Zoning Adjustments Board  
Thursday, September 10, 2015 - 8:00 PM  
City Council Chambers, 2134 Martin Luther King Jr. Way, Second Floor  
Berkeley (Wheelchair Accessible)

Preliminary Matters:

Roll Call: Prakash Pinto (Chairperson)  
Denise Pinkston (Vice Chairperson)  
George Williams  
Shoshanna O’Keefe  
Sophie Hahn  
Savlan Hauser  
Richard Christiani  
Katherine Harrison (substitute for Board Member Tregub)

Members of the Public:  
Present: 29  
Speakers: 26

Ex Parte Communication Disclosures:  
K. Harrison: Spoke with I. Tregub who received 2 communications regarding Item #6  
S. O’Keefe: Spoke with Paul Mattson regarding the 2211 Harold Way Study Session  
S. Hahn: Spoke with Elisa Mikiten who is representing Item #6

Public Comment:  
2

Agenda Changes:  
None

Consent Calendar:

1. Approval of Action Minutes from August 27, 2015  
   Recommendation: APPROVE  
   Motion / Second: Hahn/Pinkston  
   Vote: 8-0-0-1 (Absent: S. Donaldson)  
   Action: APPROVED ON CONSENT
Consent Calendar (Continued):

2. 1801 Milvia Street – New Public Hearing

*Application:* Use Permit #UP2015-0062 to add two bedrooms on the subject parcel by converting uninhabited basement space to two bedrooms and a bathroom in an existing, legally non-conforming 5-unit apartment building.

*Applicant & Owner:* Robert Cabrera, 23 Hillside Court, Berkeley, CA 94704

*Zoning:* R-2A - Restricted Multiple-Family Residential District

*Staff Planner:* Immanuel Bereket, 510-981-7425, ibereket@cityofberkeley.info

*Recommendation:* CONTINUE Use Permit #ZP2015-0052, without discussion, to October 8, 2015.

*Action:* CONTINUED ON CONSENT

3. 1615 Martin Luther King Junior Way – New Public Hearing

*Application:* Use Permit #ZP2014-0025 to establish a roof-top wireless telecommunication facility on an existing four-story, 17-unit residential building by adding eight antennas and eight remote radio units to be mounted atop a fourth-story roof and concealed within an 10-ft tall enclosure screen and related support equipment to be mounted atop a third-story roof and similarly screened.

*Applicant:* Josh Green, Complete Wireless Consulting (Representative), GTE Mobilnet of California Limit Partnership/Verizon Wireless, 2009 V Street, Sacramento

*Owner:* Alexis Papahadjopous, 215 Chestnut Street, Piedmont

*Zoning:* R-2 - Restricted Two-Family Residential

*Staff Planner:* Fatema Crane, (510) 981-7413, fcrane@cityofberkeley.info

*Recommendation:* CONTINUE Use Permit #ZP2014-0024, without discussion, off calendar.

*Action:* CONTINUED ON CONSENT

Action Calendar:

4. 2421 Ninth Street – Continued from July 9, 2015

*Application:* Use Permit #2013-0046 to construct a detached one-story, three-bedroom single-family residence of approximately 1,100-sq. ft. in the rear of an existing 1-story, three-bedroom, approximately 1,300-sq. ft. single-family residence, to reduce the minimum rear setback for the new single-family residence from 20 feet to nine feet, and to create a total of six bedrooms on the subject parcel

*CEQA Determination:* Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development”).

*Applicant:* Greg VanMechelen, 732 Gilman Street, Berkeley

*Owner:* Fereydoon Shalileh

*Zoning:* R-1A – Limited Two-Family Residential

*Staff Planner:* Fatema Crane, fcrane@cityofberkeley.info, (510) 981-7413

*Recommendation:* APPROVE Use Permit #2013-0046 pursuant to Section 23B.32.040.

*# of Speakers:* 8

*Motion / Second:* G. Williams / R. Christiani

*Vote:* 8-0-0-1 (Absent: S. Donaldson)

*Action:* APPROVED
5. 2516 Durant – New Public Hearing
   Application: Use Permit #ZP2015-0026 to combine an existing basement-level full-service restaurant with beer and wine service and billiards tables with an existing quick-service restaurant on the floor above to create a two-level full-service tavern serving beer and wine with a commercial recreation use (billiards) and full-service restaurant totaling 12,461 square feet.
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
   Applicant: Tiffany Schrader-Brown, Kahn Design Associates, 1810 Sixth Street Berkeley
   Owner: Ruegg and Ellsworth, 2437 Durant Avenue, Berkeley
   Zoning: C-T – Telegraph Avenue Commercial
   Contract Planner: Abe Leider, aleider@rinconconsultants.com, (510) 834-4455
   Staff Planner: Greg Powell, gpowell@ci.berkeley.ca.us, (510) 981-7414
   # of Speakers: 8
   Motion / Second: S. Hahn / S. O'Keefe
   Vote: 8-0-0-1 (Absent: S. Donaldson)
   Action: APPROVED with a 3:00 AM closing time instead of Staff’s recommendation of 1:00 AM

6. 1151 Sixth Street – New Public Hearing
   Application: Use Permit #ZP2014-0024 and modification of Administrative Use Permit #13-20000051 to establish a sustainable farm and community educational program on a 94,807 square foot (2.18-acre) vacant parcel; allow worker housing for up to 16 persons on site; allow “campground” housing in cabins for up to 20 persons on site; allow a 1,000 square-foot quick service restaurant (“café”) with incidental sales of beer and wine; allow amplified music/live entertainment for up to 200 persons approximately seven times per year; reduce the 29 required parking spaces to 17 proposed spaces; and allow parking to be within 20 feet of a secondary street frontage of a corner lot.
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).
   Applicant: Urban Adamah, 1050 Parker Street, Berkeley
   Owner: Greg VanMechelen, 732 Gilman Street, Berkeley
   Zoning: MU-LI (Mixed Use Manufacturing District)
   Contract Planner: Abe Leider, aleider@rinconconsultants.com, (510) 834-4455
   Staff Planner: Greg Powell, gpowell@ci.berkeley.ca.us, (510) 981-7414
   Recommendation: APPROVE Use Permit #ZP2014-0024 and modification of Administrative Use Permit #13-20000051 pursuant to Section 23B.32.040 and 23E.80.090.
   # of Speakers: 8
   Motion / Second: D. Pinkston / S. Hahn
   Vote: 7-0-1-1 (Abstain: P. Pinto; Absent: S. Donaldson)
   Action: APPROVED