

General Plan Redesignation and Rezone of the Rose Garden Inn

2740 & 2744 Telegraph Avenue and 2348 Ward Street

Agenda Item 40

City Council Meeting

July 28, 2020

Rose Garden Inn

- Established as a bed and breakfast in the 1970s
- Converted to a hotel and restaurant in the 1990s
- Currently has 40 guest rooms and one restaurant that is open to the public
- Occupies three parcels: 2740 & 2744 Telegraph Avenue and 2348 Ward Street



Location and Site Map



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Additional data provided by City of Berkeley, 2018; Alameda County, 2018.



Request for Redesignation and Rezone

- Hotel Operates as a Legally Non-conforming Use
 - Portions of 3 parcels are zoned for residential use
- “Legally Non-conforming Use” because approved with Use Permits and Variances
- Limitations on Property Improvements
 - Owner would like to expand non-historic buildings and renovate buildings/property, but this is only possible with a Variance or a redesignation/rezone

Split Zone Parcels

- One Property Owner
- One Business
- Two Sets of Regulations

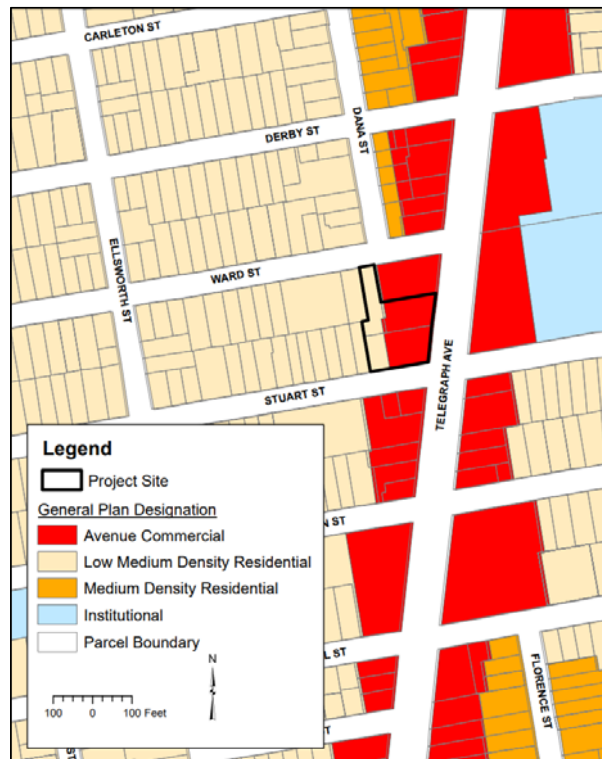


Land Use Context: General Plan

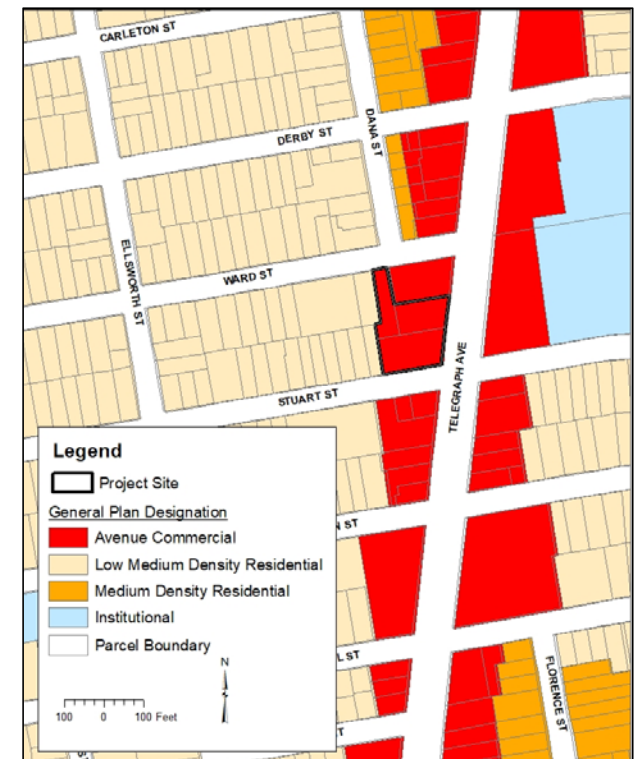
Parcels and buildings are split between General Plan designations

This proposal would shift the boundary by 50 feet to the west

Current



Proposed

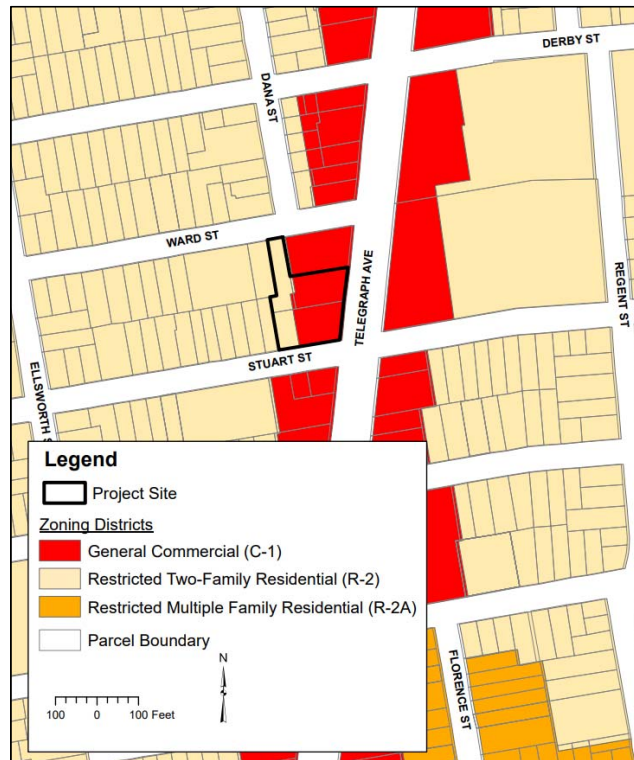


Land Use Context: Zoning Map

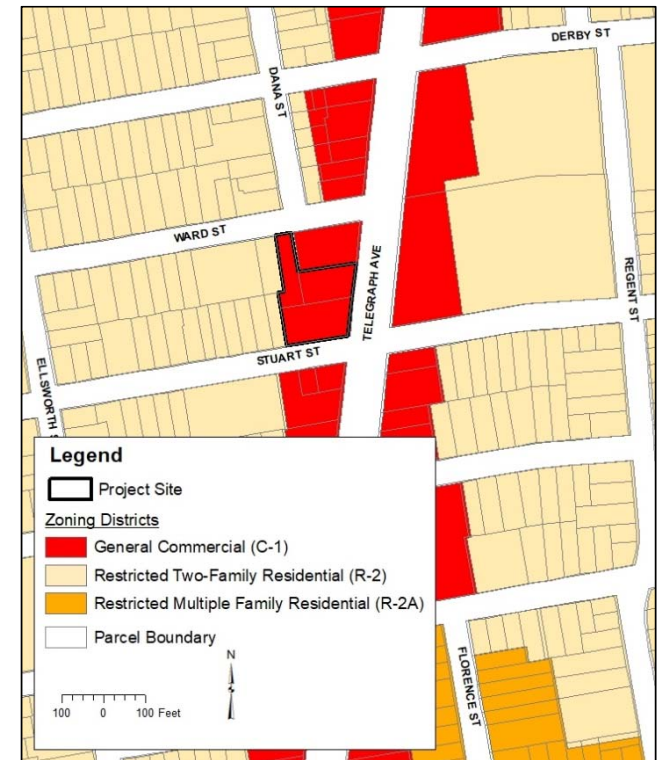
Parcels and buildings are split between Zoning Districts

This proposal would shift the boundary 50 feet to the west

Current



Proposed



Planning Commission's Recommendation

1. The proposal is within the **public interest**.
2. The proposal is not detrimental to **public health, safety and welfare** of the community.
3. The proposal **consistent and compatible** with the General Plan and with adjacent uses.
4. Project is categorically exempt from **CEQA**.

Next Steps

- **Adopt a Resolution** amending the General Plan land use designations of portions of parcels that comprise The Rose Garden Inn from Low Medium Density Residential to Avenue Commercial;
- **Adopt first reading of an Ordinance** amending the Zoning Map for portion of parcels that comprise the Rose Garden Inn from Restricted Two-Family Residential District (R-2) to General Commercial District (C-1); and
- **Certify that the reclassification** of General Plan land use designations **and rezoning are categorically exempt** from the California Environmental Quality Act (CEQA) pursuant to Classes 1, 3, 5, and 31.

Questions