



# Action Minutes

Planning & Development Department  
Land Use Planning Division

## Zoning Adjustments Board Thursday, February 13, 2020 - 7:11 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)  
**Charles Kahn**, appointed by District 6 (Councilmember Wengraf)  
**Diego Aguilar-Canabal**, appointed by District 8 (Councilmember Droste)  
**Shoshana O'Keefe (Chairperson)**, appointed by District 5 (Councilmember Hahn)

Approved Leave of Absence: Denise Pinkston

Absent: Dohee Kim

#### Ex Parte Communication Disclosures:

**Igor Tregub:** Discussed the appeal of 1533 Beverly Place with Rena Rickles.  
**Carrie Olson:** Visited 1710 Sonoma Avenue to look at the view from kitchen and deck, and speak with Amy Di Costanzo.

#### Public Comment:

Speakers: none

Agenda Changes: Moved to Action Calendar: 1919 Oregon Street and 2565 Buena Vista Way.

**DRAFT ACTION MINUTES - Zoning Adjustments Board**

Thursday, February 13, 2020

Page 2 of 3

---

**Consent Calendar:**

**1. Approval of Action Minutes from January 23, 2020**

**Recommendation:** APPROVE  
**Motion / Second:** I. Tregub / C. Olson  
**Vote:** 6-0-2-1 (Abstain: I. Tregub, D. Aguilar-Canabal, Absent: D. Kim)  
**Action:** APPROVED

**Action Calendar:**

**2. 1919 Oregon Street – New Public Hearing**

**Use Permit #ZP2019-0029** to (1) demolish 541 square feet of a previously constructed rear addition of an existing 2-story main building containing 1 dwelling unit located to the front of the lot; then (2) convert the building to a 2,296 square foot duplex; (3) construct a new 2-story 1438 square foot rear dwelling unit; and (4) provide parking for 3 vehicles, on an existing 5,188 square foot residential parcel.

**Application:**

**Zoning:** R-2A – Restricted Multiple-Family Residential

**CEQA Determination:** Categorically exempt pursuant to Sections 15303 and 15332 (“New Construction or Conversion of Small Structures” and “In-Fill Development Projects”).

**Applicant:** Gary Black, 1250 Addison Street, Studio 214, Berkeley

**Owner:** Bo Yang, 1919 Oregon Street, Berkeley

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

**Recommendation:** APPROVE Use Permit #ZP2019-0029 pursuant to BMC Section 23B.32.030.

**# of Speakers:** 1

**Motion / Second:** I. Tregub / D. Aguilar-Canabal

**Vote:** 6-2-0-1 (No: P. Sheahan, C. Olson, Absent: D. Kim)

**Action:** APPROVED with modifications to the Conditions of Approval

**3. 2565 Buena Vista Way – New Public Hearing**

Use Permit #ZP2019-0166 to expand an existing 1,675 square foot, 2-story single-family dwelling on an existing 1,980 square foot residential parcel that exceeds the allowed lot coverage by excavating the lower level, which is located within the non-conforming front and side yards, by approximately 1-foot to create a ceiling height of 8-feet.

**Application:**

**Zoning:** R-1(H) – Single Family Residential, Hillside Overlay

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

**Applicant:** Avila Group Construction Co LLC, 5111 Telegraph Avenue, #314, Oakland

**Owner:** Clark and Zoe Scheffy, 2565 Buena Vista Way, Berkeley

**Staff Planner:** Victoria Schlepp, [vschlepp@cityofberkeley.info](mailto:vschlepp@cityofberkeley.info), (510) 981-7422

**Contract Planner:** Emilio Balingit, [ebalingit@up-partners.com](mailto:ebalingit@up-partners.com), (510) 251-8210

**Recommendation:** APPROVE Use Permit #ZP2019-0166 pursuant to BMC Section 23B.32.030.

**# of Speakers:** 2

**Motion / Second:** J. Selawsky / P. Sheahan

**Vote:** 8-0-0-1 (Absent: D. Kim)

**Action:** APPROVED

**DRAFT ACTION MINUTES - Zoning Adjustments Board**

Thursday, February 13, 2020

Page 3 of 3

---

**Action Calendar Continued**

**4. [1533 Beverly Place](#) – New Public Hearing**

**Application:** Administrative Use Permit #ZP2018-0153 to enlarge an existing 1,212 sq. ft., 1-story single-family dwelling with a non-conforming front setback on a 4,200 sq. ft. lot by: 1) adding a 1,035 sq. ft. addition, including a new second story, with an average height of 23 ft.-7 ½ in., and 2) adding a fifth bedroom.

**Zoning:** R-1 – Single Family Residential

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

**Applicant:** Stacy Eisenmann, Eisenmann Architecture, 1331 Seventh Street, Suite G, Berkeley

**Appellants:** Amy Di Costanzo, 1710 Sonoma Avenue, Berkeley; and Hank Roberts and Robin Ramsey, 1529 Beverly Place, Berkeley

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

**Recommendation:** **DISMISS APPEAL & APPROVE** Administrative Use Permit #ZP2018-0153 APPROVE pursuant to BMC Section 23B.28.060.C.1

**# of Speakers:** 7

**Motion / Second:** **C. Kahn / D. Aguilar-Canabal**

**Vote:** 5-2-1-1 (No: P. Sheahan, C. Olson, Abstain: S. O’Keefe, Absent: D. Kim)

**Action:** **DISMISSED APPEAL AND APPROVED AUP with modifications to the Conditions of Approval**

**5. Election of Chair and Vice-Chair of the Zoning Adjustments Board**

**Motion to elect Shoshana O’Keefe Chair**

**Motion / Second:** **J. Selawsky / I. Tregub**

**Vote:** 8-0-0-1 (Absent: D. Kim)

**Action:** **Shoshana O’Keefe elected Chair.**

**Motion to elect Charles Kahn Vice-Chair**

**Motion / Second:** **J. Selawsky / I. Tregub**

**Vote:** 8-0-0-1 (Absent: D. Kim)

**Action:** **Charles Kahn elected Vice-Chair.**

**Subcommittee Reports:** None.

**Adjourn: 10:17 PM**

**Members of the Public:**

**Present: 21**

**Speakers: 10**

---