Preliminary Matters:

Roll Call: Prakash Pinto (Chairperson)
Denise Pinkston (Vice Chairperson)
Igor Tregub
Savlan Hauser (Arrived at 7:10 PM)
Shoshana O’Keefe
Steven Donaldson
George Williams
Sophie Hahn
Robert Allen

Excused: None

Members of the Public:
Speakers: 45

Ex Parte
I. Tregub: Spoke with Anita Sule, Edward Grylich and Paul Matzner regarding Item #7
D. Pinkston: Met with applicant for Item #7 six months ago and discussed scaling down the project, as well as toured the applicant’s Panoramic project in San Francisco
P. Pinto: Visited the Panoramic project in San Francisco to better understand Item #7

Public Comment:
3

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

1. Approval of Action Minutes from November 12, 2015
   Recommendation: APPROVE
   Action: APPROVED ON CONSENT with revisions

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

**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:** CONTINUE Use Permit #ZP2015-0052 pursuant to Section 23B.32.040.

**Action:** CONTINUED ON CONSENT to January 10, 2016

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:** CONTINUE Use Permit #ZP2015-0138 pursuant to Section 23B.32.040.

**Action:** CONTINUED ON CONSENT to January 10, 2016

4. 2311 Roosevelt Avenue Use Permit Modification

**Application:** Use Permit Modification #ZP2015-0099 to remodel and raise a two-story residential building from an average height of 17ft-7in to a new height of 22ft-9in requiring vertical extensions of its non-conforming side and rear yard setbacks, to permit this expansion at a property that has exceeded the limits for lot coverage and residential density, and to create a seventh bedroom at this property that contains a total of six bedrooms within its two three-bedroom dwelling units.

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

**Applicant / Owner:** Claudia Colin, Property Owner/Applicant, 1624 Blake Street, Berkeley

**Zoning:** Two-Family Residential (R-2)

**Staff Planner:** Fatema Crane, fcrane@ci.berkeley.ca.us, (510) 981-7413

**Recommendation:** APPROVE Use Permit Modification # ZP2015-0206, pursuant to Section 23B.32.040.

**Action:** APPROVED ON CONSENT
5. **3046 Telegraph Avenue – New Public Hearing**

   **Application:** Use Permit #ZP2015-0041 to 1) convert and enlarge an existing 2-story, 1,740 square-foot building to a 3-story, 3,175 square-foot building to include 3 dwelling units, 2) reconfigure an existing 1-story, 903 square-foot building and an existing 1-story, 184 square-foot structure into a 1,087 square-foot dwelling unit, and 3) create a total of 7 bedrooms on the parcel.

   **CEQA Determination:** Categorically exempt pursuant to Sections 15301 (“Existing Facilities”), 15303(a) (“New Construction or Conversion of Small Structures”) and 15332 (“In-Fill Development Projects”) of the CEQA Guidelines.

   **Applicant:** Scott McGlashan, 1451 Blake St., Berkeley

   **Zoning:** C-1 (General Commercial)

   **Staff Planner:** Greg Powell, gpowell@cityofberkeley.info, (510) 981-7414

   **Recommendation:** APPROVE Use Permit #ZP2015-0041 pursuant to section 23B.32.040.

   **Action:** APPROVED ON CONSENT

9. **2750 Dwight Way – New Public Hearing**

   **Application:** Use Permit #ZP2015-0040 to establish a new wireless telecommunications facility for Verizon Wireless to include 12 antennas to extend 8’ above an existing penthouse and related equipment to extend 9’-6” above an existing main roof of an existing 3 story, multi-family residential building.

   **CEQA Determination:** Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”).

   **Applicant:** Verizon Wireless, c/o Brendan Leonard, 2009 V Street, Sacramento

   **Property Owner:** 2750 Dwight Way LLC, 2278 Shattuck Avenue, Berkeley

   **Zoning:** Zoning: R-3H, Multiple Family Residential District, Hillside Overlay

   **Staff Planner:** Greg Powell, gpowell@cityofberkeley.info, (510) 981-7414

   **Contract Planner:** Steven Ross, Consulting Planner, steven.ross@lsa-assoc.com, (510) 236-7810

   **Recommendation:** APPROVE Use Permit #ZP2015-0040 pursuant to section 23B.32.040.

   **Action:** CONTINUED OFF CALENDAR ON CONSENT

10. **Approve Zoning Adjustment Board Meeting Schedule for 2016**

   **Recommendation:** APPROVE

   **Action:** APPROVED ON CONSENT

**Action Calendar:***

7. **2539 Telegraph Avenue – New Public Hearing**

   **Application:** Use Permit #2013-0061 to demolish an existing 7,100 square foot, 1-story office building to construct a 65,489 square foot, 6-story, 70’ tall, mixed use building with 70 residential units, 5,219 square feet of commercial floor area (retail floor area or food service with incidental service of beer and wine, 9 automobile and 144 bicycle parking spaces.

   **CEQA Determination:** An Environmental Impact Report was Certified by the ZAB on June 11, 2015, in accordance with CEQA.

   **Applicant:** Daniel Backman, Lowney Architecture, 360 17th Street, Suite 100, Oakland

   **Property Owner:** Panoramic Interests, 2116 Allston Way, Suite 1, Berkeley

   **Zoning:** C-T (Telegraph Avenue Commercial) and R-3 (Multiple Family Residential)
8. 1169 Cragmont Avenue – New Public Hearing

Application: Use Permit #ZP2014-0063 to construct a new, approximately 3,020 square-foot, 3-story, 5-bedroom single-family dwelling, with a 2-car garage, on an existing 5,417 square-foot vacant lot and to reduce the front yard setback from 20' to 5'1”.

CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“Infill Development Projects”)

Applicant: Robert Pennell, 5287 College Avenue, Oakland

Property Owner: Peter Rosenthal, 475 Gate Five Road, Ste. #208, Sausalito

Zoning: R-1H (Single Family Residential, Hillside Overlay)

Staff Planner: Layal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424

Recommendation: APPROVE Use Permit #ZP2015-0041 pursuant to section 23B.32.040.

# of Speakers: 2

Motion / Second: R. Allen / S. Donaldson

Vote: 9-0-0-0

Action: APPROVED

6. 2711 Shattuck Avenue – Continued from November 12, 2015

Application: Use Permit #ZP2015-0206 to Modify an approved Use Permit (#09-10000077 as modified by #ZP2014-0021) to change the use of an approved four-story residential building from 22 residential hotel rooms to 22 dwellings, and to Modify the 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 #ZP2015-0206, pursuant to Section 23B.32.040.

# of Speakers: 6

Motion / Second: S. Hahn / I. Tregub

Vote: 3-6-0-0 (No: R. Allen, S. Donaldson, S. Hauser, G. Williams, D. Pinkston, P. Pinto)

Action: FAILED

Motion / Second: S. Donaldson / G. Williams

Vote: 6-3-0-0 (No: S. Hahn, I. Tregub, P. Pinto)

Action: APPROVED with modifications to the Conditions of Approval

Adjourned 11:45 PM