



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, September 26, 2019 - 7:01 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)
- Carrie Olson**, appointed by District 4 (Councilmember Harrison)
- Dohee Kim**, appointed by District 7 (Councilmember Robinson)
- Jaime Mulligan**, appointed by District 3 (Councilmember Bartlett)
- Toni Mester**, appointed by District 5 (Councilmember Hahn)
- Deborah Matthews**, appointed by District 6 (Councilmember Wengraf)
- Alexander Sharenko**, appointed by District 8 (Councilmember Droste)

Approved Leave of Absence:

John Selwasky, Shoshana O’Keefe, Charles Kahn, and Denise Pinkston

Ex Parte Communication Disclosures:

- I. Tregub: I spoke with Jay Kelekian and Lief Bursell about 1825 Berkeley Way.
- T. Mester: I visited Parker Street and spoke with neighbor Laura Stetson; I visited Berkeley Way and spoke with neighbor Stephen Wollmer.

Election of Temporary Chair of the Board:

Nomination of I. Tregub	
Motion / Second:	A. Sharenko/ T. Mester
Vote:	9-0-0-0
Action:	APPROVED

Public Comment:

Speakers: None

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Consent Calendar (Continued):

1. Approval of Action Minutes from September 12, 2019	
Recommendation:	APPROVE
Motion / Second:	C. Olson/ T. Clarke
Vote:	6-0-3-0 (Abstain: J. Mulligan, T. Mester, D. Matthews)
Action:	APPROVED

2. 2526 Durant Avenue – New Public Hearing

Application: Use Permit #ZP2019-0079 to add the service of distilled spirits incidental to a food service at an existing 2,340 sq. ft. restaurant.

Zoning: C-T (Telegraph Avenue Commercial)

CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines

Determination: (“Existing Facilities”).

Applicant: Jinglebells LLC, 6500 Dublin Blvd., Suite 200F, Dublin

Owner: Ruegg and Ellsworth, 2437 Durant Ave, Suite 204, Berkeley

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

Recommendation: **CONTINUE** to October 10, 2019

Motion / Second: **C. Olson/P. Sheahan**

Vote: **9-0-0-0**

Action: **Continued**

3. 1923 Ninth Street – New Public Hearing

Application: Use Permit #ZP2018-0226 to (1) demolish an existing 1,272-square-foot, one-story duplex and (2) construct three detached, three-story, single-family dwelling units: 1,856 square feet (Unit A), 2,006 square feet (Unit B), and 1,932 square feet (Unit C).

Zoning: R-3 – Multiple-Family Residential District; University Avenue Strategic Plan

CEQA 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 15303 (New Construction or Conversion of Small Structures) and Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines.

Determination:

Applicant: John Newton, 5666 Telegraph Avenue, Suite A

Owner: Adam Wright, 2400 Dowling Place, #3, Berkeley

Contract Planner: Jerry Hittleman, JHittleman@rinconconsultants.com, (510) 834-4455

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

Recommendation: **CONTINUE** to October 10, 2019

Motion / Second: **C. Olson/P. Sheahan**

Vote: **9-0-0-0**

Action: **Continued**

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Action Calendar:

4. 2215 Parker Street - "0 Parker" – New Public Hearing

Application: Use Permit #ZP2018-0161 to construct a two-story, 6,001 sq. ft. duplex on a 6,750 sq. ft. vacant parcel.
Zoning: R-2A, Restricted Two-Family Residential District
CEQA Categorically exempt pursuant to Section 15303 of the CEQA Guidelines
Determination: ("New Construction or Conversion of Small Structures").
Applicant: Douglas Harnsberger, 220 Cutting Blvd., Richmond
Owner: Laurin Hunt, 220 Cutting Blvd., Richmond
Staff Planner: Nicholas Armour, NArmour@cityofberkeley.info, (510) 981-7485
Recommendation: CONTINUE to October 10, 2019
of Speakers 3
Motion / Second: T. Clarke/D. Kim
Vote: 6-3-0-0 (No: P. Sheahan, C. Olson, T. Mester)
Action: CONTINUED to October 10, 2019; Comments provided

5. 1825 Berkeley Way – New Public Hearing

Application: Use Permit #ZP2018-0085 to construct two additional dwelling units on a parcel with an existing single-family dwelling unit at the front of the parcel by: 1) converting the existing 1,688 square-foot two-story single-family dwelling to a duplex with one unit on each floor; 2) constructing a detached, two-story residential building at the rear of the parcel with a 828 square-foot single-family dwelling unit on the second floor and 2 parking spaces on the ground floor; and 3) providing 1 parking space within the side yard.
Zoning: R-2A - Restricted Multiple-Family Residential
CEQA Categorically exempt under CEQA Guidelines Sections 15303 "New Construction or Conversion of Small Structures" and 15332 ("In-Fill Development Projects").
Determination:
Applicant: James Novosel, Bay Architects, 1840 Alcatraz Avenue, Berkeley
Owner: Himmet Kataria, 470 Arlington Avenue, Berkeley
Staff Planner: Layal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424
Recommendation: APPROVE Use Permit #ZP2018-0085 pursuant to Section 23B.32.040
of Speakers 3
Motion / Second: T. Clarke/T. Mester
Vote: 7-0-1-0-1 (Abstain: J. Mulligan; Recuse: P. Sheahan)
Action: APPROVED with changes to the conditions of approval

Subcommittee Reports: Reports were given on the Joint Subcommittee for the Implementation of State Housing Law and the Design Review Committee.

Adjourn: 9:55 PM

Members of the Public:

Present: 10

Speakers: 6