



PLANNING COMMISSION

NOTICE OF WORKSHOP AND PUBLIC HEARING

Proposed Zoning Ordinance amendments to create new height limits for **residential additions**, alter the definition of **major residential additions**, alter the calculation of **maximum height**, limit the dimensions for **roof appendages**, and create a definition for **dormers**. The amendments are designed to permit larger by-right additions at the ground floor level subject to height restrictions, require discretionary review for residential additions generally above the first floor, alter the calculation for maximum height, restrict the size and location of roof appendages, and codify existing interpretation of the definition of a dormer.

NOTICE OF WORKSHOP AND SPECIAL MEETING **Wednesday September 6, 2006 @ 6:00 PM** **West Berkeley Senior Center, 1900 Sixth Street**

The Planning Commission of the City of Berkeley will hold a special meeting and workshop 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; this matter will likely not be discussed until after 8:00 pm.**

NOTICE OF PUBLIC HEARING **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; this matter will likely not be discussed until after 8:00 pm.**

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.

PROJECT DESCRIPTION: Proposed amendments to Title 23 (Zoning Ordinance) of the Berkeley Municipal Code applying to residential structures, residential districts standards and the

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Hillside Overlay District, include the definitions of major residential addition, maximum height, and dormers, new restrictions on roof appendages, and the creation of new height restrictions for residential additions. Amendments may include the increase in the threshold of square footage for by right additions as well as a height limit applied to residential additions, to be exceeded by discretionary review. The amendments would not alter existing lot coverage and yard setback requirements in residential districts. The proposed amendments include provisions to modify the calculation of maximum height for sloped roofs. The amendments include restrictions on the height, width and length of mechanical roof appendages and new restrictions for auxiliary appendages (such as decks, rails and trellises) above certain height limits. The amendments codify an existing interpretation for the definition of a dormer.

LOCATION: The proposed amendments would change the development standards in all of the residentially zoned districts in the City of Berkeley and for dwelling units in commercially zoned districts subject to residential development standards. Additional definition changes can impact the entire City through their application in all districts, but are focused on residential districts and the Hillside Overlay District.

ENVIRONMENTAL REVIEW STATUS: The amendments are exempt from the California Environmental Quality Act pursuant to Gov. Code Sec. 15301 as the proposed amendments would allow minor expansions of existing structures which would not have a significant effect on the environment and would be considered categorically exempt per Gov. Code Sec. 15301(e)(1).

FURTHER INFORMATION: Questions about the project should be directed to the project planner, Erin Dando, AICP, at (510) 981-7429 or edando@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.