



# Action Minutes

Planning & Development Department  
Land Use Planning Division

## Zoning Adjustments Board Thursday, August 22, 2019 - 7:04 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)
- Charles Kahn**, appointed by District 6 (Councilmember Wengraf)
- Dohee Kim**, appointed by District 7 (Councilmember Robinson)
- Janis Ching**, appointed by District 4 (Councilmember Harrison)
- Denise Pinkston (Vice Chairperson)** appointed by Councilmember Droste
- Shoshana O’Keefe (Chairperson)**, appointed by District 5 (Councilmember Hahn)

#### Excused Absence:

Carrie Olson

#### Ex Parte Communication Disclosures:

None

#### Public Comment:

**Speakers: 1**

**Agenda Changes:** Move item #2, 1641 Seventh Street and item #3, 190 B Alvarado Road to Action Calendar

### Consent Calendar:

<b>1. Approval of Action Minutes from July 25, 2019</b>	
<b>Recommendation:</b>	<b>APPROVE</b>
<b>Motion / Second:</b>	<b>J. Selawsky/T. Clarke</b>
<b>Vote:</b>	<b>9-0-0-0</b>
<b>Action:</b>	<b>APPROVED</b>

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**4. 1322 Shattuck Avenue – New Public Hearing**

**Application:** Use Permit #ZP2018-0216 to alter an existing 19,786 sq. ft., four-story 18-unit apartment building by constructing an approximately 77 sq. ft. addition to the penthouse dwelling unit with an average height of 44'-7" within the non-conforming rear yard setback, on a lot that is existing non-conforming by reason of residential density and maximum allowable lot coverage.

**Zoning:** R-2AH - Restricted Multiple-Family Residential District, Hillside Overlay

**CEQA** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines

**Determination:** ("Existing Facilities")

**Applicant:** Cullen Burda, Integrated Structures, Inc., 1250 Addison Street, #214, Berkeley

**Owner:** Milton and Carolyn Von Damm, 1322 Shattuck Avenue, Berkeley

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

**Recommendation:** **APPROVE Use Permit #ZP2018-0216 pursuant to Section 23B.32.040**

**Motion / Second:** J. Selawsky/T. Clarke

**Vote:** 9-0-0-0

**Action:** APPROVED

**Action Calendar:**

**2. 1641 Seventh Street – New Public Hearing**

**Application:** Use Permit #ZP2019-0026 to demolish an existing 816 square foot, single-story, single-family dwelling, and to construct a new 1,740 square foot, two-story, single-family dwelling with an average and maximum building height of 20 feet.

**Zoning:** Limited Two-family Residential (R-1A)

**CEQA** Categorically exempt pursuant to Section 15303 and 15332 of the CEQA Guidelines, ("New Construction or Conversions of Small Structures" and "In-Fill Development Projects," respectively).

**Determination:**

**Applicant:** Sidell Pakravan Architects, LLP, 2952 College Avenue #6, Berkeley

**Owner:** Criss and Martha Hartzell, 1641 Seventh Street, Berkeley

**Contract Planner:** Pranjali Deokule, PDeokule@placeworks.com, (510) 848-3815

**Staff Planner:** Jim Frank, JFrank@cityofberkeley.info, (510) 981-7548

**Recommendation:** **APPROVE Use Permit #ZP2019-0026 pursuant to Section 23B.32.040.**

**# of Speakers** 5

**Motion / Second:** I. Tregub/ D. Pinkston

**Vote:** 8-0-1-0 (Abstain: T. Clarke)

**Action:** APPROVED

**Action Calendar (Continued):**

**3. 190 B Alvarado Road – New Public Hearing**

**Application:** Use Permit #ZP2019-0004 to construct a new, approximately 2,505 sq. ft., two-story, single-family dwelling on an existing 11,430 sq. ft. vacant lot with an attached, one-car garage that would reduce the front setback from 20 feet to 14 feet 1 inch and a side yard setback from 4 feet to 0 feet (zero).

**Zoning:** R-1(H) – Single-Family Residential District

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**CEQA Determination:** Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”) and 15332 (In-Fill Development Projects) of the CEQA Guidelines.

**Applicant:** Kerstin Fischer, 2984 San Pablo Avenue, Berkeley

**Owner:** Naomie Kremer and Charles Kremer, 190 Alvarado Road, Berkeley

**Staff Planner:** Jim Frank, JFrank@cityofberkeley.info, (510) 981-7548

**Recommendation:** **APPROVE Use Permit #ZP2019-0004 pursuant to Section 23B.32.040**

**# of Speakers** 2

**Motion / Second:** **D. Kim/J. Selawsky**

**Vote:** **9-0-0-0**

**Action:** **APPROVED**

**Adjourn: 8:15 PM**

**Members of the Public:**

**Present: 17**

**Speakers: 8**