



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Wednesday, November 8, 2017 - 7:05 PM

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

Preliminary Matters:

Roll Call:

Mary Kay Lacey, appointed by Mayor Arreguin
Denise Pinkston, appointed by Councilmember Droste
Teresa Clarke, appointed by Councilmember Maio
Patrick Sheahan, appointed by Councilmember Davila
John Selawsky, appointed by Councilmember Bartlett (arrived at 8:51 PM)
Shoshana O'Keefe, appointed by Councilmember Hahn
Charles Kahn, appointed by Councilmember Wengraf
Rigel Robinson, appointed by Councilmember Worthington
Carrie Olson, appointed by Councilmember Harrison

Excused Absence:

Igor Tregub
Brazile Clark

Ex Parte Communication Disclosures:

P. Sheahan: Spoke with David Trachtenberg, the applicant for 1740 San Pablo Avenue, about projects not on the agenda.
C. Olson: Spoke with David Trachtenberg, the applicant for 1740 San Pablo Avenue, about projects not on the agenda.

Public Comment:

Speakers: 0

Consent Calendar:

1. Approval of Action Minutes from October 26, 2017
Recommendation: **APPROVE**
Motion / Second: **C. Olson / C. Kahn**
Vote: **8-0-0-1 (Absent: J. Selawsky)**
Action: **APPROVED**

Consent Calendar (Continued):

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2. 2236 Channing Way – Continued from October 12, 2017

Application: Use Permit **ZP#2017-0015** to convert 1,480 square feet of medical offices and 839 square feet of parking into three new dwelling units, for a total of 22 dwelling units in a multi-family dwelling.

Zoning: R-3 – Multiple Family Residential

CEQA Categorically exempt pursuant to Sections 15301 and 15332 of the CEQA Guidelines (“Existing Facilities” and “In-Fill Development Projects,” respectively).

Determination:

Applicant: Jim Novosel, The Bay Architects, 1840 B Alcatraz Avenue, Berkeley

Owner:

Staff Planner: Prasad and Rani Lakireddy, 2278 Shattuck Avenue, Berkeley
Sharon Gong, SGong@cityofberkeley.info, (510) 981-7429

Recommendation: **CONTINUE** to November 30, 2017

Motion/Second: **C. Olson / C. Kahn**

Vote: **8-0-0-1 (Absent: J. Selawsky)**

Action: **CONTINUED** to November 30, 2017.

Discussion: EIR Scoping and Project Preview:

3. 600 Addison Street – EIR Scoping and Preview

Application: **Project Preview and Draft EIR Scoping Session for Master Use Permit #ZP2015-0238** to demolish an industrial site of approximately 8.67 acres and to construct a research and development campus containing several multiple-story buildings totaling 475,000 square feet of gross floor area and including 830 on-site parking spaces.

Zoning: MU-LI – Mixed Use Light Industrial

CEQA An Environmental Impact Report (EIR) is being prepared.

Determination:

Applicant Joe DeCredico Studio, 800 Bancroft Way, Suite 203, Berkeley

Owner: Jason Jones, Aquatic Park Science Center II, LLC, PO Box 183, Corte Madera

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

Recommendation: **Hold a Public Hearing and Provide Advisory Comments**

of Speakers: 5

Motion/Second: **C. Kahn / C. Olson**

Vote: **7-1-0-1 (No: P. Sheahan; Absent: J. Selawsky)**

Action: **Held a Public Hearing and Provided Comments**, directed applicant to prepare a complete application.

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Discussion: Project Preview:

4. 1740 San Pablo Avenue – Project Preview

Application: **Project Preview for Use Permit #ZP2017-0014**, a project that would demolish two existing 1-story service station buildings at 1740 San Pablo Avenue and build a 5-story mixed-use building with 48 dwelling units, 4 live/work units, and 53 parking spaces at the ground floor.

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: David Trachtenberg, Trachtenberg Architects, 2421 Fourth Street, Berkeley

Owner: PRATO Development, LLC, 1630 Oakland Road, Suite A215, San Jose

Staff Planner: Lucy Sundelson, LSundelson@cityofberkeley.info, (510) 981-7433

Recommendation: **Hold a Public Hearing and Provide Advisory Comments**

of Speakers: 9

Action: **Held a Public Hearing and Provided Comments.**

Action Calendar:

5. 1446 Campus Drive – Continued Public Hearing from April 27, 2017

Application: **Use Permit #ZP2016-0146** to construct a 4,183 square foot, single-family dwelling and attached 424 square foot garage, with an average building height of 32 feet 8 inches, and a reduced front yard setback, on a 6,440 square foot vacant parcel.

Zoning: R-1(H) – Single-Family Residential, Hillside Overlay

CEQA Determination: Categorically exempt pursuant to Sections 15303 and 15332 of the CEQA Guidelines (“New Construction or Conversions of Small Structures” and “In-Fill Development Projects,” respectively).

Applicant/Owner: Sundeep Grewal, Studio G+S Architects, 2223 Fifth Street, Berkeley
Lynn and David Ford, 1446 Campus Drive, Berkeley

Staff Planner: Loyal Nawfal, LNawfal@cityofberkeley.info, (510) 981-7424

Recommendation: **APPROVE** Use Permit #ZP2016-0146 pursuant to Section 23B.32.040.

of Speakers: 4

Motion / Second: **T. Clarke / S. O’Keefe**

Vote: **7-2-0-0 (No: P. Sheahan, C. Olson)**

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

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Action Calendar (Continued):

6. 2323 Eighth Street – New Public Hearing

Application: Use Permit #ZP2016-0223 to 1) demolish an existing 1,040-square-foot single-family dwelling and detached accessory structure, and 2) construct two, two-story, single-family dwellings of 2,181 and 2,213 square feet each.

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

CEQA Categorically exempt pursuant to Sections 15301 and 15332 of the CEQA Guidelines (“Existing Facilities” and “In-Fill Development Projects,” respectively).

Determination:

Applicant/Owner: Francis Wong, 926 Channing Way, Berkeley

Staff Planner: Sharon Gong, SGong@cityofberkeley.info, (510) 981-7429

Recommendation: **APPROVE** Use Permit #2016-0223 pursuant to Section 23B.32.040.

of Speakers: 15

Motion / Second: C. Olson / J. Selawsky

Vote: 8-1-0-0 (No: P. Sheahan)

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

7. Zoning Adjustments Board Meeting Schedule for 2018

Recommendation: **ADOPT Meeting Schedule for 2018**

Motion / Second: C. Olson / C. Kahn

Vote: 9-0-0-0

Action: **ADOPTED**

Adjourned 10:30 PM

Members of the Public:

Present: 39

Speakers: 33
