Zoning Adjustments Board
Thursday, January 22, 2015 - 7:06 PM
City Council Chambers, 2134 Martin Luther King Jr. Way, Second Floor
Berkeley (Wheelchair Accessible)

Preliminary Matters:

Roll Call:  Prakash Pinto (Chairperson)
Denise Pinkston (Vice Chairperson)
George Williams
Robert Allen
Shoshana O'Keefe
Sophie Hahn (Left at 8:45)
Steven Donaldson
Igor Tregub
Nicholas Dominguez

Excused:  Robert Allen

Appointed:  Steven Ross

Members of the Public
Present: 32
Speakers: 9

Ex Parte Communication Disclosures:

D. Pinkston – I spoke to Mark Rhoades and his client Joe concerning community
benefits not secured long term (theaters) for the proposed project at 2211 Harold
Way.
P. Pinto – I spoke to Charlie Lo concerning the building location for the proposed
project at 122 Avenida Drive.

Public Comment:
None

Agenda Changes:
None
Consent Calendar:

Recommendation: APPROVE
Action: APPROVED
Motion / Second: I. Tregub / S. Hahn
# of Speakers: 0
Vote: 9-0-0-0

1. 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 McGarrahahan & Earle Bradshaw, 692 Hillsdale Avenue, Berkeley, CA
   Zoning: R-1H; Single-Family Residential, Hillside Overlay
   Staff Planner: Fatema Crane Associate Planner, fc crane@cityofberkeley.info, (510) 981-7413
   Public Hearing: New
   Recommendation: CONTINUE to February 26, 2014.

2. 809 Page Street
   Use Permit #ZP2014-0048 to demolish an existing residential building and two accessory structures and construct one new 1,568 square-foot, two-story, single-family residence and locate a parking space within 20 feet of a street side property line.
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (In-Fill Development Projects).
   Applicant: Ajay Manthripragada, 2154 Blake Street, Berkeley, CA
   Property Owner: Jeffrey Spahn, 2430 Fifth Street, Berkeley, CA
   Zoning: Mixed Use-Residential (MU-R)
   Staff Planner: Abe Leider, Contract Planner, aleider@rinconconsultants.com, (510) 834-4455, and Fatema Crane, Associate Planner, fc crane@cityofberkeley.info, (510) 981-7413
   Public Hearing: New
   Recommendation: APPROVE Use Permit #2014-0048 pursuant to Section 23B.32.040 and subject to the Findings and Conditions.
3. 122 Avenida Drive

Use Permit Modification #2014-0012 to modify approved plans (Use Permit #03-10000035) for a 3-story, 3,400-square-foot, single-family dwelling on a vacant lot; proposed modifications include a reduction of floor area from 3,400 to 2,889 square feet, a reduction in average height from 37 feet 9 inches to 31 feet 9 inches, a reduction in stories from 3 to 2, an increase in the north side setback from 5 feet 6 inches to 7 feet, an increase in the south side setback from 9 feet 6 inches to 12 feet, 1 inch, and an increase in the rear setback from 20 feet to 32 feet 7 inches.

CEQA Determination: A mitigated negative declaration (MND) was adopted for the approved project; the proposed modifications do not result in any new environmental impacts, and staff has prepared an addendum to the adopted MND (see Attachment 3).

Applicant: Peter David Gilbert, Architect, 10415 Greenview Drive, Oakland, CA 94605
Property Owner: Lok-Hung Lo and Grace Law, 563 Vistamont Avenue, Berkeley, CA 94708
Zoning: R-1(H), Single-Family Residential, Hillside Overlay
Staff Planner: Aaron Sage, AICP; asage@ci.berkeley.ca.us, (510) 981-7425
Staff Contact: Shannon Allen, AICP; shallen@ci.berkeley.ca.us, (510) 981-7430

Public Hearing: New

Recommendation: If the ZAB shares staff’s concerns about the front façade, staff recommends that the ZAB CONTINUE the item with direction to the applicant to prepare additional drawings or simulations to support the proposed design, or submit an alternative plan to address concerns regarding the additional building mass that has been shifted to the front of the site.

If the ZAB does not share these concerns, staff recommends that the Zoning Adjustments Board: A) CONSIDER the attached addendum to the adopted mitigated negative declaration; and B) APPROVE Use Permit Modification #2014-0012 pursuant to Section 23B.32.040 and subject to the Findings and Conditions.

Action: APPROVED
Motion / Second: S. Hahn / S. O’Keefe
# of Speakers: 2
Vote: 7-1-1-0 (No: S. Ross, Abstain: P. Pinto)
4. 580 Cragmont Avenue

AUP2014-0093 to add a third story which would result in a major residential addition over 14 feet in average height and over 20 feet in maximum height, with a maximum height of 33 feet 6 inches, and to allow a covered balcony to project two feet four inches into the required front yard setback.

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

**Applicant:** Caitlin Lempres Brostrom, First Bay Architecture, 2907 Claremont Avenue, Berkeley, CA

**Property Owner:** Linda and Mehdi Morshed, 580 Cragmont Avenue, Berkeley, CA

**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 AUP2014-0093, with a condition that the maximum building height be no taller than 33 feet 6 inches, pursuant to Section 23B.32.040 and subject to the Findings and Conditions.

**Action:** CONTINUED off calendar.

**Motion / Second:** I. Tregub / D. Pinkston

**# of Speakers:** 6

**Vote:** 8-0-1-0 (Recused: S. Hahn)

5. Temporary Appointment of Zoning Adjustment Board Representative to Design Review Committee

**Nomination:** P. Pinto

**Action:** APPROVED

**Motion / Second:** I. Tregub / S. O'Keefe

**Vote:** 8-0-0-1 (Absent: S. Hahn)

6. Approval of Action Minutes from January 8, 2015

**Action:** APPROVED

**Motion / Second:** S. Donaldson / D. Pinkston

**Vote:** 7-0-1-1 (Abstain: S. Ross, Absent: S. Hahn)

7. Adjourned 9:55