



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, June 13, 2019 - 7:10 PM

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

Preliminary Matters:

Roll Call:

Igor Tregub, appointed by Mayor Arreguin
Alexander Sharenko, appointed by District 1 (Councilmember Kesarwani)
Xavier Johnson, 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)
Darrell Ben-Lee Owens, appointed by District 8 (Councilmember Droste)
Shoshana O'Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)

Approved Leave of Absence: Dohee Kim

Ex Parte Communication Disclosures:

A. Sharenko: Attended a community meeting organized by the sponsors of the project at 2198 San Pablo (Realtex) in May 10, 2018. Met with Realtex staff on September 24, 2018 to find out more about the height and massing of the project proposed for 2198 San Pablo. Was informed by the applicant that the ZAB hearing was tonight.

I. Tregub: Spoke with Toni Mester on R-2 Zoning at 1111 Allston Way. Previously spoke with applicant of 2198 San Pablo Avenue about potential mitigations they were considering for the neighborhood.

Public Comment:

Speakers: 0

Agenda Changes: None.

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Consent Calendar:

1. Approval of Action Minutes from May 23, 2019	
Recommendation:	APPROVE
Motion / Second:	I. Tregub/ J. Selawsky
Vote:	7-0-1-0 (Abstain: A. Sharenko)
Action:	APPROVED (change Barton to Burton in the Ex Parte disclosure for I. Tregub)

Action Calendar:

2. [Election of 3 ZAB members to the Zoning Ordinance Revision Project \(ZORP\) Subcommittee](#): D. Pinkston, P. Sheahan, I. Tregub re-elected. J. Selawsky and C. Olson will serve as alternates.

3. [1111 Allston Way](#) – **New Public Hearing**
Application: Use Permit #ZP2018-0182 to construct a detached, three-story, 2,122 square-foot single-family dwelling at the rear of the parcel.
Zoning: R-2 – Restricted Two-Family Residential
CEQA Categorically exempt pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) and 15332 (“In-Fill Development Projects”).
Determination:
Applicant: John Newton, 5666 Telegraph Avenue, Oakland
Owner: Paymon Shabod, 850 Walker Avenue, Oakland
Staff Planner: Loyal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424
Recommendation: **APPROVE** Use Permit #ZP2018-0182 pursuant to Section 23B.32.040.
of Speakers: 3
Motion / Second: **I. Tregub/ A. Sharenko**
Vote: **8-0-0-0**
Action: **APPROVED.**

4. [2198 San Pablo Avenue](#) – **New Public Hearing**
Application: Use Permit #ZP2018-0112 to demolish an existing single-story commercial building and construct a new 6-story, mixed-use development with 3 live/work units, 57 dwelling units (including 5 Very Low Income units), stacked parking for 20 vehicles, and 48 secure bicycle spaces.
Zoning: C-W – West Berkeley Commercial
CEQA Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-fill Development Projects”).
Determination:
Applicant: Tomas Janik, San Pablo Investors Two, LLC, 505 Sansome Street, Suite 400, San Francisco
Owner: Gregory J Williams, 526 Arroyo Grande Lane, Suisun City
Staff Planner: Leslie Mendez, lmendez@cityofberkeley.info, (510) 981-7426
Recommendation: **APPROVE** Use Permit #ZP2018-0112 pursuant to Section 23B.32.040.
of Speakers: 18
Motion / Second: **I. Tregub / C. Olson**
Vote: **8-0-0-0**
Action: **APPROVED** with amendments to the Conditions of Approval.

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Action Calendar (continued):

5. 2701 Shattuck Avenue – New Public Hearing

Application: Use Permit #ZP2016-0244 to construct a 5-story, 62'-tall, 27,980-sq. ft., mixed-use building with 57 dwelling units (including 5 Very Low Income units), a 600- sq. ft. ground-floor Food Service Establishment, 30 automobile parking spaces, and secure storage for 44 bicycles.

Zoning: C-SA, South Area Commercial

CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development").

Applicant: Stuart Gruendl, Bay Rock Multifamily, LLC, 411 Pendleton Way, Suite C, Oakland

Owner: 2701 Shattuck Berkeley, LLC, 7917 Festival Court, Cupertino

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

Recommendation: **APPROVE** Use Permit #ZP2016-0244 pursuant to Section 23B.32.040.

of Speakers: 7

Motion / Second: J. Selawsky/C. Olson

Vote: 8-0-0-0

Action: Motion to continue to the June 27 ZAB meeting at the request of the applicant and the appellant (with the preference that it be the first Action Calendar item).

Subcommittee Reports:

- Joint Subcommittee for the Implementation of State Housing Laws (JSISJL)
- Design Review Committee (DRC)

Adjourn: 10:48 PM

Members of the Public:

Present: 40

Speakers: 28
