



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, January 23, 2020 - 7:07 PM

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

Preliminary Matters:

Roll Call:

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)
Charles Kahn, appointed by District 6 (Councilmember Wengraf)
Dohee Kim, appointed by District 7 (Councilmember Robinson)
Leah Simon-Weisberg, appointed by Mayor Arreguin
Shoshana O'Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)

Approved Leave of Absence:

Igor Tregub
Denise Pinkston

Ex Parte Communication Disclosures:

Teresa Clarke: I received an email from Amir Massih [2150-2176 Kittredge Street] but I didn't open it.
Charles Kahn: I received an email from Amir Massih; I left him a voicemail stating that I had no questions.
Dohee Kim: I received an email from Amir Massih; I didn't reply.
Leah Simon-Weisberg: I received an email from Amir Massih; I didn't reply. I received a call from a representative from Friends of Adeline, Margy Wilkinson, related to the project at Kittredge and Bancroft.
Shoshana O'Keefe: I received an email from Amir Massih, but I didn't read it.

Public Comment:

Speakers: 1

Agenda Changes: Moved to Action Calendar: 910 Ashby Avenue.

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Consent Calendar:

1. Approval of Action Minutes from January 9, 2020

Recommendation: APPROVE
Motion / Second: C. Olson / P. Sheahan
Vote: 6-0-2-0 (Abstain: D. Kim, S. O'Keefe)
Action: APPROVED

2. [2336 Eighth Street](#) – New Public Hearing

Application: Use Permit #ZP2017-0206 to construct a 1,242-square-foot, two-story addition, adding two bedrooms (for eight total) to an existing duplex.
Zoning: R-1A – Limited 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/Owner: Francis Wong, 926 Channing Way, Berkeley
Staff Planner: Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429
Recommendation: APPROVE Use Permit #ZP2018-0049 pursuant to BMC Section 23B.32.030.
Motion / Second: C. Olson / P. Sheahan
Vote: 8-0-0-0
Action: APPROVED

3. [2212 Ashby Avenue](#) – New Public Hearing

Application: Use Permit #ZP2018-0049 to construct a 118-square-foot, one-story addition, to enlarge a bedroom and add a bathroom to an existing duplex on a lot that is over density.
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: Greg VanMechelen, VanMechelen Architects, 732 Gilman Street, Berkeley
Owner: Hamid and Nayer Bakhtiari, 2212 Ashby Avenue, Berkeley
Staff Planner: Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429
Recommendation: APPROVE Use Permit #ZP2018-0049 pursuant to BMC Section 23B.32.030.
Motion / Second: C. Olson / P. Sheahan
Vote: 8-0-0-0
Action: APPROVED

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Consent Calendar Continued

4. [1872 Allston Way](#) – New Public Hearing

Application: Use Permit #ZP2019-0106 to construct a new 1,955 sq. ft., two story, single-family dwelling with an average height of 25'- 6".

Zoning: R-2 – Restricted Two-Family Residential

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

Applicant/Owner: Wen Pei Chow, 2200 Martin Luther King Jr. Way, Berkeley

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

Recommendation: **APPROVE** Use Permit #ZP2019-0106 pursuant to BMC Section 23B.32.030.

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

Vote: **8-0-0-0**

Action: **APPROVED**

Action Calendar:

5. [910 Ashby Avenue](#) – New Public Hearing

Application: Use Permit #ZP2019-0120 to demolish a 2,400 square-foot commercial building.

Zoning: MULI – Mixed Use Light Industrial

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

Applicant: Ralph Lammers Construction Inc., 1406 Barbis Way, Concord

Owner: MacBeath Hardwood Company, Inc., 2159 Oakdale Avenue, San Francisco

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

Recommendation: **APPROVE** Use Permit #ZP2019-0120 pursuant to Section 23B.32.030

if Speakers: 1

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

Vote: **7-0-1-0** (Abstain: D. Kim)

Action: **APPROVED**

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Action Calendar Continued:

6. 2150-2176 Kittredge Street – New Public Hearing

Application: **Use Permit # ZP2019-0027** to demolish a five-story commercial building at 2176 Kittredge Street and a one-story convenience store and carwash facility at 2150 Kittredge; to merge the two parcels for a total lot area of approximately 32,600 sq. ft.; and to construct a new, 75 ft.-tall, seven-story mixed-use building of approximately 177,000 sq. ft. in total gross floor area containing: 23,000 sq. ft. of commercial floor area on the ground level; a total of 165 dwellings units on the second through seven stories; approximately 13,250 sq. ft. of usable open space within a series of rooftop patios; and a sub-surface parking garage providing 52 off-street parking spaces.

Zoning: C-DMU - Downtown Mixed Use (Outer Core)

CEQA Determination: An Infill Environmental Checklist has been prepared pursuant to Section 15183.3 and appendices M and N of the CEQA Guidelines; the proposed project qualifies as an infill project under CEQA Guidelines Section 15183.3.

Applicant: Amir Massih, East Beach Development, 95 Federal Street, Suite D, San Francisco

Owner: Michael and Katherine Shimek, 1943 Granite Valley, Way, Petaluma and Plaza 5th Avenue Partners/Scott Braunstein, 1261 Redwood Lane, Lafayette

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

Recommendation: **APPROVE** Use Permit #ZP2019-0027 pursuant to BMC Section 23B.32.030.

of Speakers: **8**

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

Vote: **7-0-1-0** (Abstain: D. Kim)

Action: **Continued to March 12, 2020**

Election of Temporary Chair of the Zoning Adjustments Board:

Nomination of D. Kim as Acting Chair. Chair O’Keefe left meeting at 9:55 p.m.	
Motion / Second:	T. Clarke / C. Olson
Vote:	7-0-0-0
Action:	APPROVED

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7. [2590 Bancroft Way](#) – New Public Hearing

Use Permit #ZP2019-0100 to 1) demolish an existing two-story commercial building; and 2) construct an eight-story, mixed-use building with 87 dwelling units (including five Very Low-Income units), 4,490 square feet of commercial space, 2,767 square feet of usable open space, 40 long-term bicycle parking spaces and zero vehicular parking spaces.

Application:

Zoning:

C-T – Telegraph Avenue Commercial District

CEQA

Determination:

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

Applicant:

David Trachtenberg, 2421 Fourth Street, Berkeley

Owner:

Ruegg & Ellsworth, 2437 Durant Street, Berkeley

Staff Planner:

Nick Armour, NArmour@cityofberkeley.info, (510) 981-7485

Recommendation:

Hold a public hearing and provide advisory comments.

of Speakers:

5

Action:

Advisory comments were provided

Subcommittee Reports: None.

Adjourn: 10:51 PM

Members of the Public:

Present: 40

Speakers: 15
