



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, August 24, 2017 - 7:04 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
Leah Simon-Weisberg, appointed by Councilmember Davila
John Selawsky, appointed by Councilmember Bartlett
Shoshana O'Keefe, appointed by Councilmember Hahn
Charles Kahn, appointed by Councilmember Wengraf
Carrie Olson, appointed by Councilmember Harrison

Excused : Brazile Clark; Patrick Sheahan

Ex Parte Communication Disclosures:

I. Tregub: For 2210 – 2212 Martin Luther King Jr. Way project I spoke with Kristin Personett and Anil Daryani.

Public Comment:

Speakers: 1

Agenda Changes:

Move Item #2, 3014 College Avenue, to the action calendar.

Consent Calendar:

1. Approval of Action Minutes from July 27, 2017

Recommendation: APPROVE

Motion / Second: J. Selawsky/C. Olson

Vote: 7-0-1-0 (S. O'Keefe: Abstain)

Action: APPROVED

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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.

Motion / Second: **J. Selawsky/C. Olson**

Vote: **8-0-0-0**

Action: **DENIED**

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**

Motion / Second: **J. Selawsky/C. Olson**

Vote: **8-0-0-0**

Action: **CONTINUED to September 28, 2017**

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Action Calendar (Continued):

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.

of Speakers 1

Motion / Second: T. Clarke/J. Selawsky

Vote: 8-0-0-0

Action: **APPROVED** with additional condition of approval

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.**

of Speakers: 4

Action: **Comments Provided**

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Action Calendar (Continued):

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

of Speakers 2

Motion / Second: **D. Pinkston/J. Selawsky**

Vote: **8-0-0-0**

Action: **CONTINUED** to date uncertain

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

of Speakers: 8

Motion / Second: **T. Clarke /C. Kahn**

Vote: **8-0-0-0**

Action: **APPROVED** with additional conditions of approval

Adjourned in memory of Calvin Fong and the Victims of Charlottesville at 10:51 PM

Members of the Public:

Present: 34

Speakers: 16
