

PUBLIC HEARING NOTICE

Proposed Amendments to Zoning Ordinance - BMC Chapter 23C.12

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, June 28, 2006 at the North Berkeley Senior Center, 1901 Hearst Avenue, Berkeley, CA at Martin Luther King Jr. Way (wheelchair accessible). The meeting starts at 7:00 p.m.

DESCRIPTION: The Housing Department Staff proposes that the Planning Commission: amend Berkeley Municipal Code (BMC) Title 23C by adding a new section 23C.12.035 that would provide developers of new condominium projects with the option of paying “in-lieu” fees to the City’s Housing Trust Fund as an alternative to providing inclusionary units. The proposed fee would normally be 62.5% of the difference between the allowable sale prices of inclusionary units and the average of actual sales prices of the market rate units in a project.

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.

ENVIRONMENTAL REVIEW STATUS: Statutorily and categorically exempt under Section 21080(b)(8) and Guidelines Section 15378(b)(4) of the California Environmental Quality Act (CEQA).

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 St., Berkeley, CA 94704; telephone 510-981-7400; e-mail cpaine@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 proposal should be directed to Kenneth Baar at (510) 981-5420 or kbaar@ci.berkeley.ca.us

To obtain copies of the proposed amendments and Staff Report to the Planning Commission regarding this matter please contact Melanie Beasley at (510) 981-7410. TDD (510) 644-6915