



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, October 8, 2020 - 7:03 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Trebub (Mayor Appointee), Teresa Clark (District 1), Patrick Sheahan (District 2), John Selawsky (District 3), Carrie Olson (District 4), Shoshana O'Keefe (Chairperson, District 5), Charles Kahn (Vice-Chairperson, District 6), Denise Pinkston (District 8).

Commissioners Absent: D. Kim (excused)

Staff Present: Secretary Steve Buckley, Allison Riemer, Leslie Mendez, Loyal Nawfal, Ashley James.

Ex Parte Communication Disclosures: None.

Public Comment: None.

Agenda Changes: None.

Consent Calendar

1. Approval of Action Minutes from September 24, 2020

Recommendation: APPROVE

Motion / Second: C. Olson / C. Kahn

Vote: 7-0-0-2 (Absent: T. Clarke, D. Kim)

Action: APPROVED

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Consent Calendar

2. [1920 Vine Street](#) – New Public Hearing

Application:	Use Permit #ZP2019-0172 to increase the building height, remodel the existing roof form, and convert the existing attic level to a 350 sq. ft. third story addition, on a lot that has existing non-conforming lot coverage and density; construct rear decks and stairs over 14 feet in height; modify windows located in a nonconforming side yard; and remove an existing accessory structure and replace with a 3-car garage which exceeds 10 ft. in average height within the side and rear setbacks, exceeds 24 ft. in length, and is located within the first 75 ft. of the lot.
Zoning:	R-2A – Restricted Multiple-Family Residential District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 (“Existing Facilities”) and Section 15303 (“New Construction or Conversion of Small Structures”)
Applicant/Owner:	Stefan & Lara Andrizzi, 1920 Vine Street, Berkeley
Staff Planner:	Layal Nawfal, lnawfal@cityofberkeley.info , (510) 981-7424
Recommendation:	APPROVE Use Permit ZP2019-0172 pursuant to BMC Section 23B.32.030.
Motion / Second:	C. Olson / C. Kahn
Vote:	7-0-0-2 (Absent: T. Clarke, D. Kim)
Action:	APPROVED.

3. [1510 Walnut Street, Units A-F](#) – New Public Hearing

Application:	Use Permit #ZP2020-0065 to establish a pet store use, including grooming, in an existing 1,833 sq. ft. retail space.
Zoning:	C-NS – North Shattuck Commercial District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”)
Applicant:	Jennifer Ochoa, Shook Kelley, 6555 Barton Avenue, Floor 2, PMB 13, Los Angeles
Owner:	Walnut Square Owner LP, 468 Green Street, San Francisco
Staff Planner:	Allison Riemer, ariemer@cityofberkeley.info , (510) 981-7433
Recommendation:	APPROVE Use Permit ZP2020-0065 pursuant to BMC Section 23B.32.030.
Motion / Second:	C. Olson / C. Kahn
Vote:	7-0-0-2 (Absent: T. Clarke, D. Kim)
Action:	APPROVED.

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4. [2221 Carleton Street](#) – New Public Hearing

Application:	Appeal of Zoning Officer’s Decision to approve Administrative Use Permit #ZP2019-0181 to expand an existing 1,128 square-foot, one-story single-family dwelling on a 4,500 square-foot, non-conforming residential parcel by: 1) constructing a 2,341 square-foot residential addition, by raising the existing building and adding a new ground floor and extensions including a new 849 square-foot accessory dwelling unit (ADU), increasing the average height from 20’- 4” to 28’-1”;
Zoning:	R-2 – Restricted Two-Family Residential District
CEQA Recommendation:	Sections 15301 and 15303 of the CEQA Guidelines (“Existing Facilities” and “New Construction or Conversion of Small Structures”).
Applicant/ Owner:	Sahil and Suyash Mehta, 2221 Carleton Street, Berkeley
Appellant:	Richard Magarian, 2231 Carleton, Berkeley
Staff Planner:	Ashley James, ajames@cityofberkeley.info , (510) 981-7458
Recommendation:	APPROVE Administrative Use Permit #ZP2019-0181 pursuant to BMC Section 23B.28.060.C.1 and DISMISS the appeal.
# of Speakers:	9
Motion / Second:	I. Tregub / C. Kahn
Vote:	8-0-0-1 (Absent: D. Kim)
Action:	Appeal DISMISSED and revised plan APPROVED with additional Conditions of Approval.

Adjourn: 8:26 PM

Members of the Public:

Present: 15

Speakers: 11