Zoning Adjustments Board
Thursday, January 11, 2018 - 7:09 PM

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

Preliminary Matters:

Roll Call:
Igor Tregub (Chairperson), appointed by Mayor Arreguin
Denise Pinkston (Vice Chairperson), appointed by Councilmember Droste
Teresa Clarke, appointed by Councilmember Maio
Patrick Sheahan, appointed by Councilmember Davila
John Selawsky, appointed by Councilmember Bartlett
Shoshana O'Keefe, appointed by Councilmember Hahn
Eli Waldman, appointed by Councilmember Worthington
Carrie Olson, appointed by Councilmember Harrison

Absent:
Charles Kahn

Excused Absence:
Brazile Clark

Ex Parte Communication Disclosures:
S. O'Keefe: Spoke with Sarah Williams and Susie Medak regarding 2009 Addison Street
I. Tregub: Spoke with E.D. regarding 2009 Addison Street

Public Comment:
Speakers: 2

Agenda Changes:
Move Item #4, 1499 University Avenue, to the beginning of the Action Calendar.
Consent Calendar:

1. Approval of Action Minutes from December 14, 2017
   Recommendation: APPROVE
   Motion / Second: P. Sheahan / C. Olson
   Vote: 8-0-0-1 (Absent: C. Kahn)
   Action: APPROVED.

2. 2009 Addison Street – New Public Hearing
   Application: Use Permit #ZP2017-0004 to demolish an existing, single-story commercial building and to construct a new, seven-story mixed-use building with zero (0) on-site parking spaces, featuring performing arts rehearsal space and stage production facilities with an interior loading dock on the ground floor; classrooms and storage space on the second floor; and five floors containing a total of 45, rent-free dwelling units to be occupied exclusively by Berkeley Repertory Theatre artists and theater professionals.
   Zoning: C-DMU/ADO – Downtown Mixed Use (Core)/ Arts District Overlay
   CEQA Determination: The City prepared an Infill Environmental Checklist pursuant to Section 15183.3 and appendices M and N of the CEQA Guidelines.
   Applicant: Jorge De Quesada, De Quesada Architects, Inc., 21 Tamal Vista, Suite 192, Corte Madera
   Owner: Berkeley Repertory Theatre, 999 Harrison Street, Berkeley
   Staff Planner: Fatema Crane, FCrane@cityofberkeley.info, (510) 981-7413
   Recommendation: CONTINUE Use Permit #ZP2017-0004 off calendar
   Motion / Second: P. Sheahan / C. Olson
   Vote: 8-0-0-1 (Absent: C. Kahn)
   Action: CONTINUED off calendar.
Action Calendar:

4. **1499 University Avenue – New Public Hearing**
   
   **Application:** Use Permit Modification #ZP2017-0125 to add a roof-top deck for the exclusive use of hotel guests to a previously approved 3-story, 16,738 square-foot, 39-room hotel.
   
   **Zoning:** C-1 – General Commercial
   
   **CEQA Determination:** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
   
   **Applicant:** Jerry Mastora, 920 Grayson Street, Berkeley
   
   **Owner:** Berkeley Hospitality, LLC, 109 Johns Street, Salinas
   
   **Staff Planner:** Lucy Sundelson, LSundelson@cityofberkeley.info, (510) 981-7433
   
   **Recommendation:** APPROVE Use Permit Modification #ZP2017-0125 pursuant to Section 23B.56.020
   
   **# of Speakers:** 1
   
   **Motion / Second:** J. Selawsky / S. O’Keefe
   
   **Vote:** 8-0-0-1 (Absent: C. Kahn)
   
   **Action:** CONTINUED off Calendar.

3. **1406 McGee Avenue – New Public Hearing**
   
   **Application:** Appeal of Zoning Officer's Decision to approve Administrative Use Permit #ZP2017-0073 to raise an existing 2,088 square-foot, 1-story single-family dwelling by 44" that would result in a new average height of 27'9", add 522 square feet at the new first floor, and to create an internal accessory dwelling unit.
   
   **Zoning:** R-2 – Restricted Two-Family Residential
   
   **CEQA Determination:** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
   
   **Applicant/Owner:** Denise Resnikoff, 1406 McGee Avenue, Berkeley
   
   **Staff Planner:** Lucy Sundelson, LSundelson@cityofberkeley.info, (510) 981-7433
   
   **Recommendation:** DISMISS APPEAL and APPROVE Administrative Use Permit #ZP2017-0073 pursuant to Section 23B.28.060.C.1.
   
   **# of Speakers:** 4
   
   **Motion / Second:** C. Olson / D. Pinkston
   
   **Vote:** 8-0-0-1 (Absent: C. Kahn)
   
   **Action:** DISMISSED APPEAL AND APPROVED with amendments to Conditions of Approval.
5. 2305 Edwards Street – New Public Hearing

Application: Use Permit #ZP2017-0169 to (1) construct a 560 square-foot, second-story addition, 28-feet 9-inches in average height, on a lot that exceeds maximum allowed density; (2) increase the number of bedrooms on this parcel from 2 to 5; and (3) vertically extend non-conforming rear and street side yard setbacks.


CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).

Applicant: Jason Kaldis, Jason Kaldis Architect, Inc., 1250 Addison Street, Suite 210, Berkeley

Owner: Emily and Arian Solberg, 1450 Bancroft Way, Berkeley

Staff Planner: Charles Enchill, CEnhil@cityofberkeley.info, (510) 981-7431

Recommendation: APPROVE Use Permit #ZP2017-0169 pursuant to Section 23B.32.030

# of Speakers: 1

Motion / Second: C. Olson / P. Sheahan

Vote: 5-1-2-1 (No: T. Clarke; Abstain: I. Tregub, D. Pinkston; Absent: C. Kahn)

Action: APPROVED with amendments to Conditions of Approval.

6. Appoint Alternate Members of the Density Bonus Subcommittee

Motion / Second: I. Tregub / T. Clarke

Action: Select J. Selawsky, D. Pinkston, P. Sheahan

Adjourn: 8:30 PM

Members of the Public:
Present: 15
Speakers: 8