Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board
Thursday, October 12, 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
Savlan Hauser, appointed by Councilmember Droste
Teresa Clarke, appointed by Councilmember Maio
Patrick Sheahan, appointed by Councilmember Davila
Shoshana O’Keefe, appointed by Councilmember Hahn
Deborah Matthews, appointed by Councilmember Wengraf
Brazil Clark, appointed by Councilmember Worthington
Carrie Olson, appointed by Councilmember Harrison

Absent:
John Selawsky

Excused:
Denise Pinkston
Charles Kahn

Ex Parte Communication Disclosures:
None

Public Comment:
Speakers: 0

Agenda Changes:
Move Item #6, 2920 Telegraph Avenue Boulevard to the Consent Calendar.

Consent Calendar:
1. Approval of Action Minutes from September 28, 2017
   Recommendation: APPROVE
   Motion / Second: C. Olson / P. Sheahan
   Vote: 8-0-0-1 (Absent: J. Selawsky)
   Action: APPROVED
Consent Calendar (Continued):

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

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

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

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

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

   Motion/Second: C. Olson / P. Sheahan

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

   Action: **APPROVED**

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, (510) 981-7415

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

   Motion/Second: C. Olson / P. Sheahan

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

   Action: **APPROVED**
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 Determination:** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”)
   **Applicant/Owner:** Yes Duffy, 835 Hearst Avenue, Berkeley
   **Staff Planner:** Lucy Sundelson, LSundelson@cityofberkeley.info, (510) 981-7433
   **Recommendation:** DISMISS APPEAL and APPROVE Administrative Use Permit #ZP2017-0063 pursuant to Section 23B.28.060.C.1.

   **# of Speakers:** 3
   **Motion/Second:** C. Olson / S. O’Keefe
   **Vote:** 8-0-0-1 (Absent: J. Selawsky)
   **Action:** DISMISSED APPEAL and APPROVED

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 Determination:** Categorically exempt pursuant to Section 15301 and 15332 of the CEQA Guidelines (“Existing Facilities” and “In-Fill Development Projects,” respectively)
   **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, (510) 981-7429
   **Recommendation:** APPROVE Use Permit #ZP2017-0015 pursuant to Section 23B.32.030.

   **# of Speakers:** 2
   **Motion / Second:** D. Matthews / C. Olson
   **Vote:** 8-0-0-1 (Absent: J. Selawsky)
   **Action:** CONTINUED to November 8, 2017
Action Calendar (Continued):

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 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/Owner: Jim Novosel, 1840 Alcatraz Avenue, Berkeley
Will Flynn and Sandra Clement, 1419 Oxford Street, Berkeley

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

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

Motion / Second: D. Matthews / S. O’Keefe

Vote: 6-2-0-1 (No: S. Hauser, T. Clarke; Absent: J. Selawsky)

Action: DENIED

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
Farzad Ghafari, P.O. Box 3683, Los Altos

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

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

Motion / Second: T. Clarke / S. Hauser

Vote: 5-3-0-1 (No: P. Sheahan, B. Clark, C. Olson; Absent: J. Selawsky)

Action: APPROVED

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

Motion / Second: C. Olson / S. O’Keefe

Action: Select D. Pinkston, P. Sheahan, I. Tregub

9. Establish a Density Bonus Subcommittee

Motion / Second: I. Tregub / B. Clark

Action: Select S. O’Keefe, T. Clarke, C. Olson

Adjourned 10:00 PM
Members of the Public:
Present: 23
Speakers: 14