

# LAND USE CALENDAR-NODs, Appeals, Public Hearings

Status	Appeal Period	Board/Commission	Address	Decision
NOD	6/ 9/2004 Planner	Landmarks Preservation Commission Gisele Sorensen	<b>2222 Shattuck Avenue</b> <i>Shattuck Hotel/Hinks Building</i>	Approving the Structural Alteration Permit #04-4000015 with regard to the specific conditions noted by the Landmarks Preservation
	6/ 8/2004 Planner	Landmarks Preservation Commission Gisele Sorensen	<b>2211 Fifth Street</b> <i>Mary C. Amos Cottage</i>	Disapproving the designation of 2211 Fifth Street a City of Berkeley Structure of Merit
	6/ 4/2004 Planner	Zoning Adjustments Board Lucy Armentrout-Ma	<b>1787 Sonoma Avenue</b>	Approving #03-20000163 1) Administrative Use Permit under Section 23D.16.030 of the Zoning Ordinance for a major residential addition (an addition of over 500 square feet of habitable space) and 2) Administrative Use Permit under Section 23C.04.070.B of the Zoning Ordinance to vertically extend an existing legally non-conforming wall, due to its placement within a required rear yard setback area.
	6/ 4/2004 Planner	Zoning Adjustments Board Stephen Ford	<b>1537 Shattuck Avenue</b>	Approving #04-10000017 Use Permit under Section 23E.48.030A of the zoning Ordinance to establish an exercise studio in 1,480 square feet of vacant commercial space.
	6/ 4/2004 Planner	Zoning Adjustments Board Aaron Sage	<b>1800 San Pablo Avenue</b>	Approving #02-10000081 Use Permits under Sections 1) 23C.08.050 of the Zoning Ordinance to demolish existing commercial building; 2) 23E.64.030 of the Zoning Ordinance to construct a mixed-use development of more than 20,000 square feet; 3) 23E.64.050.B.1 of the Zoning Ordinance to construct more than 5,000 square feet of new floor area; 4) 23E.04.020.C of the Zoning Ordinance to allow architectural features to exceed the height limit; and 5) 23E.04.050.E of the Zoning Ordinance to reduce a portion of the yard along Delaware Street from 20 feet to 0 feet, the yard along San Pablo from 5 feet to 0 feet and the south side yard from 15 feet to 0 feet; and 6) 23E.64.080.H of the Zoning Ordinance to modify the off-street parking requirement (50 spaces proposed where 68 spaces are required); and 23E.64.080.J of the Zoning Ordinance where 61 spaces are required if Use Permit is granted to allow 10 % substitution of automobile spaces for bicycle spaces.
	6/ 3/2004 Planner	Zoning Adjustments Board Stephen Ford	<b>1630 Bancroft Way</b>	Approving #04-70000027 Modification of Use Permit #A1731 under Section 23B.56.020.A.8 of the Zoning Ordinance to allow a change to the shape of the main window on the eastern façade of the proposed addition and the elimination of the approved rooftop cupola.

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<b>NOD</b>	<b>6/ 3/2004</b>	Zoning Adjustments Board <b>Planner</b> Greg Powell	<b>2000 Rose Street</b>	Approving #03-10000088 1) Use Permit under Section 23C.08.010 of the Zoning Ordinance to legalize the demolition of a two-family building; 2) Use permit under 23D.32.030 of the Zoning Ordinance to reconstruct the two-family building; and 3) Variance under Section 23B.44.010 of the Zoning Ordinance to reduce the required 15' front setback to 9' 6" and the 15' rear setback to 7' 10".
	<b>6/ 3/2004</b>	Zoning Adjustments Board <b>Planner</b> Aaron Sage	<b>1820 Solano Avenue</b>	Approving #03-10000094 1) Use Permit under Section 23E.60.030 of the Zoning Ordinance to establish "incidental" food service; 2) Use Permit under Section 23E.60.040.B of the zoning Ordinance to exceed numerical limitation for food service establishments in the C-SO District; and 3) Modification of Use Permit # 01-10000074 under Section 23B.56.020 of the Zoning Ordinance to increase off-street
	<b>6/ 3/2004</b>	Zoning Adjustments Board <b>Planner</b> Aaron Sage	<b>1012 Mariposa Avenue</b>	Denying #03-10000028 Administrative Use Permit under Section 23D.12.080.C of the Zoning Ordinance to authorize parking space (for main dwelling) within required front yard.
	<b>6/ 3/2004</b>	Zoning Adjustments Board <b>Planner</b> Steve Solomon	<b>3000 Shasta Road</b>	Approving #04-70000022 Variance and Modification of Use Permit #01-10000057 under Section 23B.56.020 of the Zoning Ordinance to allow changes in the approved structure.
	<b>6/ 3/2004</b>	Zoning Adjustments Board <b>Planner</b> Greg Powell	<b>2072 San Pablo Avenue</b>	Approving #03-10000116 Use Permit under Section 23E.64.030 of the Zoning Ordinance to add the incidental sale of beer and wine to an existing quick-service restaurant.
	<b>6/ 3/2004</b>	Zoning Adjustments Board <b>Planner</b> Greg Powell	<b>95 Vicente Road</b>	Approving #04-70000011 Modification of Use Permit under Section 23B.56.020 of the Zoning Ordinance to create a second off-street parking space within the front yard setback.

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## NOD

**6/ 3/2004** Zoning Adjustments Board  
**Planner** Aaron Sage

**801 Grayson Street**

Approving #04-7000002 Modification of Use Permit #00-1000008 under Section 23B.56.020 of the Zoning Ordinance to recognize transfer of 33 parking spaces from Macaulay Foundry to Bayer use, modify landscape design about Building 81 and add a 300 square foot storage building adjacent to Building 81.

**5/26/2004** Landmarks Preservation Commission  
**Planner** Gisele Sorensen

**2105 Fifth Street**  
**Haller-Dowd House**

Approving a Structural Alteration Permit (#04-0000009) with conditions.

**5/25/2004** Landmarks Preservation Commission  
**Planner** Gisele Sorensen

**2509-2513 Telegraph Avenue**  
**Soda Works Building**

Designating the Soda Works Building at 2509-2513 Telegraph Avenue (1888), and the parcel a City of Berkeley Landmark.

# LAND USE CALENDAR-NODs, Appeals, Public Hearings

Status	Appeal Period	Board/Commission	Address	Decision
Appeal	<b>5/18/2004</b> Planner	Landmarks Preservation Commission Gisele Sorensen	<b>Oceanview Sisterna Historic District-2104 Sixth St</b>  <i>Includes 11 Property Addresses</i> Unscheduled	Designating Oceanview Sisterna Tract and associated parcels, as a City of Berkeley Historic District. 2100 Sixth Street, 2104 Sixth Street, 2108 Sixth Street, 2110 Sixth Street, 2112 Sixth Street, 2105 Fifth Street, 2107 Fifth Street, 2109 Fifth Street, 800 Addison Street, 814 Addison Street, 816 Addison Street.
	<b>5/11/2004</b> Planner	Zoning Adjustments Board Steve Solomon	<b>1305 Talbot Avenue</b> Appeal Scheduled-September 21, 2004	Approving Use Permit # 03-10000121 under 1) Section 23C.04.070.C of the Zoning Ordinance to expand a dwelling non-conforming for lot coverage; 2) Section 23C.04.070.B of the Zoning Ordinance to allow the vertical expansion non-conforming front yard wall; and 3) Section 23D.28.030 of the Zoning Ordinance to allow a Major Residential
	<b>4/13/2004</b> Planner	Zoning Adjustments Board Aaron Sage	<b>515 Spruce Street</b>  Appeal [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.
	<b>3/23/2004</b> Planner	Landmarks Preservation Commission Gisele Sorensen	<b>2526 Durant Avenue</b> <i>The Blood House</i>  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.

# LAND USE CALENDAR-NODs, Appeals, Public Hearings

## Public Hearing

**3/18/2004** Zoning Adjustments Board  
**Planner** Steve Solomon

**2300 Shattuck Avenue**  
***Longs Drugs***

Approving Use Permit #03-1000077 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

Public Hearing Scheduled-July 13, 2004

**3/11/2004** Parcel Map  
**Planner** Christopher Wolf

**1331 Seventh Street**  
***Parcel Map-8276***

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 or the

Public Hearing Scheduled- September 21, 2004

