Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board
Thursday, July 26, 2018 – 7:08 PM

City Council Chambers, 2134 Martin Luther King Jr. Way, Second Floor
Berkeley (Wheelchair Accessible)

Preliminary Matters:

Roll Call:
- Patrick Sheahan, appointed by Councilmember Davila
- John Selawsky, appointed by Councilmember Bartlett (Left at 9:48 PM)
- Carrie Olson, appointed by Councilmember Harrison
- Margo Schueler appointed by Councilmember Maio
- Toni Mester appointed by Councilmember Hahn
- Steven Donaldson appointed by Councilmember Wengraf
- Igor Tregub (Chairperson), appointed by Mayor Arreguin

Absent:
- B. Clark

Excused Absence:
- D. Pinkston
- T. Clarke
- S. O’Keefe
- C. Kahn

Ex Parte Communication Disclosures:
- I. Tregub: Discussed the timeline of the application for 1798 Scenic and questions fielded by applicant.
- J. Selawsky: Councilmember Bartlett relayed some neighborhood questions about the project at 2701 Shattuck
- M. Schueler: Received a call wanting to know whether the project on Scenic was going to the Planning Commission or the ZAB and I clarified it was coming here.

Public Comment:
- Speakers: 1
Consent Calendar:

1. Approval of Action Minutes from July 12, 2018
   Recommendation: APPROVE
   Motion / Second: C. Olson / S. Donaldson
   Vote: 5-0-2-1 (Abstain: Schueler, Mester; Absent: B. Clark)
   Action: APPROVED

Action Calendar:

2. 2129 Ninth Street – New Public Hearing
   Application: Use Permit #ZP2016-0179 to demolish an existing two-story duplex, with an
   attached garage, totaling 2,040 square feet and construct two new two-story
   dwellings, on a 5,207 square-foot lot in the R1-A District. The front unit would
   be 1,771 square feet with a 203 square-foot attached garage, and the rear
   unit would be 1,504 square feet.
   Zoning: R-1A – Limited Two-Family Residential
   CEQA Determination: Categorically exempt under Sections 15303 (New Construction or
   Conversion of Small Structures) and 15332 (In-Fill Development) of the
   California Environmental Quality Act (CEQA) Guidelines.
   Applicant/Owner: Ali Construction, PO Box 661827, Sacramento, CA 95866
   Staff Planner: Layal Nawfal, Lnawfal@cityofberkeley.info, (510) 981-7424
   Recommendation: APPROVE Use Permit #ZP2016-0179 pursuant to Section 23B.32.030.
   
   # of Speakers: 3
   Motion / Second: T. Mester/ J. Selawsky
   Vote: 7-0-0-1 (Absent: B. Clark)
   Action: APPROVED with additions to the conditions of approval.

3. 1798 Scenic Avenue – New Public Hearing
   Application: Use Permit #ZP2018-0007 to change the use of an existing approximately
   13,000 square-foot building at the Pacific School of Religion campus from
   higher education use to a middle school use serving up to 225 students.
   Zoning: R-4H -Multi-Family Residential – Hillside Overlay
   CEQA Determination: Categorically exempt pursuant to section 15301 (Existing Facilities) of the
   CEQA Guidelines.
   Applicant: Joe DeCredico, 7800 Bancroft Way, Suite 203, Berkeley
   Owner: Pacific School of Religion, David Vasquez-Levy, President
   1798 Scenic Avenue, Berkeley
   Staff Planner: Fatema Crane, fcrane@cityofberkeley.info, (510) 981-7413
   Recommendation: APPROVE Use Permit #ZP2018-0007 pursuant to Section 23B.32.030.5
   # of Speakers: 10
   Motion / Second: J. Selawsky/ S. Donaldson
   Vote: 7-0-0-1 (Absent: B. Clark)
   Action: APPROVED with additions to the conditions of approval.
Discussion: Project Preview

4. **2701 Shattuck Avenue** – Preview

   **Application:** Use Permit #ZP2016-0244 to construct a 5-story, 61 foot-tall, mixed-use building with 57 dwelling units (including 5 VLI units), a 600 square-foot ground floor café, and 30 parking spaces

   **Zoning:** C-SA, South Area Commercial District; South Shattuck Strategic Plan

   **CEQA Determination:** Categorically exempt pursuant to section 15332 (In-Fill Development Projects) of the CEQA guidelines.

   **Applicant:** Stuart Gruendl, Bay Rock Multifamily, LLC, 411 Pendleton Way, Suite C, Oakland, CA 94621

   **Owner:** 2701 Shattuck Berkeley, LLC, 7917 Festival Court, Cupertino, CA 95014

   **Staff Planner:** Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429

   **Recommendation:** Hold a public hearing and provide advisory comments.

   **# of Speakers:** 5

   **Action:** Hold a public hearing and provide advisory comments.

Adjourn: 10:10 PM

**Members of the Public:**

Present: 27

Speakers: 19