Planning & Development Department  
Land Use Planning Division

Action Minutes

Zoning Adjustments Board  
Thursday, July 14, 2016 - 7:07 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  
Igor Tregub (Vice Chairperson) appointed by Councilmember Arreguin; arrived at 7:24 PM  
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; arrived at 7:19 PM  
Savlan Hauser, appointed by Councilmember Droste  
Charles Kahn, appointed by Councilmember Wengraf  
Teresa Clarke, appoint by Councilmember Maio

Excused: None

Ex Parte Communication Disclosures:
I. Tregub: Spoke with Kathy Harr and John Selawsky about 3363-3359 MLK and spoke with Matthew Siegel about 2239 Channing.

Public Comment:  
Speakers: 4

Agenda Changes: None

Consent Calendar:

1. Approval of Action Minutes from June 23, 2016  
   Recommendation: APPROVE  
   Motion/Second: G. Williams/S. Donaldson  
   Vote: 8-0-0-1 (Absent: I. Tregub)  
   Action: APPROVED
Consent Calendar (Continued):

2. 841 Gilman Street – Continued from June 23, 2016
   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.
   Zoning: Mixed Use-Light Industrial (MU-LI)
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
   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: At the request of the applicant, CONTINUE Use Permit #ZP2015-0139 off calendar. When the applicant is ready to proceed, a new public hearing notice will be released.
   Motion / Second: G. Williams/S. Donaldson
   Vote: 8-0-0-1 (Absent: I. Tregub)
   Action: CONTINUED

Action Calendar:

3. 3353 Martin Luther King Jr. Way – Continued from June 23, 2016
   Application: Use Permit #ZP2015-0184 to 1) legalize two residential units that were converted without permits from their originally commercial use in an existing four-unit building, and 2) modify the Usable Open Space area requirement for the two new 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.32.030.
   # of Speakers: 1
   Motion / Second: S. Hahn/S. O’Keefe
   Vote: 9-0-0-0
   Action: CONTINUED TO AUGUST 25, 2016
Action Calendar (Continued):

4. 2239 Channing Way – New Public Hearing
   Application: Use Permit #ZP2015-0161 to eliminate six surface parking spaces and to expand and reconfigure four existing dwelling units in an existing 14-unit multi-family building.
   Zoning: R-S (Residential Southside); Residential High Density Subarea; Car-Free Housing Overlay
   CEQA Determination: Categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines.
   Applicant: Warren Yee, 646 Santa Fe Avenue, Albany
   Owner: Patsy and Thomas White, 6522 Telegraph Avenue, Oakland
   Staff Planner: Layal Nawfal, LNawfal@cityofberkeley.info, (510) 981-7424
   Recommendation: APPROVE Use Permit #ZP2015-0161 pursuant to Section 23B.32.030.
   Motion / Second: I. Tregub/S. Donaldson
   Vote: 9-0-0-0
   Action: APPROVED

5. 2730 San Pablo – New Public Hearing
   Application: Use Permit #ZP2016-0011 to establish a 24-hour dog boarding use, for up to 60 dogs during the day and 40 dogs overnight in an existing 4,135 square-foot building.
   Zoning: C-W (West Berkeley Commercial)
   CEQA Determination: Categorically exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.
   Applicant: Amanda and Kirk Jung, 537 Coventry Road, Kensington
   Owner: Jack Fox, 1588 Rhododendron Drive, Livermore
   Abe Leider, aleider@rinconconsultants.com, (510) 834-4455 x1002
   Staff Planner: Immanuel Bereket, ibereket@cityofberkeley.info, (510) 981-7425
   Recommendation: APPROVE Use Permit #ZP2016-0011 pursuant to Section 23B.32.030.
   Motion / Second: S. Donaldson/I. Tregub
   Vote: 9-0-0-0
   Action: APPROVED

Adjourned 9:42 PM

Members of the Public:
Present: 17
Speakers: 8