Zoning Adjustments Board  
Thursday, August 27, 2015 - 7:00 PM  

City Council Chambers, 2134 Martin Luther King Jr. Way, Second Floor  
Berkeley (Wheelchair Accessible)

Preliminary Matters:

Roll Call:  Prakash Pinto (Chairperson) (Arrived at 7:30 PM)  
Denise Pinkston (Vice Chairperson)  
Stephan Elgstrand  
Steven Donaldson  
George Williams  
Shoshanna O’Keefe  
Sophie Hahn  
Savlan Hauser  
Richard Christiani

Members of the Public:  
Present: 45  
Speakers: 17

Ex Parte Communication Disclosures:  
None

Public Comment:  
4

Agenda Changes:  
None

Consent Calendar:

1. Approval of Action Minutes from July 23, 2015  
Recommendation: APPROVE  
Motion / Second: Hahn/Donaldson  
Vote: 9-0-0-0  
Action: APPROVED
2. 2116 Shattuck Avenue – New Public Hearing
   Application: Use Permit #ZP2015-0108 to Allow Sale of Beer, Wine and Distilled Spirits Incidental to Food Service and Modify Hours of Operation for an Existing Quick-Service Restaurant.
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
   Applicant: Abraham Masarweh, 609 Arlington Isle, Alameda, CA 94501
   Owner: Rhodes Family Trust, 1037 Colusa Avenue, Berkeley, CA 94707
   Zoning: C-DMU Core, Commercial-Downtown Mixed-Use Core
   Staff Planner: Immanuel Bereket, 510-981-7425, ibereket@cityofberkeley.info
   Recommendation: APPROVE ZP2015-0108 pursuant to Section 23B.32.040.A and subject to the attached Findings and Conditions.
   Action: APPROVED ON CONSENT

3. 2622 San Pablo Avenue – New Public Hearing
   Application: Use Permit ZP2014-0057 to demolish an existing two-story, 6,524-square-foot church and to construct a new three-story, 11,814-square-foot church.
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).
   Applicant: Maxwell Beaumont, 4050 Harlan Street, Emeryville, CA 94608-3604
   Owner: Covenant Worship Center, 2622 San Pablo Avenue, Berkeley, CA 94710
   Zoning: C-W - West Berkeley Commercial, the approximately 9,080 square feet of the parcel that fronts San Pablo Avenue; MULI – Mixed use Light Industrial, the approximately 3,025 square feet at the rear of the parcel.
   Staff Planner: Leslie Mendez, LMendez@ci.berkeley.ca.us, (510) 981-7426
   Recommendation: APPROVE Use Permit ZP2014-0057 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions.
   Action: APPROVED ON CONSENT

4. 64 Shattuck Square – New Public Hearing
   Application: Use Permit #ZP2015-0078 to combine a vacant café and vacant basement, creating an approximately 9,080-square-foot commercial recreation center (billiards), bar/tavern, and full-service restaurant serving food and alcoholic beverages including beer, wine, and distilled spirits.
   CEQA Determination: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”).
   Applicant: Paul Revenaugh and Jason Kung, 1684 Tacoma Avenue, Berkeley, CA 94707
   Owner: Sasha Shamszad, 2750 Adeline Street, Suite D, Berkeley, CA 94703
   Zoning: C-DMU Downtown Mixed Use District, Core and Downtown Arts District Overlay
   Contract Planner: Julian Bobilev, julian.bobilev@aecom.com, 415-243-3756
   Staff Planner: Shannon Allen, shallen@cityofberkeley.info, 510-981.7430
   Recommendation: APPROVE ZP2015-0078 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions (see Attachment 1).
   Action: APPROVED ON CONSENT
Action Calendar:

5. **1984 Bonita Avenue – New Public Hearing**
   - **Application:** Use Permit #2014-0028 to operate a live, acoustically based music venue in an existing 1,254-square-foot music studio, with varied performances up to three times a week.
   - **CEQA Determination:** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
   - **Applicant:** Sam Rudin, 3015 Myrtle Street #5, Oakland, CA 94608
   - **Owner:** Chang Han, 231 Market Pl. #113, San Ramon, CA 94583
   - **Zoning:** C-DMU Buffer – Downtown Mixed Use Buffer
   - **Staff Planner:** Leslie Mendez, LMendez@ci.berkeley.ca.us, (510) 981-7410
   - **Recommendation:** APPROVE Use Permit #2014-0028 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions (see Attachment 1).

   - **# of Speakers:** 6
   - **Motion / Second:** Hahn/O’Keefe
   - **Vote:** 9-0-0-0
   - **Action:** APPROVED with amendments

6. **2025 Center Street – New Public Hearing**
   - **Application:** Use Permit #ZP2015-0055 to demolish an existing five-story, 440-space parking structure with 1,600 square feet of commercial floor area and an arts display space, and to construct a new eight-story, 711-space, 248,000-square foot parking structure with ground-floor garage operations office, arts display space and two commercial tenant spaces – to be occupied by a quick service restaurant and a bike parking station.
   - **CEQA Determination:** Mitigated Negative Declaration has been prepared pursuant to Article 6 of the CEQA Guidelines, and tiers off the Downtown Area Plan Environmental Impact Report (EIR)
   - **Applicant/Owner:** City of Berkeley Public Works Department, 1947 Center Street, 4th Floor, Berkeley, CA 94704
   - **Zoning:** C-DMU (Downtown Mixed Use; Core Sub-Area)
   - **Contract Planner:** Steven Ross, steven.ross@lsa-assoc.com, (510) 236-6810
   - **Staff Planner:** Fatema Crane, fcrane@cityofberkeley.info, (510) 981-7413
   - **Recommendation:** APPROVE Use Permit #ZP2015-055 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions (see Attachment 1).

   - **# of Speakers:** 7
   - **Motion / Second:** Hahn/Williams
   - **Vote:** 9-0-0-0
   - **Action:** CONTINUE ITEM

Adjourned 9:05 PM