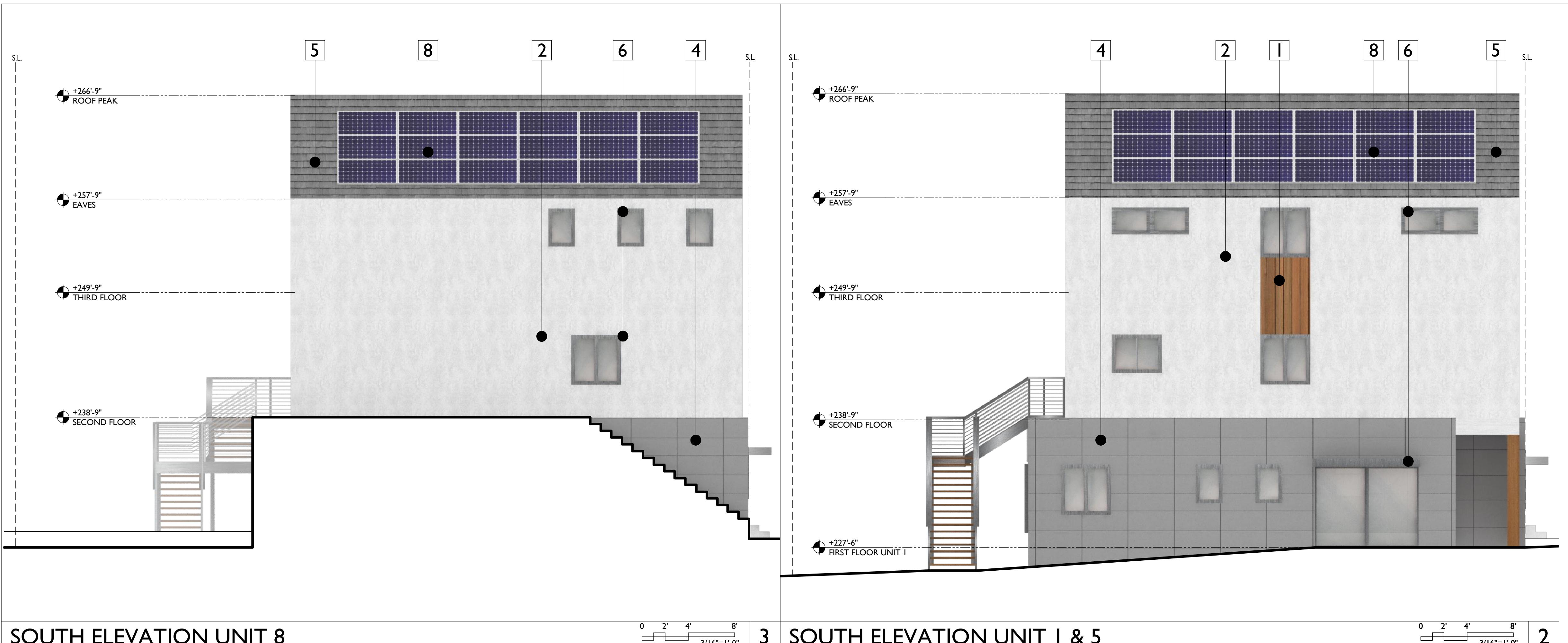
DATE 5/21/20

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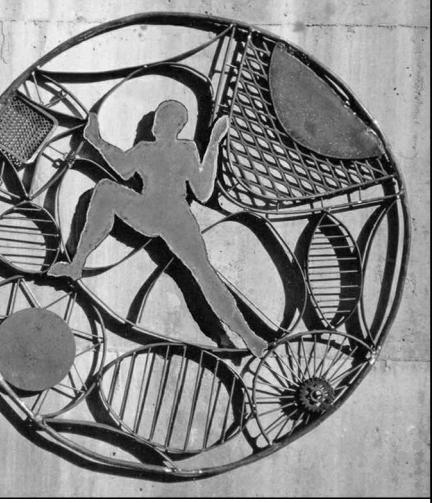
THIRD FLOOR PLAN

0 2' 4' 8'
3/16"-1'-0"



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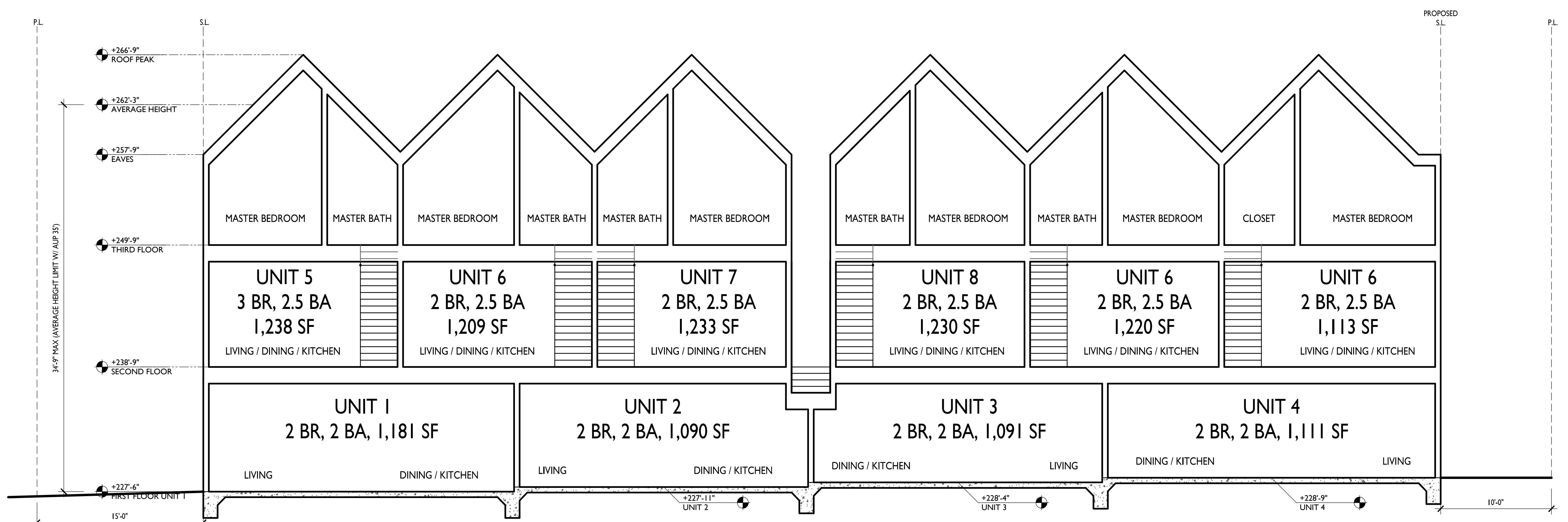
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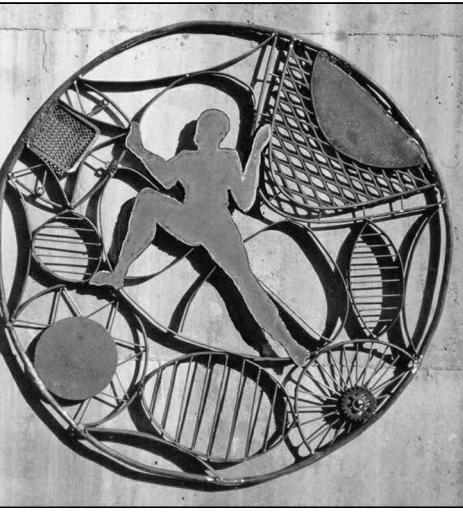
SECTION

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A3.0





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BONITA ROW
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WINDOW SCHEDULE

DESIGN REVIEW

DATE 5/21/20

A4.0

WINDOW AND FRAME SCHEDULE

WINDOW	SIZE (WxH)	TYPE	GLAZING TYPE	SILL HEIGHT (A.F.F.)	FIRE (MIN)	SASH		FRAME		NOTES
						MATL	FIN	MATL	FIN	
A	4'-0"X4'-0"	DOUBLE CASEMENT	CLEAR	3'-0"	-	-	-	-	-	
B	6'-0"X2'-0"	SLIDER	CLEAR	5'-0"	-	-	-	-	-	
C	2'-0"X3'-0"	AWNING	CLEAR	4'-0"	-	-	-	-	-	
D	2'-0"X3'-0"	AWNING	FROSTED	4'-0"	-	-	-	-	-	
E	3'-0"X7'-0"	FIXED SIDE LITE	FROSTED	0"-0"	-	-	-	-	-	
F	6'-0"X VARIES	FIXED TRANSOM	FROSTED	7"-0"	-	-	-	-	-	
G	4'-0"X3'-0"	DOUBLE CASEMENT	CLEAR	4'-0"	-	-	-	-	-	
H	3'-0"X3'-0"	DOUBLE CASEMENT	CLEAR	4'-0"	-	-	-	-	-	
J	5'-0"X2'-0"	SLIDER	FROSTED	5'-0"	-	-	-	-	-	
K	3'-0"X2'-6"	FIXED TRANSOM	CLEAR	7"-0"	-	-	-	-	-	
L	3'-0"X VARIES	FIXED TRANSOM	CLEAR	7"-0"	-	-	-	-	-	
M	3'-0"X7'-0"	FIXED	CLEAR	0"-0"	-	-	-	-	-	
N	4'-0"X4'-0"	FIXED	CLEAR	3'-0"	1 HOUR	-	-	-	-	
P	4'-0"X3'-0"	FIXED	CLEAR	4'-0"	1 HOUR	-	-	-	-	
Q	9'-0"X 2'-0"	FIXED TRANSOM	FROSTED	7"-0"	-	-	-	-	-	
R	2'-6"X4'-0"	SINGLE HUNG	FROSTED / CLEAR	3'-0"	-	-	-	-	-	BOTTOM PANE FROSTED, TOP PANE CLEAR
S	6'-0"X3'-6"	DOUBLE CASEMENT	CLEAR	3'-6"	-	-	-	-	-	
T	3'-0"X3'-6"	CASEMENT	CLEAR	3'-6"	-	-	-	-	-	
U	5'-0"X2'-6"	SLIDER	FROSTED	3'-0"	-	-	-	-	-	
V	5'-0"X1'-6"	FIXED TRANSOM	CLEAR	5'-6"	-	-	-	-	-	

WINDOW AND FRAME SCHEDULE

I