Action Minutes
Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, October 27, 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
Igor Tregub (Vice Chairperson) appointed by Councilmember Arreguin
Jonathan Morris, appointed by Councilmember Moore
George Williams, appointed by Councilmember Capitelli; arrived at 7:08 PM
Shoshana O’Keefe, appointed by Councilmember Anderson
Brazile Clark, appointed by Councilmember Worthington; arrived at 7:12 PM
Katie Gladstein, appointed by Councilmember Droste
Charles Kahn, appointed by Councilmember Wengraf
Jeff Vincent, appoint by Councilmember Maio

Excused:
S. Donaldson
S. Hahn
S. Hauser
T. Clark

Ex Parte Communication Disclosures:
S. O’Keefe – I spoke with a group who called themselves the Neighbors of 2902 Adeline.
C. Kahn – I received a voice message from the developers of 2902 Adeline but I did not return their call.
K. Gladstein – I spoke with Teresa Clarke regarding the ZAB meeting and 2902 Adeline.
I. Tregub – I spoke with a group who called themselves the Neighbors of 2902 Adeline. I also met with the applicants of 2902 Adeline.
B. Clark – I spoke with Katy Guimond regarding 2902 Adeline.

Public Comment:
Speakers: None

Consent Calendar:
Motion / Second:
1. Approval of Action Minutes from October 13, 2016
   Recommendation: APPROVE
Consent Calendar (Continued):

2. 1728 Walnut – New Public Hearing
   Application: Use Permit #ZP2015-0132 to construct a new building with two new dwelling units behind an existing multi-family building and reduce the rear yard setback from 15' to 4'9".
   Zoning: R-4 (Multi-Family Residential)
   CEQA Determination: Categorically exempt pursuant to Section 15303 and 15332 of the CEQA Guidelines ("New Construction or Conversion of Small Structures" and "In-fill Development").
   Applicant: Kahn Design Associates, 1810 Sixth Street, Berkeley
   Owner: Leif Jenssen, Bruce Flushman, Bette Flushman, 538 Santa Barbara Road, Berkeley
   Staff Planner: Layal Nawfal, LNawfal@cityofberkeley.info, (510) 981-7424
   Recommendation: APPROVE Use Permit #ZP2015-0132 pursuant to Section 23B.32.040.
   Motion / Second: I. Tregub / G. Williams
   Vote: 8-0-0-0 (Recuse: C. Kahn)
   Action: APPROVED ON CONSENT

Action Calendar:

3. 1605 Channing Way – Appeal
   Application: Appeal of Decision of Administrative Use Permit ZP2016-0039 to construct a 173 square-foot first story addition and a new 456 square-foot second story at the rear of an existing single family residence thereby vertically extending a 1 foot 8 inch non-conforming right (east) side setback (where a minimum of 4 feet is required). As a result, the residence would become a 1,495 square-foot dwelling with a maximum average height of approximately 25 feet 3 inches.
   Zoning: R-2 – Restricted Two-Family Residential
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities")
   Applicant: Jason Kaldis, 1250 Addison Street, Berkeley
   Owner: Sophie Beach and Qiang Xiao, 1605 Channing, Berkeley
   Staff Planner: Niloufer Grewe, 11 Elm Place, Rye, New York
   Recommendation: Jim Frank, JFrank@cityofberkeley.info, (510) 981-7548
DISMISS APPEAL and APPROVE Administrative Use Permit #2016-0039 pursuant to Section 23B.32.040.

# of Speakers: 2
Motion / Second: G. Williams / C. Kahn
Vote: 9-0-0-0
Action: DISMISS APPEAL and APPROVE

Action Calendar (Continued):

4. 2902 Adeline – New Public Hearing
Application: Use Permit #ZP2015-0177 to redevelop 3 parcels at 2902 and 2908 Adeline Street and 1946 Russell Street (approximately 14,065 square feet total), which includes the demolition of one single-family dwelling and one mixed-use (commercial and residential) structure; and the construction of a 6-story, mixed-use building with 4,119 sq. ft. of commercial space including 1 commercial unit, 4 live/work units, and 50 dwelling units, including 2 qualifying units available to very low income households and a commitment to provide 2 additional units on site available to low income households. The project would include 56 bicycle spaces and stacked parking for 24 vehicles.

Zoning: C-SA (South Area Commercial) and R-4 (Multi-Family Residential)
CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”)
Applicant: Cody Fornari, REALTEX Apartments, LLC, Street, 2342 Shattuck Avenue, #171, Berkeley
Owner: Carla Violet, cviolet@up-partners.com, (510) 251-8210
Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7410
Recommendation: APPROVE Use Permit #2015-0177 pursuant to Section 23B.32.040.

# of Speakers: 88
Motion / Second: G. Williams / C. Kahn
Vote: 6-2-1-0 (No: S. O’Keefe, I. Tregub; Abstain: B. Clark)
Action: APPROVE

Adjourned 11:25 PM

Members of the Public:
Present: 96
Speakers: 90