



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, April 25, 2019 - 7:03 PM

Berkeley Unified School District Board Room, 1231 Addison Street, Berkeley
(Wheelchair Accessible)

Preliminary Matters:

Roll Call:

- Igor Tregub, appointed by Mayor Arreguin
- Teresa Clarke, appointed by District 1 (Councilmember Kesarwani)
- Patrick Sheahan, appointed by District 2 (Councilmember Davila)
- John Selawsky, appointed by District 3 (Councilmember Bartlett)
- Carrie Olson, appointed by District 4 (Councilmember Harrison)
- Charles Kahn, appointed by District 6 (Councilmember Wengraf)
- Dohee Kim, appointed by District 7 (Councilmember Robinson)
- Shoshana O’Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)

Absent: None

Approved Leave of Absence: D. Pinkston

Ex Parte Communication Disclosures:

C. Kahn: I spoke to Spirit Living Applicants about 2100 San Pablo Avenue application.

Public Comment:

Speakers: None

Agenda Changes: None

Consent Calendar:

1. Approval of Action Minutes from March 28, 2019	
Recommendation:	APPROVE
Motion / Second:	I. Tregub/J. Selawsky
Vote:	6-0-2-0 (Abstain: J. Selawsky, D. Kim)
Action:	APPROVED

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Consent Calendar (Continued):

2. 2100 San Pablo Avenue – New Public Hearing

Application: Use Permit Modification #ZP2018-0222 to modify approved Use Permit #ZP2016-0034, which allowed the construction of a 4-story mixed-use building containing a 96-unit Residential Care Facility, by reducing the number of off-street parking spaces from 30 spaces to 26 spaces, adding 9,265 sq. ft. of new gross floor area, and modifying the interior layout of the commercial and residential uses of the approved Residential Care Facility.

Zoning: West Berkeley Commercial District (C-W)

CEQA Negative Declaration prepared pursuant to Article 6 of the CEQA Guidelines.

Determination: See Section V.A below.

Applicant/Owner: Ali Kia, Spirit Residential Group, LLC, 45 Ross Avenue, San Anselmo

Staff Planner: Alison Lenci, alenci@cityofberkeley.info, (510) 981-7544

Recommendation: **APPROVE** Use Permit #ZP2018-0222 pursuant to Section 23B.32.040.

Motion / Second: **I. Tregub/J. Selawsky**

Vote: **8-0-0-0**

Action: **APPROVED**

3. 1629 Stuart Unit C – New Public Hearing

Application: Use Permit #ZP2018-0127 to construct a 594-square foot second-story addition, within a side yard setback, to an existing dwelling unit on a lot over density, with 3 existing dwelling units where 2 are permitted in the R-2 Zoning District.

Zoning: R-2 – Restricted Two-Family Residential

CEQA Categorically exempt under CEQA Guidelines Sections 15303 (“New Construction or Conversion of Small Structures”) and 15332 (“In-Fill Development Projects”)

Determination:

Applicant: Andus Brandt, 1818 Harmon Street, Berkeley

Owner: Amy Young & Carl Farrington, 1629 Stuart Street, Berkeley

Staff Planner: Loyal Nawfal, at (510) 981-7424 or Lnawfal@cityofberkeley.info

Recommendation: **APPROVE** Use Permit #ZP2018-0127 pursuant to Section 23B.32.040.

Motion / Second: **I. Tregub/J. Selawsky**

Vote: **8-0-0-0**

Action: **APPROVED**

Subcommittee Reports:

- Joint Subcommittee for the Implementation of State Housing Laws (JSISJL)
- Design Review Committee (DRC)

Adjourn: 7:12 PM

Members of the Public:

Present: 5

Speakers: 0
