



Planning & Development Department
Land Use Planning Division

Action Minutes

Approved by ZAB on 3/9/17

Zoning Adjustments Board Thursday, February 23, 2017 - 7:05 PM

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

Preliminary Matters:

Roll Call:

Igor Tregub (Chairperson) appointed by Mayor Arreguin
Denise Pinkston (Vice Chairperson) appointed by Councilmember Droste
Teresa Clarke, appointed by Councilmember Maio
John Erickson, appointed by Councilmember Davila
John Selawsky, appointed by Councilmember Bartlett
Shoshana O'Keefe, appointed by Councilmember Hahn
Charles Kahn, appointed by Councilmember Wengraf
Brazile Clark, appointed by Councilmember Worthington, arrived at 7:08 pm
Vacant, due to the vacant District 4 Council seat

Excused : None

Ex Parte Communication Disclosures: None

Public Comment:

Speakers: 0

Consent Calendar:

Motion / Second:

1. Approval of Action Minutes from February 9, 2017
Recommendation: APPROVE
Motion / Second: J. Selawsky/C. Kahn
Vote: 7-0-1-0 (D. Pinkston: Abstain)
Action: APPROVED

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Consent Calendar (Continued):

2. 64 Shattuck Square – New Public Hearing

Application: Use Permit Modification **ZP2016-0186** to modify **ZP2015-0078** to expand service of food and alcoholic beverages including beer, wine, and distilled spirits to a 396 square-foot exterior patio.

Zoning: C-DMU Downtown Mixed Use District, Core and Downtown Arts District Overlay

CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).

Applicant: Paul Revenaugh and Jason Kung, 1684 Tacoma Avenue, Berkeley

Owner: Sasha Shamszad, 2750 Adeline Street, Suite D, Berkeley

Staff Planner: Jim Frank, JFrank@cityofberkeley.info, (510) 981-7548

Recommendation: **APPROVE** Use Permit Modification #ZP2016-0186 pursuant to Section 23B.32.040.

Motion / Second: **J. Selawsky/C. Kahn**

Vote: **8-0-0-0**

Action: **APPROVED ON CONSENT** with minor changes to conditions of approval

3. 27 Alamo Avenue – New Public Hearing

Application: Use Permit #**ZP2016-0041** to construct an approximately 2,840 square-foot, two-story, single-family dwelling with a detached 300 square-foot, single-story artist studio and a 462 square-foot, detached 14’ high two-car garage within the front half of the lot on a 9,854 square-foot vacant parcel.

Zoning: R-1 (H), Single-Family Residential, Hillside Overlay

CEQA Determination: Categorically exempt pursuant to Sections 15303 and 15332 of the CEQA Guidelines, (“New Construction or Conversions of Small Structures” and “In-Fill Development Projects,” respectively).

Applicant: Denise Hall Montgomery, 1769 Alcatraz Avenue, Berkeley

Owner: Kamran Mohsenin & Laura Sackett, 946 San Benito Road, Berkeley

Contract Planner: Steven Ross, Steven.Ross@lsa-assoc.com, 510-236-6810

Staff Planner: Loyal Nawfal, LNawfal@cityofberkeley.info, (510) 981-7424

Recommendation: **APPROVE** Use Permit #ZP2016-0041 pursuant to Section 23B.32.040.

Motion / Second: **J. Selawsky/C. Kahn**

Vote: **8-0-0-0**

Action: **APPROVED ON CONSENT** with minor changes to a conditions of approval

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Consent Calendar (Continued):

4. 2398 Bancroft Way – Wesley House – New Public Hearing

Application: Use Permit #ZP2015-0236 to convert five dwelling units to group living accommodations (GLAs) with 12 beds each, and to increase the bed count in the two existing GLAs from 10 to 12 beds, for a total of 84 beds. The project is expected to result in a net increase of eleven residents (96 total).

Zoning: R-SMU – Residential Southside Mixed Use District

CEQA Determination: Categorically exempt pursuant to Sections 15301 of the CEQA Guidelines (“Existing Facilities”).

Applicant: Mark Rhoades Planning Group, 1611 Telegraph Avenue, Suite 200, Oakland

Owner: The United Methodist Church, Attn: Paul Extrum-Fernandez, 300 27th Street, Oakland

Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426

Recommendation: **APPROVE** Use Permit # ZP2015-0236 pursuant to Section 23B.32.040.

Motion / Second: **J. Selawsky/C. Kahn**

Vote: **8-0-0-0**

Action: **APPROVED ON CONSENT** with additional conditions of approval

Action Calendar:

5. 3079 Bateman Street – New Public Hearing

Application: Use Permit ZP #2016-0109 to change the roof on an existing duplex thereby increasing the average height from 24 feet to 28 feet, to create a new, approximately 587-square-foot habitable third story in an existing attic space.

Zoning: Single Family Residential District (R-1)

CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).

Applicant/Owner: Jonathan Ball and Savlan Hauser, 3079 Batman Street, Berkeley

Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-74126

Recommendation: **APPROVE** Use Permit #2013-0109 pursuant to Section 23B.32.040.

of Speakers: **6**

Motion / Second: **T. Clarke/J. Selawsky**

Vote: **8-0-0-0**

Action: **APPROVED**

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Action Calendar (Continued):

6. 1222 Sixty Sixth Street – New Public Hearing

Application: Use Permit #ZP2015-0183 to demolish an existing 1,380 square-foot, single-story residence and detached garage, and to construct two new two-story detached single-family residences, of approximately 1,769 and 1,831 square feet in size in the R-2A Zoning District.

Zoning: Restricted Multiple Family Residential (R-2A)

CEQA Determination: Categorically exempt pursuant to Section 15303 “New Construction or Conversions of Small Structures”.

Applicant/Owner: Steven Chan, 275 Sea View Avenue, Piedmont

Contract Planner: Sally Schifman, sschifman@rinconconsultants.com (760) 918-9444 x225

Staff Planner: Fatema Crane, FCrane@cityofberkeley.info, (510) 981-7413

Recommendation: **APPROVE** Use Permit #2015-0183 pursuant to Sections 23B.32.040 and 23C.08.010.

of Speakers: 5

Motion / Second: T. Clark/C. Kahn

Vote: 7-1-0-0 (No: J. Erickson)

Action: **APPROVED** with additional conditions of approval

7. Election of Chair of the Zoning Adjustments Board

of Speakers: 0

Motion / Second: J. Selawsky/D. Pinkston

Vote: 7-1-0-0 (No: B. Clark)

Action: Igor Tregub elected Chair of Zoning Adjustments Board

8. Election of Vice Chair of the Zoning Adjustments Board

of Speakers: 0

Motion / Second: B. Clark/T. Clarke

Vote: 8-0-0-0

Action: Denise Pinkston elected Vice Chair of Zoning Adjustments Board

Adjourned 8:59 PM

Members of the Public:

Present: 33
Speakers: 11
