Action Minutes
Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, November 12, 2015 - 7:06 PM

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

Preliminary Matters:

Roll Call: Prakash Pinto (Chairperson) (Left 11:30 PM)
Denise Pinkston (Vice Chairperson)
Igor Tregub
Savlan? Hauser
Shoshana O’Keefe (Left 10:35 PM)
Steven Donaldson
George Williams
Sophie Hahn
Richard Christiani

Excused: None

Appointed: None

Members of the Public:
Present: 21
Speakers: 19

Ex Parte Communication Disclosures:

R. Christiani: Met with Edward McFarlane and Matt Tacker at JRDV Offices on July 22, 2015 and Glenn Elkes and Chris Pfohl of Pyramid Hotel Group on September 28, 2015 regarding Item #9
S. Donaldson: Spoke with Matt Tacker and Pyramid Hotel Group about the design of Item #9
S. Hahn: Declined a meeting with Matt Tacker (applicant for Item #9)
S. Hauser: Spoke with Council Member Droste and heard an overview of Item #9 from the applicant in a group setting
I. Tregub: Spoke with Matt Tacker and Ed McFarlane (applicants for Item #9), Glenn Elkes (Pyramid Hotel Group), Kim Anno (Design Review Commissioner) and Jesse Arreguin (City Councilmember) regarding Item #9
G. Williams: Had a meeting with Matt Tacker and Pyramid Hotel Group about Item #9
D. Pinkston: Had a conversation with Matt tacker regarding Item #9
P. Pinto: Had a conversation with Matt tacker regarding Item #9
Public Comment:
1

Consent Calendar:
Recommendation: APPROVE
Motion / Second: D. Pinkston/I. Tregub
Vote: 9-0-0-0
Action: APPROVED

1. Approval of Action Minutes from October 22, 2015
Recommendation: APPROVE
Action: APPROVED ON CONSENT

2. 1511 Shattuck Avenue, Suite A & B – New Public Hearing
Application: Use Permit #ZP2015-0176 to establish incidental service of beer and wine at two carry out food service establishments.
CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
Applicant / Owner: Elite Properties, LLC, c/o Soheyl Modarressi, 1442A Walnut Street, Berkeley
Zoning: C-NS – North Shattuck Commercial District
Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426
Recommendation: APPROVE Use Permit #ZP2015-0052 pursuant to Section 23B.32.040.
Action: CONTINUED ON CONSENT

3. 650 Cedar Street – New Public Hearing
Application: Use Permit #ZP2015-0138 to demolish the existing industrial sand transloading facility structures.
CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
Applicant: Terry Caughell, Pyro Minerals Inc., 2510 Wood Street, Oakland
Owner: Leigh Hanson, 12667 Alcosta Blvd. #400, San Ramon
Zoning: M – Manufacturing
Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426
Recommendation: APPROVE Use Permit #ZP2015-0138 pursuant to Section 23B.32.040.
Action: CONTINUED ON CONSENT

4. 2711 Shattuck Avenue Use Permit Modification
Application: Use Permit Modification #ZP2015-0206 to approved Use Permit (#0910000077), as modified pursuant to #ZP2014-0021 to change the use of an approved four-story residential building from 22 residential hotel rooms to 22 studio apartments with 2 BMR units, and to allow a parking waiver.
CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“Infill”).
Applicant / Owner: Cara Houser, Panoramic Interests, 2116 Allston Way, Suite 1, Berkeley
Zoning: C-SA (Commercial - South Area)
Staff Planner: Greg Powell, gpowell@cityofberkeley.info, (510) 981-7414
Recommendation: APPROVE Use Permit Modification # ZP2015-0206, pursuant to Section 23B.32.040.
Action: MOVED TO ACTION CALENDAR
Consent Calendar (Continued):

5. 2528 Durant Avenue, Suite A & B – New Public Hearing
   Application: Use Permit #ZP2015-0147 to establish two quick service restaurants (2,028-
square-feet and 2,266-square-feet) that would exceed the C-T District’s quota
(30) and size limit (1,500 sq. ft.) for these uses and to allow incidental beer 
and wine service for both restaurants.
   CEQA Determination: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines
   Applicant / Owner: Ruegg & Ellsworth, 2437 Durant Ave. Suite 204, Berkeley
   Zoning: Zoning: C-T – Telegraph Avenue Commercial
   Staff Planner: Jim Frank, jfrank@cityofberkeley.info, (510) 981-7548
   Recommendation: APPROVE Use Permit #2015-0147 pursuant to Section 23B.32.040.
   Action: APPROVED ON CONSENT

Action Calendar:

4. 2711 Shattuck Avenue Use Permit Modification
   Application: Use Permit Modification #ZP2015-0206 to approved Use Permit (#09-
10000077), as modified pursuant to #ZP2014-0021 to change the use of an 
approved four-story residential building from 22 residential hotel rooms to 22 
studio apartments with 2 BMR units, and to allow a parking waiver.
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines
   Applicant / Owner: Cara Houser, Panoramic Interests, 2116 Allston Way, Suite 1, Berkeley
   Zoning: C-SA (Commercial - South Area)
   Staff Planner: Greg Powell, gpowell@cityofberkeley.info, (510) 981-7414
   Recommendation: APPROVE Use Permit Modification # ZP2015-0206, pursuant to Section
23B.32.040.
   Action: APPROVED ON CONSENT

7. 1120 Woodside Road – New Public Hearing
   Application: Use Permit #ZP2015-0131 to construct an approximately 2,755 square-foot, 
one-story, single-family residence with an average building height of 17 feet, 
three inches on an existing 8,770 square-foot vacant parcel.
   CEQA Determination: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines
   Applicant: Halle Hagenau, Kahn Design Associates, 1810 Sixth Street
   Property Owner: Tom and Karen Tobey, 1124 Marcussen Drive, Menlo Park
   Zoning: Zoning: R-1(H) – Single-Family Residential, Hillside Overlay
   Contract Planner: Abe Leider, aleider@rinconconsultants.com, (510) 834-4455
   Staff Planner: Greg Powell, gpowell@cityofberkeley.info, (510) 981-7414
   Recommendation: APPROVE Use Permit # ZP2015-0131, pursuant to section 23B.32.040.
   Action: APPROVED
Action Calendar (Continued):

6. 2029 Blake Street– New Public Hearing

| Application: | Use Permit #ZP2014-0069 to demolish two existing non-residential buildings and construct a new 5-story mixed-use project with 82 residential units, two live/work units, a 1,896 sq. ft. ground-floor retail space, 68 auto parking spaces in a basement level garage, and 67 bike parking spaces. |
| CEQA Determination: | Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“Infill”). |
| Applicant: | Rhoades Planning Group; 1611 Telegraph Avenue, Suite 200, Oakland, CA |
| Property Owner: | 2035 Blake Street, LLC, 1958 A University Avenue, Berkeley |
| Zoning: | C-SA - South Area Commercial |
| Staff Planner: | Shannon Allen, ShAllen@cityofberkeley.info, (510) 981-7430 |
| Recommendation: | APPROVE Use Permit #2014-0069 pursuant to Section 23B.32.040. |
| # of Speakers: | 4 |
| Motion / Second: | R. Christiani/S. Hahn |
| Vote: | 9-0-0-0 |
| Action: | APPROVED with modifications to the Conditions of Approval |

Preview and EIR Scoping Comments:

9. 2129 Shattuck Avenue – Preview and Comment

| Application: | Use Permit #ZP2015-0071 The proposed project involves construction of a 16-floor commercial/hotel building. The ground floor would primarily consist of a new space for the Bank of America; a hotel lobby, dining room, conference room, and café; and a full-service restaurant. The commercial store-frontage for the Bank of America would be located on the corner of Shattuck Avenue and Center Street, oriented towards Shattuck Avenue to the west. The commercial store-frontage for the hotel and restaurant would be focused on Center Street to the south. The second floor would contain a 97-space parking garage. Floors 3 through 16 would include of 336 hotel rooms and other hotel uses including conference rooms, as well as a terrace on the third floor with meeting space, a gym, and a pool for hotel guests. |
| CEQA Determination: | The City of Berkeley is preparing a Draft Environmental Impact Report (EIR) for the project, pursuant to CEQA Guidelines Section 15183.3 (“Streamlining for Infill Projects”). |
| Applicant / Owner: | Center Street Partners LLC, c/o Christopher Devine, CFO, One Post Office Square, #3100, Boston, MA |
| Zoning: | C-DMU – Commercial Downtown Mixed Use |
| Staff Planner: | Greg Powell, gpowell@cityofberkeley.info, (510) 981-7414 |
| Recommendation: | Hold a Hearing to review the project and comment. No action is requested. |
| # of Speakers: | 4 |
| Action: | None. |

8. Zoning Adjustment Board Meeting Schedule for 2016

Action: CONTINUED

Adjourned 11:45 PM