Action Minutes
Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, April 27, 2017 - 7:08 PM

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

Preliminary Matters:

Roll Call:
Denise Pinkston (Vice Chairperson) 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
Charles Kahn, appointed by Councilmember Wengraf
Brazile Clark, appointed by Councilmember Worthington, Arrived at 7:27 PM
Carrie Olson, appointed by Councilmember Harrison
Leah Simon-Weisberg appointed by Mayor Arreguin

Excused:
Igor Tregub (Chair)

Ex Parte Communication Disclosures: None

Public Comment:
Speakers: 1

Agenda Changes:
At Board Member Sheahan’s requested, item #2, 2019 Emerson Street, was moved off of the Consent Calendar, and due to requests for public comment, item #3 1734 Spruce Street was moved off the consent calendar.
Acting Chair D. Pinkston reordered the agenda.

Consent Calendar:

1. Approval of Action Minutes from March 23, 2017
   Recommendation: APPROVE
   Motion / Second: J. Selawsky/C. Kahn
   Vote: 7-0-1-1 (C. Olsen: Abstain; B. Clark: Absent)
   Action: APPROVED
Consent Calendar (Continued):

1. Approval of Action Minutes from April 13, 2017
   Recommendation: APPROVE
   Motion / Second: J. Selawsky/C. Kahn
   Vote: 4-0-3-1 (D. Pinkston, C. Kahn, C. Olsen: Abstain; B. Clark: Absent)
   Action: NOT APPROVED

Action Calendar:

2. 2019 Emerson Street – New Public Hearing
   Application: Use Permit #ZP2016-0236 to add one bedroom by converting a library to a bedroom through the addition of a closet and rearrangement of an interior wall in an existing condominium. No changes are proposed to the other two condominiums on the parcel, but the number of bedrooms on the parcel would increase from eight to nine.
   Zoning: R-2A, Restricted Multiple Family Residential,
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
   Applicant/Owner: Richard Heintz and Jiane Du, 1772 Indian Way, Oakland
   Staff Planner: Immanuel Bereket, Ibereket@cityofberkeley.info, (510) 981-7415
   Recommendation: APPROVE Use Permit #ZP2016-0236 pursuant to Section 23B.32.040.
   # of Speakers 1
   Motion / Second: T. Clarke/J. Selawsky
   Vote: 7-0-1-1 (C. Olsen: Abstain; B. Clark: Absent)
   Action: APPROVED

5. 1446 Campus Drive – New Public Hearing
   Application: Use Permit #ZP2016-0146 to construct a 4,227 square foot, single-family dwelling and attached 400 square foot garage, with an average building height of 33 feet 2 inches, and a reduced front yard setback, on a 6,440 square foot vacant parcel.
   Zoning: R-1H, Single-Family Residential, Hillside Overlay
   CEQA Determination: Categorically exempt pursuant to Section 15303 and 15332 of the CEQA Guidelines, (“New Construction or Conversions of Small Structures” and “In-Fill Development Projects,” respectively).
   Applicant: Sundeep Grewal, Studio G+S Architects, 2223 Fifth Street, Berkeley
   Owner: Lynn and David Ford, 1446 Campus Drive, Berkeley
   Contract Planner: Pranjali Deokule, pdeokule@placeworks.com, (510) 848-3815
   Staff Planner: Layal Nawfal, Inawfal@cityofberkeley.info, (510) 981-7424
   Recommendation: APPROVE Use Permit #ZP2016-0146 pursuant to Section 23B.32.040.
   # of Speakers 6
   Motion / Second: P. Sheahan/J. Selawsky
   Vote: 8-0-1-0 (S. O’Keefe: Abstain)
   Action: CONTINUED TO DATE UNCERTAIN
Action Calendar (continued):

3. 1734 Spruce Street – New Public Hearing
   Application: Use Permit #ZP2016-0174 to legalize a seventh dwelling unit within an existing three-story, six-unit, 5,134 square-foot apartment building and add bedrooms resulting in thirteen bedrooms on the parcel.
   Zoning: R-3H, Multiple Family Residential with Hillside Overlay
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
   Applicant: Warren Yee, 646 Santa Fe Avenue, Albany
   Owner: 1734 Spruce LLC, 5327 Jacuzzi Street Suite 3E2, Richmond
   Staff Planner: Jim Frank, JFrank@cityofberkeley.info, (510) 981-7548
   Recommendation: APPROVE Use Permit #ZP2016-0174 pursuant to Section 23B.32.040.
   # of Speakers: 9
   Motion / Second: T. Clarke/B. Clark
   Vote: 9-0-0-0
   Action: CONTINUED TO DATE UNCERTAIN

4. 1619 Martin Luther King Jr. Way – New Public Hearing
   Application: Use Permit #2014-0025 to establish and to install a new roof-top wireless telecommunication facility with eight antennas and eight remote radio units concealed within a 10-ft tall enclosure screen atop an existing four-story residential building and related support equipment to be mounted atop a third-story roof and similarly screened.
   Zoning: R-2A, Restricted Multi-Family Residential
   CEQA Determination: Categorically exempt pursuant to Section 153303 of the CEQA Guidelines
   Applicant: Maria Kim, Complete Wireless Consulting for GTE Mobilnet of California Limited Partnership, d/b/a Verizon Wireless; 2009 V Street, Sacramento
   Owner: Alex Papahadjopous, 215 Chestnut Street, Piedmont
   Staff Planner: Fatema Crane, Senior Planner; fcrane@cityofberkeley.info, (510) 981-7410
   Recommendation: DENY Use Permit #2014-0025 pursuant to Section 23B.32.030.
   # of Speakers: 10
   Motion / Second: C. Olson/J. Selawsky
   Vote: 9-0-0-0
   Action: DENY

Adjourned 10:24 PM

Members of the Public:
Present: 43
Speakers: 27