



# Zoning Adjustments Board Agenda

Planning & Development Department  
Land Use Planning Division

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**Thursday, January 11, 2018 - 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  
**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

## **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.

## 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 December 14, 2017**

**Recommendation: APPROVE**

### 2. **2009 Addison Street – New Public Hearing**

**Application:** Use Permit #ZP2017-0004 to demolish an existing, single-story commercial building and to construct a new, seven-story mixed-use building with zero (0) on-site parking spaces, featuring performing arts rehearsal space and stage production facilities with an interior loading dock on the ground floor; classrooms and storage space on the second floor; and five floors containing a total of 45, rent-free dwelling units to be occupied exclusively by Berkeley Repertory Theatre artists and theater professionals.

**Zoning:** C-DMU/ADO – Downtown Mixed Use (Core)/ Arts District Overlay

**CEQA** The City prepared an Infill Environmental Checklist pursuant to Section 15183.3 and appendices M and N of the CEQA *Guidelines*.

**Determination:**

**Applicant:** Jorge De Quesada, De Quesada Architects, Inc., 21 Tamal Vista, Suite 192, Corte Madera

**Owner:** Berkeley Repertory Theatre, 999 Harrison Street, Berkeley

**Staff Planner:** Fatema Crane, FCrane@cityofberkeley.info, (510) 981-7413

**Recommendation:** **CONTINUE** Use Permit #ZP2017-0004 off calendar.

## Agenda - Zoning Adjustments Board

Thursday, January 11, 2018

Page 3 of 6

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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. [1406 McGee Avenue](#) – Appeal

**Application:** **Appeal of Zoning Officer’s Decision to approve Administrative Use Permit #ZP2017-0073** to raise an existing 2,088 square-foot, 1-story single-family dwelling by 44” that would result in a new average height of 27’9”, add 522 square feet at the new first floor, and to create an internal accessory dwelling unit.

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

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

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

**Applicant/Owner:** Denise Resnikoff, 1406 McGee Avenue, Berkeley

**Appellant:** William Barclay and Dr. Cathleen Fogel, 1412 McGee Avenue, Berkeley

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

**Recommendation:** **DISMISS APPEAL and APPROVE** Administrative Use Permit #ZP2017-0073 pursuant to Section 23B.28.060.C.1.

#### 4. [1499 University Avenue](#) – New Public Hearing

**Application:** **Use Permit Modification #ZP2017-0125** to add a roof-top deck for the exclusive use of hotel guests to a previously approved 3-story, 16,738 square-foot, 39-room hotel.

**Zoning:** C-1 – General Commercial

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

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

**Applicant:** Jerry Mastora, 920 Grayson Street, Berkeley

**Owner:** Berkeley Hospitality, LLC, 109 Johns Street, Salinas

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

**Recommendation:** **APPROVE** Use Permit Modification #ZP2017-0125 pursuant to Section 23B.56.020.

#### 5. [2305 Edwards Street](#) – New Public Hearing

**Application:** **Use Permit #ZP2017-0169** to (1) construct a 560 square-foot, second-story addition, 28-feet 9-inches in average height, on a lot that exceeds maximum allowed density; (2) increase the number of bedrooms on this parcel from 2 to 5; and (3) vertically extend non-conforming rear and street side yard setbacks.

**Zoning:** R-2 – Restricted Two-Family Residential.

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

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

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

**Owner:** Emily and Arian Solberg, 1450 Bancroft Way, Berkeley

**Staff Planner:** Charles Enchill, CEnchill@cityofberkeley.info, (510) 981-7431

**Recommendation:** **APPROVE** Use Permit #ZP2017-0169 pursuant to Section 23B.32.030.

**Agenda - Zoning Adjustments Board**

**Thursday, January 11, 2018**

Page 4 of 6

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**6. Appoint Alternate Members of the Density Bonus Subcommittee**

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**

### **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).

## Agenda - Zoning Adjustments Board

Thursday, January 11, 2018

Page 6 of 6

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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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