

Office of the City Manager

SUPPLEMENTAL or REVISED AGENDA MATERIAL

Meeting Date: March 26, 2013

Item Number: 3

Item Description: ZAB Appeal: 1488 Keoncrest Drive

Supplemental/Revision Submitted By: Eric Angstadt, Director of Planning

"Good of the City" Analysis:

The analysis below must demonstrate how accepting this supplement/revision is for the "good of the City" and outweighs the lack of time for citizen review or evaluation by the Council.

Councilmembers Laurie Capitelli and Linda Maio met with neighbors of 1488 Keoncrest and the owners of 1488 Keoncrest. The owners have agreed to eliminate the third story from the project and submitted revised drawings to the City on March 18, 2013. The project has been scaled down as follows: Enlarge an existing 1,200 sq. ft. single family residence by constructing a 110 sq. ft. addition to the ground floor for an expanded single-car garage, and constructing a 290 sq. ft. second story addition for a bedroom, increasing the average height to 19'6" and vertically extend a non-conforming front yard setback.

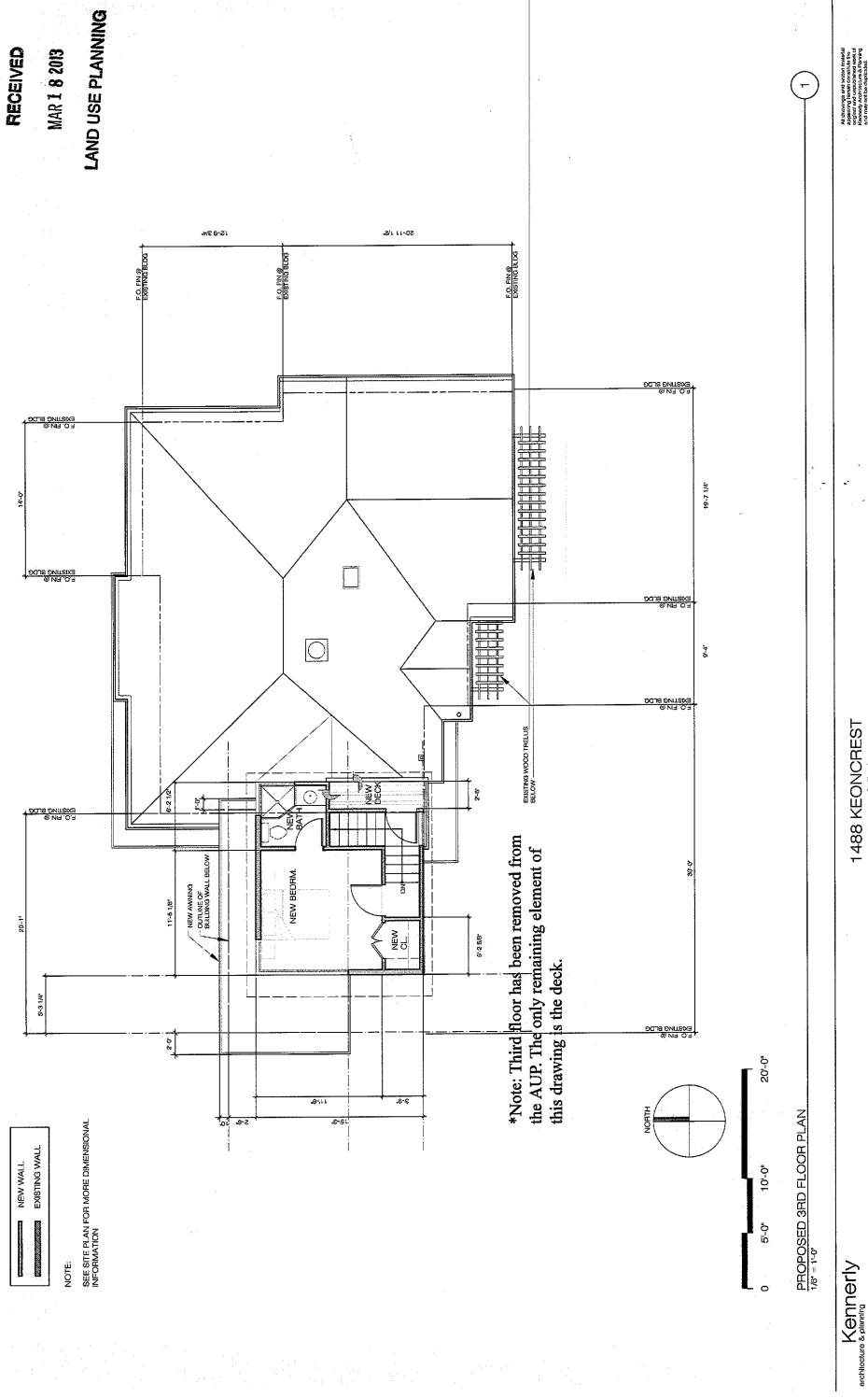
The issues raised by the appellants have been addressed by the owners. Staff has reviewed the revised drawings and recommends that Council approve the revised project as currently designed and direct Staff to prepare a revised Resolution with Findings and Conditions of Approval.

Consideration of supplemental or revised agenda material is subject to approval by a two-thirds vote of the City Council. (BMC 2.06.070)

A minimum of **42 copies** must be submitted to the City Clerk for distribution at the Council meeting. This completed cover page must accompany every copy.

Copies of the supplemental/revised agenda material may be delivered to the City Clerk Department by 12:00 p.m. the day of the meeting. Copies that are ready after 12:00 p.m. must be delivered directly to the City Clerk at Council Chambers prior to the start of the meeting.

Supplements or Revisions submitted pursuant to BMC § 2.06.070 may only be revisions of the original report included in the Agenda Packet.



1488 KEONCREST Berkeley, California

May 14 2012

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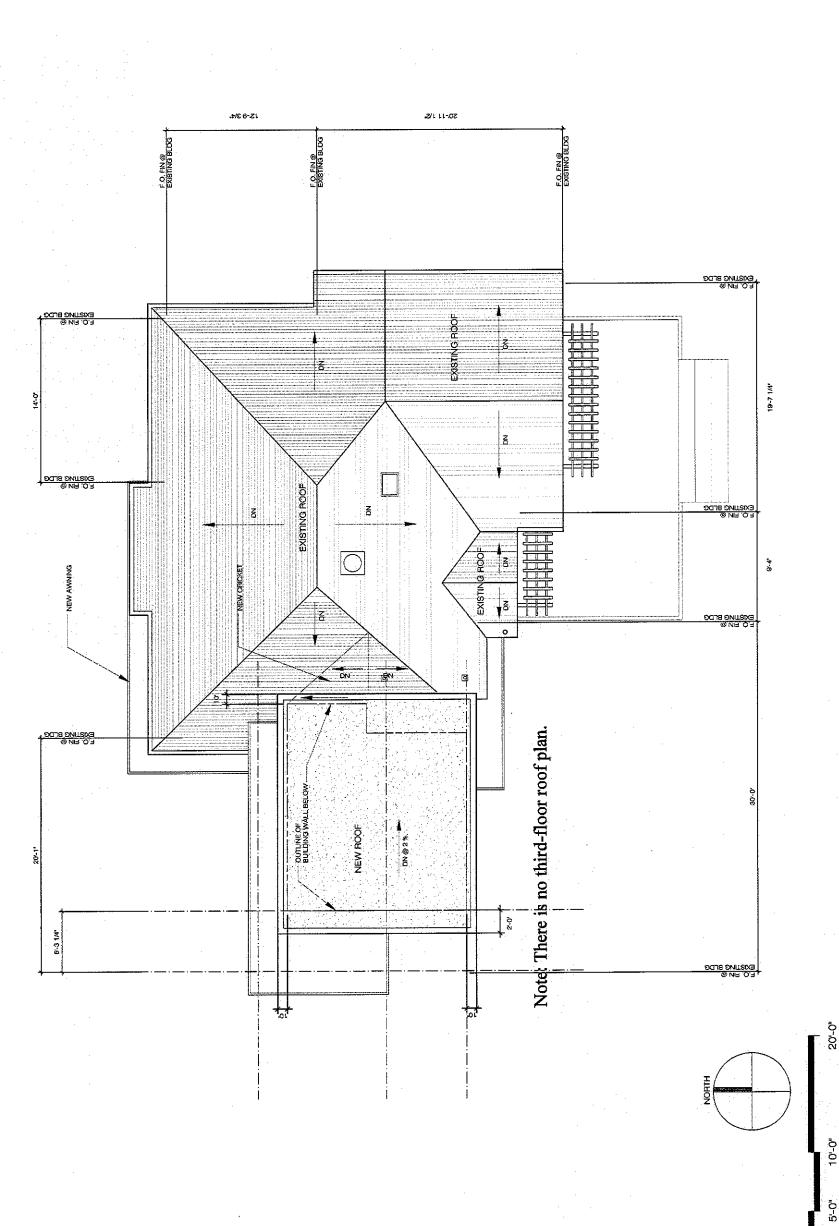
1488 KEONCREST Berkeley, California

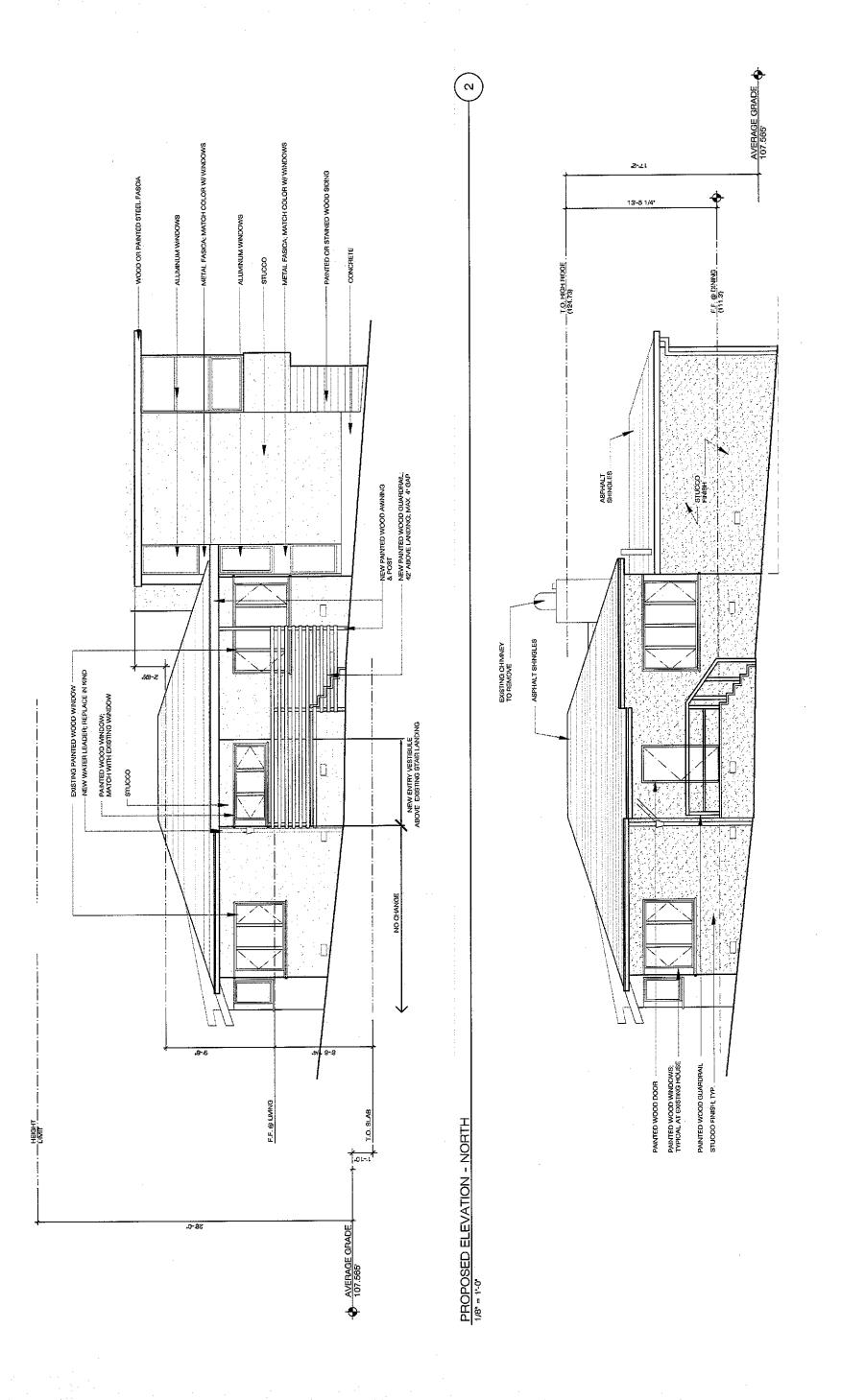
PROPOSED ROOF PLAN

Kennerly architecture & planning

375 Alabama Street #440 San Francisco, CA 94110 V : 4 1 5 . 285 . 28 8 0 F : 4 1 5 . 285 . 22 4 0

May 14 2012





1488 KEONCREST Berkeley, California

May 14 2012 Revised 2-Story plan, March 2013 Shanken/Teicher

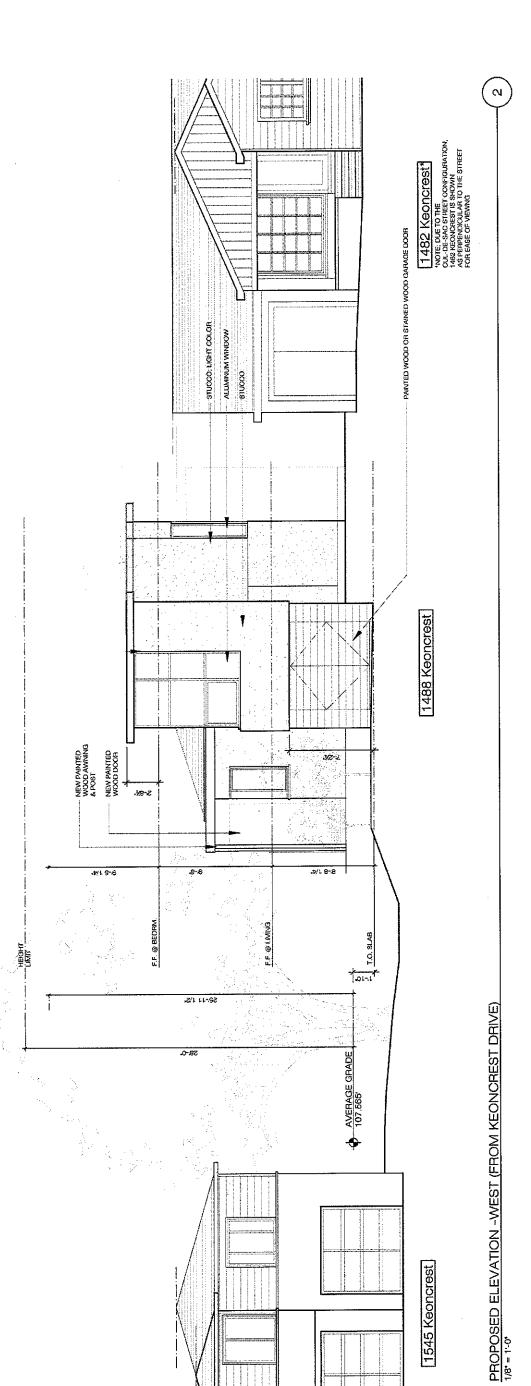
Kennerly architecture & planning 375 Alabama Street #440 San Francisco, CA 94110 V : 4 1 5 . 2 8 5 . 2 2 4 0 F : 4 1 5 . 2 8 5 . 2 2 4 0

EXISTING ELEVATION - NORTH



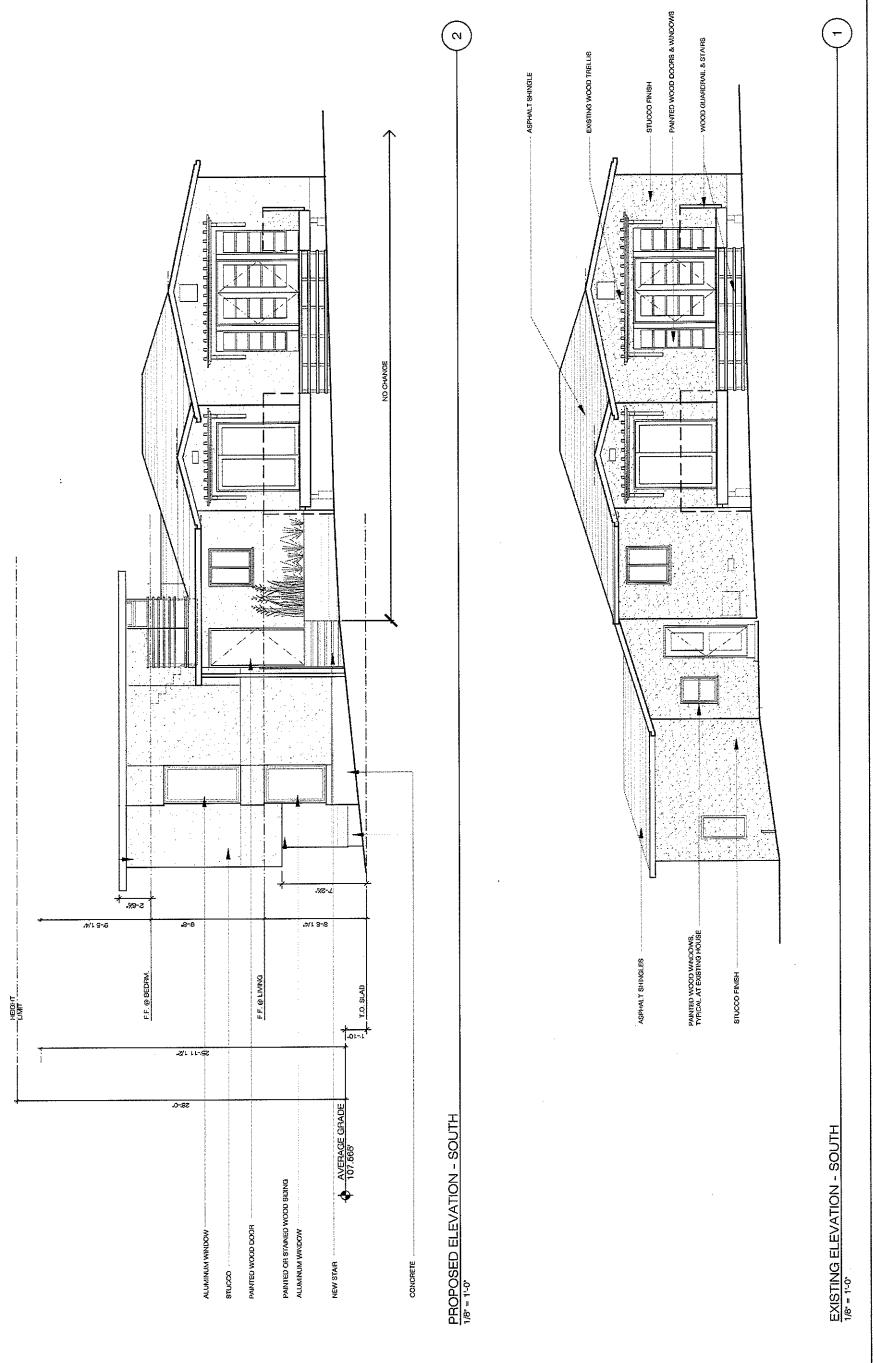
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1488 KEONCREST Berkeley, California



PAINTED WOOD CORNER WINDOW PAINTED WOOD GARAGE DOOR EXISTING STAIR LANDING STUCCO FINISH; TYP. ASPHALT SHINGLES

EXISTING ELEVATION --WEST (FROM KEONCREST DRIVE)



1488 KEONOREST Berkeley, California

May 14 2012

375 Alabama Skreet #440 San Francisco, CA 94110 V : 415,285,2880 F : 415,285,2240

Kennerly architecture & planning

AVERAGE GRADE 4 Se-4 1/4. •⊅\r 8-8 NO CHANGE PROPOSED ELEVATION - EAST 1/8" = 1.0"

WOOD OR PAINTED STEEL FASCIA

1488 KEONCREST Berkeley, Catifornia

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architecture & planning
375 Alabama Street #440
Sen Frencisco, CA 94110
V: 415.285.2240

EXISTING ELEVATION - EAST 1/8" = 1.0