

**NOTICE OF PUBLIC HEARING – BERKELEY PLANNING COMMISSION  
NORTH BERKELEY SENIOR CENTER, 1901 HEARST AVE.  
(AT MARTIN LUTHER KING), BERKELEY  
WEDNESDAY, DECEMBER 14, 2005 – 7:00 PM**

**PROPOSED SIX (6) UNIT CONDOMINIUM PROJECT  
TWO (2) COMMERCIAL UNITS AND FOUR (4) RESIDENTIAL DWELLING UNITS  
TRACT MAP 7689: 2593 – 2599 TELEGRAPH AVENUE, BERKELEY**

The Berkeley Planning Commission will hold a public hearing on the above matter, pursuant to Section 21.16.044 of the BERKELEY SUBDIVISION ORDINANCE (5793-N.S.), on: **Wednesday, December 14, 2005, at the North Berkeley Senior Center, 1901 Hearst Ave. (at Martin Luther King), Berkeley.** The meeting begins at 7 p.m.

**PROPOSED PROJECT INFORMATION:** The applicant proposes to create a six (6) unit condominium project comprised of two (2) commercial units and four (4) residential dwelling units at 2593 – 2599 Telegraph Avenue, Berkeley. The units are proposed to be created in an existing three-story building.

**PROJECT APPLICANT:** John Gutiérrez, 2550 - 9<sup>th</sup> Street, Suite 202, Berkeley, CA 94710.

**ENVIRONMENTAL REVIEW STATUS:** Categorically exempt under Section 15301(k) of the California Environmental Quality Act Guidelines, subdivision of existing multiple family residences and commercial buildings.

**TO COMMENT ON THIS APPLICATION:** Response to this notice can be made verbally at the Public Hearing and/or in writing before the Hearing.

The public is advised that the Commission may limit the number of speakers and the length of time allowed to each speaker. Persons wishing to offer testimony are encouraged to submit their comments in writing. Written comments should be mailed or delivered directly to the Land Use Planning Division, 2120 Milvia Street, Berkeley, CA 94704. Comments received no later than **5 p.m., Wednesday, December 7, 2005,** will be included in the Commission agenda packet. Comments received thereafter will be submitted to the Commission as supplemental communications at the meeting.

**FOR FURTHER INFORMATION:** Mr. Stephen Ford, Land Use Planning Division, 2120 Milvia Street, 2nd Floor, Berkeley, CA 94704; PH: (510) 981-7410, FAX: (510) 981-7420, TDD: (510) 981-6903, EMAIL: [sford@ci.berkeley.ca.us](mailto:sford@ci.berkeley.ca.us)

**LEGAL LIMITATIONS:** If you object to a project or to any City action or procedure relating to the project application, any lawsuit which you may later file may be limited to those issues raised by you or someone else in the public hearing on the project, or in written communication delivered at or prior to the public hearing. The time limit within which to commence any lawsuit or legal challenge related to these applications is governed by Section 66499.37 of the Government Code, unless a shorter limitations period is specified by any other provision. Under Section 66499.37, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred.

**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 (510) 981-7474 (TDD). Providing at least FIVE working days notice will ensure availability. Agendas are also available on the Worldwide Web at: [www.ci.berkeley.ca.us](http://www.ci.berkeley.ca.us).

