Action Minutes
Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, March 10, 2016 - 7:06 PM
City Council Chambers, 2134 Martin Luther King Jr. Way, Second Floor
Berkeley (Wheelchair Accessible)

Preliminary Matters:

Roll Call:
Denise Pinkston (Chairperson) appointed by Mayor Bates
Igor Tregub (Vice Chairperson) appointed by Councilmember Arreguin
Steven Donaldson, appointed by Councilmember Moore
George Williams, appointed by Councilmember Capitelli
Shoshana O’Keefe, appointed by Councilmember Anderson (Arrived 7:10 PM)
Sophie Hahn, appointed by Councilmember Worthington
Savlan Hauser, appointed by Councilmember Droste
Robert Allen, appointed by Councilmember Wengraf (Left at 10:40 PM)

Ex Parte Communication Disclosures:
I. Tregub: Spoke with Rhiannon about Item #4

Public Comment:
Speakers: None

Agenda Changes:
Moved Item #3 - DRAFT Memo to City Council on second dwelling units in the R-1A Zoning District after Item #8 – 2750 Dwight Way; and, moved Item #7 - 1310 Haskell Street after Item #4 - 1900 Fourth Street

Consent Calendar:
Motion / Second:
1. Approval of Action Minutes from February 25, 2016
   Recommendation: APPROVE
   Motion/Second: S. Donaldson/S. Hauser
   Vote: 7-0-0-1 (Absent: S. O’Keefe)
   Action: APPROVE with Modifications
Consent Calendar (Continued):

2. 2407 Dana Street – New Public Hearing

**Application:** Use Permit Modification #ZP2015-0256 to establish a 1,175 sq. ft. retail coffee shop within an existing structure on Channing Way that is on the campus of the First Presbyterian Church of Berkeley.

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

**Applicant:** 1951 Coffee Company, 2407 Dana Street, Berkeley, CA 94704

**Owner:** First Presbyterian Church of Berkeley, 2407 Dana Street, Berkeley, CA 94704

**Zoning:** R-SMU – Residential, Southside Mixed Use District

**Staff Planner:** Greg Powell, gpowell@ci.berkeley.ca.us, (510) 981-7414

**Contract Planner:** Doug Donaldson, dougdonaldson@me.com; (510) 528-3684

**Recommendation:** APPROVE Use Permit #ZP2015-0256 pursuant to Section 23B.32.040.

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

**Vote:** 7-0-0-1 (Absent: S. O’Keefe)

**Action:** APPROVED ON CONSENT

Action Calendar:

4. 1900 Fourth Street – EIR Scoping

**Application:** #ZP2015-0068/LMSAP2015-0005 to redevelop a 96,267 square-foot site (Spenger’s Parking Lot) with a proposed 5-story, 207,590 square foot, mixed use development, containing 135 dwelling units, approximately 33,000 square feet of retail and restaurant use, and a 372 space parking garage, located on a property designated as a City of Berkeley Landmark, West Berkeley Shellmound.

**CEQA Determination:** An Environmental Impact Report (EIR) is being prepared.

**Applicant:** West Berkeley Investors, LLC, 550 Hartz Avenue, Suite 200, Danville, CA 94526 Represented by Rhoades Planning Group, 1611 Telegraph Avenue, Suite 200, Oakland, CA 94612

**Owner:** Ruegg & Ellsworth, 2437 Durant Avenue, Berkeley, CA 94704

**Zoning:** C-W - West Berkeley Commercial

**Staff Planner:** Shannon Allen; ShAllen@ci.berkeley.ca.us, (510) 981-7430

**Recommendation:** That the ZAB hold a hearing to solicit input from the community and then provide comments on the scope of the EIR to Staff.

**# of Speakers** 17

**Action:** NO ACTION TAKEN
Action Calendar (Continued):

7. 1310 Haskell Street – New Public Hearing
   Application: Use Permit Modification #ZP2015-0097 to demolish an existing single family
dwelling and accessory structure and construct 3 new detached, 2-story
dwelling units totaling approximately 6,229 square feet. The project would
increase the number of units on the site from 1 to 3 and the number of
bedrooms from 2 to 9.
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-
   Fill Development Projects”).
   Applicant: Baran Studio, (c/o Cassidy Chang), 5621 Lowell St., STE F, Oakland, CA 94608
   Owner: CS Development & Construction Inc., 119 Plaza Circle, Danville, CA 94526
   Zoning: R-2A - Restricted Multiple-Family Residential
   Staff Planner: Immanuel Bereket, ibereket@ci.berkeley.ca.us, (510) 981-7425
   Recommendation: APPROVE Use Permit #ZP2015-0097 pursuant to Section 23B.32.040.
   # of Speakers: 12
   Motion / Second: R. Allen/S. Donaldson
   Vote: 5-3-0-0 (No: S. Hahn, I. Tregub, D. Pinkston)
   Action: APPROVED

5. 2121 Durant Avenue & 0 Bancroft Avenue – New Public Hearing
   Application: Use Permit Modification #ZP2015-0014 to relocate an existing 3-story, 5-
   unit building and construct a six-story mixed-use building with 50 dwelling
   units, including 5 available to very low income households, approximately 413-
square-feet of commercial space, and ground level garage parking for 12
   automobiles and 50 bicycles.
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-
   Fill Development Projects”).
   Applicant: Darshan Amrit, Kahn Design Associates, 1810 Sixth St., Berkeley, CA 94710
   Owner: Vero Properties, LLC, 2278 Shattuck Ave., Berkeley, CA 94704
   Zoning: C-DMU - Downtown Mixed Use District: Buffer and Outer Core Subareas
   Staff Planner: Leslie Mendez, lmendez@ci.berkeley.ca.us, (510) 981-7426
   Recommendation: APPROVE Use Permit #ZP2015-0014 pursuant to Section 23B.32.040.
   # of Speakers: 3
   Motion / Second: S. Hahn/I. Tregub
   Vote: 8-0-0-0
   Action: APPROVED with modifications to the Conditions of Approval
Action Calendar (Continued):

6. 1940 Haste Street - New Public Hearing
   Application: Use Permit Modification #ZP2015-0015 to relocate a 3-story, 5-unit building from 2121 Durant to the front of the parcel, and to construct a 3-story, 2-unit building at the rear with a ground level garage 7 automobiles.
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).
   Applicant: Darshan Amrit, Kahn Design Associates, 1810 Sixth St., Berkeley, CA 94710
   Owner: Vero Properties, LLC, 2278 Shattuck Ave., Berkeley, CA 94704
   Zoning: R-3 - Multiple Family Residential District
   Staff Planner: Leslie Mendez, LMendez@ci.berkeley.ca.us, (510) 981-7426
   Recommendation: APPROVE Use Permit #ZP2015-0015 pursuant to Section 23B.32.040.
   # of Speakers: 0
   Motion / Second: I. Tregub/S. Hahn
   Vote: 7-0-0-1 (R. Allen absent)
   Action: APPROVED with modifications to the Conditions of Approval

8. 2750 Dwight Way - New Public Hearing
   Application: Use Permit Modification #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
   Owner: 2750 Dwight Way LLC, 2278 Shattuck Avenue, Berkeley
   Zoning: R-3 (H) - Multiple Family Residential District, Hillside Overlay
   Staff Planner: Greg Powell, gpowell@ci.berkeley.ca.us, (510) 981-7414
   Recommendation: Steven Ross, steven.ross@lsa-assoc.com, (510) 236-7810
   # of Speakers: 4
   Motion / Second: I. Tregub/S. Hahn
   Vote: 6-0-1-1 (Abstain: S. Donaldson; Absent: R. Allen)
   Action: REMANDED to Design Review Committee to consider design alternatives to reduce the visual impact.

3. DRAFT Memo to City Council on second dwelling units in the R-1A Zoning District
   # of Speakers: 0
   Motion / Second: G. Williams/I. Tregub
   Vote: 8-0-0-0
   Action: APPROVED with amendments and direction to forward to Planning Commission and City Council

9. Appointment of Zoning Adjustment Board Representative to the Design Review Committee
   Action: NO ACTION TAKEN
Adjourned 11:38 PM

Members of the Public:
   Present: 36
   Speakers: 36