

LAND USE CALENDAR -NODs, Appeals, Public Hearings

Status	Appeal Period	Board/Commission	Address	Decision
NOD	4/30/2004 Planner	Zoning Adjustments Board Greg Powell	2599 Telegraph Avenue	Approving Use Permit 03-10000104 under 1) Section 23E.56.030 of the Zoning Ordinance to establish four dwelling units; 2) Section 23E.56.050.B of the Zoning Ordinance to divide one retail space into two retail spaces (Conversion); 3) Section 23E.28.080.B of the Zoning Ordinance to allow uncovered parking within the 20-feet of the secondary street frontage (Parker Street); and 4) Section 23D.12.080.C of the Zoning Ordinance to allow uncovered parking within 20-foot front yard setback (Regent Street) and 10-foot street side setback (Parker Street) in a residential zone.
	4/27/2004 Planner	Zoning Adjustments Board Greg Powell	2831 Seventh Street	Approving Modification of Use Permit #02-10000004 under Section 23B.56.020 of the Zoning Ordinance to allow changes to the approved plan and Use Permit under Section 23E.04.020 of the Zoning Ordinance to exceed the district height limit with architectural features.
	4/27/2004 Planner	Zoning Adjustments Board Hector Lopez	2310 Oregon Street	Approving Modification of Variance #1027 under Section 23B.56.020 of the Zoning Ordinance to increase the floor area of a residential unit within an existing 3-unit complex (449 proposed for a total of 1,789 square feet); Use Permit under Section 23D.28.070 of the Zoning Ordinance to exceed the average height limit of the District by 3.5 feet (31.5 feet proposed, 28 feet permitted); and Use Permit under Section 23C.04.070.B of the Zoning Ordinance to allow vertical extension of walls within the required 10 foot side yard setback along the street (7 feet proposed).
	4/27/2004 Planner	Zoning Adjustments Board Aaron Sage	2020 Oregon Street	Approving Modification of Use Permit #97-10000071 under Section 23B.56.020.A of the Zoning Ordinance to expand the floor area devoted to an approved use.
	4/27/2004 Planner	Zoning Adjustments Board Steve Solomon	580 Arlington Avenue	Approving Modification Use Permit 99-10000029 under Section 23B.56.020 of the Zoning Ordinance to allow three dormers on the east (street) elevation, and by doing so, adding approximately 65 square feet of new floor area to a single-family home.

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Appeal

4/13/2004 Zoning Adjustments Board
Planner Aaron Sage

515 Spruce Street

Appeals [5] Scheduled- June 8, 2004

Affirming the Zoning Officer's decision to approve Administrative Use Permit #03-20000109 under Section 23D.16.030 of the Zoning Ordinance to construct a Major Residential Addition.

3/23/2004 Landmarks Preservation Commission
Planner Gisele Sorensen

2526 Durant Avenue
The Blood House

Appeal Unscheduled

The Landmarks Preservation Commission does not approve a demolition permit for 2526 Durant Avenue, citing: 1) The EIR is inadequate on the grounds that it failed to consider an alternative that would allow the retention of the historic resource; 2) there is not evidence in the record to show that it is not economically feasible to preserve or restore the Structure of Merit under Section 3.24.260.C of the Landmarks Preservation Ordinance; and 3) there is no evidence in the record to show that the restoration of the Structure of Merit is not a viable alternative in the interest of the public under Section 3.24.260.C of the Landmarks Preservation Ordinance.

3/18/2004 Zoning Adjustments Board
Planner Steve Solomon

2300 Shattuck Avenue
Longs Drugs

Appeal Scheduled- May 25, 2004

Approving Use Permit #03-10000077 under 1) Section 23E.68.030 of the Zoning Ordinance for retail sales with a floor area over 15,000 square feet and 2 Section 23E.68.070.D of the Zoning Ordinance to waive the required parking.

3/ 8/2004 Zoning Adjustments Board
Planner Aaron Sage

1911 Martin Luther King Jr.

Appeal Scheduled-April 27, 2004

Affirmed Use Permit # 03-20000099 under Section 23C.08.030.B of the Zoning Ordinance to reduce the number of units in an existing building from 5 to 4, thereby bringing the building closer to the original number of units that was present at the time it was first constructed.

2/20/2004 Zoning Adjustments Board
Planner Steve Solomon

1340 Sixth Street

Appeal Scheduled-May 25, 2004

Denying without prejudice, Use Permit #02-10000026: 1) under Section 23E.80.060.D of the Zoning Ordinance to operate a wholesale trade use within one hundred fifty feet of a residential use in an R or MU-R District; 2) under Section 23E.80.050.B of the Zoning Ordinance to construct a building with more than 10,000 square feet of floor area; 3) under Section 23C.08.010 of the Zoning Ordinance to demolish a building containing two dwelling units; 4) under Section 23C.08.050.B of the Zoning Ordinance to demolish a non-residential, accessory building larger than 300 square feet; and 5) under Section 23E.08.080 of the Zoning Ordinance to locate uncovered off-street parking within 20 feet of a street (street side property line).

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Status	Period	Appeal Board/Commission	Address	Decision
Public Hearing	4/10/2004	Parcel Map Planner Christopher Wolf	1360 Queens Road <i>Parcel Map-7645</i>	Denying Parcel Map application 7645 for a subdivision of a lot (1lot into 2 lots) because it does not conform to the City's General Plan, Subdivision Ordinance and Zoning Ordinance.
			Public Hearing Scheduled-May 4, 2004	
	3/11/2004	Parcel Map Planner Christopher Wolf	1331 Seventh Street <i>Parcel Map-8276</i>	Denying application PM8276-Subdivision of a lot (1 lot into 2 lots) since it is not in conformity with sections 21.04.020 and 21.04.090 of the Berkeley Subdivision Ordinance and section 23B.56.020B of the Zoning Ordinance.
			Appeal Scheduled-May 25, 2004	