



Z O N I N G
A D J U S T M E N T S
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JULY 28, 2016

2777 Shattuck Avenue/2747 Adeline Street

UP #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.

Staff has requested that #ZP2015-0102 to establish a full service auto dealership not be heard by the Zoning Adjustments Board on July 28, 2016. Staff has placed this item on the Consent Calendar with a recommendation it be **Continued** for the reasons listed below. The next available ZAB hearing date is September 8th; assuming the applicant team is able to fully address points 1 and 2, by August 5th, this item may be placed on that agenda.

1. A Use Permit Modification to #A1937 which governs Kirala Restaurant and the associated parking, will be sought for the same parcels to rearrange the location of Honda and Kirala parking and to revise the hours of access for the parking lot off Ward Street. This UP MOD needs to be heard by ZAB at the same time as the Use Permit for the auto dealership; to segment the project would complicate the project and process. The multiple staff reports and findings and conditions, as well as ZAB hearings, will tax an already overburdened staff. It will also require additional ZAB time and agenda space.

In addition, it is highly likely this project will be appealed to Council. Two ZAB items, heard at different times, will have different appeal periods (and different administrative records). Staff will take both items to Council at once. Also note that during the Council summer recess all appeal periods are tolled until the Council returns. As a result, the new ZAB hearing date of September 8th, presuming outstanding application materials are received by August 5th, will not result in a different hearing schedule with City Council.

2. The application materials provided to date are inadequate for Staff to complete the Staff Report and Findings and Conditions. Specifically responses to ZAB and/or Staff comments on the following issues have not been provided:

- Traffic and parking;
- Air quality;
- Exterior paint color; and
- Other sites considered.

In addition, updated site plans and clarification on square footages of use were provided as late as Wednesday, July 20. Staff requires more than 24 hours to review and incorporate materials into a Staff Report and Findings and Conditions.

Also, the applicant's attorney submitted a letter Tuesday, July 19, afternoon regarding the primary purpose of a new car dealership. Staff requires time to respond to this letter.

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