

PLANNING & DEVELOPMENT

Land Use Planning, 2120 Milvia Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.8903 Fax: 510.981.7420
Email: Planning@ci.berkeley.ca.us

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APR 17 2013

I.A Zoning Project Application Form

Effective June, 2012.

- For: Administrative Use Permits (AUP) #12-20000
 Use Permits (UP) #12-10000
 Variances (VAR) #12-10000
 Modifications (MOD AUP, MOD UP) #12-70000
 Zoning Reclassification

Intake Planner MM

Requests Expedited

• **Project Address:** 1151 Sixth Street Berkeley, CA 94740 Unit/Suite #: _____

Project Description: _____

Establish community farm and sustainable agriculture training center on existing vacant lot.

• **Property Owner Name (Print)** URBAN ADAMAH (Adam Berman ,CEO)

Owner's Mailing Address: 1050 Parker Street

Berkeley, CA 94710

Daytime Phone # (510) 649-1595 **FAX #** _____ **E-mail:** adam@urbanadamah.org

• **Applicant Name (or write same):** David Trachtenberg, Trachtenberg Architects

Applicant's Mailing Address: 2421 Fourth Street

Berkeley, CA 94710

Daytime Phone # (510) 649-1414 x 12 **FAX #** _____ **E-mail:** david@trachtenbergarch.com

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

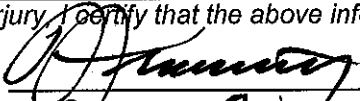
Submittal Requirements Checklist -- Instructions:


1. Complete the checklist below and **sign the bottom of page 3**.
2. For each item you check "yes", provide the submittal requirement indicated in the right-hand column. Refer to the document "*I. Zoning Project Submittal Requirements*" for further instructions.
3. Label each item with the Submittal Requirement # (i.e., III.A.2) and project address; attach to this form.
4. Submit to a Planner with the appropriate application fee.

Does the project include:	No	Yes	Handout / Application Requirement
1. Any project requiring a zoning permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Requirements for all projects
2. Project includes new structures, additions, exterior alterations, demolition, or changes of use?	<input type="checkbox"/>	<input type="checkbox"/>	II. Requirements for all projects with construction or demolition.
3. A new main building OR A new building or expansion of a building footprint within 2 feet of a required setback?	<input type="checkbox"/>	<input type="checkbox"/>	III.A.1 – Boundary/Topographic Survey
4. More than 50 cubic yards of grading?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.A.2 – Grading Plan
5. A request to waive or reduce required parking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.A.3 – Parking Survey
6. A Large Scale Development Project: in a non-residential district with (1) > three stories, (2) a Density Bonus, (3) FAR > 2.00, OR (4) > 10,000 sq. ft. of gross floor area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.A.4 – Photo Simulation
7. A new building or story in the 'H' Overlay District?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.A.5 – Section Drawings III.A.6 – Story Poles
8. A new building or story adjacent to a property with a dwelling unit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.A.7 – Shadow Study
9. A new building (except accessory buildings/structures)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.A.8 – Street Strip Elevation
10. Creation of condominium units resulting in 5 or more condominium units on the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.B.1 – Housing Affordability Statement
11. Under Government Code Section 65915: a. A request for a Density Bonus?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.B.2.a – Housing Affordability Statement
b. A request for any concessions or incentives in addition to a Density Bonus?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.B.2.b – Additional Incentives or Concessions Documents
12. Creation of (1) 10 or more dwelling units, (2) 5,000 sq. ft. floor area, OR (3) 25 or more peak hour vehicle trips?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.C.4 – Traffic Impact Analysis
13. One acre or more of impervious surface throughout the project site, including roof area and all paving?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.C.6 – Storm Water Control Measures
14. A new building on a site of 10,000 sq. ft. or greater?	<input type="checkbox"/>	<input type="checkbox"/>	III.C.7 – Impervious Surface Questionnaire
15. A residential project constructing new dwelling units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.D.1 – Green Building Checklist
16. A non-residential project adding or renovating 10,000 sq. ft. or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.D.2 – Energy Efficiency Analysis (Savings by Design)
17. A project with 2,500 sq. ft. or more of new or renovated irrigated area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	III.D.3 – Berkeley Water Efficient and Bay Friendly Landscape Requirements
18. Demolition of 25% or more of an existing dwelling unit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.E.1 -- Structural and Pest Report.
19. Demolition or major alteration of a structure ≥40 years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.E.2 – Structure History
20. Federal funding, either directly or through the City of Berkeley Housing Trust Fund?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.F.1 – Area of Potential Effects (APE) Statement
21. A new business or new commercial space with a tenant already selected? (Not including a Moderate or Teaching Home Occupation Use, or another related special case as noted by a planner.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	III.F.2 – Zoning Use Questionnaire

You must disclose whether or not any of the following are true of the project:	No	Yes	Handout / Application Requirement
22. Elimination of any dwelling units a. If known, are any of the dwelling units on the property controlled rental units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Your application will be referred to the Rent Stabilization Board. No action is required on your part. You may contact them at (510) 981-7368 if you have any questions.
23. Construction activity within the drip line of a Coast Live Oak tree	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.C.1 – Arborist Report
24. A new building in a non-residential zoning district, on a site with a history of soil and/or groundwater contamination or within Toxic Division's Environmental Management Areas	<input type="checkbox"/>	<input type="checkbox"/>	III.C.2 – Phase I or II Assessment
25. A new building or addition in a liquefaction, landslide, or fault zone shown on the "Environmental Constraints Map"	<input type="checkbox"/>	<input type="checkbox"/>	III.C.3 – Seismic Hazard Investigation
26. Construction on a parcel that is within 40 feet of an open creek or 25 feet of a culverted creek as defined in BMC 17.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.C.5 – Conformance with Creeks Ordinance, Creeks Submittal Creek <small>Project is +/- 40' from Codornices Creek</small>

Under penalties of perjury, I certify that the above information is true and complete to the best of my knowledge.

Applicant Signature:  Date: 15 April 2013

Owner's Signature:  Date: April 15, 2013

[Approved by TBlount, 2012-06-11]

LAND USE PLANNING FEE WORKSHEET – FOR INTERNAL USE ONLY

Project Address: 11516th St

Intake Planner: UMT

PERMIT #1 – Project Description (e.g., "New Building @ 123 Main St")

USE COMPATIBLE WITH DISTRICT PURPOSES

Project Type Code: AUP
Subtotal: \$ 1706

Application #: 18-2000005

Project Data Maintenance		Zoning District(s):
Zoning Section	Description	
1) 23	Use Permit/AUP to	PERMIT SERVICE CENTER APR 17 2013 RECEIVED BY <i>[Signature]</i>
2) 23	Use Permit/AUP to	
3) 23	Use Permit/AUP to	
4) 23	Use Permit/AUP to	
5) 23	Use Permit/AUP to	
6) 23	Use Permit/AUP to	

PERMIT #2 – Project Description (e.g., "New Building @ 123 Main St")

Project Type Code:
Subtotal: \$

Application #: -

Grand Total (Permits 1 and 2): \$

Project Fees Maintenance				Provide quantity for all that apply. No check marks!
Qty	Base Fee	15% CPF	Sub-Total	Description
200 AUP – Administrative Use Permits				
	\$2520 ^①	\$378	\$2898	AUP Tier 1 - Most complex projects in or adjacent to Residential District
	\$1620 ^①	\$243	\$1863	AUP Tier 2 – Intermediately complex projects in or adjacent to Residential District
	\$720 ^①	\$108	\$828	AUP Tier 3 – Least complex projects in or adjacent to Residential District
<u>1</u>	\$1440 ^①	\$216	\$1656	AUP Tier 4 – Other Activities (Residential or commercial) NOT in or adjacent to Residential District <u>4/17/13 01</u>
	\$180 ^①	\$27	\$207	AUP Teaching-Related Home Occupation (Moderate intensity)
	\$320	---	\$320	Traffic Engineering Review (base fee, up to 2 hours)
	\$160	---	\$160	Traffic Engineering Review (per hour in excess of first 2 hours)
	\$360	\$54	\$414	Additional Use Permits
<u>1</u>	^① \$50	---	\$50	Records Management



Planning and Development
Office of the Director

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LAND USE PLANNING

Date: March 19, 2013
To: Lori Rosenthal
Gordon Commercial
RE: Zoning Research Letter - 1151 Sixth Street

The property at 1151 Sixth Street is zoned MU-LI, Mixed Use Light Industrial, and is in the area covered by the 1993 West Berkeley Plan. The applicant's statement (attached) indicates the primary activities as farming and agricultural activities connected to a vocational training program and fellowship.

The West Berkeley Plan (page 47) states that farming and agricultural establishments and vocational schools providing training for uses permitted in the district are permitted uses.

The MU-LI zoning district, Chapter 23E.80 of the Berkeley Municipal Code, lists vocational schools requiring a Use Permit Public Hearing UP (PH) for schools greater than 30,000 square feet. Farming and agriculture is not listed in the use table (23E.80.030) but 23E.80.030 (B) says that any use not listed that is compatible with the purposes of the district is allowed with an administrative use permit (AUP). The first purpose of the MU-LI zoning district is to implement the West Berkeley Plan designation, so farming and agriculture, based on the West Berkeley Plan text, is a compatible purpose.

Based on the applicant's statement and the zoning and West Berkeley Plan use designations, Planning and Development would process the proposed project as a UP (PH) with a public hearing in front of the Zoning Adjustments Board (ZAB). Normal processing time for a UP (PH) would be six to eight months. There is an option to expedite the process, at the applicant's expense, which could reduce the processing time. It is unlikely that even an expedited process could be completed within 75 days. Finally, ZAB decisions are appealable to the City Council and, if such an appeal is filed, that could add an additional three to four months to the processing time.

Any questions regarding this letter may be addressed to Eric Angstadt, Director, Planning and Development, (510) 981-7400 or eangstadt@cityofberkeley.info.

Sincerely

Eric Angstadt

Attachments:
Applicant's Statement 1151 Sixth Street

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TRACHTENBERG ARCHITECTS APR 17 2013

2421 Fourth Street Berkeley, CA 94710
510.649.1414 www.TrachtenbergArch.com

LAND USE PLANNING

APPLICANT STATEMENT

April 15, 2013

Community Farm and Sustainable

URBAN ADAMAH

Community Farm and Sustainable Agriculture Training Center

Proposed for 1151 Sixth Street, Berkeley

This Applicant Statement addresses zoning issues associated with Urban Adamah's plan to relocate its operations from its current leased site at 1050 Parker Street in Berkeley to a new 2.18 acre site at 1151 Sixth Street which will be owned by Urban Adamah.

About Urban Adamah

Urban Adamah is a 501c3 nonprofit organization that runs a community farm and sustainable agriculture training center on 1.25 acres of leased land at 1050 Parker Street in West Berkeley. (Our landowner is Wareham Development.) The farm produces more than 12,000 pounds of produce each year (all of which is given away freely), runs educational programs for more than 6,000 people annually, and is a national model for efficient food production, community engagement, and sustainable agriculture training.

Our primary mission is to teach a new generation of young farmers and gardeners the skills to grow food sustainably, and to demonstrate new technologies that reduce the environmental impact of our food system. Our work is inspired by the core values of compassion, justice, and love shared by Judaism and many of the world's faith traditions. All of the food we grow on our farm is donated to local food banks or distributed through our on-site Free Farm Stand, which we run in partnership with local social service agencies.

Our Programs

Urban Adamah's main activities include a nationally regarded fellowship, public education programs, and a worm composting business.

The Fellowship: The Urban Adamah Fellowship is a three-month agricultural training program for young adults in their twenties. Fellows explore all aspects of the food production cycle—including soil development, crop selection, farm design, greenhouse management, planting, organic pest control, harvesting and animal husbandry. They also learn how to make value-added farm products via sustainable methods such as canning, pickling and fermentation. As part of their training fellows also acquire general environmental literacy skills, volunteer with local food justice organizations, teach in our community education programs, and are exposed to an approach to Jewish tradition that is grounded in environmental values and social action. The Fellowship is very competitive, and our participants travel here from around the country. We accept up to 16 fellows per season— spring, summer, and fall—and reject more than 4 out of 5 applicants.

Public Programs: Our farm campus hosts thousands of program participants and visitors every year. Farm visitors are introduced to all aspects of farming life, from seeding to harvesting to animal care (goats and chickens). Our programs – for adults and children of all ages - are designed to engage participants in the work of sustainable agriculture and inspire them to incorporate it into their own lives. Our programs include a six-week summer day camp for elementary-age school children, after-school programs, agricultural

workshops and lectures, and other community events. Since we opened our gates in the spring of 2011, more than 8,000 people of all ages and religious backgrounds have participated in our programs.

Urban Worm: Urban Worm is our worm composting operation. We sell worms and worm castings (wholesale and retail), provide free worm composting resources to community gardens and school groups, and run free public workshops and seminars. While Urban Worm is currently a very small part of our operation, we anticipate it growing significantly in future years.

Our Staff and Board

Urban Adamah is run by a full-time staff of seven, and receives invaluable support from hundreds of volunteers. The Executive Director is Adam Berman (Haas, MBA, 2001). Adam has 15 years' experience serving as the Chief Executive Officer of thriving nonprofit organizations. For more information about Adam and other Urban Adamah staff members, you can read full bios on our web site at: <http://urbanadamah.org/about-us/our-team/staff/>.

Urban Adamah is run under the guidance of an active Board of Directors. Members of the Board have significant management experience in both the nonprofit and for profit sectors. For a full list and bios, please visit: <http://urbanadamah.org/about-us/our-team/board>.

More information about Urban Adamah can be found on our website:
Urbanadamah.org

Vision for 1151 6th St.

Initially, we will simply move our current farm campus from 1050 Parker St to 1151 6th St. Over time, as funds are secured, we will invest in significant site infrastructure, including educational classrooms, a demonstration kitchen, administrative offices, bathrooms, greenhouses, a caretakers house and a fellows dormitory. Our vision for the future of this site is contained in the application and drawings provided as part of this package.

Zoning

The MU-LI zoning district, Chapter 23E.80 of the Berkeley Municipal Code, permits vocational schools of under 20,000 square feet with a Zoning Certificate (ZC). Outdoor activities under 20,000 square feet are also permitted with a Zoning Certificate. Outdoor activities of 20,000-40,000 square feet are permitted with an administrative use permit (AUP). Farming and agriculture is not listed in the use table (23E.80.030) but 23E.80.030 (B) but it says that any use not listed that is compatible with the purposes of the district is allowed with an administrative use permit (AUP). The first purpose of the MU-LI zoning district is to implement the West Berkeley Plan designation, so farming and agriculture, based on the West Berkeley Plan text, is a compatible purpose.

Proposed Activities and Permits requirement for each use per Table 23.80.030:

- | | |
|---|--|
| 1. Community Education Programs: | Vocational School (<20,000 sq. ft): ZC |
| 2. Worm Composting Operation: | Garden Supplies (<20,000 sq. ft): ZC |
| 3. Sustainable Farming | Food Production (20,000-40,000 sq. ft): AUP |
| 4. Farm Stand | Incidental retails sales of goods made on site (<1500 sq. ft.): ZC |
| 5. Caretaker's Residence and Fellows Dorm | Accessory Use |

Purchase Offer

We have made an offer to purchase the 2.18 acre site located at 1151 Sixth Street, Berkeley. Our offer includes a zoning approval contingency which expires 75 days from the date of acceptance. At the expiration of the initial 75 day period Urban Adamah will be required to deposit significant non-refundable funds in order to extend the contingency period. For this reason are seeking, and it is essential that we obtain, an expedited approvals process.

Summary

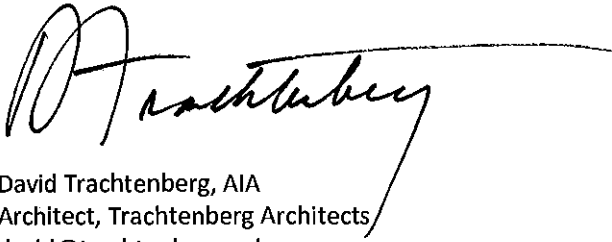
We believe that Urban Adamah's proposed purchase and use of this property matches the intent of the MU-LI zoning district and the West Berkeley Plan and will provide significant benefits for the citizens of Berkeley. Urban Adamah's presence on this site will serve to weave together and strengthen an existing fabric of neighborhood serving activities including the Berkeley Skate Park, the Berkeley Homeless Shelter the City of Berkeley Soccer Fields, the City of Albany's public parks and UC Village. At the same time the site will provide much desired facilities for vocational training and urban food production. It is difficult to imagine a use for this site that could realize more benefits than that which Urban Adamah will provide here.

We thank you for you interest in this exciting project and for your expertise in helping us to shepherd this project towards a successful realization.

Sincerely,

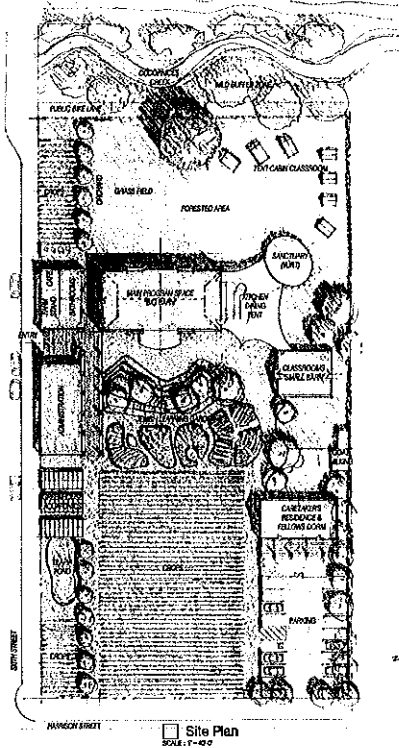


Adam Berman
Founder and Executive Director, Urban Adamah
adam@urbanadamah.org
510.649.1595



David Trachtenberg, AIA
Architect, Trachtenberg Architects
david@trachtenbergarch.com
510/649-1414 x12

PROPOSED PROJECT



PROJECT INFORMATION

1151 Sixth Street, Berkeley, CA 94710
Proposal to establish a Community Farm and
Sustainable Agriculture Training Center.

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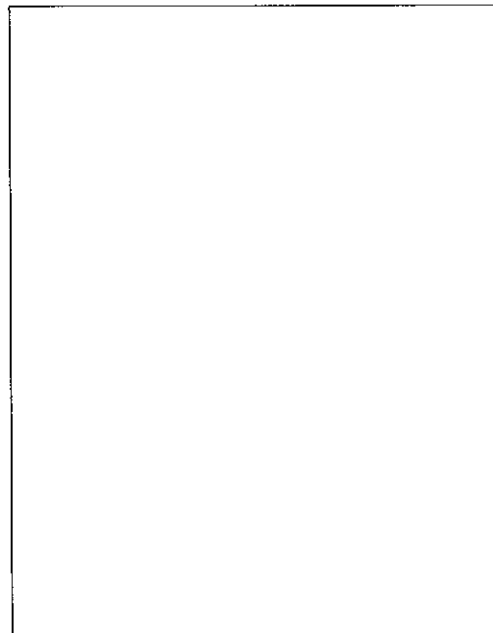
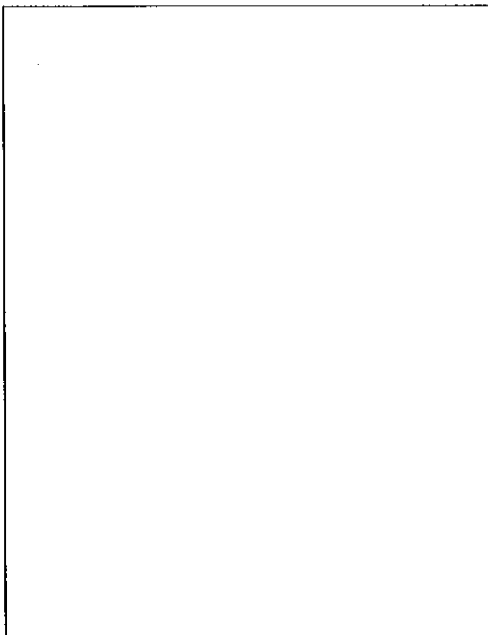
LAND USE PLANNING

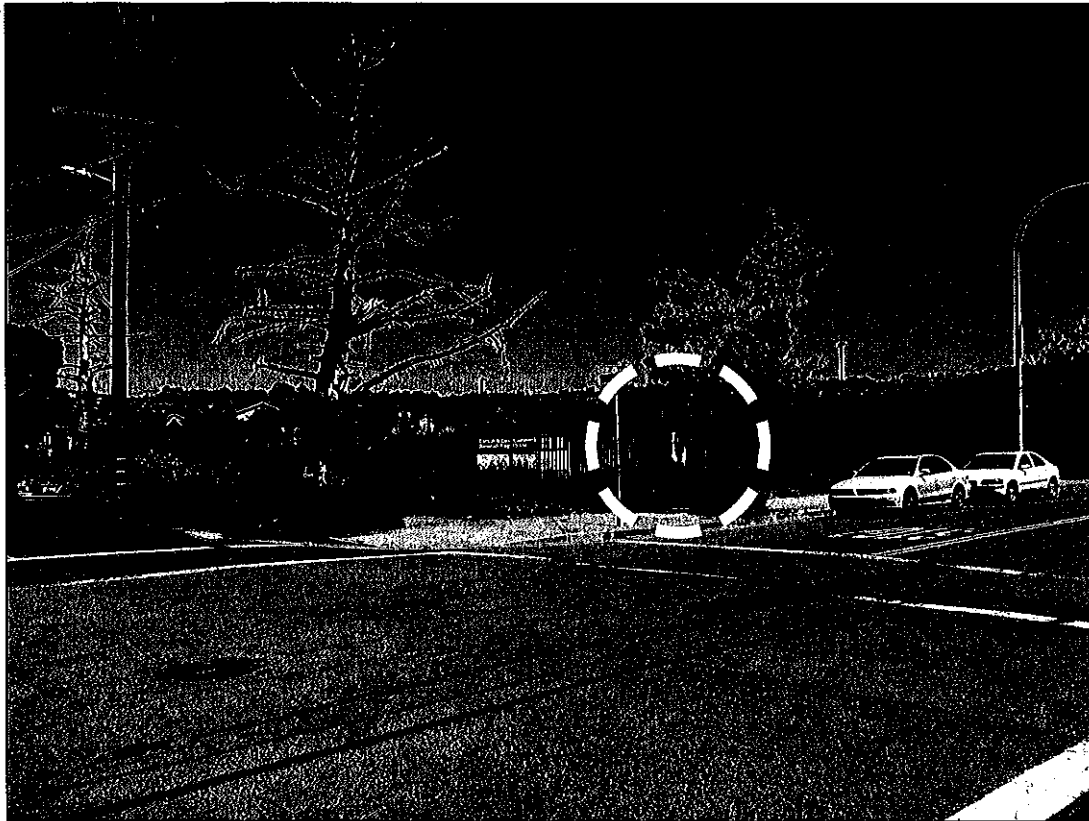
APPLICANT INFORMATION

David Trachtenberg
Trachtenberg Architects, Inc.
2421 Fourth Street
Berkeley, CA 94710
Tel. (510)649-1414x12

**For more information check the
Planning Department Web Page:
www.ci.berkeley.ca.us/planning
or call 510-981-7410**

Public Meeting Notices





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Zoning Poster at Corner of Harrison Street and Sixth Street



Zoning Poster along Sixth Street



PLANNING & DEVELOPMENT

Land Use Planning, 2120 Milvia Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.7474 Fax: 510.981.7420
Email: Planning@ci.berkeley.ca.us

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I.I.E. HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to the Permit Streamlining Act (PSA), a development permit application may not be accepted as complete unless and until the applicant has submitted a signed statement indicating whether the proposed project site or any alternative site(s) is on the lists of hazardous waste sites compiled pursuant to Government Code Section 65962.5 by the California Secretary for Environmental Protection.

Data lists / maps are available at the following websites (check multiple lists and categories):

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

<http://www.envirostor.dtsc.ca.gov/public/>

<https://geotracker.waterboards.ca.gov/>

Applicant's Information:

Name: David Trachtenberg, Trachtenberg Architects

Street Address: 2421 Fourth Street

City, State, Zip Code: Berkeley, CA 94710

Phone Number: (510) 649-1414 x 12

Project Information:

Address: 1151 Sixth Street

City, State, Zip Code: Berkeley, CA 94710

Assessor's book, page, and parcel number: 060 2386-001-00

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory identification number: _____

Date of list: _____

Applicant's verification:

Signature: 

Date: 4/15/2013



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Water Service Regulations - Section 31 Water Efficiency Requirements Checklist

TO BE COMPLETED BY APPLICANT

I certify the subject project meets the specified water-efficiency requirements for plumbing and landscaping.

Signature _____

[Handwritten Signature]

Date _____

4/15/13

CUSTOMER ACCOUNT INFORMATION

Applicant Name (print) David Trachtenberg Contact Phone # (510) 649-1414 x 12

Site Address 1151 Sixth Street

Average Sq. Footage # of Units # of Fixtures # of Meters

Single Family Multi-Family Commercial Institutional Irrigation only Industrial Other:

Indoor Water Use	Requirements (the more restrictive of all state, federal and EBMUD Codes apply)	No. Devices and Value	Unit Meas.	Pass/Fail	DISTRICT USE ONLY
Attach Site Plan, Equipment List (see definitions on reverse side)					<input type="checkbox"/> Check List (no plan required) <input type="checkbox"/> Check List w/ required plan check review AUDITOR: DATE REVIEWED: <input type="checkbox"/> Follow-Up Required (Explain): DATE RE-SUBMITTED: DATE APPROVED: Meter Sizing: Dedicated Irrigation Meter Required <input type="checkbox"/> Yes <input type="checkbox"/> No
Toilets	≤ 1.28 gal/flush; > 350 gram rated	TBD	Flow Rate		
Urinals	≤ 0.5 gal/flush	TBD	Flow Rate		
Showerheads	≤ 2.5 gpm; one per 2,500 in. ²	TBD	Flow Rate		
Kitchen Faucets	≤ 2.2 gpm	TBD	Flow Rate		
Bath Faucets	≤ 0.5 gpm; ≤ 1.5 gpm	TBD	Flow Rate		
Clotheswashers	≤ 7.5 Water Factor or ≤ 7.5 gallons per cu. ft. capacity	TBD	Water Factor		
Pre-rinse spray valves	≤ 1.6 gpm	TBD	Flow Rate		
Cooling towers	≥ 5 Cycles of concentration	TBD	Cycles		
Food Steamers	Boiler-less; self-contained	TBD			
Ice machines	Air-cooled or ≤ 25 gallons/100 lbs.	TBD	Air-cooled Wtr-cooled		
Commercial Refrigeration	Air-cooled or water-cooled w/closed system; no single pass permitted.	TBD	Air-cooled Wtr-cooled		
Vehicle Wash Facilities	≥ 50 % recycled	NA	% recycled		
Outdoor Water Use					
Requirements (the more restrictive of all state, federal and EBMUD Codes apply)					
No. Devices and Value					
Unit Measure					
Pass/Fail					
Attach Landscape Plan with the following (see definitions)					
Total Landscape Area		+/- 56,500	sq. ft.		
Total Irrigated Area		TBD	sq. ft.		
Total Turf Area	< 25% of irrigated	TBD	sq. ft. & %		
Non-Turf Areas	80% native or low water use	TBD	sq. ft. & %		
Automatic Self Adjusting irrigation controller	For all commercial and 3 or more residential > 5000 ft ² landscaping	TBD	Manufacturer		
Irrigation Efficiency	80% ETo - Reference evapotranspiration; no overspray, no runoff	TBD, to meet minimum	% ETo		
Valves and Circuits	Group plants by type/Hydrozones	Yes, TBD	# of Zones		
Pool and Spas	Covers Required	NA	#		
Sprayheads	Not allowed in ≤ 8 ft. wide area	Yes, TBD	See Regulations		

GPD - Gallons Per Day GPM - Gallons Per Minute GPF - Gallons Per Flush

EBMUD • P.O. Box 24055 MS 48, Oakland, CA 94623 • (866) 403-2683 • www.ebmud.com

SECTION 31 CHECKLIST DEFINITIONS

These definitions are intended to help applicants in completing the Section 31 Checklist and completing project plans. They do not replace the text included within the Section 31 Regulations themselves.

1. Indoor Water Use

- a. **High-Efficiency Toilet** Dual-flush gravity type model rated at a maximum average flush volume of 1.28 gallons per flush (gpf). All toilets must be certified as passing a 350 gram or higher flush test as established by the Uniform North American Requirements or other District-accepted third party testing entity. Pressure-assisted or flushometer type toilets with a maximum 1.0 gpf. Does not include flush or conversion devices.
- b. **Urinals** Manual, sensor-operated flush or zero water consumption urinal.
- c. **Showerhead** Individually plumbed water emitting device.
- d. **Lavatory faucet** Faucet with an aerator or laminar flow control device.
- e. **Kitchen faucet** Faucet with an aerator or laminar flow control device (i.e. orifices).
- f. **Clothes washing machine** Front loading horizontal axis or top loading model with: (1) a water factor rating of 7.5; or (2) a maximum average water use of 7.5 gallons per cubic foot of laundry or less.
- g. **Cooling towers** Equipped with recirculating systems, conductivity controllers, as well as make up and blowdown meters, and operate at a minimum of five (5) cycles of concentration.
- h. **Food steamers** Boiler less or self-contained models where applicable.
- i. **Ice machines** Air-cooled or water-cooled with a recirculating cooling unit.
- j. **Commercial refrigeration** Air-cooled or water-cooled with a closed looped system.
- k. **Pre-Rinse Dishwashing Spray Valves** Hand dishwashing spray emitter.

2. Outdoor Water Use

- a. **Total Landscape Area** Area, in square feet, that is designed for planting and irrigation; may include areas available for future landscaping.
 - i. **Turf areas** Percent of total irrigated area to be planted with lawn or turf.
 - ii. **Non-turf areas** Percent of total irrigated area to be planted with plants and groundcover (no lawn or turf).
- b. **Irrigation**
 - i. **Irrigation Efficiency** Includes a landscape (water budget design) to apply water at 80% of evapotranspiration or the amount of water required to maintain a healthy landscape accounting for the evaporation of water from the soil surface and the transpiration of water through the plant foliage.
 - ii. **Automatic, self-adjusting irrigation controllers** Controllers that automatically activate and deactivate the irrigation system based on changes in the weather and include a moisture sensor and/or rain sensor shutoff.
 - iii. **Non-turf landscaped areas** Must include a pressure regulated drip irrigation system, designed by a landscape architect or other competent person.
 - iv. **Sprinklers and spray heads** All overhead spray or other sprinkler emitters not including bubblers or drip irrigation equipment.
 - v. **Valves and circuits** Electronic and manually operated.
 - vi. **Dedicated Irrigation Meter** A separate water meter for the landscape irrigation portion of the parcel is required at $\geq 5,000$ sq. ft..
- c. **Swimming Pools and Spas.**
 - i. **Covers** Any cover material to reduce the amount of evaporation off pools and spas.
- d. **Vehicle wash facilities** Manual or automated commercial car washing stations.

URBAN FARMING
Zoning - Site Photos
1151 Sixth Street
10 April 2013

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TRACHTENBERG ARCHITECTS
2421 Fourth St., Berkeley, CA
trachtenbergarch.com

LAND USE PLANNING



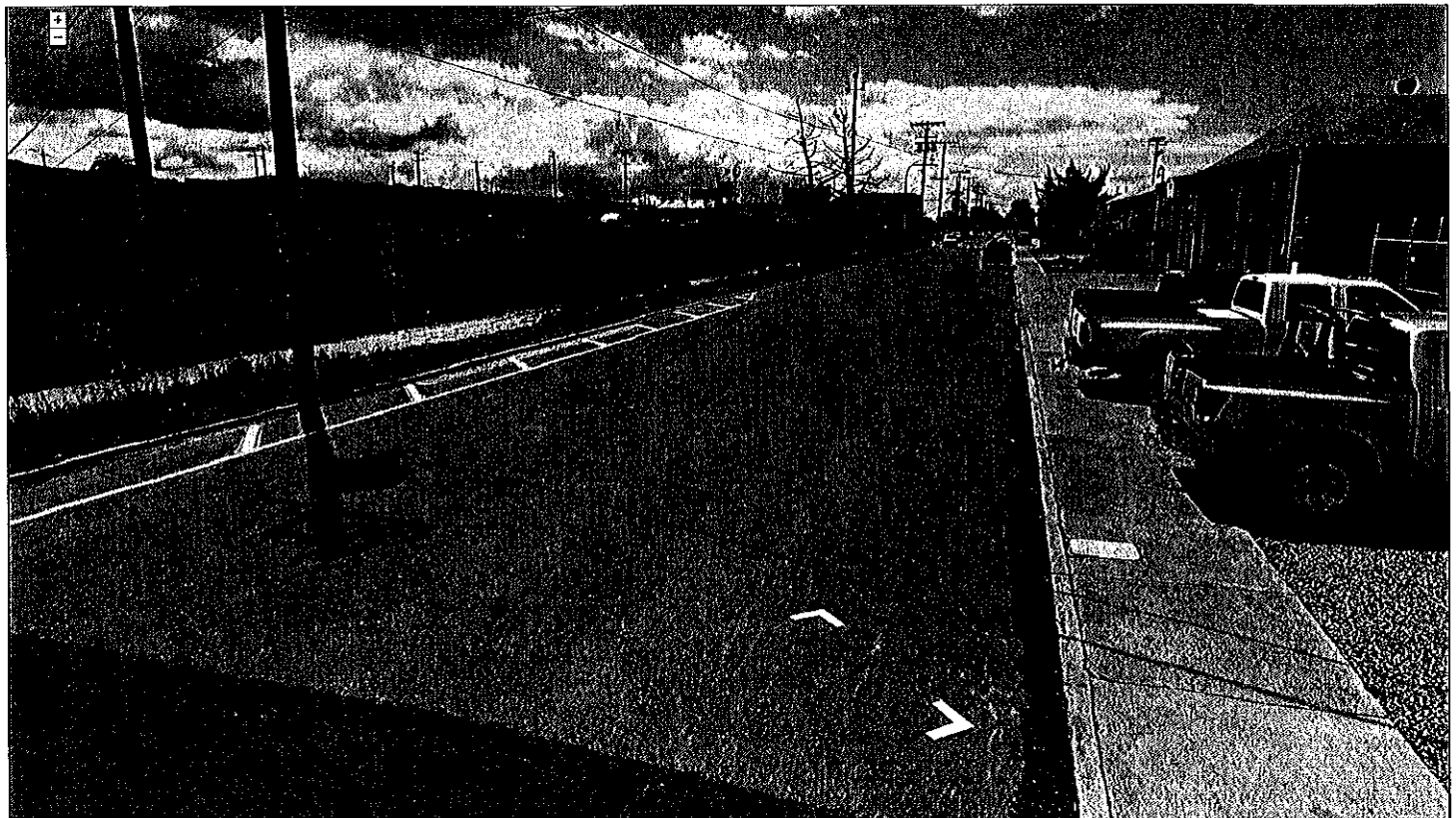
Project Site from Corner of Fifth Street and Harrison Street



Project Site from Corner of Seventh Street and Harrison Street



Project Site at Fifth Street at Codornices Creek - View North (Project Site on Right)



Project Site Along Fifth Street at Codornices Creek - View South (Project Site on Left)

APR 17 2013

Bay-Friendly Basics Landscape Checklist



This Bay-Friendly Basics Checklist is for all new construction and renovation of landscapes that are 2,500 square feet of irrigated area or greater and require a permit. The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is considered a minimum set of practices to improve the environmental performance of the landscape. Projects are recommended to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, check "N/A" and make a note of why the measure does not apply to the project (attach additional sheets if necessary). For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit: www.BayFriendly.org

Project: Urban Adamah

Address: 1151 56th Street

Date: 04/10/2013

Earthwork & Soil Health

Yes No N/A Measure & Requirement Documentation Notes

1. Mulch

	<p>Requirement All soil on site is protected with a minimum of 3 inches of mulch after construction.</p> <p>Recommendation Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting.</p> <p>Reference <i>Bay-Friendly Landscape Guidelines</i>, Practice 4.1; <i>Bay-Friendly Guide to Mulch</i>, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.</p>	<ul style="list-style-type: none"> • Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable). 	
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2. Amend the Soil with Compost Before Planting

	<p>Requirement Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived.</p> <p>Recommendation Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality.</p> <p>Reference <i>Bay-Friendly Landscape Guidelines</i>, Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org</p>	<ul style="list-style-type: none"> • Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • Submit H35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. <p><u><i>If a waiver is requested based on soil organic matter content or the needs of plant palette.</i></u></p> <ul style="list-style-type: none"> • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater. 	
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Bay-Friendly Basics Landscape Checklist

Yes No N/A Measure & Requirement Documentation Notes

Materials

3. Reduce and Recycle Landscape Construction Waste

<p>Requirement Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling.</p> <p>Reference: StopWaste.Org, <i>Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials</i> and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org.</p>	<ul style="list-style-type: none"> • State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a sample template, or one can be downloaded at www.BuildGreenNow.org. • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).
---	--

Planting

4. Choose & Locate Plants to Grow to Natural Size

<p>Requirement Species will be selected and plants spaced to allow them to grow to their natural size and shape . Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into their planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements.</p> <p>Reference <i>Bay-Friendly Landscape Guidelines</i>, Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin, Carol, David Fross and Bart O'Brien, <i>California Native Plants for the Garden</i>; East Bay Municipal Utility District, <i>Plants and Landscapes for Summer Dry Climates</i>; Sunset, <i>Western Garden Book</i>.</p>	<ul style="list-style-type: none"> • Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.
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Bay-Friendly Basics Landscape Checklist

Yes No N/A	Measure & Requirement	Documentation	Notes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>5. Do Not Plant Invasive Plant Species</p> <p>Requirement None of the plant species listed by CAL-IPC's Don't Plant a Pest as invasive in the San-Francisco, Bay Area are included in the planting plan.</p> <p>Definition An invasive species is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likely to cause economic or environmental harm or harm to human health. Federal Executive Order 13111.</p> <p>Reference Bay-Friendly Landscape Guidelines, Practice 2.1d; Don't Plant A Pest brochures for trees and plants available at www.cal-ipc.org; www.cal-ipc.org/ip/inventory/weedlist.php.</p>	<ul style="list-style-type: none"> • Compare the complete list of plants in the plant palette to the Cal-IPC list of plants that are invasive to the San Francisco Bay-Area. • Submit the complete plant palette. • Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species. 	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>6. Grow drought tolerant CA native, Mediterranean or climate adapted plants</p> <p>Requirement A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a published plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately.</p> <p>Recommendation California native or Mediterranean species are strongly recommended.</p> <p>Reference <i>Bay-Friendly Landscape Guidelines</i> Practice 4.2; www.owue.water.ca.gov/docs/wucols00.pdf.</p>	<ul style="list-style-type: none"> • Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (download a Bay-Friendly plant legend template to facilitate this process at www.BayFriendly.org). • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement. 	

Bay-Friendly Basics Landscape Checklist

Yes No N/A	Measure & Requirement	Documentation	Notes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7. Minimize the lawn Requirement A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. Reference <i>Bay-Friendly Landscape Guidelines</i> , Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org ; Brooklyn Botanic Garden Publications, <i>Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere</i> .	<ul style="list-style-type: none"> • Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit. 	

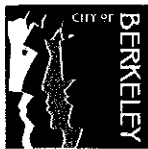
Irrigation

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting) that Includes a Moisture &/or Rain Sensor Shutoff Requirement Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. Reference <i>Bay-Friendly Landscape Guidelines</i> , Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com .	<ul style="list-style-type: none"> • Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity. 	
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<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide Requirement Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	<ul style="list-style-type: none"> • Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide. 	
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Bay-Friendly Basics: Bay-Friendly Basics represents the 9 required practices in the Bay-Friendly Landscape Scorecard. Landscapes that achieve the Bay-Friendly Basics will achieve significant environmental benefits for the project and community as well as taking the first step toward becoming a Bay-Friendly Rated Landscape. If a project is interested in seeking to qualify as a Bay-Friendly Rated Landscape, it must also earn a minimum of 60 points on the Bay-Friendly Landscape Scorecard and be evaluated by a qualified Bay-Friendly Rater. Please visit www.BayFriendlyCoalition.org to learn more about taking this next step in sustainability. The Bay-Friendly Basics is not a substitute for exercising sound judgment in particular circumstances. Rather, the Bay-Friendly Basics is designed to help local governments raise the minimum environmental requirements for landscape projects that require a permit.

This checklist works well with the Small Commercial Green Building Checklist available at www.stopwaste.org/smallcommercial.



PLANNING & DEVELOPMENT

Land Use Planning, 2120 Milvia Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.9603 Fax: 510.981.7420 Email: Planning@ci.berkeley.ca.us

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APR 17 2013

ZONING USE QUESTIONNAIRE

LAND USE PLANNING

MJKLHJKL

Permit # _____ Date 04/15/2013

Property Address 1151 Sixth Street Berkeley, CA 94710

Applicant Name David Trachtenberg (Trachtenberg Architects) Phone # (510)649-1414 x 12

Proposed Use Community Farm & Sustainable Agriculture Training Center Previous Use Vacant Land

Describe your business: Urban Adamah is a 501c3 nonprofit organization that runs a community farm and sustainable agriculture training center on 1.25 acres of leased land at 1050 Parker Street in West Berkeley. (Our landowner is Wareham Development.) The farm produces more than 12,000 pounds of produce each year (all of which is given away freely), runs educational programs for more than 6,000 people annually, and is a national model for efficient food production, community engagement, and sustainable agriculture training.

Name of Property Owner (if different from applicant) Urban Adamah Phone # (510) 649-1595

What are adjacent uses (sides and rear?) MULI

Is this an existing building? Yes _____ No

If yes, has a Change of Occupancy Inspection been made by the Building and Safety Division?

Yes _____ No _____

What changes will be made to the building? _____

List days and hours of operation: Monday - Thursday: 9am-6pm with occasional evening hours (average once per week) Friday: Same as Monday-Thursday
Saturday: 10am-3pm with occasional evening hours (average once per week) Sunday: 10am-3pm

Are you renting _____, leasing _____, or buying the property?

Is the transaction contingent on obtaining a Use Permit? Yes No _____ Explain _____

How many employees will you have (including yourself)? Total 10 full time employees, 16 fellows per season (three seasons a year) Per Shift _____

How many customers do you expect at one time? 50 When will be your busiest hours? M-F 2pm-6pm Sun 10am-4pm

Is there an existing parking lot? Yes _____ No Do you share it with any other use? _____

Will you provide parking for customers? Yes No _____ How many spaces? TBD

Will you provide parking for employees? Yes No _____ How many spaces? TBD

Will parking be on the same property? Yes No _____ If not, explain: _____

From what area do you expect the majority of your customers: _____

Immediate neighborhood Several neighborhoods Passing Traffic City-wide Larger area

Explain _____

ADDRESS: 1151 Sixth Street Berkeley, CA 94710

DATE: _____

Will you be selling any alcoholic beverages for off-site consumption? Yes _____ No

If yes, have you applied for an off-sale license from the State Department of Alcoholic Beverage Control? Yes _____ No

Will you be selling beverages in containers subject to California Redemption Value (CRV)? Yes _____ No

ESTABLISHMENTS SERVING FOOD OR DRINK

Proposed seating (#) TBD Maximum allowable capacity under Building Code (#) TBD

What type of cooking will you feature? Farm to Table

How will cooking odors be controlled? Yes

What arrangement will be made for recycling? Per City of Berkeley Standards

Alcoholic Beverages

Will you serve beer? No Wine? No Liquor? No

With meals only? No Separately? No At a bar? No

Have you applied for a license from Department of Alcoholic Beverage Control? Yes _____ No

Music

Will you provide live entertainment? Yes _____ No Of what type? _____

Will there be live music? _____ Recorded? No Amplified at what level? _____

Will sound control be provided? Yes _____ No

What are the assurances that sound control will be adequate? _____

When will sound controls be installed? _____

Who is responsible for assuring that the business operates as described above?

[PRINT NAME] Adam Berman

Signature 

Date April 15, 2013



1
A1.0
CONTEXT PLAN
1"=300'-0" @ 11/17
1"=100'-0" @ 2/03
0 50 100 200



**TRACHTENBERG
ARCHITECTS**

2401 Fourth Street
Berkeley, California 94710
Tel: 510.851.1414
www.TrachtenbergArch.com



**URBAN
ADAMAH**
Community Farm
and Sustainable
Agriculture Training
Center

1151 Sixth Street
Berkeley, CA

041122019 DRAWING SUBMITTAL

ALL DIMENSIONS AND NOTATIONS UNLESS OTHERWISE
SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS
SHOWN ON THIS DRAWING SHALL BE CONSIDERED
AS THE BASIS FOR CONSTRUCTION UNLESS
OTHERWISE NOTED.

DATE: 12/22

SHEET:

CONTEXT MAP

A1.0



**URBAN
ADAMAH**
Community Farm
and Sustainable
Agriculture Training
Center

1151 Sixth Street
Berkeley, CA

04-152219 ZENNING IS-BERKTYL

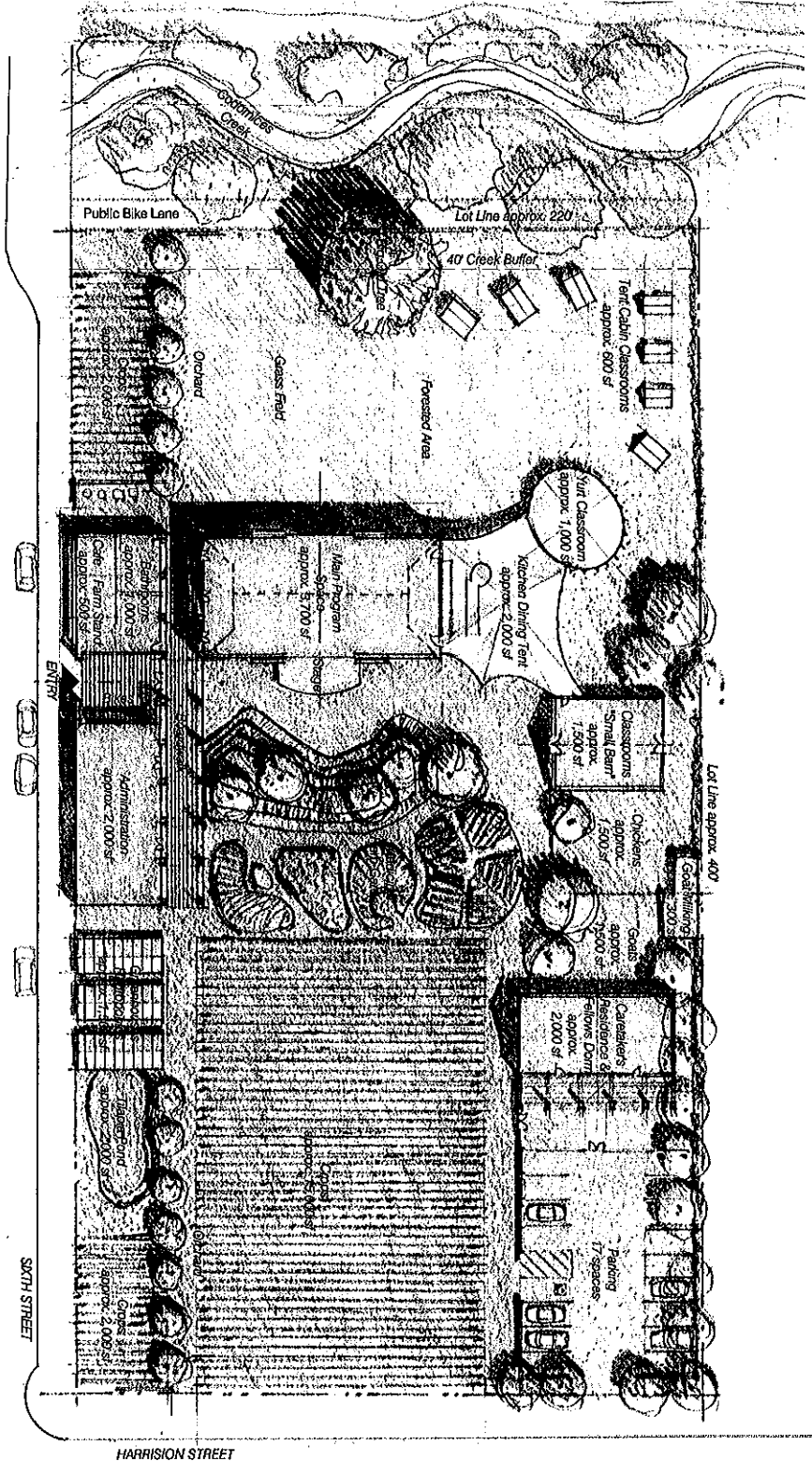
ALL DRAWINGS AND INSTRUMENTAL APPROVALS
HEREON SHALL BE VOID WITHOUT THE ORIGINAL
SIGNATURE OF THE ARCHITECT, AND ANY CHANGES
TO THESE DRAWINGS SHALL BE VOID WITHOUT THE
CONSENT OF TRACHTENBERG ARCHITECTS.

CSS 1222

SHEET

PROPOSED
SITE PLAN

A1.1



1 PROPOSED SITE PLAN
A1.1
1"=20'-0" @ 11x17" 1"=40'-0" @ 8x13"





PLANNING & DEVELOPMENT

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LAND USE PLANNING

TABULATION FORM

Project Address: 1151 Sixth Street Berkeley CA 94710 Date: 04/11/2013
 Applicant's Name: Trachtenberg Architects
 Zoning District: MU-LI

Please print in ink the following numerical information for Use Permit, Variance, and other Zoning Ordinance related permit applications:

		<i>Existing</i>	<i>Proposed</i>	<i>Permitted/ Required</i>
Units; Parking Spaces				
Number of Dwelling Units	(#)	NA	NA	NA
Number of Parking Spaces	(#)	0	17	17
Yards and Height				
Front Yard Setback	(ft.)	NA	+/- 50' (Harrison St)	0'
Side Yard Setbacks: (facing property)	Left: (ft.)	NA	+/- 0' (Fifth Street)	0'
	Right: (ft.)	NA	+/- 0' (East Lot Line)	0'
Rear Yard Setback	(ft.)	NA	+/- 40' (North Lot Line)	0'
Building Height*	(# Stories)	NA	TBD	NA
Average*	(ft.)	-	-	-
Maximum*	(ft.)	NA	TBD < 45'	45'
Areas				
Lot Area	(SqFt.)	+/- 88,000	No Change	-
Gross Floor Area*	(SqFt.)	NA	+/- 14900 sf	-
Total Area Covered by All Floors				
Building Footprint*	(SqFt.)	NA	+/- 14900 sf	-
Total of All Structures				
Lot Coverage*	(%)	0%	17%	100%
(Footprint/Lot Area)				
Useable Open Space*	(SqFt.)	NA	NA	NA
Floor Area Ratio*		0	.17	2.0
Non-Residential Projects only (except ES-R)				

*See Definitions - Zoning Ordinance Title 23F.

Revised: 09/02

g:\forms\land use planning\tabulation_form.doc

ASSESSOR'S MAP 60

Code Area No.13-000

2386

Map of the I.M. Wentworth Boot & Shoe Company's Tract. (BK.6 Pg.16)

Scale: 1" = 60'

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APR 17 2013

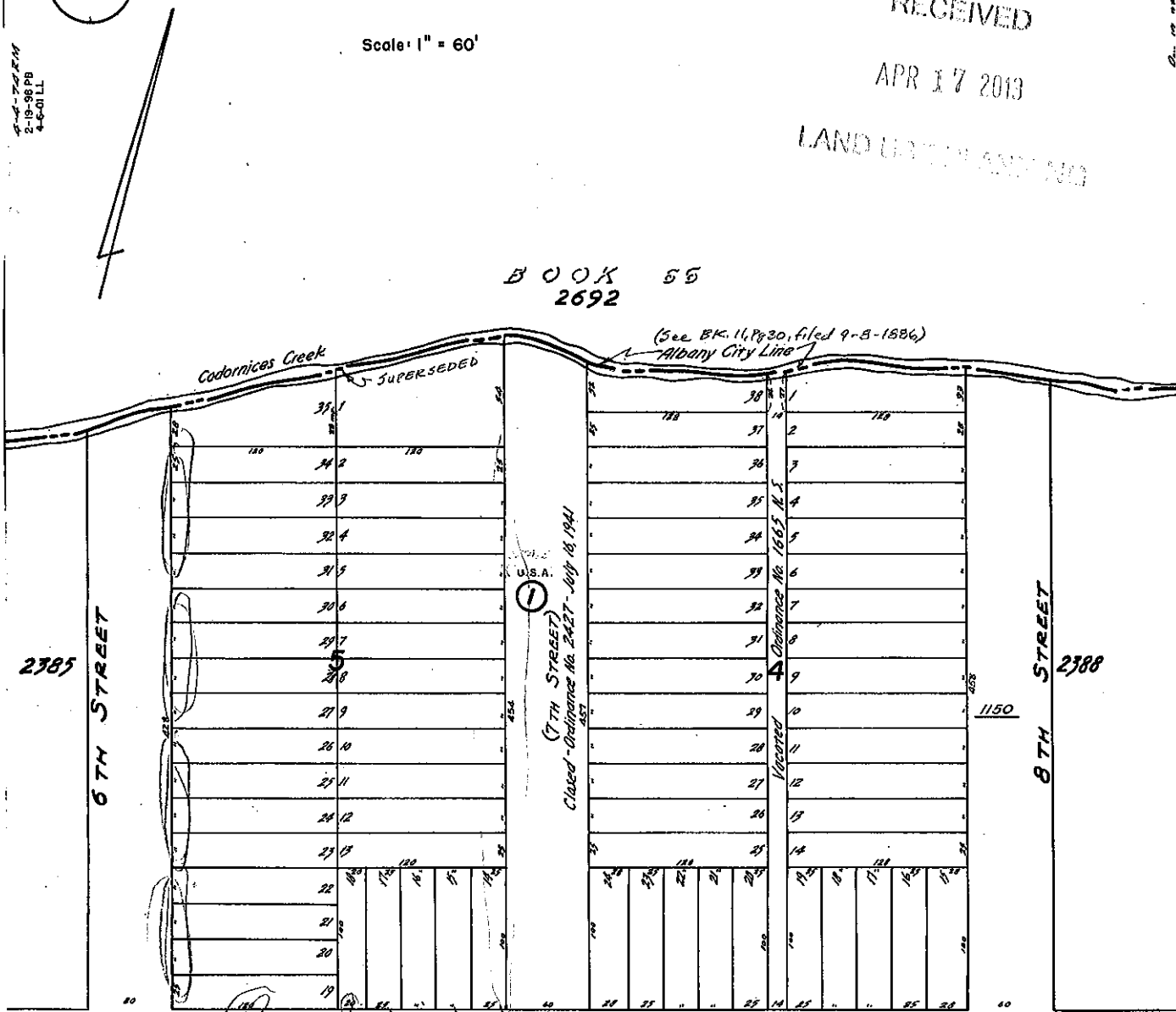
LAND UNDER ASSESSMENT

BOOK 55
2692

(See BK. 11, Pg. 30, filed 9-8-1886)
Albany City Line

Codornices Creek

SUPERSEDED



2385

6TH STREET

U.S.A.
①
(7TH STREET)
Closed - Ordinance No. 2427 - July 18, 1941

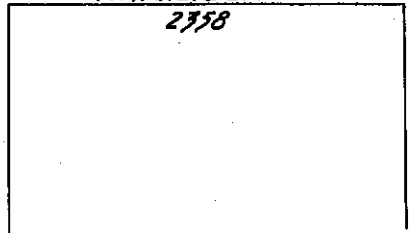
8TH STREET

2388

1150

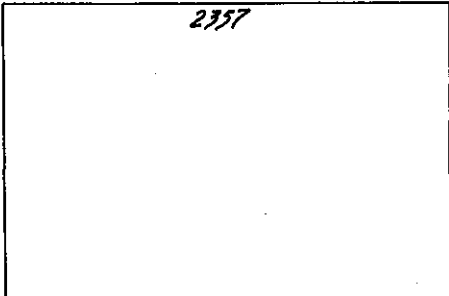
198
HARRISON STREET

2359



7TH STREET

STREET



2378



PLANNING & DEVELOPMENT

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



LAND USE PLANNING

III.C.7. Zoning and Building Application Information: Impervious Surfaces

Complete at both the development application stage (in order to encourage minimizing increases in the amount of impervious surface) and at the building application stage (to document what is actually being constructed) for all projects on lots 10,000 square feet or greater that have been applied for since February 19, 2003.

Date of Application: _____

Type of Application: parcel/tentative/vesting/tract/map site development review building permit

Project Location or Address:* 1151 Sixth Street, Berkeley, CA

Project Name (if applicable): _____

Type of Project:*

Commercial Industrial Residential Public Agency

Property Owner's Name: _____

Applicant's Name: David Trachtenberg

Owner Contractor Engineer/Architect Developer

Applicant Address: 2421 Fourth Street, Berkeley, CA

Applicant Phone: 510 649-1414x12 Fax: _____ Email: david@trachtenbergarch.com

Total Lot (or Parcel/Tract) Area in Sq. Ft. * +/- 88,000 APN: 060-2386-001-00

Type of Impervious Surface	Pre-Project Condition in Sq. Ft. (if applicable)	Proposed Project Improvements in Sq. Ft.
Building(s) Footprint (including attached garage)	0	+/- 14,900
Hard surfaces: driveway(s), patio(s), parking lot(s), impervious decking(s), etc.	0	0
Accessory structures: garage(s), carport(s), shed(s), other miscellaneous structures	0	0
Off-lot Impervious Surface (Streets, Sidewalks)	N/A	N/A
Total Impervious Surface in Square Feet	0	* +/-14,900

Check box if proposed project's total impervious surface is over: 43,560 sq. ft. 10,000 sq. ft.

Check box for phase of project: development application building permit application

I declare under penalty of perjury that, to the best of my knowledge, the square footage presented herein is accurate and complete. Incorrect impervious area calculations may delay your project application(s) and/or permit(s).

Signature of Applicant

4/15/2013
Date

* Indicates field required by NPDES permit provision C.3.n.i. Other permit requirements may also apply.

Instructions and Information about this Form and the Regulations

Beginning February 19, 2003, applicants must fill out this form for all newly constructed private and public (i.e., roads, buildings) development projects with a site size of 10,000 square feet or more. The information on this form is required by the San Francisco Bay Regional Water Quality Control Board as part of the County's NPDES permit.

If the amount of impervious area changes, then this form needs to be filled out for each application for which a change in impervious area has occurred.

Q: Who needs to fill out this form?

A: Where new impervious surface is being created:

- 1) Applicants for private projects.
- 2) Project managers for public projects.

Q: When are permanent water treatment systems required?

A: Dates for implementation:

Group 1 projects — defined as 1 acre or more of impervious surfaces — compliance begins 2/15/05.

Group 2 projects — defined as 10,000 square feet or more of impervious surfaces — compliance begins 8/16/06.

All Group 1 projects that have had their projects approved by the Planning Commission or have obtained a building permit by February 15, 2005 will not be required to design and install water treatment systems.

All Group 1 projects that have not had their projects approved by the Planning Commission or have not obtained a building permit by February 15, 2005 will be required to design and install water treatment systems.

All Group 2 projects that have had their projects approved by the Planning Commission or have obtained a building permit by August 16, 2006 will not be required to design and install water treatment systems.

All Group 2 projects that have not had their projects approved by the Planning Commission or have not obtained a building permit by August 16, 2006 will be required to design and install water treatment systems.



Planning & Development Department
Land Use Planning Division

April 18, 2013

David Trachtenberg
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA 94710

RE: 1151 Sixth Street, Application #13-20000051
Administrative Use Permit to: ESTABLISH COMMUNITY FARM AND
SUSTAINABLE AGRICUTURE TRAINING CENTER ON EXISTING VACANT LOT.

Dear Applicant:

On behalf of the City of Berkeley, I would like to introduce myself as the project planner for the above referenced application. Your application is currently being reviewed by City departments, including the Building and Safety and Planning departments, as well as other interested parties, for their comments and to ensure that the project is complete as submitted. If any questions arise, City staff will either contact you in writing or via the telephone at the phone number supplied on the application you submitted. It is also prudent to expect site visits by various staff members in the next couple of weeks. These visits will be from the public right-of-way, unless an appointment is made with you in advance.

If you have any questions or concerns, please feel free to contact me at 510-981-7548. If I have any questions, I will contact you within 30 days of your application date to follow-up with the status of the project and to request any additional information needed to complete the application. If you do not hear from me, please note that due to staffing reductions and the level of permit activity, you should expect a processing time of 3-4 months for most simple use permits and 4-8 months for complex or controversial projects.

I understand that you have requested expedited review. We were unable to find an available planner to provide this service for you. However we do have access to outside consulting firms that dos this type of work for us under my supervision. If you are interested in us sending this out for an outside consultant to complete the review of your application, please contact us within 5 days of receipt of this letter to start the process. You will have the opportunity to review the timeline and cost prior to commencement of any work. Please note that full payment is required before we start expedited review.

I look forward to working with you.

Sincerely,

Pamela Johnson
Assistant Planner