Action Minutes
Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, January 9, 2020 - 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)
Ruben Hernandez Story, appointed by District 3 (Councilmember Bartlett)
Carrie Olson, appointed by District 4 (Councilmember Harrison)
Charles Kahn, appointed by District 6 (Councilmember Wengraf)
Christopher Lee-Egan appointed by District 8 (Councilmember Droste)

Approved Leave of Absence:
Dohee Kim
Shoshana O'Keefe
Denise Pinkston
John Selawsky

Ex Parte Communication Disclosures: None

Public Comment:
Speakers: 0

Agenda Changes: Moved to Action Calendar: 1516 Carleton Street, 1332-1334 Oxford Street.
Consent Calendar:

1. Approval of Action Minutes from December 12, 2019
   Recommendation: APPROVE
   Motion / Second: C. Olson / P. Sheahan
   Vote: 7-0-0-2 (Absent: D. Kim, S. O'Keefe)
   Action: APPROVED

2. **1332 Alcatraz Avenue** – New Public Hearing
   Application: Use Permit #ZP2019-0012 to establish a sixth bedroom on a parcel that is developed with a duplex.
   Zoning: R-2A – Restricted Multiple-Family Residential
   CEQA: Categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.
   Applicant/Owner: Nate Dahl, DGK Holdings LLC, 814 University Avenue #326, Berkeley
   Staff Planner: Leslie Mendez, lmendez@cityofberkeley.info, (510) 981-7426
   Recommendation: APPROVE Use Permit #ZP2019-0012 pursuant to BMC Section 23B.32.030.
   Motion / Second: C. Olson / P. Sheahan
   Vote: 7-0-0-2 (Absent: D. Kim, S. O'Keefe)
   Action: APPROVED

Action Calendar:

3. **1516 Carleton Street** – New Public Hearing
   Application: Use Permit #ZP2019-0113 to (1) demolish an existing 1,498 square-foot, one-story, single-family house and 435 square-foot detached garage and (2) construct three detached, two-story, single-family dwelling units: 2,032 square feet plus 240 square foot attached garage (Unit A), 2,050 square feet (Unit B), and 2,113 square feet (Unit C), with three on-site parking spaces.
   Zoning: R-2 – Restricted Two-Family Residential
   CEQA: Categorically exempt pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.
   Applicant: John Newton, 5666 Telegraph Avenue, Suite A, Oakland
   Owner: Joaquin Pochat, 1516 Carleton Street, Berkeley
   Staff Planner: Nick Armour, NArmour@cityofberkeley.info, (510) 981-7485
   Recommendation: APPROVE Use Permit #ZP2019-0113 pursuant to BMC Section 23B.32.030.
   # of Speakers 2
   Motion / Second: T. Clarke / C. Kahn
   Vote: 5-2-0-2 (No: C. Olson, P. Sheahan; Absent: D. Kim, S. O'Keefe)
   Action: APPROVED
Action Calendar (Continued)

4. **1332-1334 Oxford Street** – New Public Hearing

   **Application:** Use Permit #ZP2019-0146 to alter a 5,400 square-foot residential parcel that is over density by: 1) constructing a 305 square-foot addition to an existing 2,930 square-foot, two-story duplex, which increases the maximum building height by 10", resulting in a 3,235 square-foot, two-story duplex that is 28'-5" in average height and 33'-2" in maximum height; 2) relocating the entrance to the first-story unit, which horizontally and vertically extends the non-conforming front and side yards; 3) installing an unenclosed hot tub in the rear yard; 4) altering an existing 387 square-foot garage located at the south property line, which would decrease the average height by 7", resulting in an average height of 11'-9"; and 5) constructing a perimeter fence at a height of between 5'-10" and 7'.

   **Zoning:** R-1(H) - Single-Family Residential District, Hillside Overlay
   **CEQA Determination:** Categorically exempt pursuant to Section 15301 (Existing Facilities) and 15303 (New Construction of Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

   **Applicant:** Cecil Lee, 1309 Santa Fe Avenue, Berkeley
   **Owner:** Deb L. Kinney, 1332 Oxford Street, Berkeley
   **Staff Planner:** Ashley James, ajames@cityofberkeley.info, (510) 981-7458

   **Recommendation:** APPROVE Use Permit #ZP2019-0146 pursuant to Section 23B.32.030

   **# of Speakers** 2
   **Motion / Second:** P. Sheahan / C. Kahn
   **Vote:** 7-0-0-2 (Absent: D. Kim, S. O'Keefe)

**Presentation:**
- Electrification / Green Building presentation by Sarah Moore

**Subcommittee Reports:** None.

**Adjourn:** 8:45 PM

**Members of the Public:**
**Present:** 8
**Speakers:** 4