Preliminary Matters:

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

Excused: None

Members of the Public:
Present: 18
Speakers: 0

Ex Parte Communication Disclosures:
None

Public Comment:
None

Agenda Changes:
Move Item #9, 2113 Seventh Street, off the Action calendar to the Consent Calendar

Motion / Second I. Tregub / S. Hahn
Vote: 9-0-0-0
Action: APPROVED

Consent Calendar:
Recommendation: APPROVE
Motion / Second I. Tregub / S. Hahn
Vote: 9-0-0-0
Action: APPROVED
1. Approval of Action Minutes from December 10, 2015
   Action: APPROVED ON CONSENT

2. 2532 Durant – New Public Hearing
   Application: Use Permit ZP2015-0099 to create a mixed use building by converting
   approximately 7,100 sq. ft. of office space into seven dwelling units within a
   portion of an existing, approximately 9,100-sq. ft. commercial building; and to
   complete landscape improvements within the rear yard area and to eliminate
   all existing on-site parking spaces in this yard area.
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
   (“Existing Facilities”).
   Applicant: David Avila of Avila Design, 2471 Shattuck Avenue, Berkeley
   Owner: Rue-Ell Enterprises Inc., 2437 Durant Avenue #204, Berkeley
   Zoning: C-T – Telegraph Avenue Commercial
   Staff Planner: Fatema Crane, FCrane@ci.berkeley.ca.us, (510) 981-7413
   Action: APPROVED ON CONSENT

3. 2055 Center Street – New Public Hearing*
   Application: Use Permit ZP2015-0203 to permit on-site service of alcoholic beverages
   before, during, and after theatrical performances in the Osher Studio and
   Studios A and B
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
   (“Existing Facilities”).
   Applicant: Mark Morrissette, Berkeley Repertory Theatre, 999 Harrison Street, Berkeley
   Owner: CVBAF Acq., LLC, 10877 Wilshire Blvd., Los Angeles
   Zoning: C-DMU - Downtown Mixed-Use Commercial
   Staff Planner: Greg Powell, Gpowell@ci.berkeley.ca.us, (510) 981-7414
   Action: APPROVED ON CONSENT

4. 1511 Shattuck Avenue, Suite A & B – Continued from December 10, 2015*
   Application: Use Permit ZP2015-0176 to establish incidental service and off-site sales 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
   Action: APPROVED ON CONSENT
5. 1025 Gilman Street - New Public Hearing

Application: Use Permit Modification ZP2015-0207 to allow service of beer and wine in an existing cafe area and to add distilled spirits sales to existing wine and beer sales at an existing full service grocery store.

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

Applicant: CITYshapers, Inc. (c/o Dwane Kennedy), 101 California Street, Suite 2710, San Francisco

Owner: Gilman Partners, LLC (c/o Foothill Partners), 1121 White Rock Road, Suite 205, El Dorado Hills

Zoning: C-W – West Berkeley Commercial

Staff Planner: Immanuel Bereket, ibereket@ci.berkeley.ca.us, (510) 981-7425

Action: APPROVED ON CONSENT

6. 1538 Sixty-Third Street – New Public Hearing

Application: Use Permit ZP2015-0254 to construct an addition over 14 feet in height to an existing three-story duplex building on a property that is nonconforming as to density.

CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities), which includes additions to existing structures that do not "result in an increase of more than...50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.”

Applicant: George Schevon, 1840-B Alcatraz Avenue, Berkeley

Owner: 1538 63rd Street, LLC, 2572 21st Street, Sacramento, CA

Zoning: Restricted Multiple-Family Residential (R-2A)

Contract Planner: Abe Leider, aleider@rinconconsultants.com, (510) 834-4455

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

Action: APPROVED ON CONSENT

7. 2999 Regent Street – New Public Hearing

Application: Use Permit ZP2015-0080 to modify an existing collocated Sprint rooftop wireless facility by adding 3 new panel antennas and 6 remote radio units (RRUs) for a total of 6 panel antennas, 1 GPS antenna, and 9 RRUs.

CEQA Determination: Categorically exempt under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines (“Existing Facilities”).

Applicant: Sprint c/o Misako Hill, 1075 45th Street, Emeryville

Owner: Huntmont Medical Building, 2999 Regent Street #103, Berkeley, CA 94705

Zoning: Multiple Family Residential District – R-3

Staff Planner: Leslie Mendez, lmendez@cityofberkeley.info, (510) 981-7410

Action: APPROVED ON CONSENT
8. 1524 Stuart Street – New Public Hearing

**Application:** Use Permit ZP2015-0180 to demolish an existing 1,275 square-foot single-family dwelling and accessory structure (a 95 square-foot shed) and construct two new detached, two-story single-family dwellings totaling approximately 3,711 square feet of gross floor area. The project would increase the number of units on the site from one to two and the number of bedrooms from three to eight.

**CEQA Determination:** Categorically exempt pursuant to sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the CEQA Guidelines.

**Applicant:** John Newton, 5666 Telegraph Avenue, Suite A., Oakland

**Owner:** Jim Hamadani, ZIBA Group LLC., P. O. Box 3683., Los Altos, CA

**Zoning:** Restricted Two-family Residential (R-2)

**Contract Planner:** Jonathan Berlin, berlin@rinconconsultants.com, (510) 834-4455

**Staff Planner:** Immanuel Bereket, IBereket@ci.berkeley.ca.us, (510) 981-7425

**Action:** APPROVED ON CONSENT

9. 2113 Seventh Street - New Public Hearing

**Application:** Use Permit ZP2015-01721 to construct a detached, two-story, single-family dwelling unit of approximately 950 square feet on the rear (eastern) portion of a lot with an existing 1,368 square foot single-family dwelling unit.

**CEQA Determination:** Categorically exempt pursuant to sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the CEQA Guidelines.

**Applicant:** Brad Gunkel, 5514 Doyle Street #4, Emeryville

**Owner:** Anthony and Maria Cassel, 1710 Brandon Street #4, Oakland

**Zoning:** Zoning: R1-A – Limited Two-Family Residential

**Staff Planner:** Jim Frank, jfrank@cityofberkeley.info, (510) 981-7548

**Action:** APPROVED ON CONSENT

**ACTION CALENDAR:**

10. Appointment of Zoning Adjustment Board Representative to the Design Review Committee

**Motion / Second:** S. Donaldson / S. Hahn

**Vote:** 9-0-0-0

**Action:** APPOINTED S. Hauser as Zoning Adjustment Board Representative to the Design Review Committee.

Adjourned 7:19 PM