



# Zoning Adjustments Board Agenda

Planning & Development Department  
Land Use Planning Division

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**Thursday, October 24, 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, Berkeley, CA 94704; [zab@cityofberkeley.info](mailto: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.

## 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 October 10, 2019**

**Recommendation: APPROVE**

### 2. **2422 Fifth Street – New Public Hearing**

**Application:** Use Permit #ZP2018-0108 to construct a three-story, 4,806-square-foot mixed-use building containing 967 square feet of medical office space and two dwelling units on the rear of a lot with an existing duplex, including a request to waive two residential parking spaces.

**Zoning:** MU-R – Mixed Use Residential District

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

**Determination:**

**Applicant:** Devi Dutta Architecture, 928 Carleton Street, Berkeley

**Owner:** Anna and Carl Gold, 2422 Fifth Street, Berkeley

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

**Recommendation:** **APPROVE Use Permit #ZP2018-0108 pursuant to Section 23B.32.040**

## Consent Calendar (Continued):

### 3. [3108 Deakin Street](#) – New Public Hearing

**Application:** Use Permit #ZP2019-0073 to alter and enlarge an existing, 2,894 sq. ft., two story, single-family dwelling by 1) raising the building by 2 feet 7 inches; 2) establishing a 1,585 sq. ft. new dwelling unit and 118 sq. ft. garage on the ground floor; 3) demolishing 294 sq. ft. at the rear of the dwelling; and 4) constructing a 560 sq. ft. addition at the rear of the dwelling.

**Zoning:** Restricted Two Family Residential (R-2)

**CEQA**  
**Determination:** Categorically exempt pursuant to Section 15303 and 15332 of the CEQA Guidelines, (“New Construction or Conversions of Small Structures” and “In-Fill Development Projects,” respectively).

**Applicant/Owner:** Narendra Dev, 3108 Deakin Street, Berkeley

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

**Recommendation:** **APPROVE Use Permit #ZP2018-0073 pursuant to Section 23B.32.040**

### 4. [2110 Vine Street](#) – New Public Hearing

**Application:** Use Permit #ZP2019-0123 to 1) establish a medical practitioner office use (optometry practice) in two existing retail tenant spaces; and 2) convert two existing tenant spaces in the Walnut Square commercial plaza, resulting in one 886 square-foot tenant space.

**Zoning:** NC – Neighborhood Commercial

**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 15301 of the CEQA Guidelines (“Existing Facilities”) of the CEQA Guidelines.

**Applicant:** Nadia Samii, O.D, Your Two Eyes Optometry 1962 Vine Street, Berkeley

**Owner:** Walnut Square Center, LP. Santino DeRose 468 Green Street, San Francisco

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

**Recommendation:** **APPROVE Use Permit #ZP2019-0123 pursuant to Section 23B.32.040.**

## 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. [2015 Eighth Street](#) – New Public Hearing

**Application:** Use Permit #ZP2018-0145 to demolish a detached, two-car garage at the rear of an existing two-unit building, and to construct a new two-story, approximately 2,200-sq. ft., detached two-unit building containing two enclosed parking spaces for a total of four dwelling units on the parcel; to reduce the minimum rear yard setback for the new building from 15 ft. to only 5 ft.; to create a roof deck on a portion of the new building; and to establish two new, uncovered parking spaces for a total of four parking spaces for the parcel.

**Zoning:** Multi-Family Residential (R-4)

**CEQA** Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”) as well as Section 15332 (“In-Fill Development Projects”).

**Determination:**

**Applicant:** Geoff Chapman, P. O. Box 31888, Oakland

**Owner:** Zewdi Ghebru & Tewelde Tesfamichael, 1550 Jaine Street, San Rosa

**Staff Planner:** Fatema Crane, fcrane@cityofberkeley.info, (510) 981-7410

**Recommendation:** **APPROVE Use Permit #ZP2018-0145 pursuant to Section 23B.32.040**

### 6. [1581 Le Roy Avenue](#) – New Public Hearing

**Application:** Use Permit #ZP2019-0061 to convert the vacant, elementary school property to residential use: to establish the approximately 50,000-sq. ft., main building as a single-family residence and accessory dwelling unit, incorporating several former classrooms as private (non-commercial) art studio space; to install an unenclosed swimming pool and hot tub within a new roof deck; to construct an approximately 36-sq. ft., elevator penthouse above the second story (but below the third story); to convert a former multi-purpose room to a garage; to create a new, surface parking lot and to locate up to five, new storage sheds within portions of the former playground to be partially re-purposed as an outdoor (non-commercial) art practice space; and to complete landscape improvements along the public interface.

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

**CEQA** Categorically exempt pursuant to Section 15331 for “Historical Resource Restoration/Rehabilitation” of the CEQA Guidelines.

**Determination:**

**Applicant:** Jerri Holan, AIA, Holan & Associates, 1323 Solano Ave.

**Owner:** Samuli Seppälä, 1581 Le Roy Avenue, Berkeley

**Staff Planner:** Fatema Crane, fcrane@cityofberkeley.info, (510) 981-7410

**Recommendation:** **APPROVE Use Permit #ZP2018-0061 pursuant to Section 23B.32.040**

**Action Calendar (Continued):**

**7. [2352 – 2390 Shattuck Avenue](#) – New Public Hearing**

**Application:** Use Permit **ZP#2018-0135** to 1) demolish two existing commercial buildings; 2) split the lot into two; and 3) construct two, eight-story, mixed-use buildings with 204 units (including 14 Very Low Income units), 12,154 square feet of commercial space, 17,012 square feet of usable open space, and 90 ground-level parking spaces.

**Zoning:** Downtown Mixed Use District, Corridor and Buffer Sub-Areas

**CEQA** An Infill Environmental Checklist (IEC) was prepared for the project, pursuant to Section 15183.3 (“Streamlining for Infill Projects”) of the CEQA Guidelines.

**Determination:**

**Applicant:** Dave Johnson, 1375 Locust Street, #202, Walnut Creek

**Owner:** The Austin Group, LLC, 64 Oak Road, Alamo

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

**Recommendation:** **APPROVE Use Permit #ZP2018-0135 pursuant to Section 23B.32.040**

**8. [2716-2718 Durant Avenue](#) – New Public Hearing**

**Application:** Use Permit/Variance **ZP#2019-0051** to lift a two-story dwelling at the front of the property to create a three-story dwelling; to demolish a single-story dwelling at the rear of the property to construct three, three-story townhomes; and to eliminate the existing one-car parking space and not provide the additional required three parking spaces on site.

**Zoning:** R-3(H) – Multiple Family Residential District, Hillside Overlay

**CEQA** Categorically exempt pursuant to Sections 15303, 15331, and 15332 of the CEQA Guidelines (“New Construction or Conversion of Small Structures,” “Historic Resource Restoration/Rehabilitation,” and “In-Fill Development Projects”).

**Determination:**

**Applicant:** Halle Hagenau, Studio KDA, 1810 Sixth Street, Berkeley

**Owner:** Mark Etefagh, 6363 Christie Avenue, Emeryville

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

**Recommendation:** **APPROVE Use Permit #ZP2019-0051 for rehabilitation to the front unit; DENY the variance to not provide parking pursuant to Section 23B.32.040**

### **Subcommittee Reports:**

- **Joint Subcommittee for the Implementation of State Housing Laws (JSISJL)**  
[https://www.cityofberkeley.info/Clerk/Commissions/Joint\\_Subcommittee\\_for\\_the\\_Implementation\\_of\\_State\\_Housing\\_Laws\\_Homepage.aspx](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.

### **Adjourn**

## Agenda - Zoning Adjustments Board

Thursday, October 24, 2019

Page 7 of 8

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### **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.

### **Supplemental Communications and Reports**

Items received by the deadlines for submission will be compiled and distributed as follows. If no items are received by the deadline, no supplemental packet will be compiled for said deadline. All materials will be made available via the Zoning Adjustments Board Agenda page: <https://www.cityofberkeley.info/zoningadjustmentboard/>

- **Supplemental Communications and Reports 1** - All Materials submitted between noon the Thursday the week before the meeting and noon Tuesday the week of the meeting, will be made available by 5:00 p.m. on Tuesday the week of the meeting.
- **Supplemental Communications and Reports 2** - All Materials submitted after noon on Tuesday the week of the meeting and before noon on Thursday the day of the meeting, will be made available at noon that Thursday. Any correspondence received after this deadline will be given to the Zoning Adjustment Board just prior to the meeting.
- Members of the public may submit written comments themselves at the meeting. To distribute correspondence at the meeting, please provide 15 copies and submit to the Zoning Adjustments Board Clerk. Correspondence received later, and after the meeting, will be posted to the web site following the meeting.
- **Please Note: You are strongly advised to submit written comments prior to noon Thursday, the meeting date, as Board members do not have an opportunity to read written materials handed out at the meeting.**

### **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](mailto:zab@cityofberkeley.info).

## Agenda - Zoning Adjustments Board

Thursday, October 24, 2019

Page 8 of 8

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### **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.

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