



PLANNING COMMISSION

NOTICE OF WORKSHOP AND PUBLIC HEARING

Proposed Zoning Ordinance amendments to the lot and development standards for mixed-use, residential and commercial projects in commercial zoning districts, including but not limited to amendments to modify and increase open space requirements, limit use of parking lifts for required parking spaces, increase setbacks from abutting residential districts, restrict residential ground floor uses in mixed-use buildings, and in the West Berkeley Commercial District reduce the maximum mixed-use building height. The amendments are designed to provide building massing transitions at commercial and residential zoning district boundaries and increase the City's discretion over building design and massing.

NOTICE OF WORKSHOP AND SPECIAL MEETING

**With the Housing Advisory Committee, Zoning Adjustments Board and
Joint Subcommittee on Density Bonus**

Wednesday September 6, 2006 @ 6:00 PM

The Planning Commission of the City of Berkeley will hold a special joint meeting and workshop with the Housing Advisory Committee, Zoning Adjustment Board, and Joint Subcommittee on Density Bonus on the above matter on **Wednesday, September 6** at the West Berkeley Senior Center, 1900 Sixth Street (at Hearst Avenue), Berkeley (wheelchair accessible). **The meeting starts at 6:00 p.m.**

NOTICE OF PUBLIC HEARING

Regular meeting of the Planning Commission

Wednesday September 13, 2006 @ 7:00 PM

North Berkeley Senior Center, 1901 Hearst Avenue

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, September 13** at the North Berkeley Senior Center, 1901 Hearst Avenue (at Martin Luther King, Jr. Way), Berkeley (wheelchair accessible). The meeting starts at 7:00 p.m.

Following the public hearing, the Planning Commission may vote to recommend adoption, modification, or rejection of the proposed amendments. If the Planning Commission recommends adoption, the proposed amendments will be forwarded for action to the City Council.

BERKELEY PLANNING COMMISSION PUBLIC HEARING NOTICE

PROJECT DESCRIPTION: Proposed amendments to Title 23 (Zoning Ordinance) of the Berkeley Municipal Code to modify the lot and development standards for mixed-use, residential and commercial projects in the commercial zoning districts including but not limited to amendments to modify and increase open space requirements (including the establishment of private open space requirements), limit use of parking lifts for required commercial and residential parking spaces through minimum standards for at grade spaces, increase setbacks on commercial lots from abutting residential districts, restrict residential ground floor uses in mixed-use buildings, and in the C-W District, reduce the maximum mixed-use building height to three stories and 40 feet. The amendments are designed to provide building massing transitions at commercial and residential zoning district boundaries and increase the City's discretion over building design and massing. The proposed zoning amendments would result in reductions in building massing for mixed use, commercial, and residential projects in commercial zoning districts, particularly where they are adjacent to a residential zoning district.

LOCATION: The proposed amendments could change the development standards in all of the commercially zoned districts in the City of Berkeley (C-1, C-2, C-E, C-N, C-NS, C-SA, C-SO, C-T, and C-W).

ENVIRONMENTAL REVIEW STATUS: The amendments are exempt from the California Environmental Quality Act pursuant to Gov. Code Sec. 15061(b)(3) because it can be seen with certainty that the amendments would not have a significant effect on the environment because they would result in reductions in the size of development projects in Commercial Districts. As a result, the intensity of use for individual and cumulative development projects will be reduced.

FURTHER INFORMATION: Questions about the project should be directed to the project planner, Jordan Harrison, at (510) 981-7416 or jharrison@ci.berkeley.ca.us.

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 concerning this project should be directed to:

Planning Commission
Erin Dando, AICP
Land Use Planning Division
2120 Milvia Street
Berkeley, CA 94704

Fax: (510) 981-7490
E-mail: edando@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) 981-7480 (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.