



# Zoning Adjustments Board Agenda

Planning & Development Department  
Land Use Planning Division

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**Thursday, October 12, 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  
**Savlan Hauser**, 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: Greg Powell, (510) 981-7410, (Zoning Adjustments Board Secretary), 1947 Center Street, Second Floor, Berkeley, CA 94704; [zab@cityofberkeley.info](mailto: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 September 28, 2017**

**Recommendation: APPROVE**

#### 2. **901 Gilman Street – New Public Hearing**

**Application:** Use Permit #ZP2017-0116 to establish an auto service and repair use within an existing vacant 31,753 square-foot building, which was previously used as a school district bus depot, and to convert 13,010 square feet of floor area that was used for manufacturing within an adjacent 86,080 square-foot building.

**Zoning:** MU-LI – Mixed Use-Light Industrial

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

**Determination:**

**Applicant:** David Trachtenberg, Trachtenberg Architects, 2421 Fourth Street, Berkeley

**Owner:** RI Gilman, LLC, 2025 Fourth Street, Berkeley

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

**Recommendation:** **APPROVE** Use Permit #ZP2017-0116 pursuant to Section 23B.32.030.

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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.

#### 3. [835 Hearst Avenue](#) – Appeal

**Application:** **Appeal of Zoning Officer’s Decision to approve Administrative Use Permit #ZP2017-0063** to enlarge an existing 1,329 square-foot, 2-story single-family dwelling by raising the building by 8’ for a new average height of 22’7” and adding 700 square feet of gross floor area at the new ground floor.

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

**CEQA** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines

**Determination:** (“Existing Facilities”)

**Applicant/Owner:** Yes Duffy, 835 Hearst Avenue, Berkeley

**Appellants:** Ellen Baker and Lenel Dias, 839 Hearst Avenue, Berkeley

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

**Recommendation:** **DISMISS APPEAL and APPROVE** Administrative Use Permit #ZP2017-0063 pursuant to Section 23B.28.060.C.1.

#### 4. [2236 Channing Way](#) – New Public Hearing

**Application:** **Use Permit ZP#2017-0015** to convert 1,480 square feet of medical offices and 839 square feet of parking into three new dwelling units, for a total of 22 dwelling units in a multi-family dwelling.

**Zoning:** R-3 – Multiple Family Residential

**CEQA** Categorically exempt pursuant to Section 15301 and 15332 of the CEQA Guidelines (“Existing Facilities” and “In-Fill Development Projects,” respectively)

**Determination:**

**Applicant:** Jim Novosel, The Bay Architects, 1840 B Alcatraz Avenue, Berkeley

**Owner:** Prasad and Rani Lakireddy, 2278 Shattuck Avenue, Berkeley

**Staff Planner:** Sharon Gong, [SGong@cityofberkeley.info](mailto:SGong@cityofberkeley.info), (510) 981-7429

**Recommendation:** **APPROVE** Use Permit #ZP2017-0015 pursuant to Section 23B.32.030.

#### 5. [1419 Oxford Street](#) – New Public Hearing

**Application:** **Use Permit #ZP2017-0044** to construct a 743 sq. ft., one-story, single-family dwelling by demolishing a two car garage and reducing the rear yard setback from 15 ft. to 1 ft. and 11 in., on a lot with an existing, 2,672 sq. ft., two-story, duplex.

**Zoning:** R-2A(H) – Restricted Multiple-Family Residential; Hillside Overlay

**CEQA** Categorically exempt pursuant to Section 15303(a) and 15332 of the CEQA Guidelines (“New construction of a single family residence in a residential zone” and “In-Fill Development projects,” respectively).

**Determination:**

**Applicant** Jim Novosel, 1840 Alcatraz Avenue, Berkeley

**Owner:** Will Flynn and Sandra Clement, 1419 Oxford Street, Berkeley

**Staff Planner:** Sydney Stephenson, [SStephenson@cityofberkeley.info](mailto:SStephenson@cityofberkeley.info), (510) 981-7488

**Recommendation:** **DENY** Use Permit #ZP2017-0044 pursuant to Section 23B.32.030.

## Action Calendar (Continued from Previous Page)

### 6. [2920 Telegraph Avenue](#) – New Public Hearing

**Application:** Use Permit #ZP2017-0010 to operate a private school for grades 6 through 12, with a maximum of 65 students and 25 teachers/staff at any time, within the second floor of an existing commercial building.

**Zoning:** C-1 – General Commercial

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

**Applicant:** Lindsey Leblanc, Fusion Academy, 72 Monroe Center NW, Suite B, Grand Rapids, MI

**Owner:** Janine Chen, MPVCA Berkeley, LLC, 2440 Camino Ramon #215, San Ramon

**Staff Planner:** Immanuel Bereket, [IBereket@cityofberkeley.info](mailto:IBereket@cityofberkeley.info), (510) 981-7415

**Recommendation:** **APPROVE** Use Permit #ZP2017-0010 pursuant to Section 23B.32.030.

### 7. [912 Cedar Street](#) – New Public Hearing

**Application:** Use Permit #ZP2017-0109 to (1) demolish an existing 1,545 square foot, single-family dwelling and detached accessory structure, and (2) construct two new detached, two-story dwellings totaling approximately 3,575 square feet.

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

**CEQA Determination:** Categorically exempt pursuant to Section 15303(a) and 15332 of the CEQA Guidelines (“New construction of a single family residence in a residential zone” and “In-Fill Development projects,” respectively).

**Applicant:** Design & Development (c/o John Newton), 5666 Telegraph Avenue, Suite A, Oakland

**Owner:** Farzad Ghafari, P.O. Box 3683, Los Altos

**Staff Planner:** Immanuel Bereket, [IBereket@cityofberkeley.info](mailto:IBereket@cityofberkeley.info), (510) 981-7415

**Recommendation:** **APPROVE** Use Permit #ZP2017-0109 pursuant to Section 23B.32.030.

### 8. Selection of members for a Subcommittee for the [Zoning Ordinance Revision Project](#).

### 9. [Establish a Density Bonus Subcommittee](#).

Designate a Density Bonus Subcommittee of the Zoning Adjustments Board and appoint up to three members of the Board to serve. The subcommittee would evaluate the state density bonus regulations, make recommendations to the Council regarding the City’s procedures, and meet concurrently with similar subcommittees of other commissions.

## 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

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### **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 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 at 981-6418 (V) or 981-6347 (TDD) 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](mailto:zab@cityofberkeley.info).

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### **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.

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