Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board
Thursday, May 28, 2015 - 7:04 PM

City Council Chambers, 2134 Martin Luther King Jr. Way, Second Floor
Berkeley (Wheelchair Accessible)

Preliminary Matters:

Roll Call: Prakash Pinto (Chairperson) (Arrived at 7:34 PM)
Denise Pinkston (Vice Chairperson)
Igor Tregub
Steven Donaldson (Arrived at 7:07 PM)
George Williams
Shoshanna O'Keefe
Sophie Hahn
Nicholas Dominguez
Richard Christiani

Members of the Public
Present: 27
Speakers: 15

Ex Parte Communication Disclosures:
S. O'Keefe: I spoke to Gina Moreland regarding 2211 Harold Way and the timeline and status of the project.
I. Tregub: I spoke to Paul Matzner and Councilmember Jesse Arreguin regarding 2211 Harold Way and community benefits at the City Council Meeting on Tuesday May 26, 2015.

Public Comment:
1

Agenda Changes:
Move Item #4, 0 Grizzly Peak, off the consent calendar.
Vote: 8-0-0-1 (Absent: P. Pinto)
Action: D. Pinkston / S. O'Keefe

Consent Calendar:
1. Approval of Action Minutes from May 14, 2015
Recommendation: APPROVE
Motion / Second: I. Tregub / S. Hahn
Vote: 7-0-1-1 (Abstain: S. Hahn, Absent: P. Pinto)
Action: APPROVED
Consent Calendar (Continued):

2. 2004 Emerson – New Public Hearing
   Application: Use Permit #2014-0024 to modify an existing rooftop wireless communication facility by installing three new panel antennas and three new remote radio units for a total of six antennas and nine remote radio units at this facility, all concealed within an existing chimney-style screen enclosure.
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines for “Existing Facilities”.
   Applicant: Misako Hill of Cortel Inc., 1075 45th Street, Emeryville, CA
   Owner: David Arnold, 2004 Emerson Street, Berkeley, CA
   Zoning: R-2A – Restricted Multiple Family Residential
   Staff Planner: Fatema Crane, fcrane@ci.berkeley.ca.us, (510) 981-7410
   Recommendation: APPROVE Use Permit #2014-0024 pursuant to Section 23B.32.040 and subject to the Findings and Conditions.
   # of Speakers: 1
   Motion / Second: D. Pinkston / S. O’Keefe
   Vote: 7-0-1-1 (Abstain: I. Tregub, Absent: P. Pinto)
   Action: APPROVED

3. 2056 San Pablo Avenue – New Public Hearing
   Application: Use Permit #ZP2014-0087 to: 1) change an existing 1,400 sq. ft. quick-service restaurant to full-service; 2) serve distilled spirits in addition to beer and wine; 3) add outdoor seating and service in the 250-sq. ft. patio at the rear of the building; and 4) extend the hours of operation until 12 a.m. seven days a week, with outdoor patio service ending at 10:00 p.m.
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
   Applicant: Hamei Hamedi Fard, 2056 San Pablo Avenue, Berkeley, CA
   Owner: Matin Moghadam, 10 Wanflete Court, Orinda, CA
   Zoning: C-W – West Berkeley Commercial
   Staff Planner: Leslie Mendez, lmendez@ci.berkeley.ca.us, (510) 981-7426
   Recommendation: APPROVE Use Permit #ZP2014-0087 pursuant to Section 23B.32.040 and subject to the Findings and Conditions.
   Motion / Second: I. Tregub / S. Hahn
   Vote: 7-0-1-1 (Abstain: S. Hahn, Absent: P. Pinto)
   Action: APPROVED
Action Calendar:

4. 0 Grizzly Peak (1200 Block APN 63 299300802) – New Public Hearing
   Application: Use Permit #2014-0045 to develop a vacant lot by constructing an approximately 2,880 square-foot, three-story single-family dwelling with an average height of 27’3”; to reduce the required front yard setback to 0 feet as permitted in the Hillside Overlay District.
   CEQA Determination: Categorically exempt pursuant to Sections 15303 (“New Construction or Conversions of Small Structures”) & 15332 (“In-Fill Development Projects”) of the CEQA Guidelines.
   Zoning: R-1(H) – Single-Family Residential, Hillside Overlay
   Contract Planner: Steven Ross, Steven.Ross@lsa-assoc.com, (510) 236-6810
   Staff Planner: Greg Powell, Gpowell@ci.berkeley.ca.us, (510) 981-7414
   Recommendation: APPROVE Use Permit #2014-0045 pursuant to Section 23B.32.040 and subject to the Findings and Conditions.
   # of Speakers: 1
   Motion / Second: S. Donaldson / G. Williams
   Vote: 8-0-0-1 (Absent: P. Pinto)
   Action: APPROVED with amendments.

5. 2115 San Pablo Avenue – New Public Hearing
   Application: Use Permit #UP2013-0047 to allow expansion of alcoholic beverage service now provided at Acme Bar & Company into unused exterior space abutting residential uses in R-2 Residential District.
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines (“Existing Facilities”).
   Applicant: Jennifer Seidman, 2115 San Pablo Avenue, Berkeley, CA
   Owner: Gordon Bruce, 2091 Rise Street, Berkeley, CA
   Zoning: C-W – Commercial West Berkeley
   Staff Planner: Immanuel Bereket, ibereket@ci.berkeley.ca.us (510) 981-7425
   Recommendation: APPROVE Use Permit #2013-0047 pursuant to Sections 23B.32.040 and 23E.60.090 and subject to the Findings and Conditions.
   # of Speakers: 12
   Motion / Second: S. O’Keefe / S. Hahn
   Vote: 6-3-0-0 (No: S. Donaldson, N. Dominguez, & R. Christiani)
   Action: DENIED without prejudice.

Adjourned 9:10 PM