



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, September 24, 2020 - 7:03 PM

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)
Shoshana O'Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)
Charles Kahn (Vice-Chairperson), appointed by District 6 (Councilmember Wengraf)
Dohee Kim, appointed by District 7 (Councilmember Robinson)
Denise Pinkston, appointed by District 8 (Councilmember Droste)

Absent: None.

Ex Parte Communication Disclosures: None.

Public Comment:

Speakers: 3

Agenda Changes: 2724 Mabel moved to the Action Calendar.

Consent Calendar

1. Approval of Action Minutes from September 10, 2020

Recommendation: **APPROVE**

Motion / Second: **C. Olson / J. Selawsky**

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

Action: **APPROVED**

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Action Calendar

2. [2724 Mable Street](#) – New Public Hearing

Application: Use Permit #ZP2019-0161 to construct an 846 square-foot, second-story addition to an existing single-family dwelling, with an existing non-conforming side yard, on a lot that has existing non-conforming lot coverage, and to add a fifth bedroom.

Zoning: R-1 – Single Family Residential

CEQA Recommendation: Categorically exempt pursuant to Section 15301 (“Existing Facilities”) and Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.

Applicant/Owner: Manton & Yesica Hurd, 2724 Mabel Street, Berkeley

Staff Planner: Loyal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424

Recommendation: **APPROVE** Use Permit ZP2019-0161 pursuant to BMC Section 23B.32.030.

# of Speakers:	4
Motion / Second:	C. Olson / C. Kahn
Vote:	9-0-0-0-0
Action:	APPROVED with modification to the Findings and Conditions

3. [1850 Arch Street](#) – New Public Hearing

Application:	Use Permit #ZP2019-0212 to add 18 bedrooms to an existing 10-unit, 12 bedroom multi-family residential building, for a total of 30 bedrooms on the parcel.
Zoning:	R-3(H) – Multiple Family Residential District, Hillside Overlay
CEQA Recommendation:	Categorically exempt pursuant to Sections 15301 of the CEQA Guidelines (“Existing Facilities”).
Applicant:	Rhoades Planning Group, 46 Shattuck Square, Berkeley
Owner:	Arch Street Village, LLC, c/o Rhoades Planning Group
Staff Planner:	Ashley James, ajames@cityofberkeley.info , (510) 981-7458
Recommendation:	APPROVE Use Permit ZP2019-0212 pursuant to BMC Section 23B.32.030.
# of Speakers:	4
Motion / Second:	C. Kahn / I. Tregub
Vote:	6-3-0-0-0 (No: P. Sheahan, J. Selawsky, C. Olson)
Action:	APPROVED with additional Conditions of Approval

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4. 1862 Arch Street – New Public Hearing

Application:	Use Permit #ZP2019-0213 to add 15 bedrooms to an existing 10-unit, 10 bedroom multi-family residential building, for a total of 25 bedrooms on the parcel.
Zoning:	R-3(H) – Multiple Family Residential District, Hillside Overlay
CEQA Recommendation:	Categorically exempt pursuant to Sections 15301 of the CEQA Guidelines (“Existing Facilities”).
Applicant:	Rhoades Planning Group, 46 Shattuck Square, Berkeley
Owner:	Arch Street Village, LLC, c/o Rhoades Planning Group
Staff Planner:	Ashley James, ajames@cityofberkeley.info , (510) 981-7458
Recommendation:	APPROVE Use Permit ZP2019-0213 pursuant to BMC Section 23B.32.030.
# of Speakers:	3
Motion / Second:	I. Tregub / T. Clarke
Vote:	6-3-0-0-0 (No: P. Sheahan, J. Selawsky, C. Olson)
Action:	APPROVED with additional Conditions of Approval

Adjourn: 9:48 PM

Members of the Public:

Present: 17

Speakers: 14
