



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, September 14, 2017 - 7:06 PM

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

Preliminary Matters:

Roll Call:

Igor Tregub, appointed by Mayor Arreguin (Left at 10:30 PM)
Denise Pinkston, 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

Ex Parte Communication Disclosures:

I. Tregub: Spoke with Jason Overman and Don Peterson regarding 2190 Shattuck Avenue
D. Pinkston: Spoke with Jason Overman and Don Peterson regarding 2190 Shattuck Avenue
T. Clarke: Received an email from Jason Overman regarding 2190 Shattuck Avenue
C. Kahn: Spoke with the applicant regarding 2190 Shattuck Avenue
B. Clark: Spoke with Jason Overman and Don Peterson regarding 2190 Shattuck Avenue

Public Comment:

Speakers: 0

Consent Calendar:

1. Approval of Action Minutes from August 24, 2017

Recommendation: **APPROVE**
Motion / Second: **J. Selawsky / C. Kahn**
Vote: **9-0-0-0**
Action: **APPROVED**

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Consent Calendar (Continued):

2. 1680 Short Street – New Public Hearing

Application: Use Permit #ZP2017-0075 to enlarge an existing 1,806 square-foot, 2-story, single-family residence by adding 173 square feet to the second floor and continuing the existing average height of 24'6" on a lot which exceeds maximum allowable lot coverage.

Zoning: R-1 – Single Family Residential

CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines

Determination: ("Existing Facilities")

Applicant: Christopher Lee, 1705 Fairview Street, Berkeley

Owner: Adam and Elana Naftalin-Kelman, 1680 Short Street, Berkeley

Staff Planner: Lucy Sundelson, LSundelson@cityofberkeley.info, (510) 981-7433

Recommendation: **APPROVE** Use Permit #ZP2017-0075 pursuant to Section 23B.32.030.

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

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

Action: **APPROVED**

Discussion and Comment Items:

3. 'Density Bonus 101'

of Speakers: 2

Action: **Planning Manager Presented "Density Bonus 101" and received comments**

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Discussion and Comment Items:

4. 2190 Shattuck Avenue – Review and Comment on Draft Environmental Impact Report

Application: Use Permit #ZP2016-0117 to redevelop a 19,967 square-foot (0.46-acre) site at the northwest corner of Shattuck Avenue and Allston Way with a proposed 211,590 Square foot, 18-story building with 274 residential units above approximately 10,000 square feet of ground floor retail space. Approximately 103 parking spaces would be provided in a two-level subterranean garage accessed from Allston Way.

Zoning: C-DMU Core – Downtown Mixed-Use District, Core Sub-Area

CEQA

Determination: A Draft Environmental Impact Report (EIR) was prepared and is available for public comment until September 25, 2017. Copies of the Draft EIR are available for review at the City of Berkeley Planning and Development Department, 1947 Center Street, 2nd Floor, Berkeley. Copies are also available at the Berkeley Main Public Library Reference Desk, 2090 Kittredge Street, or online at https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2190_Shattuck.aspx.

Applicant/Owner: Mill Creek Residential, Don Peterson, 411 Borel Avenue, Suite 405, San Mateo
PR III Shattuck LLC, 2190 Shattuck Avenue, Berkeley

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

Recommendation: **Hold a Public Hearing to Review and Comment on Draft Environmental Impact Report.**

of Speakers: 6

Action: **Held a Public Hearing and Provided Comments**

Action Calendar:

5. 1446 Fifth Street - Appeal

Application: **Appeal of Zoning Officer’s Decision to approve Administrative Use Permit #ZP2016-0247** to construct 4, detached, 3-story, approximately 1,800 square-foot, single-family dwellings, each with an average height of 33’, on a 6,250 square-foot vacant parcel.

Zoning: MU-R – Mixed Use-Residential

CEQA Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development”)

Determination: (“In-Fill Development”)

Applicant: Matthew Wadlund, 1446 Fifth Street, LLC, 805 Jones Street, Berkeley

Owner: Niels Traynor, 1419 Fifth Street, Berkeley

Staff Planner: Lucy Sundelson, LSundelson@cityofberkeley.info, (510) 981-7433

Recommendation: **DISMISS APPEAL and APPROVE** Administrative Use Permit #ZP2016-0247 pursuant to Section 23B.28.060.C.1.

of Speakers: 3

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

Vote: **8-0-1-0 (Abstain: P. Sheahan)**

Action: **DISMISSED APPEAL and APPROVED** with amendments to Conditions of Approval.

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Action Calendar (Continued):

6. 2334 Jefferson Avenue – New Public Hearing

Application: **Administrative Use Permit #ZP2016-0203** to raise an existing 2,543 square-foot, 2-story, single-family dwelling, with an average height of 18'4" by 5'6" for a new average height of 23'10", convert 515 square feet of the existing basement into living space, and vertically extend the nonconforming front yard setback.

Zoning: R-2 – Restricted Two-Family Residential

CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").

Determination:

Applicant/Owner: Asaf Shor and Hilla Abel, 1407 Stannage Avenue, Berkeley

Staff Planner: Lucy Sundelson, LSundelson@cityofberkeley.info, (510) 981-7433

Recommendation: **APPROVE** Administrative Use Permit #ZP2016-0203 pursuant to Section 23B.28.030.

of Speakers: 6

Motion / Second: T. Clarke / J. Selawsky

Vote: 5-2-1-1 (No: P. Sheahan, C. Olson; Abstain: S. O'Keefe; Absent: I. Tregub)

Action: **APPROVED** with amendments to Conditions of Approval.

Adjourned 11:19 PM

Members of the Public:

Present: 32

Speakers: 17
