Zoning Adjustments Board
Thursday, July 10, 2014 – 7:00 PM

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

Preliminary Matters:

Roll Call: Michael Alvarez Cohen (Chairperson), appointed by Councilmember Wozniak
Prakash Pinto (Vice Chairperson), appointed by Councilmember Maio
George Williams, appointed by Councilmember Capitelli
Robert Allen, appointed by Councilmember Wengraf
Shoshana O’Keefe, appointed by Councilmember Anderson
Sophie Hahn, appointed by Councilmember Worthington
Steven Donaldson, appointed by Councilmember Moore
Igor Tregub, appointed by Councilmember Arreguin
Denise Pinkston, appointed by Mayor Bates

Members of the Public
Present: 56
Speakers: 47

Ex Parte Communication Disclosures:
None

Public Comment:
None

Agenda Changes:

Action: MOVE Item #2 off of the consent calendar
Motion / Second: I. Tregub / S. O’Keefe
# of Speakers: 0
Vote: 9-0-0-0

Action: MOVE Item #6 after item #2
Motion / Second: M. Alvarez-Cohen / I. Tregub
# of Speakers: 0
Vote: 8-1-0-0 (Nay: S. Hahn)
Consen Calendar:

| Action: APPROVED |
| --- | --- |
| Motion / Second: G. Williams / S. Donaldson |
| # of Speakers: 0 |
| Vote: 9-0-0-0 |

1. **1931-35 Addison Street**
   
   **Use Permit Modification 2014-0011** to modify Use Permit #12-100000042 by eliminating the condition of approval regarding construction hours that is only applicable to sites with adjacent residential uses.

   **CEQA Action:** The project was exempt under streamlined review for infill projects pursuant to CEQA Guidelines Section 15183.3. The change in construction hours will not affect the CEQA exemption.

   **Applicant:** Avi Nevo, 1935 Addison LLC, 2073 Addison Street, Berkeley, CA 94704
   
   **Zoning:** C-DMU, Downtown Mixed Use District Buffer
   
   **Planner:** Leslie Mendez, lmendez@ci.berkeley.ca.us, (510) 981-7426

   **Continued From:** None

   **Recommendation:** APPROVE MOD UP 2014-0011 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions.

Action Calendar:

2. **2748 San Pablo Avenue**
   
   **Use Permit Modification 2014-0005** to modify approved plans for a 4-story mixed-use building with 23 condominium dwelling units; proposed modifications include changing to an affordable rental project, reducing parking from 27 spaces to 13, and minor alterations to building massing (with no increase in height or reduction in rear setback).

   **CEQA Action:** Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).

   **Applicant:** Chuck Wong, HKIT Architects 538 9th St., Suite 240, Oakland, CA 94607
   
   **Property Owner:** Jonathan Astmann, Satellite AHA Development, Inc., 1521 University Avenue, Berkeley, CA 94703
   
   **Zoning:** C-W, West Berkeley Commercial
   
   **Planner:** Aaron Sage, AICP, Senior Planner, asage@ci.berkeley.ca.us (510) 981-7425

   **Continued From:** None

   **Recommendation:** APPROVE Use Permit Modification 2014-0005, pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions.

   **Action:** APPROVED
   
   **Motion / Second:** R. Allen / G. Williams
   
   **# of Speakers:** 3
   
   **Vote:** 9-0-0-0
6. **2539 Telegraph Avenue (DEIR and Preview)**

   **DEIR Scoping Session and Project Preview for Use Permit #2013-0061** to allow demolition of existing one-story commercial building and construction of 6-story mixed use building with 65 dwelling units, 5,652 square feet of ground-floor commercial space, and an 8-car parking garage.

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

   **Applicant:** Daniel Backman, Lowney Architecture, 360 17th Street, Suite 100 Oakland, CA 94612

   **Property Owner:** Panoramic Interests, 2116 Allston Way, Suite 1, Berkeley, CA 94704

   **Zoning:** C-T Telegraph Avenue Commercial, R-3 Multi-Family Residential

   **Planner:** Aaron Sage, AICP, Senior Planner, asage@ci.berkeley.ca.us (510) 981-7425

   **Continued From:** None

   **Recommendation:** PROVIDE COMMENT on the scope of the EIR, as well as general comments on the project that the applicant should consider prior to returning to the ZAB for final action.

   **Action:** COMMENTS PROVIDED

   **# of Speakers:** 12

3. **1698 University Avenue**

   **Use Permit Modification 2013-0001** to modify approved plans for 5-story mixed-use building, including increasing dwelling units from 25 to 36 (with no increase in total residential area), adding a live/work unit on the ground floor, reducing parking spaces from 33 to 29, and reducing commercial floor area from 2,757 to 2,093 sq. ft.

   **CEQA Action:** A mitigated negative declaration (MND) was adopted for the approved project on July 19, 2005. Pursuant to CEQA Guidelines Section 15164, because the proposed modifications do not cause any new or more significant effects than discussed in the adopted MND, an addendum to the MND has been prepared (see Attachment 3).

   **Applicant:** Serina Calhoun, Syncopated Architecture 657 Fillmore Street San Francisco, CA 94117

   **Property Owner:** Realtex Apartments, LLC 100 The Embarcadero, Suite 250 San Francisco, CA 94105

   **Zoning:** C-1, General Commercial (University Avenue Strategic Plan Overlay)

   **Planner:** Aaron Sage, AICP, Senior Planner, asage@ci.berkeley.ca.us (510) 981-7425

   **Continued From:** None

   **Recommendation:** CONSIDER the MND and APPROVE Use Permit Modification 2013-0001 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions.

   **Action:** APPROVED with conditions amended.

   **Motion / Second:** S. Donaldson / G. Williams

   **# of Speakers:** 11

   **Vote:** 8-1-0-0 (Nay: I. Tregub)
4. **2201 - 2205 Blake Street**

Use Permit #13-10000023 to construct a new, two-story, approximately 3,000 square-foot duplex and a 432 square-foot single story dwelling within a relocated accessory structure at the rear of an existing 13,500 square-foot site, the City of Berkeley Landmark site known as the “Bartlett Houses.”

**CEQA Action:** Categorically exempt pursuant to Section 15332 (“In-fill Development Projects”) and Section 15331 (“Historical Resource Restoration/Rehabilitation”) of the CEQA Guidelines.

**Applicant / Owner:** Nathan George 2201 Blake Street Berkeley, CA 94704

**Zoning:** R-2A, Restricted Multiple -Family Residential District

**Planner:** Claudine Asbagh, casbagh@ci.berkeley.ca.us, (510) 981-7424

**Continued From:** None

**Recommendation:** APPROVE Use Permit #13-10000023 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions.

**Action:** DENIED

**Motion / Second:** S. Hahn / S. O’Keefe

**# of Speakers:** 21

**Vote:** 5-1-3-0 (Nay: G. Williams / Abstain: D. Pinkston, R. Allen, S. Donaldson)

5. **2204 Dwight Way**

Use Permit #13-10000024 to construct a new, three-story, approximately 3,224 square-foot duplex at the rear of an existing 5,400 square-foot site.

**CEQA Action:** Categorically exempt pursuant to Section 15332 (“In-fill Development Projects”).

**Applicant / Owner:** Nathan George 2201 Blake Street Berkeley, CA 94704

**Zoning:** R-3, Multiple-Family Residential District

**Planner:** Claudine Asbagh, casbagh@ci.berkeley.ca.us, (510) 981-7424

**Continued From:** None

**Recommendation:** APPROVE Use Permit #13-10000024 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions

**Action:** DENIED

**Motion / Second:** 0

**# of Speakers:** S. O’Keefe / I. Tregub

**Vote:** 6-0-2-1 (Abstain: D. Pinkston, S. Donaldson, Absent: R. Allen)

6. **Approval of Previous Action Minutes**

Minutes from June 26, 2014 meeting.

**Continued From:** None

**Recommendation:** APPROVE

**APPROVED**

R. Allen / S. Hahn

6-0-2-1 (Abstain: G. Williams, M. Alvarez-Cohen / Absent: R. Allen)
Adjourn 1:08 PM