



## LANDMARKS PRESERVATION COMMISSION

&amp;

## ZONING ADJUSTMENTS BOARD

## NOTICE OF PUBLIC HEARING

## “The Residences at Berkeley Plaza” – Project Preview

### 2211 Harold Way

(Subject property also includes 2060-2086 Allston Way,  
2065 Kittredge St., and 2200-2240 Shattuck Ave.)

Alteration Permit #13-4000002 and Use Permit #13-10000010

The **Landmarks Preservation Commission** of the City of Berkeley will hold a public hearing to preview the project on **Thursday, March 7, 2013**, 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](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, March 14, 2013**, 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](http://www.cityofberkeley.info/ContentDisplay.aspx?id=13104#Current_Year).

**PROJECT DESCRIPTION:** (Application posted online at: [www.ci.berkeley.ca.us/ContentDisplay.aspx?id=62828](http://www.ci.berkeley.ca.us/ContentDisplay.aspx?id=62828))

The proposed project includes demolition of the “Postal Annex” building at the southeast corner of Allston and Harold Ways, demolition of a 1926 addition to the Shattuck Hotel (fronting on Kittredge St. and Harold Way), and construction of a Mixed Use Development with 355 rental dwelling units, 13,885 square feet of ground-floor commercial space, and a 308-space underground parking garage. Proposed building includes an 18-story, 180-foot-tall tower pursuant to the adopted Downtown Area Plan and C-DMU (Downtown Mixed Use) zoning regulations.

#### PERMITS REQUIRED:

- Landmarks Alteration Permit to demolish and alter City of Berkeley Landmark buildings
- Use Permit to demolish a main building used for non-residential purposes (“Postal Annex”)
- Use Permit to construct a Mixed Use Development
- Administrative Use Permit to allow over 2,000 square feet of Full Service Restaurant space
- Use Permit to allow service of distilled spirits incidental to food service
- Administrative Use Permit to allow service of beer and wine incidental to food service
- Use Permit to construct over 10,000 square feet of new floor area
- Use Permit to allow building height of over 120 feet but not more than 180 feet
- Administrative Use Permit to allow mechanical penthouse to exceed maximum building height

**APPLICANT:** HSR Berkeley Investments, LLC, 11100 Santa Monica Blvd., Suite 880, Los Angeles, CA 90025

**ZONING DISTRICT:** C-DMU, Downtown Mixed Use; Core Sub-Area

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

### **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: Terry Blount, ZAB Secretary), 2120 Milvia Street, Berkeley, CA 94704 OR at [zab@ci.berkeley.ca.us](mailto: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**

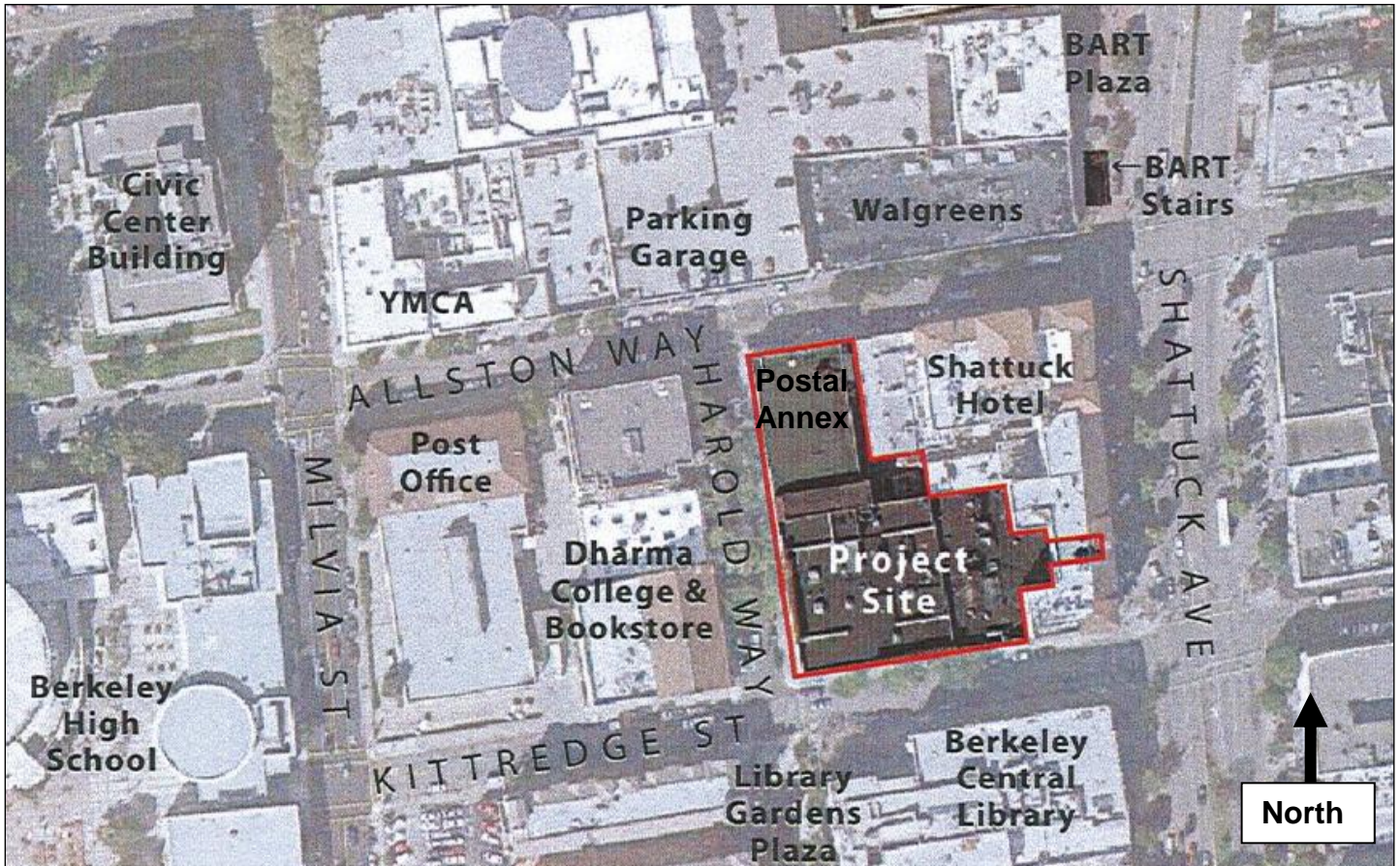
Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at the Permit Service Center, Planning and Development Department located at 2120 Milvia Street, Berkeley, during regular business hours.

### **Further Information**

Questions about the project should be directed to the project planner, Aaron Sage, at (510) 981-7425 or [asage@CityofBerkeley.info](mailto: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.

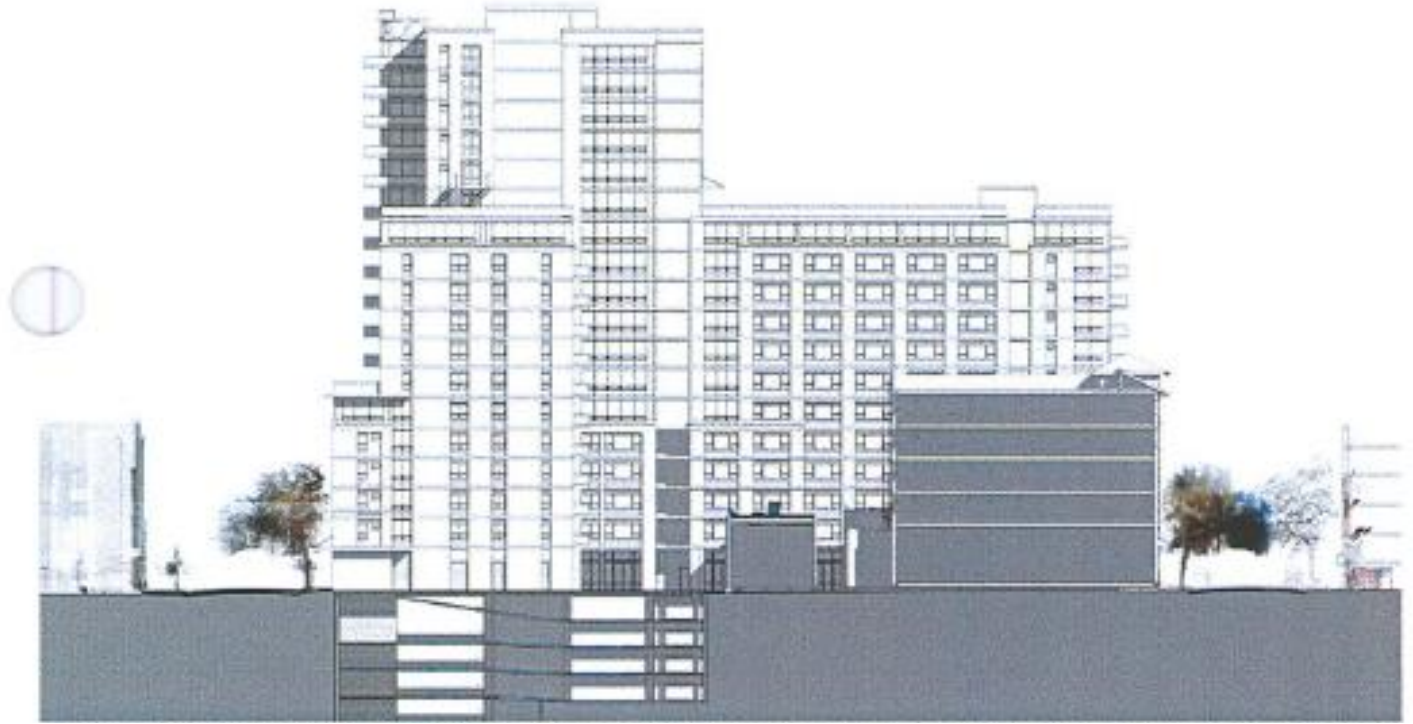
BERKELEY PLAZA – PROJECT PREVIEW  
2211 HAROLD WAY

**Vicinity Map:**





**South Elevation, facing Kittredge Street**



**East Elevation, facing Shattuck Hotel**



**North Elevation, facing Allston Way**



**West Elevation, facing Harold Way**