Zoning Adjustments Board
Thursday, April 24, 2014 – 7:00 PM

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

Preliminary Matters:

Present:

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
Prakash Pinto, appointed by Councilmember Maio
Igor Tregub, appointed by Councilmember Arreguin

Excused:

Michael Alvarez Cohen (Chairperson), appointed by Councilmember Wozniak
Denise Pinkston, appointed by Mayor Bates

Substitutions:

Steve Ross, for Michael Alvarez Cohen

Members of the Public

Present: 12
Speakers: 7

Ex Parte Communication Disclosures:

I. Tregub: E-mails with Planning and Rent Board staff regarding rent control issues for 2011 Eighth Street and had ex-parte a conversation with Schraeder for 1974 University Ave.

Public Comment:

None.

Agenda Changes:

None.
1. **Nominate George Williams as temporary chair**
   - **Action:** APPROVED
   - **Motion / Second:** I. Tregub / S. Donaldson
   - **Vote:** 8-0-0-0

**Consent Calendar:**

2. **2011 Eighth St.**
   - **Use Permit #13-0044** to legalize conversion of rear garage to a dwelling unit, thereby creating 5 units on the property. Project includes construction of a 2-car carport with rooftop open space, with height of 14 feet, 11 inches.
   - **CEQA Action:** Categorically exempt under Section 15303 of the California Environmental Quality Act (CEQA) Guidelines (“New Construction or Conversion of Small Structures”).
   - **Applicant:** Antonio Sanchez, 1010 Allston Way, Berkeley, CA 94710
   - **Zoning:** R-4, Multi-Family Residential
   - **Planner:** Aaron Sage, asage@cityofberkeley.info, (510) 981-7425
   - **Continued From:** None
   - **Recommendation:** APPROVE
   - **Action:** APPROVED
   - **Motion / Second:** I. Tregub / R. Allen
   - **# of Speakers:** 0
   - **Vote:** 8-0-0-0

3. **2501-2509 Haste St. & 2433 Telegraph Ave. – El Jardin**
   - **Use Permit #12-10000012** to demolish a 6,950 square foot retail building at 2433 Telegraph Avenue and to construct a 89,054 square foot, 69'/6-story, mixed-use building to include 79 dwelling units, 30,356 square feet of commercial floor area and no off-street parking spaces.
   - **CEQA Action:** Pending
   - **Applicant:** Kirk Peterson, Kirk E. Peterson & Associates Architects, 5253 College Avenue, Oakland CA 94608
   - **Zoning:** C-T, Commercial-Telegraph
   - **Planner:** Greg Powell, gpowell@ci.berkeley.ca.us, (510) 981-7414
   - **Continued From:** None
   - **Recommendation:** HOLD a hearing and then CONTINUE the matter to May 22, 2014.
   - **Action:** HOLD a hearing and then off on bringing it back to ZAB until the project has passed design review, if this is not possible, then CONTINUE the matter to May 22, 2014.
   - **Motion / Second:** R. Allen / P. Pinto
   - **# of Speakers:** 1
   - **Vote:** 8-0-0-0

**Preview of Upcoming Project:**

4. **1974 University Ave. (preview)**
   - **Preview of Use Permit 2013-0036** to redevelop an approximately 22,838-square-foot
5. City Council “Policy Statement on Habitable Space Guidelines”

The ZAB discussed a City Council policy (adopted April 30, 2013) requiring that all new habitable spaces be provided with natural light and ventilation, and that all common areas (kitchens, dining and living rooms) be contiguous.

6. Approval of Previous Meeting Minutes

Minutes from 04/10/2014 meeting.

Continued From: None
Recommendation: APPROVE
Action: APPROVED
Motion / Second: S. Donaldson / P. Pinto
Vote: 7-0-1-0 (Abstain: S. Ross)

Adjourned 8:58 PM.