Action Minutes
Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, May 24, 2018 - 7:01 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, arrived at 8:23 pm
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, arrived at 7:25 pm
Brazil Clark, appointed by Councilmember Worthington
Carrie Olson, appointed by Councilmember Harrison
Charles Kahn, appointed by Councilmember Wengraf

Absent: None

Ex Parte Communication Disclosures:
I. Tregub: I spoke to Chris Curran about 1157 Virginia Street.
S. O’Keefe, I spoke to Angie Garling about 1157 Virginia Street.

Public Comment:
Speakers: 0

Agenda Changes: Move item #5 2538-2542 Durant Avenue before item #4 1157 Virginia.

Consent Calendar:
1. Approval of Action Minutes from May 10, 2018
Recommendation: APPROVE
Motion / Second: J. Selawsky/B. Clark
Vote: 7-0-0-2 (Absent: I. Tregub, S. O’Keefe)
Action: APPROVED
2. 2200 Martin Luther King Jr. Way – New Public Hearing

Application: Use Permit #ZP2017-0172 to convert an existing one story, 2,172 square-foot office to a single-family dwelling on a lot that exceeds maximum lot coverage and has non-confirming front, rear and street side yard setbacks.

Zoning: R-2 – Restricted Two-Family Residential District

CEQA Determination: Categorically exempt pursuant to Section 15301 and 15303 of the CEQA Guidelines (“Existing Facilities” and “New Construction or Conversion of Small Structures,” respectively).

Applicant: Y. Min Chung, 2416 2416 Doidge Avenue, Pinole
Owner: Wei Pei Chou, 2200 Martin Luther King Jr. Way, Berkeley
Staff Planner: Jim Frank, JFrank@cityofberkeley.info, (510) 981-7548

Recommendation: APPROVE Use Permit #ZP2015-0172 pursuant to Section 23B.32.040.

Motion / Second: J. Selawsky/B. Clark
Vote: 7-0-0-2 (Absent: I. Tregub, S. O'Keefe)
Action: APPROVED

Discussion: Draft EIR Comment:

Public meeting to solicit input and comments from the Zoning Adjustments Board, the general public and other interested parties. No action will be taken.

3. 2580 Bancroft Avenue – Draft EIR

Application: Review and comment on the Draft Environmental Impact Report for Use Permit #ZP2017-0083 to demolish the building at 2558-2588 Bancroft Way and demolish the rear half of the Fred Turner Building, a City Landmark, at 2546-2554 Bancroft Way; and to construct a new mixed-use building with approximately 122 dwelling units and 11,000 square feet of ground-floor retail, and 37 commercial parking spaces in a subterranean garage.

Zoning: C-T – Telegraph Commercial

CEQA Determination: A Draft Environmental Impact Report (EIR) was prepared and is available for public comment until June 1, 2018. Copies of the Draft EIR are available for review at the City of Berkeley Planning and Development Department, 1947 Center Street, 2nd Floor, Berkeley. Copies are also available at the Berkeley Main Public Library Reference Desk, 2090 Kittredge Street.

Applicant: Dave Johnson, Johnson Lyman Architects, 1375 Locust Street #202, Walnut Creek
Owner: Landmark Properties, Inc., 455 Epps Bridge Parkway, Athens, GA
Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426

Recommendation: Hold a Public Hearing to Solicit Comments on the Draft EIR
# of Speakers 0
Action: Comments taken from the Board (Note: C. Olson left the chambers for this item)
Action Calendar:

5. 2538-2542 Durant Avenue – New Public Hearing
Application: Use Permit #ZP2016-0172 to merge two parcels and construct a new five-story, mixed use building with 32 dwelling units including a Variance request to allow dwelling units on the ground floor next to and behind an existing 12-unit apartment building.
Zoning: C-T – Telegraph Avenue Commercial District
CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).
Applicant: Kirk Peterson & Associates Architects, 5253 College Avenue, Oakland
Owner: Tim & Marley Lyman, PO Box 10608, San Rafael
Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426
Recommendation: DENY the Variance, and APPROVE Use Permit #ZP2016-0172 pursuant to Section 23B.32.030.

4. 1157 Virginia – New Public Hearing
Application: Use Permit #ZP2017-0174 to construct a detached, two-story, 1,680 square-foot single-family dwelling at the rear of a parcel that contains an existing 1,218 square-foot single-family dwelling and reduce the required rear yard setback to 5 feet.
Zoning: R-2 – Restricted Two-Family Residential
CEQA Determination: Categorically exempt pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) and 15332 (“In-Fill Development Projects”).
Applicant: Cassidy Cheang, 5621 Lowell Street, Suite F, Oakland
Owner: Chris Curran, 1157 Virginia Street, Berkeley
Staff Planner: Layal Nawfal, Inawfal@cityofberkeley.info, (510) 981-7424
Recommendation: APPROVE Use Permit #2017-0174 pursuant to Section 23B.32.040.

Adjourn: 9:31 PM in memory of Bob Allen

Members of the Public:
Present: 18
Speakers: 5