



LANDMARKS PRESERVATION COMMISSION

&

ZONING ADJUSTMENTS BOARD

NOTICE OF PUBLIC HEARING

Acheson Commons – Project Preview

1987 Shattuck Avenue, 2111-2113 University Avenue,
2125-2145 University Avenue & 1922 & 1930 Walnut Street
Use Permit #10-10000078

The **Landmarks Preservation Commission** of the City of Berkeley will hold a public hearing to preview the project on **Thursday, May 5, 2011**, at the North Berkeley Senior Center 1901 Hearst Avenue (wheelchair accessible). The meeting starts at 7:00 p.m. The agenda and staff report for this meeting will be available online 3 to 5 days prior to this meeting at: http://www.cityofberkeley.info/ContentDisplay.aspx?id=13016#Current_Year.

The **Zoning Adjustments Board** of the City of Berkeley will hold a public hearing to preview the project on **Thursday, May 12, 2011** at the Maudelle Shirek Building, 2134 Martin Luther King, Jr. Way, second floor Council chambers (wheelchair accessible). The meeting starts at 7:00 p.m. The agenda and staff report for this meeting will be available online 3 to 5 days prior to this meeting at: http://www.cityofberkeley.info/ContentDisplay.aspx?id=13104#Current_Year.

PROJECT DATA (The application materials are online at: <http://www.ci.berkeley.ca.us/ContentDisplay.aspx?id=62168>)

- The facades of the building known as the McFarlane Building (1987 Shattuck/2111-13 University), and the Ace Hardware Building (2145 University Avenue) would be rehabilitated and new buildings would be constructed within the existing footprint to contain new dwellings within new six-story buildings;
- The facades of the building known as Acheson Physicians Building (2125 University Avenue) would be rehabilitated and the new dwellings would replace the office use; and
- The buildings at 1922 & 1930 Walnut Street would be relocated to a suitable new location or demolished to allow the construction of a new mixed use building with three ground floor live/work units and 78 new dwelling units within a six story building.

PERMITS REQUIRED:

- Landmarks Alteration Permit to rehabilitate and/or expand City of Berkeley Landmark buildings;
- Design Review to allow the construction of new floor area and buildings;
- Use Permit to provide less than the minimum number of residential parking spaces;
- Use Permit to provide less than the minimum square footage of usable open space;
- Use Permit to demolish 2 residential buildings and to eliminate 8 dwelling units;
- Use Permit to construct more than 5,000 sq ft of new floor area;
- Use Permit to exceed the 3-story/36-foot height limit;
- Use Permit to create three live-work units;
- Variance to exceed the C-1 District 4-story/50-foot height limit; and
- Variance to exceed the C-1 District Floor Area Ratio limit of 3.0.

APPLICANT: Equity Residential, 26970 Aliso Viejo Parkway #250, Aliso Viejo, CA 92656

ZONING DISTRICT: C-1, General Commercial

ENVIRONMENTAL REVIEW STATUS: An Environmental Impact Report will be prepared.

ACHESON COMMONS – PROJECT PREVIEW
1987 SHATTUCK AVENUE, 2111-2113 UNIVERSITY AVENUE,
2125-2145 UNIVERSITY AVENUE & 1922 & 1930 WALNUT STREET

Correspondence and Notice of Decision Requests

- Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.
- **To distribute correspondence to Board members *prior to the meeting date* -- submit comments *by 12:00 noon, seven (7) days before the meeting.*** Please provide 15 copies of any correspondence with more than ten (10) pages or if in color or photographic format.
- Correspondence received by 5:00 p.m. on the Tuesday before the meeting will be posted on the ZAB web site for review by the Board and public prior to the meeting. Correspondence received later, and after the meeting, will be posted to the web site following the meeting.
- Any correspondence received after this deadline will be given to Board members on the meeting date just prior to the meeting.
- Staff will not deliver to Board members any additional written (or e-mail) materials received after 12:00 noon on the day of the meeting.
- Members of the public may submit written comments themselves early in the meeting. To distribute correspondence at the meeting, please provide 15 copies and submit to the Zoning Adjustments Board Clerk just before or at the beginning of the meeting.
- Written comments, or a request for a Notice of Decision should be directed to the ZAB Secretary at: Land Use Planning Division (Attn: Steven Buckley, ZAB Secretary), 2120 Milvia Street, Berkeley, CA 94704 OR at zab@ci.berkeley.ca.us.



Accessibility Information / ADA Disclaimer

This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

SB 343 Disclaimer

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at the Permit Service Center, Planning and Development Department located at 2120 Milvia Street, Berkeley, during regular business hours.

Notice Concerning Your Legal Rights

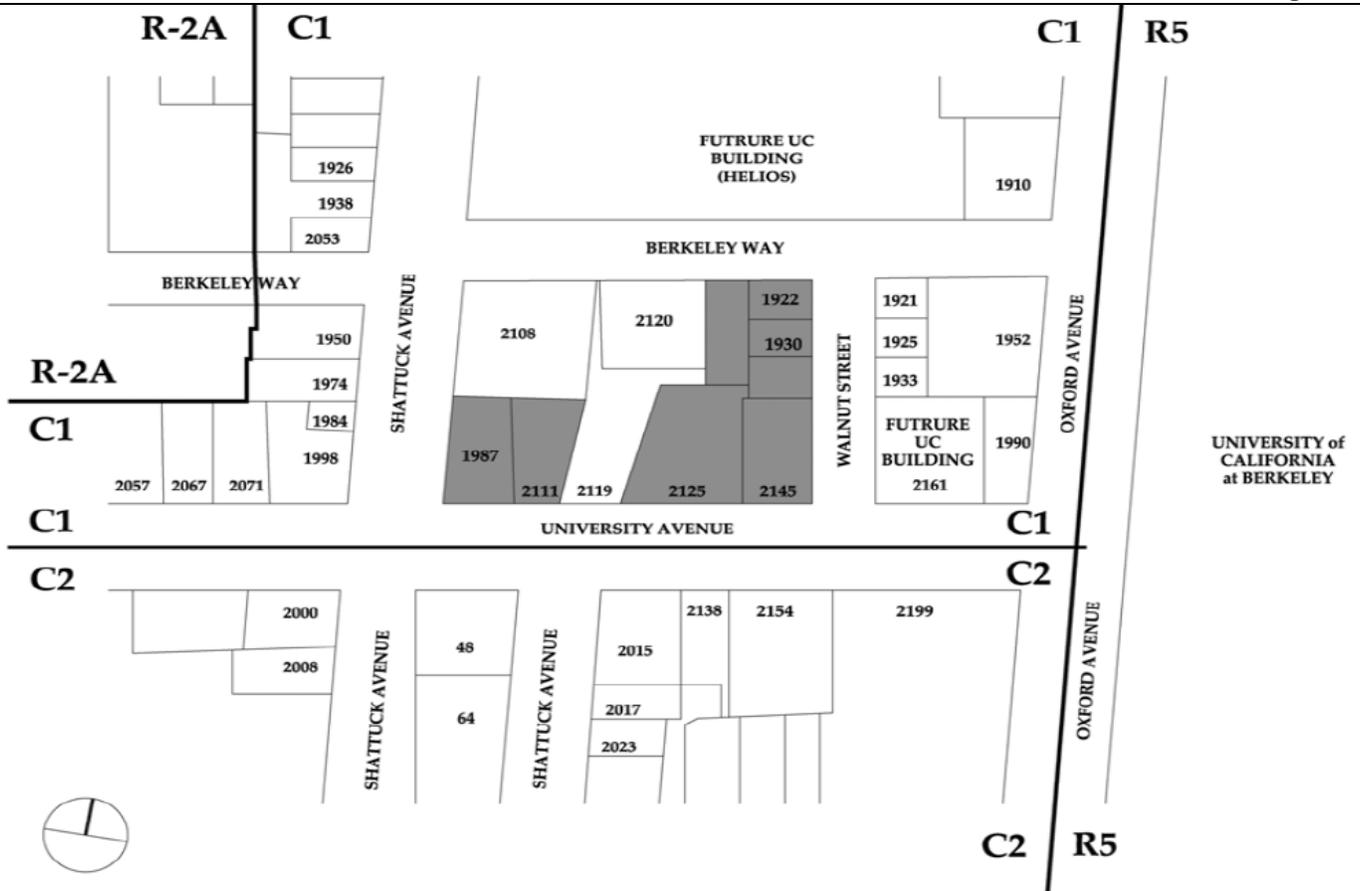
If you object to a decision by the Landmarks Preservation Commission or the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission or the Zoning Adjustments Board at, or prior to, the public hearing.
2. You must appeal to the City Council within ten (10) days after the Notice of Decision of the action of the Landmarks Preservation Commission or fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

Further Information

Questions about the project should be directed to the project planner, Greg Powell, at (510) 981-7414 or Gpowell@ci.berkeley.ca.us. 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.

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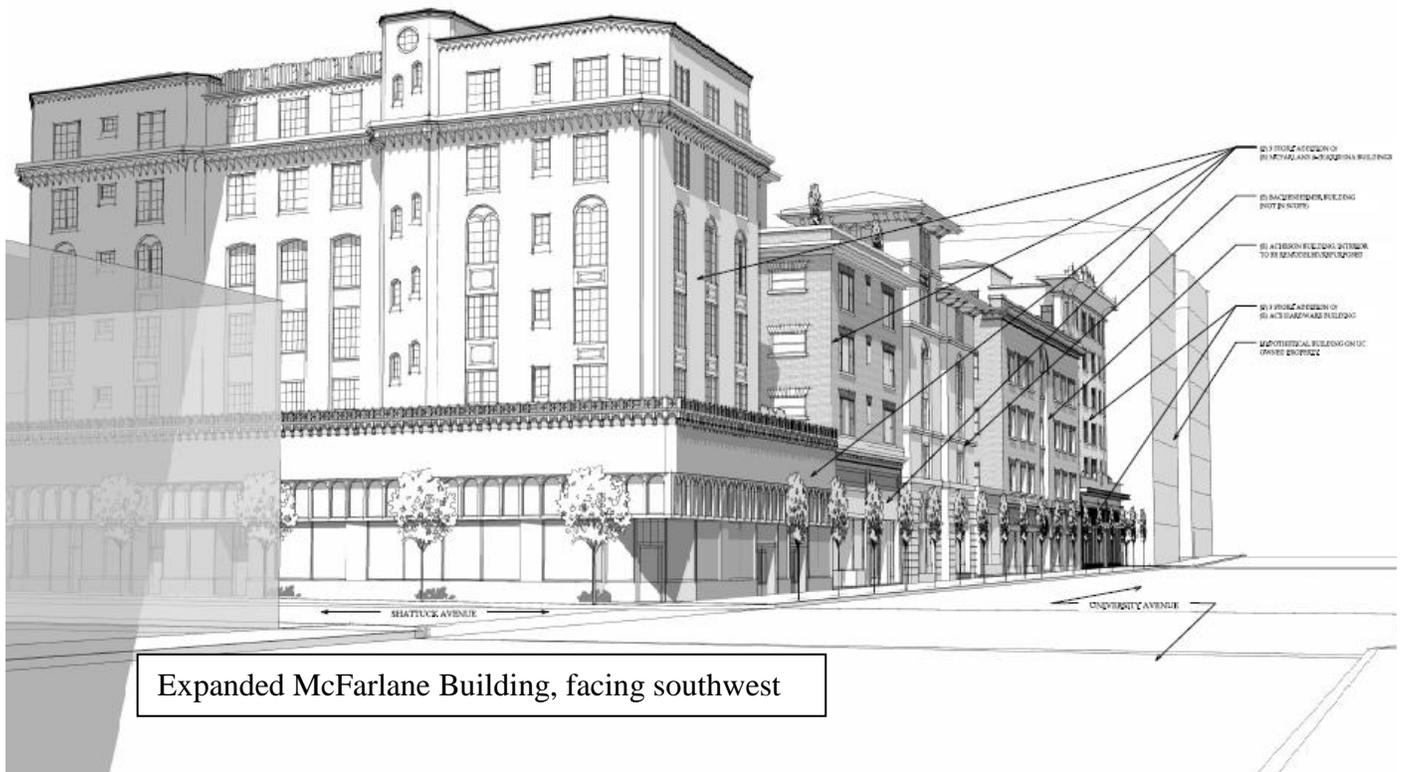


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Acheson Building

Expanded Ace Hardware Building, facing southeast



Expanded McFarlane Building, facing southwest

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 1987 SHATTUCK AVENUE, 2111-2113 UNIVERSITY AVENUE,
 2125-2145 UNIVERSITY AVENUE & 1922 & 1930 WALNUT STREET



Walnut Street Building, facing East



Walnut Street Building, facing North

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BUILDING "D"
McFarlane Building

(E) BACHENHEIMER

(E) ACHESON BUILDING

BUILDING "C"

Ace Hardware Building

RENDERED SOUTH FACADE

1

SCALE: 1" = 20'-0"



BUILDING "B"

Ace Hardware Building

BUILDING "C"

Walnut Street Building

RENDERED EAST STREET FACADE

2

SCALE: 1" = 20'-0"