



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, June 22, 2017 - 7:03 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
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
Carrie Olson, appointed by Councilmember Harrison

Excused : Patrick Sheahan
Teresa Clarke

Ex Parte Communication Disclosures:

I. Tregub: I spoke with Rena Rickles, Shilen Patel, and Kiran Jain about 970 Santa Barbara.
D. Pinkston: I received an email from Shilen Patel, and Kiran Jain about 970 Santa Barbara and responded by email with a thank you.

Public Comment:

Speakers: None

Agenda Changes:

Move Item #5 970 Santa Barbara to be heard before item #4 Introduction to Zoning Ordinance Revision Project.

Consent Calendar:

- 1. Approval of Action Minutes from June 8, 2017**
Recommendation: APPROVE
Motion / Second: J. Selawsky/ C. Olson
Vote: 7-0-0-0
Action: APPROVED

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Consent Calendar (Continued):

2. 1404 Fourth Street – New Public Hearing

Application: Use Permit **ZP#2016-0199** for the expansion of beer retail sales and the establishment of a beer tasting room (beer service) at an existing 20,415-square-foot brewery. The project also proposes incidental food service in the beer tasting room.

Zoning: M – Manufacturing

CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines

Determination: (“Existing Facilities”).

Applicant: Yu Hao Chen, 43 Dore Street, San Francisco

Owner: Domocilio Conocido II, Inc., 14800 San Pedro, 3rd Floor, San Antonio, TX

Staff Planner: Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429

Recommendation: **APPROVE** Use Permit #ZP2016-0199 pursuant to Section 23B.32.040.

Motion / Second: **J. Selawsky/ C. Olson**

Vote: **7-0-0-0**

Action: **APPROVED**

3. 2460 Bancroft – New Public Hearing

Application: Use Permit **#ZP2016-0243** to enlarge an existing 5,900 sq. ft. structure by adding a 2,050 sq. ft. new second floor within the existing building shell; establish a 3,300+/- sq. ft. full-service and a 1,900+/- sq. ft. quick serve restaurant, with incidental beer and wine service and outdoor seating for both restaurants; and permit 2 ATM machines.

Zoning: C-T, Telegraph Avenue Commercial

CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines

Determination: (“Existing Facilities”).

Applicant: Peter Woo, 39210 State Street, #119, Fremont

Owner: Elliot Megdal & Associates, 252 South Beverly Drive, Ste. C, Beverly Hills

Consultant Doug Donaldson, Consulting Planner, dougdonaldson@me.com,

Planner: (510) 528-3684

Staff Planner: Sydney Stephenson, sstephenson@cityofberkeley.info, (510) 981-7488

Recommendation: **APPROVE** Use Permit #ZP2016-0243 pursuant to Section 23B.32.040.

Motion / Second: **J. Selawsky/ C. Olson**

Vote: **7-0-0-0**

Action: **APPROVED with an additional condition of approval**

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Action Calendar:

5. 970 Santa Barbara - Appeal

Application: **Appeal of Decision of Administrative Use Permit ZP2016-0142** to construct additions totaling 686 square feet including a two-story addition at the northwest (rear right) side and a smaller one-story addition in the southeast (front left) corner of an existing two-story, single family dwelling.

Zoning: R-1H – Single-Family Residential/Hillside Overly district

CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines

Determination: (“Existing Facilities”).

Applicant: Diane Moseley, 5621 Lowell Street, Oakland

Owner: Shilen Patel, 970 Santa Barbara Road, Berkeley

Appellants: Tony Kershaw and Birgitte Krogh, 967 Santa Barbara Road; Milad Odabaei, 961 Santa Barbara Road; Paul Granfors and Sussan Pourjavid-Gradfors, 951 Santa Barbara Road

Staff Planner: Jim Frank, JFrank@cityofberkeley.info, (510) 981-7548

Recommendation: **DISMISS APPEAL and APPROVE** Administrative Use Permit #2016-0142 pursuant to Section 23B.32.040.

of Speakers 13

Motion / Second: **C. Kahn/J. Selawsky**

Vote: **6-1-0-0 (No: C. Olson)**

Action: **DISMISSED APPEAL and APPROVED AUP with two additional Conditions of Approval**

Discussion and Comment Items:

Public meeting to solicit input and comments from the Zoning Adjustments Board, the general public and other interested parties. No action will be taken.

4. Introduction to Zoning Ordinance Revision Project with Facilitated Discussion on Phase 1

Consultant: Ben Noble

Staff Planner: Alene Pearson, APearson@cityofberkeley.info, 510-981-7489

Recommendation: Provide feedback as outlined in staff report

of Speakers: **None**

Action: **ZAB Feedback Provided**

Adjourned 9:36 PM

Members of the Public:

Present: 23
Speakers: 13
