Action Minutes
Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, June 23, 2016 - 7:06 PM

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

Preliminary Matters:

Roll Call:
Denise Pinkston (Chairperson) appointed by Mayor Bates; arrived at 7:19 PM
John Selawsky, appointed by Councilmember Arreguin; Replaced Igor Tregub
Steven Donaldson, appointed by Councilmember Moore
George Williams, appointed by Councilmember Capitelli
Shoshana O'Keefe, appointed by Councilmember Anderson
Sophie Hahn, appointed by Councilmember Worthington
Savlan Hauser, appointed by Councilmember Droste
Charles Kahn, appointed by Councilmember Wengraf; departed at 9:10 PM

Excused: I. Tregub
T. Clarke

Ex Parte Communication Disclosures:
C. Kahn: I spoke with Kirk Peterson about 2597 Telegraph.
S. Hauser: I spoke with Aran Kaufer about 2597 Telegraph.
J. Selawsky: I spoke with Glen Schneider about 2321 California Street. I spoke with
Igor Tregub about 3353 Martin Luther King Way.
S. Hahn: I spoke with Aran Kaufer about 2597 Telegraph.

Public Comment:
Speakers: 3

Agenda Changes:
Move Item #2, 841 Gillman, off the consent calendar.
  Motion / Second: S. O'Keefe/S. Hahn
  Vote: 8-0-0-0
  Action: MOVED TO ACTION CALENDAR

Move Item #3, 3353 Martin Luther King Jr. Way, off the consent calendar.
  Motion / Second: S. Hahn/J. Selawsky
  Vote: 8-0-0-0
  Action: MOVED TO ACTION CALENDAR
Consent Calendar:

1. Approval of Action Minutes from June 9, 2016
   Recommendation: APPROVE
   Motion / Second: S. Hahn/J. Selawsky
   Vote: 7-0-0-1 (Abstain: S. O’Keefe)
   Action: APPROVED

Action Calendar:

3. 3353 Martin Luther King Jr. Way – New Public Hearing
   Application: Use Permit #ZP2015-0184 to 1) legalize two residential units that have been converted without permits from their originally approved use as commercial spaces in an existing four-unit building, and 2) modify the Usable Open Space area requirement for the residential units.
   Zoning: C-SA (South Area Commercial)
   CEQA Determination: Categorically exempt pursuant to Section 15301 (“Existing Facilities”) and Section 15332 (“Infill Development Projects”) of the CEQA Guidelines.
   Applicant/Owner: Allawe Hassan, 600 14th Street, Oakland
   Staff Planner: Immanuel Bereket, ibereket@cityofberkeley.info (510) 981-7425
   Recommendation: APPROVE Use Permit #ZP2015-0184 pursuant to Section 23B.32.040.
   # of Speakers: 0
   Motion / Second: S. O’Keefe/J. Selawsky
   Vote: 8-0-0-0
   Action: CONTINUED TO JULY 14, 2016

2. 841 Gilman – New Public Hearing
   Application: Use Permit #ZP2015-0139 to expand an existing, lawfully non-conforming retail use by combining two adjacent tenant spaces (841A and B) into a single tenant space totaling 4,704 square feet in the MU-LI district.
   Zoning: Mixed Use-Light Industrial (MU-LI)
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”). The project consists of interior alterations to an existing structure.
   Applicant: John Hopkins, Hopkins Studio, 2150 Addison Street, Berkeley
   Owner: Joe Matera, CSI, 607 Jackson Street, Albany
   Staff Planner: Fatema Crane, FCrane@cityofberkeley.info (510) 981-7413
   Recommendation: APPROVE Use Permit #ZP2015-0139 pursuant to Section 23E.80.090.
   # of Speakers: 2
   Motion / Second: S. O’Keefe/S. Hahn
   Vote: 8-0-0-0
   Action: CONTINUED TO JULY 14, 2016
Action Calendar (Continued):

4. 2597 Telegraph – Continued from April 14, 2016
   Application: Use Permit #ZP2015-0018 to construct a four-story, approximately 25,200-sq. ft., 10-unit townhouse development on the vacant portion of a parcel that contains a three-story, mixed-use Landmark building (the Gorman Building) with four existing dwelling units; and to legalize the existing operation of a commercial parking lot for carsharing.
   Zoning: Commercial Telegraph (C-T) and Restricted Two-Family Residential (R-2)
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects").
   Applicant/Owner: David Clahan, 3011 Sacramento Street, Berkeley
   Staff Planner: Fatema Crane, fcrane@cityofberkeley.info, (510) 981-7413
   Recommendation: APPROVE Use Permit #ZP2015-0018 pursuant to Section 23B.32.040.
   # of Speakers: 5
   Motion / Second: S. Hahn/S. Donaldson
   Vote: 8-0-0-0
   Action: APPROVED

5. 2321 California – New Public Hearing
   Application: Administrative Use Permit #ZP2015-0275 to lift an existing one-story single-family residence and construct a new 1,096 square-foot first floor addition. The resulting 2,360 square foot residence would have an average maximum height of 22 feet 8 inches.
   Zoning: R-2 – Restricted Two Family Residential
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").
   Applicant: John Gutierrez, 2550 9th Street, Suite 202, Berkeley
   Owner: Rockridge Properties LLC. PO Box 111, Pleasanton
   Staff Planner: Jim Frank, jfrank@cityofberkeley.info, (510) 981-7548
   Recommendation: APPROVE Use Permit #ZP2015-0275 pursuant to Section 23B.32.040.
   # of Speakers: 13
   Motion / Second: S. Donaldson/S. Hauser
   Vote: 7-0-0-0 (Recused: C. Kahn)
   Action: APPROVED

   # of Speakers: 0
   Motion / Second: D. Pinkston/S. Hahn
   Vote: 7-0-0-1 (Absent: C. Kahn)
   Action: APPROVED

Adjourned 9:55 PM

Members of the Public:
  Present: 30
  Speakers: 23