Preliminary Matters:

**Roll Call:** Prakash Pinto (Chairperson)
Denise Pinkston (Vice Chairperson) (Arrived at 7:18PM)
George Williams
Shoshanna O'Keefe
Sophie Hahn
Steven Donaldson
Nicholas Dominguez
Richard Christiani
Igor Tregub

**Members of the Public**
Present: 66
Speakers: 52

**Ex Parte Communication Disclosures:**

**S. O'Keefe:** I participated in and presented a presentation on community benefits at a public meeting with approximately 90 attendees and have included a list of those who signed in to the ZAB secretary.

**N. Dominguez:** I attended a public workshop held by City Councilmember Arrequin and Commissioners Hahn and O'Keefe on the subject of community benefits package. I spoke directly with several people for no more than a couple minutes each. Comments were represented by the summery of the meeting submitted by Commissioner Hahn.

**P. Pinto:** I spoke to Enid Camps regarding Berkeley High getting adequate notice and Paul Matzer regarding the validity of the EIR.

**D. Pinkston:** I had a meeting regarding the Harold Way project with Mark Rhoades to discuss community benefits. I received a telephone call from the pro bono attorney for Habitot, Jennifer Hernandez, about concerns surrounding the Harold Way project. I have spoken with the mayor about community benefits. I have spoken with Chair Pinto about community benefits. I had discussions with Jennifer Boesing of YMTC who need live performance space, which would be accommodated in the Harold Way building.

**I. Tregub:** I spoke to Nathan George regarding the 2201-2205 and 2204 Dwight projects. We discussed changes made to the project and neighborhood concerns. I spoke to Jay Kelekian, the Rent Board Executive Director regarding whether a certificate of occupancy is required for the Blake / Dwight project and whether there
are any rent control issues. And I also spoke to Paul Matzner regarding 2211 Harold Way and comments regarding the EIR and the downtown area plan. I spoke with Chris Lien and Gale Garcia about the ability or inability to make specific findings for approval/denial in regard to 2204 Dwight/2201-2005 Blake. Attended a public workshop held by City Councilmember Arreguin and Commissioners Hahn and O'Keefe on the subject of community benefits package. Also attended a Berkeley Neighborhoods Council/Berkeley Citizens Action presentation on development, where the subject of community benefits was discussed.

S. Hahn: I participated in and presented a presentation on community benefits at a public meeting with approximately 90 attendees and have included a list of those who signed in to the ZAB secretary. Becky O'Malley sent me an e-mail asking if EIRs can be appealed if certified by the ZAB. I asked Igor Tregub if he could ascertain through his contacts at the Rent Stabilization Board whether there are any issues related to the Blake Street application and did not get a response. I spoke to Mark Rhoades at a public meeting about the 2211 Harold Way project and repeated comments regarding shifting height to free-up views from Campanile Way.

Public Comment:

2

Agenda Changes:
None

Consent Calendar:
Action: APPROVED with an amendment to the Action Minutes
Motion / Second: S. Donaldson / S. Hahn
Vote: 9-0-0-0

3. Approval of Action Minutes from April 9, 2015
Recommendation: APPROVE

Consent Calendar (Continued):
4. 1920 Tenth Street - Use Permit #2007-0063 - Continued from April 9, 2015
Application: To demolish a rent-controlled triplex measuring approximately 2,504 sq. ft. and construct 2 three-story buildings measuring approximately 10,134 sq. ft. containing 12 dwelling units, including 3 lower income units, over a 11-space below-grade parking garage.

CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects").

Applicant/Owner: Lyman Jee, 2070 Allston Way, Suite 3, Berkeley, CA
Zoning: R-3, Multi-Family Residential District
Staff Planner: Manny Bereket, ibereket@cityofberkeley.info, (510) 981-7425
Recommendation: CONTINUE OFF CALENDAR at the request of the applicant.

5. 1335 Santa Fe Avenue - Variance #ZP2015-0077 – New Public Hearing
Application: Variance to allow 35.86% lot coverage where 35% lot coverage is required for a 3-story residence in the R-2 Zoning District and modification to Administrative Use Permit Modification #ZP2015-0013 to revise Condition of Approval #24 and remove Condition of Approval #28 related to lot coverage.

CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines.
**Determination:** ("Existing Facilities").
**Applicant:** Sogno Design Group, 1496-C Solano Avenue, Albany, CA
**Owner:** Alexa Wilkie, 1335 Santa Fe Avenue, Berkeley CA
**Zoning:** R-2, Restricted Two-family Residential District
**Staff Planner:** Shannon Allen, ShAllen@ci.berkeley.ca.us, (510) 981-7430
**Recommendation:** APPROVE pursuant to Section 23B.32.040 and subject to the Findings and Conditions.

**Vote:** 8-0-0-1 (Abstain: S. Hahn)

**Action Calendar:**

6. **2201 - 2205 Blake Street - Use Permit #13-10000023 - Remand from the City Council**
   - **Application:** To construct a new, two-story, approximately 3,000 square-foot duplex and a 432 square-foot single story dwelling within a relocated accessory structure at the rear of the City of Berkeley Landmark site known as the “Bartlett Houses.”
   - **CEQA Determination:** Categorically exempt pursuant to Section 15332 ("In-fill Development Projects") and Section 15331 ("Historical Resource Restoration/Rehabilitation") of the CEQA Guidelines.
   - **Applicant:** Nathan George, 2201 Blake Street, Berkeley, CA
   - **Zoning:** R-2A, Restricted Multiple-Family Residential District
   - **Staff Planner:** Claudine Asbagh, casbagh@ci.berkeley.ca.us, (510) 981-7424
   - **Recommendation:** Staff recommends that the ZAB conduct a public hearing, consider the applicant’s response to Council’s direction, and take action to either approve or deny the project.
   - **Action:** DENY
   - **Motion / Second:** I. Tregub / S. O'Keefe
   - **# of Speakers:** 20
   - **Vote:** 8-1-0-0 (No: S. Donaldson)

**Action Calendar (Continued):**

7. **2204 Dwight Way - Use Permit #13-10000024 - Remand from the City Council**
   - **Application:** To construct a new, three-story, approximately 3,224 square-foot duplex at the rear of an existing 5,400 square-foot site.
   - **CEQA Determination:** Categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-fill Development Projects").
   - **Applicant:** Nathan George, 2201 Blake Street, Berkeley, CA
   - **Zoning:** R-3, Multiple-Family Residential District
   - **Staff Planner:** Claudine Asbagh, casbagh@ci.berkeley.ca.us, (510) 981-7424
   - **Recommendation:** Staff recommends that the ZAB conduct a public hearing, consider the applicant’s response to Council’s direction, and take action to either approve or deny the project.
   - **Action:** DENY
   - **Motion / Second:** I. Tregub / S. O'Keefe
   - **# of Speakers:** 20
   - **Vote:** 8-1-0-0 (No: S. Donaldson)
8. 2211 Harold Way Mixed-Use Project - Use Permit #13-10000010 – New Public Hearing

Application: The proposed project would construct a 18-story mixed-use development located in Downtown Berkeley, with 302 dwelling units, a six-theater cinema, about 10,500 square feet of ground-floor commercial space, and a 171-space underground parking garage.

CEQA Determination: An Environmental Impact Report (EIR) was prepared.

Applicant: Rhoades Planning Group, 505 17th St., 2nd Floor, Oakland, CA

Property Owner: HSR Berkeley Investments, LLC, 11100 Santa Monica Blvd., Suite 880, Los Angeles, CA

Zoning: C-DMU, Commercial Downtown, Mixed Use

Staff Planner: Shannon Allen, ShAllen@ci.berkeley.ca.us, (510) 981-7430

Recommendation: Staff recommends that the ZAB review, accept public comment, and certify the Final EIR for the 2211 Harold Way Mixed-Use Project.

Action: CONTINUED to May 14, 2015

Motion / Second: P. Pinto / S. Hahn

Speakers: 30

Vote: 9-0-0-0

Adjourned 11:51 PM