Action Minutes
Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, October 11, 2018 - 7:06 PM
City Council Chambers, 2134 Martin Luther King Jr. Way, Second Floor
Berkeley (Wheelchair Accessible)

Preliminary Matters:

Roll Call:
- Charles Kahn, appointed by Councilmember Wengraf (left 8:25)
- Jeff Vincent, appointed by Councilmember Droste
- Margo Schueler, appointed by Councilmember Maio
- Patrick Sheahan, appointed by Councilmember Davila (left 8:25)
- John Selawsky, appointed by Councilmember Bartlett
- Shoshana O’Keefe, appointed by Councilmember Hahn (Acting Chair)
- Dohee Kim, appointed by Councilmember Worthington
- Carrie Olson, appointed by Councilmember Harrison

Excused Absence:
- I. Tregub

Ex Parte Communication Disclosures:
None.

Public Comment:
None.

Consent Calendar:

<table>
<thead>
<tr>
<th>1. Approval of Action Minutes from September 27, 2018</th>
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<tbody>
<tr>
<td>Recommendation: APPROVE</td>
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<tr>
<td>Motion / Second: C. Olson/ J. Selawsky</td>
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<tr>
<td>Vote: 6-0-2-1 (Abstain: M. Schueler, J. Vincent; Absent: I. Tregub)</td>
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<td>Action: APPROVED</td>
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2. 1200 San Pablo Avenue – New Public Hearing

Application: Use Permit #ZP2017-0191 to (1) demolish an existing, single-story non-residential building and (2) construct a new 49,843 square foot, six-story, 66-foot tall mixed-use building that would contain 57 dwellings and 1,125 square feet of ground level commercial retail space. The project would also include 44 off-street parking spaces and secure storage for 52 bicycles within the building and 4 bike racks on the sidewalk.

Zoning: C-W, West Berkeley Commercial District
CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development”).
Applicant: David Trachtenberg (Trachtenberg Architects), 2421 Fourth Street, Berkeley
Owner: RI Berkeley, LLC, 2025 Fourth Street, Berkeley
Staff Planner: Alison Lenci, alenci@cityofberkeley.info, (510) 981-7544
Recommendation: APPROVE Use Permit #ZP2017-0191 pursuant to Section 23B.32.030.
Motion / Second: C. Olson/ J. Selawsky
Vote: 8-0-0-1 (Absent: I. Tregub)
Action: APPROVED

3. 2434 San Pablo Avenue – New Public Hearing

Application: Use Permit #ZP2017-0124 to demolish an existing self-service coin operated carwash with six open bays, and replace with an express tunnel carwash with vacuum stations, and a two-story administrative office building.

Zoning: C-W, West Berkeley Commercial District
CEQA Determination: Categorically exempt pursuant to Sections 15303 and 15332 of the CEQA Guidelines (“New Construction or Conversion of Small Structures” and “In-Fill Development Projects”).
Applicant: Seth Zweben, 1730 Solano Avenue, Berkeley
Owner: Givens and Zweben Properties, LLC, 1730 Solano Avenue, Berkeley
Staff Planner: Layal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424
Recommendation: APPROVE Use Permit #ZP2017-0124 pursuant to Section 23B.32.030.
Motion / Second: C. Olson/ J. Selawsky
Vote: 8-0-0-1 (Absent: I. Tregub)
Action: APPROVED
4. 1311 Glendale Avenue – New Public Hearing
   Application: Use Permit #ZP2017-0203 to legalize an unenclosed hot tub in the rear yard of a single-family residence.
   Zoning: R-1(H), Single-Family Residential District, Hillside Overlay
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
   (“Existing Facilities”).
   Applicant/Owner: Stefano Schiavon, 1311 Glendale Avenue, Berkeley
   Staff Planner: Nilu Karimzadegan, nkarimzadegan@cityofberkeley.info, (510) 981-7419
   Recommendation: DISMISS APPEAL & APPROVE Use Permit #ZP2017-0203 pursuant to Section 23B.32.030.
   # of Speakers: 3
   Motion / Second: C. Olson / C. Kahn
   Vote: 8-0-0-1 (Absent: I. Tregub)
   Action: APPROVED

5. 1025 Miller Avenue – New Public Hearing
   Application: Use Permit #ZP2018-0067 to construct a new, approximately 3,768 square foot, two-story single-family dwelling, 26’-7” in average height, on a 8,784 square foot vacant hillside lot, with a detached one-car garage that encroaches upon the front half of the lot depth (1’-6” from the front property line).
   Zoning: R-1(H), Single-Family Residential District, Hillside Overlay
   CEQA Determination: Categorically exempt pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) and Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines.
   Applicant: John Newton, 5666 Telegraph Avenue, Oakland
   Owner: Fang Wang, 1033 Miller Avenue, Berkeley
   Staff Planner: Sydney Stephenson, sstephenson@cityofberkeley.info, (510) 981-7488
   Recommendation: APPROVE Use Permit #ZP2018-0067 pursuant to Section 23B.32.030.
   # of Speakers: 4
   Motion / Second: C. Kahn / C. Olson
   Vote: 8-0-0-1 (Absent: I. Tregub)
   Action: APPROVED
Discussion: Project Preview

6. 2628 Shattuck Avenue – Project Preview

   Application: Preview for Use Permit #ZP2018-0050 to demolish a single-story care facility building; to construct a seven-story mixed-use building with ground floor parking and commercial tenant spaces, and six stories containing a total of 78 dwelling units; and reduce the required building setbacks in the C-SA zoning district.

   Zoning: C-SA, South Area Commercial District
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In Fill Development Projects").
   Applicant: Isaiah Stackhouse, Trachtenberg Architects, 2421 Fourth Street, Berkeley
   Owner: K & M South Berkeley, LLC, P.O. Box 5175, Larkspur
   Staff Planner: Fatema Crane, fcrane@cityofberkeley.info, (510) 981-7413
   Recommendation: Hold a public hearing and provide advisory comments.
   # of Speakers: 7
   Action: Held a public hearing and provided comments.

Adjourn: 9:40 PM

Members of the Public:
Present: 34
Speakers: 14