



Planning & Development Department
Land Use Planning Division

Action Minutes

Approved by ZAB on January 26, 2017

Zoning Adjustments Board Thursday, January 12, 2017 - 7:09 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
John Erickson, appointed by Councilmember Davila
John Selawsky, appointed by Councilmember Bartlett
Shoshana O'Keefe, appointed by Councilmember Hahn
Steven Donaldson (left at 9:20pm), appointed by Councilmember Wengraf
Brazile Clark, appointed by Councilmember Worthington
Vacant, because of the vacant District 4 Council seat

Excused :

Charles Kahn

Ex Parte Communication Disclosures:

I. Tregub: I spoke with Rick Auerbach, Stephanie Thomas, Wendy Cannon, and Tim Frank about 1900 Fourth Street.

Public Comment:

Speakers: 2

Agenda Changes:

Move Item #7, 1325 Grizzly Peak Boulevard to the consent calendar.

Move Item #8, 499 Spruce Street directly before Item #5, 1900 Fourth Street.

Consent Calendar:

1. Approval of Action Minutes from December 22, 2016

Recommendation: APPROVE

Motion / Second: D. Pinkston / J. Selawsky

Vote: 8-0-0-0

Action: APPROVE

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Consent Calendar (Continued):

2. 2212 Tenth Street – Continued from December 8, 2016

Application: Use Permit #ZP2016-0129 to (1) demolish an existing 1,080 square foot, single-family dwelling and detached accessory structure, (2) construct two new detached, two-story dwellings totaling approximately 3,991 square feet, and (3) increase the number of bedrooms on the site from two to eight.

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

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

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

Owner: Alon Danino, 1493 Firebird Way, Sunnyvale

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

Recommendation: **CONTINUE** Use Permit #ZP2016-0129 to February 9, 2017.

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

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

Action: **CONTINUED** to February 9, 2017

3. 27 Alamo Avenue – New Public Hearing

Application: Use Permit #ZP2016-0041 to construct an approximately 2,840 square-foot, two-story, single-family home with a 462 square-foot two-car garage and a detached 215 square-foot artist studio on a 9,854 square-foot vacant parcel.

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

CEQA Determination: Categorically exempt pursuant to Section 15303, and 15332 of the CEQA Guidelines (“New Construction or Conversions of Small Structures” and “In-Fill Development Projects,” respectively).

Applicant: Denise Hall Montgomery, Architect, 1769 Alcatraz Avenue, Berkeley

Owner: Kamran Mohsenin & Laura Sackett, 946 San Benito Road, Berkeley

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

Recommendation: **CONTINUE** Use Permit #ZP2016-0041 off calendar.

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

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

Action: **CONTINUED** off calendar

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Consent Calendar (Continued):

4. 1800 Sacramento Street – New Public Hearing

Application: Use Permit #ZP2016-0151 to (1) construct a 823 square-foot, second-story addition on a lot that exceeds maximum allowed lot coverage; (2) add a 5th bedroom on a parcel; and (3) to vertically extend non-conforming rear and side yard setbacks.

Zoning: R-2 – Restricted Two-Family Residential District

CEQA Categorically exempt pursuant to Sections 15301 and 15303 of the CEQA Guidelines (“Existing Facilities” and “New Construction or Conversion of Small Structures,” respectively).

Determination: Guideline (“Existing Facilities” and “New Construction or Conversion of Small Structures,” respectively).

Applicant: Jason Kaldis, Jason Kaldis Architect Inc., 1250 Addison Street, Suite 210, Berkeley

Owner: Ilan Zamir, 5652 San Pablo Avenue, Emeryville

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

Recommendation: **APPROVE** Use Permit #ZP2016-0151 pursuant to Section 23B.32.030.

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

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

Action: **APPROVED**

7. 1325 Grizzly Peak Boulevard – New Public Hearing

Application: Use Permit #ZP2015-0194 to demolish an existing 1,497 sq. ft. single story dwelling to construct a new 3,404 sq. ft., 5-bedroom single-family dwelling.

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

CEQA Categorically exempt pursuant to Section 15302 of the CEQA Guidelines (“Replacement or reconstruction of existing structures”).

Determination: (“Replacement or reconstruction of existing structures”).

Applicant: Peter David Gilbert, 10415 Greenview Terrace, Oakland

Owner: Charlie Lo and Grace Law, 563 Vistamont Avenue, Berkeley

Staff Planner: Greg Powell, gpowell@cityofberkeley.info, (510) 981-7414

Recommendation: **APPROVE** Use Permit #ZP2015-0194 pursuant to Section 23B.32.030.

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

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

Action: **APPROVED**

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8. 499 Spruce Street – New Public Hearing

Application: Use Permit Modification #ZP2016-0217 to add a multi-purpose room with storage space below and upgraded office/administrative space, totaling 1,000 sq. ft., construct two decks, modify the access driveway, add a new entrance with accessible ramps, and approve a parking reduction.

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

CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“minor alteration of existing facilities with negligible expansion of use”).

Determination: (“minor alteration of existing facilities with negligible expansion of use”).

Applicant: Fischer Architecture, 2984 San Pablo Avenue, Berkeley

Owner: Step One School, 499 Spruce Street, Berkeley

Staff Planner: Greg Powell, gpowell@cityofberkeley.info, (510) 981-7414

Recommendation: **APPROVE** Use Permit #ZP2016-0217 pursuant to Section 23B.32.030.

of Speakers: 1

Motion / Second: ~~J. Selawsky / B. Clark~~ **T. Clarke / J. Selawsky**

Vote: ~~7-0-1-0 (Recuse: T. Clarke)~~ **(8-0-0-0)**

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

Discussion Draft EIR Comment Meeting:

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. 1900 Fourth – Continued from December 8, 2016, Review and Comment on Draft Environmental Impact Report

Application: Use Permit #ZP2015-0068 & Alteration Permit #LMSAP2015-0005 for construction of a proposed five-story mixed use development containing 155 dwelling units, approximately 30,000 sq. ft. of retail uses, and a 372-space parking garage, located on designated City of Berkeley Landmark #227, “West Berkeley Shellmound” (Spenger’s parking lot).

Zoning: C-W – West Berkeley Commercial

CEQA An Environmental Impact Report (EIR) was prepared and is available for public comment until February 9, 2017.

Determination: for public comment until February 9, 2017.

Applicant: West Berkeley Investors, LLC, 550 Hartz Avenue, Suite 200, Danville, Represented by Rhoades Planning Group, 1611 Telegraph Avenue, Suite 200, Oakland

Owner: Ruegg & Ellsworth, 2437 Durant Avenue, Berkeley

Staff Planner: Shannon Allen, ShAllen@cityofberkeley.info, (510) 981-7430

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

of Speakers: 56

Action: **CLOSED PUBLIC HEARING AND PROVIDED COMMENTS ON DRAFT ENVIRONMENTAL IMPACT REPORT**

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Action Calendar (Continued):

6. 2517 Sacramento Street – New Public Hearing

Application: Use Permit #ZP2015-0097 to install a new, rooftop, collocated Verizon wireless facility consisting of twelve panel antenna, twelve remote radio units (RRUs), two GPS antenna, and related equipment.

Zoning: C-SA – South Area Commercial District

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

Determination: (“Existing Facilities”).

Applicant: GTE Mobilnet of California Limited Partnership, dba Verizon Wireless, c/o Maria Kim at Complete Wireless Consulting, Inc., 2009 V Street, Sacramento

Owner: Sacramento Senior Homes, 1250 Addison Street, Unit G, Berkeley

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

Recommendation: **APPROVE** Use Permit #ZP2015-0097 pursuant to Section 23B.32.030.

of Speakers: 2

Motion / Second: J. Selawsky / B. Clark

Vote: 6-0-1-1 (Recuse: T. Clarke; Absent: S. Donaldson)

Action: **APPROVED**

Adjourned 12:23 AM

Members of the Public:

Present: 72

Speakers: 58
