Zoning Adjustments Board  
Thursday, August 25, 2016 - 7:00 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  
George Williams, appointed by Councilmember Capitelli  
John Selwasky, appointed by Councilmember Anderson  
Savlan Hauser, appointed by Councilmember Droste  
Charles Kahn, appointed by Councilmember Wengraf  
Teresa Clarke, appoint by Councilmember Maio

Excused:  S. Donaldson, S. O'Keefe, S. Hahn

Ex Parte Communication Disclosures:  
I. Tregub: I spoke with Christine Schwartz about the process that a project might take once included on a ZAB agenda.

Public Comment:  
Speakers: 4

Agenda Changes:  
Move Item #4, 1010 University, off the action calendar to the consent calendar.

Motion / Second:  I. Tregub/T. Clarke  
Vote:  7-0-0-0  
Action: APPROVED
Consent Calendar:

1. Approval of Action Minutes from July 28, 2016
   Recommendation: APPROVE
   Motion / Second: I. Tregub/T. Clarke
   Vote: 7-0-0-0
   Action: APPROVED

2. 3353 Martin Luther King Jr. Way – Continued from July 14, 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
   Motion / Second: I. Tregub/T. Clarke
   Vote: 7-0-0-0
   Action: CONTINUED TO SEPTEMBER 22, 2016

3. 2437 Piedmont Avenue – New Public Hearing
   Application: Use Permit #ZP2015-0057 to construct 561 square feet of additions to an existing four-story multifamily residential building. The additions would be to 12 of the 29 apartments and would be accomplished through converting existing balconies on the side and rear building facades to conditioned space. The building is nonconforming for height, setbacks, lot coverage and usable open space.
   Zoning: Multiple Family Residential, Hillside Overlay (R-3H)
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
   Applicant: Tiffany Schrader-Brown, Kahn Design Associates, 1810 Sixth Street, Berkeley
   Owner: 2437 Piedmont, LLC, 2040 Bancroft Way, Berkeley
   Contract Planner: Abe Leider, aleider@rinconconsultants.com, (510) 834-4455 x1002
   Staff Planner: Layal Nawfal, LNawfal@ci.berkeley.ca.us, (510) 981-7424
   Recommendation: APPROVE Use Permit #2015-0057 pursuant to Section 23B.32.040.
   Motion / Second: I. Tregub/T. Clarke
   Vote: 7-0-0-0
   Action: CONTINUED OFF CALENDAR
Consent Calendar (Continued):

4. 1010 University AVENUE– New Public Hearing
   Application: Use Permit ZP2016-0070, DRCP #2016-0005 to establish a new wireless
telecommunication facility operated by Verizon on the roof of an existing
building where other facilities currently exist and operate.
   Zoning: Split Zoning: West Berkeley Commercial – C-W (Node) (University Avenue
frontage); Multiple Family Residential – R-3 (South side)
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
   Applicant: GTE Mobilnet of California, dba Verizon Wireless, c/o Maria Kim, Complete
Wireless, 2009 V Street, Sacramento
   Owner: UA Homes, LP, 2220 Oxford Street, Berkeley
   Contract Planner: Doug Donaldson, dougdonaldson@me.com, (510) 528-3684
   Staff Planner: Fatema Crane, fcrane@ci.berkeley.ca.us, (510) 981-7413
   Recommendation: APPROVE Use Permit #2013-0070 pursuant to Section 23B.32.040.
   Motion / Second: I. Tregub/T. Clarke
   Vote: 7-0-0-0
   Action: APPROVED

Action Calendar:

5. 1441 Grizzly Peak Boulevard – New Public Hearing
   Application: Use Permit #ZP2015-0089 to construct a new, approximately 3,200-sq. ft.,
three-story, single-family residence on a vacant, Hillside lot with a front yard
setback of 14 feet.
   Zoning: R-1(H) – Single-Family Residential/Hillside Overly district
   CEQA Determination: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines
   (“New Construction or Conversions of Small Structures”)
   Applicant: Brett Todoroff, 420 Merritt Avenue, #10, Oakland
   Owner: Soheila Lighvani & Changiz Faizbaksh, 1285 Campus Drive, Berkeley
   Staff Planner: Fatema Crane, fcrane@ci.berkeley.ca.us, (510) 981-7413
   Recommendation: APPROVE Use Permit #2015-0089 pursuant to Section 23B.32.040.
   # of Speakers: 7
   Motion / Second: T. Clarke/G. Williams
   Vote: 7-0-0-0
   Action: APPROVED

Adjourned 8:01 PM

Members of the Public:
   Present: 19
   Speakers: 11