Action Minutes

Zoning Adjustments Board
Thursday, February 8, 2018 - 7:09 PM

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

Preliminary Matters:

Roll Call:
Igor Tregub (Chairperson), appointed by Mayor Arreguin
Denise Pinkston (Vice Chairperson), appointed by Councilmember Droste
Teresa Clarke, appointed by Councilmember Maio
Patrick Sheahan, appointed by Councilmember Davila
John Selawsky, appointed by Councilmember Bartlett
Shoshana O'Keefe, appointed by Councilmember Hahn
Charles Kahn, appointed by Councilmember Wengraf
Brazile Clark, appointed by Councilmember Worthington (Arrived at 7:27 PM)
Carrie Olson, appointed by Councilmember Harrison

Ex Parte Communication Disclosures:
I. Tregub: Received an email from Clifford Fred regarding 1200 San Pablo Avenue.

Public Comment:
Speakers: 1
Consent Calendar:

1. Approval of Action Minutes from January 25, 2018
   Recommendation: APPROVE
   Motion / Second: J. Selawsky / T. Clarke
   Vote: 8-0-0-1 (Absent: B. Clark)
   Action: APPROVED.

2. 2609 Shattuck Avenue & 2110 Parker Street – New Public Hearing
   Application: Use Permit #ZP2015-0185 to establish a 12,277 square foot full service restaurant to include 3,867 square feet of outdoor seating and cooking area, with incidental service of beer and wine and live entertainment; and to establish a 20-car parking lot on the adjacent parcel.
   Zoning: C-SA – South Area Commercial District
   CEQA Determination: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”).
   Applicant: David Claydon, PO Box 258, Lafayette
   Owner: Reza Valiyye, 2253 Ward Street, Berkeley
   Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426
   Recommendation: APPROVE Use Permit #ZP2015-0185 pursuant to Section 23B.32.030.
   Motion / Second: J. Selawsky / T. Clarke
   Vote: 8-0-0-1 (Absent: B. Clark)
   Action: APPROVED.

3. 2257 Glen Avenue – New Public Hearing
   Application: Use Permit #ZP2017-0060 to 1) demolish a 1,707 square foot single-family residence on a hillside lot to allow construction access for creek restoration and 2) construct a new 2,082 square foot single-family residence with a 5’ front yard setback where 20’ is required and a 0’ west side setback where 4’ is required.
   Zoning: R-1(H) – Single-family Residential District, Hillside Overlay
   CEQA Determination: Categorically exempt pursuant to Section 15301 (l), Section 15303 (a), and Section 15333 of the CEQA Guidelines (“Demolition of a single family residence,” “New construction of a single family residence in a residential zone,” “Small Habitable Restoration Projects,” respectively).
   Applicant/Owner: Juliet Lamont and Phil Price, 2249 Glen Avenue, Berkeley
   Staff Planner: Sydney Stephenson, SStephenson@cityofberkeley.info, (510) 981-7488
   Recommendation: APPROVE Use Permit #ZP2017-0060 pursuant to Section 23B.32.030.
   Motion / Second: J. Selawsky / T. Clarke
   Vote: 8-0-0-1 (Absent: B. Clark)
   Action: APPROVED.
Consent Calendar (Continued):

4. **2024 Shattuck Avenue – New Public Hearing**
   
   **Application:** Use Permit #ZP2017-0195 to add alcohol service to include distilled spirits incidental to food service at an existing 2,111 square-foot quick service restaurant.
   
   **Zoning:** C-DMU – Downtown Mixed Use, Core
   
   **CEQA Determination:** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").
   
   **Applicant:** Es Verdad LLC, John Paluska, 2020 Shattuck Avenue, Berkeley
   
   **Owner:** John Gordon, 2091 Rose Street, Berkeley
   
   **Staff Planner:** Lucy Sundelson, LSundelson@cityofberkeley.info, (510) 981-7433
   
   **Recommendation:** APPROVE Use Permit #2017-0195 pursuant to Section 23B.32.030
   
   **Motion / Second:** J. Selawsky / T. Clarke
   
   **Vote:** 7-0-0-2 (Absent: B. Clark; Recuse: C. Kahn)
   
   **Action:** APPROVED.

Action Calendar:

5. **2367 Telegraph Avenue – Continued from March 9, 2017**
   
   **Application:** Use Permit #ZP2014-0021 to establish an entertainment use on the basement level of an existing two-level, 7,840 square-foot quick-service restaurant with alcoholic beverage service to include beer, wine and distilled spirits.
   
   **Zoning:** C-T – Telegraph Avenue Commercial
   
   **CEQA Determination:** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").
   
   **Applicant:** Alex Popov, Pappy’s Grill, 2367 Telegraph Avenue, Berkeley
   
   **Owner:** Prado Group, 150 Post Street, San Francisco
   
   **Staff Planner:** Greg Powell, GPowell@cityofberkeley.info, (510) 981-7414
   
   **Recommendation:** APPROVE Use Permit #2014-0021 pursuant to Section 23B.32.030.
   
   **# of Speakers:** 4
   
   **Motion / Second:** C. Kahn / D. Pinkston
   
   **Vote:** 7-2-0-0 (No: T. Clarke, P. Sheahan)
   
   **Action:** Approved with amendments to Conditions of Approval.
Discussion: Project Preview

6. 1200 San Pablo Avenue – Project Preview

   Application: Project Preview for Use Permit #ZP2017-0191 to (1) demolish an existing, single-story non-residential structure and (2) construct a new 50,561 square foot, six-story, 70 foot tall mixed-use building containing 57 dwellings and 1,764 square foot ground level commercial spaces. The project would also include grade level 44 off-street parking spaces in a mechanical lift system and secure storage for 48 bicycles.

   Zoning: C-W – West Berkeley Commercial, Node
   CEQA: To be determined
   Applicant: David Trachtenberg (Trachtenberg Architects), 2421 Fourth Street, Berkeley
   Owner: RI Berkeley, LLC, 2025 Fourth Street, Berkeley
   Staff Planner: Immanuel Bereket, IBereket@cityofberkeley.info, (510) 981-7425
   Recommendation: Hold a public hearing and provide advisory comments
   # of Speakers: 7
   Action: Held a Public Hearing and Provided Comments.

Action Calendar (Continued):

7. Election of Chair and Vice Chair of the Zoning Adjustments Board

   Motion / Second: J. Selawsky / C. Olson
   Vote: 9-0-0-0
   Action: I. Tregub elected Chair; D. Pinkston elected Vice Chair

Adjourn: 10:03 PM

Members of the Public:
Present: 20
Speakers: 12