



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, March 14, 2019 - 7:07 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)
Shoshana O'Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)
Dohee Kim, appointed by District 7 (Councilmember Robinson), arrived at 6:10
Denise Pinkston (Vice Chairperson), appointed by District 8 (Councilmember Droste)

Absent: C. Kahn

Approved Leave of Absence: None

Ex Parte Communication Disclosures:

I. Tregub: Email from 3084 Claremont Avenue applicant asking if had any questions; did not have any questions.
T. Clarke: Received an email and will forward to the ZAB Secretary; did not respond.
D. Pinkston: Applicant for 1711 Martin Luther King Jr. Way asked for a continuance.
S. O'Keefe: Email from 3084 Claremont Avenue applicant asking if had any questions. Met with the residents of 1972 Los Angeles Avenue (neighbors of the project at 1991 Marin), and exchanged emails with the residents of 1972 Los Angeles Avenue.

Public Comment:

Speakers: 0

Agenda Changes: Item 5 (Election of Substitute for March 21, 2019 Design Review Committee Meeting) move to Consent Calendar.

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Consent Calendar:

1. Approval of Action Minutes from February 28, 2019	
Recommendation:	APPROVE
Motion / Second:	I. Tregub/ T. Clarke
Vote:	8-0-0-1 (Absent: C. Kahn)
Action:	APPROVED

2. Election of Substitute for March 21, 2019 Design Review Committee Meeting	
Motion / Second:	I. Tregub/ T. Clarke
Vote:	8-0-0-1 (Absent: C. Kahn)
Action:	Carrie Olson elected substitute.

Action Calendar:

3. [3084 Claremont Avenue](#) – **New Public Hearing**
- Application:** **Administrative Use Permit #ZP2018-0033** to establish 131 sq. ft. of outdoor café seating to the rear of an existing 846 sq. ft. quick-serve restaurant within a portion of an approximately 900 sq. ft. rear yard.
- Zoning:** C-N – Neighborhood Commercial
- CEQA** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
- Determination:**
- Applicant:** Jeremy Bled, 2849 Garber Street, Berkeley
- Owner:** 3070 Claremont LLC, 1960 Mountain Boulevard, Oakland
- Staff Planner:** Annelise Dohrer, adohrer@cityofberkeley.info, (510) 981-7425
- Recommendation:** **DISMISS APPEAL & APPROVE** Use Permit #ZP2018-0033 pursuant to Section 23B.32.040.
- # of Speakers:** **30**
- Motion / Second:** **C. Olson / T. Clarke**
- Vote:** **8-0-0-1 (Absent: C. Kahn)**
- Action:** **DISMISSED APPEAL & APPROVED** with amendments to the Conditions of Approval.

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Action Calendar (Continued):

4. [1991 Marin Avenue](#) – New Public Hearing

Application: **Administrative Use Permit #ZP2018-0166** to add a new detached 1-story, 750 sq. ft. Accessory Dwelling Unit with a reduced front yard setback (where 20-ft is required), on a 5,289 sq. ft. through lot, with an existing 2-story, 1,733 sq. ft. single-family dwelling.

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

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

Applicant/ Owner: Michael and Susan Iida, 1991 Marin Avenue, Berkeley

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

Recommendation: **APPROVE** Use Permit #ZP2018-0166 pursuant to Section 23B.32.040.

of Speakers: 7

Motion / Second: **T. Clarke/ D. Kim**

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

Action: **APPROVED** with amendments to the Conditions of Approval.

5. [1711 Martin Luther King Jr. Way](#) – New Public Hearing

Application: **Use Permit and Variance #ZP2018-0189** to (1) replace a 799 sq. ft. non-conforming commercial space with one dwelling, (2) eliminate 2 existing off-street parking spaces, (3) create 700 sq. ft. of usable open space, (4) increase the total number of bedrooms on the parcel from 15 to 19, and (5) waive 1 parking space that is required for the proposed dwelling.

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

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

Applicant: Rhoades Planning Group, c/o Mark Rhoades, 46 Shattuck Square, Suite 11, Berkeley

Owner: Key Route Partners, LLC, 6522 Telegraph Avenue, Oakland

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

Recommendation: **DENY** Use Permit #ZP2018-0189 pursuant to Section 23B.32.040.

of Speakers: 1

Motion / Second: **T. Clarke/ I. Tregub**

Vote: **6-2-0-1** (No: P. Sheahan, J. Selawsky; Absent: C. Kahn)

Action: **CONTINUED** to March 28, 2019.

Adjourn: 11:55 PM

Members of the Public:

Present: 66

Speakers: 38
