

# Redesignation and Rezone of Rose Garden Inn

2740 & 2744 Telegraph Avenue and 2348 Ward Street

Planning Commission Meeting

February 5, 2020

# Background

- Established as a bed and breakfast in the 1970s
- Converted to a hotel and restaurant in the 1990s
- Currently has 40 guest rooms and one restaurant that is open to the public
- Located on three parcels (APNs 054- 1716-002-00, 054- 1716-003-00, and 054- 1716-031-00)
- Hotel comprised of five buildings



# Site Location and Site Map



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Additional data provided by City of Berkeley, 2019; Alameda County, 2018.

# Split Parcels and Buildings



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Additional data provided by City of Berkeley, 2019; Alameda County, 2018.

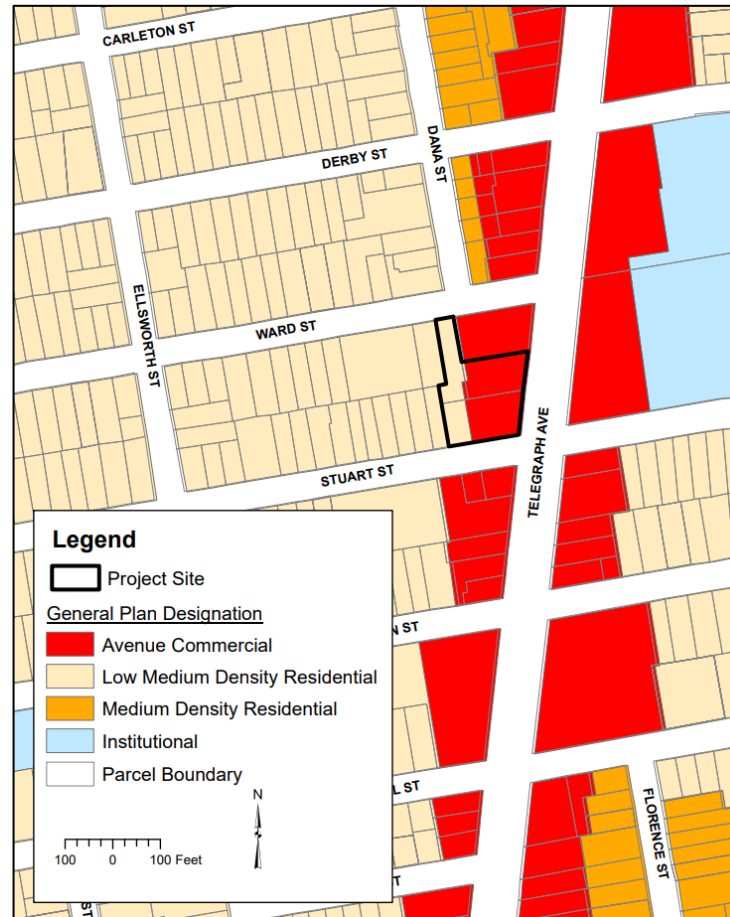


# Land Use Context: General Plan

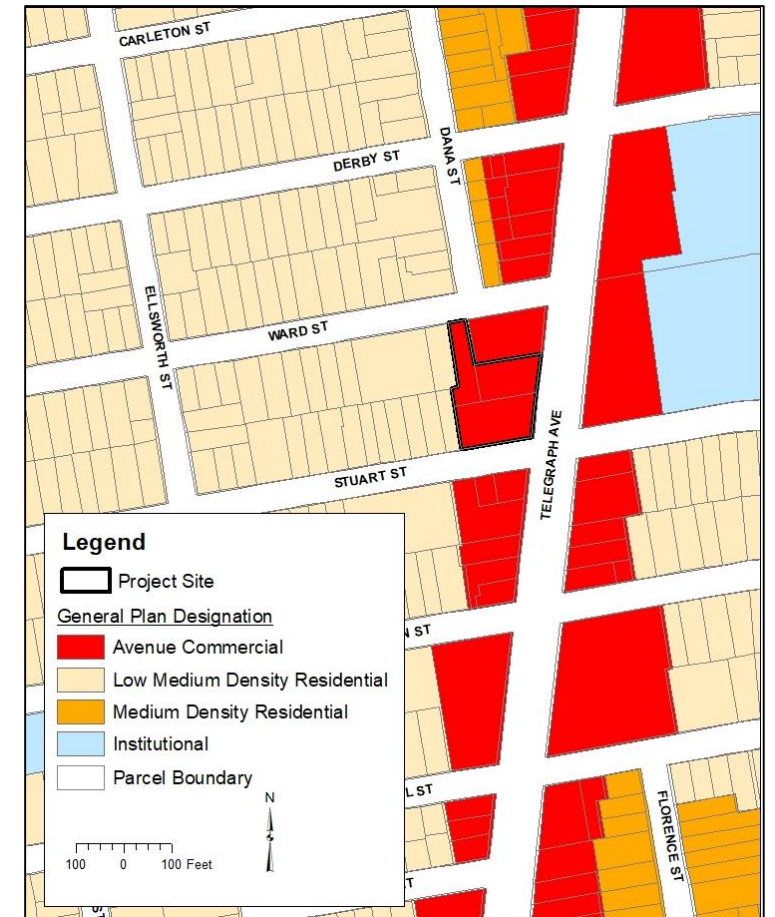
Parcels and buildings are split between GP designations

Shift LMDR/AC boundary by 50 feet to the west

Current



Proposed

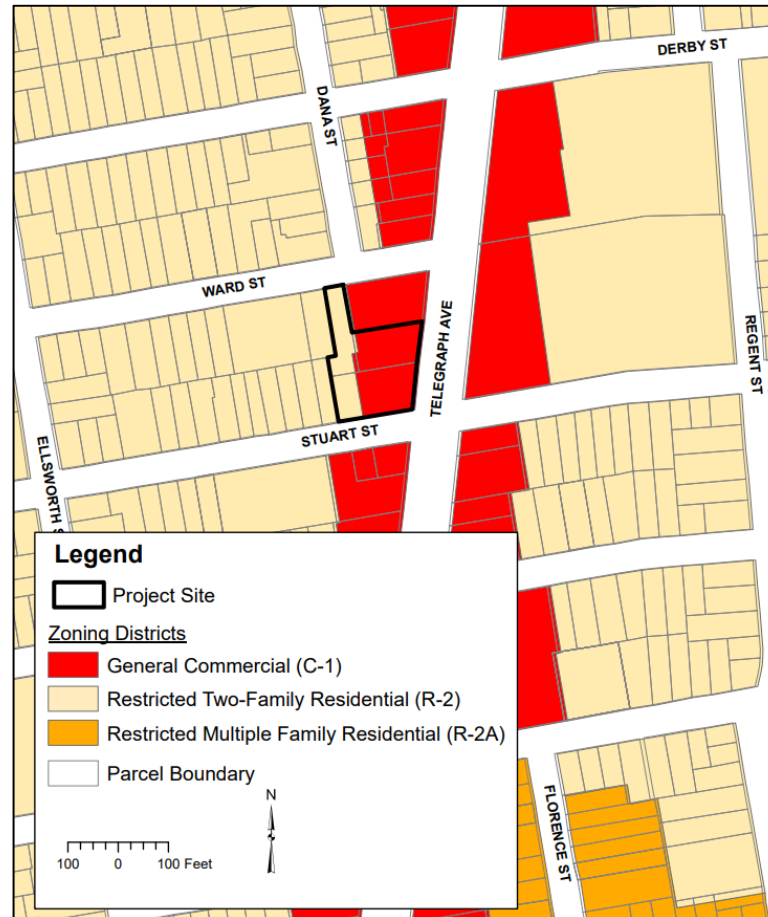


# Land Use Context: Zoning Map

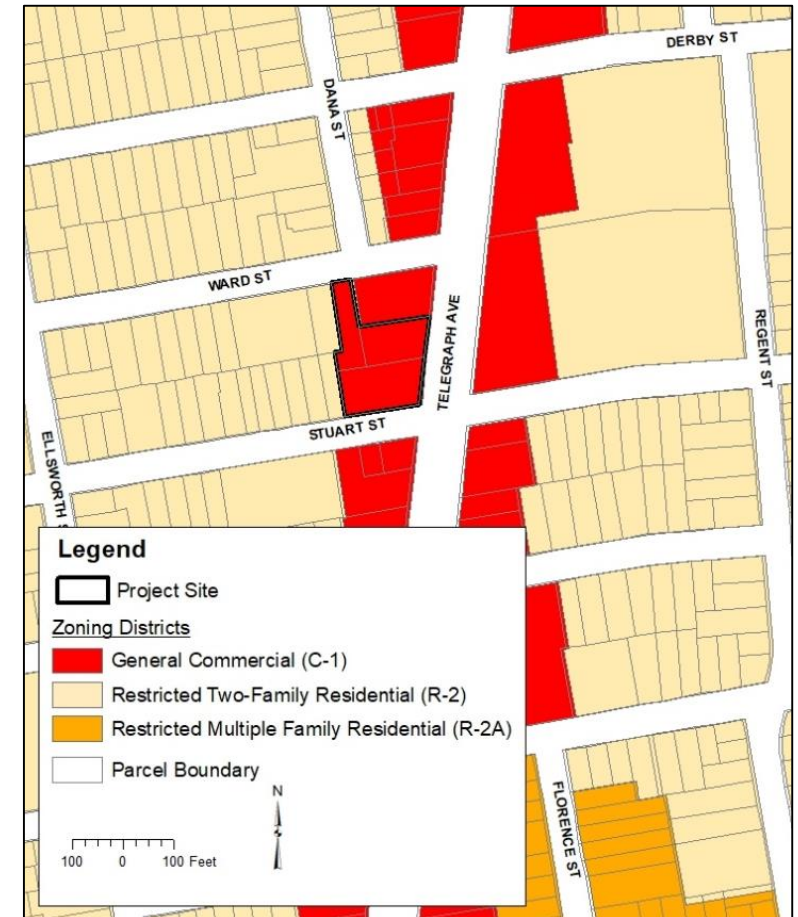
Parcels and buildings are split between zones

Shift R-2/C-1 boundary 50 feet to the west

Before



After



# Redesignation Findings

- The proposed amendment is in the **public interest**.
- The proposed amendment is **consistent and compatible** with the General Plan.
- The potential effects of the proposed amendment have been evaluated and have been determined not to be detrimental to **public health, safety, or welfare**.
- The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the **California Environmental Quality Act (CEQA)**. Staff evaluated the amendment request

# Rezone Findings

- The proposed zoning map amendment is in the **public interest**.
- The proposed zoning map amendment is **compatible with adjacent zoning districts**.
- The proposed zoning map amendment **allows uses which would be compatible with adjacent districts uses**.
- The potential effects of the proposed rezone will not be detrimental to the **public health, safety and welfare**.

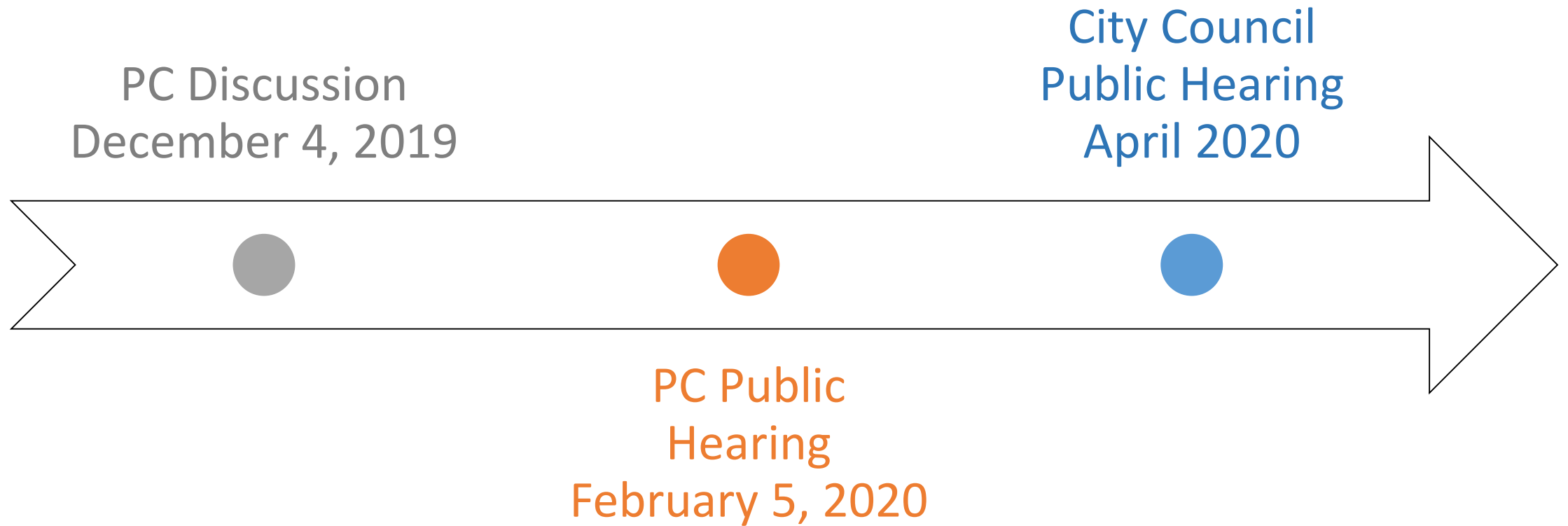


# Planning Commission's Role

## Make a Recommendation to Council

- Hold a public hearing
- Review findings
- Recommend approval: agree that the findings can be made
- Recommend disapproval: state that findings can't be made

# Next Steps





# No Legend Zoning

