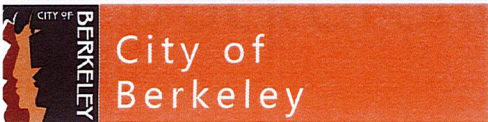


2325 SIXTH STREET
APPEAL OF USE PERMIT #ZP2017-0146



City of
Berkeley

Alison Lenci, Assistant Planner
September 24, 2019

RECEIVED AT
COUNCIL MEETING OF:

SEP 24 2019

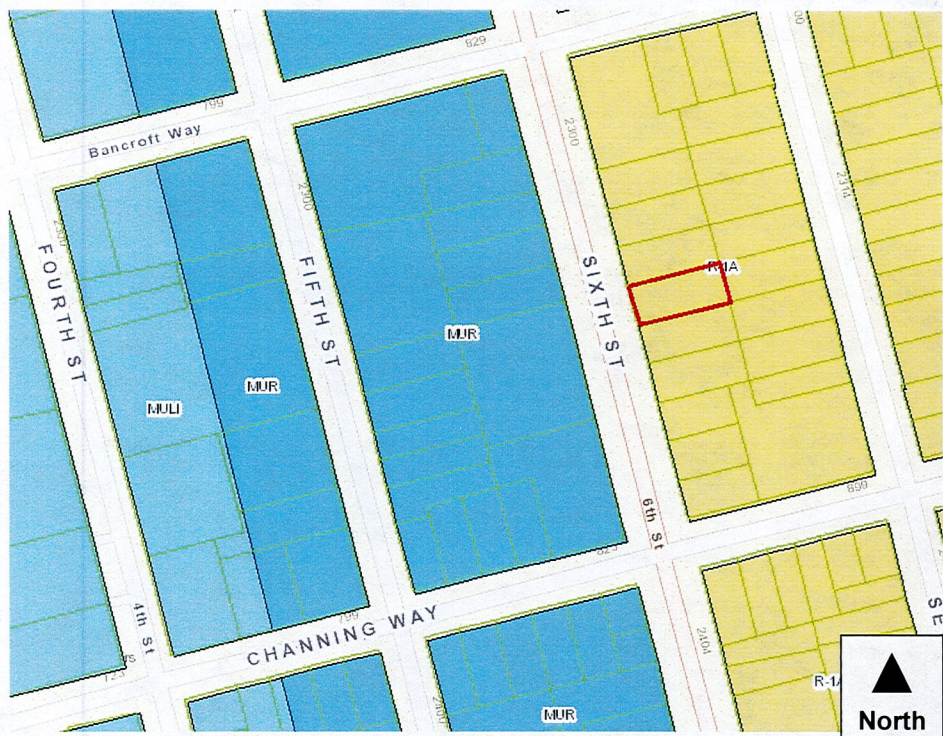
OFFICE OF THE CITY CLERK
CITY OF BERKELEY

FEB 24 2018

COUNCIL MEETING ON
RECEIVED AT

Background: Neighborhood Context

2



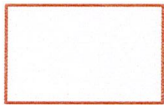
Appellant
2323 Sixth Street

Subject Property
2325 Sixth Street

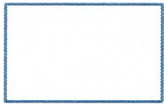


Google Streetview, 2019)

Background: Neighborhood Context

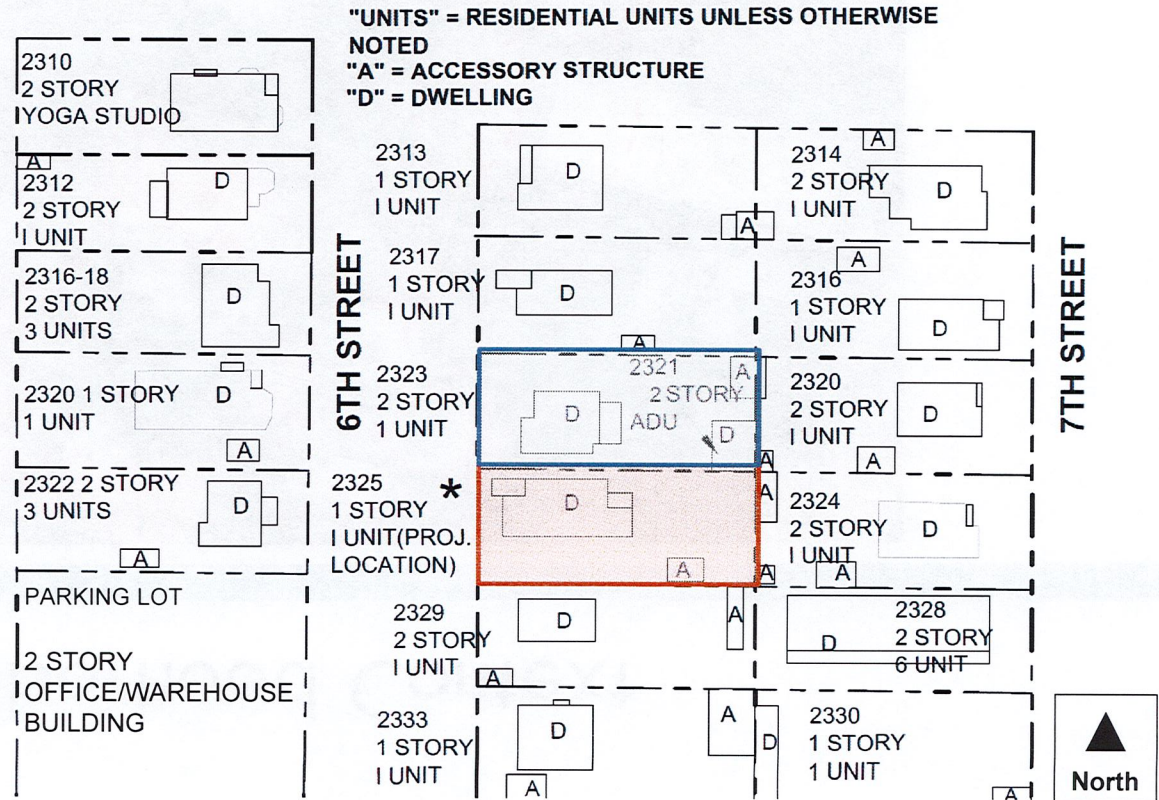


Subject Property:
2325 Sixth Street



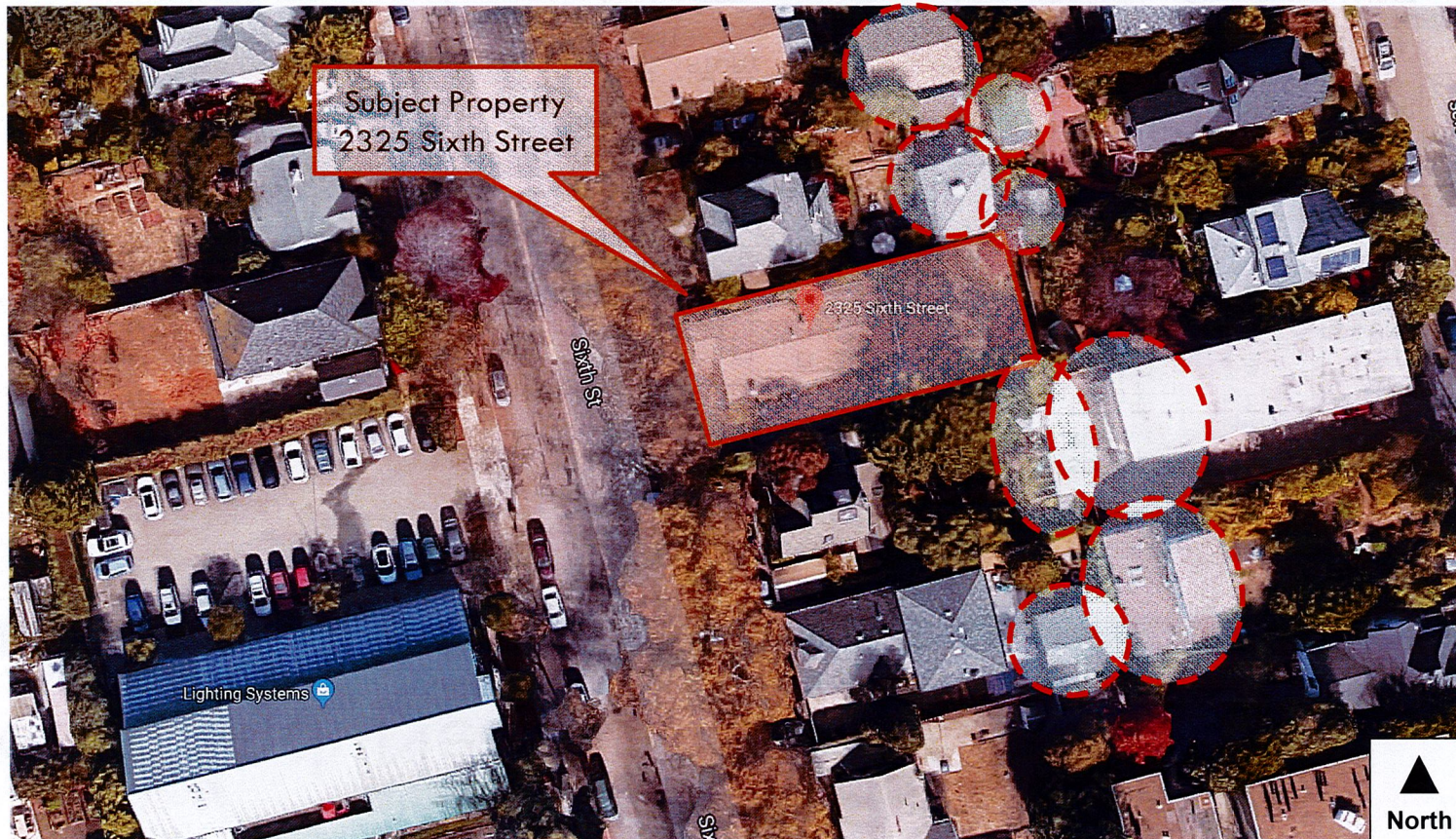
Appellant:
2323 Sixth Street

Vicinity Map: provided by applicant *not to scale



Background: Neighborhood Context

4



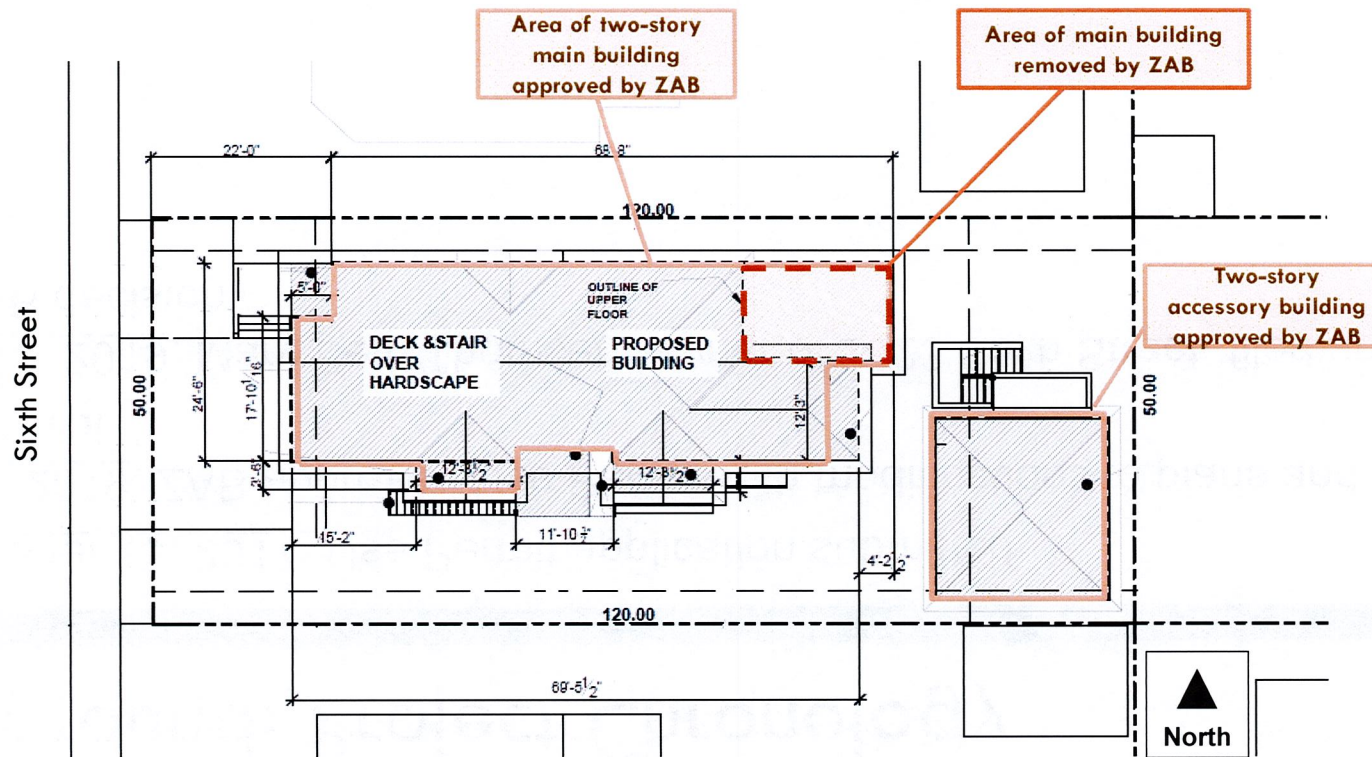
Aerial Map:
(Google Earth, 2019)

Background: Project Chronology

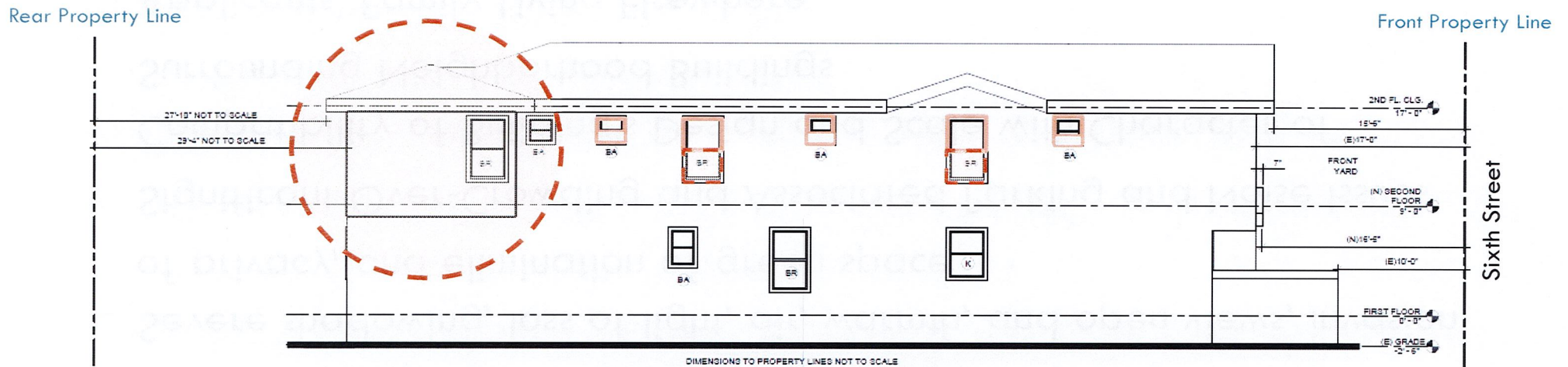
5

- September 13, 2017: Use Permit application submitted
- May 9, 2019: ZAB approved Use Permit with modifications to plans and conditions of approval
- June 17, 2019: Mary Beth Thomsen, owner of 2323 Sixth Street, filed an appeal of the ZAB decision




ZAB Approved Site Plan



ZAB Revisions & Conditions of Approval



Proposed North (Left) Elevation
 (facing appellant's property to the north, at 2323 Sixth Street)

-  Area removed by ZAB
-  Area approved by ZAB
-  Obscure Glass Windows

Appeal Points

8

- Quality of Life
- Severe shadowing, loss of light, air, warmth, and open views, invasion of privacy, and elimination of green space
- Significant Over-Crowding and Associated Parking and Noise Issues
- Compatibility of Building's Design and Scale with Character of Surrounding Neighborhood Buildings
- Applicants' Family Living Elsewhere
- Mediation

Summary of ZAB's Decision

9

The ZAB approved the Use Permit as proposed, with three Conditions of Approval:

- 1) 203 sq. ft. area at the northeast corner of the second story of the main building, where bedroom and bathroom #4 was proposed, must be removed from the project
- 2) All second story bedroom windows along the north façade of the main building must be clerestory windows; and
- 3) The lower panes of all second story bedroom and bathroom windows along the north façade of the main building must contain obscured glass at all times.

Council Appeal Hearing

10

Council now has the opportunity to:

- 1) Continue the public hearing;
- 2) Reverse, affirm, or modify the ZAB's decision; or
- 3) Remand the matter to the ZAB for further consideration.