Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, April 14, 2016 - 7:05 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 (Left at 8:45 PM)
Sophie Hahn, appointed by Councilmember Worthington
Savlan Hauser, appointed by Councilmember Droste
Charles Kahn, appointed by Councilmember Wengraf
Teresa Clarke, appointed by Councilmember Maio

Ex Parte Communication Disclosures:
T. Clarke: Spoke with Aran Kaufer regarding 2597 Telegraph Avenue.
S. Hahn: Spoke with owner of La Note regarding 2367 Shattuck Avenue.
S. Hauser: Spoke with Scott Littlehale regarding 1650 Addison Street.
I. Tregub: Spoke with Scott Littlehale regarding 1650 Addison Street.

Public Comment on Non Agenda Items:
Speakers: 1

Agenda Changes:
Move Item #2 2597 Telegraph Avenue, off the consent calendar.

Consent Calendar:
1. Approval of Action Minutes from March 31, 2016
  Recommendation: APPROVE
  Motion / Second: I. Tregub/S. Donaldson
  Vote: 8-0-0-1 (Abstain: S. Hahn)
  Action: APPROVED ON CONSENT
Consent Calendar (Continued):

3. 2700 Bancroft Way – New Public Hearing

Application: Use Permit #ZP2015-0195 to install a new wireless facility consisting of eight rooftop antennas mounted within four faux topiaries and associated equipment enclosures on the roof of an existing residential building.

Zoning: R-S(H) - Residential-Southside (Hillside Overlay)

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

Applicant: GTE Mobilnet of CA, dba Verizon Wireless, c/o Jenny Blocker, Complete Wireless Consulting, Inc., 2009 V Street, Sacramento CA 95818

Owner: EDR Berkeley/Marvin F Poer & Co., 18818 Teller Avenue, Irvine CA 92612

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

Recommendation: APPROVE Use Permit #ZP2015-0195 pursuant to Section 23B.32.040

# of Speakers 0

Motion / Second: I. Tregub/S. Donaldson

Vote: 9-0-0-0

Action: APPROVED ON CONSENT with staff-directed amendments to the Findings and Conditions

Action Calendar:

2. 2597 Telegraph Avenue – New Public Hearing

Application: Use Permit #ZP2015-0018 to construct a four-story, 10-unit townhouse development on the vacant portion of a parcel that contain a three-story, mixed-use Landmark building (Gorman Building) with four existing dwelling units.

Zoning: C-T - Commercial Telegraph and R-2 Residential Two-Family Residential

CEQA Determination: Categorically exempt pursuant to Section 15332 (“In-Fill Development Projects”)

Applicant/Owner: David Clahan, 3011 Sacramento Street, Berkeley, CA 94702

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

Recommendation: APPROVE Use Permit #ZP2015-0018 pursuant to Section 23B.32.040

# of Speakers 2

Motion / Second: C. Kahn/I. Tregub

Vote: 5-3-1-0 (No: S. Donaldson, S. Hahn, S. O’Keefe; Abstain: I. Tregub)

Action: CONTINUED OFF CALENDAR with direction that the applicant consider a design that better activates the street by providing entries to the units on Parker Street.
Action Calendar (Continued):

4. 2424 Warring Street – New Public Hearing

Application: Use Permit #ZP2015-0128 to modify an existing, lawful non-conforming Group Living Accommodation to increase the number of bedrooms from 33 to 35, to reduce the number of occupants from 56 to 54, to enclose a covered patio to create a 324-square-foot basement addition, to convert a 750-square-foot portion of the roof to a roof deck, and to install an 8-foot fence along the rear and side property lines.

Zoning: R-3(H) - Multiple Family Residential District (Hillside Overlay)

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

Applicant: Stan Nielsen, Nielsen Studios, P.O. Box 1982, Orinda, CA 94563

Owner: The Housing Corporation for the California Gamma Chapter of Phi Kappa Psi Fraternity, P.O. Box 6688, Moraga, CA 94570

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

Recommendation: APPROVE Use Permit #ZP2015-0128 pursuant to Section 23B.32.040 and subject to the Findings and Conditions

# of Speakers: 1

Motion / Second: S. Donaldson/S. Hahn

Vote: 8-1-0-0 (No: G. Williams)

Action: APPROVED with added conditions regarding the use of the roof deck

5. 2367 Shattuck Avenue – New Public Hearing

Application: Use Permit Modification #ZP2015-0109 to change the use of a former 10,974-square-foot pool hall with incidental food service, full liquor license, and incidental live entertainment to: 1) change the ABC license type from a Type 48 to a Type 47; 2) establish an approximately 6,000-square-foot, full-service restaurant and bar and continue the use of a 1,000-square-foot outdoor patio seating area; 3) establish an approximately 5,000-square-foot live entertainment venue served by the proposed full-service restaurant and bar; 4) enlarge both spaces by constructing an approximately 1,500 sq. ft. 2nd Floor; and 5) waive one on-site parking space required for the new floor area.

Zoning: C-DMU – Downtown Mixed Use Corridor

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

Applicant: Alex Papov, Liquid Entertainment Group, LLC, 2367 Telegraph Avenue, Berkeley, CA 94704

Owner: Durant Berkeley Partners LP, 6226 La Salle Avenue, Oakland, CA 94611

Staff Planner: Immanuel Bereket, ibereket@cityofberkeley.info, (510) 981-7425

Recommendation: APPROVE Use Permit #ZP2015-0109 pursuant to Section 23B.32.040 and subject to the Findings and Conditions

# of Speakers: 3

Motion / Second: I. Tregub/S. Hahn

Vote: 7-0-0-1 (Absent: S. O’Keefe; Recused: C. Kahn)

Action: APPROVED with amendments to the Findings and Conditions
Action Calendar (Continued):
6. 1950 Addison – New Public Hearing

   Application: Use Permit #ZP2014-0045 to demolish an existing 24,182 square foot, two-story office building and construct an approximately 116,100 square foot, seven-story multifamily development with 107 dwelling units (a mix of studio, one, two, and three bedroom units) and ground floor level parking for 68 vehicles and 75 bicycles.

   Zoning: C-DMU – Downtown Mixed Use Buffer

   CEQA Determination: Categorically exempt pursuant to Section 15332 (“In-Fill Development Projects”)

   Applicant: BayRock Multifamily LLC, 411 Pendleton Way, Suite C, Oakland, CA 94621

   Owner: Westwood BayRock Addison LP, 222 Kearny Street, Suite 600, San Francisco, CA 94107

   Staff Planner: Sally Zarnowitz, Principal Planner, szarnowitz@cityofberkeley.info, (510) 981-7429

   Recommendation: APPROVE Use Permit #ZP2015-0045 pursuant to Section 23B.32.040 and subject to the Findings and Conditions

   # of Speakers 4

   Motion / Second: T. Clarke/S. Donaldson

   Vote: 7-0-1-1 (Abstain: S. Hahn; Absent: S. O’Keefe)

   Action: APPROVED with amendments to the Findings and Conditions

Adjourned 10:10 PM

Members of the Public:

   Present: 20
   Speakers: 11