Zoning Adjustments Board
Thursday, March 12, 2015 - 7:15 PM

City Council Chambers, 2134 Martin Luther King Jr. Way, Second Floor
Berkeley (Wheelchair Accessible)

Preliminary Matters:

Roll Call:  Prakash Pinto (Chairperson)
Denise Pinkston (Vice Chairperson)
George Williams
Shoshana O'Keefe
Sophie Hahn
Steven Donaldson
Nicholas Dominguez
Steven Ross (Left at 9:11 PM)
Nolan Pack

Excused:  Robert Allen
Igor Tregub

Members of the Public
Present: 56
Speakers: 32

Ex Parte Communication Disclosures: None

Public Comment:
1

Agenda Changes:

Move item 4 to the front of the Agenda
Action: Chairperson P. Pinto proposed the agenda changed.
Vote: 9-0-0-0
Action Calendar:

4. Significant Community Benefits Referral to the City Council

   Action: Ask the City Council to:
   1) create a framework that is measurable, quantifiable, and enforceable,
   2) ensure that community benefits does not include customary items that
      the Zoning Adjustment Board are given jurisdiction over with their
      traditional land use authority,
   3) conduct a well-publicized, city-wide public process for this discussion
      so that there is opportunity for community groups that may be interested
      who do not know that this is a topic to participate, and
   4) consider the ZAB’s record of the proceedings to date regarding
      community benefits.

   Motion / Second: D. Pinkston / S. Donaldson
   # of Speakers: 9
   Vote: 9-0-0-0

1. 1016-1018 Jones Street

   Use Permit #UP2014-0035 to build a two-story single-family dwelling unit behind an existing
   single-family dwelling, resulting in six bedrooms on the parcel.

   CEQA Determination: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines
   ("New Construction or Conversion of Small Structures").

   Applicant: Caleb Inman, 580 2nd Street, Suite 230, Oakland, CA 94607
   Property Owner: 302EOF, LLC, 580 2nd Street, Suite 230, Oakland, CA 94607
   Zoning: R-1A – Limited Two-Family Residential

   Staff Planner: Elizabeth Greene, egreene@ci.berkeley.ca.us, (510) 981-7484
   Public Hearing: New

   Recommendation: APPROVE Use Permit #2014-0035 pursuant to Section 23B.32.040 and
   subject to the Findings and Conditions.

   Action: CONTINUED off calendar with direction to create a one-story house in
   the rear and a two-story house in the front.

   Motion / Second: S. Hahn / S. O'Keefe
   # of Speakers: 10
   Vote: 8-0-0-1 (Absent: S. Ross)
2. 2421 Ninth Street

Use Permit #2013-0046 to construct a detached one-story, three-bedroom dwelling unit of approximately 1,200 sq. ft. in the rear of an existing three-bedroom, approximately 1,300-sq. ft. single-family residence, to reduce the minimum rear setback from 20 feet to 5 feet, and to create a total of six bedrooms on the subject parcel.

**CEQA Determination:** Categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development").

**Applicant:** Greg Van Mechelen, Architect, 732 Gilman Street, Berkeley

**Property Owner:** Fereydoon Shalileh, 2598 Sacramento Street, Berkeley

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

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

**Public Hearing:** New

**Recommendation:** APPROVE Use Permit #2014-0046 pursuant to Section 23B.32.040 and subject to the Findings and Conditions.

**Action:** CONTINUED off calendar to lower the roof height to be no more than 15'-3" and to have the roof slope away from the neighbor's property.

**Motion / Second:** D. Pinkston / S. Donaldson

**# of Speakers:** 8

**Vote:** 6-2-0-1 (Nay: S. Hahn, N. Pack, Absent: S. Ross)

3. 690 Euclid Avenue

Use Permit #2014-0007 to construct a new three-story, approximately 3,400-sq. ft., single-family residence with a parking space within the required front yard setback.

**CEQA Determination:** Categorically exempt pursuant to Section 15303 of the CEQA Guidelines ("New Construction or Conversions of Small Structures").

**Applicant / Property Owner:** Sally McGarrahan & Earle Bradshaw, 692 Hillsdale Avenue, Berkeley, CA

**Zoning:** R-1H; Single-Family Residential, Hillside Overlay

**Staff Planner:** Fatema Crane Associate Planner, fc crane@cityofberkeley.info, (510) 981-7413

**Public Hearing:** Continued from February 26, 2015

**Recommendation:** APPROVE Use Permit #2014-0007 pursuant to Section 23B.32.040 and subject to the Findings and Conditions.

**Action:** APPROVED

**Motion / Second:** S. Hahn / S. Donaldson

**# of Speakers:** 4

**Vote:** 8-0-0-1 (Absent: S. Ross)

5. Approval of Action Minutes from February 26, 2015

**Action:** APPROVED

**Motion / Second:** D. Pinkston / N. Pack

**Vote:** 8-0-0-1 (Absent: S. Ross)

6. Approve Leave of Absence from the DRC for R. Allen & Temporary Appointment of Zoning Adjustment Board Representative P. Pinto to Design Review

**Action:** APPROVE

**Motion / Second:** D. Pinkston / S. Hahn

**Vote:** 8-0-0-1 (Absent: S. Ross)

Adjourned 10:58 PM