



Planning and Development Department
Current Planning Division

**ZONING ADJUSTMENTS BOARD AGENDA
THURSDAY, FEBRUARY 24, 2000
7:00 PM**

**COUNCIL CHAMBERS, OLD CITY HALL
2134 MARTIN LUTHER KING JUNIOR WAY
BERKELEY, CALIFORNIA 94704**

CONSENT CALENDAR PROCEDURES

Due to the extreme length of the Zoning Adjustments Board agenda, a Consent Calendar will be used to approve certain types of applications at one time. The Consent Calendar is divided into two parts:

- Part 1** Routine business such as amendments of use permits not subject to a public hearing and items proposed for continuance. (Please note that items proposed for continuance to a date certain will not be re-noticed by mail or posting on site.)
- Part 2** Public hearings on use permits and variances that are apparently non-controversial, on which no adverse comment has been received, and on which the Zoning Officer has made a favorable recommendation.

The Chairperson of the Board will announce the items on the Consent Calendar at 7:05 p.m. Anyone present who wishes to speak on an item should raise his or her hand and advise the chairperson, and the item will be pulled. Any Applicant, Member of the audience, or Zoning Adjustments Board Member may require that a Consent Calendar II item be removed the Calendar for discussion and testimony. Items pulled from the Consent Calendar will be heard following "Continued" Matters.

PUBLIC TESTIMONY PROCEDURES

The Board may limit the number of speakers and the length of time allowed to each speaker. Persons wishing to offer testimony are encouraged to submit their comments in writing. If you want to speak at a public hearing, you must turn in a speaker card by 7:15 p.m. on the night of the hearing. Cards may also be submitted at the Zoning Counter at 2120 Milvia Street prior to 5 p.m. on the day of the hearing.

Note: Attendees at public meetings are reminded that other attendees may be sensitive to various odors, whether natural or manufactured, in products and materials. Please help the City respect these needs.

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A G E N D A

Roll Call 7:00 PM

Public Comment 7:00 PM

Consent Calendar I

1. **1810 GRANT STREET** Request by City of Berkeley, Agent for San Francisco Bay Area Rapid Transit District to create a sub-standard 2,263 square feet for an existing dwelling with a 19 foot front yard and a 12 foot rear yard; a Variance to create a lot less than 5,000 square feet (2,263 square feet proposed); a Variance for front setback less than 20 feet (19 feet proposed) and; a Variance for rear setback less than 20 feet (12 feet proposed) – VAR #00-10000012 (Xandra Grube) **Recommendation: Continue to March 9, 2000**

2. **2334 CURTIS STREET** Request by Duff Johnson to convert two units into an existing four-plex in to one and to replace one of the units into the existing basement – UP #99-10000099 (Mike Tolbert) **Recommendation: Continue to March 9, 2000**

3. **2700 EIGHTH STREET** Request by Jim Hart to construct four live/work units; to construct approximately 5,500 square feet of professional office space and; to allow the substitution of bicycle parking for the required vehicle parking – UP #99-10000090 (Greg Powell) **Recommendation: Continue to March 9, 2000 for purposes of revised notification.**

4. **1160 UNIVERSITY AVENUE** Request by Denis Martinet to modify Use Permit #7068 to change starting hours of operation from 7:00 AM to 11:00 AM – UP #00-70000001 (Gisele Sorensen) **Recommendation: Approve**

Consent Calendar II

None

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Hearing on Continued Items

5. **1521 BLAKE STREET** Request by Bruce Beardsley to vertically extend a non-conforming side yard setback, to vertically extend a non-conforming front yard setback and to construct a second dwelling unit – UP #99-10000064 (Greg Powell) **Recommendation: Approve**
6. **1815 BLAKE STREET** Request by David Sandler to construct a new duplex in the rear yard of a property with an existing duplex, 15 feet from rear property line, will have a gable roof, each with 2 bedrooms, 27 feet 4 inches in average height and each unit consisting of approximately 850 square feet – UP #99-10000051 (Steve Solomon) **Recommendation: Approve**
7. **1850 FOURTH STREET** Request by Abrams, Millikan and Associates to demolish a non-residential building over 40 years of age; to construct a building greater than 5,000 square feet in floor area for office and commercial uses – UP #99-10000089 (Xandra Grube) **Recommendation: Approve**

New Hearing

8. **1163 CRAGMONT AVENUE** Request by Paul Wang to construct a single family residence and to construct a garage within the required front yard setback – UP #99-10000103 (Greg Powell) **Recommendation: Approve**
9. **2016 SEVENTH STREET** Request by Karl Golden for Black Pine Circle School to modify Use Permit #9590 to expand the floor area 2,055 square feet along a non-conforming one foot side setback a distance of ten feet to add an office, three classrooms and restrooms with no increase in number of students projected – UP #99-10000110 (Xandra Grube) **Recommendation: Approve**
10. **2629 SEVENTH STREET** Request by Michael Goldin to convert a former one story foundry into a three story office building – UP #99-10000056 (Mike Tolbert) **Recommendation: Approve**

Other Matters

11. **801 GRAYSON STREET** Request by Al Palmer of Bayer Corporation for a preliminary review for a multi-project conditional Use Permit for the South Property Project to remove four existing buildings totaling 74,930 square feet and to construct two new phased buildings, each

with a square foot totaling over 40,000 square feet for manufacturing and warehousing use – (Margaret Kavanaugh-Lynch)

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12. Administrative Use Permits Approved by the Zoning Officer

2114 Addison St	1171 Arch St	1533 Bonita Ave	1725 Eastshore Hghwy
950 Grayson St	2110 Shattuck Ave		

Adjourn

Legal Notice Concerning Your Legal Rights:

If you object to a decision by the Zoning Adjustments Board to approve or deny a permit or variance for a project, the following requirements and restrictions apply:

1. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to inquire with the Current Planing Division to determine when a Notice of Decision is mailed.
2. Pursuant to Code of Civil Procedure, Section 1094.6(b), no lawsuit challenging a City Council decision to deny a permit or variance may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure, Section 1094.6(b), which has been adopted by the City. Any lawsuit not filed within that ninety (90) day period will be barred.
3. Pursuant to Government Code, Section 65009(c)(5), no lawsuit challenging a City Council decision to approve (with or without conditions) a permit or variance may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure, Section 1094.6(b), which has been adopted by the City. Any lawsuit not filed within that ninety (90) day period will be barred.
4. In any lawsuit that may be filed against a City Council decision to approve or deny a permit or variance, the issues and evidence will be limited to those raised by you or someone else at a public hearing or in writing delivered prior to the close of the last public hearing on the project.

Communication Access

To request a meeting agenda in large print, Braille, or on cassette, or to request a sign language interpreter for the meeting, call 644-6480 (voice) or 644-6915 (TDD); at least five (5) working days notice will ensure availability.

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