

# Appeal of Saroni Monclair Coalition

1901 Asilomar

# PROPERTY DESCRIPTION

Before this project, the Property was a 3,624 sq ft, 5-bed, 3-bath, two-story dwelling situated on a 7,380 sq ft hillside corner lot.

Before this project, the Property had 0.49 Floor Area Ratio (FAR).

Before this project:

- Upper Level: 3 beds, 2 bath, kitchen, dining and living rooms.
- Lower Level: 2 beds, 1 bath, living room, bonus room, laundry and kitchenette.

# Approved Plans

## (Attachment A to Staff Report)

### PROJECT DATA

APN:	048E733700500
ZONING:	RH-4 / S-9
CONSTRUCTION TYPE:	V
OCCUPANCY:	SINGLE FAMILY
FLOOD ZONE:	NO
WILDFIRE ASS. DISTRICT:	YES
SPRINKLERS	YES
DEFERRED SUBMITTAL	

(E) LOT SIZE:	7,722 SF
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<b>(E) HOUSE S.F.:</b>	
LOWER LEVEL:	1,484 SF
MAIN LEVEL:	2,140 SF

<b>TOTAL:</b>	<b>3,624 SF</b>
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(E) FAR:	.47
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(E) LOT COVERAGE:	2,128 SF
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### (P) EXISTING AND NEW HOUSE S.F.:

**(E) LOWER LEVEL REMODEL**

<b>ADU :</b>	<b>790 SF</b>
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**(E) REMAINING**

<b>LOWER LEVEL</b>	
<b>(IN FAR):</b>	<b>694 SF</b>

<b>(E) MAIN LEVEL</b>	
<b>(IN FAR):</b>	<b>2,116 SF</b>

<b>NEW UPPER</b>	
<b>LEVEL:</b>	<b>995 SF</b>

<b>TOTAL (IN FAR):</b>	<b>3,805 SF</b>
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<b>(P) ADDITIONAL S.F.</b>	<b>181 SF</b>
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(P) FAR:	.49
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(P) ROOF DECK	598 S.F.
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(E) LOT COVERAGE - NO CHANGE:	2,128 SF
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<b>(E) HT.</b>	<b>29'-9"</b>
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<b>(P) HT. (38% SLOPE)</b>	<b>35'-4"</b>
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# **Planning Code § 17.103.080**

## **Accessory Dwelling Units in Conjunction with One-Family Dwelling Residential Facilities**

A Category 1 ADU (conversion of existing area) is prohibited from expanding the building envelope of the primary structure, with the exception of limited ingress/egress not exceeding 150 sq ft.

(Planning Code § 17.103.080, Notes for Table 17.103.01, Item 3.)

# Planning Code § 17.09.040

## Building Envelope

"Building Envelope" means the exterior surface of a building, consisting of such elements as the foundation, walls, windows, roof, doors, floors, and other attached features. An increase in the building envelope shall be defined as an increase in the exterior size, footprint, or height of a building; or the enclosure or conversion into living area of any open balcony, deck, porch, or unenclosed understory.



Planning and Building Department  
250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor, Oakland, CA 94612  
INFO: (510) 238-3443 | <https://www.oaklandca.gov/topics/secondary-units>

## APPLICATION FOR ACCESSORY DWELLING UNITS (ADUS) IN CONJUNCTION WITH ONE-FAMILY RESIDENTIAL FACILITY

### GENERAL INFORMATION

APPLICANT'S NAME/COMPANY: CINDY STERRY, STERRY ARCHITECTURE

PROPERTY ADDRESS: 1901 ASILOMAR DR.

DESCRIPTION OF PROPOSAL: REMODEL OF EXISTING HOME THAT INCLUDES: EXISTING LOWER LEVEL REMODEL WITH A 1 BEDROOM 787 S.F. ADU AS WELL AS REMODEL OF REMAINING LOWER LEVEL FOR OFFICE, GYM, GARAGE FOYER, MUDROOM AND NEW STAIRS TO MAIN LEVEL. EXISTING MAIN LEVEL REMODEL OF THREE BEDROOMS, 3 BATHS, LAUNDRY + FAMILY ROOM. PROPOSED NEW UPPER LEVEL WITH KITCHEN, DINING, LIVING + 1/2 BATH. UPPER LEVEL TO INCLUDE ROOF DECK.

#### SELECT TYPE(S) OF PROPOSED ACCESSORY DWELLING UNIT(S) (ADUS):

*For further details regarding the definitions and regulations for the different types of ADUs, please refer to the Step 1 Zoning Criteria Checklist starting on page 7 of this application. Note that a Category 1 or 2 ADU may be combined on the lot with one JADU. However, a lot may not contain both a Category 2 ADU and a Category 1 ADU. If a lot contains two ADUs, one must be a JADU.*

- JUNIOR ADU (JADU):** CONVERSION OF SPACE CONTAINED ENTIRELY WITHIN THE BUILDING ENVELOPE OF AN EXISTING OR PROPOSED ONE-FAMILY RESIDENTIAL FACILITY, RESULTING IN A LIVING UNIT OF NOT MORE THAN 500 SQ. FT., REQUIRING OWNER OCCUPANCY IN THE JADU OR THE PRIMARY DWELLING UNIT. THE OWNER OF THE JADU IS REQUIRED TO RECORD A DEED RESTRICTION SETTING FORTH THE OWNER OCCUPANCY REQUIREMENT.
- CATEGORY 1 ADU:** CONVERSION OF SPACE WITHIN AN EXISTING ONE-FAMILY RESIDENTIAL FACILITY OR AN ASSOCIATED EXISTING ACCESSORY STRUCTURE OR AN EXISTING ACCESSORY STRUCTURE THAT IS REBUILT; INCLUDES NO EXPANSION OF THE EXISTING BUILDING ENVELOPE OTHER THAN UP TO 150 SQ. FT. FOR PURPOSES OF ACCOMMODATING ADU INGRESS AND EGRESS ONLY.
- CATEGORY 2 ADU:** CONSTRUCTION OF A NEW DETACHED OR ATTACHED STRUCTURE, INCLUDING AN EXTERIOR ADDITION TO AN EXISTING PRIMARY RESIDENTIAL FACILITY TO ACCOMMODATE THE ADU, IN CONJUNCTION WITH AN EXISTING OR PROPOSED ONE-FAMILY RESIDENTIAL FACILITY.

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT I HAVE READ THE ABOVE AND THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION IS TRUE AND CORRECT.

*L. Strong*

Signature of Owner or Authorized Agent

12/8/2022

Date

# Planning Code § 17.09.040

## Floor Area

b. Floor area shall not include:

...

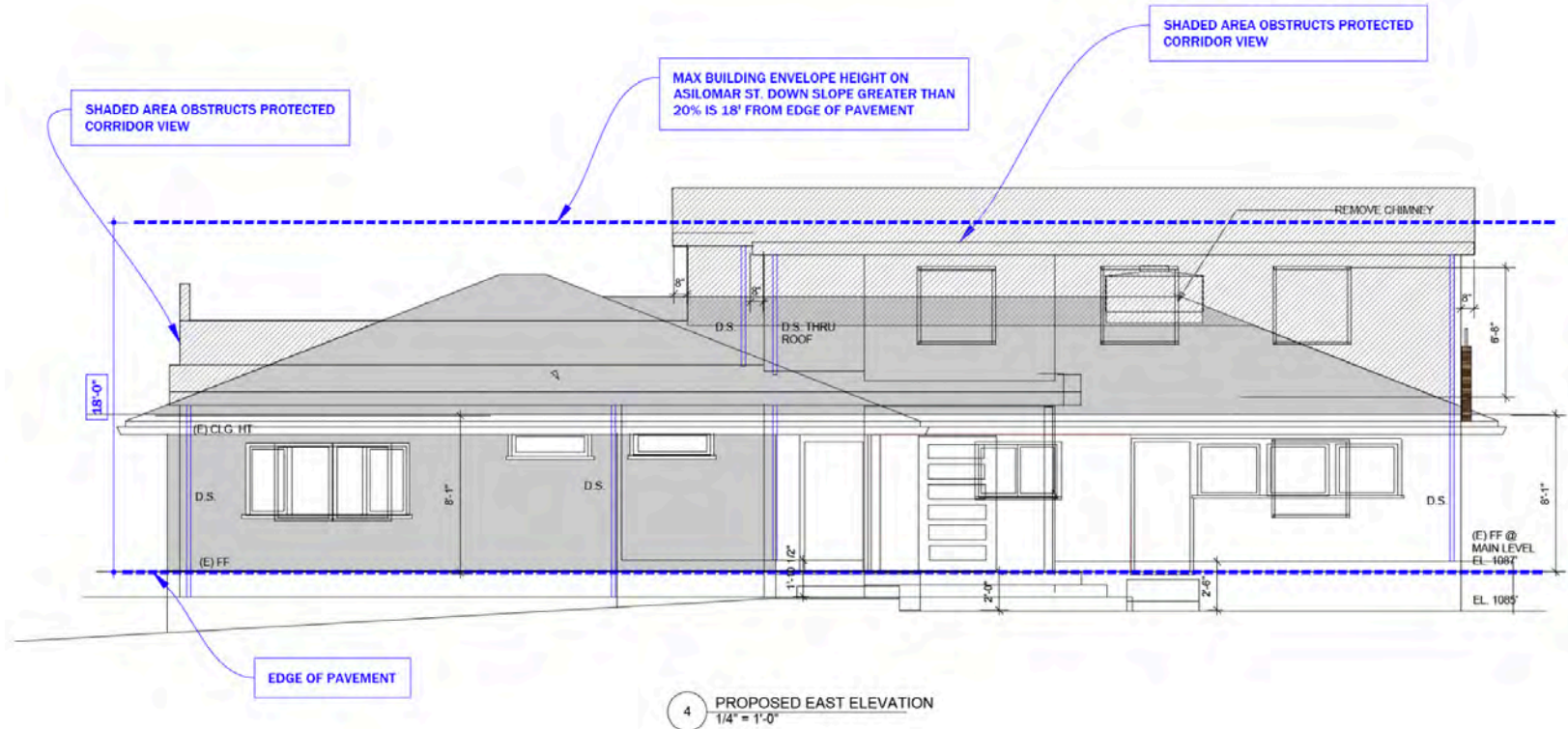
vi. Finished and unfinished understories and basements if the height from finished grade at the exterior perimeter of the building to the finish floor elevation above is six (6) feet or less for at least fifty percent (50%) of the perimeter **and does not exceed twelve (12) feet above grade at any point**.

# **Planning Code § 17.88.010**

## **S-9 Fire Safety Protection Combining Zone**

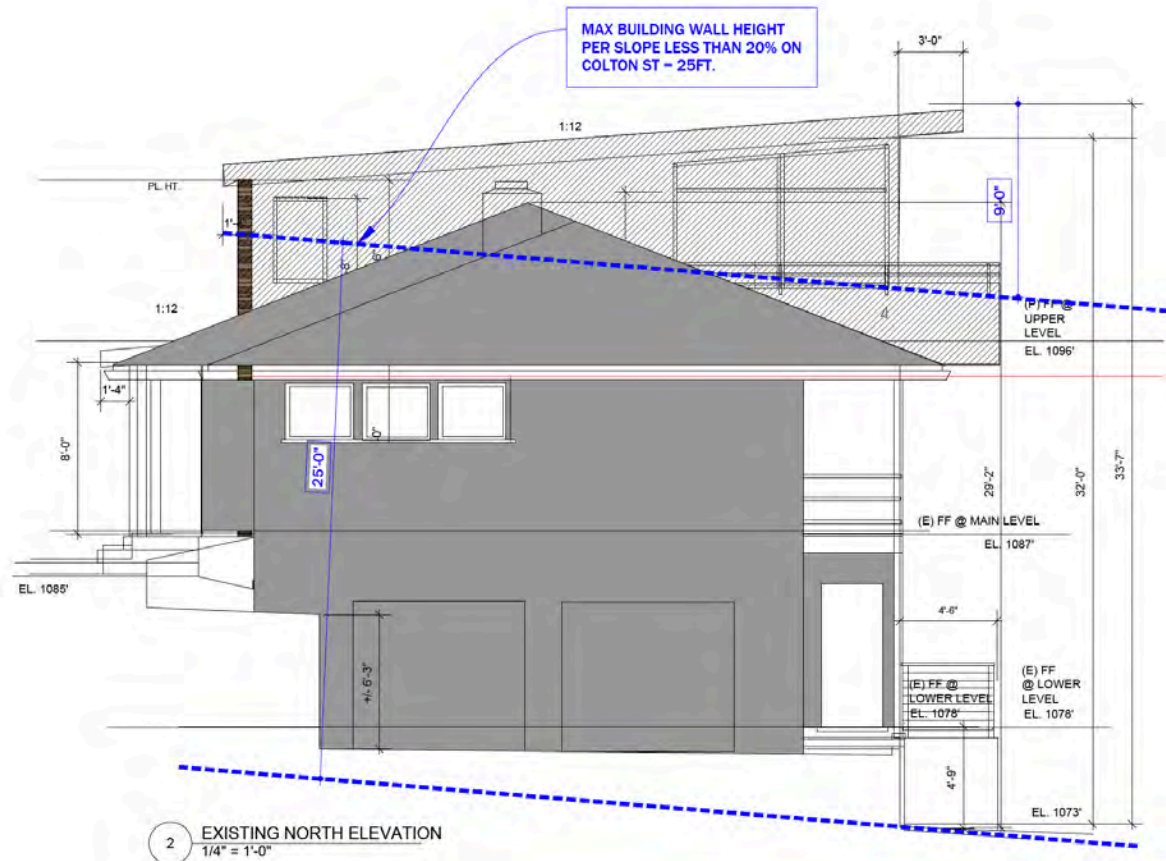
The intent of the S-9 Fire Safety Protection Combining Zone is to promote the public health, safety and welfare by ensuring that activities and facilities that are located, in whole or part, within or adjacent to Very High Fire Hazard Severity Zones...develop in such a manner as not to be a serious threat to public health or safety.

**Fig 2.7 Building wall height and massing diagrams Asilomar**



**EXISTING VS NEW BUILDING OVERLAY (ASILOMAR DR)**

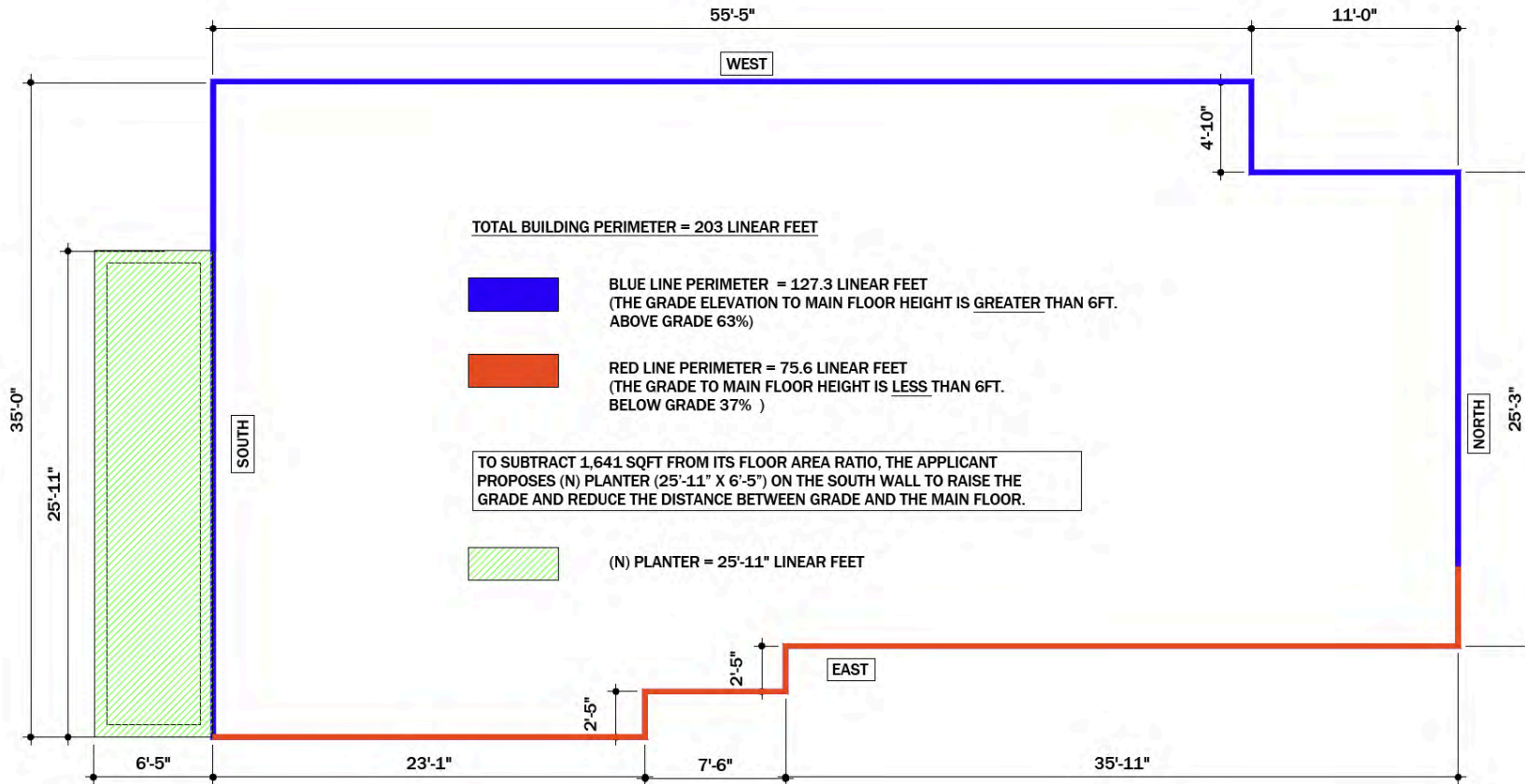
Fig 2.8 Building wall height and massing diagrams Colton



**EXISTING VS NEW BUILDING OVERLAY (COLTON BLVD)**

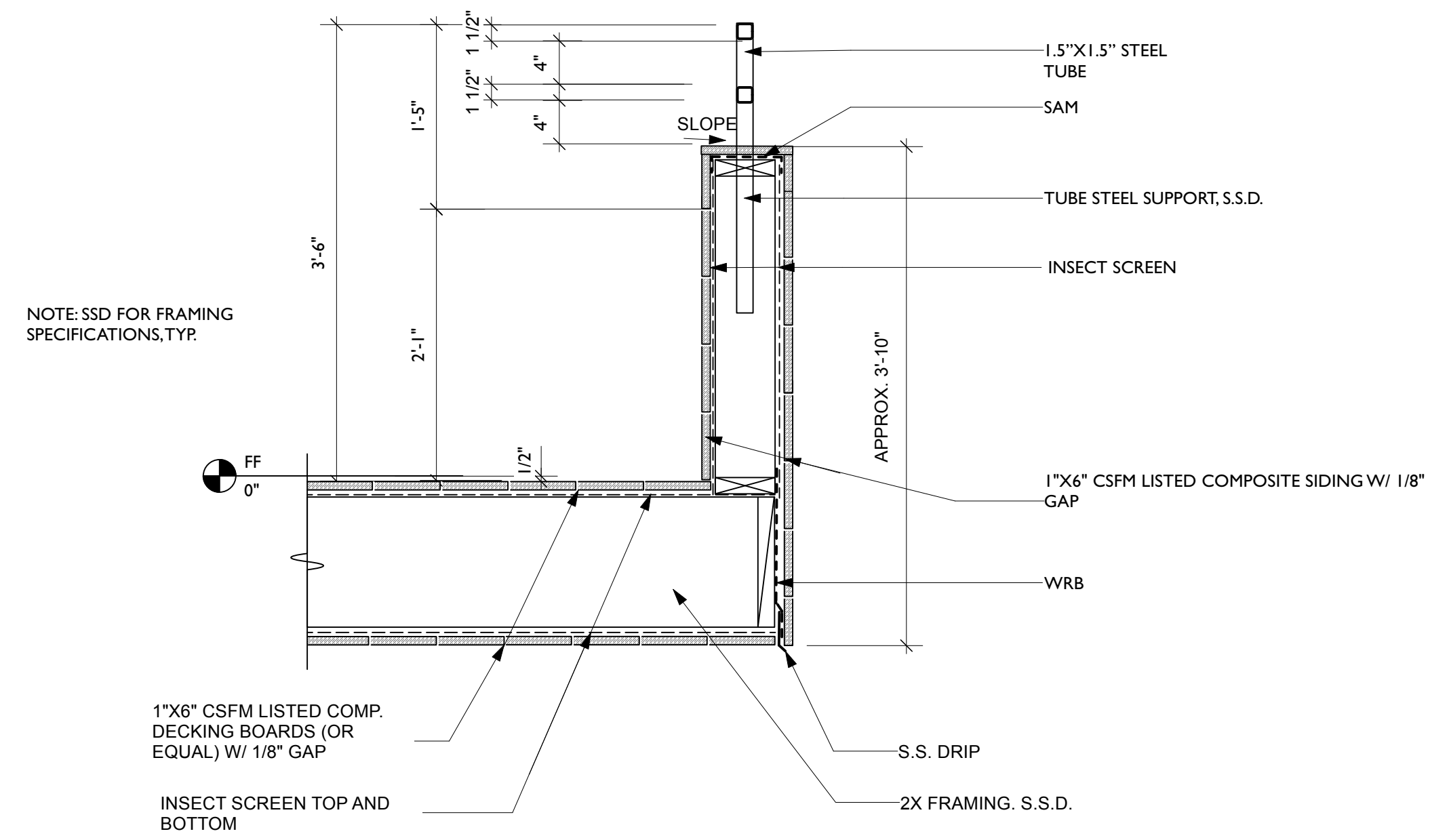


**Fig 3.13 Does not exceed 50% perimeter without artificial grade change.**

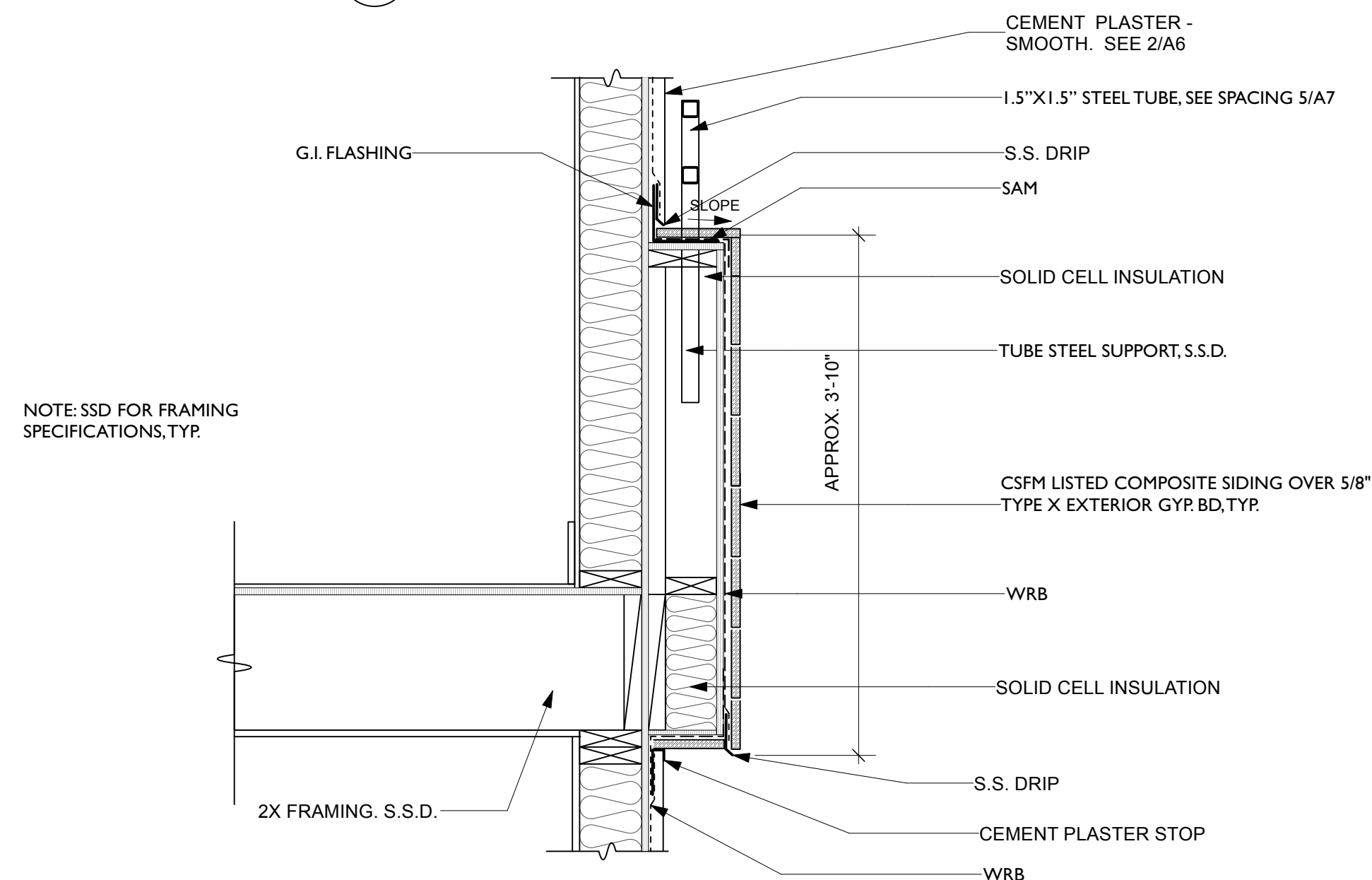


*Fig 3.14 Does not exceed 50% perimeter without artificial grade change.*

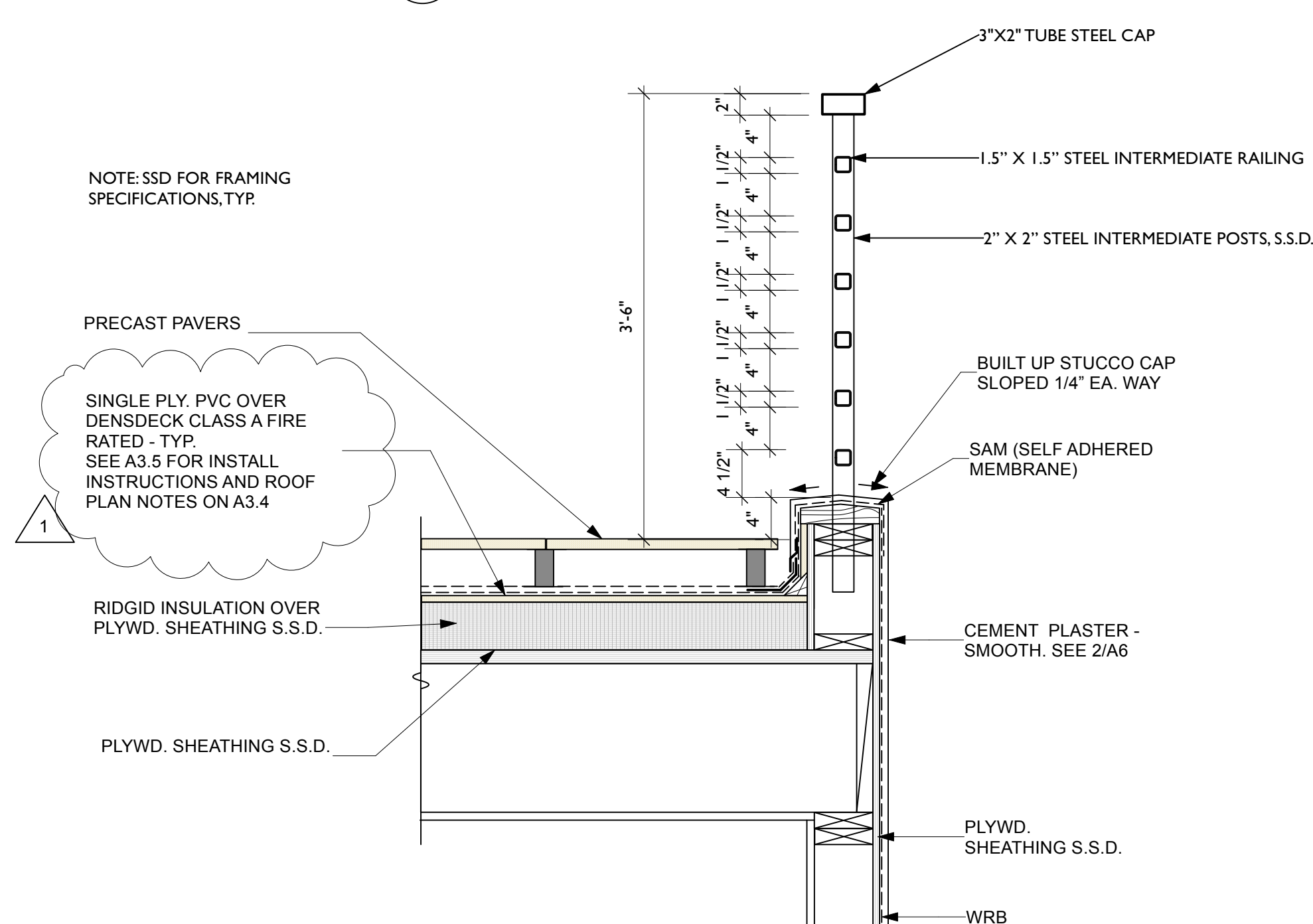




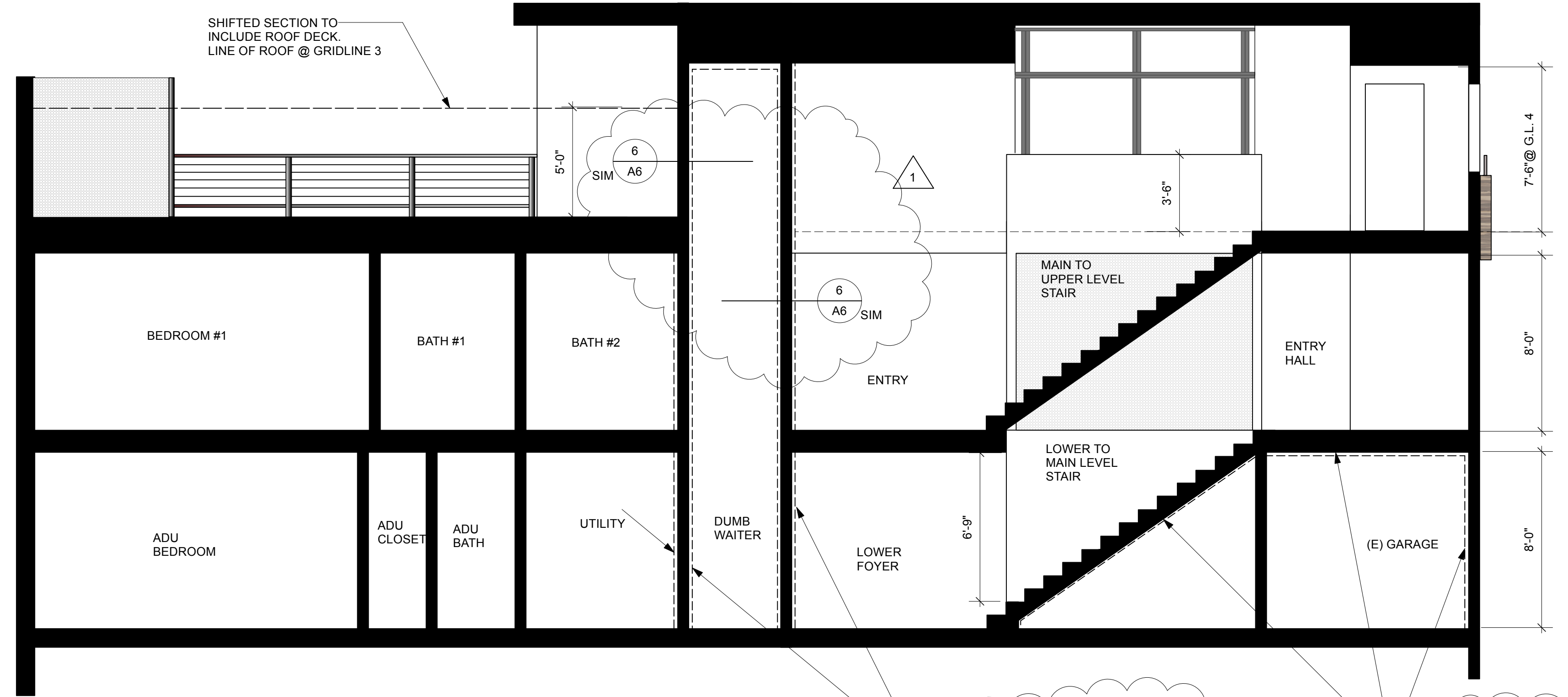
5 BALCONY RAILING DETAIL  
1" = 1'-0"



4 BALCONY RAILING @ WALL DETAIL  
1" = 1'-0"

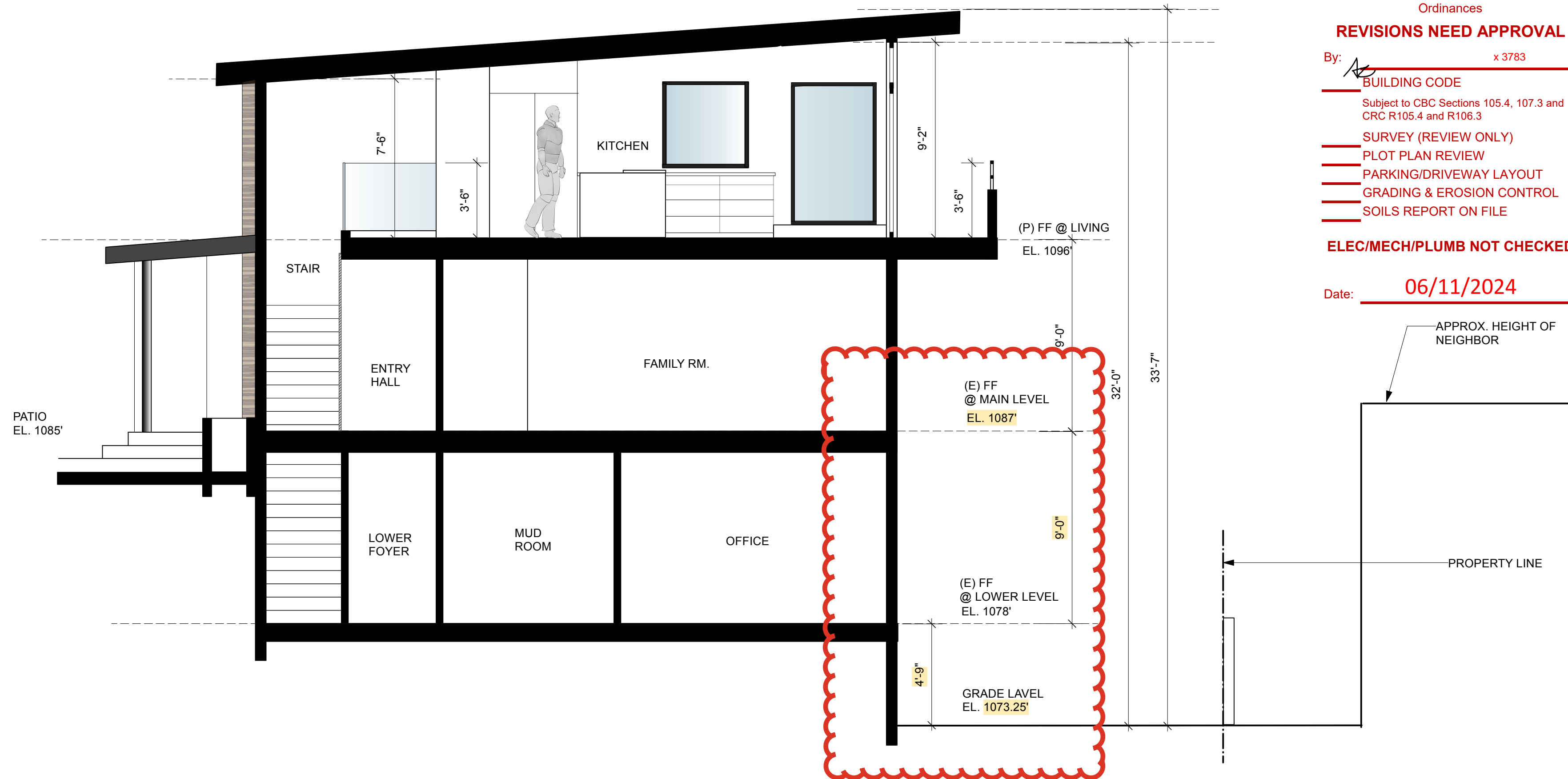


3 ROOF DECK RAILING DETAIL  
1" = 1'-0"



2 PROPOSED BUILDING SECTION  
1/4" = 1'-0"

APPROVED  
By Kubilay Aaron Inanki at 11:39 am, Jun 25, 2024



1 PROPOSED BUILDING SECTION  
1/4" = 1'-0"

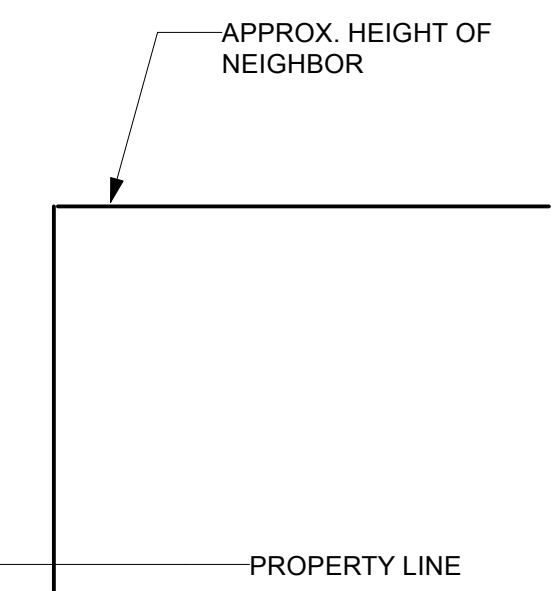
AT DUMBWAITER SHAFT USE 5/8" TYP. X GYP CEILING AND BOTH SIDES OF WALL. SEE 6/A6

5/8" TYP. X GYP CEILING, WALLS AND UNDER STAIR. SEE 5/A6

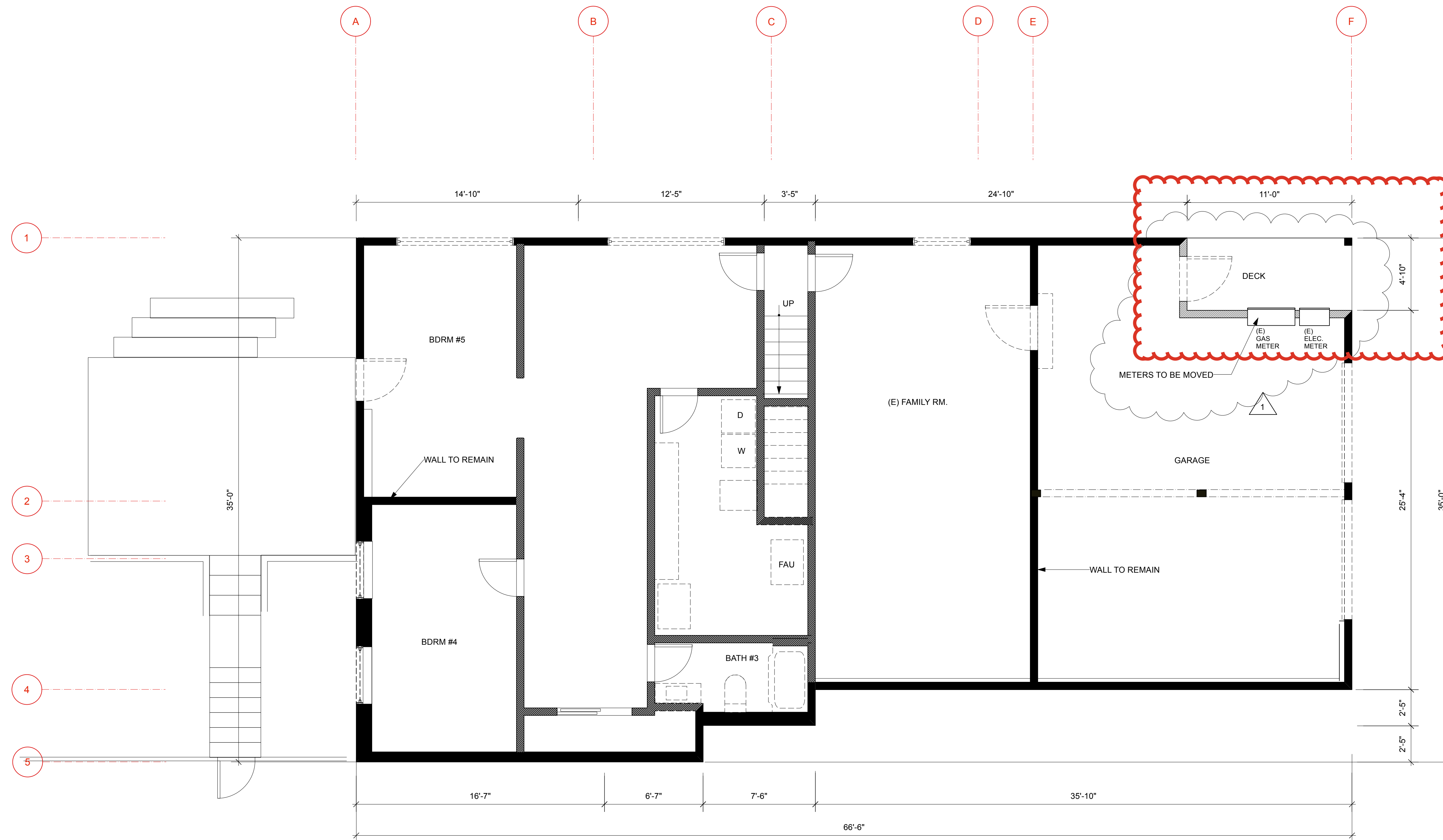
RBC2401418  
**APPROVED**  
CITY OF OAKLAND  
BUILDING SERVICES  
PLAN CHECK SECTION  
For Substantial Compliance With Codes and Ordinances

- REVISIONS NEED APPROVAL
- By: x 3783
- BUILDING CODE  
Subject to CBC Sections 105.4, 107.3 and CRC R105.4 and R106.3
  - SURVEY (REVIEW ONLY)
  - PLOT PLAN REVIEW
  - PARKING/DRIVEWAY LAYOUT
  - GRADING & EROSION CONTROL
  - SOILS REPORT ON FILE

ELEC/MECH/PLUMB NOT CHECKED  
Date: 06/11/2024







**APPROVED**  
By Kubilay Aaron Inanli at 11:39 am, Jun 25, 2024

RBC2401418  
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CITY OF OAKLAND  
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PLAN CHECK SECTION

For Substantial Compliance With Codes and Ordinances

**REVISIONS NEED APPROVAL**

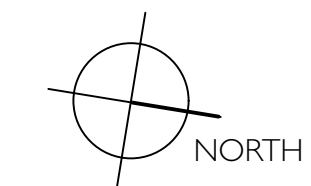
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**ELEC/MECH/PLUMB NOT CHECKED**

Date: 06/11/2024

NOTE:  
ALL EXTERIOR WALLS AND FOUNDATION TO REMAIN.  
ALL INTERIOR WALLS, WINDOWS AND DOORS, UNLESS OTHERWISE NOTED, TO BE REMOVED

1 EXISTING LOWER LEVEL FLOOR PLAN  
1/4" = 1'-0"





RBC2401418  
**APPROVED**  
 CITY OF OAKLAND  
 BUILDING SERVICES  
 PLAN CHECK SECTION  
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**REVISIONS NEED APPROVAL**

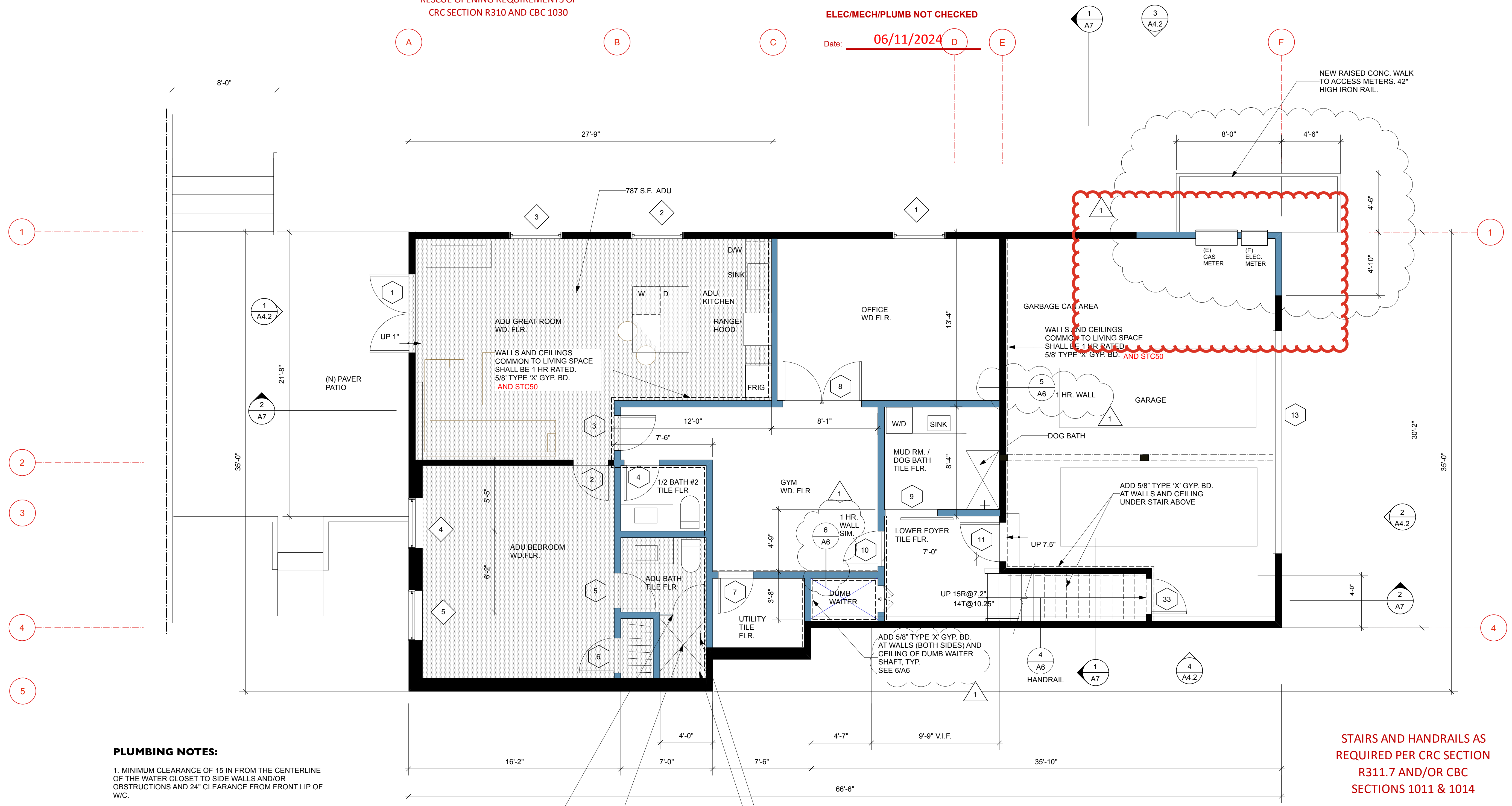
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- BUILDING CODE  
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**ELEC/MECH/PLUMB NOT CHECKED**

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**APPROVED**  
 By Kubilay Aaron Inanli at 11:39 am, Jun 25, 2024

A MINIMUM OF ONE WINDOW PER SLEEPING ROOM OR BASEMENT SHALL MEET THE EMERGENCY ESCAPE AND RESCUE OPENING REQUIREMENTS OF CRC SECTION R310 AND CBC 1030



- PLUMBING NOTES:**
- MINIMUM CLEARANCE OF 15 IN FROM THE CENTERLINE OF THE WATER CLOSET TO SIDE WALLS AND/OR OBSTRUCTIONS AND 24" CLEARANCE FROM FRONT LIP OF W/C.
  - SHOWER COMPARTMENT TO HAVE MINIMUM INTERIOR AREA OF 1024 SQ IN AND BE CAPABLE OF ENCOMPASSING A 30-IN CIRCLE.
  - CONTROL VALVES SHALL PROVIDE SCALD AND THERMAL SHOCK PROTECTION AND SHALL HAVE A MAXIMUM MIXING TEMPERATURE OF 120 DEGREES. CPC 408.3
  - SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE: TILE OVER CEMENT BACKER BOARD OVER WATERPROOF MEMBRANE.
  - NEW PLUMBING FIXTURES MUST MEET THE FOLLOWING STANDARDS:
    - TOILETS: 1.28 GAL/FLUSH
    - SHOWERHEADS: 2.0 GAL/MIN @ 80 PSI
    - LAVATORY FAUCETS: 1.2 GAL/MIN @ 60 PSI
    - KITCHEN FAUCETS: 1.8 GAL/MIN W/ 2.2 GAL/MIN MAX @ 60 PSI

PROVIDE THE FOLLOWING WATER CLOSET DIMENSIONS PER CPC 402.5  
 •15" MIN. FROM CENTERLINE TO SIDE WALL OR OBSTRUCTION  
 •24" MIN FRONT CLEARANCE

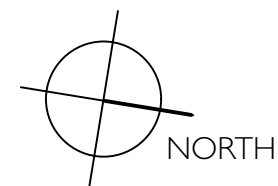
USE 'DUROCK', 'WONDERBOARD', OR AN APPROVED EQUAL BEHIND GLUED-ON TILE IN TUB, BATH, OR SHOWER AREAS

STAIRS AND HANDRAILS AS REQUIRED PER CRC SECTION R311.7 AND/OR CBC SECTIONS 1011 & 1014

**WALL KEY:**

	NEW WALL
	OLD WALL

1 PROPOSED LOWER LEVEL FLOOR PLAN  
 1/4" = 1'-0"



**STERRY ARCHITECTURE**  
 1916 ASILOMAR DRIVE OAKLAND, CA 94611  
 510-835-5425 CINDY@STERRYARCHITECTURE.COM

**SAKLECHA LOWER AND MAIN LEVEL REMODEL + UPPER LEVEL ADDITION**  
 1901 ASILOMAR DRIVE OAKLAND, CA



SAKLECHA

MARCH 19, 2024

**A3.1**















