

PROPOSED AMENDMENT TO ZONING ORDINANCE- BMC SECTION 23D.20.070.B: R-1A DISTRICT
LOT SIZE CLARIFICATION

The Planning Commission of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance Section 23A.20.030, on Wednesday, April 14, 2004 at North Berkeley Senior Center, 1901 Heart Street at Milvia Street (wheelchair accessible). The meeting starts at 7:00 p.m.

Description: Proposed Zoning Ordinance Amendment: ZA 04-03

Staff proposes that the Planning Commission amend Berkeley Municipal Code Section 23D.20.070.B clarifying the wording so that an R-1A zoned lot must contain at least 4,500 square feet for lot area in order to establish two units. The maximum two unit limit would be unchanged. The existing and proposed text follow:

Current Zoning Language:

No more than two Dwelling Units shall be allowed unless the subject lot contains at least 4,500 square feet of area.

Proposed New Language:

No more than two (2) Dwelling Units shall be allowed. In order to establish two (2) units a lot must contain at least four thousand five hundred (4,500) square feet of area.

ENVIRONMENTAL REVIEW STATUS: This proposal is categorically exempt under the California Environmental Quality Act per CEQA Statutes 21080.17.

PUBLIC COMMENT

Comments may be made verbally at the public hearing and in writing before the hearing. Those wishing to speak at the hearing must submit a speaker card by 7:15 p.m. The Commission may limit the number of speakers and the time granted to each speaker. Written comments to the Commission are encouraged and should be directed to:

Planning and Development Dept.
2120 Milvia Street
Berkeley, CA 94704

Fax: (510) 981-7420
E-mail: agatzke@ci.berkeley.ca.us

To assure distribution to Commission members prior to the meeting, correspondence must be received by 12:00 noon, seven (7) days before the meeting. 15 copies must be submitted of any correspondence with more than ten (10) pages or any item submitted less than seven days before the meeting.

COMMUNICATION ACCESS

To request a meeting agenda in large print, Braille, or on audiocassette, or to request a sign language interpreter for the meeting, call (510) 981-7410 (voice) or 981-6903 (TDD). Notice of at least five (5) business days will ensure availability. Agendas are also available on the Internet at: www.ci.berkeley.ca.us.

FURTHER INFORMATION

Questions about the project should be directed to Allan Gatzke, at (510) 981-7413 or agatzke@ci.berkeley.ca.us.