Zoning Adjustments Board
Thursday, March 26, 2015 - 7:02 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
John Selawsky
Sophie Hahn
Steven Donaldson
Nicholas Dominguez
Steven Ross
Igor Tregub

**Members of the Public**
Present: 17
Speakers: 16

**Ex Parte Communication Disclosures:**

I. Tregub: I spoke to Jay Kelekian and Kathy Harr regarding whether the Berkeley Rent Board was consulted in regard to the rent stabilization aspects of the 2332 Channing Way project and whether there were any concerns.

J. Selawsky: I spoke to Kathy Harr from the Rent Board regarding the history of and status of the rent controlled unit at 2332 Channing Way and I also talked to Jay Kelekian, the executive director of the Rent Stabilization Board Program regarding lack of notification to rent stabilization program of the rent controlled units.

**Public Comment:**
2

**Agenda Changes:**
None
Consent Calendar:

Action: APPROVED
Motion / Second: S. Hahn / I. Tregub
Vote: 9-0-0-0

1. 1025-85 Ashby Avenue
   Use Permit Modification #ZP2014-0039 of Use Permit A1793 to expand the exterior retail sales and display area of the existing Orchard Supply Hardware store by 1,569 square feet and reduce the number of parking spaces in the on-site parking lot from 259 to 243 spaces.
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").
   Applicant / Property Owner: BBC II, L.P. 1704 Union Street San Francisco, CA 94123
   Architect: Nicholas DeTorres, AIA Ware Malcomb, 4683 Chabot Drive Pleasanton, CA 94588
   Zoning: West Berkeley Commercial (C-W) & Mixed Use-Light Industrial (MU-LI)
   Staff Planners: Abe Leider, Contract Planner, aleider@rinconconsultants.com, (510) 834-4455, and Leslie Mendez, Associate Planner, lmendez@ci.berkeley.ca.us, (510) 981-7426
   Public Hearing: New
   Action: CONTINUE to April 23, 2015.

Action Calendar:

2. 1817 Carleton Street
   Use Permit #ZP2014-0058 to demolish an existing single family dwelling and accessory structure and construct three new detached, two-story condominium dwelling units totaling approximately 6,348 square feet, with a reduced rear-yard setback of 18 feet. The project would increase the number of units on the site from one to three and the number of bedrooms from three to 12.
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development").
   Applicant: John Newton, 5666 Telegraph Avenue, Ste A Oakland, California 94609
   Property Owner: Shalva Tikva, 5446 Newcastle Avenue, #104 Encino, CA
   Zoning: Restricted Two-family Residential (R-2)
   Staff Planners: Abe Leider, Contract Planner, aleider@rinconconsultants.com, (510) 834-4455, and Claudine Asbagh, Associate Planner, CAsbagh@ci.berkeley.ca.us, (510) 981-7424
   Recommendation: APPROVE Use Permit #ZP2014-0058 pursuant to Section 23B.32.040 and subject to the Findings and Conditions.
   Action: CONTINUED OFF CALENDAR with guidance to the applicant to revise the project.
   Motion / Second: I. Tregub / S. Hahn
   # of Speakers: 10
   Vote: 5-4-0-0 (No: S. Ross, G. Williams, S. Donaldson, & N. Dominguez)
Action Calendar (continued):

3. 2332 Channing Way
   Use Permit #2014-0029 to create three new dwelling units by constructing a 2,692 square foot, three-story residential addition to the rear of an existing 6,159 square foot, three-story building with two dwellings, reduce existing on-site parking spaces from two to zero, and construct an addition taller than 16 feet in average height.
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-fill Development Projects”).
   Applicant: George Schevon, Studio 4 Architecture
   Property Owner: Michael Kraszulysk, Savvy Properties LLC
   Zoning: R-S (Residential Southside) - “Car-Free Housing” overlay
   Staff Planner: Shannon Allen, AICP, ShAllen@cityofberkeley.info, (510) 981-7413
   Public Hearing: New
   Recommendation: APPROVE Use Permit #2014-0029 pursuant to Section 23B.32.040 and subject to the Findings and Conditions.
   Action: CONTINUED until May 14, 2015 so that Staff may refer this project to the Rent Board.

   Motion / Second: I. Tregub / J. Selawsky
   # of Speakers: 4
   Vote: 9-0-0-0

4. Approval of Action Minutes from March 12, 2015
   Action: APPROVED
   Motion / Second: S. Donaldson / G. Williams
   Vote: 8-0-1-0 (Abstain: I. Tregub)

5. Staff Update: ZAB Referral of Significant Community Benefits to City Council

Adjourned 9:48 PM