Action Minutes
Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, May 12, 2016 - 7:09 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
Sophie Hahn, appointed by Councilmember Worthington
Savlan Hauser, appointed by Councilmember Droste
Robert Allen, appointed by Councilmember Wengraf (Substitute for Charles Kahn)
Teresa Clarke, appointed by Councilmember Maio

Ex Parte Communication Disclosures:
T. Clarke: Spoke with Ed Herzog regarding 1500 San Pablo Avenue.
S. Donaldson: Spoke with Amir Massih regarding 1500 San Pablo
S. Hahn: Spoke with Dietmar Lorenz, Patrick Sheahan, Ed Herzog, and Toni Mester regarding 1500 San Pablo Avenue.
S. Hauser: Received and email from Ed Herzog regarding 1500 San Pablo Avenue
S. O’Keefe: Received and email from Ed Herzog regarding 1500 San Pablo Avenue
I. Tregub: Spoke with Amir Massih, Dietmar Lorenz, Ed Herzog, and Toni Mester regarding 1500 San Pablo Avenue.

Public Comment on Non Agenda Items:
Speakers: 1

Agenda Changes:
Move Item #2 2214 Martin Luther King Jr. Way to the consent calendar.

Consent Calendar:
1. Approval of Action Minutes from April 28, 2016
   Recommendation: APPROVE
   Motion / Second: S. Donaldson/S. Hahn
   Vote: 9-0-0-0
   Action: APPROVED ON CONSENT with modifications
Consent Calendar (Continued):

2. 2214 Martin Luther King Jr. Way– New Public Hearing

Application: Use Permit #ZP2015-0160 to relocate a 2-story, 2-unit building from 1922-24 Walnut Street to the rear of the subject property at 2214 Martin Luther King Jr. Way, relocate an existing commercial building on the subject property and increase the non-conforming front setback from 0’ to 2’, vary from side setback requirements for the residential building and vary from parking requirements.

Zoning: Restricted Two Family Residential (R-2)

CEQA Determination: Categorically exempt under Sections 15331 (“Historical Resource Restoration/Rehabilitation”) and 15332 (“In-Fill Development Projects”) of the California Environmental Quality Act (CEQA) Guidelines.

Applicant & Owner: Tom White and Dimitri Belser, 2024 Parker St., Berkeley CA 94704

Staff Planner: Layal Nawfal, LNawfal@ci.berkeley.ca.us, (510) 981-7424

Recommendation: APPROVE Use Permit #ZP2015-0160 pursuant to Section 23B.32.040.

# of Speakers: 0

Motion / Second: S. Donaldson/S. Hahn

Vote: 9-0-0-0

Action: APPROVED ON CONSENT

Action Calendar:

3. 1500 San Pablo Avenue – New Public Hearing

Application: Use Permit #2015-0043 to (1) demolish an existing 24,000 square-foot, three-story commercial building; and (2) to construct a 197,800 square-foot, 5-story, 62’ tall, mixed use building with 170 residential units,10,900 square-foot of commercial floor area (retail floor area or food service), 179 automobile, and 184 bicycle parking spaces.

Zoning: West Berkeley Commercial (C-W) and Limited Two-Family Residential (R-1A)

CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development”).

Applicant: Amir Massih, 235 Montgomery Street, 16th Floor, San Francisco, CA 94101

Owner: McNevin Cadillac, Inc., 1217 Cambridge Drive, Lafayette, CA 94549

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

Recommendation: APPROVE Use Permit #2015-0043 pursuant to Section 23B.32.040.

# of Speakers: 35

Motion / Second: T. Clarke/R. Allen

Vote: 7-0-2-0 (Abstain: I. Tregub, S. O'Keefe)

Action: APPROVED with additional Conditions of Approval, amendments to the Staff Report, Findings and Conditions, and direction for Staff to consider a right turn lane on San Pablo to Jones and traffic calming measures on Jones

Adjourned 10:10 PM

Members of the Public:

Present: 39

Speakers: 11:20 PM