



Planning & Development Department
Land Use Planning Division

Action Minutes

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.

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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.

Determination: **APPROVE** Use Permit #ZP2019-0012 pursuant to BMC Section 23B.32.030.

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**

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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 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.

Determination:

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)

Action: **APPROVED** with changes to the Conditions of Approval.

Presentation:

- Electrification / Green Building presentation by Sarah Moore

Subcommittee Reports: None.

Adjourn: 8:45 PM

Members of the Public:

Present: 8

Speakers: 4
