



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, October 10, 2019 - 7:10 PM

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

Preliminary Matters:

Roll Call:

Toni Mester, appointed by Mayor Arreguin
Teresa Clarke, appointed by District 1 (Councilmember Kesarwani)
Patrick Sheahan, appointed by District 2 (Councilmember Davila)
Carrie Olson, appointed by District 4 (Councilmember Harrison)
Charles Kahn, appointed by District 6 (Councilmember Wengraf)
Alexander Sharenko, appointed by District 8 (Councilmember Droste)
Shoshana O'Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)

Approved Leave of Absence:

Dohee Kim
Denise Pinkston
John Selawasky
Igor Tregub

Ex Parte Communication Disclosures:

T. Mester: 2215 Parker Street—Called Gale Garcia and asked about her letter.

Public Comment:

Speakers: 0

Agenda Changes:

Moved to Action Calendar: 2215 Parker Street, 2528B Durant Avenue, and 2200-2220 Fourth Street.

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Consent Calendar:

1. 1923 Ninth Street – Continued from September 26, 2019

Application: Use Permit #ZP2018-0226 to (1) demolish an existing 1,272-square-foot, one-story duplex and (2) construct three detached, three-story, single-family dwelling units: 1,856 square feet (Unit A), 2,006 square feet (Unit B), and 1,932 square feet (Unit C).

Zoning: R-3 – Multiple-Family Residential

CEQA
Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines.

Applicant: John Newton, 5666 Telegraph Avenue, Suite A

Owner: Adam Wright, 2400 Dowling Place, #3, Berkeley

Contract Planner: Jerry Hittleman, jhittleman@rinconconsultants.com, (510) 834-4455

Staff Planner: Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429

Recommendation: **APPROVE**

Motion / Second: **C. Olson/P. Sheahan**

Vote: **7-0-0-2** (Absent J. Selawsky, D. Kim)

Action: **APPROVED**

2. 3129 Lewiston Avenue – New Public Hearing

Application: Use Permit #ZP2019-0015 to expand an existing 1,920 sq. ft., 2-story single-family dwelling and alter an existing 5,961 sq. ft. residential parcel by: 1) demolishing the existing second dwelling in the rear yard, and 2) adding a two-story 948 sq. ft. addition to the main house, including an accessory dwelling unit on the first floor.

Zoning: R-2 – Restricted Two-Family Residential

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

Applicant: Said-Jon Eghbal, 482 Wesley Avenue, Oakland

Owner: Sheri Lippman, 3129 Lewiston Avenue, Berkeley

Staff Planner: Allison Riemer, ariemer@cityofberkeley.info, (510) 981-7433

Recommendation: **APPROVE**

Motion / Second: **C. Olson/P. Sheahan**

Vote: **7-0-0-2** (Absent J. Selawsky, D. Kim)

Action: **APPROVED**

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Action Calendar:

3. 2215 Parker Street (0 Parker Street) – Continued from September 26, 2019

Application: Use Permit #ZP2018-0161 to construct a two-story, 6,001 sq. ft. duplex on a 6,750 sq. ft. vacant parcel.

Zoning: R-2A, Restricted Multiple-Family Residential

CEQA Determination: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”).

Applicant: Douglas Harnsberger, 220 Cutting Blvd., Richmond

Owner: Laurin Hunt, 220 Cutting Blvd., Richmond

Staff Planner: Nicholas Armour, narmour@cityofberkeley.info, (510) 981-7485

Recommendation: **CONTINUE** to October 10, 2019

of Speakers 2

Motion / Second: **T. Mester/C. Olson**

Vote: 5-1-1-2 (No: T. Clarke; Abstain: S. O’Keefe; Absent: J. Selawsky, D. Kim)

Action: **APPROVED** with modifications to the Findings and the Conditions of Approval.

4. 2528B Durant Avenue – Continued from September 26, 2019

Application: Use Permit #ZP2019-0079 to add the service of distilled spirits incidental to food service at an existing 2,340 sq. ft. restaurant (Taco Bell).

Zoning: C-T – Telegraph Avenue Commercial

CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).

Applicant: Jinglebells LLC, 6500 Dublin Blvd., Suite 200F, Dublin

Owner: Ruegg and Ellsworth, 2437 Durant Ave, Suite 204, Berkeley

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

Recommendation: **APPROVE** Use Permit #ZP2019-0079 pursuant to Section 23B.32.040.

of Speakers 0

Motion / Second: **P. Sheahan/A. Sharenko**

Vote: 6-0-1-2 (Abstain: T. Mester; Absent: J. Selawsky, D. Kim)

Action: **CONTINUED** to November 14, 2019

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Action Calendar (continued):

5. [2200-2220 Fourth Street](#) – New Public Hearing

Application: Use Permit #ZP2019-0083 to (1) classify the existing 83,000 sq. ft. Wine.com operation that includes manufacturing, storage, warehousing and assembly of materials into new products, packaging and shipping of assembled products, and 1,000 sq. ft. of incidental retail for goods made on site, including ancillary retail sales of wine, as a 83,000 sq. ft. warehouse-based non-store retail use, and (2) to add ancillary retail sales of distilled spirits to the existing 1,000 sq. ft. incidental retail area.

Zoning: MU-LI – Mixed-Use Light Industrial

CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).

Applicant: William Tomaszewski, Wine.com, LLC, 222 Sutter Street, Suite 450, San Francisco

Owner: Herst Ventures, P.O. Box 2532 Berkeley

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

Recommendation: **APPROVE** Use Permit #ZP2019-0083 pursuant to Section 23B.32.040.

of Speakers 1

Motion / Second: **C. Olson/T. Clarke**

Vote: **6-1-0-2** (No: A. Sharenko; Absent: J. Selawsky, D. Kim)

Action: **APPROVED**

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.

6. [2720 San Pablo Avenue](#) – New Public Hearing

Application: **Project Preview for Use Permit #ZP2016-0014** to demolish the former gas station and automobile service station and construct a new 6 story mixed-use development with 25 dwellings (including 2 dwellings available to very low income households) and 963 sq. ft. of retail space. The project would include parking for 15 automobiles and secure storage for 50 bicycles.

Zoning: C-W – West Berkeley Commercial

CEQA Determination: Studies are currently being prepared to evaluate the project’s potential environmental impacts prior to making a CEQA determination.

Applicant: 2720 SPA, LLC c/o Rhoades Planning Group, 46 Shattuck Square, Berkeley

Owner: 2720 SPA, LLC, 1958A University Avenue, Berkeley

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

Recommendation: Hold a public hearing and provide advisory comments.

of Speakers: 6

Action: Advisory comments were provided.

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Project Preview (continued)

7. [2023-25 Shattuck Avenue](#) – New Public Hearing

Application: **Project Preview for Use Permit #ZP2019-0041** to demolish the remaining structure on the vacant lot following a fire and construct a 24,178 sq.ft., seven-story, 73’5” tall, mixed-use building with 48 dwellings (including 4 Below Market Rate units) with 1,255 sq. ft. of ground floor commercial space.

Zoning: C-DMU – Downtown Mixed Use

CEQA Determination: Studies are currently being prepared to evaluate the project’s potential environmental impacts prior to making a CEQA determination.

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

Owner: Mevlararumi LLC, 3456 Sacramento Street, San Francisco

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

Recommendation: Hold a public hearing and provide advisory comments.

of Speakers: 1

Acton: Advisory comments were provided.

8. Approval of Action Minutes from September 26, 2019	
Recommendation:	APPROVE
Motion / Second:	T. Clarke/C. Olson
Vote:	7-0-0-2 (Absent: J. Selawsky, D. Kim)
Action:	APPROVED

Subcommittee Reports: None.

Adjourn: 10:53 PM

Members of the Public:

Present: 17

Speakers: 10
