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; arrived at 7:09 PM
Brazile Clark, appointed by Councilmember Worthington
Savlan Hauser, appointed by Councilmember Droste
Charles Kahn, appointed by Councilmember Wengraf
Teresa Clarke, appoint by Councilmember Maio

Excused: S. Hahn

Ex Parte Communication Disclosures:
C. Kahn: I talked to a neighbor of 2702 Shasta on September 15, 2016.

Public Comment:
Speakers: 0

Agenda Changes:
None.

Consent Calendar:
Motion / Second:
1. Approval of Action Minutes from September 8, 2016
   Recommendation: APPROVE
   Motion / Second: I. Tregub/S. Donaldson
   Vote: 9-0-0-0
   Action: APPROVED
Consent Calendar (Continued):

2. **1804 Euclid Avenue – New Public Hearing**
   - **Application:** Use Permit #ZP2016-0060 to establish a new wireless telecommunications facility operated by Verizon Wireless on the roof of an existing building where one facility already exists.
   - **Zoning:** Neighborhood Commercial District (Hillside Overlay) – C-N (H)
   - **CEQA Determination:** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
   - ** Applicant:** GTE Mobilnet of California, dba Verizon Wireless, c/o Jenny Blocker, Complete Wireless, 2009 V Street, Sacramento
   - **Owner:** Moris & Janet Herscowitz, 2115 Shattuck Avenue, Berkeley
   - **Staff Planner:** Fatema Crane, Senior Planner, fcrane@cityofberkeley.info, (510) 981-7413
   - **Recommendation:** CONTINUE Use Permit #ZP2016-0060 to a future date due to public hearing notice error.

   **Motion / Second:** I. Tregub/S. Donaldson
   **Vote:** 9-0-0-0
   **Action:** CONTINUED to date uncertain

3. **2732 Stuart Street – New Public Hearing**
   - **Application:** Use Permit #ZP2015-0248 to construct 307 square feet second-story addition on a lot that exceeds maximum allowed lot coverage. The project would increase the size of the dwelling unit from 1,873 square feet to 2,450 square feet and the number of bedrooms from two to four.
   - **Zoning:** Zoning: R-2, Restricted Two-Family Residential
   - **CEQA Determination:** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”) and Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.
   - **Applicant:** Glen Javaris, Javaris Architects, 5278 College Avenue, Oakland
   - **Owner:** David Show, 2732 Stuart Street, Berkeley
   - **Staff Planner:** Immanuel Bereket, Associate Planner, ibereket@cityofberkeley.info, (510) 981-7425
   - **Recommendation:** CONTINUE Use Permit #ZP2016-0060 to October 13, 2016 due to public hearing notice error.

   **Motion / Second:** I. Tregub/S. Donaldson
   **Vote:** 9-0-0-0
   **Action:** CONTINUED to October 13, 2016
Consent Calendar (Continued):

4. 912-920 Gilman Street – Continued from September 8, 2016

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, Associate Planner, ibereket@cityofberkeley.info, (510) 981-7425

Recommendation: APPROVE Use Permit Modification #ZP2016-0081 pursuant to Section 23B.32.030.
Motion / Second: I. Tregub/S. Donaldson
Vote: 9-0-0-0
Action: APPROVED

5. 2029-2035 Blake – New Public Hearing

Application: Use Permit Modification ZP2016-0156 to modify Use Permit ZP2014-0069 to increase the gross floor area from 82,821 to 85,523 square feet. The project would continue to include the demolition of two existing non-residential buildings and construction of a new 5-story mixed-use project with 82 residential units, two live/work units, a 1,896 sq. ft. ground-floor retail space, 68 auto parking spaces in a basement level garage.

Zoning: C-SA, South Area Commercial
CEQA Determination: Categorically exempt under Section 15332 of the California Environmental Quality Act (CEQA) Guidelines ("Infill").
Applicant: Rhoades Planning Group; 1611 Telegraph Avenue, Suite 200, Oakland
Owner: David Show, 2732 Stuart Street, Berkeley
Staff Planner: Shannon Allen, Principle Planner, (510) 981-7430, ShAllen@cityofberkeley.info

Recommendation: APPROVE Use Permit Modification #ZP2016-0156 pursuant to Section 23B.32.030.
Motion / Second: I. Tregub/S. Donaldson
Vote: 9-0-0-0
Action: APPROVED
Action Calendar:

6. 2702 Shasta – Continued from September 8, 2016
   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: APPROVE Use Permit #ZP2016-0022 pursuant to Section 23B.32.030.
   # of Speakers: 5
   Motion / Second: C. Kahn/S. Hauser
   Vote: 9-0-0-0
   Action: APPROVED

7. 2704 Shasta – Continued from September 8, 2016
   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: APPROVE Use Permit #ZP2016-0023 pursuant to Section 23B.32.030.
   # of Speakers: 5
   Motion / Second: C. Kahn/S. Hauser
   Vote: 9-0-0-0
   Action: APPROVED
Action Calendar (Continued):

8. 2706 Shasta – Continued from September 8, 2016
   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
   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: APPROVE Use Permit #ZP2016-0024 pursuant to Section 23B.32.030.
   # of Speakers: 5
   Motion / Second: C. Kahn/S. Hauser
   Vote: 9-0-0-0
   Action: APPROVED with additional Condition of Approval

9. 1651 Tenth Street – Continued from February 25, 2016
   Application: Use Permit #ZP2015-0072 to expand an existing 1,043 square-foot, one-story, single-family dwelling into a 1,524 square-foot, two-story single-family dwelling on the front portion of a lot, and construct a new 1,621 square-foot, two-story, single-family dwelling in the rear portion of a lot. The project would increase the number of units on the site from one to two and the number of bedrooms from three to six.
   Zoning: R-1A – Limited Two-Family Residential
   CEQA Determination: Categorically exempt pursuant to Section 15301 (“Existing Facilities”), 15303 (“New Construction or Conversion of Small Structures”) and 15332 (“In-Fill Development”) of the CEQA Guidelines.
   Applicant: Dehong Liu/Salt Light Design & Management Inc., P.O. Box 6520, Alameda, CA
   Owner: Revive Neighborhood LLC, P.O. Box 6520, Alameda, CA
   Staff Planner: Jim Frank, Assistant Planner, jfrank@cityofberkeley.info, (510) 981-7548
   Recommendation: APPROVE Use Permit #2015-0072 pursuant to Section 23B.32.040.
   # of Speakers: 3
   Motion / Second: C. Kahn/S. Donaldson
   Vote: 8-0-0-0 (I. Tregub: Recuse – lives within 500 feet of project site)
   Action: APPROVED
Action Calendar (Continued):

10. 3353 Martin Luther King Jr. Way – Continued from July 14, 2016

**Application:** Use Permit #ZP2015-0184 to 1) legalize two residential units that were converted without permits from their originally commercial use in an existing four-unit building, and 2) modify the Usable Open Space area requirement for the two new residential units.

**Zoning:** C-SA (South Area Commercial)

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

**Applicant/Owner:** Allawe Hassan, 600 14th Street, Oakland

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

**Recommendation:** APPROVE Use Permit #ZP2015-0184 pursuant to Section 23B.32.030.

**# of Speakers:** 2

**Motion / Second:** T. Clarke/S. O'Keefe

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

**Action:** APPROVED

11. 841 & 843 Gilman Street – Continued from July 23, 2016

**Application:** Use Permit #ZP2015-0139 to legalize the previous elimination of a light manufacturing tenant space (841-B) by demising it into two adjacent lawfully, non-conforming retail tenant spaces (841-A & 843-A) thereby expanding both retail uses in the MU-LI district.

**Zoning:** Mixed Use-Light Industrial (MU-LI)

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

**Applicant:** John Hopkins, Hopkins Studio, 2150 Addison Street, Berkeley

**Owner:** Tri City Investments, 500 Valos Road, Arvin CA

**Staff Planner:** Fatema Crane, Senior Planner, fcrane@cityofberkeley.info, (510) 981-7413

**Recommendation:** APPROVE Use Permit #2015-0139 pursuant to Section 23B.32.040.

**# of Speakers:** 2

**Motion / Second:** I. Tregub/G. Williams

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

**Action:** APPROVED

12. The regular ZAB meeting set for November 10, 2016 will fall on a VTO day. Given this, staff recommends moving the November ZAB meeting to Wednesday, November 9, 2016.

**# of Speakers:** 0

**Motion / Second:** C. Kahn/I. Tregub

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

**Action:** APPROVED
Adjourned 9:07 PM

Members of the Public:
   Present: 18
   Speakers: 11