



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, May 23 2019 - 7:11 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)
Charles Kahn, appointed by District 6 (Councilmember Wengraf)
Dohee Kim, appointed by District 7 (Councilmember Robinson)
Darrell Ben-Lee Owens appointed by District 8 (Councilmember Droste)
Shoshana O'Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)

Excused Absence:

Denise Pinkston

Ex Parte Communication Disclosures:

I. Tregub: Spoke to Winston Burton and Jay Kelekian about 1940 Haste; spoke to Tomas Janik about 2198 San Pablo.
J. Selawsky: Spoke to Jay Kelekian about 1940 Haste.
C. Kahn: Spoke to Dave Johnson about 2352 and 2390 Shattuck Avenue.

Public Comment:

Speakers: 2

Agenda Changes: Move the Adeline Corridor staff presentation to the end of the agenda; move item #3, 1940 Haste Street, to the Action Calendar; move #5, 2198 San Pablo Avenue, and #6, 3206 College Avenue, to the Consent Calendar.

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Consent Calendar:

1. Approval of Action Minutes from May 9, 2019	
Recommendation:	APPROVE
Motion / Second:	C. Olson/ I. Tregub
Vote:	9-0-0-0
Action:	APPROVED

2. 2031 Fourth Street and 2031 Fourth Street– New Public Hearing

Application: Use Permit #ZP2019-0004 to Modify Use Permit #13-1000020 that established the Sierra Nevada Brewing Company beer tasting room (Torpedo Room) to 1) expand the service of alcoholic beverages to include service within a fenced, 286 sq. ft. outdoor patio (located at 2001 Fourth Street) adjacent to the existing 1,945 sq. ft. beer tasting room; 2) add low-level amplified music to the interior of the tasting room only; 3) establish food service within the tasting room with service to the outdoor patio; and 4) extend the hours of operation for the tasting room and outdoor patio to 12 PM to 9 PM Tuesdays through Thursdays, 12 PM to 10 PM on Fridays, 11 AM to 10 PM on Saturdays, 12 PM to 7 PM on Sundays, and closed on Mondays.

Zoning: C-W, West Berkeley Commercial

CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”)

Determination:

Applicant: David Trachtenberg, Trachtenberg Architects, 2421 Fourth Street, Berkeley

Building Owner of 2031 Fourth St.: RI-Berkeley II, LLC, c/o Read Investments, 2025 Fourth Street, Berkeley

Building Owner of 2001 Fourth St.: RI-Berkeley, LLC, c/o Read Investments, 2025 Fourth Street, Berkeley

Staff Planner: Annelise Dohrer, adohrer@cityofberkeley.info, (510) 981-7425

Recommendation: **APPROVE** Use Permit #ZP2019-0004 pursuant to Section 23B.32.040.

Motion / Second: **C. Olson/ I. Tregub**

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

Action: **APPROVED**

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Consent Calendar (continued):

4. 2004 and 2006 Cedar Street – New Public Hearing

Application: Use Permit #ZP2018-0120 to 1) excavate into the basement/ground level and convert it into habitable space to relocate the office unit from the 998-square-foot middle floor to the 890-square-foot ground floor, and 2) expand the dwelling unit from one to two stories and from 1,015 to 2,148 square feet within the existing building.

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

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

Applicant: Bennett Christopherson, 10319 Pearmain Street, Oakland

Owner: Prince RU LLC, 1700 Shattuck Avenue, Berkeley

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

Recommendation: APPROVE Use Permit #ZP2018-0120 pursuant to Section 23B.32.040.

Motion / Second: C. Olson/ I. Tregub

Vote: 9-0-0-0

Action: APPROVED

5. 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 available to very low-income households), stacked parking for 20 vehicles, and 48 secure bicycle spaces.

Zoning: C-W – West Berkeley Commercial

CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-fill Development Projects”).

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: CONTINUE to June 13, 2019.

Motion / Second: C. Olson/ I. Tregub

Vote: 9-0-0-0

Action: CONTINUE to June 13, 2019

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Consent Calendar (continued):

6. 3206 College Avenue – New Public Hearing

Application: Use Permit #ZP2019-0024 to establish a pet store use, including grooming, in an existing 1,397 sq. ft. tenant space.

Zoning: C-N – Neighborhood Commercial

CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).

Determination: (“Existing Facilities”).

Applicant: Jennifer Ochoa, Shook Kelley, 5735 Melrose Avenue, Los Angeles

Owner: Drury Trust, P.O. Box 2248, Mill Valley

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

Recommendation: APPROVE Use Permit #ZP2019-0024 pursuant to Section 23B.32.040.

Motion / Second: C. Olson/ I. Tregub

Vote: 9-0-0-0

Action: APPROVED

Action Calendar:

3. 1940 Haste Avenue – New Public Hearing

Application: Use Permit & Variance #ZP2017-0130 to relocate a three-story, single family residential building from 2028 Bancroft Avenue to the front of 1940 Haste, and shift the existing three-story, five-unit residential building (recently relocated from 2121 Durant Avenue) to the rear, and to waive five parking spaces.

Zoning: R-3 – Multiple Family Residential District

CEQA Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).

Determination: (“In-Fill Development Projects”).

Applicant: Darshan Amrit, Kahn Design Associates, 1810 Sixth St., Berkeley

Owner: Vero Properties, LLC, 2278 Shattuck Ave., Berkeley

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

Recommendation: APPROVE Use Permit #ZP2017-0130 pursuant to Section 23B.32.040.

of Speakers: 4

Motion / Second: I. Tregub/J. Selawsky

Vote: 8-0-0-1 (C. Kahn: Recused)

Action: APPROVED with modifications to the Findings and the Conditions of Approval

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Discussion: Project Preview:

Public meeting to solicit input and comments from the Zoning Adjustments Board, the general public and other interested parties. No action will be taken.

7. 2352 and 2390 Shattuck Avenue – New Public Hearing

- Application:** Project Preview for 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 209 units (including 15 Very Low Income units), 12,000 square feet of commercial space, 20,690 square feet of usable open space, and 86 ground-level parking spaces.
- Zoning:** C-DMU – Downtown Mixed Use District, Corridor and Buffer Sub-Areas
- CEQA Determination:** An Infill Environmental Checklist is being prepared to evaluate the potential environmental impacts from the project, and CEQA streamlining pursuant to Section 15183.3 (“Streamlining for Infill Projects”) of the CEQA Guidelines is anticipated. The CEQA determination will be made upon the conclusion of the review.
- 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:** Hold a public hearing and provide advisory comments.
- # of Speakers:** 5
- Acton:** Advisory comments were provided.

Staff Presentation on the Public Review Draft Adeline Corridor Specific Plan and Draft Environmental Impact Report. Documents to be available on Friday, May 17th online and as print copies for reference at the Planning Department/Land Use Planning Division at 1947 Center Street, 2nd floor, the Tarea Hall Pittman South Branch Library (2939 Ellis Street), the Central Library (Downtown at 2090 Kittredge Street) and the South Berkeley Senior Center (2939 Ellis Street).

<https://www.cityofberkeley.info/AdelineCorridor/>

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: 29

Speakers: 11