



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, May 9, 2019 - 7:10 PM

Berkeley Unified School District Board Room, 1231 Addison Street, 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)
Charles Kahn, appointed by District 6 (Councilmember Wengraf)
Dohee Kim, appointed by District 7 (Councilmember Robinson)
Denise Pinkston (Vice Chairperson), appointed by District 8 (Councilmember Droste)
Shoshana O'Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)

Ex Parte Communication Disclosures:

I. Tregub: In October 2018 he visited the yard of Pam Hornsby to see hydrology issues. In January 2019 he met with Yashu Jiang and Rain Sassman after they called him to discuss the appeal. He spoke with Yashu Jiang on May 4, 2019 to hear her concerns about tenants' rights issues. Asked Councilmember Sophie Hahn today about the intent of her motion to remand the project to ZAB in the context of CEQA.

J. Selawsky: Contacted Rent Board staff to ask about the rent controlled units at 1155 Hearst and tenant protections.

C. Kahn: Received a call from the appellant of 1155-1173 Hearst Avenue, but was not able to return the call.

Public Comment:

Speakers: 0

Agenda Changes: 2072 Addison Street moved to Consent Calendar, 2325 Sixth Street moved to first item on Action Calendar.

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Consent Calendar:

1. Approval of Action Minutes from April 25, 2019	
Recommendation:	APPROVE
Motion / Second:	D. Pinkston/ I. Tregub
Vote:	9-0-0-0
Action:	APPROVED

2. [2072 Addison Street](#) – New Public Hearing

Application: Use Permit Modification #ZP2018-0200 to eliminate all (qty. 29) of the off-street parking spaces in a previously-approved but not yet constructed mixed-use development in the Downtown, and to pay a fee in lieu of providing the off-street parking spaces.

Zoning: C-DMU – Downtown Mixed Use

CEQA Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-fill Development Projects”).

Determination:

Applicant: Kirk Peterson and Associates, 5253 College Avenue, Oakland

Owner: Ruegg & Ellsworth, 2437 Durant Avenue, Berkeley

Staff Planner: Fatema Crane, fcrane@cityofberkeley.info, (510) 981-7413

Recommendation: **APPROVE** Use Permit #ZP2018-0200 pursuant to Section 23B.32.040.

Motion / Second: **D. Pinkston/ I. Tregub**

Vote: **9-0-0-0**

Action: **APPROVED**

Action Calendar:

3. [2325 Sixth Street](#) – New Public Hearing

Application: Use Permit #ZP2017-0146 to expand an existing one-story, 1,348 sq. ft. single-family residence and alter an existing 6,000 sq. ft. parcel by: 1) raising the existing one-story dwelling 9’2” to create a new 1,676 sq. ft. sq. ft. ground floor dwelling, 2) increasing the total number of bedrooms on the parcel from three to eight, and 3) constructing a two-story, 472 sq. ft. accessory building with an average height of 19’3”, located 1’6” from the rear and side yard property line to the south.

Zoning: R-1A - Limited Two-Family Residential

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

Determination:

Applicant/ Owner: Bacilia Macias, 732 Gilman Street, Berkeley

Staff Planner: Tafia M. Jenkins, 3722 Northridge Drive, Richmond; Lashan M. Jenkins, 1569 Solano Avenue #655, Berkeley

Recommendation: **APPROVE** Use Permit #ZP2017-0146 pursuant to Section 23B.32.040.

of Speakers: **10**

Motion / Second: **T. Clarke/ D. Kim**

Vote: **6-3-0-0** (No: P. Sheahan, J. Selawsky, C. Olson)

Action: **APPROVED** with amendments to the Conditions of Approval.

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Action Calendar (continued):

4. **1155-1173 Hearst Avenue** – New Public Hearing

Application: Use Permit #ZP2016-0028 to develop two parcels, including the substantial rehabilitation of the existing seven dwelling units and construction of six new dwelling units.

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

CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).

Applicant: Rhoades Planning Group, 46 Shattuck Square, Suite 11, Berkeley

Owner: Hearst Avenue Cottages, LLC, 1958 University Avenue, Unit A, Berkeley

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

Recommendation: **APPROVE** Use Permit #ZP2016-0028 pursuant to Section 23B.32.040.

of Speakers: 22

Motion / Second: I. Tregub/ J. Selawsky

Vote: 7-2-0-0 (No: T. Clarke, P. Sheahan)

Action: Motion to take no action.

Adjourn: 12:17 PM

Members of the Public:

Present: 38

Speakers: 32
