



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, March 9, 2017 - 7:17 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 Selawsky, appointed by Councilmember Bartlett
Shoshana O'Keefe, appointed by Councilmember Hahn
Charles Kahn, appointed by Councilmember Wengraf
Vacant, because of the vacant District 4 Council seat

Absent:

John Erickson
Brazile Clark

Ex Parte Communication Disclosures:

I. Tregub: Spoke with Rigel Robinson, Phoenix Love Armenta, and Suze Leon about 1900 Fourth Street.
C. Kahn: Spoke with Alex Popov about 2367 Telegraph Avenue.

Public Comment:

Speakers: 8

Agenda Changes:

Move Item #2, 2813 Eighth Street, to the action calendar.

Move Item #6, 2367 Telegraph Avenue, to the consent calendar.

Move Item #7, 2211 Haste Street, to the consent calendar.

Consent Calendar:

1. **Approval of Action Minutes from February 23, 2017**
Recommendation: APPROVE
Motion / Second: J. Selawsky / T. Clarke
Vote: 6-0-0-2 (Absent: J. Erickson, B. Clark)
Action: APPROVED

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Consent Calendar (Continued):

3. 1436 Campus Drive – New Public Hearing

Application: Use Permit #ZP2016-0062 to construct a new 4,195 sq. ft., 3-story single-family dwelling with an integrated accessory dwelling unit, and a parking structure in the front yard setback, on a 6,082 sq. ft. vacant parcel.

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

CEQA Categorically exempt pursuant to Section 15303(a) and 15332 of the CEQA Guidelines (“New Construction of a single-family residence in a residential zone” and “In-Fill Development,” respectively).

Determination:

Applicant/Owner: Nga Pham and Maxim Noginov, 103 Murlagan Avenue #B, Mountain View

Staff Planner: Immanuel Bereket, IBereket@cityofberkeley.info, (510) 981-7425

Recommendation: **CONTINUE** to April 13, 2017.

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

Vote: **6-0-0-2 (Absent: J. Erickson, B. Clark)**

Action: **CONTINUED** to April 13, 2017.

4. 803 Folger Avenue – New Public Hearing

Application: Use Permit ZP#2016-0147 to construct 4 new, approximately 3,000 square-foot, 3-story buildings, each with one live/work unit on a 10,091 square-foot vacant lot made up of 4 approximately 2,500 square-foot parcels.

Zoning: MU-LI - Mixed Use – Light Industrial

CEQA Categorically exempt pursuant to Sections 15332 of the CEQA Guidelines (“In-Fill Development Projects”).

Determination:

Applicant/Owner: Folger Group LLC, David Wilson, 805 Folger Ave, Berkeley

Staff Planner: Lucy Sundelson, LSundelson@cityofberkeley.info, (510) 981-7433

Recommendation: **APPROVE** pursuant to Section 23B.32.040.

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

Vote: **6-0-0-2 (Absent: J. Erickson, B. Clark)**

Action: **APPROVED**

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Consent Calendar (Continued):

5. 2075 Eunice Street – New Public Hearing

Application: Use Permit **ZP#2016-0190** to construct a new 700 square-foot, single story, single family dwelling with a 240 square-foot deck and a maximum height of 13 feet on a 28,067 square-foot (0.64-acre) parcel currently developed with an existing 5,728 square-foot religious assembly building. The project would include a new curb cut and driveway from Eunice Street leading to one new parking space for the proposed dwelling.

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

CEQA Categorically exempt pursuant to Sections 15303 of the CEQA Guidelines

Determination: (“New Construction or Conversion of Small Structures”).

Applicant: Jessica Fine, DSA Architects, 1107 Virginia Street, Berkeley

Owner: Ridhwan Center for Spiritual Development, 2075 Eunice Street, Berkeley

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

Recommendation: **CONTINUE** off calendar.

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

Vote: **6-0-0-2 (Absent: J. Erickson, B. Clark)**

Action: **CONTINUED** off calendar

6. 2367 Telegraph Avenue – New Public Hearing

Application: Use Permit **#2012-0021** to establish an entertainment use on the basement level of an existing two-level, 7,840 square-foot quick-service restaurant with alcoholic beverage service to include beer, wine and distilled spirits.

Zoning: C-T – Commercial - Telegraph

CEQA Categorically exempt pursuant to Sections 15301 of the CEQA Guidelines

Determination: (“Existing Facilities”).

Applicant: Alex Popov, Pappy’s Grill, 2367 Telegraph Avenue, Berkeley

Owner: Prado Group, 150 Post Street, San Francisco

Staff Planner: Greg Powell, GPowell@cityofberkeley.info, (510) 981-7414

Recommendation: **APPROVE** pursuant to Section 23B.32.040.

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

Vote: **6-0-0-2 (Absent: J. Erickson, B. Clark)**

Action: **CONTINUED** off calendar

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Action Calendar:

2. 2813 Eighth Street – New Public Hearing

Application: **Administrative Use Permit #ZP2015-0045** to convert an existing two-story 2,742-square-foot laboratory building to three, two-story dwellings, ranging in size from 1,028 to 1,172 square feet.

Zoning: MUR – Mixed Use Residential

CEQA Categorically exempt pursuant to Section 15303 and 15332 of the CEQA Guidelines (“New Construction or Conversion of Small Structures” and “In-Fill Development”).

Determination:

Applicant Goring and Straja Architects, 729 Heinz Avenue, Suite 1, Berkeley

Owner: 2813 8th Street, LLC., P. O. Box 7519, Berkeley

Staff Planner: Immanuel Bereket, IBereket@cityofberkeley.info, (510) 981-7425

Recommendation: **APPROVE** pursuant to Section 23B.32.040.

of Speakers: 2

Motion / Second: **D. Pinkston / T. Clarke**

Vote: **6-0-0-2 (Absent: J. Erickson, B. Clark)**

Action: **APPROVED** with amendments to the Conditions of Approval.

Adjourned 8:45 PM

Members of the Public:

Present: 87

Speakers: 10
