



Planning and  
Development  
Department  
Land Use Planning  
Division

# Action Minutes

## Zoning Adjustments Board

Thursday, February 25, 2010

City Council Chambers, 2134 Martin Luther King Junior Way.  
Berkeley, CA 94704 (Wheelchair Accessible)

### Public Testimony Guidelines

The Board Chair may limit the number of speakers and the length of time allowed to each speaker. To speak at a public hearing, complete a speaker card and submit to Planning Staff (1) as early as possible at the meeting, or (2) at the Permit Service Center, 2120 Milvia Street, **before** 5:00 PM on the day of the hearing. *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 email, in advance of the meeting. See **Correspondence and Notice of Decision Requests** at the end of this Agenda for procedures.

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### Roll Call: 7:07PM

**Present:** J. Anthony, R. Lau, G. Williams, B. Allen, D. Matthews, M. Cohen, S. Shumer,  
E. Mikiten, D. Koon

**Excused:** NONE

**Substitutions:** NONE

**Public Attendance:** 25

**Number of Speakers:** 18

### Ex Parte Communication Disclosures : NONE

*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, they must be placed in the record and disclosed to all interested parties sufficiently in advance of the decision to allow rebuttal.*

### Public Comment: NONE

*Each Speaker is limited to a maximum of three minutes.*

### Agenda Changes: NONE

*The Board Chair may reorder the agenda at the beginning of the meeting.*

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**Consent Calendar:**

*The Consent Calendar allows the Board to take action with no discussion, on projects to which no one objects. The Agenda includes two types of Consent Calendar items: (1) Modifications of existing Use Permits (which have not been noticed for public hearings); (2) Items being continued to another meeting (Board action has been postponed to another meeting). The Board Chairperson will announce items for the Consent Calendar at 7:05 p.m. The Board may place additional Agendized items on the Consent Calendar, if no one present wishes to testify on an item. Anyone present who wishes to speak on an item should raise his or her hand and advise the Chairperson, and the item will be pulled from the consent calendar. Modification Projects may be discussed by the Board at this meeting or set for a public hearing at a later meeting. Items already noticed for a public hearing will be heard following Continued Items, or, if necessary, posted for a public hearing at a subsequent meeting.*

**1. Approval of Previous Meeting Minutes**

Minutes from **02/11/2010** meeting

**Recommendation: APPROVE**

**Action: APPROVE**

**Motion: B. Allen, S. Shumer**

**VOTE: 9-0-0-0**

**Item #7 moved to Consent Calendar**

**Motion: B. Allen, E. Mikiten**

**VOTE: 9-0-0-0**

**Appeal of Administrative Use Permit/Staff Level Design Review:**

*Appeals of Administrative Use Permit and Design Review applications are not subject to public hearing and no public testimony will be taken at this time. The Board may set the matter for public hearing, or affirm the Zoning Officer's or Design Review Secretary's decision.*

**2. 700 Cragmont Avenue**

**Appeal of Administrative Use Permit # 09-20000153** to construct a 38 sq. ft., single-story addition at the rear of the existing house and to install a hot tub within the rear yard.

**Applicant:** Komorous-Towey Architects, Jordan Stewart, 315 14<sup>th</sup> Street, Oakland, CA 94612

(Zoning: R-1(H) Limited Single-Family Residential, Hillside Overlay; Planner: Nathan Dahl)

**Continued From: NONE**

**Recommendation: DENY** the Appeal and uphold the Zoning Officer's decision to approve Administrative Use Permit # 09-20000153

**Action: DENY** the Appeal and uphold the Zoning Officer's decision.

**Motion: B. Allen, J. Anthony**

**VOTE: 8-1-0-0 (No: E. Mikiten)**

3. **3022 Harper Street**  
**Appeal of Administrative Use Permit #09-20000069** to legalize the construction of a 28-ft. long garage with an average height of 10-feet, 5-inches, that is less than 75-feet from the front property line, and to correct its location spanning a property by removing the south side wall and relocating the structure to abut the property line at a 0-ft. (zero) side yard setback where a minimum of 4-feet is otherwise required.  
**Applicant:** Patricia Motzkin, AIA; 2927 Newbury Street, Berkeley, CA 94703  
(Zoning: R-2A, Restricted Multiple Family Residential District; Planner: Fatema Crane)
- Continued From:** NONE  
**Recommendation:** DENY the Appeal and uphold the Zoning Officer's approval of Administrative Use Permit #09-20000069  
**Action:** DENY the Appeal and uphold the Zoning Officer's decision  
**Motion:** B. Allen, E. Mikiten  
**VOTE:** 9-0-0-0

**New Hearings:**

4. **2711 Shattuck Street**  
**Use Permit #09-10000077** to construct a residential building with 22 residential hotel rooms within a 8,821 square foot, four-story, residential building with no off-street parking spaces.  
**Applicant:** Cara Houser, Panoramic Interests, 2116 Allston Way, Suite 1, Berkeley, CA 94704  
(Zoning: C-SA, Commercial-South Area; Planner: Greg Powell)
- Continued From:** NONE  
**Recommendation:** APPROVE Use Permit #09-10000077  
**Action:** APPROVE  
**Motion:** G. Williams, B. Allen  
**VOTE:** 8-0-1-0 (Recused: E. Mikiten)
- Number of Speakers: 12**

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5. **1600 Shattuck Avenue, Suite 118**

**Use Permit #09-10000058** to establish incidental beer and wine service in an existing quick-service restaurant, and extend hours of operation from 10 p.m. until 11 p.m.

**Applicant:** Dwane Kennedy, CITYshapers, 1468 25<sup>th</sup> Street, Suite 401, San Francisco, CA 94107

(Zoning District: C-NS, North Shattuck Commercial; Planner: Aaron Sage)

**Continued From:** NONE

**Recommendation:** APPROVE Use Permit #09-10000058

**Number of Speakers: 2**

**Action:** APPROVE with the condition that operating hours will be modified to Su.-Th. 7AM-10PM, F-Sa. 7AM-11PM

**Motion:** S. Shumer, J. Anthony

**VOTE:** 9-0-0-0

**Additional Agenda Items:**

**A. Information/Communication**

6. **1725 University**

**Update on DR#00-30000104, Final Design Review Modification** of a mixed-use building with three stories of residential units over commercial and garage ground floor space. Proposed modification is for enclosure / screen for existing rooftop mechanical equipment.

**Continued From:** NONE

**Recommendation:** NO ACTION REQUIRED

7. **2223 Marin**

**Update on Appeal of Administrative Use Permit #09-200000021** to legalize conversion of a garage to a habitable accessory building, to relocate one required parking space within a side yard setback, and to construct a major residential addition of 925 sq. ft. that includes a new third story on an existing, 2-story, single-family residence.

**Applicant:** Hiromi Ogawa Architects, 115 Moffit Street, San Francisco, CA (Zoning: R-1(H): Single-Family Residential, Hillside District; Planner: Fatema Crane)

**Continued From:** NONE

**Recommendation:** NO ACTION REQUIRED

B. Business Meeting

C. Chair's Report

D. Current Business/Committee Appointment

E. Future Agenda Items

F. Other Matters

G. Future Council Hearings on ZAB decisions

**Adjourn 9:43PM**

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**Legal Notice Concerning Your Legal Rights**

If you object to a decision by the Zoning Adjustments Board to approve or deny a permit or variance for a project, the following requirements and restrictions apply:

1. 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 Current Planning Division in writing to receive a Notice of Decision when it is completed. Appeals with the appropriate fees should be directed to the City Clerk at: City Clerk's Office (Attn: Deanna Despain, City Clerk), 2180 Milvia Street, Berkeley, CA 94704
2. Pursuant to Code of Civil Procedure, Section 1094.6(b), no lawsuit challenging a City Council decision to deny a permit or variance 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), which has been adopted by the City. Any lawsuit not filed within that ninety (90) day period will be barred.
3. Pursuant to Government Code, Section 65009(c)(5), no lawsuit challenging a City Council decision to approve (with or without conditions) a permit or variance 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), which has been adopted by the City. Any lawsuit not filed within that ninety (90) day period will be barred.
4. 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.