Preliminary Matters:

Present: Michael Alvarez Cohen (Chairperson), appointed by Councilmember Wozniak
Deborah Matthews (Vice Chairperson), appointed by Mayor Bates
George Williams, appointed by Councilmember Capitelli (arrived 7:05 p.m.)
Robert Allen, appointed by Councilmember Wengraf
Shoshana O'Keefe, appointed by Councilmember Anderson
Sophie Hahn, appointed by Councilmember Worthington
Steven Donaldson, appointed by Councilmember Moore
Prakash Pinto, appointed by Councilmember Maio
Igor Tregub, appointed by Councilmember Arreguin

Members of the Public
Present: 21
Speakers: 15

Ex Parte Communication Disclosures:

S. Donaldson: Spoke with Matt Taecker (applicant for 2129 Shattuck project) representing the hotel interest and he explained the project we're going to review.

I. Tregub: Conversation with Steve Finacom regarding 2129 Shattuck, who let him know that he has concerns about how the skyline would change looking down from the Campanile.

Public Comment: None.

Agenda Changes: None.
Action Calendar:

1. **889 Ensenada Avenue**
   **Use Permit # UP2013-0062** to change the use of an existing 4,400 sq. ft. beauty salon to a gym/health club with hours of operation Monday through Thursday 6:15AM to 8PM, Friday, Saturday and Sunday from 9AM to 6PM.
   **CEQA Action:** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
   **Applicant:** Xabier Zapata, Happy Hour Fitness, 700 Solano Avenue #1, Albany, CA 94706
   **Property Owner:** Stephen and Laura Sonaty, P.O. Box 6323, Moraga, CA 94570
   **Zoning:** C-SO Solano Avenue Commercial District
   **Planner:** Pamela Johnson PJohnson@ci.berkeley.ca.us (510) 981-7548
   **Continued From:** None
   **Recommendation:** APPROVE Use Permit #UP2013-0062 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions
   **Action:** APPROVED
   **Motion / Second:** I. Tregub / S. O’Keefe
   **# of Speakers:** 1
   **Vote:** 8-0-0-1 (Absent: G. Williams)

2. **3264 Adeline Street**
   **Appeal of Administrative Use Permit #2013-0114** to establish a 2,037 square-foot quick service restaurant and waived three required off-street parking spaces.
   **CEQA Action:** Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversions of Small Structures”).
   **Applicant:** Heidi Miller, Permit Expeditors, PO Box 1267, Orinda, CA
   **Property Owner:** Ryan and Jack Ripsteen, 2091 Rose Street, Berkeley, CA
   **Appellants:** Houshmand Ghaderi, 3250 Adeline Street, Berkeley, CA
   **Zoning:** C-SA – South Area Commercial District
   **Planner:** Claudine M. Asbagh CAsbagh@ci.berkeley.ca.us (510) 981-7424
   **Continued From:** None
   **Recommendation:** AFFIRM the Zoning Officer’s decision to approve Administrative Use Permit # 2013-0114, subject to the attached findings and conditions, and DISMISS the appeal.
   **Action:** AFFIRMED the Zoning Officer’s decision to approve Administrative Use Permit #2013-0114, with added condition of approval for transit vouchers, and DISMISSED the appeal.
   **Motion / Second:** D. Mathews / B. Allen
   **# of Speakers:** 10
   **Vote:** 9-0-0-0

Preview of Upcoming Project:

3. **2129 Shattuck Avenue**
   **Preview of PLN2014-0005** to construct a new 16 story/180-foot high-rise hotel to replace the existing Bank of America building. The building will contain new banking facilities, as
well as office, retail/restaurant and 293 hotel rooms within a 284,000 square foot building.

**CEQA Action:** None.

**Applicant:** James Didion, Center Street Partners, LLC, C/O Matt Taecker, 2140 Shattuck Avenue, Suite 208, Berkeley, CA

**Zoning:** C-DMU – Commercial- Downtown Mixed Use

**Planner:** Greg Powell, gpowell@ci.berkeley.ca.us, (510) 981-7414

Continued From: None

Recommendation: **NO ACTION REQUIRED.**

Instead, Staff recommends the Board offer advisory comments to the Applicant regarding the requested exceptions to the C-DMU 120-foot building width maximum & the minimum street-side set back.

**# of Speakers:** 5

### Approval of Previous Meeting Minutes

Minutes from 03/27/2014 meeting.

Continued From: None

Recommendation: **APPROVE**

Action: **APPROVED**

Motion / Second: R. Allen / I. Tregub

Vote: 7-0-2-0 (Abstain: S. Hahn, D. Mathews)

Adjourned 10:07 PM.