



Zoning Adjustments Board Agenda

Planning & Development Department
Land Use Planning Division

Thursday, December 12, 2019 - 7:00 PM

Berkeley Unified School District Board Room, 1231 Addison Street, Berkeley
(Wheelchair Accessible)

Zoning Adjustment Board Members:

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, appointed by District 6 (Councilmember Wengraf)

Dohee Kim, appointed by District 7 (Councilmember Robinson)

Denise Pinkston (Vice Chairperson), appointed by District 8 (Councilmember Droste)

Public Testimony Guidelines

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting. The Board Chairperson may limit the number of speakers and the length of time allowed to each speaker. To speak at a public hearing, please submit a speaker card to Planning Staff as early as possible at the meeting.

At the start of the meeting the Board may rearrange the agenda or place additional agenda items on the Consent Calendar, so it is important to submit speaker cards at the start of the meeting to avoid losing the chance to speak to an item.

The Board encourages the public to submit comments in writing or by e-mail in advance of the meeting. See **Supplemental Communications and Reports** at the end of this Agenda for procedures.

How to Contact Us: Land Use Planning Division, Attn: Greg Powell, (510) 981-7410, (Zoning Adjustments Board Secretary), 1947 Center Street, 2nd Floor, Berkeley, CA 94704; zab@cityofberkeley.info.

Preliminary Matters

Roll Call

Ex Parte Communication Disclosures

In the context of adjudicative matters that come before the ZAB, ex parte communications are those which occur outside the formal hearing process. ZAB members should avoid ex-parte contacts on matters pending before the ZAB as much as possible, as they may represent, or be perceived to represent, the receipt of evidence that can unfairly influence a Board member's decision on a matter before the Board. If such contacts do occur, the substance of the communication they must be disclosed to all interested parties in advance of any public hearing or testimony to allow rebuttal. Written ex parte communications must be forwarded to the Secretary so that they can be disclosed to the entire Board and the public.

Agenda - Zoning Adjustments Board

Thursday, December 12, 2019

Page 2 of 7

Preliminary Matters (Continued)

Public Comment on Non-Agenda Matters

Each Speaker is limited to a maximum of three minutes.

Agenda Changes

The Board Chairperson may reorder the agenda at the beginning of the meeting.

Consent Calendar

The Consent Calendar allows the Board to take action, without discussion, on Agenda items for which there are no persons present who wish to speak, and no Board members who wish to discuss. The Consent Calendar may include four types of items:

- (1) Approval of previous meeting minutes;
- (2) Modifications of existing Use Permits (which have not been noticed for public hearings);
- (3) Items being continued to another meeting (Board action will be postponed to another meeting);
- (4) Applications that were withdrawn by the applicant after release of the Agenda; and
- (5) Items noticed for public hearing which the Board decides to move to the Consent Calendar.

The Board Chairperson will announce any additional items proposed for the Consent Calendar at approximately 7:05 PM. Anyone present who wishes to speak on these items should raise his or her hand and advise the Chairperson, and the item(s) will be pulled from the Consent Calendar.

1. **Approval of Action Minutes from November 14, 2019**

Recommendation: APPROVE

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 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.

Determination:

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.

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
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: Steve Swearngen, 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 #ZP2019-0099 pursuant to BMC Section 23B.32.030.

4. [1505 Shattuck Avenue](#) – New Public Hearing

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

Zoning: C-NS – North Shattuck Commercial

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

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

Owner: Allen Connelly, 2100 Vine Street, Berkeley

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

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

Agenda - Zoning Adjustments Board

Thursday, December 12, 2019

Page 4 of 7

Action Calendar:

The public may comment on each item listed on the agenda for action as the item is taken up. The Board Chairperson may, with the consent of persons representing both sides of an issue, allocate a block of time to each side to present their issue. Action items may be reordered at the discretion of the Board Chairperson with the consent of Zoning Adjustments Board.

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** 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:** 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.

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** Categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.
- Determination:**
- Applicant / Owner:** Jake Shemano, San Pablo Investors One, LLC, 505 Sansome Street, Suite 400, San Francisco
- Architect:** 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.

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 square feet 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)

Determination: of the California Environmental Quality Act (CEQA) Guidelines.

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.

Project Preview:

Public meeting to solicit input and comments from the Zoning Adjustments Board, the general public and other interested parties. No action will be taken.

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.**

Subcommittee Reports:

- **Joint Subcommittee for the Implementation of State Housing Laws (JSISHL)**
https://www.cityofberkeley.info/Clerk/Commissions/Joint_Subcommittee_for_the_Implementation_of_State_Housing_Laws_Homepage.aspx
- **Design Review Committee (DRC)**
<https://www.cityofberkeley.info/designreview/>

Communications

All communications submitted to Zoning Adjustments Board are public record and are for information only. Other than referring an item to the Secretary for investigation and/or recommendations, no action may be taken in response any non-agenda communication.

- [Email from Janis Ching](#), received November 14, 2019, Subject: Requiring Honesty at ZAB Meetings
- [Email from Janis Ching](#), received November 16, 2019, Subject: Requiring Honesty at ZAB Meetings
- [Email response from staff to Janis Ching](#), sent November 18, 2019
- [Email from Charlene M. Woodcock](#), received December 2, 2019, Subject: 2211 Harold Way: December 5 LPC Agenda

Adjourn

Agenda - Zoning Adjustments Board

Thursday, December 12, 2019

Page 6 of 7

Communications Disclaimer

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.



Accessibility Information / ADA Disclaimer

This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6418 (V) or 981-6347 (TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

SB 343 Disclaimer

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at the Permit Service Center, Planning and Development Department located at 1947 Center Street, Berkeley, during regular business hours.

Communications and Reports:

Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), or via e-mail to: zab@cityofberkeley.info. All materials will be made available via the Zoning Adjustments Board Agenda page online at this address: <https://www.cityofberkeley.info/zoningadjustmentboard/>.

Correspondence received by 8:00 AM, on the Thursday before this public hearing, will be provided with the agenda materials provided to the Board. Note that if you submit a document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by Noon Tuesday**, the week of this public hearing, will be conveyed to the Board in Supplemental Communications and Reports #1, which is released the end of the day Tuesday, two days before the public hearing;
- **Correspondence received by Noon Wednesday**, the week of this public hearing, will be conveyed to the Board in Supplemental Communications and Reports #2, which is released the end of the day Wednesday, one day before the public hearing; or
- **Correspondence received by 3 PM Thursday** will be given to the Zoning Adjustment Board just prior to the public hearing.

Notice of Decision Requests

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@cityofberkeley.info.

Agenda - Zoning Adjustments Board

Thursday, December 12, 2019

Page 7 of 7

Notice Concerning Your Legal Rights:

If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Adjustments Board at, or prior to, the public hearing.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.
