Zoning Adjustments Board
Thursday, October 30, 2014 - 7:00PM
City Council Chambers, 2134 Martin Luther King Jr. Way, Second Floor
Berkeley (Wheelchair Accessible)

Preliminary Matters:

Roll Call: 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
Igor Tregub, appointed by Councilmember Arreguin

Excused: Michael Alvarez Cohen (Chairperson), appointed by Councilmember Wozniak
Steven Donaldson, appointed by Councilmember Moore

Absent: Denise Pinkston, appointed by Mayor Bates

Substitute: None

Members of the Public
Present: 29
Speakers: 17

Ex Parte Communication Disclosures:
None

Public Comment:
None

Agenda Changes:
None

Consent Calendar:
Action: APPROVED
Speakers: 1
Motion / Second: I. Tregub / S. Hahn
Vote: 6-0-0-1 (Absent: D. Pinkston)
1. **715 Santa Barbara Street**

Use Permit #10-10000030 to construct a new, three-story single family residence of approximately 3,700 sq. ft. with an average height of 28 ft. - 6 in. that will replace a previously demolished and smaller-scaled residence.

**CEQA Status:** Categorically exempt pursuant to Sections 15303 of the California Environmental Quality Act (CEQA) Guidelines ("New Construction or Conversion of Small Structures").

**Applicant:** Patrick Sheehan, 2413 C, 5th Street, Berkeley CA, 94710

**Owner:** Ashrof Youssef, 2900 Buena Vista Way, Berkeley Ca, 94708

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

**Staff Planner:** Fatema Crane, fcrane@ci.berkeley.ca.us, (510) 981-7410

**Continued From:** None

**Recommendation:** CONTINUE Use Permit #10-10000030 to November 13, 2014.

2. **2230 Shattuck Avenue**

Use Permit #12-10000023 to add incidental distilled spirits to an existing full service restaurant with incidental sales of beer and wine.

**CEQA Determination:** Categorically exempt pursuant to Section 15303(c) of the CEQA Guidelines ("New Construction or Conversions of Small Structures").

**Applicant / Owner:** Pathos Management Group, LLC 2344 Bundros Ct. Martinez, CA 94553

**Zoning:** C-DMU, Commercial Downtown Mixed-Use District

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

**Continued From:** None

**Recommendation:** CONTINUE Use Permit #12-10000023 to November 13, 2014.

3. **1712 Euclid Street**

Use Permit #2014-0022 to establish Group Living Accommodations (dormitory) for up to 35 residents on 2nd and 3rd floors of existing theology school building; existing educational use on first floor to be retained.

**CEQA Action:** Categorically exempt pursuant to Sections 15303 ("New Construction and Conversion of Small Structures") and 15332 ("In-Fill Development Projects") of the CEQA Guidelines.

**Applicant:** Zaytuna College, 2401 LeConte Avenue, Berkeley, CA 94709

**Zoning:** R-4H (Multi-Family Residential, Hillside Overlay)

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

**Continued From:** None

**Recommendation:** APPROVE Use Permit #2014-0022, pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions.
Action Calendar:

4. 2712 Prince Street
   Appeal of Administrative Use Permit #2014-0014 that allowed the construction of an approximately 840 square foot major residential addition that will raise the existing single family dwelling by 8’ to create a new second story, increase the average height of the residence from 18’ 8” to 26’ 10”, increase the maximum height from 19’ 2” to 27’ 9” and vertically extend the existing non-conforming front yard (19’ 2” where 20’ is required). The project will also create a fifth bedroom.

   CEQA Action: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").

   Appellant: Mary Grundler, 2714 Prince Street, Berkeley, CA
   Property Owner: Shayla Su, 2712 Prince Street, Berkeley, CA
   Applicant: Amy Brueggemeyer, Friedman Brueggemeyer Design, 924 Carleton St., Berkeley, CA
   Zoning: R-2; Restricted Two-Family Residential District
   Staff Planner: Claudine Asbagh, casbagh@ci.berkeley.ca.us, (510) 981-7424

   Continued From: None
   Recommendation: AFFIRM the Zoning Officer’s decision to approve Administrative Use Permit #2014-0014, subject to the attached findings and conditions, and DISMISS the appeal.
   Action: UPHOLD the Zoning Officer’s decision to approve Administrative Use Permit #2014-0014 DISMISS the Appeal.
   Motion / Second: R. Allen / G. Williams
   # of Speakers: 2
   Vote: 6-0-0-1 (Absent: D. Pinkston)
5. 2701 Eighth Street

Appeal of Administrative Use Permit #2013-0166 to establish incidental retail sales at six of 17 existing commercial kitchens (Units 101, 102, 112, 114, 116 and 118) as well as incidental carry-out food service at two of the six kitchens (Unit 118 and one of the following: 112, 114, 116) on the ground floor of an existing 2-story building. These incidental uses are limited to operating 2 days per week. This permit will not affect the conditions for the remaining commercials kitchens on the ground floor or the independent office units that occupy the second story.

CEQA Action: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“Conversion of Small Structures”).

Appellant: Elliot Abrams
Property Owner: Jonah Hendrickson
Zoning: Mixed Use Residential, MU-R
Staff Planner: Fatema Crane, fcrane@ci.berkeley.ca.us, (510) 981-7410

Continued From: None
Recommendation: UPHOLD the Zoning Officer’s decision to approve Administrative Use Permit #2013-0166.
Action: CONTINUED to date certain December 11, 2014.
Motion / Second: S. Hahn / I. Tregub
# of Speakers: 14
Vote: 6-0-0-1 (Absent: D. Pinkston)

6. Approval of Previous Action Minutes

Minutes from October 23, 2014 meeting.
Continued From: None
Recommendation: APPROVE
Action: APPROVED
Motion / Second: R. Allen / I. Tregub
Vote: 6-0-0-1 (Absent: D. Pinkston)

Adjourn 10:38