Action Minutes

Zoning Adjustments Board
Thursday, July 9, 2015 - 7:08 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)
Igor Tregub
Steven Donaldson
George Williams
Nicholas Dominguez
Richard Christiani
Rosie Wirtz
John Selawsky

Members of the Public:
Present: 15
Speakers: 7

Ex Parte Communication Disclosures:
None

Public Comment:
1

Agenda Changes:
None

Consent Calendar:
Action:  APPROVED
Motion / Second:  S. Donaldson / I. Tregub
Vote:  9-0-0-0

1. Approval of Action Minutes from June 25, 2015
   Recommendation:  APPROVE
Consent Calendar (Continued):

2. 1830 Fourth Street– New Public Hearing

Application: Use Permit #ZP2015-0117 to add the service of distilled spirits incidental to food service and extended hours of operation for an existing full service restaurant.

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

Applicant: Kanpai Partners, LLC DBA Iyasare, 1830 Fourth Street, Berkeley

Owner: Abrams & Millikan, 1834 Fourth Street, Berkeley

Zoning: C-W – West Berkeley Commercial, West Berkeley Plan Commercial Node

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

Recommendation: APPROVE #ZP2015-0117 pursuant to Section 23B.32.040 and subject to the Findings and Conditions.

Action: APPROVED ON CONSENT

3. 1919 Fourth Street– Use Permit Modification

Application: Use Permit #ZP2015-0054 to allow various refinements and adjustments to the project approved by the ZAB on November 13, 2014 (UP2014-0041).

CEQA Determination: Categorically exempt pursuant to Sections 15331 & 15332 of the CEQA Guidelines (“maintenance, restoration, and preservation of historical resources”, and “infill development projects”).

Applicant: Till Houtermans, Kahn Design Associates, 1810 Sixth St., Berkeley

Owner: Jamestown, LP, 1700 Montgomery St., Suite 3155, San Francisco

Zoning: C-W – West Berkeley Commercial, West Berkeley Plan Commercial Node

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

Recommendation: APPROVE Use Permit Modification #ZP2015-0054 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions.

Action: APPROVED ON CONSENT

Action Calendar:

4. 2421 Ninth Street– Continued from March 12, 2015

Application: Use Permit #ZP2013-0046 to construct a detached 1-story, 3-bedroom dwelling unit of approximately 1,200 sq. ft. in the rear of an existing 1-story, 3-bedroom approximately 1,300 sq. ft. single family residence, to reduce the minimum rear setback for the new dwelling from 20 feet to 5 feet, and to create a total of six bedrooms on the subject parcel.

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

Applicant: Greg Van Mechelen

Owner: Fereydoon Shalileh

Zoning: R1-A – Low/Medium Density Residential

Staff Planner: Fatema Crane, FCrane@cityofberkeley.info, (510)-981-7413

Recommendation: APPROVE Use Permit #2013-0046 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions
Action Calendar (Continued):

# Speakers: 4
Motion / Second: I. Tregub/Wirtz
Vote: 7-2-0-0 (No: S. Donaldson, N. Dominguez)
Action: CONTINUED to 8/27/15, with specific instructions to the applicant to increase rear yard setback by reducing building footprint and by moving the proposed single-story dwelling 1’ to 2’ to the west. ZAB directed staff to release a new PHN for the 8/27/15 ZAB hearing.

5. 0 Vincente Avenue – New Public Hearing
Application: Use Permit #ZP2015-0011 to construct an approximately 2,763 SF, 3-story, single-family residence with an average building height of 28’, on an existing vacant parcel, and to construct a detached 400 SF, 19’6”-tall, 2-car garage within the required front yard setback.

CEQA Determination: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (construction and location of limited numbers of new structures).
Applicant: WA Design, Kyle Usselton 805 Folger Avenue, Berkeley
Owner: David Roland-Holst, 805 Folger Avenue, Berkeley
Zoning: R-1(H) – Single-Family Residential, Hillside Overlay
Contract Planner: Abe Leider, aleider@rinconconsultants.com, (510) 834-4455
Recommendation: APPROVE Use Permit # ZP2015-0011, pursuant to BMC sections 23B.28.050 and 23B.32.040, and subject to the attached Findings and Conditions

# of Speakers: 2
Motion / Second: P. Pinto/D. Pinkston
Vote: 9-0-0-0
Action: APPROVED with changes to the conditions of approval.

Adjourned 9:17 PM