Preliminary Matters:

Roll Call:
- Igor Tregub (Chairperson) appointed by Mayor Arreguin
- Denise Pinkston (Vice Chairperson) appointed by Councilmember Droste
- Teresa Clarke, appointed by Councilmember Maio
- John Erickson, appointed by Councilmember Davila
- John Selawsky, appointed by Councilmember Bartlett
- Leah Simon-Weisberg, appointed by Councilmember Hahn
- Charles Kahn, appointed by Councilmember Wengraf
- Brazile Clark, appointed by Councilmember Worthington

Excused:
- Shoshana O’Keefe, appointed by Councilmember Hahn

Vacant:
- Council District 4 seat

Ex Parte Communication Disclosures:
- None

Public Comment:
- Speakers: 1

Agenda Changes:
- Move Item #6, 908 Cedar Street, to Action Calendar
- Move Item #7, 2445 Virginia Street, to Action Calendar.
Consent Calendar:

1. Approval of Action Minutes from December 8, 2016
   Recommendation: APPROVE
   Motion / Second: J. Selawsky / D. Pinkston
   Vote: 8-0-0-0
   Action: APPROVED ON CONSENT

2. 1181 Keeler Avenue – New Public Hearing
   Application: Use Permit #ZP2016-0138 to (1) construct a 3,737 square-foot, three-story, single-family dwelling unit with a 352 square-foot detached garage on an existing vacant parcel; (2) to reduce the rear yard setback from 20 feet to 11 feet for the dwelling unit; and (3) to reduce the front yard setback from 20 feet to zero to construct a one-car garage on the front property line.
   Zoning: R-1H - Single Family Residential Hillside
   CEQA Determination: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines
   Applicant: Saul Pichardo, 1760 Solano Avenue, Suite 209b, Berkeley
   Owner: Adam and Gina Drescher, 1065 Cragmont Avenue, Berkeley
   Contact Planner: Jean Eisberg, jean@lexingtonplanning.com, (415) 841-3539
   Staff Planner: Immanuel Bereket, ibereket@cityofberkeley.info, (510) 981-7415
   Recommendation: APPROVE Use Permit #ZP2016-0138 pursuant to Section 23B.32.040.
   Motion / Second: J. Selawsky / D. Pinkston
   Vote: 8-0-0-0
   Action: APPROVED ON CONSENT

3. 2701 Prince Street – New Public Hearing
   Application: Use Permit #ZP2016-0072 to add two bedrooms through the addition of interior walls to existing floor areas; the number of bedrooms on the parcel would increase from six to eight.
   Zoning: R-2A – Restricted Multiple-Family Residential
   CEQA Determination: Categorically exempt pursuant to Section 15301 (“Existing Facilities”) and Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.
   Applicant: David Pak, 114 Santa Margarita Avenue, Menlo Park
   Owner: CEIBO 10, LLC, 1822 20th Street, San Francisco
   Staff Planner: Immanuel Bereket, ibereket@cityofberkeley.info, (510) 981-7425
   Recommendation: APPROVE Use Permit #2016-0072 pursuant to Section 23B.32.040.
   Motion / Second: J. Selawsky / D. Pinkston
   Vote: 8-0-0-0
   Action: APPROVED ON CONSENT
Consent Calendar (Continued):

4. 1850 Sonoma Street – New Public Hearing
Application: Use Permit #ZP2016-0115 to construct a 419 square-foot, second-story addition on a lot that exceeds maximum allowed lot coverage. The project would increase the size of the dwelling from 993 square feet to 1,411 square feet.
Zoning: R-1 – Single Family Residential District
CEQA Determination: Categorically exempt pursuant to Section 15301 (“Existing Facilities”) and Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.
Applicant/Owner: Amy Guiang, Studio ARG, L.L.C., 1121 Key Route Blvd., Albany
Staff Planner: Steve Kasierski, 1850 Sonoma Avenue, Berkeley
Recommendation: Immanuel Bereket, ibereket@cityofberkeley.info, (510) 981-7425
Motion / Second: J. Selawsky / D. Pinkston
Vote: 8-0-0-0
Action: APPROVED ON CONSENT

5. 2735 San Pablo Street - New Public Hearing
Application: Use Permit #ZP2016-0125 to change the land use from vehicle/equipment repair service to general retail in an existing building in the West Berkeley Commercial District (C-W). The propose change of use includes the demolition of all upper level mezzanine floor areas in the existing building.
Zoning: C-W – West Berkeley Commercial District
CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
Applicant: David Trachtenberg, Trachtenberg Architects, 2421 Fourth Street, Berkeley
Owner John Gordon, Janis Mitchell, and Bruce Gordon, 2091 Rose Street, Berkeley
Contract Planner Sally Schifman, sschifman@rinconconsultants.com
Staff Planner: Layal Nawfal, lnawfal@ci.berkeley.ca.us, (510) 981-7424
Recommendation: APPROVE Use Permit #2016-0125 pursuant to Section 23B.32.040.
Motion / Second: J. Selawsky / D. Pinkston
Vote: 8-0-0-0
Action: APPROVED ON CONSENT
Action Calendar:

6. 908 Cedar Street – New Public Hearing
   
   **Application:** Use Permit #ZP2016-0148 to demolish an existing 732 square-foot, one-story, single-family dwelling and construct two new detached, two-story, three-bedroom single-family dwelling units of 1,854 and 1,883 square feet, respectively, and to reduce the rear yard setback from 20 feet to 10 feet.
   
   **Zoning:** R-1A – Single Family Residential District
   
   **CEQA Determination:** Categorically exempt pursuant to 15301 (“Existing Facilities”) and Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines
   
   **Applicant:** Design & Development (c/o John Newton) 5666 Telegraph Avenue, Suite A, Oakland
   
   **Owner:** Sepideh Ghafari and Neda Hamadani, P.O. Box 3683 Los Altos
   
   **Contract Planner:** Sally Schifman, sschifman@rinconconsultants.com
   
   **Staff Planner:** Leslie Mendez, LMendez@ci.berkeley.ca.us, (510) 981-7426
   
   **Recommendation:** APPROVE Use Permit #2016-0148 pursuant to Section 23B.32.040.
   
   **# of Speakers:** 4
   
   **Motion / Second:** I. Tregub / J. Selawsky
   
   **Vote:** 7-1-0-0 (No: T. Clarke)
   
   **Action:** CONTINUED Off Calendar with direction to the applicant.

7. 2445 Virginia Street – New Public Hearing
   
   **Application:** Use Permit #ZP2016-0044 to demolish an existing 2-car garage and construct a new 3-story building with a 486-sq. ft. 2-car garage on the first floor and a 972-sq. ft. dwelling unit on the second and third floors, and to locate a third uncovered parking space within the side and rear yard setback areas, all behind an existing duplex in the Hillside Overlay District.
   
   **Zoning:** R-3H - Multiple-Family Residential, Hillside Overlay District
   
   **CEQA Determination:** 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”).
   
   **Applicant:** Andus H Brandt, Blackbird Designs, 1818 Harmon Street, Berkeley
   
   **Owner:** Spyros Economides, 2445 Virginia Street, Berkeley
   
   **Contract Planner:** Sally Schifman, sschifman@rinconconsultants.com
   
   **Staff Planner:** Fatema Crane, Senior Planner, FCrane@cityofberkeley.info, (510) 981-7413
   
   **Recommendation:** APPROVE Use Permit #2016-0044 pursuant to Section 23B.32.040.
   
   **# of Speakers:** 3
   
   **Motion / Second:** C. Kahn / J. Selawsky
   
   **Vote:** 8-0-0-0
   
   **Action:** APPROVED with modifications to Conditions of Approval
8. Approval of the 2017 Calendar
   Recommendation: APPROVE
   Motion / Second: D. Pinkston / J. Selawsky
   Vote: 8-0-0-0
   Action: APPROVED

9. Appointment of Zoning Adjustments Board Representative to the Design Review Committee
   Nomination: C. Kahn, with B. Clark as substitute
   Motion / Second: D. Pinkston / J. Selawsky
   Vote: 8-0-0-0

Adjourned 9:28 PM

Members of the Public:
   Present: 26
   Speakers: 8