



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, September 28, 2017 - 7:11 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

Patrick Sheahan, appointed by Councilmember Davila

Shoshana O'Keefe, appointed by Councilmember Hahn, Arrived at 7:18 PM and Departed at 9:04 PM

Savlan Hauser, appointed by Councilmember Wengraf

Brazile Clark, appointed by Councilmember Worthington

Carrie Olson, appointed by Councilmember Harrison

Excused : C. Kahn

Absent : J. Selawsky

Ex Parte Communication Disclosures:

I. Tregub : I spoke with Lief Bursell and Jay Kelekian in regards to 2811-2815 Channing. I received an email from Rhiannon in regards to 1155-1173 Hearst Street.

Public Comment:

Speakers: None

Agenda Changes:

Move Items #2: 2811-2815 Channing Way and #3: 2510 Channing Way, move off of the Consent Calendar to the Action Calendar.

Consent Calendar:

1. Approval of Action Minutes from September 14, 2017

Recommendation: APPROVE

Motion / Second: B. Clark/D. Pinkston

Vote: 6-0-1-2 (Abstain: S. Hauser; Absent: S. O'Keefe, J. Selawsky)

Action: APPROVED

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Action Calendar:

2. 2811 – 2815 Channing Way – New Public Hearing

Application: Use Permit #ZP2017-0040 to merge two lots, renovate an 8-unit apartment building and convert a single-family dwelling and duplex into triplexes for a total of 14 dwelling units.

Zoning: R-3H – Multiple Family Residential District, Hillside Overlay

CEQA Categorically exempt pursuant to Section 15332 of the CEQA Guidelines

Determination: (“In-Fill Development Projects”).

Applicant: Mariati Paham, Studio KDA, 1810 Sixth Street, Berkeley

Owner: Vero Properties, LLC, 2278 Shattuck Avenue, Berkeley

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

Recommendation: **APPROVE** Use Permit #ZP2017-0040 pursuant to Section 23B.32.040.

of Speakers 1

Motion / Second: **B. Clark/D. Pinkston**

Vote: **8-0-0-1** (Absent: J. Selawsky)

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

3. 2510 Channing Way – New Public Hearing

Application: Use Permit #ZP2017-0003 to demolish a two-story commercial building and construct a seven-story, mixed use building with 36 dwelling units, and 2,500 square feet of ground level commercial space.

Zoning: C-T – Telegraph Avenue Commercial District

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

Determination:

Applicant: Dave Jonson, Johnson Lyman Architects, 1375 Locust Street, #202, Walnut Creek

Owner: The Austin Group LLC, 64 Oak Road, Alamo

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

Recommendation: **APPROVE** Use Permit #2017-0003 pursuant to Section 23B.32.040.

of Speakers 1

Motion / Second: **T. Clarke/B. Clark**

Vote: **7-1-0-1** (No: P. Sheahan; Absent: J. Selawsky)

Action: **APPROVED**

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Action Calendar (Continued):

4. 1155 – 1173 Hearst Street – 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 Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development”).
Applicant/Owner: Hearst Avenue Cottages, LLC c/o Rhoades Planning Group, 46 Shattuck Square, Suite 11, Berkeley
Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426
Recommendation: **APPROVE** Use Permit #2016-0028 pursuant to Section 23B.32.040.
of Speakers 26
Motion / Second: **D. Pinkston/T. Clarke**
Vote: 5-2-0-2 (No: P. Sheahan, C. Olson; Absent: S. O’Keefe; J. Selawsky)
Action: **CONTINUED off calendar**

5. Selection of members for a Subcommittee for the Zoning Ordinance Revision Project.

Action: **CONTINUED to October 12, 2017**

Adjourned 10:52 PM

Members of the Public:

Present: 50

Speakers: 28
