



Z O N I N G
A D J U S T M E N T S
B O A R D

NOTICE OF PUBLIC HEARING
— PROJECT PREVIEW —

2598-2600 Shattuck Avenue ("Parker Place")

Use Permit #08-10000130 to construct a mixed-use development with two 5-story buildings and one 3-story building, a total of 155 dwelling units, 23,354 sq. ft. of ground floor commercial space, and 180 parking spaces

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance Section 23B.32.020, on **Thursday, October 8, 2009** at the Maudelle Shirek Building (formerly Old City Hall), 2134 Martin Luther King, Jr. Way, second floor Council chambers (wheelchair accessible). The meeting starts at 7:00 p.m. The purpose of this meeting is to solicit ZAB and community input on the project, and **the ZAB will not take any formal action on the project at this time.**

ZONING PERMITS REQUIRED:

2598 & 2600 Shattuck Avenue:

- Use Permit to construct a mixed use development of more than 5,000 sq. ft.
- Use Permit to modify requirements for building height, yards, lot coverage, and parking
- Use Permit to allow full-service restaurants
- Use Permit to allow quick service restaurant (2600 Shattuck only)
- Use Permit to allow beer and wine service incidental to food service
- Administrative Use Permit to allow live entertainment incidental to food service
- Administrative Use Permit to allow sidewalk café seating
- Variance to allow 28 of 31 inclusionary units to be located at 2598 Shattuck rather than dispersed throughout the entire project
- Use Permit to enlarge a lawful non-conforming building that exceeds the R-2A lot coverage standard (2600 Shattuck only)
- Use Permit to enlarge a lawful non-conforming building containing a lawful nonconforming automobile sales/service use (2600 Shattuck only)
- Use Permit to waive requirement for 6-foot fence at C-SA/R-2A boundary and allow ground-floor windows and doors along west side of 2598 Shattuck to face R-2A lot (2598 Shattuck only)

- Administrative Use Permit to vertically extend non-conforming yard on R-2A portion of Carleton Street frontage (2600 Shattuck only; 6 feet proposed for new construction, 15 feet required)

2037 Parker Street:¹

- Use Permit to allow four dwelling units in R-2A District
- Administrative Use Permit to exceed R-2A District height limit of 28 feet by 4 feet, 6 inches

WAIVERS/REDUCTIONS REQUESTED PURSUANT TO STATE DENSITY BONUS LAW:

- Allow 11 dwelling units, where R-2A density standard allows 8
- Allow rear dwelling units to exceed R-2A height limit of 35 feet by 3 feet

APPLICANT: Mark Rhoades, CityCentric Investments, 5715 Claremont Avenue, Oakland, 94618

ZONING DISTRICTS: C-SA, South Area Commercial District and R-2A, Restricted Multiple Family District

ENVIRONMENTAL REVIEW STATUS: To be determined.

ATTACHMENTS: Vicinity map, project plans (some drawings not included to facilitate mailing; all drawings are available for public review; see "Further Information" below).

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 as early as possible at the meeting. The Board may rearrange the agenda at the start of the meeting, so it is important to submit speaker cards at the start of the meeting to avoid losing the chance to speak on an item. The Board may limit the number of speakers and the time granted to each speaker. Written comments to the Board are encouraged and should be directed to:

Land Use Planning Division
2120 Milvia Street
Berkeley, CA 94704

Fax: (510) 981-7420
E-mail: zab@ci.berkeley.ca.us

To assure distribution to Board 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.

¹ Proposed address, pending approval of responsible City departments.

COMMUNICATION ACCESS

To request a meeting agenda in large print, Braille, or on CD, or to request a sign language interpreter for the meeting, call (510) 981-7410 (voice) or 981-7474 (TDD). Notice of at least five (5) business days will ensure availability. Agendas are also available on the Internet at: www.cityofberkeley.info.

FURTHER INFORMATION

Questions about the project should be directed to the project planner, Aaron Sage, AICP, at (510) 981-7410 or asage@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 2120 Milvia Street, during normal office hours.

Figure 1: Vicinity Map



Figure 2: East Elevation of 2600 Shattuck



Figure 3: West Elevation of 2600 Shattuck



Figure 4: South Elevation of 2598 Shattuck/2037 Parker

