Action Minutes

Zoning Adjustments Board – Special Meeting
Thursday, November 12, 2009 -- 6:00 pm
(Regular Meeting Agenda Starts at 7:00 p.m. - see Page 2)

City Council Chambers, 2134 Martin Luther King Junior Way.
Berkeley, CA  94704  (Wheelchair Accessible)

The Board will meet at 6:00 p.m. for a workshop on the following training topics. The regular meeting agenda will begin at 7:00 p.m.

Roll Call:
Absent: NONE
Substitutions: NONE
Public Attendance: 1

Public Comment: NONE
Each Speaker is limited to a maximum of three minutes.

Training Items: Presentation by Debra Sanderson, Planning Manager
1. Density Bonus
Roll Call: 7:05 pm
Absent: NONE
Substitutions: NONE
Public Attendance: 25

Ex Parte Communication Disclosures:
G. Williams: Site visit to Item 2, 3001 Dwight Way, where he spoke with the applicant.
B. Allen: Spoke with Rena Rickles about Item 2, 3001 Dwight Way, regarding fire road access
D. Koon: Spoke with Rena Rickles about Item 2, 3001 Dwight Way
D. Matthews: Spoke with Rena Rickles about Item 2, 3001 Dwight Way, regarding fire road access

Public Comment: 1. L.A. Wood, re: recent and on-going studies in West Berkeley of “body burden” for toxics.

Agenda Changes: NONE

Consent Calendar:
Items 4, 5, and 6 moved to Consent Calendar for approval.

1. Approval of Previous Meeting Minutes
Minutes from 10/8/09 meeting
Recommendation: APPROVE
Action APPROVED
T. Doran recused self due to a potential conflict of interest with Item 2.
Motion: J. Anthony, B. Allen
VOTE: 9-0-0-0
Appeal of Administrative Use Permit/Staff Level Design Review:

2. **3001 Dwight Way**  
   Applicant: Steven Rood, 405 14th Street, Suite 212, Oakland.  
   Appeal of Administrative Use Permit #08-20000145 to construct an accessory building and convert the accessory building to habitable space. (R-2A(H), P. Johnson)  
   
   Continued From: NONE  
   Recommendation: UPHOLD the Zoning Officer's decision to DENY Administrative Use Permit #08-20000145  

   Speakers: NONE  
   Action APPROVED on Consent to UPHOLD the Zoning Officer's decision to DENY Administrative Use Permit #08-20000145  
   Motion: J. Anthony, B. Allen  
   VOTE: 8-0-0-1 (Recused: T. Doran)

3. **2223 Marin Avenue**  
   Applicant: Zach Gillim for Hiromi Ogawa Architects, 115 Moffit Street, San Francisco.  
   Appeal of Administrative Use Permit #09-20000021 to legalize conversion of a garage to a habitable accessory building, to relocate one required parking space within a side yard setback, and to construct a major residential addition of 925 sq. ft. that includes a new third story on an existing, 2-story single-family residence. (R-1(H), F. Crane)  
   
   Continued From: NONE  
   Recommendation: UPHOLD the Zoning Officer's decision to APPROVE Administrative Use Permit #09-20000021  

   Number of Speakers: NONE  
   Action Set for public hearing. Appellant and Applicant encouraged to engage in mediation.  
   Motion: S. Shumer, J. Anthony  
   VOTE: 5-4-0-0 (No: T. Doran, B. Allen, E. Mikiten, D. Matthews)

Continued Items (Public Hearing has been closed): NONE

Continued Public Hearings: NONE

Compliance Determination: NONE
New Hearings:

4. **2151 - 2153 Vine Street**
   Applicant: JSWD Architects, 3106 Shattuck Avenue, Berkeley.
   Use Permit #08-10000122 to demolish an existing 1,182-square-foot, single-story Social Hall and to construct an approximately 1,149-square-foot, single-story addition connecting the existing Meeting Hall and Quaker House. (R-2A, L. Mendez)
   Continued From: NONE
   Recommendation: APPROVE
   Number of Speakers: NONE
   Action APPROVED on Consent
   Motion: J. Anthony, B. Allen
   VOTE: 9-0-0-0

5. **2049 San Pablo Avenue**
   Applicant: Frieda Hoffman, exberl LLC, P.O. Box 2180, Berkeley.
   Use Permit #09-10000020 to add incidental beer and wine service and incidental live entertainment to an existing full service restaurant. (C-W, G. Sorensen)
   Continued From: NONE
   Recommendation: APPROVE
   Number of Speakers: NONE
   Action APPROVED on Consent
   Motion: J. Anthony, B. Allen
   VOTE: 9-0-0-0

6. **1001 & 1003 University Avenue**
   Applicant: David Trachtenberg, Trachtenberg Architects, 2421 Fourth Street, Berkeley.
   Use Permit #09-10000066 to establish a retail wine store within an existing retail building. (C-W, S. Brekke-Read, G. Powell)
   Continued From: NONE
   Recommendation: APPROVE
   Number of Speakers: NONE
   Action APPROVED on Consent
   Motion: J. Anthony, B. Allen
   VOTE: 9-0-0-0

Additional Agenda Items:
B. Information/Communication: NONE
C. Business Meeting: NONE
D. Chair’s Report: NONE
E. Current Business/Committee Appointment: NONE
F. Future Agenda Items
   i. Special meeting on Pacific Steel, scheduled for January 14th
G. Other Matters: T. Doran will retire from the Board as of January 1st, 2010. He is currently working with Councilmember Moore to find a replacement.
H. Adjourn: 7:40 pm
I. Total number of speakers: 1

[Approved for posting by Steven Buckley, Secretary, Zoning Adjustments Board]