

LAND USE CALENDAR-NODs, Appeals, Public Hearings

Status	Appeal Period	Board/Commission	Address	Decision
NOD	6/17/2004 Planner	Zoning Adjustments Board Hector Lopez	1801 Shattuck Avenue	Adopted the Mitigated Negative Declaration and approved Use Permit #03-10000053 under: 1) Section 23E.36.030 of the Zoning Ordinance to construct a 42,000 square foot, mixed use building (commercial/residential); 2) Section 23.E36.050(A) of the Zoning Ordinance to create gross floor area in excess of 5,000 square feet; 3) Section 23.E.36.070(B) of the Zoning Ordinance to exceed the height limit by 7 feet (47 feet proposed, 40 feet allowed) and number of floors by one-story (four stories proposed, three stories allowed); 4) Section 23E.040.020(C) of the Zoning Ordinance to allow an elevator tower to exceed the 40 foot maximum height limit of the District by 10 feet; and 5) Section 23E.36.070(C) of the Zoning Ordinance to allow one parking space on the ground level within 20 feet of the street frontage (Delaware Street); 6) Section 23E.36.070(D) of the Zoning Ordinance and under Government Code Section 65915 to reduce the off-street parking requirement for the commercial component of the development (zero provided, 8 required); 7) Section 23E.36.070(D) of the Zoning Ordinance and under Government Code Section 65915 to modify the required open space (4,485 square feet proposed, 5,800 square feet required); and 8) Section 23E.04.050(E) of the Zoning Ordinance and under Government Code Section 65915 to allow a zero side yard setback abutting to a residentially zoned property (along the east side of the property)
	6/ 9/2004 Planner	Landmarks Preservation Commission Gisele Sorensen	2222 Shattuck Avenue <i>Shattuck Hotel/Hinks Building</i>	Approving the Structural Alteration Permit #04-40000015 with regard to the specific conditions noted by the Landmarks Preservation Commission.

LAND USE CALENDAR-NODs, Appeals, Public Hearings

Status	Appeal Period	Board/Commission	Address	Decision
Appeal	6/ 8/2004	Landmarks Preservation Commission Planner Gisele Sorensen	2211 Fifth Street <i>Mary C. Amos Cottage</i>	Disapproving the application to designate 2211 Fifth Street a City of Berkeley Structure of Merit.
			Scheduled- June 22, 2004	
	6/ 4/2004	Zoning Adjustments Board Planner Aaron Sage	1800 San Pablo Avenue	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 (f0 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.
			Scheduled -September 28, 2004	
	6/ 3/2004	Zoning Adjustments Board Planner Steve Solomon	3000 Shasta Road	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.
			Scheduled June 15, 2004	
	6/ 3/2004	Zoning Adjustments Board Planner Aaron Sage	1820 Solano Avenue, Unit A	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.60.0040.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 parking from 30-31 spaces.
			Scheduled-September 28, 2004	

LAND USE CALENDAR-NODs, Appeals, Public Hearings

Status	Appeal Period	Board/Commission	Address	Decision
Appeal				
	6/ 3/2004 Planner	Zoning Adjustments Board Greg Powell	2000 Rose Street Scheduled-September 21, 2004	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".
	5/18/2004 Planner	Landmarks Preservation Commission Gisele Sorensen	Oceanview Sisterna Historic District-2104 Sixth St <i>Includes 11 Property Addresses</i> Scheduled- July 20, 2004	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.
	5/11/2004 Planner	Zoning Adjustments Board Steve Solomon	1305 Talbot Avenue 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
	4/13/2004 Planner	Zoning Adjustments Board Aaron Sage	515 Spruce Street AFFIRMED 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 Planner	Landmarks Preservation Commission Gisele Sorensen	2526 Durant Avenue <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

Status	Appeal Period	Board/Commission	Address	Decision
Public Hearing	3/18/2004	Zoning Adjustments Board Planner Steve So lomon	2300 Shattuck Avenue <i>Longs Drugs</i>	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
			Scheduled-July 13, 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.
			Scheduled- September 21, 2004	