Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, February 13, 2020 - 7:11 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)
- Diego Aguilar-Canabal, appointed by District 8 (Councilmember Droste)
- Shoshana O’Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)

Approved Leave of Absence: Denise Pinkston

Absent: Dohee Kim

Ex Parte Communication Disclosures:
- Igor Tregub: Discussed the appeal of 1533 Beverly Place with Rena Rickles.
- Carrie Olson: Visited 1710 Sonoma Avenue to look at the view from kitchen and deck, and speak with Amy Di Costanzo.

Public Comment:
Speakers: none

Agenda Changes: Moved to Action Calendar: 1919 Oregon Street and 2565 Buena Vista Way.
Consent Calendar:
1. Approval of Action Minutes from January 23, 2020
   Recommendation: APPROVE
   Motion / Second: I. Tregub / C. Olson
   Vote: 6-0-2-1 (Abstain: I. Tregub, D. Aguilar-Canabal, Absent: D. Kim)
   Action: APPROVED

Action Calendar:
2. 1919 Oregon Street – New Public Hearing
   Application: Use Permit #ZP2019-0029 to (1) demolish 541 square feet of a previously constructed rear addition of an existing 2-story main building containing 1 dwelling unit located to the front of the lot; then (2) convert the building to a 2,296 square foot duplex; (3) construct a new 2-story 1438 square foot rear dwelling unit; and (4) provide parking for 3 vehicles, on an existing 5,188 square foot residential parcel.
   Zoning: R-2A – Restricted Multiple-Family Residential
   CEQA Determination: Categorically exempt pursuant to Sections 15303 and 15332 (“New Construction or Conversion of Small Structures” and “In-Fill Development Projects”).
   Applicant: Gary Black, 1250 Addison Street, Studio 214, Berkeley
   Owner: Bo Yang, 1919 Oregon Street, Berkeley
   Staff Planner: Layal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424
   Recommendation: APPROVE Use Permit #ZP2019-0029 pursuant to BMC Section 23B.32.030.
   # of Speakers: 1
   Motion / Second: I. Tregub / D. Aguilar-Canabal
   Vote: 6-2-0-1 (No: P. Sheahan, C. Olson, Absent: D. Kim)
   Action: APPROVED with modifications to the Conditions of Approval

3. 2565 Buena Vista Way – New Public Hearing
   Application: Use Permit #ZP2019-0166 to expand an existing 1,675 square foot, 2-story single-family dwelling on an existing 1,980 square foot residential parcel that exceeds the allowed lot coverage by excavating the lower level, which is located within the non-conforming front and side yards, by approximately 1-foot to create a ceiling height of 8-feet.
   Zoning: R-1(H) – Single Family Residential, Hillside Overlay
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
   Applicant: Avila Group Construction Co LLC, 5111 Telegraph Avenue, #314, Oakland
   Owner: Clark and Zoe Scheffy, 2565 Buena Vista Way, Berkeley
   Staff Planner: Victoria Schlepp, vschlepp@cityofberkeley.info, (510) 981-7422
   Contract Planner: Emilio Balingit, ebalingit@up-partners.com, (510) 251-8210
   Recommendation: APPROVE Use Permit #ZP2019-0166 pursuant to BMC Section 23B.32.030.
   # of Speakers: 2
   Motion / Second: J. Selawsky / P. Sheahan
   Vote: 8-0-0-1 (Absent: D. Kim)
   Action: APPROVED
Action Calendar Continued

4. **1533 Beverly Place** – New Public Hearing

   Application: Administrative Use Permit #ZP2018-0153 to enlarge an existing 1,212 sq. ft., 1-story single-family dwelling with a non-conforming front setback on a 4,200 sq. ft. lot by: 1) adding a 1,035 sq. ft. addition, including a new second story, with an average height of 23 ft.-7 ½ in., and 2) adding a fifth bedroom.

   Zoning: R-1 – Single Family Residential

   CEQA Determination: Categorically exempt pursuant to Sections 15301 and 15303 (“Existing Facilities” and “New Construction or Conversion of Small Structures”).

   Applicant: Stacy Eisenmann, Eisenmann Architecture, 1331 Seventh Street, Suite G, Berkeley

   Appellants: Amy Di Costanzo, 1710 Sonoma Avenue, Berkeley; and Hank Roberts and Robin Ramsey, 1529 Beverly Place, Berkeley

   Staff Planner: Allison Riemer, ariemer@cityofberkeley.info, (510) 981-7433

   Recommendation: DISMISS APPEAL & APPROVE Administrative Use Permit #ZP2018-0153 APPROVE pursuant to BMC Section 23B.28.060.C.1

   # of Speakers: 7

   Motion / Second: C. Kahn / D. Aguilar-Canabal

   Vote: 5-2-1-1 (No: P. Sheahan, C. Olson, Abstain: S. O'Keefe, Absent: D. Kim)

   Action: DISMISSED APPEAL AND APPROVED AUP with modifications to the Conditions of Approval

5. Election of Chair and Vice-Chair of the Zoning Adjustments Board

   Motion to elect Shoshana O’Keefe Chair

   Motion / Second: J. Selawsky / I. Tregub

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

   Action: Shoshana O’Keefe elected Chair.

   Motion to elect Charles Kahn Vice-Chair

   Motion / Second: J. Selawsky / I. Tregub

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

   Action: Charles Kahn elected Vice-Chair.

Subcommittee Reports: None.

Adjourn: 10:17 PM

Members of the Public:
Present: 21
Speakers: 10