Action Minutes
Approved March 12, 2015

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, February 26, 2015 - 7:05 PM

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

Preliminary Matters:

Roll Call: Denise Pinkston (Vice Chairperson)
George Williams
Shoshana O'Keefe (Left at 7:45)
Sophie Hahn
Steven Donaldson
Igor Tregub
Nicholas Dominguez
Steven Ross

Excused: Prakash Pinto (Chairperson)
Robert Allen

Members of the Public
Present: 22
Speakers: 13

Ex Parte Communication Disclosures:
N. Dominguez spoke to the owner at 1229 Oxford Stan Momtchev regarding the proposed project.

Public Comment:
3

Agenda Changes:
Consent Calendar moved ahead of 2129 Shattuck Avenue Presentation
Consent Calendar:

Consent Calendar:

Recommendation: APPROVE
Action: APPROVED
Motion / Second: G. Williams / S. Donaldson
# of Speakers: 0
Vote: 8-0-0-0

1. 1547 Prince Street
   Use Permit #2014-0036 to renovate an existing two-story duplex, raise the building 2 feet resulting in an average height of 28 feet 6 inches, convert the attic to habitable space creating a third story, increase the total number of bedrooms from two to seven, install an unenclosed hot tub, and construct two new decks approximately 13 feet above grade.
   **CEQA Determination:** Categorically exempt under Section 15301(e) of the California Environmental Quality Act (CEQA) Guidelines ("Existing Facilities").
   **Applicant / Owner:** Dan Ingwensen 1547 Prince Street Berkeley, CA
   **Zoning:** R-2A; Restricted Multi-family Residential
   **Staff Planner:** Fatema Crane, Associate Planner, fcrane@cityofberkeley.info, (510) 981-7413
   **Public Hearing:** New
   **Recommendation:** APPROVE Use Permit #2014-0036 pursuant to Section 23B.32.040 and subject to the Findings and Conditions.

2. 690 Euclid Avenue
   Use Permit #2014-0007 to construct a new three-story, approximately 3,400-sq. ft., single-family residence with a parking space within the required front yard setback.
   **CEQA Determination:** Categorically exempt pursuant to Section 15303 of the CEQA Guidelines ("New Construction or Conversions of Small Structures").
   **Applicant / Property Owner:** Sally McGarrahan & Earle Bradshaw, 692 Hillsdale Avenue, Berkeley, CA
   **Zoning:** R-1(H); Single-Family Residential, Hillside Overlay
   **Staff Planner:** Fatema Crane Associate Planner, fcrane@cityofberkeley.info, (510) 981-7413
   **Public Hearing:** Continued from January 22, 2015
   **Recommendation:** CONTINUE to March 12, 2015

2129 Shattuck Avenue Applicant Presentation
   # of Speakers: 4

Motion: Refer the topic of significant community benefits to the City Council and include community input.
Motion / Second: S. Donaldson / N. Dominguez
7-0-0-1 (Absent: S. O’Keefe)
Action Calendar:

3. 1229 Oxford

   Use Permit #UP2014-0009 to 1) add a 1,171 square-foot third story which would result in a major residential addition over 14 feet in average height and 20 feet in maximum height; 2) allow an addition on a property that already exceeds the maximum allowable lot coverage and residential density; 3) allow the addition of a seventh bedroom on a parcel, and 4) allow the continuation of a non-conforming setback.

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

   Applicant: Jim Novosel, The Bay Architects, 1840 Alcatraz Avenue, Berkeley, CA 94703

   Property Owner: Stan Momtchev and Elena Kaloyanova, 1229 Oxford Street, Berkeley, CA 94707

   Zoning: R-1(H) Single Family Residential - Hillside Overlay

   Staff Planner: Elizabeth Greene, egreene@ci.berkeley.ca.us, (510) 981-7484

   Public Hearing: New

   Recommendation: APPROVE Use Permit #2014-0009 pursuant to Section 23B.32.040 and subject to the Findings and Conditions.

   Action: APPROVE

   Motion / Second: S. Donaldson / S. Ross

   # of Speakers: 6

   Vote: 6-0-1-1 (Abstain: S. Hahn, Absent: S. O’Keefe)


   Nomination: P. Pinto

   Action: APPROVED

   Motion / Second: S. Hahn / I. Tregub

   Vote: 7-0-0-1 (Absent: S. O’Keefe)

5. Nomination and Appointment of Zoning Adjustment Board Vice Chairperson for the term starting February 2015 and ending February 2016.

   Nomination: D. Pinkston

   Action: APPROVED

   Motion / Second: S. Hahn / I. Tregub

   Vote: 7-0-0-1 (Absent: S. O’Keefe)

6. Approval of Action Minutes from January 22, 2015

   Action: APPROVED

   Motion / Second: S. Hahn / S. Donaldson

   Vote: 7-0-0-1 (Absent: S. O’Keefe)

7. Adjourned 9:52