



Planning & Development Department
Land Use Planning Division

Action Minutes

Approved by ZAB on February 23, 2017

Zoning Adjustments Board Thursday, February 9, 2017 - 7:13 PM

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

Preliminary Matters:

Roll Call:

Igor Tregub (Chairperson) appointed by Mayor Arreguin
Jeff Vincent, appointed by Councilmember Droste
Teresa Clarke, appointed by Councilmember Maio
John Erickson, appointed by Councilmember Davila
John Selawsky, appointed by Councilmember Bartlett
Shoshana O'Keefe, appointed by Councilmember Hahn
Charles Kahn, appointed by Councilmember Wengraf
Vacant, because of the vacant District 4 Council seat

Excused :

Denise Pinkston
Brazile Clark

Ex Parte Communication Disclosures:

I. Tregub: Spoke with Councilmember Worthington and Mayor Arreguin about 2501-2509 Haste Street/ 2433 Telegraph Avenue.

C. Kahn: Spoke with Todd Whitlock about 2501-2509 Haste Street/ 2433 Telegraph Avenue.

Public Comment:

Speakers: 1

Consent Calendar:

1. Approval of Action Minutes from January 26, 2017

Recommendation: APPROVE

Motion / Second: J. Selawsky / C. Kahn

Vote: 7-0-0-1 (Excused: B. Clark)

Action: APPROVED

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Consent Calendar (Continued):

2. 2026 Francisco Street – New Public Hearing

Application: Use Permit #ZP2015-0189 to 1) construct a new two-story approximately 820 square foot dwelling above a three car garage on the ground floor behind an existing duplex, 2) reduce the rear yard setback and 3) remove and replace the deck and stairs at the rear of the existing duplex.

Zoning: R-2A – Restricted Multi-family Residential

CEQA Categorically exempt under Sections 15303 and 15332 of the California Environmental Quality Act (CEQA) Guidelines (“New Construction of Conversion of Small Structures” and “In-fill Development” respectively).

Determination:

Applicant/Owner: Erol Yildiz, 2026 Francisco Street,

Staff Planner: Loyal Nawfal, LNawfal@cityofberkeley.info, (510) 981-7413

Recommendation: **APPROVE** Use Permit #ZP2015-0189 pursuant to Section 23B.32.040.

Motion / Second: **J. Selawsky / C. Kahn**

Vote: **7-0-0-1 (Excused: B. Clark)**

Action: **APPROVED**

3. 8 Maybeck Twin Drive – New Public Hearing

Application: Use Permit ZP#2016-0097 to construct a new, three-story, 2,557-square-foot single-family dwelling on a vacant lot.

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

CEQA Categorically exempt pursuant to Sections 15303 and 15332 of the CEQA Guidelines (“New Construction or Conversion of Small Structures” and “In-Fill Development Projects,” respectively).

Determination:

Applicant: Goring and Straja Architects, 729 Heinz Avenue, Suite #1, Berkeley

Owner: Douglas Bibby and Annie Bailey, 1329 California Street, Berkeley

Staff Planner: Sharon Gong, SGong@cityofberkeley.info, (510) 981-7429

Recommendation: **APPROVE** Use Permit #ZP2016-0097 pursuant to Section 23B.32.040.

Motion / Second: **J. Selawsky / C. Kahn**

Vote: **7-0-0-1 (Excused: B. Clark)**

Action: **APPROVED**

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Consent Calendar (Continued):

4. 2708 College Avenue – New Public Hearing

Application: Use Permit #ZP2016-0161 to establish a new wireless telecommunication facility operated by Verizon Wireless on the roof of an existing 3-story residential building.

Zoning: R-2A – Restricted Multi-family Residential

CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Minor Modifications to Existing Facilities”).

Determination:

Applicant: GTE Mobilnet of California, dba Verizon Wireless, c/o Maria Kim, Complete Wireless, 2009 V Street, Sacramento

Owner: College Avenue LP, C/o Seven Hills Investment, Inc. – Venkata Vemireddy

Staff Planner: Layal Nawfal, LNawfal@cityofberkeley.info, (510) 981-7413

Recommendation: **APPROVE** Use Permit #ZP2016-0161 pursuant to Section 23B.32.040.

Motion / Second: **J. Selawsky / C. Kahn**

Vote: **7-0-0-1 (Excused: B. Clark)**

Action: **APPROVED**

Discussion and Comment Items:

5. 3100 San Pablo Avenue – Scoping of Draft Environmental Impact Report

Application: Draft EIR Scoping Session for Use Permit #ZP2016-0134 to establish 97,447 square feet of Medical Practitioner use, including outpatient services and urgent care, in an existing 492,706 square-foot building.

Zoning: C-W – West Berkeley Commercial; MU-LI – Mixed Use Light Industrial

CEQA An Environmental Impact Report (EIR) is being prepared to evaluate the potentially significant environmental impacts of the proposed project, pursuant to the California Environmental Quality Act. The Notice of Preparation of an EIR was published on January 24, 2017. The public scoping period that began with publication of the Notice of Preparation ends on February 24, 2017; comments on the scope of the EIR are due by 5:00 PM on that date.

Determination:

Applicant: Darrell de Tienne, deTienne Associates, 3435 Cesar Chavez St, Suite 312, San Francisco

Owner: LBA Realty, 3347 Michelson Drive, Suite 200, Irvine

Staff Planner: Greg Powell, GPowell@cityofberkeley.info, (510) 981-7414

Recommendation: **Hold a Public Hearing to Solicit Comments on the Scope of the Draft EIR**

of Speakers: **2**

Action: **CLOSED PUBLIC HEARING AND PROVIDED COMMENTS ON DRAFT ENVIRONMENTAL IMPACT REPORT**

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Action Calendar:

6. 2212 Tenth Street – Continued from January 12, 2017

Application: Use Permit #ZP2016-0129 to (1) demolish an existing 1,080 square foot, single-family dwelling and detached accessory structure, (2) construct two new detached, two-story dwellings totaling approximately 3,991 square feet, and (3) increase the number of bedrooms on the site from two to eight.

Zoning: R-1A – Limited Two-Family Residential

CEQA Determination: Categorically exempt pursuant to Sections 15303 and 15332 of the CEQA Guidelines (“New Construction or Conversion of Small Structures” and “In-Fill Development Projects,” respectively).

Applicant: John Newton, Architect, 5666 Telegraph Avenue, Suite A, Oakland

Owner: Alon Danino, 1493 Firebird Way, Sunnyvale

Staff Planner: Immanuel Bereket, IBereket@cityofberkeley.info, (510) 981-7425

Recommendation: **APPROVE** Use Permit #ZP2016-0129 pursuant to Section 23B.32.040.

of Speakers: 6

Motion / Second: **C. Kahn / S. O’Keefe**

Vote: **4-3-0-1 (No: I. Tregub, J. Erickson, J. Selawsky; Excused: B. Clark)**

Action: **APPROVED** with amendments to the Conditions of Approval.

7. 2501-2509 Haste Street/2433 Telegraph Avenue – New Public Hearing

Application: Use Permit #12-10000012 to demolish a 6,950 square-foot retail building at 2433 Telegraph Avenue, and to construct a new 6-story, 111,726 square-foot mixed-use building with 22,465 square feet of retail space at the basement and ground floor, with a group living accommodation to include housing for 238 persons in 161 bedrooms, and no off-street parking spaces, on a 18,724 square-foot parcel.

Zoning: C-T – Commercial - Telegraph

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

Applicant/Owner: Ken Sarachan, 1000 Rispin Drive, Berkeley

Staff Planner: Lucy Sundelson and Greg Powell, zab@cityofberkeley.info, (510) 981-7414

Recommendation: **APPROVE** Use Permit #12-10000012 pursuant to Section 23B.32.040.

of Speakers: 2

Motion / Second: **J. Selawsky / C. Kahn**

Vote: **7-0-0-1 (Excused: B. Clark)**

Action: **APPROVED** with amendments to the Conditions of Approval.

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Action Calendar (Continued):

8. 44 Senior Avenue – New Public Hearing

Application: Use Permit **ZP#2015-0193** to construct a new 2,987 sq. ft., 3-story single family dwelling with a detached 2-car garage

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

CEQA Categorically exempt pursuant to Sections 15303 and 15332 of the CEQA Guidelines (“New Construction or Conversion of Small Structures” and “In-Fill Development Projects,” respectively).

Determination:

Applicant/Owner: Guido Valle, 621 MacArthur Blvd, Oakland

Staff Planner: Greg Powell, GPowell@cityofberkeley.info, (510) 981-7414

Recommendation: **APPROVE** Use Permit #ZP2015-0193 pursuant to Section 23B.32.040.

of Speakers: 5

Motion / Second: **C. Kahn / J. Selawsky**

Vote: **7-0-0-1 (Excused: B. Clark)**

Action: **APPROVED** with amendments to the Conditions of Approval.

Adjourned 11:28 PM

Members of the Public:

Present: 24

Speakers: 16
