Zoning Adjustments Board
Thursday, April 26, 2018 – 7:08 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
Laura Riggs, 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
Carrie Olson, appointed by Councilmember Harrison
Holden Valentine, appointed by Councilmember Worthington

Absent:
None

Excused Absence:
Theresa Clarke
Brazile Clark

Ex Parte Communication Disclosures:
None

Public Comment:
Speakers: 0

Agenda Changes:
Move item #2, 2350 Prospect Street, to the Action Calendar.
Consent Calendar:

1. Approval of Action Minutes from April 12, 2018
   Recommendation: APPROVE
   Motion / Second: C. Olson / J. Selawsky
   Vote: 9-0-0-0
   Action: APPROVED

3. 3028 Regent Street – New Public Hearing
   Application: Use Permit #ZP2018-0038 to convert a two-story care-facility to a duplex.
   The project would increase the number of dwelling units on the site from one to two and reduce the number of bedrooms from 16 to 11.
   Zoning: R-2A – Restricted Multiple-Family Residential
   CEQA Determination: Categorically exempt pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.
   Applicant/Owner: Daniel Leja, 3028 Regent Street, Berkeley
   Staff Planner: Immanual Bereket, ibereket@cityofberkeley.info, (510) 981-7425
   Recommendation: APPROVE Use Permit #ZP2018-0038 pursuant to Section 23B.32.040.
   Motion / Second: C. Olson / J. Selawsky
   Vote: 9-0-0-0
   Action: APPROVED

4. 2921 Otis Street – New Public Hearing
   Application: Use Permit #ZP2017-0207 to raise an existing rear yard building that contains one dwelling unit by three feet, vertically continue a non-conforming rear yard setback, and convert an existing basement area to a one-bedroom dwelling unit.
   Zoning: R-4 – Multi-Family Residential
   CEQA Determination: Categorically exempt pursuant to Sections 15303 (“New Construction or Conversion of Small Structures”) and 15332 (“In-Fill Development Projects”).
   Applicant/Owner: David Soffa, 2930 Otis Street, Berkeley
   Staff Planner: Layal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424
   Recommendation: APPROVE Use Permit #ZP2017-0207 pursuant to Section 23B.32.040.
   Motion / Second: C. Olson / J. Selawsky
   Vote: 9-0-0-0
   Action: APPROVED with amendments to Conditions of Approval.
Consent Calendar (Continued):

5. 1506 Bonita – New Public Hearing
   - **Application:** Use Permit #ZP2016-0050 to raise an existing one-story duplex by 8’-10" resulting in a two-story building. The new approximately 1,600 square foot ground level would accommodate two new residential units. This would increase the total number of dwelling units on the parcel from six to eight and the number of bedrooms from six to twelve.
   - **Zoning:** R-2A – Restricted Multiple-Family Residential
   - **CEQA Determination:** Categorically exempt pursuant to sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the CEQA Guidelines.
   - **Applicant:** Mike Pourzand, 79 Arlington Ave., Kensington
   - **Owner:** Reza Yeganeh, 1531 Campus Dr., Berkeley
   - **Contract Planner:** Abe Leider, aleider@rinconconsultants.com, (510) 671-0175
   - **Staff Planner:** Immanuel Bereket, IBereket@cityofberkeley.info, (510) 981-7415
   - **Recommendation:** APPROVE Use Permit #2016-0050 pursuant to Section 23B.32.040.
   - **Motion / Second:** C. Olson / J. Selawsky
   - **Vote:** 9-0-0-0
   - **Action:** APPROVED

6. 3100 San Pablo Avenue – New Public Hearing
   - **Application:** Use Permit #ZP2018-0008 to establish approximately 43,000 square feet of office space and 6,000 square feet of research and development (R&D) space (49,000 square feet total) in an existing 492,706 square-foot building.
   - **Zoning:** MULI - Mixed Use – Light Industrial & C-W – West Berkeley Commercial
   - **CEQA Determination:** An Addendum to the 3100 San Pablo Avenue Outpatient Center Project Final Environmental Impact Report (EIR) was prepared to evaluate the potentially significant environmental impacts of the proposed project, pursuant to the California Environmental Quality Act (CEQA).
   - **Applicant:** Darrell deTienne Associates, 3435 Cesar Chavez Street, Suite 312, San Francisco
   - **Owner:** LBA Realty, 3347 Michelson Drive, Suite 200, Irvine
   - **Contract Planner:** Abe Leider, aleider@rinconconsultants.com, (510) 671-0175
   - **Staff Planner:** Greg Powell, Principal Planner, gpowell@cityofberkeley.info, (510) 981-7414
   - **Recommendation:** APPROVE Use Permit #2018-0008 pursuant to Section 23B.32.040.
   - **Motion / Second:** C. Olson / J. Selawsky
   - **Vote:** 9-0-0-0
   - **Action:** APPROVED with amendments to Conditions of Approval.
2. 2350 Prospect Street – New Public Hearing

Application: Use Permit #ZP2017-0123 to construct a three-story, 2,771-square-foot, six bedroom Group Living Accommodation (GLA) on a vacant lot.

Zoning: R-3H – Multiple Family Residential District, Hillside Overlay

CEQA Determination: Categorically exempt pursuant to Section 15303 and 15332 of the CEQA Guidelines (“New Construction or Conversion of Small Structures” and “In-Fill Development Projects”).

Applicant: Lisa Harvey, PO Box 862, San Anselmo

Owner: 2335 Warring LLC, 5432 Geary Blvd. #166, San Francisco

Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426

Recommendation: APPROVE Use Permit #ZP2017-0123 pursuant to Section 23B.32.040.

# of Speakers: 4

Motion / Second: C. Kahn / J. Selawsky

Vote: 8-1-0-0 (No: P. Sheahan)

Action: APPROVED with amendments to Conditions of Approval.

Adjourn: 8:10 PM, In memory of Miriam “Mim” Hawley

Members of the Public:

Present: 35

Speakers: 4