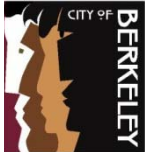
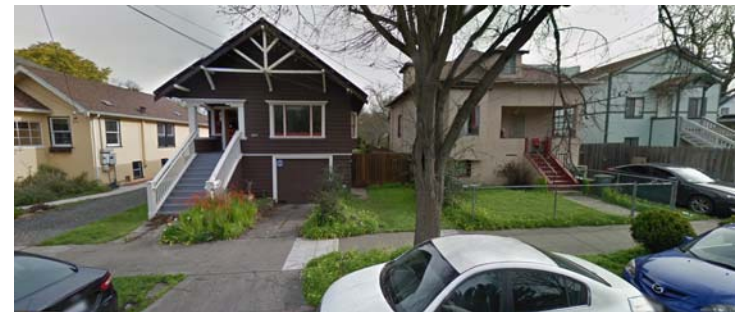
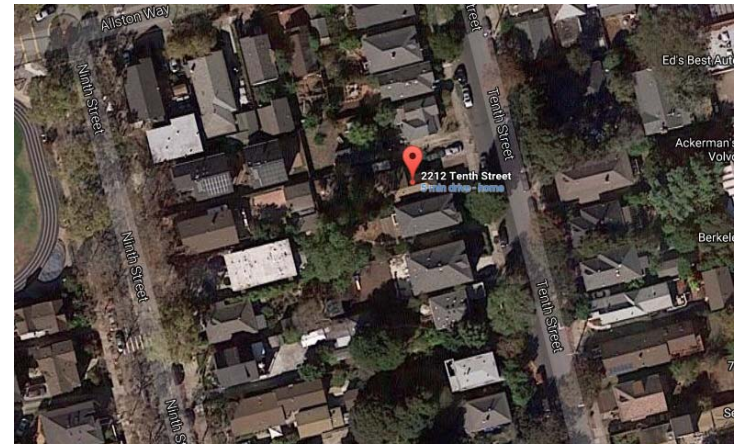
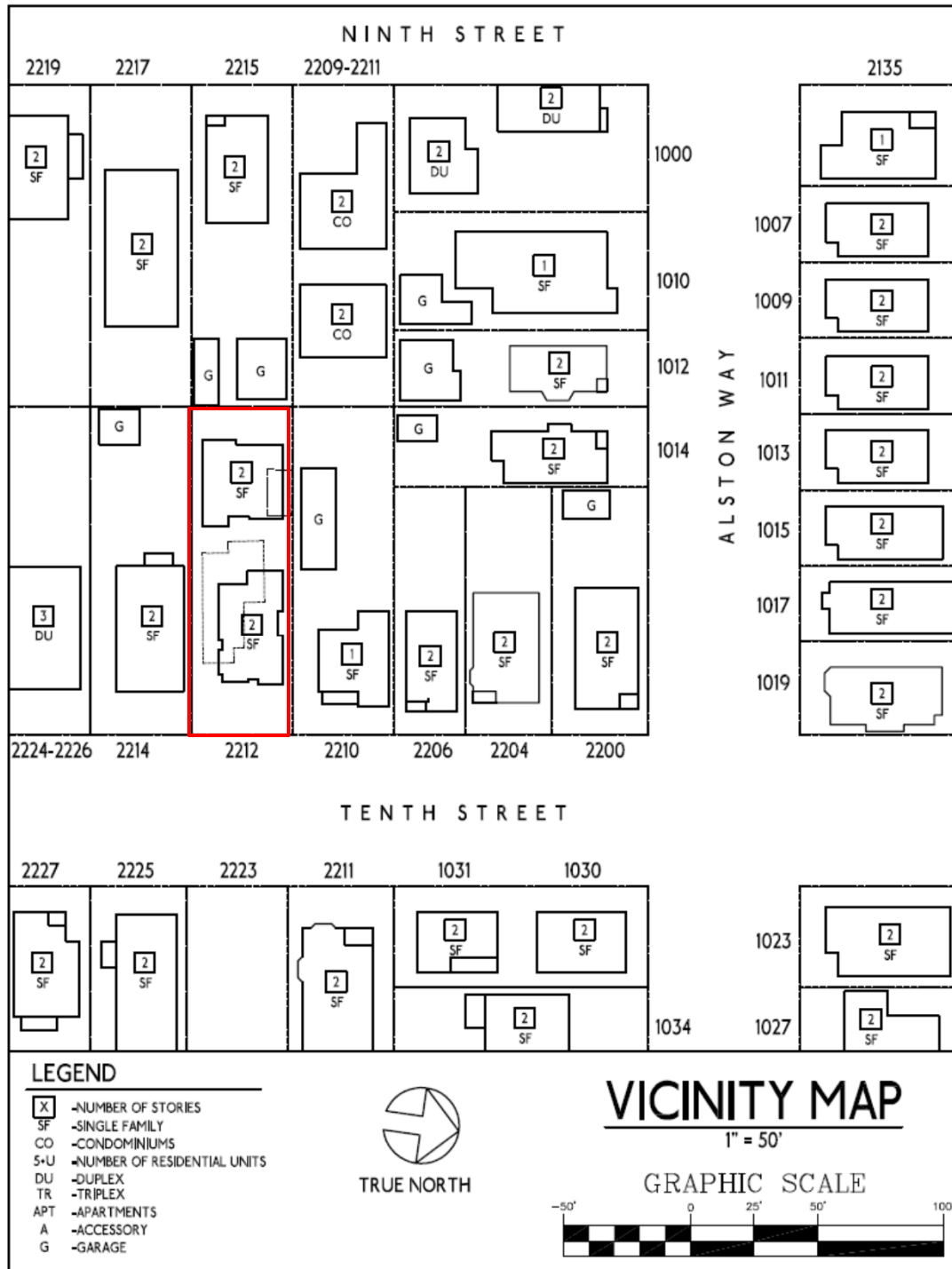


2212 TENTH STREET APPEAL



City of
Berkeley

Jean Eisberg, Contract Planner - Immanuel Bereket, Associate Planner
June 13, 2017

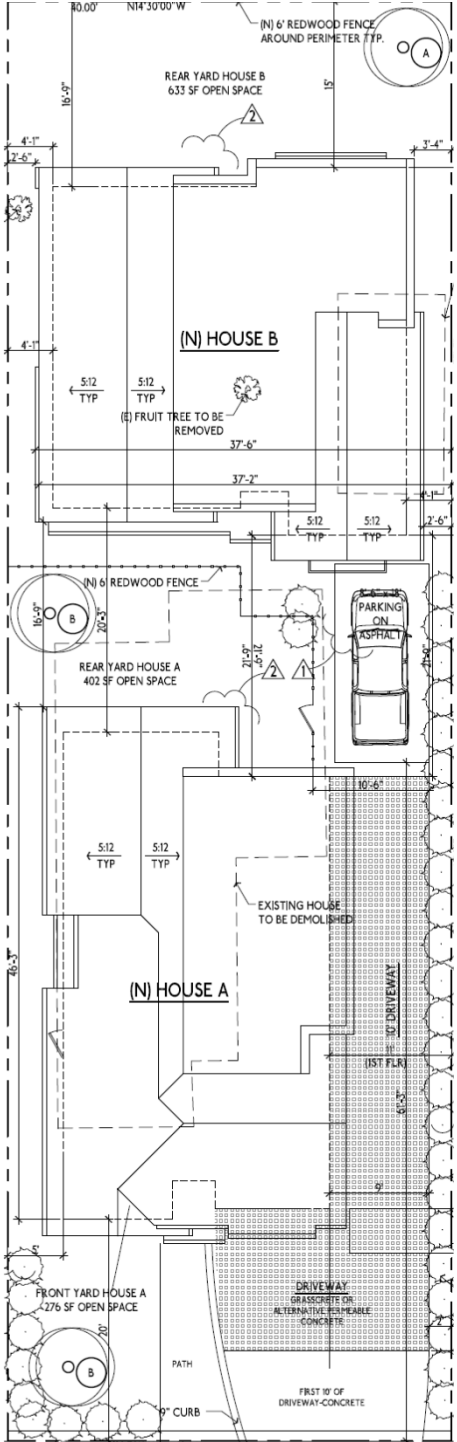


Project Overview

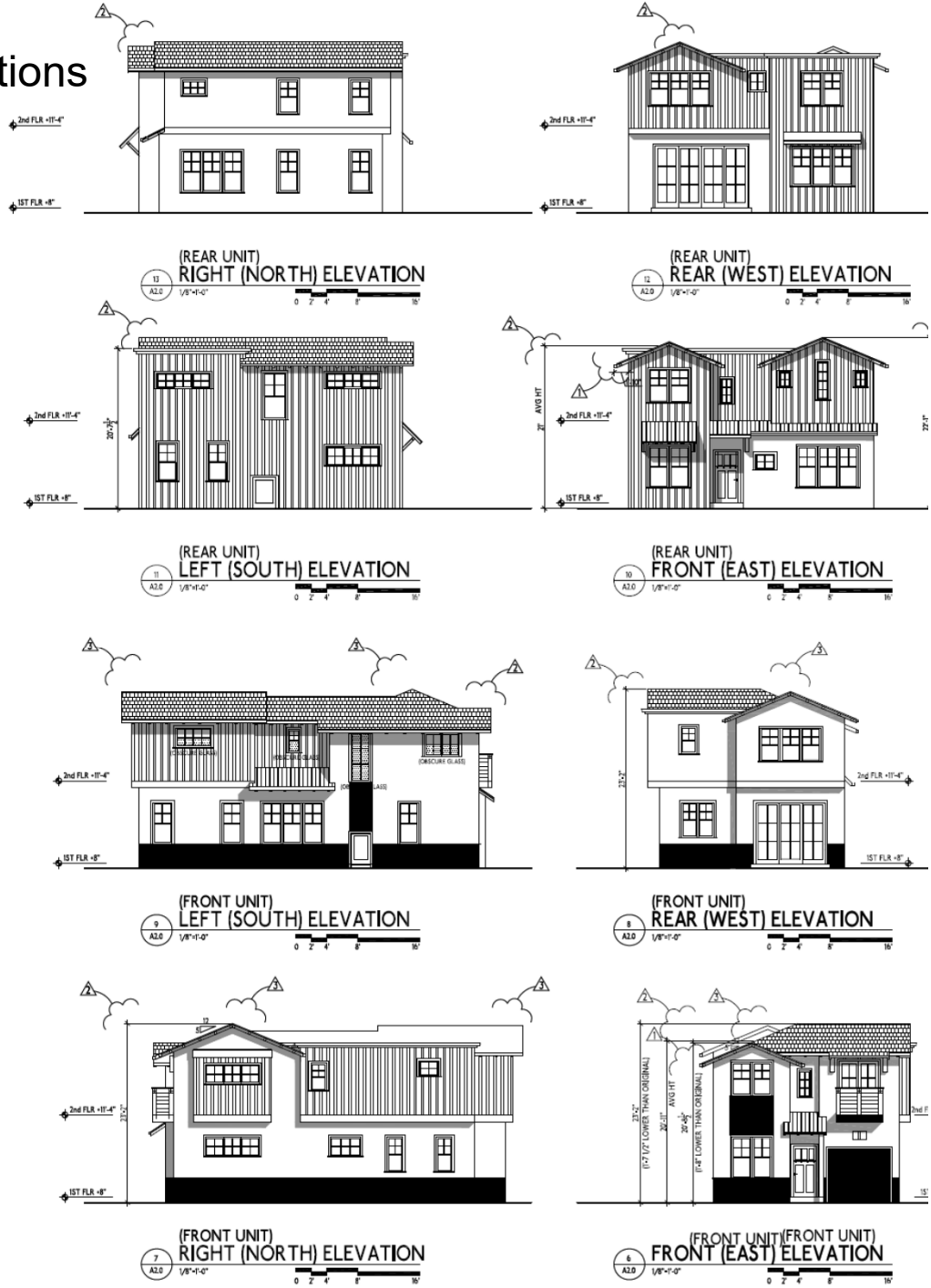
- Demolish dwelling unit and garage
- Construct two detached dwelling units
- Increase # of bedrooms from two to eight
- Located in the R-1A Zoning District



Site Plan



Elevations



R-1A Development Standards

Standard	R-1A Standards	Proposed Project	Compliance
Dwelling Units	2	2	Complies
Building Height (avg.)	28'	21'	Complies
Stories	3	2	Complies
Lot Coverage	40%	39.7%	Complies
Open Space	800 sq. ft. (400 sq. ft. per unit)	1,311 sq. ft.	Complies
Setbacks			
Front	20'	20'	Complies
Rear	20'	15'	No
Left Side	4'	4'-1"	Complies
Right Side	4'	4'-1"	Complies

Background

- ❑ Application filed on **June 28, 2016**
- ❑ 1st ZAB Hearing on **December 8, 2016**
 - ❑ Action: Continued item, directing applicant to reduce shadow impacts on the adjacent property
- ❑ 2nd ZAB Hearing on **January 12, 2017**
 - ❑ Action: Continued on consent
- ❑ 3rd ZAB Hearing on **February 9, 2017**
 - ❑ Action: Approved the Use Permit request, finding the project:
 - ❑ Complies with zoning standards
 - ❑ Would not be detrimental to neighboring properties
- ❑ Appeal filed on **March 2, 2017**
- ❑ Tonight: Council may reverse, affirm, or modify the ZAB's decision, or remand the matter to the ZAB with directions

Appeal Points



1. Project would obstruct sunlight, views, and air
2. Peace and comfort impacted by height and massing
3. Increased lot coverage incompatible with neighborhood
4. Open space does not accommodate families
5. Project demolishes existing affordable rental housing and replaces with expensive units
6. Increased residential density will disrupt peace and comfort due to constrained parking supply
7. Single-story project would reduce detriment and improve compatibility

Housing Accountability Act

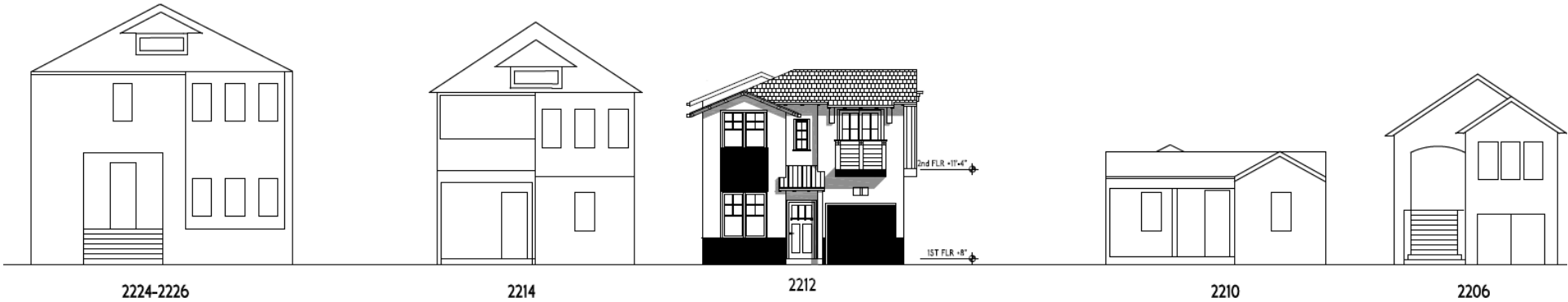


- Government Code §65589.5(j) does not apply due to:
 - Reduced rear yard setback
 - Demolition of an existing dwelling

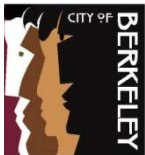
Staff Recommendation



- Deny the appeal and uphold the ZAB's decision, approving the project as revised during the ZAB deliberations and, as conditioned



2212 TENTH STREET APPEAL



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