Action Minutes
Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, February 22, 2018 - 7:05 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
Carrie Olson, appointed by Councilmember Harrison
Charles Kahn, appointed by Councilmember Wengraf

Excused Absence:
Brazil Clark

Ex Parte Communication Disclosures:
I. Tregub: I spoke to Piper Cafferata about 840 Page Street and to Susie Medak about 2009 Addison Street.
S. O’Keefe: I spoke to Susie Medak about 2009 Addison Street.

Agenda Changes:
Move item #2, 840 Page Street, to the Action Calendar.
Move item #4, 1626 Tenth Street, to the Action Calendar.
Move item #5, 2009 Addison Street, to the Consent Calendar.
Consent Calendar:

1. Approval of Action Minutes from February 8, 2018
   Recommendation: APPROVE
   Motion / Second: J. Selawsky / C. Olson
   Vote: 8-0-0-1 (Absent: B. Clark)
   Action: APPROVED.

3. 2740 and 2744 Telegraph Avenue – New Public Hearing
   Application: Use Permit #ZP2017-0058 to enlarge an existing hotel by 125 square feet to accommodate four additional guest rooms resulting in a total of 40 guest rooms, construct new accessibility pathways and ramps, and add three parking spaces for a total of 22 parking spaces.
   Zoning: C-1, General Commercial and R-2, Restricted Two-Family
   CEQA Determination: Categorically exempt under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines (“Existing Facilities”).
   Applicant: Mark Rhoades, Rhoades Planning Group, 46 Shattuck Square #11
   Owner: Amish Patel, Rose Hospitality, LLC 2740 Telegraph Avenue, Berkeley
   Staff Planner: Charles Enchill, CEnchill@cityofberkeley.info, (510) 981-7431
   Recommendation: APPROVE Use Permit #2017-0058 pursuant to Section 23B.32.040.
   Motion / Second: J. Selawsky / C. Olson
   Vote: 8-0-0-1 (Absent: B. Clark)
   Action: APPROVED

5. 2009 Addison Street – New Public Hearing
   Application: Use Permit #2017-0004 to demolish an existing, single-story commercial building and to construct a new, seven-story mixed-use building, 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 Theater artists. In lieu fees would be paid instead of providing publicly-accessible open space or off street parking.
   Zoning: Downtown Mixed Use (Core)/ Arts District Overlay – C-DMU/ADO
   CEQA Determination: The City prepared an Infill Environmental Checklist pursuant to Section 15183.3 and appendices M and N of the CEQA Guidelines. The proposed project qualifies as an infill project under CEQA Guidelines Section 15183.3.
   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: APPROVE Use Permit #2017-0004 pursuant to Section 23B.32.040.
   Motion / Second: J. Selawsky / C. Olson
   Vote: 8-0-0-1 (Absent: B. Clark)
   Action: APPROVED with amendments to the Conditions of Approval
Action Calendar:

2. 840 Page Street – Continued from July 13, 2017
   Application: Use Permit #ZP2016-0064 to add a third story, and increase the number of bedrooms on the parcel from 5 to 7, for an existing three-unit dwelling on a parcel that is non-conforming to residential density (three units when only one is allowed).
   Zoning: R-1A, Limited Two-Family Residential
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
   Applicant: Heather Sanders-Jacob, 580 Second Street, Suite 260, Oakland
   Owner: Troy Martinez and Sara Peschel, 840 Page Street, Berkeley
   Staff Planner: Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429
   Recommendation: APPROVE Use Permit #ZP2017-0064 pursuant to Section 23B.32.040.
   # of Speakers: 4
   Motion / Second: T. Clarke / C. Olson
   Vote: 6-1-1-1 (No: P. Sheahan; Abstain: J. Selawsky; Absent: B. Clark)
   Action: APPROVED with amendments to the Conditions of Approval

4. 1626 Tenth Street – New Public Hearing
   Application: Use Permit #ZP2017-0168 to construct a detached, two-story 1,559 sq. ft. dwelling with two bedrooms on a parcel that contains an existing 1,074 sq. ft. four bedroom single-family dwelling. The project would increase the number of bedrooms on the parcel from four to six.
   Zoning: R-1A – Limited Two-Family Residential
   CEQA Determination: Categorically exempt under CEQA Guidelines Sections 15303 “New Construction or Conversion of Small Structures” and 15332 (“In-Fill Development Projects”)
   Applicant: Design Draw Building Inc. (c/o Elizabeth Renner), 3106 Shattuck Avenue, Berkeley
   Owner: Dan and Johanna Hernandez, 1626 Tenth Street, Berkeley
   Staff Planner: Immanuel Bereket, ibereket@cityofberkeley.info, (510) 981-7425
   Recommendation: APPROVE Use Permit #2017-0168 pursuant to Section 23B.32.040.
   # of Speakers: 3
   Motion / Second: C. Olson / S. O’Keefe
   Vote: 6-1-0-1-1 (No: P. Sheahan; Absent: B. Clark; Recused: I. Tregub as lives within 500 feet of project site)
   Action: APPROVED

Adjourn: 8:39 PM

Members of the Public:
Present: 20
Speakers: 7