



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

FOR BOARD ACTION
MAY 26, 2022

2972-2974 Adeline Street

Use Permit #ZP2021-0140 to convert second floor commercial space to two dwelling units, on a 3,760 square-foot lot with an existing commercial building.

Staff wishes to clarify that the ZAB meeting on May 26 is the second hearing for the project. Pages 6 and 7 of the staff report have been amended as follows:

1. Government Code §65905.5(a) states that if a proposed housing development project complies with the applicable, objective general plan and zoning standards in affect at the time an application is deemed complete, then the city shall not conduct more than five (5) hearings in connection with the approval of that housing development project. This includes all public hearings in connection with the approval of the housing development project and any continuances of such public hearings. The city must consider and either approve or disapprove the project at any of the five hearings consistent with applicable timelines under the Permit Streamlining Act (Chapter 4.5 (commencing with §65920)).

The May 26 ~~April 28~~, 2022, ZAB hearing represents the second public hearing for the proposed project since the project was deemed complete. The City can hold up to three ~~four~~ additional public hearings on this project, if needed. One of those hearings must be reserved for any possible appeal to the City Council.

2. Government Code §65913.10(a) requires that the City determine whether the proposed development project site is a historic site at the time the application for the housing development project is deemed complete. The determination as to whether the parcel is a historic site must remain valid during the pendency of the housing development project, unless any archaeological, paleontological, or tribal cultural resources are encountered during any grading, site disturbance, or building alteration activities.

This project would not affect a potential historic building since no exterior changes are proposed. Standard conditions of approval have been included to halt work in case of any unanticipated discovery of archeological, paleontological, or tribal cultural resources.

3. Government Code §65950(a)(5) requires a public agency to approve or disapprove a project within 60 days from the determination that the project is exempt from the California Environmental Quality Act. The project was deemed complete on November 7, 2021. Should ZAB determine the application is categorically exempt from CEQA at the May 26 ~~April 28~~, 2022, public hearing, the application must be approved or disapproved by July 25 ~~June 27~~, 2022.

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