



Zoning Adjustments Board Agenda

Planning & Development Department
Land Use Planning Division

Thursday, August 24, 2017 - 7:00 PM

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

Zoning Adjustment Board Members:

Igor Tregub (Chairperson) appointed by Mayor Arreguin
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
Carrie Olson, appointed by Councilmember Harrison

Public Testimony Guidelines

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting. The Board Chairperson may limit the number of speakers and the length of time allowed to each speaker. To speak at a public hearing, please submit a speaker card to Planning Staff as early as possible at the meeting.

At the start of the meeting the Board may rearrange the agenda or place additional agenda items on the Consent Calendar, so it is important to submit speaker cards at the start of the meeting to avoid losing the chance to speak to an item.

The Board encourages the public to submit comments in writing or by e-mail in advance of the meeting. See **Supplemental Communications and Reports** at the end of this Agenda for procedures.

How to Contact Us: Land Use Planning Division, Attn: Shannon Allen, (510) 981-7410, (Zoning Adjustments Board Secretary), 1947 Center Street, Berkeley, CA 94704; zab@cityofberkeley.info.

Preliminary Matters

Roll Call

Ex Parte Communication Disclosures

In the context of adjudicative matters that come before the ZAB, ex parte communications are those which occur outside the formal hearing process. ZAB members should avoid ex-parte contacts on matters pending before the ZAB as much as possible, as they may represent, or be perceived to represent, the receipt of evidence that can unfairly influence a Board member's decision on a matter before the Board. If such contacts do occur, the substance of the communication they must be disclosed to all interested parties in advance of any public hearing or testimony to allow rebuttal. Written ex parte communications must be forwarded to the Secretary so that they can be disclosed to the entire Board and the public.

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Preliminary Matters (Continued)

Public Comment on Non-Agenda Matters

Each Speaker is limited to a maximum of three minutes.

Agenda Changes

The Board Chairperson may reorder the agenda at the beginning of the meeting.

Consent Calendar

The Consent Calendar allows the Board to take action, without discussion, on Agenda items for which there are no persons present who wish to speak, and no Board members who wish to discuss. The Consent Calendar may include four types of items:

- (1) Approval of previous meeting minutes;
- (2) Modifications of existing Use Permits (which have not been noticed for public hearings);
- (3) Items being continued to another meeting (Board action will be postponed to another meeting);
- (4) Applications that were withdrawn by the applicant after release of the Agenda; and
- (5) Items noticed for public hearing which the Board decides to move to the Consent Calendar.

The Board Chairperson will announce any additional items proposed for the Consent Calendar at approximately 7:05 PM. Anyone present who wishes to speak on these items should raise his or her hand and advise the Chairperson, and the item(s) will be pulled from the Consent Calendar.

1. **Approval of Action Minutes from July 27, 2017**

Recommendation: APPROVE

2. **3014 College Avenue – Continued from July 27, 2017**

Application: Use Permit #ZP2016-0214 to raise an existing three-story, four-unit apartment building, which is non-conforming, by 2 feet 6 inches and construct a 1,207 square-foot, two-story rear addition. The addition and interior renovations would increase the number of bedrooms on the parcel from four to eight.

Zoning: R-2A – Restricted Multiple Family Residential

CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines

Determination: (“Existing Facilities”)

Applicant: Scott Galka, 562 61st Street, Oakland

Owner: Bob McCarrick, 11555 Dublin Blvd, Dublin

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

Recommendation: **APPROVE** Use Permit #ZP2016-0214 pursuant to Section 23B.32.040.

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Consent Calendar (Continued):

3. 1436 Campus Drive – Continued from July 13, 2017

Application: Use Permit #ZP2016-0062 to construct a 4,195 square-foot, single-family dwelling with an integrated 748 square-foot accessory dwelling unit, and a two-car parking structure in the front yard setback, on a 6,082 square-foot vacant parcel.

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

CEQA CEQA does not apply to projects which a public agency rejects or disapproves (CEQA Guidelines Section 15270)

Determination: disapproves (CEQA Guidelines Section 15270)

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

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

Recommendation: **DENY** Use Permit ZP2016-0062 pursuant to Section 23B.32.040.

4. 1155 Hearst Avenue – New Public Hearing

Application: Use Permit #ZP2016-0028 to merge two lots, substantially rehabilitate seven existing dwelling units, and construct eleven new dwelling units

Zoning: R-2A – Restricted Multiple-Family Residential

CEQA Categorically exempt under Section 15332 of the California Environmental Quality Act (CEQA) Guidelines (“In-Fill Development Projects”).

Determination: Quality Act (CEQA) Guidelines (“In-Fill Development Projects”).

Applicant/Owner: Hearst Avenue Cottages, LLC c/o Rhoades Planning Group, 46 Shattuck Square, Suite 11

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

Recommendation: **CONTINUE to September 28, 2017**

Discussion and Comments Items:

Public meeting to solicit input and comments from the Zoning Adjustments Board, the general public and other interested parties. No action will be taken.

5. 2100 San Pablo Avenue – Preview

Application: Project Preview for Use Permit #ZP2016-0034 to demolish an existing, single-story commercial building, and construct a new 60,428 square foot, four-story, 52 foot tall mixed-use building containing a 92 unit Residential Care Facility with 2,491 square feet of commercial space and 720 square feet of wellness center/club at the ground level. The project would also include grade level parking for 33 vehicles, as well as 12 bicycle parking spaces.

Zoning: West Berkeley Commercial (C-W).

CEQA An Initial Study is being prepared.

Determination:

Applicant/Owner: Spirit Residential Group, LLC, 45 Ross Ave, San Anselmo

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

Recommendation: **Hold a Public Hearing and Provide Advisory Comments.**

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Action Calendar:

The public may comment on each item listed on the agenda for action as the item is taken up. The Board Chairperson may, with the consent of persons representing both sides of an issue, allocate a block of time to each side to present their issue. Action items may be reordered at the discretion of the Board Chairperson with the consent of Zoning Adjustments Board.

6. [2210 and 2212 Martin Luther King Jr. Way – Continued from July 27, 2017](#)

Application: **Variance and Administrative Use Permit #ZP2016-0194** to expand and convert the existing two-story, 2,723 square foot building, that contains a dwelling and a child care center, as follows: 1) convert the existing ground floor child care center to a dwelling unit; 2) construct a 1,166 square-foot, two-story addition to the rear to create a dwelling; 3) allow a total of three units on this parcel when the maximum permissible number of units is two based on the size of this lot; and 4) provide one parking space when three are required.

Zoning: R-2 – Restricted Two Family Residential District

CEQA CEQA does not apply to projects which a public agency rejects or disapproves (CEQA Guidelines Section 15270)

Determination:

Applicant: Kristin Personett, 6140 Johnson Drive, Oakland

Owner: Nhan Nguyen Le, 582 18th Avenue, San Francisco

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

Recommendation: **DENY** Variance and Administrative Use Permit #2016-0194 pursuant to Section 23B.44.030

7. [2212 Tenth Street – New Public Hearing](#)

Application: **Remand of Use Permit #ZP2016-0129** to (1) demolish an existing 1,080 square foot, single-family dwelling and detached accessory structure, (2) construct two detached, two-story dwellings totaling approximately 3,714 square feet.

Zoning: Zoning: R-1A – Limited Two-Family Residential

CEQA Categorically exempt pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects), of the CEQA Guidelines

Determination:

Applicant: John Newton, Architect, 5666 Telegraph Avenue, Suite A

Owner: Alon Danino, 1493 Firebird Way, Sunnyvale

Staff Planner: Immanuel Bereket, ibereket@cityofberkeley.info, (510) 981-7415

Recommendation: **APPROVE** Use Permit #ZP2016-0129 pursuant to Section 23B.32.040

Communications

All communications submitted to Zoning Adjustments Board are public record and are for information only. Other than referring an item to the Secretary for investigation and/or recommendations, no action may be taken in response any non-agenda communication.

Adjourn

Communications Disclaimer

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.



Accessibility Information / ADA Disclaimer

This material is available in alternative formats upon request. Alternative formats include audio-format, braille, large print, electronic text, etc. To request alternative formats, please contact the Disability Services Specialist Ella Callow at: Email: ecallow@cityofberkeley.info; Phone: 1-510-981-6418; TTY: 1-510-981-6347, and allow 7-10 days for production of the material in an alternative format.

This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services Specialist Ella Callow at: Email: ecallow@cityofberkeley.info; Phone: 1-510-981-6418; TTY: 1-510-981-6347, at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

SB 343 Disclaimer

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at the Permit Service Center, Planning and Development Department located at 1947 Center Street, Berkeley, during regular business hours.

Supplemental Communications and Reports

Items received by the deadlines for submission will be compiled and distributed as follows. If no items are received by the deadline, no supplemental packet will be compiled for said deadline. All materials will be made available via the Zoning Adjustments Board Agenda page: <https://www.cityofberkeley.info/zoningadjustmentboard/>

- **Supplemental Communications and Reports 1** - All Materials submitted between noon the Thursday the week before the meeting and noon Tuesday the week of the meeting, will be made available by 5:00 p.m. on Tuesday the week of the meeting.
- **Supplemental Communications and Reports 2** - All Materials submitted after noon on Tuesday the week of the meeting and before noon on Thursday the day of the meeting, will be made available at noon that Thursday. Any correspondence received after this deadline will be given to the Zoning Adjustment Board just prior to the meeting.
- Members of the public may submit written comments themselves at the meeting. To distribute correspondence at the meeting, please provide 15 copies and submit to the Zoning Adjustments Board Clerk. Correspondence received later, and after the meeting, will be posted to the web site following the meeting.
- **Please Note: You are strongly advised to submit written comments prior to noon Thursday, the meeting date, as Board members do not have an opportunity to read written materials handed out at the meeting.**

Notice of Decision Requests

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@cityofberkeley.info.

Notice Concerning Your Legal Rights

If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Adjustments Board at, or prior to, the public hearing.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.
