Preliminary Matters:

Present: Michael Alvarez Cohen (Chairperson), appointed by Councilmember Wozniak
Prakash Pinto (Vice Chairperson), appointed by Councilmember Maio
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
Igor Tregub, appointed by Councilmember Arreguin (7:05 PM Arrival)

Excused: Denise Pinkston, appointed by Mayor Bates
George Williams, appointed by Councilmember Capitelli

Substitution: Stephen Murphy, for George Williams

Members of the Public
Present: 24
Speakers: 6

Ex Parte Communication Disclosures:
S. Donaldson: I had a phone call with the applicant from Far West Spring at an event he happened to be at and he introduced himself.

Preliminary Matters:

Public Comment:
None.

Agenda Changes:
None.

Consent Calendar:

1. 2941 Telegraph Ave
Use Permit #UP2013-0030 to construct a 900 sq. ft. ground floor rear addition and change the use of an existing two-story commercial building with an existing ground floor
pharmacy at the front, offices to the rear and on the second floor, to group living accommodations for 10 persons and retaining the pharmacy on the ground floor and 1,590 sq. ft. of offices on the second floor.

**CEQA Determination:** Categorically exempt pursuant to Section 15301 ("Existing Facilities") and Section 15332 ("Infill Development Projects") of the CEQA Guidelines.

**Applicant:** Bing Udinsky, 2941 Telegraph Ave., Berkeley, CA 94705

**Property Owner:** Jerald and Bing Udinsky, 2941 Telegraph Ave., Berkeley, CA 94705

**Zoning:** C-1 – General Commercial District

**Planner:** Pamela Johnson, pjohnson@ci.berkeley.ca.us, (510) 981-7548

**Recommendation:** APPROVE Use Permit #UP2013-0030 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions.

**Action:** APPROVED #UP2013-0030 with CONDITIONS.

**Motion / Second:** R. Allen / S. Hahn

**# of Speakers:** 0

**Vote:** 8-0-0-0

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2. **2828 McGee Avenue**

**Use Permit #2013 - 0060** to allow the renovation of a mixed use building that would lift the building by two feet and include the conversion of an existing non-conforming retail grocery store into fine art painting and printmaking studios.

**CEQA Determination:** Categorically exempt pursuant to Section 15303 of the CEQA Guidelines ("New Construction or Conversions of Small Structures").

**Applicant / Property Owner:** Thea Sizemore and Patrick Kavanagh, 2828 McGee Avenue, Berkeley, CA

**Zoning:** R – 2; Restricted Two-Family Residential

**Planner:** Claudine Asbagh, casbagh@ci.berkeley.ca.us, (510) 981-7424

**Recommendation:** APPROVE Use Permit #2013 - 0060 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions.

**Action:** APPROVED #UP2013-0060 with CONDITIONS.

**Motion / Second:** R. Allen / S. Hahn

**# of Speakers:** 0

**Vote:** 8-0-0-0

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3. **1150 Sixth Ave**

**Use Permit #2014-0017** to establish a 970 square-foot quick-service restaurant with incidental alcoholic beverage service for on-site consumption and a 45 square-foot incidental retail space to allow the retail sales of goods manufactured on-site within an existing 10,212 square-foot manufacturing space.

**CEQA Determination:** Categorically exempt pursuant to Section 15301 (a) of the CEQA Guidelines ("Existing Facilities").

**Applicant:** Far West Brewing, LLC, 117 Phoenix Court, Danville, CA

**Property Owner:** KJD Investments, LLC, P.O. Box 1574, Burlingame, CA

**Zoning:** MU-LI, Mixed-Use Light Industrial

**Planner:** Claudine Asbagh, casbagh@ci.berkeley.ca.us, (510) 981-7424
Draft EIR Scoping Session

4. **2211 Harold Way**
   - **Draft EIR Scoping Session** for proposed 18-story mixed-use development in Downtown Berkeley, with 302 dwelling units, a six-theater cinema, about 10,500 square feet of ground-floor commercial space, and a 171-space underground parking garage. Project includes demolition of 1959 “Hink’s Building” at Harold and Allston Ways, and removal of portions of the Shattuck Hotel building, primarily the 1926 additionfronting on Harold Way and Kittredge Street, and the portion of the 1913 addition extending west of the hotel along Kittredge Street.
   - **CEQA Determination:** A Draft Environmental Impact Report (DEIR) is being prepared.
   - **Applicant:** Rhoades Planning Group 505 17th St., 2nd Floor Oakland, CA 94612
   - **Property Owner:** HSR Berkeley Investments, LLC11100 Santa Monica Blvd., Suite 880 Los Angeles, CA 90025
   - **Zoning:** C-DMU (Downtown Mixed Use; Core Sub-Area)
   - **Planner:** Aaron Sage, asage@ci.berkeley.ca.us, (510) 981-7410

Action Calendar:

5. **1619 Harmon Street**
   - **Use Permit #2013-0053** to construct a 1,941-square-foot, two-story, single-family dwelling (1621 Harmon Street) at the rear, raise the existing two-story single-family dwelling at the front (1619 Harmon Street) by 2 feet, and increase number of bedrooms on parcel from 2 to 8.
   - **CEQA Determination:** Categorically exempt pursuant to Sections 15301 and 15303 of the CEQA Guidelines ("Existing Facilities" and "New Construction or Conversion of Small Structures", respectively).
   - **Applicant:** Heather Raney, 580 2nd Street, Suite 230, Oakland, CA 24607
   - **Property Owner:** REO Homes 3, LLC., 580 2nd Street, Suite 230, Oakland, CA 24607
   - **Zoning:** R-2A — Restricted Multi-Family Residential District
   - **Planner:** Hannah Young, hannah.young@urs.com, (415) 243-3854

Continue From: None
Recommendation: APPROVE Use Permit 2013-0053 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions.
Action: APPROVED #UP2013-0053 with CONDITIONS.
Motion / Second: R. Allen / S. Donaldson
# of Speakers: 3
Vote: 8-0-0-0
6. Approval of Previous Action Minutes

Minutes from 05/22/2014 meeting.

Continued From: None
Recommendation: APPROVE
Action: APPROVED
Motion / Second: I. Tregub / P. Pinto
Vote: 7-0-1-0 (Abstain: S. Murphy)

7. Appoint Temporary Chair

Motion to appoint Steven Donaldson as temporary Chair for the 06/27/2014 meeting.

Action: APPROVED
Motion / Second: I. Tregub / P. Pinto
Vote: 8-0-0-0

Adjourn: 8:42 PM