


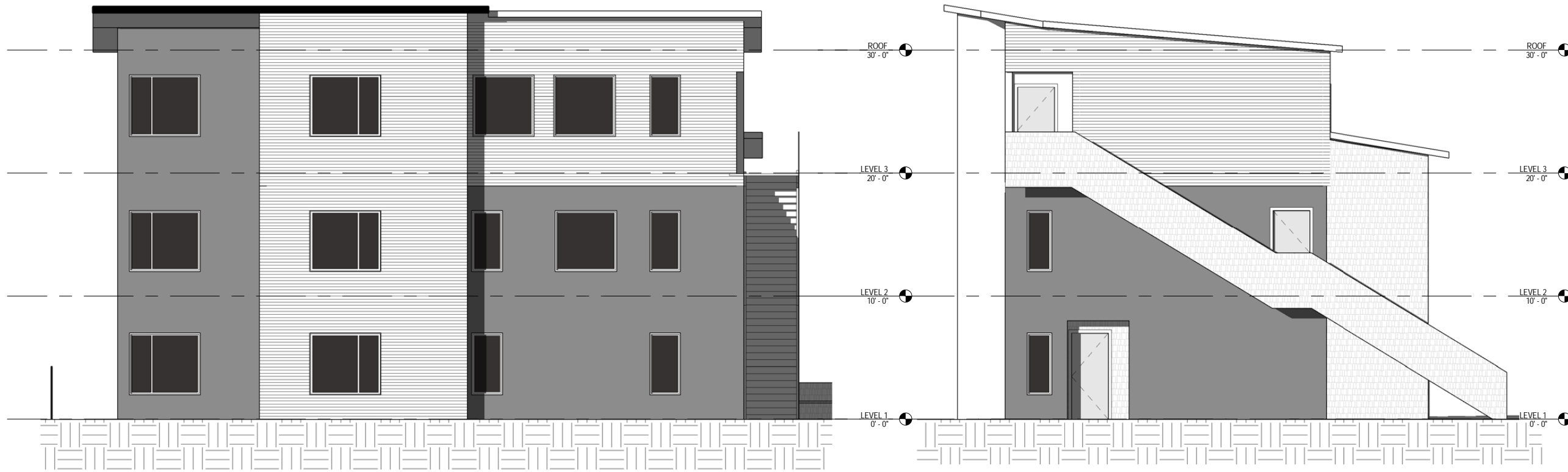


MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER






2 FREESIA SOUTH ELEVATION
 1/8" = 1'-0"

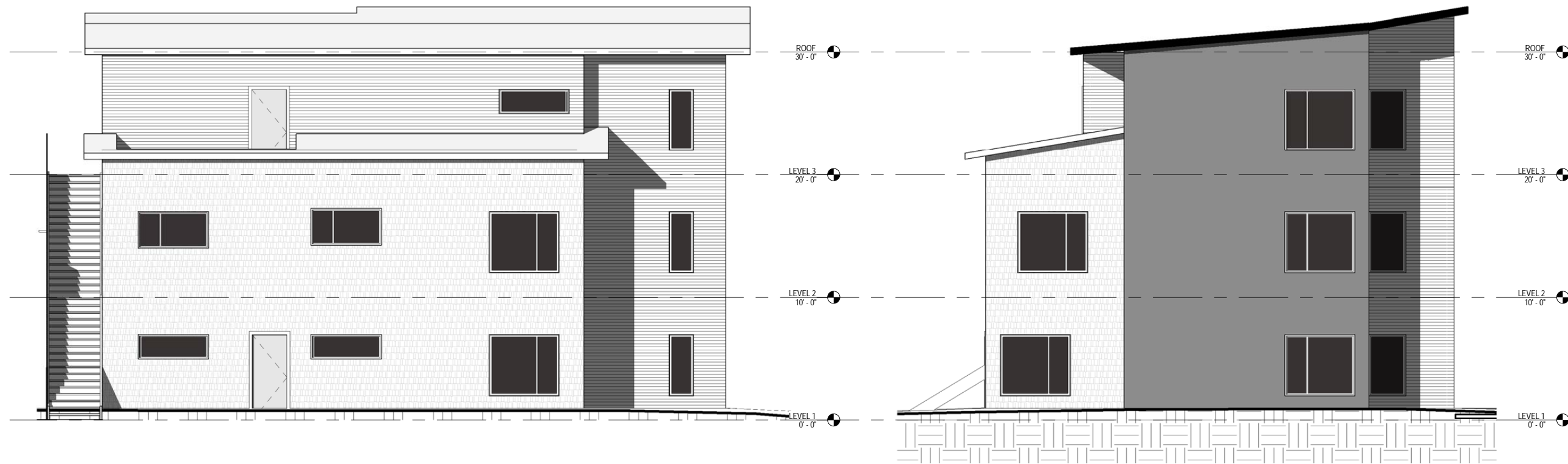
1 FREESIA EAST ELEVATION
 1/8" = 1'-0"





MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



2 FREESIA NORTH ELEVATION
 1/8" = 1'-0"

1 FREESIA WEST ELEVATION
 1/8" = 1'-0"

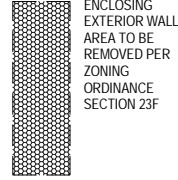




PERCENT PROPOSED

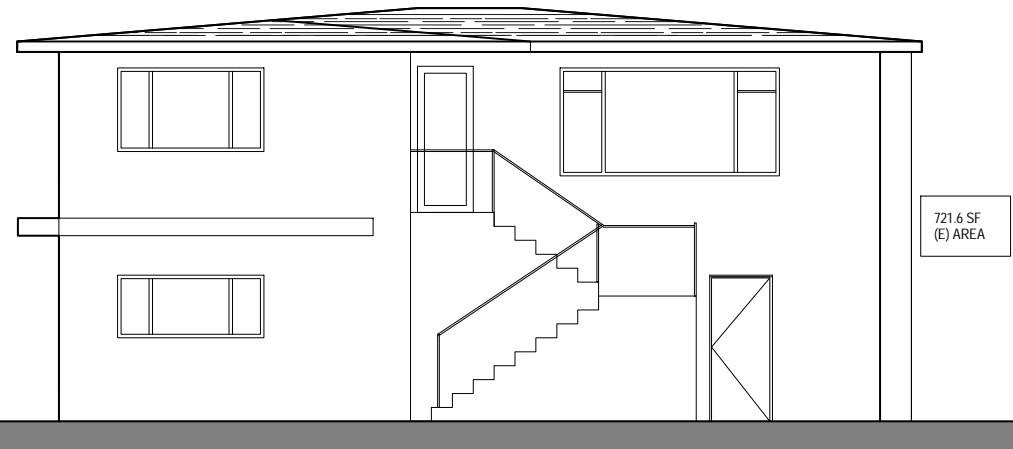
FACADE	SOUTH	EAST	NORTH	WEST	TOTAL
PROPOSED	82.2 SF	77.3 SF	116.9 SF	93.1 SF	369.5 SF
TOTAL AREA	721.6 SF	679.4 SF	722.9 SF	676.9 SF	2800.8 SF
PERCENT PROPOSED					13.2%

PROPOSED AREAS

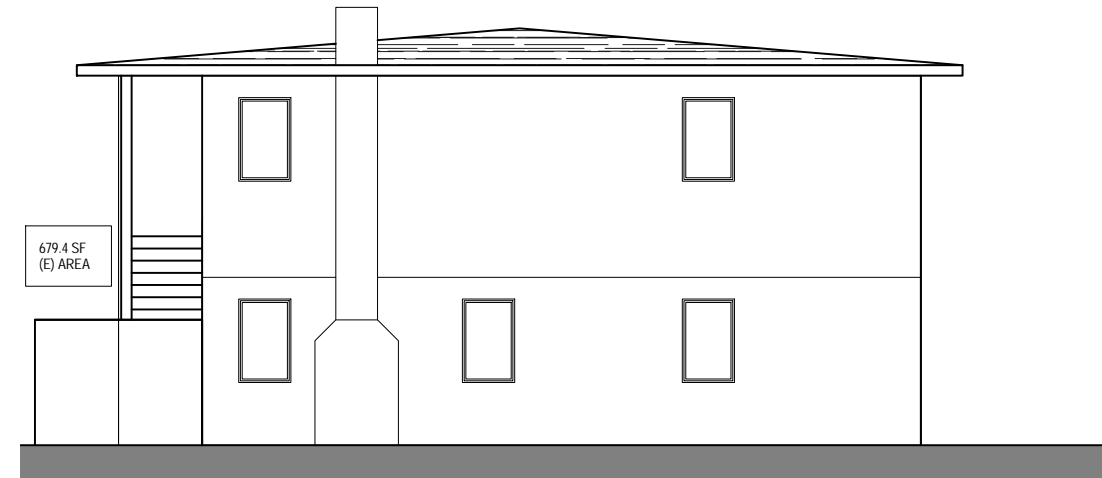


ABBREVIATIONS

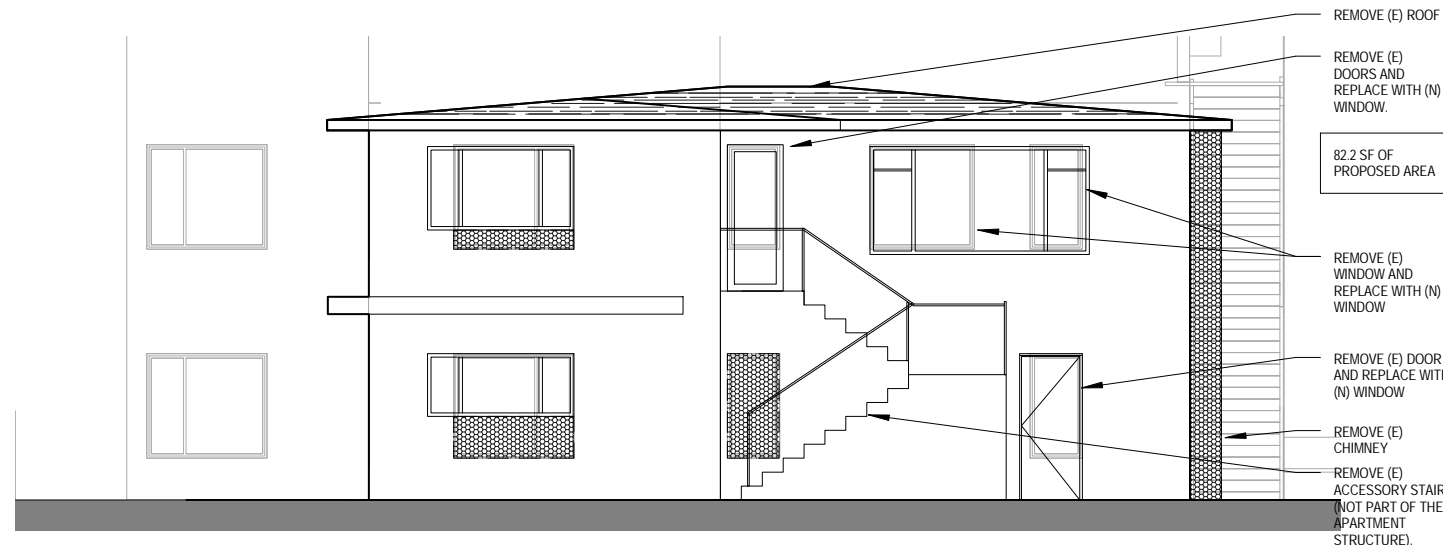
(N) = NEW
 (E) = EXISTING



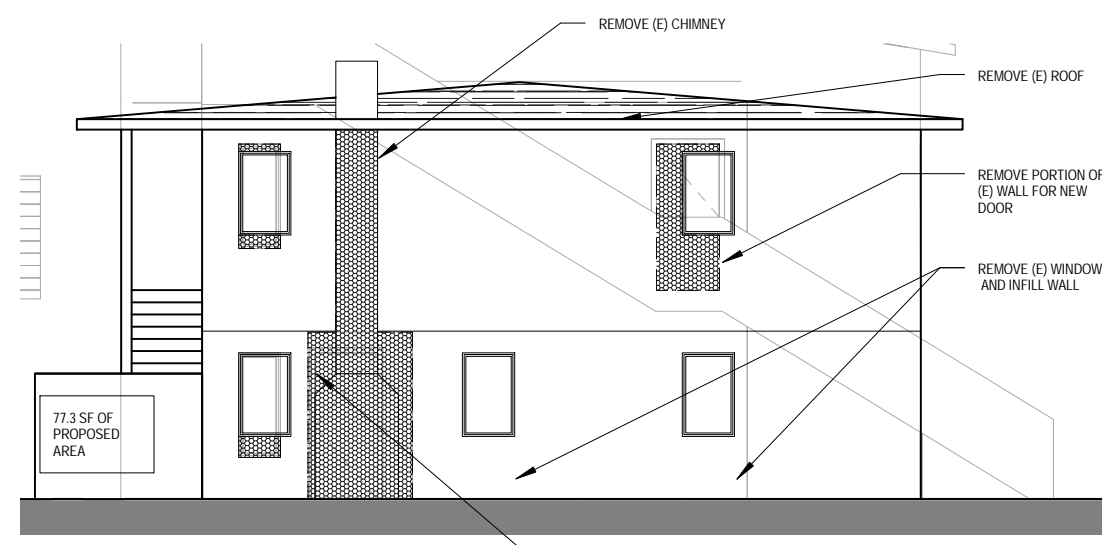
3 FREESIA SOUTH ELEVATION EXISTING
 1/8" = 1'-0"



4 FREESIA EAST ELEVATION EXISTING
 1/8" = 1'-0"



1 FREESIA SOUTH ELEVATION REMOVED
 1/8" = 1'-0"



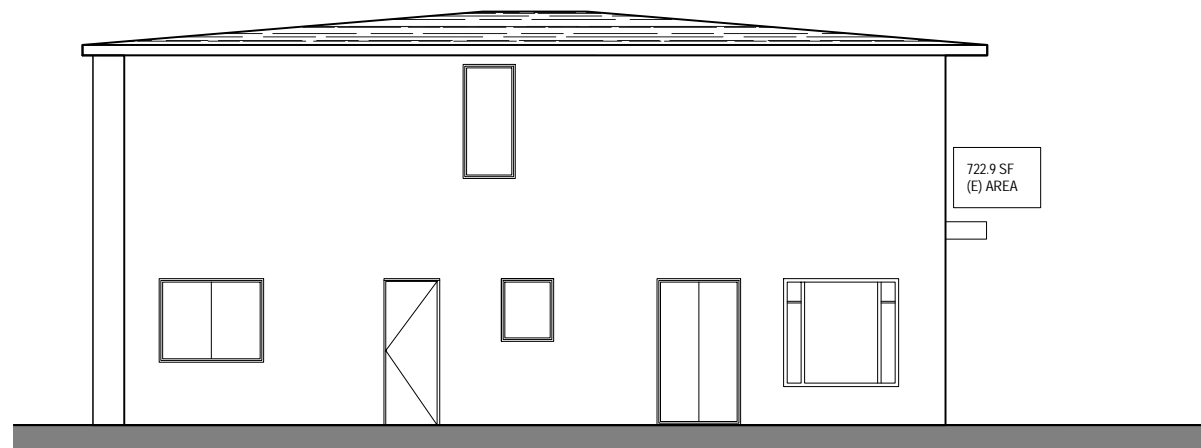
2 FREESIA EAST ELEVATION REMOVED
 1/8" = 1'-0"



PERCENT PROPOSED (SEE SHEET A4.1C)

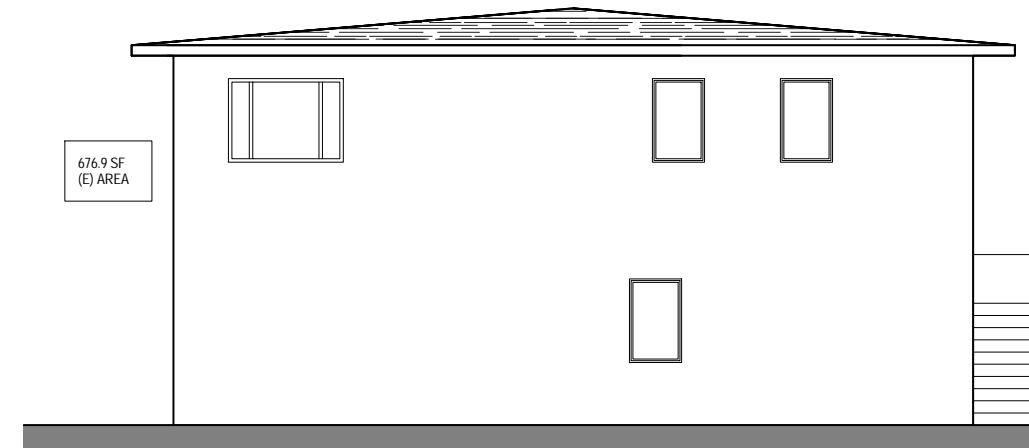
PROPOSED AREAS
 ENCLOSING EXTERIOR WALL AREA TO BE REMOVED PER ZONING ORDINANCE SECTION 23F

ABBREVIATIONS
 (N) = NEW
 (E) = EXISTING



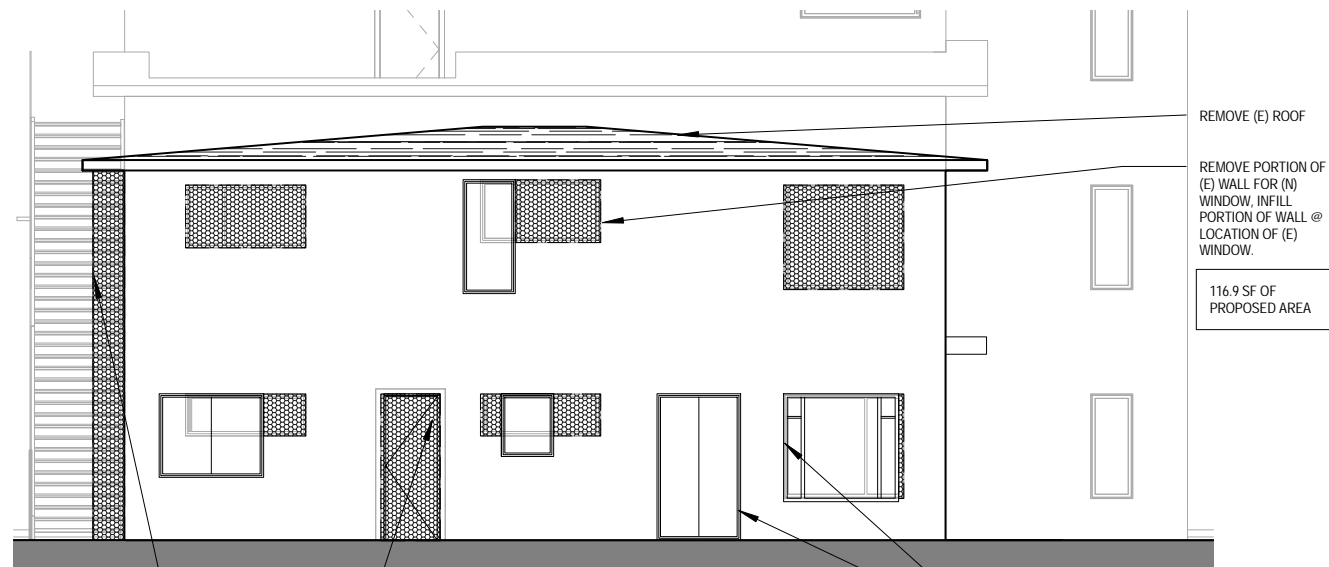
4 FREESIA NORTH ELEVATION EXISTING

1/8" = 1'-0"



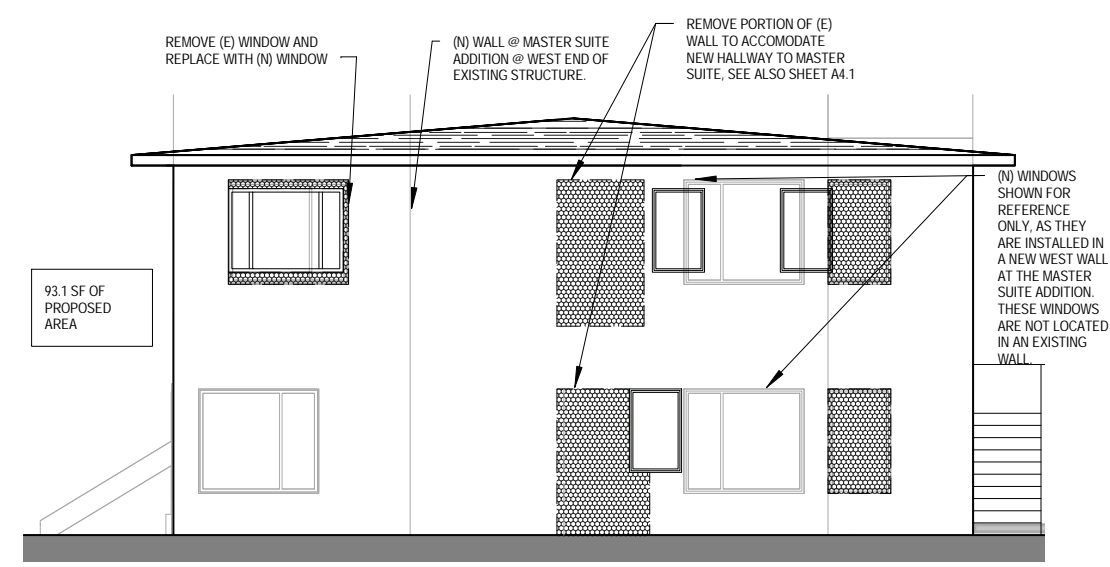
3 FREESIA WEST ELEVATION EXISTING

1/8" = 1'-0"



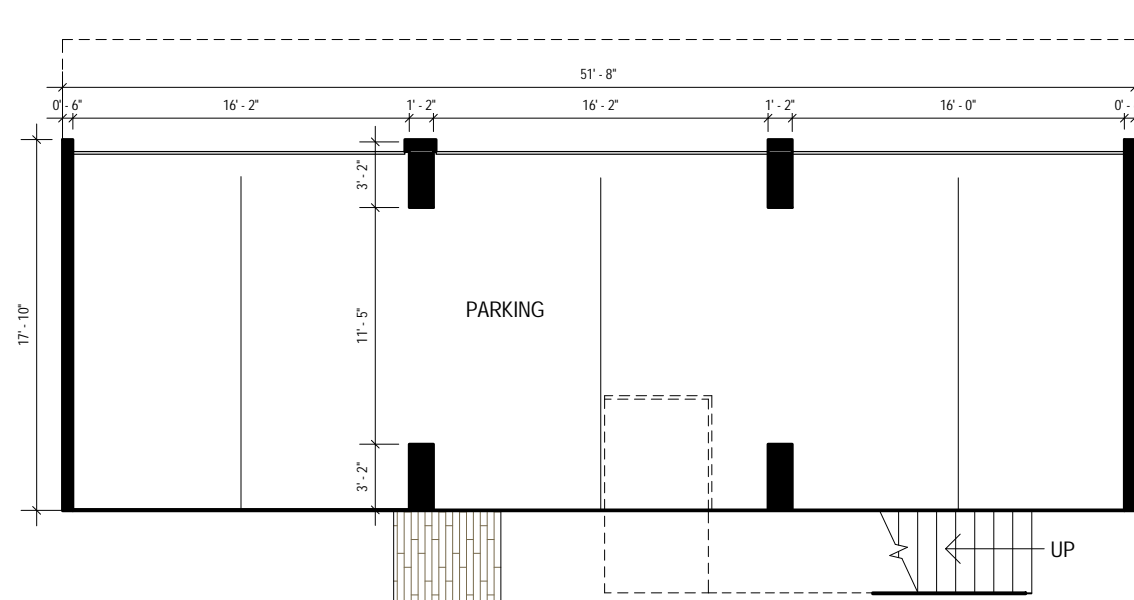
2 FREESIA NORTH ELEVATION REMOVED

1/8" = 1'-0"

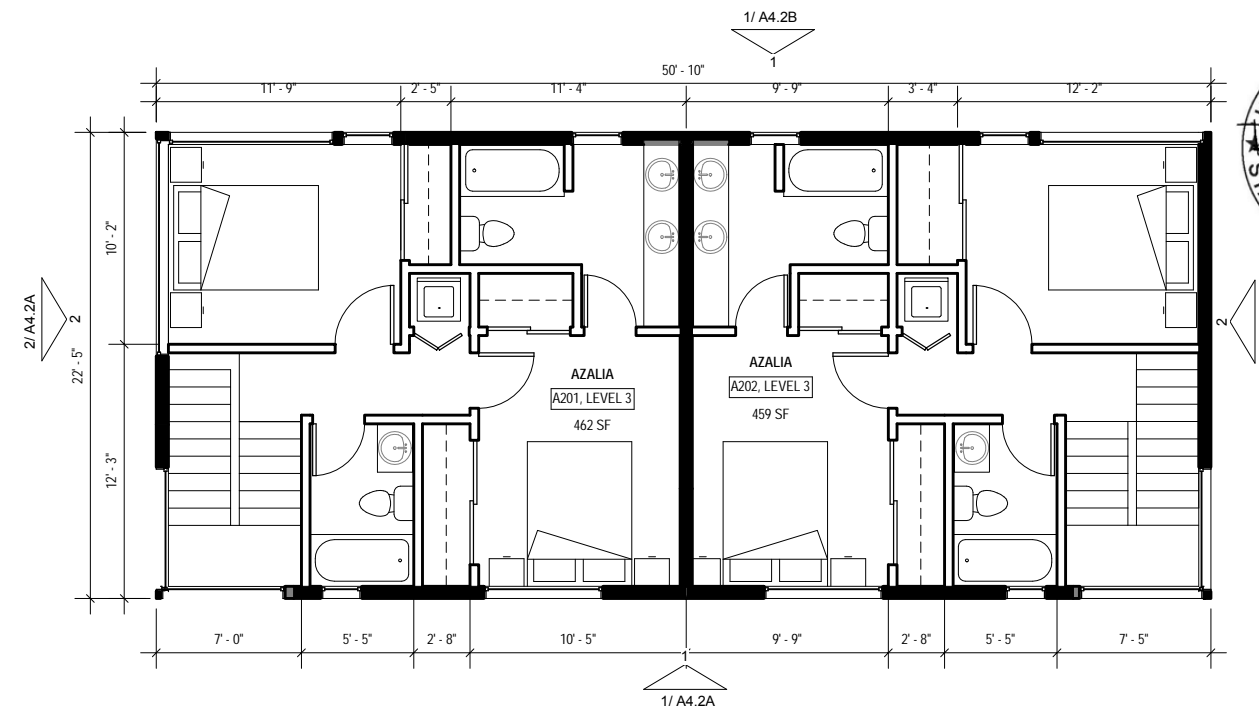


1 FREESIA WEST ELEVATION REMOVED

1/8" = 1'-0"

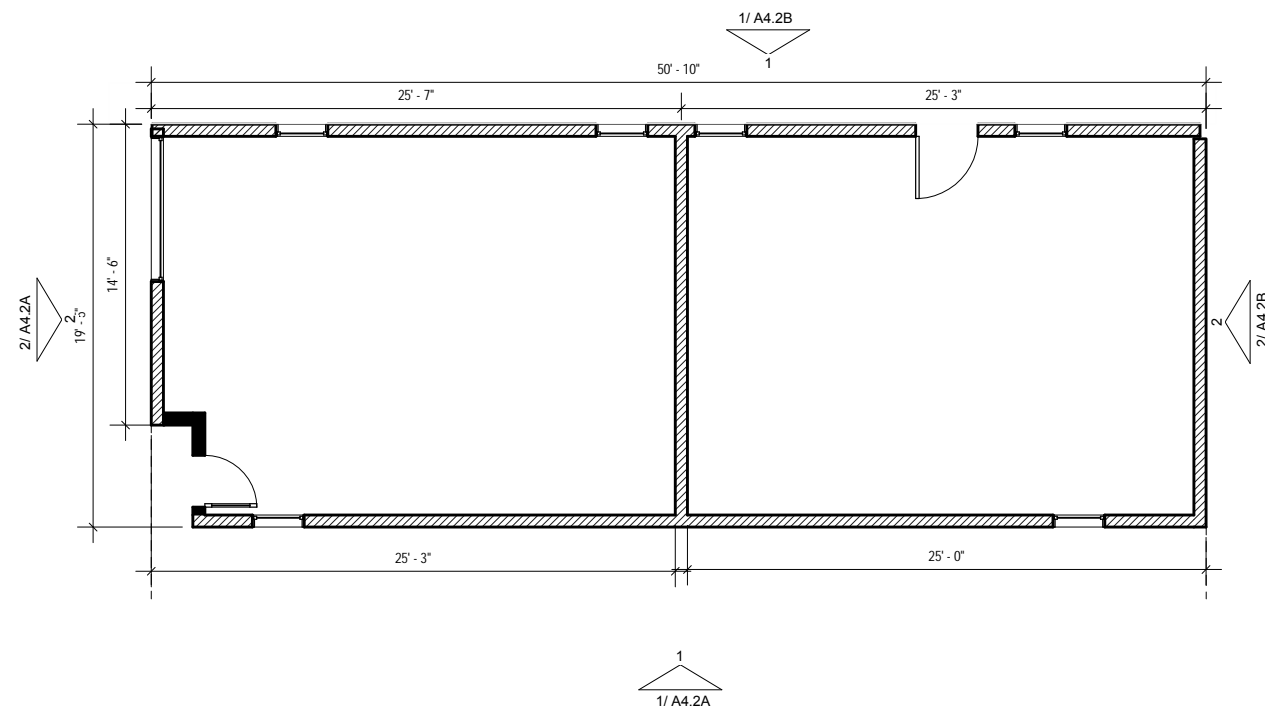


GERANIUM
LEVEL 1

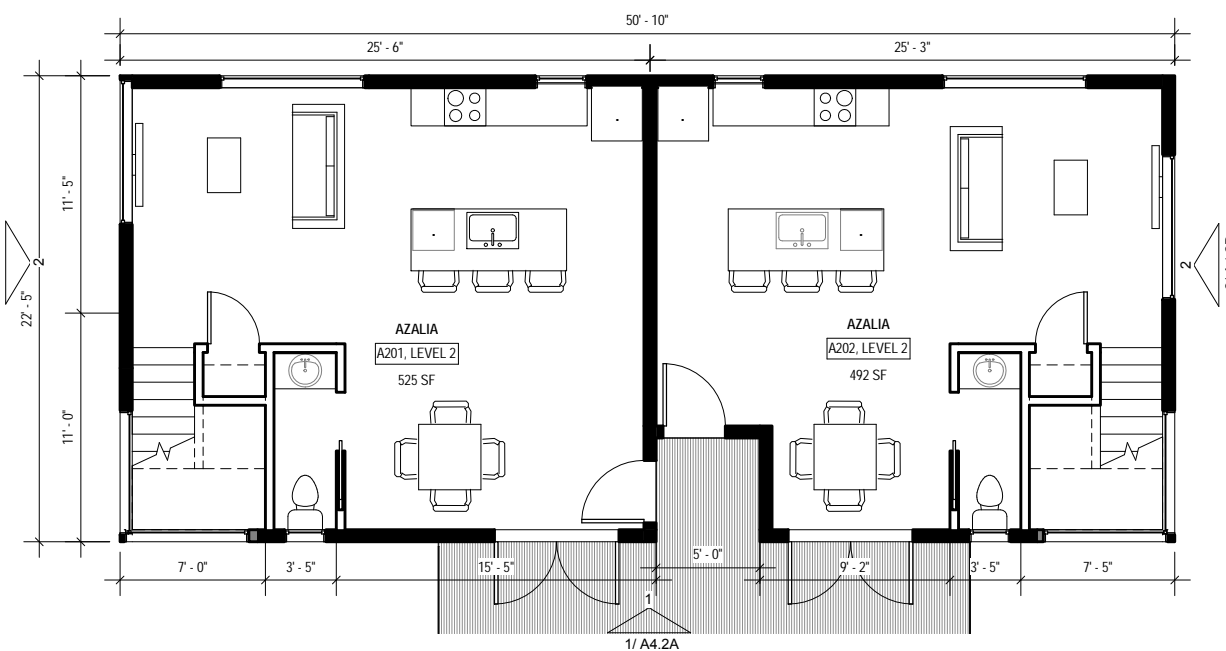


AZALIA, BEGONIA, GERANIUM TOWNHOMES
LEVEL 3

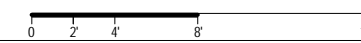
- LEGEND**
- NEW EXTERIOR WALL
 - (E) WALL
 - NEW INTERIOR WALL
 - OPEN SPACE

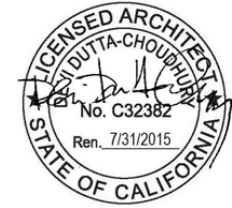


AZALIA & BEGONIA
LEVEL 1






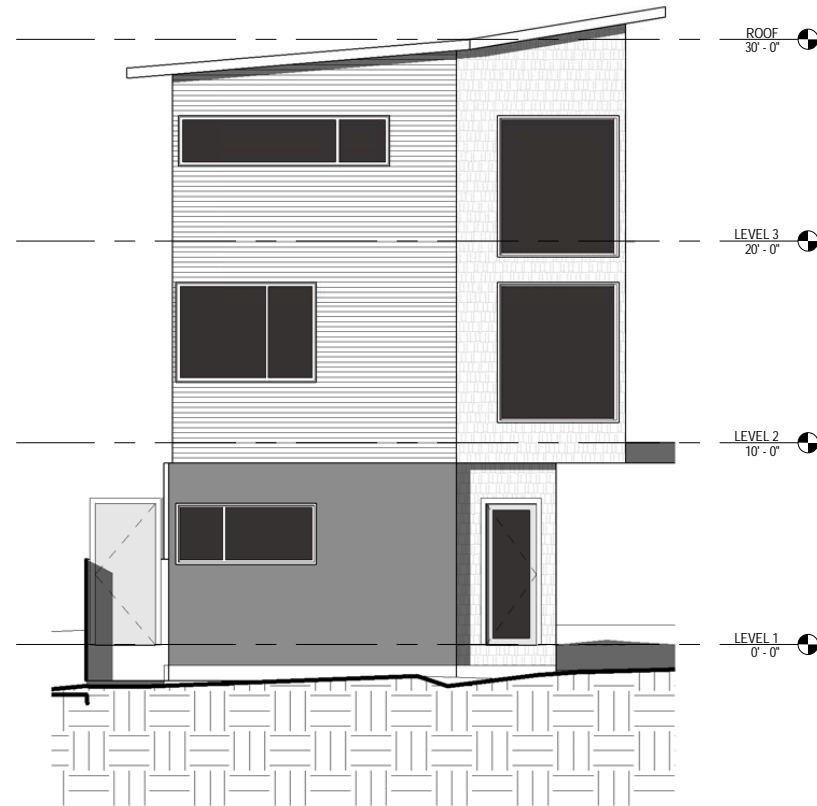
AZALIA, BEGONIA, GERANIUM
LEVEL 2



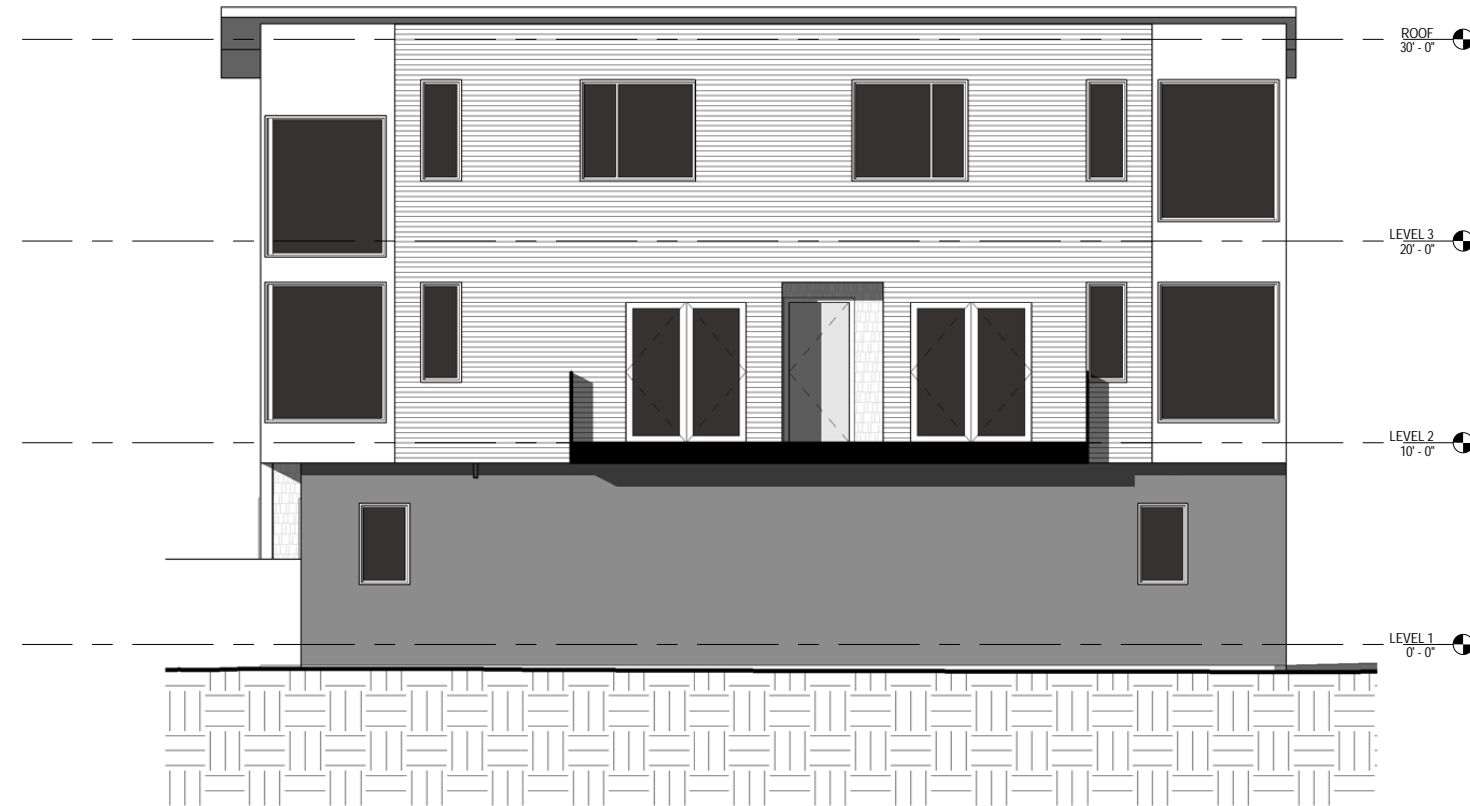


MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER

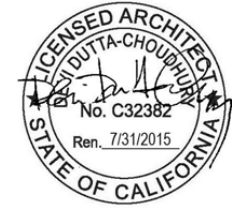


2 AZALEA SOUTH ELEVATION
 1/8" = 1'-0"






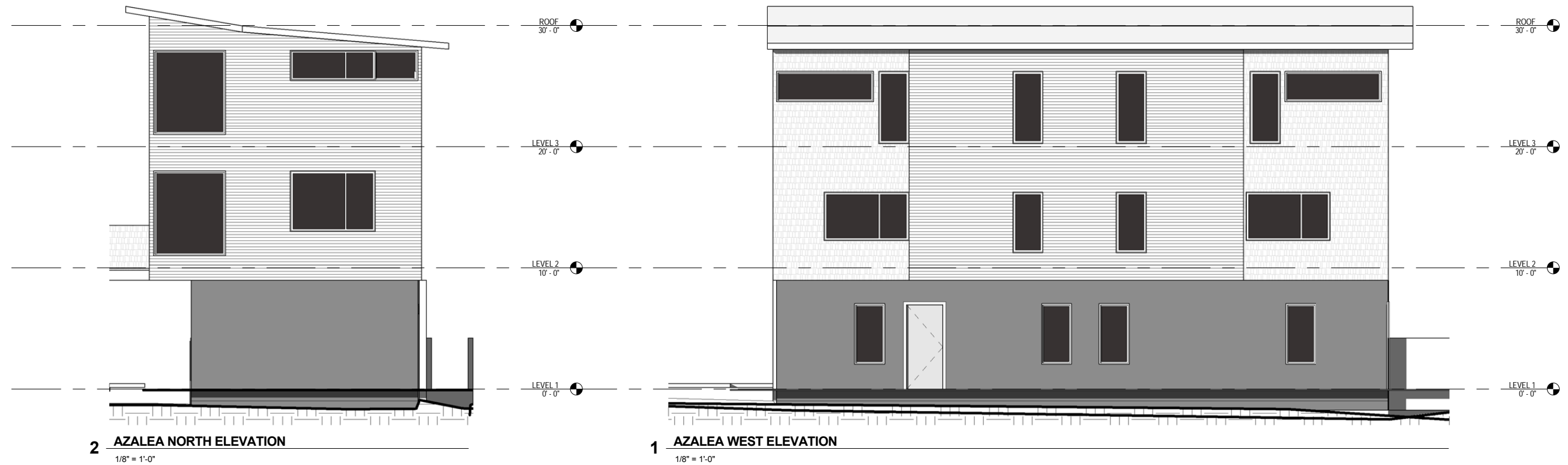
1 AZALEA EAST ELEVATION
 1/8" = 1'-0"





MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



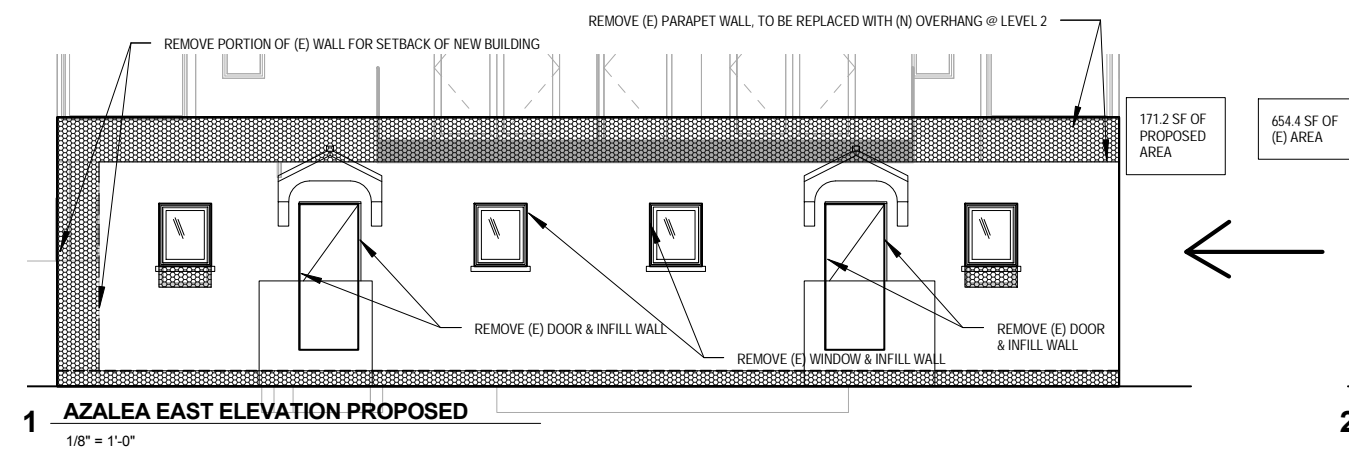
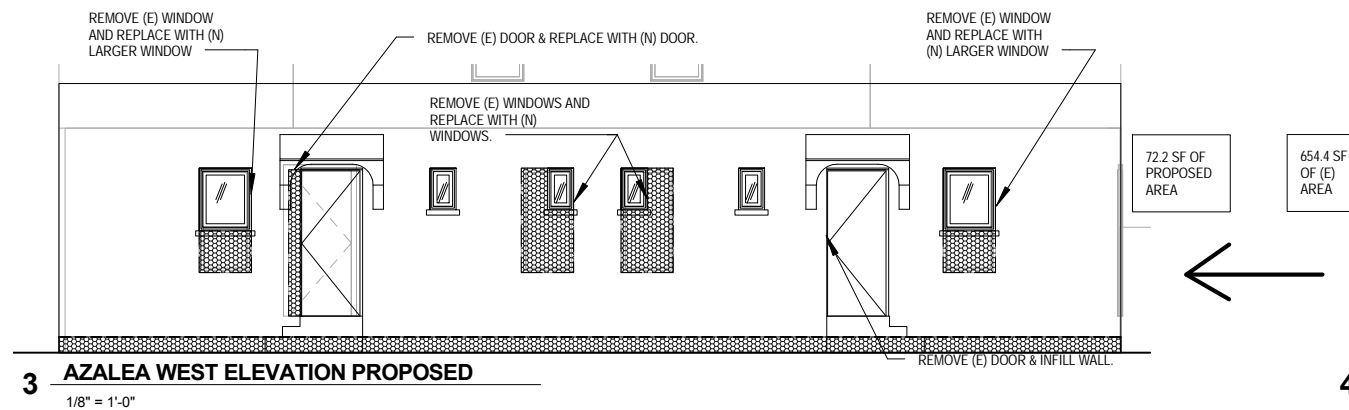
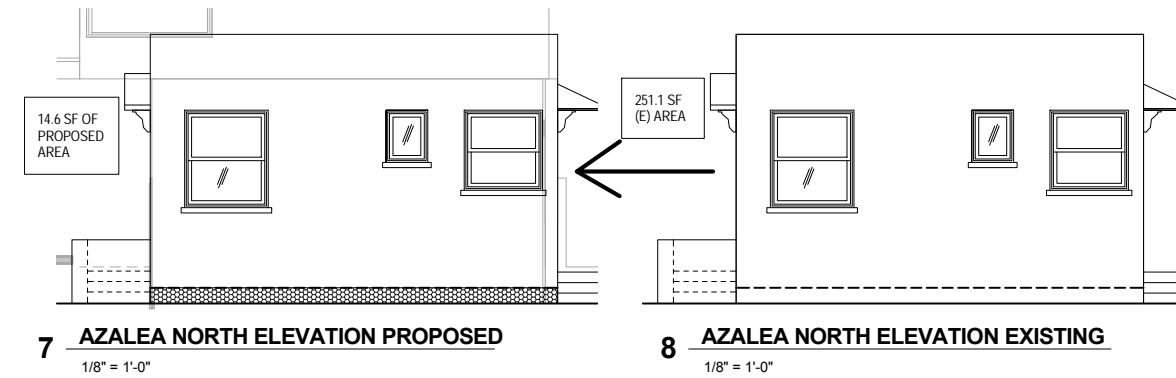
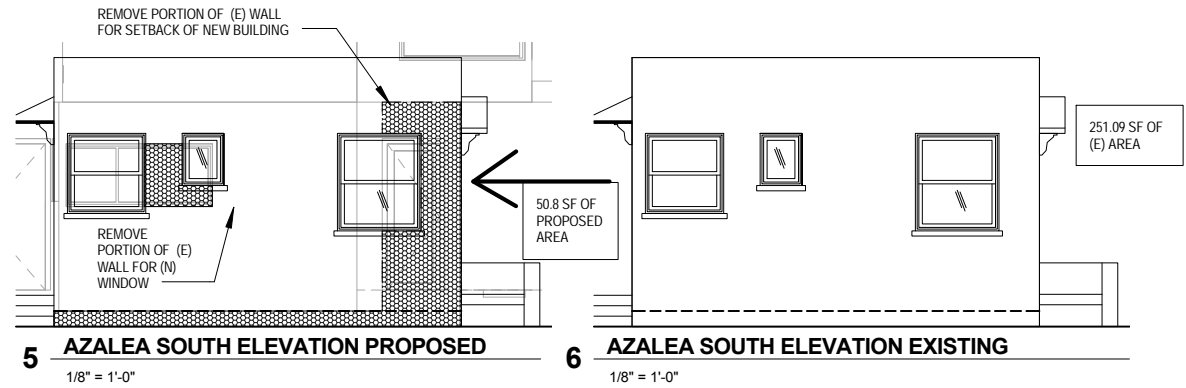


PERCENT PROPOSED

FACADE	SOUTH	EAST	NORTH	WEST	TOTAL
PROPOSED	50.8 SF	171.2 SF	14.6 SF	72.2 SF	308.8 SF
TOTAL AREA	251.1 SF	654.4 SF	251.1 SF	654.4 SF	1811.0 SF
PERCENT PROPOSED					17.1%




PROPOSED AREAS
 ENCLOSING EXTERIOR WALL AREA TO BE REMOVED PER ZONING ORDINANCE SECTION 23F

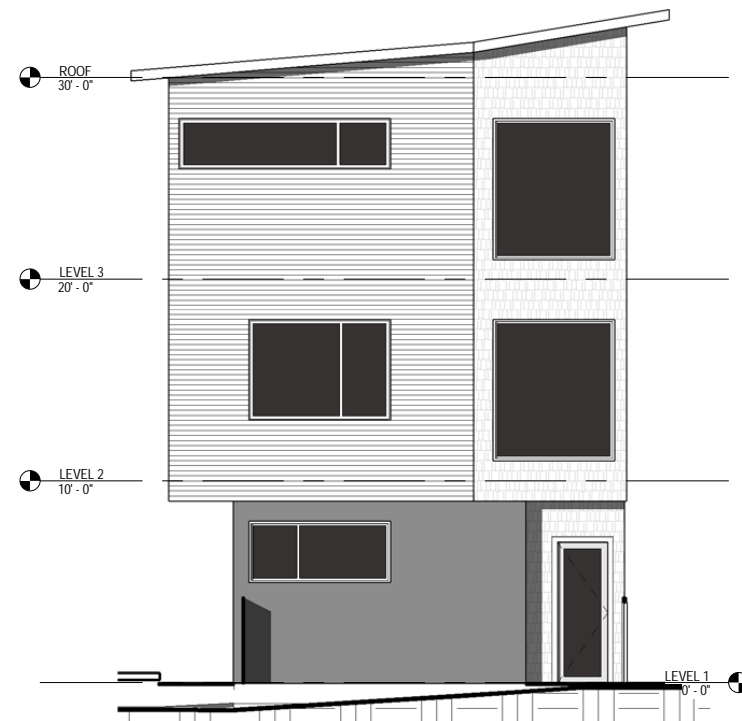
ABBREVIATIONS
 (N) = NEW
 (E) = EXISTING





MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER






1 BEGONIA SOUTH ELEVATION
 1/8" = 1'-0"

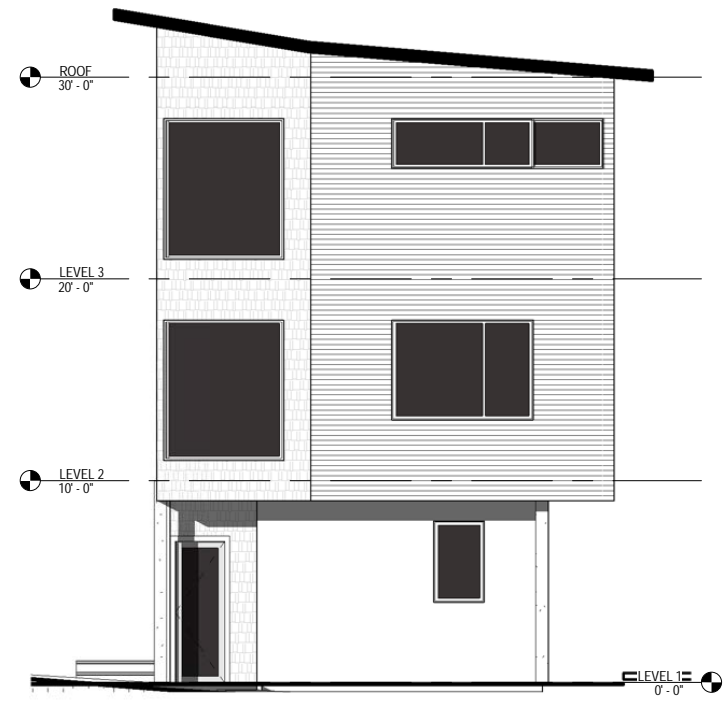


2 BEGONIA EAST ELEVATION
 1/8" = 1'-0"



MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



1 BEGONIA NORTH ELEVATION
 1/8" = 1'-0"



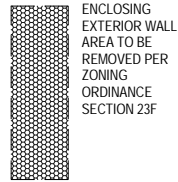
2 BEGONIA WEST ELEVATION
 1/8" = 1'-0"



PERCENT PROPOSED

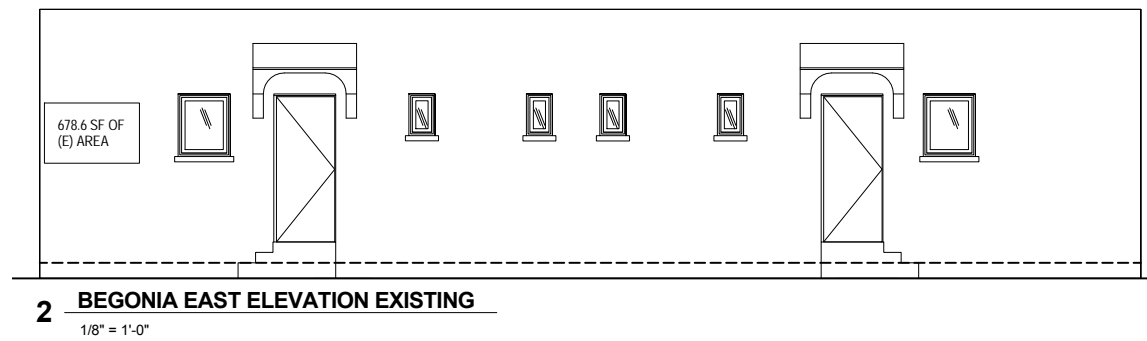
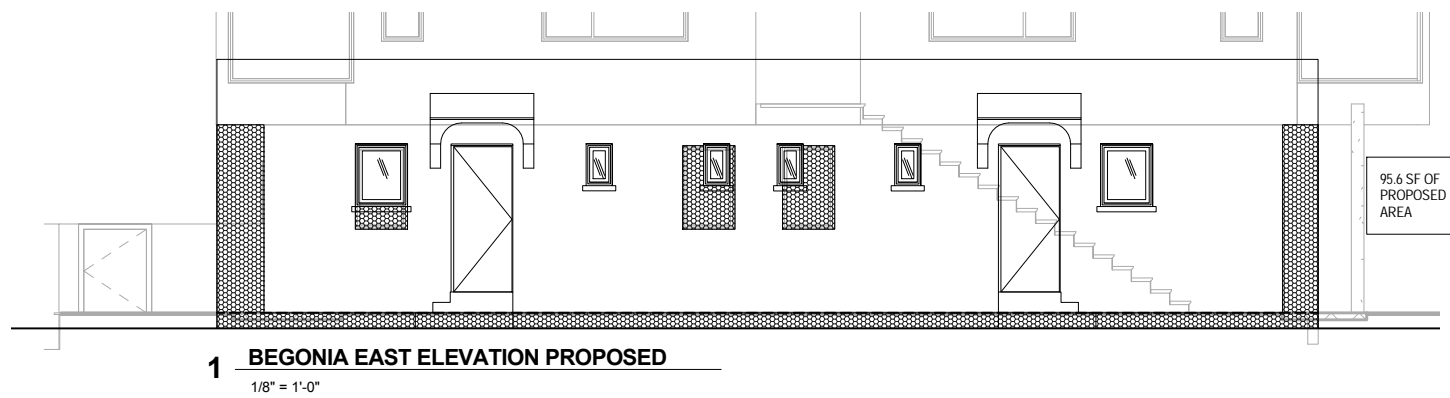
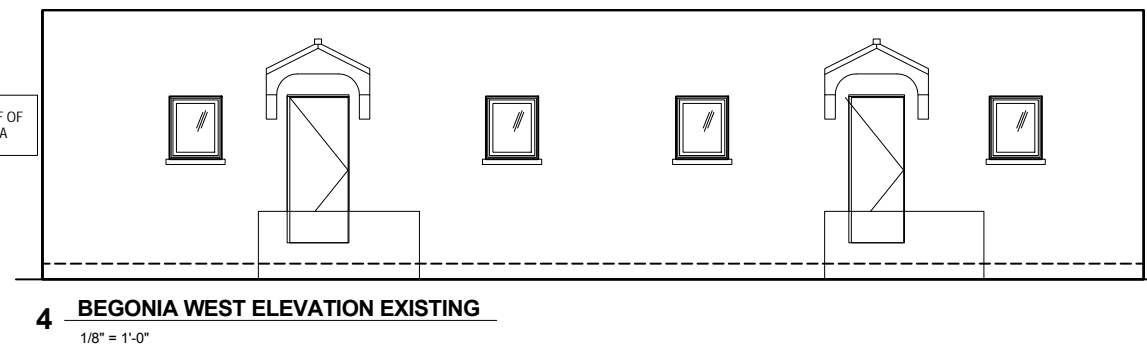
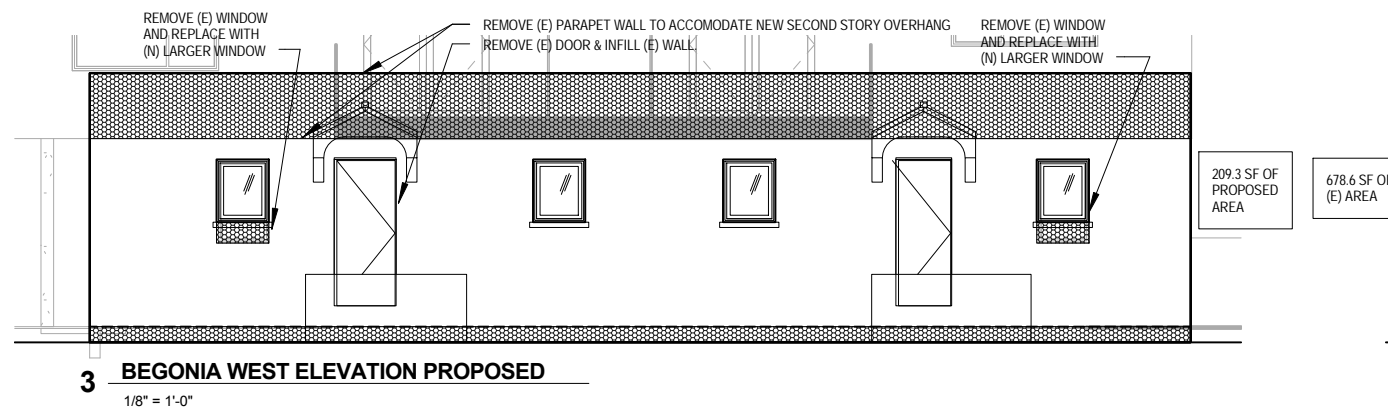
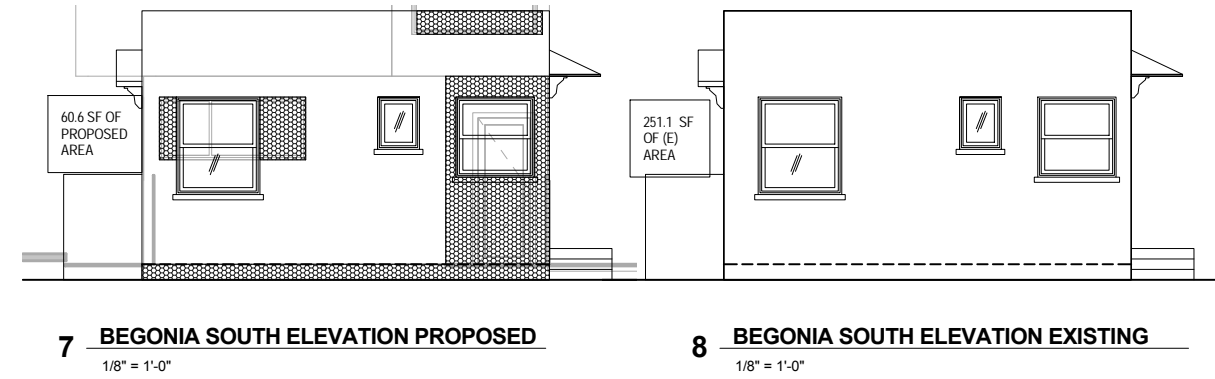
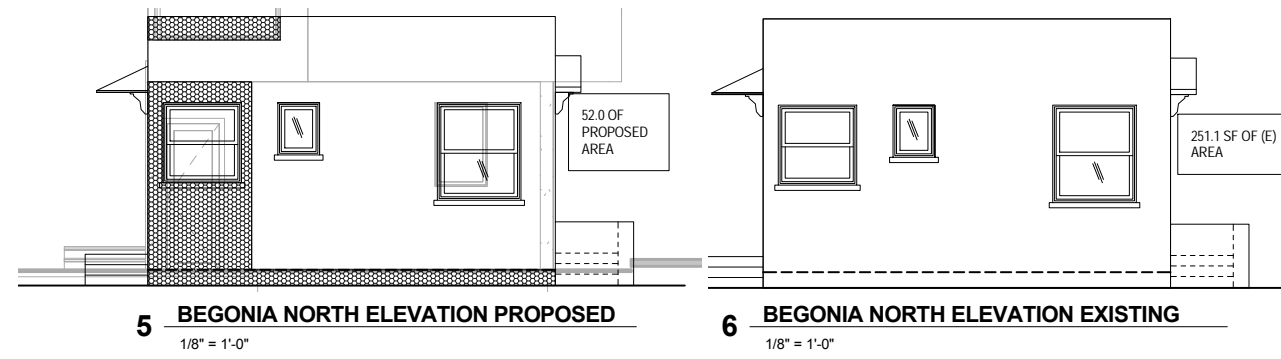
FACADE	SOUTH	EAST	NORTH	WEST	TOTAL
PROPOSED	60.6 SF	95.6 SF	52 SF	209.3 SF	417.5 SF
TOTAL AREA	251.1 SF	678.6 SF	251.1 SF	678.6 SF	1859.4 SF
PERCENT PROPOSED					22.4%

PROPOSED AREAS







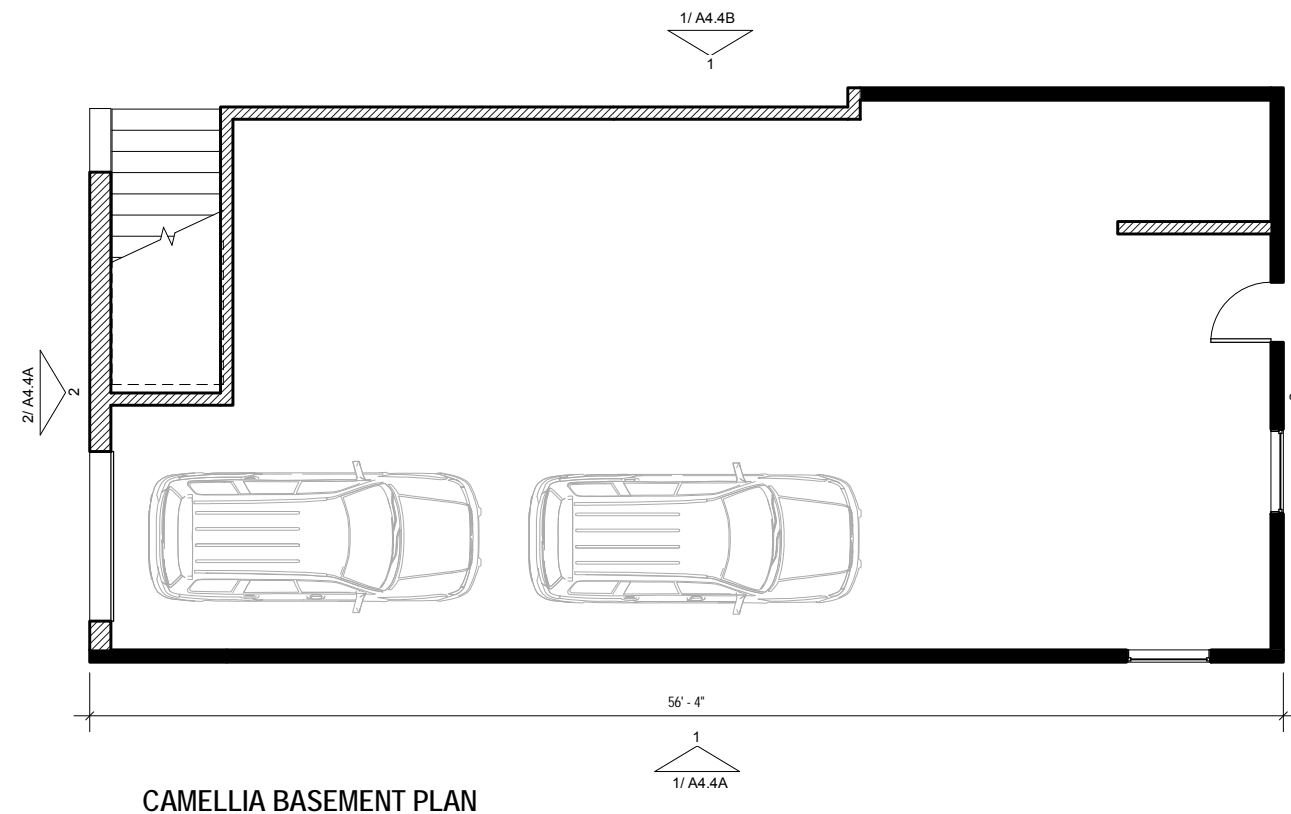
ABBREVIATIONS

(N) = NEW
 (E) = EXISTING

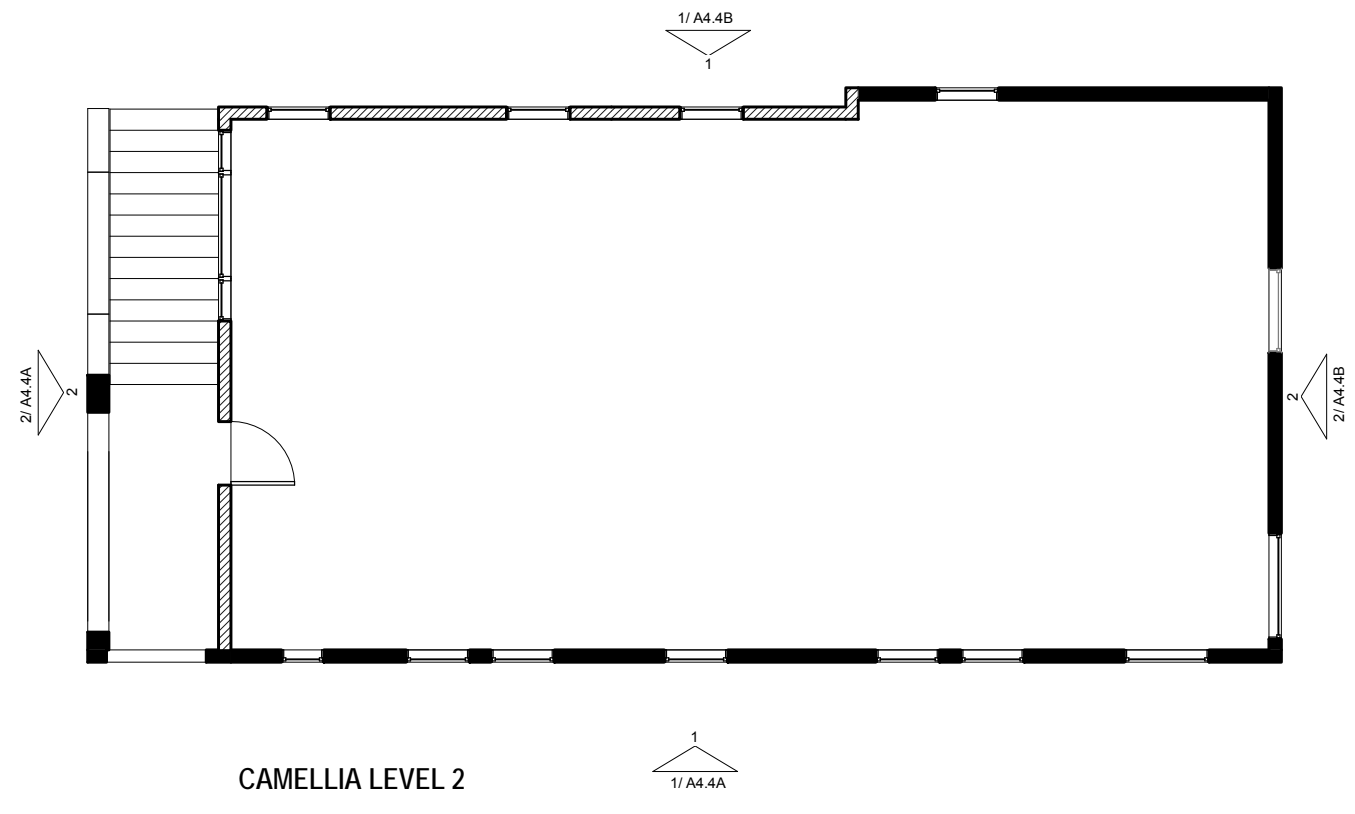




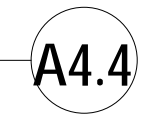
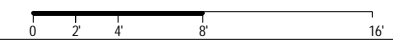
- LEGEND**
-  NEW EXTERIOR WALL
 -  (E) WALL
 -  NEW INTERIOR WALL
 -  OPEN SPACE

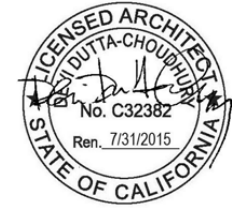


CAMELLIA BASEMENT PLAN






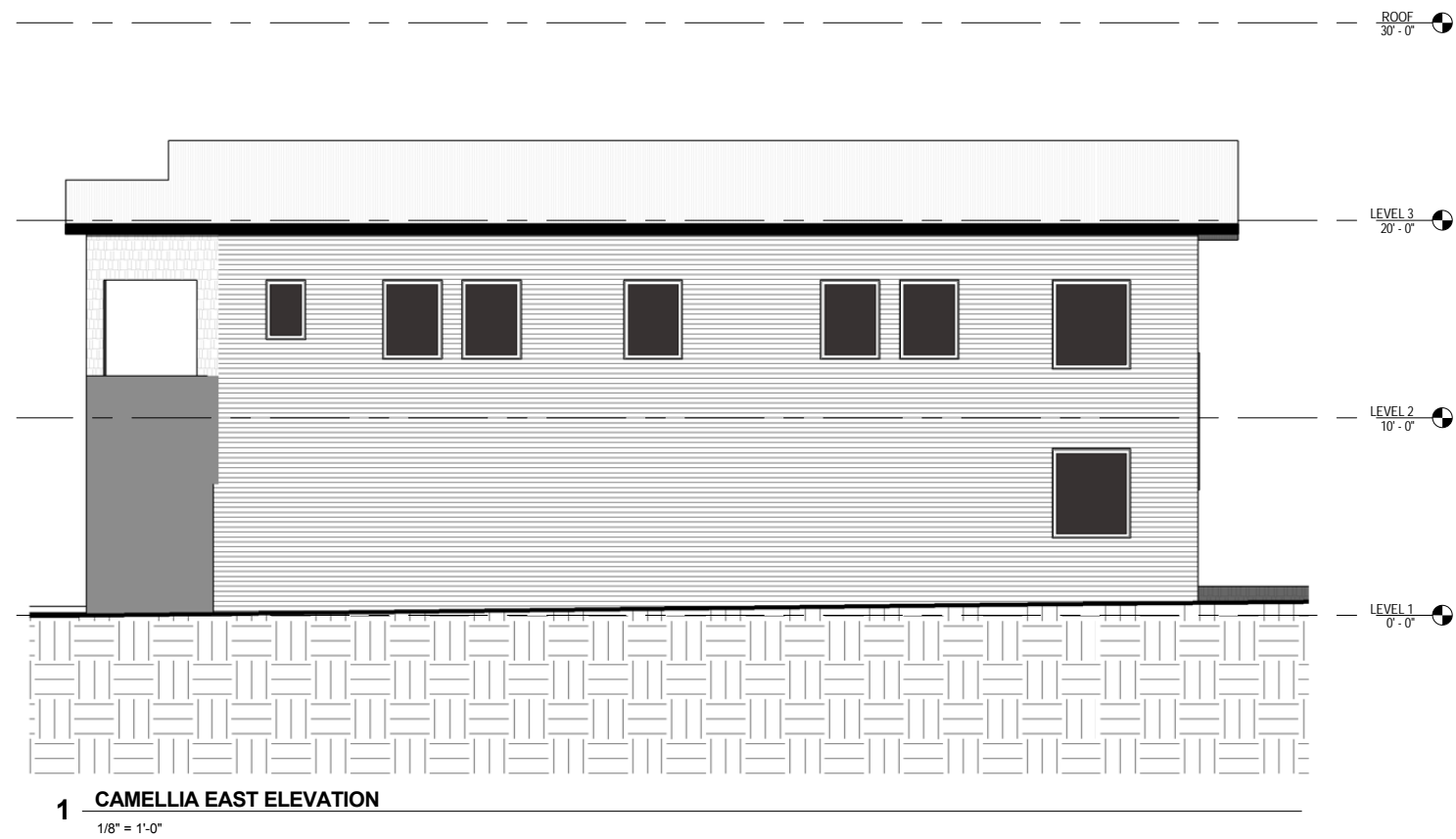
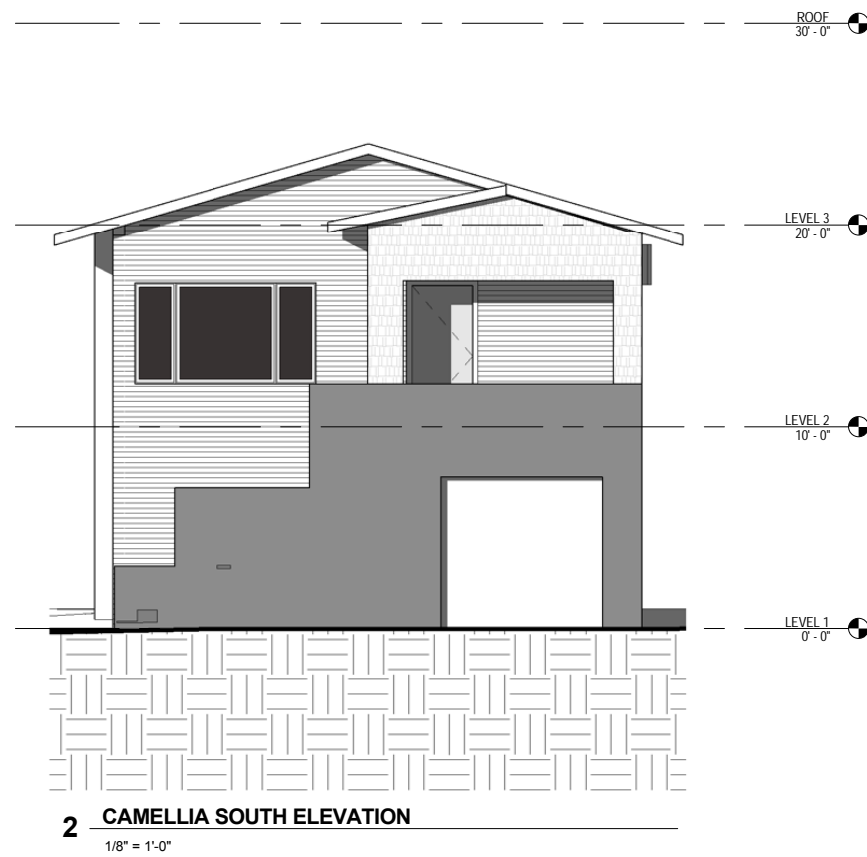
CAMELLIA LEVEL 2

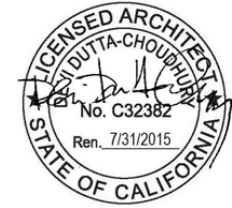







MATERIAL LEGEND

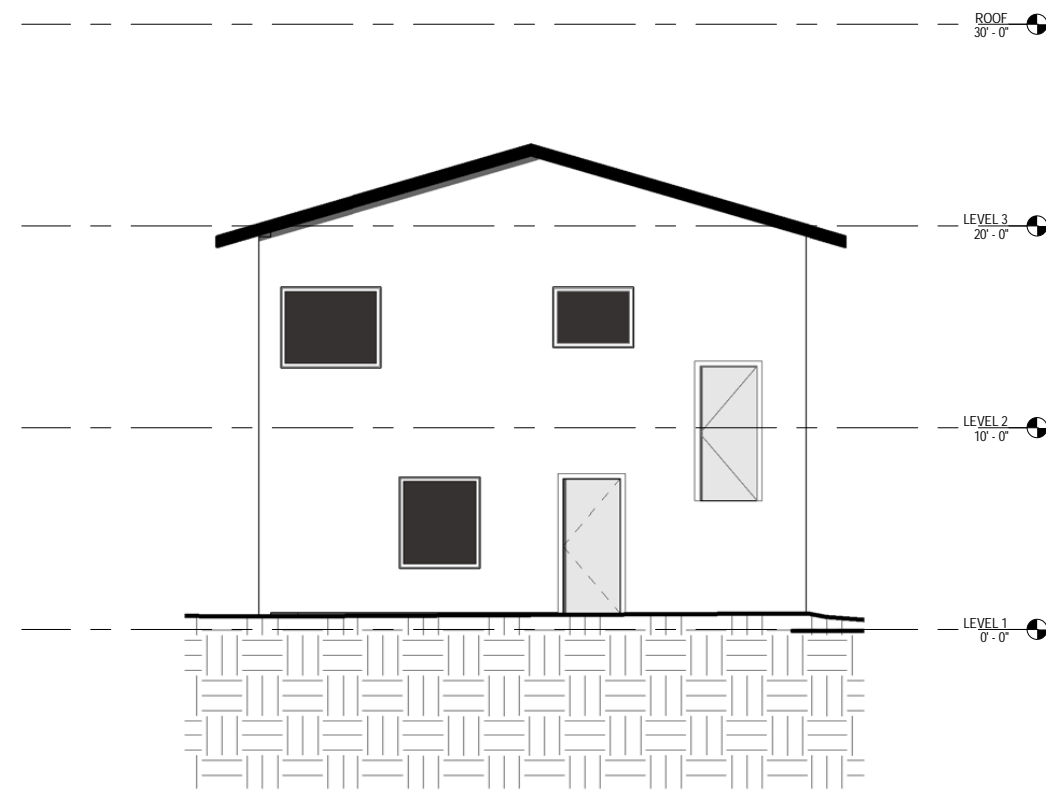
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



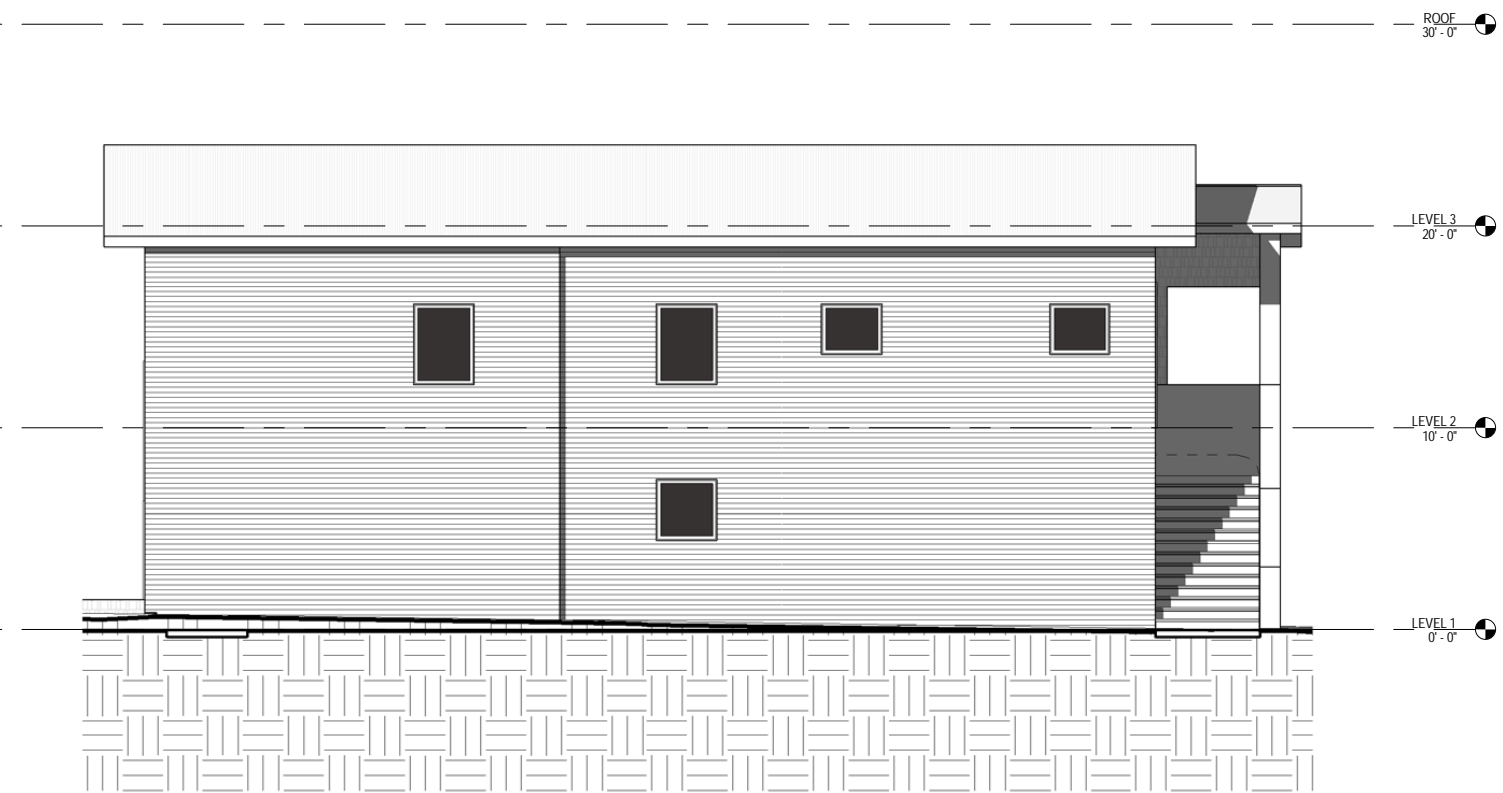


MATERIAL LEGEND

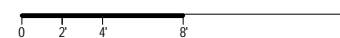
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



2 CAMELLIA NORTH ELEVATION
 1/8" = 1'-0"



1 CAMELLIA WEST ELEVATION
 1/8" = 1'-0"

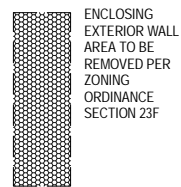




PERCENT PROPOSED (TECHNICAL DEMOLITION OF CAMELIA)

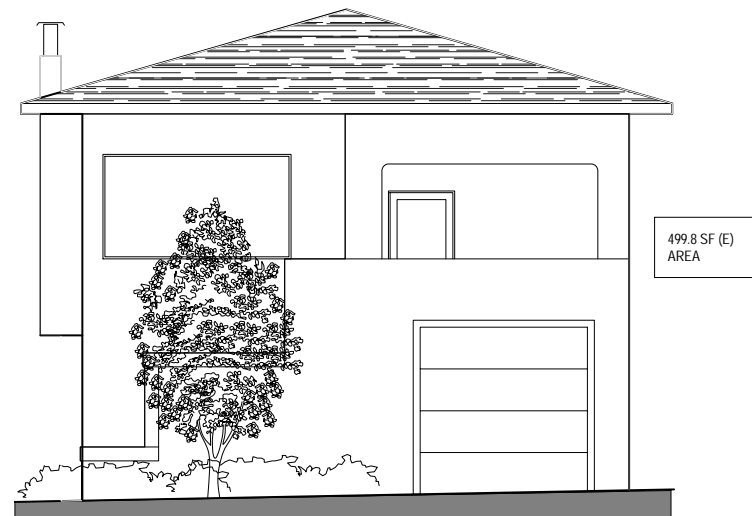
FACADE	SOUTH	EAST	NORTH	WEST	TOTAL
PROPOSED	149.0 SF	968.5 SF	506.5 SF	434.4 SF	2058.4 SF
TOTAL AREA	499.8 SF	968.5 SF	506.5 SF	987.0 SF	2961.8 SF
PERCENT PROPOSED					69.5%

PROPOSED AREAS

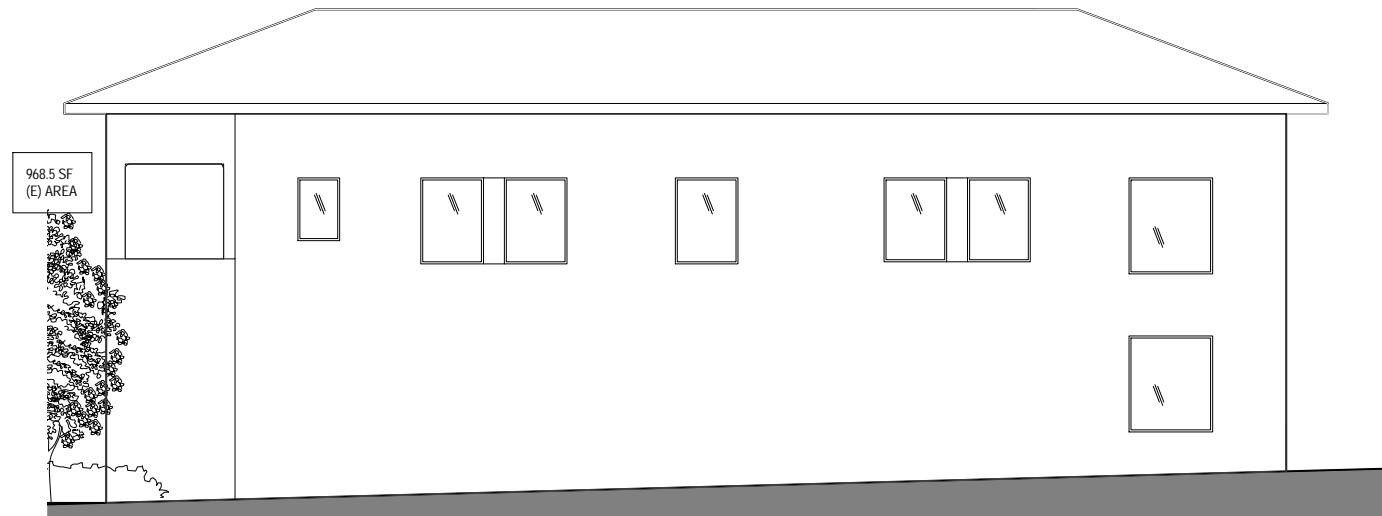


ABBREVIATIONS

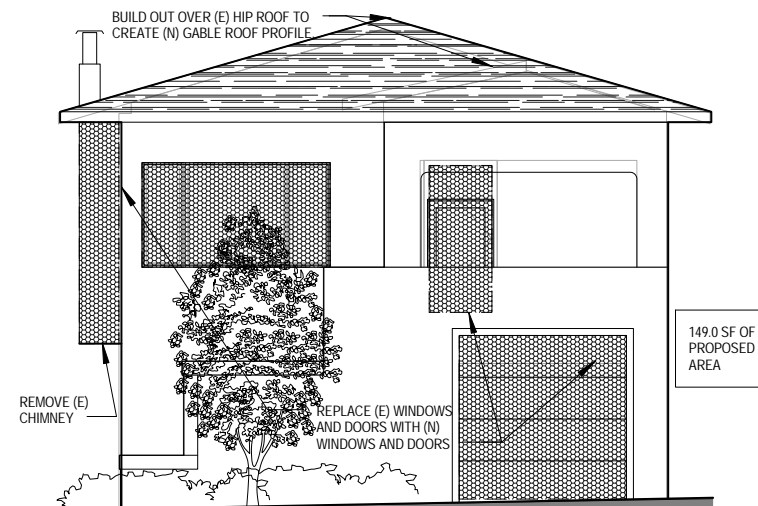
(N) = NEW
 (E) = EXISTING



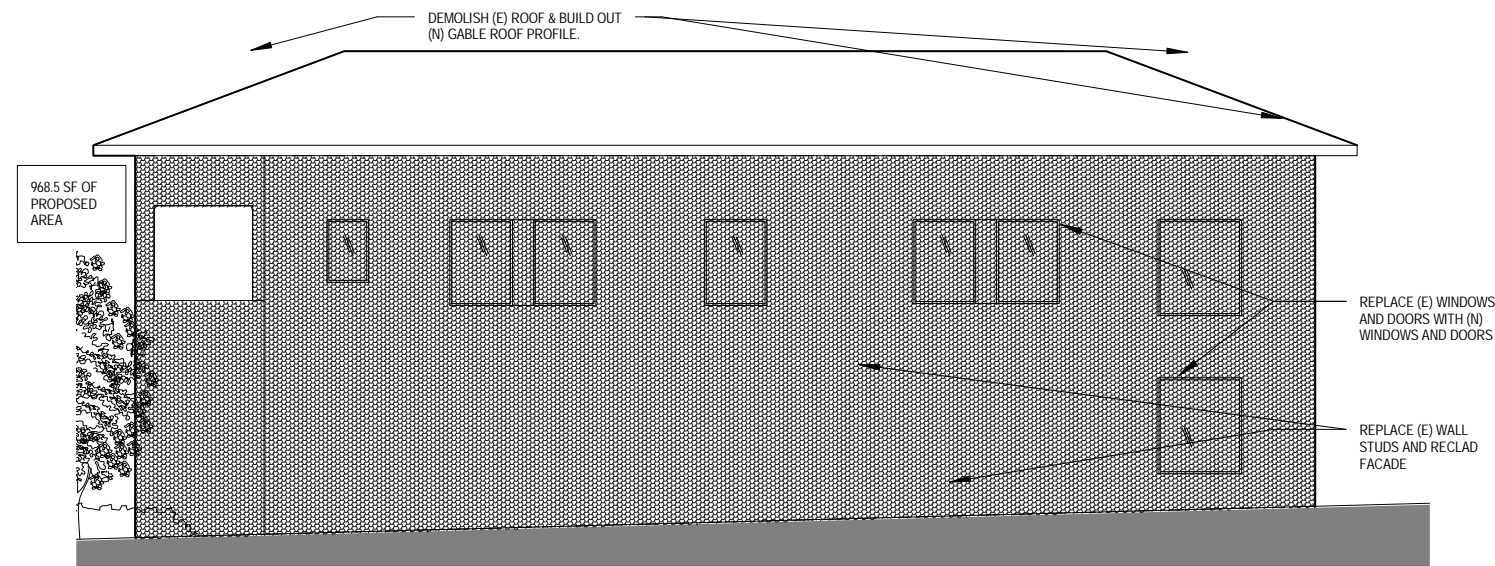
3 CAMELLIA SOUTH ELEVATION EXISTING
 1/8" = 1'-0"



4 CAMELLIA EAST ELEVATION EXISTING
 1/8" = 1'-0"



1 CAMELLIA SOUTH ELEVATION PROPOSED
 1/8" = 1'-0"

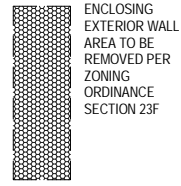


2 CAMELLIA EAST ELEVATION PROPOSED
 1/8" = 1'-0"



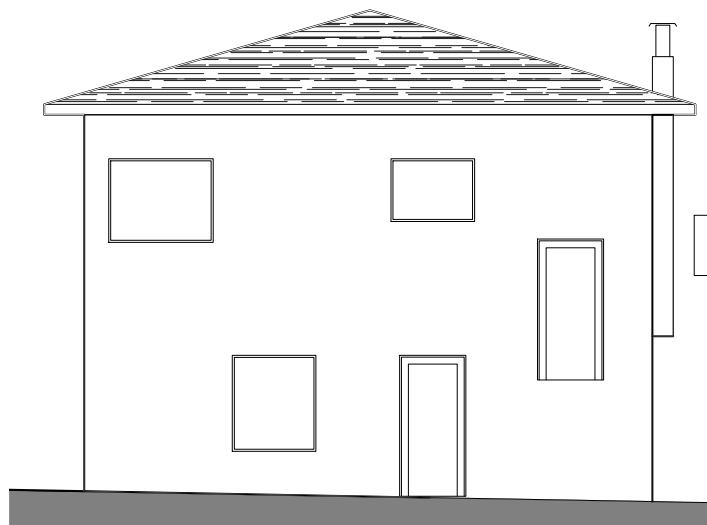
PERCENT PROPOSED (SEE SHEET A4.3C)

PROPOSED AREAS



ABBREVIATIONS

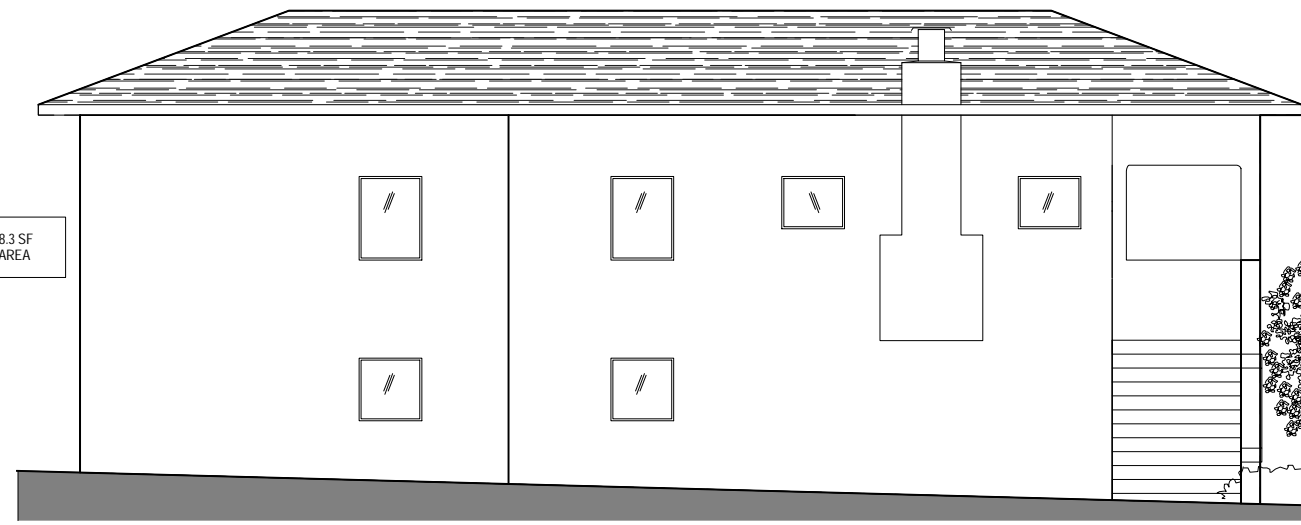
(N) = NEW
 (E) = EXISTING



3 CAMELLIA NORTH ELEVATION EXISTING

1/8" = 1'-0"

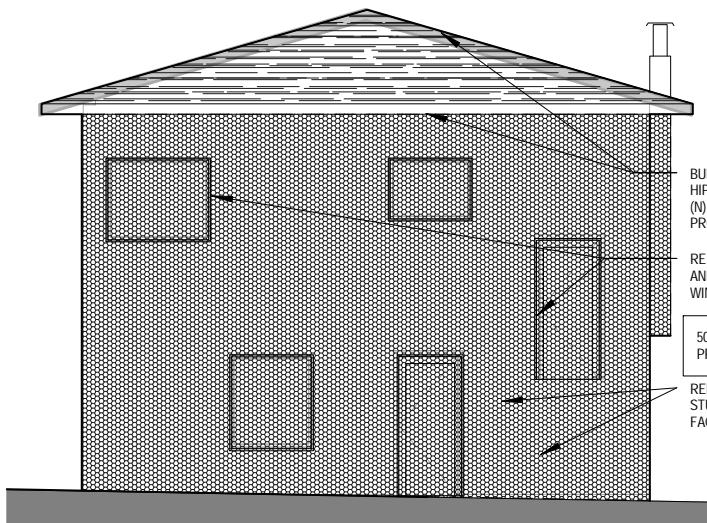
507.2 SF
(E) AREA



4 CAMELLIA WEST ELEVATION EXISTING

1/8" = 1'-0"

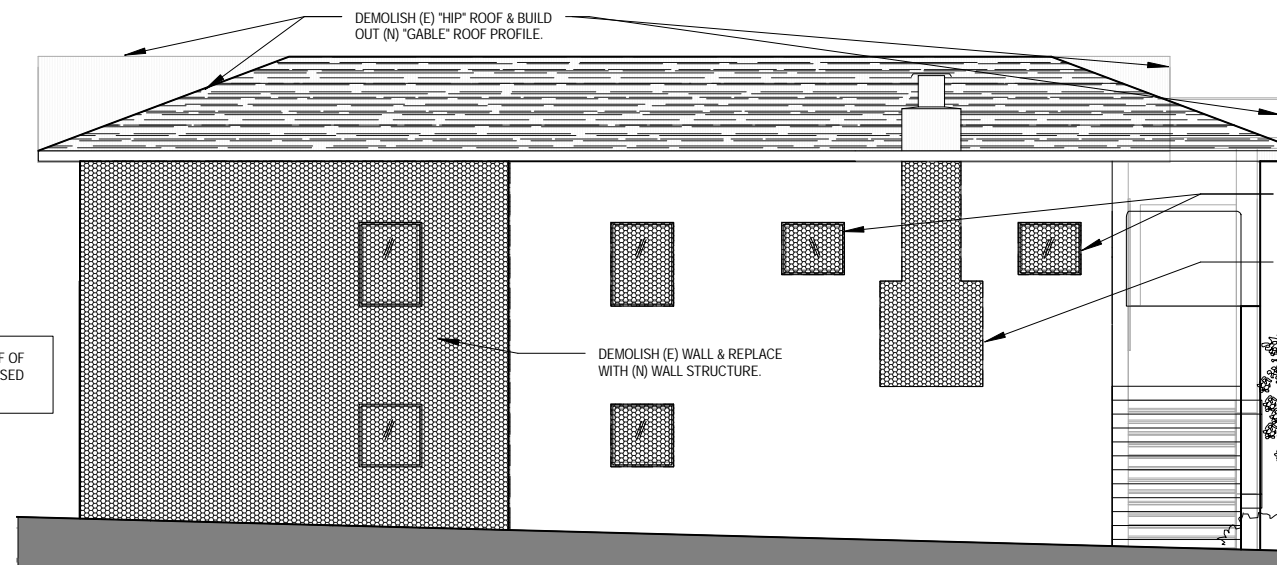
1008.3 SF
(E) AREA



1 CAMELLIA NORTH ELEVATION PROPOSED

1/8" = 1'-0"

BUILD OUT OVER (E) HIP ROOF TO CREATE (N) GABLE ROOF PROFILE.
 REPLACE (E) WINDOWS AND DOORS WITH (N) WINDOWS AND DOORS
 506.5 SF OF PROPOSED AREA
 REPLACE (E) WALL STUDS AND RECLAD FACADE



2 CAMELLIA WEST ELEVATION PROPOSED

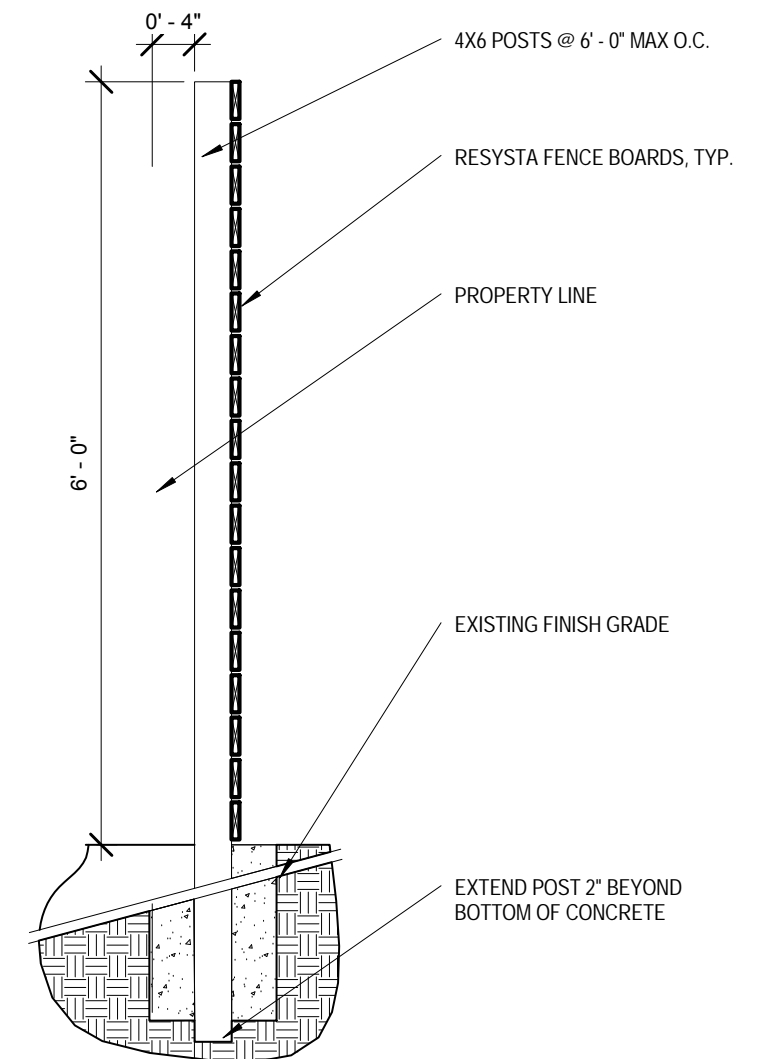
1/8" = 1'-0"

434.4 SF OF PROPOSED AREA

REPLACE (E) WINDOWS WITH (N) WINDOWS
 REMOVE (E) CHIMNEY

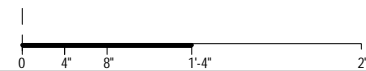


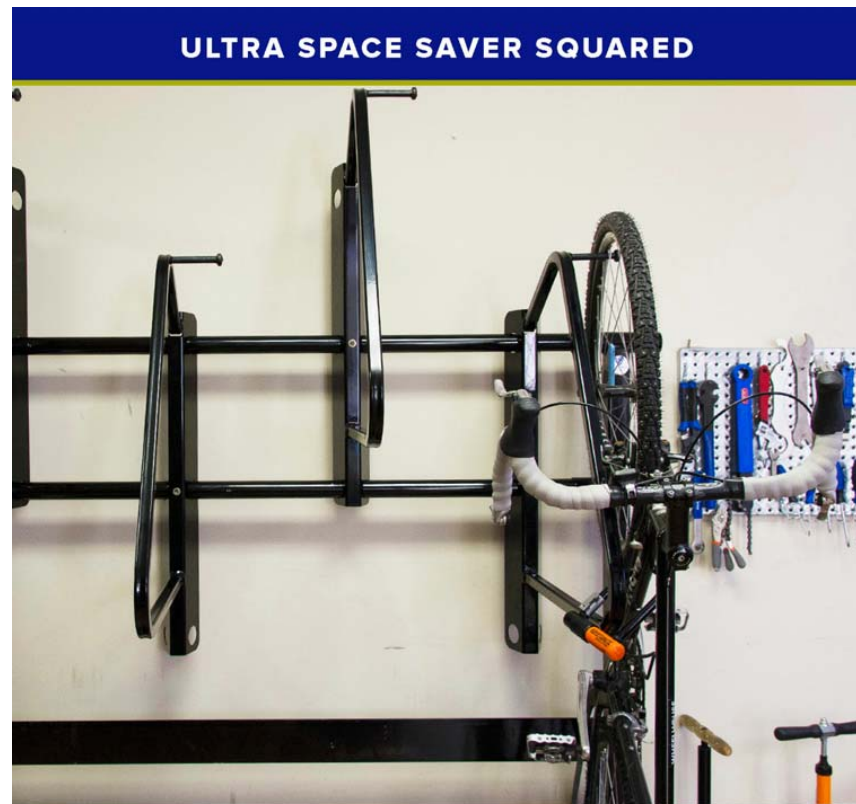
CEDAR FENCE ALONG PROPERTY LINE



1 CEDAR FENCE DETAIL

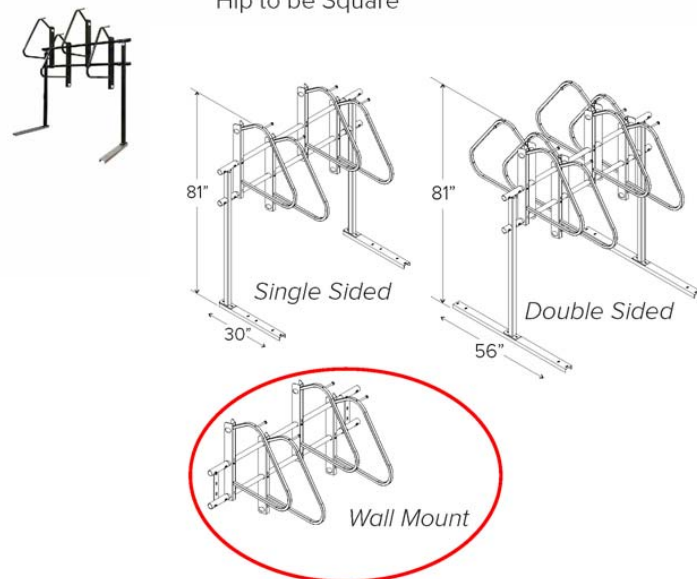
3/4" = 1'-0"





ULTRA SPACE SAVER SQUARED

Hip to be Square



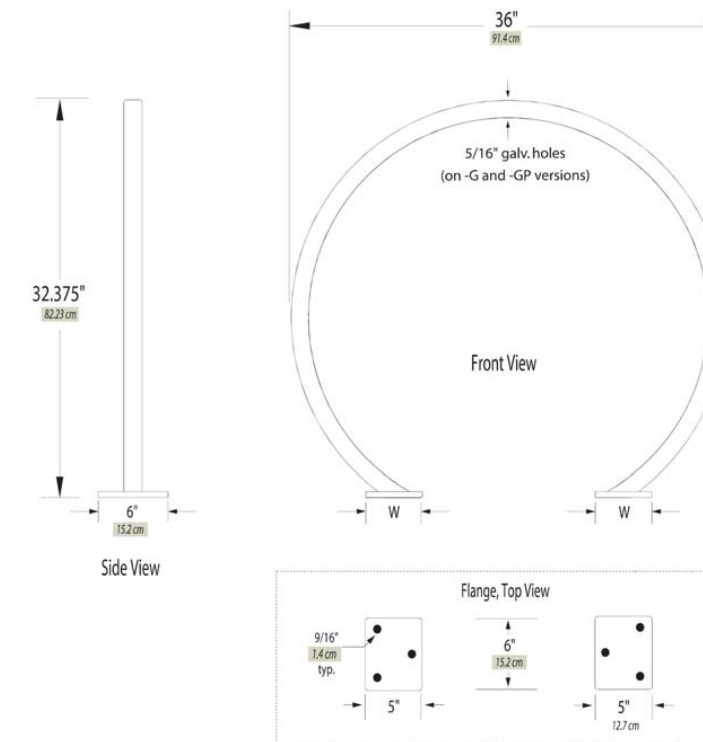
WALL MOUNT, SQUARE PROFILE BIKE STORAGE. LOCATED ON EAST WALL OF BEGONIA BUILDING.



DARK GREY POWDERCOAT FINISH AT BIKE STORAGE

BIKEPARKING.COM™
 Tel: 415.333.6428 Tel: 888.764.2453 Fax: 415.333.2032 E: info@bikeparking.com
 Palmer Group, LLC : 1728 Ocean Avenue #132 San Francisco CA 94112 USA

Welle™ Circular Rack
 Square Tube
 Surface Flange



Welle™ Circular Rack Square Tube Surface Flange						
Tubing	Model	Weight	Finish Options	Hoop	Surface Mount Flanges (Same material as Hoop)	Anchors (Not Provided)
Square Tube	WC002-SQ-SF	38 lbs 17.3 kg	-G Hot Dipped Galvanized -P Powder Coated (color) -GP Hot Dipped Galvanized with Powder Coat (color) Top-Coat -SS Stainless #4 Brush Finish	-G, -P, -GP 2" x 2" x 0.188" Square Tube (Regular Steel) 5.1 cm x 5.1 cm x 5 mm -SS 2" x 2" x 0.188" Square Tube (304 SS Alloy) 5.1 cm x 5.1 cm x 5 mm	(2) 5" x 6" x 3/8" Plates 12.7 cm x 15.2 cm x 10 mm each with (3) 9/16" Holes 14 mm	(2) 1/2" x 2.75" Rawl Spike 13 mm x 7 cm (4) 1/2" x 3.75" Wedge Anchor Bolt 13 mm x 9.5 cm

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2012.04.11

GROUND ANCHORED, SQUARE PROFILE BIKE STORAGE CIRCULAR RACK. 2 BIKES PER RACK. LOCATED ALONG THE PASEO, AND FLANKING THE DRIVEWAY BETWEEN AZALEA AND BEGONIA.



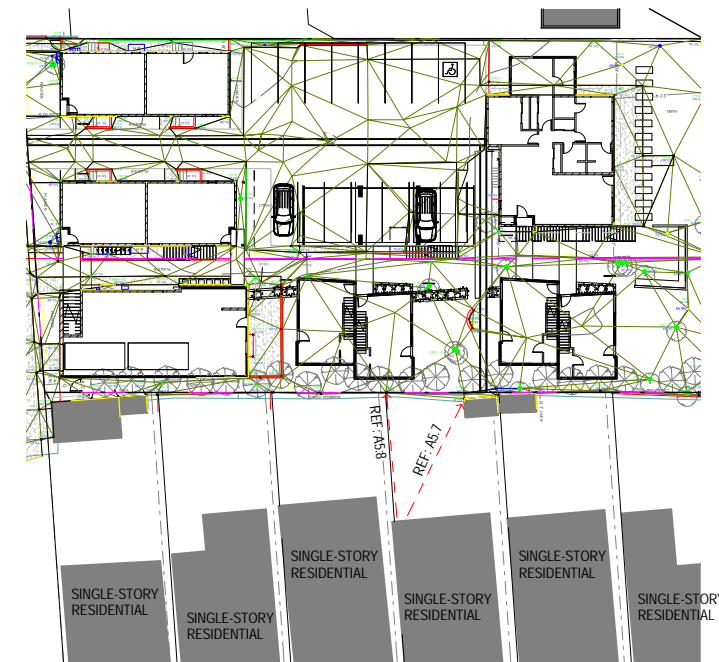
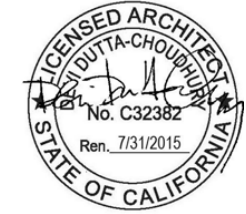













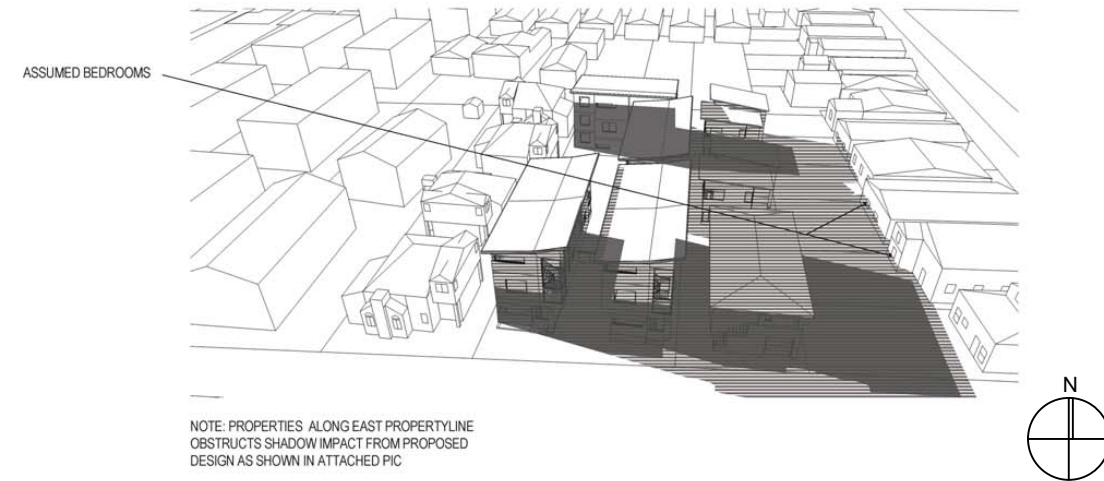
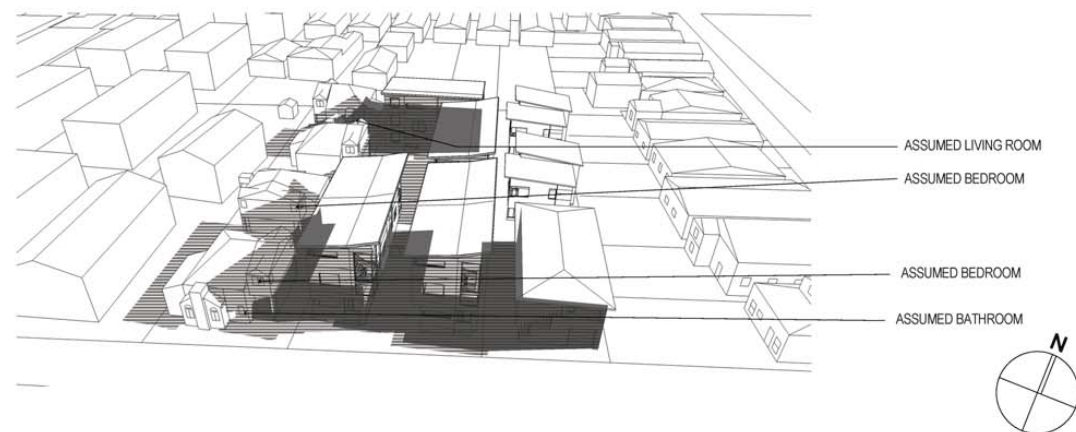
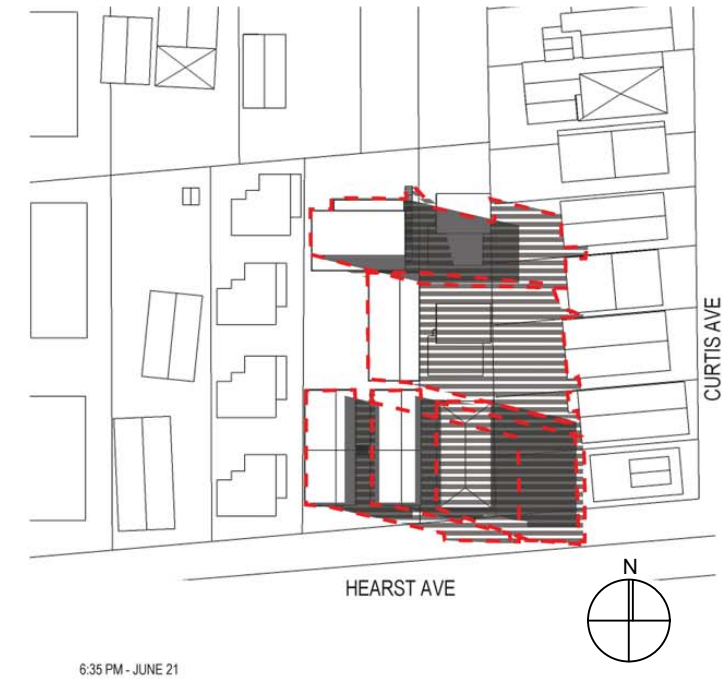
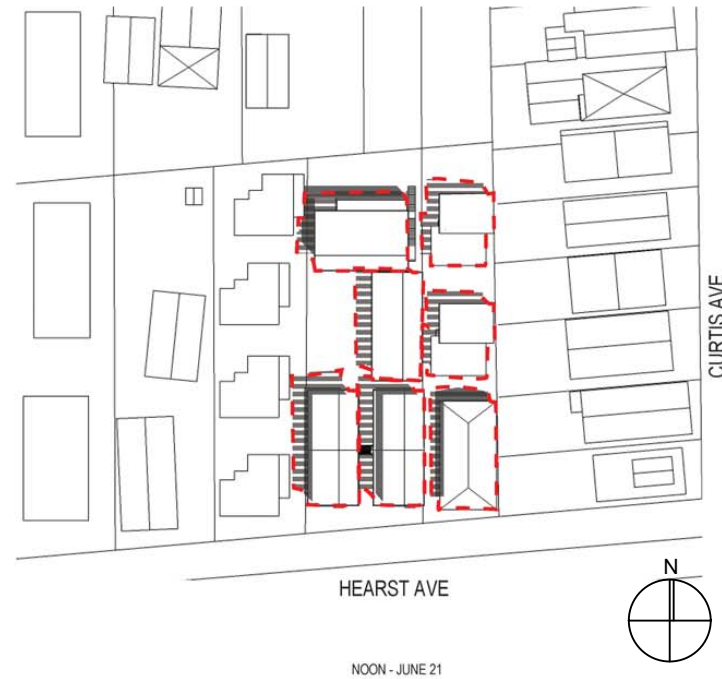
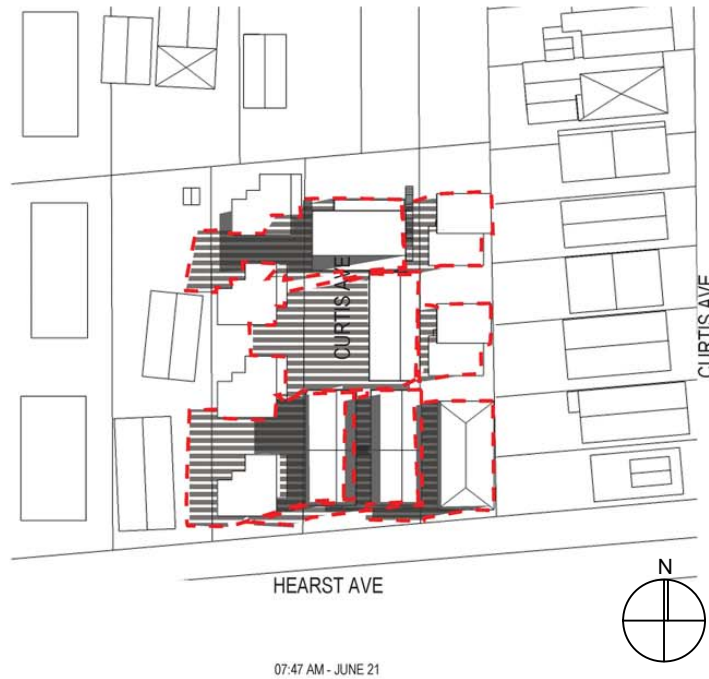









LEGEND

-  SHADOWS CAST FROM DENSITY BONUS PROJECT
-  SHADOWS CAST FROM EXISTING PROJECT
-  SHADOW OUTLINE





LEGEND

-  SHADOWS CAST FROM DENSITY BONUS PROJECT
-  SHADOWS CAST FROM EXISTING PROJECT
-  SHADOW OUTLINE



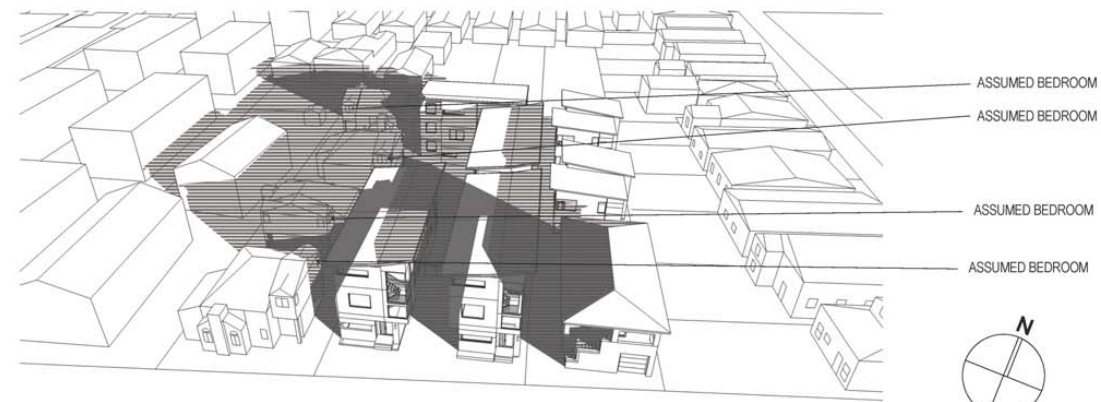
9:23 AM - DEC 21



NOON - DEC 21






3:14 PM - DEC 21



9:23 AM - DEC 21

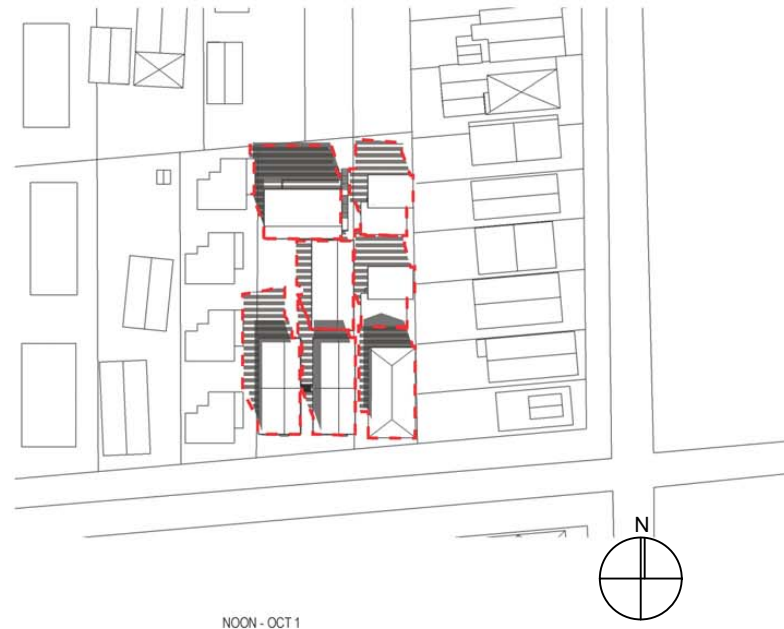


LEGEND

-  SHADOWS CAST FROM DENSITY BONUS PROJECT
-  SHADOWS CAST FROM EXISTING PROJECT
-  SHADOW OUTLINE



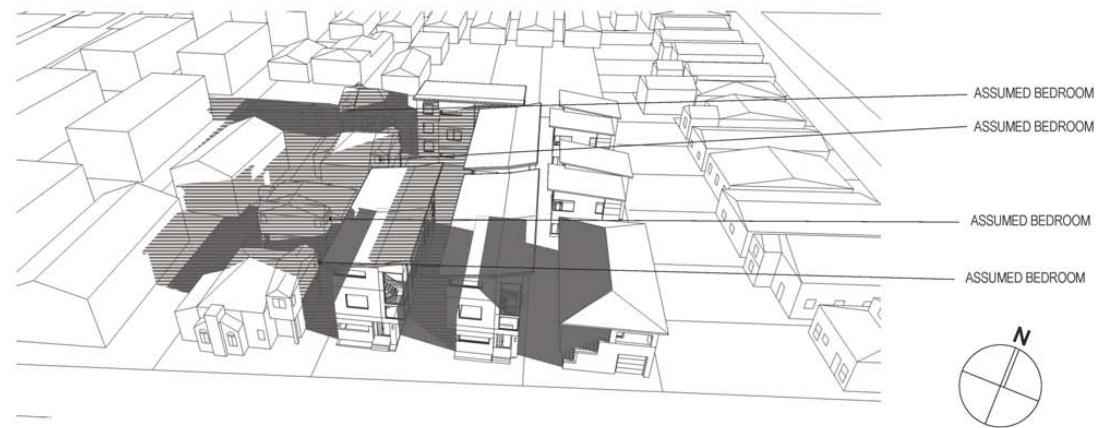
08:03 AM - OCT 1



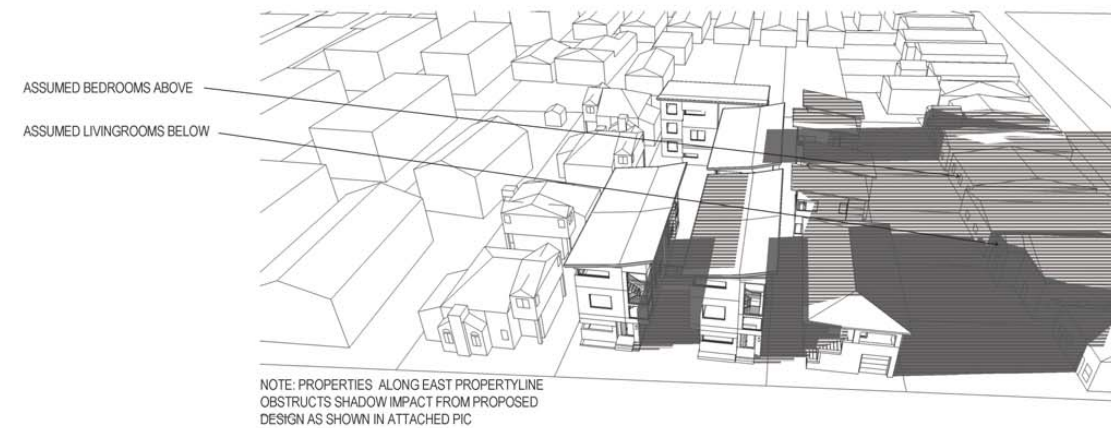
NOON - OCT 1



6:03 PM - OCT 1






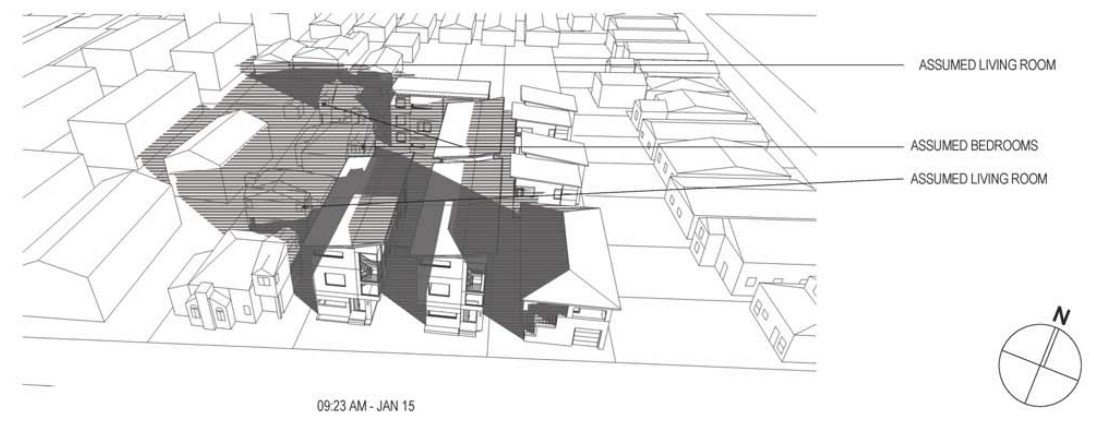
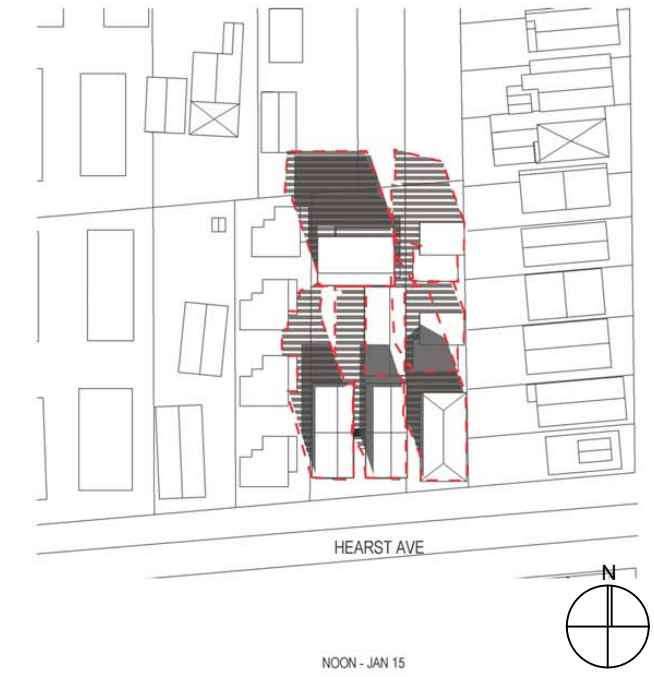
08:03 AM - OCT 1



NOTE: PROPERTIES ALONG EAST PROPERTYLINE OBSTRUCTS SHADOW IMPACT FROM PROPOSED DESIGN AS SHOWN IN ATTACHED PIC



- LEGEND**
-  SHADOWS CAST FROM DENSITY BONUS PROJECT
 -  SHADOWS CAST FROM EXISTING PROJECT
 -  SHADOW OUTLINE

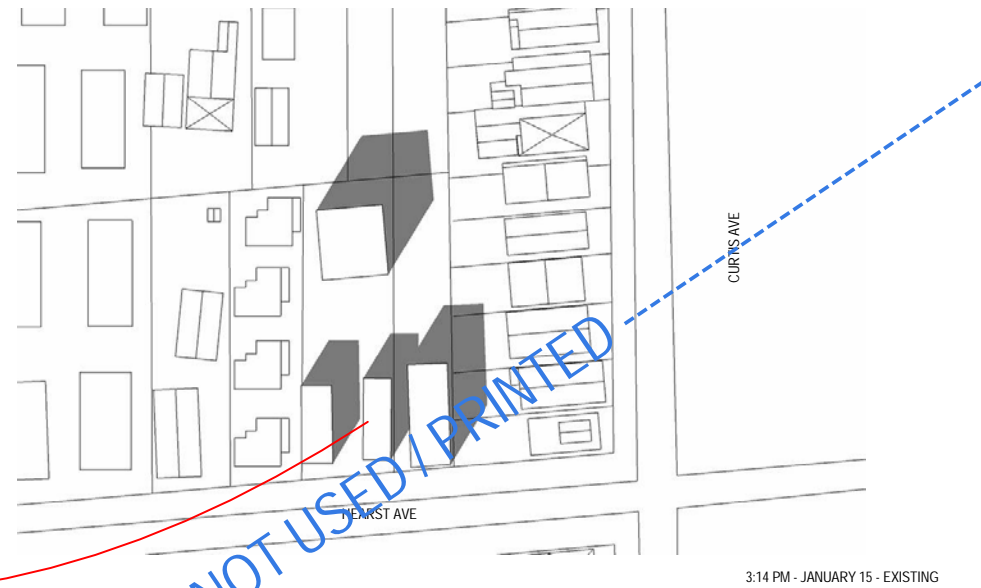


PHOTOGRAPHS TAKEN AT 3:15 PM JAN 15



LEGEND

- SHADOWS CAST FROM DENSITY BONUS PROJECT
- SHADOWS CAST FROM EXISTING PROJECT



3:14 PM - JANUARY 15 - EXISTING



3:14 PM - JANUARY 15 - PROPOSED



A6.4

Hearst Avenue Cottages - Occupancy Doc							
Unit #	Occupied on Feb 2 2016?	Currently Occupied?	Name of Occupant	Contact Info	Date of Occupancy	Monthly Rent Amount 2/1/15 - 12/31/15	Monthly Rent Amount 1/1/16 - 12/31/16
1155	Y	Y	Peter Bitah	bitahp@yahoo.com	2/1/15 - present day	\$1,107.72	\$1,124.34
1157	Y	Y	Tracey Emerson	emersontracey2003@yahoo.com	2/1/15 - present day	\$1,073.97	\$1,090.08
1159A	Y	Y	Masanori & Hisako Oba	hisakrooba7@gmail.com	2/1/15 - present day	\$1,191.60	\$1,215.44
1159B	Y	Y	Wayne Cory	cory888@gmail.com	2/1/15 - present day	\$1,075.31	\$1,097.44
1161	Y	Y	Alex Devlin Kirsten MacDonald	axxdevlin@gmail.com kirsten.kyria@gmail.com	2/1/15 - 7/31/15 11/1/15 - present day	\$1,133.32 \$1,425.00	\$1,425.00
1163	Y	Y	Yashu Jiang	yashujiang@gmail.com	2/1/15 - present day	\$1,160.47	\$1,177.88
1173	Y	N	Elaine Eastman Christina Dipaci	eeastman@hotmail.com christinadipaci@gmail.com	2/1/15 - 4/30/15 7/1/15 - 9/30/16	\$2,000.00 \$3,595.00	\$3,595.00

PROJECT:

**HEARST GARDENS
 BERKELEY, CA 94702**

DESCRIPTION:

DEVELOPMENT OF TWO EXISTING LOTS AT HEARST STREET BETWEEN SAN PABLO & CURTIS STREET. THE EXISTING LOTS ARE OVER 21,000 SF, AND CURRENTLY HAVE 7 RESIDENCES ON SITE. 6 OF THESE ARE TO BE MAINTAINED AND RENOVATED WHILE THE SOUTH EAST EXISTING BUILDING WILL BE DEMOLISHED AND REBUILT. THERE WILL BE 11 ADDITIONAL HOMES TO THE SITE, 5 OF WHICH ARE DENSITY BONUS. UNITS ARE ARRANGED AROUND A CENTRAL PASEO THAT PROVIDES ACCESS TO ALL UNITS AND AMPLE OPEN SPACE.

SITE ADDRESS:

1155, 1157, 1159, 1161, 1163 & 1173 HEARST AVE.
 BERKELEY, CA 94704

ASSESSOR'S PARCEL #:

LOT 1173: 057 208601300
 LOT 1157: 057 208601400



APPLICANT:

RHOADES PLANNING GROUP
 1611 TELEGRAPH AVE. SUITE 200
 OAKLAND, CA 94612
 [510] 545-4341

ARCHITECT:

DEVI DUTTA-CHOUDHURY, AIA
 DEVI DUTTA ARCHITECTURE INC.
 1958A UNIVERSITY AVENUE
 BERKELEY, CA 94704
 [510] 705-1937
 hello@devidutta.com

OWNER:

HEARST AVE COTTAGES, LLC
 1958A UNIVERSITY AVENUE
 BERKELEY, CA 94704

SHEET INDEX

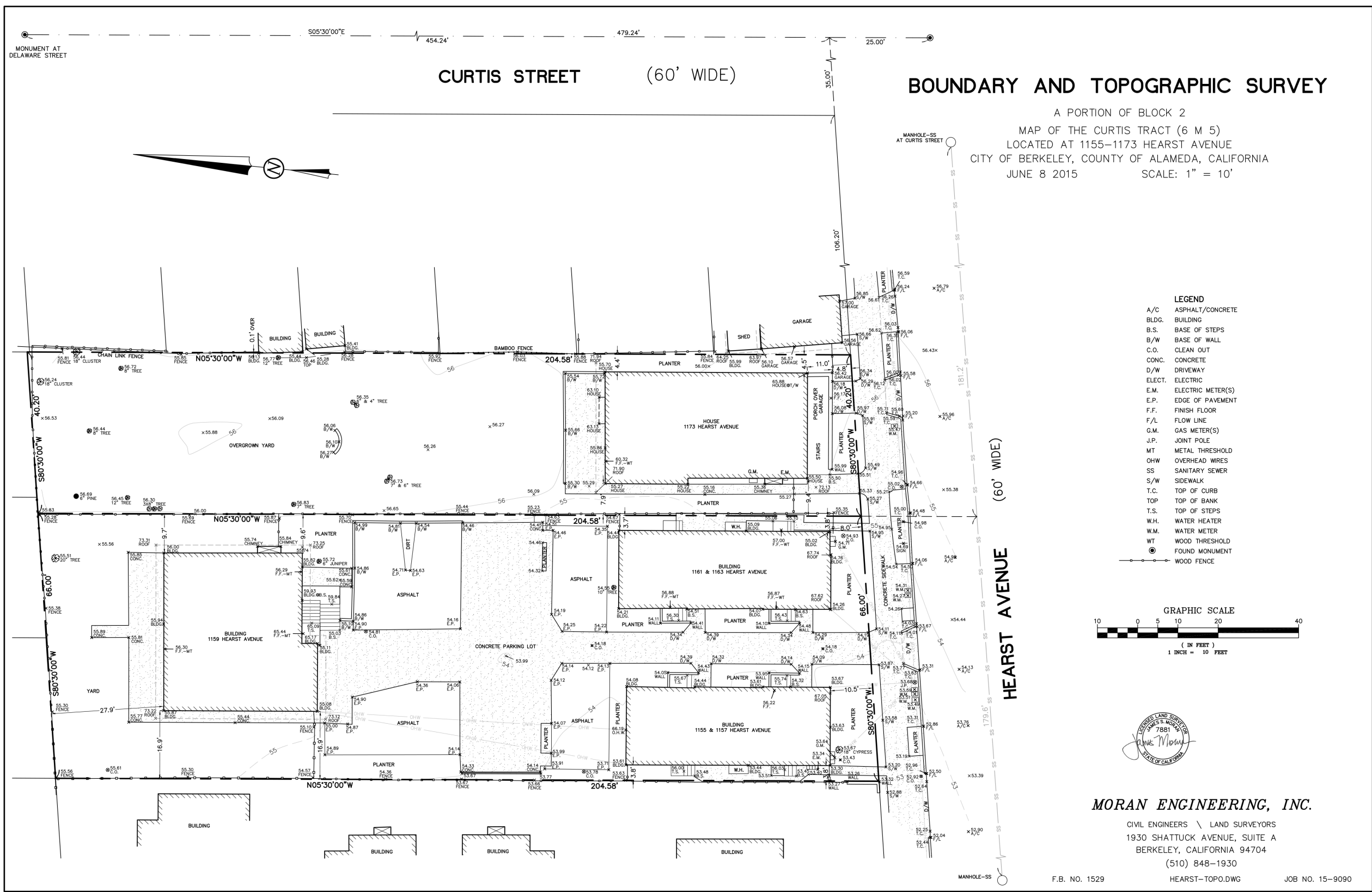
A0.0	COVER SHEET
A0.00	SURVEY
A0.1	PROJECT INFORMATION
A0.2	BASELINE VS. DENSITY BONUS
A0.3	EXISTING PROJECT
A0.4	BASELINE PROJECT
A0.5	DENSITY BONUS TABLE
A0.6	LOT COVERAGE
A0.7	DIAGRAM - NEIGHBORHOOD CONTEXT
A0.8	VICINITY MAP
A0.9	STREET STRIP - HEARST AVENUE
A0.10	NEIGHBORHOOD PHOTOS
A0.11	SITE PHOTOS
A1.0	EXISTING SITE PLAN
A1.1	EXISTING PLANS & ELEVATIONS
A1.2	EXISTING PLANS & ELEVATIONS CAMELLIA
A1.3	EXISTING PLANS & ELEVATIONS FREESIA
A1.5	SITE PLAN, PROPOSED
A1.6	GROUND FLOOR
A1.7	SECOND FLOOR
A1.8	THIRD FLOOR
A1.9	ROOF PLAN
A2.0	SOUTH SITE ELEVATION FRONT
A2.1	NORTH SITE ELEVATION

SHEET INDEX (CONTINUED)

A2.2	EAST SITE ELEVATION
A2.3	WEST SITE ELEVATION
A3.0	SITE SECTIONS LOOKING WEST
A3.1	SITE SECTIONS LOOKING EAST
A3.2	SITE SECTIONS LOOKING NORTH
A3.3	SITE SECTIONS LOOKING SOUTH
A3.4	BUILDING SITE SECTIONS
A3.5	BUILDING SITE SECTIONS
A4.0	EAST DUPLEXES
A4.0A	EAST DUPLEXES ELEVATIONS
A4.0B	EAST DUPLEXES ELEVATIONS
A4.1	NORTH BUILDING - FREESIA
A4.1A	FREESIA ELEVATIONS
A4.1B	FREESIA ELEVATIONS
A4.1C	FREESIA ELEVATIONS - PERCENT PROPOSED
A4.1D	FREESIA ELEVATIONS - PERCENT PROPOSED (CONT.)
A4.2	TOWNHOMES @ HEARST - AZALEA
A4.2A	AZALEA ELEVATIONS
A4.2B	AZALEA ELEVATIONS
A4.2C	AZALEA ELEVATIONS - PERCENT PROPOSED
A4.3A	BEGONIA ELEVATIONS
A4.3B	BEGONIA ELEVATIONS
A4.3C	BEGONIA ELEVATIONS - PERCENT PROPOSED
A4.4	CAMELLIA BASEMENT & LEVEL 2 PROPOSED

SHEET INDEX (CONTINUED)

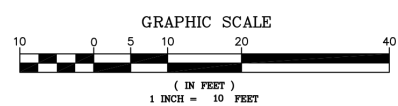
A4.4A	CAMELLIA ELEVATIONS
A4.4B	CAMELLIA ELEVATIONS
A4.4C	CAMELLIA ELEVATIONS - PERCENT PROPOSED
A4.4D	CAMELLIA ELEVATIONS - PERCENT PROPOSED CONT.
A4.5	FENCE DETAIL
A4.6	BIKE STORAGE DETAILS
A5.0	RENDERING - HEARST LOOKING WEST
A5.2	RENDERING - PASEO NORTH @ BEGONIA BLDG.
A5.3	RENDERING - PASEO SOUTH @ DAFFODILE
A5.4	RENDERING - VIEW TO DAFFODILE & EDELWEISS
A5.5	RENDERING - PASEO LOOKING WEST @ GERANIUM
A5.6	RENDERING - VIEW TO SOUTH FROM BACK YARD
A5.7	RENDERING - VIEW WEST FROM ADJ. PROPERTY
A5.8	RENDERING - VIEW HEARST LOOKING EAST
A6.0	SHADOW STUDIES SUMMER SOLSTICE
A6.1	SHADOW STUDIES WINTER SOLSTICE
A6.2	SHADOW STUDIES OCTOBER 1ST
A6.3	SHADOW STUDIES JANUARY 15
A6.4	NOT USED



BOUNDARY AND TOPOGRAPHIC SURVEY

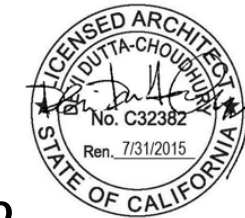
A PORTION OF BLOCK 2
 MAP OF THE CURTIS TRACT (6 M 5)
 LOCATED AT 1155-1173 HEARST AVENUE
 CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA
 JUNE 8 2015 SCALE: 1" = 10'

- LEGEND**
- A/C ASPHALT/CONCRETE
 - BLDG. BUILDING
 - B.S. BASE OF STEPS
 - B/W BASE OF WALL
 - C.O. CLEAN OUT
 - CONC. CONCRETE
 - D/W DRIVEWAY
 - ELECT. ELECTRIC
 - E.M. ELECTRIC METER(S)
 - E.P. EDGE OF PAVEMENT
 - F.F. FINISH FLOOR
 - F/L FLOW LINE
 - G.M. GAS METER(S)
 - J.P. JOINT POLE
 - MT METAL THRESHOLD
 - OHW OVERHEAD WIRES
 - SS SANITARY SEWER
 - S/W SIDEWALK
 - T.C. TOP OF CURB
 - TOP TOP OF BANK
 - T.S. TOP OF STEPS
 - W.H. WATER HEATER
 - W.M. WATER METER
 - WT WOOD THRESHOLD
 - ⊙ FOUND MONUMENT
 - WOOD FENCE



MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
 1930 SHATTUCK AVENUE, SUITE A
 BERKELEY, CALIFORNIA 94704
 (510) 848-1930



APPLICABLE CODES:

(INCLUDES LOCAL AMENDMENTS)
 2013 California Building Code (CBC)
 2013 California Residential Code (CRC)
 2013 California Energy Code
 2013 California Electrical Code (CEC)
 2013 California Plumbing Code (CPC)
 2013 California Mechanical Code (CMC)
 2013 California Fire Code (CFC)
 2013 CALGreen
 BERKELEY MUNICIPAL CODE

PROJECT:

**1155 HEARST AVE
 BERKELEY, CA 94702**

ASSESSOR'S PARCEL #:

LOT 1173: 057 208601300
 LOT 1157: 057 208601400



HEIGHT & STORIES	ZONING:	EXISTING:	PROPOSED:
STORIES:	3 W/AUP	2	3
HEIGHT:	28' AVG 35' W/AUP	23'	35'
SETBACKS (MIN. DIMENSIONS SHOWN - SEE SITE PLAN)			
FRONT	15'	7'-10" EXISTING	7'-10" ADDITION
SIDE	4' @ 1ST STORY 4' @ 2ND STORY 6' @ 3RD STORY	3'-10" @ WEST 4'- 6" @ EAST	4' - 0" @ WEST (3 - STORY) 4' - 6" @ EAST (2 - STORY) 5' - 4" @ FREESIA ADDITION
BACK	15'	27'-10"	27'-10"
BUILDING SEPARATION	8' @ 1ST STORY 12' @ 2ND STORY 16' @ 3RD STORY	13'- 3"	9' - 2" - 25' - 6"
LOT AREA		21673 (MERGE 2 LOTS)	21673
LOT COVERAGE	3 - STORY: 35% 2 - STORY: 40%	4928 SF: 22.7%	8670 SF: 40.0%
GROSS FLOOR AREA		7,302 SF	20,010 SF 15,148 * 1.35 = 20,450 SF ALLOWABLE (INCLUDES DENSITY BONUS AREA, SEE A0.2)
PARKING: CARS			
RESIDENTIAL	1/UNIT 18 REQUIRED	7 (1 COVERED @ CAMELIA; 6 @ SURFACE LOT)	18 TOTAL 10 @ SURFACE LOT (1 ADA / ACCESSIBLE) 6 COVERED @ GERANIUM 2 TANDEM @ CAMELIA
PARKING: BIKE			
RESIDENTIAL		0	19

UNIT COUNT	ZONING:	EXISTING:	PROPOSED:
* NOTE: SEE SHEET A0.3 FOR UNIT MIX AND SIZES			
	1 / 1650 SF LOT AREA 21673/1650 = 13 UNITS	7 UNITS	5 ADDITIONAL UNITS 13 X 35% = 18 TOTAL (PER DENSITY BONUS)
OPEN SPACE (SEE SITE PLAN FOR DETAILS)			
	300 SF / UNIT	2560 SF + 5599 SF = 8,159 SF	18 UNITS = 6,128 SF PROPOSED (EXCEEDS THE 5,400 REQUIRED) REAR: 3,193 SF PASEO: 1,803 SF C/D: 410 SF D/E: 722 SF
<p>RECONCILED DISCREPANCY IN EXISTING BEGONIA LOT COVERAGE NUMBER. TOTAL PREVIOUSLY SHOWN AS 4974 SF, CORRECT TO BE 4928 SF.</p> <p>OPEN SPACE SLIGHTLY REDUCED DUE TO RELOCATED STAIR, AND LARGER ACCESSIBLE PARKING OFFLOAD ZONE. PREVIOUS NUMBER OF 6,458 SF IS REVISED TO BE 6,128F.</p>			
BUILDING OCC.			
R-2 @ 3 UNIT BUILDINGS R-3 @ 1 & 2 UNIT BUILDINGS			
<p>PREVIOUSLY 15,178 SF AND 20,490 SF WERE SHOWN. PROJECT SQUARE FOOTAGE HAS REDUCED SLIGHTLY TO ACCOMMODATE A LARGER ACCESSIBLE PARKING OFFLOAD ZONE. NEW SQUARE FOOTAGES ARE 15,148 AND 20,450 SF.</p>			
PROPOSED CONSTRUCTION TYPE			
NEW V-A STRUCTURES & REMODEL TO EXISTING DETACHED V-B RESIDENCE			
EXCAVATION			
APPROXIMATELY 55 CUBIC YARDS, FOR NEW FOUNDATIONS ONLY.			

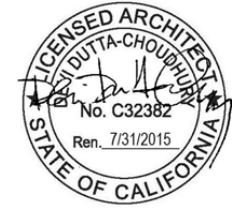
PROJECT DESCRIPTION:

THIS MULTIFAMILY PROJECT PROPOSES THREE NEW RESIDENTIAL STRUCTURES, AS WELL AS NEW SURFACE & COVERED PARKING, TWO STORY ADDITIONS TO THREE EXISTING SINGLE STORY RESIDENTIAL STRUCTURES, AND DEMOLITION TO SOUTH EAST EXISTING RESIDENTIAL STRUCTURE AND REPLACEMENT WITH NEW RESIDENTIAL STRUCTURE

A LANDSCAPED "PASEO" ACTS AS THE PRIMARY PEDESTRIAN LINK FROM HEARST AVE, TO ACCESS RESIDENCE ENTRANCES, PARKING, AND COMMON AMENITY AREAS AND OPEN SPACE.

ZONING INFORMATION:

ADDRESS:	1155 HEARST AVE BERKELEY, CA 94702
USE DESCRIPTION	CURRENT RESIDENTIAL PROPERTY CONVERTED TO 5 OR MORE UNITS SINGLE FAMILY RESIDENTIAL, USED AS SUCH.
GENERAL PLAN:	MDR
ZONING DISTRICT:	R-2A
FLOOD ZONE:	NO
FIRE ZONE:	1
ENV. MGMT. AREA:	NO
LANDMARK STRUCTURES MERIT:	NO
LOT AREA 1173:	8,204 SF
LOT AREA: 1157	13,469 SF
TOTAL:	21,673 SF



RECONCILED DISCREPANCY IN EXISTING BEGONIA GROSS FLOOR AREA. PROJECT TOTAL PREVIOUSLY SHOWN AS 7,302 SF, CORRECTED TO BE 7,188 SF (A DIFFERENCE OF 114 SF).

ACCESS STAIR MOVED TO THE EAST SIDE OF THE BEGONIA BUILDING, WHICH PROVIDES ROOM FOR A LARGER ACCESSIBLE PARKING OFFLOAD ZONE (SEE SHEET A1.5 FOR FURTHER DETAIL). THIS CHANGE RESULTS IN A SLIGHT REDUCTION IN GROSS FLOOR AREA FOR THIS BUILDING. BASELINE FLOOR AREA PREVIOUSLY SHOWN AS 15,178 IS REVISED TO BE 15,148 SF (A DIFFERENCE OF 30 SF). THIS ALSO RESULTS IN A SLIGHTLY SMALLER UNIT SIZE - PREVIOUSLY SHOWN AS 1,168 SF IS REVISED TO BE 1,165 SF)

ACCESS STAIR MOVED TO THE EAST SIDE OF THE BEGONIA BUILDING, WHICH PROVIDES ROOM FOR A LARGER ACCESSIBLE PARKING OFFLOAD ZONE (SEE SHEET A1.5 FOR FURTHER DETAIL). THIS CHANGE RESULTS IN A SLIGHT REDUCTION IN GROSS FLOOR AREA FOR THIS BUILDING. DENSITY BONUS FLOOR AREA PREVIOUSLY SHOWN AS 20,040 SF IS REVISED TO BE 20,010 SF (A DIFFERENCE OF 30 SF). THIS ALSO RESULTS IN A SLIGHTLY SMALLER UNIT SIZE - PREVIOUSLY SHOWN AS 1,113 SF IS REVISED TO BE 1,112 SF)



EXISTING CONDITIONS	
GROSS FLOOR AREA	7,188 GFA
AVERAGE UNIT SIZE	1,027 GFA
LOT AREA	21,673 SF (PER SURVEY)
LOT COVERAGE	4,847 SF
TOTAL ALLOWABLE AREA W/ DENSITY BONUS	N/A
PARKING	1 PER UNIT REQ'D. 7 PROVIDED.
OPEN SPACE	N/A
HEIGHT & STORIES	W/O USE PERMIT 2 STORIES PROVIDED -23' EXISTING HEIGHT
SETBACKS	FRONT: 7'-10" EXISTING NON-CONFORMING SIDE: 3.8' EXISTING NON-CONFORMING REAR: 28' PROVIDED
EXISTING DWELLING UNITS	7

BASELINE DEVELOPMENT STANDARDS	
GROSS FLOOR AREA	15,148 GFA
AVERAGE UNIT SIZE	1,165 GFA
LOT AREA	21,673 SF (PER SURVEY)
LOT COVERAGE	40% ALLOWED (8,670 SF) 40% PROVIDED (8,670 SF)
TOTAL ALLOWABLE AREA W/ DENSITY BONUS	N/A
PARKING	1 PER UNIT REQ'D. (13) 13 PROVIDED
OPEN SPACE	300 SQ FT/ UNIT = 3,900 REQUIRED 3,900 PROVIDED
HEIGHT & STORIES	2 STORIES PERMITTED 28' HEIGHT ALLOWED
SETBACKS	PROVIDED: 15' FRONT YARD REQ'D 4' SIDE YARD REQ'D 15' BACK YARD REQ'D
ALLOWED DWELLING UNITS	13

DENSITY BONUS DEVELOPMENT STANDARDS	
GROSS FLOOR AREA	20,010 GFA (1% BELOW DENSITY BONUS ALLOWANCE OF 20,450 GFA)
AVERAGE UNIT SIZE	1,112 GFA
LOT AREA	21,673 SF (PER SURVEY)
LOT COVERAGE	35% ALLOWED W/3 STORY (7,586 SF) 40% PROVIDED (8,670 SF)
TOTAL ALLOWABLE AREA W/ DENSITY BONUS	15,148 GFA * 1.35 = 20,450 GFA ALLOWED
CAR PARKING	(1) PER UNIT REQ'D. (18). 18 PROVIDED
OPEN SPACE	300 SQ FT/UNIT = 5,400 REQUIRED 6,128 SF PROVIDED
HEIGHT & STORIES	3 STORIES PERMITTED 35' HEIGHT ALLOWED 3 STORIES PROVIDED 35' HEIGHT SHOWN
SETBACKS	15' FRONT YARD REQ'D 7'-10" EXISTING NON-CONFORMING 4' SIDE YARD REQ'D LEVEL 1&2 3.8' EXISTING NON-CONFORMING 6' SIDE YARD REQ'D LEVEL 3 4' PROVIDED 15' BACK YARD REQ'D 28' PROVIDED
PROPOSED 35% DENSITY BONUS	18

RELOCATION OF ACCESS STAIR AT BEGONIA, AS WELL AS LARGER ACCESSIBLE PARKING OFF-LOAD ZONE, RESULTS IN A SLIGHTLY ALLOWABLE DENSITY BONUS, FOR A TOTAL GFA OF 20,450 SF INSTEAD OF THE 20,490 PREVIOUSLY SHOWN.

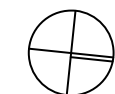
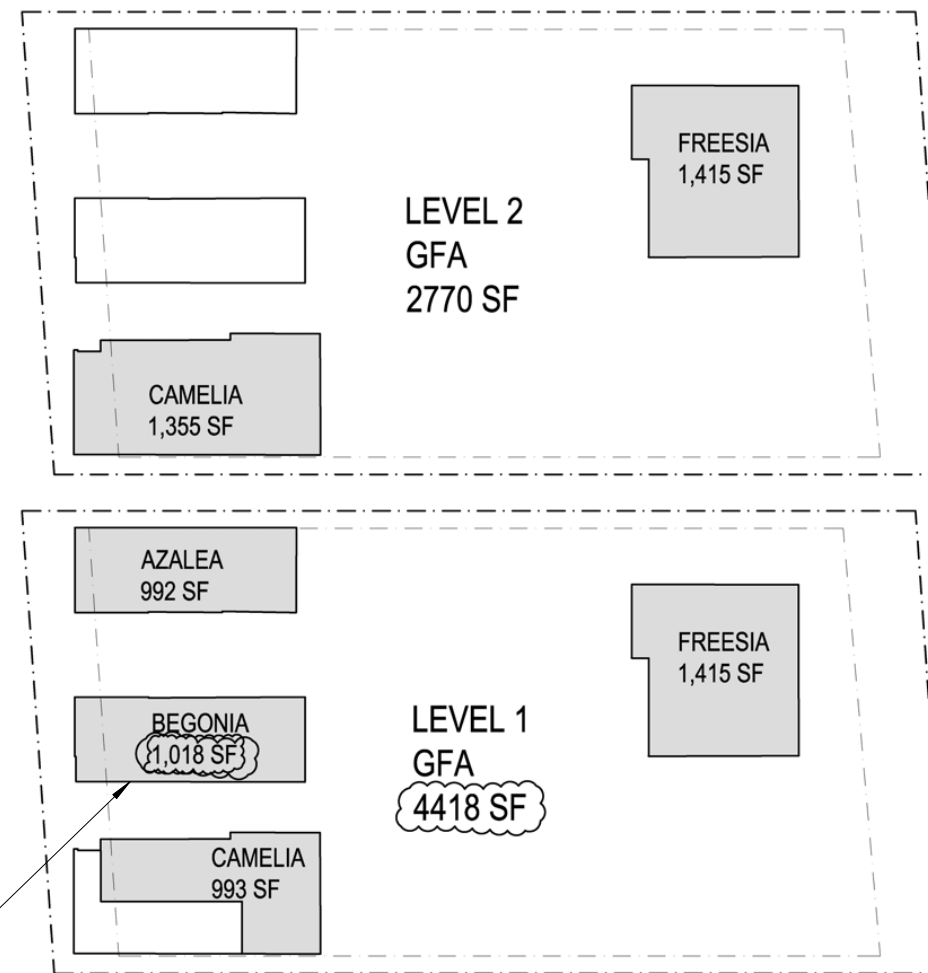
RELOCATION OF ACCESS STAIR AT BEGONIA, AS WELL AS LARGER ACCESSIBLE PARKING OFF-LOAD ZONE, RESULTS IN A SLIGHTLY SMALLER OPEN SPACE PROVIDED. SEE ALSO SHEET A0.1 AND SHEET A1.5.



EXISTING CONDITIONS, 7 UNITS				
BUILDING	UNIT #	UNIT TYPE	UNIT GROSS FLOOR AREA	EXISTING UNITS
AZALEA	A101	1 BED, 1 BATH	496 GFA	(E) / BMR
	A102	1 BED, 1 BATH	496 GFA	(E) / BMR
BEGONIA	B101	1 BED, 1 BATH	509 GFA	(E) / BMR
	B102	1 BED, 1 BATH	509 GFA	(E) / BMR
CAMELIA	C101	2 BED, 1 BATH	1,355 LVL2 + 993 BASEMENT = 2,348 GFA (PARKING EXCLUDED FROM GFA)	(E) (SINGLE FAMILY HOME)
FREESIA	F101	3 BED, 3 BATH	1,415 GFA	(E) / BMR
	F201	3 BED, 3 BATH	1,415 GFA	(E) / BMR
TOTALS	7 UNITS	N/A	7,188 GFA	N/A

BMR = BELOW MARKET RATE

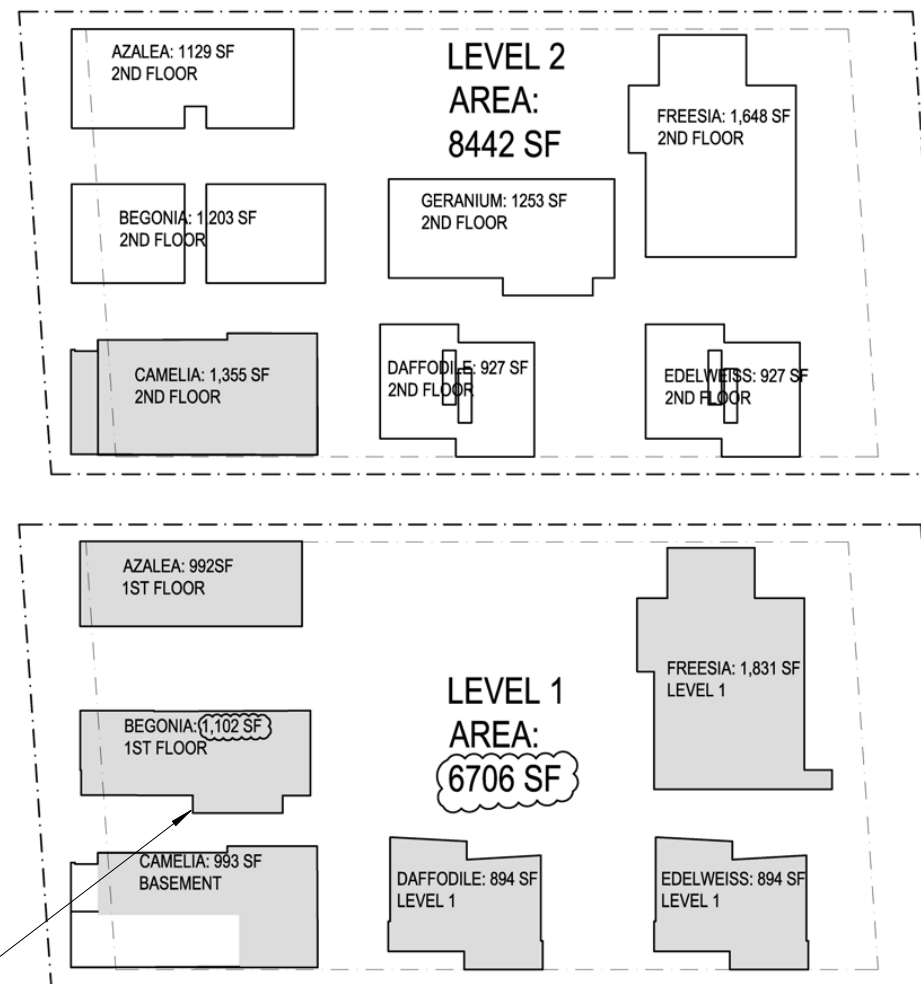
RECONCILED DISCREPANCY IN EXISTING BEGONIA FOOTPRINT. TOTAL PREVIOUSLY SHOWN AS 1132 SF, CORRECTED TO BE 1,018 SF (A DIFFERENCE OF 114 SF). THE CHANGES IN THE TABLE ABOVE ARE ALSO DUE TO THIS CORRECTION.



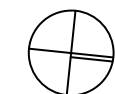


BASELINE PROJECT, 13 UNITS				
BUILDING	UNIT #	UNIT TYPE	UNIT GROSS FLOOR AREA	EXISTING UNITS & NEW UNITS
AZALEA	A101	1 BED, 1 BATH	496 GFA	(E) / BMR
AZALEA	A102	1 BED, 1 BATH	496 GFA	(E) / BMR
AZALEA	A201	2 BED, 2.5 BATH	1129 GFA	NEW
BEGONIA	B101	1 BED, 1 BATH	551 GFA	(E) / BMR
BEGONIA	B102	1 BED, 1 BATH	551 GFA	(E) / BMR
BEGONIA	B201	2 BED, 2.5 BATH	1,203 GFA	NEW
CAMELIA	C101	2 BED, 1 BATH	1,355 LVL 2+ 993 LVL 1 = 2,348 GFA *	NEW
DAFFODIL	D101	2 BED, 2.5 BATH	894 GFA	NEW
DAFFODIL	D201	2 BED, 2.5 BATH	927 GFA	NEW
EDELWEISS	E101	2 BED, 2.5 BATH	894 GFA	NEW
EDELWEISS	E201	2 BED, 2.5 BATH	927 GFA	NEW
FREESIA	F101	3 BED, 3 BATH	1,831 GFA	(E) / BMR
FREESIA	F201	3 BED, 3 BATH	1,648 GFA	(E) / BMR
GERANIUM	G201	2 BED, 2.5 BATH	1,253 GFA	NEW
TOTALS	13 UNITS	N/A	15,148 GFA	N/A

BMR = BELOW MARKET RATE



ACCESS STAIR MOVED TO THE EAST SIDE OF THE BEGONIA BUILDING, WHICH PROVIDES ROOM FOR A LARGER ACCESSIBLE PARKING OFFLOAD ZONE (SEE SHEET A1.5 FOR FURTHER DETAIL). THIS CHANGE RESULTS IN A SLIGHT REDUCTION IN GROSS FLOOR AREA FOR THIS BUILDING (30 SF LESS THAN THE 1132 PREVIOUSLY SHOWN). ALL NUMERICAL CHANGES ON THIS SHEET ARE DUE TO THIS CHANGE IN STAIR LOCATION.



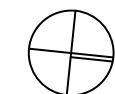
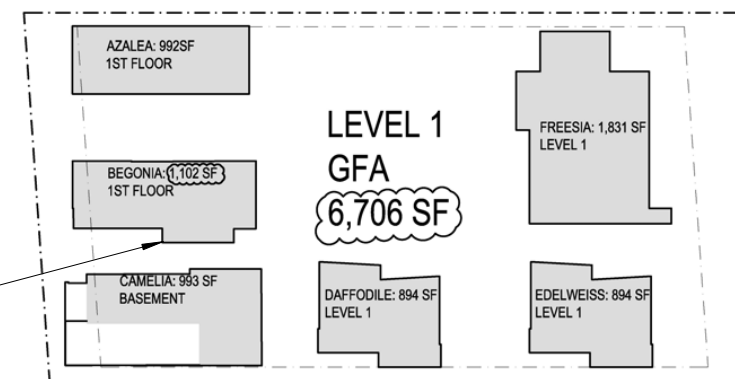
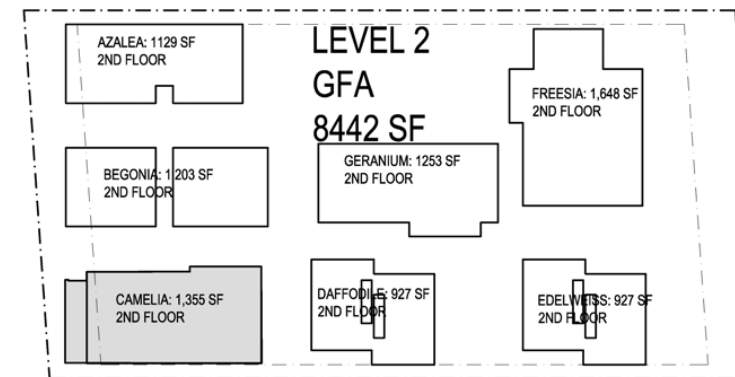
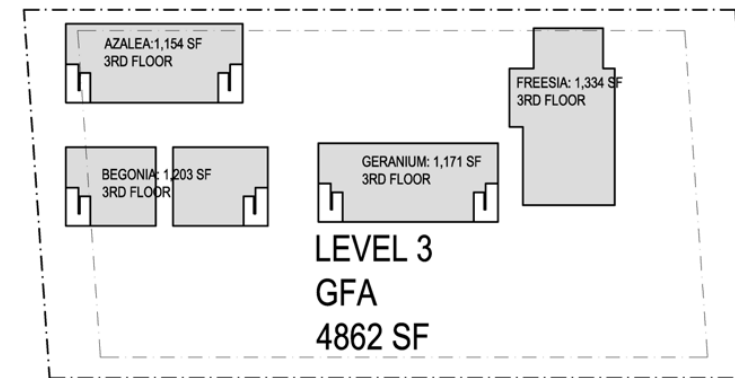


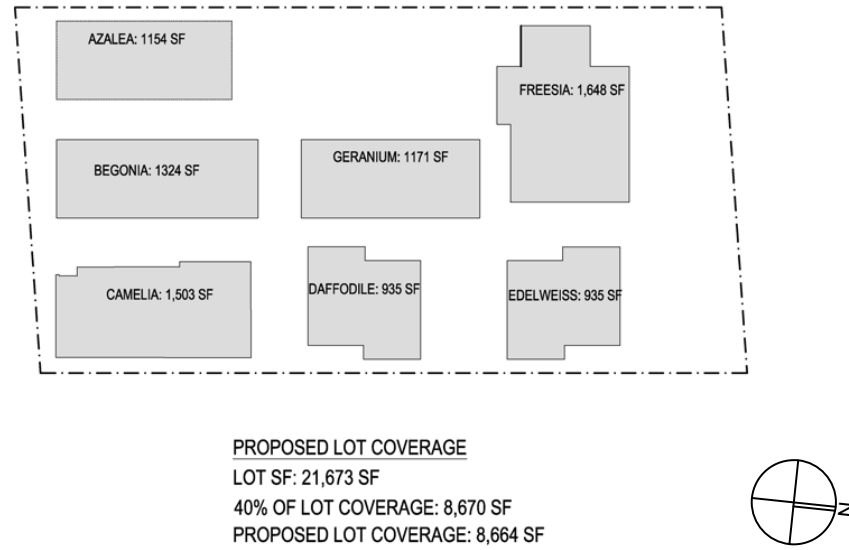
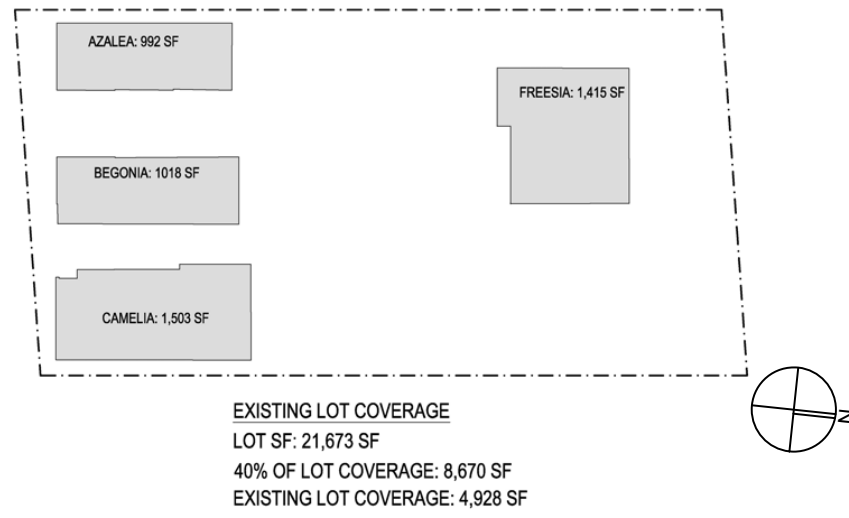
DENSITY BONUS PROJECT, 18 UNITS				
BUILDING	UNIT #	UNIT TYPE	UNIT GROSS FLOOR AREA	EXISTING UNITS & NEW UNITS
AZALEA	A101	1 BED, 1 BATH	496 GFA	(E) / BMR
AZALEA	A102	1 BED, 1 BATH	496 GFA	(E) / BMR
AZALEA	A201	2 BED, 2.5 BATH	1129 GFA	NEW
AZALEA	A202	2 BED, 2.5 BATH	1154 GFA	NEW
BEGONIA	B101	1 BED, 1 BATH	551 GFA	(E) / BMR
BEGONIA	B102	1 BED, 1 BATH	551 GFA	(E) / BMR
BEGONIA	B201	2 BED, 2.5 BATH	1203 GFA	NEW
BEGONIA	B202	2 BED, 2.5 BATH	1203 GFA	NEW
CAMELIA	C101	2 BED, 1 BATH	1,355 LVL2 + 993 LVL1 = 2,348 GFA (PARKING EXCLUDED FROM GFA) **	NEW
DAFFODIL	D101	2 BED, 2.5 BATH	894 GFA	NEW
DAFFODIL	D102	2 BED, 2.5 BATH	927 GFA	NEW
EDELWEISS	E101	2 BED, 2.5 BATH	894 GFA	NEW
EDELWEISS	E102	2 BED, 2.5 BATH	927 GFA	NEW
FREESIA	F101	3 BED, 3 BATH	1,831 GFA	(E) / BMR
FREESIA	F201	3 BED, 3 BATH	1,648 GFA	(E) / BMR
FREESIA	F301	3 BED, 3 BATH	1,334 GFA	NEW
GERANIUM	G201	2 BED, 2.5 BATH	1,253 GFA	NEW
GERANIUM	G202	2 BED, 2.5 BATH	1,171 GFA	NEW
TOTALS	18 UNITS	N/A	20,010 GFA	N/A

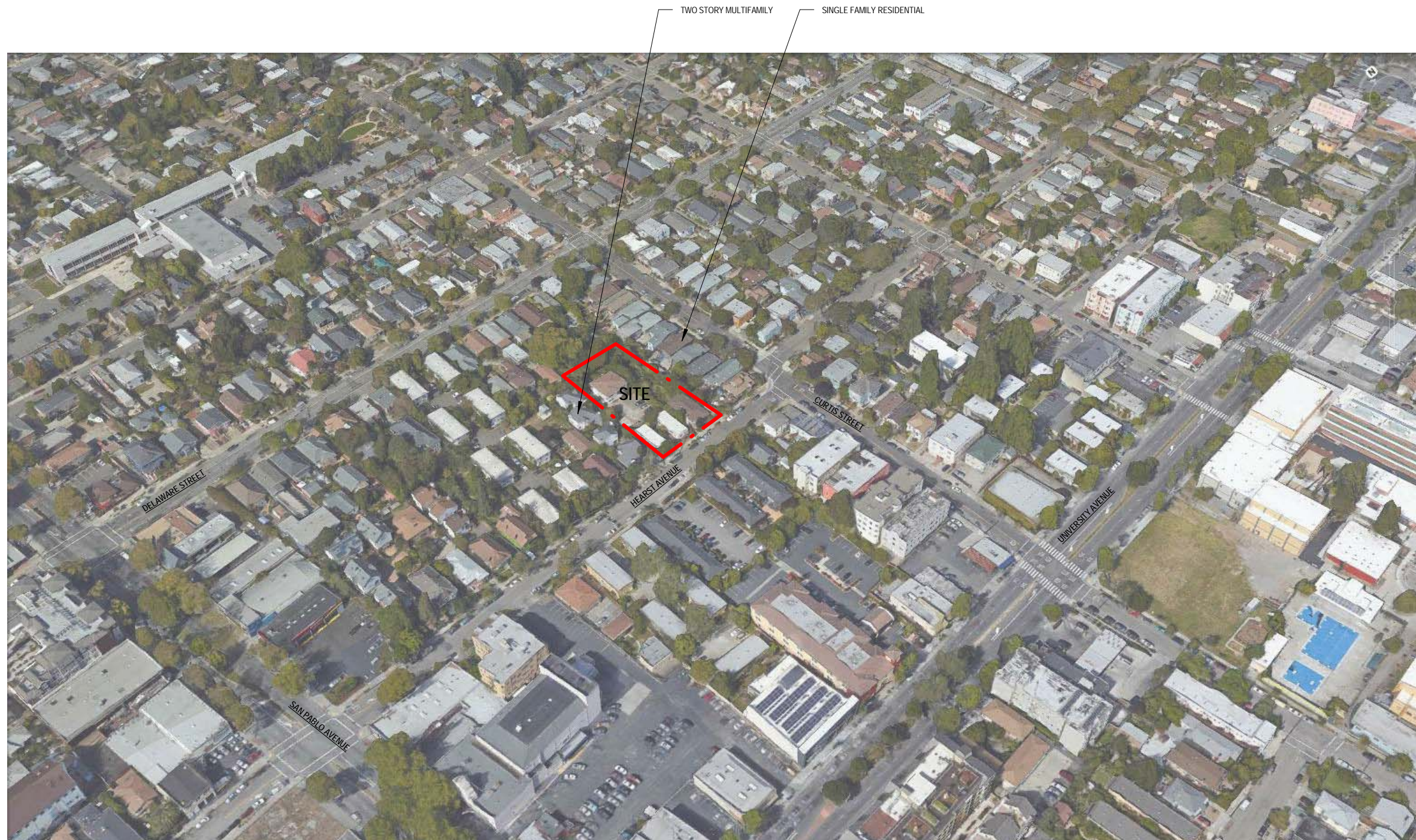
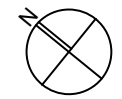
BMR = BELOW MARKET RATE

BASE PROJECT AREA X 35%
 DENSITY BONUS AREA = 15148
 X 1.35 = 20,450 ALLOWABLE
 DENSITY BONUS AREA

ACCESS STAIR MOVED TO THE EAST SIDE OF THE BEGONIA BUILDING, WHICH PROVIDES ROOM FOR A LARGER ACCESSIBLE PARKING OFFLOAD ZONE (SEE SHEET A1.5 FOR FURTHER DETAIL). THIS CHANGE RESULTS IN A SLIGHT REDUCTION IN GROSS FLOOR AREA FOR THIS BUILDING (30 SF LESS THAN THE 1132 PREVIOUSLY SHOWN). ALL NUMERICAL CHANGES ON THIS SHEET ARE DUE TO THIS CHANGE IN STAIR LOCATION.





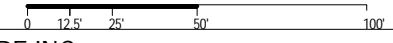




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01.05.2017

CURTIS STREET

HEARST GARDENS
DEVI DUTTA ARCHITECTURE INC.



VICINITY MAP
SCALE: 1" = 50'-0"

A0.8



SUBJECT PROPERTY



Existing Hearst Ave Strip, North



Proposed Hearst Ave Strip



Existing Hearst Ave Strip, South



CURTIS STREET HOMES (2-STORY @ REAR)



DELAWARE STREET



1155 HEARST - AZALEA



1161 HEARST - BEGONIA



1173 HEARST - CAMELLIA



1163 & 1157 HEARST - BEGONIA / AZALEA



1157 HEARST - AZALEA



1157 HEARST - AZALEA



1155 HEARST - AZALEA



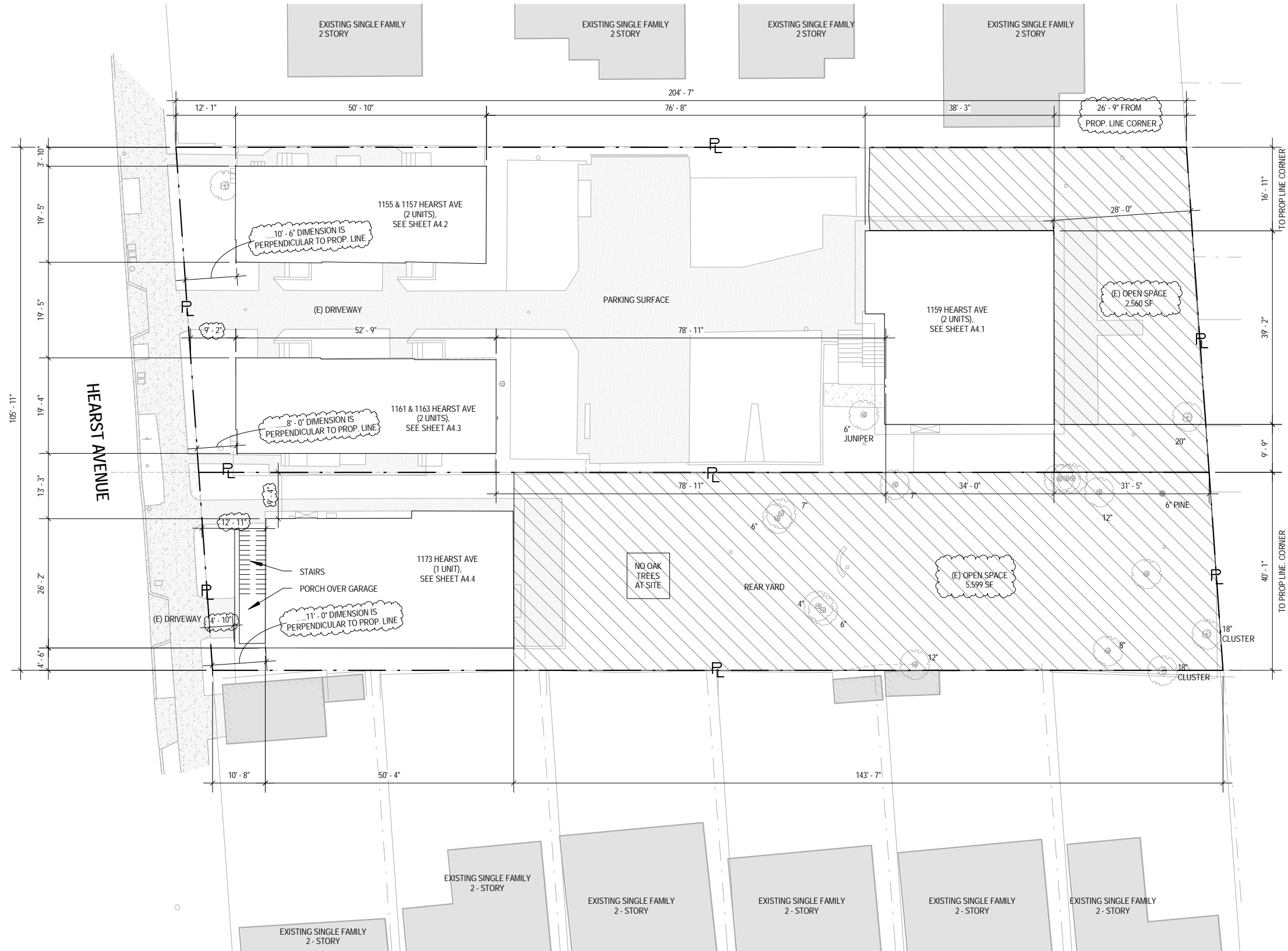
1179 HEARST - FREESIA



1179 HEARST - FREESIA



1179 HEARST - FREESIA



BACKYARD OF 1159 HEARST AVE.



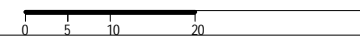
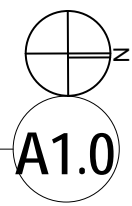
BACKYARD OF 1173 HEARST AVE.

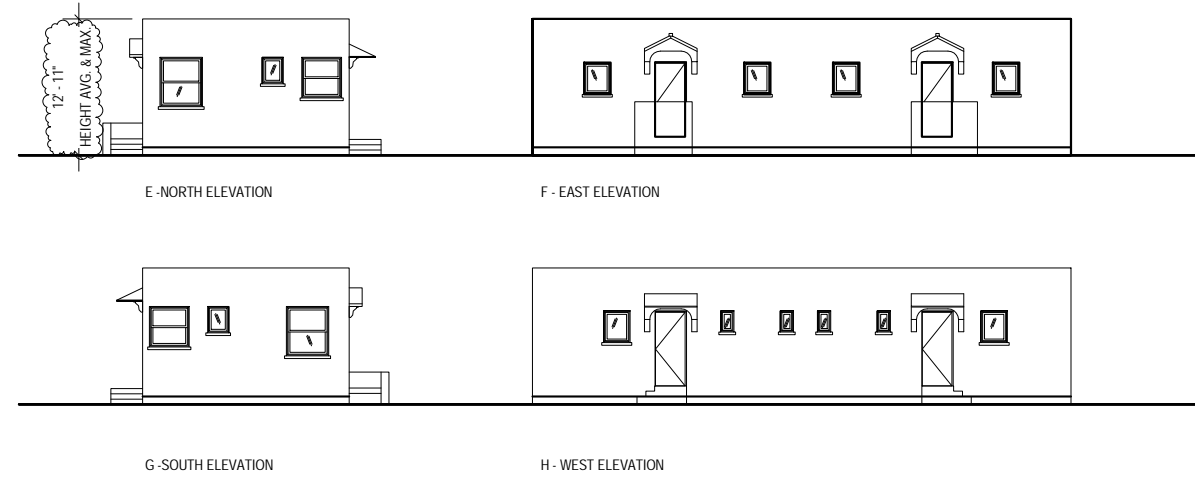
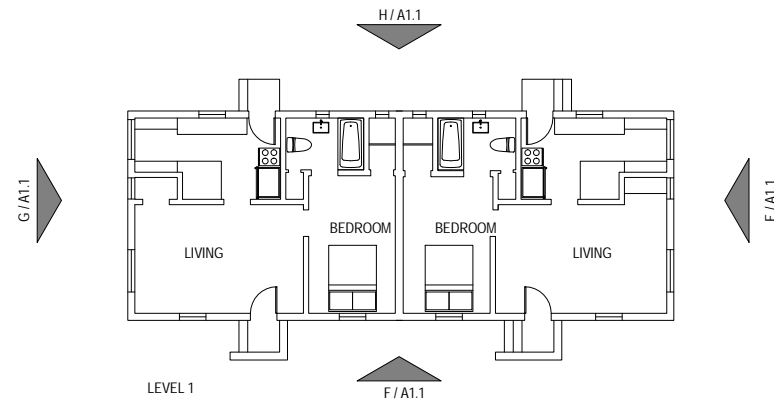


BACKYARD OF 1173 HEARST AVE.

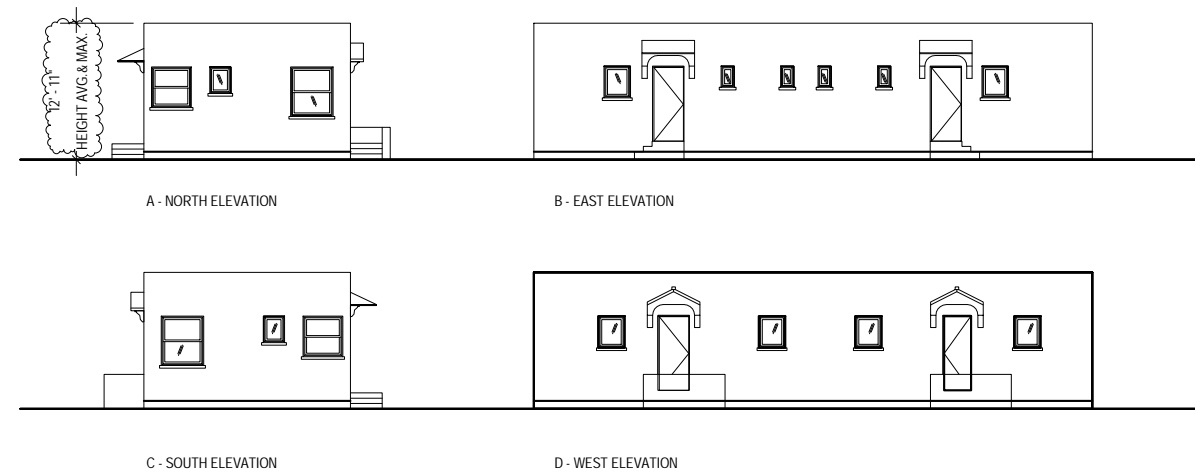
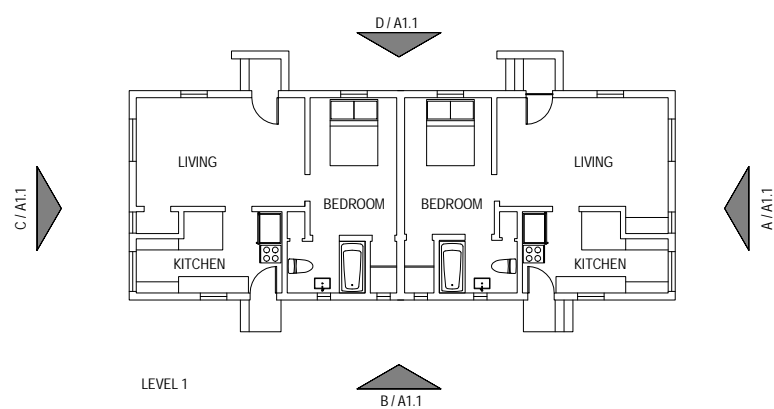


BACKYARD OF 1173 HEARST AVE.

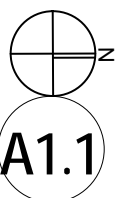


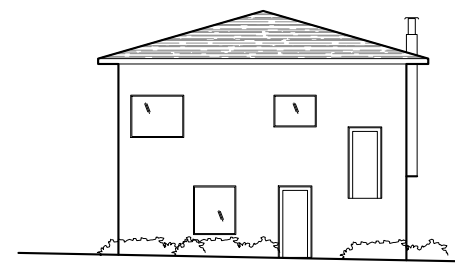
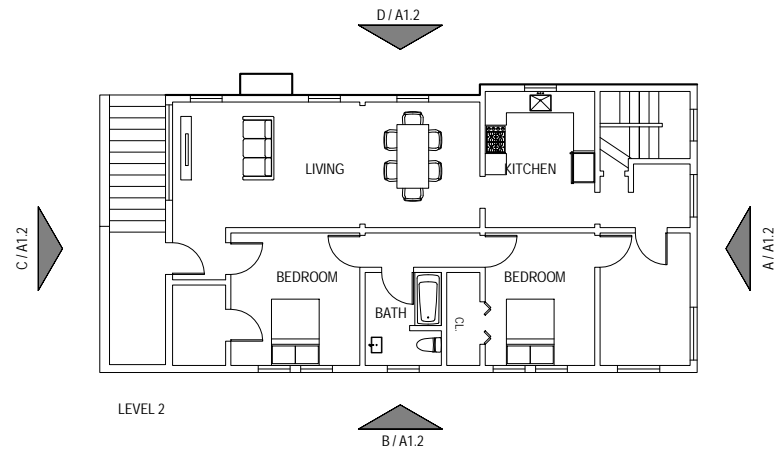


2 AZALEA 1155 & 1157 HEARST
 1/16" = 1'-0"

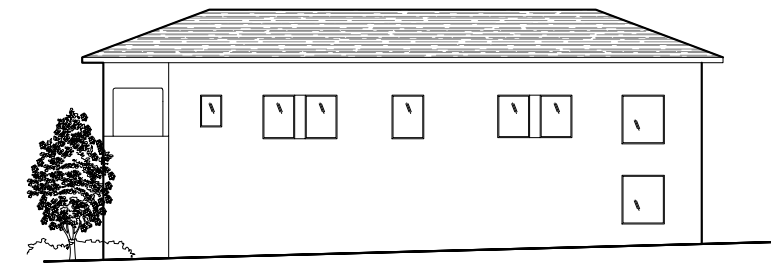


1 BEGONIA 1161 & 1163 HEARST
 1/16" = 1'-0"

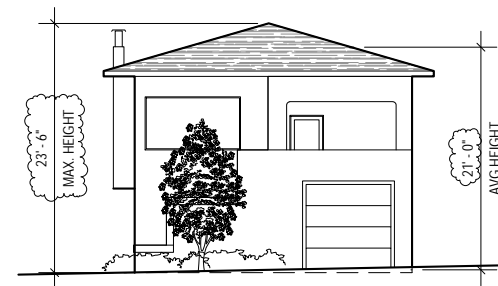
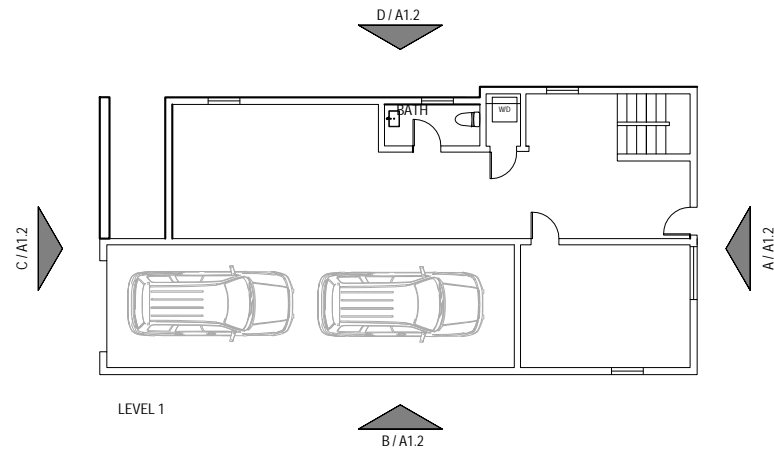




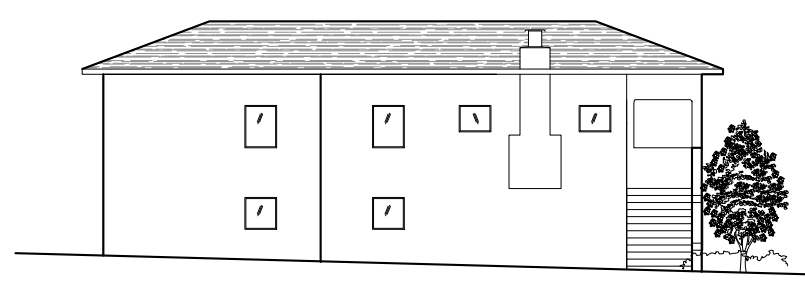
A - NORTH ELEVATION



B - EAST ELEVATION



C - SOUTH ELEVATION

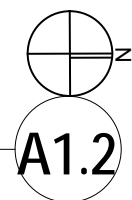


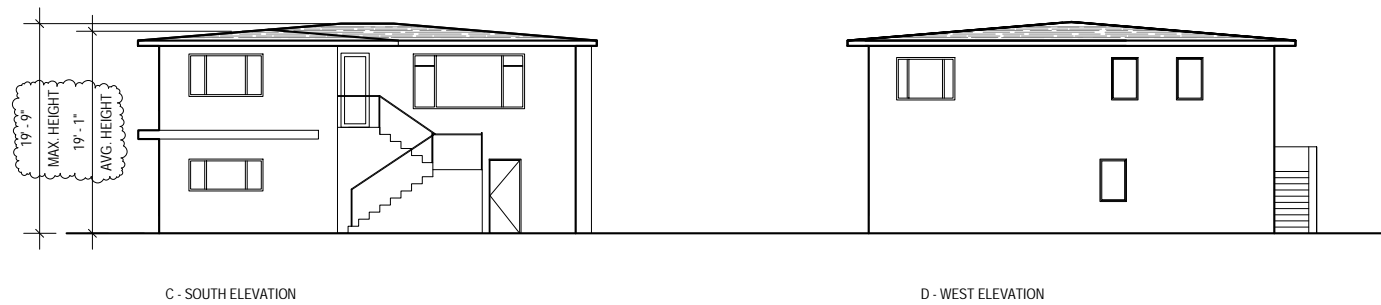
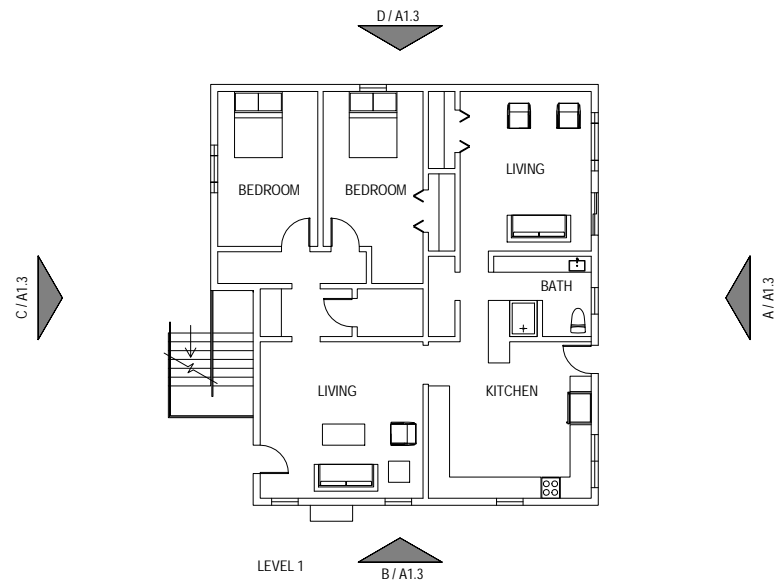
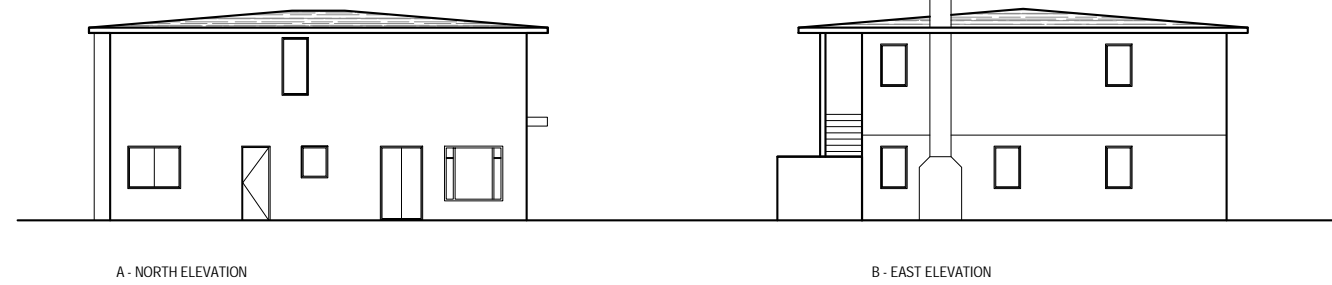
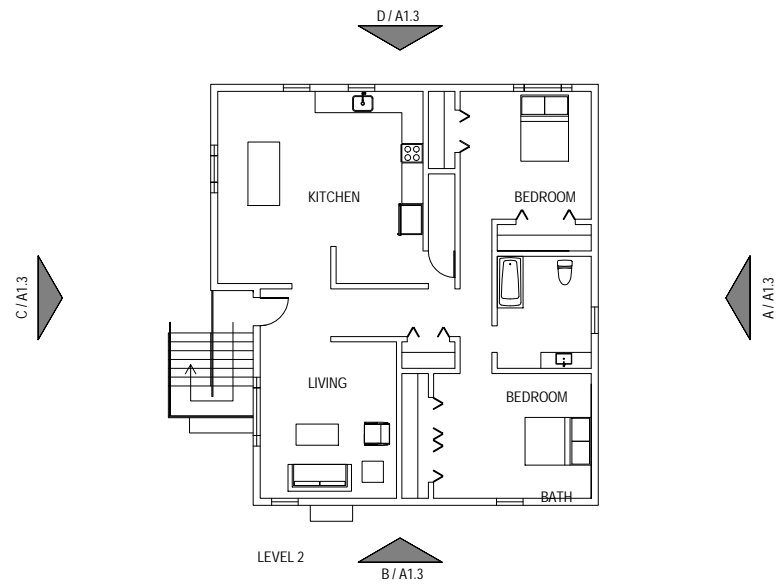
D - WEST ELEVATION

EXISTING PLANS & ELEVATIONS - CAMELLIA / 1173 HEARST

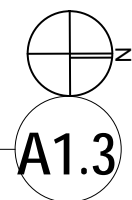
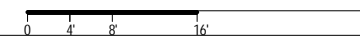
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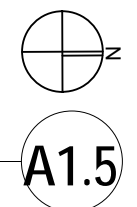
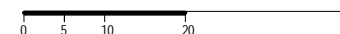
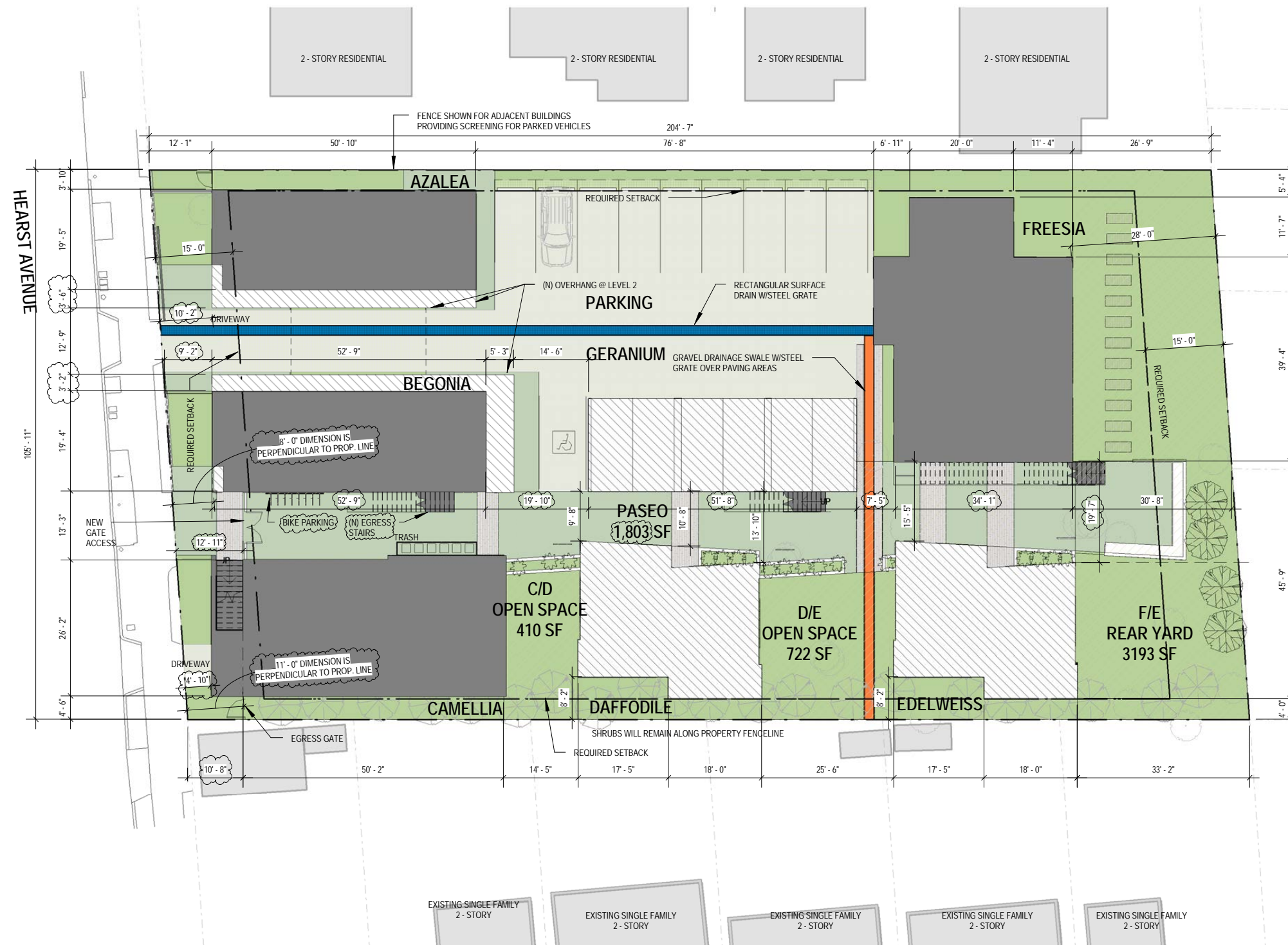
1/16" = 1'-0"

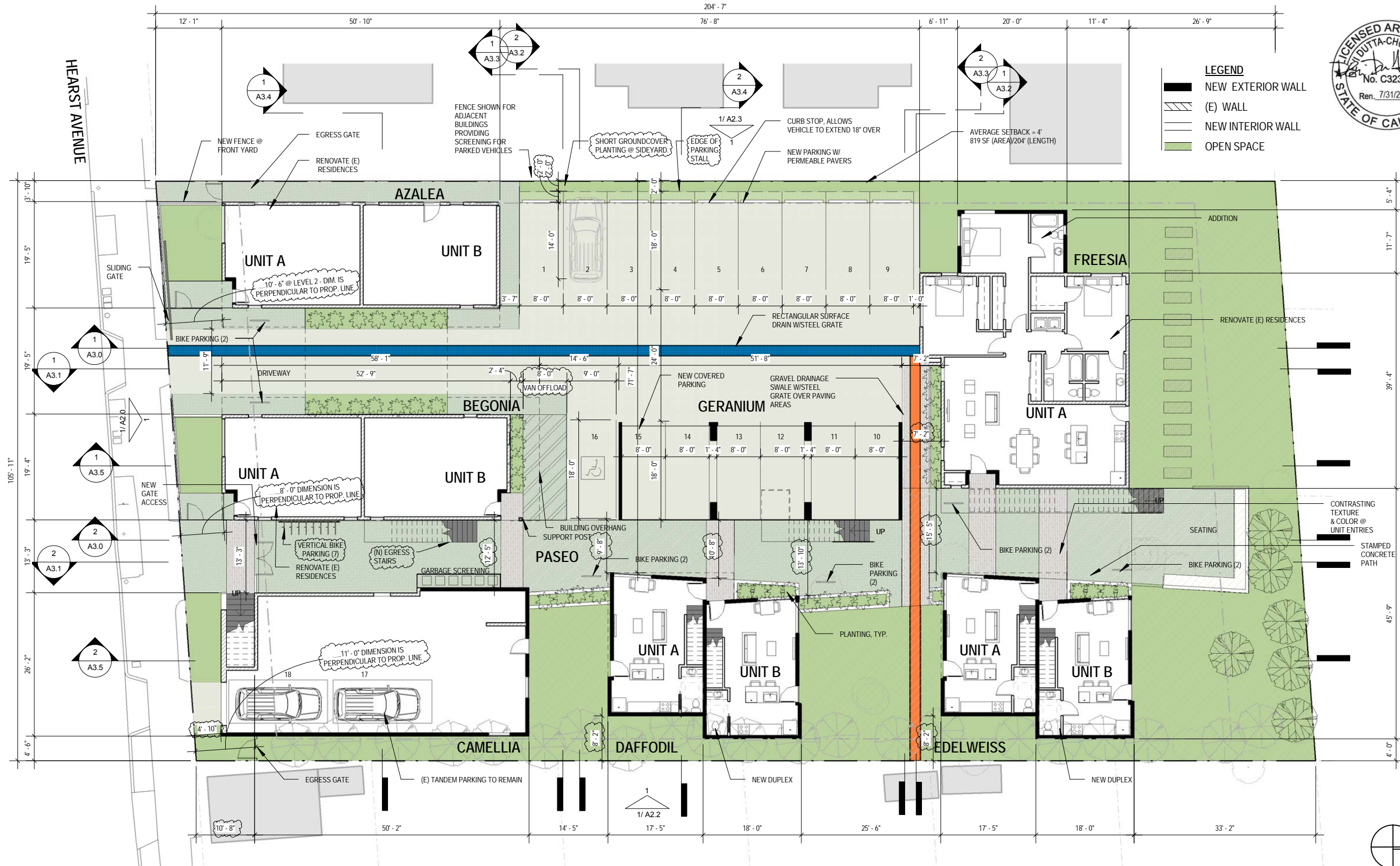
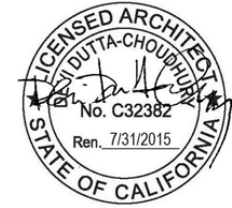




1 EXISTING PLANS & ELEVATIONS - FREESIA / 1179
 HEARST
 1/16" = 1'-0"





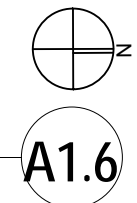


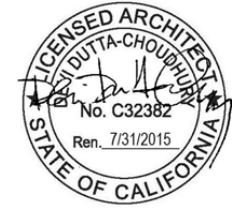
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HEARST GARDENS
 DEVI DUTTA ARCHITECTURE INC.



GROUND FLOOR
 SCALE: 1/16" = 1'-0"





- LEGEND**
- NEW EXTERIOR WALL
 - (E) WALL
 - NEW INTERIOR WALL
 - OPEN SPACE

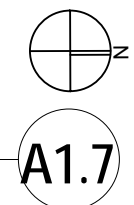


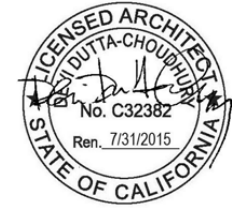
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HEARST GARDENS
 DEVI DUTTA ARCHITECTURE INC.



SECOND FLOOR
 SCALE: 1/16" = 1'-0"



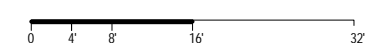


- LEGEND**
- NEW EXTERIOR WALL
 - (E) WALL
 - NEW INTERIOR WALL
 - OPEN SPACE

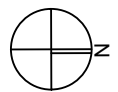


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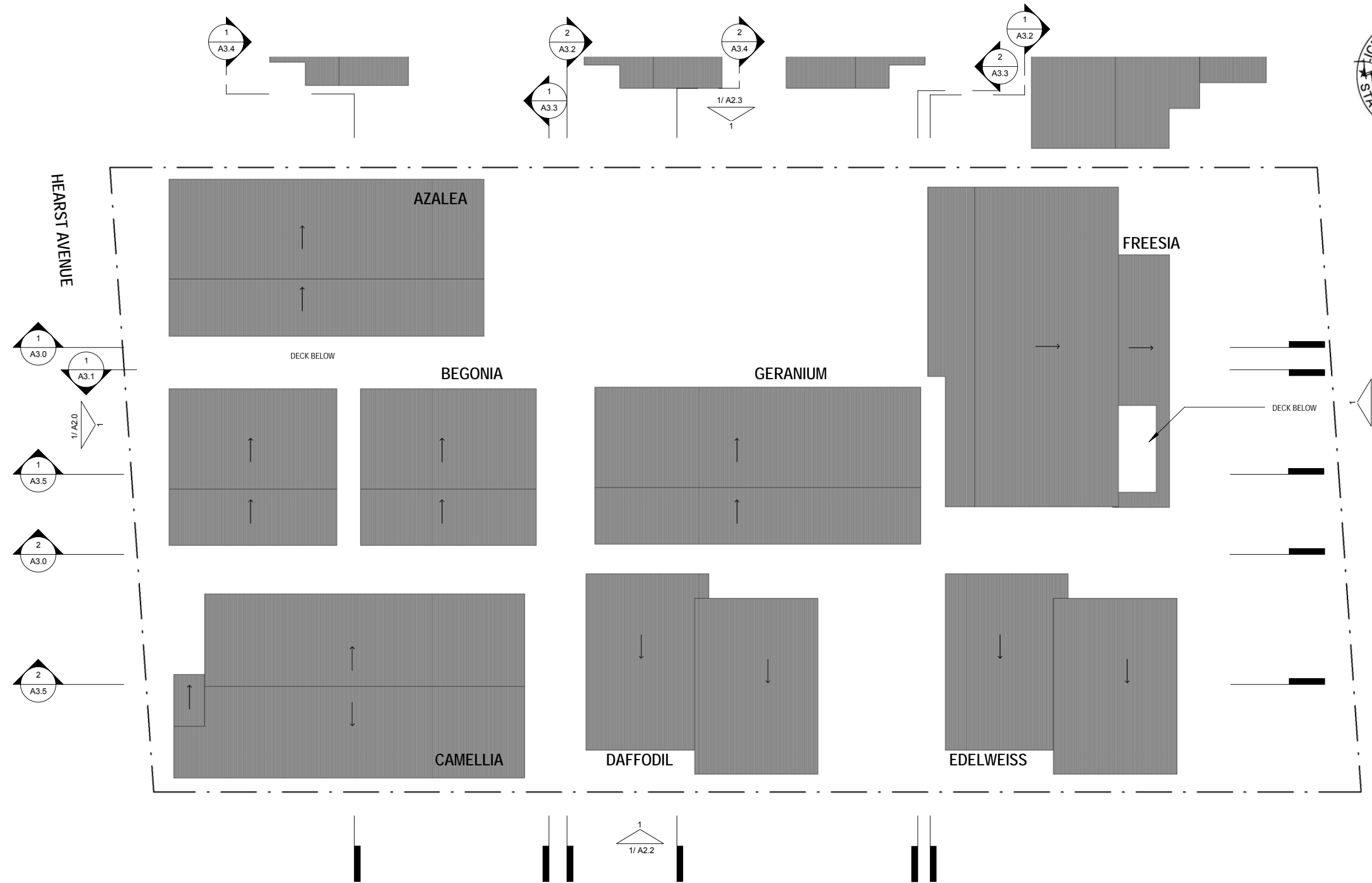
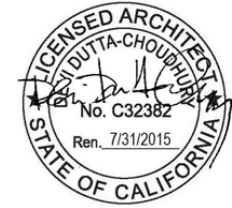
HEARST GARDENS
 DEVI DUTTA ARCHITECTURE INC.



THIRD FLOOR
 SCALE: 1/16" = 1'-0"

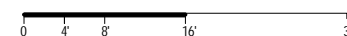


A1.8

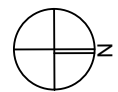


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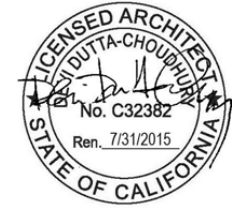
HEARST GARDENS
 DEVI DUTTA ARCHITECTURE INC.



ROOF PLAN
 SCALE: 1/16" = 1'-0"

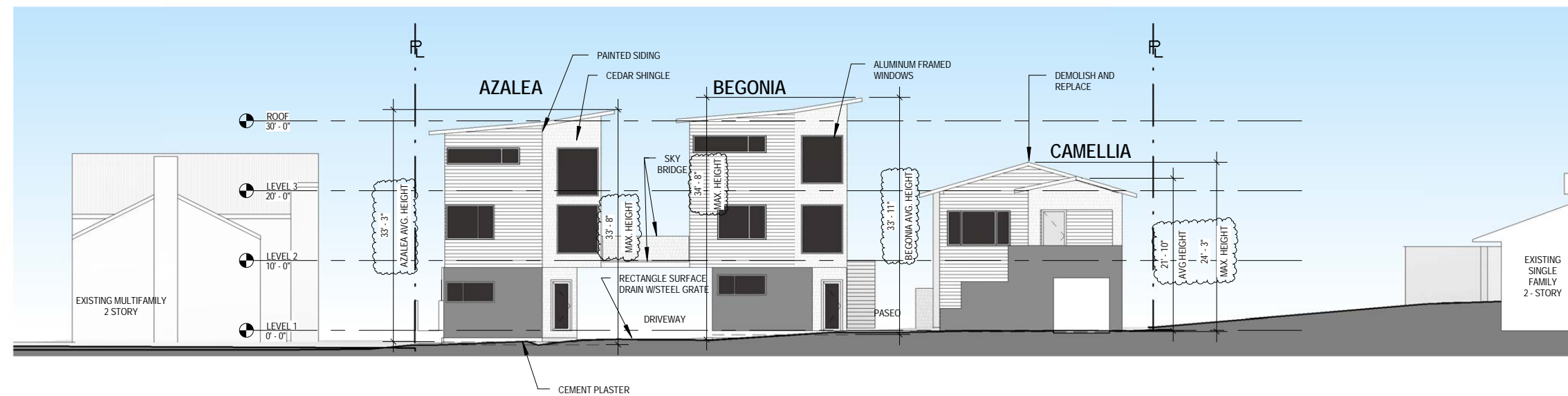


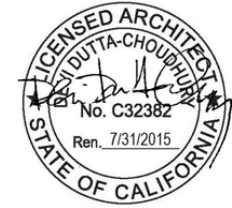
A1.9



MATERIAL LEGEND

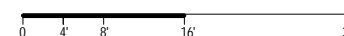
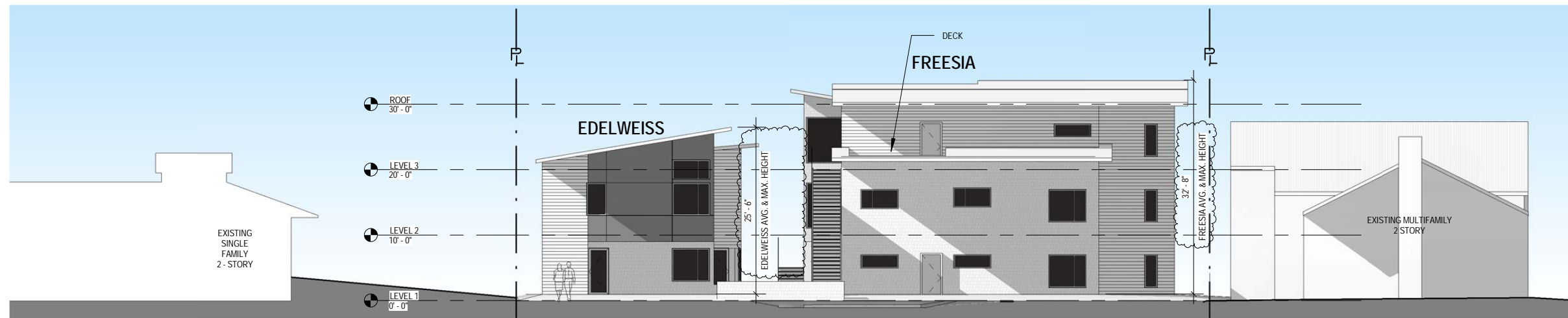
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER

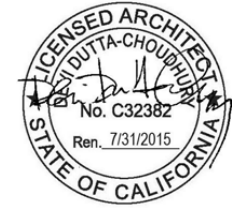







MATERIAL LEGEND

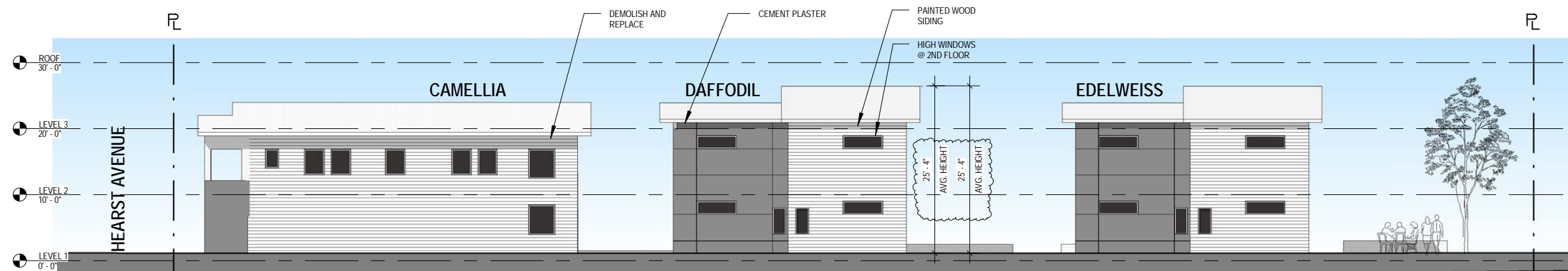
	PAINTED WOOD SIDING
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MATERIAL LEGEND

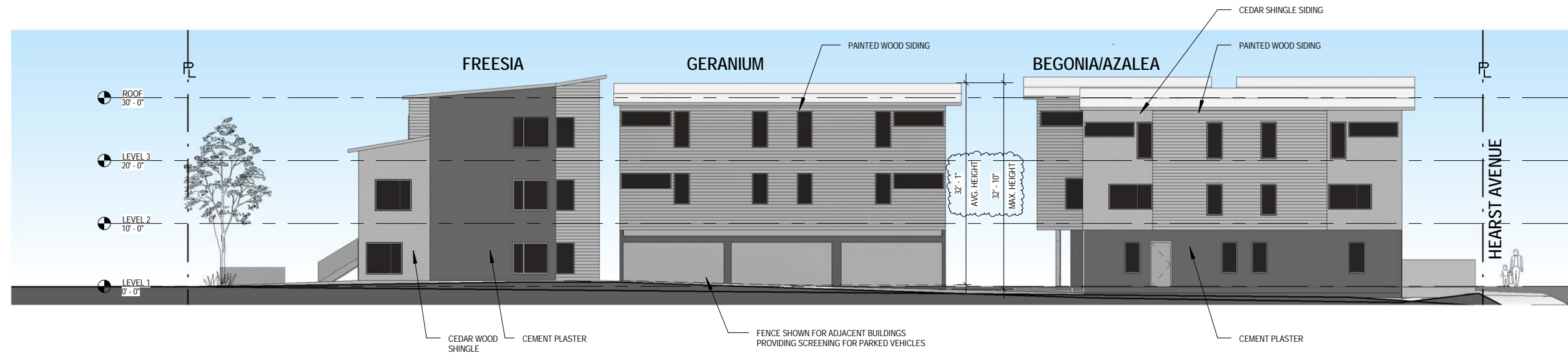
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER





MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



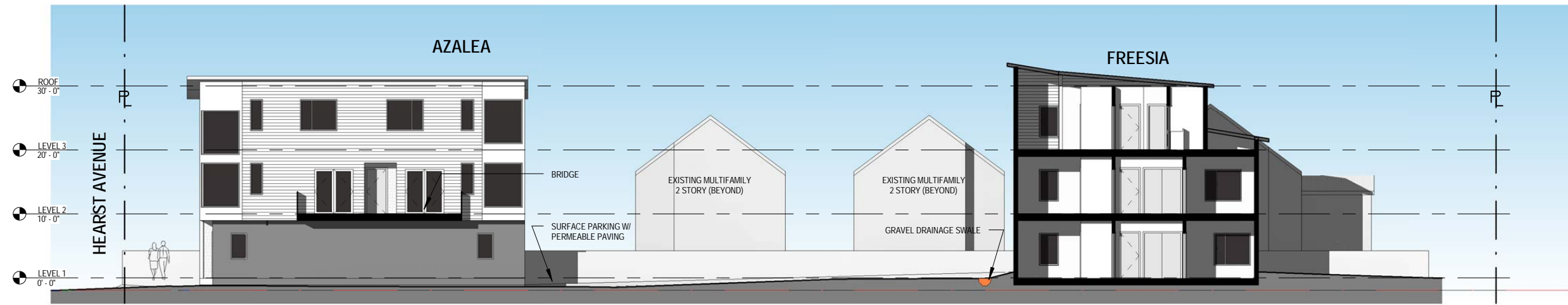
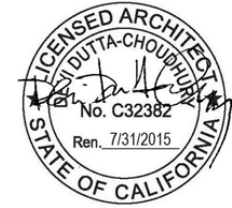
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HEARST GARDENS
 DEVI DUTTA ARCHITECTURE INC.

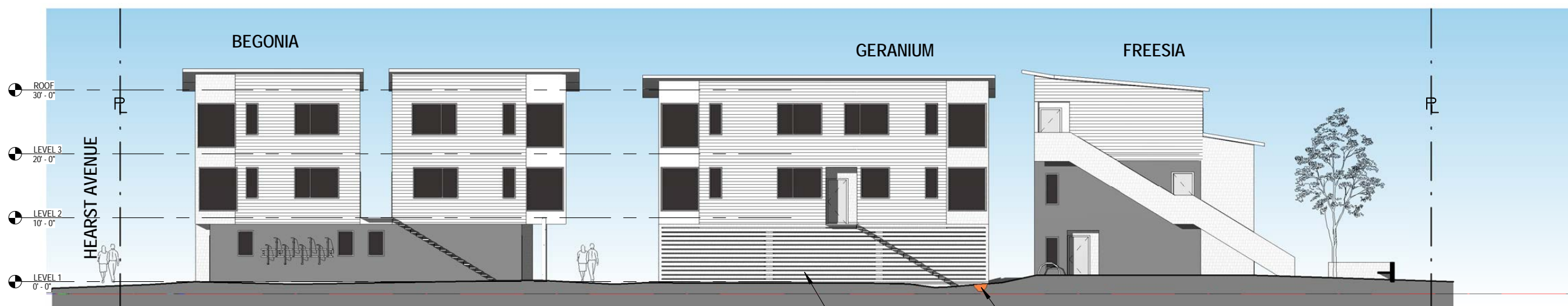


WEST SITE ELEVATION
 SCALE: 1/16" = 1'-0"

A2.3

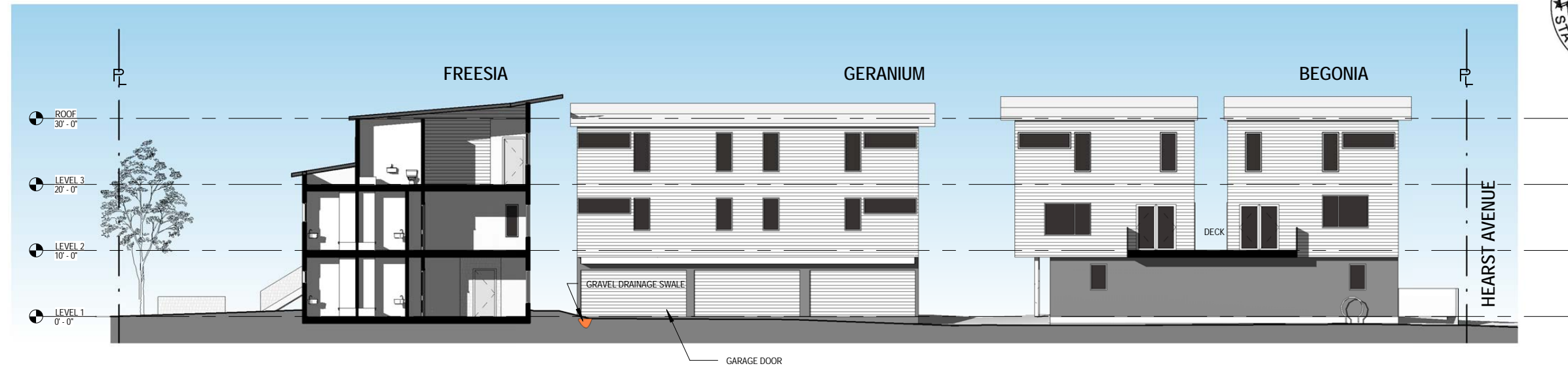
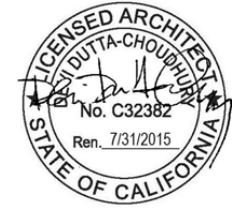


1 Site Section Looking West Through Driveway
 1/16" = 1'-0"

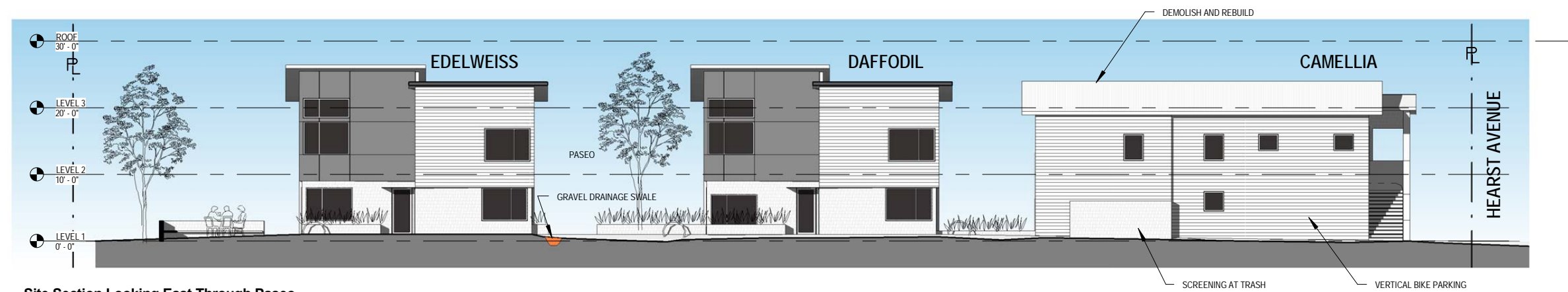


2 Site Section Looking West Through Paseo
 1/16" = 1'-0"

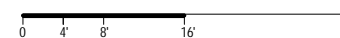


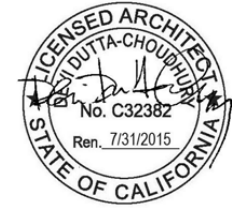


1 Site Section Looking East Through Driveway
 1/16" = 1'-0"

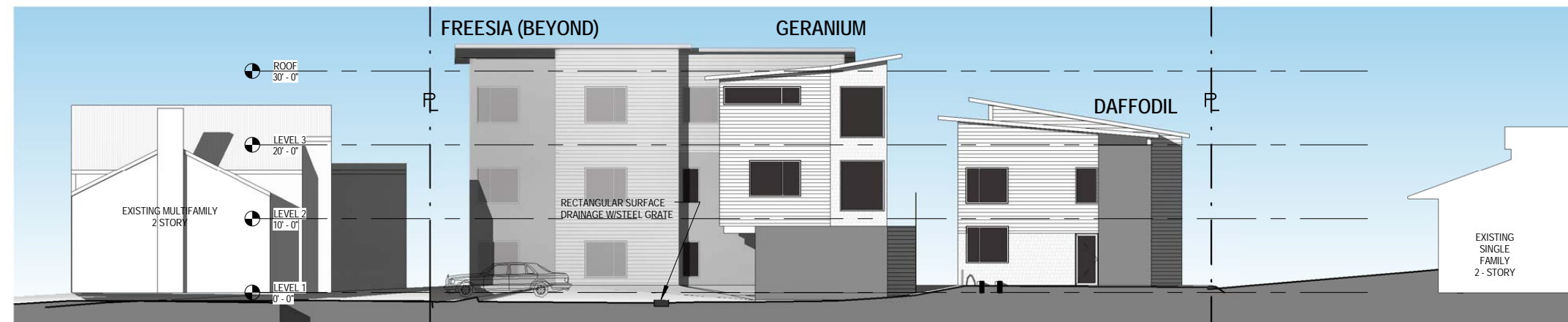


2 Site Section Looking East Through Paseo
 1/16" = 1'-0"



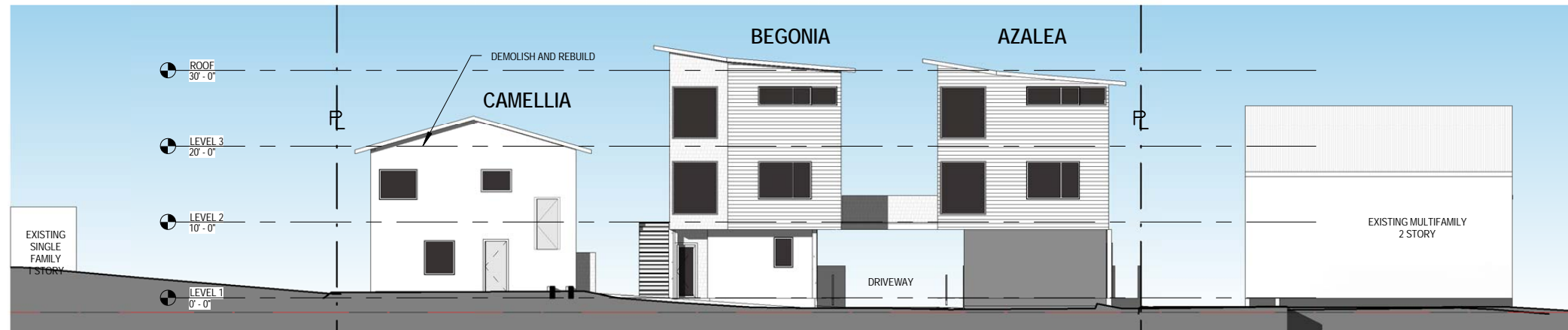
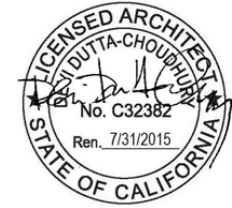


1 Site Section Looking North @ Freesia Building
 1/16" = 1'-0"



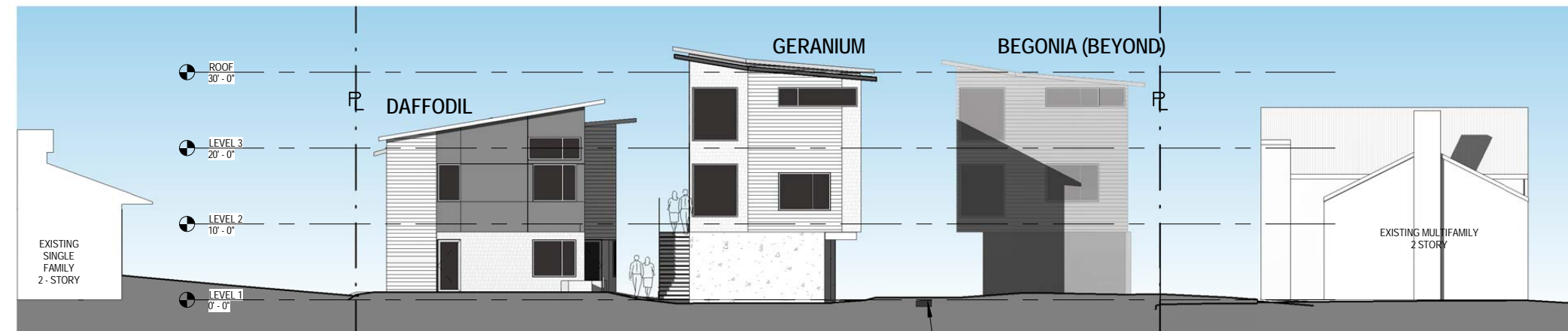
2 Site Section Looking North
 1/16" = 1'-0"





1 Site Section Looking South

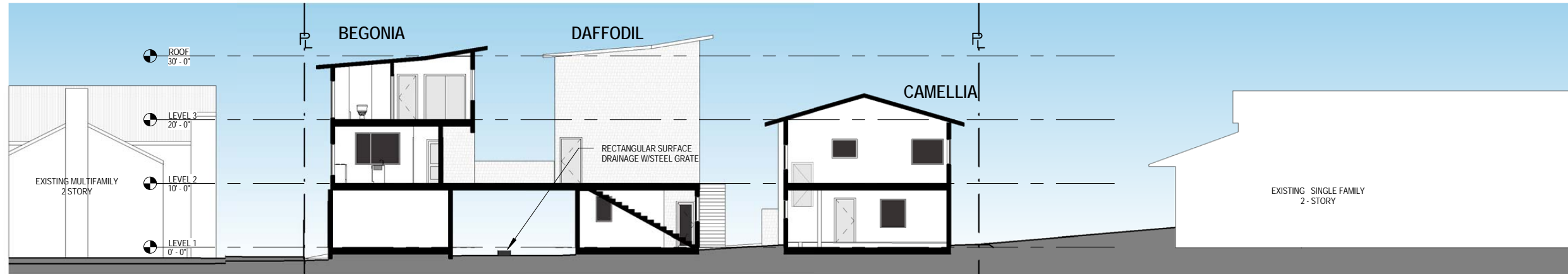
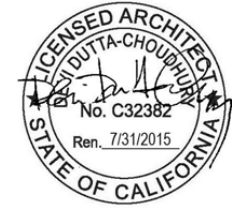
1/16" = 1'-0"



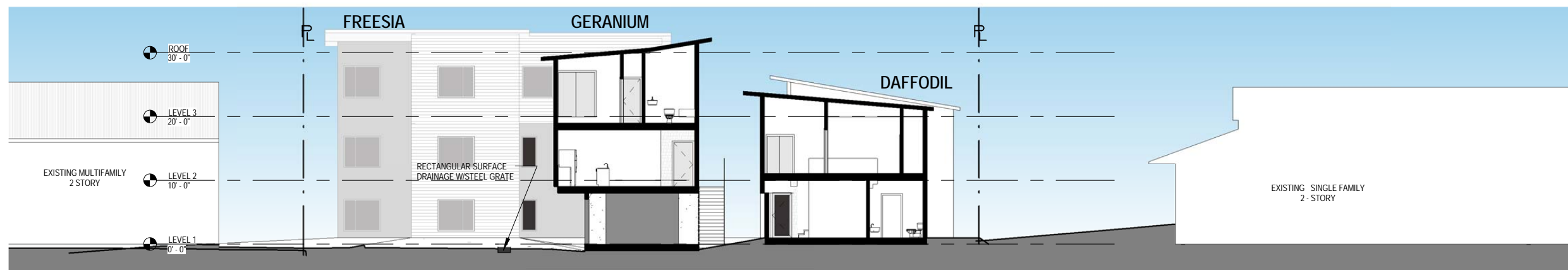
2 Site Section Looking South @ Parking Lot

1/16" = 1'-0"



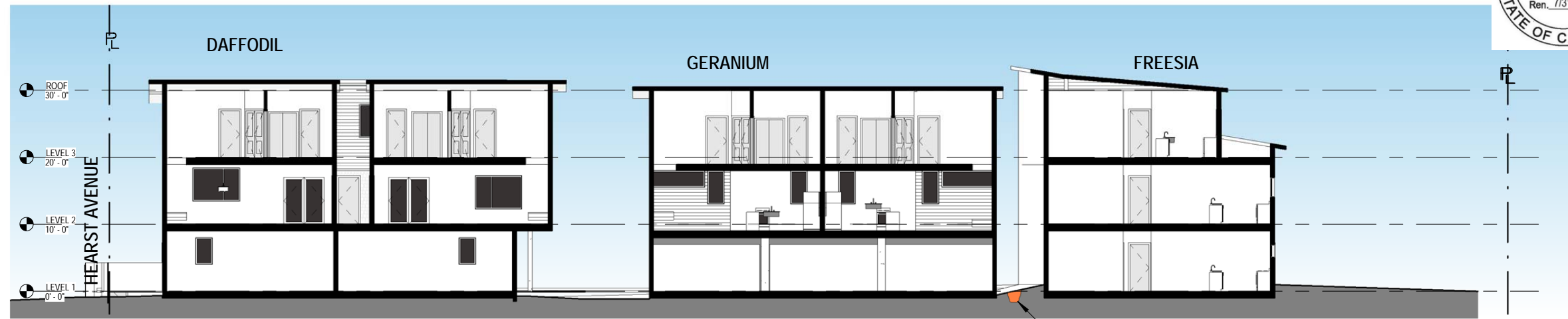
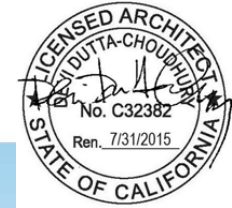


1 Building Section Looking North Through Stair
 1/16" = 1'-0"

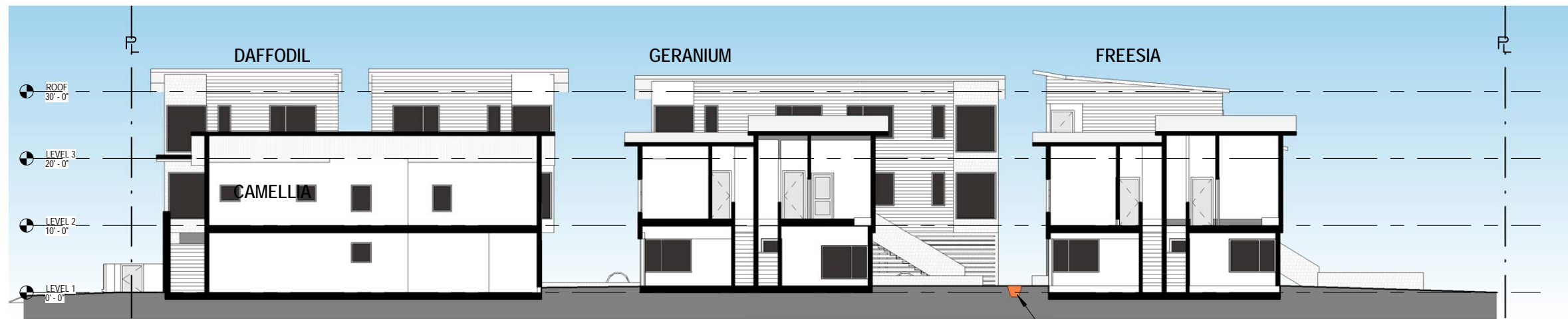


2 Building Section Through Covered Parking Looking North
 1/16" = 1'-0"

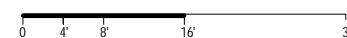




1 Building Section Looking West Through Parking
 1/16" = 1'-0"

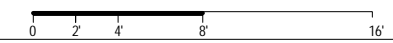
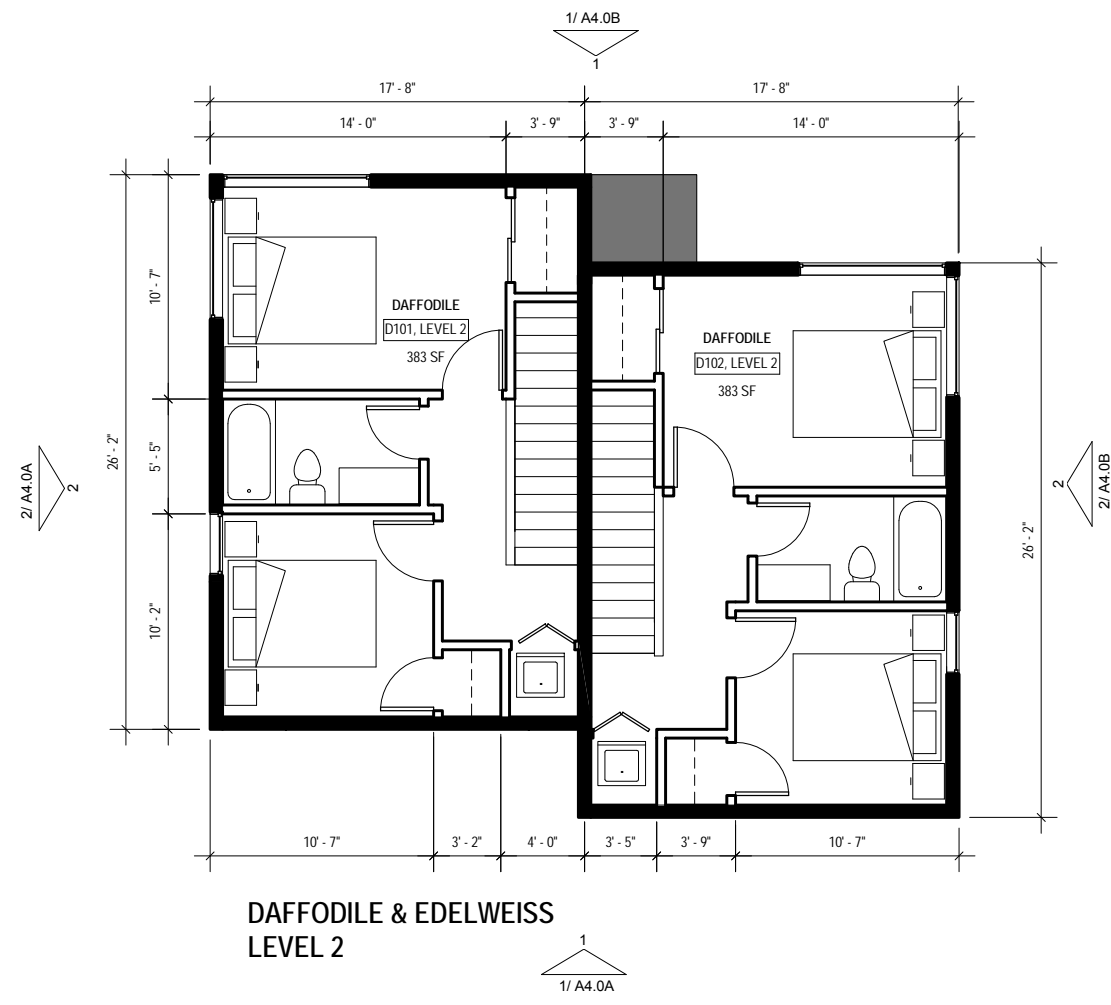
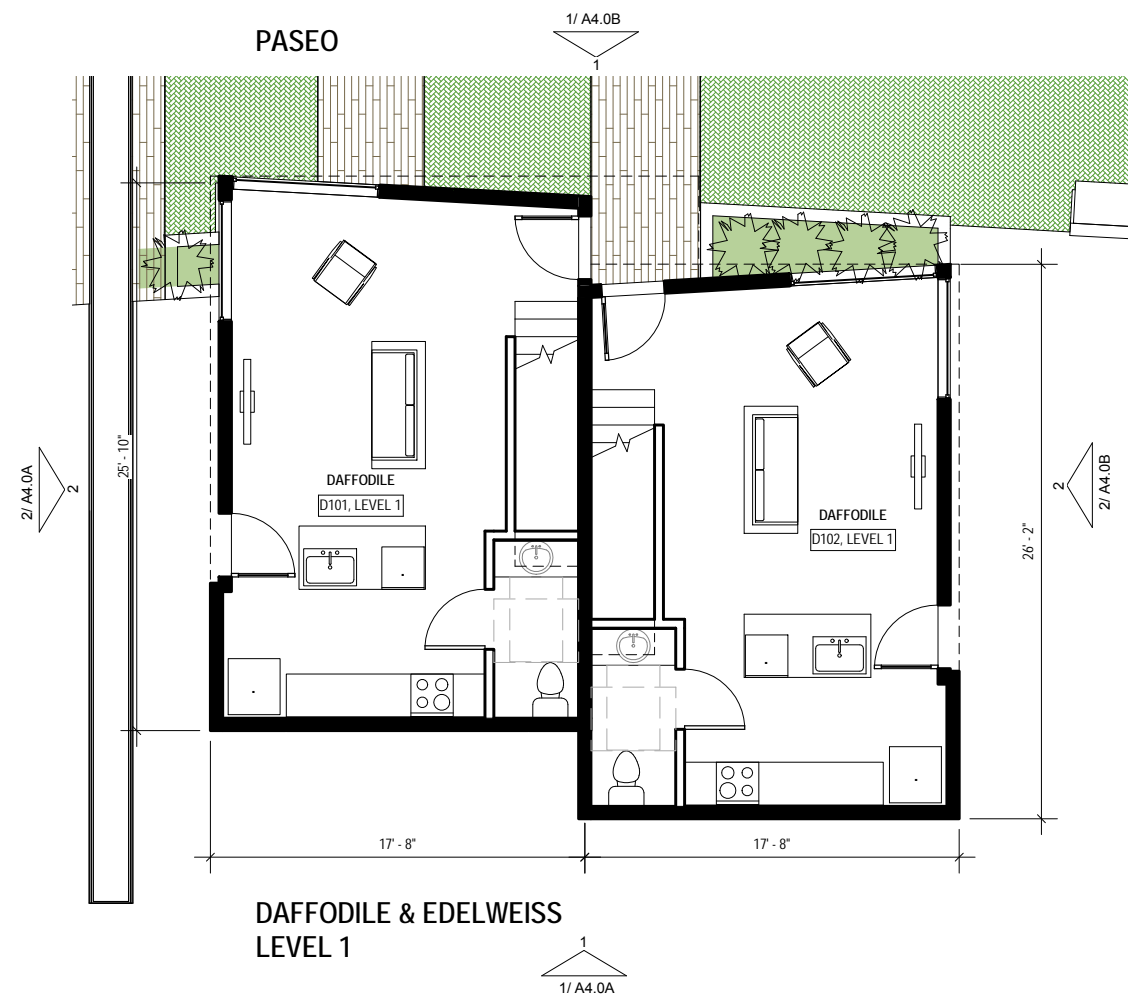


2 Building Section Looking West
 1/16" = 1'-0"





- LEGEND**
- NEW EXTERIOR WALL
 - (E) WALL
 - NEW INTERIOR WALL
 - OPEN SPACE





MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER

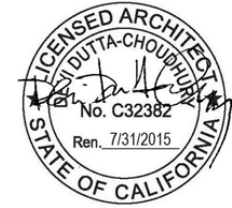


2 DAFFODILE & EDELWEISS SOUTH ELEVATION
 1/8" = 1'-0"






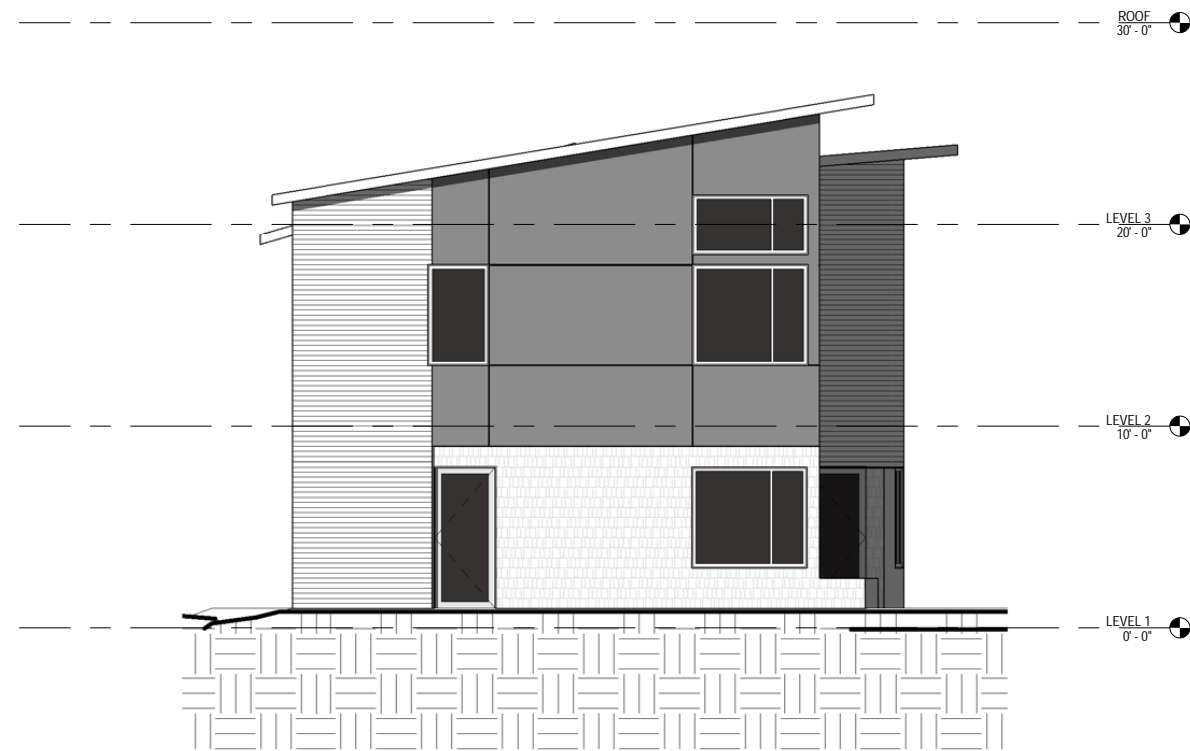
1 DAFFODILE & EDELWEISS EAST ELEVATION
 1/8" = 1'-0"





MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER







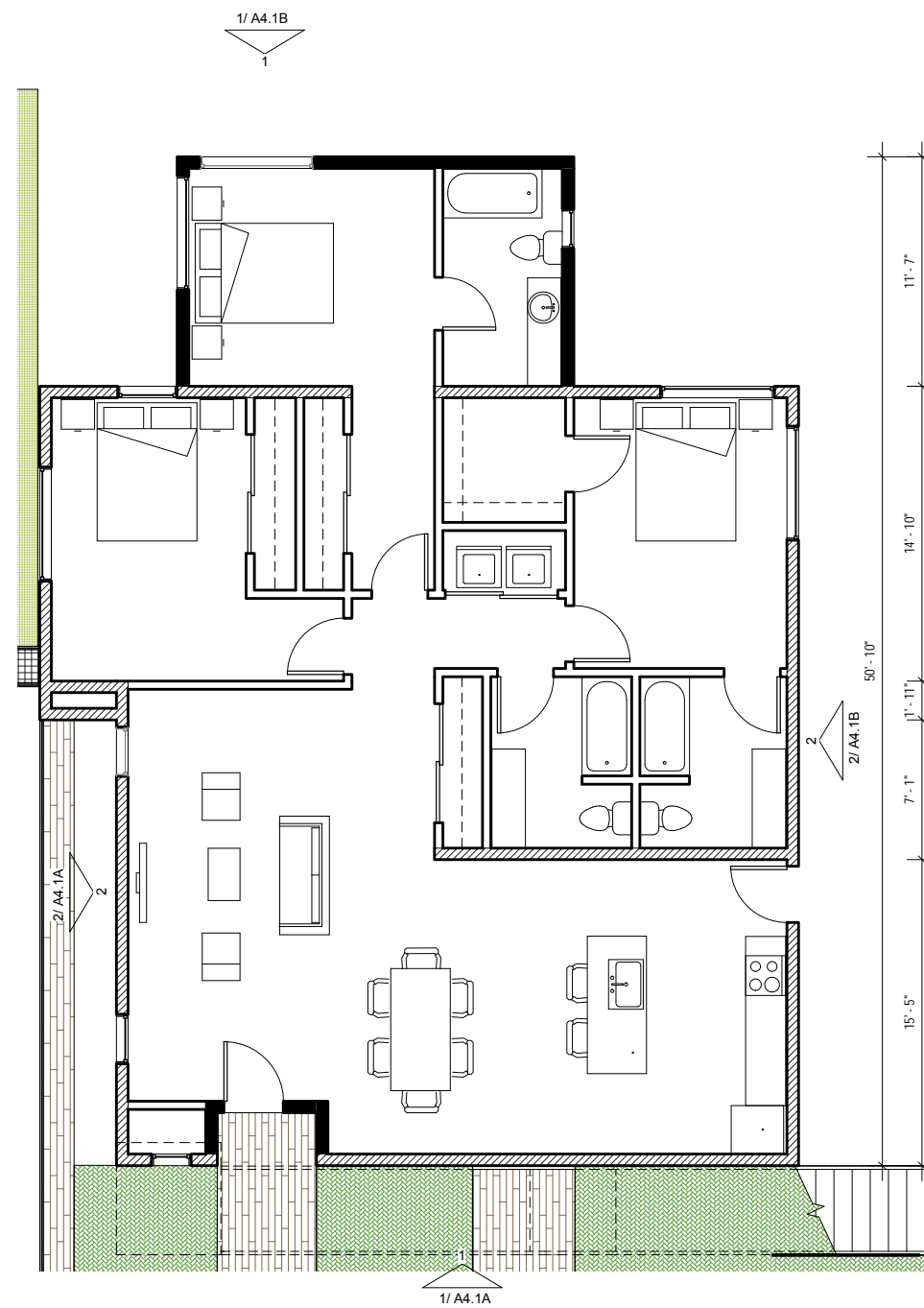
2 DAFFODILE & EDELWEISS NORTH ELEVATION
 1/8" = 1'-0"



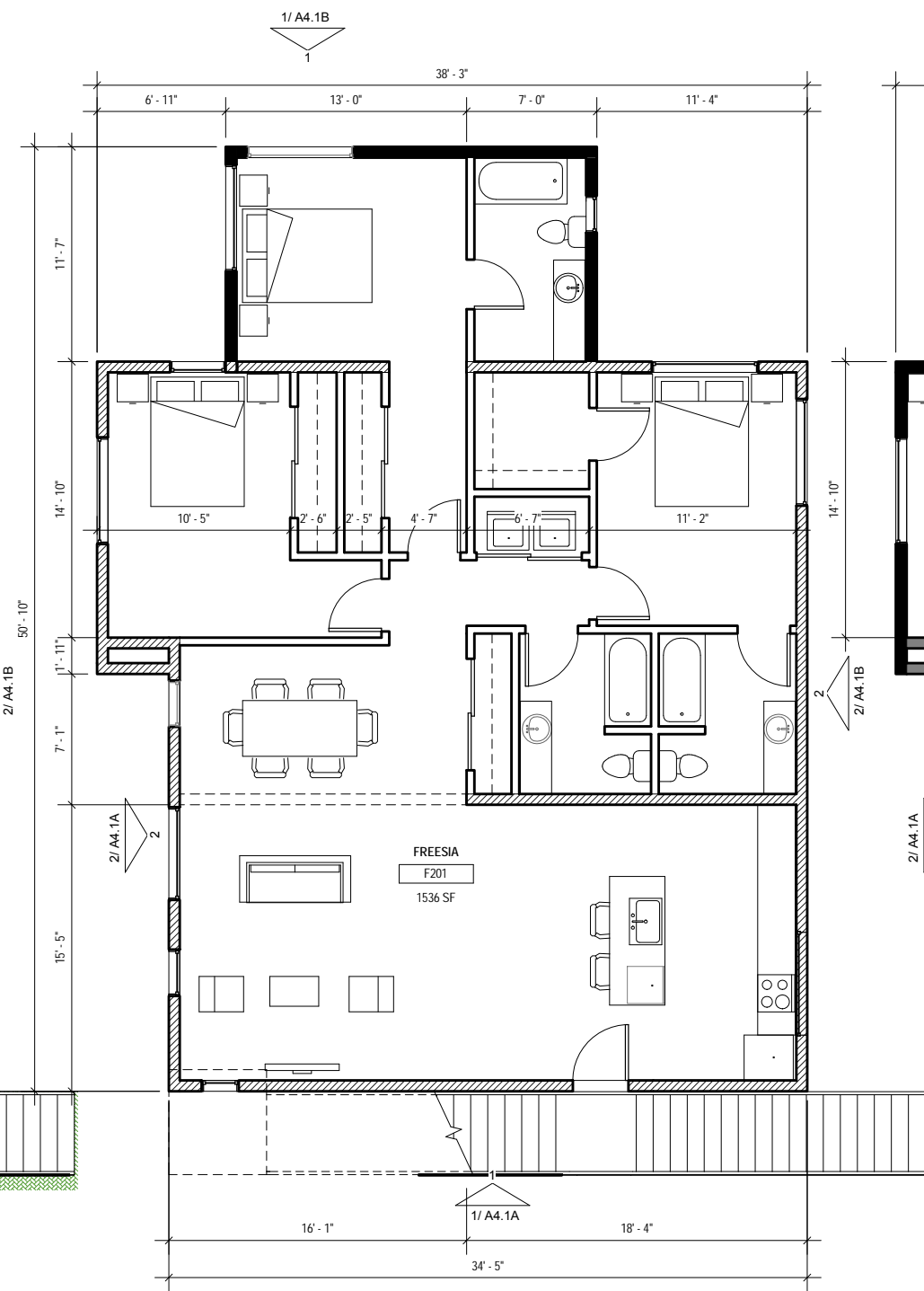
1 DAFFODILE & EDELWEISS WEST ELEVATION
 1/8" = 1'-0"



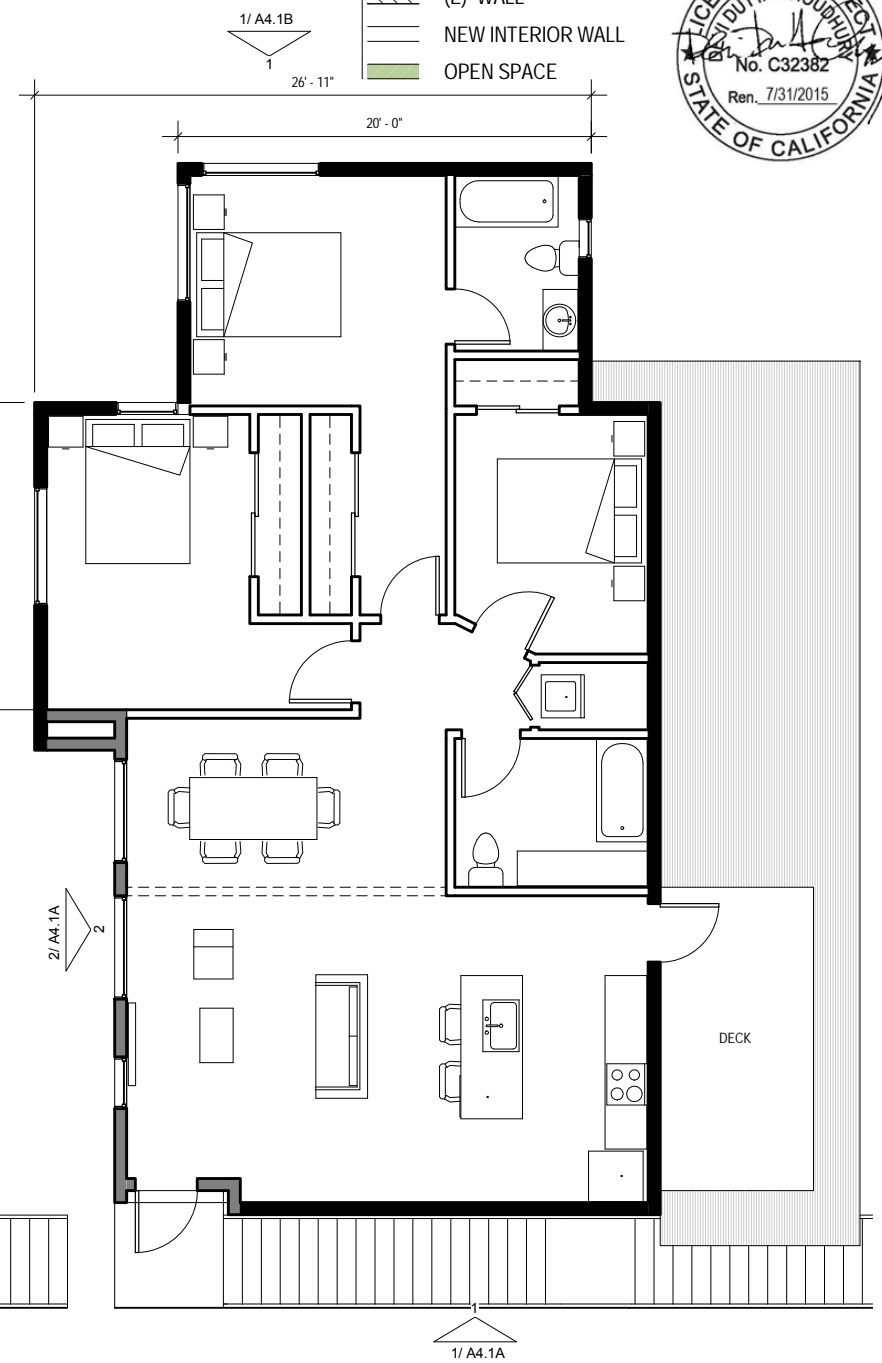
- LEGEND**
-  NEW EXTERIOR WALL
 -  (E) WALL
 -  NEW INTERIOR WALL
 -  OPEN SPACE



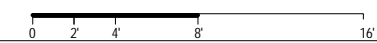
FREESIA
LEVEL 1

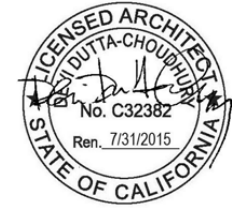





FREESIA
LEVEL 2

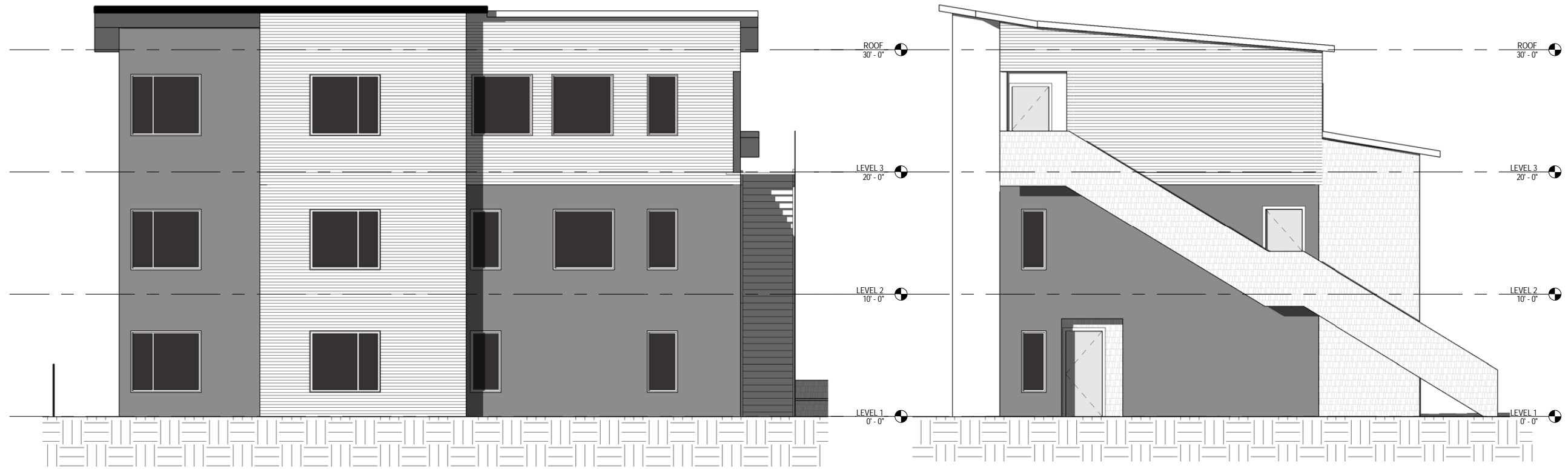


FREESIA
LEVEL 3 NEW





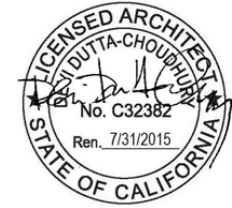
- MATERIAL LEGEND**
-  PAINTED WOOD SIDING
 -  CEDAR SHINGLE SIDING
 -  CEMENT PLASTER






2 FREESIA SOUTH ELEVATION
 1/8" = 1'-0"

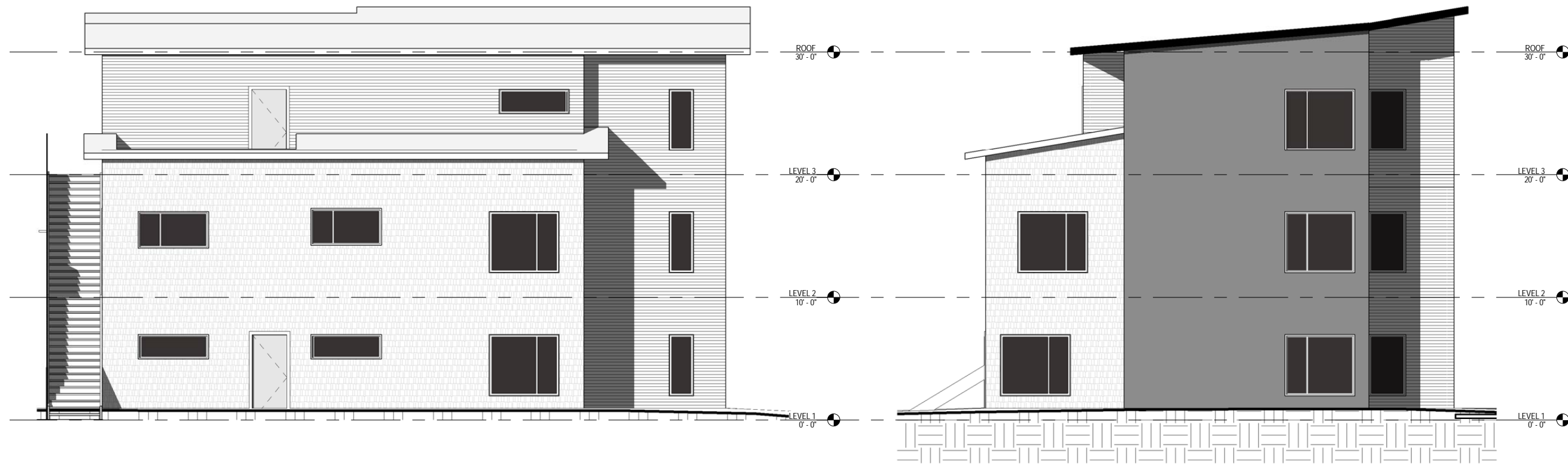
1 FREESIA EAST ELEVATION
 1/8" = 1'-0"





MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



2 FREESIA NORTH ELEVATION
 1/8" = 1'-0"

1 FREESIA WEST ELEVATION
 1/8" = 1'-0"

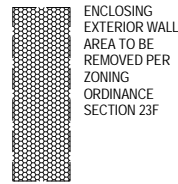




PERCENT PROPOSED

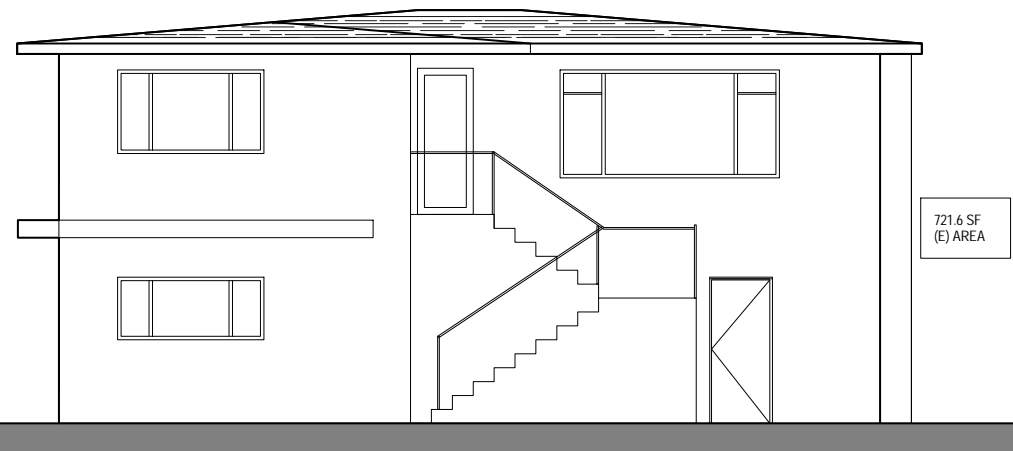
FACADE	SOUTH	EAST	NORTH	WEST	TOTAL
PROPOSED	82.2 SF	77.3 SF	116.9 SF	93.1 SF	369.5 SF
TOTAL AREA	721.6 SF	679.4 SF	722.9 SF	676.9 SF	2800.8 SF
PERCENT PROPOSED					13.2%

PROPOSED AREAS



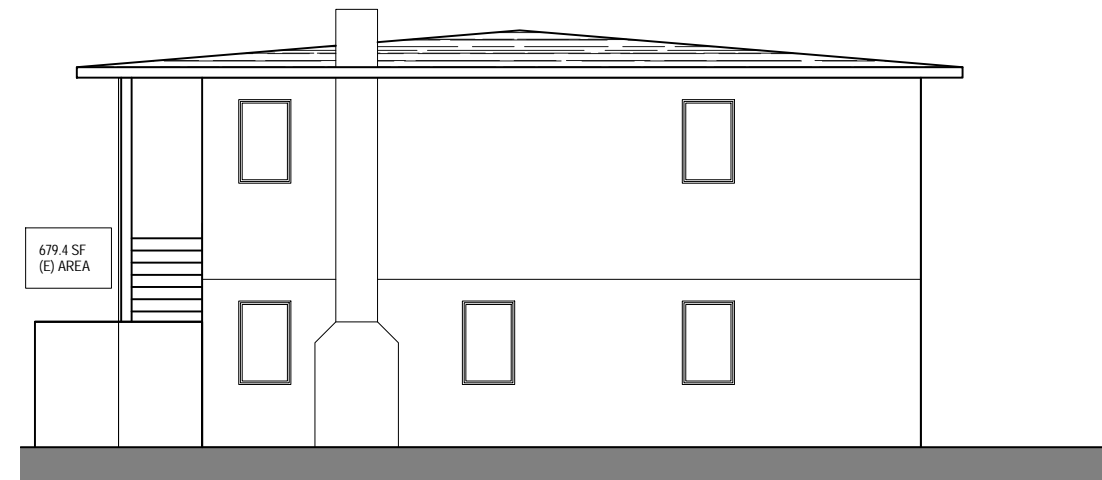
ABBREVIATIONS

(N) = NEW
 (E) = EXISTING



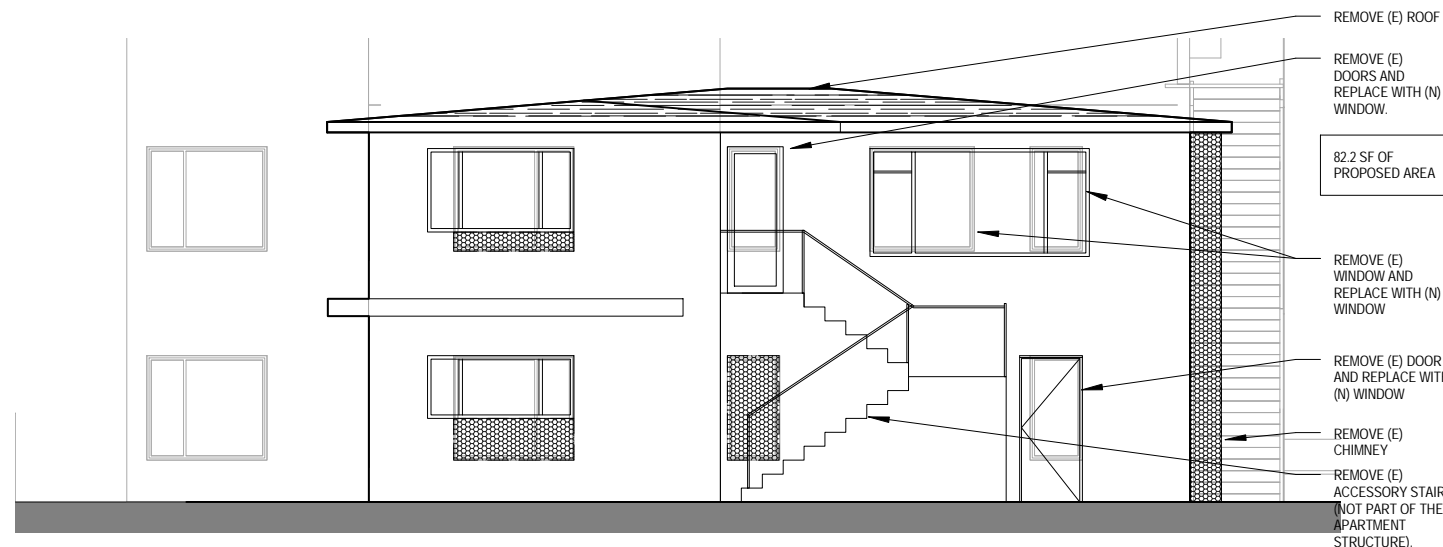
3 FREESIA SOUTH ELEVATION EXISTING

1/8" = 1'-0"



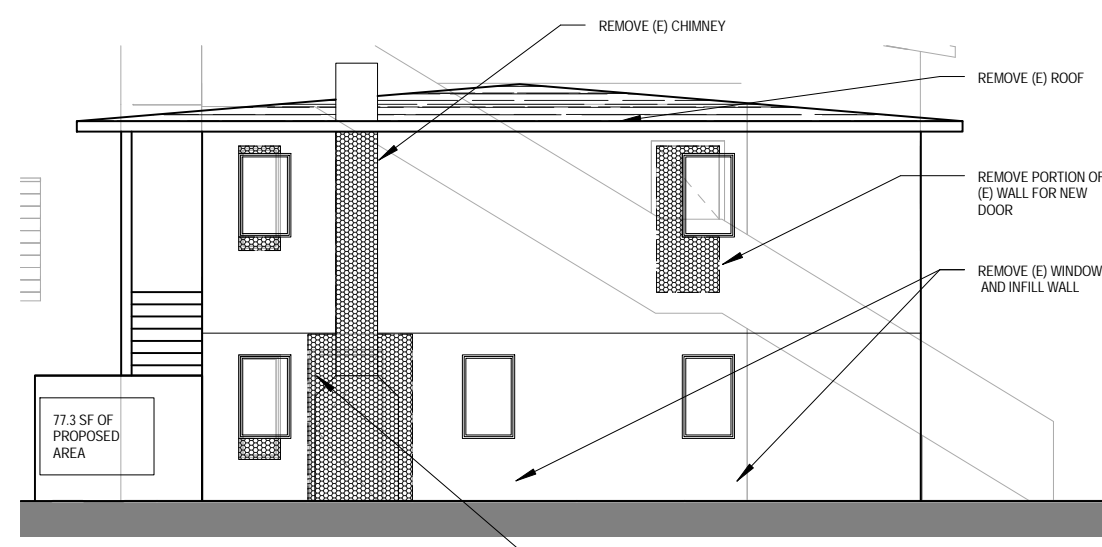
4 FREESIA EAST ELEVATION EXISTING

1/8" = 1'-0"



1 FREESIA SOUTH ELEVATION REMOVED

1/8" = 1'-0"



2 FREESIA EAST ELEVATION REMOVED

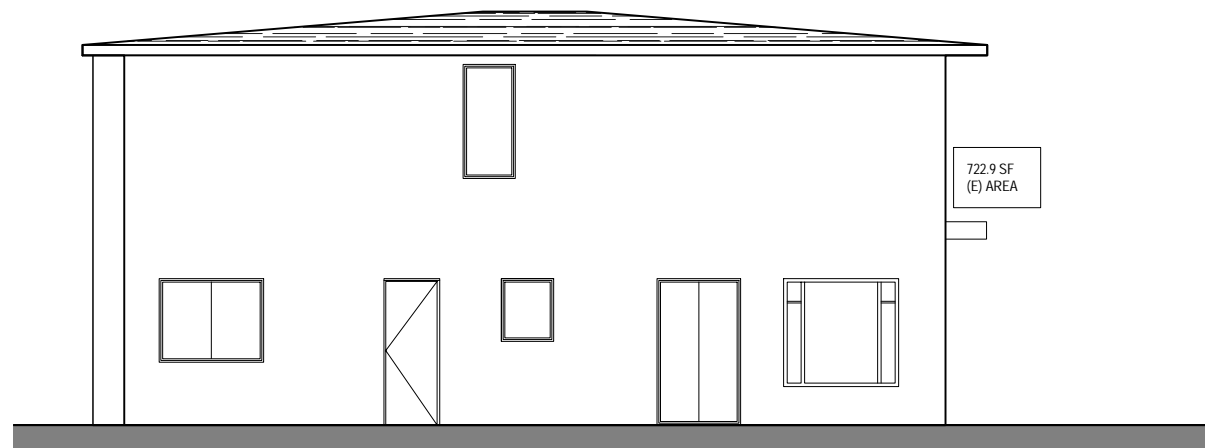
1/8" = 1'-0"



PERCENT PROPOSED (SEE SHEET A4.1C)

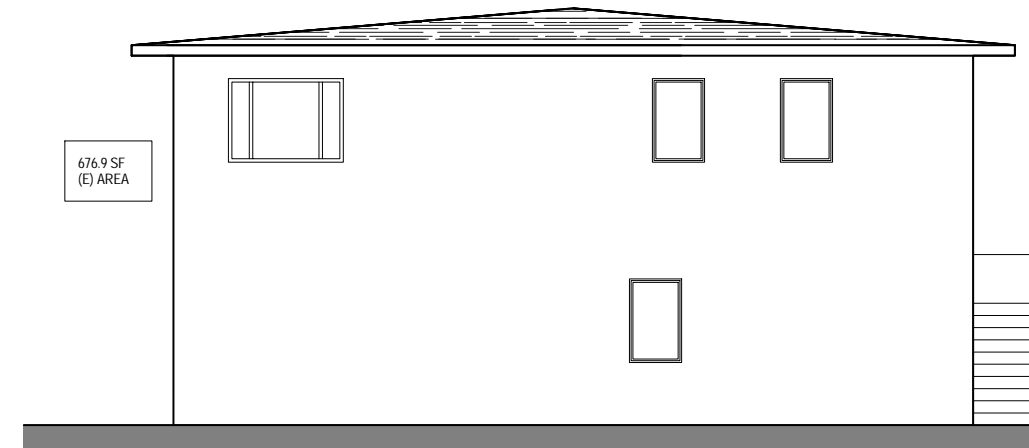
PROPOSED AREAS
 ENCLOSING EXTERIOR WALL AREA TO BE REMOVED PER ZONING ORDINANCE SECTION 23F

ABBREVIATIONS
 (N) = NEW
 (E) = EXISTING



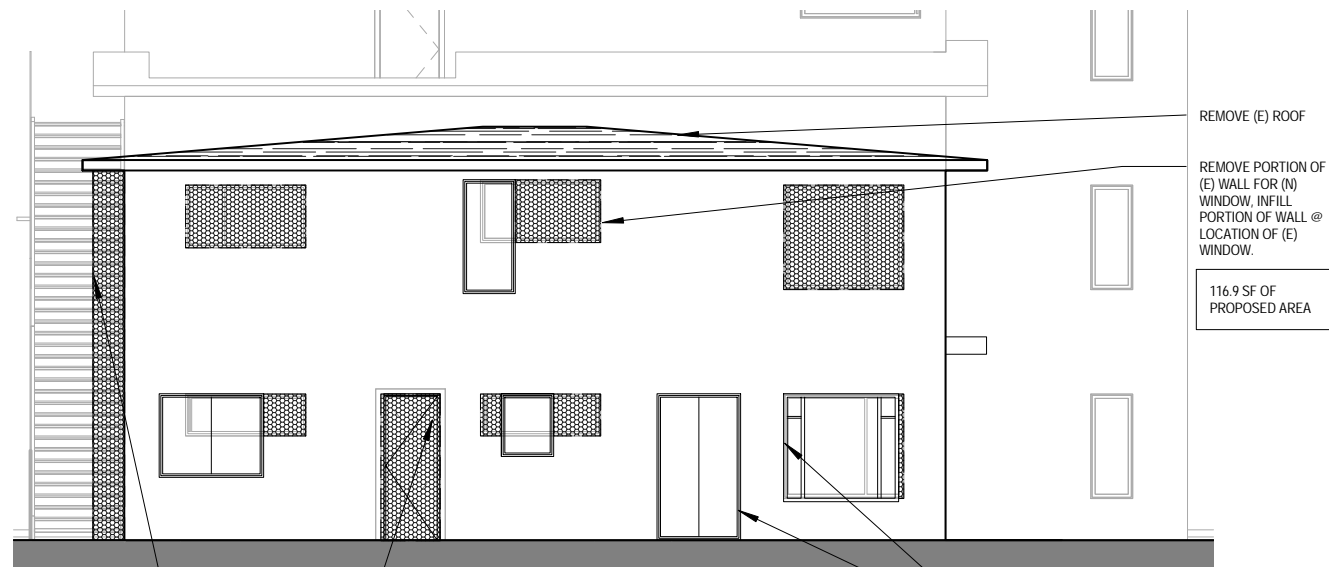
4 FREESIA NORTH ELEVATION EXISTING

1/8" = 1'-0"



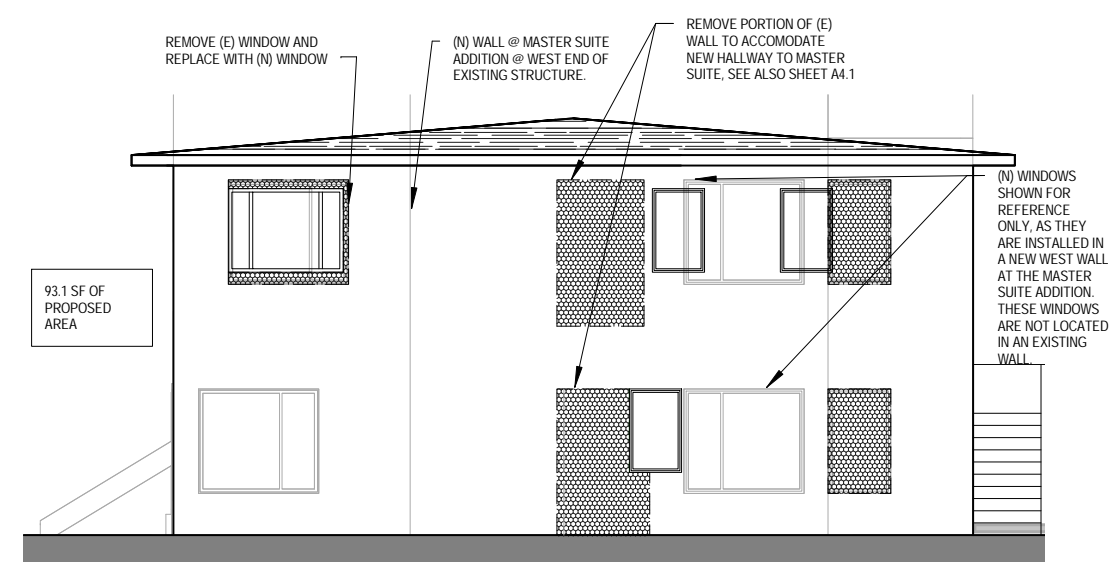
3 FREESIA WEST ELEVATION EXISTING

1/8" = 1'-0"



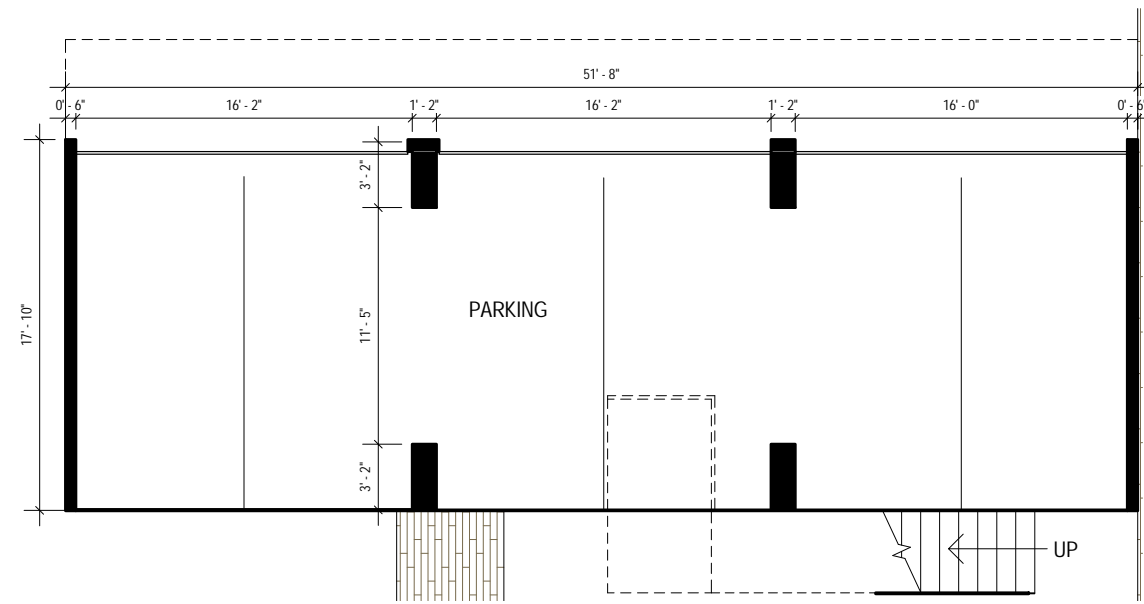
2 FREESIA NORTH ELEVATION REMOVED

1/8" = 1'-0"

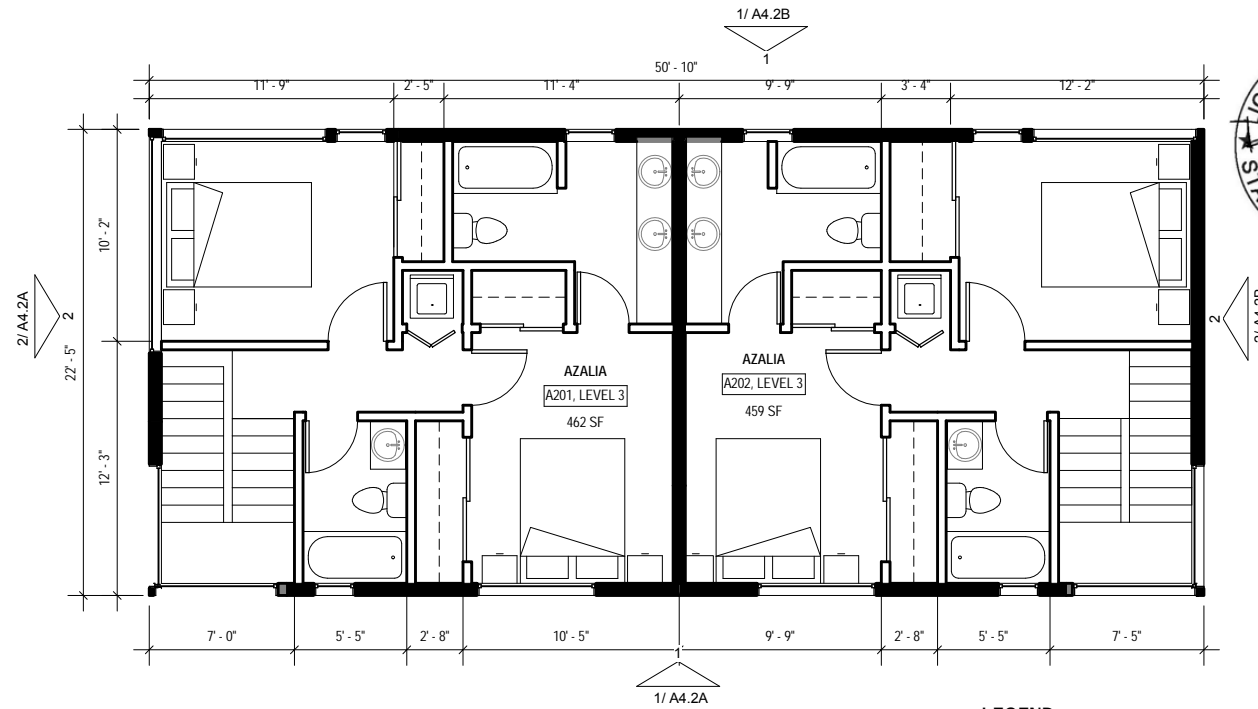


1 FREESIA WEST ELEVATION REMOVED

1/8" = 1'-0"

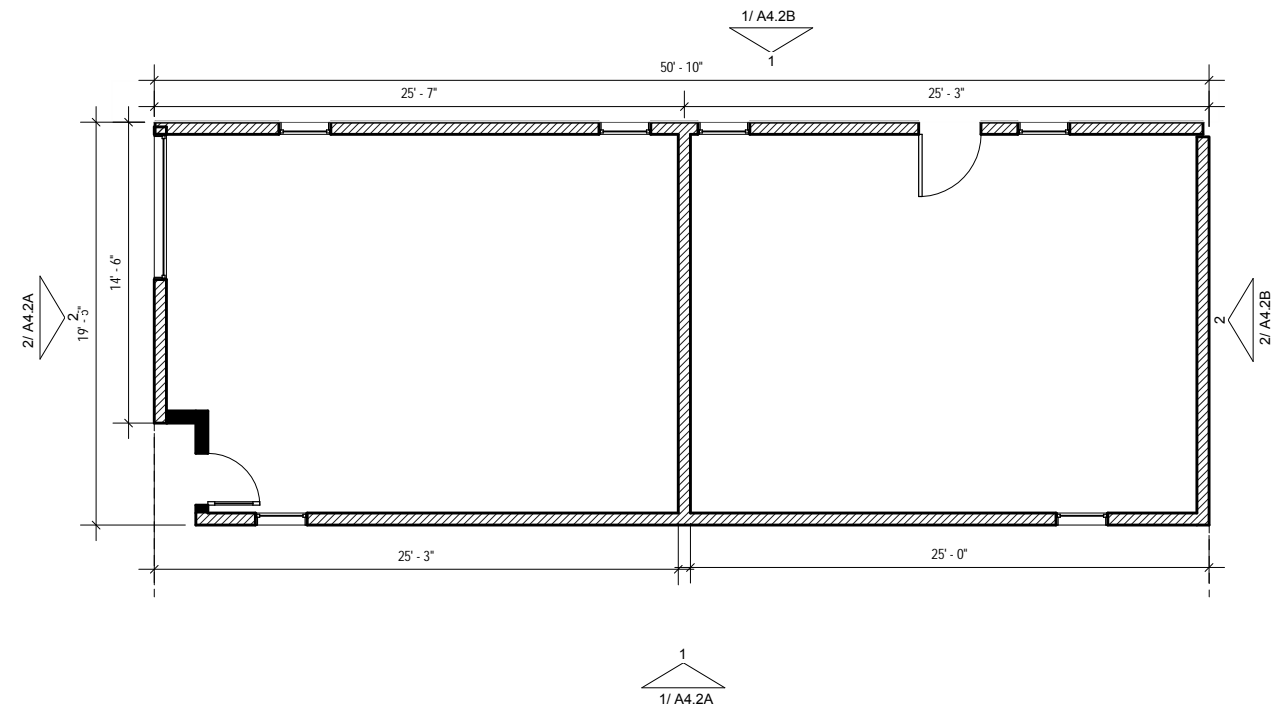


GERANIUM
LEVEL 1

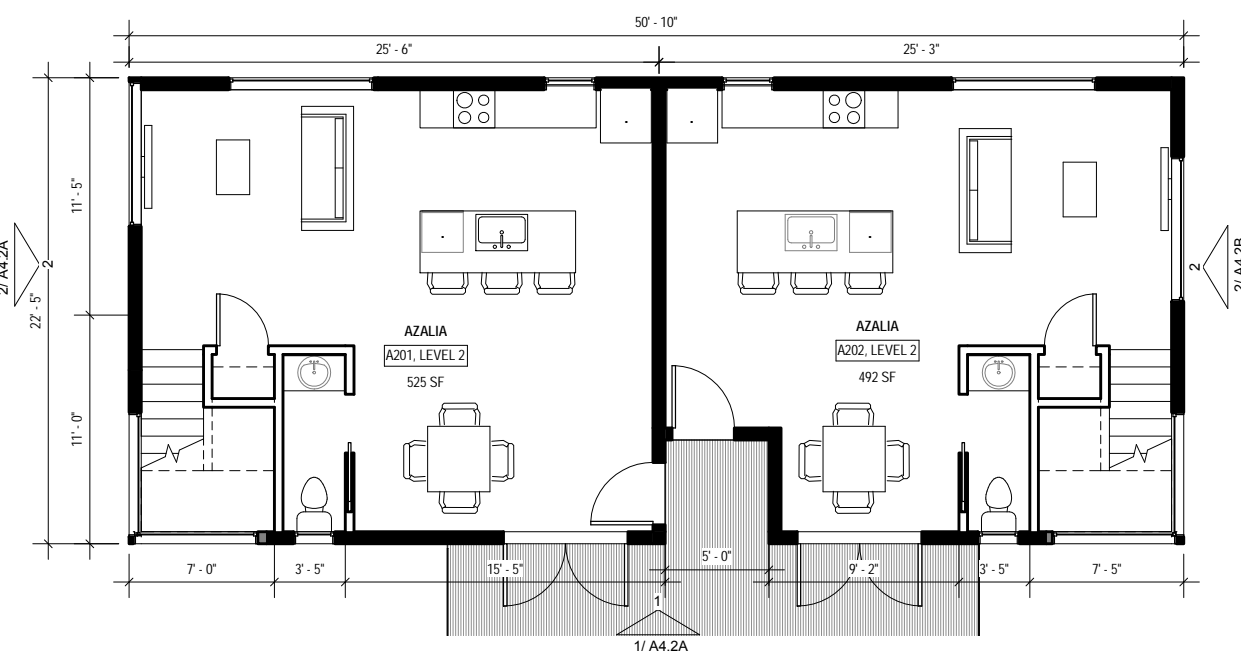


AZALIA, BEGONIA, GERANIUM TOWNHOMES
LEVEL 3

- LEGEND**
- NEW EXTERIOR WALL
 - (E) WALL
 - NEW INTERIOR WALL
 - OPEN SPACE



AZALIA & BEGONIA
LEVEL 1

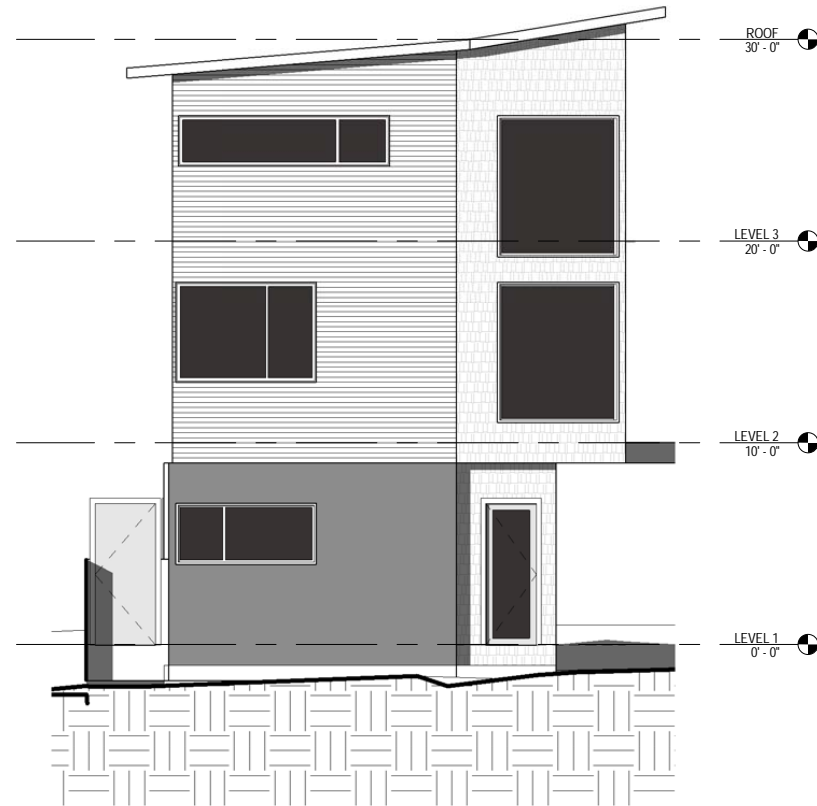


AZALIA, BEGONIA, GERANIUM
LEVEL 2

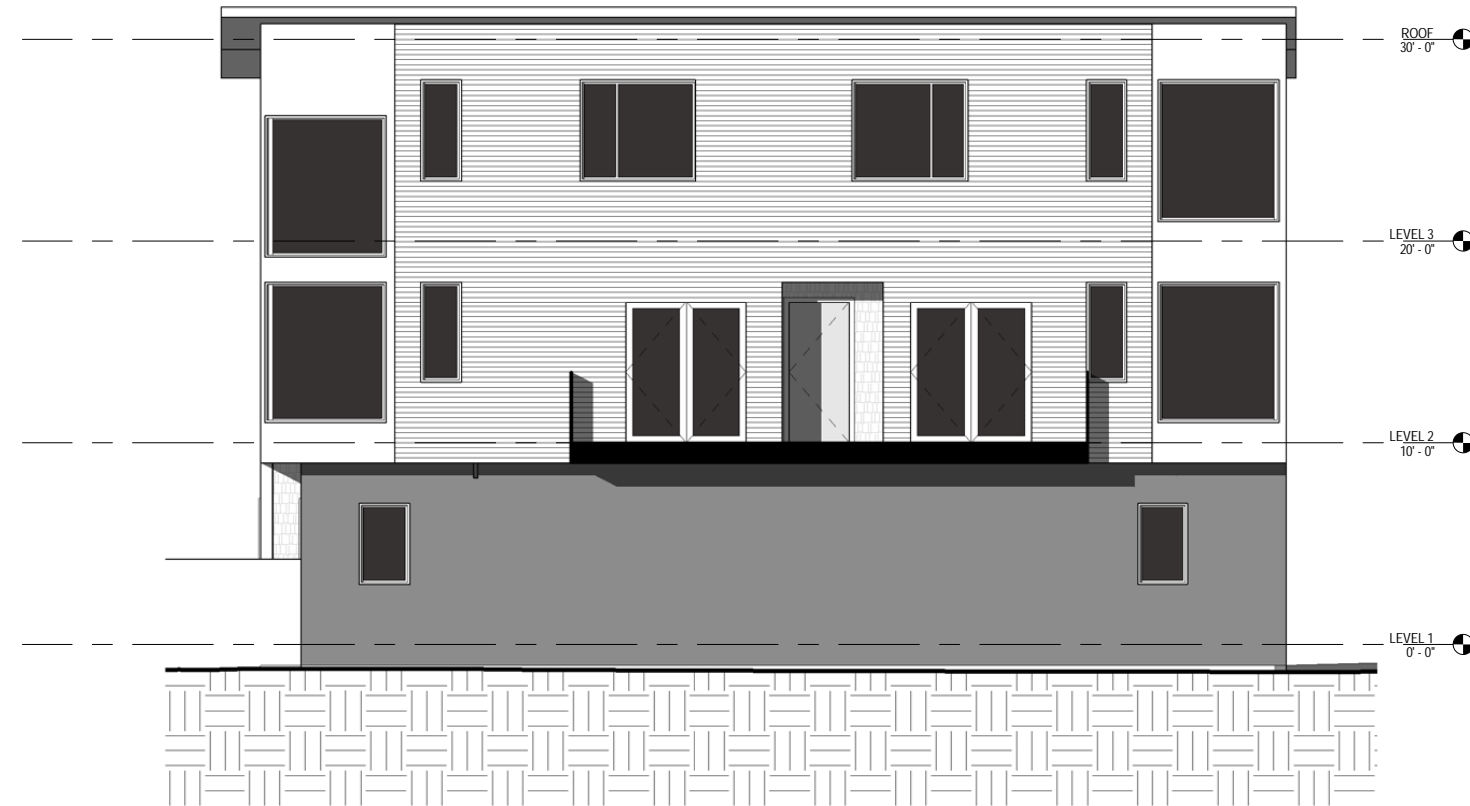


MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER

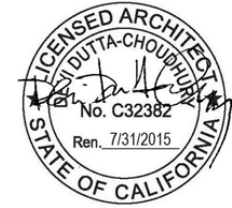


2 AZALEA SOUTH ELEVATION
 1/8" = 1'-0"






1 AZALEA EAST ELEVATION
 1/8" = 1'-0"

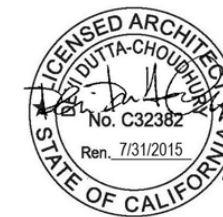




MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



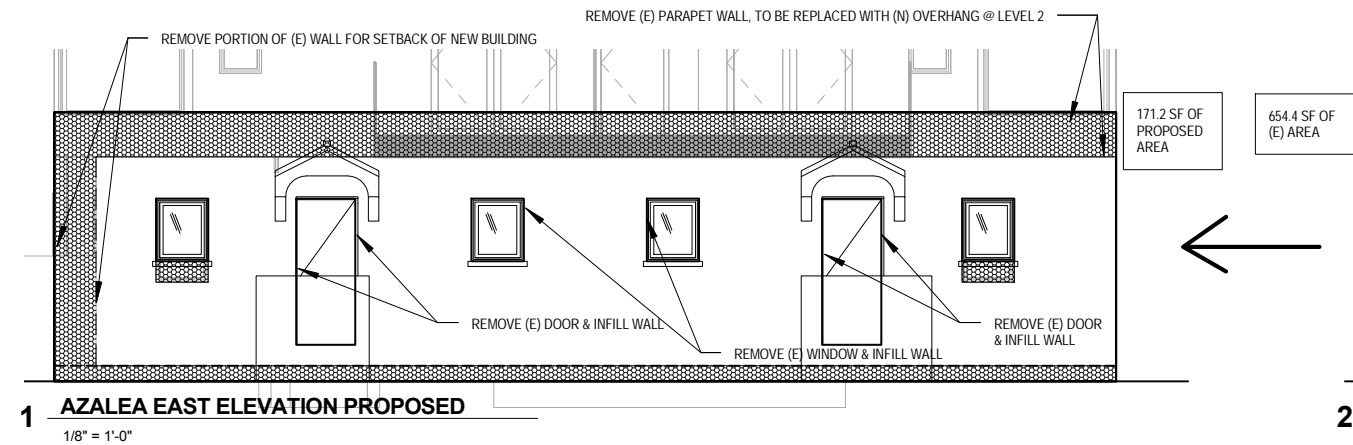
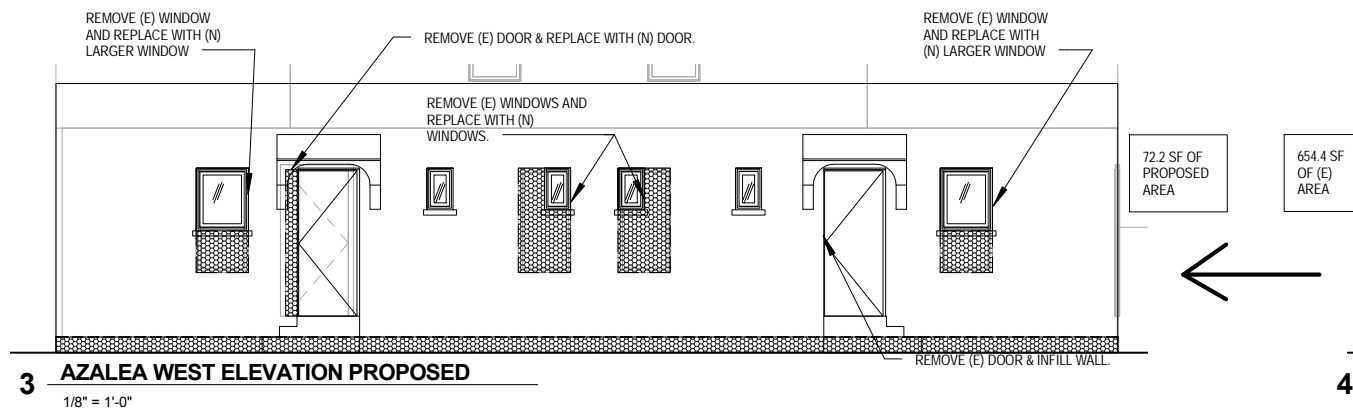
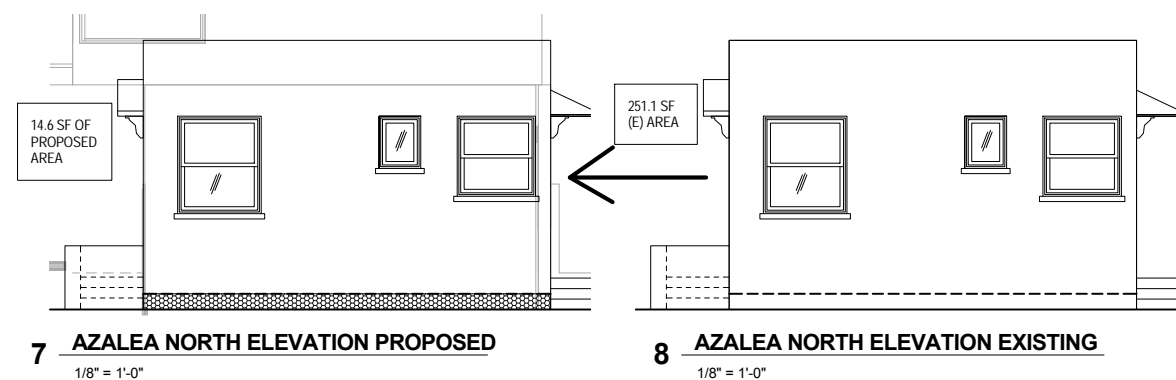
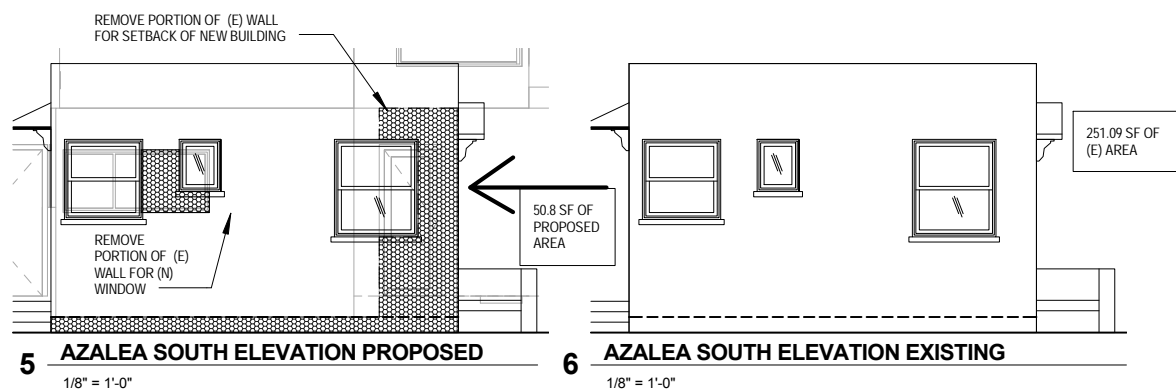


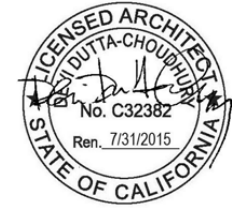
PERCENT PROPOSED

FACADE	SOUTH	EAST	NORTH	WEST	TOTAL
PROPOSED	50.8 SF	171.2 SF	14.6 SF	72.2 SF	308.8 SF
TOTAL AREA	251.1 SF	654.4 SF	251.1 SF	654.4 SF	1811.0 SF
PERCENT PROPOSED					17.1%




PROPOSED AREAS
 ENCLOSING EXTERIOR WALL AREA TO BE REMOVED PER ZONING ORDINANCE SECTION 23F

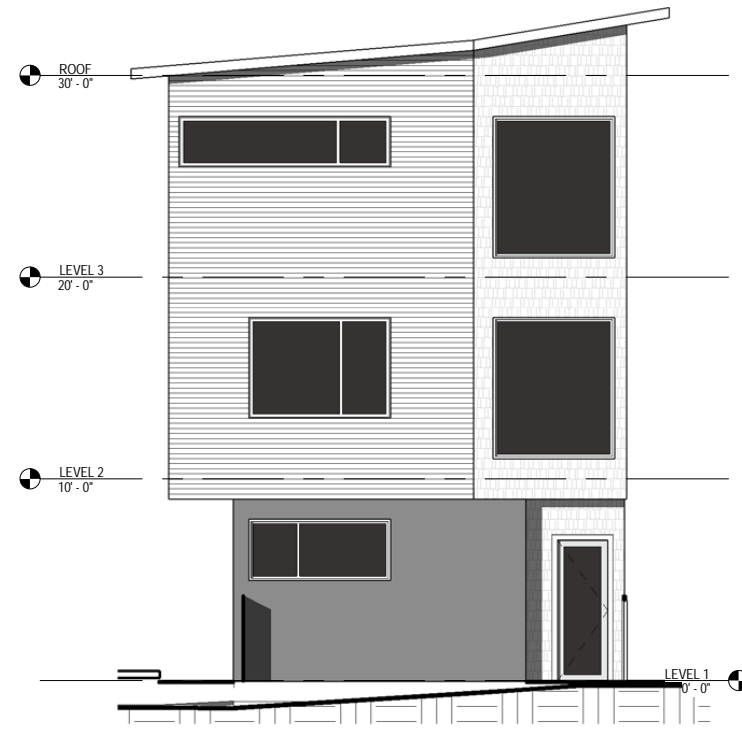
ABBREVIATIONS
 (N) = NEW
 (E) = EXISTING





MATERIAL LEGEND

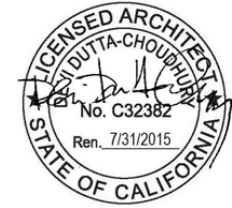
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER






1 BEGONIA SOUTH ELEVATION
 1/8" = 1'-0"

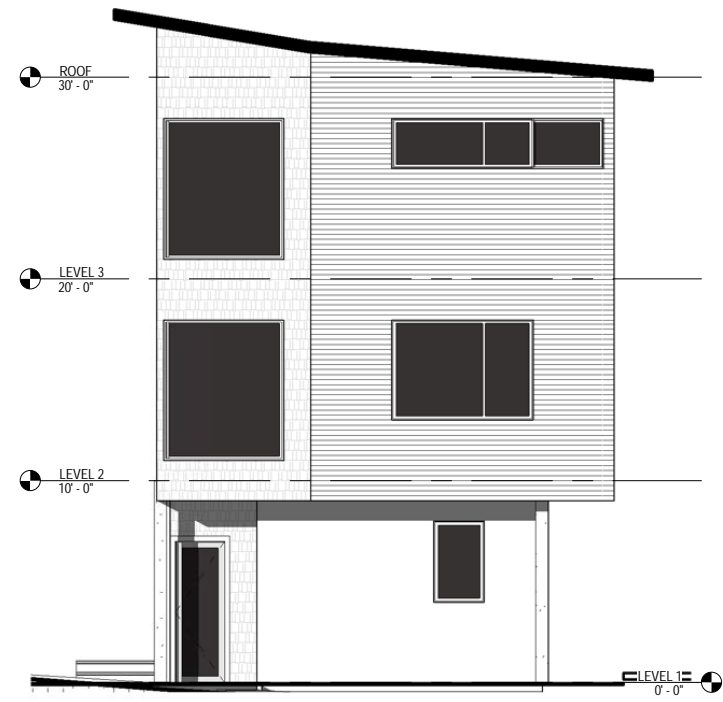


2 BEGONIA EAST ELEVATION
 1/8" = 1'-0"



MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



1 BEGONIA NORTH ELEVATION
 1/8" = 1'-0"



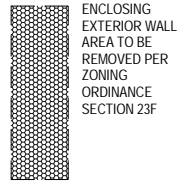
2 BEGONIA WEST ELEVATION
 1/8" = 1'-0"



PERCENT PROPOSED

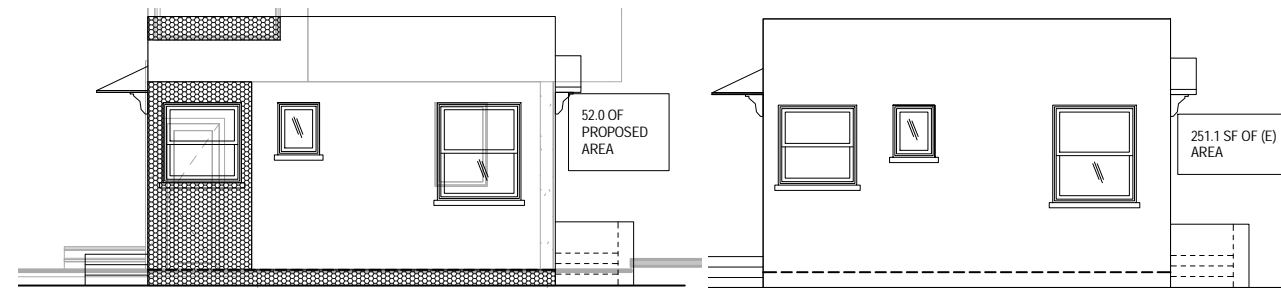
FACADE	SOUTH	EAST	NORTH	WEST	TOTAL
PROPOSED	60.6 SF	95.6 SF	52 SF	209.3 SF	417.5 SF
TOTAL AREA	251.1 SF	678.6 SF	251.1 SF	678.6 SF	1859.4 SF
PERCENT PROPOSED					22.4%

PROPOSED AREAS



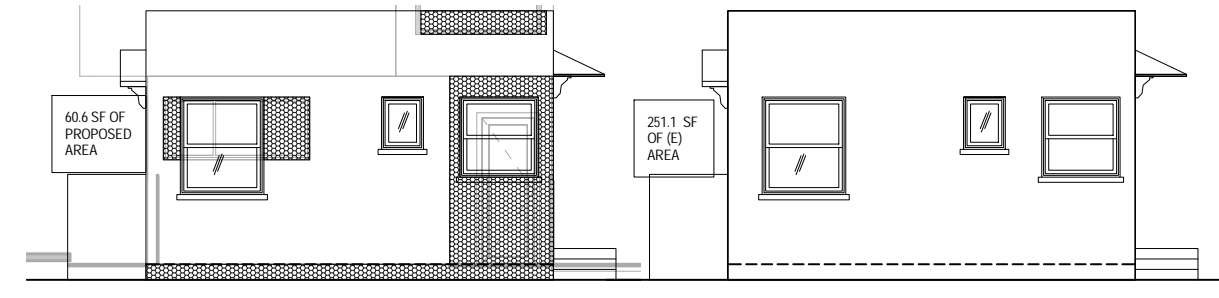
ABBREVIATIONS

(N) = NEW
 (E) = EXISTING



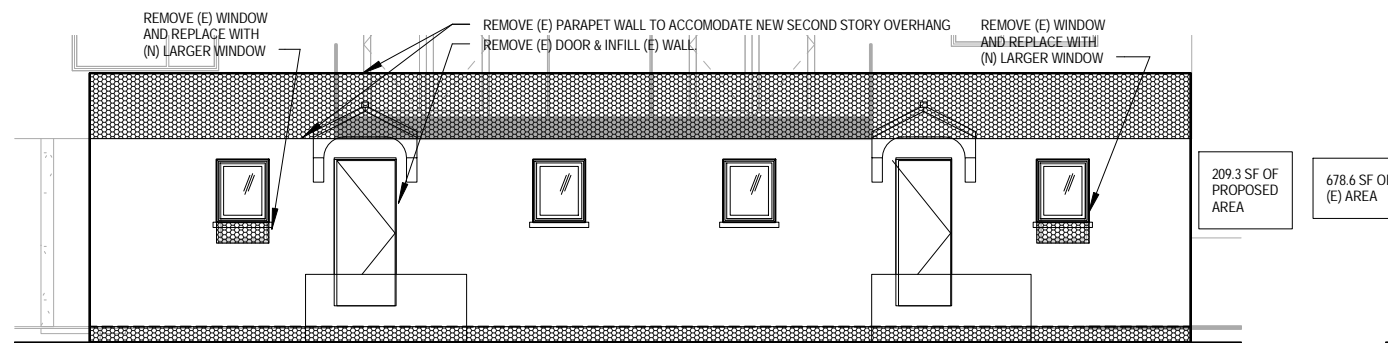
5 BEGONIA NORTH ELEVATION PROPOSED
 1/8" = 1'-0"

6 BEGONIA NORTH ELEVATION EXISTING
 1/8" = 1'-0"

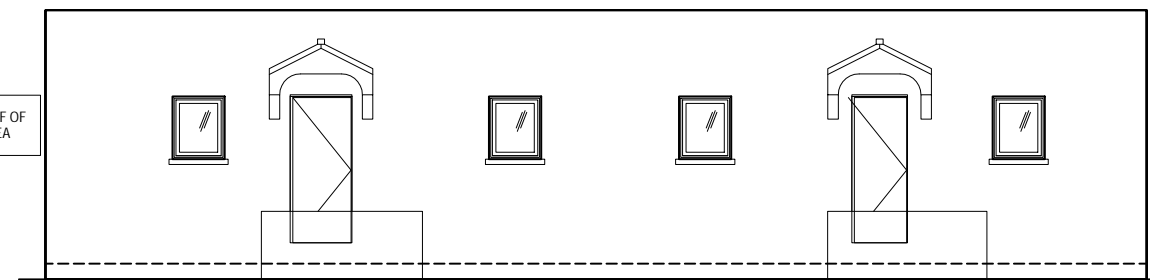


7 BEGONIA SOUTH ELEVATION PROPOSED
 1/8" = 1'-0"

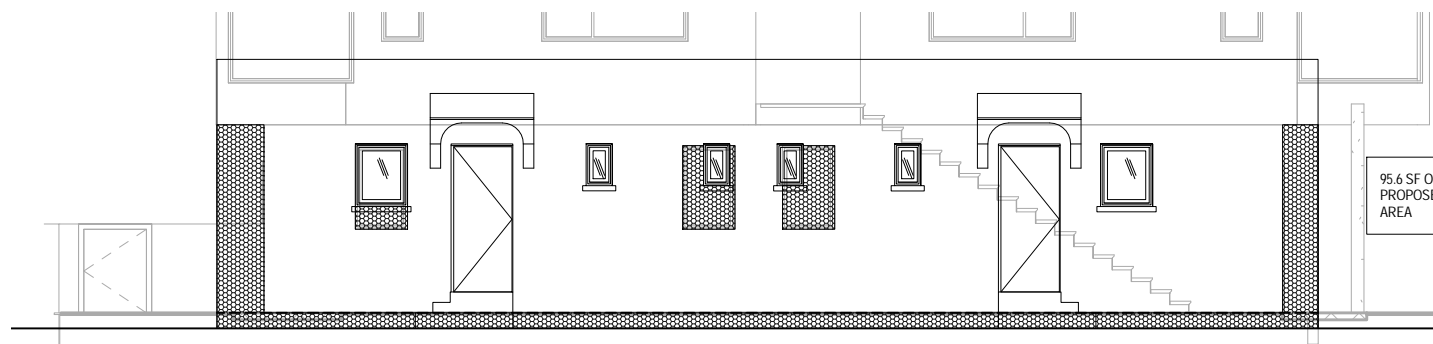
8 BEGONIA SOUTH ELEVATION EXISTING
 1/8" = 1'-0"



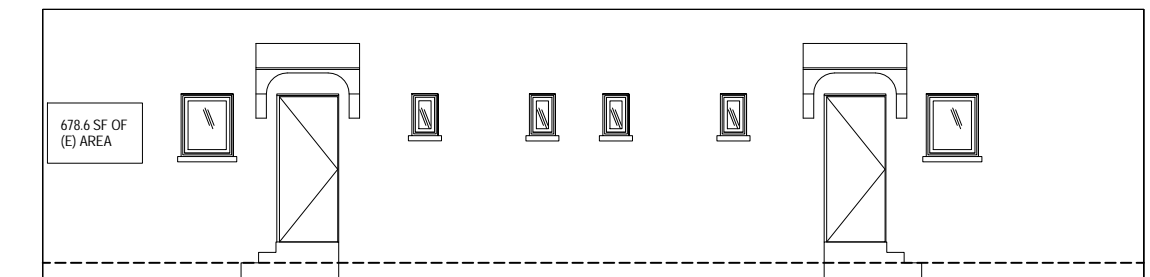
3 BEGONIA WEST ELEVATION PROPOSED
 1/8" = 1'-0"



4 BEGONIA WEST ELEVATION EXISTING
 1/8" = 1'-0"



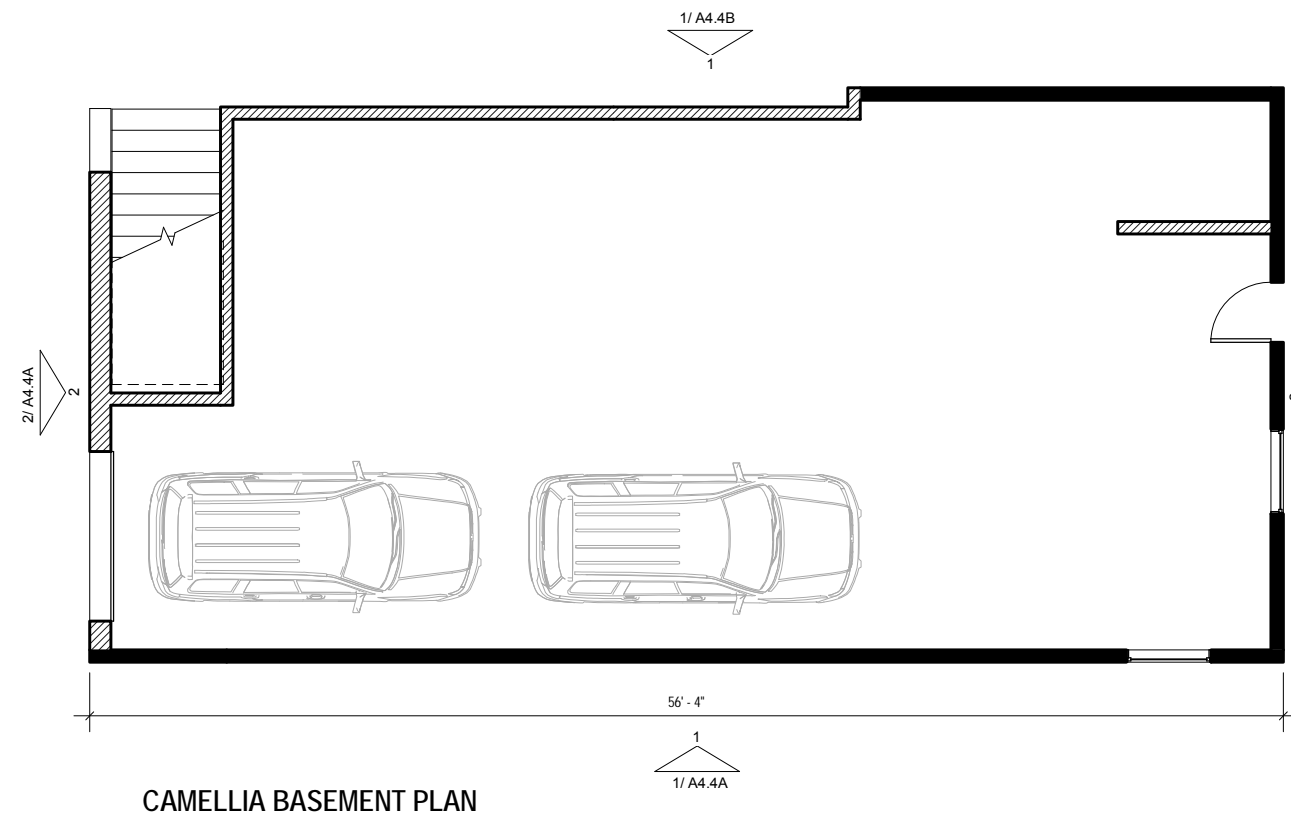
1 BEGONIA EAST ELEVATION PROPOSED
 1/8" = 1'-0"



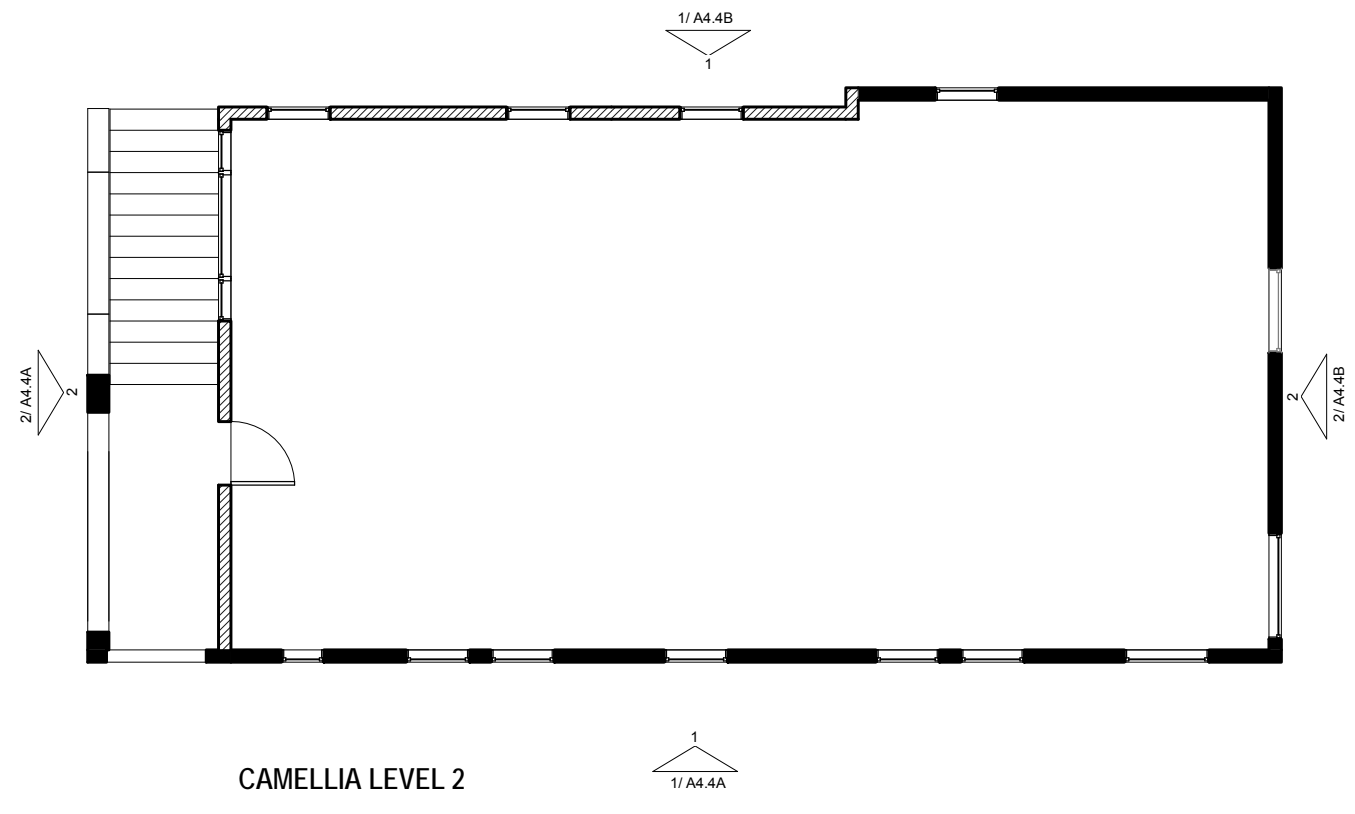
2 BEGONIA EAST ELEVATION EXISTING
 1/8" = 1'-0"



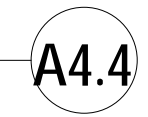
- LEGEND**
- NEW EXTERIOR WALL
 - (E) WALL
 - NEW INTERIOR WALL
 - OPEN SPACE

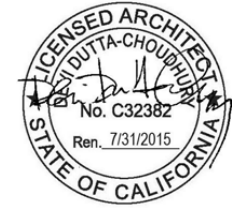


CAMELLIA BASEMENT PLAN






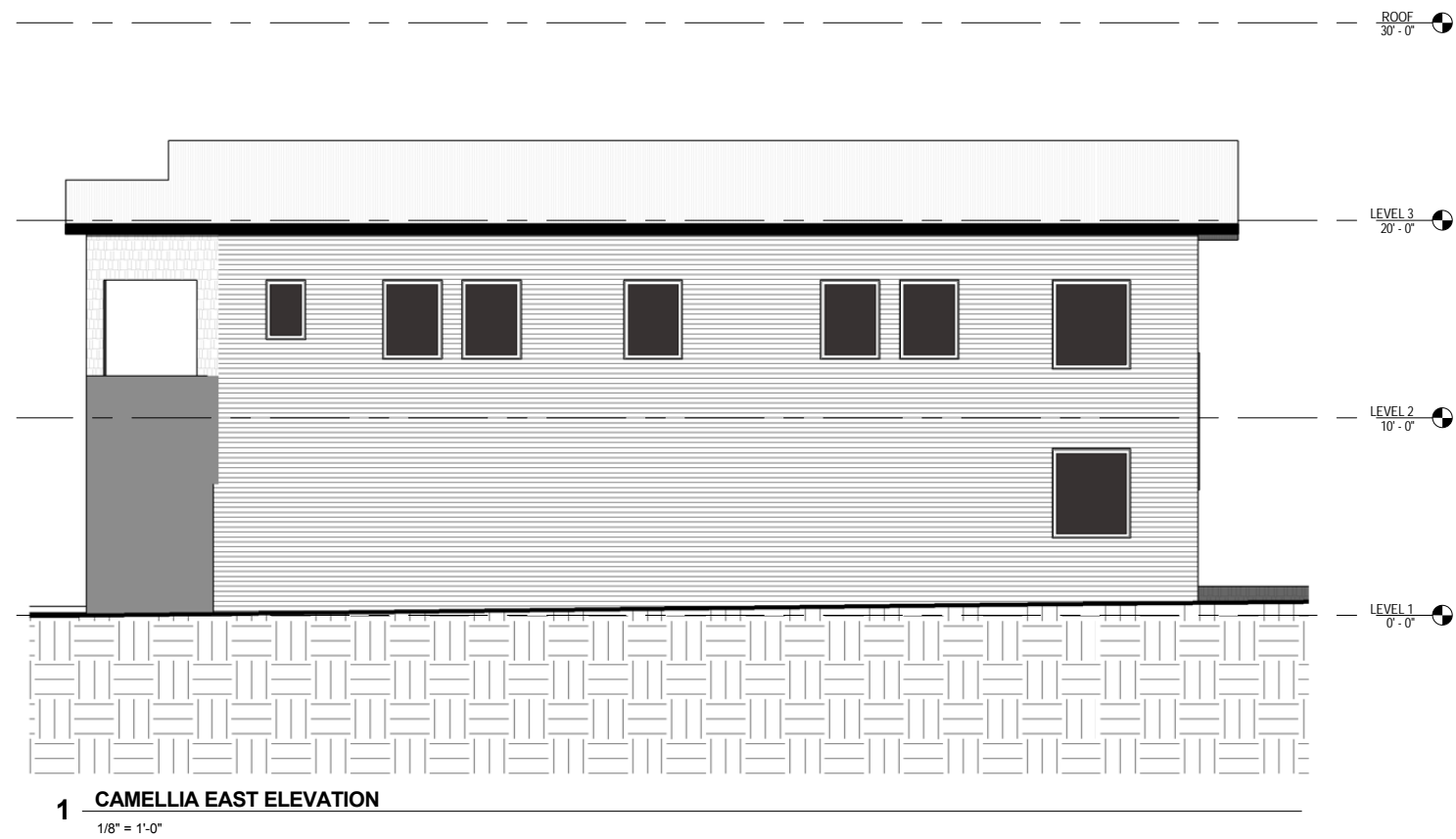
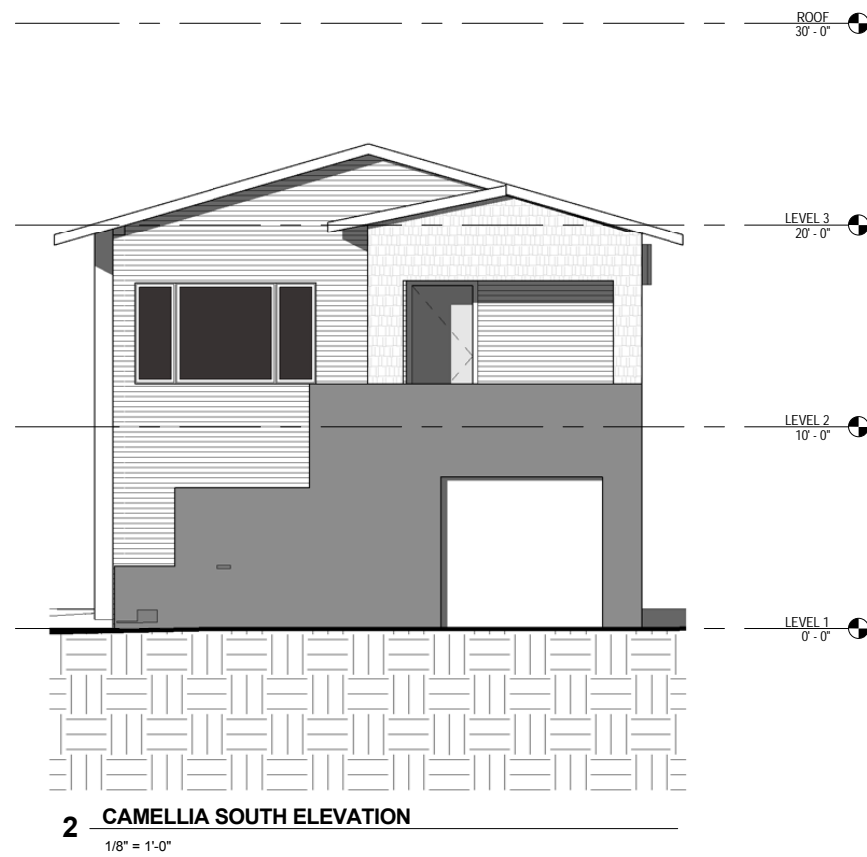
CAMELLIA LEVEL 2





MATERIAL LEGEND

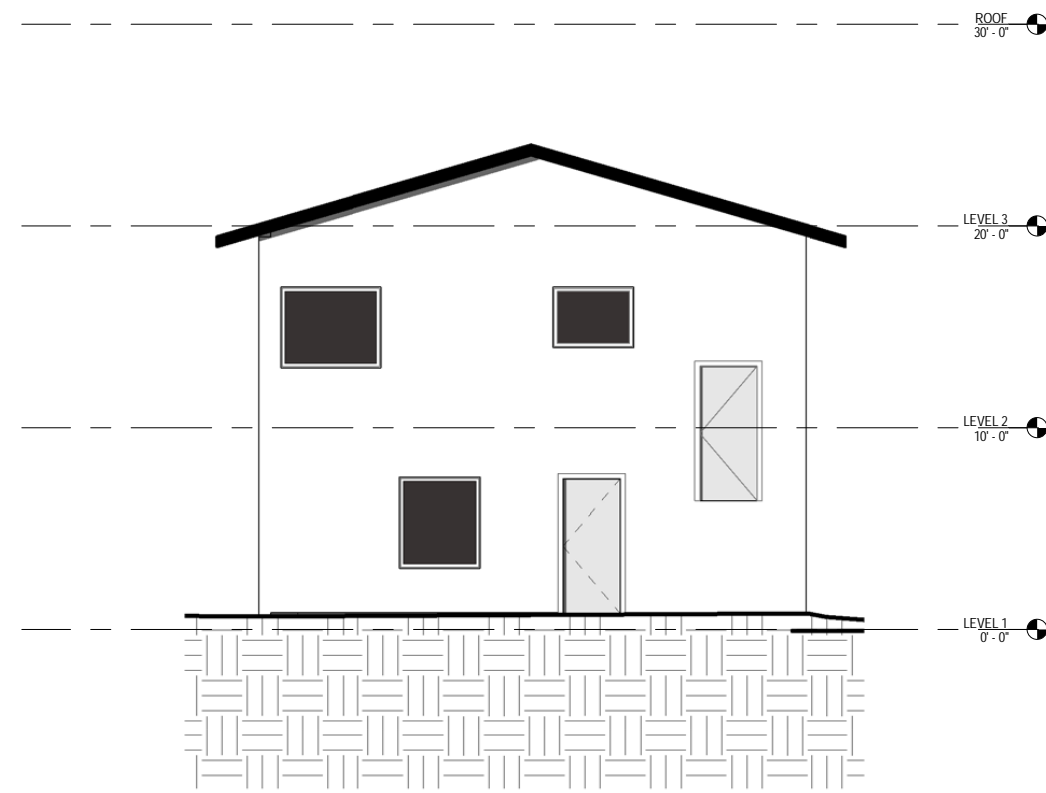
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



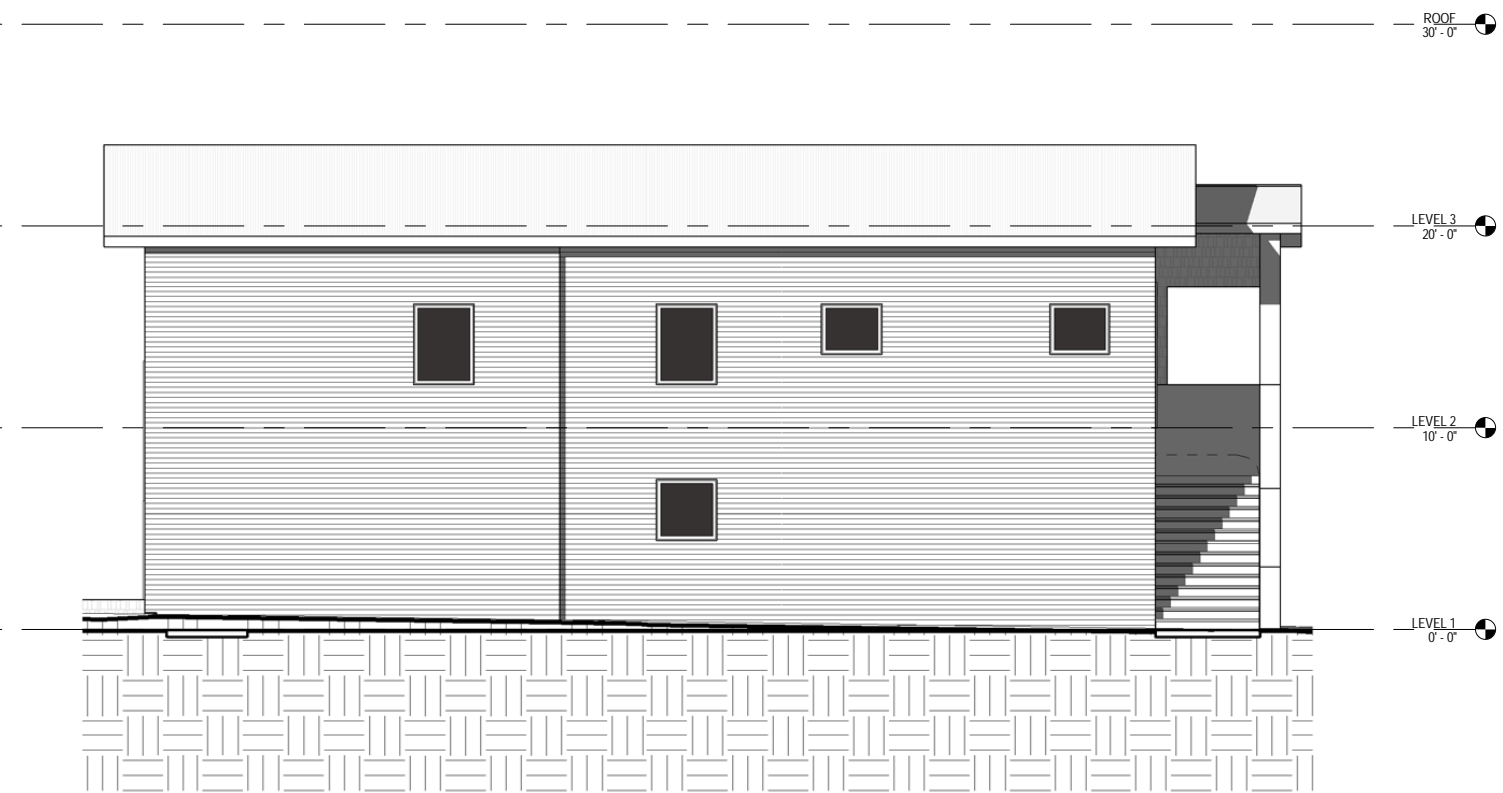


MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



2 CAMELLIA NORTH ELEVATION
 1/8" = 1'-0"



1 CAMELLIA WEST ELEVATION
 1/8" = 1'-0"

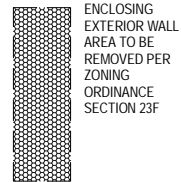




PERCENT PROPOSED (TECHNICAL DEMOLITION OF CAMELIA)

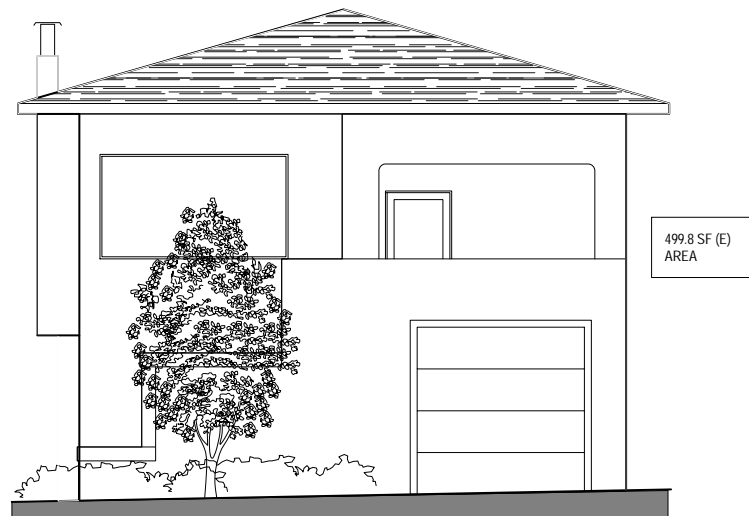
FACADE	SOUTH	EAST	NORTH	WEST	TOTAL
PROPOSED	149.0 SF	968.5 SF	506.5 SF	434.4 SF	2058.4 SF
TOTAL AREA	499.8 SF	968.5 SF	506.5 SF	987.0 SF	2961.8 SF
PERCENT PROPOSED					69.5%

PROPOSED AREAS

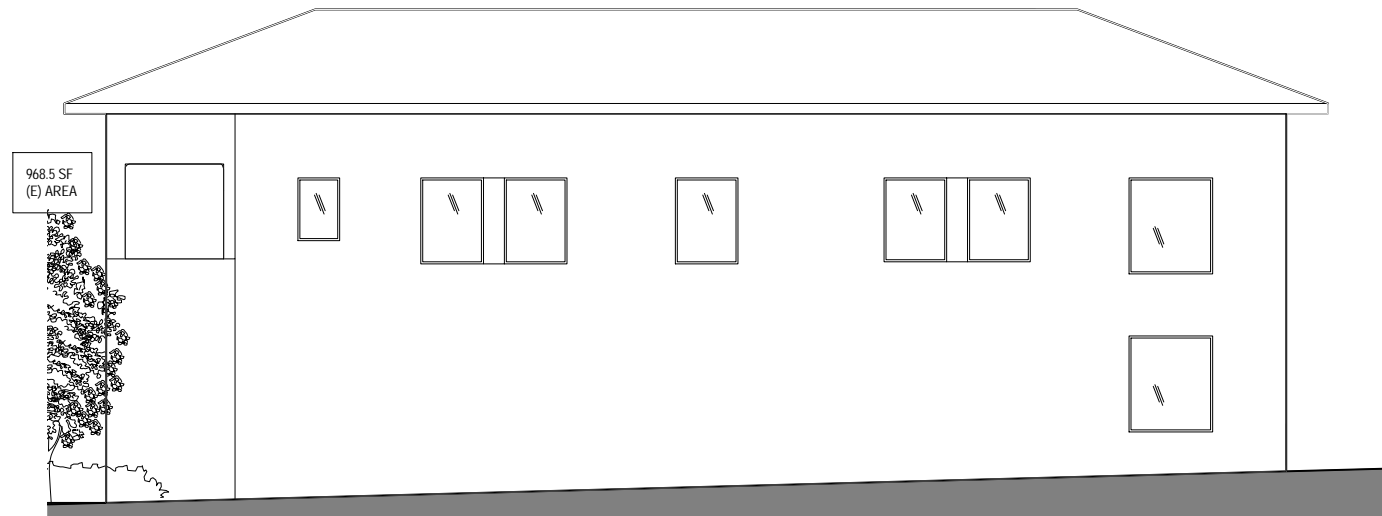


ABBREVIATIONS

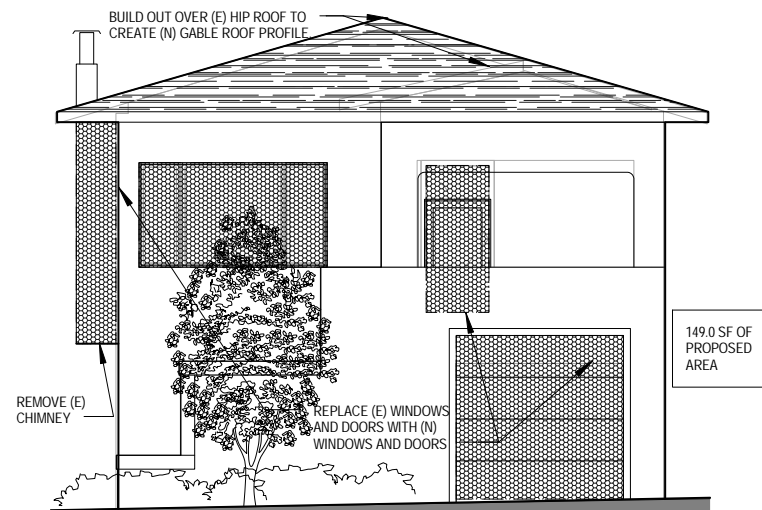
(N) = NEW
 (E) = EXISTING



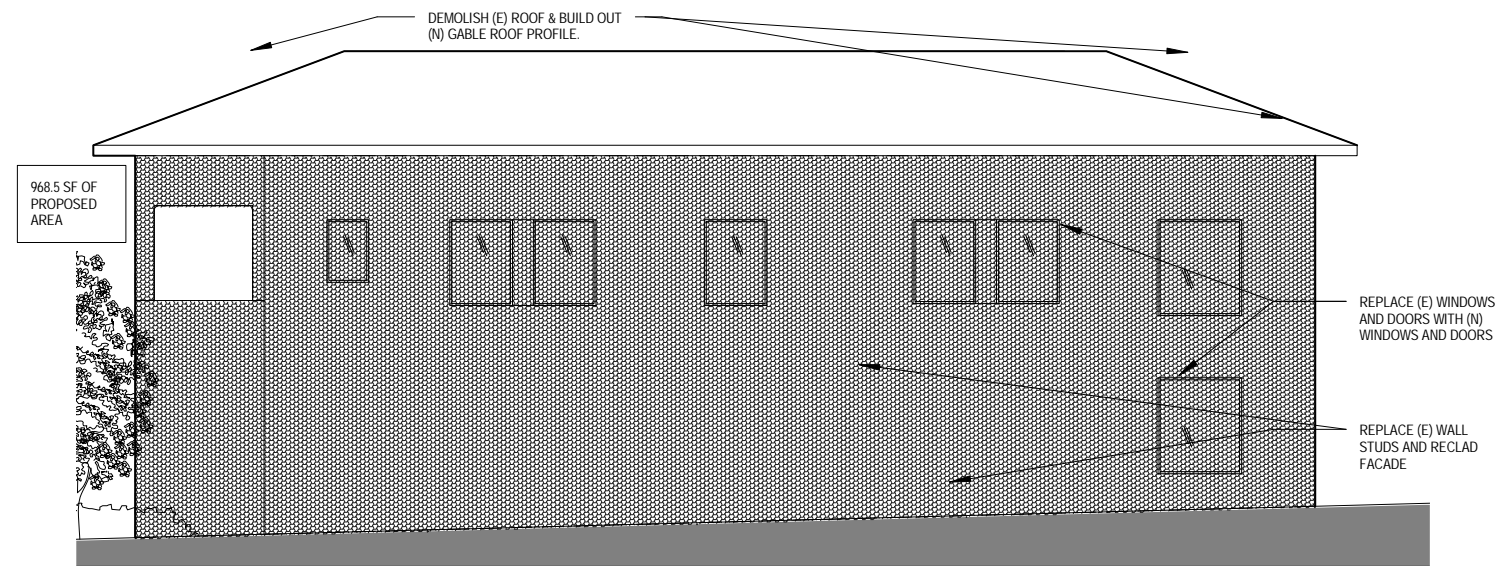
3 CAMELIA SOUTH ELEVATION EXISTING
 1/8" = 1'-0"



4 CAMELIA EAST ELEVATION EXISTING
 1/8" = 1'-0"



1 CAMELIA SOUTH ELEVATION PROPOSED
 1/8" = 1'-0"

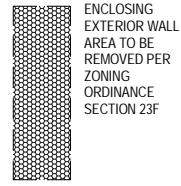


2 CAMELIA EAST ELEVATION PROPOSED
 1/8" = 1'-0"



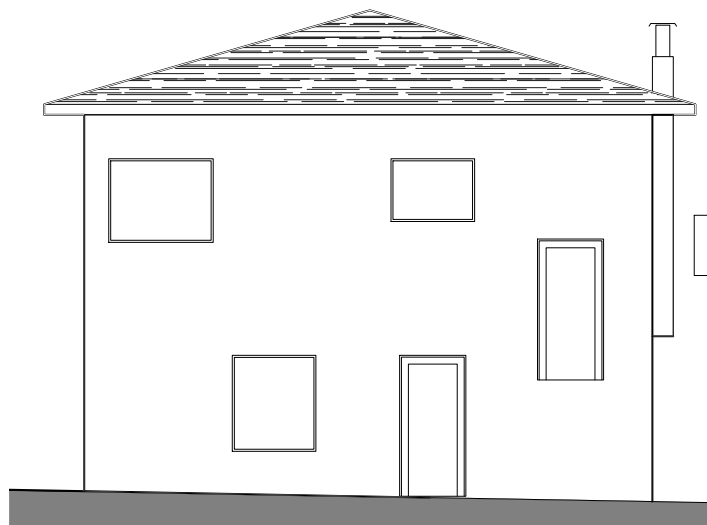
PERCENT PROPOSED (SEE SHEET A4.3C)

PROPOSED AREAS



ABBREVIATIONS

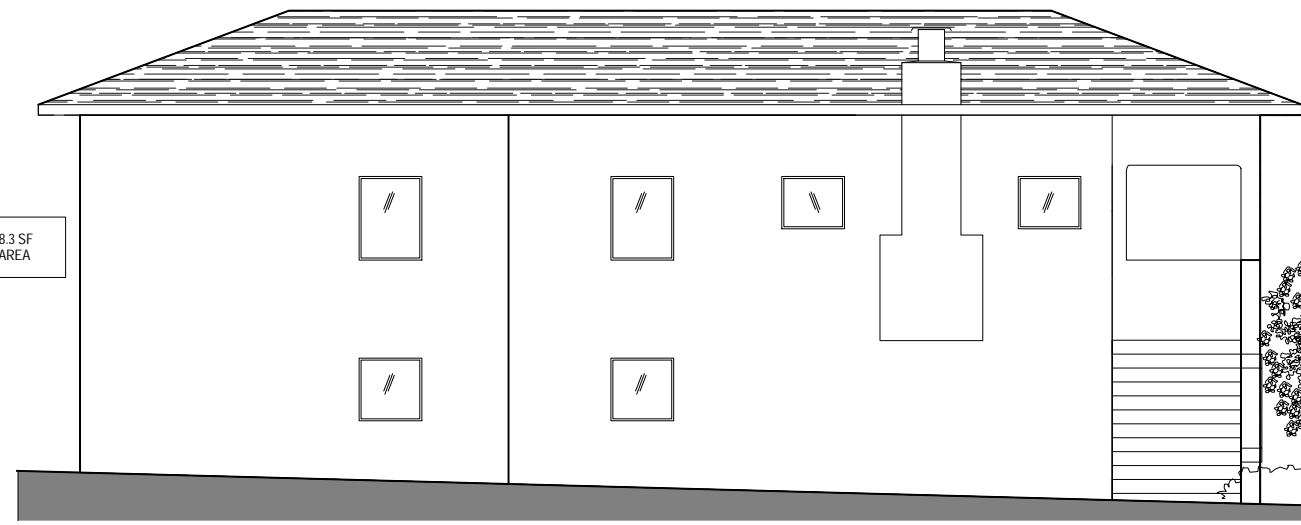
(N) = NEW
 (E) = EXISTING



3 CAMELLIA NORTH ELEVATION EXISTING

1/8" = 1'-0"

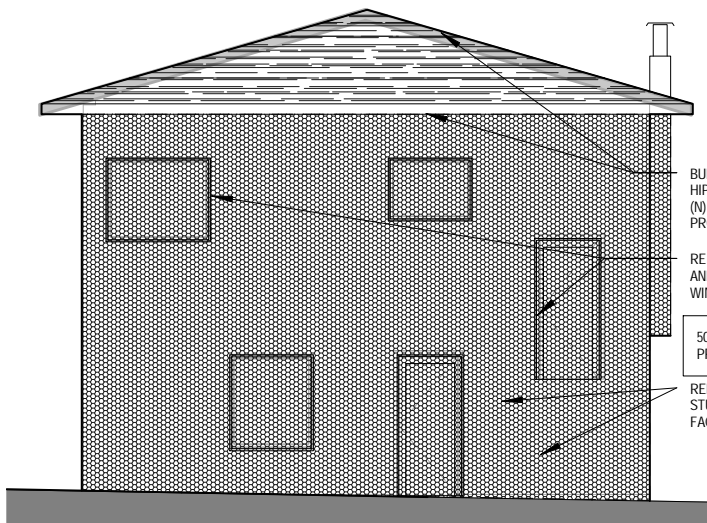
507.2 SF
(E) AREA



4 CAMELLIA WEST ELEVATION EXISTING

1/8" = 1'-0"

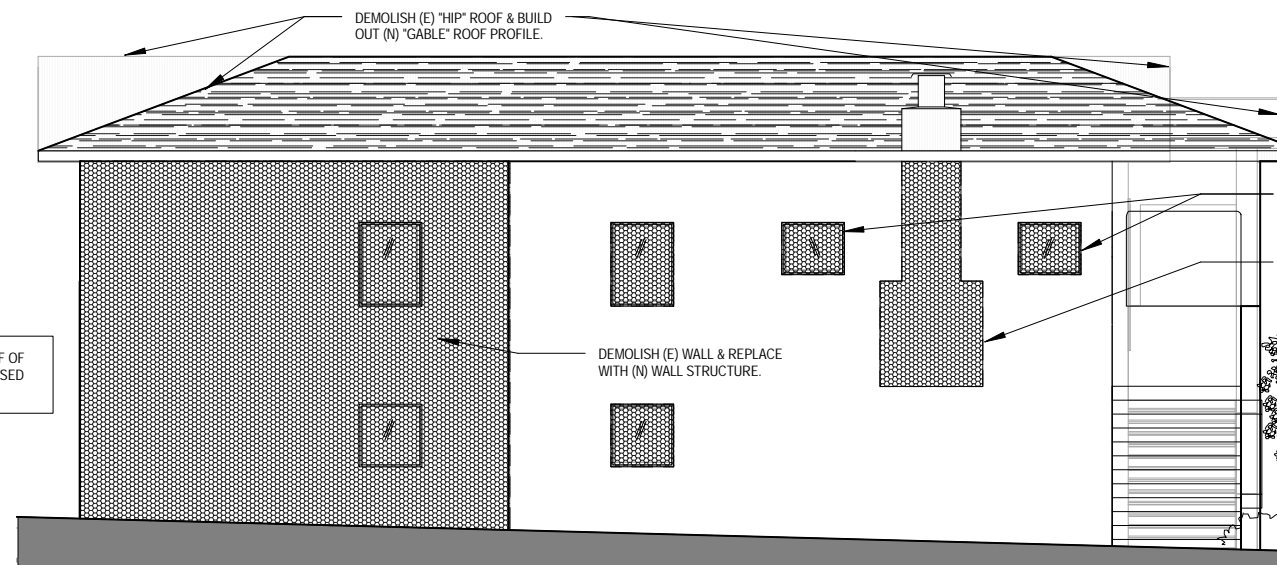
1008.3 SF
(E) AREA



1 CAMELLIA NORTH ELEVATION PROPOSED

1/8" = 1'-0"

BUILD OUT OVER (E) HIP ROOF TO CREATE (N) GABLE ROOF PROFILE.
 REPLACE (E) WINDOWS AND DOORS WITH (N) WINDOWS AND DOORS
 506.5 SF OF PROPOSED AREA
 REPLACE (E) WALL STUDS AND RECLAD FACADE



2 CAMELLIA WEST ELEVATION PROPOSED

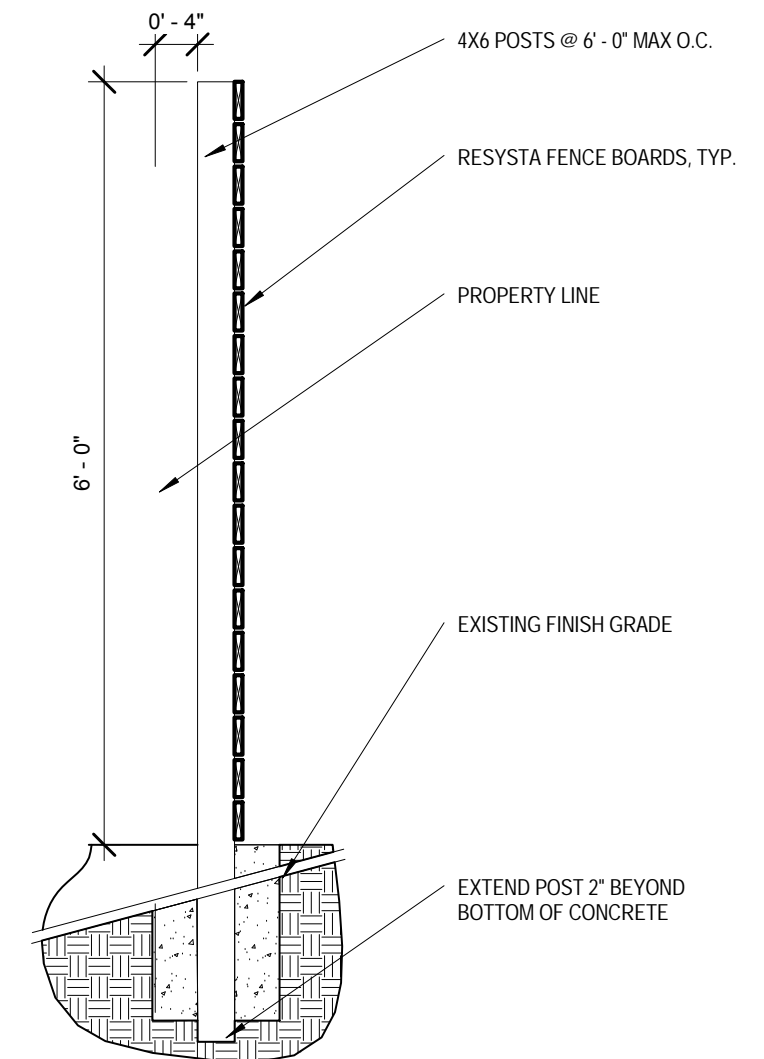
1/8" = 1'-0"

434.4 SF OF PROPOSED AREA

REPLACE (E) WINDOWS WITH (N) WINDOWS
 REMOVE (E) CHIMNEY

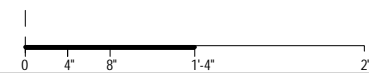


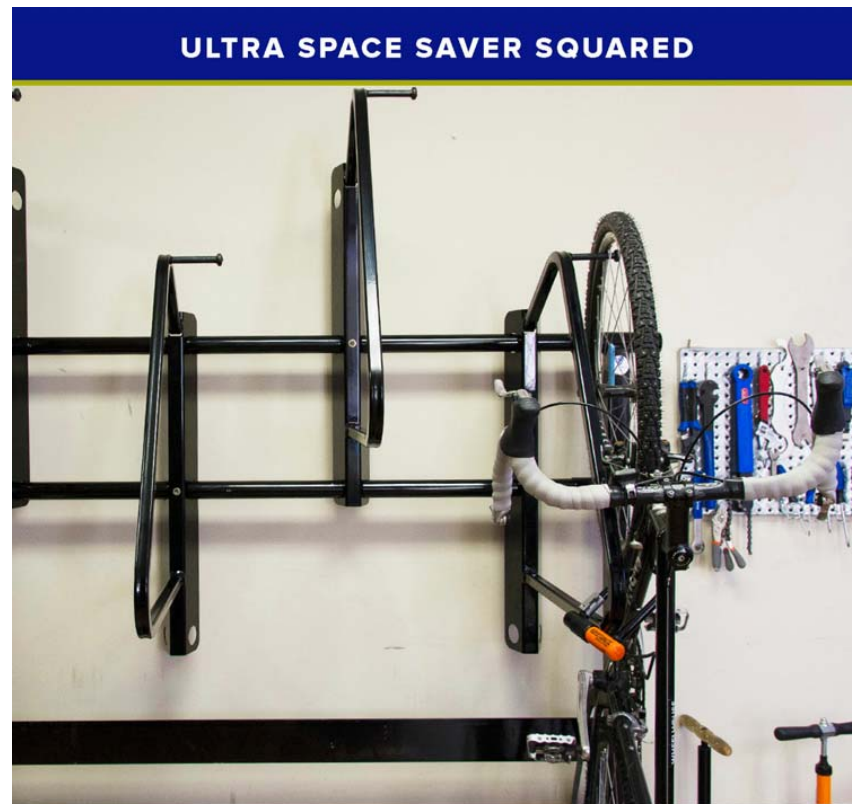
CEDAR FENCE ALONG PROPERTY LINE



1 CEDAR FENCE DETAIL

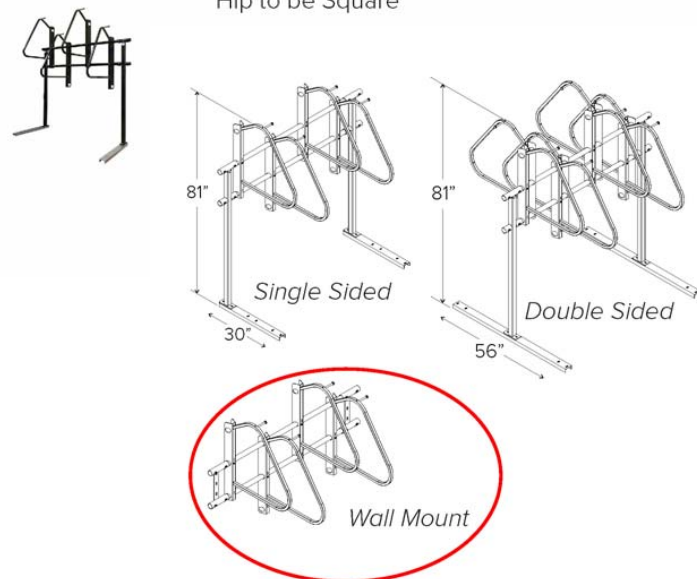
3/4" = 1'-0"





ULTRA SPACE SAVER SQUARED

Hip to be Square



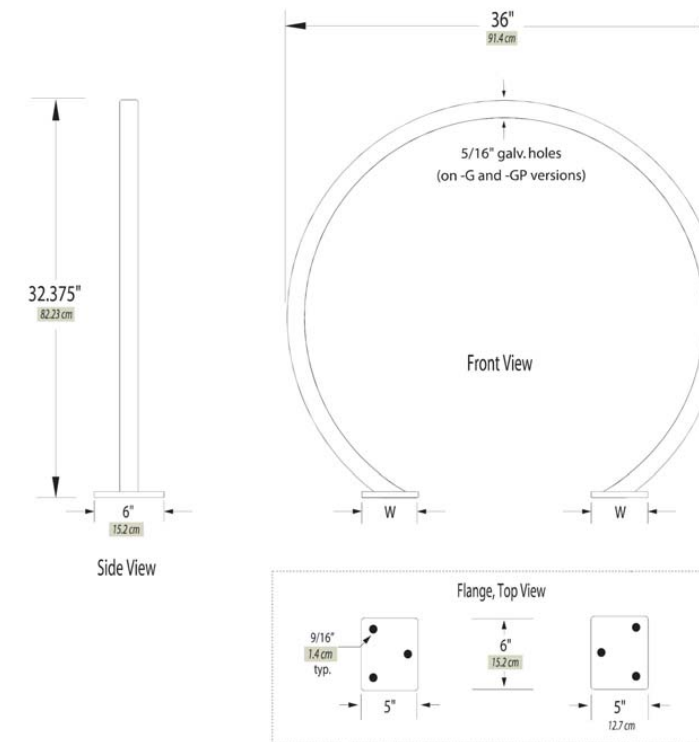
WALL MOUNT, SQUARE PROFILE BIKE STORAGE. LOCATED ON EAST WALL OF BEGONIA BUILDING.



DARK GREY POWDERCOAT FINISH AT BIKE STORAGE

BIKEPARKING.COM™
 Tel: 415.333.6428 Tel: 888.764.2453 Fax: 415.333.2032 E: info@bikeparking.com
 Palmer Group, LLC : 1728 Ocean Avenue #132 San Francisco CA 94112 USA

Welle™ Circular Rack
 Square Tube
 Surface Flange



Welle™ Circular Rack Square Tube Surface Flange						
Tubing	Model	Weight	Finish Options	Hoop	Surface Mount Flanges (Same material as Hoop)	Anchors (Not Provided)
Square Tube	WC02-SQ-SF	38 lbs 17.3 kg	-G Hot Dipped Galvanized -P Powder Coated (color) -GP Hot Dipped Galvanized with Powder Coat (color) Top-Coat -SS Stainless #4 Brush Finish	-G, -P, -GP 2" x 2" x 0.188" Square Tube (Regular Steel) 12.7 cm 5.1 cm x 5.1 cm x 5 mm -SS 2" x 2" x 0.188" Square Tube (304 SS Alloy) 5.1 cm x 5.1 cm x 5 mm	(2) 5" x 6" x 3/8" Plates, 12.7 cm x 15.2 cm x 10 mm each with (3) 9/16" Holes 14 mm	(2) 1/2" x 2.75" 13 mm x 7 cm Rawl Spike (4) 1/2" x 3.75" 13 mm x 9.5 cm Wedge Anchor Bolt

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2012.04.11

GROUND ANCHORED, SQUARE PROFILE BIKE STORAGE CIRCULAR RACK. 2 BIKES PER RACK. LOCATED ALONG THE PASEO, AND FLANKING THE DRIVEWAY BETWEEN AZALEA AND BEGONIA.







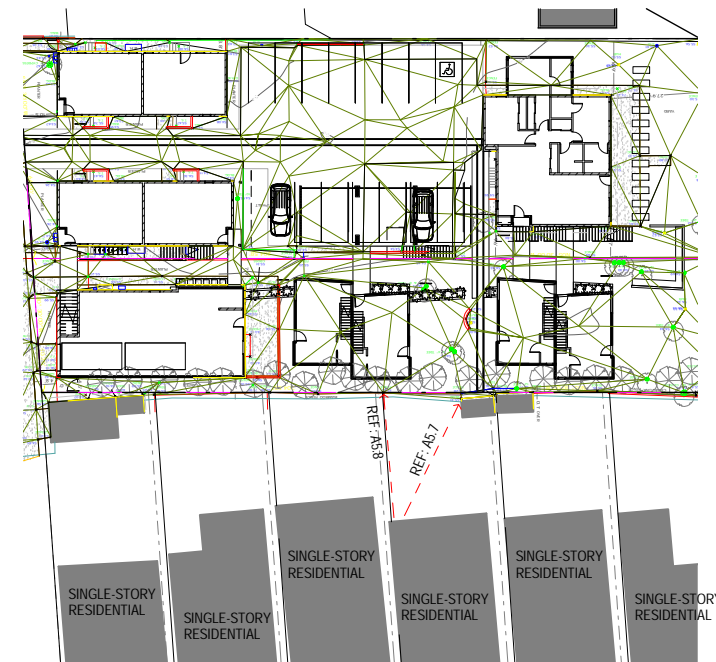


FOOTPRINT OF "GERANIUM" BUILDING IS SHOWN (WALLS & ROOF ARE HIDDEN)

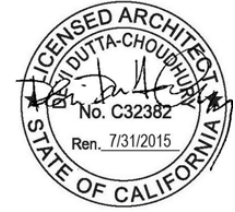







FOOTPRINT OF "FREESIA" BUILDING IS SHOWN
(WALLS & ROOF ARE HIDDEN)

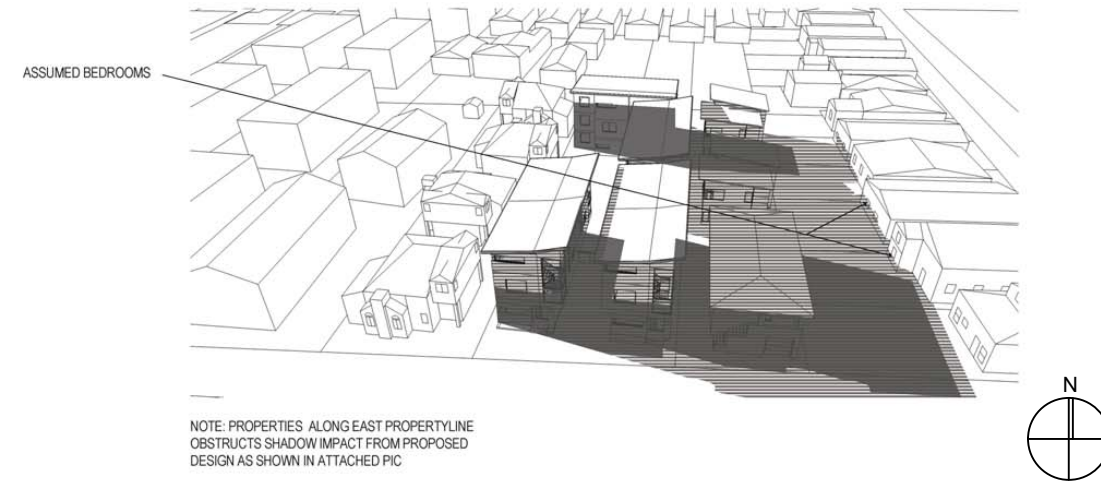
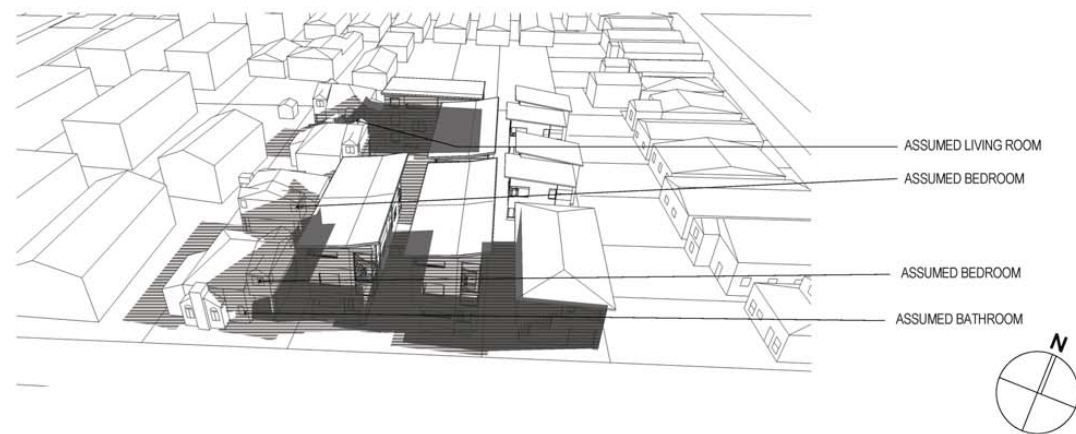
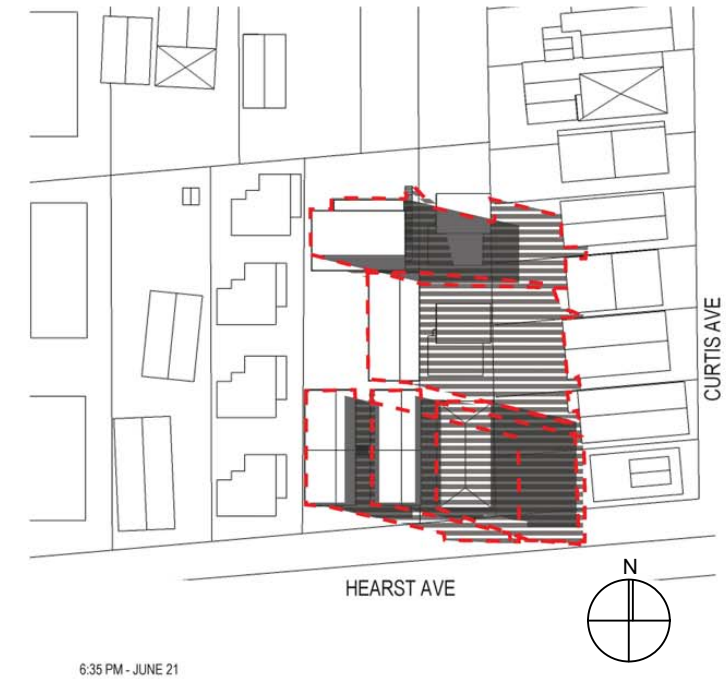
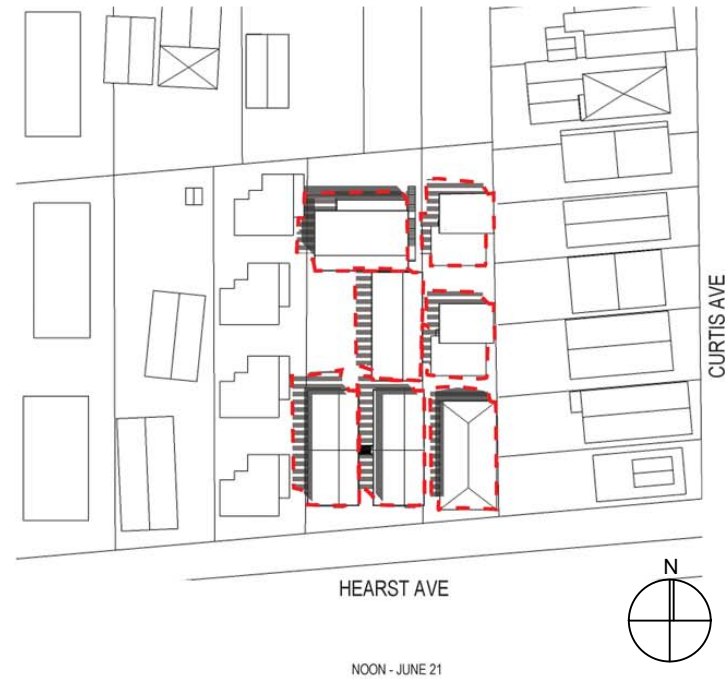
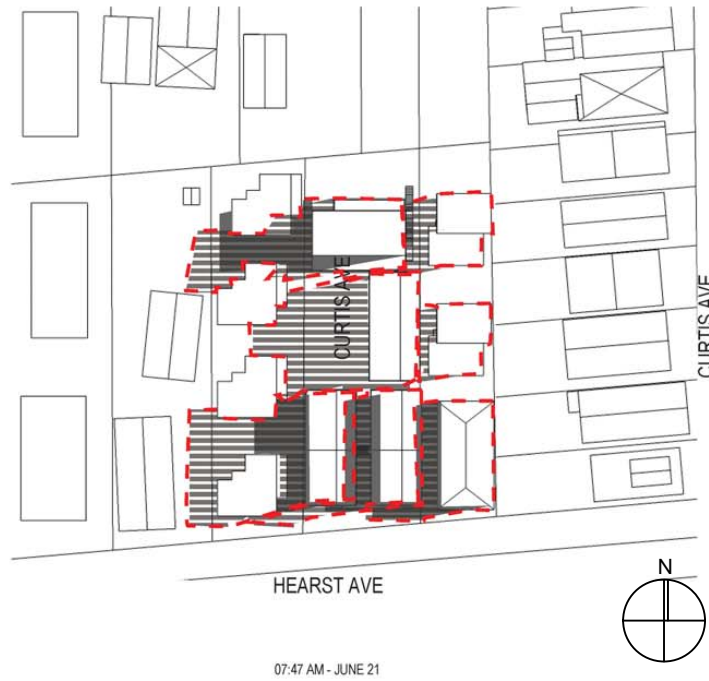









LEGEND

-  SHADOWS CAST FROM DENSITY BONUS PROJECT
-  SHADOWS CAST FROM EXISTING PROJECT
-  SHADOW OUTLINE



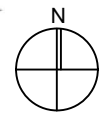


LEGEND

-  SHADOWS CAST FROM DENSITY BONUS PROJECT
-  SHADOWS CAST FROM EXISTING PROJECT
-  SHADOW OUTLINE



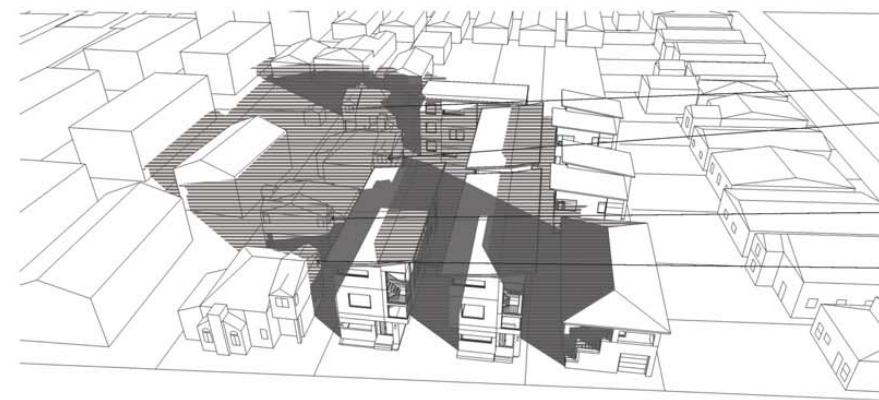
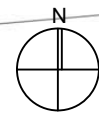
9:23 AM - DEC 21



NOON - DEC 21



3:14 PM - DEC 21






9:23 AM - DEC 21



- ASSUMED BEDROOM
- ASSUMED BEDROOM
- ASSUMED BEDROOM
- ASSUMED BEDROOM

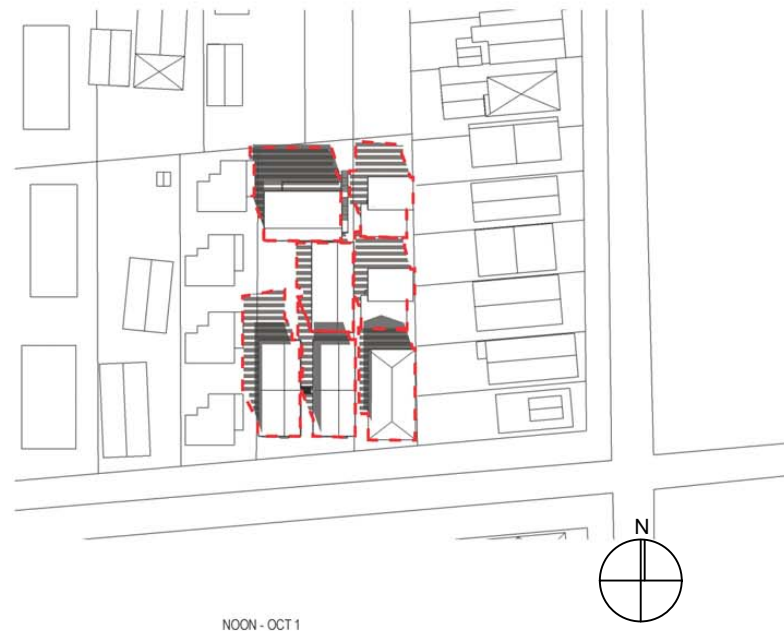


LEGEND

-  SHADOWS CAST FROM DENSITY BONUS PROJECT
-  SHADOWS CAST FROM EXISTING PROJECT
-  SHADOW OUTLINE



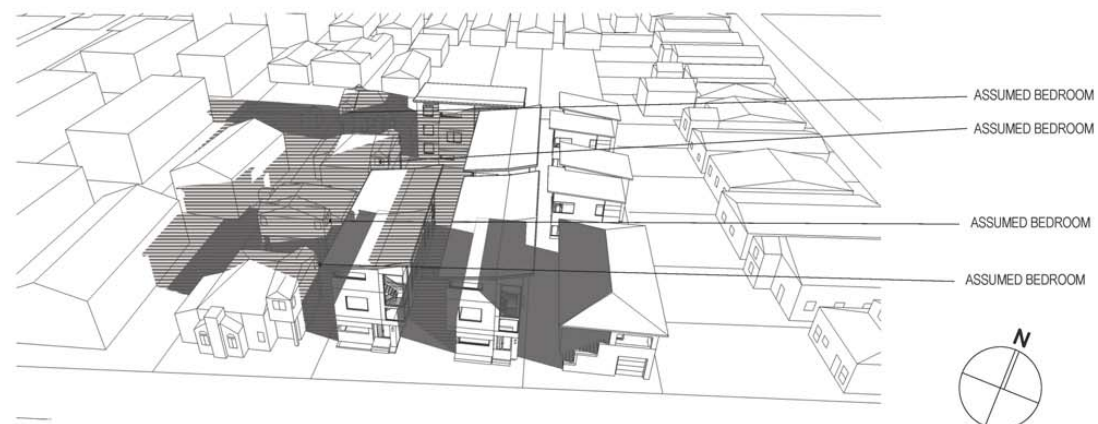
08:03 AM - OCT 1



NOON - OCT 1



6:03 PM - OCT 1






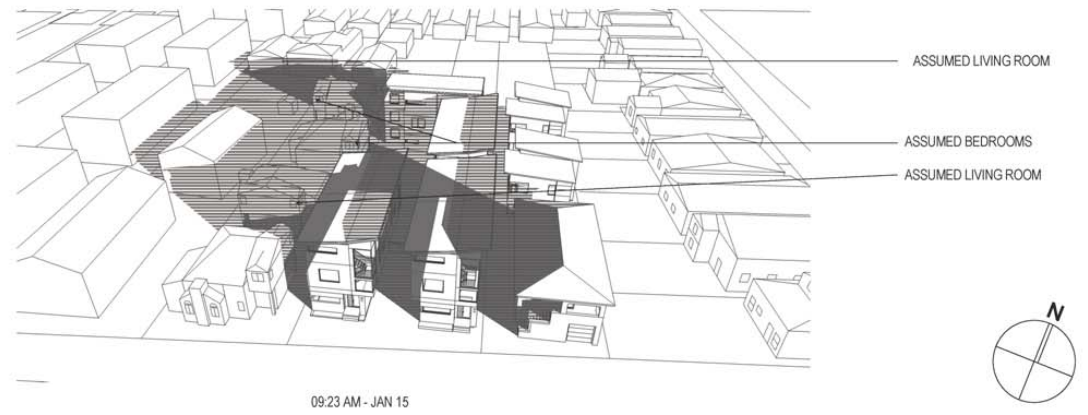
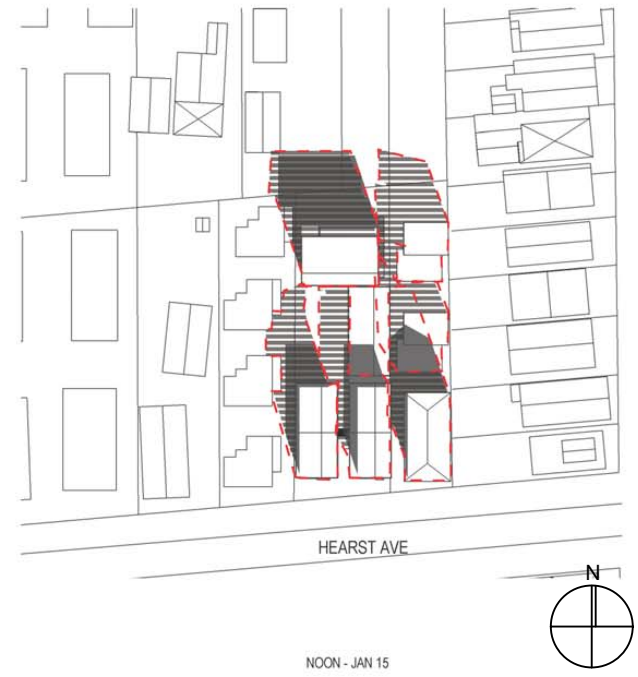
08:03 AM - OCT 1



NOTE: PROPERTIES ALONG EAST PROPERTYLINE
 OBSTRUCTS SHADOW IMPACT FROM PROPOSED
 DESIGN AS SHOWN IN ATTACHED PIC



- LEGEND**
-  SHADOWS CAST FROM DENSITY BONUS PROJECT
 -  SHADOWS CAST FROM EXISTING PROJECT
 -  SHADOW OUTLINE

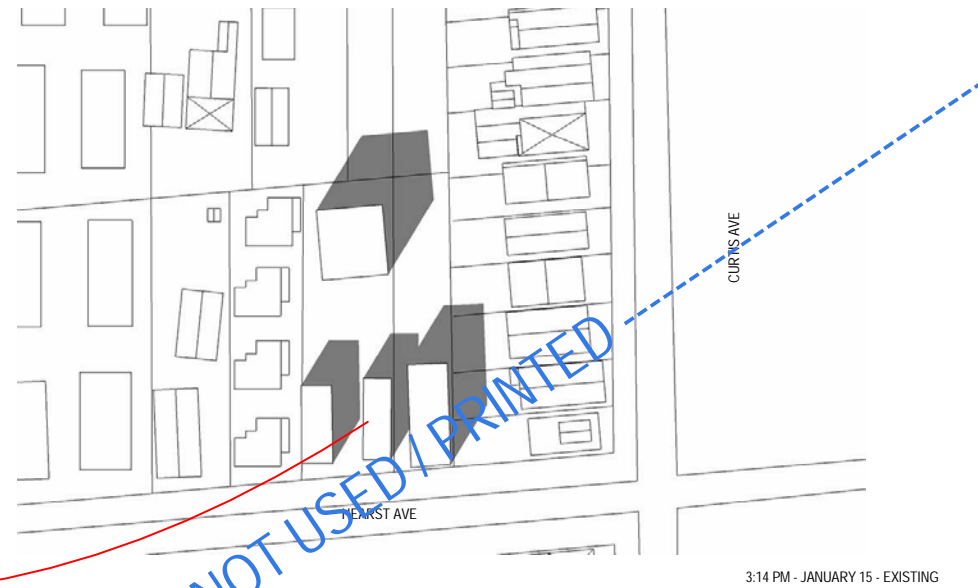


PHOTOGRAPHS TAKEN AT 3:15 PM JAN 15



LEGEND

- SHADOWS CAST FROM DENSITY BONUS PROJECT
- SHADOWS CAST FROM EXISTING PROJECT



3:14 PM - JANUARY 15 - EXISTING



3:14 PM - JANUARY 15 - PROPOSED



A6.4

Memorandum

To: Leslie Mendez, City of Berkeley Planning & Development Department
From: Mark Rhoades, Rhoades Planning Group
Date: January 30, 2017
Re: 1155-1173 Hearst Avenue/ZP2016-0028 Response to December 9, 2016 Incomplete Letter

Dear Ms. Mendez,

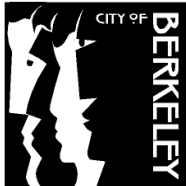
This letter and the attached materials are provided as a response to your incomplete letter, dated December 9, 2016 for the property located at 1155-1173 Hearst Avenue. Below is a list of revisions that were made to the plan set in response to the December 9, 2016 incomplete letter and in order to further clarify the project plans. Following the list of revisions to the plan set is an annotated version of your December 9, 2016 incomplete letter with applicants' responses following each item in the letter.

Revisions to the Plan Set:

- A0.0 – COVER SHEET.
 - Additional sheets added in order to respond to review comments.
 - Camellia floorplan re-labeled to indicate “proposed”, since it is a technical demolition.
- A0.1 – PROJECT INFORMATION
 - Lot coverage revised slightly due to reconciling small discrepancy at existing Begonia lot coverage.
 - Gross floor area went down slightly, due to relocating the Begonia stair to be along the Paseo (east side of the building). Note: the plans are oriented to have north be on the right side of the page. Relocating the stair also facilitated a larger ADA van load/unload zone – see also sheet A1.6.
 - Proposed open space is slightly smaller, due to relocating the Begonia stairs. Proposed open space still exceeds the required open space called for in the Berkeley Municipal Code.
- A0.2 – BASELINE VS. DENSITY BONUS
 - Gross floor areas and open space areas shown on this page have been revised. These are due to the same reasons identified on sheet A0.1 (relocated stair, Begonia square footage discrepancy, larger ADA van load/unload zone).
- A0.3 – EXISTING PROJECT
 - Gross floor area number revised to correct small discrepancy at existing Begonia gross floor area.
- A0.4 – BASELINE PROJECT
 - Begonia gross floor area revised slightly due to relocation of access stair.
- A0.5 – DENSITY BONUS TABLE
 - Begonia gross floor area revised slightly due to relocation of access stair.
- A0.6 – LOT COVERAGE
 - New sheet created to facilitate filling out individual lot coverage areas in tab forms.
- A0.8 – VICINITY MAP
 - Additional dimensions added for clarity (dimensions not requested).

- A1.0 – EXISTING SITE PLAN
 - Additional dimensions added for clarity, and to match the survey. Note: the earlier discrepancy was due to the dimension string being drawn parallel to the East property line. Dimension string has now been revised to be perpendicular to south property line, to match survey, which resolves the earlier discrepancy.
- A1.1 – EXISTING PLANS & ELEVATIONS
 - Building heights have been added and clouded for reference in the tab forms.
- A1.2 – EXISTING PLANS & ELEVATIONS CAMELLIA
 - Building heights have been added and clouded for reference in the tab forms.
- A1.3 – EXISTING PLANS & ELEVATIONS CAMELLIA
 - Building heights have been added and clouded for reference in the tab forms.
- A1.5 – SITE PLAN, PROPOSED
 - Building heights have been added and clouded for reference in the tab forms.
 - Egress stairs at Begonia Building have been relocated to east side of building, along with bike racks. This creates sufficient room for a, 8' ADA van offload zone. This also reduces the Paseo "open space" area. See clouded revision.
- A1.6 – GROUND FLOOR
 - Dimension string has been revised to be perpendicular to south property line, to match survey, which resolves the earlier discrepancy.
 - Parking stalls along west property line (top of page), have been all updated to be 18' long x 8' wide. Planting in side yard to be a short groundcover. Front of car to extend slightly into side yard (beyond the curb stops). A waiver is requested.
 - Egress stairs at Begonia Building have been relocated to east side of building, along with bike racks. This creates sufficient room for a, 8' ADA van offload zone.
- A1.7 – SECOND FLOOR
 - Egress stairs at Begonia Building have been relocated to east side of building. See clouded note.
- A2.0 – SOUTH SITE ELEVATION FRONT
 - Building heights have been added and clouded for reference in the tab forms.
- A2.1 – NORTH SITE ELEVATION FRONT
 - Building heights have been added and clouded for reference in the tab forms.
- A2.2 – EAST SITE ELEVATION FRONT
 - Building heights have been added and clouded for reference in the tab forms.
- A2.2 – WEST SITE ELEVATION FRONT
 - Building heights have been added and clouded for reference in the tab forms.
- A4.1C & A4.1D – FREESIA ELEVATIONS – PERCENT PROPOSED
 - Note the table in the upper left corner for percentage summary. Proposed areas are identified with honeycomb hatch pattern.
- A4.2C – AZALEA ELEVATIONS – PERCENT PROPOSED
 - Note the table in the upper left corner for percentage summary. Proposed areas are identified with honeycomb hatch pattern.
- A4.3C – BEGONIA ELEVATIONS – PERCENT PROPOSED
 - Note the table in the upper left corner for percentage summary. Proposed areas are identified with honeycomb hatch pattern.
- A4.4C & A4.4D – CAMELLIA ELEVATIONS – PERCENT PROPOSED

- Note the table in the upper left corner for percentage summary. Proposed areas are identified with honeycomb hatch pattern.
- A4.6 – BIKE STORAGE DETAILS
 - Two types of bike storage racks are used on this project. These include a wall mounted rack system used at the east wall of Begonia, and a ground anchored circular rack system located along the Paseo & Driveway. Both racks have a square profile.



Planning and Development Department
Land Use Planning Division

December 9, 2016

Mark Rhoades
Heart Avenue Cottages, LLC 1611
Telegraph, Suite 200
Oakland, CA 94612

Sent via email:
mark@rhoadesplanninggroup.com

Re: Use Permit #ZP2016-0028 – 1155-1173 Hearst Avenue

Mark,

This letter is an update to the incomplete letter I sent dated November 10, 2016 and reflects the discussion and decisions from our meeting of last Thursday.

Waivers of Development Standards – Based on the revised submittal, the project is requesting the following waivers:

- Building separation (BMC 23D.32.070.D)
- Lot Coverage (BMC 23D.32.070.E)
- Front Yard Setback for Camelia new construction (BMC 23D.32.070.D)
- Parking (tandem parking in one dwelling unit would be for the one dwelling unit). Please clarify if you wish to apply for a waiver for one parking space.
- Third floor reduction of 6' required side yard setback per BMC 23D.32.070.E
- Two driveways within 75' along a property line per BMC 23D.12.080.J
- Reduction of four foot average landscaped strip between parking of four or more off-street spaces and an adjacent interior side lot line per BMC 23D.12.080

Items Required for Project Completeness:

- Floor Plans – Label the existing and proposed ground floor of Camelia on pages A.1.2 A4.3.
Response: Please see updated label on page A0.1 and page A4.4.
- Applicant Fees – Based on the revisions to the project, I have accessed the following fees. Please be aware that each additional AUP covers two hours of staff time.
 - \$6,043: Level 2 Use Permit for construction of a new dwelling unit(s), per BMC 23D.28.030—this is a base fee for the first 24 hours of staff time (each additional hour will be charged \$207);

- \$414: Additional Use Permit to demolish a dwelling unit, per 23C.08.010.
- \$414: Additional Use Permit for construction of 6 or more bedrooms on a parcel, per BMC 23D.32.050;
- \$414: Additional Administrative Use Permit for residential additions greater than 14' in average height per BMC 23D.32.070.C (needed for base project);
- \$414: Additional Administrative Use Permit for main dwellings greater than 28' in average height per BMC 23D.070.C (not necessary to accommodate density bonus units);
- \$414: Additional Administrative Use Permits to extend a non-conforming front yard setback per BMC 23C.04.070.B (not necessary to accommodate density bonus units);
- \$414: Additional Administrative Use Permits to extend a non-conforming side yard setback per BMC 23C.04.070.B (not necessary to accommodate density bonus units); and
- \$640: Use Permit Traffic Engineering Review base fee for up to 4 hours

At project intake you were charged for only one additional Use Permit. I am, therefore, enclosing an invoice for the five additional Use Permits for a total of \$2,070. Please be aware that upon payment of this invoice, this covers a total of 36 hours of Planning staff time.

Response: All fees will be paid in full.

Additional Items Required for Submittal or Revision:

- **Structural and Pest Report** – The structural and pest reports you submitted will be useful in the Rehabilitation Assessment (see below), however, the request is to assess the potential for unintentional demolition. As previously stated, submit a report by an independent, fully credentialed pest control operator that *evaluates whether, in the operator's opinion, retention of structural elements not proposed for removal is actually feasible*. This evaluation exceeds State requirements for pest reports in that it requires removal of exterior siding and/or interior drywall/plaster in order to allow examination of structural elements proposed to be retained.

Response: Per discussion at the December 1, 2016 meeting at the City of Berkeley, we are providing diagrams showing the net difference in exterior walls for existing units. Please see pages A4.1C & A4.1D (Freesia Elevations); Page A4.2C (Azalea Elevations); Page A4.3C (Begonia Elevations) and Pages A4.4C & A4.4D (Camelia Elevations) for diagrams showing the net difference in exterior walls (existing versus proposed). Please refer legends on each of the above listed pages which show new exterior walls, existing walls, and new interior walls.

- **5-Year Rental Information** – In order to determine that the project will be replacing the six existing rent controlled units consistent with Density Bonus Law, provide the following for each unit:
 1. Where or not the dwelling is currently occupied.
 2. Whether it was occupied on the date of the project application on February 2, 2016.
 3. A complete rental history (name of occupants, contact information, date(s) lived in units for the past five year from the date of submittal.

4. The amount of rent charged during this time frame.

Response: Please see attached current rent roll and rental history for existing units on the property.

- Camelia Setbacks – Revise all plan sets (including existing site plan on page A1.0) to accurately represent the front yard setback as shown on the survey.

Response: Please see clouded dimensions on pages A1.0, A1.5, A1.6. Dimension string has now been revised to be perpendicular to the South property line to match the survey, which resolves the earlier discrepancy.

- Tabulation Forms – For clarification, provide a separate tabulation form for each building.

Response: Please see attached revised project tabulation form and individual tabulation forms for all buildings.

- ADA Parking Space – As discussed, please review the proposed ADA space with Building and Safety to ensure it meets their requirements. If it does not, please revise the site plan and parking plan accordingly. This may affect the number of parking spaces.

Response: Please page A1.6. Parking stalls along the west property line have all been revised to be 8'x18'. The egress stair to Begonia has been replaced to the east side of the building, along the paseo. This provides sufficient room for a full 8' van offload zone.

- Abrams Traffic Memo Comments per Traffic Engineer – Revise to comply with the following comments from the Traffic Engineer:

– “If they review CTPP/census data it would show that the average auto ownership varies between .8 to 1.2 autos/HH. This supports their findings that, likely, an average of 18 autos would be owned and, therefore, the proposed parking on-site would be adequate. However, the City and the applicant needs to be careful in any characterization that the 18 parking spaces would be available to any/all of the DU on-site. The parking would appear to be available as follows: one SFDU with 2 spaces and 17 (?) DU with only 16 spaces available.”

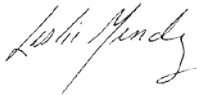
Response: Per State Density Bonus Law, the applicant requests a waiver for one parking space.

- Peer Review of Stormwater and Flood Assessment – Earlier this week I submitted an invoice to cover the cost of peer reviewing the Stormwater and Flooding Assessment and Mitigation Design. Please submit at your earliest convenience to commence the peer review.

Response: The applicant will pay this fee in full.

As always, do not hesitate to contact me if you have any questions or if you would like to set up a meeting. I can be reached at (510) 981-7426 or lmendez@ci.berkeley.ca.us.

Sincerely,



Leslie Mendez
Senior Planner

Materials submitted with this letter:

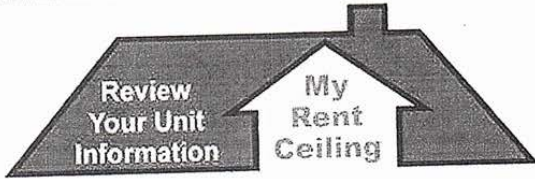
1. 11x17 revised plan set
2. Revised project tabulation form and individual tabulation forms for each building.
3. Current rent roll for the property and 5 year rental history of existing units on the property from the Berkeley Rent Stabilization Board.

1/16/2017

My Rent Ceiling - City of Berkeley, CA

RENT STABILIZATION BOARD

Rent Stabilization Board



My Rent Ceiling @ 1157 HEARST AVE

Unit Address	Unit Status	Tenancy Start	Rent Ceiling	Housing Services	Other
1155 HEARST AVE	RENTED - Rented or Available	8/10/2011	\$1,144.58	Garbage	# Bed: 1 # Occ: 1
1157 HEARST AVE	RENTED - Rented or Available	7/1/2009	\$1,109.70	Garbage	# Bed: 1 # Occ: 1
1159 HEARST AVE #A	RENTED - Rented or Available	5/31/1980	\$1,231.24	Parking	# Bed: 1 # Occ: 0
1159 HEARST AVE #B	RENTED - Rented or Available since 6/14/1997	n/a	\$1,111.09	Garbage, Parking, Water	# Bed: 3
1161 HEARST AVE	RENTED - Rented or Available	7/1/2009	\$1,171.03	Garbage	# Bed: 1 # Occ: 2
1163 HEARST AVE	RENTED - Rented or Available	12/12/2011	\$1,199.08	Garbage	# Bed: 1 # Occ: 1

This data reflects *Apparent* Lawful Rent Ceiling (ALRC) and registration status for 6 units at 1157 HEARST AVE as of print date 1/16/2017. The apparent rent ceiling is informational, has not been certified as legal, may include temporary increases, and should not be relied upon for any legal purpose.

If you have any questions about these amounts, historical data, rent certification, registration status, or if you wish to challenge the rent ceilings displayed, please contact Rent Board staff at (510) 981-7368 or rent@cityofberkeley.info.

[Home](#) | [Web Policy](#) | [Text-Only Site Map](#) | [Contact Us](#)
 Rent Stabilization Board, 2125 Milvia Street, Berkeley, CA 94704
 Questions or comments? Email: rent@cityofberkeley.info Phone: (510) 981-7368
 (510) 981-CITY/2489 or 311 from any landline in Berkeley
 TTY: (510) 981-6903

2125 Milvia Street, Berkeley, CA 94704

Property Finder / SEARCH

MAIN

Unit Directory

Unit History

Acct Recv Drilldown

Rent Ceiling Drill

Owner History

TBD

1157 Hearst Ave

1157 HEARST AVE (1 unit found) is a main property (6 units, all addresses combined) also associated with: 1155 HEARST AVE (1 unit), 1159 HEARST AVE (2 units), 1161 HEARST AVE (1 unit), 1163 HEARST AVE (1 unit).

MAIN

1157 HEARST AVE

COTTAGES LLC, HEARST AVE [COTHEA] ***

Owned since: 1/28/2015

1958 UNIVERSITY AVE #A
BERKELEY, CA 94704

917-272-8061
ndgconsultingllc@gmail.com

Acct Balance: \$0.00

FY2017 / \$1404.00 received on 7/6/2016

Units: 6 (6/0)

Property Events

No property events found @ 1157 HEARST AVE.

Petitions

No petitions found @ 1157 HEARST AVE.

Rent Stabilization Board, 2125 Milvia Street, Berkeley, CA 94704
(510) 981-7368 | rent@cityofberkeley.info | <http://www.cityofberkeley.info/rent>

2125 Milvia Street, Berkeley, CA 94704

Property Finder / SEARCH

- MAIN
- Unit Directory
- Unit History
- Acct Recv Drilldown
- Rent Ceiling Drilldown
- Owner History
- TBD









1157 Hearst Ave

1157 HEARST AVE (1 unit found) is a main property (6 units, all addresses combined) also associated with: 1155 HEARST AVE (1 unit), 1159 HEARST AVE (2 units), 1161 HEARST AVE (1 unit), 1163 HEARST AVE (1 unit).

Unit Directory @ 1157 HEARST AVE

1157 HEARST AVE [MAIN/acct recv /own_hist] >> Unit Directory [6 (6/0)] (unit status...) Tenant Names ON (inactive units...)

Unit Address	Unit Status Change	Effective Date	Rent Ceiling	Housing Services	Tenancy (Tenant Names ON)
1155 HEARST AVE 1 of 6	RENTED - Rented or Available	8/10/2011	1/1/2017 / AGA [20.24] / \$1,144.58		VR No. 86439 # Bedrooms: 1 # Occ reported: 1 # Occ names: 1 PI TE
			1/1/2016 / AGA [16.62] / \$1,124.34		
			1/1/2015 / AGA [21.72] / \$1,107.72		
			1/1/2014 / AGA [18.15] / \$1,086.00		
			1/1/2013 / AGA [17.85] / \$1,067.85		
			1/1/2012 / -- / \$1,050.00		
			8/10/2011 / VAC [55.00] / \$1,050.00		
			1157 HEARST AVE 2 of 6		
1/1/2016 / AGA [16.11] / \$1,090.08					
1/1/2015 / AGA [21.06] / \$1,073.97					
1/1/2014 / AGA [17.60] / \$1,052.91					
1/1/2013 / AGA [17.31] / \$1,035.31					
1/1/2012 / AGA [16.03] / \$1,018.00					
1/1/2011 / AGA [6.97] / \$1,001.97					
1/1/2010 / -- / \$995.00					
7/1/2009 / VAC [-54.96] / \$995.00					
1159 HEARST AVE #A 3 of 6	RENTED - Rented or Available	5/31/1980	1/1/2017 / AGA [21.77] / \$1,231.24		# Bedrooms: 1 # Occ reported: 0 # Occ names: 1 RENTED
			1/1/2016 / AGA [17.87] / \$1,209.47		
			1/1/2015 / AGA [23.36] / \$1,191.60		
			1/1/2014 / AGA [19.53] / \$1,168.24		
			1/1/2013 / AGA [19.20] / \$1,148.71		
			1/1/2012 / AGA [17.79] / \$1,129.51		
			1/1/2011 / AGA [7.73] / \$1,111.72		
			1/1/2010 / AGA [1.10] / \$1,103.99		
			1/1/2009 / AGA [29.00] / \$1,102.89		
			1/1/2008 / AGA [23.12] / \$1,073.89		
			(p) 12/1/2007 / CAPP [22.00] / \$1,050.77		
			1/1/2007 / AGA [26.07] / \$1,028.77		
			1/1/2006 / AGA [6.97] / \$1,002.70		
			1/1/2005 / AGA [8.88] / \$995.73		
			(p) 11/1/2004 / CAPP [66.26] / \$986.85		
			1/1/2004 / AGA [16.55] / \$920.59		
			1/1/2003 / -- / \$904.04		
			1/1/2002 / AGA [30.00] / \$904.04		
1/1/2001 / AGA [10.00] / \$874.04					

			<p>1/1/2000 / AGA [6.00] / \$664.00 1/1/1999 / AGA [8.00] / \$858.04 1/1/1998 / AGA [6.75] / \$850.04 (p)(t) 12/1/1997 / CAP [-7.00] / \$843.29 1/1/1997 / AGA [9.59] / \$850.29 1/1/1996 / AGA [8.25] / \$840.70 1/1/1995 / AGA [12.20] / \$832.45 (/t) 1/1/1994 / Misc (2) [67.57] / \$820.25 (t)(/t) 1/1/1993 / Misc (3) [83.61] / \$752.68 1/1/1992 / AG1 [26.00] / \$669.07 (t) 11/1/1991 / Misc (2) [57.82] / \$643.07 1/1/1991 / AG1 [22.24] / \$585.25 (p)(t)(/t) 8/1/1990 / Misc (2) [-1.50] / \$563.01 1/1/1990 / AG1 [16.00] / \$564.51 (p)(t) 12/1/1989 / Misc (2) [8.78] / \$548.51 1/1/1989 / ZA1 [15.72] / \$539.73 1/1/1988 / ZA1 [25.00] / \$524.01 1/1/1987 / ZA1 [17.00] / \$499.01 (p) 12/31/1986 / ZA2 [0.01] / \$482.01 1/1/1986 / ZA1 [16.00] / \$482.00 1/1/1985 / ZA1 [9.00] / \$466.00 1/1/1984 / -- / \$457.00 1/1/1983 / ZA1 [22.00] / \$457.00 1/1/1982 / ZA1 [36.00] / \$435.00 1/1/1981 / ZA1 [19.00] / \$399.00 5/31/1980 / ZB1 [380.00] / \$380.00</p> <p>(p) = One or more of: Landlord Petition L-3912, Landlord Petition L-3840, Landlord Petition L-449. Base Rent = \$380.00 established 5/31/1980.</p>		
1159 HEARST AVE #8 4 of 6	RENTED - Rented or Available	6/14/1997	<p> 1/1/2017 / AGA [19.65] / \$1,111.09 1/1/2016 / AGA [16.13] / \$1,091.44 1/1/2015 / AGA [21.08] / \$1,075.31 1/1/2014 / AGA [17.62] / \$1,054.23 1/1/2013 / AGA [17.33] / \$1,036.61 1/1/2012 / AGA [16.05] / \$1,019.28 1/1/2011 / AGA [6.97] / \$1,003.23 1/1/2010 / AGA [1.00] / \$996.26 1/1/2009 / AGA [26.17] / \$995.26 1/1/2008 / AGA [20.86] / \$969.09 1/1/2007 / AGA [24.03] / \$948.23 1/1/2006 / AGA [6.42] / \$924.20 1/1/2005 / AGA [8.19] / \$917.78 (p) 11/1/2004 / CAPP [16.95] / \$909.59 1/1/2004 / AGA [16.15] / \$892.64 1/1/2003 / -- / \$876.49 (p)(/t) 12/1/2002 / CAP [-11.00] / \$876.49 1/1/2002 / AGA [29.64] / \$887.49 (p) 2/1/2001 / SRV [396.00] / \$857.85 1/1/2001 / AGA [10.00] / \$461.85 1/1/2000 / AGA [6.00] / \$451.85 1/1/1999 / AGA [3.97] / \$445.85 1/1/1998 / AGA [3.42] / \$441.88 (p)(t)(/t) 12/1/1997 / Misc (2) [-7.00] / \$438.46 6/14/1997 / -- / \$445.46</p> <p>(p) = One or more of: Landlord Petition L-3840, Landlord Petition L-449, Landlord Petition L-3626.</p>	<p>   Garbage Parking Water</p>	# Bedrooms: 3
1161 HEARST AVE 5 of 6	RENTED - Rented or Available	7/1/2009	<p> 1/1/2017 / AGA [20.71] / \$1,171.03 1/1/2016 / AGA [17.00] / \$1,150.32 1/1/2015 / AGA [22.22] / \$1,133.32 1/1/2014 / AGA [18.57] / \$1,111.10 1/1/2013 / AGA [18.26] / \$1,092.53 1/1/2012 / AGA [16.92] / \$1,074.27 1/1/2011 / AGA [7.35] / \$1,057.35 1/1/2010 / -- / \$1,050.00 7/1/2009 / VAC [26.65] / \$1,050.00</p>	<p> Garbage</p>	<p>VR No. 69718 # Bedrooms: 1 # Occ reported: 2 # Occ names: 1 ALEX DEVLIN</p>
1163 HEARST AVE 6 of 6	RENTED - Rented or Available	12/12/2011	<p> 1/1/2017 / AGA [21.20] / \$1,199.08 1/1/2016 / AGA [17.41] / \$1,177.88 1/1/2015 / AGA [22.75] / \$1,177.88</p>	<p> Garbage</p>	<p>VR No. 86442 # Bedrooms: 1 # Occ reported: 1</p>

					\$1,160.47	# Occ names: YASHU JIANG	1
				1/1/2014 /	AGA [19.02]		
				1/1/2013 /	AGA [18.70]		
				1/1/2012 /	--		
				12/12/2011 /	VAC [105.00]		

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