Zoning Adjustments Board
Thursday, July 12, 2018 – 7:13 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, 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
Carrie Olson, appointed by Councilmember Harrison

Absent:
B. Clark

Ex Parte Communication Disclosures:
C. Kahn: Discussed safety of residence-oversight regarding 2501-2509 Haste Avenue with Mr. Whitlock.

Public Comment:
Speakers: 0

Consent Calendar:

1. Approval of Action Minutes from June 28, 2018
   Recommendation: APPROVE
   Motion / Second: C. Olson / D. Pinkston
   Vote: 8-0-0-1 (Absent: B. Clark)
   Action: APPROVED
Action Calendar:

2. **2501 Haste-2509 Haste/2433 Telegraph Avenue – New Public Hearing**
   - **Application:** Use Permit Modification #ZP2018-0191 to modify approved Use Permit #12-10000012, which allowed the construction of a 6-story mixed-use building, to add 16 beds to the Group Living Accommodation for a total of 254, reduce the total non-residential floor area by 11,264 square feet by eliminating the basement, alter the layout of the ground floor, second floor, and roof deck, and increase the average height from 72' to 75'.
   - **Zoning:** C-T – Commercial, Telegraph
   - **CEQA Determination:** Categorically exempt pursuant to Section 15332 of the CEQA Guidelines
   - **Applicant:** David Bogstad, 590 Ygnacio Valley Road, Suite 310, Walnut Creek
     Mai Nguyen, 886 Colusa Avenue, Berkeley
   - **Owner:** Todd Whitlock, Integrated Property Company II, LLC, 120 Railroad Avenue, Point Richmond
   - **Staff Planner:** Lucy Sundelson, LSundelson@cityofberkeley.info, (510) 981-7433
   - **Recommendation:** APPROVE Use Permit Modification #ZP2018-0191 pursuant to Section 23B.32.030.
   - **# of Speakers:** 2
   - **Motion / Second:** D. Pinkston/ T. Clarke
   - **Vote:** 8-0-0-1 (Absent: B. Clark)
   - **Action:** APPROVED

3. **1470 Cornell – New Public Hearing**
   - **Application:** Use Permit #ZP2018-0057 to reconstruct a 1,392 sq. ft. two-story single-family residence due to an inadvertent demolition; and construct a 543 sq. ft., two-story addition to the side and rear of the building, and convert 200 sq. ft. of existing habitable space back to a garage.
   - **Zoning:** R-2 – Restricted Two-Family Residential
   - **CEQA Determination:** Categorically exempt pursuant to Sections 15303 and 15332 (“New Construction or Conversion of Small Structures” and “In-Fill Development,” respectively) of the CEQA Guidelines.
   - **Applicant:** Dehong Liu, 1933 Davis Street, Suite 270, San Leandro
   - **Owner:** Revive Neighborhoods LLC, 6400 Christie Avenue, Suite 1000, Emeryville
   - **Staff Planner:** Sydney Stephenson, sstephenson@cityofberkeley.info, (510) 981-7411
   - **Recommendation:** APPROVE Use Permit #ZP2017-0205 pursuant to Section 23B.32.030.C.
   - **# of Speakers:** 5
   - **Motion / Second:** C. Kahn / D. Pinkston
   - **Vote:** 8-0-0-1 (Absent: B. Clark)
   - **Action:** APPROVED
Discussion: Project Preview

4. 1601 Oxford Street – Preview

Application: Use Permit #ZP2018-0035 to construct approximately 36,000 square-feet of floor area consisting of 34 age-restricted Below Market Rate units for Seniors, 1 managers unit, and 2 units for use by All Souls Episcopal Parish staff, within a four story building to be built above a partially underground parking/lobby level.

Zoning: R-3 – Multiple Family Residential

CEQA Determination: Studies are currently being prepared to evaluate the project’s potential environmental impacts prior to making a CEQA determination

Applicant: Satellite Affordable Housing Associates (SAHA), c/o Carrie Lutjens, 1835 Alcatraz Avenue, Berkeley

Owner: All Souls Episcopal Parish, 2220 Cedar Street, Berkeley

Staff Planner: Layal Nawfal, LNawfal@cityofberkeley.info, (510) 981-7424

Recommendation: Hold a public hearing and provide advisory comments.

# of Speakers: 14

Action: Held a Public Hearing and Provided Comments.

Adjourn: 10:50 PM

Members of the Public:
Present: 26
Speakers: 21