PUBLIC HEARING NOTICE

Planning Commission

PROPOSED AMENDMENTS TO THE ZONING ORDINANCE TO ALLOW ADDITIONS AND/OR ENLARGEMENTS TO PROPERTIES THAT HAVE EXISTING LEGAL FLOOR AREA RATIO (FAR), RESIDENTIAL DENSITY OR LOT COVERAGE IN EXCESS OF THAT ALLOWED BY THE ZONING ORDINANCE.

The City of Berkeley Planning Commission will hold a public hearing on the above matter on Wednesday**, June 12, 2002** at the North Berkeley Senior Center, 1901 Hearst Ave (at Martin Luther King), Berkeley. The meeting begins at 7 p.m.

Staff is proposing amendments to the Zoning Ordinance (BMC Title 23) as follows:

Modification of Section 23C.04.070.C To allow, with a Use Permit, additions and/or enlargements to a structure with existing legal lot coverage over that allowed by code if the addition/enlargement does not increase the coverage.

Modification of Section 23C.04.070.D To allow, with a Use Permit, enlargement of a structure with existing legal Floor Area Ratio (FAR) over that allowed by code if the enlargement does not increase the FAR.

Modification of Section 23C.04.070.E To allow, with a Use Permit, additions and/or enlargements to a structure with existing legal residential density over that allowed by code if the addition and/or enlargement does not increase the residential density.

Currently, additions and or enlargements to structures with legal coverage, FAR, or residential density over that allowed by code are not permitted, except with a Variance.

Copies of the complete text of the proposed amendments are available at the Current Planning Division during regular business hours.

Following the public hearing, the Planning Commission may vote to adopt, modify, or reject the proposed amendments. If adopted by the Planning Commission, the proposed amendments will be forwarded for action by the City Council, which may approve, modify, or reject the proposed amendments.

Environmental Review Status: The proposed action is exempt from review under the California Environmental Quality Act because it can be seen with certainty that the proposed amendments would not have a significant effect on the environment. Moreover, the proposed action is not a project as defined under Public Resources Code Sec. 21065 because it would not cause either a direct physical change or a reasonably foreseeable indirect physical change in the environment.

To obtain copies of the proposed amendments and Staff Report to the Planning Commission regarding this matter please contact Christina Ratcliffe, AICP at (510) 705-8189.

Notice mailed to: Neighborhood and Community Organizations
Members of the Planning Commission
Members of the Zoning Adjustments Board