



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, June 11, 2020 - 7:04 PM

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)
Dohee Kim, appointed by District 7 (Councilmember Robinson)
Charles Kahn (Vice-Chairperson), appointed by District 6 (Councilmember Wengraf)
Shoshana O'Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)

Absent: Carrie Olson, Denise Pinkston.

Ex Parte Communication Disclosures: None.

Public Comment:

Speakers: None

Agenda Changes: 2023-25 Shattuck Avenue moved to the Action Calendar.

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Consent Calendar:

1. Approval of Action Minutes from May 28, 2020

Recommendation: APPROVE

Motion / Second: J. Selawsky/ I. Tregub

Vote: 7-0-0-2 (Absent: C. Olson, D. Pinkston)

Action: APPROVED

2. [1635 Tacoma Avenue](#) – New Public Hearing

Application: Use Permit #ZP2019-0133 to enlarge an existing 1,531 sq. ft. three-story single-family dwelling on a 3,800 sq. ft. lot by adding a 77 square-foot addition to the third story, with an average height of 22 ft. 9 in., and change the size of a window opening in the non-conforming front setback.

Zoning: R-1 – Single Family Residential District

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

Determination: Ilana Bar-David, 1635 Tacoma Avenue, Berkeley

Applicant/Owner: Allison Riemer, ariemer@cityofberkeley.info, (510) 981-7433

Staff Planner: APPROVE Use Permit ZP2019-0133 pursuant to BMC Section 23B.32.030.

Recommendation: J. Selawsky/ I. Tregub

Motion / Second: 7-0-0-2 (Absent: C. Olson, D. Pinkston)

Vote: APPROVED

Action:

3. [2338 Telegraph Avenue](#) – New Public Hearing

Application: Use Permit #ZP2020-0005 to eliminate a Residential Hotel Room to create a common area kitchen and modify another Room to provide a replacement Room.

Zoning: C-T – Telegraph Commercial District

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

Determination: Tiffany Rose Amrit / Studio KDA, 1810 Sixth Street, Berkeley
2340 Telegraph Property LLC, 2338 Telegraph Avenue, Berkeley

Applicant: Leslie Mendez, lmendez@cityofberkeley.info, (510) 981-7426

Staff Planner: APPROVE Use Permit ZP2020-0005 pursuant to BMC Section 23B.32.030.

Recommendation: J. Selawsky/ I. Tregub

Motion / Second: 6-0-0-2-1 (Absent: C. Olson, D. Pinkston; Recused: C. Kahn, as he is the architect for the project)

Vote: APPROVED

Action:

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Action Calendar

4. [2023-25 Shattuck Avenue](#) – New Public Hearing

Application: **Use Permit #ZP2019-0041** to demolish the remaining structure on the vacant lot following a fire and construct a 24,178 square-foot, seven-story, 73'5" tall, mixed-use building with 48 dwellings (including 4 dwellings available to very low income households) and 1,250 square feet of ground floor commercial space. The project would provide no parking and secure storage for 34 bicycles.

Zoning: C-DMU - Commercial Downtown Mixed Use District, Core Area
CEQA Categorically exempt pursuant to Section 15332 of the CEQA Guidelines
Determination: ("Infill").
Applicant: David Trachtenberg, Trachtenberg Architects, 2421 Fourth Street, Berkeley
Owner: Mevlanarumi LLC, 3456 Sacramento Street, San Francisco
Staff Planner: Loyal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424
Recommendation: APPROVE Use Permit ZP2019-0041 pursuant to BMC Section 23B.32.030.
of Speakers: 1
Motion / Second: **J. Selawsky/ I. Tregub**
Vote: **7-0-0-2** (Absent C. Olson, D. Pinkston)
Action: **APPROVED**

5. [1346 Ordway Street](#) – New Public Hearing

Application: **Appeal of Zoning Officer's decision to approve Administrative Use Permit #ZP2018-0174** to legalize additions on an approximately 4,480 sq. ft. lot with an existing one-story approximately 1,152 sq. ft. single family dwelling. The scope of work includes: 1) legalize a 9 ft. tall wood fence and 14 ft. tall hedge within north and south side setbacks; 2) legalize a 128 sq. ft., 12 ft. 2 in. tall habitable accessory building within the required side and rear setbacks; 3) legalize an approximately 9 ft. tall, 5 ft. X 21 ft. trellis located at 3 in. from the south side property line; and 4) locate front yard off-street parking space by modifying AUP and Variance requirements in order to provide reasonable accommodation for fair access to housing.

Zoning: R1-A - Limited Two-Family Residential District
CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
Determination: ("Existing Facilities").
Applicant/Owner: Jennie Durant & Keki Burjorjee, 1346 Ordway Street, Berkeley
Appellant: Lawrence Hickman, 1333 Hopkins Street, Berkeley
Staff Planner: Nilu Karimzadegan, nkarimzadegan@cityofberkeley.info, (510) 981-7419
Recommendation: APPROVE Administrative Use Permit ZP2018-0174 pursuant to BMC Section 23B.28.060.C.1 and DISMISS the Appeal.
of Speakers: 4
Motion / Second: **T. Clarke / C. Kahn**
Vote: **7-0-0-2** (Absent: C. Olson, D. Pinkston)
Action: **APPROVED with modifications to the Conditions of Approval.**

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Subcommittee Reports: None.

Adjourn: 9:00 PM

Members of the Public:

Present: 14

Speakers: 5
