Preliminary Matters:

Roll Call:
Sophie Hahn, appointed by Councilmember Worthington
George Williams, appointed by Councilmember Capitelli
Shoshana O'Keefe, appointed by Councilmember Anderson
Savlan Hauser, appointed by Councilmember Droste
Teresa Clarke, appoint by Councilmember Maio; arrived at 7:06 PM
Benjamin Gould, appointed by Councilmember Wengraf; Substitute for Charles Kahn
Jon Selawsky, appointed by Councilmember Arreguin; Substitute for Igor Tregub

Excused:
D. Pinkston
S. Donaldson
I. Tregub
C. Kahn

Election of Temporary Chair of the Board:
Recommendation: APPROVE S. Hahn as temporary Chair of the Board due to the absence of Chair Pinkston and Vice Chair Tregub
Motion/Second: S. O'Keefe/ J. Selawsky
Vote: 7-0-0-0
Action: APPROVED

Ex Parte Communication Disclosures:
None

Staff Information Item:
Claremont Hotel – Club Expansion and Residential Project

Public Comment:
Speakers: None
Consent Calendar:

1. Approval of Action Minutes from July 14, 2016
   Recommendation: APPROVE
   Motion / Second: G. Williams/S. Hauser
   Vote: 7-0-0-0
   Action: APPROVED

2. 2777 Shattuck Avenue & 2747 Adeline Street- Continued from June 9, 2016
   Application: Use Permit #ZP2015-0102 to establish a full service auto dealership, including auto sales, repair and maintenance, in an existing building; to construct a 4,427 square-foot addition to the building for auto access and service; and to use a portion of the existing 31-space surface parking lot at 2747 Adeline Street for dealership parking, car display, and inventory.
   Zoning: C-SA (Commercial – South Area), Dealership Overlay Area
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
   Applicant: Ali Kashani; 2930 Domingo Avenue #214, Berkeley
   Owner: Glenn Yasuda; 920 Heinz Avenue, Berkeley
   Staff Planner: Shannon Allen, Principal Planner, ShAllen@CityofBerkeley.info, (510) 981-7430
   Recommendation: At the request of staff, CONTINUE Use Permit #ZP2015-0102 off calendar; a new public hearing notice will be released when the items is rescheduled.
   Motion / Second: G. Williams/ S. Hauser
   Vote: 7-0-0-0
   Action: CONTINUED

3. 2835 San Pablo Avenue- New Public Hearing
   Application: Use Permit #ZP2015-0082 to modify a Use Permit (#A279, for the operation of a fraternal lodge) to include a new, approximately 170-sq. ft. building addition.
   Zoning: Commercial West Berkeley
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
   Applicant: Mark Kelly - Kelly Construction, Albany, CA
   Owner: Elks Bay Area Lodge 70 I.B.P.O.E.W.
   Staff Planner: Fatema Crane, Senior Planner, fcrane@cityofberkeley.info, (510) 981-7413
   Recommendation: APPROVE Use Permit #ZP2015-0082 pursuant to Section 23B.32.040.
   Motion / Second: G. Williams/ S. Hauser
   Vote: 7-0-0-0
   Action: APPROVED
Consent Calendar (Continued):

4. 1030 Grayson Street – New Public Hearing
Application: **Use Permit #ZP2015-0141** to 1) demolish an existing single-family dwelling unit and a detached accessory structure; and 2) construct four new dwelling units in two detached three-story buildings totaling approximately 6,644 square feet. The project would increase the number of dwelling units on the site from one to four and the number of bedrooms from two to 11.

Zoning: Mixed Use-Residential (MU-R)
CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).
Applicant/Owner: William Mollard and Mike Pitler, 1030 Grayson Street, Berkeley
Staff Planner: Immanuel Bereket, Associate Planner, ibereket@cityofberkeley.info, (510) 981-7416
Recommendation: **APPROVE** Use Permit #ZP2015-0141 pursuant to Section 23B.32.040.
Motion / Second: G. Williams/ S. Hauser
Vote: 7-0-0-0
Action: APPROVED

5. 2067 University – New Public Hearing
Application: **Use Permit #ZP2015-0266** to demolish an existing 4,862 square foot, one-story commercial building and construct a 31,977 square foot, seven-story mixed-use development with 50 dwelling units, 1,500 square feet of commercial space on the ground floor, and 48 bicycle parking spaces.

Zoning: Downtown Mixed Use District (C-DMU) Outer Core Sub-Area
CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).
Applicant: David Trachtenberg, Trachtenberg Architects, 2421 Fourth Street, Berkeley
Owner: 2067 University Avenue Apartments, 4288 Dublin Blvd, Suite 218, Dublin
Staff Planner: Layal Nawfal, Associate Planner, LNawfal@cityofberkeley.info, (510) 981-7424
Recommendation: **APPROVE** Use Permit #ZP2015-0266 pursuant to Section 23B.32.040.
Motion / Second: G. Williams/ S. Hauser
Vote: 7-0-0-0
Action: APPROVED
Action Calendar:

6. Appointment of Licensed Architect to Design Review Committee - Lillian Mitchell
   Motion / Second: J. Selawsky/T. Clarke
   Vote: 7-0-0-0
   Action: Lillian Mitchell APPOINTED to Design Review Committee

Adjourned 7:26 PM

Members of the Public:
   Present: 30
   Speakers: 0