

City of  
Berkeley

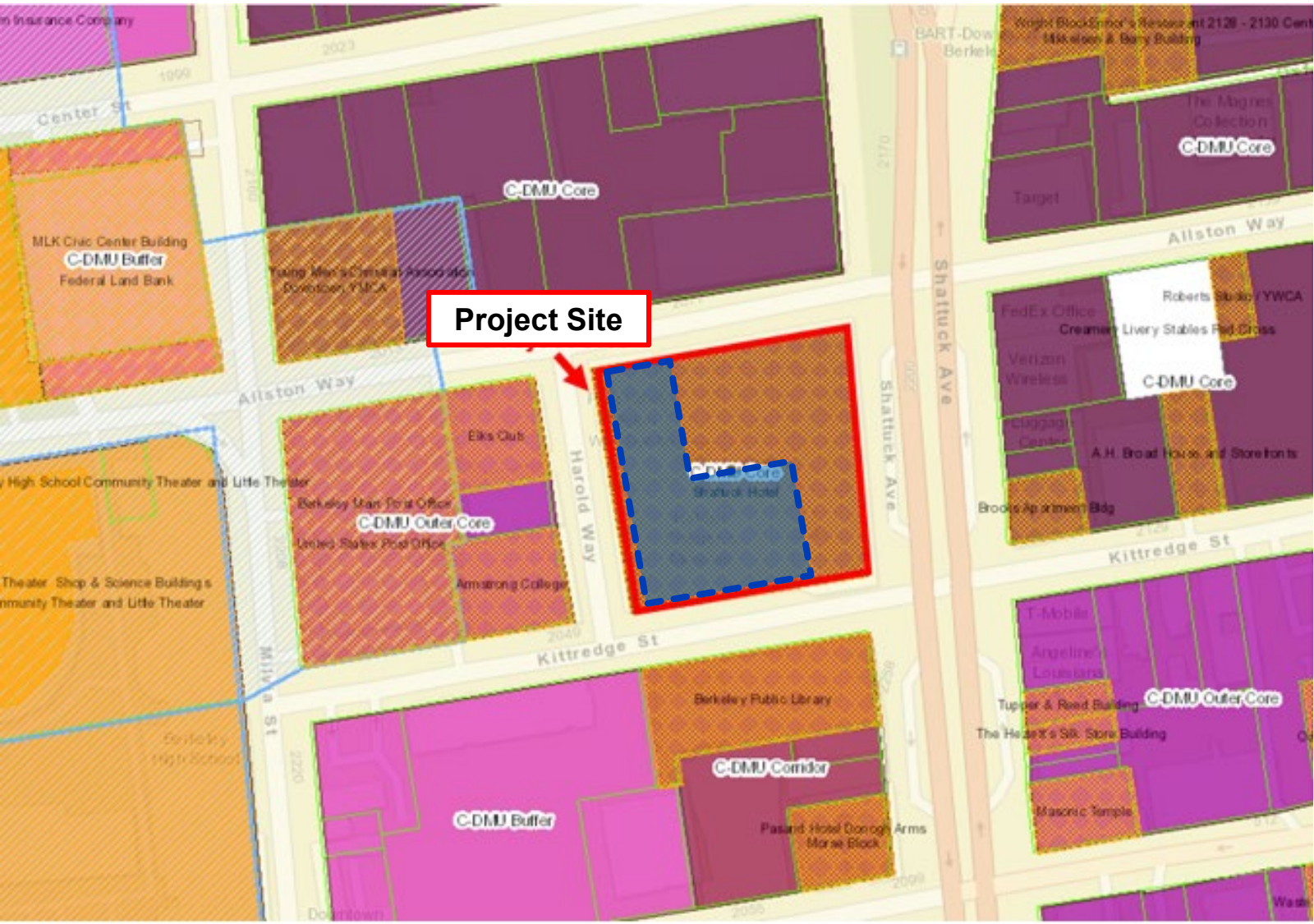
2065 Kittredge  
#ZP2021-0193

ZAB Appeal

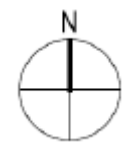
January 31, 2023



# Zoning Map



- Legend**
- C-DMU: Downtown Mixed-Use District
  - Core: C-DMU Core Sub-Area
  - Buffer: C-DMU Buffer Sub-Area
  - Corridor: C-DMU Corridor Sub-Area
  - Outer Core: C-DMU Outer Core Sub-Area



# Approved by LPC and ZAB

- Demolish portions of Shattuck Hotel and Hink's Dept Store



# Approved by ZAB September 22, 2022

- Construct 8-story, mixed-use building:
  - 183 dwelling units (including 9 VLI units)
  - 4 live/work units
  - ~5,000 SF commercial
  - ~12,000 SF usable open space
  - 43 car parking



# Appeal Point

- *Project does not meet City's "non-detriment" finding*
- *Project has no labor agreement: makes no commitment to use local skilled and trained workforce, provide apprenticeship training opportunities, or provide healthcare for construction workers*
- *Project is not consistent with HARDHATS Ordinance*



# Response to Appeal Point

- BMC non-detriment findings, and GP/DAP goals and policies are not objective standards
- C-DMU Community Benefits requirement not applicable
- Project is compliant with objective standards for SB 330 and HAA purposes
- HARDHATS does not apply to project



# Conclusion

## Project Summary:

- 8-story, mixed-use building
  - 187 units (includes 4 live/work, 9 VLI units)
  - ~5,000 SF commercial
  - 43 car parking

## City Council Action:

- Reverse, affirm, or modify ZAB approval

