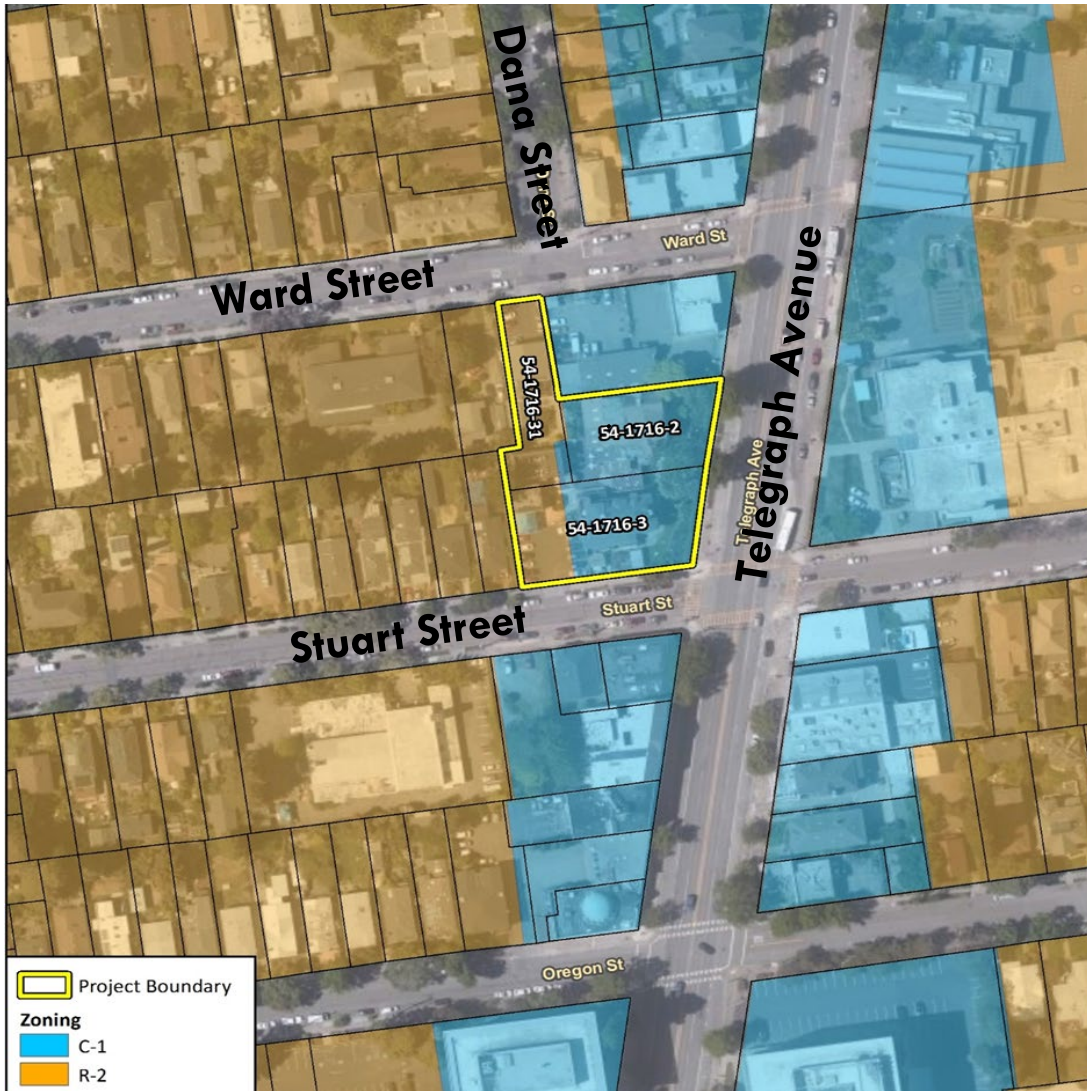


# 2740 AND 2744 TELEGRAPH AVENUE – ROSE GARDEN INN

## GENERAL PLAN RE-DESIGNATION AND ZONING MAP AMENDMENT PRELIMINARY HEARING



# Project Location:



- Split-General Plan Designation
  - Avenue Commercial
  - Medium Density Residential
- Split-Zone
  - C-1
  - R-2

# Existing Conditions:



- Bed & Breakfast Use from 1970s to 1991
- Hotel Use Since 1991
- Hotel Use not currently allowed in the R-2 Zone
  - ▣ Approved with Use Permits and Variances

# Site and Surrounding Properties:



# Request:



- General Plan Re-designation from:
  - Medium Density Residential to Avenue Commercial
- Rezone:
  - R-2 to C-1

# Discussion Points:

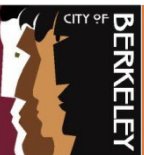
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- Continuation of Non-Conforming Uses vs. General Plan Re-Designation and Rezone
  - ▣ Applicant plans to merge 3-lots
  - ▣ Expand non-historic buildings and renovate buildings/property
  
- Compatibility with Surrounding Land Uses?
  
- Are the Proposed General Plan Re-Designation and Rezone in the Public Interest?

# Next Steps:



- Staff recommends that the Planning Commission:
  - ▣ Consider and Discuss the Proposed General Plan Re-designation and Rezone of portions of the three parcels; and
  - ▣ Request a Public Hearing at the January 15, 2020 meeting to make a formal recommendation to the City Council



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QUESTIONS?