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
- Jay Claiborne, appointed by Councilmember Wengraf
- Carrie Olson, appointed by Councilmember Harrison

**Absent:**
- B. Clark

**Ex Parte Communication Disclosures:**
- None

**Public Comment:**
- Speakers: 0
Consent Calendar:

1. Approval of Action Minutes from February 22, 2018
   Recommendation: APPROVE
   Motion / Second: C. Olson / D. Pinkston
   Vote: 8-0-0-1 (Absent: B. Clark)
   Action: APPROVED.

2. 1711 & 1713 Martin Luther King Jr. Way – New Public Hearing
   Application: Use Permit & Variance #ZP2017-0179 to (1) legalize unpermitted conversion of commercial space to residential use in the front building; (2) unpermitted conversion of an accessory structure (garage) to dwellings in the rear building; (3) construct a new bedroom addition to the rear unit, bringing the total number of bedroom on the parcel from three to 15; (4) reduce the parking required for these dwellings from eight to two, and provide the two parking spaces as tandem.
   Zoning: R-2A – Restricted Multiple-Family Residential District
   CEQA Determination: Categorically exempt pursuant to Section 15301 and 15303 of the CEQA Guidelines (“Existing Facilities” and “New Construction or Conversion of Small Structures,” respectively).
   Applicant: Rhoades Planning Group, c/o Mark Rhoades, 46 Shattuck Square, Berkeley
   Owner: Key Route Partners, LLC, et als., 6522 Telegraph Avenue, Oakland
   Staff Planner: Immanuel Bereket, IBereket@cityofberkeley.info, (510) 981-7425
   Recommendation: CONTINUE to April 12, 2018
   Motion / Second: C. Olson / D. Pinkston
   Vote: 8-0-0-1 (Absent: B. Clark)
   Action: CONTINUED to April 12, 2018.

3. 642 Arlington Avenue – New Public Hearing
   Application: Use Permit #ZP2017-0131 to enlarge an existing 3-story, 2,242 square-foot single-family dwelling by converting 150 square feet at the first story into living area, adding 87 square feet at the second story, adding 150 square feet at the third story, constructing a new 116 square-foot rear yard deck, and constructing a new roof deck on a lot which exceeds maximum allowable lot coverage.
   Zoning: R-1(H) – Single-family Residential District, Hillside Overlay
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
   Applicant/Owner: Nancy Kalter Dills, 2135 Curtis Street, Berkeley
   Amber and Mike Turley, 642 Arlington Avenue, Berkeley
   Staff Planner: Lucy Sundelson, LSundelson@cityofberkeley.info, (510) 981-7433
   Recommendation: APPROVE Use Permit #ZP2017-0131 pursuant to Section 23B.32.030.
   Motion / Second: C. Olson / D. Pinkston
   Vote: 8-0-0-1 (Absent: B. Clark)
   Action: APPROVED
Discussion: Project Preview:

4. 2028 Bancroft Way – Project Preview
   Application: Project Preview for Use Permit #ZP2017-0103 to relocate an existing two-story residential building to 1940 Haste Street and construct a 33,539 square-foot, six-story, 62' tall, residential building with 37 dwellings (including 2 Below Market Rate units).
   Zoning: C-DMU – Downtown Mixed Use District, Buffer
   CEQA Determination: To be determined
   Applicant: Erik Waterman, Studio KDA, 1810 6th Street, Berkeley
   Owner: 2028 Bancroft Way LLC, 2278 Shattuck Avenue, Berkeley
   Staff Planner: Layal Nawfal, LNawfal@cityofberkeley.info, (510) 981-7427
   Recommendation: Hold a public hearing and provide advisory comments.
   # of Speakers: 1
   Motion / Second: Held a Public Hearing and provided comments.

Action Calendar:

5. 2236 Channing Way – Continued from November 30, 2017
   Application: Use Permit ZP#2017-0015 to convert 1,480 square feet of medical offices, a residential lounge and laundry area, and 3 parking spaces, into three new dwelling units, for a total of 22 dwelling units in an existing 5-story mixed use building.
   Zoning: R-3 – Multiple Family Residential District
   CEQA Determination: Categorically exempt pursuant to Section 15301 and 15332 of the CEQA Guidelines (“Existing Facilities” and In-Fill Development Projects,” respectively).
   Applicant: Jim Novosel, The Bay Architects, 1840 B Alcatraz Avenue, Berkeley
   Owner: Prasad and Rani Lakireddy, 2278 Shattuck Avenue, Berkeley
   Staff Planner: Sharon Gong, SGong@ci.berkeley.ca.us, (510) 981-7429
   Recommendation: APPROVE Use Permit #ZP2017-0015 pursuant to Section 23B.32.030.
   # of Speakers: 2
   Motion / Second: T. Clarke / J. Selawsky
   Vote: 7-0-1-1 (Abstain: P. Sheahan; Absent: B. Clark)
   Action: APPROVED with amendments to the Conditions of Approval.
Action Calendar (Continued):

6. 1740 San Pablo Avenue – New Public Hearing
   Application: Use Permit #ZP2017-0014 to demolish two existing 1-story buildings at and build a 5-story mixed-use building with 48 dwelling units, 3 live/work units, 1 approximately 800 square-foot quick-serve restaurant, and 53 parking spaces at the ground floor.
   Zoning: C-W – West Berkeley Commercial District
   CEQA Determination: An Initial Study- Negative Declaration (IS-ND) was prepared for this project pursuant to the provisions of CEQA, and circulated for public review from January 17, 2018 to February 16, 2018.
   Applicant: David Trachtenberg, Trachtenberg Architects, 2421 Fourth Street, Berkeley
   Owner: PRATO Development, LLC, 1630 Oakland Road, Suite A215, San Jose
   Staff Planner: Lucy Sundelson, LSundelson@cityofberkeley.info, (510) 981-7433
   Recommendation: ADOPT the proposed negative declaration and APPROVE Use Permit #ZP2017-0014 pursuant to Section 23B.32.030.
   # of Speakers: 5
   Motion / Second: T. Clarke / J. Selawsky
   Vote: 8-0-0-1 (Absent: B. Clark)
   Action: ADOPTED the negative declaration and APPROVED the Use Permit with amendments to the Conditions of Approval.

7. 1499 University Avenue – Continued from January 11, 2018
   Application: Use Permit Modification #ZP2017-0125 to add a roof-top deck above the third floor for the exclusive use of hotel guests to a previously approved 3-story, 16,738 square-foot, 39-room hotel.
   Zoning: C-1 – General Commercial District
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
   Applicant: Jerry Mastora, 920 Grayson Street, Berkeley
   Owner: Berkeley Hospitality, LLC, 109 Johns Street, Salinas
   Staff Planner: Lucy Sundelson, LSundelson@cityofberkeley.info, (510) 981-7433
   Recommendation: APPROVE Use Permit #ZP2017-0125 pursuant to Section 23B.32.030.
   # of Speakers: 5
   Motion / Second: T. Clarke / D. Pinkston
   Vote: 5-2-1-1 (No: I. Tregub, C. Olson; Abstain: S. O’Keefe; Absent: B. Clark)
   Action: APPROVED with amendments to the Conditions of Approval.

Adjourn: 11:10 PM

Members of the Public:
Present: 20
Speakers: 13