



# PLANNING COMMISSION

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## Notice of Public meeting and Review of Recirculated Draft Environmental Impact Report

### **PROPOSED RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR A GENERAL PLAN AMENDMENT AND REZONING TO ALLOW FOR THE WEST BERKELEY BOWL PROJECT AT 920 HEINZ AVENUE**

The Planning Commission of the City of Berkeley will hold a public meeting on the above matter, pursuant to Zoning Ordinance Section 23A.20.030, on **Wednesday, March 8, 2006** at the North Berkeley Senior Center, 1901 Hearst Ave. (at Martin Luther King, Jr. Way), Berkeley. The meeting starts at 7:00 p.m.

The City of Berkeley is considering the following actions for a 1.9-acre portion of a 2.3-acre site at 920 Heinz Avenue (southwest corner of Heinz and Ninth) to allow for the West Berkeley Bowl Project:

1. Amend the General Plan Land Use Diagram from “Manufacturing” to “Avenue Commercial”.
2. Amend the West Berkeley Plan Land Use Diagram from “Mixed Use/Light Industrial” to “General Commercial”.
3. Amend the Zoning map to change the Zoning District from MU-LI (“Mixed Use – Light Industrial”) to C-W “West Berkeley Commercial” (see attached).

**PROJECT:** The applicant proposes to demolish the existing non-residential structure (a pre-fabricated metal warehouse) and construct a full-service grocery marketplace that includes a 109-space underground parking garage, general grocery store, ancillary office, storage, adjacent prepared food service area, and community room. In addition to the underground parking garage, the Project will also have 102 surface parking spaces, for a total of 211 parking spaces on the site. The main access to the Project site will be from Ninth Street via Ashby Avenue, with additional site access from Ninth Street via Heinz Avenue. The Project includes construction of two buildings:

1. A grocery marketplace building totaling 83,990 square feet of space with retail, administrative offices and associated storage space over an underground parking garage (“Building 1”), and
2. A prepared food service building totaling 7,070 square feet of space with limited seating and a community room (“Building 2”).

Both buildings will be two (2) stories and forty (40) feet in height. The marketplace in Building 1 will

have two levels (ground floor and part of the second floor) with 51,065 square feet of retail space and 28,805 square feet of ancillary storage space. The second floor will also house 4,120 square feet of office space. In Building 2, the ground floor will house a 3,670 square foot prepared food area offering food to go and limited seating. On the second floor, the community room will provide 3,400 square feet of assembly space to be used periodically for meetings or events by the Berkeley Bowl and members of the community. An approximately 45-foot wide portico will create a pedestrian plaza between the grocery marketplace and the prepared food area.

**LOCATION:** The Project is located on a 2.3-acre site at the southwest corner of Heinz Avenue and Ninth Street.

**ENVIRONMENTAL REVIEW STATUS:** Because there is evidence that the project may cause a significant effect on the environment, a Recirculated Draft Environmental Impact Report (EIR) has been prepared for review by the Planning Commission at the meeting listed above. The initial study and Draft EIR are available for public review at the Permit Service Center, 2120 Milvia Street, the West Berkeley Branch Library, 1125 University Avenue, and the Central Library, 2090 Kittredge Street. The public review period will extend from January 31 to March 17, 2006. The initial study and Draft EIR are also available at [www.ci.berkeley.ca.us/planning/landuse/Heinz/DEIR/default.htm](http://www.ci.berkeley.ca.us/planning/landuse/Heinz/DEIR/default.htm)

#### **PUBLIC COMMENT**

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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 concerning this project should be directed to:

Planning Commission	Fax: (510) 981-7420
C/O Aaron Sage, Associate Planner	E-mail: <a href="mailto:asage@ci.berkeley.ca.us">asage@ci.berkeley.ca.us</a>
Land Use Planning Division	
2120 Milvia Street	
Berkeley, CA 94704	

#### **COMMUNICATION ACCESS**

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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](http://www.ci.berkeley.ca.us).

#### **FURTHER INFORMATION**

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Please direct your questions to Aaron Sage, Associate Planner, at (510) 981-7425 or [asage@ci.berkeley.ca.us](mailto:asage@ci.berkeley.ca.us).