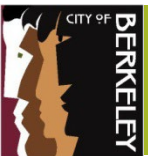




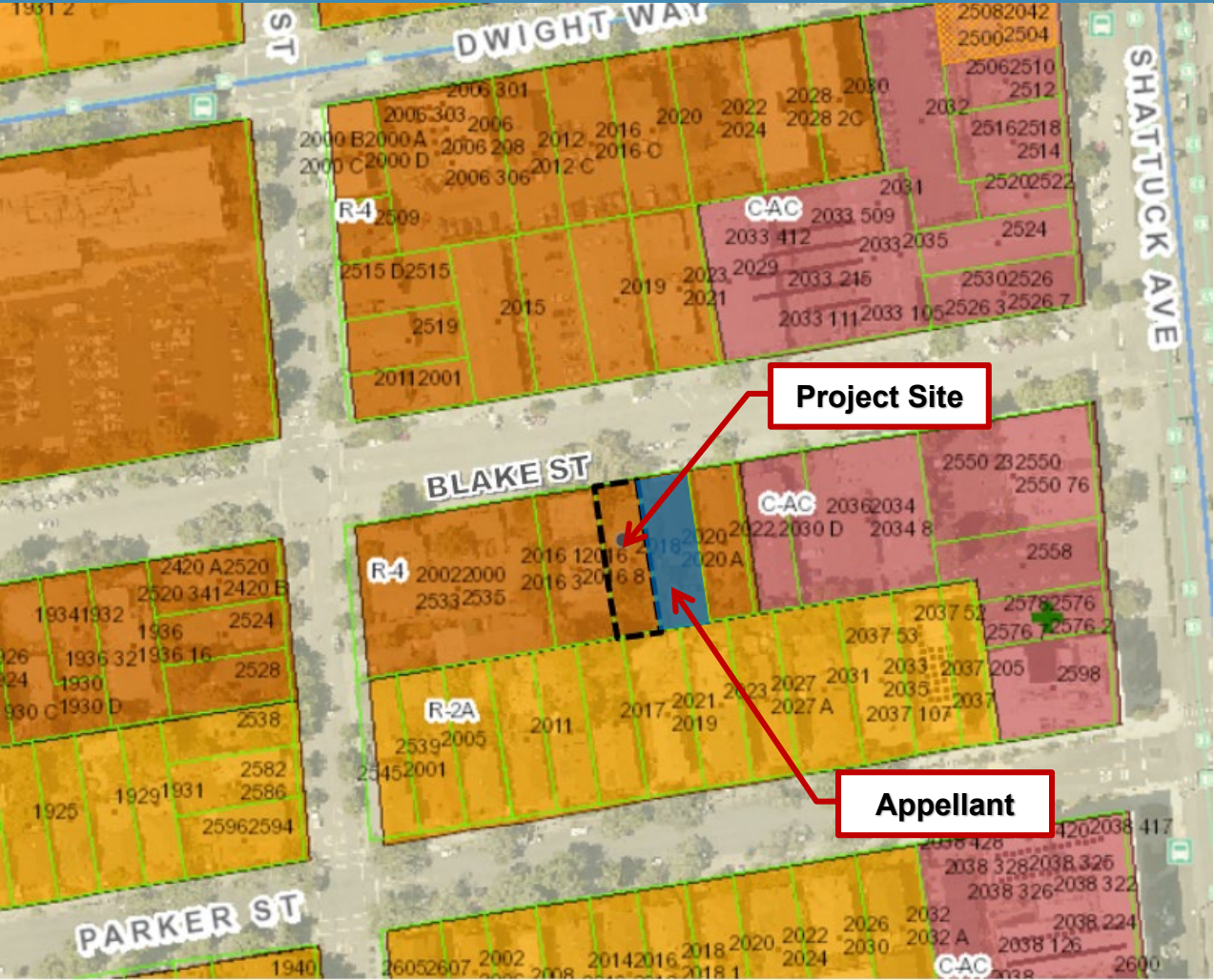
2018 BLAKE STREET
#ZP2021-0095
APPEAL



City of
Berkeley

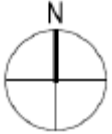
Sharon Gong, Senior Planner
October 11, 2022

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

3

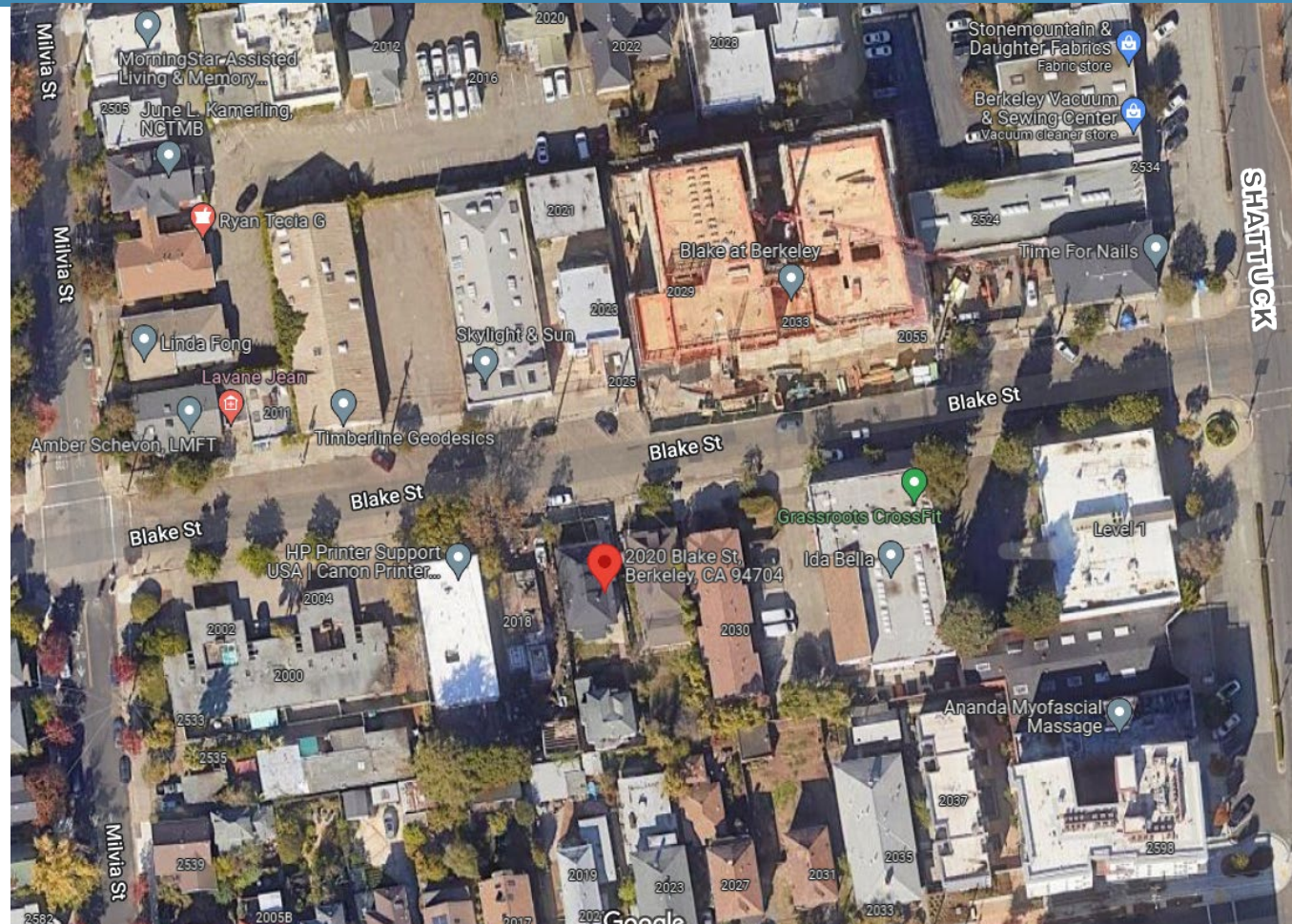
- Remove remnants of fire-damaged, unsafe building
- Construct 6-story, residential building:
 - 12 units (includes 2 Low Income units)
 - 2,433 square feet usable open space
 - 17 bike parking; no car parking



Appeal Point 2

6

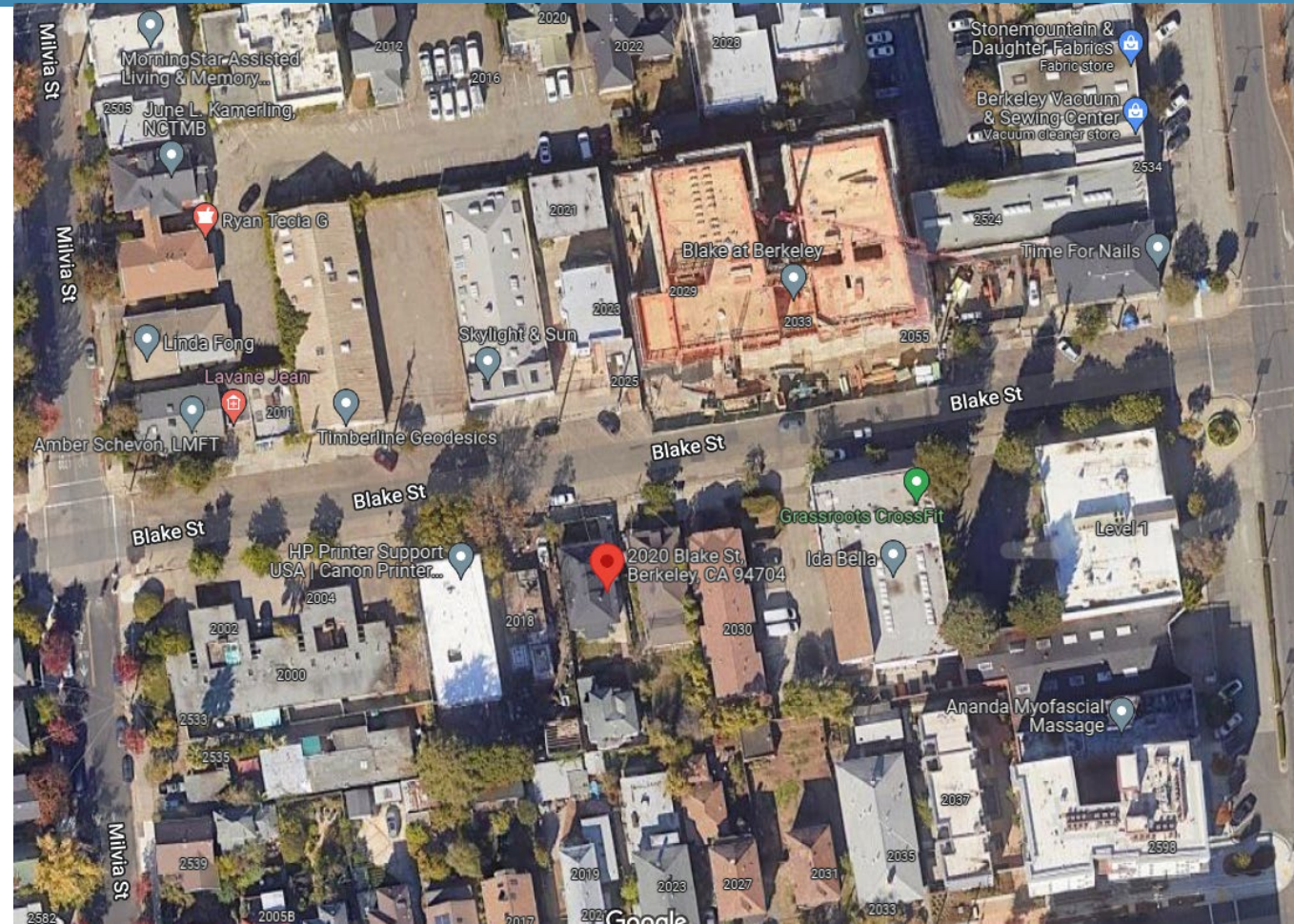
- *Building too tall*
- *Incompatible with uses, design, scale of neighboring properties*
- *Shadows impacts are unreasonable, avoidable*
- *Project would be detrimental to neighborhood*



Response to Appeal Point 2

7

- 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

8

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

