



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, December 12, 2019 - 7:13 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)
Shoshana O'Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)
Laurie Capitelli, appointed by District 6 (Councilmember Wengraf)
Dohee Kim, appointed by District 7 (Councilmember Robinson)
Denise Pinkston (Vice Chairperson), appointed by District 8 (Councilmember Droste)

Approved Leave of Absence: None

Ex Parte Communication Disclosures:

Igor Tregub: spoke to Toni Mester regarding the GLA-specific elements of the 2435 San Pablo project.
Laurie Capitelli: spoke to David Trachtenberg regarding the open space requirements and responses to neighbors' concerns about the 1835 San Pablo project.

Public Comment:

Speakers: 1

Agenda Changes: None

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Consent Calendar:

1. Approval of Action Minutes from November 14, 2019

Recommendation: APPROVE

Motion / Second: I. Tregub / C. Olson

Vote: 7-0-2-0 (Abstain: L. Capitelli, D. Kim)

Action: APPROVED

2. [1632 Stuart Street](#) – New Public Hearing

Application: Use Permit #2019-0034, to merge a parcel of approximately 6,850 sq. ft. containing two detached dwelling units with an adjacent vacant parcel of approximately 1,300 sq. ft., for a proposed total lot area of approximately 8,150 sq. ft.; to construct a new, detached dwelling unit of approximately 1,175 sq. ft. and 13.5 ft. in average height in the vacant area of the combined parcel, for a total of three dwelling units; to create a building addition of approximately 160 sq. ft. on one of the existing dwelling units by extending a sub-standard side yard setback of 3.5 ft. where a minimum of 4 ft. is otherwise required; and to establish a total of three, uncovered parking spaces on the parcel.

Zoning: R-2 – Restricted Two-Family Residential

CEQA Determination: Categorically exempt pursuant to Section 15303 (New Construction or Conversions of Small Structures) and Section 15332 (In Fill Development) of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Brad Gunkel, Gunkel Architecture, 2295 San Pablo Avenue, Berkeley

Owner: Wendy Walker & Hans Johnson, 1632 Stuart Street, Berkeley

Staff Planner: Fatema Crane, fcrane@cityofberkeley.info, (510) 981-7413

Recommendation: APPROVE Use Permit #ZP2019-0034 pursuant to BMC Section 23B.32.030.

Motion / Second: I. Tregub / C. Olson

Vote: 9-0-0-0

Action: APPROVED

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Consent Calendar (continued)

3. 1600 Walnut Street – New Public Hearing

Application: Use Permit #ZP2019-0099 to construct a 457 sq. ft. addition to an existing 2,204 sq. ft., three-story single-family residence on a 2,613 sq. ft. residential parcel by 1) excavating below the lowest level, vertically extending the non-conforming street-side and rear yards, 2) renovating the existing porch and staircase on the second level at the rear façade, vertically and horizontally extending the non-conforming rear yard, and 3) remodeling the interior to restore the second dwelling.

Zoning: R-2A – Restricted Multiple-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.

Determination:

Applicant: Steve Swearengen, 825 Page Street, Suite 203, Berkeley

Owner: Kara Louie and Rob Arnold, 1600 Walnut Street, Berkeley

Staff Planner: Ashley James, ajames@cityofberkeley.info, (510) 981-7458

Recommendation: **APPROVE** Use Permit #ZP2019-0093 pursuant to BMC Section 23B.32.030.

Motion / Second: I. Tregub / C. Olson

Vote: 9-0-0-0

Action: **APPROVED**

4. 1505 Shattuck Avenue – New Public Hearing

Application: Use Permit #ZP2019-0153 to establish off-site wine retail sales in an existing 1,300 sq. ft. tenant space.

Zoning: C-NS – North Shattuck Commercial

CEQA Categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

Determination:

Applicant: NBI Acquisition, LLC, 1005 Camelia Street, Berkeley

Owner: Allen Connelly, 2100 Vine Street, Berkeley

Contract Planner: Ashley James, ajames@cityofberkeley.info, (510) 981-7458

Staff Planner: **APPROVE** Use Permit #ZP2019-0153 pursuant to Section 23B.32.030

Recommendation: **Use Permit #ZP2019-0153** to establish off-site wine retail sales in an existing 1,300 square foot tenant space.

Motion / Second: I. Tregub / C. Olson

Vote: 9-0-0-0

Action: **APPROVED**

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Action Calendar:

5. 2307 and 2309 Prince Street – New Public Hearing

Application: Use Permit #ZP2018-0129, to expand an existing 5,229 sq. ft., three-story, four-unit residential building on a 3,600 sq. ft. residential parcel which is over residential density by: 1) excavating on the lowest level to convert 486 sq. ft. from usable space to habitable space, which vertically extends a non-conforming yard and a building that is over lot coverage, and 2) adding eight bedrooms on the subject parcel.

Zoning: R-2 – Restricted Two-Family Residential

CEQA

Determination: 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: George M. Schevon, Studio 4 Architecture, 1840B Alcatraz Avenue, Berkeley

Owner: Michael Kraszulyak, Savvy Properties, LP, 2333 Channing Way #34, Berkeley

Staff Planner: Ashley James, ajames@cityofberkeley.info, (510) 981-7458

Recommendation: **APPROVE** three of the four Use Permits requested and **DENY** the Use Permit requested to construct the 6th or more bedrooms on the parcel.

of Speakers: 3

Motion / Second: D. Pinkston / L. Capitelli

Vote: 7-1-1-0 (No: T. Clarke; Abstain: D. Kim)

Action: **DENIED** all requested permits

6. 1835 San Pablo Avenue – New Public Hearing

Application: Use Permit #ZP2018-0220, to demolish an existing one-story commercial building and construct a new 6-story, mixed-use development with 99 dwellings (including 7 dwellings available to very low income households) and 2 live/work units. The project would include stacked parking for 49 automobiles and secure storage for 92 bicycles.

Zoning: C-W – West Berkeley Commercial

CEQA

Determination: Categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Jake Shemano, San Pablo Investors One, LLC, 505 Sansome Street, Suite 400, San Francisco

Owner: David Trachtenberg, Trachtenberg Architects, 2421 Fourth Street, Berkeley

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

Recommendation: **APPROVE** Use Permit #ZP2018-0112 pursuant to Section 23B.32.030.

of Speakers: 8

Motion / Second: I. Tregub, C. Olson

Vote: 8-0-1-0 (Abstain: P. Sheahan)

Action: **APPROVED** with modification to Condition of Approval #69.

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Action Calendar (Continued)

7. [0 \(2435\) San Pablo Avenue](#) – New Public Hearing

Application: Use Permit #ZP2018-0229, to construct a 4-story, 20,526 sq. ft., mixed use building with 42 Group Living Accommodation rooms and 800 sq. ft. of ground floor commercial/retail space on two vacant parcels.

Zoning: C-W – West Berkeley Commercial, Dwight and San Pablo Designated Node

CEQA Categorical Exemption under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Determination:

Applicant: Erik Waterman/Studio KDA, 1810 Sixth Street, Berkeley

Owner: Wang Brother Investments, LLC, 1 Bates Blvd., Suite 400 Orinda

Staff Planner: Leslie Mendez, lmendez@cityofberkeley.info, (510) 981-7426

Recommendation: **APPROVE** Use Permit #ZP2018-0229 pursuant to Section 23B.32.030.

of Speakers: 19

Motion / Second: I. Tregub, D. Kim

Vote: **7-2-0-0** (No: P. Sheahan, J. Selawsky)

Action: **Continue Off Calendar**

Project Preview:

8. [2650 Telegraph Avenue](#) – New Public Hearing

Application: **Project Preview for Use Permit #ZP2019-0070** to 1) demolish one existing commercial building; and 2) construct one, five-story, mixed-use building with 45 units (including 4 Very Low-Income units), 1,125 sq. ft. of commercial space, 4,629 sq. ft. of usable open space, as well as 50 long-term bicycle parking spaces and 20 vehicular parking spaces at the ground level.

Zoning: C-1 – General Commercial

CEQA Categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Determination:

Applicant: David Trachtenberg, 2421 Fourth Street, Berkeley

Owner: 2650 Telegraph LP, 1516 South Bundy Drive, Suite 300, Los Angeles

Staff Planner: Ashley James, ajames@cityofberkeley.info, (510) 981-7458

Recommendation: **Hold a public hearing and provide advisory comments.**

of Speakers: 10

Action: **Advisory comments were provided.**

Subcommittee Reports: None.

Adjourn: 12:45 AM

Members of the Public:

Present: 60

Speakers: 41
