Action Minutes

Zoning Adjustments Board
Thursday, July 23, 2015 - 7:03 PM

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

Preliminary Matters:

Roll Call: Denise Pinkston (Vice Chairperson)
Steven Donaldson (Arrived at 7:12 PM)
Sophie Hahn
Nicholas Dominguez
Richard Christiani
John Selawsky
Patrick Sheahan
Savlan Hauser
George Schevon

Members of the Public:
Present: 31
Speakers: 20

Ex Parte Communication Disclosures:

J. Selawsky: I received an email from Mather Seigle of the rent stabilization board
detailing the history of 2414 Dana Street as well as the agreement that was worked
out.

D. Pinkston: I had a meeting with John Caner, Amy Laduck and Susie Madock about
the Center Street garage where I asked if they could be a tenant (in the commercial
space on the ground floor) in the building. They said it doesn’t work for them because
the ceilings are too low.

Public Comment:
2

Agenda Changes:

Move Item #3, 0 Queens, off the consent calendar.
Consent Calendar:
Recommendation: APPROVE
# of Speakers: 0
Motion / Second: J. Selawsky / S. Donaldson
Vote: 9-0-0-0
Action: APPROVED

1. Approval of Action Minutes from July 9, 2015
Action: APPROVED ON CONSENT

2. 1122 University Ave – Continued Public Hearing
Application: Use Permit Modification ZP2015-0063 to modify Use Permit #03-10000078 and Use Permit #08-70000004 to convert a 600-square-foot office space to a recreational/fitness room in an existing 5-story mixed use building.
CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").
Applicant: Brittan Grace, Two Embarcadero Center, Suite 1680, San Francisco, CA 94111
Owner: California Family LLC & CWR HC, 1411 Harbor Bay PKWY, Alameda, CA 94502
Zoning: C-1 - General Commercial District, University Avenue Strategic Plan
Staff Planner: Immanuel Bereket, ibereket@ci.berkeley.ca.us, (510) 981-7425
Recommendation: APPROVE Use Permit Modification ZP2015-0063 subject to the attached Findings and Conditions.
Action: APPROVED ON CONSENT

Action Calendar:
3. 0 Queens – New Public Hearing
Application: Use Permit #2014-0012 to construct a 3,680 square-foot, three-story, single-family dwelling with an average height of 25’8” and a maximum height of 33’10” on a 7,778 square foot vacant parcel.
CEQA Determination: Categorically exempt pursuant to Sections 15303, for “New Construction or Conversions of Small Structures,” and 15332, for “In-Fill Development Projects,” of the State CEQA Guidelines
Applicant: Michael Massoumi, 1054 Kains Avenue, Albany, CA 94706
Owner: Gary Samonsky, 1734 Alcatraz Avenue, Berkeley, CA 94703
Zoning: Zoning: R-1(H) Single-Family Residential, Hillside Overlay
Contract Planner: Steven Ross, steven.ross@lsa-assoc.com, (510) 236-6810
Staff Planner: Greg Powell, gpowell@ci.berkeley.ca.us, (510) 981-7414
Recommendation: APPROVE Use Permit #2014-0012 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions
# of Speakers: 2
Motion / Second: S. Donaldson / N. Dominguez
Vote: 9-0-0-0
Action: APPROVED
Action Calendar (Continued):

4. 2025 Center Street – Continued Project Discussion

Application: Use Permit #ZP2015-0055 to demolish an existing five-story, 440-space parking structure with 1,600 square feet of commercial floor area and an arts display space, and to construct a new eight-story, 711-space, 248,000-square foot parking structure with ground-floor garage operations office, arts display space and two commercial tenant spaces – to be occupied by a quick service restaurant and a bike parking station.

CEQA Determination: Mitigated Negative Declaration will be prepared pursuant to Article 6 of the CEQA Guidelines, and would tier off the Downtown Area Plan Environmental Impact Report (EIR)

Applicant / Owner: City of Berkeley Public Works Department, 1947 Center Street, 4th Floor, Berkeley, CA 94704

Zoning: C-DMU (Downtown Mixed Use; Core Sub-Area)

Contract Planner: Steven Ross, steven.ross@lsa-assoc.com, (510) 236-6810

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

Recommendation: HOLD a public hearing and provide Staff with comments

# of Speakers Action: 6 Provided Comments

5. 2414 Dana Street – Continued Public Hearing

Application: Use Permit #UP2014-0014 to construct a three-story, 2,677 square-foot addition to an existing five-unit building and to increase the number of units on site from five to six.

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

Applicant/Owner: Charlie Bettencourt, 2414 Dana Street, LP, 2115 Shattuck Avenue, Berkeley, CA 94704

Zoning: Residential High Density Subarea (R-S)

Contract Planner: Abe Leider, aleider@rinconconsultants.com, (510) 834-4455

Staff Planner: Shannon Allen, shallen@cityofberkeley.info, (510) 981-7430

Recommendation: APPROVE Use Permit #2014-0014 pursuant to BMC sections 23D.28.050 and 23B.32.040 and subject to the attached Findings and Conditions

# of Speakers: 1

Motion / Second: J. Selawsky / S. Donaldson

Vote: 9-0-0-0-0

Action: APPROVED
6. **1817 Carleton Street – Continued Public Hearing**

**Application:** 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 10.

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

**Applicant:** John Newton, 5666 Telegraph Avenue, Ste A Oakland, California 94609

**Owner:** Shalva Tikva, 5446 Newcastle Avenue, #104, Encino, CA 91316

**Zoning:** Restricted Two-family Residential (R-2)

**Contract Planner:** Abe Leider, aleider@rinconconsultants.com, (510) 834-4455

**Staff Planner:** Shannon Allen, shallen@cityofberkeley.info, (510) 981-7430

**Recommendation:** APPROVE Use Permit #ZP2014-0058 pursuant to BMC sections 23D.28.050 and 23B.32.040 and subject to the attached Findings and Conditions

**# of Speakers:** 10

Motion / Second: S. Donaldson / J. Selawsky

**Vote:** 8-0-0-0-1 (Abstain: G. Schevon)

**Action:** APPROVED with amendments

Adjourned 9:07 PM