Action Minutes

Zoning Adjustments Board
Thursday, October 22, 2015 - 7:03 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)
Igor Tregub
Salvan Hauser
Shoshana O’Keefe (Arrived 7:50)
Steven Donaldson
George Williams
Sophie Hahn
Richard Christiani

Excused: None

Appointed: None

Members of the Public:
Present: 38
Speakers: 15

Ex Parte Communication Disclosures:
I. Tregub: I had a phone conversation with Jim Novosel about the applicant’s proposal.
S. Okeefe: Jim Novosel left me a voicemail. I think it was just an invitation call back and discuss the project but to be honest I couldn’t hear the message due to background noise. I didn’t call back.

Public Comment:
1

Consent Calendar:

1. Approval of Action Minutes from October 8, 2015
Recommendation: APPROVE
Motion / Second: Christiani/Hahn
Vote: 8-0-0-1 (Absent: O’Keef)
Action: APPROVED
Consent Calendar (Continued):

2. 912-916 Gilman Street – New Public Hearing

Application: Use Permit # 2015-0188 to establish a 937 square-foot beer tasting room and incidental retail space of goods (beer) manufactured on-site within an existing 2,385 square-foot manufacturing space; and to establish a 1,200 square-foot quick-service restaurant with incidental alcoholic beverage service for on-site consumption at 912 and 916 Gilman Street.

CEQA Determination: Categorically exempt pursuant to Section 15301 (a) of the CEQA Guidelines (“Existing Facilities”).

Applicant: Sean Wells, 94 Westline Drive, Daly City
Owner: Amod Chopra, d.b.a. 1321-7th St LLC, 1321 Seventh Street, Berkeley
Zoning: MU-LI, Mixed-Use Light Industrial
Staff Planner: Immanuel Bereket, 510-981-7425, ibereket@cityofberkeley.info
Action: APPROVED ON CONSENT

3. 2142 Center Street – New Public Hearing

Application: Use Permit # 2015-0136 to add incidental service of distilled spirits in addition to beer and wine at an existing full service restaurant with hours of operation from 11:30 a.m. to 12:00 a.m. (midnight) seven days a week.

Applicant: David Dornan, Alborz Persian Restaurant, 2142 Center Street, Berkeley
Owner: Oxford Development Group, LP, 1442 A Walnut Street #116, Berkeley
Zoning: C-DMU Core – Downtown Mixed Use
Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426
Action: APPROVED ON CONSENT

Action Calendar:

4. 2025 Center Street – Continued from August 27, 2015

Application: Use Permit # 2015-0055 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
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.
5. 1746 Solano Avenue – New Public Hearing

Application: Appeal of Administrative Use Permit # 2015-0042 to establish an approximately 2,400 sq. ft. quick service restaurant with incidental service of beer and wine, and to waive additional off-street parking spaces required for the new use.

CEQA Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).

Applicant: Raman Sandhu, 302 Davis St., San Leandro, CA
Appellant: Janet Dahlsten, 929 Modoc St., Berkeley, CA
Zoning: Solano Avenue Commercial, C-SO
Staff Planner: Layal Nawfal, LNawfal@cityofberkeley.info, 510-981-7424
Recommendation: UPHOLD Zoning Officer’s decision to approve Administrative Use Permit #2015-0042, and DISMISS the appeal

# of Speakers: 6
Motion / Second: Donaldson/Williams
Vote: 7-0-2-0 (Abstain: Tregub, Hahn)
Action: DISMISSED

6. 2319-2323 Shattuck – New Public Hearing

Application: # 2015-0114 to modify Use Permit # 06-10000148 to permit the payment of an affordable housing mitigation fee of $30,000 per unit in lieu of providing three below market rate (BMR) units out of a total of 16 dwelling units and an in lieu payment of the 0.2 remainder unit.

CEQA Determination: The Zoning Adjustments Board adopted the Mitigated Negative Declaration (and approved the project) at its September 27, 2007 meeting.
Applicant: Jim Novosel, The Bay Architects, 1840 Alcatraz Ave., Berkeley, CA
Owner: Prasad Lakireddy, 2278 Shattuck Ave., Berkeley, CA
Zoning: C-DMU – Downtown Mixed Use District, Outer Core
Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426
Recommendation: DENY ZP2015-0114

# of Speakers: 7
Motion / Second: Tregub/Hahn
Vote: 9-0-0-0
Action: DENIED

Adjourned 9:58 PM