Zoning Adjustments Board
Thursday, May 26, 2016 - 7:14 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
Savian Hauser, appointed by Councilmember Droste
Charles Kahn, appointed by Councilmember Wengraf

Ex Parte Communication Disclosures:
I. Tregub: Spoke with Matt Taecker and Glenn Elkes about 2129 Shattuck.
T. Clarke: Spoke with Matt Taecker and a representative of Pyramid Group about 2129 Shattuck.
D. Pinkston: Applicant for 2129 Shattuck send an email asking if I had any questions, but I didn’t respond.
G. Williams: Spoke with Matt Taecker and a representative of Pyramid Group about 2129 Shattuck.

Public Comment on Non-Agenda Matters:
Speakers: 7

Agenda Changes:
Move Item #3 2002 Addison Street, off the consent calendar.
Motion / Second: I. Tregub/S. Hahn
Vote: 9-0-0-0
Action: APPROVED

Consent Calendar:
Motion / Second:
1. Approval of Action Minutes from May 12, 2016
   Recommendation: APPROVE
   Vote: 9-0-0-0
   Action: APPROVED with revisions
Consent Calendar (Continued):

2. 3271 Adeline Street – New Public Hearing

Application: Use Permit ZP2015-0170 to relocate an interactive children’s museum to the 12,300-square-foot vacant ground floor of the existing two-story building and to use the adjacent 5,831-square-foot City owned parcel (APN 052 152801404) as an outdoor exhibit space.

Zoning: C-SA – South Area Commercial

CEQA Determination: Categorically exempt pursuant to Section 15301 and 15332 of the CEQA Guidelines (“Existing Facilities” and “In-Fill Development Projects”).

Applicant: Gina Moreland, Habitot Children’s Museum, P.O. Box 326, 1563 Solano Avenue, Berkeley

Owner: Steve Oliver, 1300 South 51st Street, Richmond, CA 94804

Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426

Recommendation: APPROVE Use Permit #ZP2015-0170 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions.

Motion / Second: I. Tregub/S. Hahn

Vote: 9-0-0-0

Action: APPROVED ON CONSENT with revisions to Conditions of Approval

4. 3000 Telegraph – New Public Hearing

Application: Use Permit Modification #ZP2015-0178 to allow instructional tasting of beer, wine and distilled spirits at an existing full service grocery store.

Zoning: R-2, Restricted Two-Family Residential District

CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”) and Section 15332 of the CEQA Guidelines (“Infill Development Projects”).

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

Owner: Whole Foods Market California, Inc., P. O. Box 684786, Austin, CA

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

Recommendation: APPROVE #ZP2015-0178 pursuant to sections 23B.32.040 and 23E.36.030, subject to the attached Findings and Conditions.

Motion / Second: I. Tregub/S. Hahn

Vote: 9-0-0-0

Action: APPROVED ON CONSENT with revisions to Conditions of Approval
**3. 2002 Addison – New Public Hearing**

**Application:** Use Permit #ZP2015-0135 to convert approximately 6,000 square feet of commercial office space into six new dwelling units, within the second story of an existing five-story, mixed-use building.

**Zoning:** Commercial Downtown Mixed Use District (C-DMU) Core Arts Overlay District (AOD)

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

**Applicant/Owner:** Equity Residential, 333 Third Street, Suite 210, San Francisco

**Staff Planner:** Fatema Crane, FCrane@cityofberkeley.info, (510) 981-7410

**Recommendation:** APPROVE Use Permit #ZP2015-0139 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions.

**# of Speakers:** 3

**Motion / Second:** S. Hahn/G. Williams

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

**Action:** APPROVED with revisions to Conditions of Approval

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**5. 2129 Shattuck – New Public Hearing**

**Application:** Use Permit #ZP2015-0071 Action on Use Permits for a proposed 16-story hotel and commercial development in Downtown Berkeley, including demolition of the existing Bank of America building.

**Zoning:** Downtown Mixed-Use District (C-DMU) Core Sub-Area with a Downtown Area Plan (DAP) overlay.

**CEQA Determination:** The ZAB certified the Final Environmental Impact Report (EIR) prepared to evaluate the potentially significant environmental impacts of the proposed project, pursuant to the California Environmental Quality Act, at their April 28, 2016 meeting.

**Applicant:** Taecker Planning and Design, 2140 Shattuck Avenue, Suite 208, Berkeley

**Owner:** Center Street Partners, LLC, One Post Office Square, #3100, Boston

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

**Recommendation:** APPROVE Use Permit ZP2015-0071 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions.

**# of Speakers:** 15

**Motion / Second:** I. Tregub/S. Donaldson

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

**Action:** APPROVED with revisions to Conditions of Approval

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Adjourned 10:40 PM