Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Wednesday, November 30, 2017 - 7:05 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
John Selawsky, appointed by Councilmember Bartlett
Shoshana O'Keefe, appointed by Councilmember Hahn
Charles Kahn, appointed by Councilmember Wengraf
Rigel Robinson, appointed by Councilmember Worthington
Carrie Olson, appointed by Councilmember Harrison

Excused Absence:
Brazile Clark

Ex Parte Communication Disclosures:
None

Public Comment:
Speakers: 0

Agenda Changes:
Move Item #3: 1330 Summit Road off the Consent Calendar to the Action Calendar.

Consent Calendar:
1. Approval of Action Minutes from November 8, 2017
   Recommendation: APPROVE
   Motion / Second: C. Olson / C. Kahn
   Vote: 9-0-0-0
   Action: APPROVED
Consent Calendar (Continued):

2. **2236 Channing Way – Continued from October 12, 2017 and November 8, 2017**
   - **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 Sections 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:** CONTINUE
   - **Motion/Second:** C. Olson / C. Kahn
   - **Vote:** 9-0-0-0
   - **Action:** CONTINUED to date uncertain.

4. **2072 Addison Street – New Public Hearing**
   - **Application:** Use Permit #2016-0020 to demolish a one-story commercial building, and to construct a seven-story, mixed-use building containing an approximately 1,425-sq. ft. restaurant serving beer and wine and 29 off-street parking spaces on the ground floor, and six stories of residents containing a total of 66 dwelling units.
   - **Zoning:** Downtown Mixed Use (Core)/ Arts District Overlay – C-DMU/ADO
   - **CEQA Determination:** Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development”).
   - **Applicant:** Kirk Peterson, AIA, Oakland
   - **Owner:** Ruegg & Ellsworth, Berkeley
   - **Staff Planner:** Fatema Crane, fcrane@cityofberkeley.info, (510) 981-7413
   - **Recommendation:** APPROVE Use Permit #2016-0020 pursuant to Section 23B.32.030.
   - **Motion/Second:** C. Olson / C. Kahn
   - **Vote:** 9-0-0-0
   - **Action** APPROVED with amendments to Conditions of Approval.
Action Calendar:

3. 1330 Summit Road – New Public Hearing
   Application: Use Permit #ZP2015-0111 to construct a new, approximately 3,950 sq. ft.,
   three-story, 29'-11" in average height, single-family residence, on a vacant,
   5,684 sq. ft. hillside lot with a 2’ front yard setback where a minimum of 20’ is
   required.
   Zoning: R-1 (H) – Single-Family Residential District, Hillside Overlay
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
   Applicant: Minxi Liu, 812 5th Avenue, Oakland
   Owner: Hui Qing Lu, 30 Hill Road, Berkeley
   Staff Planner: Sydney Stephenson, sstephenson@cityofberkeley.info, (510) 981-7488
   Recommendation: APPROVE Use Permit #2015-0111 pursuant to Section 23B.32.040.
   # of Speakers: 3
   Motion / Second: P. Sheahan / J. Selawsky
   Vote: 9-0-0-0
   Action: CONTINUED to date uncertain.

5. 2210 & 2212 Martin Luther King Jr. Way – Continued from August 24, 2017
   Application: Variance and Administrative Use Permit #ZP2016-0194 to expand and
   convert the existing two-story, 2,723 square foot building, that contains a
   dwelling and a child care center, as follows: 1) convert the existing ground
   floor child care center to a dwelling unit; 2) construct a 1,166 square-foot, two-
   story addition to the rear to create a dwelling; 3) allow a total of three units
   on this parcel when the maximum permissible number of units is two based
   on the size of this lot; and 4) provide one parking space when three are
   required.
   Zoning: R-2 – Restricted Two Family Residential District
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
   Applicant: Kristin Personett, 6140 Johnson Drive, Oakland
   Owner: Nhan Nguyen Le, 582 18th Avenue, San Francisco
   Staff Planner: Jim Frank, JFrank@cityofberkeley.info, (510) 981-7548
   Recommendation: APPROVE Variance and Administrative Use Permit #2016-0194 pursuant to
   Section 23B.32.040.
   # of Speakers: 1
   Motion / Second: J. Selawsky / C. Kahn
   Vote: 8-1-0-0 (No: P. Sheahan)
   Action: APPROVED with amendments to Conditions of Approval.

Adjourned In Memory of George Williams at 8:24 PM

Members of the Public:
Present: 15
Speakers: 4