

LAND USE CALENDAR-NODs, Appeals, Public Hearings

Status NOD	Appeal Period	Board/Commission	Address	Decision
	7/16/2004 Planner	Zoning Adjustments Board Stephen Ford	1820 Solano Avenue	Approving Use Permit under Section 23B.56.020.A of the Zoning Ordinance to modify Use Permit #01-10000074 to allow the reconfiguration of 9,934 sq. ft. of second floor commercial lease space containing six designated lease spaces into as many as ten commercial lease spaces.
	7/16/2004 Planner	Zoning Adjustments Board Stephen Ford	1820 Solano Avenue	Approving Use Permit under Section 23B.56.020.A of the Zoning Ordinance to modify Use Permit #01-10000074 to allow the reconfiguration of 8,597 sq. ft. of first floor commercial lease space (spaces A, B, and C) into as many as six commercial lease spaces.
	7/16/2004 Planner	Zoning Adjustments Board Steve Solomon	1000 Gilman Street	Approving: 1) modification of Use Permit #A2383 under Section 23B.56.020.A of the Zoning Ordinance; 2) Use Permit under Sections 23E.64.030 and 23E.16.040.A of the Zoning Ordinance to allow alcoholic beverage service; 3) Use Permit under Section 23E.64.060.A of the Zoning Ordinance to allow hours of operation after 10:00 pm; 4) Use Permit under Section 23E.64.030 of the Zoning Ordinance to allow activities or storage outside of a building; and 5) Use Permit under Sections 23E.64.080.J and 23E.80.080.E of the Zoning Ordinance to allow a ten percent reduction in the required parking.
	7/14/2004 Planner	Zoning Adjustments Board Stephen Ford	2211 Rose Street	Approving 1) Use Permit under Section 23C.08.050.A of the Zoning Ordinance to demolish an existing non-residential structure; 2) Use Permit under Section 23D.32.030 of the Zoning Ordinance to create two new dwelling units; 3) Use Permit under Section 23D.08.A of the Zoning Ordinance to allow an accessory building with habitable space as defined by Subtitle 23F; 4) Use Permit under Section 23D.08.010.B of the Zoning Ordinance to allow an accessory building within a required yard; and 5) Use Permit under Section 23D.08.010.B of the Zoning Ordinance to allow an accessory building to exceed 10 feet in average height within four feet of a property line.
	7/14/2004 Planner	Zoning Adjustments Board Greg Powell	1001 Ashby Avenue	Approving: 1) Use Permit under Section 23C.08.050.A of the Zoning Ordinance to demolish the existing non-residential buildings; 2) Use Permit under Section 23E.64.050.B of the Zoning Ordinance to construct a mixed-use building; 3) Use Permit under Section 23E.64.080.H of the Zoning Ordinance to provide less than the minimum number of required automobile parking space for the residential and commercial uses; 4) Use Permit under Section 23E.64.080.J to designate up to ten percent (10%) of the required automobile parking spaces with additional bicycle or motorcycle parking space; and 5) Variance under Section 23E.64.070.B and California Government Code Section 65915 to allow a fifth story where four are allowed.

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NOD	7/13/2004 Planner	Landmarks Preservation Commission Gisele Sorensen	2426 Fulton Street <i>Southern Bertha Bosse Cottage</i>	Approving Structural Alteration Permit # 04-4000018 in concept with final design approval by the subcommittee.
	7/13/2004 Planner	Landmarks Preservation Commission Gisele Sorensen	2120 Oxford Street <i>UC Press Building (1939)</i>	Landmark Designation
	7/13/2004 Planner	Landmarks Preservation Commission Gisele Sorensen	2145 University Avenue <i>Sill's Grocery and Hardware</i>	Designating the Sill's Grocery & Hardware Company (1915) at 2145 University Avenue, and the Parcel a City of Berkeley Landmark.
	7/13/2004 Planner	Landmarks Preservation Commission Gisele Sorensen	2154-60 University Avenue	Designating 2154-60 University Avenue and and the landmark site (as this term is used by Section 3.24.1000.A of the Landmarks Preservation Ordinance) coterminous with Assessor's parcel 057-2034-01200 a City of Berkeley Landmark.
Appeal	6/23/2004 Planner	Zoning Adjustments Board Lucy Armentrout-Ma Scheduled September 21, 2004	1825 Eighth Street	Affirming decision to approve Administrative Use Permit under Section 23C.04.070.B of the Zoning Ordinance to alter elements which are non conforming due to their placement within a required rear yard
	6/ 4/2004 Planner	Zoning Adjustments Board Aaron Sage Scheduled -July 20, 2004	1800 San Pablo Avenue	Approving #02-1000081 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.

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Appeal

6/ 3/2004 Planner Planner	Zoning Adjustments Board Aaron Sage	1820 Solano Avenue, Unit A Scheduled-July 13, 2004	Approving #03-1000094 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 # 01-1000074 under Section 23B.56.020 of the Zoning Ordinance to increase off-street
6/ 3/2004 Planner Planner	Zoning Adjustments Board Greg Powell	2000 Rose Street Scheduled-September 21, 2004	Approving #03-1000088 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 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 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
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.
3/11/2004 Planner	Parcel Map Christopher Wolf	1331 Seventh Street <i>Parcel Map-8276</i> Scheduled-September 21, 2004	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 Landmarks Preservation Ordinance.

Public Hearing