Zoning Adjustments Board
Thursday, March 22, 2018 - 7:07 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
Mary Kay Lacey, appointed by Councilmember Bartlett
Shoshana O'Keefe, appointed by Councilmember Hahn
Charles Kahn, appointed by Councilmember Wengraf
Carrie Olson, appointed by Councilmember Harrison
Brazile Clark, appointed by Councilmember Worthington, Arrived at 7:30 p.m.

Absent:
Patrick Sheahan

Excused Absence:
John Selawsky

Ex Parte Communication Disclosures:
I. Tregub: I spoke to Toni Mester about 2439 Tenth Street. I talked to Toni Mester and Tenise Young about 2119 Eighth Street.

Public Comment:
Speakers: 1

Staff Announcements
• Changes made to the timing of Supplemental Communications and Reports
• Master Use Permit ZP2015-0268 for 600 Addison Street was withdrawn
• City received a second application for 1900 Fourth Street, ZP2018-0052
Agenda Changes:
Move item #3, 917 Camelia Street, to the Action Calendar.
Move item #5, 2439 Tenth Street, to the Action Calendar.

Consent Calendar:

1. Approval of Action Minutes from March 8, 2018
Recommendation: APPROVE
Motion / Second: C. Olson/C. Kahn
Vote: 7-0-0-2 (Absent: B. Clark, P. Sheahan)
Action: APPROVED

2. 2118 Channing Way – New Public Hearing
Application: Use Permit #ZP2017-0182 to eliminate four off-street parking spaces to accommodate the expansion and reconfiguration of two existing ground floor dwelling units in an existing ten-unit multi-family building.
Zoning: R-S (Residential Southside)
CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
Applicant: Sam Sorokin, Premium Properties C/O Rhoades Planning Group
Owner: Franco Reggi, Channing Way Investment Group, LLC
Staff Planner: Layal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424
Recommendation: APPROVE Use Permit #ZP2017-0182 pursuant to Section 23B.32.040.
Motion / Second: C. Olson/C. Kahn
Vote: 7-0-0-2 (Absent: B. Clark, P. Sheahan)
Action: APPROVED

3. 1640 Ninth Street – New Public Hearing
Application: Use Permit #ZP2017-0149 to construct a detached, two-story, 1,434 square-foot single-family dwelling at the rear of a parcel that contains an existing 1,009 square-foot single-family dwelling.
Zoning: R-1A – Limited Two-Family Residential
CEQA Determination: Categorically exempt pursuant to Section 15303 “New Construction or Conversion of Small Structures” and 15332 (“In-Fill Development Projects”) of the CEQA Guidelines.
Applicant: Geoffrey Holton & Associates, 1743 Alcatraz Avenue, Berkeley
Owner: Jessica Willow Blish, 1640 Ninth Street, Berkeley
Staff Planner: Layal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424
Recommendation: APPROVE Use Permit #ZP2017-0149 pursuant to Section 23B.32.040.
Motion / Second: C. Olson/C. Kahn
Vote: 7-0-0-2 (Absent: B. Clark, P. Sheahan)
Action: APPROVED
Consent Calendar (Continued):

6. 1034 Channing Way – New Public Hearing
   Application: Variance and Use Permit #ZP2017-0100 to undertake the following to an existing two-story, 2,000 square foot duplex, which is non-conforming: 1) raise the building by 15 inches in order to replace the foundation and raise the finished first floor above grade; and, 2) move the building to the east 2 inches in order to locate it wholly on the subject property resulting in an increase in lot coverage from 61.9% to 62.1% where up to 40% is permitted and a reduction in the east side setback from 1 foot 3 inches to 1 foot 1 inch where 3 feet 6 inches is permitted.
   Zoning: R-1A – Limited Two-Family Residential
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").
   Applicant/Owner: Meching Mai, 929 Grayson Street
   Staff Planner: Fabiane Garcia, 1034 Channing Way
   Recommendation: Jim Frank, JFrank@cityofberkeley.info, (510) 981-7548
   # of Speakers: APPROVE
   Motion / Second: C. Olson/C. Kahn
   Vote: 7-0-0-2 (Absent: B. Clark, P. Sheahan)
   Action: APPROVED

Action Calendar:

3. 917 Camelia Street – New Public Hearing
   Application: Use Permit #ZP2018-0017 to demolish a vacant single-family residence.
   Zoning: MU-LI, Mixed Use – Light Industrial District
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").
   Applicant: Pacific Gas and Electric Company (PG&E), P. O. Box 77000., San Francisco
   Owner: PG&E (attn: Nicole Merritt), 6121 Bollinger Canyon Road, San Ramon
   Staff Planner: Immanuel Bereket, ibereket@cityofberkeley.info, (510) 981-7425
   Recommendation: APPROVE
   # of Speakers: 3
   Motion / Second: C. Kahn/D. Pinkston
   Vote: 4-2-0-2 (No: T. Clarke, C. Olson; Absent: B. Clark, P. Sheahan)
   Action: APPROVED
5. **2439 Tenth Street** – New Public Hearing  
   **Application:** Use Permit Modification #ZP2017-0178 to expand the height and length of the existing dormers and roof form located at the back half of the rear dwelling on a lot that is over residential density.  
   **Zoning:** R-1A Limited Two-Family Residential  
   **CEQA Determination:** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).  
   **Applicant/Owner:** Hal Brandel, 1933 Francisco Street, Berkeley  
   **Staff Planner:** Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426  
   **Recommendation:** APPROVE Use Permit Modification #ZP2017-0178 pursuant to Section 23B.32.040.  
   **# of Speakers:** 2  
   **Motion / Second:** D. Pinkston/B. Clark  
   **Vote:** 7-0-1-1 (Abstain: C. Kahn; Absent: P. Sheahan)  
   **Action:** APPROVED with amendments to the Conditions of Approval

7. **2119 Eighth Street** – New Public Hearing  
   **Application:** Use Permit #ZP2017-0055 to construct a detached, three-story, 2,220 square-foot single-family dwelling at the rear of a parcel that contains an existing 1,982 square-foot single-family dwelling, and to reduce the rear yard setback.  
   **Zoning:** R-1A – Limited Two-Family Residential  
   **CEQA Determination:** Categorically exempt pursuant to Section 15303 “New Construction or Conversion of Small Structures” and 15332 (“In-Fill Development Projects”) of the CEQA Guidelines.  
   **Applicant/Owner:** Cynthia Elliott, 2119 Eighth Street, Berkeley  
   **Staff Planner:** Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429  
   **Recommendation:** APPROVE Use Permit #ZP2017-0055 pursuant to Section 23B.32.040.  
   **# of Speakers:** 5  
   **Motion / Second:** S. O'Keefe/C. Kahn  
   **Vote:** 8-0-0-1 (Absent: P. Sheahan)  
   **Action:** CONTINUED Off Calendar

Adjourned at 9:07 PM in memory of Bob Piper.

Members of the Public:  
Present: 15  
Speakers: 11