

THE CITY OF BERKELEY
USE PERMIT
ZONING ORDINANCE (3018-N.S.) — CHAPTER 20



NAME: John & Susan Anson

LOCATION: 2407-13 Fourth Street

UP # A975 NPO # _____

USE
PERMITTED: To establish a live work situation and to increase the living area to 2500
sq. ft. and to allow art classes for 12 people.

REQUIRED CONDITIONS:

1. That the operation and maintenance of the use shall comply with all applicable codes and requirements of all regulatory agencies.
2. That the rights granted under this use permit shall be exercised not later than one year from the date of issuance of this permit.
3. That unless otherwise required by the zoning officer, the Board of Adjustments or the City Council, the site development plan, architectural plans, and/or any additional information indicating the proposed manner of operation submitted in connection with an application for a use permit shall be deemed conditions attached to the issuance of the use permit. All use permits shall be deemed to permit only those uses and activities actually proposed and shall be deemed to exclude other uses and activities.
4. That discontinuance of the exercise of any right heretofore or hereafter authorized by any use permit for a continuous period of six (6) months shall be an abandonment of such use permit, and the property affected thereby shall be subject to all of the provisions and regulations of this ordinance applicable to the one in which such property is classified.
5. That the use permit shall be subject to review and the attachment of further conditions and/or revocation in the event that the use permitted under the use permit is expanded substantially or changed in character beyond that intended at the time the permit was issued. (See Section 20.3(e) of the Zoning Ordinance for examples)

SPECIAL CONDITIONS:

- (1) The living area is limited to one dwelling with maximum area of 2500 sq. ft.
- (2) A minimum of one on-site parking space shall be provided for the residential use.
- (3) The art classes are limited to a maximum of one per week with a maximum class size of 12 students.

The use permit described above has been duly granted by the BOARD OF ADJUSTMENTS
of the city of Berkeley on: 7/14/86

Attest: Katie Korzun
Robert B. Humphrey Zoning Officer
Secretary-Board of Adjustments

Date 7/18/86
Issued: _____

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Attest: Katie Korzun
Robert B. Humphrey Zoning Officer
Secretary-Board of Adjustments

Date 7/18/86
Issued: _____

**City Of Berkeley
Board Of Adjustments
NOTICE OF DECISION**

USE PERMIT NO. A975 /VARIANCE NO. --

OTHER

MEETING DATE: 7/14/86

PROJECT LOCATION: 2407-13 Fourth Street

APPLICANT: John & Susan Anson (2600 Eighth St., Berkeley, 94710)

BOARD ACTION: Use Permit under Section 15.17 to establish a live work
situation, to increase the living area to 2500 sq. ft. and allow art classes
for 12 people.

REQUIRED CONDITION(S):

- (1) The living area is limited to one dwelling with a maximum area of 2500 sq. ft.
- (2) A minimum of one on-site parking space shall be provided for the residential use.
- (3) The art classes are limited to a maximum of one per week with a maximum class size of 12 students.

AYE: Davis, Duga, Harrington, Minner, Roha, Taylor, Trosow

NO: -- ABSTAIN: -- ABSENT: Cooper, Milliken

DATE MAILED: 7/17/86

THE APPEAL PERIOD EXPIRES AT 5 PM ON 7/28/86

TO APPEAL: FILE APPEAL WITH CITY CLERK WITH \$20.00 FEE PRIOR TO THE
EFFECTIVE DATE ABOVE.

ATTEST: Katie Kozum
SECRETARY - BOARD OF ADJUSTMENTS

CC: CITY CLERK
MAIN LIBRARY - REFERENCE DEPT.

Codes & Inspection
Public Works

M E M O R A N D U M

FOR BOARD ACTION

July 14, 1986

To: Members of the Board of Adjustments
From: Katie Korzun, Acting Chief, Current Planning
Subject: 2407-13 FOURTH STREET - LIVE/WORK - UP #A975

APPLICANT: John & Susan Anson

WHAT IS PROPOSED:

- Use Permit under Section 15.17 of the Zoning Ordinance to establish a live/work facility in an existing warehouse.
- Use Permit to allow the live area to be 2500 sq. ft., 32% of the total area where only 1000 sq. ft., 20% of the total area, is allowed.
- Use Permit to allow art classes for 12 people.

ZONING DISTRICT: M (Manufacturing)

ENVIRONMENTAL
STATUS: Categorically Exempt

COMMUNICATIONS: Nine public hearing notices were sent, including four neighborhood organizations.

DISCUSSION:

The attached public hearing notice contains basic information regarding this application and is hereby included by reference as part of this staff report.

The proposal is to convert an existing 7800 sq. ft. warehouse to a live/work facility for one family. A total of 2500 sq. ft. of area, on two levels, will be used for living area. The remainder of the 5400 sq. ft. structure will remain as studio/workspace on one level. A back corner of this work area will contain a small toilet and washroom area associated with the work activities. It is not intended to be an independent kitchen or bathroom facility. One garage parking space will be provided on the ground level. The applicant is also anticipating having art classes with 10 to 12 participants on a periodic basis.

The M District allows live/work situations in industrial areas. This particular location is in an area of less intense industrial use, and would appear to

to be appropriate for residential occupancy in conjunction with an artists studio. A maximum living area of 1000 sq. ft., or 20% of the building area, is allowed by right; larger areas require a Use Permit. The 2500 sq. ft. proposed is 32% of the overall building, and exceeds 100 sq. ft. No rationale of the area limitation is given in the Ordinance. One assumption is that the residential areas were to be accessory to the overall work activities. Given the 5400 sq. ft. work area, the 2500 sq. ft. of living area is ancillary. Also, the living area is confined to a specific portion of the building, and cannot be easily extended into the work area. One on-site parking space would meet the residential parking standard required in other residential zones.

The art classes mentioned by the applicant will periodically bring 10 to 12 cars into the area both during the day and the evening. In the evening, there is adequate on-street parking immediately adjacent to the building on Fourth Street. During the day, parking use is higher as the other industrial uses are open. However, the parking survey done by the applicant shows that adequate on-street parking is available on Fourth, Channing and Dwight.

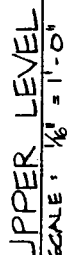
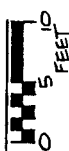
RECOMMENDATION

Staff recommends that a finding of no detriment be made on the basis that the living area is subsidiary to the work area, that residential parking is provided for the living area, and that adequate on-street parking spaces exist for the art classes. The Use Permit should BE APPROVED subject to:

1. The living area is limited to one dwelling with a maximum area of 2500 sq. ft.
2. A minimum of one on-site parking space shall be provided for the residential use.
3. The art classes are limited to a maximum of one per week with a maximum class size of 12 students.

KATIE KORZUN

Attachments



WAREHOUSE REMODELING
2407 4TH STREET
BERKELEY, CALIFORNIA
JOHN & SUSAN ANSON

Christopher and Graff Architects
2600 Elgin Street Berkeley, CA 94710
818-7500

ZONING NOTICE

ZONING ORDINANCE (3018 N.S.)

LIVE/WORK FACILITY

2407-2413 FOURTH STREET

ZONING DISTRICT: M (MANUFACTURING)

PERMIT NUMBER(S): A975

THE BERKELEY BOARD OF ADJUSTMENTS WILL HOLD A PUBLIC HEARING ON THE ABOVE MATTER ON: MONDAY, JULY 14, 1986 IN THE COUNCIL CHAMBERS 2134 MARTIN LUTHER KING, JR. WAY, BERKELEY 94704. THE MEETING WILL BEGIN AT 7:15 PM

D
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S

APPLICANT: JOHN & SUSAN ANSON

PHONE: _____

PERMITS REQUESTED

- USE PERMIT UNDER SECTION 15.17 OF THE ZONING ORDINANCE TO ESTABLISH A LIVE WORK FACILITY IN AN EXISTING WAREHOUSE.
- USE PERMIT TO ALLOW THE LIVE AREA TO BE 2500 SQ. FT., 32 % OF THE TOTAL AREA WHERE ONLY 1000 SQ. FT., 20 % OF THE TOTAL AREA IS ALLOWED.

ENV. STATUS: Categorically Exempt X NEGATIVE DECLARATION _____

ATTACHMENTS: Vicinity map X, Site plan X, Floor Plans X, Elevations X
Perspective _____, Photographs _____, Applicant's Statement _____
Other _____



NOTICE! Written responses received by 5 PM 7/7/86 will be included in material mailed to members of the Board of Adjustments--SUBMIT WRITTEN COMMENTS ON 8 1/2 x 11 INCH SINGLE SHEETS OF PAPER (do not write on the reverse of the paper!). Responses received later will be distributed to the Board at the hearing.

MAIL LETTERS TO: ZONING DIVISION, 2180 MILVIA STREET, BERKELEY, 94704.
(415) 644-6570

CITY OF BERKELEY

USE PERMIT
APPLICATION

FOR ZONING DIVISION USE ONLY

DATE: 4-4-86

FEE

PAID: 800⁰⁰ BY: m. Per

USE PERMIT NO: A975

APPLICATION IS HEREBY MADE FOR A USE PERMIT IN ACCORDANCE WITH CHAPTER 20 OF ORDINANCE 3018 N.S., THE ZONING ORDINANCE FOR THE CITY OF BERKELEY.

1. Address of Property: 2407 - 4th Street

Zoning District: M

2. Permission is hereby requested under Section(s) 15.17 to: (Describe proposed use in detail, including number of employees, hours of operation, number and kind of vehicles involved, distances of buildings/additions, etc. to property lines, etc.)

convert portions of the existing 7,800 sq.ft. office/warehouse building

to a joint living and work quarters for the owners. (see attached) *where the living area*

• NAME OF BUSINESS (If applicable): *exceeds 20% of total area*

3. This use will not be detrimental to the neighborhood because. (See Section 20.2)

residential uses are permitted in the M-district with a Use Permit, and

further since there are several residences in the immediate vicinity,

converting a portion of this existing warehouse to residential use seems

in keeping with the neighborhood.

(see attached)

4. Plans Required: PLOT/SITE PLAN ____; FLOOR PLAN ____; OTHER ____

5. I HEREBY STATE THAT THE INFORMATION CONTAINED ABOVE AND IN ANY ATTACHMENTS HERETO IS TRUE AND ACCURATE AND SHALL BE THE TERMS AND CONDITIONS OF ANY USE PERMITTED UNLESS OTHERWISE REQUIRED.

SIGNATURE: *Lawrence Christerson* DATE: 4 April '86

NAME: CHRISTOPHERSON & GRAFF ARCH. PHONE: 848-7500

(Please Print)

ADDRESS: 2600 8th St. CITY BERKELEY ZIP 94710

** OWNER'S AUTHORIZATION (Required when application submitted by other than owner or purchaser of property under written contract)

SIGNATURE: *John P. Christerson* *Juan P. Christerson* DATE: 4 April '86

ADDRESS: 2407 4th St. CITY BERKELEY ZIP 94710

Applicant

Owner

#2

The existing building is 54' wide by 122' long and contains six bays, each roughly 20' x 54'. The roof of the rear five bays is supported on five bowstring trusses which start 12' above the concrete floor. The trusses span 54', leaving the entire rear free and clear of any obstruction. The front bay, on the other hand, is two stories in height and does have four intermediate vertical supports to help carry the load of the more conventionally framed second floor and roof.

The proposal has 2500 sq.ft. of residential uses clustered within the front bay where it is more economical to insulate and heat. This also preserves the openness of the clear floor area in the rear 5400 sq.ft. of the building for the studio. The remaining 240 sq.ft. will be used as a garage to meet the residential off-street parking requirement.

The proposed total is slightly higher than the existing because a study/mezzanine has been added over a portion of the still-usable studio space below.

The concrete exterior walls of the studio, with integrally cast glass blocks, provide a natural source of north light during the day.

A studio-related service core and storage area is the only permanent structure within the workspace. Surrounded by a 7'-6" high wall, the water closet, slop sink, clean sink, and hot plate will provide the basic needs of clean-up, coffee making, and storage while working in the studio.

#3

In addition to adding another dwelling to the city's housing stock, this proposal will result in less noise, traffic, and air pollution than other uses permitted in the M-district. It will also be another night-time presence on 4th Street to add to the safety of the neighborhood.

In leaving our Claremont home of twenty years for the warehouse at 2407 4th St., my wife Susan and I hope to fulfill a long-cherished dream of integrating in a single flexible space our living and our working. Our vision has been to combine some of the comfort of our traditional home with a workspace large enough for Susan both to paint and ^{sk}etch in. Until now she has been confined to a one-car garage too small to accomodate her increasingly big canvasses.

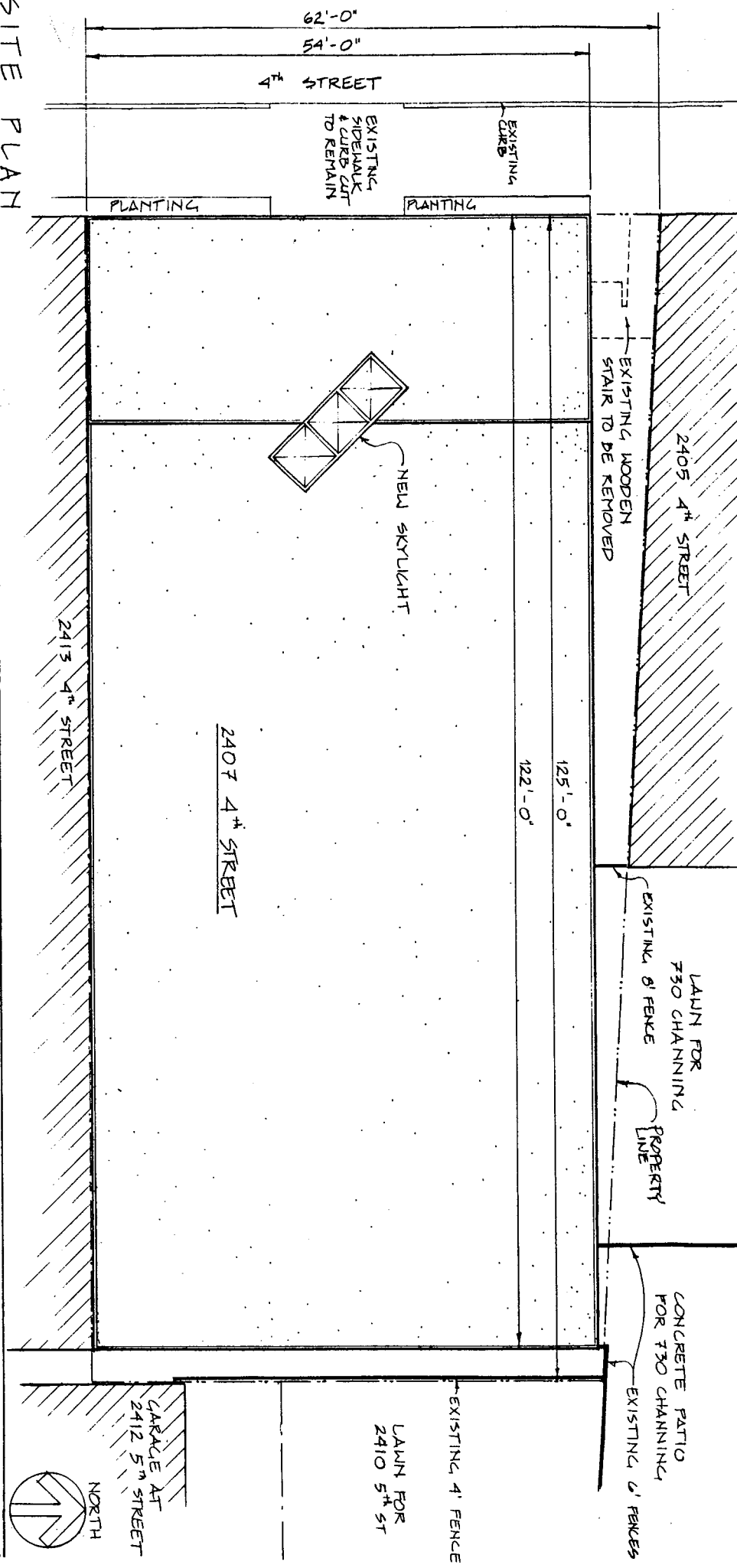
She also envisions conducting evening life-drawing classes for ten or twelve, which sometimes have been crowded into our living-room, in a proper studio space.

For my part, in addition to the large scholarly library which I use for my teaching at the University, I have been amassing for years a collection of minor Victorian and Edwardian poetry which I find it increasingly difficult to house. This collection has led to some genuine literary discoveries, so I am eager to display it properly.

Finally, I should stress that it is not only space itself that we are seeking but its accessiblity and fluidity. In the past Susan has sometimes rented outside studio space in order to do large work. But it has never been a satisfactory arrangement because of the difficulties of commuting and the vagaries of artistic inspiration. We both like to work at odd hours, we like to move freely between work and leisure activities. It is in the hope of creating a space that suits our fluid, idiosyncratic style that we are making this request.

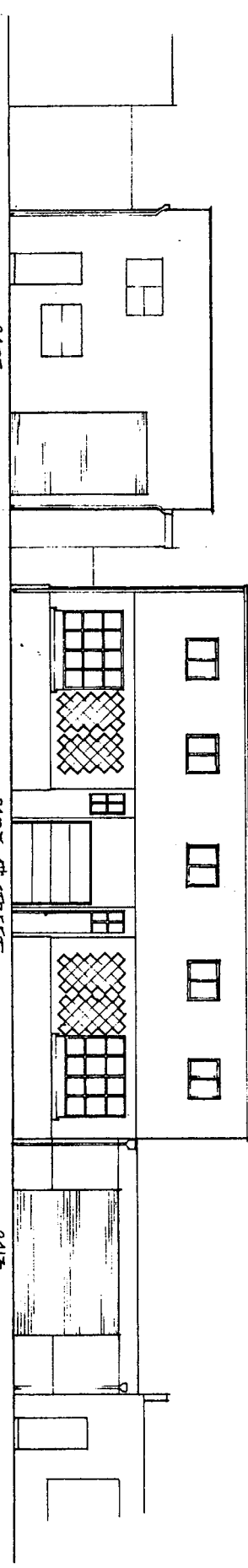
Susan Anson
John L Anson

Christopherson and Graff Architects
2600 Elgith Street Berkeley, CA 94710
848-7500



SITE PLAN

SCALE: 1/8" = 1'-0"



STREET ELEVATION (WEST)

SCALE: 1/8" = 1'-0"

WAREHOUSE REMODEL

2407 4th STREET

BERKELEY, CA

JOHN & SUSAN ANSON

Christopher and Graft, AIA

Architects

2000 Eighth Street

Berkeley, CA 94710

848-7500

23 April 1986

Christopherson and Graff, AIA
Architects

2600 Eighth Street
Berkeley, CA 94710

848-7500

APR 24 1986
ZONING DIVISION

Katie Korzun
Zoning Department
City of Berkeley
2180 Milvia Street
Berkeley, CA 94704

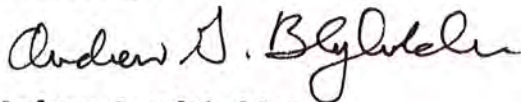
Re: Use Permit for teaching of art classes at 2407 4th Street

Dear Katie,

Enclosed are the results of the parking survey you requested. The accommodation of an extra 10-12 cars during weekday afternoons appears to be no problem. The Anson's block of 4th Street, between Dwight and Channing, is moderately crowded but there are several adjacent blocks that are all but empty. This is particularly true of 5th Street between Dwight and Channing and the dead end of Dwight west of 4th Street.

Please feel free to call us if you have any questions or need any additional information regarding this matter.

Sincerely,



Andrew G. Blyholder

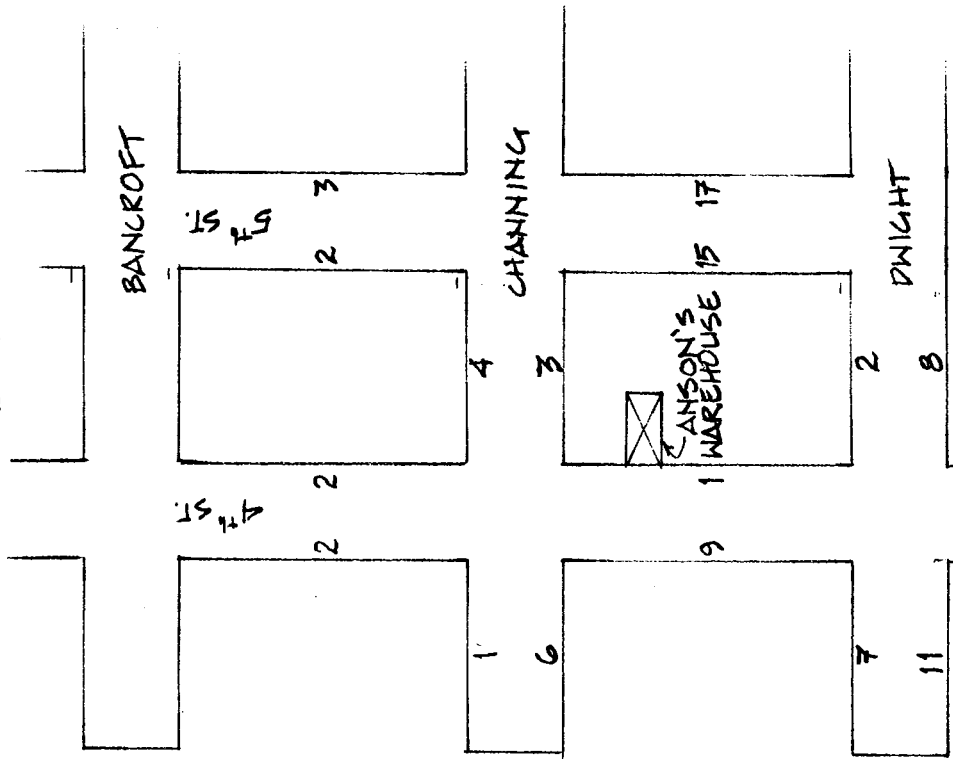
Enclosure

EMPTY PARKING SPACE SURVEY

NOTE: NUMBERS ON EACH SIDE OF EACH BLOCK INDICATE THE NUMBER OF EMPTY PARKING SPACES AVAILABLE ALONG THAT SIDE OF THE BLOCK AT THE TIME OF THE SURVEY.

THURSDAY, APRIL 17, 1986

2 PM



TOTAL FOR SURVEY AREA = 93

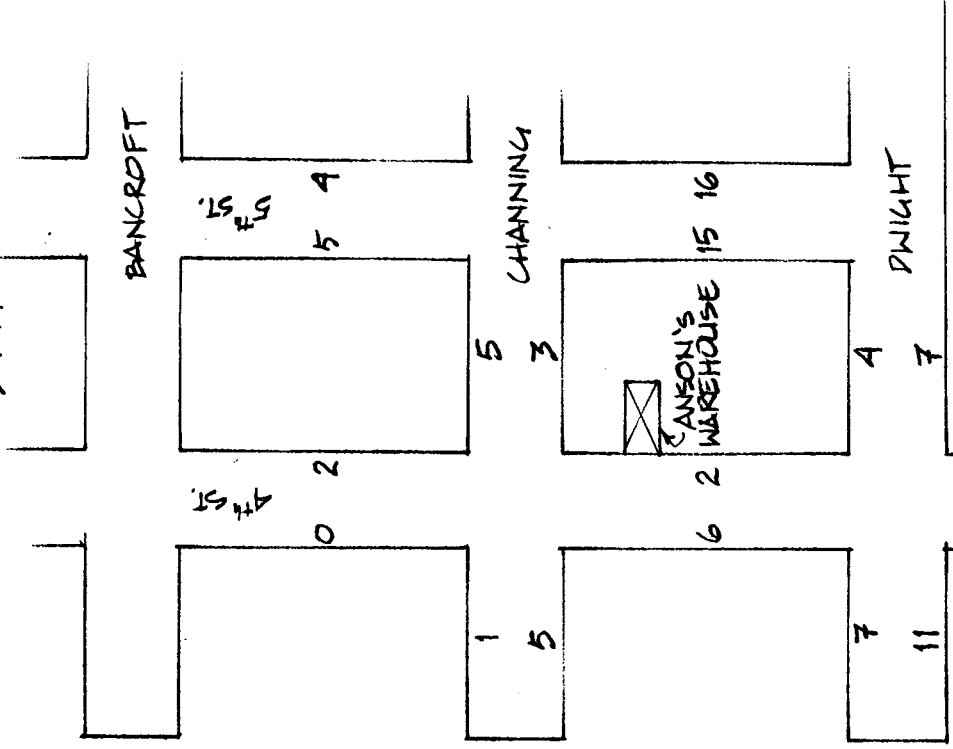
WAREHOUSE REMODEL

2407 4th ST.

JOHN & SUSAN ANSON

FRIDAY, APRIL 18, 1986

3 PM



TOTAL FOR SURVEY AREA = 93

Christopherson and Graff Architects
2600 Eighth Street Berkeley, CA 94710
848-7500



City of Berkeley

Copy



(415) 644-6570

TTY (415) 644-6915

Planning and Community Development Department
Zoning Division
Martin Luther King, Jr.
Civic Center Building
2180 Milvia Street
Berkeley, California 94704

RE: 2407-13 FOURTH STREET

Dear Mr. Christopherson:

On April 15, 1986, your project for a live work proposal was reviewed by the Zoning Department and determined to be complete. A hearing date of 7/14/86 has been scheduled before the Board of Adjustments. You, or your representative should attend the meeting. An agenda and copy of the staff report will be mailed to you the Thursday before the hearing, or you may make arrangements to pick it up in the Zoning Department on Friday.

Sincerely,

Katie Korzun

KATIE KORZUN
Acting Chief, Current Planning

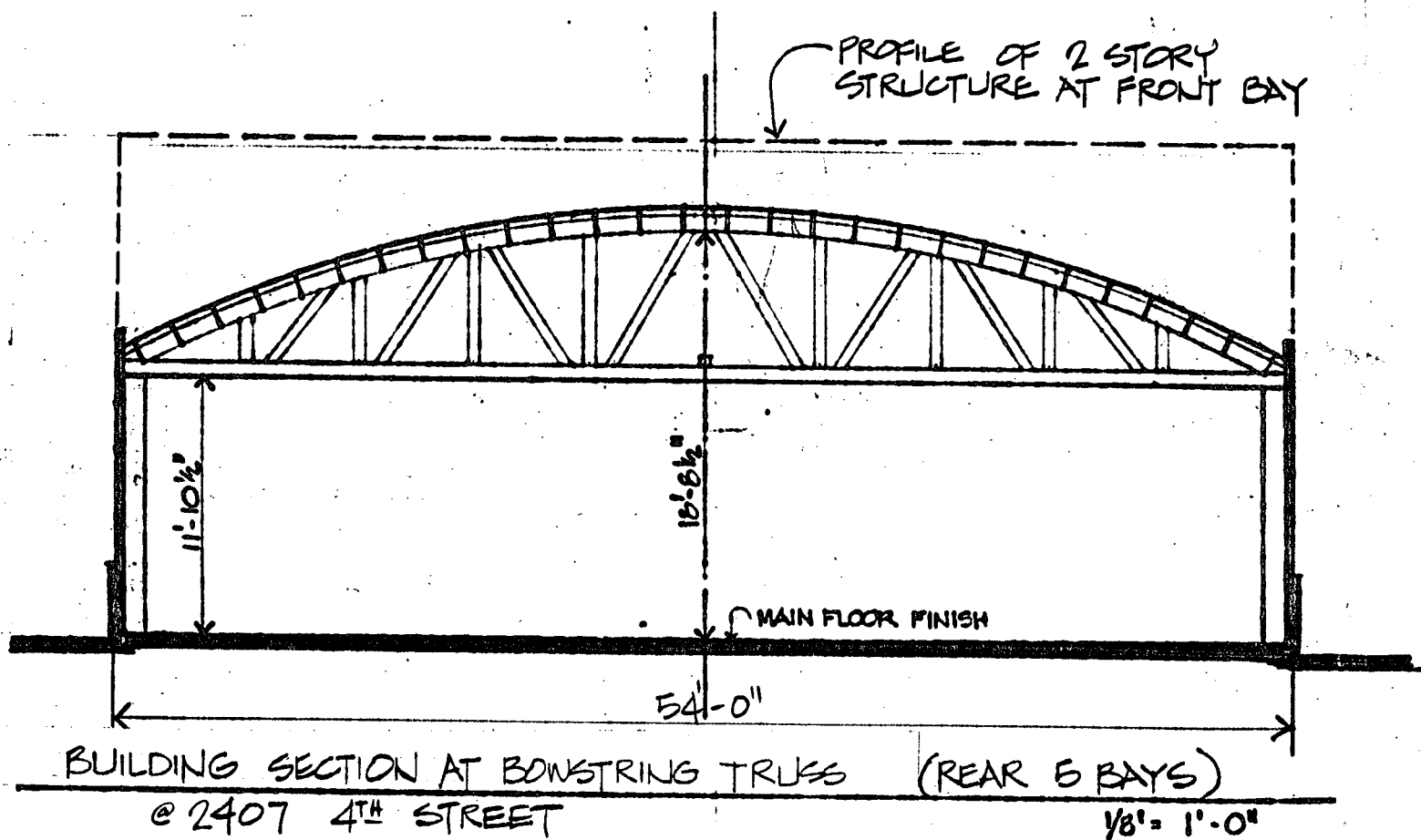
P.S. The applicant statement made reference to art classes. I would like to discuss the type and extent of those activities to see if they should be addressed in a Use Permit.

PROJECT LOCATION : 2407 4th St STAFF: _____
APPLICANT : Christopherson & Graff 2600 8th St Bk 94710
ADDRESS/PHONE : _____
DATE FILED : 4/4/86 PREVIOUS ACTIONS: _____
DATE STAFF REVIEW: 4/15/86

ITEMS REQUIRED/COMMENTS:

- Application looks fine. question the class situation may need a use permit

DATE ACCEPTED AS COMPLETE: 4/15/86
HEARING DATE: 7/14/86
CONTINUED : _____



NOTIFICATION SUMMARY

ed _____
Date _____

NPO # _____
UP # _____
VAR # _____

PROPERTY: 2407 4th St Assessor's # 6-1944-28-29 25-1

APPLICANT: _____

AGENT: _____

(Map: 1" = 500')

1. Extent of List:
 1. Abutters/Confronters / / 3. Other / /
 2. 300' Radius / /

2. Organizations Notified:

1. WEST BERKELEY NA
 2. NAARS
 3. OCEAN VIEW
 4. WEST BERKELEY AC

3. Owners 7 , Residents 1 , Organizations 4 ; TOTAL: 9
 Applicant/Representative _____, Businesses _____

4.	Before Mailing		Before Hearing		At Hearing		Other	
	PRO	CON	PRO	CON	PRO	CON	PRO	CON

Letters _____

Petitions _____

Phone Calls _____

Speakers _____

Other _____

5. Additions to Mailing List:

2407 FOURTH ST.
7/14/86

DAVID DEES
730 CHANNING WAY
BERKELEY, CA 94710

W. BERKELEY NEIGH. ASOC.
ESTELLA EARL
1336 HEARST AVE.
BERKELEY, CA 94702

ROBERT KENDALL
314 SURREY ST.
SAN FRANCISCO, CA 94131

W. BERKELEY NEIGH. ASOC.
BERNICE GLADNEY
1409 STANNAGE AVE.
BERKELEY, CA 94702

BERKELEY CONCRETE FORMS
P.O.B. 9882
BERKELEY, CA 94709

M.A.R.S.
JEFF WEINSTEIN
848 NEILSON ST.
BERKELEY, CA 94707

OCCUPANT
2407 FOURTH ST.
BERKELEY, CA 94710

OCEAN VIEW COMMITTEE
HILDUR KEHOE
806 JONES ST.
BERKELEY, CA 94710

W. BERKELEY, NEIGH. COUN.
ANNIE SCROGGINS
2317 SIXTH ST.
BERKELEY, CA 94710

JUDITH STILLMAN
1332 WALNUT ST.
BERKELEY, CA 94709

VELMAN FORD
2421 FOURTH ST.
BERKELEY, CA 94710

ABE KENNEDY
2410 FIFTH ST.
BERKELEY, CA 94710

MAXINE CROWDER
2412 FIFTH ST.
BERKELEY, CA 94710

62'-0"

54'-0"

4th STREET

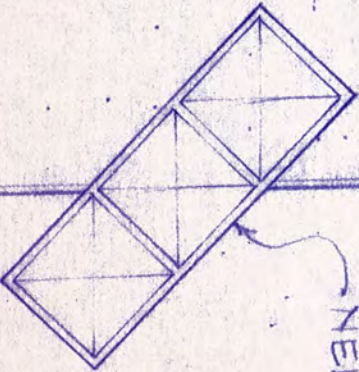
EXISTING
SIDEWALK
& CURB CUT
TO REMAIN

EXISTING
CURB

PLANTING

EXISTING WOODEN
STAIR TO BE REMOVED

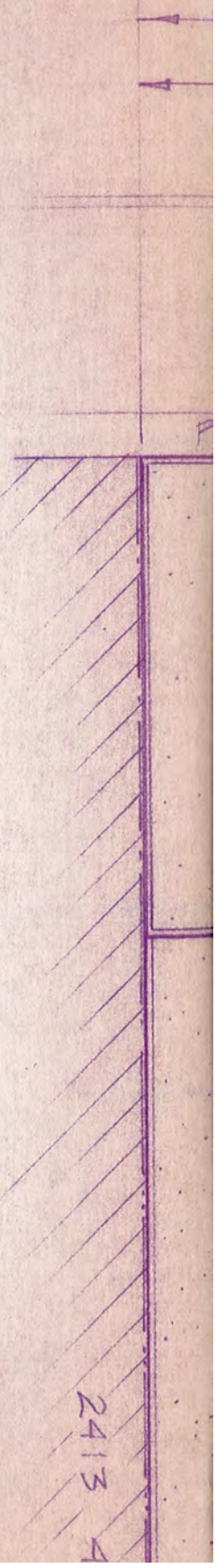
2405 4th STREET



NEW SKYLIGHT

SITE PLAN

SCALE: 1/8" = 1'-0"

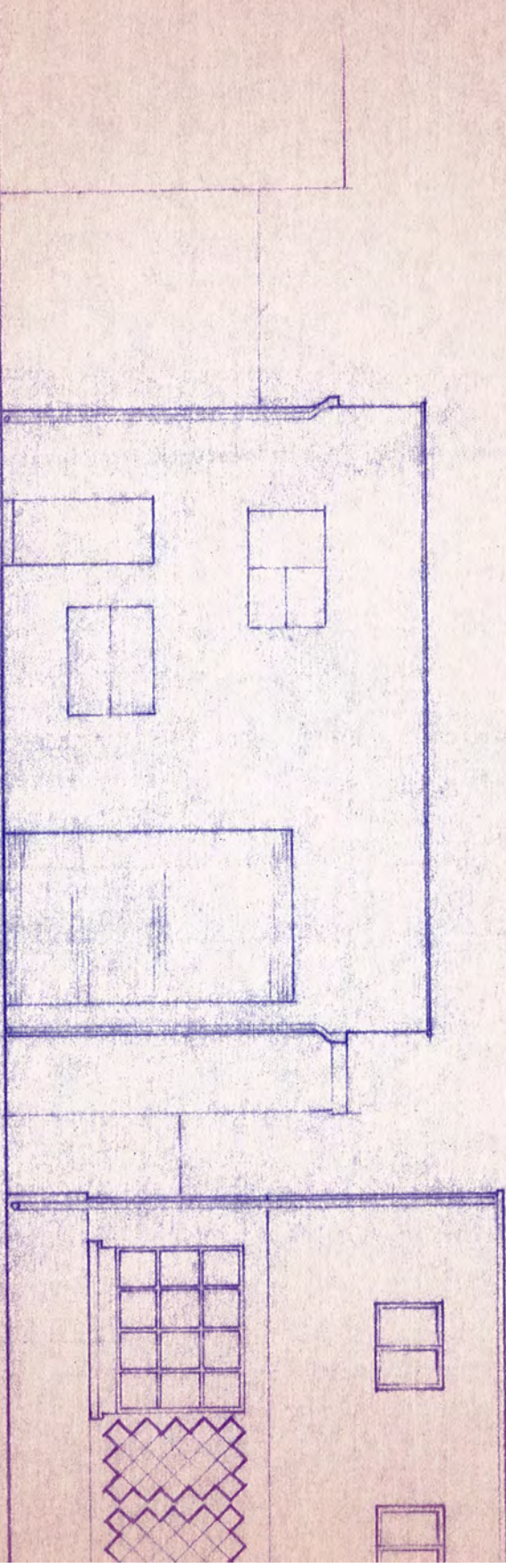


2413

2405

STREET ELEVATION (WEST)

SCALE: 1/8" = 1'-0"



LAWN FOR
730 CHANNING
EXISTING 8' FENCE

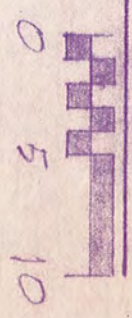
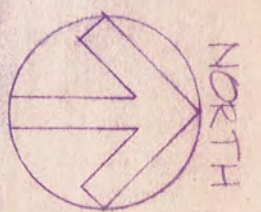
CONCRETE PATIO
FOR 730 CHANNING

EXISTING 6' FENCES

EXISTING 4' FENCE

LAWN FOR
2410 5th ST

4th STREET



STREET

2413

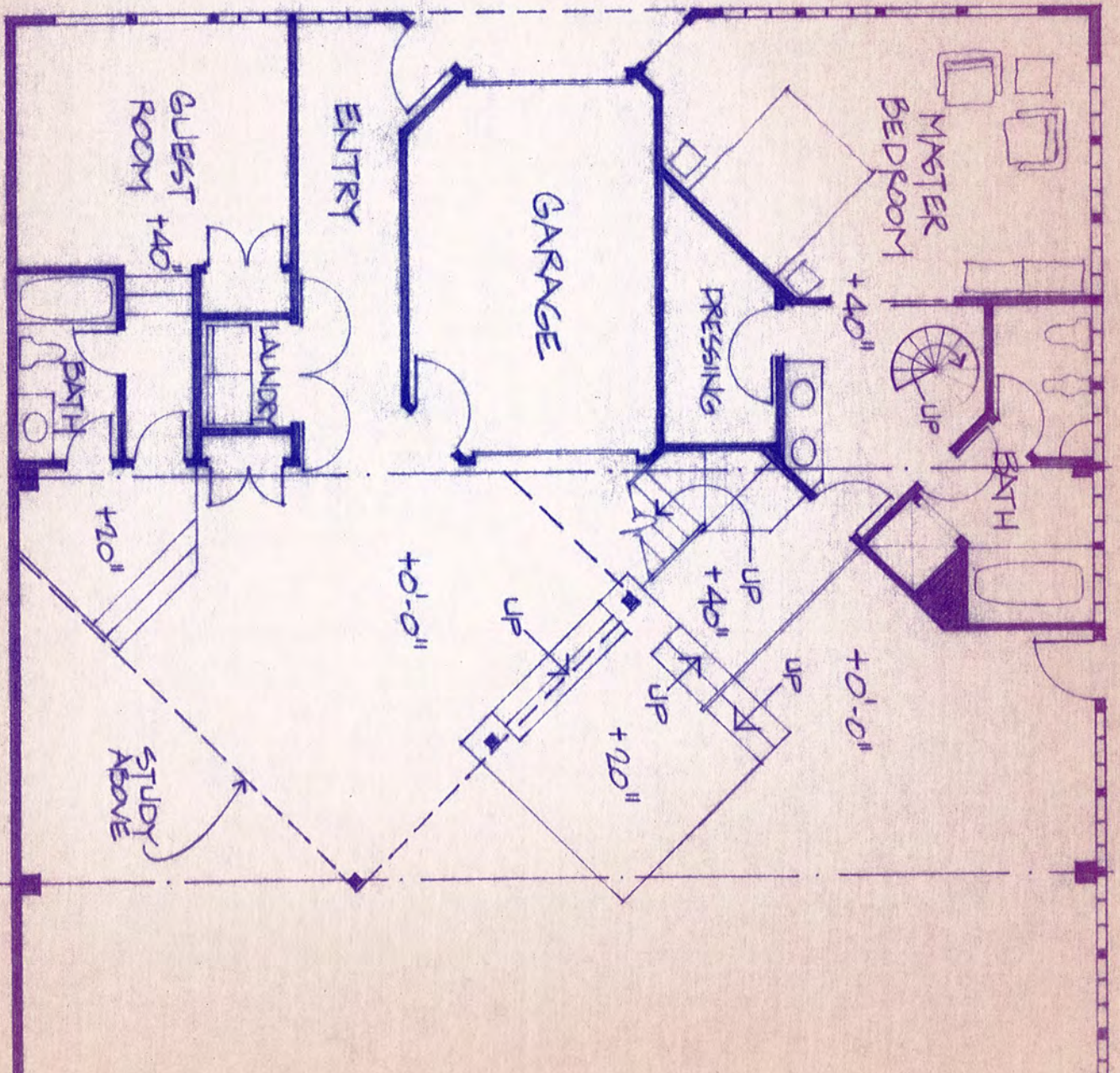


WAREHOUSE REMODEL

2407 4th STREET
BERKELEY, CA
JOHN & SUSAN ANSON

Christopherson and Graft, AIA
Architects

2600 Elgin Street
Berkeley, CA 94710
848-7500

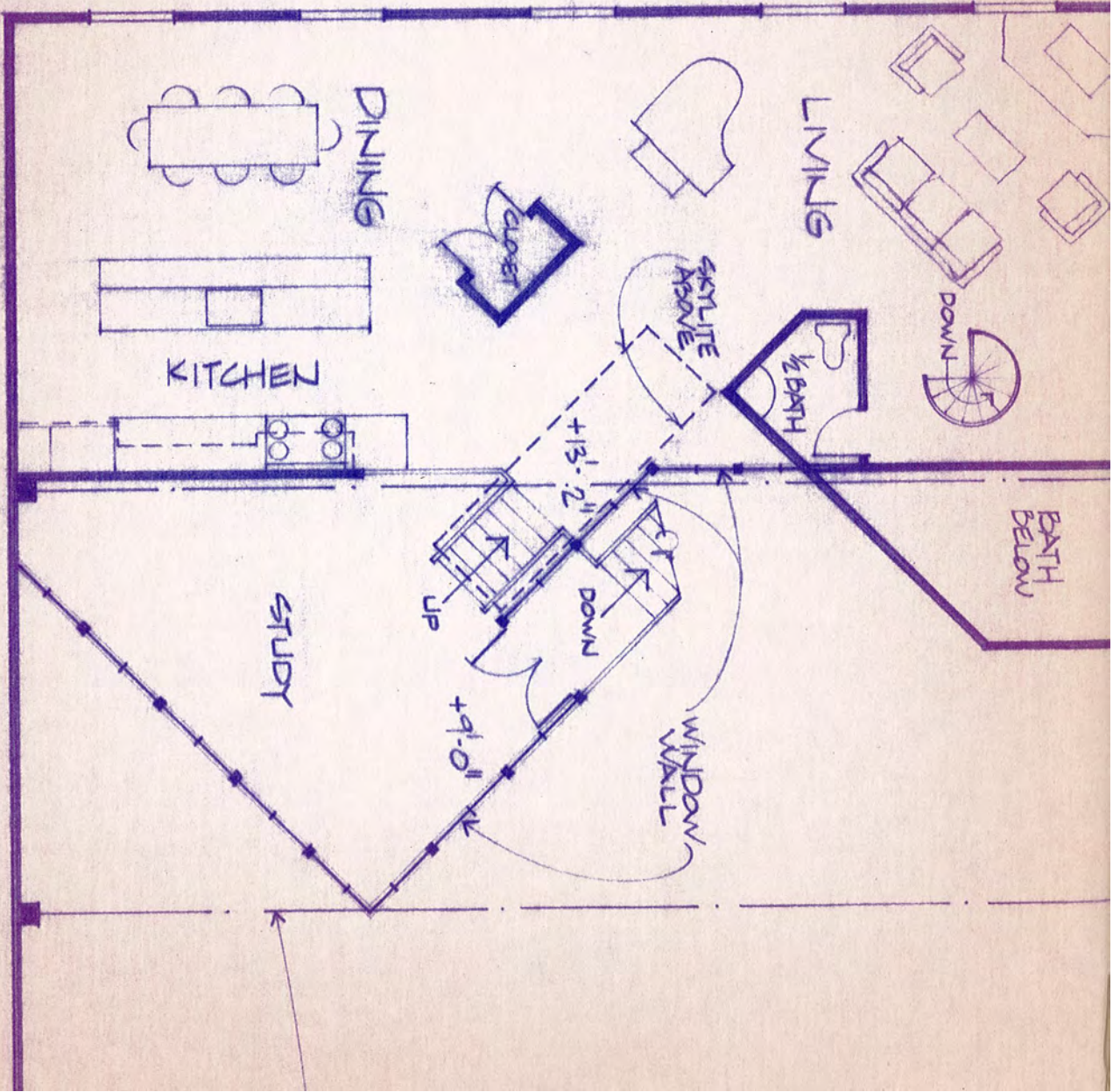
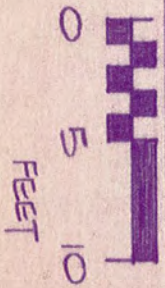


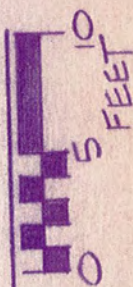
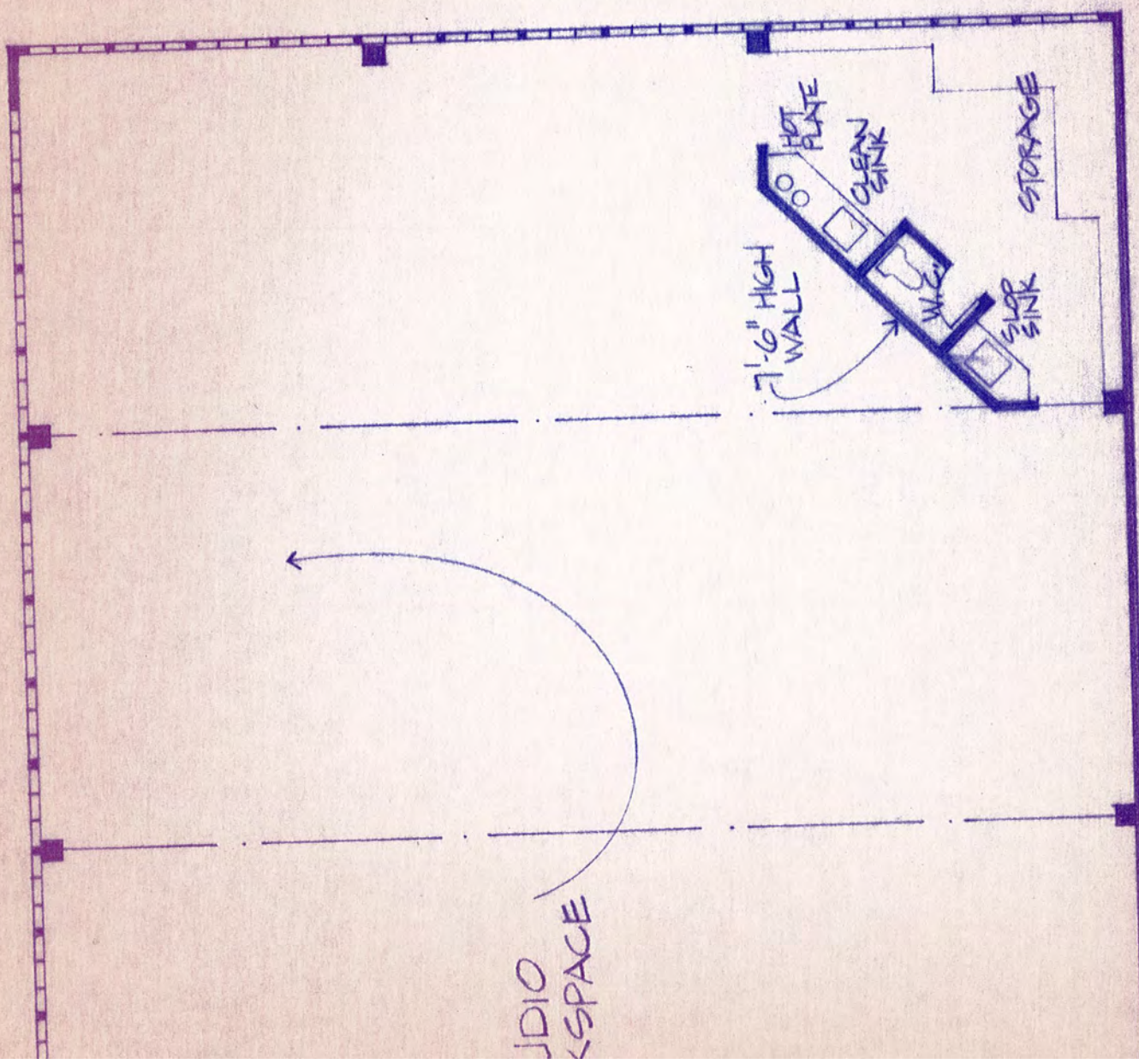
LOWER LEVEL

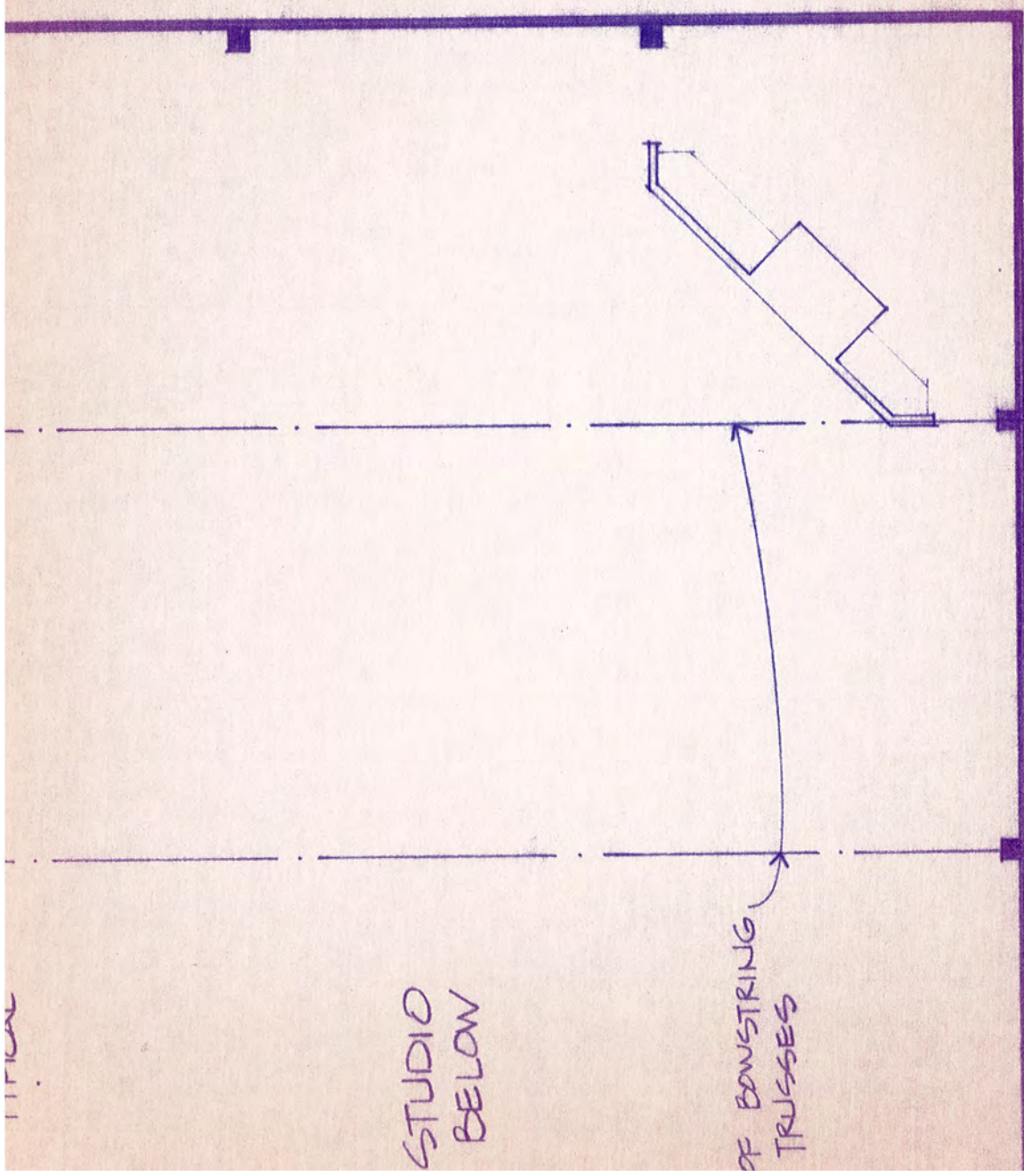
SCALE: $\frac{1}{8}" = 1'-0"$

UPPER LEVEL

SCALE: $\frac{1}{8}" = 1'-0"$







STUDIO
BELOW

TRUSSES

WAREHOUSE REMODELING
2407 4TH STREET
BERKELEY, CALIFORNIA
JOHN & SUSAN ANSON

Christopherson and Graff, AIA
Architects
2000 Eighth Street
Berkeley, CA 94710
848-7500