Zoning Adjustments Board
Thursday, January 8, 2015 - 7:05 PM
City Council Chambers, 2134 Martin Luther King Jr. Way, Second Floor
Berkeley (Wheelchair Accessible)

Preliminary Matters:

Roll Call:  Prakash Pinto (Chairperson)
            Denise Pinkston
            George Williams (Left at 11:10 p.m.)
            Robert Allen (Left at 10:00 p.m.)
            Shoshana O'Keefe
            Sophie Hahn
            Steven Donaldson
            Igor Tregub
            Nicholas Dominguez

Members of the Public
  Present: 49
  Speakers: 34

Ex Parte Communication Disclosures:
2.  D. Pinkston: I spoke with Patrick Kennedy regarding Telegraph Avenue design, concerns about building pedestrian access, and setbacks. I spoke with Mark Rhodes regarding Berkeley Plaza regarding community benefits package, longevity of benefits, project design concerns, and notions of community benefit fund.

Public Comment:
  None

Agenda Changes:
  None
Action Calendar:

1. **2211 Harold Way**  
   **Review and comment** on the community benefits package proposed by the project sponsor for a proposed 18-story, mixed-use development in Downtown Berkeley.  
   **CEQA Determination:** A Draft Environmental Impact Report (EIR) was published on October 3, 2014 and made available for public comment until December 1, 2014. Responses to comments on the Draft EIR are currently being prepared and are expected to be released in late January, 2015.  
   **Applicant:** Rhoades Planning Group, 505 17th St., 2nd Floor, Oakland  
   **Property Owner:** HSR Berkeley Investments, LLC, 11100 Santa Monica Blvd., Suite 880, L.A.  
   **Zoning:** C-DMU Downtown Mixed Use District  
   **Staff Planner:** Aaron Sage, AICP; asage@ci.berkeley.ca.us, (510) 981-7425  
   **Public Hearing:** Continued from 12/11/2014  
   **Recommendation:** 1. Accept additional public comment on the proposed community benefits package; 2. Provide direction to staff on any further analysis it would like on the benefits package; and 3. Provide feedback to the applicant on whether it believes the finding in Section 23E.68.090.E (see December 11 staff report) can be made, and if not, what changes to the benefits package (i.e., different or additional benefits) might be necessary.  
   **Action:** CONTINUE this item off calendar.  
   **Motion / Second:** I. Tregub / S. Donaldson  
   **# of Speakers:** 34  
   **Vote:** 8-0-0-1 (Absent: R. Allen)

2. **Election of Officer**  
   The Board elected to be the Vice Chair.  
   **Nomination:** D. Pinkston  
   **Action:** APPROVED  
   **Motion / Second:** S. Hahn / I. Tregub  
   **Vote:** 7-0-0-2 (Absent: R. Allen & G. Williams)

3. **Approval of Action Minutes from December 11, 2014**  
   **Action:** APPROVED with corrections.  
   **Motion / Second:** I. Tregub / S. Hahn  
   **Vote:** 7-0-0-2 (Absent: R. Allen & G. Williams)

Adjourned 11:25