



# Action Minutes

Planning & Development Department  
Land Use Planning Division

## Zoning Adjustments Board Thursday, April 13, 2017 - 7:15 PM

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

### Preliminary Matters:

#### Roll Call:

**Leah Simon-Weisberg**, appointed by Mayor Arreguin  
**Savlan Hauser**, appointed by Councilmember Droste  
**Teresa Clarke**, appointed by Councilmember Maio  
**Patrick Sheahan**, appointed by Councilmember Davila  
**John Selawsky**, appointed by Councilmember Bartlett  
**Shoshana O'Keefe**, appointed by Councilmember Hahn  
**Steven Donaldson**, appointed by Councilmember Wengraf  
**Brazile Clark**, appointed by Councilmember Worthington  
**Matthew Lewis**, appointed by Councilmember Harrison

#### Excused:

**Igor Tregub (Chair)**  
**Denise Pinkston (Vice-chair)**  
**Charles Kahn**  
**Carrie Olson**

#### Ex Parte Communication Disclosures:

**S. O'Keefe**: Received a voicemail from Rena Rickles regarding 1436 Campus Drive  
**S. Donaldson**: Received a voicemail from Rena Rickles regarding 1436 Campus Drive  
**J. Selawsky**: Spoke with Rena Rickles regarding 1436 Campus Drive  
**M. Lewis**: Spoke with Councilmember Harrison about the ZAB agenda generally

#### Election of Chair of the Zoning Adjustments Board for April 13, 2017

**Chair:** S. O'Keefe  
**Nominated by:** S. Donaldson  
**Vote:** 9-0-0-0  
**Action:** **APPROVED** as Chair

#### Public Comment:

**Speakers: 6**

#### Agenda Changes:

**Move Item #1, approval of Action Minutes from March 23, 2017, to the end of the agenda.**

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**Consent Calendar:**

**2. 2075 Eunice Street – New Public Hearing**

**Application:** Use Permit #ZP2016-0190 to construct a new 686 square-foot, single story, single family dwelling with a 234 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 (“New Construction or Conversion of Small Structures”).

**Determination:**

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

**Motion / Second:** **J. Selawsky / L. Simon-Weisberg**

**Vote:** **8-0-0-1 (Absent: T. Clarke)**

**Action:** **APPROVED**

**3. 2015 Shattuck Avenue – New Public Hearing**

**Application:** Use Permit #ZP2016-0228 to establish a new wireless telecommunication facility operated by Verizon Wireless on the roof of an existing building.

**Zoning:** C-DMU Core – Commercial-Downtown Mixed-Use Core

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

**Determination:**

**Applicant/Owner:** GTE Mobilnet of California, dba Verizon Wireless, c/o Maria Kim, Complete Wireless, 2009 V Street, Sacramento  
2015 Shattuck LLC, Attn. David Smith, 55 New Montgomery Street, San Francisco

**Staff Planner:** Loyal Nawfal, LNawfal@cityofberkeley.info, (510) 981-7413

**Recommendation:** **CONTINUE** off calendar at the request of the applicant

**Motion / Second:** **J. Selawsky / L. Simon-Weisberg**

**Vote:** **8-0-0-1 (Absent: T. Clarke)**

**Action:** **CONTINUED** off calendar

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**Consent Calendar (Continued):**

**4. 800 Heinz Avenue, Suite 19 – New Public Hearing**

**Application:** Use Permit Modification #ZP2016-0249 to expand alcohol service to include distilled spirits incidental to food service at an existing full service restaurant.

**Zoning:** MU-LI - Mixed Use – Light Industrial

**CEQA** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines

**Determination:** (“Existing Facilities”).

**Applicant:** Riva Cucina, LLC, 800 Heinz Avenue, #19, Berkeley  
Wareham Development, 1120 Nye Street, #400, San Rafael

**Owner:** Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426

**Staff Planner:** Use Permit Modification #ZP2016-0249 to expand alcohol service to include distilled spirits incidental to food service at an existing full service restaurant.

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

**Motion / Second:** J. Selawsky / L. Simon-Wiesberg

**Vote:** 8-0-0-1 (Absent: T. Clarke)

**Action:** APPROVED

**Action Calendar:**

**5. 1436 Campus Drive – New Public Hearing**

**Application:** Use Permit ZP#2016-0062 to construct a 4,195 sq. ft., 3-story single-family dwelling with an integrated 748 sq. ft. accessory dwelling unit, and a two-car parking structure in the front yard setback, on a 6,082 sq. ft. vacant parcel.

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

**CEQA** Categorically exempt under Sections 15303(a) & 15332 of the California

**Determination:** Environmental Quality Act (CEQA) Guidelines (“New Construction of a single-family residence in a residential zone” and “Infill Development Projects,” respectively).

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

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

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

**# of Speakers** 10

**Motion / Second:** P. Sheahan / S. Donaldson

**Vote:** 9-0-0-0

**Action:** CONTINUED off calendar

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**Action Calendar (Continued):**

**6. 908 Cedar Street – New Public Hearing**

**Application:** Use Permit #ZP2016-0148 to demolish an existing 732 square-foot, one-story, single-family dwelling and construct two detached, two-story, three-bedroom, single-family dwellings of 1,838 and 1,883 square feet, respectively.

**Zoning:** R-1A – Limited Two-family Residential

**CEQA** Categorically exempt pursuant to Sections 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”).

**Determination:**

**Applicant:** Design & Development (c/o John Newton) 5666 Telegraph Avenue, Suite A, Oakland

**Owner:** Sepideh Ghafari and Neda Hamadani, P.O. Box 3683, Los Altos

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

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

**# of Speakers:** 5

**Motion / Second:** T. Clarke / S. Donaldson

**Vote:** 9-0-0-0

**Action:** **APPROVED**

**1. Approval of Action Minutes from March 23, 2017**

**Recommendation:** **APPROVE**

**Action:** **CONTINUED** to April 27, 2017

**Adjourned 10:30 PM**

**Members of the Public:**

**Present: 31**

**Speakers: 21**

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