



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, May 25, 2017 - 7:02 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
Denise Pinkston appointed by Councilmember Droste
Teresa Clarke, appointed by Councilmember Maio, Arrived at 7:07 PM
Patrick Sheahan, appointed by Councilmember Davila
John Selawsky, appointed by Councilmember Bartlett
Shoshana O'Keefe, appointed by Councilmember Hahn
Charles Kahn, appointed by Councilmember Wengraf, Departed at 8:08 PM
Brazile Clark, appointed by Councilmember Worthington
Mary Kay Lacey, appointed by Councilmember Harrison

Excused: Carrie Olson

Ex Parte Communication Disclosures: None

Public Comment:

Speakers: 0

Agenda Changes:

Move Item #3 off the consent calendar.

Consent Calendar:

1. Approval of Action Minutes from April 27, 2017

Recommendation: **APPROVE**

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

Vote: **8-0-0-1 (T. Clarke, Absent)**

Action: **APPROVED**

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Consent Calendar (Continued):

Approval of Action Minutes from April 13, 2017

Motion / Second: J. Selawsky/D. Pinkston
Vote: 8-0-0-1 (C. Kahn: Absent)
Action: **APPROVED** with changes

Note: At the beginning of this hearing, the April 13 Minutes were approved. At the end of the hearing, this vote was reconsidered to address edits requested by T. Clarke.

2. 1012 Allston Street – New Public Hearing

Application: Use Permit #ZP2016-0130 to raise an existing single family dwelling unit approximately 1 foot 4 inches, resulting in an average height of 21 feet. This would provide for a usable garage. The project also includes reconfiguring the front stairs and foundation repairs. It would extend the existing non-conforming front yard setback. The lot currently exceeds maximum allowed lot coverage and density.

Zoning: R-1A – Limited Two Family Residential District
CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
Determination: (“Existing Facilities”) of the CEQA Guidelines.
Applicant: Hide Kawato, 1567 5th Street, Oakland
Owner: Landi Ehnlé, 1012 Allston Way, Berkeley
Staff Planner: Loyal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424
Recommendation: **APPROVE** Use Permit #ZP2016-0130 pursuant to Section 23B.32.040.
Motion / Second: J. Selawsky/C. Kahn
Vote: 8-0-0-1 (T. Clarke: Absent)
Action: **APPROVED**

Action Calendar:

3. 2228 Parker Street – New Public Hearing

Application: Use Permit ZP#2016-0225 to raise the existing rear single family dwelling by 4 feet 6 inches resulting in a two-story dwelling with an average height of 22 feet 4 inches. This would allow the conversion of the existing basement into habitable space; the gross floor area would increase by 944 square feet. It would extend the existing non-conforming rear yard setback. The lot currently exceeds allowable lot coverage.

Zoning: R-2A – Restricted Multiple-Family Residential District
CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
Determination: (“Existing Facilities”) of the CEQA Guidelines.
Applicant: CLAD Studio, 5771 Buena Vista Avenue, Oakland
Owner: Eugene and Vonnie Chan, 2226 Parker Street
Staff Planner: Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429
Recommendation: **APPROVE** Use Permit #ZP2016-0225 pursuant to Section 23B.32.040.

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of Speakers: 4
Motion / Second: T. Clarke/J. Selawsky
Vote: 8-0-1-0 (P. Sheahan: Abstain)
Action: APPROVED with additional conditions of approval

Discussion and Comment Items:

Public meeting to solicit input and comments from the Zoning Adjustments Board, the general public and other interested parties. No action will be taken.

4. 3100 San Pablo Avenue – Review and Comment on Draft Environmental Impact Report

Application: Review and comment on the Draft Environmental Impact Report 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: West Berkeley Commercial (C-W); Mixed Use – Light Industrial (MU-LI)
CEQA A Draft Environmental Impact Report (EIR) was prepared and is available for public comment until May 29, 2017. This document is available online at:
Determination: https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_LPC/2017-04-14_CEQA%20DEIR_3100%20SPA%20Outpatient%20Center.pdf

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

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

Contract Planner: Abe Leider, aleider@rinconconsultants.com, (510) 671-0175

Staff Planner: Greg Powell, gpowell@ci.berkeley.ca.us, (510) 981-7414

Recommendation: Hold a Public Hearing to Review and Comment on Draft Environmental Impact Report

of Speakers 0

Action: ZAB Comments Provided

Adjourned 8:32 PM

Members of the Public:

Present: 15

Speakers: 4
