

Subj: Use Permit: 01-1000057  
Date: 10/17/2001 11:15:43 PM Pacific Daylight Time  
From: jean\_dewitt@hotmail.com (Jean DeWitt)  
To: s\_solomon@ci.berkeley.ca.us

S. Solomon  
Current Planning Division/Permit Service Center  
1120 Milvia Street  
Berkeley, CA 94704

RE: Hills Fire Station  
3000 Shasta Road,  
Use Permit: 01-1000057

Dear S. Solomon:

We are residents of the hill neighborhood served by Fire Station #7. We are writing to express our support for the construction of a new fire station to be located at 3000 Shasta Road.

This new location will serve the entire district much better than any of the proposed alternatives. A study by the Fire Department of response times to various sites indicates that the 3000 Shasta site is far superior to the others.

Most people living in our area are acutely aware of the urgent need to construct a new facility to replace our 62 year old aged fire station as well as to help us prevent another disastrous wildfire. We have been waiting for a new station since the terrible 1991 firestorm and any further delay should be minimized.

Therefore, we strongly urge that the Zoning Adjustments Board of the City of Berkeley at its October 25, 2001 meeting approve the EIR Report and Project and issue all the required Use Permits and Variance in order that we can move ahead quickly to building the new station on this site.

Thank you very much. I wish we could be at the meeting but we will be out of town. We appreciate you taking into account the whole neighborhood effected and the tremendous amount of time that has passed since identifying this urgent need and help to resolve this issue quickly.

Sincerely

Jean & Jean DeWitt,  
11 Whitaker Avenue

Members of The Zoning Adjustment Board  
City of Berkeley, California,

Re: Use Permit 01-1000057

Oct. 18, 2001

Dear Members of the ZAB:

We are fast approaching the anniversary of the Berkeley-Cabland fire storm of Oct. 20, 1991. We are still not even close to having the new fire station promised for the Berkeley Hills area.

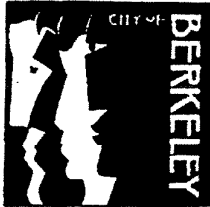
We strongly urge the Zoning Adjustments Board of the City of Berkeley approve and accept the EIR Report and Project at its Oct. 25, 2001 public hearing.

We need this fire station in the hills NOW, not after the next disaster.

Thank you,

Sincerely,

Frank and Betty Saarni  
1434 Whizzly Peak Blvd.  
Berkeley, 94708



## PUBLIC SCOPING SESSION FOR THE ENVIRONMENTAL IMPACT REPORT ON THE NEW HILL FIRE STATION

### Residents and Property Owners in the Fire Station 7 Response District:

The City of Berkeley has directed that an Environmental Impact Report be prepared on the New Hill Fire Station, proposed along Shasta Road, directly opposite the Park Gate entrance to Park Hills Road. The Project site is approximately 19,180 square feet, and is currently vacant. The Project site is located in a well-established residential neighborhood, although there are two large EBMUD water storage reservoirs above and directly south of the Project site, and a water pumping station to the southwest of the site. The Project site is located approximately 450 feet from the western edge of Tilden Regional Park, is currently owned by EBMUD, and is zoned R-1H (Single Family Residential - Hillside Area).

The City of Berkeley proposes to construct a two-story fire station, associated aprons and parking spaces at the Project site. The total interior floor area of the proposed fire station is approximately 7,000 square feet, and the maximum height of the proposed structure is approximately 18 feet, 8 inches. The fire station would provide space for 4 fire response vehicles, an office, a study room (to be used as a temporary dorm by EBRPD firefighters during periods of high fire danger) and a maintenance area on the first floor, and 4 sleeping rooms, bathrooms, a combined kitchen/dining room/dayroom and exercise room upstairs.

The Environmental Impact Report will address the full range of environmental issues associated with the proposed development of the Project site. It is anticipated that the issues identified below will be examined in detail.

Geotechnical Issues  
Biological Resources  
Noise

Hydrology and Water Quality  
Traffic and Parking  
Visual Quality

The purpose of the Public EIR Scoping Session is to provide Berkeley residents and property owners in the area to be served by the proposed fire station and other interested members of the public with an opportunity to notify City staff and the EIR consultants of any information and analysis which should be included in the EIR.

The Public EIR Scoping Session will take place:

**Thursday, March 29, 2001 at 7:00 PM at the  
North Berkeley Senior Center, 1901 Hearst Avenue**

There will be additional opportunities for public input during the environmental review process, and when the Zoning Adjustment Board and City Council consider the Project.

Copies of the Notice of Preparation may be obtained at the Department of Public Works, 1947 Center Street - First Floor, Berkeley, CA, 94704. For more information, contact:

Carmella Rejwan, Public Works Department Project Manager, at (510) 981-6341

RECEIVED

OCT 23 2001

October 16, 2001

CURRENT PLANNING

980 Middlefield Road  
Berkeley, CA 94708  
510-704-8855

Current Planning Division  
Berkeley, CA

re: Hills Fire Station

Dear Zoning Adjustments Board,

I am writing in support of the proposed Hills Fire Station. Our house burned down in the Oakland Hills fire of 1991. We are determined not to let that happen again.

A small but very loud group of individuals oppose the fire station, under the ruse that it does not comply with Measure G. In fact, if you look at where these people live, you find that most of them live near the proposed site. Their concern is not Measure G compliance, but rather "not in my backyard." These selfish individuals do not represent the views of the majority of the Park Hills area.

Please approve the proposed Hills Fire Station.

Sincerely,

  
Steve Lyons

  
Bree Johnston

RECEIVED

# 16

OCT 23 2001

October 16, 2001

CURRENT PLANNING

980 Middlefield Road  
Berkeley, CA 94708  
510-704-8855

Current Planning Division.  
Berkeley, CA

re: Hills Fire Station

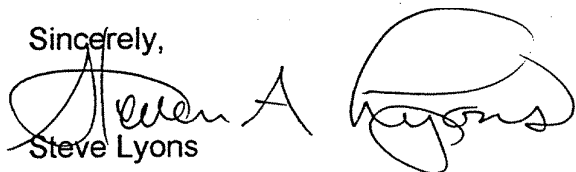
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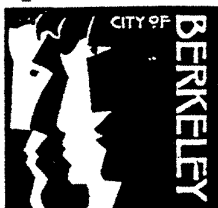
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Please approve the proposed Hills Fire Station.

Sincerely,

  
Steve Lyons

  
Bree Johnston



RECEIVED

OCT 18 2001

URBEN PLANNING

# Notice

## Public Hearing

&

ENDORSED  
FILED  
ALAMEDA COUNTY

OCT 15 2001

PATRICK O'CONNELL, County Clerk  
By  Deputy

## Availability of Draft Environmental Impact Report

# Hills Fire Station 3000 Shasta Road

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Section 23B.32.020 of the ZONING ORDINANCE (6478-N.S.), on: **Thursday, October 25, 2001** at **Old City Hall, 2134 Martin Luther King, Jr. Way, City Council Chambers—Second Floor (wheel-chair accessible)**. The public meeting starts at 7 p.m.

**The purpose of this hearing** is to receive public comment on the project and the adequacy of the project's Draft Environmental Impact Report (DEIR). No formal action will be taken on this project at this meeting, the matter will be continued to a future hearing. Formal action may only be taken after the project's Final Environmental Impact Report is approved.

### PROPOSED PROJECT:

**Use Permit: 01-1000057** Construct and operate an approximately 6,800-square foot, two story, City of Berkeley Fire Station with associated apron and parking area. As required by state regulations it is noted that the project is not listed as a toxics hazard site.

The following permits are being applied for under the Zoning Ordinance:

- ♦ A Use Permit under BMC chapter 23B.32 to construct and operate a fire station in an "R-1 Single Family Residential District, as provided by BMC section 23D.12.030 "Uses Permitted."
- ♦ A Use Permit under BMC chapter 23B.32 to allow parking within the required front yard as allowed by Section 23D.12.080 "Site Location and Screening of Parking Spaces which otherwise prohibits parking in this location.
- ♦ A Variance under BMC chapter 23B.44 to allow an approximately 50-foot wide driveway at the property line where Section 23D.12.080.D "Site Location and Screening of Parking Spaces and Driveways" limits driveways to twenty (20) feet in width at the property line.

**PROJECT APPLICANT:** Carmella Rejwan, Public Works Department, City Of Berkeley,  
(510) 981-6341

**ZONING DISTRICT:** Single Family Residential District - Hillside

**DRAFT ENVIRONMENTAL IMPACT REPORT:** A DEIR has been prepared for the Hills Fire Station and is now available for public review and comment. The review period is 45 days, from October 9 to November 26, 2001 at 5p.m. This period is to provide interested parties with an opportunity

to comment on the DEIR's adequacy. The DEIR is available for review or purchase (\$40) at the City of Berkeley, Capital Projects, 1947 Center Street. Copies will be available shortly for review at the Berkeley Main and the North Branch Berkeley Public Libraries. A copy will also be available shortly, on the Fire Department's page of City's WWW site (ci.berkeley.ca.us). **Please submit written comments** to: City of Berkeley Capital Projects, 1947 Center Street, Berkeley, Ca. 94704, Att: Carmella Rejwan.

#### POTENTIALLY SIGNIFICANT IMPACTS

The DEIR lists the following as *significant* impacts unless they are mitigated:

**Geotechnical Issues:** 2.1 associated with the exposure of people or structures to the risk of loss, injury or death involving strong seismic ground shaking; 2.2 associated with increased soil erosion and loss of topsoil during site preparation and construction; 2.3 associated with seeping water at the project site that could reduce strength of soils, leading to possible on-site settlement and/or structural damage.

**Hydrology and Water Quality:** 3.1 associated with an increase in the rate of storm water runoff leaving the site; 3.2 associated with Project-related alterations in on-site drainage patterns during construction; 3.3 associated with significant erosion caused by on-site drainage and drainage outfalls along an unimproved ditch on the south side of Shasta Road; 3.4 associated with an increase in the amount of suburban non-point source pollutants washed from the site during storm events; 3.5 associated with frequent washing of the fire response equipment, resulting in an increase in the quantity of detergents and surfactants entering storm drains, which would adversely affect the quality of water drainage into Wildcat Creek.

**Traffic and Parking:** 5.1 associated with sight line deficiencies under criteria established in the Caltrans Highway Design Manual.

**Noise:** 6.1 associated with noise generated by activities associated with the proposed fire station that could occasionally exceed the limits allowed in the Berkeley Noise Ordinance.

**Visual Quality:** 7.1 associated with the removal of a number of trees that could be regarded as scenic resources; 7.2 associated with the change in the existing visual character of the site; 7.3 associated with new sources of light and glare at the site.

**TO COMMENT ON THIS APPLICATION:** Response to this notice regarding the Use Permit can be made verbally at the Public Hearing and/or in writing before the Hearing. The public is advised that the Board may limit the number of speakers and the length of time allowed to each speaker. Persons wishing to offer testimony are encouraged to submit their comments in writing. If you want to speak at a public hearing, you must turn in a speaker card by 7:15 p.m. on the night of the hearing. Written Comments can be made to the Board by letter (for mail or hand delivery) to:

Current Planning Division/Permit Service Center  
2120 Milvia Street; Berkeley, CA 94704

Phone #: 510 705-8111 / FAX #: 510 540-1393  
Email: [planning@ci.berkeley.ca.us](mailto:planning@ci.berkeley.ca.us)

**PUBLIC HEARING NOTICE**  
**3000 Shasta Road**

October 25, 2001  
Page 3 of 3

To assure delivery to Boardmembers prior to the Public Hearing, the deadline for letters is 12 Noon, SEVEN DAYS BEFORE THE PUBLIC HEARING DATE. Letters received after that date will be delivered to the Boardmembers at the Public Hearing. TWELVE COPIES of letters should be provided for submissions at the time of the meeting.

**LEGAL LIMITATIONS:** If you object to a decision by the Zoning Adjustments Board to approve or deny a permit or variance for a project the following requirements and restrictions apply:

1. You must appeal to the City Council within 14 days after the Notice of Decision of the action of the Board is mailed. It is your obligation to inquire with the Current Planning Division to determine when a Notice of Decision is mailed.
2. Pursuant to the Code of Civil Procedure Section 1094.6(b), no lawsuit challenging a City Council decision to deny a permit or variance may be filed more than 90 days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b), which has been adopted by the City. Any lawsuit not filed within that 90-day period will be barred.
3. Pursuant to Government Code Section 65009(c)(5) no lawsuit challenging a City Council decision to approve (with or without conditions) a permit or variance may be filed more than 90 days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b), which has been adopted by the City. Any lawsuit not filed within that 90-day period will be barred.
4. In any lawsuit that may be filed against a City Council decision to approve or deny a permit or variance, the issues and evidence will be limited to those raised by you or someone else at a public hearing or in writing delivered prior to the close of the last public hearing on the project.

**COMMUNICATION ACCESS:** To request a meeting agenda in large print, Braille, or on audiocassette or to request a sign language interpreter for the meeting, call (510) 981-6330 (voice) or 981-6345 (TDD); at least FIVE working days notice will ensure availability. Agendas are also available on the Worldwide Web at: WWW:ci.berkeley.ca.us

CLERK'S CERTIFICATE OF POSTING. Pub.  
Res. 21152: I certify that a copy of this document  
was posted at the Recorder's Office, Oakland, CA,  
for the period prescribed by law.

Executed at COUNTY CLERK  
Oakland, CA  
Date 10/15/01 By [Signature] Deputy

**ENDORSED  
FILED**  
ALAMEDA COUNTY

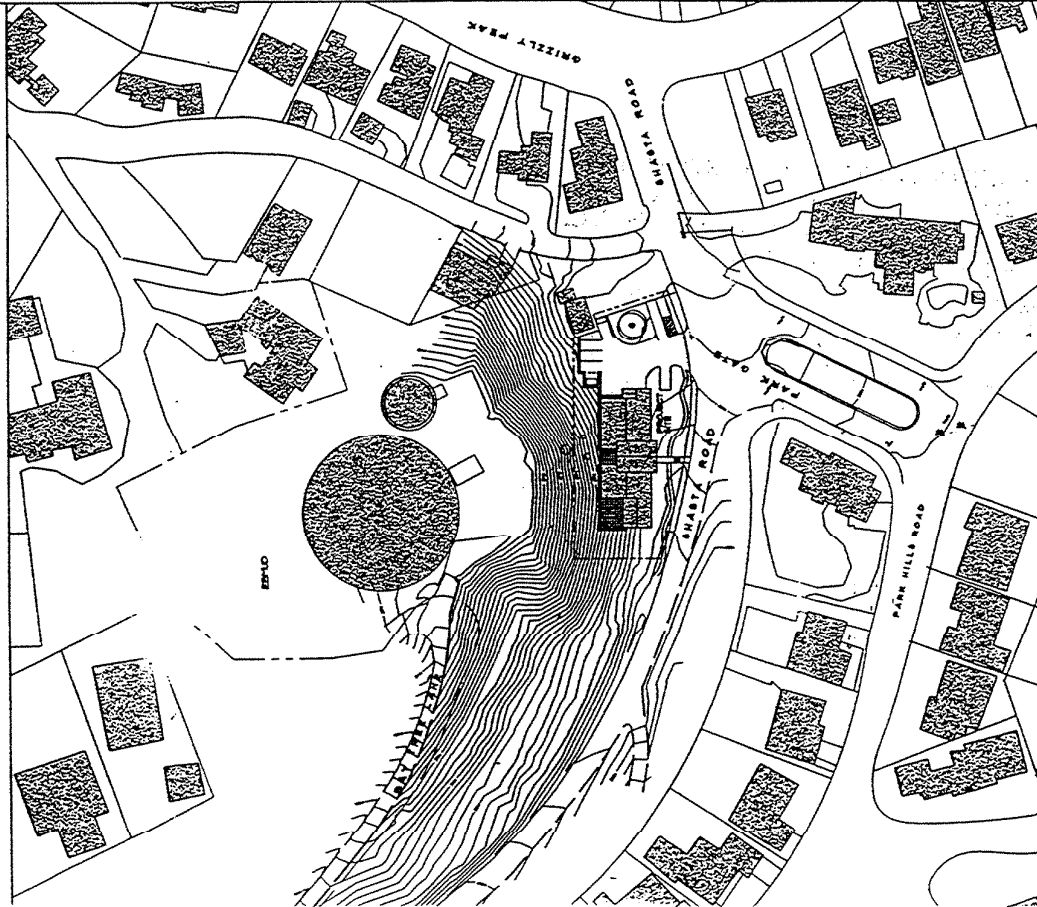
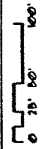
OCT 15 2001

PATRICK O'CONNELL, County Clerk  
By [Signature], Deputy

# HILLS FIRE DRAINAGE

2000 SHASTA ROAD, BERKELEY, CA 94708

## VICINITY MAP



## ZONING DATA

ZONING DISTRICT: R-1H

PERMITTED/REQUIRED	ENFORCEMENT	PERMITTED/REQUIRED
DWELLING UNITS	N/A	N/A
PARKING SPACES	1	N/A
FRONT YARD SETBACK	21'	20'-0"
SIDE YARD SETBACK-LEFT	25'	4'-0"
SIDE YARD SETBACK-RIGHT	5'	4'-0"
REAR YARD SETBACK	21'	20'-0"
BUILDING HEIGHT	2	3
NUMBER OF STORIES	25'-5'	20'-0"
AVG BUILDING HEIGHT	35'-0"	35'-0"
MAX BUILDING HEIGHT		
AREA	19,100 SF	9,600 SF MIN
LOT AREA	6,800 SF	
GROSS FLOOR AREA	4,284 SF	
BUILDING FOOTPRINT	22.8%	40%
LOT COVERAGE	115,000 SF	N/A
USABLE OPEN SPACE	6,800 ± 0.35	N/A
FLOOR AREA RATIO	15,100	

## DRAWING INDEX

- A-0 COVER SHEET
- A-1 SITE PLAN
- A-2 GROUND & SECOND FLOOR PLAN
- A-3 SITE & BUILDING SECTION
- A-4 EXTERIOR ELEVATIONS
- L-1 LANDSCAPE PLAN

## PROJECT ROSTER

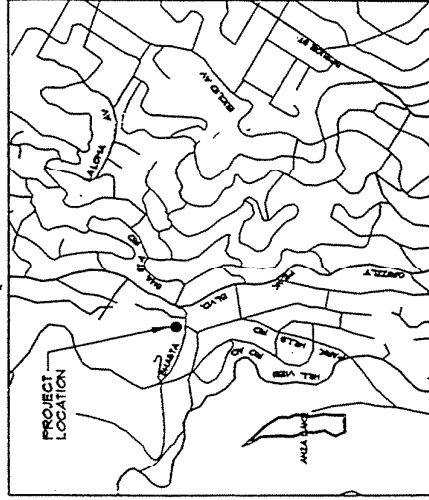
**ARCHITECT**  
 MARCY LI WONG ARCHITECTS  
 816 BLANCHETT WAY  
 BERKELEY, CALIFORNIA 94710  
 (510) 843-0916

**LANDSCAPE ARCHITECT**  
 DILLINGHAM ASSOCIATES  
 2921 NEUBURY STREET  
 BERKELEY, CA 94703  
 (510) 946-4100

## CLIENT

CITY OF BERKELEY  
 OFFICE OF CAPITAL PROJECTS  
 1941 CENTER STREET  
 BERKELEY, CA 94104

## LOCATION MAP



MARCY LI WONG  
 ARCHITECTS  
 816 BLANCHETT WAY #A  
 BERKELEY, CA 94710  
 TEL: (510) 843-0916  
 FAX: (510) 843-0916  
 WWW: MLIWARCHITECTS.COM

City of Berkeley  
 Capital Projects  
 1941 Center Street  
 Berkeley, CA 94104

HILLS FIRE STATION  
 2000 SHASTA ROAD  
 BERKELEY, CA 94708

CONCEPT E  
 CIVIL SHEET  
 & LAYOUT  
 MAP

DATE: 2 OCT 2001  
 DRAWING NO: 0010  
 SHEET NO: 01

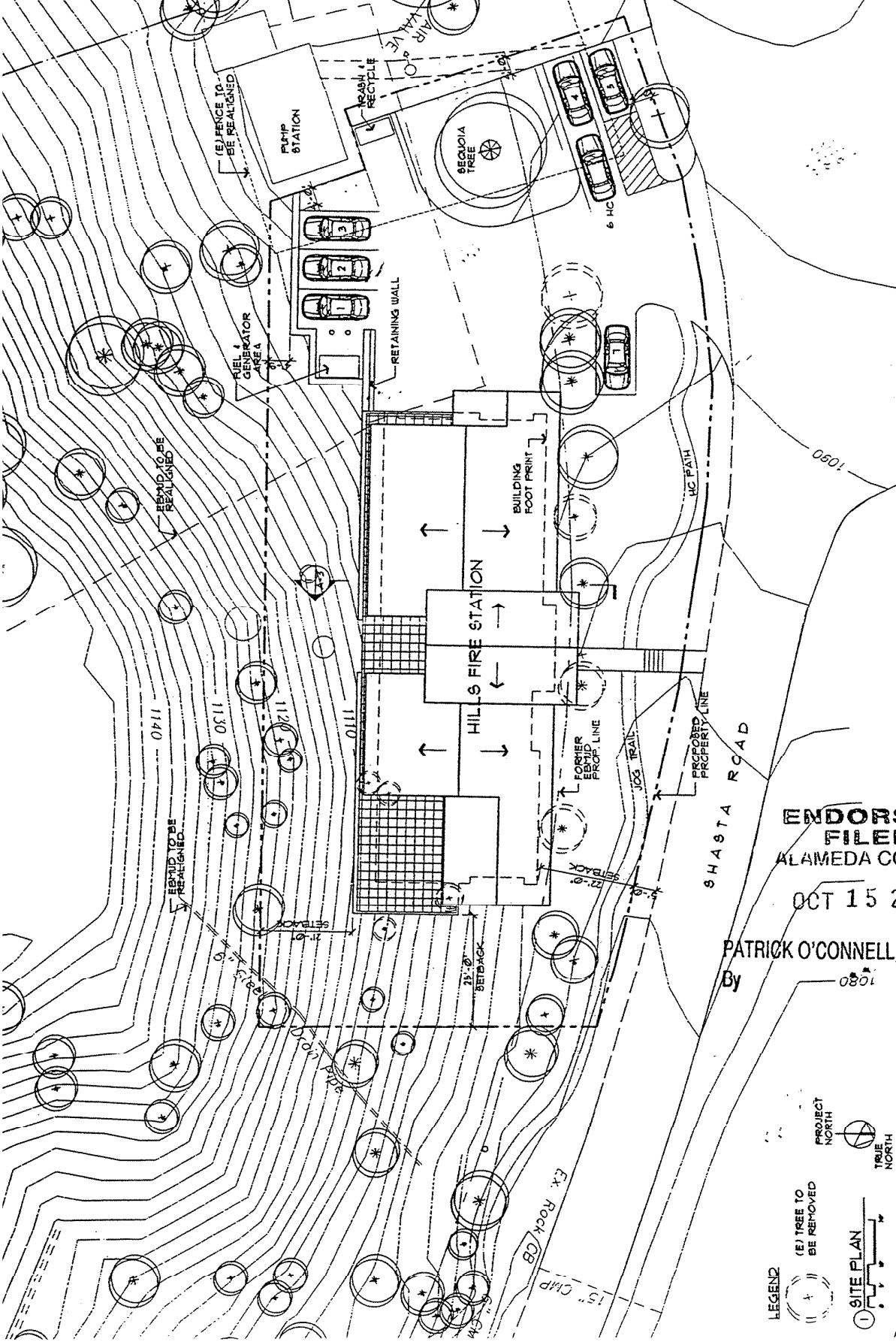
A-0

MARCY LIWONG  
 ARCHITECTS  
 818 Bancroft Way #A  
 Berkeley, CA 94708  
 Tel: (510) 841-0918  
 Fax: (510) 841-0919  
 mliwong@architect.com

City of Berkeley  
 Capital Project  
 797 Center Street  
 Berkeley, CA 94704

HILLS FIRE STATION  
 2000 SHASTA ROAD  
 BERKELEY, CA 94708

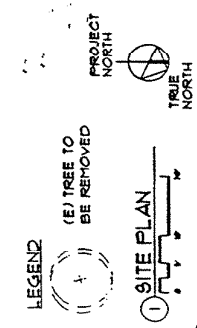
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**ENDORSED  
 FILED  
 ALAMEDA COUNTY**

OCT 15 2001

By **PATRICK O'CONNELL**, County Clerk  
 , Deputy



MARCY U WONG  
ARCHITECTS  
815 Broadway, WY 5A  
Berkeley, CA 94710  
tel (510) 842-0978  
fax (510) 842-0949  
m.wong@uwong.com

City of Berkeley  
Office of  
Capital Projects  
1947 Center Street  
Berkeley, CA 94704

HILLS FIRE STATION  
2000 SHASTA ROAD  
BERKELEY, CA 94708

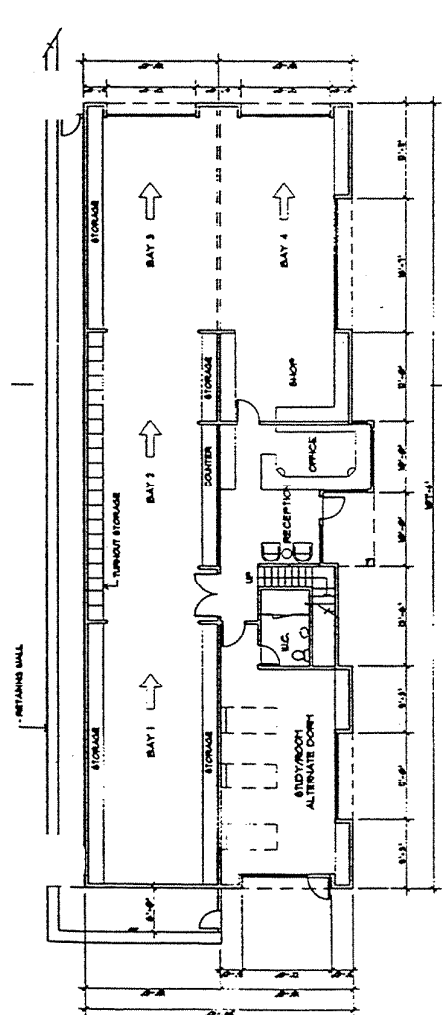
CONCEPT E  
GROUND &  
SECOND  
FLOOR PLAN

DATE: 2.06.10

NO: 0010

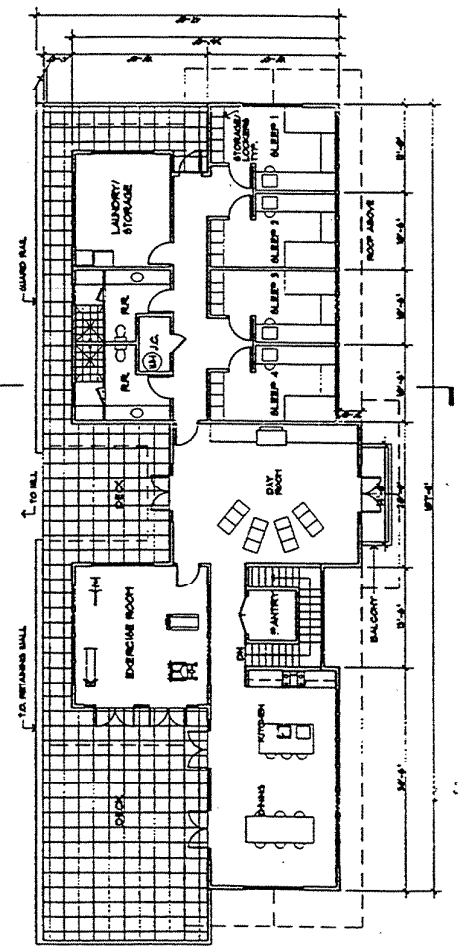
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A-2



PROJECT NORTH  
TRUE NORTH

1 GROUND FLOOR PLAN



PROJECT NORTH  
TRUE NORTH

2 SECOND FLOOR PLAN





MARCY U WONG  
ARCHITECTS  
315 BROADWAY #A  
BERKELEY, CA 94710  
tel: (510) 8430911  
fax: (510) 8430913  
mhw@marcyuwong.com

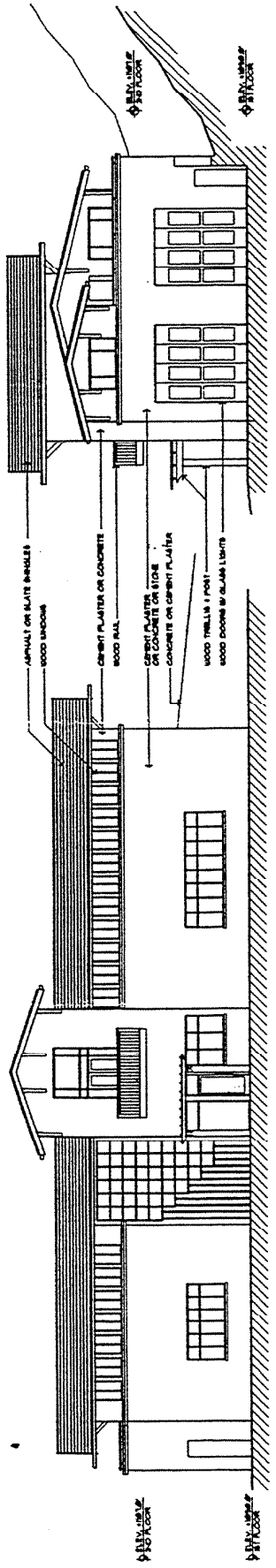
City of Berkeley  
Office of  
Capital Projects  
1947 Center Street  
Berkeley, CA 94704

HILLS FIRE STATION  
2000 SHASTA ROAD  
BERKELEY, CA 94708

CONCEPT E  
EXTERIOR  
ELEVATIONS

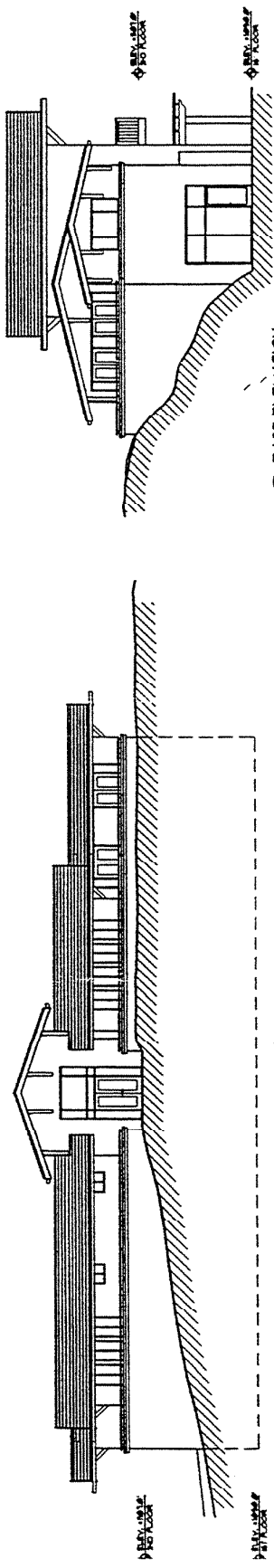
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A-4



1 NORTH ELEVATION

2 WEST ELEVATION

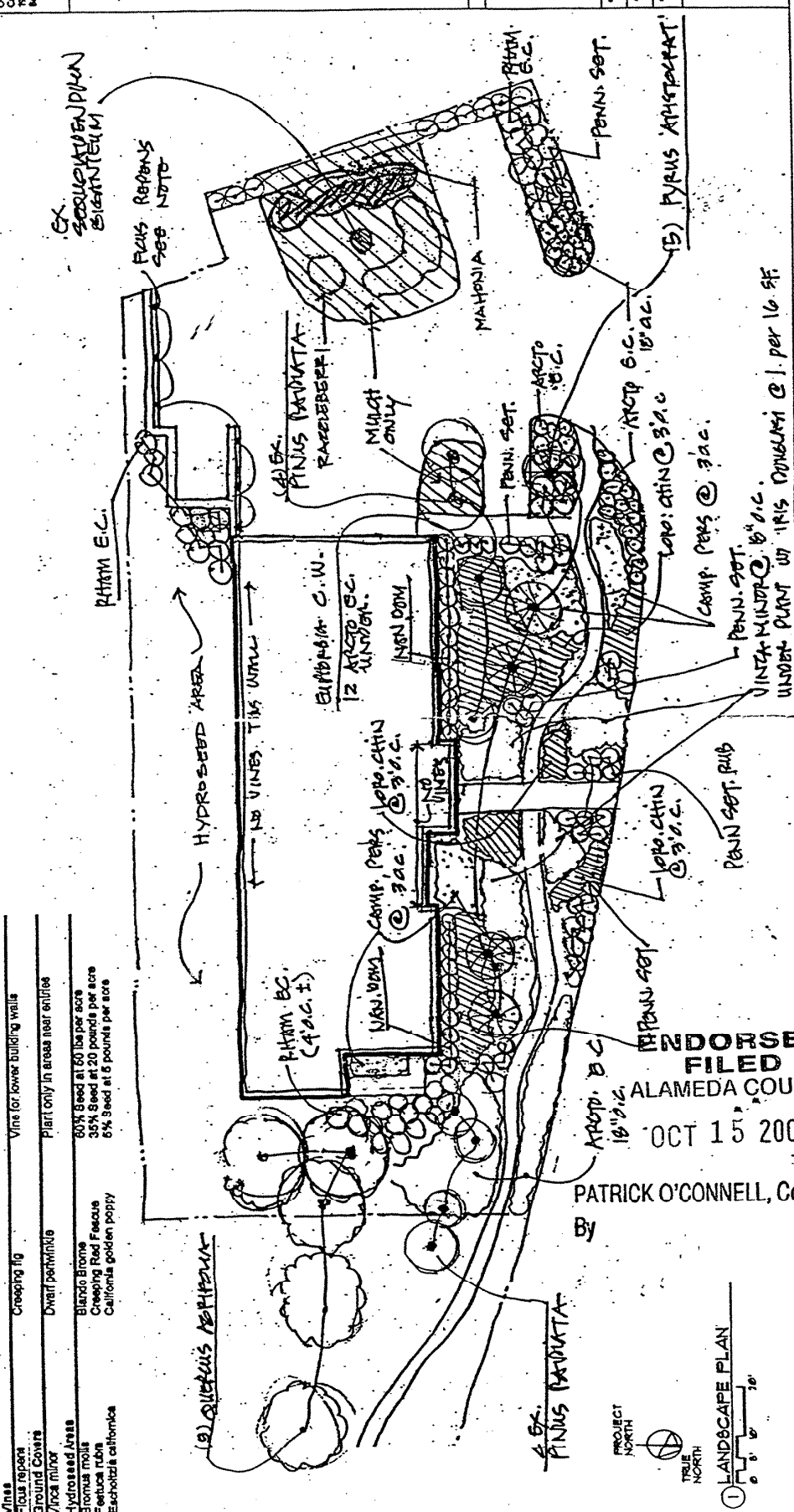


3 SOUTH ELEVATION

4 EAST ELEVATION

<i>Pinus Aristata</i>	Flowering Decid. 16-20 ft tall, 24" Box
<i>Liquidambar styraciflua</i>	Decid, vertical fall color 16 gal
<i>Quercus agrifolia</i>	Hillside NE of building 6 gal
<i>Shrub (1 gallon)</i>	Use to fill in ground area in sun
<i>Arctostaphylos Emerald Carpet</i>	Shady understorey, 2-3 ft tall
<i>Campylopus verticillata</i>	3-4 ft tall, in sun
<i>Euphorbia characias 'Wulfen'</i>	Native life, use at entrance
<i>Infia douglasii</i>	Shady understorey, colorful, 2 ft tall
<i>Looperalun chinensis 'Razzielbert'</i>	3-4 ft tall
<i>Mahonia aquifolium</i>	Grass, 3-4 ft tall
<i>Nandina domestica</i>	Grass, 3-4 ft tall
<i>Pennisetum setaceum</i>	Tolerant background plant, native, 4 ft tall
<i>Rhamnus californica 'Eve Case'</i>	
<b>Vines</b>	Vine for lower building walls
<i>Ficus repens</i>	
<b>Ground Covers</b>	Plant only in areas near entrance
<i>Vinca minor</i>	
<b>Hydroseed Area</b>	80% Seed at 60 lbs per acre
<i>Bromus mollis</i>	35% Seed at 20 pounds per acre
<i>Festuca rubra</i>	5% Seed at 5 pounds per acre
<i>Eschscholzia californica</i>	

1. ALL PLANT MATERIALS EXCEPT HYDROSEED SHALL BE AUTOMATICALLY INCLUDED.
2. PLANT Ficus repens (VINE) @ 10' c.o.c. ALSO: PHYLLOCLADUS, EXCEPT AS NOTED.
3. HYDROSEED ALL DISTURBED AREAS.



HILLS FIRE STATION  
2000 SHASTA ROAD  
BERKELEY, CA 94708

CONCEPT E  
LANDSCAPE  
PLAN  
2 OCT 2001  
010  
K  
L-1

ENDORSED  
FILED  
ALAMEDA COUNTY  
OCT 15 2001

By PATRICK O'CONNELL, County Clerk  
, Deputy

LANDSCAPE PLAN



# TABULATION FORM

Planning & Development Department  
Current Planning Division

Project Address: 2000 SHASTA ROAD Date: 10/2/01

Applicant's Name: CITY OF BERKELEY

Zoning District R-1H

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

	Existing	Proposed	Permitted/ Required
<b>Units; Parking Spaces</b>			
Number of Dwelling Units (#)	-	N/A	N/A
Number of Parking Spaces (#)	-	7	N/A
<b>Yards and Height</b>			
Front Yard Setback (ft.)	-	22'	20'-0"
Side Yard Setbacks: (facing property)			
Left: (ft.)	-	25'	4'-0"
Right: (ft.)	-	54'	4'-0"
Rear Yard Setback (ft.)	-	21'	20'-0"
Building Height* (# Stories)	-	2	3
Average* (ft.)	-	25'-5"	20'-0"
Maximum* (ft.)	-	35'-0"	35'-0"
<b>Areas</b>			
Lot Area (SqFt.)	-	19,700 SF	5000 SF MIN.
Gross Floor Area* (SqFt.)	-	6,800 SF	-
Total Area Covered by All Floors	-	6,800 SF	-
Building Footprint* (SqFt.)	-	4,484 SF	-
Total of All Structures	-	4,484 SF	-
Lot Coverage* (%) (Footprint/Lot Area)	-	22.8 %	40 %
Useable Open Space* (SqFt.)	-	11,500 + SF	N/A
Floor Area Ratio* Non-Residential Projects only (except ES-R)	-	$\frac{6800}{19,700} = 0.35$	N/A

\*See Definitions - Zoning Ordinance Title 23F.

Revised: 4/99 Filename: g:\curplan\forms\tabulat.doc

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Berkeley Hills Fire Station S Photos



Panoramic view of site from Park Hills fountain.



Shasta Road looking West. Site on left.



**CITY OF BERKELEY**  
Current Planning Division  
Planning and Development Department  
2120 Milvia Street  
Berkeley, CA 94704-1113

County Clerk's Office  
County of Alameda  
1225 Fallon Street  
Oakland, CA 94612

