Action Minutes
Approved by the ZAB on 03/27/14.

Zoning Adjustments Board
Thursday, March 13, 2014 – 7:00 PM
City Council Chambers, 2134 Martin Luther King Jr. Way, Second Floor Berkeley (Wheelchair Accessible)

Preliminary Matters:

Roll Call: 7:00PM

Present: Michael Alvarez Cohen (Chairperson), appointed by Councilmember Wozniak
Deborah Matthews (Vice Chairperson), appointed by Mayor Bates
George Williams, appointed by Councilmember Capitelli
Robert Allen, appointed by Councilmember Wengraf
Shoshana O’Keefe, appointed by Councilmember Anderson
Sophie Hahn, appointed by Councilmember Worthington
Steven Donaldson, appointed by Councilmember Moore
Prakash Pinto, appointed by Councilmember Maio
Igor Tregub, appointed by Councilmember Arreguin

Members of the Public
Present: 24
Speakers: 15

Ex Parte Communication Disclosures:

I. Tregub: Contacted by Kathy Harr via e-mail stating her concerns and that she will be submit them to the ZAB.

S. Hahn: Contacted by Ms. Harr and alerted to upcoming written materials that would be sent by e-mail to all of ZAB.

Public Comment
None

Agenda Changes
None
Action Calendar:

1. **2415 Ninth Street**
   Use Permit #2013-0039 to 1) alter an existing single-family dwelling by constructing a second-story addition and to allow the installation of garage doors within the existing non-conforming 15’8” front yard setback, where 20’ is required; and 2) construct a new 1,370 sq. ft., two-story, detached single-family dwelling, with an 18’ rear yard setback, where 20’ is required, at the rear of a 4,524 sq. ft. parcel.
   **CEQA Action:** Categorically exempt under Section 15301 ‘Existing Facilities’, 15302(a) ‘New Construction’ and 15332 ‘Infill Development Projects’.
   **Applicant:** John Newton, 5666 Telegraph, Suite A, Oakland, CA 94609
   **Property Owner:** Enrique Leon and Laura Mendez, 2415 Ninth Street, Berkeley, CA 94710
   **Zoning:** R-1A, Limited Two-Family Residential District
   **Planner:** Pamela Johnson
   Continued From: None
   **Recommendation:** APPROVE
   **Action:** Continued for 1 month.
   **Motion/Second:** D. Matthews / I. Tregub
   **# of Speakers:** 11
   **Vote:** 9-0-0-0

2. **2610 Hillegass Avenue**
   Use Permit #2014-0001 to add eight bedrooms on the subject parcel by converting eight one-bedroom apartments to eight two-bedroom apartments in an existing 23-unit apartment building.
   **CEQA Action:** Categorically exempt under Section 15061(b)(4)
   **Applicant:** Sam Sorokin, Premium Properties, 6522 Telegraph Avenue, Oakland, CA 94609
   **Property Owner:** David and Laura Mohr, 6522 Telegraph Avenue, Oakland, CA 94609
   **Zoning:** R-2, Restricted Two-Family Residential
   **Planner:** Pamela Johnson
   Continued From: None
   **Recommendation:** Deny
   **Action:** Deny
   **Motion/Second:** S. Donaldson / S. Hahn
   **# of Speakers:** 5
   **Vote:** 8-1-0-0 (No R. Allen)

3. **Approval of Previous Meeting Minutes**
   Minutes from 02/27/2014 meeting.
   Continued From: None
   **Recommendation:** APPROVE
   **Action:** APPROVE
   **Motion/Second:** M. Alvarez-Cohen / S. Donaldson
   **Vote:** 8-0-1-0 (Abstain I. Tregub)
Additional Agenda Items:
The following agenda items may be discussed, but no action will be taken.

4. **ex parte Discussion, with attachments:**
   A. City Attorney Opinion, January 1994 - ex parte Communications
   B. Resolution 62,571, July 2004 - ex parte Communications
   C. BMC Section 2.06.110, Disclosure of ex parte contacts
   D. ex parte Contact Disclosure Form & Instructions
   E. ex parte Communication Disclosures Binder

They asked questions about Item 4

Adjourn: 9:06PM

[Approved for posting by Greg Powell, Secretary, Zoning Adjustments Board]