



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, August 13, 2020 - 7:02 PM

Preliminary Matters:

Roll Call:

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)
Dohee Kim, appointed by District 7 (Councilmember Robinson)
Savlan Hauser, appointed by District 8 (Councilmember Droste)
Charles Kahn (Vice-Chairperson), appointed by District 6 (Councilmember Wengraf)
Shoshana O'Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)

Approved Leave of Absence:

Igor Tregub – no substitute
Denise Pinkston – substituted by Savlan Hauser

Ex Parte Communication Disclosures:

Public Comment:

Speakers: 2

Agenda Changes: 1328 Oxford Street moved to the Action Calendar.

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Consent Calendar

1. Approval of Action Minutes from July 23, 2020

Recommendation: APPROVE

Motion / Second: J. Selawsky / T. Clarke

Vote: 7-0-0-0-1 (Recused: S. O'Keefe as she lives within 500 feet of 1328 Oxford Street, which was on the Consent Calendar.)

Action: APPROVED

2. [2956 Hillegass Avenue](#) – New Public Hearing

Application: Use Permit #ZP2019-0196 to enlarge an existing two-story 1,926 sq. ft. single family dwelling on a 2,754 sq. ft. lot by: converting 903 sq. ft. basement and crawl space area to habitable space; adding new openings to the front and side façades; increasing the number of bedrooms from 3 to 5; and establishing an uncovered off-street parking space within the rear setback.

Zoning: R-1(Single Family Residential) District

CEQA Determination: Categorically exempt pursuant to Section 15301 (“Existing Facilities”) and Section 15303 (“New Construction or Conversion of Small Structures”).

Applicant: Edward Buchanan, Buchanan Opalach Architects, Inc., 580 2nd Street, Suite 275, Oakland

Owner: Adam and Mollie Starr, 2956 Hillegass Avenue, Berkeley

Staff Planner: Nilu Karimzadegan, nkarimzadegan@cityofberkeley.info, (510) 981-7419

Recommendation: APPROVE Use Permit ZP2019-0196 pursuant to BMC Section 23B.32.030.

Motion / Second: J. Selawsky/ T. Clarke

Vote: 7-0-0-0-1 (Recused: S. O'Keefe as she lives within 500 feet of 1328 Oxford Street, which was on the Consent Calendar.)

Action: APPROVED.

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Action Calendar

3. [1328 Oxford Street](#) – Continued from June 25, 2020

Use Permit #ZP2019-0186 alter a 5,400 square-foot residential parcel, that is over density, by: 1) constructing a 234 square-foot second story addition and 2) addition of four dormers to the existing roof of the house, resulting in 202 square feet of habitable space in the attic, to the existing front 1,405 square-foot, two-story single-family dwelling unit.

Application:

Zoning:

CEQA

Determination:

Applicant:

Owner:

Staff Planner:

Recommendation:

of Speakers:

Motion / Second:

Vote:

Action:

R-1(H) – Single Family Residential District, Hillside Overlay
Categorically exempt pursuant to Sections 15301 and 15303 of the CEQA Guidelines (“Existing Facilities” and “New Construction or Conversion of Small Structures”).

Marc Bodian, 1330 Oxford Street, Berkeley

Paul Kanyuk, Jennifer White, 1332 Oxford Street, Berkeley

Nick Armour, narmour@cityofberkeley.info, (510) 981-7485

APPROVE Use Permit ZP2019-0186 pursuant to BMC Section 23B.32.030.

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T. Clarke / D. Kim

7-0-0-1 (Recused: S. O’Keefe as she lives within 500 feet)

Approved.

4. [1531 Summit Road](#) – Continued from June 25, 2020

Use Permit #ZP2019-0193 to construct a new 2,393 square-foot, two-story, single-family dwelling with an average height of 24’-5” and a detached two-car garage within the 25% of the lot portion nearest to Summit Road, on a 7,269 square-foot, vacant, hillside parcel.

Application:

Zoning:

CEQA

Determination:

Applicant:

Owner:

Staff Planner:

Recommendation:

of Speakers:

Motion / Second:

Vote:

Action:

R-1(H) – Single Family Residential District, Hillside Overlay
Categorically exempt pursuant to Sections 15303 and 15332 of the CEQA Guidelines (“New Construction or Conversion of Small Structures” and “In-Fill Development Projects”)

Daniel and Rosa Chin, 2625 Alcatraz Avenue, #173, Berkeley

Ashley James, ajames@cityofberkeley.info, (510) 981-7458

APPROVE Use Permit ZP2019-0193 pursuant to BMC Section 23B.32.030.

R-1(H) – Single Family Residential District, Hillside Overlay

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C. Kahn / T. Clarke

8-0-0-0

Approved.

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5. [2716-2718 Durant Avenue](#) – New Public Hearing

Application: Use Permit/Variance ZP#2019-0051 to raise a dwelling at the front of the property to create a three-story dwelling; to raise a dwelling at the rear of the lot and construct two new dwellings below; and to not provide the two required parking spaces.

Zoning: R-3(H) – Multiple Family Residential District, Hillside Overlay

CEQA Determination: Categorically exempt pursuant to Sections 15303, 15331, and 15332 of the CEQA Guidelines (“New Construction or Conversion of Small Structures,” “Historic Resource Restoration/Rehabilitation,” and “In-Fill Development Projects”).

Applicant: Halle Hagenau, Studio KDA, 1810 Sixth Street Berkeley

Owner: Mark Ettefagh, 6363 Christie Avenue, Emeryville

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

Recommendation: **APPROVE** the Use Permits for rehabilitation to the front unit to include the: (1) addition of a sixth or greater bedroom to the parcel; and (2) residential addition greater than 16’ in average height and 20’ in maximum height; pursuant to Section 23B.32.030; and

DENY the Variance to not provide parking for the new dwellings, as well as the Use Permits to permit the construction of the two new dwelling units that require the parking.

of Speakers: 1

Motion / Second: T. Clarke/ D. Kim

Vote: 6-1-0-0-1 (No: J. Selawsky; Recused: C. Kahn as he is the architect for the project.)

Action: **Approved use permits and variance with modifications to the findings and conditions of approval.**

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6. 2870 Webster Street – New Public Hearing

Appeal of Zoning Officer decision to approve Administrative Use Permit #ZP2019-0210. As part of an extensive remodel of the home, this permit is required to expand an existing 2,296 square foot, 2-story single-family dwelling on a 4,935 square foot residential parcel in the R-1 (Single-Family Residential) District by: 1) constructing a 115 square foot addition at the eastern-rear corner of the 2nd floor with an average height of 25-feet, 5-inches; 2) enlarge the bathroom window located within the non-conforming front yard setback; and 3) construct a fence with a maximum height of 9' along a portion of the eastern-side property line and along the full length of the southern-rear property line.

Application:

Zoning:

**CEQA
Determination:**

Applicant:

Owner:

Staff Planner:

Recommendation:

of Speakers:

Motion / Second:

Vote:

Action:

R-1, Single-Family Residential
Categorically exempt pursuant to Section 15301 and 15303 of the CEQA Guidelines (“Existing Facilities” and “New Construction or Conversion of Small Structures”).
Stacy Eisenmann, 1331 Seventh Street, Suite G, Berkeley
Milena Badjova and Greg Rahn, 2870 Webster St., Berkeley
Johanna Holden, 3000 Claremont Ave, Apt. 2, Berkeley
Vicky Schlepp, vschlepp@cityofberkeley.info, (510) 981-7422

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T. Clarke/ C. Kahn
7-1-0-0-1 (No: P. Sheahan.)
Approved AUP, appeal denied, with modifications to the conditions of approval.

Adjourn: 10:34 PM

Members of the Public:

Present: 30

Speakers: 20
