

Planning and Development Department
Land Use Planning

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COUNCIL MEETING OF:

NOV 09 2004

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CITY OF BERKELEY

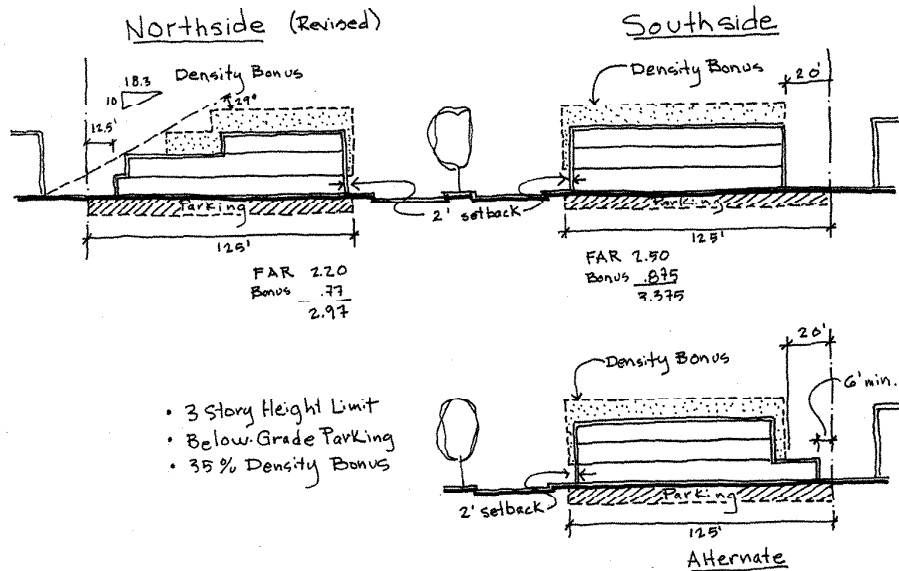
Date: November 9, 2004

To: Mark Rhoades, Land Use Manager
From: Allan Gatzke, Principal Planner

Re: Corrections to November 9, 2004 Council Report

Sub: University Avenue Strategic Plan Building and Setback Standards referenced by Council on February 17, 2004; and Review of Consistency between the West Berkeley Plan and the University Avenue Strategic Plan (CF162-01)

It has been brought to our attention by Mr. Steve Wollmer that the illustration prepared by staff for the November 9, 2004 Council Report for the UASP zoning amendments incorrectly shows the required rear yard setback on the north side of University Avenue. The illustration should not have indicated a building envelop on the rear property line. The illustration, and accompanying text, did not properly indicate the required setback of a minimum of 10 feet or 10% of the lot depth, as provided for in section 23E.04.050. The illustration below has been revised to correctly show this setback of 10% of the lot.



- 3 Story Height Limit
- Below-Grade Parking
- 35% Density Bonus

RESIDENTIAL ONLY
PROTOTYPES
With Solar/Privacy
Setbacks at Residential
11/9/04