Action Minutes

Zoning Adjustments Board
Thursday, October 8, 2015 - 7:06 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
Salvan Hauser
Shoshana O’Keefe (Absent)
Steven Donaldson
George Williams
Sophie Hahn
Richard Christiani

Members of the Public:
Present: 23
Speakers: 9

Ex Parte Communication Disclosures:
R. Christiani: Spoke with David Trachtenberg regarding 2001 Fourth Street
I. Tregub: Received and responded to an email from Kate Burch inquiring about the process to comment on the application for 2747 San Pablo Avenue
P. Pinto: Spoke with Morgan Read, the owner of 2001 Fourth Street, about the potential for a larger neighborhood grocery store

Public Comment:
1

Agenda Changes:
Move Item #3 2724 San Pablo Avenue, off the consent calendar.

Consent Calendar:

1. Approval of Action Minutes from September 10, 2015, 2015
Recommendation: APPROVE
Motion / Second: I. Tregub/D. Pinkston
Vote: 7-0-1-1 (Abstain: I. Tregub; Absent: S. O’Keefe)
Action: APPROVED ON CONSENT
2. 1801 Milvia Street – Continued from September 10, 2015
   Application: Use Permit #UP2015-0062 to add two bedrooms on the subject parcel by converting uninhabited basement space to two bedrooms and a bathroom in an existing, legally non-conforming 5-unit apartment building.
   CEQA Determination: Not applicable
   Applicant & Owner: Robert Cabrera, 23 Hillside Court, Berkeley
   Zoning: R-2A - Restricted Multiple-Family Residential District
   Staff Planner: Immanuel Bereket, 510-981-7425, ibereket@cityofberkeley.info
   Recommendation: NO ACTION, Application Withdrawn
   Action: NO ACTION, Application Withdrawn

4. 1974 University Avenue – New Public Hearing
   Application: Use Permit Modification #ZP2015-0159 to modify Use Permit #2013-0036 to include a 13.5-foot tall stair penthouse and a 10-foot tall stair penthouse on the roof of an approved 8-story, mixed-use building.
   CEQA Determination: Categorically exempt pursuant to Section 15183.3 of the CEQA Guidelines (“In-Fill Development Projects”)
   Applicant & Owner: Stonefire Properties LLC, c/o Bill Schrader, 164 Oak Road, Alamo
   Zoning: C-DMU – Commercial Downtown Mixed Use, Buffer
   Staff Planner: Leslie Mendez, 510-981-7426, lmendez@cityofberkeley.info
   Recommendation: APPROVE Use Permit Modification ZP#2015-0159 pursuant to Section 23B.32.040
   # of Speakers: 0
   Motion/Second: I. Tregub/D. Pinkston
   Vote: 8-0-0-1 (Absent: S. O'Keefe)
   Action: APPROVED ON CONSENT

5. 2001 Fourth Street – New Public Hearing
   Application: Use Permit Modification #ZP2015-0157 to allow various refinements and adjustments to the approved 152-Unit mixed-use project at 2001 Fourth Street that primarily involve an increase in commercial floor area from 4,225 sq. ft. to 9,285 sq. ft. and associated parking, to provide the potential for a larger neighborhood-serving grocery store.
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-fill Development Projects”).
   Applicant: David Trachtenberg, 2421 Fourth Street, Berkeley
   Owner: RI Berkeley, LLC, 2025 Fourth St., Berkeley
   Zoning: C-W – West Berkeley Commercial, Designated Node
   Staff Planner: Greg Powell, 510-981-7414, gpowell@cityofberkeley.info
   Contract Planner: Doug Donaldson, 510-528-3684, dougdonaldson@me.com
   Recommendation: APPROVE Use Permit Modification ZP#2015-0159 pursuant to Section 23B.32.040
   # of Speakers: 1
   Motion/Second: I. Tregub/D. Pinkston
   Vote: 7-0-0-2 (Absent: S. O'Keefe, S. Donaldson)
   Action: APPROVED ON CONSENT
   S. Donaldson recused himself due to potential conflict of interest
Action Calendar:

3. **2747 San Pablo Avenue – New Public Hearing**
   
   - **Application:** Use Permit Modification #ZP2015-0115 to modify Use Permit #06-10000109 to add 9 dwelling units to the approved plan to construct a 39 dwelling units dwellings a café (1,500 sq. ft.), two live/work units, and 48 parking spaces, on a 17,386 square-foot lot.
   
   - **CEQA Determination:** Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”)
   
   - **Applicant:** York Lee, on behalf of TS Berkeley Development LLC, 12230 Saratoga Sunnyvale Road, Saratoga
   
   - **Owner:** San Pablo Berkeley, LLC, 7919 Festival Court, Cupertino
   
   - **Zoning:** C-W – West Berkeley Commercial
   
   - **Staff Planner:** Immanuel Bereket, 510-981-7425, ibereket@cityofberkeley.info
   
   - **Recommendation:** APPROVE Use Permit Modification #ZP2015-0115 pursuant to Section 23B.32.040.

   - **# of Speakers:** 5
   
   - **Motion / Second:** S. Hahn / I. Tregub
   
   - **Vote:** 8-0-0-1 (Absent: S. O'Keefe)
   
   - **Action:** CONTINUED

6. **1016-1018 Jones Street – Continued from March 9, 2015**
   
   - **Application:** Use Permit #2014-0035 to move the existing one-story, 908 square foot, single-family dwelling to the back of the lot, and to enlarge it by 111 square-feet, and construct a new, two-story 1,488 square-foot, single-family dwelling at the front of the lot, resulting in six bedrooms on the parcel.

   - **CEQA Determination:** Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”).

   - **Applicant:** Caleb Inman, 580 2nd Street, Suite 230, Oakland
   
   - **Owner:** 302EOF, LLC, 580 2nd Street, Suite 230, Oakland
   
   - **Zoning:** R-1A – Limited Two-Family Residential
   
   - **Staff Planner:** Elizabeth Greene, egreene@ci.berkeley.ca.us, (510) 981-7484

   - **Recommendation:** APPROVE Use Permit #2014-0035 pursuant to Section 23B.32.040.

   - **# of Speakers:** 2

   - **Motion / Second:** S. Donaldson / D. Pinkston

   - **Vote:** 7-0-1-1 (Abstain: I. Tregub; Absent: S. O’Keefe)

   - **Action:** APPROVED

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Adjourned 8:15 PM