



# Action Minutes

Planning & Development Department  
Land Use Planning Division

## Zoning Adjustments Board Thursday, September 12, 2019 - 7:05 PM

Berkeley Unified School District Board Room, 1231 Addison Street, Berkeley  
(Wheelchair Accessible)

### Preliminary Matters:

#### Roll Call:

- Igor Tregub, appointed by Mayor Arreguin
- Teresa Clark, 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)
- Alfred Twu, appointed by District 7 (Councilmember Robinson)
- Alexander Sharenko, appointed by District 8 (Councilmember Droste)
- Shoshana O'Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)

#### Approved Leave of Absence:

- Dohee Kim
- Denise Pinkston

#### Ex Parte Communication Disclosures:

A. Sharenko: 1835 San Pablo Avenue-- David Trachtenberg emailed plans for the site. Visited the site and spoke with two of the neighbors immediately east of the proposed development site.

#### Public Comment:

Speakers: 0

Agenda Changes: 2873 Sacramento moved to Action Calendar.

### Consent Calendar:

<b>1. Approval of Action Minutes from August 22, 2019</b>	
<b>Recommendation:</b>	<b>APPROVE</b>
<b>Motion / Second:</b>	<b>C. Olson/ I. Tregub</b>
<b>Vote:</b>	<b>9-0-0-0</b>
<b>Action:</b>	<b>APPROVED</b>

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### Action Calendar:

#### 2. [2873 Sacramento Street](#) – New Public Hearing

**Application:** Use Permit #ZP2018-0031 to enlarge an existing 920 sq. ft. two-story single-family dwelling on a 2,187 sq. ft. lot by adding a 1,014 square-foot two-story addition with an average height of 29 ft.-6 in, and vertically extend the non-conforming front and right setbacks. The parcel has 57% lot coverage where 45% is allowed and is therefore non-conforming.

**Zoning:** C-SA – South Area Commercial

**CEQA Determination:** Categoricaly exempt pursuant to Sections 15301 and 15303 of the CEQA Guidelines (“Existing Facilities,” and “New Construction or Conversion of Small Structures”).

**Applicant/Owner:** Orlando and Karla Martinez, 2873 Sacramento Street, Berkeley

**Staff Planner:** Allison Riemer, ariemer@cityofberkeley.info, (510) 981-7433

**Recommendation:** **APPROVE** Use Permit #ZP2018-0031 pursuant to Section 23B.32.040.

**# of Speakers:** 1

**Motion / Second:** **J. Selawsky/ I. Tregub**

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

**Action:** **APPROVED** with modifications to the Findings and the Conditions of Approval.

### Discussion: Project Preview:

Public meeting to solicit input and comments from the Zoning Adjustments Board, the general public and other interested parties. No action will be taken.

#### 3. [1835 San Pablo Avenue](#) – New Public Hearing

**Application:** **Project Preview for Use Permit #ZP2018-0112** to demolish an existing one-story commercial building and construct a new 6-story, mixed-use development with 99 units, 4 live/work units and 95 dwelling units, including 7 dwellings available to very low income households. The project would include stacked parking for 49 automobiles and secure storage for 92 bicycles.

**Zoning:** C-W–West Berkeley Commercial

**CEQA Determination:** An Initial Study and Mitigated Negative Declaration (IS/MND) is currently being prepared pursuant to Article 6 of the CEQA Guidelines.

**Applicant:** Jake Shemano, San Pablo Investors One, LLC, 505 Sansome Street, Suite 400, San Francisco

**Owner:** San Pablo Investors One, LLC, 505 Sansome Street, Suite 400, San Francisco

**Staff Planner:** Alison Lenci, alenci@cityofberkeley.info, (510) 981-7544

**Recommendation:** Hold a public hearing and provide advisory comments.

**# of Speakers:** 11

**Acton:** Advisory comments were provided.

**Subcommittee Reports:** None.

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**Adjourn: 9:47 PM**

**Members of the Public:**

**Present: 23**

**Speakers: 12**

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