MEETING SUMMARY

ZONING ADJUSTMENTS BOARD AGENDA
THURSDAY, JANUARY 13, 2005
7:00 PM

CITY COUNCIL CHAMBERS, OLD CITY HALL
2134 MARTIN LUTHER KING JUNIOR WAY
BERKELEY, CA 94704
(Wheelchair Accessible)

Roll Call:  7:05 (all present)

Public Comment:  7:07

Consent Calendar

Continued Hearings:

1. **1414 HARMON STREET**
   Request by Richard Schwarzmann to construct 5 dwelling units in three new buildings and raise existing dwelling to construct new dwelling below; project adds 6,368 square feet of floor area and 6 parking spaces to 11,200 square foot lot – UP #04-10000058 (Aaron Sage)
   
   **Continued From:** December 9, 2004
   **Board Action:** Approved with changes to design (7-2-0)  
   (Sprague, Metzger - no)

2. **1952-1956 UNIVERSITY AVENUE:**
   Request by Jim Novosel, Architect, to demolish a vacant dwelling and construct a new dwelling of similar size, convert 7 vacant dwellings to office use, and construct 3,545 square feet of new commercial space for two full-service restaurants with incidental beer and wine service; no off-street parking will be provided – UP #04-10000061 (Aaron Sage)
   
   **Continued From:** December 9, 2004
   **Board Action:** Approved with changes to findings (9-0-0)
Appeal of Administrative Use Permit

NOTE: Appeals of Administrative Use Permit are not subject to public hearing and no public testimony will be taken at this time. The Board can choose to set the matter for public hearing, or affirm the decision of the Zoning Officer to grant the permit.

3. 5 ALAMO AVENUE
Appeal of AUP #03-20000188 to construct 45 square foot 2-story addition, vertically and horizontally extending a wall within a non-conforming rear yard. AUP #03-20000188 (Lucy Armentrout).

Continued From: None
Board Action: Affirmed Zoning Officer’s Decision and Denied Appeal (7-2-0) (Sprague, Metzger – no)

New Hearings:

4. 2140 DURANT AVENUE
Mixed-use project to include a bookstore/café, administrative offices, living accommodations (dormitory beds and dwellings), meeting rooms, classrooms, library and an assembly hall – UP #04-10000022 (Greg Powell)

Continued From: None
Board Action: Adopted Mitigated Negative Declaration and Continued Hearing on Project to (9-0-0)

5. 1650 LA VEREDA ROAD
Add approximately 872 square feet to an existing single-family dwelling with two stories and approximately 1,496 square feet on a 9,000-square-foot lot; existing single-car carport will be maintained. AUP#02-20000125. (Aaron Sage)

Continued From: None
Board Action: Approved 8-1-0 (Sprague – no)

6. 1788 FOURTH STREET (approved after discussion involving dumping of waste in parking lot)
Request by Dona Savitsky and Thomas Schnetz to establish incidental sales of beer and wine for consumption in the interior premises (indoor dining room) of an existing food service use (“Tacubaya”) and to extend the restaurant closing time from 4:00 PM to 9:00 PM. UP #04-10000094 (Lucy Armentrout)

Continued From: 12/9/04
Board Action: Moved to CC and approved (9-0-0)
Zoning Adjustments Board Action Minutes  
Thursday, January 13, 2005

Page 3 of 3

7. **2308 FULTON STREET**  
Modify UP#02-10000009 - commercial space: allow conversion to 2-5 units and allow use for food svc or retail with food svc hrs of 7am to 11pm (MOD 04-70000050) (Lucy Armentrout)  
Continued From: None  
Board Action: Moved to CC and approved (9-0-0)

8. **1797 SHATTUCK AVENUE**  
Modify UP#01-100000027: allow commercial conversion of two units into 2 – 7 units; allow food service and retail uses; allow food service hours from 7 AM to 11 PM. (MOD 04-70000050) (Lucy Armentrout).  
Continued From: None  
Board Action: Moved to CC and approved (9-0-0)

9. **Information/Communication**  
A. Discuss rescheduling of February 10, 2005 ZAB meeting.  
• Meeting rescheduled to February 14 from 5 to 7 p.m.  
• Created Code Enforcement Sub-Committee of Metzger, Sprague, Katz, and Tiedemann. Staff will schedule.  
• Requested Affordable Housing/Density Bonus Workshop, joint with Housing Commission, on a late afternoon. Staff will schedule.  
C. December 17, 2004 letter to City of Albany, Re: St. Mary’s Noncompliance with Conditional Use Permit.”  

10. **Business Meeting**

11. **Chair’s Report**

12. **Current Business/Committee Appointments**

13. **Future Agenda Items**

14. **Other Matters**

15. **Adjourned: 9:10 pm**