Zoning Adjustments Board
Thursday, April 9, 2015 - 7:11 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
- Shoshana O’Keefe
- Sophie Hahn
- Steven Donaldson
- Nicholas Dominguez
- Steven Ross
- Igor Tregub

**Members of the Public**
- Present: 20
- Speakers: 5

**Ex Parte Communication Disclosures:**
- I. Tregub: I spoke to Kathy Harr regarding whether 1920 Tenth Street is currently occupied by tenants.

**Public Comment:**
- 3

**Agenda Changes:**

- **Add Item #3:** 1920 Tenth Street, to the Consent Calendar to Continue to April 23, 2015.
  - Action: APPROVED
  - Motion / Second: D. Pinkston / S. Hahn
  - Vote: 9-0-0-0

- **Add Item #1:** 2831 Ellsworth Street, to the Consent Calendar to Approve.
  - Action: APPROVED
  - Motion / Second: S. Hahn / N. Dominguez
  - Vote: 9-0-0-0

- **Add Item #4:** 2015 Sixth Street, to the Consent Calendar with amendments to the Conditions to Approve.
  - Action: APPROVED
  - Motion / Second: S. Hahn / S. Donaldson
  - Vote: 9-0-0-0
Consent Calendar:

**Action:** APPROVED  
**Motion / Second:** S. Hahn / D. Pinkston  
**Vote:** 9-0-0-0

3. 1920 Tenth Street

**Use Permit #2007-0063** to demolish a rent-controlled triplex measuring approximately 2,504 sq. ft. and construct 2 three-story buildings measuring approximately 10,134 sq. ft. containing 12 dwelling units, including 3 lower income units, over a 11-space below-grade parking garage.

**CEQA Determination:** Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).

**Applicant / Property Owner:** B JDIP, LLC Lyman Jee 2070 Allston Way, Suite 3 Berkeley, CA

**Zoning:** R-3, Multi-Family Residential District

**Staff Planner:** Manny Bereket, Associate Planner, bereket@cityofberkeley.info, (510) 981-7425

**Public Hearing:** New

**Recommendation:** APPROVE Use Permit #2007-0063 pursuant to Section 23B.32.040 and subject to the Findings and Conditions.

**Action:** CONTINUED to April 23, 2015.

1. 2831 Ellsworth Street

**Use Permit #ZP2014-0065** to 1) construct a 316 square foot addition to the rear of an existing single-family residence; 2) convert the existing ground floor to a new 1,783 square foot dwelling unit; and 3) add a sixth bedroom to an existing building on a 5,760 square foot parcel.

**CEQA Determination:** Categorically exempt pursuant to Section 15301 (“Existing Facilities”), and Section 15332 (“Infill Development Projects”) of the CEQA Guidelines.

**Applicant:** Ethan Anderson, Drafting Café, 170 Santa Clara Avenue #102, Oakland, CA

**Property Owner:** Brian Weiss, 111 Mackinnon Place, Piedmont, CA

**Zoning:** R-2 – Restricted Two-Family Residential District

**Staff Planner:** Pamela Johnson, pjohnson@ci.berkeley.ca.us, (510) 981-2482

**Public Hearing:** New

**Recommendation:** APPROVE Use Permit #ZP2014-0065 pursuant to Section 23B.32.040 and subject to the Findings and Conditions.

**Action:** APPROVED.

4. 2015 Sixth Street

**Use Permit #ZP2014-0037** to demolish a 495-square-foot single-story building and construct a two-story, 3,340-square-foot addition at the rear of an existing 10,525- square-foot building located at 2015 Sixth Street. Total gross floor area on the upper campus would increase by 2,845 square feet to 13,370 square feet. No changes in student enrollment or staff are anticipated.

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

**Applicant:** Karl Golden Architects, Inc., 2441 Spaulding Avenue, Berkeley, CA

**Property Owner:** Black Pine Circle School, 2027 Seventh Street, Berkeley, CA

**Zoning:** R-4 Multi-Family Residential District

**Staff Planners:** Greg Powell, gpowell@cityofberkeley.info, (510) 981-7414, & Hannah Young, hannah.young@aecom.com, (415) 243-3854

**Public Hearing:** New

**Recommendation:** APPROVE Use Permit #ZP2014-0037 pursuant to Section 23B.32.040 and subject to the Findings and Conditions.

**Action:** APPROVED with amendments to the Conditions to approve.
Action Calendar:

2. 2013 Second Street
   Use Permit #ZP2014-0061 to construct a new, 4-story, 26,500 square foot building with 19 live/work units and 19 off-street parking spaces at the former site of the Municipal Animal Shelter.
   **CEQA Determination:** Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-fill Development Projects”).
   **Applicant / Property Owner:** Chris Hoff, Evans Property Company No. 2, P.O. Box 13059 Oakland, CA
   **Zoning:** MU-LI, Mixed-Use Light Industrial District
   **Staff Planner:** Claudine Asbagh, casbagh@cityofberkeley.info, (510) 981-7424
   **Public Hearing:** New
   **Recommendation:** APPROVE Use Permit #ZP2014-0061 pursuant to Section 23B.32.040 and subject to the Findings and Conditions.
   **Action:** APPROVED with amendments to the Findings and Conditions.
   **Motion / Second:** G. Williams / S. Donaldson
   **# of Speakers:** 2
   **Vote:** 9-0-0-0

5. Approval of Action Minutes from March 26, 2015
   **Action:** APPROVED
   **Motion / Second:** S. Hahn / G. Williams
   **Vote:** 9-0-0-0

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

Adjourned 8:26