



PLANNING COMMISSION

Notice of Public Hearing and Intent to Adopt Negative Declaration

PROPOSED AMENDMENTS TO THE ZONING ORDINANCE TO IMPLEMENT THE UNIVERSITY AVENUE STRATEGIC PLAN

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 the North Berkeley Senior Center, 1901 Hearst Ave. (at Martin Luther King), Berkeley. The meeting starts at 7:00 p.m.

The City of Berkeley is considering changes to implement the University Avenue Strategic Plan. :

- 1.) Establish minimum and maximum height standards to implement University Ave. Strategic Plan Policy Strategy 6A, Fourth bullet (UASP page 34).
- 2.) Add building setback standards for parcels on the north side of University Ave., to preserve solar access to neighboring parcels, per Policy 8 Strategy A, General Design Guidelines, topic "Integration", subtopic "Solar Orientation" (UASP page 92).
- 3.) Add building setback standards for parcels on the south side of University Ave. to preserve privacy for neighboring parcels to the south, per Policy 8 Strategy A, Design Guidelines topic "Integration", subtopic "Privacy" (UASP page 92).
- 4.) Add new zoning provisions to require that development conform to the urban design standards and guidelines contained in the University Ave. Strategic Plan
- 5.) Modify Floor Area Ratio standards.
- 6.) Make changes to the Permitted Uses (UASP page 33 & 34).
- 7.) Add requirements for ground floor uses in mixed-use projects to implement University Ave. Strategic Plan Policy Strategy 6A, Second bullet, (UASP page 34) and to clarify what uses qualify as ground floor uses in mixed-use projects.
- 8.) Amend the Zoning map to include overlay designations of University Avenue Mixed Use and University Avenue Node between the Interstate 80 Frontage Road on the west and Martin Luther King, Jr. Way per the University Avenue Strategic Plan (see attached).

LOCATION: Text amendments are proposed to apply to properties with Commercial zoning designations

within the University Avenue Strategic Plan area, which is the area bounded by Interstate 80, Delaware St., Sacramento St., Hearst Ave., Oxford St., Allston Way, and the I-80 Frontage Road. Map amendments are proposed to apply to Commercial zoned parcels within areas designated in the UASP as University Avenue Nodes, and in areas designated in the UASP as University Ave. Mixed-use with frontage on University Avenue, between the Interstate 80 Frontage Road and Martin Luther King, Jr. Way.

ENVIRONMENTAL REVIEW STATUS: Because there is no substantial evidence that the project may cause a significant effect on the environment, a negative declaration has been prepared for adoption by the Planning Commission at the hearing listed above. The initial study and proposed negative declaration are available for public review at the Planning Department, 2118 Milvia Street, Third Floor, and the Central Library, 2090 Kittredge Street. The City will receive comments on the negative declaration from March 24 to April 14, 2004.

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. Written comments to the Commission should be directed to:

Planning Commission	Fax: (510) 981-7420
C/O Janet Homrighausen, Senior Planner	E-mail: jhomrighausen@ci.berkeley.ca.us
Land Use Planning Division	
2118 Milvia Street Third Floor	
Berkeley, CA 94704	

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) 981-7480 (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

Please direct your questions to Janet Homrighausen, Senior Planner, at (510) 981-7484 or jhomrighausen@ci.berkeley.ca.us.