



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, February 28, 2019 - 6:06 PM

City Council Chambers, 2134 Martin Luther King Jr. Way, Second Floor
Berkeley (Wheelchair Accessible)

Preliminary Matters:

Roll Call:

Igor Tregub, appointed by Mayor Arreguin
Teresa Clarke, appointed by District 1 (Councilmember Kesarwani)
Patrick Sheahan, appointed by District 2 (Councilmember Davila)
John Selawsky, appointed by District 3 (Councilmember Bartlett)
Carrie Olson, appointed by District 4 (Councilmember Harrison)
Shoshana O'Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)
Charles Kahn, appointed by District 6 (Councilmember Wengraf)
Dohee Kim, appointed by District 7 (Councilmember Robinson), arrived at 6:10
Denise Pinkston (Vice Chairperson), appointed by District 8 (Councilmember Droste)

Absent: None

Excused Absence: None

Ex Parte Communication Disclosures: None

Public Comment:

Speakers: 0

Agenda Changes: None

Consent Calendar:

| | |
|-------------------------------------------------------------|---------------------------------|
| 1. Approval of Action Minutes from February 14, 2019 | |
| Recommendation: | APPROVE |
| Motion / Second: | D. Pinkston/ I. Tregub |
| Vote: | 8-0-0-1 (D. Kim: Absent) |
| Action: | APPROVED |

ACTION MINUTES - Zoning Adjustments Board

Thursday, February 28, 2019

Page 2 of 3

Action Calendar:

2. 1901 Hearst – New Public Hearing

Application: Use Permit #ZP2018-0150 to make alterations to an existing 20,760 sq. ft. two-story building including: (1) adding 67 sq. ft. of gross floor area, (2) raising the existing 12'-10" parapet roof along the south and west facades of the building by 30", and (3) constructing three new fences and gates within the required yards. The 33,667 sq. ft. parcel has 51.6% lot coverage where 45% is allowed and is therefore non-conforming.

Zoning: R-2A – Restricted Multiple-Family Residential District

CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").

Determination:

Applicant: The City of Berkeley, Public Works Engineering Department, 1947 Center Street, 5th Floor, Berkeley

Owner: The City of Berkeley, Housing and Community Services Department, 1901 Hearst Avenue, Berkeley

Staff Planner: Alison Lenci, alenci@cityofberkeley.info, (510) 981-7544

Recommendation: **APPROVE** Use Permit #ZP2018-0150 pursuant to Section 23B.32.040.

of Speakers: 2

Motion / Second: I. Tregub/J. Selawsky

Vote: 9-0-0-0

Action: **APPROVED**

ACTION MINUTES - Zoning Adjustments Board

Thursday, February 28, 2019

Page 3 of 3

Informational Item

3. 2777 Shattuck Avenue/ 2747 Adeline Street

Application: Review of Circulation Study (Condition of Approval 36) and confirmation of noise levels for Use Permit #ZP2015-0102 (effective date February 28, 2017) that established a full service auto dealership, including auto sales, repair and maintenance, in an existing building; construction of a 4,427 square-foot addition to the building for auto access and service; and use of a portion of the existing 31-space surface parking lot at 2747 Adeline Street for dealership parking, car display, and inventory.

Zoning: C-SA, South Area Commercial

CEQA Determination: Not applicable.

Applicant: Ali Kashani, 2930 Domingo Avenue #214, Berkeley

Property Owner: Glenn Yasuda, 920 Heinz Avenue, Berkeley

Staff Planner: Shannon Allen, shallen@cityofberkeley.info, (510) 981-7430

of Speakers: 5

Action: Circulation Study and additional fan shield presented and discussed

4. Election of Vice Chair of the Zoning Adjustments Board

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|-------------------------|-------------------------------------|
| Motion / Second: | I. Tregub / C. Kahn |
| Vote: | 9-0-0-0 |
| Action: | Denise Pinkston elected Vice-Chair. |

5. Extend the Subcommittee for the Zoning Ordinance Revision Project (ZORP) and elect 3 ZAB members to the subcommittee

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| Action: | The Board to vote on representatives when ZORP schedule is known |
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6. Appointments to the Design Review Committee

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| Action: | C. Kahn to provide information on procedure to fill a vacancy, Planning Staff to provide information on ability to elect a substitute member. |
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Adjourn: 7:55 PM

Members of the Public:

Present: 15

Speakers: 7
