Preliminary Matters:

Roll Call:
Denise Pinkston (Chairperson), appointed by Mayor Bates
John Selawsky, appointed by Councilmember Arreguin
Tor Berg, appointed by Councilmember Moore
George Williams, appointed by Councilmember Capitelli
Shoshana O'Keefe, appointed by Councilmember Anderson
Brazile Clark, appointed by Councilmember Worthington; arrived at 7:20 PM
Garret Christensen, appointed by Councilmember Droste
Charles Kahn, appointed by Councilmember Wengraf
Teresa Clarke, appoint by Councilmember Maio

Excused:
S. Donaldson
I. Tregub
S. Hauser
S. Hahn

Ex Parte Communication Disclosures:
T. Berg- I received an e-mail and spoke with Ali Kashani regarding 2777 Shattuck Ave.
G. Williams- I spoke with Ali Kashani regarding 2777 Shattuck Ave.
D. Pinkston- I received a similar e-mail from Ali Kashani and David Trachtenberg regarding 2777 Shattuck Ave.
J. Selawsky- I received a few e-mails from Ali Kashani regarding 2777 Shattuck Ave.
J. Selawsky- I spoke with Tom Ferrell regarding 2777 Shattuck Ave.
T. Clarke- I spoke with Ali Kashani regarding 2777 Shattuck Ave.
G. Christensen- I received a similar e-mail from Mr. Kashani regarding 2777 Shattuck Ave.

Public Comment:
Speakers: 2
Agenda Changes:

Move Item #2 912-920 Gilman Street off the consent calendar. Move Items #5, #6, and #7, 2702, 2704 and 2706 Shasta to Consent, to be continued to September 22, 2016. Move Item #3 2777 Shattuck Avenue and 2747 Adeline Street to the end of the Action Calendar.

Consent Calendar:

1. Approval of Action Minutes from August 25, 2016
   Recommendation: APPROVE
   Motion/ Second: G. Williams/ J. Selawsky
   Vote: 9-0-0-0
   Action: APPROVED

5. 2702 Shasta – New Public Hearing
   Application: Use Permit #ZP2016-0022 to construct an approximately 3,136 square-foot, three-story, single-family residence with a 264 square-foot garage and an average building height of 23 feet on an existing vacant parcel, and to reduce the rear yard setback from 20 feet to seven feet.
   Zoning: R-1 (H) – Single-Family Residential, Hillside Overlay
   CEQA Determination: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“Construction and Location of Limited Numbers of New Structures”).
   Applicant/Owner: Matthew Wadlund, 805 Jones Street, Berkeley
   Contract Planner: Abe Leider, aleider@rinconconsultants.com, (510) 834-4455
   Staff Planner: Layal Nawfal, LNawfal@ci.berkeley.ca.us, (510) 981-7424
   Recommendation: CONTINUE Use Permit #ZP2016-0022 to September 22 due to noticing error.
   # of speakers: 0
   Motion / Second: G. Williams/ J. Selawsky
   Vote: 9-0-0-0
   Action: CONTINUED to September 22, 2016

6. 2704 Shasta – New Public Hearing
   Application: Use Permit #ZP2016-0023 to construct an approximately 2,840 square-foot, three-story, single-family residence with a 600 square-foot garage and an average building height of 28 feet on an existing vacant parcel, and to reduce the rear yard setback from 20 feet to 11.5 feet.
   Zoning: R-1 (H) – Single-Family Residential, Hillside Overlay
   CEQA Determination: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“Construction and Location of Limited Numbers of New Structures”).
   Applicant/Owner: Matthew Wadlund, 805 Jones Street, Berkeley
   Contract Planner: Abe Leider, aleider@rinconconsultants.com, (510) 834-4455
   Staff Planner: Layal Nawfal, LNawfal@ci.berkeley.ca.us, (510) 981-7424
   Recommendation: CONTINUE Use Permit #ZP2016-0023 to September 22 due to noticing error
   # of speakers: 0
7. 2706 Shasta – New Public Hearing

Application: Use Permit #ZP2016-0024 to construct an approximately 2,720 square-foot, three-story, single-family residence with a 300 square-foot garage and an average building height of 28 feet on an existing vacant parcel, and to reduce the rear yard setback from 20 feet to 8.5 feet.

Zoning: R-1 (H) – Single-Family Residential, Hillside Overlay
CEQA Determination: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“Construction and Location of Limited Numbers of New Structures”).
Applicant/Owner: Matthew Wadlund, 805 Jones Street, Berkeley
Contract Planner: Abe Leider, aleider@rinconconsultants.com, (510) 834-4455
Staff Planner: Layal Nawfal, LNawfal@ci.berkeley.ca.us, (510) 981-7424
Recommendation: CONTINUE Use Permit #ZP2016-0024 to September 22 due to noticing error.

# of speakers: 0
Motion / Second: G. Williams/ J. Selawsky
Vote: 9-0-0-0
Action: CONTINUED to September 22, 2016

Action Calendar:

2. 912-920 Gilman Street – New Public Hearing

Application: Use Permit Modification #ZP2016-0081 to modify Use Permit #ZP2015-0188 to (1) expand Anvil Brewery operations to adjacent tenant space at 920 Gilman Street; (2) reduce tasting and incidental retail sales of goods (beer) manufactured onsite from 937 square feet to 661 square feet; and (3) increase the size of a Quick Service Restaurant with incidental alcoholic beverage service from 1,200 square feet to 1,808 square feet.

Zoning: MU-LI - Mixed-Use Light Industrial
CEQA Determination: Categorically exempt pursuant to Section 15301 (a) of the CEQA Guidelines (“Existing Facilities”).
Applicant: Sean Wells, 94 Westline Drive, Daly City
Owner: Amod Chopra, d.b.a. 1321-7th St. LLC, 1321 Seventh Street, Berkeley
Staff Planner: Immanuel Bereket, ibereket@ci.berkeley.ca.us, (510) 981-7425
Recommendation: APPROVE Use Permit Modification #ZP2016-0081 pursuant to Section 23B.32.030.

# of speakers: 4
Motion / Second: J. Selawsky/D. Pinkston
Vote: 9-0-0-0
Action: CONTINUED to September 22, 2016
Action Calendar (Continued):

4. 2100 San Pablo Avenue – Project Preview
   Application: Use Permit #ZP2016-0034 to demolish an existing, unoccupied single-story, former U-Haul rental facility, and construct a new 98,950 square foot, five-story mixed use building containing 91 residential units, including 12 ground floor townhome-style units and 2 ground floor Live/Work Units, and 7,730 square feet of commercial space. The project would include basement level parking for 87 vehicles, including 65 residential spaces and 22 non-residential spaces as well as 108 bicycle parking spaces.
   Zoning: C-W - West Berkeley Commercial
   CEQA Determination: Pending
   Applicant: Mark Rhoades, Rhoades Planning Group, 1611 Telegraph Avenue, Oakland
   Owner: Spirit Residential Group, LLC., 45 Ross Avenue, San Anselmo
   Staff Planner: Immanuel Bereket, ibereket@ci.berkeley.ca.us, (510) 981-7425
   Recommendation: Staff recommends that the ZAB hold a public hearing, take public comment, and provide advisory comments.
   # of speakers: 13
   Action: Comments provided.

8. 1336 Milvia Street – New Public Hearing
   Application: Use Permit #ZP2015-0196 to (1) remodel and expand an existing two-story, 2,486 square-foot, two-unit residential building to add floor area, increase head room and add bedrooms to the dwelling located on the ground floor; (2) demolish an existing one-story, 1,088 square-foot garage; and (3) construct a new two-story, 2,501 square foot, two-unit residential building to the rear of the existing duplex. The project would increase the number of units on the site from two to four and the number of bedrooms from four to 10.
   Zoning: R-2A - Restricted Multiple-Family Residential
   CEQA Determination: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”) and 15332 of the CEQA Guidelines (“In-Fill Development Projects”).
   Applicant: John Newton, 5666 Telegraph Avenue, Suite A, Oakland
   Owner: Jim Hamadani, ZIBA Group LLC, P. O. Box 3683, Los Altos
   Contract Planner: Jonathan Berlin, jberlin@rinconconsultants.com, (510) 834-4455
   Staff Planner: Immanuel Bereket, ibereket@ci.berkeley.ca.us, (510) 981-7425
   Recommendation: APPROVE Use Permit #ZP2015-0196 pursuant to Section 23B.32.030.
   # of speakers: 5
   Motion / Second: T. Clarke/ G. Christensen
   Vote: 9-0-0-0
   Action: APPROVED with revisions to Conditions of Approval.
Action Calendar (Continued):

3. 2777 Shattuck Avenue & 2747 Adeline Street – Continued from July, 28, 2016

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 - South Area Commercial, Dealership Overlay Area
CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
Applicant: Ali Kashani, 2930 Domingo Avenue #214, Berkeley
Owner: Glenn Yasuda, 920 Heinz Avenue, Berkeley
Staff Planner: Shannon Allen, ShAllen@CityofBerkeley.info, (510) 981-7430
Recommendation: APPROVE Use Permit #ZP2015-0102 pursuant to Section 23B.32.030.

# of Speakers: 50
Motion / Second: T. Clarke/ C. Kahn
Vote: 7-2-0-0
Action: APPROVED with revisions to Conditions of Approval.

10. Appointment of Zoning Adjustment Board Representative to the Design Review Committee.

Vote: 9-0-0-0
Action: Appointed T. Clarke.

9. Staff recommends moving the November 10th, 2016 ZAB meeting to Wednesday, November 9th, 2016.

Action: NO ACTION TAKEN

Adjourned 1:23 AM

Members of the Public:
Present: 130
Speakers: 74