Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, June 9, 2016 - 7:08 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; Arrived at 7:11 PM.
George Williams, appointed by Councilmember Capitelli
John Selawsky, appointed by Councilmember Anderson; Substitute for Shoshana O'Keefe.
Sophie Hahn, appointed by Councilmember Worthington
Savlan Hauser, appointed by Councilmember Droste
Charles Kahn, appointed by Councilmember Wengraf
Teresa Clarke, appoint by Councilmember Maio

**Excused Absence:** S. O'Keefe

**Ex Parte Communication Disclosures:**
S. Hauser: I spoke with Christina Oatfield and Laurie Capitelli about 2777 Shattuck.
S. Hahn: I spoke with Christina Oatfield and David Trachtenberg about 2777 Shattuck.
C. Kahn: I spoke with David Trachtenberg about 2777 Shattuck.
G. Williams: I spoke with Ali Kashani about 2777 Shattuck.
S. Donaldson: I spoke with Ali Kashani about 2777 Shattuck.
I. Tregub: I spoke with Ali Kashani, Christina Oatfield, and Gene Turitz about 2777 Shattuck.

**Public Comment:**
Speakers: 2

**Agenda Changes:**
None

**Consent Calendar:**
1. Approval of Action Minutes from May 26, 2016
   Recommendation: APPROVE
   Motion / Second: I. Tregub/C. Kahn
   Vote: 9-0-0-0
   Action: APPROVED
Consent Calendar (Continued):

2. 812 Page – New Public Hearing

Application: Use Permit #ZP2015-0209 to demolish an existing 3,000 square-foot, two-story commercial building; construct four new three-story detached single-family residences ranging from 1,275 to 1,487 square feet in size; and construct one new two-story, 1,840 square-foot commercial building on a single parcel.

Zoning: Mixed Use-Residential (MU-R)
CEQA Determination: The City prepared an Infill Environmental Checklist pursuant to Section 15183.3, and appendices M and N of the CEQA Guidelines, and has determined that the proposed project qualifies as an infill project under CEQA Guidelines Section 15183.3.

Applicant: Matthew Wadlund, 805 Jones Street, Berkeley
Owner: Abe Leider, aleider@rinconconsultants.com, (510) 834-4455 x1002
Staff Planner: Fatema Crane, Associate Planner, FCrane@cityofberkeley.info, (510) 981-7413
Recommendation: APPROVE Use Permit #ZP2015-0209 pursuant to Section 23B.32.040.
Motion / Second: I. Tregub/C. Kahn
Vote: 9-0-0-0
Action: APPROVED ON CONSENT

Action Calendar:

3. 2750 Dwight Way – Continued Public Hearing

Application: Use Permit #ZP2015-0040 to establish a new wireless telecommunications facility for Verizon Wireless to include twelve antennas to extend 8’ above an existing penthouse and related equipment to extend 9’-6” above an existing main roof of an existing three story multifamily residential building.

Zoning: R-3H, Multiple Family Residential District, Hillside Overlay
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
Contract Planner: Steven Ross, steven.ross@lsa.net, (510) 236-6810
Staff Planner: Greg Powell, Principal Planner, GPowell@cityofberkeley.info, (510) 981-7414
Recommendation: APPROVE Use Permit #ZP2015-0040 pursuant to Section 23B.32.040.
# of Speakers 3
Motion / Second: S. Donaldson/ T. Clarke
Vote: 6-1-2-0 (No: G. Williams; Abstain: S. Hahn, I. Tregub)
Action: APPROVED
Action Calendar (Continued):

4. 2777 Shattuck Avenue & 2747 Adeline Street– New Public Hearing

**Application:** Use Permit #ZP2015-0102 to establish a full service auto dealership, including auto sales, repair and maintenance, in an existing building; to construct a 4,427 square-foot addition to the building for auto access and service; and to use a portion of the existing 31-space surface parking lot at 2747 Adeline Street for dealership parking, car display, and inventory.

**Zoning:** C-SA (Commercial – South Area), Dealership Overlay Area

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

**Applicant:** Ali Kashani; 2930 Domingo Avenue #214, Berkeley

**Owner:** Glenn Yasuda; 920 Heinz Avenue, Berkeley

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

**Recommendation:** APPROVE Use Permit #ZP2015-0102 pursuant to Section 23B.32.040.

**# of Speakers** 31

**Motion / Second:** S. Hahn/J. Selawsky

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

**Action:** CONTINUED

Adjourned 11:58 PM

**Members of the Public:**
Present: 75
Speakers: 36