

**NOTICE OF PUBLIC HEARING-BERKELEY CITY COUNCIL
CITY COUNCIL CHAMBERS, 2134 MARTIN LUTHER KING JR. WAY**

ZAB APPEAL: 2902 ADELINE USE PERMIT #ZP2015-0177

Notice is hereby given by the City Council of the City of Berkeley that on **April 25, 2017 at 7:00 PM** a public hearing will be conducted to consider an appeal against a decision by the Zoning Adjustments Board's approval of Use Permit # ZP2015-0177, to redevelop 3 parcels at 2902 and 2908 Adeline Street and 1946 Russell Street (approximately 14,065 square feet total), which includes the demolition of one single-family dwelling and one mixed-use (commercial and residential structure and the construction of a 6-story mixed-use building with 4,119 sq. ft. of commercial space including 1 commercial area, 4 live/work units, and 50 dwelling units, including 2 qualifying units available to very low income households and a commitment to provide 2 additional units on site available to low income households. The project would include 56 bicycle spaces and stacked parking for 24 vehicles. **And:**

An alternative proposal that modifies the above project in the following ways: 1) An increase of two dwelling units for a total of 52 dwellings, which is an additional 1,469 square feet of residential area; 2) On site provision of 4 qualifying units available to very low income, 4 units available to low income, and 2 units available to moderate income households; 3) Use Permit approval to reduce the required Useable Open Space; 4) Density Bonus concession request to increase floor area ration (FAR) in the C-SA portion of the project to 4.6.; and 5) provide fees and mitigation.

A copy of the agenda material for this hearing will be available on the City's website at www.CityofBerkeley.info as of **April 13, 2017**.

For further information, please contact Leslie Mendez, Planning Department, (510) 981-7410. Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the City Clerk. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk at 981-6900 or clerk@cityofberkeley.info for further information.



Mark Numainville, City Clerk

Mailed: April 10, 2017

NOTICE CONCERNING YOUR LEGAL RIGHTS: *If you object to a decision by the City Council to approve or deny (Code Civ. Proc. § 1094.6(b)) or approve (Gov. Code 65009(c)(5)) an appeal, the following requirements and restrictions apply: 1) Pursuant to Code of Civil Procedure Section 1094.6, no lawsuit challenging a City decision to deny or approve a Zoning Adjustments Board decision may be filed more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) In any lawsuit that may be filed against a City Council decision to approve or deny a Zoning Adjustments Board decision, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.*

If you challenge the above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Berkeley at, or prior to, the public hearing. Background information concerning this proposal will be available at the City Clerk Department and posted on the City of Berkeley webpage at least 10 days prior to the public hearing.