Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, November 8, 2018 - 7:10 PM

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

Preliminary Matters:

Roll Call:
Charles Kahn, appointed by Councilmember Wengraf
Patrick Sheahan, appointed by Councilmember Davila
John Selawsky, appointed by Councilmember Bartlett
Shoshana O'Keefe, appointed by Councilmember Hahn (Acting Chair in Chair Pinkston’s absence for last item)
Carrie Olson, appointed by Councilmember Harrison
Nicolaus Wright, appointed by Mayor Arreguin
Denise Pinkston, appointed by Councilmember Droste (left 11:50 PM)
Teresa Clarke, appointed by Councilmember Maio

Absent:
D. Kim

Excused Absence:
I. Tregub

Ex Parte Communication Disclosures:
D. Pinkston: Received an invitation from Honda to visit and see the operations. Councilmember Droste requested more time for the Honda project to allow for mediation.
T. Clarke: Received an email from Betsy Thagard indicating her support of 2701 Shattuck, and a text from Ms. Thagard regarding her support for 1951 Shattuck.

Public Comment:
Speakers: 1

Agenda Changes
Move item #3, 2714 Alcatraz Avenue, to the Action Calendar. Item #6, 1601 Oxford Street, will be heard after the Consent Calendar. 2714 Alcatraz Avenue will follow 1601 Oxford Street, and then the agenda will continue in the draft order.
Consent Calendar:

1. Approval of Action Minutes from October 25, 2018

<table>
<thead>
<tr>
<th>Recommendation:</th>
<th>APPROVE</th>
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<td>Motion / Second:</td>
<td>C. Olson/ P. Sheahan</td>
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<td>Vote:</td>
<td>8-0-0-1 (Absent: D. Kim)</td>
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<tr>
<td>Action:</td>
<td>APPROVED</td>
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2. 59 The Plaza Drive – New Public Hearing

| Application: | Use Permit #ZP2018-0164 to alter an existing three-story, 6,520 square-foot, single-family dwelling by 1) expanding the existing attic space to create a bedroom; and 2) altering the roof line to enlarge the top floor of this dwelling by 284 square feet. |
| Zoning: | R-1, Single Family Residential |
| CEQA Determination: | Categorically exempt pursuant to Section 15301 of the CEQA Guidelines |
| Applicant: | Melissa Anderson, Fischer Architecture, 2984 San Pablo Avenue, Berkeley |
| Owner: | Clarence, LLC, 59 The Plaza Drive, Berkeley |
| Staff Planner: | Sydney Stephenson, sstephenson@cityofberkeley.info, (510) 981-7488 |
| Recommendation: | APPROVE Use Permit #ZP2018-0164 pursuant to Section 23B.32.040. |
| Motion / Second: | C. Olson/ P. Sheahan |
| Vote: | 8-0-0-1 (Absent: D. Kim) |
| Action: | APPROVED |

Action Calendar:

3. 1601-1607 Oxford Street – New Public Hearing

| Application: | Use Permit #ZP2018-0035 to construct an affordable housing development, approximately 36,000 sq. ft. in area with four-stories above a partially underground parking/lobby level, 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. |
| Zoning: | R-3, Multiple Family Residential |
| CEQA Determination: | Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development”). |
| Applicant: | Carrie Lutjens, Satellite Affordable Housing Associates, 1835 Alcatraz Avenue, Berkeley |
| Owner: | All Souls Episcopal Parish, 2220 Cedar Street, Berkeley |
| Staff Planner: | Layal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424 |
| Recommendation: | APPROVE Use Permit #ZP2018-0035 pursuant to Section 23B.32.030. |
| # of Speakers: | 11 |
| Motion / Second: | C. Olson/ C. Kahn |
| Vote: | 7-0-0-1-1 (Absent: D. Kim; Recused: T. Clarke) |
| Action: | APPROVED with modifications to the Conditions of Approval. |
4. **2714 Alcatraz Avenue** – New Public Hearing

**Application:** Use Permit #ZP2018-0034 to alter an existing 3,391 sq. ft., 2-story residential building and an existing 360 sq. ft., 1-story accessory building to: 1) restore the residential building to its original density of 5 units; 2) expand the basement by 24 sq. ft. and convert the basement to a dwelling; 3) construct a 21 sq. ft. addition on the first floor; 3) construct a 337 sq. ft. addition on the second floor; 4) reconfigure the floor plans for the 4 existing units on the first and second floors; and 5) remove an illegal dwelling from the garage to restore 2 off-street parking spaces.

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

**CEQA Determination:** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").

**Applicant:** George M. Schevon, Studio 4 Architecture, 1840 B Alcatraz Avenue, Berkeley

**Owner:** Lily and Michael Jr. Karaszulyak, Savvy Properties LP, 2333 Channing Way #34, Berkeley

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

**Recommendation:** APPROVE Use Permit #ZP2018-0034 pursuant to Section 23B.32.030.

**# of Speakers:** 1

**Motion / Second:** T. Clarke / N. Wright

**Vote:** 8-0-0-1 (Absent: D. Kim)

**Action:** APPROVED

5. **2701 Shattuck Avenue** – New Public Hearing

**Application:** Use Permit #ZP2016-0244 to construct a 5-story, 62'-tall, mixed-use building with 57 dwelling units (including 5 VLI units), a 600 sq. ft. ground-floor quick-serve restaurant, and 30 parking spaces.

**Zoning:** C-SA, South Area Commercial

**CEQA Determination:** Categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development").

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

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

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

**Recommendation:** APPROVE Use Permit #ZP2016-0244 pursuant to Section 23B.32.030.

**# of Speakers:** 12

**Motion / Second:** C. Kahn / T. Clarke

**Vote:** 7-1-0-1 (No: Sheahan; Absent: D. Kim)

**Action:** APPROVED with modifications to the Conditions of Approval.
Action Calendar (Continued):

6. **1722 Walnut Street**– New Public Hearing
   
   **Application:** Use Permit and Variance #ZP2018-0021 to permit a ninth dwelling unit on a lot with an existing two-story, eight unit apartment building.

   **Zoning:** R-4, Multi-Family Residential
   
   **CEQA Determination:** Categorically exempt pursuant to Section 15303 of the CEQA Guidelines ("New Construction or Conversion of Small Structures").

   **Applicant:** John Stevick, 1636 Walnut Street, Berkeley
   
   **Owner:** Elizabeth Scherer and Glen Stevick, 1636 Walnut Street, Berkeley

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

   **Recommendation:** DENY Use Permit and Variance #ZP2018-0021 pursuant to Section 23B.32.040.

   **# of Speakers:** 6
   
   **Motion / Second:** J. Selawasky / S. O’Keefe

   **Vote:** 7-1-0-1 (No: Clarke; Absent: D. Kim)

   **Action:** DENIED

Discussion: Project Preview

7. **1951-1975 Shattuck Avenue**– Project Preview
   
   **Application:** Preview for Use Permit #ZP2018-0137 to redevelop an approximately 17,424 square-foot parcel, including the demolition of two existing commercial buildings and the construction of a 120-foot tall, 12-story, mixed-use building with approximately 5,000 square feet of commercial space on the ground floor, 156 residential units, and a 100-space subterranean parking garage.

   **Zoning:** C-DMU, Downtown Mixed Use; Outer Core Area

   **CEQA Determination:** Review under Section 15183.3 of the California Environmental Quality Act (CEQA) Guidelines (“Streamlining for Infill Projects”) in progress.

   **Applicant/ Owner:** Steve Buster, Grosvenor Americas, One California Street, Suite 2500, San Francisco

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

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

   **# of Speakers:** 2

   **Action:** Held a public hearing and provided comments.

Adjourn: 12:33 AM

Members of the Public:
Present: 41
Speakers: 33