



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**

ACTION MINUTES - Zoning Adjustments Board

Thursday, April 27, 2017

Page 2 of 3

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 Categorically exempt pursuant to Section 15301 of the CEQA Guidelines

Determination: (“Existing Facilities”).

Applicant/Owner: Richard Heintz and Jiane Du, 1772 Indian Way, Oakland

Staff Planner: Immanuel Bereket, lbereket@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 Categorically exempt pursuant to Section 15303 and 15332 of the CEQA

Determination: 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: Loyal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424

Recommendation: APPROVE Use Permit #2016-0146 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 MINUTES - Zoning Adjustments Board

Thursday, April 27, 2017

Page 3 of 3

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 Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
Determination: (“Existing Facilities”).
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 Categorically exempt pursuant to Section 153303 of the CEQA Guidelines
Determination: (“New Construction or Conversions of Small Structures”).
Applicant: Maria Kim, Complete Wireless Consulting for GTE Mobilnet of California Limited Partnership, d/b/a Verizon Wireless; 2009 V Street, Sacramento
Owner: Alex Papahadjopoulos, 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
