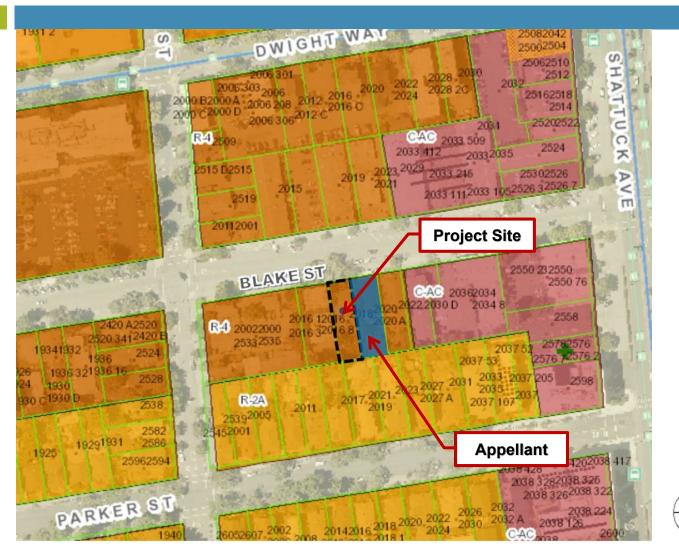


2018 BLAKE STREET #ZP2021-0095 APPEAL



Zoning Map



Legend

AC Transit Bus Route

R-4: Multi-Family Residential District

C-AC: Adeline Corridor Commercial District
R-2A: Restricted Multi-Family Residential District

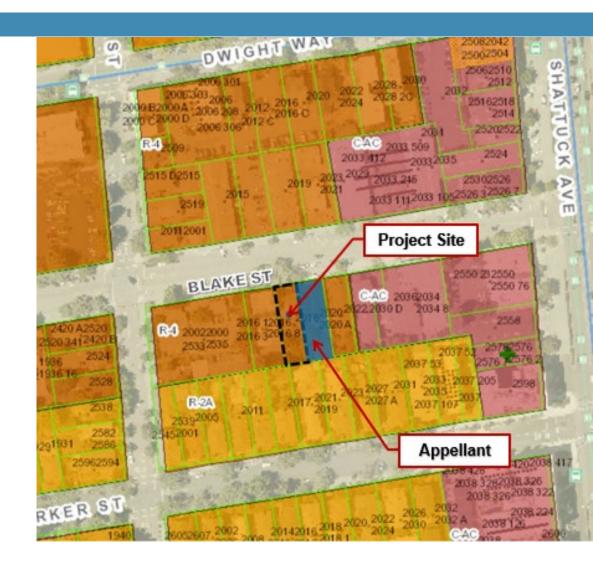
Approved by ZAB May 26, 2022

- Remove remnants of firedamaged, unsafe building
- Construct 6-story, residential building:
 - □ 12 units (includes 2 Low Income units)
 - 2,433 square feet usable open space
 - 17 bike parking; no car parking



Appeal Point 1

- Neighbors didn't receive notice of project application or hearing; didn't receive direct link to the hearing
- ZAB email address incorrect
- Neighbors denied meaningful opportunity to comment, right to be involved in process



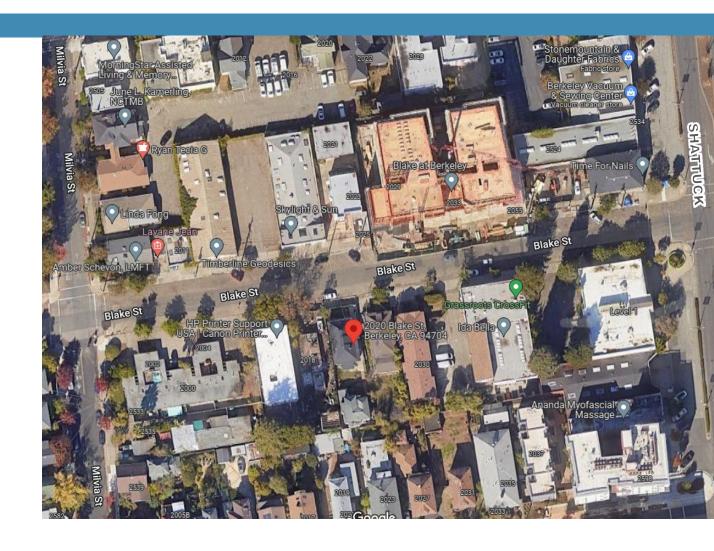
Response to Appeal Point 1

- Notice of Received Application sent w/ links to materials and contact info
- Public hearing notices sent to 300' list and posted near project site; w/ links to ZAB materials and contact info
- Staff and applicants received 8
 comment letters; several neighbors
 spoke at hearing



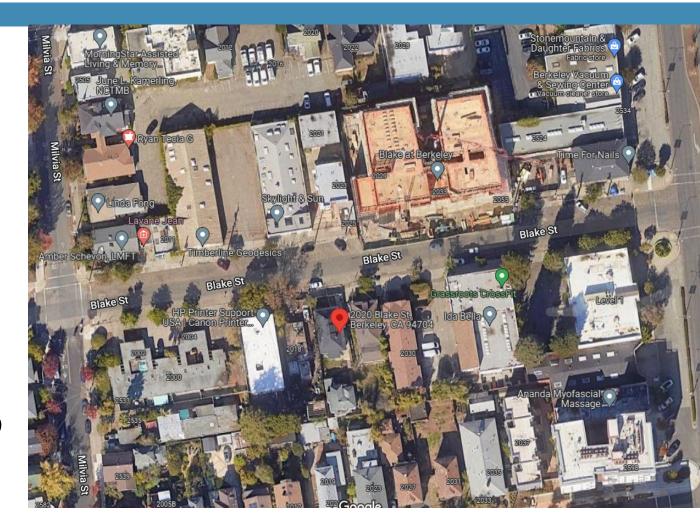
Appeal Point 2

- Building too tall
- Incompatible with uses, design, scale of neighboring properties
- Shadows impacts are unreasonable, avoidable
- Project would be detrimental to neighborhood



Response to Appeal Point 2

- Non-detriment, architectural design, massing, shadow impact are not objective standards; can't be used to deny or reduce project
- Project is consistent with objective standards required for approval
- Project height is "by-right" no waiver needed or requested



Conclusion

Project Summary:

- 6-story, residential building
 - 12 units (includes 2 Low Income units)
 - □ 2,433 square feet usable open space
 - 17 bike parking; no car parking

City Council Action:

- Continue public hearing
- Reverse, affirm, or modify ZAB approval
- Remand to ZAB

